

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 13, 2015
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

CALL TO THE PUBLIC:

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

OPEN PUBLIC HEARING #1... Review of a rezoning application, environmental impact assessment, and site plan for approximately 4.19 acres in Section 11, located at 6253 Grand River Avenue between Hughes Rd and Kellogg Rd, Howell, Michigan (Parcels 4711-11-300-021, 27, 28). The applicant has requested a rezoning to remove the Town Center Overlay District from the property (GCD/TC to GCD). The request is petitioned by Chestnut Development, LLC.

Planning Commission disposition of petition

- A. Recommendation regarding Environmental Impact Assessment
- B. Recommendation regarding Rezoning from GCD/TC to GCD.

OPEN PUBLIC HEARING #2... Review of a site plan and impact assessment for a proposed 15,480 sq. ft. office building, located at 6253 Grand River Avenue between Hughes Rd and Kellogg Rd, Howell, Michigan (Parcels 4711-11-300-021, 27, 28). The request is petitioned by Chestnut Development, LLC.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment. (12-01-14)
- B. Disposition of Site Plan. (02-27-15)

OPEN PUBLIC HEARING #3... Review of a special use, environmental impact assessment, and site plan for a proposed remote bank ATM in an existing parking lot, located at 3599 E. Grand River Avenue, Howell, Michigan, parcel # 4711-05-400-031. The request is petitioned by Chase Bank.

Planning Commission disposition of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (03-05-15)
- C. Recommendation of Site Plan (02-20-15)

OPEN PUBLIC HEARING #4... Review of a site plan, environmental impact assessment, and PUD amendment for a proposed redevelopment of an existing outparcel to create two (2) outlots and construct a 4,283 sq. ft. restaurant building, located at 3950 E. Grand River Avenue, Howell, Michigan 48443, parcel # 4711-05-400-047. The request is petitioned by RG Properties, Inc.

Planning Commission recommendation of petition

- C. Recommendation regarding PUD Agreement Amendment.
- D. Recommendation of Environmental Impact Assessment. (03-27-15)
- E. Recommendation of Site Plan. (03-26-15)

OPEN PUBLIC HEARING #5... Review of a sketch plan for a proposed 876 sq. ft. office addition located at 5000 E. Grand River Avenue, Howell, Michigan, parcel # 4711-10-300-007. The request is petitioned by Champion Chevrolet.

Planning Commission disposition of petition

- A. Disposition of Sketch Plan. (03-26-15)

OPEN PUBLIC HEARING #6... Request for review of amendments to the Genoa Charter Township Planning Commission Bylaws.

Planning Commission disposition of petition

- A. Disposition of Bylaws

Administrative Business:

- *Staff report*
- *ZBA Annual Report 2014*
- *Approval of February 9, 2015 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



GENOA CHARTER TOWNSHIP
Application for Re-Zoning

GENOA TOWNSHIP
MAR 03 2015

APPLICANT NAME: Chestnut Development LLC ADDRESS: 3800 Chilson Rd. Howell

OWNER NAME: Chestnut Development LLC ADDRESS: 3800 Chilson Rd. Howell

PARCEL #(s): 6253 W. Grand River Brighton 4711-11-300-021 PRIMARY PHONE: (810) 599-5147

EMAIL 1: steve@chestnutdev.com EMAIL 2: office@chestnutdev.com

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

A. REQUIRED SUBMITTAL INFORMATION

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

GCD/TCOD to GCD

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

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

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

The TCOD concept may not achieve the intended purpose as originally contemplated. To date, there has been little to no interest in new construction under this zoning classification.

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

Yes.

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

Yes, we will build and occupy a portion of the proposed facilities, and the TCOD design requirements present significant functional and cost challenges that jeopardize the feasibility of the project.

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

The properties to the east and west are existing sites built under GCD zoning prior to the TCOD, and our proposed use fits into all the existing township GCD requirements under GCD zoning.

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

Yes, all utilities are present to accommodate the proposed use, including power, gas, cable, sewer, water, and approved storm water management.

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

The site already has underlying zoning which will accommodate a professional office use, and our real estate brokerage firm and our building company needs to relocate.

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

GCD will allow an attractive, affordable, and beneficial use of the land, and provide a home for our companies as well as other professional users.

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

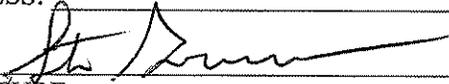
These are existing easements benefiting adjacent parcels, along with Drain Commission that are preserved in the proposed site plan.

C. AFFIDAVIT

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

BY: Steve Gronow, Chestnut Development LLC

ADDRESS: 3800 Chilson Rd. Howell

 3-1-15
SIGNATURE

The following contact should also receive review letters and correspondence:

Name: David LeClair Email: david@livingstoneng.com

Business Affiliation: Project Engineer

FEE EXCEEDANCE AGREEMENT

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

PROJECT NAME: Chestnut Landing

PROJECT LOCATON & DESCRIPTION: 6253 W. Grand River, Brighton

SIGNATURE:  DATE: 2/26/15

PRINT NAME: Steve Gronow PHONE: 810 599-5147

COMPANY NAME & ADDRESS: Chestnut Development 3800 Chilson Rd. Howell, MI

Exhibit B

Legal Description of 4.19 Acre Parcel

Part of the Southwest 1/4 of Section 11, Town 1 North, Range 5 East, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest Corner of said Section 11; thence along the South line of Section 11, N 87°46'30" E (Previously recorded as N 87°56'50" E), 1338.82 feet; thence N 02°03'40" W (Previously recorded as N 00°13'00" E), 328.24 feet to a point on the centerline of Grand River Avenue; Thence continuing N 02°03'40" W (Previously recorded as N 00°13'00" E), 300.00 feet to the POINT OF BEGINNING OF THE Parcel to be described; thence continuing N 02°03'40" W (Previously recorded as N 00°13'00" E), 262.51 feet; thence S 70°37'36" E (Previously recorded as S 68°20'56" E), 449.05 feet; thence S 02°41'13" E (Previously recorded as S 00°24'33" E), 564.96 feet to a point of the centerline of Grand River Avenue; thence continuing along the centerline of Grand River Ave., N 70°37'36" W (Previously recorded as N 68°20'56" W), 260.68 feet; thence N 02°03'40" W (Previously recorded as N 00°13'00" E), 300.00 feet; thence N 70°37'36" W (Previously recorded as N 68°20'56" W), 195.00 feet to the POINT OF BEGINNING; Containing 4.19 acres, more or less, and subject to the rights of the public over existing Grand River Ave. Also subject to any other easements and restrictions of record.

LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
3300 S. OLD U.S. 23, BRIGHTON, MICHIGAN 48114
PHONE: (810) 225-7100 FAX: (810) 225-7699



March 17, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Proposed rezoning from GCD/TCOD to GCD – Review #1
Location:	6253 Grand River Avenue – north side of Grand River, east of Hughes Road
Zoning:	GCD General Commercial District and TCOD Town Center Overlay District

Dear Commissioners:

At the Township’s request, we have reviewed the proposed rezoning of the vacant 4.19-acre site from GCD General Commercial District and TCOD Town Center Overlay District to simply GCD General Commercial District. This proposal has been reviewed in accordance with the Genoa Township Zoning Ordinance and Master Plan.

A. SUMMARY

1. The Master Plan Future Land Use map identifies the site and adjacent parcels as Mixed-Use Town Center, which is consistent with current zoning in the subject area.
2. Granting of the request has the potential to impact the overall goal/vision of the Mixed-Use Town Center/TCOD.
3. The site plan submitted is for a conventional suburban office development and is not generally consistent with the goals/design standards of the Mixed-Use Town Center/TCOD.
4. The distinction between current and proposed zoning is primarily related to design standards, rather than uses. As such, development under simply the GCD would likely result in a project that is compatible with the area and capacity of infrastructure.
5. If the Township considers removing the site from the TCOD, we suggest consideration be given to also removing the adjacent properties to the north and east so as to not create a “hole” in the TCOD boundary.
6. The Planning Commission and/or Township Board have the authority to initiate a rezoning in accordance with Article 22.
7. Prior to initiating rezoning of a larger area, the Township must decide whether the original Town Center vision remains feasible or if the concept/zoning boundary need to be re-evaluated.

B. PROCESS

As described in Article 22 of the Zoning Ordinance, the process to amend the Official Township Zoning Map is as follows:

1. The Township Planning Commission holds a public hearing on the rezoning and makes its recommendation to the Township Board.
2. The Livingston County Planning Commission reviews the request and makes its recommendation to the Township Board.
3. The Township Board considers the recommendations and takes action to grant or deny the rezoning request.

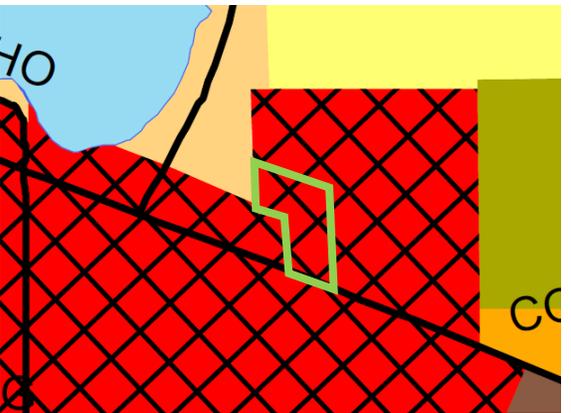
GCD/TCOD to GCD Rezoning

Review #1

Page 2

C. PROJECT DESCRIPTION

The site is located on the north side of Grand River Avenue, east of Hughes Road. Current zoning, as well as existing and planned land uses in the area are as follows:

Existing Land Use		
Site	Vacant	
North	Residential	
East	Office/shop and nursery	
South	Office/showroom and vacant	
West	Multi-tenant office/service	
Zoning		
Site	GCD/TCOD	
North	LDR	
East	NSD/TCOD	
South	NSD/TCOD and OSD	
West	GCD/TCOD and NSD/TCOD	
Master Plan		
Site	Mixed-Use Town Center	
North	Mixed-Use Town Center	
East	Mixed-Use Town Center	
South	Mixed-Use Town Center	
West	Mixed-Use Town Center and Small Lot Single Family Residential	

D. REZONING REVIEW

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

The Township Master Plan and Future Land Use map identify the site and most of the surrounding area as Mixed-Use Town Center. This future land use category is intended for “a mixture of uses integrated into a traditional-style development of high density single family homes, attached and detached, along with various commercial uses including retail and office.” The site’s inclusion within the TCOD is consistent with this description.

In the submittal, the applicant states that “the TCOD may not achieve the intended purposes as originally contemplated” and references the lack of construction activity within the TCOD. Meanwhile, the site plan submitted for the property depicts a conventional suburban office development that does not generally reflect the goals outlined for the Mixed-Use Town Center.

- 2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.***

The 4.19-acre site is currently vacant. The site plan submittal shows an existing wetland/small pond that will be filled in to accommodate the project. The Impact Assessment indicates that the applicant is currently in the review process with MDEQ for this activity, which would likely be needed regardless of whether or not the site remains within the TCOD boundary.

Aside from the wetland/pond, there do not appear to be any other environmental conditions that would impact development of the site with or without the TCOD standards.

- 3. The ability of the site to be reasonably developed with one (1) of the uses permitted under the current zoning.***

Aside from the ability to incorporate some mixture of residential and non-residential, the host of uses under current (GCD/TCOD) and proposed (GCD) zoning remain essentially the same. The distinctions between the two are primarily in the design standards.

In the submittal, the applicant states that “the TCOD design requirements present significant functional and cost challenges that jeopardize the feasibility of the project.”

- 4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.***

Similar to the statement above, the TCOD allows a mixture of uses not permitted in the GCD on its own. Aside from that, the differences lie within the design requirements. Generally speaking, development of the site with or without TCOD design standards would not be expected to have an adverse impact on most of the conditions noted under this criterion.

However, one concern is that the Mixed-Use Town Center category in the Master Plan accounts for only 0.9% of the acreage within the Township. While the percentage change would be somewhat negligible, the removal of 4 acres from the TCOD has the potential to erode the feasibility of the original vision.

Furthermore, given the site’s proximity within the overall TCOD, its removal could adversely impact the adjacent properties to the north and east and would create a “hole” in the overall TCOD boundary.

If the Township sees merit in removing the subject site from the TCOD, we suggest consideration be given to also removing the adjacent properties to the north and east. This likely warrants additional analysis and discussion and should not be undertaken lightly as it would have an even greater impact on the overall feasibility of developing a Town Center as outlined in the Master Plan and Zoning Ordinance.

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

The site has access to existing public sewer, water and streets. The allowable uses are not expected to adversely impact the capacity of public infrastructure and services. With that being said, the Township should also consider any comments provided by the Township Engineer or Fire Department with respect to this criterion.

6. *The apparent demand for the types of uses permitted in the requested zoning district in the Township in relation to the amount of land in the Township currently zoned to accommodate the demand.*

Similar to statements above, our biggest concern under this criterion is the impact removal of the TCOD designation would have on the overall area planned/zoned as Mixed-Use Town Center/TCOD.

7. *Where a rezoning is reasonable given the above criteria, a determination the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.*

Since the distinction between existing and proposed zoning is primarily design related, we do not believe that amending TCOD uses is an appropriate option.

In our opinion, creating a hole in the TCOD is not a reasonable approach. Similar to statements above, if the Township deems the rezoning request reasonable, then thought should be given to also removing the adjacent properties to the north and east from the TCOD.

Ultimately, the Township must decide if original TCOD concept still has merit or warrants re-evaluation.

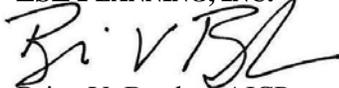
8. *The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*

No rezoning applications have been submitted for this property within the past year.

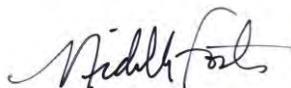
Should you have any questions concerning this matter, please do not hesitate to contact our office. We can be reached by phone at (248) 586-0505, or via e-mail at borden@lslplanning.com and foster@lslplanning.com.

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Principal Planner



Michelle Foster
Project Planner



March 17, 2015

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

Re: Grand River Avenue Office Complex Rezoning Review

Dear Ms. Van Marter:

We have reviewed the rezoning application for the Grand River Office Complex dated March 1, 2015, from Chestnut Development LLC. The site is located on the north side of Grand River Avenue between South Hughes and Kellogg Roads. The petitioner is planning to construct two new 15,480 sft medical office buildings in two separate phases. The existing parcel is zoned for General Commercial District/Town Center Overlay District (GCD/TCOD) and the petitioner is requesting the property to just be General Commercial District (GCD).

The petitioner argues that the adjacent sites to the east and west were complete prior to the application of the TCOD zoning, and that meeting the TCOD requirements would present significant functional and cost challenges to the site development.

Tetra Tech has reviewed the documents and did not find any engineering issues regarding site drainage, or water and sewer utilities that would arise from this change in zoning classification.

Sincerely,

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

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

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

Joseph C. Siwek, P.E.
Project Engineer

copy: Steve Gronow, Chestnut Development, LLC



BRIGHTON AREA FIRE AUTHORITY

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

March 16, 2015

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Chestnut Landing
6253 E. Grand River
Rezoning Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan for rezoning. The plans were received for review on March 9, 2015 and the drawings are dated December 1, 2014. The project is an existing B-use building and its associated property and rezoning it to be joined as a part of the proposed future two phase development of two (2) Type VB multi-tenant B-use structures. The plan indicates a single 15,480 square foot building with shared parking and access drive for phase one and a similar type development for phase two. There is no indication whether both phases will take place simultaneously or at different times. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition.

The fire authority sees no negative impact by the rezoning of the property; however the site development must meet the fire authority site development requirements identified below as copied from the plan review letter dated December 8, 2015.

1. Based upon Allowable Building Heights and Areas table square footage limitations, each building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems*.

**IFC 903
MBC Table 503**

- A. The FDC shall be located in an approved and agreed upon location by the general, fire suppression contractors and fire authority through plan review.
- B. The location, size, gate valve, and connection of the fire protection lead for each structure shall be indicated on the utility site plan.

- C. There shall be a hydrant located within 100 feet of the FDC.

2. Based upon the construction type and square footage, the building is required to be fully fire suppressed. By providing each structure with an NFPA 13 compliant fire suppression system, a hydrant spacing increase is allowed up to 500 feet. Provide an additional fire hydrant for Phase 2 in the peninsula greenbelt area along the west edge of the drive. Also, relocate HYD11 sixty feet to the east adjacent to the dumpster enclosure.

IFC C 105

3. Future project submittals shall include the address and street name of the project in the title block.

IFC 105.4.2



4. 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

5. The drives around both phases of building are considered access roads into the site and shall be a minimum of 26' wide. 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. 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 D 103.6

IFC D 103.1

IFC D 102.1

IFC D 103.3

6. Access around building shall provide emergency vehicles with a turning radius of 50' outside and a minimum vertical clearance of 13 ½ feet.
7. Each building vestibule shall be provided with a Knox Box. The location of Knox Box shall be indicated on future submittals. The Knox box will be located adjacent to the vestibule door of the structure.

IFC 506.1

8. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

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

Cordially,

A handwritten signature in black ink, appearing to read "R. Boisvert".

Capt. Rick Boisvert
Fire Inspector



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

NOTICE OF PUBLIC HEARING (REZONING)

March 25, 2015

To Whom It May Concern:

Please be advised that the Planning Commission of Genoa Charter Township will conduct a public hearing on Monday, April 13, 2015, commencing at 6:30 p.m. at the Genoa Charter Township Hall, 2911 Dorr Road, Brighton, Michigan, as required under the provisions of the Michigan Zoning Enabling Act.

As required by state law, you are receiving this notice because you have been identified as an owner or occupant of real property within 300 feet of the subject parcel. The property in question is approximately 4.19 acres in Section 11, located at 6253 W. Grand River Avenue between Hughes Rd and Kellogg Rd, Howell, Michigan (Parcels 4711-11-300-021, 27, 28).

The applicant has requested a rezoning to remove the Town Center Overlay District from the property (GCD/TC to GCD). The request is petitioned by Chestnut Development, LLC.

You are invited to attend this hearing. If you are unable to attend, written comments may be submitted by writing to the Planning Commission at the Genoa Township Hall, 2911 Dorr Road, Brighton, MI 48116 or via email at kathryn@genoa.org up to the date of the hearing and may be further received by the Planning Commission at said hearing. In addition, all materials relating to these requests may be examined at the Township Hall during normal business hours.

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

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

Sincerely,

Kelly VanMarter

Assistant Township Manager / Community Development Director
KKV/kp

SBN HOLDING LLC
1172 CRAVEN DR
HIGHLAND, MI 48356

CHRISTENSEN RALPH & LAURA
1789 S HUGHES RD
BRIGHTON, MI 48114

OWNER OR OCCUPANT
1797 S HUGHES RD
BRIGHTON, MI 48114

DAVID & CAROL CARY
1813 S HUGHES RD
BRIGHTON, MI 48114

WADE ORTWINE
1835 S HUGHES RD
BRIGHTON, MI 48114

BORDINE INVESTMENT CO.
1835 S ROCHESTER RD
ROCHESTER, MI 48307

OWNER OR OCCUPANT
1843 S HUGHES RD
BRIGHTON, MI 48114

AMANDA BECKWITH & MARK
IGNATOWSKI
1847 S HUGHES RD
BRIGHTON, MI 48114

OWNER OR OCCUPANT
1869 S HUGHES RD
BRIGHTON, MI 48114

DAKKOTA INTEGRATED SYSTEMS, LLC
1875 HOLLOWAY DR.
HOLT, MI 48842

RUSSELL & PHILLIS THOMAS
22246 VIRGINIA ST
EASTPOINTE, MI 48021

JASON & TIFFANY LINDER
233 WALLACE WAY
HOWELL, MI 48843

PUSTE ANDREA REVOCABLE TRUST
2772 GOLF CLUB RD
HOWELL, MI 48843

CHESTNUT DEVELOPMENT LLC
3800 CHILSON RD
HOWELL, MI 48843

PUSTE ANDREA REVOCABLE TRUST
6135 W GRAND RIVER
BRIGHTON, MI 48116

OWNER OR OCCUPANT
6161 W GRAND RIVER
BRIGHTON, MI 48116

SCOTT WEXLER
6201 W GRAND RIVER
BRIGHTON, MI 48114

TJS, LLC
6236 W GRAND RIVER
BRIGHTON, MI 48114

MITTEN MANAGEMENT, INC
6241 GRAND RIVER AVE #300
BRIGHTON, MI 48114

SHOWALTER EDWARD
6243 W GRAND RIVER
BRIGHTON, MI 48114

HOWELL MACHINE PRODUCTS
6265 W GRAND RIVER
BRIGHTON, MI 48114

OWNER OR OCCUPANT
6270 W GRAND RIVER
BRIGHTON, MI 48114

PUNCH & PAT INVESTMENTS LLC
6300 W GRAND RIVER
BRIGHTON, MI 48114

OWNER OR OCCUPANT
6347 W GRAND RIVER
BRIGHTON, MI 48116

JUDITH STRONG
6905 VALLEY GREEN
WILLIAMSBURG, VA 23188

TJS, LLC
7200 CHALLIS
BRIGHTON, MI 48116

CRAIG & JUDITH TOLLES
7831 DEBORA
BRIGHTON, MI 48114

**GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY,
MICHIGAN**

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Planning Commission of Genoa Charter Township will conduct a public hearing on Monday, April 13, 2015, commencing at 6:30 p.m. at the Genoa Charter Township Hall, 2911 Dorr Road, Brighton, Michigan, as required under the provisions of the Michigan Zoning Enabling Act.

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

OPEN PUBLIC HEARING #1...Consideration of the rezoning of approximately 4.19 acres in Section 11, located at 6253 Grand River Avenue between Hughes Rd and Kellogg Rd, Howell, Michigan (Parcels 4711-11-300-021, 27, 28). The applicant has requested a rezoning to remove the Town Center Overlay District from the property (GCD/TC to GCD). The request is petitioned by Chestnut Development, LLC.

OPEN PUBLIC HEARING #2...Review of a special use, site plan, and environmental impact assessment for a proposed remote bank ATM in an existing parking lot. The property in question is located at 3599 E. Grand River Avenue, Howell, Michigan, being Parcel No. 4711-05-400-031. The request is petitioned by Chase Bank.

You are invited to attend this hearing. If you are unable to attend, written comments may be submitted by writing to the Planning Commission at the Genoa Township Hall, 2911 Dorr Road, Brighton, MI 48116 or via email at kathryn@genoa.org up to the date of the hearing and may be further received by the Planning Commission at said hearing. In addition, all materials relating to these requests may be examined at the Township Hall during normal business hours.

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

SIGNED: KELLY VANMARTER
ASSISTANT TOWNSHIP MANAGER/COMMUNITY
DEVELOPMENT DIRECTOR

(03-27-2015 DAILY 236345)

**Rezoning
Impact Assessment
for
Grand River Office Complex
Genoa Township
Livingston County, Michigan**

Prepared By

**Livingston Engineering
3300 S. Old US-23
Brighton, MI 48114
(810) 225-7100
March 4, 2015**

This impact assessment has been prepared in accordance with section 18.07 of the Genoa Township, Livingston County, Michigan Zoning Ordinance. This section states that rezonings of this nature shall include such a report for review as part of the rezoning process. As such, this report has been prepared to provide the required information and project overview of the development, in accordance with current township requirements. More specifically, this report will look at the impacts of the proposed rezoning comparative to the proposed zoning classification.

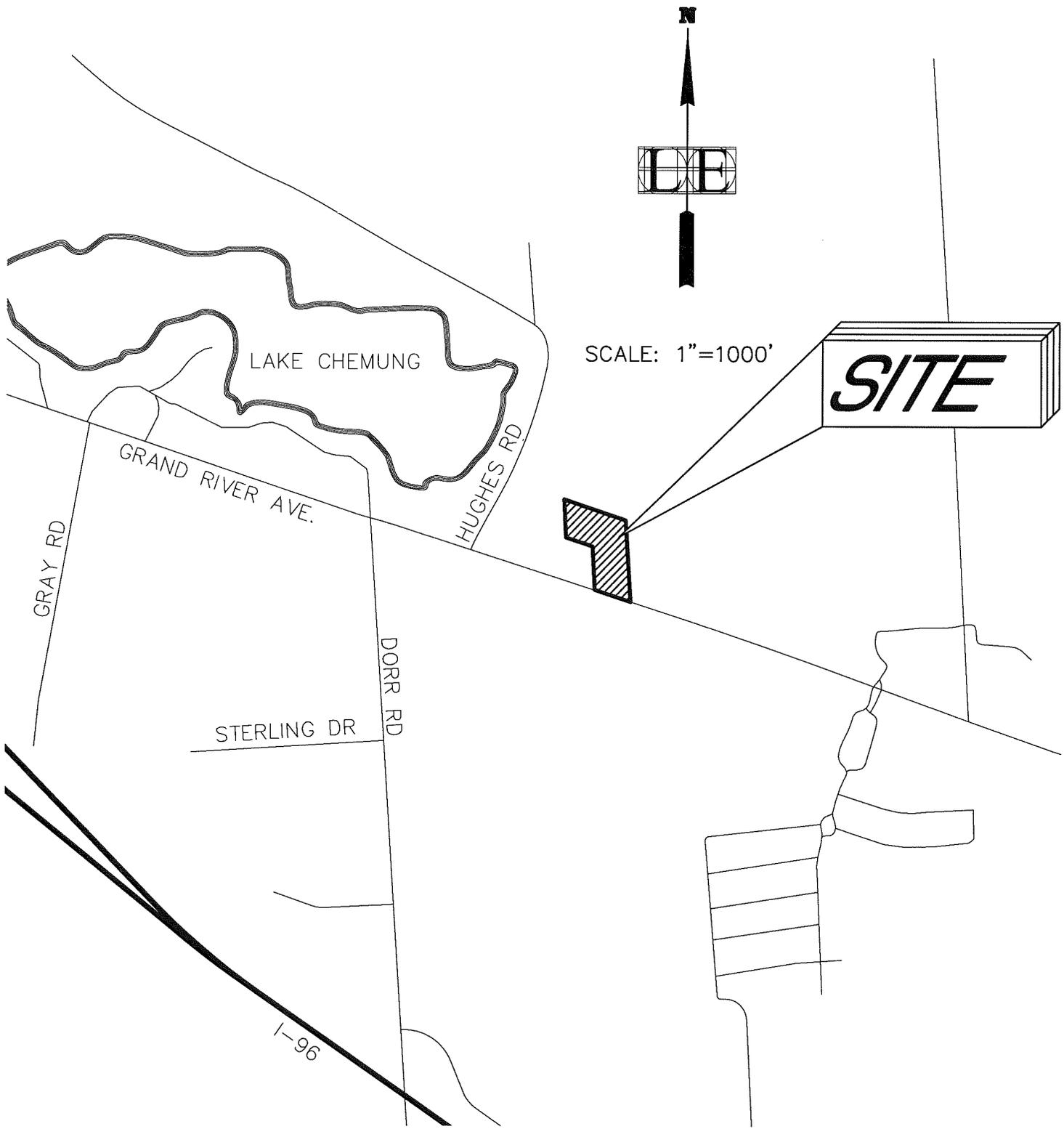
I. Party Responsible for preparation of Impact Statement

This impact assessment has been prepared by Livingston Engineering, a professional services company offering civil engineering, land surveying, and site planning services throughout southeast Michigan. Livingston Engineering is licensed to provide engineering and surveying services in Michigan, as well as engineering licenses in the states of Arizona, Colorado, New Mexico, Tennessee and Utah.

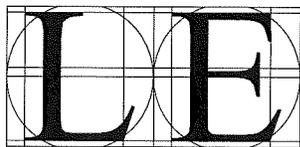
II. Site Location

The subject site contains approximately 4.19 acres located in the southwest ¼ of section 11 of Genoa Township, Livingston County, Michigan. This parcel is located on the north side of Grand River Ave east of Dorr Rd. It is bordered by similar use office building to the west, a machine shop to the east and residential housing to the north. A location map and aerial photograph of the subject site is included in this report as Exhibit “A” and Exhibit “B” respectively.

Currently, the site is zoned GCD, General Commercial District with a Town Center Overlay. The proposal for the rezoning application is to remove the Town Center Overlay while maintaining the underlying GCD zoning.



LOCATION MAP - EXHIBIT A



LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD US-23, BRIGHTON, MI 48114
 PHONE: (810) 225-7100 FAX: (810) 225-7699

<http://www.livingstoneng.com>

DRAWN BY MJB JOB No. 14211

DESCRIPTION
GRAND RIVER OFFICE COMPLEX

DATE 12-1-14 SHEET No. 1 OF 5 SCALE 1"=1000'



AERIAL PHOTOGRAPH - EXHIBIT B



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DRAWN BY MJB JOB No. 14211

DESCRIPTION
 GRAND RIVER OFFICE COMPLEX

DATE 12-1-14 SHEET No. 2 OF 5 SCALE 1"=200'

The site is bordered on the east and west by Neighborhood Services zoning (NS) with the TCO, to the north by Low Density Residential (LDR) and to the northwest by Lakeshore Resort Residential (LRR). Across Grand River from this site there are several commercial, service and residential districts, all with the TCO. A copy of the Genoa Township Zoning Map is included in this report as Exhibit “C”.

III. Impact on Natural Features

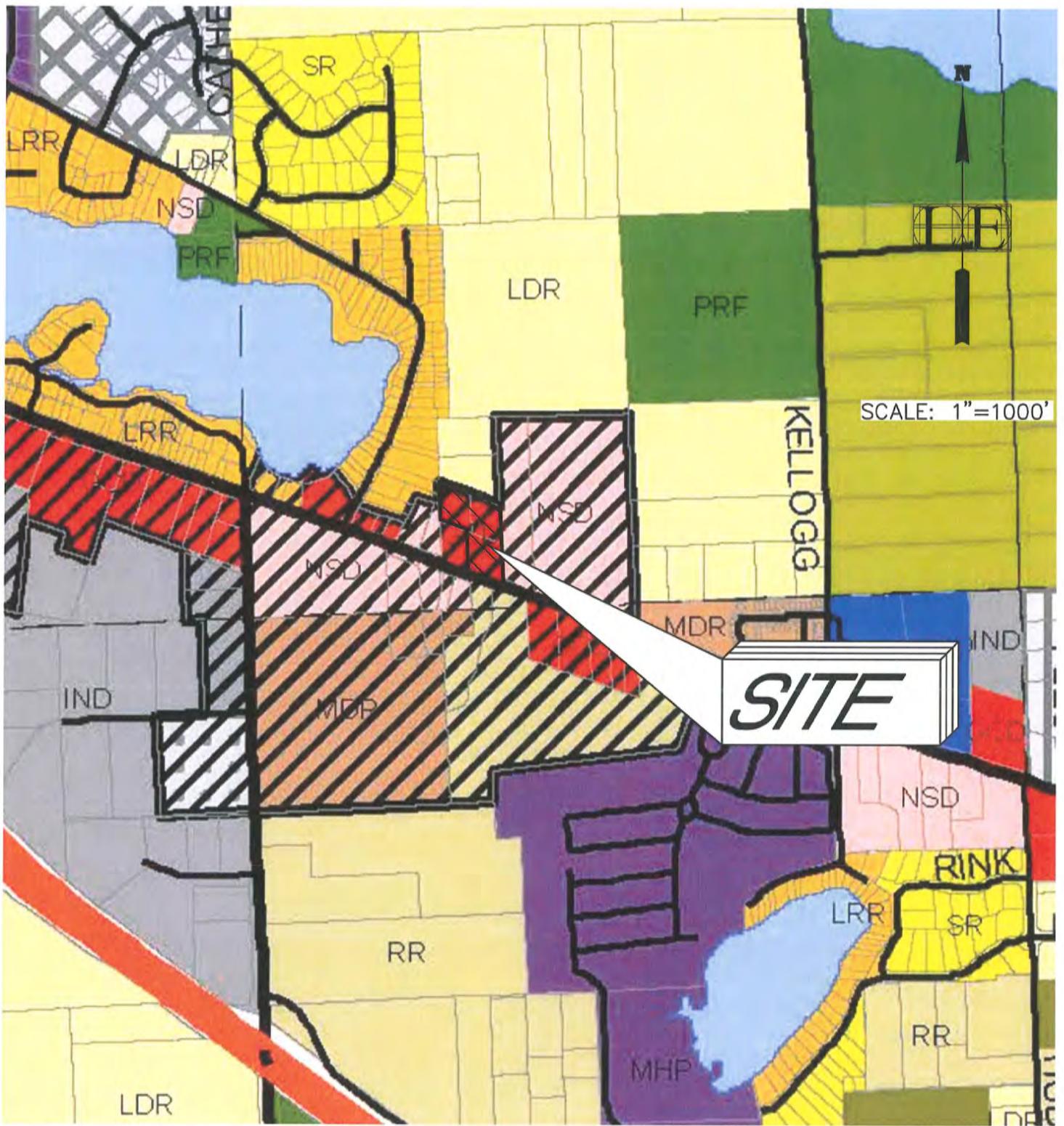
Currently, the site is vacant and consists of an open field with a small pond and several scattered trees, and a more densely wooded area to the northwest. The small on-site pond will be filled in, as part of this development. The pond is a non-regulated wetland. Along the north boundary of this property is a county drain that is also regulated wetland. The developer is currently in the process of acquiring a DEQ permit for discharging into this wetland area.

Soils on the site consist primarily of Miami Loam. Miami loam is described as poorly drained soils with slow runoff characteristics and moderate permeability. A soils map of the subject site is included as Exhibit “D”.

As depicted in Exhibit “E”, the site drains from south to north, or from Grand River Ave toward the outlet to the enclosed county drain located on the northwest side of the subject parcel. The county drain is located on the subject site and is enclosed in a 36” pipe located in an easement that runs along and near the easterly and northerly property lines. Storm water runoff will be collected and directed into a proposed on-site detention area.

Part of the wooded area located on the northwest side of the parcel will be removed to accommodate the proposed detention pond.

Landscape treatments and buffers will be placed both within the site and around its perimeters to compliment the vegetation that will remain in place.



PROPERTY ZONED - (GCD) GENERAL COMMERCIAL DISTRICT
(TCO) TOWN CENTER OVERLAY

ZONING MAP - EXHIBIT C



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<http://www.livingstoneng.com>

PHONE: (810) 225-7100

FAX: (810) 225-7699

DRAWN BY MJB JOB No. 14211

DESCRIPTION
GRAND RIVER OFFICE COMPLEX

DATE 12-1-14 SHEET No. 3 OF 5 SCALE 1"=1000'



SCALE: 1"=200'

SITE

SOILS LEGEND

- MoB - MIAMI LOAM, 2 TO 6 PERCENT SLOPES
- MoC - MIAMI LOAM, 6 TO 12 PERCENT SLOPES
- MoD - MIAMI LOAM, 12 TO 18 PERCENT SLOPES
- Cc - CARLISLE MUCK
- FrC - FOX BOYER COMPLEX, 6 TO 12 PERCENT SLOPES

SOILS MAP - EXHIBIT D



LIVINGSTON ENGINEERING
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3300 S. OLD US-23, BRIGHTON, MI 48114

<http://www.livingstoneng.com>

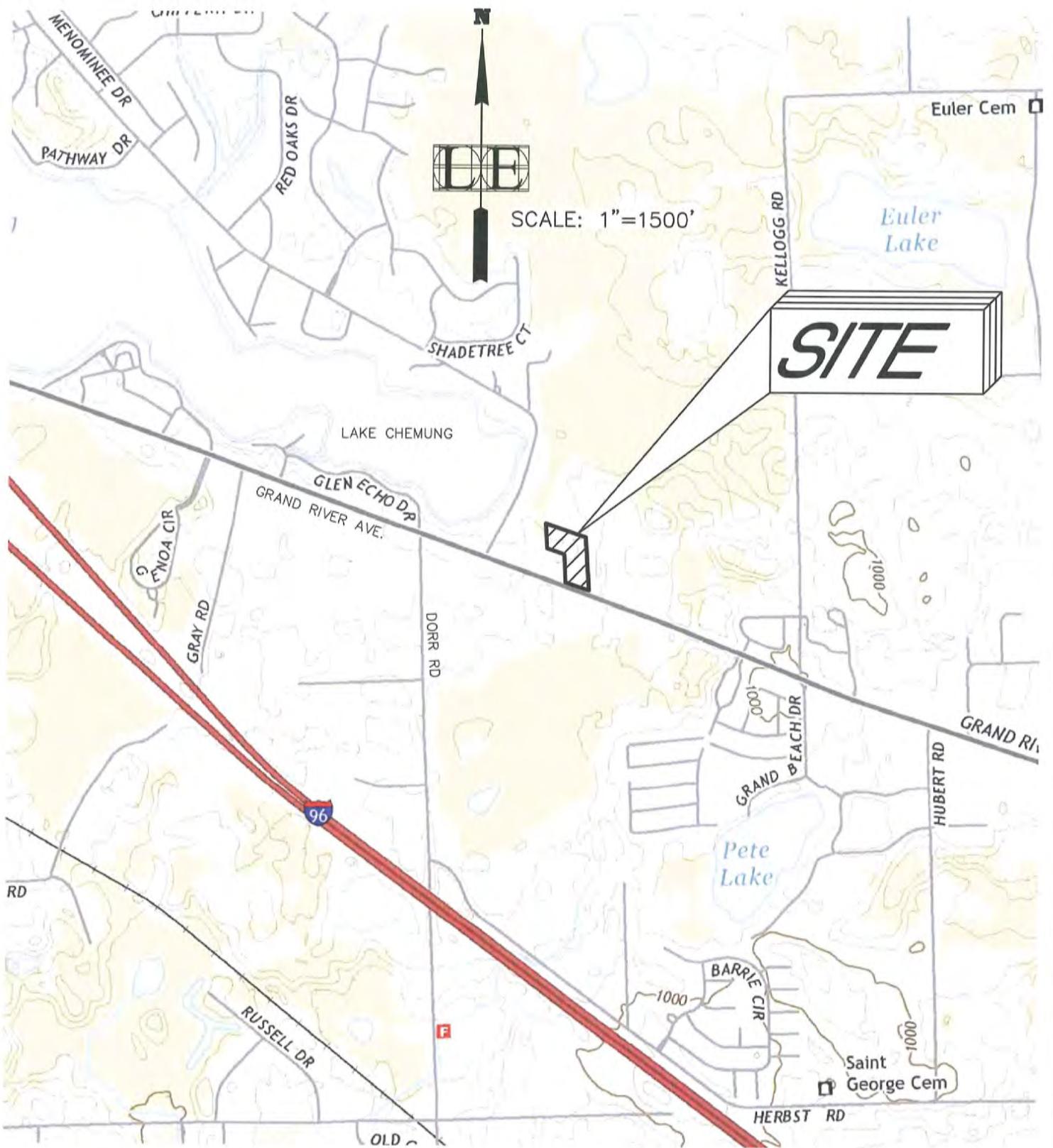
PHONE: (810) 225-7100

FAX: (810) 225-7699

DRAWN BY MJB JOB No. 14211

DESCRIPTION
 GRAND RIVER OFFICE COMPLEX

DATE 12-1-14 SHEET No. 4 OF 5 SCALE 1"=200'



EXISTING DRAINAGE - EXHIBIT E



LIVINGSTON ENGINEERING

CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD US-23, BRIGHTON, MI 48114

PHONE: (810) 225-7100

FAX: (810) 225-7699

DRAWN BY MJB JOB No. 14211

DATE 12-1-14 SHEET No. 5 OF 5 SCALE 1"=1500'

DESCRIPTION
GRAND RIVER OFFICE COMPLEX

It is likely that the natural features on this site would be affected in a similar nature regardless of whether the TCO is removed as requested by the proposed rezoning.

IV. Impact on Storm Water Management

The proposed development will provide storm water quality and flood control treatment using an on-site storm water detention pond, located on the northwest end of the site. The detention pond is designed to meet the current standards of the Livingston County Drain Commissioner's Office and those of Genoa Township. The detention pond is designed to capture and treat storm water runoff from the subject site and the site located immediately to the west, prior to release to the county drain near the existing county drain outlet located on-site near the north property line.

Storm water runoff from Grand River Ave. and the adjacent property located to the east of the subject site currently drain to the existing county drain. Storm water runoff from these adjacent areas will continue to outlet to the county drain, as facilitated by the proposed site improvements associated with the subject development.

During construction, soil erosion and dust control measures will be implemented. Best management practices including silt fence, check dams, and inlet filter mechanisms will be utilized during this time. For dust control, soil watering to keep the site in a moisture optimum condition will be performed with a water truck on an as needed basis. Upon completion of mass grading and earthmoving operations, permanent restoration including topsoil, seed and mulch along with landscape installation will be performed.

A soil erosion and sedimentation control permit will be required prior to the start of any site grading or construction.

As uses for this property are similar in nature regardless of whether the TCO is removed as requested by the proposed rezoning, the impact on storm water management will not be significantly altered by the rezoning request.

V. Impact on Surrounding Land Uses

As proposed, the addition being proposed is in conformance with the current GCD zoning designation and is similar to the adjacent businesses that border the parcel to the east and west.

The proposed building is for general office space only and is approximately 30,000 S.F. in size. Hours of operation for this establishment are expected to be common office hours anywhere between 7:00 a.m. and 6:00 p.m., Monday through Friday.

Access to this site will be from Grand River Ave.

For the proposed building, it is not anticipated that the noise levels will approach 65 decibels at the property lines.

Site lighting for this addition will be limited to wall mounted fixtures as shown on the architectural drawings and will remain within acceptable limits as allowed by Genoa Township. All proposed lighting shall be downward directed to reflect light toward and confined to ground areas as to not interfere with vision of persons on adjacent properties.

As uses for this property are similar in nature regardless of whether the TCO is removed as requested by the proposed rezoning, the impact on surrounding land uses will not be significantly altered by the rezoning request.

VI. Impact on Public Facilities and Services.

As this project is consistent with other new developments along the Grand River corridor in this vicinity, it is not anticipated that this facility will adversely affect emergency services such as fire and police. Additionally, as the project is not a residential site, undesirable affects on local schools or recreation facilities is not expected.

As uses for this property are similar in nature regardless of whether the TCO is removed as requested by the proposed rezoning, the impact on public facilities and services will not be significantly altered by the rezoning request.

VII Impact on Public Utilities

Water supply for this project will be provided through a proposed water tap to an existing municipal supply system operated by Genoa Township. An Additional hydrant will be placed on site and approved by jurisdictional authorities as part of the site development. Additionally, sanitary sewer service will be provided by Genoa Township via a service lead extended into the site. It is not anticipated that either of these services will adversely affect available capacities for the water and sewer systems. In addition, electric and gas service is available along Grand River Ave. for extension into this site. As expected, such services will be extended into the site under ground.

As uses for this property are similar in nature regardless of whether the TCO is removed as requested by the proposed rezoning, the impact on public utilities will not be significantly altered by the rezoning request.

VIII. Storage and Handling of Any Hazardous Materials

There is no plan for storage or handling of any hazardous materials on this site. Use of any materials of this nature will need to be addressed during site plan approval.

IX. Impact on Traffic

The location of the site is well suited for a development of this nature. It is located along Grand River Avenue that has an existing five(5) lane cross section (two(2) eastbound lanes, two(2) westbound lanes and a center left turn lane). Using the ITE Trip Generation Manual, 7th ed., Land Use: General Office Building(710)(see Exhibit F & G), and based upon building gross square footage, we calculated the following trips using the average rate for the A.M. and P.M. peak hours of traffic:

Input: South bldg.: 7740 sf + 7740 sf = 15480 sf
North bldg.: 15480 sf
Total: 30960 sf, use 31000 sf

Note: the existing office development located adjacent to and immediately west of the subject development is connected to the westerly drive approach to Grand River Ave. This existing development was not included in the square footage because no new trips will be generated from the existing development as a result of the subject development's proposed improvements.

Using 31,000 sf of gross floor area:

A.M. peak hour:

$$\begin{aligned} 1.55 \times (31000/1000) &= 48.05 \text{ trips} \times 88\% \text{ (entering)} \\ &= 42.28 \text{ directional trips} \end{aligned}$$

P.M. peak hour:

$$\begin{aligned} 1.49 \times (31000/1000) &= 46.19 \text{ trips} \times 83\% \text{ (exiting)} \\ &= 38.34 \text{ directional trips} \end{aligned}$$

As calculated above, the development, under the fully developed conditions shown in this site plan, will generate less than 50 directional trips in both the A.M. and P.M. peak hours of traffic.

General Office Building (710)

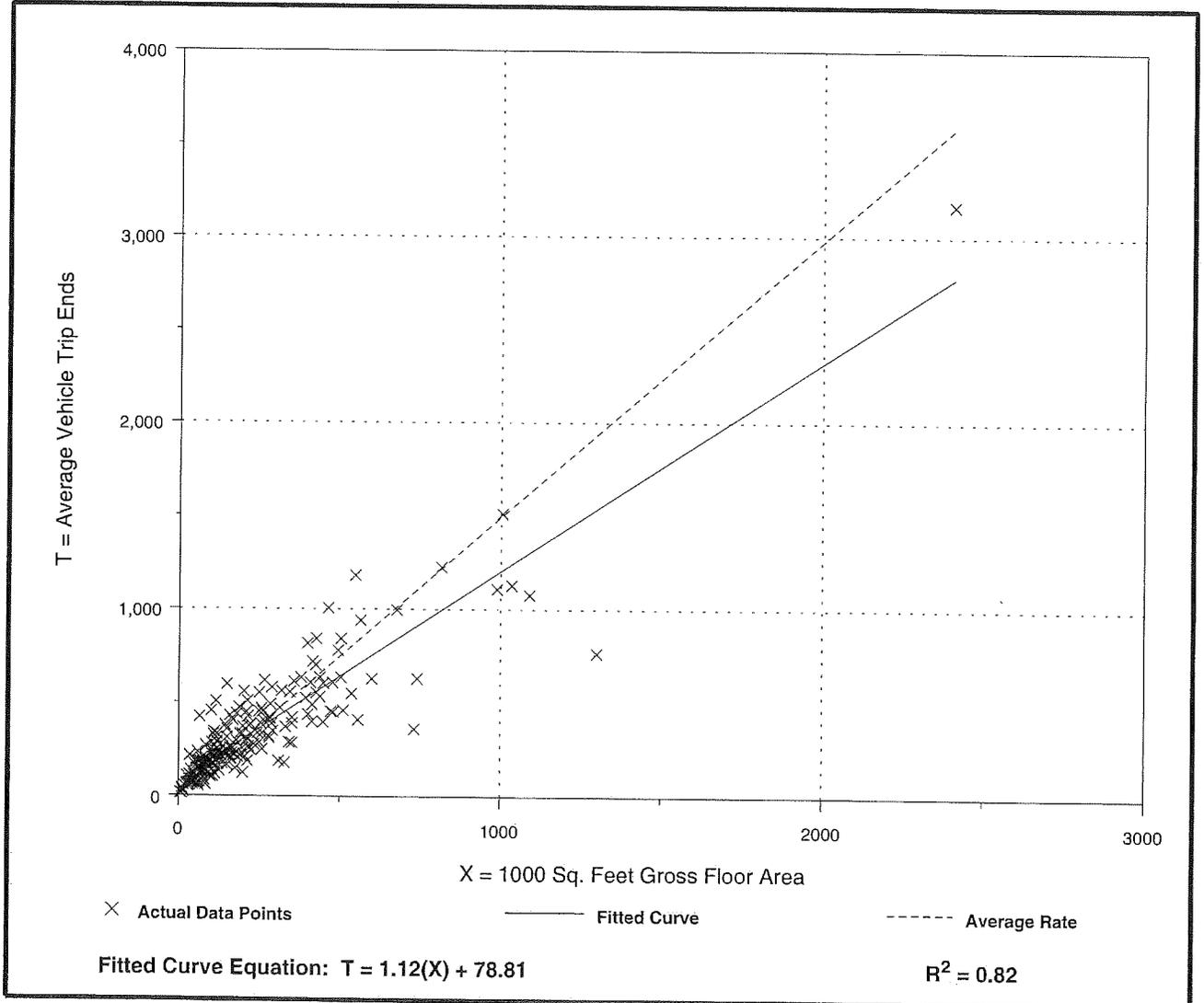
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour

Number of Studies: 235
 Average 1000 Sq. Feet GFA: 216
 Directional Distribution: 17% entering, 83% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.49	0.49 - 6.39	1.37

Data Plot and Equation



General Office Building (710)

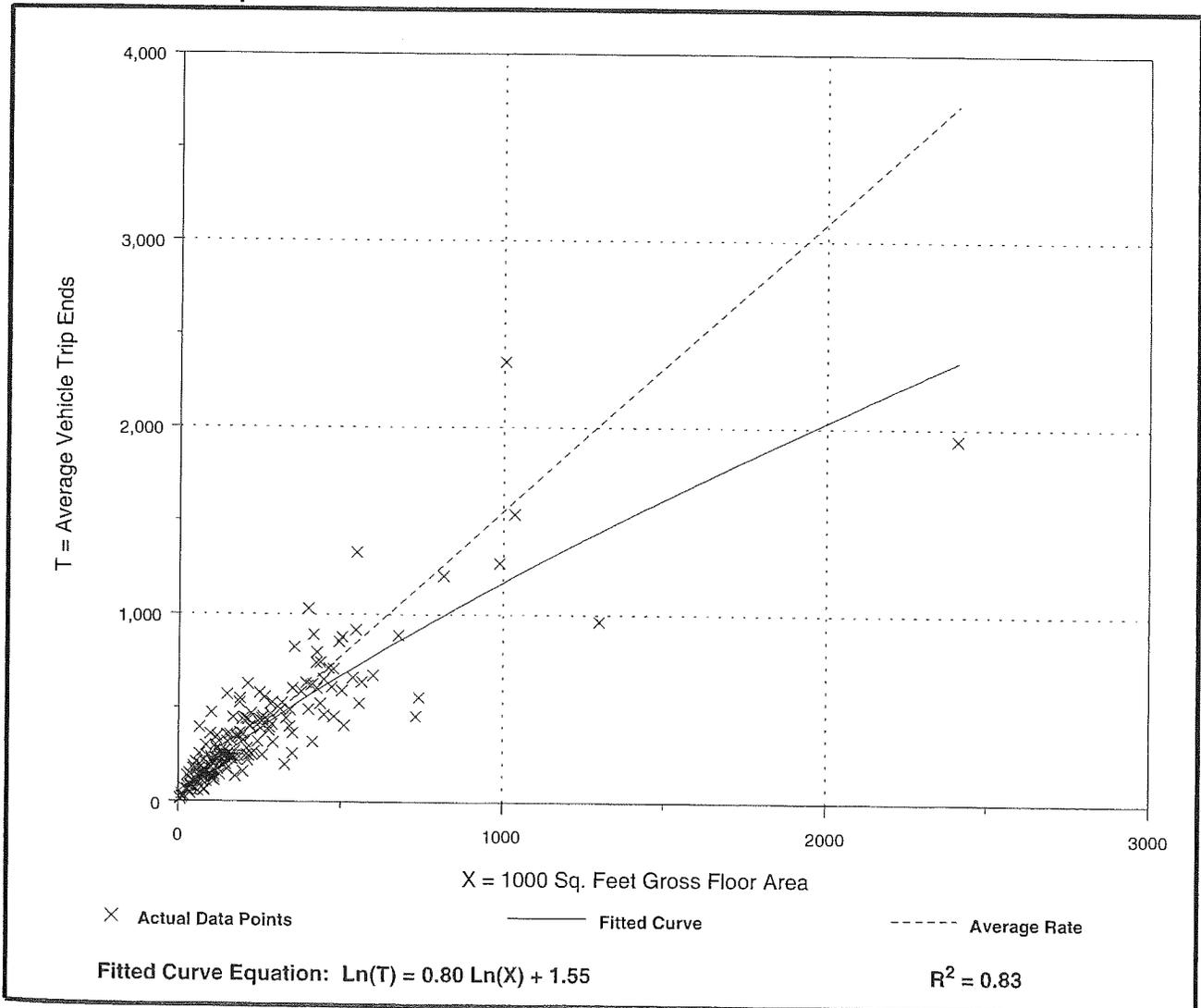
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour

Number of Studies: 217
 Average 1000 Sq. Feet GFA: 223
 Directional Distribution: 88% entering, 12% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.55	0.60 - 5.98	1.39

Data Plot and Equation





LIVINGSTON COUNTY ROAD COMMISSION
LAND SPLIT / SIGHT DISTANCE REVIEW

****NOTE: THIS IS NOT A
DRIVEWAY PERMIT.****

Review Number 1405-027

Property Owner and Applicant Information

Location

Owner: Chestnut Development LLC
Street Address: 3800 Chilson Road
City, State, ZIP: Howell, MI 48843
Day Phone: (810) 599-5147 Fax:

Township: Genoa Section: 11
Development: Chestnut Office
Approach Type: Commercial
Speed Limit (if posted): 50
Speed Factors (if any):

Applicant: Steve Gronow
Company:

Address: 3800 Chilson Road
City, State: Howell MI, 48843

Roadway On: Grand River Side of Street: North

Applicant Phone: (810) 599-5147 Applicant Fax:

Field Measurements

Location of existing property corners from nearest crossroad: 893 and 1160 feet East of Hughes

Parcel	Property/ Easement Corners	Access Point(s)	Sight Distance Req.		Sight Distance Measured		Sight Distance Comply	Clear Vision Comply	Neighbor Consent Required	Approve
			Std	Min						
Commercial (East)		1160	800	550	800 East	800 West	Yes	Yes	No	Yes
Commercial (Shared)		878	800	550	800 East	800 West	Yes	Yes	No	Yes

Comments:

A commercial driveway approach can be located at 1160 feet east of Hughes Road on the east side of the property. The existing double driveway west of this property can be reconstructed as a shared driveway at 878 feet east of Hughes Road. A shared driveway easement will need to be secured before a commercial driveway approach permit could be issued at this location.

Inspection Date: 12/01/2014

Inspector:

Kim Hiller

Page 1

Case: 1405-027

11/24/2014 10:20

12/01/2014 10:20

Therefore, a traffic impact assessment or traffic impact study is not required by the Township per the Township Zoning Ordinance for the subject development.

The Livingston County Road Commission Site Distance Review permit for the proposed entrance is attached as Exhibit H.

As uses for this property are similar in nature regardless of whether the TCO is removed as requested by the proposed rezoning, the impact on traffic will not be significantly altered by the rezoning request.

X. Historic and Cultural Resources

It is not believed that this addition will have any impact on any historic and/or cultural resources pertaining to the subject parcel and no known historic and/or cultural resources exist on this site that will be affected by this development.

As uses for this property are similar in nature regardless of whether the TCO is removed as requested by the proposed rezoning, the impact on historic and cultural resources will not be significantly altered by the rezoning request.

XI. Special Provisions

No special provisions are part of this project.

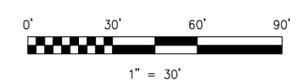
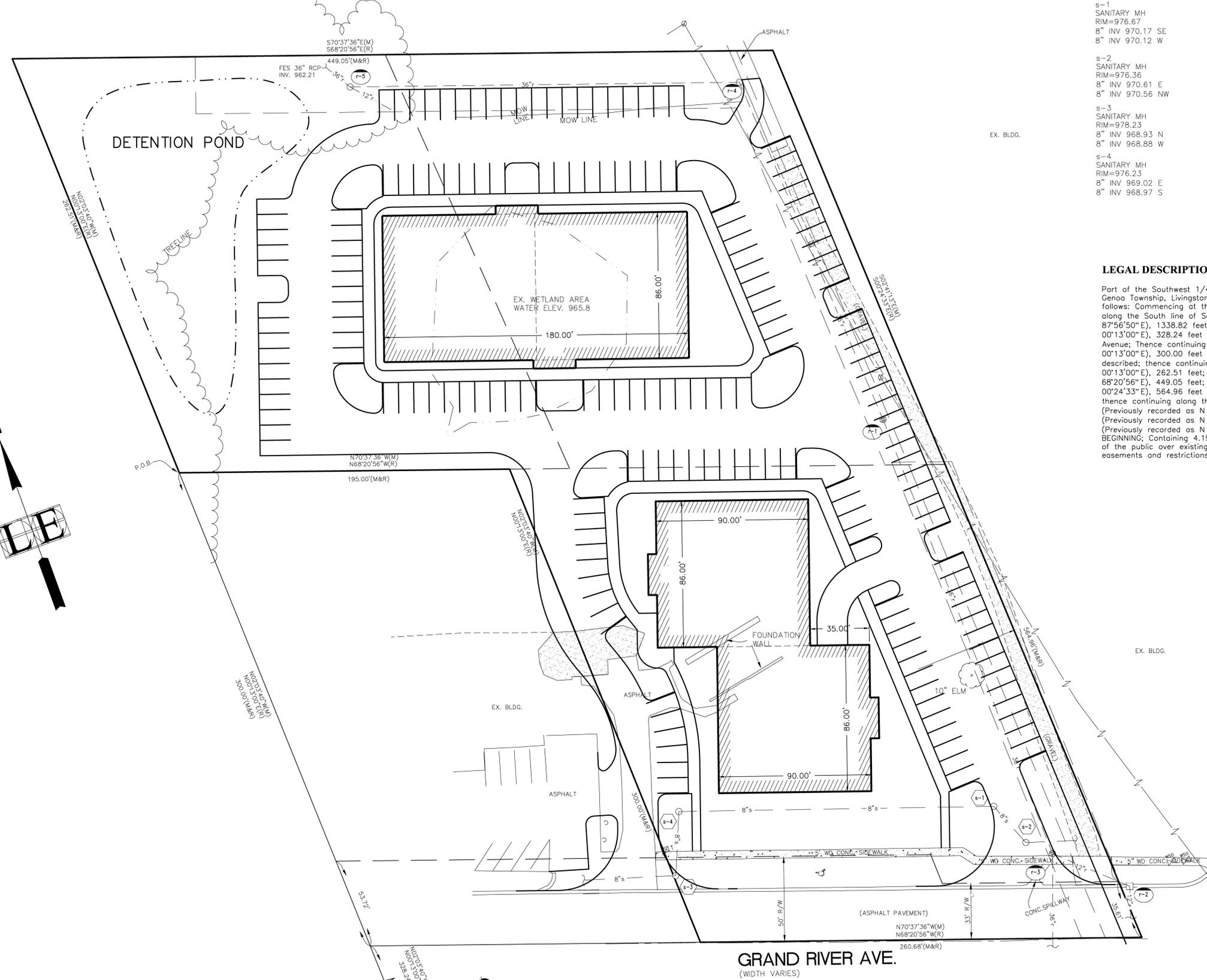
CONCEPT PLAN

EXISTING STRUCTURES

s-1 SANITARY MH RIM=976.67 8" INV 970.17 SE 8" INV 970.12 W	r-1 STORM CATCH BASIN RIM=972.75 36" RCP INV 966.45 N 36" RCP INV 966.55 S	r-5 STORM MANHOLE 4" ROUND RIM 966.86 36" RCP INV. 962.31 NW. 36" RCP INV. 962.41 E. 12" CMP INV. 962.71 SE. BOTTOM/SILT 962.31 T/WATER 962.86
s-2 SANITARY MH RIM=976.36 8" INV 970.61 E 8" INV 970.56 NW	r-2 STORM CATCH BASIN RIM=976.99 12" RCP INV 972.09 S 12" RCP INV 971.99 NW	r-3 STORM CATCH BASIN RIM=975.59 36" RCP INV 966.89 N 36" RCP INV 970.29 S 12" RCP INV 971.39 SE
s-3 SANITARY MH RIM=978.23 8" INV 968.93 N 8" INV 968.88 W	r-4 STORM MANHOLE RIM 969.75 2' CONCRETE COVER W/IRON RING	
s-4 SANITARY MH RIM=976.23 8" INV 969.02 E 8" INV 968.97 S		

LEGAL DESCRIPTION SUBJECT PARCEL

Part of the Southwest 1/4 of Section 11, Town 1 North, Range 5 East, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest Corner of said Section 11; thence along the South line of Section 11, N 87°46'30"E (Previously recorded as N 87°56'50"E), 1338.82 feet; thence N 02°03'40"W (Previously recorded as N 00°13'00"E), 328.24 feet to a point on the centerline of Grand River Avenue; Thence continuing N 02°03'40"W (Previously recorded as N 00°13'00"E), 300.00 feet to the POINT OF BEGINNING OF THE Parcel to be described; thence continuing N 02°03'40"W (Previously recorded as N 00°13'00"E), 262.51 feet; thence S 70°37'36"E (Previously recorded as S 68°20'56"E), 449.05 feet; thence S 02°41'13"E (Previously recorded as S 00°24'33"E), 564.96 feet to a point of the centerline of Grand River Avenue; thence continuing along the centerline of Grand River Ave., N 70°37'36"W (Previously recorded as N 68°20'56"W), 260.68 feet; thence N 02°03'40"W (Previously recorded as N 00°13'00"E), 300.00 feet; thence N 70°37'36"W (Previously recorded as N 68°20'56"W), 195.00 feet to the POINT OF BEGINNING; Containing 4.19 acres, more or less, and subject to the rights of the public over existing Grand River Ave. Also subject to any other easements and restrictions of record.



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 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. OLD US. 23, BRIGHTON, MI 48114
 PHONE: (810) 225-7100 FAX: (810) 225-7699
 www.livingstoneng.com

CONCEPT PLAN

SOUTHWEST 1/4 SECTION 11,
 T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
 VACANT LAND

DATE	REVISIONS	DRAWN	CHECKED	APPROVED	DATE

Job no. **14211**
 Scale: **1" = 30'**
 Vertical: **11-11-14**
 Horizontal: **1" = 30'**

1 OF 1



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP
DEC 03 2014

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: STEVE GRONOW / CHESTNUT DEV., LLC
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: 3800 CHILSON ROAD 11-11-300-021

SITE ADDRESS: VACANT GRAND RIVER PARCEL #(s): 11-113-000-21

APPLICANT PHONE: (810) 599-5147 OWNER PHONE: () SAME

OWNER EMAIL: STEVE @ CHESTNUT BUILDERS. COM

LOCATION AND BRIEF DESCRIPTION OF SITE: 4.19 ACRES VACANT
LAND

BRIEF STATEMENT OF PROPOSED USE: OFFICE

THE FOLLOWING BUILDINGS ARE PROPOSED: 2 BUILDINGS PER
ATTACHED SITE PLAN

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: STEVE GRONOW

ADDRESS: 3800 CHILSON RD, HOWELL MI 48843

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

1.) STEVE GRONOW of CHESTNUT DEV. at STEVE @
Name Business Affiliation E-mail Address
CHESTNUT BUILDERS LDM

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: [Signature] DATE: 12-3-14
PRINT NAME: STEVE GRONOW PHONE: 610-599-5147
ADDRESS: 3000 CHELSEA RD



March 30, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Grand River Office Complex – Site Plan Review #2
Location:	6253 Grand River Avenue – north side of Grand River, east of Hughes Road
Zoning:	GCD General Commercial District and TCOD Town Center Overlay District

Dear Commissioners:

At the Township's request, we have reviewed the revised site plan (dated 2/27/2015) proposing a new office development on a vacant 4.19-acre site. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance.

A. Summary

1. The applicant is currently seeking to remove the subject site from the TCOD.
2. The proposed project complies with the dimensional standards of the GCD.
3. The Planning Commission has approval authority over the building elevations.
4. We request the applicant provide wall material calculations.
5. Planning Commission approval is needed for the excess parking proposed (approximately 138% of that required). The applicant should present information supporting the need for excess parking.
6. Phase I does not have enough parking to be occupied solely by medical office.
7. The proposal does not meet the spacing requirements between two commercial driveways along Grand River Avenue; however, the applicant supplied a review from the Road Commission noting compliance with sight distance standards. The Commission has the authority to reduce the spacing requirements.
8. The required loading spaces are not identified.
9. The landscape plan is deficient by 1 canopy tree in the parking lot.
10. The submittal does not include a lighting plan.

B. Proposal/Process

The applicant requests site plan review and approval for new office development to be constructed in two phases. Phase I includes a 15,480 square foot building and 74 parking spaces in the southerly half of the site, while Phase II entails another 15,480 square foot building and 105 parking spaces on the northerly half.

The cover sheet includes parking calculations indicating that half of the square footage will be for professional office and the other half for medical office. Professional and medical offices greater than 15,000 square feet are permitted by right in the GCD.

As a side note, the applicant is currently seeking a rezoning of the site from GCD/TCOD to simply GCD. As such, we have reviewed the revised site plan based only on conventional GCD requirements. (Our original site plan review letter (12/17/14) includes comments based upon TCOD requirements.)



Aerial view of site and surroundings (looking north)

C. Site Plan Review

- 1. Dimensional Requirements.** As described in the table below, the proposed project meets the dimensional standards of the GCD:

District	Lot Size		Minimum Setbacks (feet)				Max. Height	Max. Coverage
	Lot Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking		
GCD	1	150	35	15	50	20 front 10 side/rear	35'	35% building 75% impervious
Proposal	4.19	260	37.4	74 (E) 53 (W)	93.1	39 front 8 side (N) 100 side (S)	18.4'	17% building 63.6% impervious

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

The submittal includes elevation drawings showing a pitched roof building constructed of brick and split face block. Architectural elements include a linear stone band, stone arches above the doorways and brick soldier courses above the windows.

We request the applicant provide calculations for wall materials to ensure compliance with the standards of Section 12.01. More specifically, use of split face block is limited to no more than 25%.

- 3. Parking.** Based on a 50/50 split of medical and professional office uses, the full project requires 130 parking spaces, while 179 are proposed. This amount of parking represents approximately 138% of the minimum requirement; therefore, Planning Commission approval is needed for excessive parking in accordance with Section 14.02.06. The applicant should provide the Township with a rationale for/evidence in support of the amount of parking.

Additionally, the Phase I parking is not adequate if the building is fully occupied by medical office. While we do not believe this is the applicant's intent, they should be aware of this limitation.

Proposed parking spaces and drive aisles meet or exceed the minimum standards of Section 14.06, although the applicant should be aware that spaces are required to be doubled striped.

Lastly, the number of barrier free spaces exceeds the minimum amount required, which is generally advisable for medical office uses.

4. **Pedestrian Circulation.** The site plan identifies an existing 5-foot wide concrete sidewalk within the Grand River right-of-way. Internal sidewalks are proposed around both buildings, with connections to the public sidewalk.
5. **Vehicular Circulation.** The plan includes a shared drive with the adjacent property to the west, as well as a new drive on the east side of the subject site. As was noted in our first review letter, Section 15.06.02 requires 300 foot spacing between commercial driveways, while the plan provides approximately 225 feet. However, the revised submittal includes a sight distance review by the Livingston County Road Commission indicating compliance with their standards.

Section 15.06 gives the Planning Commission the ability to modify spacing requirements when the applicant can demonstrate that pre-existing conditions prohibit compliance.

6. **Loading.** Section 14.08.08 requires 1 loading space for each building, although the revised plan does not depict a dedicated loading space. Given the excess amount of parking proposed, the applicant may wish to remove some parking to accommodate the loading spaces.
7. **Landscaping.** The following table is a summary of the landscaping required by Section 12.02:

Location	Requirements	Proposed	Comments
Front yard greenbelt	7 canopy trees 20' width	7 canopy trees 37' width	Requirements met
Detention pond	12 trees 120 shrubs	12 evergreen trees 120 shrubs	Requirements met
Parking lot	15 canopy trees 1,491 SF landscaped area	14 canopy trees 3,469 SF landscaped area	1 additional canopy tree required (discrepancy is due to the revised parking lot)
Buffer Zone "B" (rear)	15 canopy trees 15 evergreen trees 60 shrubs 6' wall/fence or 3' berm 20' width	15 canopy trees 15 evergreen trees 60 shrubs 3' berm 20' width	Requirements met

8. **Waste Receptacle and Enclosure.** The site plan identifies a waste receptacle and enclosure southeast of the Phase II building, which is essentially centered on the two buildings to allow for convenient use of a common dumpster. Sheet 6 includes details showing a masonry enclosure faced with brick to match the building along with a wooden gate as required.
9. **Exterior Lighting.** The revised submittal does not include a lighting plan. A full lighting plan is required, including location and details of all proposed exterior fixtures and a photometric plan.
10. **Signs.** The site plan identifies a ground sign along Grand River. Details show an approximately 20-square foot sign on a brick base/surround with a limestone cap. The proposed size, height and setback comply with Ordinance standards, although the applicant will be required to obtain a sign permit prior to installation (if the site plan is approved).
11. **Impact Assessment.** The submittal includes an Impact Assessment (dated 12/1/14), which notes that the proposed project is not expected to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

Additionally, the revised submittal includes a permit from MDEQ (issued on 2/12/15) authorizing the work within the pond and wetland area.

Genoa Township Planning Commission

Grand River Office Complex

Site Plan Review #2

Page 4

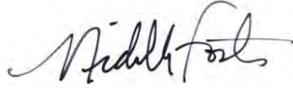
Should you have any questions concerning this matter, please do not hesitate to contact our office. We can be reached by phone at (248) 586-0505, or via e-mail at borden@lslplanning.com and foster@lslplanning.com.

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Principal Planner



Michelle Foster
Project Planner



April 2, 2015

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

Re: Grand River Avenue Office Complex Site Plan Review #2

Dear Ms. Van Marter:

We have reviewed the site plan documents for the Grand River Office Complex dated February 27, 2015, from Livingston Engineering which were delivered to the Township on March 3, 2015. The site is located on the north side of Grand River Avenue between South Hughes and Kellogg Roads. The petitioner is planning to construct two new 15,480 sft medical office buildings in two separate phases.

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

SUMMARY

1. Impact statement and plans failed to note the proposed water and sewage usage rate.
2. MDEQ permit to fill the wetland must be obtained.
3. Sanitary sewer service to be provided via gravity sewer service to the public sewer main located near the front of the parcel. Private lift stations shall be installed inside buildings that cannot be serviced by gravity.
4. All sanitary sewer and water main and lateral sizes should be dimensioned and labeled on the drawings.
5. Show all proposed public utility easements on the drawings.
6. Clarify the project phasing and timing and provide information on any interim site conditions between phasing.
7. Detail the plan for removal of the existing gravel driveway along the eastern property line and any changes to local access.
8. Review number and location of driveway openings for the site.
9. Show grading for area between building and ROW.

Tetra Tech

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

SITE PLAN

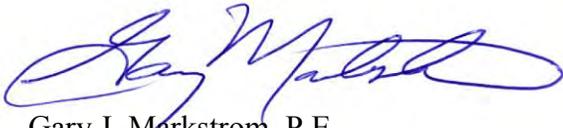
1. A 31,000 sft doctor's office use will result in an estimated 18.6 REUs (0.6 REUs/1000 sft * 31,000 sft).
2. The site plan cannot be approved until a copy of an approved permit to fill in the existing wetland is provided from the MDEQ. A permit to place riprap in the existing wetland detention area was submitted, but the bigger concern is that according to the MDEQ wetland map viewer, a good portion of the site area to be developed is shown as a wetland, and the site plan and permit provided do not address this work, please clarify if a wetland delineation has been completed showing the impacts on the site to be minimal.
3. Per the Genoa Township Sanitary Sewer and Water Design Standards, July 2008, proposals for sanitary sewage pumping stations are to be discussed in detail with the Authority Engineer and the Authority prior to formalization of plans. With gravity sewer currently available in the front of the property, the development shall connect there. Buildings that cannot be serviced by gravity shall be served by a private pump station located inside the building to be owned and maintained by the private property owner. If the public sanitary sewer manhole is to be used for the pumped sewer lateral discharge, it must be coated to prevent deterioration of the concrete from hydrogen sulfide gases as part of the development.
4. Include labels and dimensions for pipe diameters, lengths and critical offsets on the utility plan. All piping and services should be depicted in their final arrangements, including proposed method of connection. Service details shall be in accordance with Authority details. Drawings should include MHOG & GO standard sewer and water details, which can be found online at: <http://www.genoa.org/articles/article/watersewerdesignstandards>
5. Public water main requires a minimum 25-foot-wide permanent easement. Review alignment of water main along the east side of the property to maintain adequate distances from both the county drain and the adjacent property line.
6. The drawings should include some more detail regarding the project phasing and timing. Some of the utility work is clearly identified to be completed in either Phase 1 or 2. If Phase 2 will not be constructed for a prolonged period of time, the developer should consider the construction of the water main as part of Phase 1 to reduce future construction impacts along the proposed route and to provide better fire protection coverage through the installation of the proposed hydrant. The grading plan shows a high point close to the proposed phasing line, and those interim conditions should be reviewed for the need to expand any potential soil erosion or other measures to isolate the completed work from the undeveloped land/future construction site.
7. There is an existing easement for ingress and egress along the eastern property line. The plans show a curb cut in the parking lot that will connect to the gravel drive as it heads north of the site. Is the plan to allow access through the complex parking lot to the properties adjacent to the site to the north? This new access easement should be detailed on the drawings and secured prior to approval of the project.
8. The eastern drive will have Grand River curb drainage running onto the site towards the new catch basin. We recommend a curb catch basin be installed where the concrete spillway is currently located to collect Grand River drainage in the road curb line. The driveway can then be sloped out to Grand River, as is typically seen.

Ms. Kelly Van Marter
Re: Grand River Avenue Office Complex Site Plan Review #2
April 2, 2015
Page 3

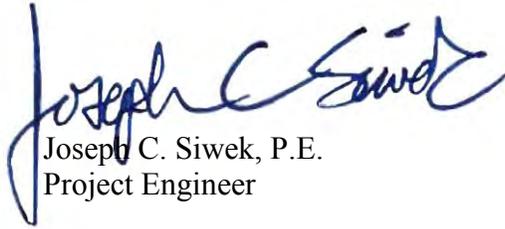
9. The front yard grading is not provided on the grading plan. This area is of concern, as the sanitary sewer has minimal cover and any grading that lowers the site grade may be detrimental to the utility. Proposed grading should be designed to maintain adequate cover (>4 feet) over the entire length of the sanitary sewer laterals.

The Township should consider these issues in your discussion regarding the site plan application. The petitioner should revise and resubmit the site plan 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: Timm Appleton, P.E., Livingston Engineering



Brian Jonckheere
Livingston County Drain Commissioner
2300 E. Grand River Ave., Suite 105, Howell, MI 48843
Phone 517-546-0040 / Fax 517-545-9658
Website: www.livgov.com/drain

March 25, 2015

Mr. Steve Gronow
Chestnut Development
3800 Chilson Rd
Howell, MI 48843

GENOA TOWNSHIP

Re: Grand River Office Complex
Preliminary Site Plans Resubmittal
Southwest 1/4 of Section 11
Genoa Township

MAR 27 REC'D

RECEIVED

Dear Mr. Gronow,

We received revised Preliminary Site Plans for the development referenced above and have reviewed the submitted information for conformance with the "Procedures and Design Criteria for Stormwater Management Systems" and with our review letter dated January 30, 2015.

The revised plans have adequately addressed the majority of the items discussed in our previous review letter. We believe the remaining items, including the redesign of the 100-year frequency storm orifice, can be handled as part of the development's Construction Plans submittal.

Therefore, our review of the Preliminary Site Plans for the Grand River Office Complex having a revision date February 27, 2015, is complete, subject to the further review and approval of the project Construction Plans by our office.

Very truly yours,

A handwritten signature in cursive script that reads "Brian Jonckheere". The signature is written in black ink and includes a stylized flourish at the end.

Brian Jonckheere
Livingston County Drain Commissioner

C: Environmental Engineers, Paul Lewsley
Genoa Township: Tesha Humphriss, Kelly VanMarter
Livingston Engineering, Timm Appleton
TetraTech, Gary Markstrom



BRIGHTON AREA FIRE AUTHORITY

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

March 16, 2015

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Chestnut Landing
6253 E. Grand River
Site Plan Review – **2nd Review**

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on December 4, 2014 and the drawings are dated December 1, 2014. The project is based on a proposed two phase development of two Type VB multi-tenant B-use structures. The plan indicates a single 15,480 square foot building with shared parking and access drive for phase one and a similar development for phase two. There is no indication whether both phases will take place simultaneously or at different times. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition.

1. Based upon Allowable Building Heights and Areas table square footage limitations, each building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems*.

**IFC 903
MBC Table 503**

- A. The FDC shall be located in an approved and agreed upon location by the general, fire suppression contractors and fire authority through plan review.
- B. The location, size, gate valve, and connection of the fire protection lead for each structure shall be indicated on the utility site plan.
- C. There shall be a hydrant located within 100 feet of the FDC.

2. Based upon the construction type and square footage; the building is required to be fully fire suppressed. By providing each structure with an NFPA 13 compliant fire suppression system, a hydrant spacing increase is allowed up to 500 feet. Provide an additional fire hydrant for Phase 2 in the peninsula greenbelt area along the west edge of the drive. Also, relocate HYD11 sixty feet to the east adjacent to the dumpster enclosure. **(HYD11 was relocated on plan)**

IFC C 105

3. Future project submittals shall include the address and street name of the project in the title block.

IFC 105.4.2

4. The buildings shall include the building address on them. 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



5. The drives around both phases of building are considered access roads into the site and shall be a minimum of 26' wide. 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. 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 D 103.6

IFC D 103.1

IFC D 102.1

IFC D 103.3

6. Access around building shall provide emergency vehicles with a turning radius of 50' outside and a minimum vertical clearance of 13 ½ feet.

7. Each building vestibule shall be provided with a Knox Box. The location of Knox Box shall be indicated on future submittals. The Knox box will be located adjacent to the vestibule door of the structure.

IFC 506.1

8. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department.

If you have any questions about the comments on this plan review, please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to read 'R. Boisvert'.

Capt. Rick Boisvert
Fire Inspector

GENOA TOWNSHIP

DEC 03 2014

**Impact Assessment
for
Grand River Office Complex
Genoa Township
Livingston County, Michigan**

Prepared By

**Livingston Engineering
3300 S. Old US-23
Brighton, MI 48114
(810) 225-7100
December 1, 2014**

This impact assessment has been prepared in accordance with section 18.07 of the Genoa Township, Livingston County, Michigan Zoning Ordinance. This section states that developments of this nature shall include such a report for review as part of the site plan review and approval process. As such, this report has been prepared to provide the required information and project overview of the development, in accordance with current township requirements.

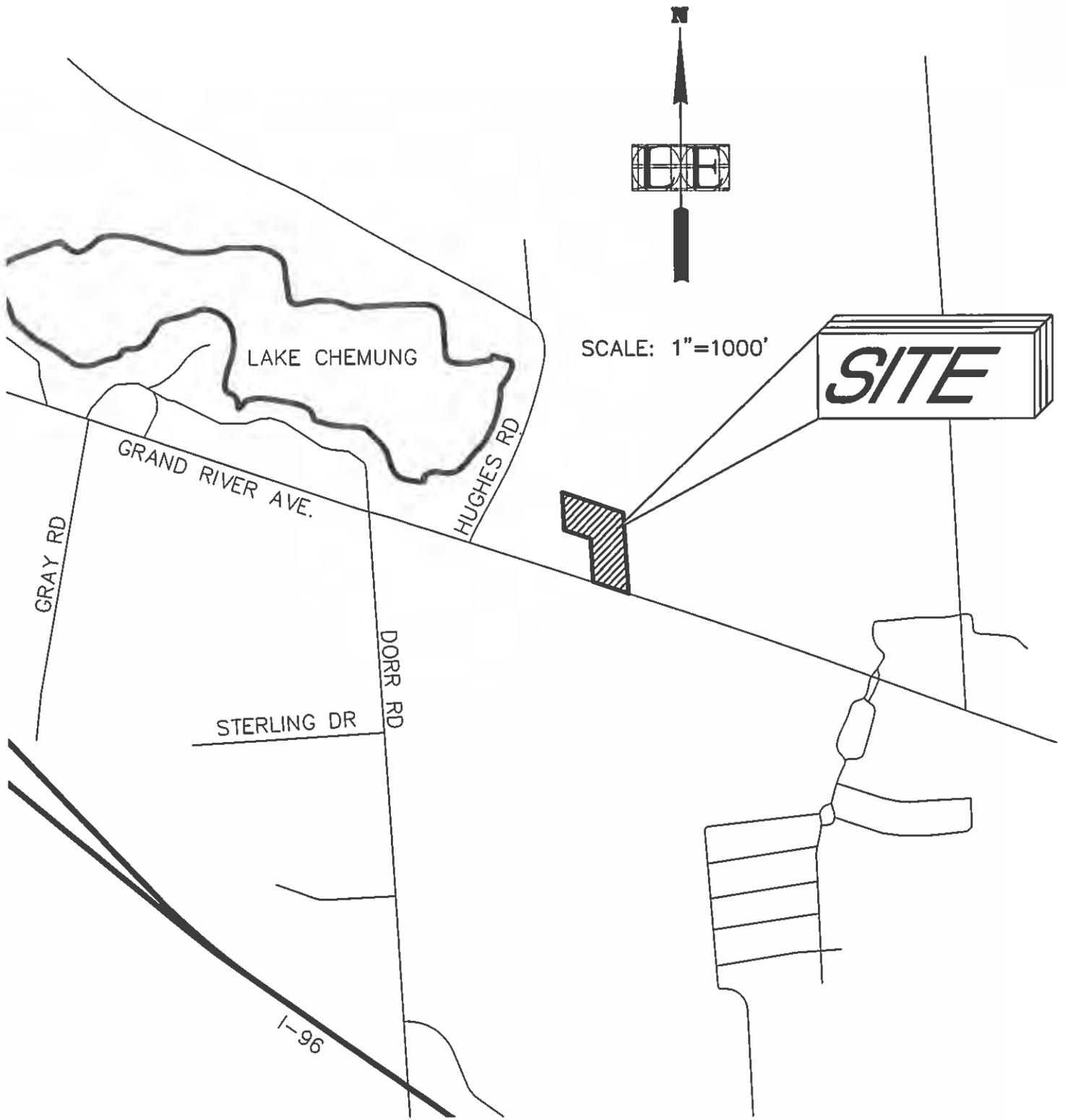
I. Party Responsible for preparation of Impact Statement

This impact assessment has been prepared by Livingston Engineering, a professional services company offering civil engineering, land surveying, and site planning services throughout southeast Michigan. Livingston Engineering is licensed to provide engineering and surveying services in Michigan, as well as engineering licenses in the states of Arizona, Colorado, New Mexico, Tennessee and Utah.

II. Site Location

The subject site contains approximately 4.19 acres located in the southwest $\frac{1}{4}$ of section 11 of Genoa Township, Livingston County, Michigan. This parcel is located on the north side of Grand River Ave east of Dorr Rd. It is bordered by similar use office building to the west, a machine shop to the east and residential housing to the north. A location map and aerial photograph of the subject site is included in this report as Exhibit "A" and Exhibit "B" respectively.

Currently, the site is zoned GCD, General Commercial District. The site is bordered on the east and west by Neighborhood Services (NS) to the north by Low Density Residential (LDR) and to the northwest by Lakeshore Resort Residential (LRR). A copy of the Genoa Township Zoning Map is included in this report as Exhibit "C".



LOCATION MAP - EXHIBIT A



LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD US-23, BRIGHTON, MI 48114

<http://www.livingstoneng.com>

PHONE: (810) 225-7100

FAX: (810) 225-7699

DRAWN BY MJB JOB No. 14211

DESCRIPTION
 GRAND RIVER OFFICE COMPLEX

DATE 12-1-14 SHEET No. 1 OF 5 SCALE 1"=1000'



AERIAL PHOTOGRAPH - EXHIBIT B



LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD US-23, BRIGHTON, MI 48114

<http://www.livingstoneng.com>

PHONE: (810) 225-7100

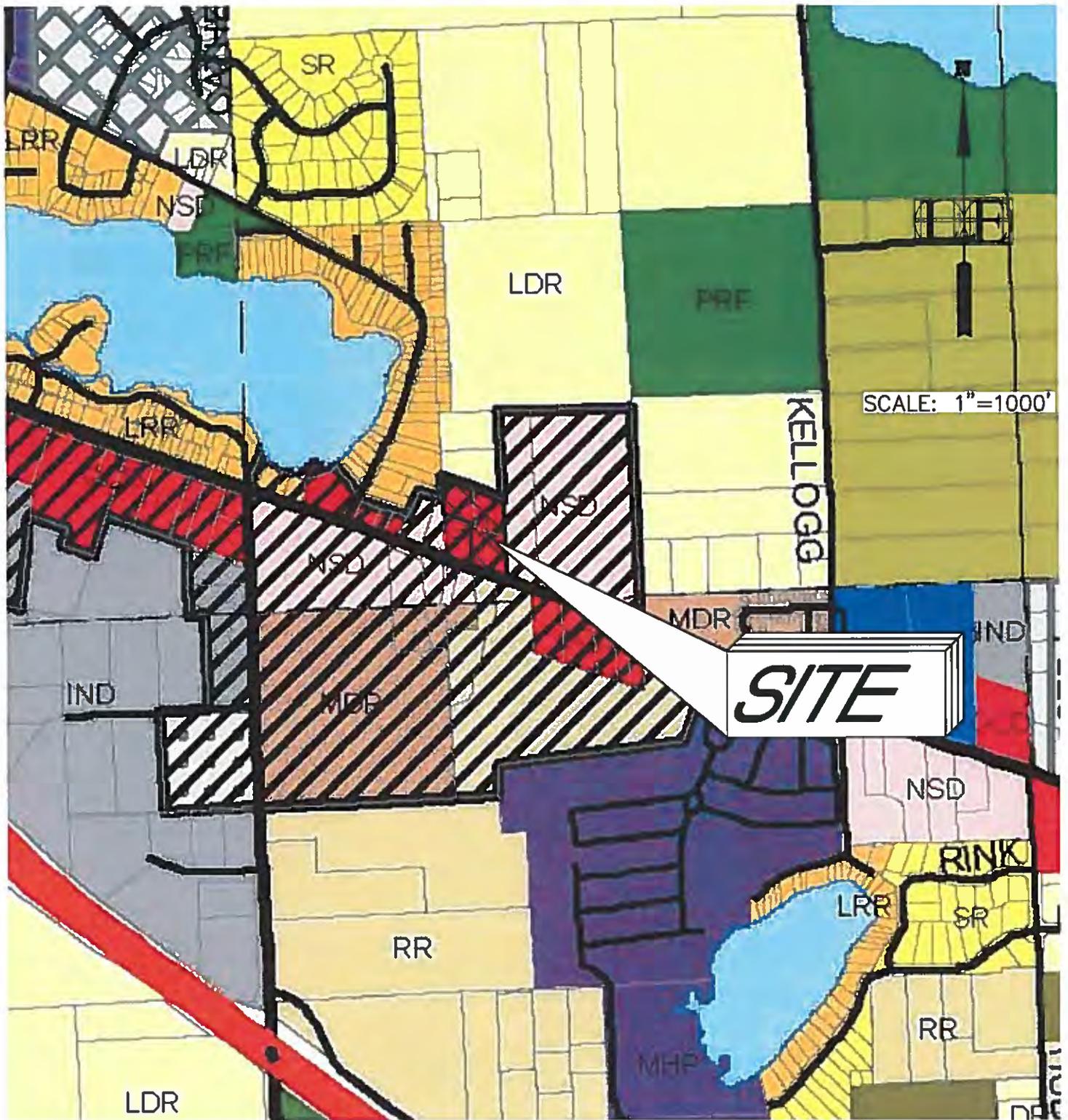
FAX: (810) 225-7699

DRAWN BY MJB JOB No. 14211

DESCRIPTION

GRAND RIVER OFFICE COMPLEX

DATE 12-1-14 SHEET No. 2 OF 5 SCALE 1"=200'



PROPERTY ZONED - (GCD) GENERAL COMMERCIAL DISTRICT
(TCO) TOWN CENTER OVERLAY

ZONING MAP - EXHIBIT C



LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD US-23, BRIGHTON, MI 48114

PHONE: (810) 225-7100

FAX: (810) 225-7699

DRAWN BY MJB JOB No. 14211

DESCRIPTION
GRAND RIVER OFFICE COMPLEX

DATE 12-1-14 SHEET No. 3 OF 5 SCALE 1"=1000'

III. Impact on Natural Features

Currently, the site is vacant and consists of an open field with a small pond and several scattered trees, and a more densely wooded area to the northwest. The small on-site pond will be filled in, as part of this development. The pond is an MDEQ regulated wetland and the developer is currently in the process of acquiring a permit for the filling of the pond.

Soils on the site consist primarily of Miami Loam. Miami loam is described as poorly drained soils with slow runoff characteristics and moderate permeability. A soils map of the subject site is included as Exhibit “D”.

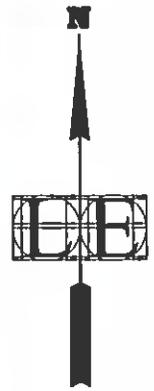
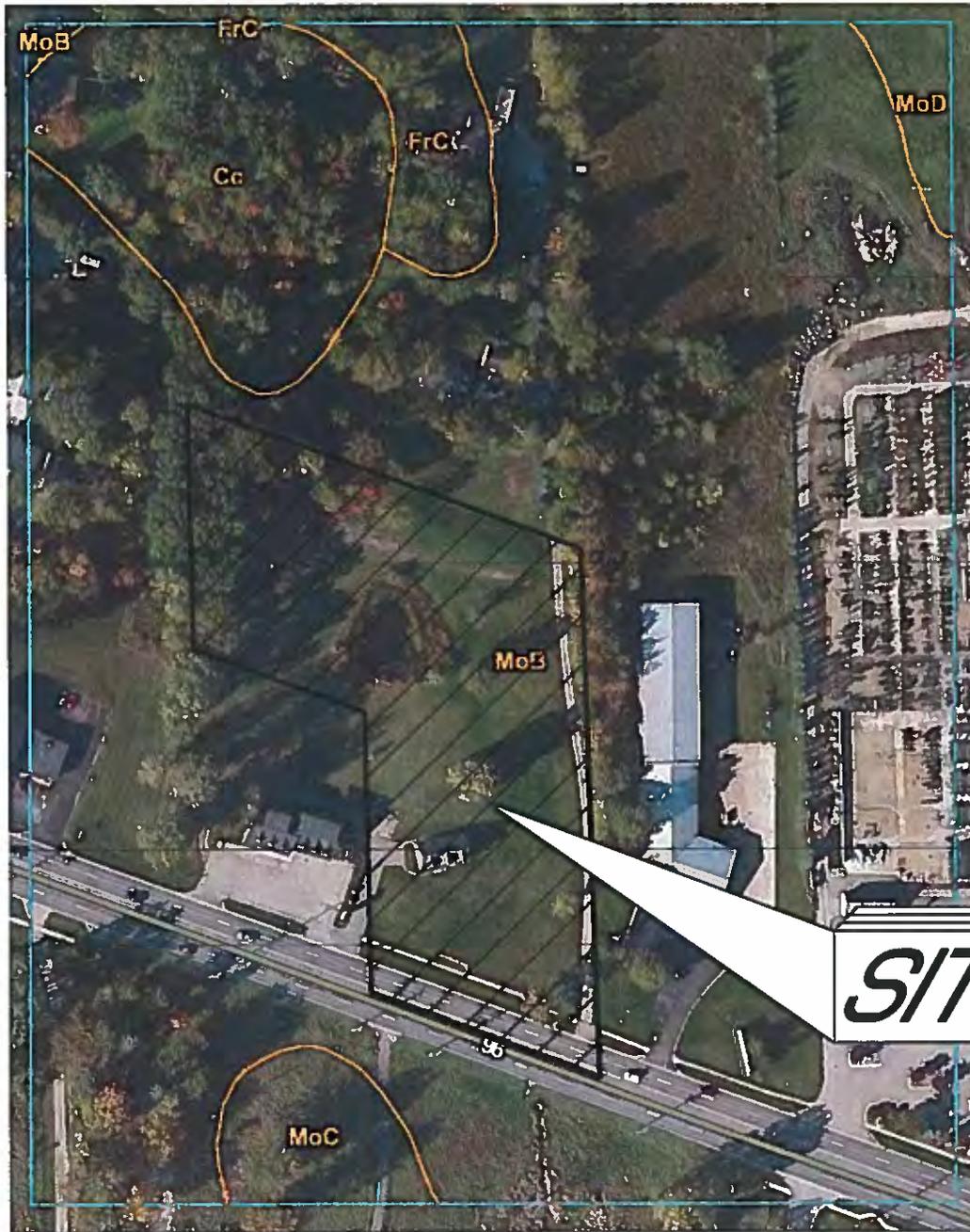
As depicted in Exhibit “E”, the site drains from south to north, or from Grand River Ave toward the outlet to the enclosed county drain located on the northwest side of the subject parcel. The county drain is located on the subject site and is enclosed in a 36” pipe located in an easement that runs along and near the easterly and northerly property lines. Storm water runoff will be collected and directed into a proposed on-site detention area.

Part of the wooded area located on the northwest side of the parcel will be removed to accommodate the proposed detention pond.

Landscape treatments and buffers will be placed both within the site and around its perimeters to compliment the vegetation that will remain in place.

IV. Impact on Storm Water Management

The proposed development will provide storm water quality and flood control treatment using an on-site storm water detention pond, located on the northwest end of the site. The detention pond is designed to meet the current standards of the Livingston County Drain Commissioner’s Office and those of Genoa Township. The detention pond is designed to capture and treat storm water runoff from the subject site and the site located immediately to the west,



SCALE: 1"=200'

SOILS LEGEND

MoB - MIAMI LOAM, 2 TO 6 PERCENT SLOPES

MoC - MIAMI LOAM, 6 TO 12 PERCENT SLOPES

MoD - MIAMI LOAM, 12 TO 18 PERCENT SLOPES

Cc - CARLISLE MUCK

FrC - FOX BOYER COMPLEX, 6 TO 12 PERCENT SLOPES

SOILS MAP - EXHIBIT D



LIVINGSTON ENGINEERING

CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD US-23, BRIGHTON, MI 48114

<http://www.livingstoneng.com>

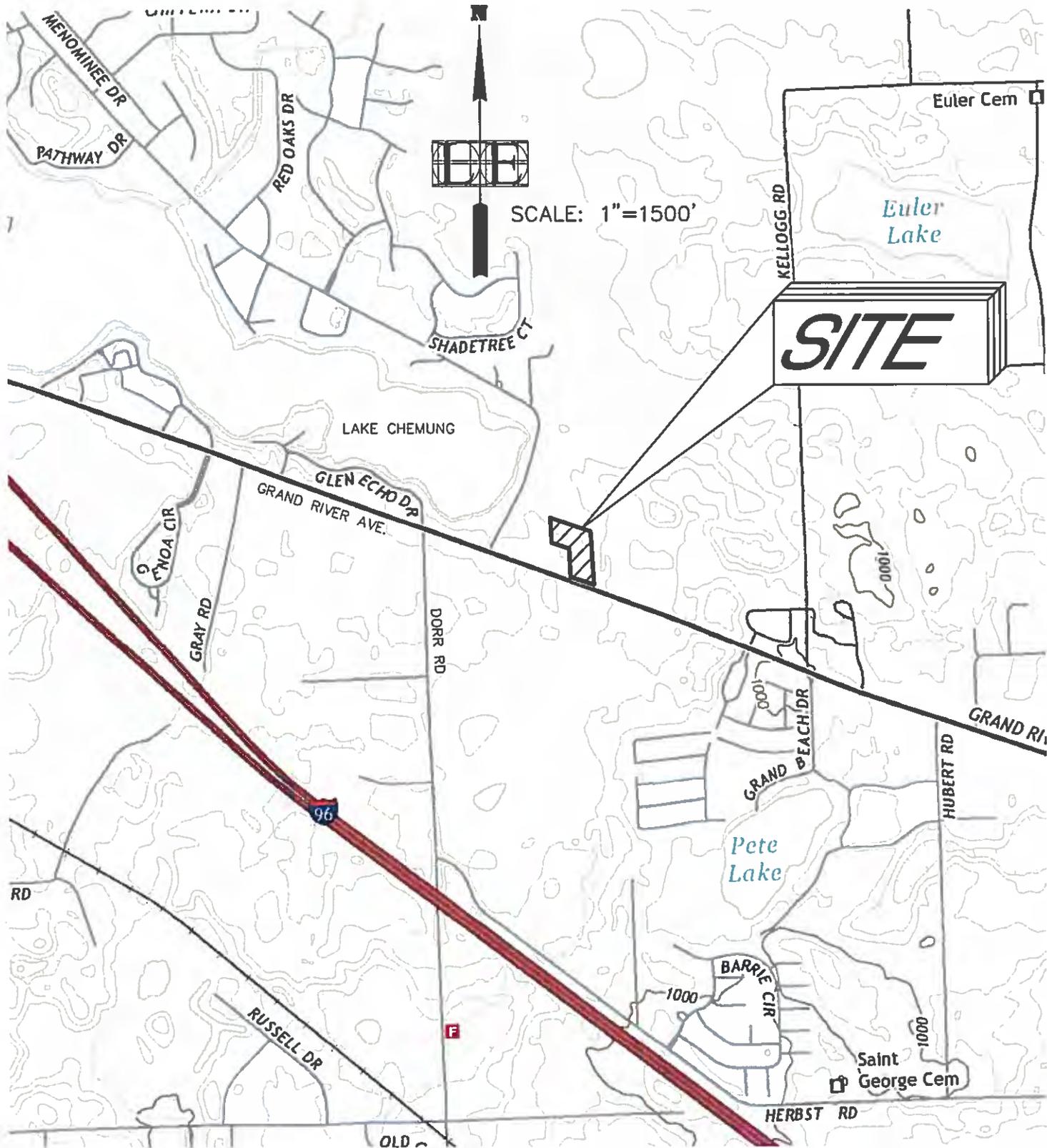
PHONE: (810) 225-7100

FAX: (810) 225-7699

DRAWN BY MJB JOB No. 14211

DESCRIPTION
GRAND RIVER OFFICE COMPLEX

DATE 12-1-14 SHEET No. 4 OF 5 SCALE 1"=200'



EXISTING DRAINAGE - EXHIBIT E



LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD US-23, BRIGHTON, MI 48114
 PHONE: (810) 225-7100 FAX: (810) 225-7699

<http://www.livingstoneng.com>

DRAWN BY MJB JOB No. 14211

DESCRIPTION
GRAND RIVER OFFICE COMPLEX

DATE 12-1-14 SHEET No. 5 OF 5 SCALE 1"=1500'

prior to release to the county drain near the existing county drain outlet located on-site near the north property line.

Storm water runoff from Grand River Ave. and the adjacent property located to the east of the subject site currently drain to the existing county drain. Storm water runoff from these adjacent areas will continue to outlet to the county drain, as facilitated by the proposed site improvements associated with the subject development.

During construction, soil erosion and dust control measures will be implemented. Best management practices including silt fence, check dams, and inlet filter mechanisms will be utilized during this time. For dust control, soil watering to keep the site in a moisture optimum condition will be performed with a water truck on an as needed basis. Upon completion of mass grading and earthmoving operations, permanent restoration including topsoil, seed and mulch along with landscape installation will be performed.

A soil erosion and sedimentation control permit will be required prior to the start of any site grading or construction.

V. Impact on Surrounding Land Uses

As proposed, the addition being proposed is in conformance with the current GCD zoning designation and is similar to the adjacent businesses that border the parcel to the east and west.

The proposed building is for general office space only and is approximately 30,000 S.F. in size. Hours of operation for this establishment are expected to be common office hours anywhere between 7:00 a.m. and 6:00 p.m., Monday through Friday.

Access to this site will be from Grand River Ave.

For the proposed building, it is not anticipated that the noise levels will approach 65 decibels at the property lines.

Site lighting for this addition will be limited to wall mounted fixtures as shown on the architectural drawings and will remain within acceptable limits as allowed by Genoa Township. All proposed lighting shall be downward directed to reflect light toward and confined to ground areas as to not interfere with vision of persons on adjacent properties.

VI. Impact on Public Facilities and Services.

As this project is consistent with other new developments along the Grand River corridor in this vicinity, it is not anticipated that this facility will adversely affect emergency services such as fire and police. Additionally, as the project is not a residential site, undesirable affects on local schools or recreation facilities is not expected.

VII Impact on Public Utilities

Water supply for this project will be provided through a proposed water tap to an existing municipal supply system operated by Genoa Township. An Additional hydrant will be placed on site and approved by jurisdictional authorities as part of the site development. Additionally, sanitary sewer service will be provided by Genoa Township via a service lead extended into the site. It is not anticipated that either of these services will adversely affect available capacities for the water and sewer systems. In addition, electric and gas service is available along Grand River Ave. for extension into this site. As expected, such services will be extended into the site under ground.

VIII. Storage and Handling of Any Hazardous Materials

There is no plan for storage or handling of any hazardous materials on this site.

IX. Impact on Traffic

The location of the site is well suited for a development of this nature. It is located along Grand River Avenue that has an existing five(5) lane cross section (two(2) eastbound lanes, two(2) westbound lanes and a center left turn lane). Using the ITE Trip Generation Manual, 7th ed., Land Use: General Office Building(710)(see Exhibit F & G), and based upon building gross square footage, we calculated the following trips using the average rate for the A.M. and P.M. peak hours of traffic:

Input: South bldg.: 7740 sf + 7740 sf = 15480 sf
North bldg.: 15480 sf
Total: 30960 sf, use 31000 sf

Note: the existing office development located adjacent to and immediately west of the subject development is connected to the westerly drive approach to Grand River Ave. This existing development was not included in the square footage because no new trips will be generated from the existing development as a result of the subject development's proposed improvements.

Using 31,000 sf of gross floor area:

A.M. peak hour:

$$\begin{aligned} 1.55 \times (31000/1000) &= 48.05 \text{ trips} \times 88\% \text{ (entering)} \\ &= 42.28 \text{ directional trips} \end{aligned}$$

P.M. peak hour:

$$\begin{aligned} 1.49 \times (31000/1000) &= 46.19 \text{ trips} \times 83\% \text{ (exiting)} \\ &= 38.34 \text{ directional trips} \end{aligned}$$

As calculated above, the development, under the fully developed conditions shown in this site plan, will generate less than 50 directional trips in both the A.M. and P.M. peak hours of traffic. Therefore, a traffic impact assessment or traffic impact study is not required by the Township per the Township Zoning Ordinance for the subject development.

General Office Building (710)

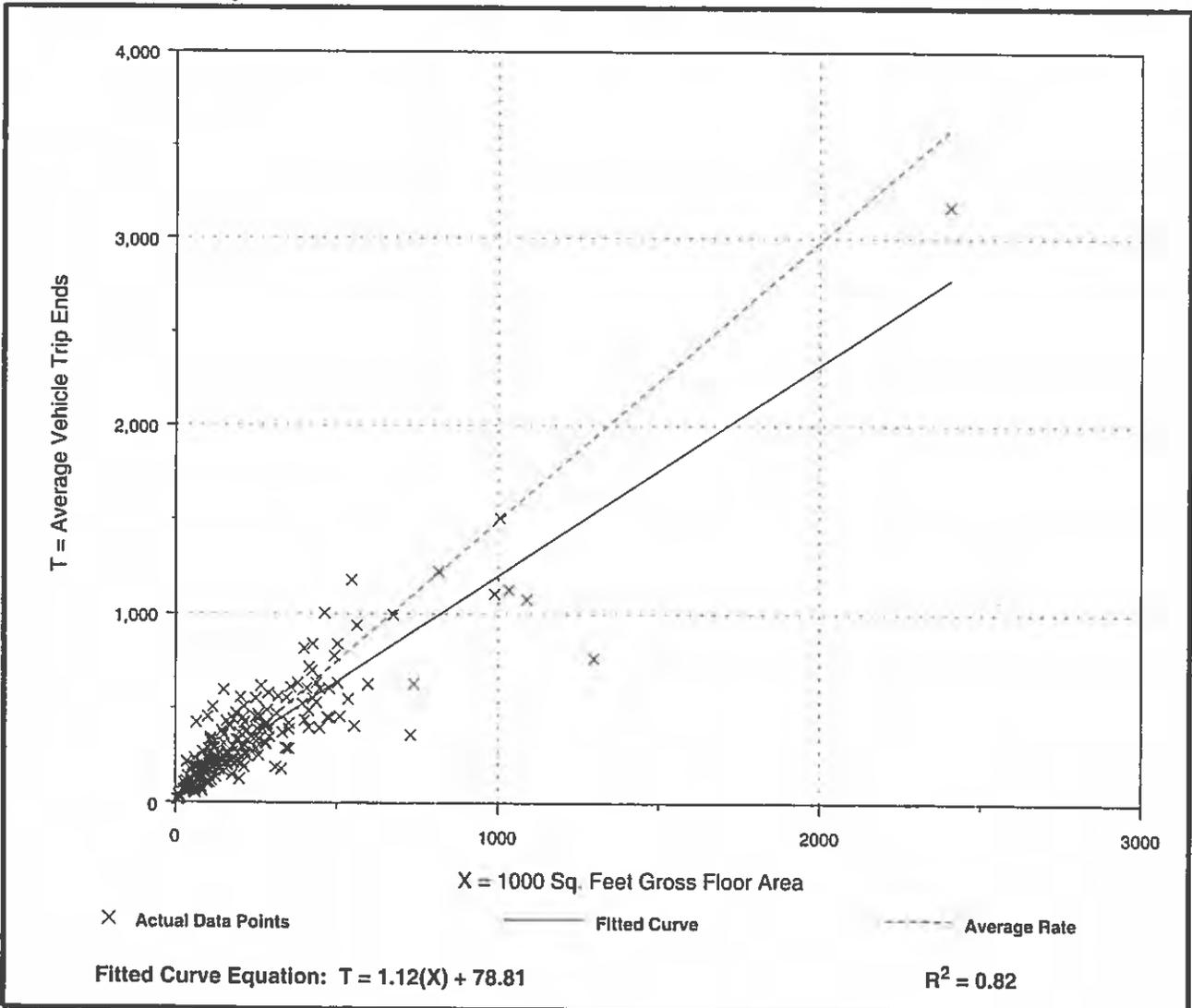
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour

Number of Studies: 235
 Average 1000 Sq. Feet GFA: 216
 Directional Distribution: 17% entering, 83% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.49	0.49 - 6.39	1.37

Data Plot and Equation



General Office Building (710)

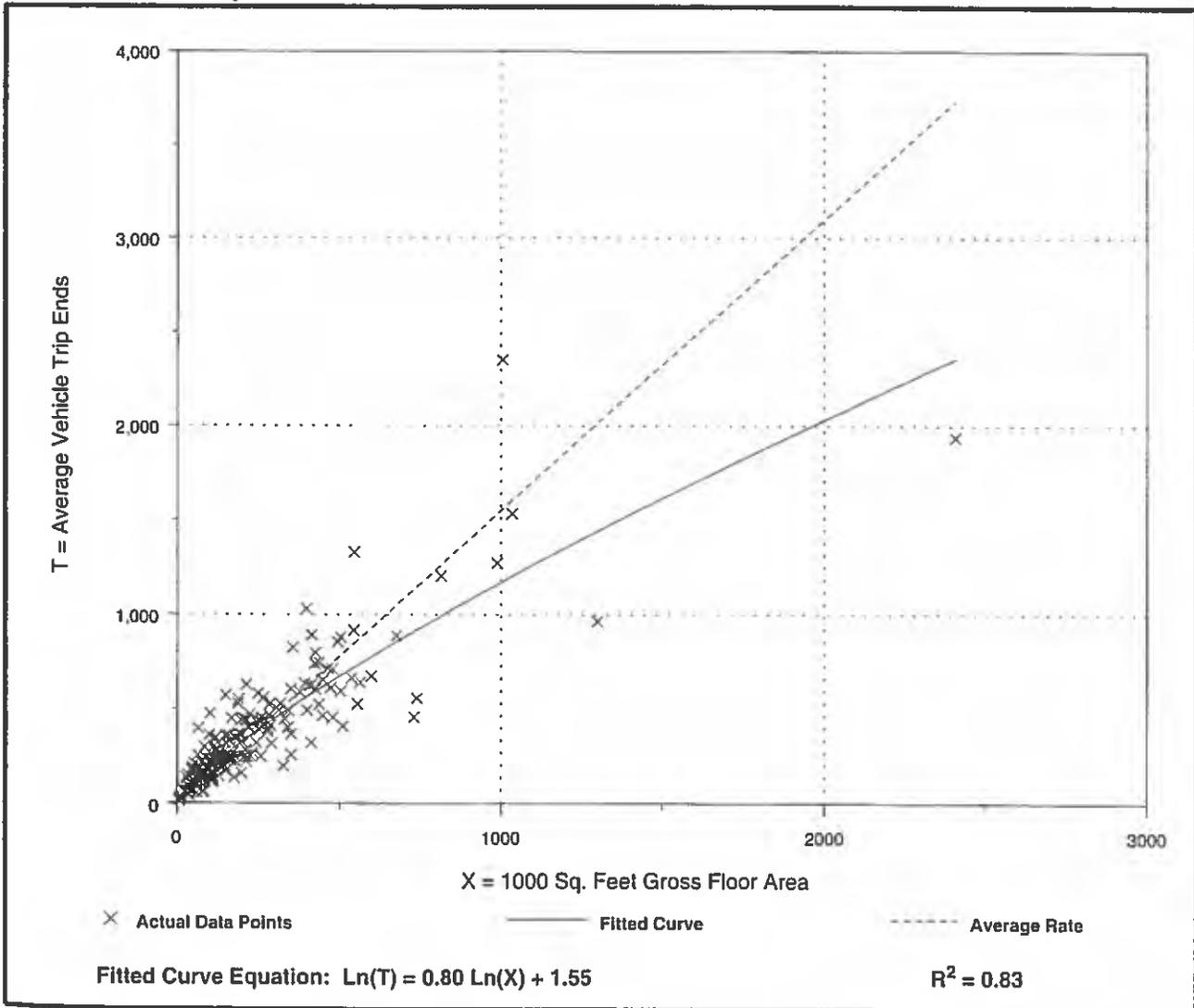
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
A.M. Peak Hour

Number of Studies: 217
 Average 1000 Sq. Feet GFA: 223
 Directional Distribution: 88% entering, 12% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.55	0.60 - 5.98	1.39

Data Plot and Equation



The Livingston County Road Commission Site Distance Review permit for the proposed entrance is attached as Exhibit H.

X. Historic and Cultural Resources

It is not believed that this addition will have any impact on any historic and/or cultural resources pertaining to the subject parcel and no known historic and/or cultural resources exist on this site that will be affected by this development.

XI. Special Provisions

No special provisions are part of this project.



LIVINGSTON COUNTY ROAD COMMISSION LAND SPLIT / SIGHT DISTANCE REVIEW

** NOTE: THIS IS NOT A
DRIVEWAY PERMIT. **

Review Number 1405-027

Property Owner and Applicant Information

Owner: Chestnut Development LLC
 Street Address: 3800 Chilson Road
 City, State, ZIP: Howell, MI 48843
 Day Phone: (810) 596-5147 Fax:
 Applicant: Steve Grnow
 Company:
 Address: 3800 Chilson Road
 City, State: Howell MI, 48843
 Applicant Phone: (810) 596-5147 Applicant Fax:

Location

Township: Oceola Section: 11
 Development: Chestnut Office
 Approach Type: Commercial
 Speed Limit (if posted): 50
 Speed Factors (if any):
 Roadway On: Grand River Side of Street: North

Field Measurements

Location of existing property corners from nearest crossroad: 893 and 1186 feet East of Hughes

Parcel	Property/ Easement Corners	Access Point(s)	Sight Distance Req.		Sight Distance Measured		Sight Distance Comply	Clear Vision Comply	Neighbor Consent Required	Approve
			Sid	Min	Sight Distance East	Sight Distance West				
Commercial (East)		1186	100	550	800 East	800 West	Yes	Yes	No	Yes
Commercial (Shared)		878	100	550	800 East	800 West	Yes	Yes	No	Yes

Comments:

A commercial driveway approach can be located at 1186 feet east of Hughes Road on the east side of the property. The existing double driveway west of this property can be reconstructed as a shared driveway at 878 feet east of Hughes Road. A shared driveway easement will need to be secured before a commercial driveway approach permit could be issued at this location.

Inspection Date: 12/01/2014

Inspector:

Kevin H. Miller
Kevin Miller



Notice of Authorization

Permit Number 14-47-0087-P

Issued: 02/12/2015

Expiration Date: 02/12/2020

The Michigan Department of Environmental Quality, Water Resources Division,
P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and
Environmental Protection Act, 1994 PA 451, as amended, and specifically:

- Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
- Part 301, Inland Lakes and Streams.
- Part 303, Wetlands Protection
- Part 315, Dam Safety.
- Part 323, Shorelands Protection and Management
- Part 325, Great Lakes Submerged Lands.
- Part 353, Sand Dunes Protection and Management.

Authorized activity:

Minor Project #42: Storm Water Outfall Structure.

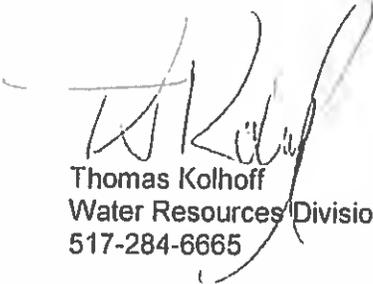
Construct a 12-inch diameter storm water outfall, with 0.25 cubic yards of riprap, that will discharge to a County Drain.

All work shall be in accordance with the attached plans.

To be conducted at property located in: Livingston County, Waterbody: Wetland
Section 11, Town 1N, Range 5E, Genoa Township.

Permittee: Chestnut Development
3800 Chilson Road
Howell, MI 48843

GENOA TOWNSHIP
MAR 03 2015


Thomas Kolhoff
Water Resources Division
517-284-6665

*This notice must be displayed at the site of work.
Laminating this notice or utilizing sheet protectors is recommended*

Please refer to the above Permit Number with any questions or concerns.



**MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER RESOURCES DIVISION
PERMIT**

ISSUED TO:

Chestnut Development
3800 Chilson Road
Howell, Michigan 48843

Permit No.	14-47-0087-P
Issued	February 12, 2015
Extended	
Revised	
Expires	February 12, 2020

This permit is being issued by the Michigan Department of Environmental Quality (MDEQ) under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), and specifically:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Part 301, Inland Lakes and Streams | <input type="checkbox"/> Part 315, Dam Safety |
| <input type="checkbox"/> Part 325, Great Lakes Submerged Lands | <input type="checkbox"/> Part 323, Shorelands Protection and Management |
| <input checked="" type="checkbox"/> Part 303, Wetlands Protection | <input type="checkbox"/> Part 353, Sand Dunes Protection and Management |
| <input type="checkbox"/> Part 31, Floodplain/Water Resources Protection | |

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Permitted Activity:

Minor Project #42: Storm Water Outfall Structure.

Construct a 12-inch diameter storm water outfall, with 0.25 cubic yards of riprap, that will discharge to a County Drain.

All work shall be in accordance with the attached plans.

Water Course Affected: Wetland

Property Location: Livingston County, Genoa Township, Section 11
Subdivision, Lot Town/Range 1N, 5E Property Tax No.

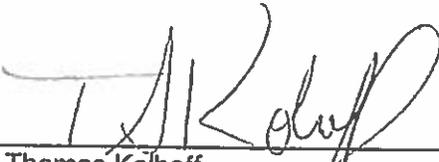
Authority granted by this permit is subject to the following limitations:

- A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.
- B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31, Water Resources Protection, of the NREPA.
- C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.
- D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.
- E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.
- F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with Act 53 of the Public Act of 1974 and comply with each of the requirements of that Act.
- G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.
- H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.

- I. Permittee shall notify the MDEQ within one week after the completion of the activity authorized by this permit, by completing and forwarding the attached preaddressed postcard to the office addressed thereon.
- J. This permit shall not be assigned or transferred without the written approval of the MDEQ.
- K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.
- L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31, and wetland).
- M. In issuing this permit, the MDEQ has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, the MDEQ may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.
- N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the State (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the State and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.
- O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, the MDEQ may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.
- P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from the MDEQ. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by the MDEQ prior to being implemented.
- Q. This permit may be transferred to another person upon written approval of the MDEQ. The permittee must submit a written request to the MDEQ to transfer the permit to the new owner. The new owner must also submit a written request to the MDEQ to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties which includes all the above information may be provided to the MDEQ. The MDEQ will review the request and if approved, will provide written notification to the new owner.
- R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.
- S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.
- T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent.
- U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.
- V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.
- W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the waterbody are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.
- X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the MDNR, Fisheries Division.
- Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:
 1. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by the MDEQ, will be for a five-year period beginning at the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.
 2. No work shall commence within the County Drain easement without prior authorization from the Livingston County Drain Commissioner.

3. Discharge shall meet state water quality standards or the effluent from the outfall is otherwise in compliance with regulations issued under the NPDES program (Part 31, of the NREPA).
4. A storm water discharge permit may be required under the Federal Clean Water Act for construction activities that disturb one or more acres of land and discharge to surface waters. For sites over five (5) acres, the permit coverage may be obtained by a Part 91, Soil Erosion and Sedimentation Control (SESC) permit, or coverage as an Authorized Public Agency (APA), and filing a "Notice of Coverage" form to the MDEQ's Water Resource Division. For sites with disturbance from one acre up to five acres, storm water coverage is automatic once the SESC permit is obtained or if work is being conducted by an APA. These one to five acre sites are not required to apply for coverage, but are required to comply with storm water discharge permit requirements. Information on the storm water discharge permit is available from the Water Resource Division's Storm Water Permit Program at www.michigan.gov/soilerosion under the "Construction Storm Water Info".
5. All raw areas in uplands resulting from the permitted construction activity shall be effectively stabilized with sod and/or seed and mulch (or other technology specified by this permit or project plans) in a sufficient quantity and manner to prevent erosion and any potential siltation to surface waters or wetlands. Temporary stabilization measures shall be installed before or upon commencement of the permitted activity, and shall be maintained until permanent measures are in place. Permanent measures shall be in place within five (5) days of achieving final grade.
6. All raw earth within 100 feet of a lake, stream, or wetland that is not brought to final stabilization by the end of the active growing season shall be temporarily stabilized with mulch blankets in accordance with the following dates: September 20th for the Upper Peninsula, October 1st for the Lower Peninsula north of US-10, and October 10th for the Lower Peninsula south of US-10.
7. All riprap shall be properly sized and graded based on wave action and velocity, and shall consist of natural field stone or rock (free of paint, soil or other fines, asphalt, soluble chemicals, or organic material). Broken concrete is not allowed.
8. No discharge is authorized from the storm water basins until the contributing drainage area is properly stabilized, or proper soil erosion measures are in place, to avoid uncontrolled sediment discharges.
9. No fill, excess soil, or other material shall be placed in the 100-year floodplain, any wetland or surface water area not specifically authorized by this permit, its plans, and specifications.
10. Prior to the start of construction, all adjacent non-work wetland areas shall be protected by properly trenched sedimentation barrier to prevent sediment from entering the wetland. Orange construction fencing shall be installed as needed to prohibit construction personnel and equipment from entering or performing work in these areas. Fence shall be maintained daily throughout the construction process. Upon project completion, the accumulated materials shall be removed and disposed of at an upland site, the sedimentation barrier shall then be removed in its entirety and the area restored to its original configuration and cover.
11. This permit is limited to authorizing the construction as specified above and carries with it no assurances or implications that associated lake, stream, wetland or floodplain areas can be developed and serviced by the structures authorized by this permit.
12. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state or federal approval or authorization, necessary to conduct the activity.

- 13. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.
- 14. This permit placard shall be kept posted at the work site, in a prominent location at all times for the duration of the project, or until permit expiration.

By: 
Thomas Kolhoff
Water Resources Division
517-284-6666

cc: Mr. Ken Recker, Deputy Livingston County Drain Commissioner
Livingston County CEA
Genoa Township Clerk
Mr. Jeff Bridgland, Niswander Environmental

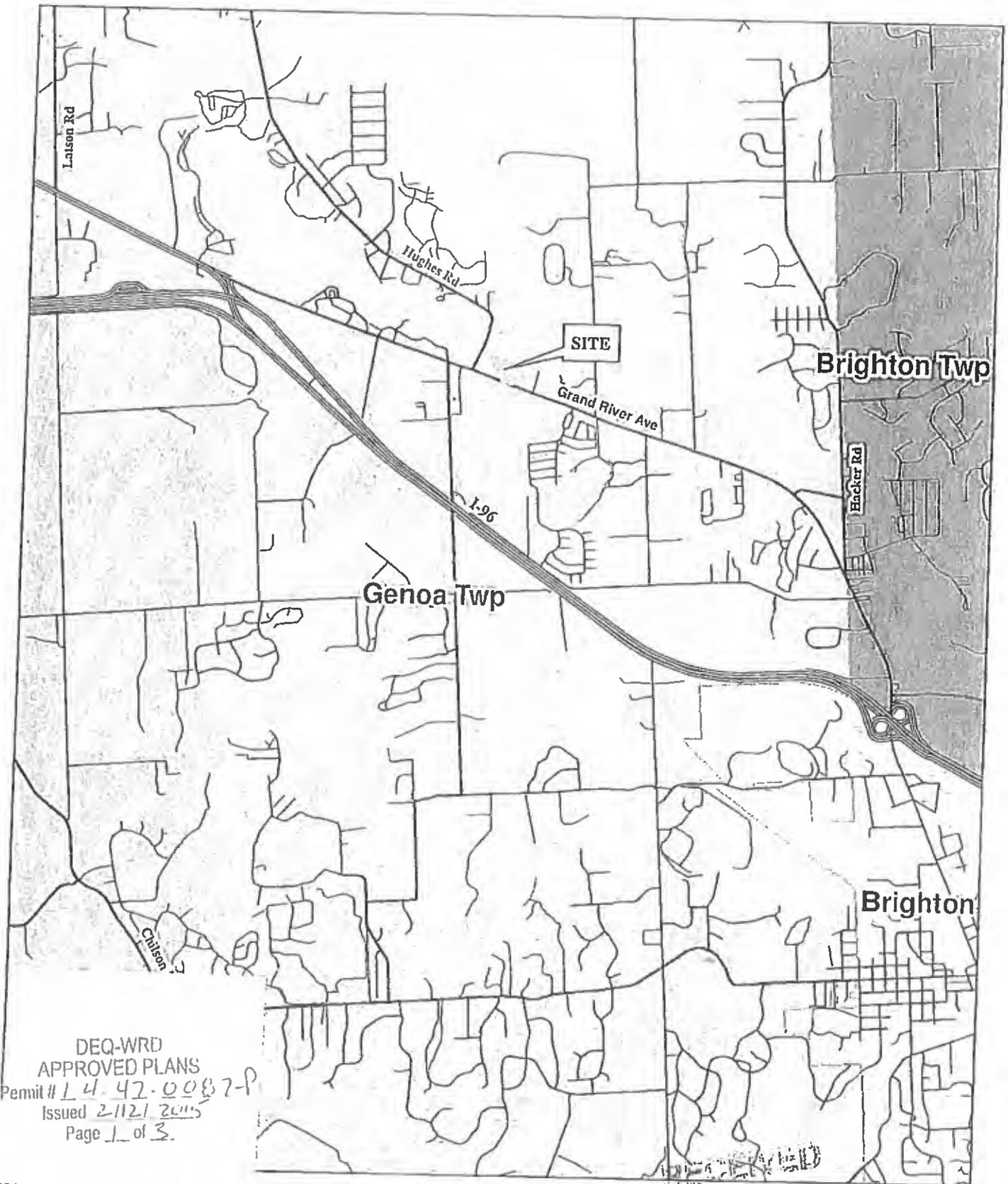


Figure 1. Site Location Map
 NE 1399 Chestnut Development Wetland Delineation
 6253 Grand River Ave. Property (~ 4 acres)
 Section 11 of Genoa Twp., Livingston Co., MI (T1N, R5E)
 Aerial Photograph: MiGDL
 Delineation Date: November 24, 2014
 Map Created: December 9, 2014

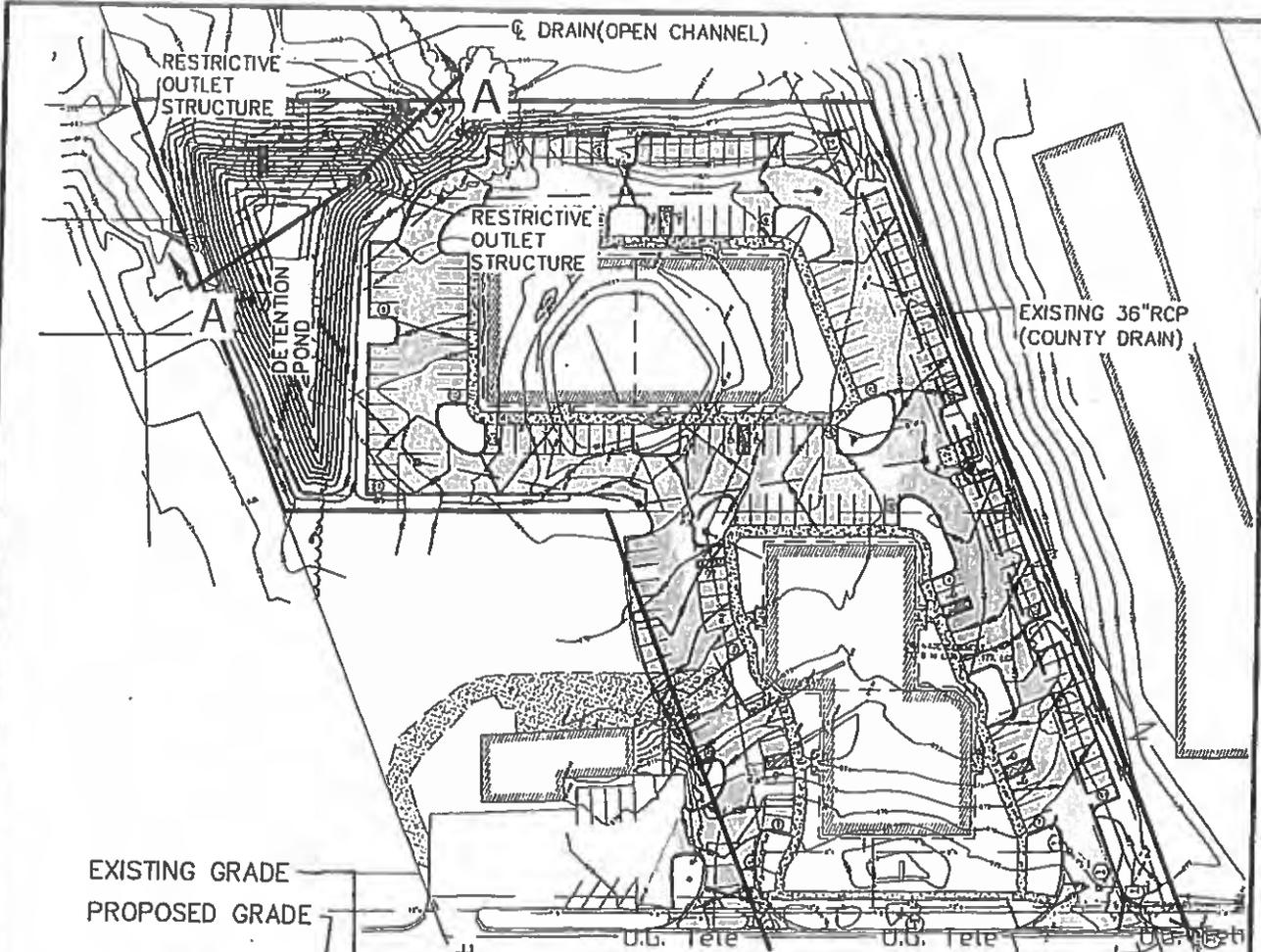
JAN 22 2015

DEQ-LANSING DC

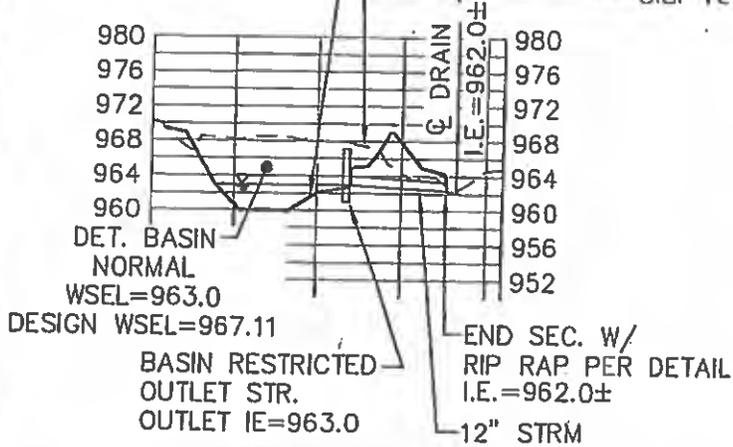


**NISWANDER
ENVIRONMENTAL**

9136 Mokby Road, Brighton, MI 48116
 510.225.0539 office | 510.225.0653 fax



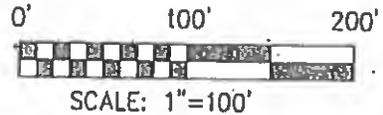
EXISTING GRADE
PROPOSED GRADE



SECTION A-A

1"=100'HORIZ., 1" = 20' VERT.

GRAND RIVER AVE.

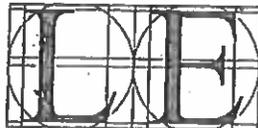


RECEIVED

JAN 22 2015

DEQ-LANSING DO

DEQ-WRD
APPROVED PLANS
Permit # 14-47-0087-P
Issued 2/12/2015
Page 2 of 3



LIVINGSTON ENGINEERING

CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD U.S. 23, BRIGHTON, MI 48114

PHONE: (810) 225-7100 FAX: (810) 225-7699

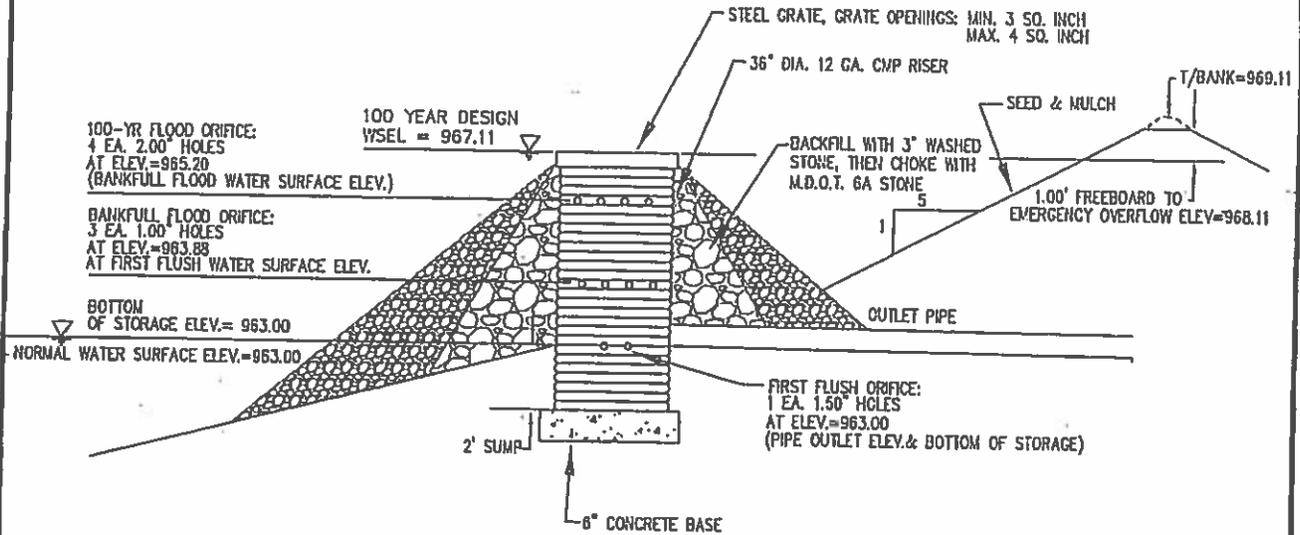
WWW.LIVINGSTONENG.COM

DRAWN BY TEA JOB No. 14211

DATE 1-22-15 SHEET No. 1 SCALE 1"=40'

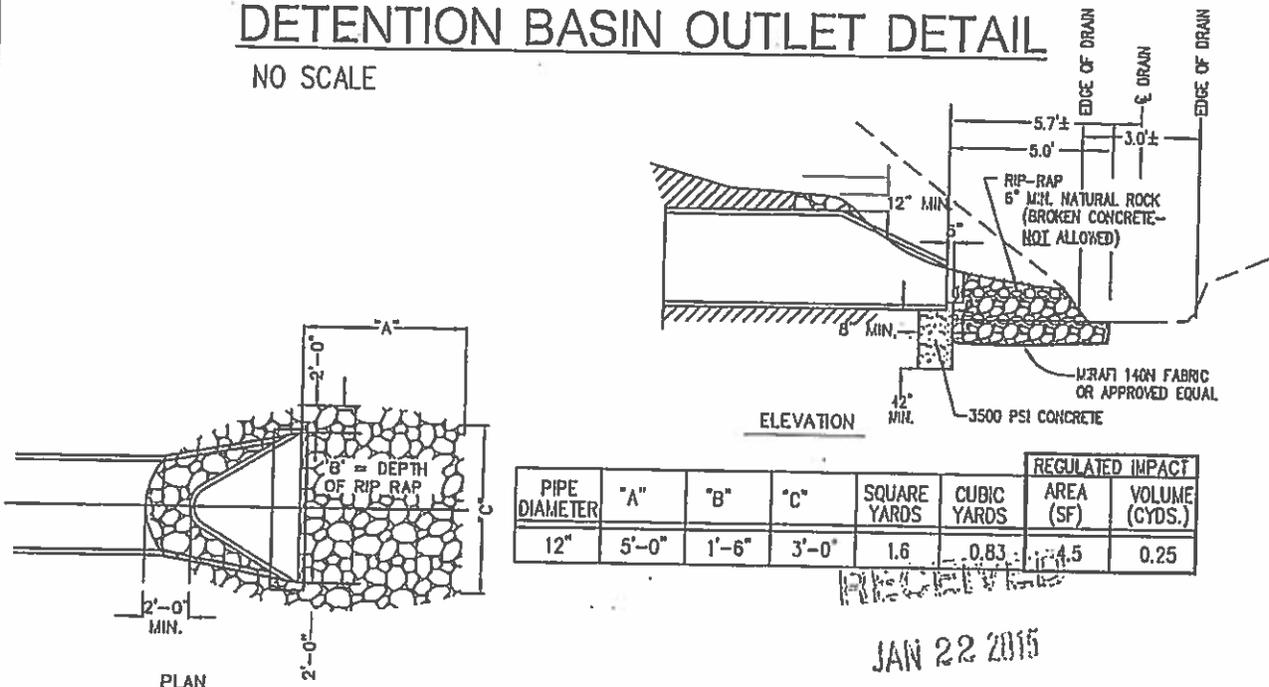
DESCRIPTION

GRAND RIVER OFFICE COMPLEX
CHESTNUT DEVELOPMENT
DRAINAGE DETAILS



DETENTION BASIN OUTLET DETAIL

NO SCALE



PIPE DIAMETER	"A"	"B"	"C"	SQUARE YARDS	CUBIC YARDS	REGULATED IMPACT	
						AREA (SF)	VOLUME (CYDS.)
12"	5'-0"	1'-6"	3'-0"	1.6	0.83	4.5	0.25

JAN 22 2015

DEQ-LANSING DU

FLARED END SECTION - RIP RAP DETAIL

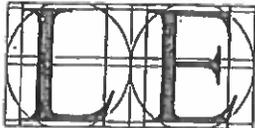
NOT TO SCALE

DEQ-WRD
APPROVED PLANS

Permit # 14-47-0022

Issued 2/12/2015

Page 3 of 3



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PHONE: (810) 225-7100 FAX: (810) 225-7699

DRAWN BY TEA JOB No. 14211

DATE 1-22-15 SHEET No. 2 SCALE N.T.S.

DESCRIPTION

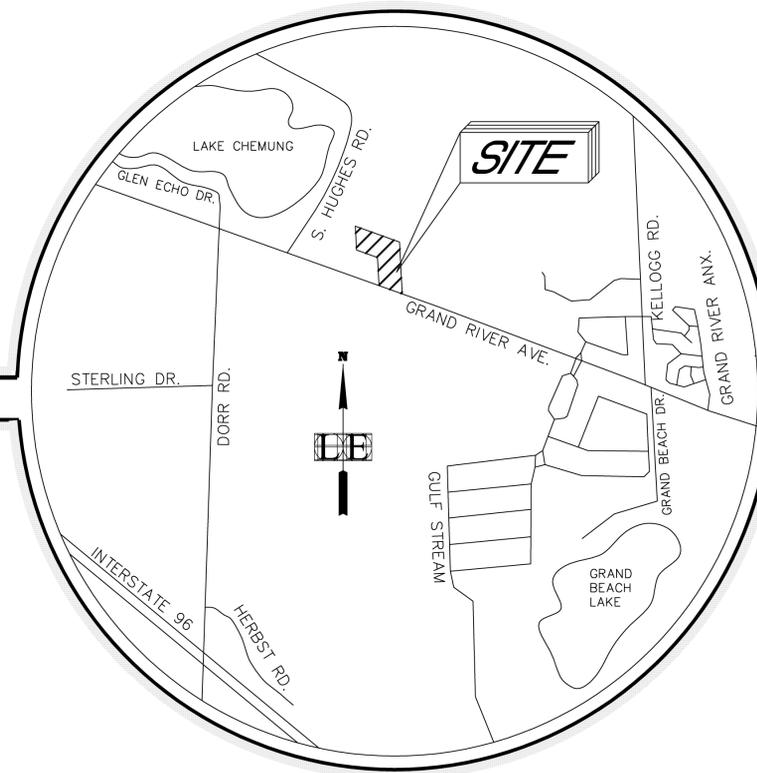
GRAND RIVER OFFICE COMPLEX
CHESTNUT DEVELOPMENT
DRAINAGE DETAILS

SITE PLAN FOR

GRAND RIVER OFFICE COMPLEX

6253 GRAND RIVER AVENUE

GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



NOT TO SCALE
SECTION 11, GENOA TOWNSHIP
LOCATION MAP

LEGAL DESCRIPTION

**LEGAL DESCRIPTION SUBJECT PARCEL
(COMBINED TAX IDS: 11-11-300-027, 11-11-300-028, 11-11-300-021)**

Part of the Southwest 1/4 of Section 11, Town 1 North, Range 5 East, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southwest Corner of said Section 11; thence along the South line of Section 11, N 87°46'30"E (Previously recorded as N 87°56'50"E), 1338.82 feet; thence N 02°03'40"W (Previously recorded as N 00°13'00"E), 328.24 feet to a point on the centerline of Grand River Avenue; Thence continuing N 02°03'40"W (Previously recorded as N 00°13'00"E), 300.00 feet to the POINT OF BEGINNING OF THE Parcel to be described; thence continuing N 02°03'40"W (Previously recorded as N 00°13'00"E), 262.51 feet; thence S 70°37'36"E (Previously recorded as S 68°20'56"E), 449.05 feet; thence S 02°41'13"E (Previously recorded as S 00°24'33"E), 564.96 feet to a point of the centerline of Grand River Avenue; thence continuing along the centerline of Grand River Ave., N 70°37'36"W (Previously recorded as N 68°20'56"W), 260.68 feet; thence N 02°03'40"W (Previously recorded as N 00°13'00"E), 300.00 feet; thence N 70°37'36"W (Previously recorded as N 68°20'56"W), 195.00 feet to the POINT OF BEGINNING; Containing 4.19 acres, more or less, and subject to the rights of the public over existing Grand River Ave. Also subject to any other easements and restrictions of record.

PARKING CALCULATIONS

REQUIRED PARKING:	
Professional/Business Office Area(50%): AREA PROPOSED: 30,860 S.F. x (0.50) @ 1 SP. PER 300 S.F. , 15,430/300	= 51.4 SPACES 52 SPACES
Medical Office Area(50%): AREA PROPOSED: 30,860 S.F. x (0.50) @ 1 SP. PER 200 S.F. , 15,430/200	= 77.2 SPACES 78 SPACES
TOTAL PARKING REQUIRED	= 130 SPACES
PROVIDED PARKING:	
TOTAL SPACES PROPOSED:	= 179 SPACES
	INCL/ 10 BARRIER FREE SPACES
A.D.A. MINIMUM REQUIRED SPACES FOR 151 TO 200 TOTAL SPACES = 6 BARRIER FREE SPACES.	

SITE DATA TABLE

LOT AREA	REQUIRED 1 ACRES (min)	PROVIDED 4.19 ACRES
LOT WIDTH	150 FEET (min)	260.68 FEET
LOT COVERAGE		
IMPERVIOUS SURFACE	75%	63.6%
BUILDING	35%	17.0%
BUILDING AREA:		30960 SF GROSS (15480 SF PHASE 1, 15480 SF PHASE 2)
BUILDING SETBACKS(ZONING:GCD):		
FRONT	70 FEET 35 FEET (NO PARKING IF FRONT)	37.56 FEET(SOUTH)
SIDE	15 FEET	41.66 FEET(WEST) 82.10 FEET(EAST)
REAR	50 FEET	93.18 FEET(NORTH)

UTILITY DISCLAIMER



Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "MISS DIG" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS/REMOVALS
3. LAYOUT/UTILITY PLAN
4. PRELIMINARY GRADING PLAN
5. STORM WATER MANAGEMENT PLAN
6. DETAIL SHEET
- L-1 LANDSCAPE PLAN

GENERAL NOTES

1. Property Zoning:
Existing: GCD-TCO (General Commercial District-Town Center Overlay)
Proposed: GCD (General Commercial District)
2. Contractor is responsible for protecting all existing and proposed utilities from damage during all stages of construction.
3. The engineer and applicable agency must approve, prior to construction, any alteration, or variance from these plans.
4. All signs shall meet the requirements of Genoa Township Zoning Ordinance.
5. Property to be serviced by sanitary sewer and water from utilities located along Grand River Ave.
6. Underground dry utilities shall be extended from existing locations to service this site as required by utility companies.
7. Barrier Free parking spaces shall be marked with above grade sign in accordance with current ADA standards.
8. Soils are of the Miami Loom series (U.S.D.A. "Soil Survey of Livingston Co.").
9. All construction shall be performed in accordance with the current standards and specifications of Milford Township and Oakland County.
10. The contractor shall telephone Milford Township 72 hours before beginning any construction.
11. Three working days prior to any excavation, the Contractor shall telephone MISS DIG (800-482-7171) for the location of underground utilities and shall also notify representatives of other utilities located in the vicinity of the work. It shall be the Contractor's responsibility to verify and/or obtain any information necessary regarding the presence of underground utilities which might affect this job.
12. Proposed site contains no wetlands or flood plains.
13. Site plan use: Office
14. Site storm drainage to outlet to a proposed on-site detention basin located to the northwest prior to release to the drainage course to the north of the site.
15. The proposed site storm water management system is to be privately owned and properly maintained by the property owner.

OWNER / DEVELOPER

CHESTNUT DEVELOPMENT
3800 CHILSON ROAD
HOWELL, MI 48843

ENGINEER

LE LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
3300 S. OLD U.S.23 , BRIGHTON, MI 48114
http://www.livingstoneng.com PHONE: (810) 225-7100 FAX: (810) 225-7699

CHESTNUT DEVELOPMENT
GENOA TOWNSHIP, LIVINGSTON CO, MI
SITE PLAN

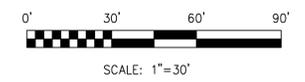
ENGINEER'S SEAL

REVISIONS	DATE	PROJECT No. 14211
PER CLIENT	1/19/15	SHEET 1 OF 7
PER LCDC REVIEW	2/27/15	DATE: DEC. 1, 2014

EXISTING CONDITIONS AND REMOVAL PLAN

LEGEND

SPOT GRADE	+ 615.51
CONTOUR	— 615 —
WATER MAIN	— 12" w —
SANITARY SEWER	— 10" s —
STORM SEWER	— 15" s —
OVERHEAD FENCE	— x — x — x —
GAS	— o — o — o —
WETLAND	— w — w — w —
SIGN	— s — s — s —
LIGHT POLE	— l — l — l —
UTILITY POLE	— u — u — u —
CONCRETE	[Pattern]
GRAVEL	[Pattern]
ASPHALT	[Pattern]



**LEGAL DESCRIPTION SUBJECT PARCEL
(COMBINED TAX IDS: 11-11-300-027, 11-11-300-028, 11-11-300-021)**

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EXISTING STRUCTURES

s-1 SANITARY MH RIM=976.67 8" INV 970.17 SE 8" INV 970.12 W	r-1 STORM CATCH BASIN RIM=972.75 36" RCP INV 966.45 N 36" RCP INV 966.55 S	r-5 STORM MANHOLE 4" ROUND RIM 966.86 36" RCP INV. 962.31 NW 36" RCP INV. 962.41 E 12" CMP INV. 962.71 SE BOTTOM/SILT 962.31 T/WATER 962.86
s-2 SANITARY MH RIM=976.36 8" INV 970.61 E 8" INV 970.56 NW	r-2 STORM CATCH BASIN RIM=976.99 12" RCP INV 972.09 S 12" RCP INV 971.99 NW	r-3 STORM CATCH BASIN RIM=978.23 36" RCP INV 968.89 N 36" RCP INV 970.29 S 12" RCP INV 971.39 SE
s-3 SANITARY MH RIM=978.23 8" INV 968.93 N 8" INV 968.88 W	r-4 STORM MANHOLE RIM=976.23 8" INV 969.02 E 8" INV 968.97 S	r-6 2" CONCRETE COVER W/IRON RING

NOTES:

1. THE SUBJECT PROPERTY AND ALL ADJACENT PROPERTIES THAT HAVE FRONTAGE ON GRAND RIVER AVE. ARE LOCATED IN THE TOWN CENTER OVERLAY DISTRICT.
2. ALL REMOVALS SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL GOVERNING REGULATIONS.
3. ALL MATERIALS REMOVED SHALL BE REMOVED TO AN OFF-SITE LOCATION.



AERIAL PHOTO
SCALE: 1"=150"



NRCS SOILS MAP
SCALE: 1"=150"

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LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
3300 S. Old US 23, BRIGHTON, MI 48114
PHONE: (810) 225-7000 FAX: (810) 225-7699
http://www.livngstoneng.com

LE

Client
3800 CHILSON ROAD
CHESTNUT DEVELOPMENT
HOWELL, MI 48843

GRAND RIVER OFFICE COMPLEX
6255 GRAND RIVER AVENUE, BRIGHTON, LIVINGSTON COUNTY, MICHIGAN
SITE PLAN
EXISTING CONDITIONS & REMOVAL PLAN

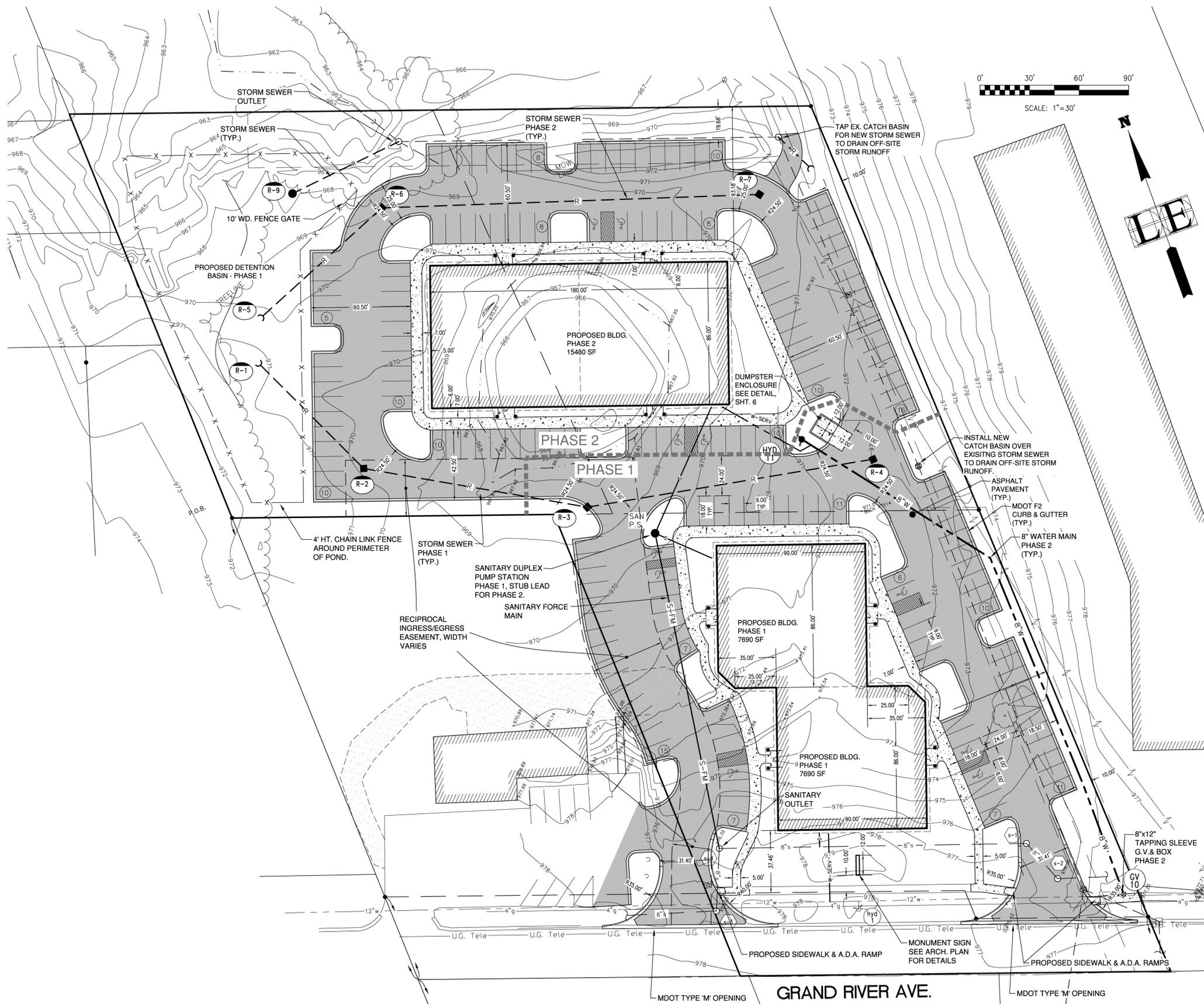
DATE	REVISIONS
1-19-2015	PER CLIENT
2-27-2015	PER LOGIC REVIEW

Drawn: TEA	Checked:	Approved:	Date: 12-11-2014
14211			
Scale:	Vertical:	Horizontal:	T = 80

2

FILE:G:\14211 Chestnut 6253 Gr River.dwg\Siteplan\14211_2_Existing Cond.dwg

LAYOUT & UTILITY PLAN



LEGEND

	EXISTING	PROPOSED
SPOT GRADE	× 615.51	
WATER MAIN	— 615 —	— 8" W —
WATER MAIN LABEL	hyd	HYD
SANITARY SEWER	— 8" S —	— 8" S —
SANITARY SEWER LABEL	s-1	S-1
STORM SEWER	— 12" R —	— 12" R —
STORM SEWER LABEL	r-1	R-1
OVERHEAD	X	g
LIGHT POLE	☆	
UTILITY POLE	⊗	
GATE VALVE IN WELL	⊗	
DOMESTIC WATER WELL	⊗	
BITUMINOUS PAVEMENT-LIGHT DUTY		▨
CONCRETE PAVEMENT		▨
PHASE LINE		-----

UTILITY NOTES

- WATERMAIN NOTES:**
1. WATER MAIN SHALL BE DUCTILE IRON (PRESSURE CLASS 350 W/8 MIL POLYWRAP)
 2. ALL WATERMANS SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISHED GRADE.
 3. THE WATER MAIN SHALL BE BUILT IN ACCORDANCE WITH THE MARION, HOWELL, OCEOLA, GENOA SEWER & WATER AUTHORITY (MHOG SWATH) SANITARY SEWER & WATER DESIGN STANDARDS.
 4. ALL WATER MAIN SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH M.H.O.G. STANDARDS.
 5. A PERMIT SHALL BE OBTAINED FROM THE LIVINGSTON COUNTY BUILDING DEPARTMENT AND A REPRESENTATIVE OF GENOA TOWNSHIP MUST BE PRESENT TO OBSERVE THE PROPOSED LIVE TAP TO THE WATER MAIN.
- STORM SEWER NOTES:**
1. ALL STORM SEWER SHALL BE SMOOTH LINED CORRUGATED POLYETHYLENE PIPE (SLC/P) (HDPE DUAL WALL) UNLESS OTHERWISE NOTED ON PLANS.
 2. ALL STORM SEWER UNDER PAVEMENT OR WITHIN 1:1 INFLUENCE OF EXISTING, PROPOSED, OR FUTURE PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.

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 CIVIL ENGINEERING SURVEYING PLANNING
 3300 S. OLD US. 23, BRIGHTON, MI 48114
 PHONE: (810) 225-7000
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 http://www.livingstoneng.com

Client
3800 CHILSON ROAD
CHESTNUT DEVELOPMENT
HOWELL, MI 48843

GRAND RIVER OFFICE COMPLEX
 6255 GRAND RIVER AVENUE, BRIGHTON, LIVINGSTON COUNTY, MICHIGAN
 SITE PLAN
 LAYOUT & UTILITY PLAN

DATE	REVISIONS
1-19-2015	PER CLIENT
2-27-2015	PER LDCR REVIEW

Drawn: TEA	Checked:	Approved:	Date: 12-11-2014
14211			
Scale:	Vertical:	Horizontal:	T = 30'

FILE:G:\14211 Chestnut 6253 Gr River.dwg\Siteplan\14211_3_Layout_L Utility.dwg

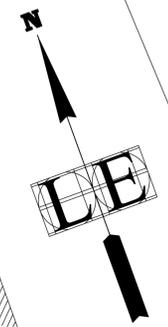


PRELIMINARY GRADING PLAN



LEGEND

EXISTING	PROPOSED
SPOT GRADE + 615.51	X/C 615.51
CONTOUR - 615 -	- 615 -



SCALE: 1" = 30'

FILE: G:\14211 Chestnut_6253_Gr_River.dwg\Siteplan\14211_4_Overall Grading & SESC Plan.dwg

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GRAND RIVER OFFICE COMPLEX
 6253 GRAND RIVER AVENUE, BRIGHTON, LIVINGSTON COUNTY, MICHIGAN
 SITE PLAN
 PRELIMINARY GRADING PLAN

DATE	REVISIONS
1-19-2015	PER CLIENT
2-27-2015	PER LDC REVIEW

Drawn: TEA	Checked:	Approved:	Date: 12-1-2014
14211			
Scale:	Vertical:	Horizontal:	T = 30'



STORM WATER MANAGEMENT PLAN

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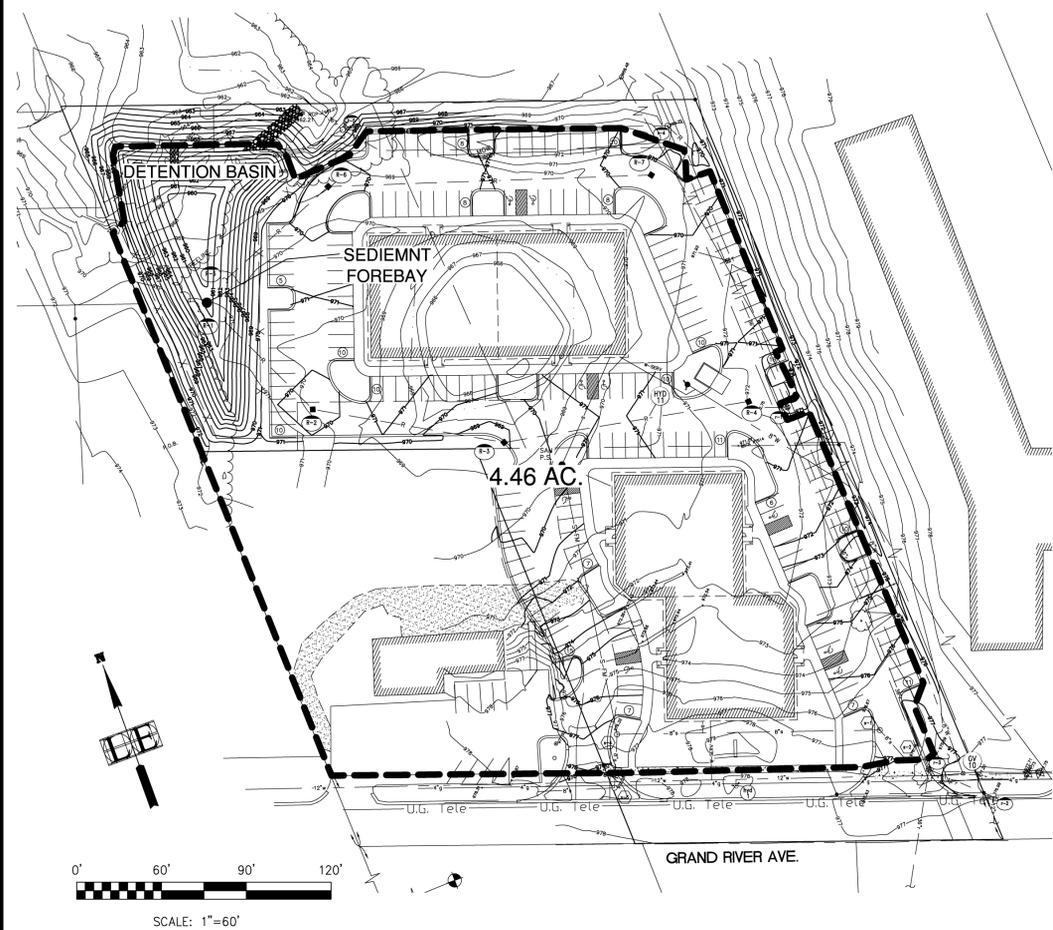
GRAND RIVER OFFICE COMPLEX
 6255 GRAND RIVER AVENUE, BRIGHTON, LIVINGSTON COUNTY, MICHIGAN
 SITE PLAN
 STORM WATER MANAGEMENT PLAN

DATE	REVISIONS
1-19-2015	PER CLIENT
2-27-2015	PER LOGIC REVIEW

Drawn: TEA	Checked:	Approved:	Date: 12-1-2014
14211			

Scale: T = 60'
 Vertical: T = 60'
 Horizontal: T = 60'

STORM WATER DETENTION POND CALCULATIONS Project: Grand River Office Complex Livingston Engineering Project No. 14211 Livingston County Drain Commission Method



I. Common Items and Assumptions:

- A. First Flush = $(0.57/12) \times 43,560 \times \text{area} \times \text{developed C}$
- B. Bankfull Flood = $5,160 \times \text{area} \times \text{developed C}$
- C. Detention Volume Equation
 $V = ((A_t + A_b) / 2) \times H$
 where, A_t = Area at top of storage elevation
 A_b = Area at bottom of storage elevation
 H = Depth of analysis

II. Detention Pond Volumes:

- A. First Flush, Bankfull Flood and 100-year Storm Event
- 1. Contributing Area = 4.46 Ac.
- 2. Developed Runoff Coefficient:

	Area (A), Ac.	Coefficient (C)	A x C
Rooftop / Asphalt Area	2.78	0.90	2.50
Gravel Area	0.12	0.70	0.08
Lawn/Landscaped Area	1.56	0.20	0.31
Totals:	4.46		2.90

- Developed C = $2.90 / 4.46 = 0.65$

- 3. First Flush Volume:
 $V = (0.57/12) \times 43,560 \times 0.65 \times 4.46 = 5262 \text{ CF}$
- 4. Bankfull Flood Volume:
 $V = 5,160 \times 0.65 \times 4.46 = 14959 \text{ CF}$
- 5. 100-Year Flood Volume:
 $Q_A = (0.10 \times 4.46) = 0.45 \text{ CFS}$
 $V_T = 37138 \text{ CF}$

B. Detention Volume Proposed

Elev.	Area(sf)	Vol (cf)	Acc. Vol.(cf)
963.0	5334		
964.0	6568	5951	5951
965.0	7951	7260	13211
966.0	9374	8663	21873
967.0	10890	10132	32005
968.0	12485	11688	43693
969.0	14146	13316	57008
Total:			57008 CF

The following interpolations determine the pond water elevations for the three different storm events:

First Flush: $\frac{964.0 - 963.0}{5951 - 0} = \frac{x - 963.0}{5262 - 0}$
 $x = \text{Elev}_{ff} = 963.88$

Bankfull Flood: $\frac{966.0 - 965.0}{21873 - 13211} = \frac{x - 965.0}{14959 - 13211}$
 $x = \text{Elev}_{bf} = 965.20$

100 Yr. Flood: $\frac{968.0 - 967.0}{43693 - 32005} = \frac{x - 967.0}{37138 - 32005}$
 $x = 967.44$

These yield pond water elevations of 963.88 for the First Flush, 965.20 for the Bankfull Flood, and 967.44 for the 100 Yr. Storm Event

Required Volume, V= 37138 cf

C. Outflow Structure

The Detention Pond will have a 3-stage outlet. This will consist of a perforated manhole with a series of holes in three (3) tiers. The lower tier of holes will detain the first-flush volume in a timeframe to exceed 24 hours. The middle tier along with the lower tier will detain and drain the bankfull flood volume in a timeframe not-to-exceed 48 hours. The upper tier along with the middle and lower tiers will detain the runoff from the site. The perforated manhole will be surrounded by a stone filter.

- 1. First Flush:
 The average allowable release rate for runoff is 0.5" over area of site in 24 hrs.
 $Q_{ff} = (1/24 \text{ hrs}) \times (1 \text{ hr./3600 sec}) \times 5262 \text{ CF} = 0.061 \text{ CFS}$
 Orifice area at Elev. 963.00 to produce this average discharge:
 $H = 0.88 \text{ FT}$
 $\text{Area of Orifice} = Q_{ff} / (0.62 \times (2gxH)^{0.5}) = 0.013 \text{ SF}$
 Where,
 $H = \text{Head}$
 $g = \text{Gravitational Const (32.2 fps)}$
 $\text{Area of } 1.50" \text{ hole} = 0.0123 \text{ SF}$
 $\text{No. of } 1.50" \text{ hole(s)} = 0.0130 / 0.0123 = 1.06 \text{ hole(s)}$
Therefore, use One (1) 1.50 " hole(s) at Elev. = 963.00

The detention time for One(1) 1.50 " hole(s) is:
 $Q(\text{new})_{ff} = A(\text{new})_{ff} \times (0.62/2gH_A)^{0.5}$
 $Q(\text{new})_{ff} = (1 \times 0.0123) \times (0.62/2gH)^{0.5}$
 $Q(\text{new})_{ff} = 0.057 \text{ CFS}$
 $T(\text{new})_{ff} = V_{ff} / Q(\text{new})_{ff}$
 $T(\text{new})_{ff} = 5262 / (0.057 \times 3600) = 25.5 \text{ hrs.}$

- 2. Bankfull Flood:
 The bankfull flood must be detained in 36-48 hrs, check the discharge through the first-flush orifice to see if additional holes are necessary.
 $H = 2.20 \text{ FT}$
 $Q_{ff} = 0.62 (1) \text{ holes} \times 0.0123 \text{ sf/hole} \times (2 \times 32.2 \times 2.20)^{0.5}$
 $Q_{ff} = 0.091 \text{ CFS}$
 Time to empty Basin at this discharge:
 $T_{ff} = (\text{sec} / 0.091 \text{ CF}) \times (14959 \text{ CF}) \times (1 \text{ hr./3600sec})$
 $T_{ff} = 45.9 \text{ hrs.}$
 Since $T_{ff} > 40 \text{ hrs.}$, additional holes are necessary.

A target release time of 40.0 hrs. will be chosen for the bankfull flood. The volume above the first-flush water surface and below the bankfull flood elevation is the volume remaining (V(rem)).

$V(\text{rem}) = V_{bf} - V_{ff}$
 $V(\text{rem}) = 14959 \text{ CF} - 5262 \text{ CF} = 9697 \text{ CF}$
 $T(\text{rem}) = T(\text{tot}) - T(\text{new})_{ff} = 40.0 \text{ hrs.} - 25.5 \text{ hrs.} = 14.5 \text{ hrs.}$
 Volume through One(1) 1.50 " hole(s) in 14.5 hrs. is:
 $H_{ff} = (\text{Elev}_{bf} - \text{Elev}_{ff}) + (\text{Elev}_{ff} - \text{Elev}_b)$
 $= (965.20 - 963.88) + (963.88 - 963.00) = 2.20 \text{ FT}$
 $Q_1 = \text{discharge through FF orifices when both the FF and BF holes are contributing.}$

$Q_1 = A_{ff} \times (2gH_{ff})^{0.5}$
 $Q_1 = (1 \times 0.0123) \times (0.62/2gH_{ff})^{0.5}$
 $Q_1 = 0.091 \text{ CFS}$
 $V_1 = T(\text{rem}) \times Q_1 = 14.5 \times 0.091 \times 3600 = 4743.4 \text{ CF}$
 $V_2 = V(\text{rem}) - V_1 = 9697 - 4743.37 = 4954 \text{ CF}$
 $Q_2 = V_2 / T(\text{rem}) = 4954 / (14.5 \times 3600) = 0.095 \text{ CFS}$
 $H_{bf} = (\text{Elev}_{bf} - \text{Elev}_{ff}) = (965.20 - 963.88) = 1.32 \text{ FT}$

$\text{Area of Orifice} = Q_2 / (0.62/2gH_{bf})^{0.5} = 0.0166 \text{ SF}$
 $\text{Area of } 1.00" \text{ hole} = 0.0055 \text{ SF}$
 $\text{No. of } 1.00" \text{ hole(s)} = 0.0166 / 0.0055 = 3.04 \text{ hole(s)}$
Therefore, use Three(3) 1.00 " hole(s) at Elev. = 963.88

3. 100 yr. Flood:

This basin is designed to pass the 100-year storm event without overtopping the basin.

Flow Required to pass:
 $Q_A = (0.20 \times 4.46 \text{ Ac.}) = 0.892 \text{ CFS}$
 At the required 100-year detention volume elevation, the
 One(1) 1.50 " hole(s) designed for the first flush and the
 Three(3) 1.00 " hole(s) designed for the bankfull flood will discharge:
 $Q = 0.62 (1 \times 0.0123) \times (2 \times 32.2 \times 4.44)^{0.5}$
 $+ 0.62 (3 \times 0.0055) \times (2 \times 32.2 \times 3.55)^{0.5} = 0.2821 \text{ CFS}$
 The remaining allowable outflow = $0.892 - 0.2821 = 0.610 \text{ CFS}$
 $0.62(A)(2 \times 32.2 \times (967.44 - 965.20))^{0.5} = 0.610 \text{ CFS}$
 $A = 0.082 \text{ SF}$
 $\text{Area of } 1.25" \text{ hole} = 0.0085 \text{ SF}$
 $\text{No. of } 1.25" \text{ hole(s)} = 0.0819 / 0.0085 = 9.62 \text{ hole(s)}$
Therefore, use Nine(9) 1.25 " hole(s) at Elev. = 965.20

Storm Water Management Plan

The site drains from south to north, or from Grand River Ave toward the outlet to the enclosed county drain located on the northwest side of the subject parcel. The county drain is located on the subject site and is enclosed in a 36" pipe located in an easement that runs along and near the easterly and northerly property lines.

The proposed development will provide storm water quality and flood control treatment using an on-site storm water detention pond, located on the northwest end of the site. The detention pond is designed to meet the current standards of the Livingston County Drain Commissioner's Office and those of Genoa Township. The detention pond is designed to capture and treat storm water runoff from the subject site and the site located immediately to the west, prior to release to the county drain near the existing county drain outlet located on-site near the north property line.

Storm water runoff from Grand River Ave. and the adjacent property located to the east of the subject site currently drain to the existing county drain. Storm water runoff from these adjacent areas will continue to outlet to the county drain, as facilitated by the proposed site improvements associated with the subject development.

A small on-site pond will be filled in, as part of this development. The pond is a NON-regulated wetland, as determined by the MDEQ.

DRAINAGE MAP

SCALE: 1" = 60'0"

LEGEND

- DRAINAGE DIVIDE/ DETENTION AREA
- DETENTION BASIN DRAINAGE AREA **4.46 AC.**

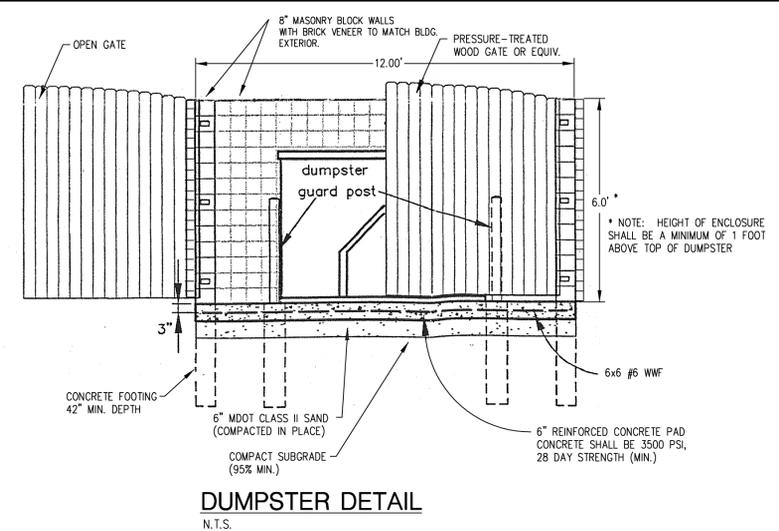
Required Detention Volume

Livingston County Drain Commissioner's Office Detention Methodology
 Project: Grand River Office Complex
 LE Job No. = 14211
 2/27/2015
 Area, A = 4.46 Ac.
 C = 0.65 Ave. Runoff Coefficient
 K = 2.899
 Allowable Q = 0.45 cfs (0.1 cfs per acre)

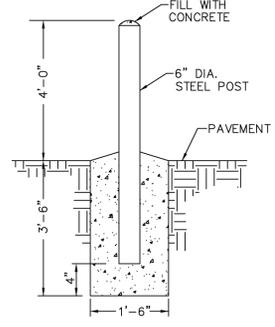
DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN. RUNOFF xAxC	OUTFLOW DURATION x Q _o	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2751	7975	133.8	7841
10	600	7.86	4716	13672	267.6	13404
15	900	6.88	6192	17951	401.4	17549
20	1200	6.11	7332	21255	535.2	20720
30	1800	5.00	9000	26091	802.8	25288
60	3600	3.24	11664	33814	1605.6	33814
90	5400	2.39	12906	37414	2408.4	35006
120	7200	1.90	13680	39658	3211.2	36447
180	10800	1.34	14472	41954	4816.8	37138

DATE	1-19-2015
REVISIONS	2-27-2015
Drawn: TEA	Checked: PER CLIENT
Scale: 14211	Approved: PER LOGIC REVIEW
Vertical: VARIES	Date: 12-1-2014
Horizontal: VARIES	

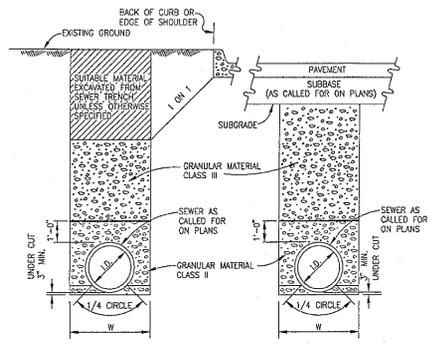
DETAILS



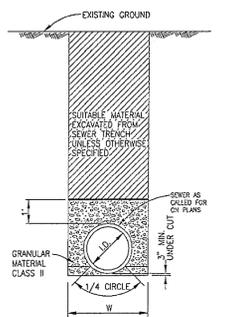
DUMPSTER DETAIL
N.T.S.



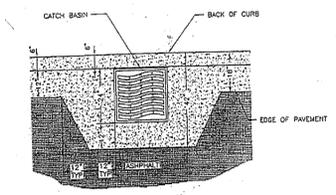
BOLLARD DETAIL
NOT TO SCALE



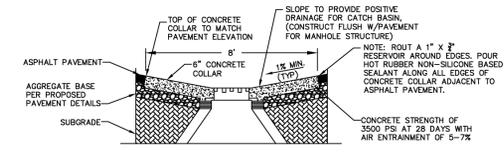
UTILITES UNDER ROADBED OR WITHIN INFLUENCE OF ROADBED
(REF. MDOT DETAIL IV-830)



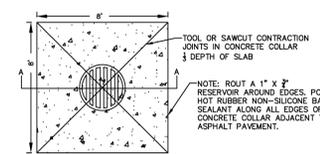
SEWER NOT UNDER ROADBED
(REF. MDOT DETAIL IV-830)



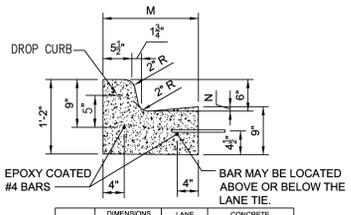
18" CURB WIDENING AT STORM STRUCTURE
NOT TO SCALE



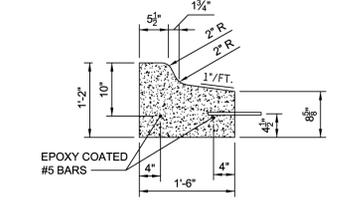
SECTION A-A



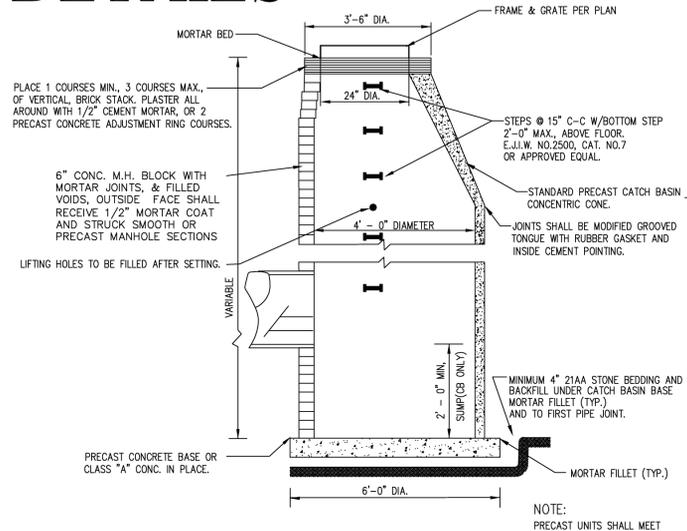
CONCRETE COLLAR AT CATCH BASIN/MANHOLE DETAIL
NOT TO SCALE



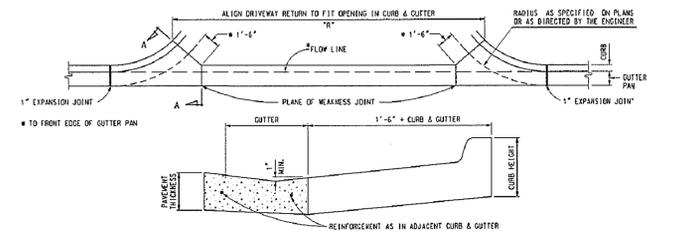
MDOT "F" CONCRETE CURB DETAIL



MDOT "F" CONCRETE CURB REVERSE GUTTER DETAIL

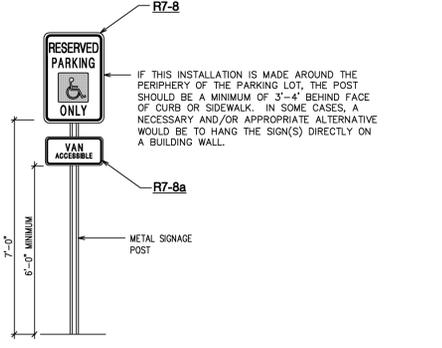


4' DIA. STORM CATCH BASIN/MANHOLE



MDOT TYPE 'M' OPENING
NOT TO SCALE

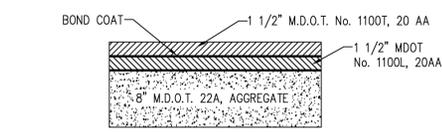
NOTE: ON THE EAST APPROACH THE GUTTER SHALL SPILL TOWARD EX. STORM STRUCTURE r-3.



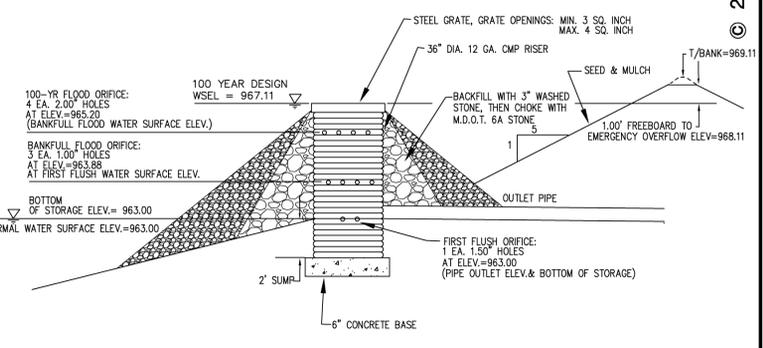
BARRIER FREE SIGN
N.T.S.

ON-SITE SIGNAGE & PAVEMENT MARKING NOTES:

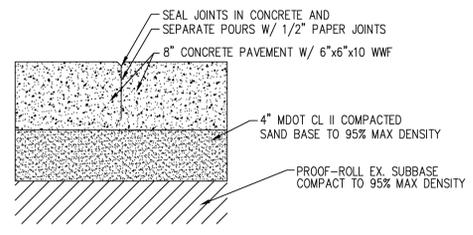
- ALL PARKING SPACES SHALL BE STRIPED WITH WHITE PAINT AND ALL BARRIER FREE PARKING SPACES SHALL BE STRIPED WITH BLUE PAINT SEC. 3b.18 OF THE M.M.U.T.C.D.



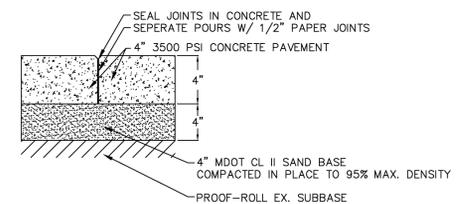
ASPHALT PAVEMENT SECTION



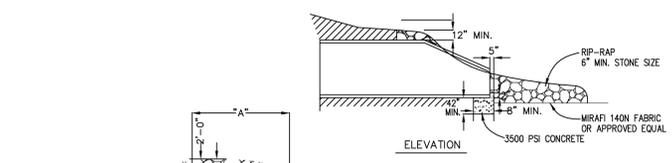
DETENTION BASIN OUTLET DETAIL
NO SCALE



CONCRETE PAVEMENT SECTION
FOR USE IN DUMPSTER PAD CONCRETE

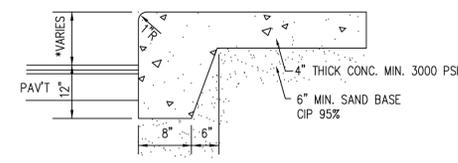


CONCRETE PAVEMENT SECTION
** FOR USE IN SIDEWALK & APRONS **



FLARED END SECTION - RIR RAP DETAIL
NOT TO SCALE

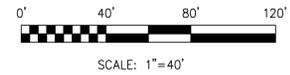
PIPE DIAMETER	"A"	"B"	"C"	SQUARE YARDS
12"	5'-0"	6'-6"	3'-0"	15 MIN
15"	5'-0"	7'-0"	3'-0"	15 MIN
18"	5'-0"	7'-6"	3'-6"	15 MIN
21"	5'-6"	8'-0"	4'-0"	15 MIN
24"	6'-0"	8'-6"	4'-6"	15 MIN



* NOTE: WALK IS 4" ABOVE ADJACENT PAVEMENT WHEN ADJACENT TO A PARKING SPACE. 0" IN AREAS WHERE T/P & T/W ARE FLUSH. ALL ELSE WALK IS 6" ABOVE ADJACENT PAVEMENT.

CONC. WALK/CURB DETAIL

LANDSCAPE PLAN



LEGEND

SPOT GRADE	+615.51
CONTOUR	615
WATER MAIN	12" w
SANITARY SEWER	10" s
STORM SEWER	15" s
OVERHEAD FENCE	x
GAS	x
WETLAND	o
SIGN	o
LIGHT POLE	o
UTILITY POLE	o

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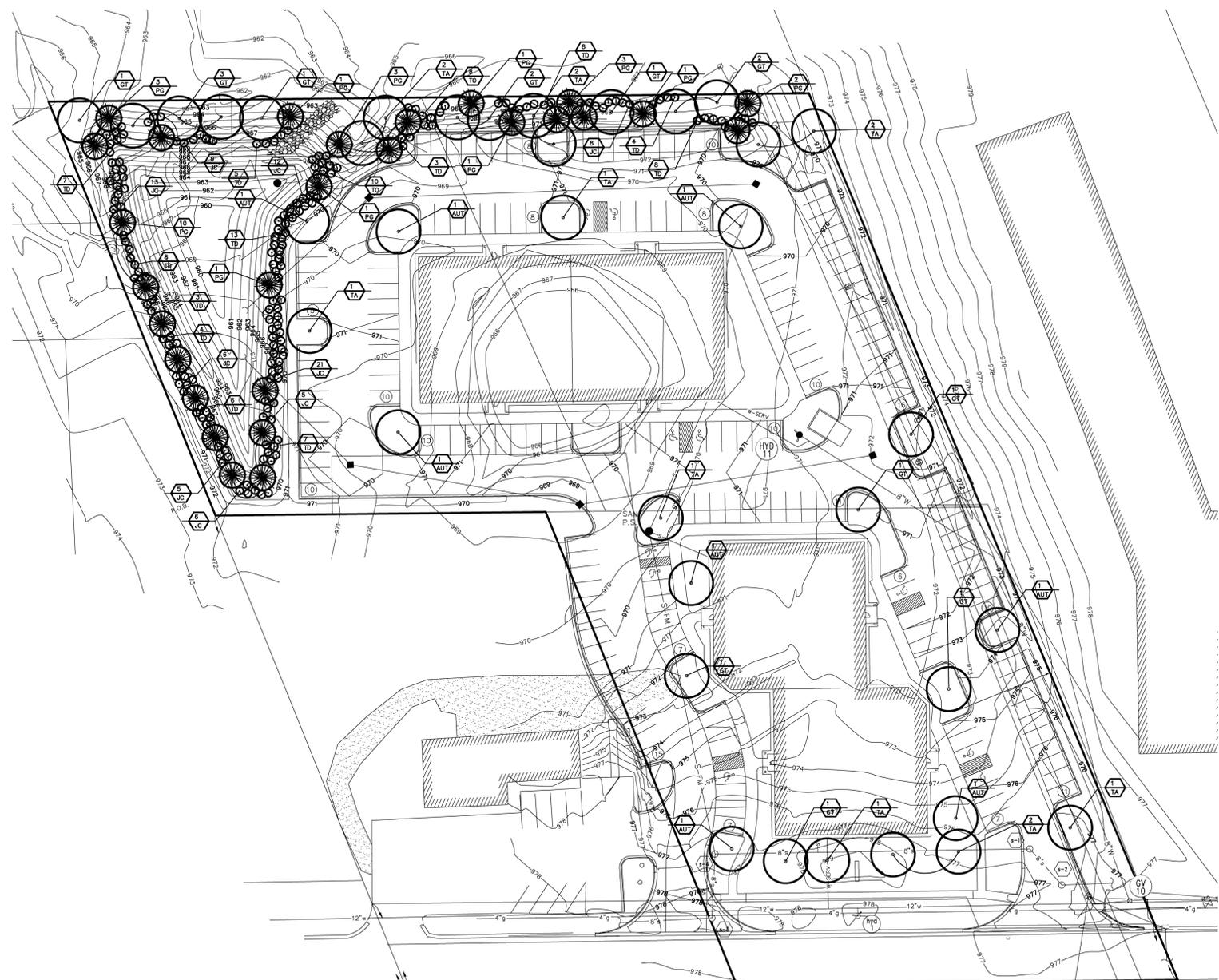
LIVINGSTON ENGINEERING
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HOWELL, MI 48843

GRAND RIVER OFFICE COMPLEX
 6255 GRAND RIVER AVENUE, BRIGHTON, LIVINGSTON COUNTY, MICHIGAN
 SITE PLAN
 LANDSCAPE PLAN

DATE	1-19-2015
REVISIONS	2-27-2015
PER CLIENT	
PER LOGIC REVIEW	
Drawn: TEA	
Checked:	
Approved:	
Date:	12-11-2014
Sub. No.	14211
Scale:	
Vertical:	
Horizontal:	T = 40



GRAND RIVER AVE.

Notes

- The contractor(s) shall verify the location of all underground utilities prior to construction.
- All plant beds are spade edged and to be mulched with shredded bark.
- Plants shall conform to the sizes as shown on the drawings and shall be of sound health. All measurements such as spread, ball size, height, caliper and quality designations shall be in conformance to the latest edition of the American Standards for Nursery Stock.
- All evergreen tree species are to be full, dense plants branched fully to the ground.
- Prune all dead and broken branches from all plants immediately after installation.
- Planting soil mixture shall be prepared on-site by mixing 3 parts topsoil to 1 part existing site soils to 1 part peat, adding 5 lbs. of superphosphate to each cubic yard of the mixture.
- Organic mulch requirements: shade trees, ornamental trees and evergreen trees - 6" of shredded bark; shrubs and shrub beds - 4" of shredded bark; ground cover beds and perennial flowers - mulch with 1" of peat.
- All site landscaping shall be maintained in a livable condition pursuant to Section 32-5B7(d), Milford Township Ordinance.
- All site landscaping shall be irrigated, per Township standards.

Legend

Plant Identification	
Trees	
Shrubs	

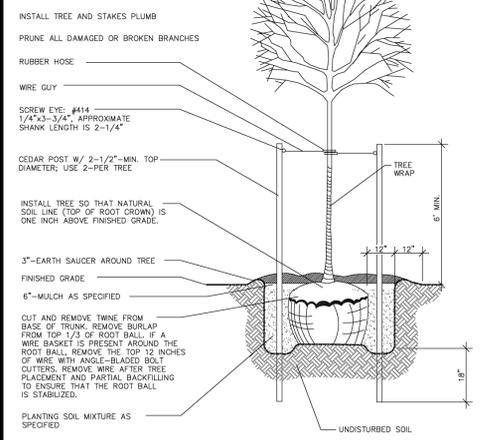
Landscape Requirements

- Genoa Township Landscape Requirements
- A. Required Greenbelt Along Street Frontage**
- Required: One(1) canopy tree, rounded upward, for every forty(40) linear feet of frontage.
- 260.68 lf/40 = 6.52 deciduous trees
- Provided: 7 deciduous trees
- B. Required Parking Area Landscaping**
- Required: 101 through 200 spaces: 1 canopy tree per 12 spaces
 100 sq. ft. of landscaped area per 12 spaces
- 168 spaces/12 = 14
 14 x 1 = 14 canopy trees
 14 x 100 = 1400 sq. ft. of landscaped area
- Provided: 14 canopy trees
 3,469 sq. ft. of landscaped area
- C. Required Buffer Zones**
 Pursuant to Table 12.02.03.A
- Office=Service District Adjacent To:
 Single Family Residential District= Buffer zone B
 Office or Commercial District= No buffer zone required.
- Buffer zone B:
 Required: 20 ft minimum width
 5 ft high continuous wall or 3 ft high berm.
 1 canopy tree, 1 evergreen tree and 4 shrubs per each thirty (30) linear feet along the property line, rounded upward.
- 449 lf/30=14.97
 15x1 = 15 canopy trees and 15 evergreen trees
 15x4 = 60 shrubs
- Provided: 20 ft width
 3 ft high berm.
 15 canopy trees, 15 evergreen trees, 60 shrubs
- D. Detention/Retention Pond Landscaping**
- Required: One(1) deciduous shade or evergreen tree and ten(10) shrubs for every fifty(50) lineal feet of pond perimeter as measured along the top of the bank elevation.
- 449 lf/50 ft=11.18
 12x1=12 deciduous shade or evergreen trees
 12x10=120 shrubs
- Provided: 12 evergreen trees
 120 shrubs

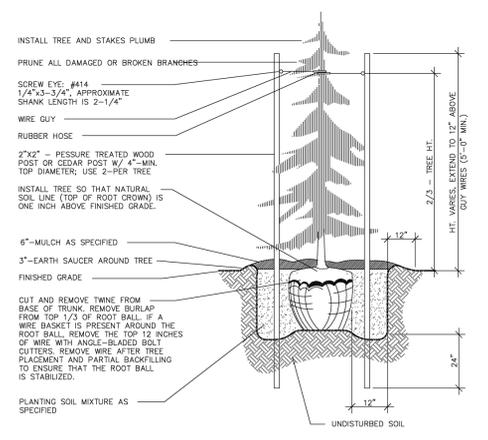
PLANT LIST

Qty.	Key	Botanical Name	Common Name	Size				Root	Remarks
				Caliper	Height	Spread	Other		
Trees									
15	GT	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2.5"				B&B	
27	PG	Picea glauca	Norway Spruce		7'			B&B	
13	TA	Tilia americana	Linden	3"	7'			B&B	
8	AUT	Acer rubrum	Autumn Blaze Red Maple	3"	7'			B&B	
Shrubs									
86	JC	Juniperus chinensis 'Sea Green'	Sea Green Juniper			24"-36"		Cont.	
18	TO	Thuja occidentalis 'Techny'	Techny Arborvitae	4"-5"				Cont.	
76	TD	Taxus x media 'densiformis'	Dense Yew			24"-36"			

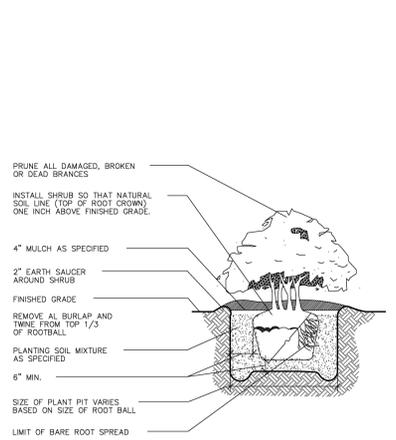
B&B = Balled & Burlapped Cont. = Container Gal. = Gallon O.C. = On Center



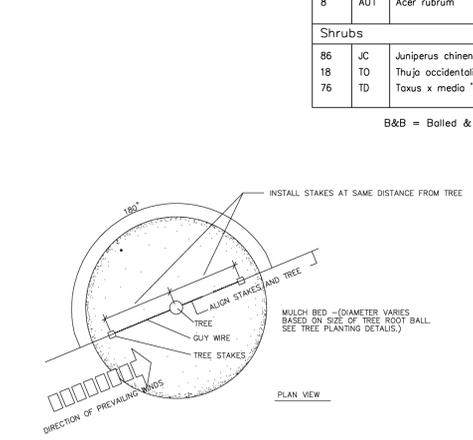
**Deciduous Tree Planting/
Staking Detail**
 UNDER 3" IN CALIPER
 6" IN HEIGHT AND ABOVE



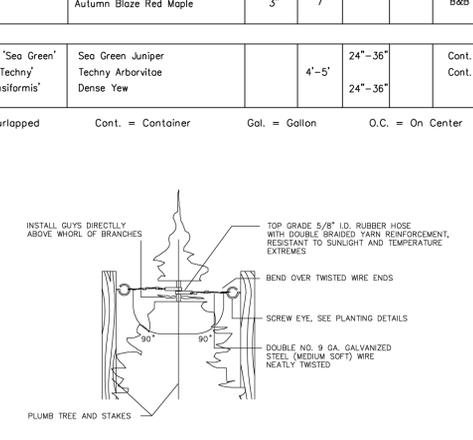
**Evergreen Tree Planting/
Staking Detail**
 6" IN HEIGHT AND ABOVE



Shrub Planting Detail
 SCALE: NO SCALE



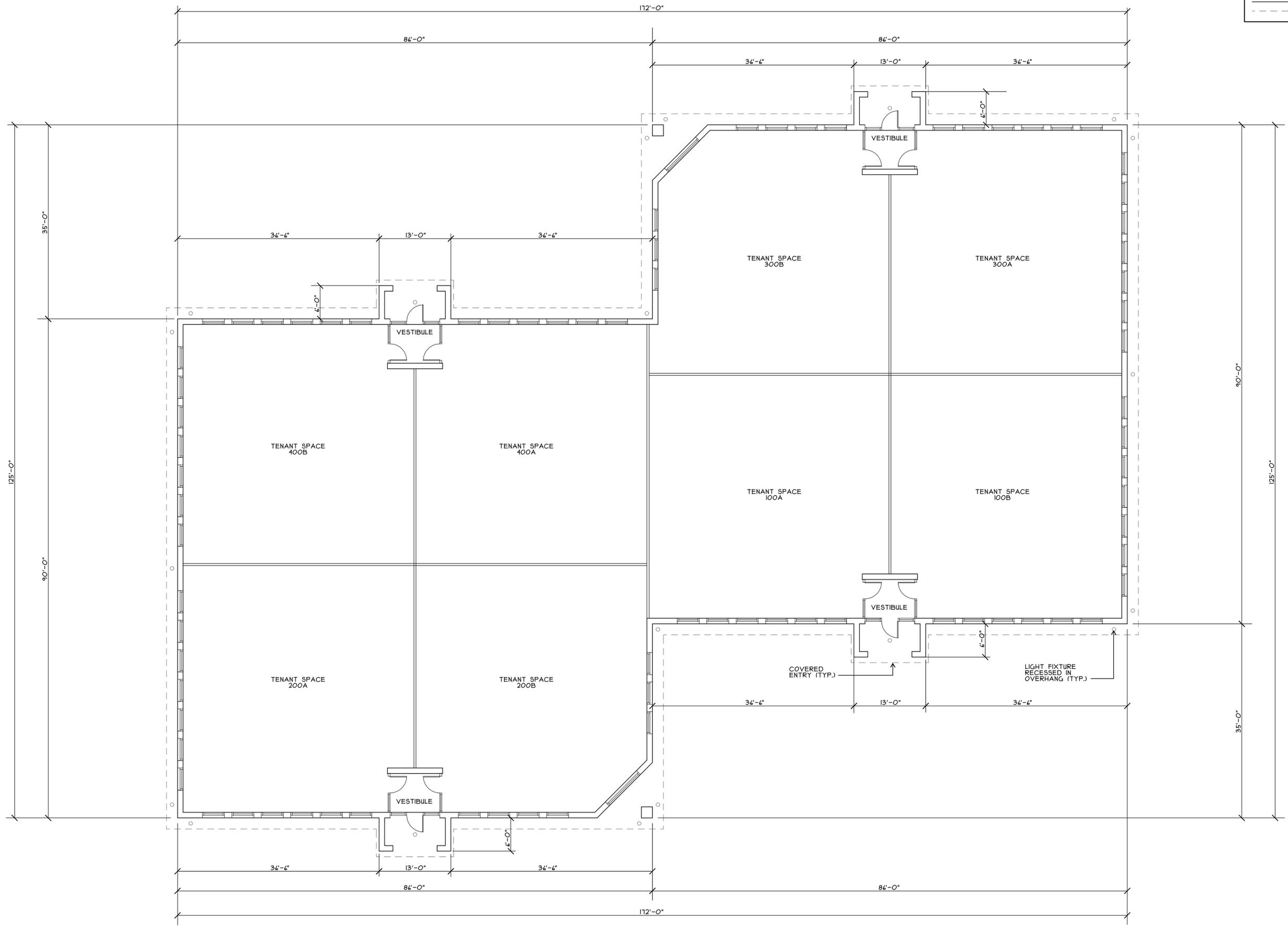
Stake Placement Detail
 FOR EVERGREEN AND DECIDUOUS TREES



Guy Installation Detail
 FOR EVERGREEN AND DECIDUOUS TREES



FILE LOCATION: H:\RH1 - Chestnut Development, LLC\Rh1\AIA2_FloorPlan_Csgy (01) COPY/RIGHT © 2014
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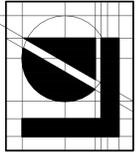


LINE LEGEND	
—	NEW CONSTRUCTION
- - -	HIDDEN WORK



FLOOR PLAN: SOUTH BUILDING FLOOR AREA = 14,801 SF

SCALE: 1/8" = 1'-0"



Lindhout Associates
architects aia pc
 10465 citation drive, brighton, michigan 48116-9510
 www.lindhout.com (810)227-5668 fax: (810)227-5855

consultant

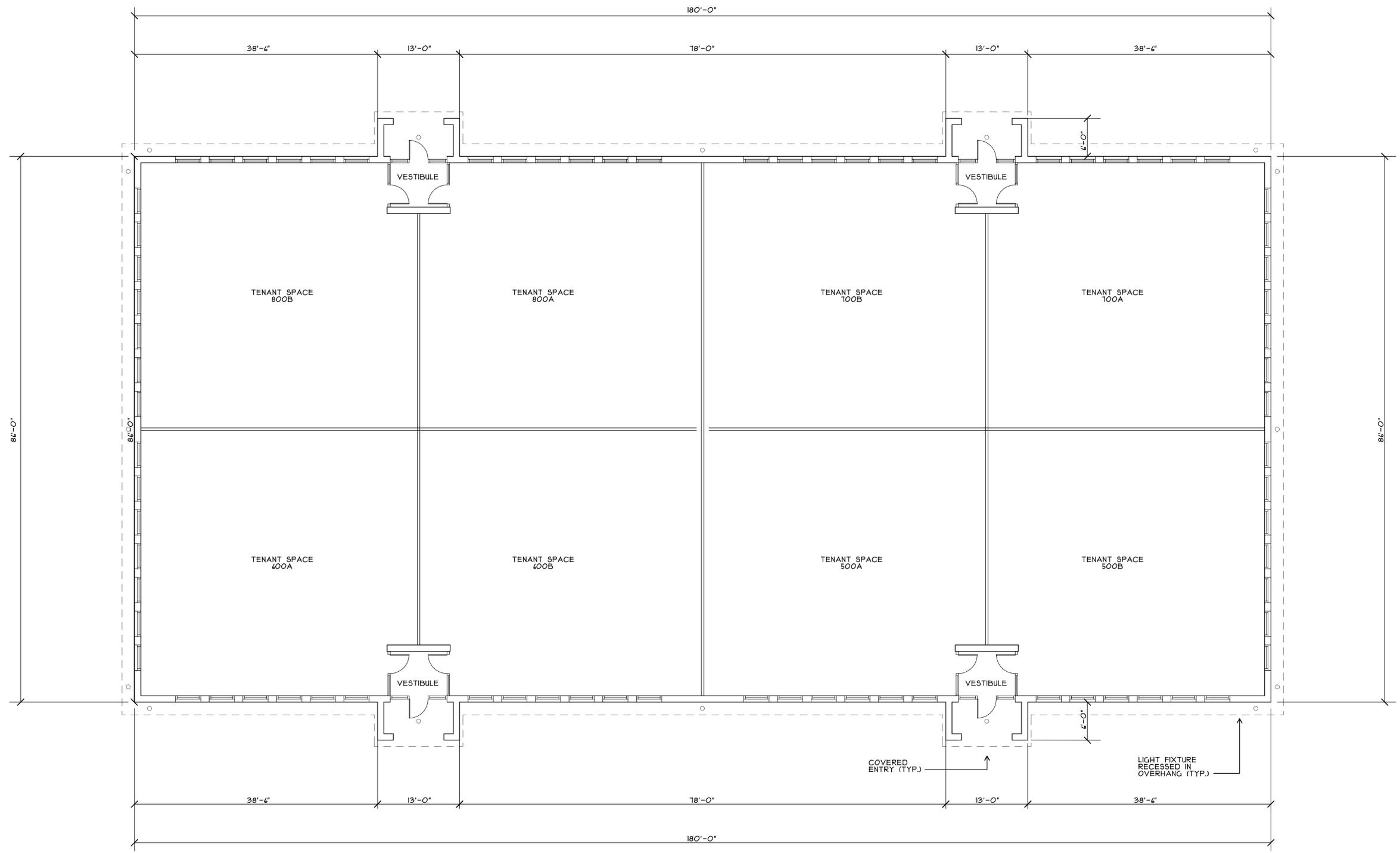
SITE PLAN SUBMISSION
 issued for

dr: HJB
 ck'd: HJK
 app'd: HJK
 03-03-15
 date

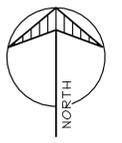
OFFICE BUILDING for:
CHESTNUT DEVELOPMENT, LLC
 GENOA TOWNSHIP, MICHIGAN
FLOOR PLAN

A1
1491

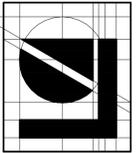
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LINE LEGEND	
—	NEW CONSTRUCTION
- - -	HIDDEN WORK



COVERED ENTRY (TYP.)
 LIGHT FIXTURE RECESSED IN OVERHANG (TYP.)



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consultant

SITE PLAN SUBMISSION
 issued for

03-03-15 date
 dr: HIB
 ck: MJK
 app'd: MJK

OFFICE BUILDING for:
CHESTNUT DEVELOPMENT, LLC
 GENOA TOWNSHIP, MICHIGAN
FLOOR PLAN

A2
 1491

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NORTH ELEVATION SCALE: 1/8" = 1'-0"



SIGN ELEVATION SCALE: 1/2" = 1'-0"



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



SOUTH ELEVATION SCALE: 1/8" = 1'-0"



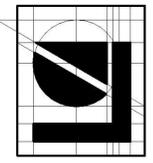
ENTRY ELEVATION SCALE: 1/4" = 1'-0"



WEST ELEVATION SCALE: 1/8" = 1'-0"



SITE AXONOMETRIC



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 10465 citation drive, brighton, michigan 48116-9510
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consultant

SITE PLAN SUBMISSION
 issued for

dr: HRL
 ck'd: HJK
 app'd: HJK
 03-03-15
 date

OFFICE BUILDING FOR:
CHESTNUT DEVELOPMENT, LLC
 GENOA TOWNSHIP, MICHIGAN
SOUTH BUILDING EXTERIOR ELEVATIONS

A3
1491

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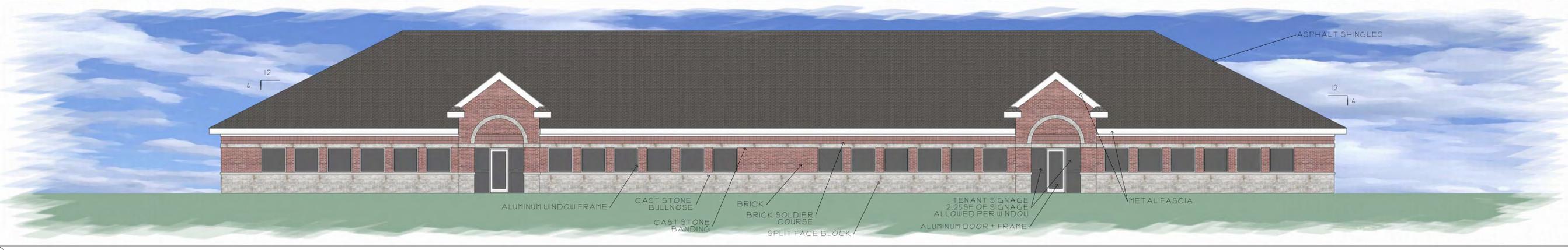
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



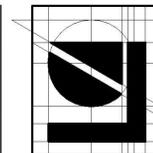
SITE AXONOMETRIC



WEST ELEVATION

SCALE: 1/8" = 1'-0"

NOTE: GUTTER AND DOWN SPOUTS NOT SHOWN



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 www.lindhout.com (810)227-5668 fax: (810)227-5655

consultant

SITE PLAN SUBMISSION
issued for

HRL: HJK
 ck'd: HJK
 app'd: HJK
 03-03-15 date

OFFICE BUILDING for:
CHESNUT DEVELOPMENT, LLC
 GENOA TOWNSHIP, MICHIGAN
NORTH BUILDING EXTERIOR ELEVATIONS

A4
1491



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: Andy Andre, PE - Bud Design & Engineering Services, Inc.

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

Address: 10775 S. Saginaw St, Grand Blanc, MI 48439

APPLICANT PHONE: 810) 695-0793 EMAIL: andy@buddesign.com

OWNER NAME & ADDRESS: Madison Properties Attn: Sam Rapp, 3611 14th Ave., #552, Brooklyn, NY 11218

SITE ADDRESS: 3669 E. Grand River Ave, Howell, MI 48843 PARCEL #(s): 4711-05-400-032

OWNER PHONE: 212) 596-8200 x2014 EMAIL: sam@madisonprop.com

Location and brief description of site and surroundings:

Grand River Plaza on the north side of Grand River Avenue approximately 1/3 mile west of Latson Road. The project location is within the southern end of the existing parking lot.

Proposed Use:

Inclusion of a remote bank ATM in the existing parking lot of the shopping center.

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 remote ATM would be consistent with the business uses of the area and would provide a convenient banking opportunity for customers and residents alike. The property is zoned RCD, which was established to accommodate retail services for the Township and surrounding communities.

- 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 proposed remote ATM is situated within the existing parking lot of the retail center, therefore vehicular circulation has been considered within the proposed layout. No increase in impervious surface or storm runoff will occur with the proposed project since the existing conditions are asphalt pavement.

- 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?

No public utilities are required for the remote ATM. Direct access to the proposed project location is provided for any emergency response required.

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?

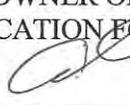
No increase in any activities is anticipated with the proposed remote ATM. No increase in the impervious surface or storm runoff will occur with the proposed project since the existing conditions are asphalt pavement.

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.

The proposed use is considered an accessory drive-through service according to Table 7.02 and 7.02.02

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

BY: 

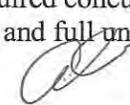
ADDRESS: 10775 S. Saginaw St., Suite B, Grand Blanc, MI 48439

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

Andy Andre of Bud Design & Engineering Services, Inc. at andy@buddesign.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:  DATE: 03/05/2015

PRINT NAME: Andrew Andre PHONE: 810-695-0793



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Andy Andre, PE - Bud Design & Engineering Services, Inc.
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Madison Properties Attn: Sam Rapp, 3611 14th Ave, Brooklyn, NY 11218

SITE ADDRESS: 3669 E. Grand River Ave, Howell, MI 48843 PARCEL #(s): 4711-05-400-032

APPLICANT PHONE: (810) 695-0793 OWNER PHONE: (212) 596-8200 x2014

OWNER EMAIL: sam@madisonprop.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Grand River Plaza on the north side of Grand River Avenue approximately 1/3 mile west of Latson Road. The project location is within the southern end of the existing parking lot.

BRIEF STATEMENT OF PROPOSED USE: Inclusion of a remote bank ATM in the existing parking lot of the shopping center.

THE FOLLOWING BUILDINGS ARE PROPOSED: No building structures are proposed.

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: Andrew Andre, PE - Bud Design & Engineering Services, Inc.

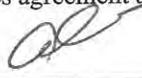
ADDRESS: 10775 S. Saginaw St., Suite B, Grand Blanc, MI 48439

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

1.) Andrew Andre, PE of Bud Design & Engineering Services, Inc. at andy@buddesign.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:  DATE: 03/05/15
PRINT NAME: Andrew Andre PHONE: 810-695-0793
ADDRESS: 10775 S. Saginaw St., Suite B, Grand Blanc, MI 48439



March 31, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Stand-alone ATM at Grand River Plaza – Special Land Use and Site Plan Review #1
Location:	3669 E. Grand River Avenue – north side of E. Grand River, west of Latson Road
Zoning:	RCD Regional Commercial District

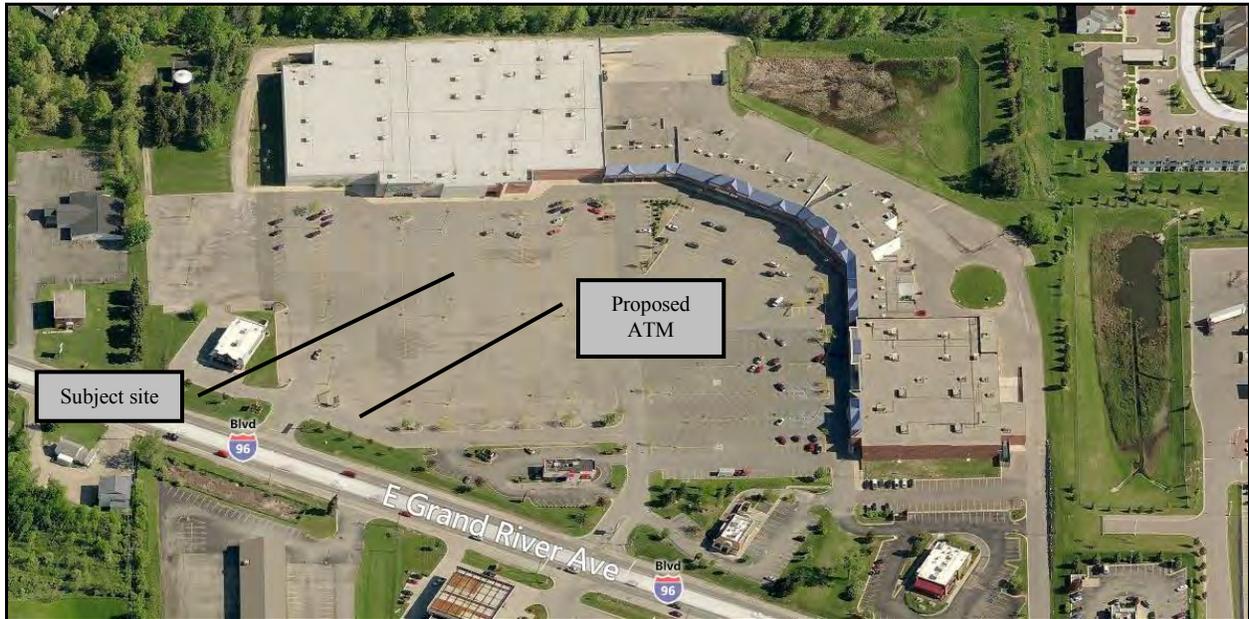
Dear Commissioners:

At the Township’s request, we have reviewed the submittal, including the application for special land use and site plan (dated 02/20/15) proposing a new stand-alone ATM at the Grand River Plaza. The site is located on the north side of E. Grand River Avenue, west of Latson Road, and is within the RCD Regional Commercial District.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and Master Plan.

A. Summary

1. From a planning and zoning perspective, the special land use standards are generally met, although we request the applicant address how the use will function given space for only 2 vehicles at a time.
2. Any comments/concerns raised by the Township Engineer or Fire Department must be addressed as part of this project.
3. We believe the project location would be better served as an outlot allowing further development of the site (and could make a prime site for a bank with an ATM, as opposed to a stand-alone ATM).
4. We suggest the applicant review alternate locations for the proposed ATM, such that it would not be so near Grand River Avenue.
5. Requests for a new special land use on a developed site provide the opportunity for improvements to any existing site design deficiencies. The Commission may wish to request details of elements such as lighting, landscaping and waste receptacles to ensure compliance with current standards and require upgrades where appropriate. Of note would be enhancing the greenbelt between the ATM and Grand River.
6. The applicant needs to identify materials and colors proposed for the machine/canopy structure. An elevation view of the south side must also be provided.
7. The Commission may request parking calculations, although current standards are likely met given the vast size of the parking lot.
8. There is a potential traffic conflict for vehicles exiting the ATM lane and entering the two-way drive aisle that needs to be addressed.
9. There is no specific stacking space requirement for this use, although the space provided does not meet conventional depth standards.
10. If illumination of the machine/canopy is proposed, details must be provided.
11. Based on conventional wall sign standards, the proposed sign package does not meet Ordinance standards (4 or 5 provided, while 1 is permitted and a 2nd may be allowed). The applicant must also provide details of each proposed sign.



Aerial view of site and surroundings (looking north)

B. Proposal

The applicant proposes to install a stand-alone ATM within the parking lot of the existing shopping center. Table 7.02 lists stand-alone automatic drive-up teller machines as a special land use in the RCD. As proposed, the drive-up ATM would replace four existing parking spaces in the Grand River front yard near the westernmost driveway to the site.

C. Special Land Use Review

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

- 1. Master Plan.** The Township Master Plan and Future Land Use map identify the site as Regional Commercial, which is planned for higher intensity commercial uses that rely on higher traffic volumes and easy access.

Given the use is part of an existing shopping center and within the most intensive commercial land use classification, we are of the opinion that the proposed project is consistent with the Township Master Plan for this site and area.

With that being said, based on goals and objectives in the Plan, we are of the opinion that this shopping center could benefit from the creation of an outlet and the proposed ATM location appears to be an appropriate area for such an outlet. In our opinion, the establishment of an actual bank (with an ATM) would be preferable to a stand-alone ATM, especially given the highly visible nature of this site.

- 2. Compatibility.** The project is located within an existing shopping center and is minimally invasive to the existing site layout – it replaces 4 parking spaces in a vast parking lot. Surrounding uses along Grand River are developed with, zoned and planned for commercial uses, including several existing drive-through facilities.

Our only comment/concern under this criterion is the highly visible nature of the proposed machine. We are unaware of any other stand-alone ATMs in this corridor that are located so near the property's frontage; particularly along the Township's most highly traveled commercial corridor. The vast parking lot has ample room to consider alternate locations and we encourage the applicant to do so.

3. **Public Facilities and Services.** Given the site's location and the nature of the proposed use, we do not expect any concerns with public facilities and services. However, we defer to the Township Engineer and Fire Department for any specific comments/concerns they may have.
4. **Impacts.** The proposed ATM will replace 4 existing parking spaces in a relatively large parking lot. The amount of impervious surface will not be increased and the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

With that being said, there is the potential that additional spaces are warranted for vehicles in waiting. As such, we request the applicant demonstrate the need for only two spaces at the ATM. There is ample parking around the machine, but if vehicles in wait begin to stack up, vehicular circulation could be disrupted. This situation could also be mitigated with signage stating "do not block driveway" or "no standing/waiting."

5. **Mitigation.** The Township may require mitigation necessary to limit or alleviate any potential adverse impacts as a result of the proposed project.

D. Site Plan Review

1. **Dimensional Requirements.** The proposed ATM is located in the Grand River front yard of the site. Aside from impervious surface limitations, for which there is no change in existing conditions, there are no specific dimensional standards applicable to this request.
2. **Building Materials and Design.** The submittal does not include an indication of the materials used for the ATM. While there are no specific requirements, it would be preferable if the project incorporated materials consistent with the existing development. At a minimum, the applicant should identify the proposed materials and provide an elevation view of the south side of the machine for acceptance by the Commission.
3. **Parking.** The proposed project will result in the removal of 4 existing parking spaces. Although parking calculations are not provided, the site appears to provide more than sufficient parking and the loss of 4 spaces is not expected to have an impact on the site. If deemed necessary, the Commission could require parking calculations to confirm our assumption.
4. **Pedestrian Circulation.** There is an existing public sidewalk along Grand River. The proposed ATM placement is not expected to impact established pedestrian circulation, although we do request confirmation that walk-up use of the machine is prohibited.
5. **Vehicular Circulation.** No changes are proposed to the existing driveways or traffic circulation pattern. Access to/from the machine will follow the established one-way circulation pattern of the parking lot, although there could be a blind spot for vehicles exiting the ATM and entering the two-way drive aisle.

We will defer to the Township Engineer for any specific guidance on this matter, but the applicant may wish to consider use of signage and/or a mirror to assist vehicles exiting the ATM lane. Given this situation, it could also be that this is not the proper location. Similar to the comments above, the applicant may wish to consider alternate locations that can avoid/mitigate this situation.

- 6. Stacking Spaces.** In conjunction with the comments above (SLU #4), drive-up facilities need to provide space for vehicles waiting in line. Such spaces must be located to prevent vehicles from backing up and interfering with traffic circulation and/or parking spaces. There are two spots available for stacking (one active, one waiting), while any additional vehicles will block at least a portion of the drive aisle(s).

While there is not a specific requirement in the Ordinance for this type of use, Section 14.06.05 does state that stacking spaces are to be a minimum of 9' x 20'. The drive-up area provides sufficient width, but its depth is less than the typical requirement. There is approximately 36 feet of usable depth for two vehicles without encroaching into drive aisles.

- 7. Landscaping.** The submittal does not identify any existing or proposed landscaping. The Commission may wish to request details of existing plantings to ensure compliance with current requirements. Of particular note would be improvements to the landscape island between the proposed ATM and Grand River Avenue due to its highly visible location. We encourage the applicant to go beyond minimum greenbelt requirements and incorporate a mix of trees and shrubs to enhance the site.
- 8. Waste Receptacle and Enclosure.** The submittal does not identify a waste receptacle/enclosure. If deemed necessary, the Commission may request details to ensure compliance with current standards. If there are deficiencies, improvements could be required as part of this project.
- 9. Exterior Lighting.** The submittal does not include lighting details (existing or proposed). If the ATM will be illuminated, the applicant must provide details. Furthermore, if deemed necessary, the Commission may request details of existing lighting to ensure compliance with current standards.
- 10. Signs.** Article 16 does not specifically address signage for this particular use. In our opinion, the best fit is to utilize conventional wall sign standards which would restrict the applicant to 1 sign of not more than 10% of the canopy/machine area. A 2nd sign may be permitted by the Planning Commission per Footnote 2(b) of Table 16.1.

Based on the submittal there are at least 4 signs and likely a 5th on the south side (for which no elevation was provided). Additionally, we are of the opinion that the sign mounted atop the canopy structure is not permitted (closest fit is a roof sign, which is a prohibited sign).

The applicant needs to provide details in terms of the number and size of each sign proposed for the Commission's consideration.

- 11. Impact Assessment.** The submittal includes an Impact Assessment (dated March 5, 2015). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

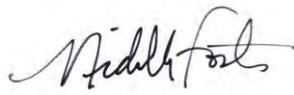
Should you have any questions concerning this matter, please do not hesitate to contact our office. We can be reached by phone at (248) 586-0505, or via e-mail at borden@lslplanning.com and foster@lslplanning.com.

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Principal Planner



Michelle Foster
Project Planner



April 2, 2015

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

**Re: Chase ATM
Special Land Use Permit Application and Sketch Plan Review**

Dear Ms. Van Marter:

We have reviewed the sketch plan submittal from Bud Design and Engineering Services, Inc. dated March 5, 2015, and delivered to the Township March 9, 2015. The petitioner is proposing to construct a remote drive-up bank ATM in the parking lot of the existing Grand River Plaza, 3669 E. Grand River Avenue, and has applied for a Special Land Use Permit.

The facility is being proposed in the outer extant of the existing parking lot and will replace several existing parking spaces. There are no proposed sewer or water service needs for this development and there will be no negative impacts to the existing site drainage patterns.

Our review found no engineering-related impacts to the existing site from the proposed changes indicated on the sketch plan, and therefore we have no objections to the proposed Special Land Use request.

Please call if you have any questions.

Sincerely,


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


Joseph C. Siwek, P.E.
Project Engineer

copy: Andrew Andre, PE – Bud Design & Engineering Services Inc.



BRIGHTON AREA FIRE AUTHORITY

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

March 17, 2015

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Chase Remote ATM – (in Grand River Plaza parking lot)
3669 E. Grand River
Site Plan & Special Use Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on March 11, 2015 and the drawings are dated February 13, 2015 with latest revisions dated February 20, 2015. The project is based on a new remote ATM located in the parking lot of the Grand River plaza. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition. Previous comments appear to be addressed by the applicant in the revised submittal.

1. If the structure is provided with an address it must be provided to the fire department, and shall be included on the building. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street (Grand River). The location and size shall be verified prior to installation.

IFC 505.1

2. Provide names, addresses, phone numbers, emails of contractor, architect, on-site project supervisor during construction. The owner and owner's agent contact information must be provided to the fire authority following construction; in the event of an emergency.

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

Cordially,

A handwritten signature in black ink, appearing to read "R. Boisvert".

Capt. Rick Boisvert
Fire Inspector



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

March 25, 2015

To Whom It May Concern:

There will be a public hearing on Monday, April 13 at 6:30 p.m. at Genoa Township Hall, located at 2911 Dorr Road, Brighton, Michigan for a Special Land Use Permit in your general vicinity.

The property in question is located at 3599 E. Grand River Avenue, Howell, Michigan, being Parcel No. 4711-05-400-031. The Special Land Use has been requested for a proposed remote bank ATM in an existing parking lot. The request is petitioned by Chase Bank.

You are invited to attend this hearing. If you are unable to attend, written comments may be submitted by writing to the Planning Commission at the Genoa Township Hall, 2911 Dorr Road, Brighton, MI 48116 or via email at kathryn@genoa.org up to the date of the hearing and may be further received by the Planning Commission at said hearing. In addition, all materials relating to these requests may be examined at the Township Hall during normal business hours.

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

Sincerely,

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

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

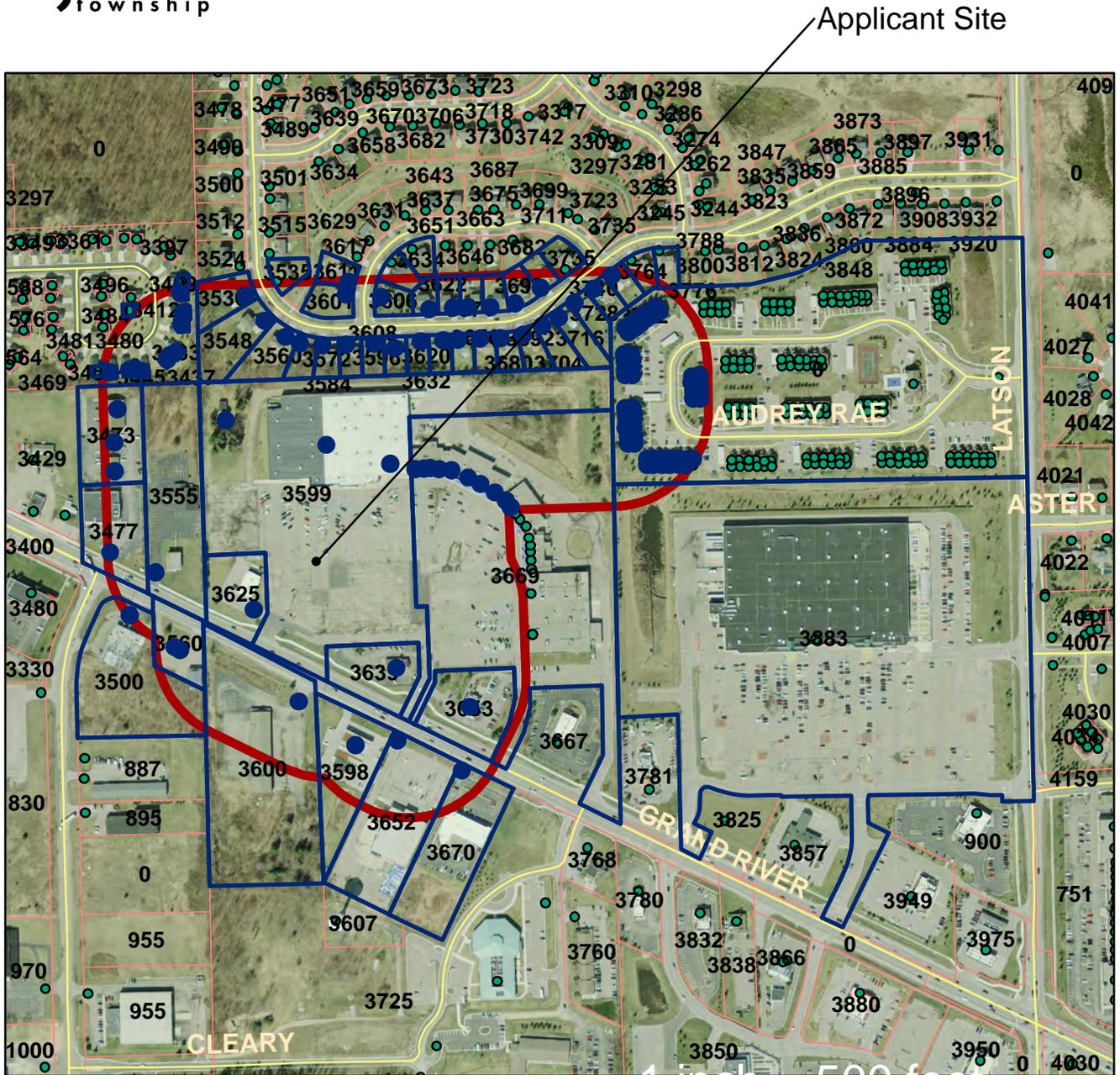
Todd W. Smith

Linda Rowell

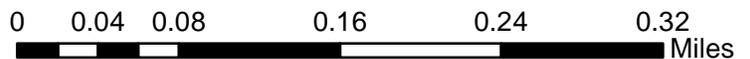


300' Buffer for Noticing

Blue outline identifies parcels which are within 300 feet.
Red outline indicates area within 300 feet of affected parcel.



Planning Commission Case #15-07
Applicant: Chase Bank
Address: 3599 E. Grand River Ave.
Parcel ID: #4711-05-400-031
Meeting Date: April 13, 2015



RAND ASSOC | HERBERT RICKERT
1270 RICKETT RD
BRIGHTON, MI 48116

FEDERAL HOME LOAN MORT | ORLANS
ASSOC
1650 W. BIG BEAVER ROAD
TROY, MI 48084

MEIJER INC. - PROPERTY TAX DEPT
2929 WALKER AVE NW
GRAND RAPIDS, MI 49544

ROLLING RIDGE GLENS | VILLAGE
GREEN MGMT
30833 N WESTERN HWY #300
FARMINGTON, MI 48334

ATTG, LLC
31700 W 13 MILE RD, STE 105
FARMINGTON, MI 48334

DEVELOPERS DEVERSIFIED - PROP TAX
3300 ENTERPRISE PARKWAY
BEACHWOOD, OH 44122

TRIPOLI, HELENE A.
3409 DEWDROP LANE
HOWELL, MI 48843

DALTON DAVID & MARILYNN
3412 DEWDROP LANE
HOWELL, MI 48843

OWNER OR OCCUPANT
3461 DEWDROP LANE
HOWELL, MI 48843

GORDISH GREGORY & SUZANNE
3535 SNOWDEN LANE
HOWELL, MI 48843

GUICHICI, GRANT
3622 STRATTON LANE
HOWELL, MI 48843

MOWERS BRIAN R & CATHY M
3634 STRATTON LANE
HOWELL, MI 48843

OWNER OR OCCUPANT
3669 E GRAND RIVER
HOWELL, MI 48843

WEST MARK D
3735 SNOWDEN LANE
HOWELL, MI 48843

POKOYOWAY, PAUL M. & PATRICIA
3764 SNOWDEN LANE
HOWELL, MI 48843

LANGOLF CHARLES & RENAE CAMPAU
3776 SNOWDEN LANE
HOWELL, MI 48843

BOWMAN, KYLE A. & ELIZABETH
3813 SILVER CHARM LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3883 E GRAND RIVER
HOWELL, MI 48843

EAST GRAND RIVER LLC
4244 MACQUEEN DR
W BLOOMFIELD, MI 48323

SPEEDWAY SUPER AMERICA - PROP
TAX
539 SOUTH MAIN STREET
FINDLAY, OH 45840

MICHIGAN COMMERCE BANK
8700 NORTH SECOND ST
BRIGHTON, MI 48116

BRICKNER, SUSAN E.
PO BOX 2038
HOWELL, MI 48844

SCHMALZRIED PROPERTIES
PO BOX 208
UNION LAKE, MI 48387

PAYLESS SHOESOURCE #5260
PO BOX 3560
TOPEKA, KS 66601-3560

KNIGHTS OF COLUMBUS
PO BOX 44
HOWELL, MI 48844

RDC ENTERPRISES III LLC
PO BOX 469
PINCKNEY, MI 48169

POPOVSKI, TOMISLAV
PO BOX 806
HOWELL, MI 48844

TACO BELL CORP | DUCHARME
MCMILLEN
PO BOX 80615
INDIANAPOLIS, IN 46280

OWNER OR OCCUPANT
3413 DEWDROP LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3421 DEWDROP LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3425 DEWDROP LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3433 DEWDROP LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3437 DEWDROP LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3445 DEWDROP LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3449 DEWDROP LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3457 DEWDROP LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3469 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3471 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3473 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3477 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3500 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3536 SNOWDEN LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3548 SNOWDEN LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3555 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3560 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3560 SNOWDEN LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3564 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3572 SNOWDEN LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3579 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3584 SNOWDEN LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3591 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3596 SNOWDEN LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3598 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3599 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3600 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3601 E. GRAND RIVER
HOWELL, MI 48843

OWNER OR OCCUPANT
3601 STRATTON LN
HOWELL, MI 48843

OWNER OR OCCUPANT
3603 E. GRAND RIVER
HOWELL, MI 48843

**GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY,
MICHIGAN**

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Planning Commission of Genoa Charter Township will conduct a public hearing on Monday, April 13, 2015, commencing at 6:30 p.m. at the Genoa Charter Township Hall, 2911 Dorr Road, Brighton, Michigan, as required under the provisions of the Michigan Zoning Enabling Act.

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

OPEN PUBLIC HEARING #1...Consideration of the rezoning of approximately 4.19 acres in Section 11, located at 6253 Grand River Avenue between Hughes Rd and Kellogg Rd, Howell, Michigan (Parcels 4711-11-300-021, 27, 28). The applicant has requested a rezoning to remove the Town Center Overlay District from the property (GCD/TC to GCD). The request is petitioned by Chestnut Development, LLC.

OPEN PUBLIC HEARING #2...Review of a special use, site plan, and environmental impact assessment for a proposed remote bank ATM in an existing parking lot. The property in question is located at 3599 E. Grand River Avenue, Howell, Michigan, being Parcel No. 4711-05-400-031. The request is petitioned by Chase Bank.

You are invited to attend this hearing. If you are unable to attend, written comments may be submitted by writing to the Planning Commission at the Genoa Township Hall, 2911 Dorr Road, Brighton, MI 48116 or via email at kathryn@genoa.org up to the date of the hearing and may be further received by the Planning Commission at said hearing. In addition, all materials relating to these requests may be examined at the Township Hall during normal business hours.

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

SIGNED: KELLY VANMARTER
ASSISTANT TOWNSHIP MANAGER/COMMUNITY
DEVELOPMENT DIRECTOR

(03-27-2015 DAILY 236345)



Bud Design & Engineering Services, Inc.

10775 S. Saginaw St. Suite B | Grand Blanc, MI 48439 | Ph: 810.695.0793 | Fax: 810.695.0569 | www.buddesign.com

ENVIRONMENTAL IMPACT ASSESSMENT

CHASE BANK REMOTE ATM

A. NAME AND ADDRESS OF PERSON RESPONSIBLE FOR PREPARATION

ANDREW ANDRE, PE

BUD DESIGN & ENGINEERING SERVICES, INC.

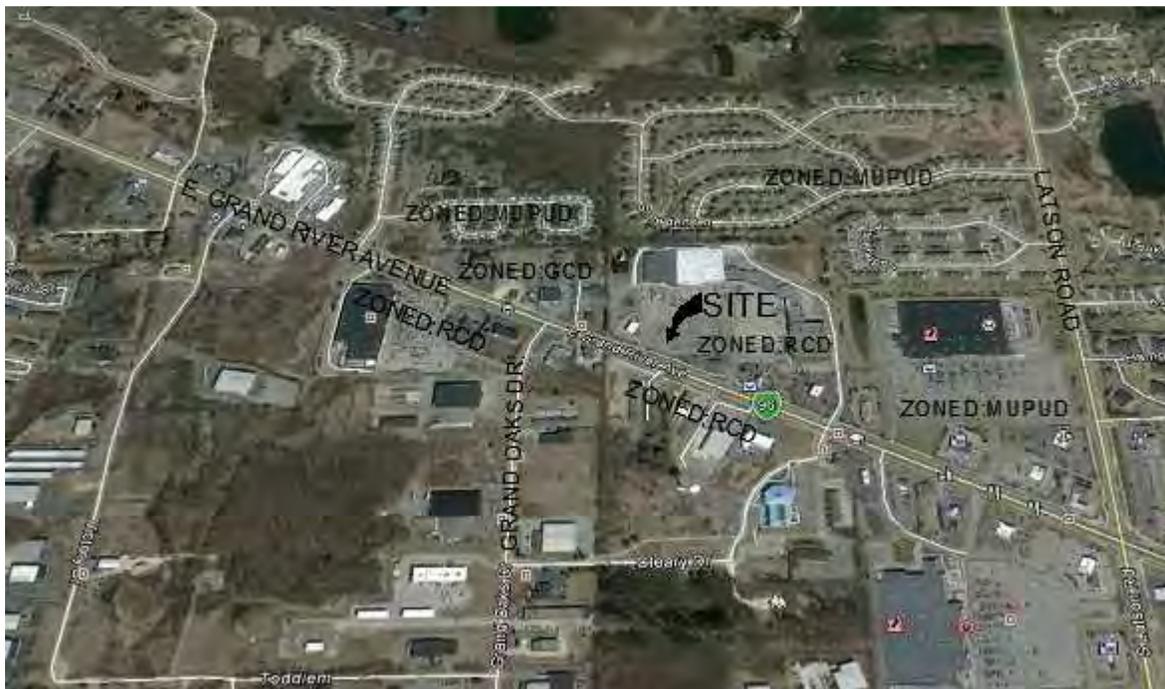
10775 S. SAGINAW ST, SUITE B

GRAND BLANC, MI 48439

MR. ANDRE IS A PROFESSIONAL ENGINEER IN THE STATE OF MICHIGAN AND HAS 19-YEARS OF EXPERIENCE WITH SITE DEVELOPMENT PROJECTS. SEVERAL PROJECTS HAVE BEEN WITHIN GENOA TOWNSHIP.

B. MAP AND WRITTEN DESCRIPTION/ANALYSIS OF THE PROJECT SITE

THE PROPOSED PROJECT IS A REMOTE BANK ATM THAT WOULD BE PLACED WITHIN THE EXISTING PARKING LOT OF THE GRAND RIVER PLAZA. SEVERAL PARKING SPACES WOULD BE REMOVED FOR THE PROPOSED REMOTE ATM, WITH THOSE PARKING SPACES BEING SOME OF THE FURTHEST REMOVED FROM THE RETAIL CENTER AND RARELY USED. THE PROPOSED PROJECT WOULD BE CONSISTENT WITH THE BUSINESS USES OF THE AREA AND WOULD PROVIDE A CONVENIENT BANKING OPPORTUNITY FOR CUSTOMERS. THE PROPERTY IS ZONED RCD, WHICH WAS ESTABLISHED TO ACCOMMODATE RETAIL SERVICES FOR THE TOWNSHIP AND SURROUNDING COMMUNITIES.





Bud Design & Engineering Services, Inc.

10775 S. Saginaw St. Suite B | Grand Blanc, MI 48439 | Ph: 810.695.0793 | Fax: 810.695.0569 | www.buddesign.com

C. IMPACT ON NATURAL FEATURES

THE LOCATION OF THE PROPOSED PROJECT DOES NOT IMPACT ANY NATURAL FEATURES. THE REMOVAL OF ASPHALT PAVING IS PROPOSED FOR THE INSTALLATION OF THE REMOTE ATM.

D. IMPACT ON STORMWATER MANAGEMENT

A SMALL AREA OF ASPHALT PAVEMENT WILL BE SAWCUT AND REMOVED FOR INSTALLATION OF THE REMOTE ATM. A SMALL AMOUNT OF SOIL WILL BE REMOVED AND REPLACED DURING CONSTRUCTION, SO BEST-MANAGEMENT-PRACTICES SUCH AS NOT LEAVING THE REMOVAL AREA EXPOSED FOR ANY SIGNIFICANT PERIOD WILL BE EMPLOYED. THE EXISTING AREA IS COVERED WITH ASPHALT PAVEMENT AND NO ADDITIONAL IMPERVIOUS SURFACE IS PROPOSED, THEREFORE SURFACE WATER RUNOFF WILL NOT INCREASE AS A RESULT OF THIS PROJECT.

E. IMPACT ON SURROUNDING LAND USE

THE PROPOSED PROJECT WOULD BE CONSISTENT WITH THE SURROUNDING COMMERCIAL AND RETAIL DEVELOPMENTS WITHIN THE AREA. NO INCREASE IN LIGHT, NOISE, OR AIR POLLUTION IS ANTICIPATED WITH THE PROPOSED REMOTE ATM.

F. IMPACT ON PUBLIC FACILITIES AND SERVICES

PUBLIC SERVICES SUCH AS FIRE AND POLICE WILL HAVE DIRECT ACCESS TO THE PROPOSED PROJECT AREA. BEING SITUATED WITHIN AN EXISTING PARKING AREA PROVIDES VISIBILITY TO PUBLIC SERVICE AGENCIES AND THE ABILITY TO GAIN ACCESS IF REQUIRED.

G. IMPACT ON PUBLIC UTILITIES

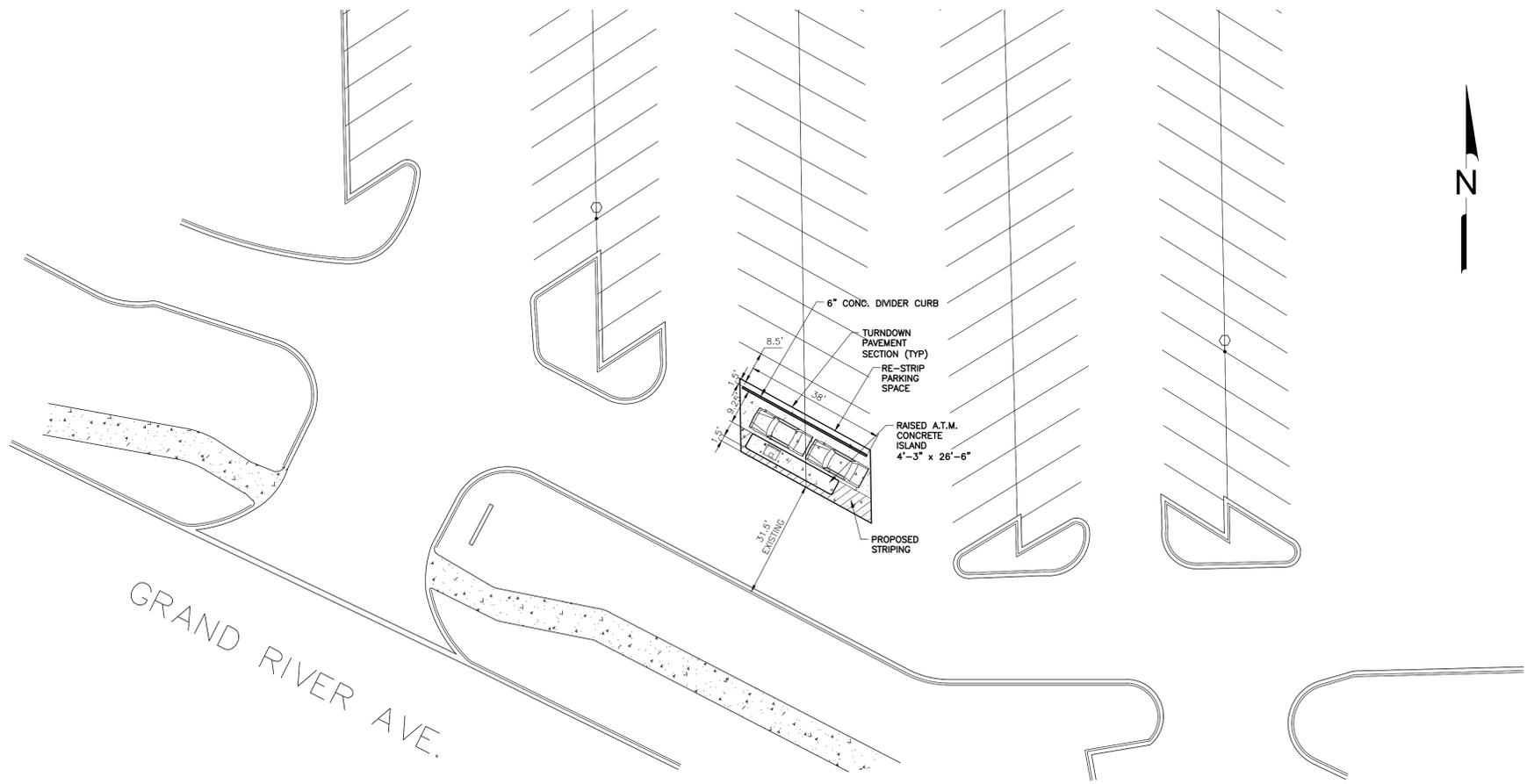
NO PUBLIC UTILITIES ARE PROPOSED AS PART OF THIS PROJECT.

H. STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS

NO HAZARDOUS MATERIALS WILL BE HANDLED OR STORED AS PART OF THIS PROJECT.

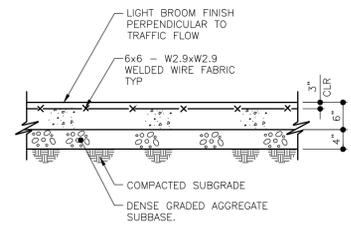
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THE PROPOSED PROJECT IS LOCATED WITHIN THE EXISTING PARKING AREA OF THE GRAND RIVER PLAZA, WHICH IS LOCATED NORTH OF GRAND RIVER AVENUE. THERE IS AN EXISTING COMMERCIAL DRIVEWAY TO GRAND RIVER AVENUE LOCATED WITHIN APPROXIMATELY 150-FEET OF THE PROPOSED PROJECT. THE REMOTE ATM LOCATION HAS BEEN LOCATED SUCH THAT VEHICULAR ACCESS IS EASILY PROVIDED FOR INGRESS AND EGRESS. THE REMOTE ATM IS A SERVICE LOCATION THAT WILL NOT HAVE ANY EMPLOYEES. NO ADDITIONAL TRAFFIC GENERATION IS ANTICIPATED ON THE PUBLIC STREETS AS A RESULT OF THE PROPOSED PROJECT.



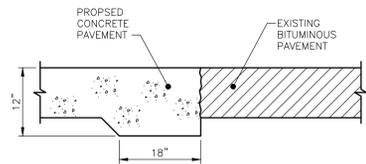
PROPOSED LAYOUT

SCALE: 1" = 20'



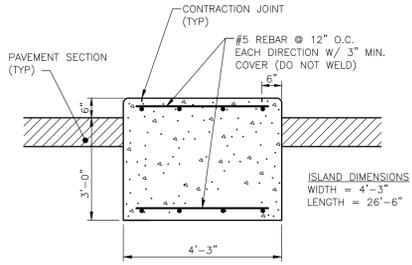
CONCRETE PAVEMENT

NO SCALE



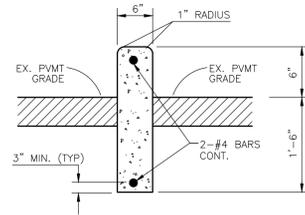
TURNDOWN PAVEMENT SECTION

NO SCALE



RAISED CONCRETE ISLAND

NO SCALE



CAST IN PLACE CURB

NO SCALE

IMPACT STATEMENT

A. NAME AND ADDRESS OF PERSON RESPONSIBLE FOR PREPARATION
 ANDREW ANDRE, PE
 BUD DESIGN & ENGINEERING SERVICES, INC.
 10775 S. SAGINAW ST., SUITE B
 GRAND BLANC, MI 48439
 MR. ANDRE IS A PROFESSIONAL ENGINEER IN THE STATE OF MICHIGAN AND HAS 19-YEARS OF EXPERIENCE WITH SITE DEVELOPMENT PROJECTS. SEVERAL PROJECTS HAVE BEEN WITHIN GENOA TOWNSHIP.

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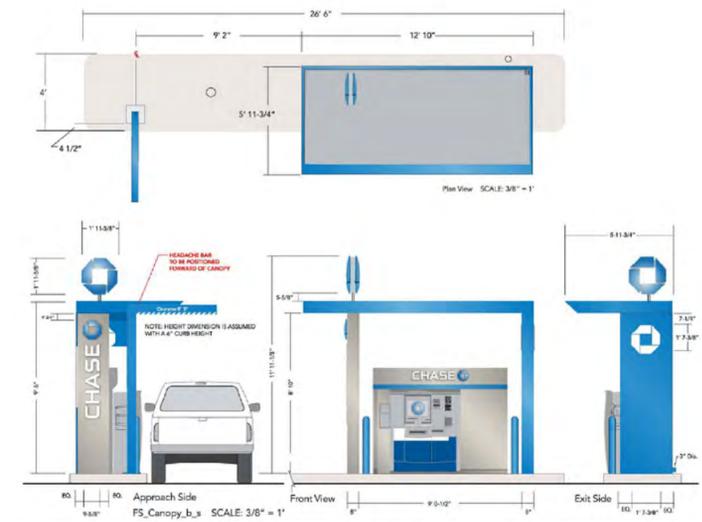
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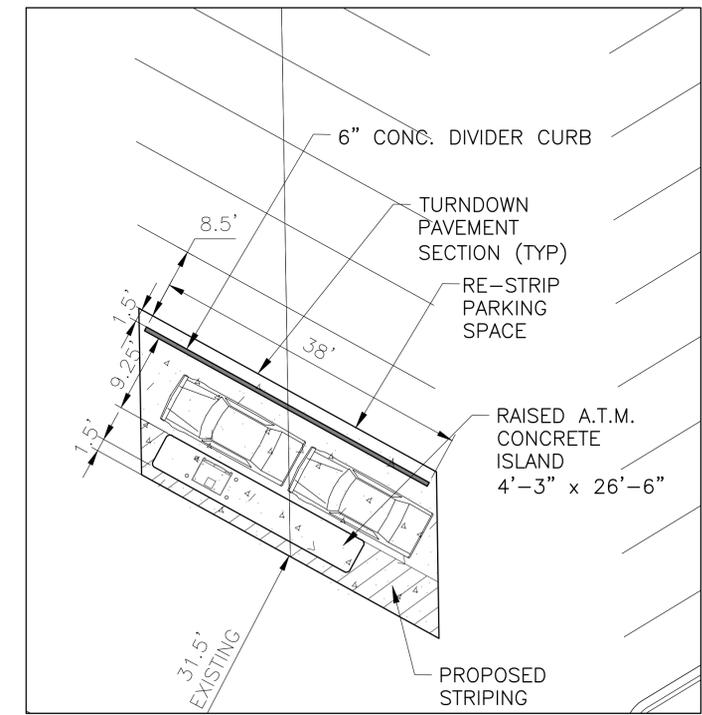
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SIGNAGE OVERVIEW

NO SCALE



ENLARGED LAYOUT PLAN

SCALE: 1" = 10'

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-DIG AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
- DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF PAVEMENT OR CENTER OF STRUCTURE.
- ALL PAVING MATERIALS AND OPERATIONS SHALL BE IN CONFORMANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- PARKING STALL SPACES TO BE 4" SOLID YELLOW PAINT STRIPES.
- MATCH GRADES AROUND PERIMETER OF PAVEMENT REPLACEMENT. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE.

PAVEMENT INFORMATION



Bud Design & Engineering Services, Inc.
 Architects | Engineers | Interior Design
 10775 S. Saginaw St., Suite B
 Grand Blanc, MI 48439
 (PH) 810.695.0793
 (FAX) 810.695.0569
 Web: www.buddesigns.com

CHASE REMOTE ATM
E. GRAND RIVER AVE
GENOA TOWNSHIP, LIVINGSTON COUNTY, MI

WE CERTIFY THAT THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER, ANDREW ANDRE, PE, AND THAT WE HAVE NOT BEEN PROVIDING ANY OTHER PROFESSIONAL SERVICES TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BONDS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING. © 2015 BUD DESIGN & ENGINEERING SERVICES, INC. ALL RIGHTS RESERVED.

ISSUED FOR	DATE
CLIENT REVIEW	02/19/16
CLIENT REVIEW	02/17/16
SPA	02/20/16
DATE:	
DRAWN BY:	JDT
CHECKED BY:	ACA
SCALE:	1"=20'
JOB NO:	BD-15-118
SHEET TITLE:	SITE LAYOUT PLAN
SHEET	2 OF 2



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP
DEC 01 2014

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Jim Blair, 10050 Innovation Dr., Suite 100, Dayton, OH 45342
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: GCG Howell, Ltd., 10050 Innovation Dr., Suite 100, Dayton, OH 45342

SITE ADDRESS: 3950 E Grand River Ave, Howell, MI PARCEL #(s): 11-05-400-047

APPLICANT PHONE: 937-424-3904 OWNER PHONE: 937-434-7218

OWNER EMAIL: jblair@rgproperties.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Lot 4 of the Livingston Commons shopping center

BRIEF STATEMENT OF PROPOSED USE: -redevelopment of existing outparcel for a ~~new multi-tenant retail building.~~ NEW FREE STANDING *JMB 11/15/15*
PANERA BREAD

THE FOLLOWING BUILDINGS ARE PROPOSED: 12,000 SF of mutli-tenant retail
4,386 SF. FREE STANDING PANERA BREAD *JMB 11/15/15*

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

BY: [Signature]
ADDRESS: 10050 Innovation Dr., Suite 100, Dayton, OH 45342

GENOA TOWNSHIP
DEC 01 2014

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

1.) Jim Blair of RG Properties, Inc. at jblair@rgproperties.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:  DATE: 11/20/14
PRINT NAME: Jim Blair PHONE: 937-424-3904
ADDRESS: 10050 Innovation Dr., Suite 100, Dayton, OH 45342

OPEN PUBLIC HEARING #2... Review of a site plan, environmental impact, and PUD amendment for a proposed redevelopment of an existing outparcel to demolish the existing Bennigan's Restaurant and construct a new 12,000 sq. ft. multi-tenant building, located at 3950 E. Grand River Avenue, Howell, Michigan 48443, parcel # 4711-05-400-047. The request is petitioned by RG Properties, Inc.

Mr. Jim Blair of RG Properties addressed the Planning Commission on behalf of the petitioner. Bennigan's is closing its doors and as a result RG Properties will be getting the property back, which leads to this evening's proposal. This brings changes to the Phase 1 PUD, including incorporating the new Red Olive restaurant building. RG Properties will also become the sub-lessee of the adjacent Walmart owned parking area, which permits improvements to be made to that area as well.

The proposed building is primarily brick and masonry with some EIFS, which includes wood-grain tile on the front façade to provide for the corporate branding of a Panera Bread Restaurant. Two rows of parking in the front are also part of the PUD amendment. Another change includes an entry feature which acknowledges the Township. RG Properties has worked exhaustively with Township staff to find a location for this feature. MDOT and the Livingston County Road Commission indicate they will not allow the sign within the right of way.

Ms. VanMarter stated that the original PUD called for Latson Road to be shifted to the West. This permitted a gateway entry sign. Then when the Phase 2 PUD came in, the sign was proposed to be included near the I-96 ramp. However, the final grading is much lower than anticipated and the sign could be put there but would be too low to be visible.

Mr. Mortensen indicated that another proposal of equal value might be required of the petitioner. Mr. Blair indicated that no cost estimates were assumed previously.

Mr. Grajek indicated that the Commission is interested in seeing a gateway sign. Ms. VanMarter explained the original proposal in Phase 1 was that the sign would exist on Lot A. Lot A is currently owned by RG Properties. The original Phase 1 rendering of the sign was shown.

Chairman Brown asked about the amount of land the original sign might have required. Mr. Blair indicated that due to the lack of scale, an estimate is difficult. Ms. VanMarter indicated that RG Properties was to build the sign. Genoa Township was to maintain it. Phase 2 moved the sign nearer the ramp. In Phase 1, the sign was in the Lot-A vicinity. Mr. Blair indicated the recently proposed sign could be dressed up with endcaps and landscaping with uplighting to illuminate it in the evenings as shown in the original Phase 1 rendering.

Chairman Brown indicated that it was his belief that both signs would be provided. Mr. Blair indicated that RG Properties is obligated to provide one.

Referring to the building façade, Mr. Borden indicated that the wood grain tiles are a bit unusual and there is a lot of EIFS. The requirement is 80 percent natural materials. The front of the building does not meet 80 percent though the entire building does appear to

meet it. The rear façade will be highly visible. Perhaps wrapping the façade around the building is a possibility. The front of the building should be upgraded to increase appeal.

Mr. Blair indicated that the cornice could be brought to the back of the building to the parapet height. Some shadow lines, a transom window effect could also be included. The building currently meets the natural materials requirement. The overall building exceeds the 80 percent outlined in the agreement.

Mr. Mortensen indicated that at issue is the artistic part of the building. Mr. Blair indicated that material samples were not available for tonight's meeting. Mr. Rauch indicated that the EIFS might mainly be covered by signage and asked about the drive thru. Mr. Blair indicated that the drive thru has been moved to the back of the building to maintain the proper stacking for the drive thru. Mr. Rauch asked whether roof-top units would be hidden. Mr. Blair indicated roof top units would not be visible except one. The one could be concealed. Mr. Rauch indicated that the back of the building is an issue. Mr. Blair indicated that the middle of the parapet in the back could be raised. Mr. Rauch asked if there was consideration for metal canopies instead of cloth. Mr. Grajek indicated that the aesthetic needs of the façade are not satisfied. The parapets certainly help. More architectural character is desirable.

Mr. Borden stated he would like to see both signs, if possible. The Genoa sign feature at the corner of Latson and Grand River would enhance the corridor. There is also a question about proposed drive thru use.

Mr. Mortensen indicated that the amendment for Phase 2 did allow a drive thru as a special use. Isn't that a change in the language for the rest of the PUD? The concern with a drive thru at the neighboring Red Olive location is safe access to Grand River.

Mr. Borden asked whether it is necessary to retain the Grand River curb cut at the Red Olive site. A drive thru might be provided if internal access was provided.

Chairman Brown indicated that the space is not available for a drive thru. It's too close to other driveways. Other Red Olive Restaurants do not have this feature. Why is this right-in, right-out desired?

Mr. Jim Barnwell of Desine, Inc. addressed the Commission on behalf of Red Olive. The original intent was to use the Grand River access point as the main access to the property. The drive way is 50 feet in length. There are mature trees present on the property. Most customer traffic will be coming from Grand River. Mr. Mortensen asked who owns the drive. The driveway is part of an easement on the bank's property which predates the bank ownership. The bank does not utilize the driveway. Chairman Brown indicated that the curb cut may be dangerous.

An aerial of the property was presented and the trees were identified.

Mr. Carl Volmer of the Pucci & Volmer architectural firm addressed the commission on behalf of Red Olive, stating that one of the reasons for the purchase of the property was the curb cut.

Mr. Borden indicated that additional considerations for the Bennigan's Lot 4 re-development include the double row parking at the front of the building. Mr. Blair

indicated that inconvenient parking will turn customers away. People do not want to walk far. They just won't go. Half of one row is patio area for a potential restaurant owner. Chairman Brown asked what happens in off season. Mr. Blair stated that it would be a raised concrete patio. Ms. Figurski asked if Panera Bread was requesting a drive thru. Mr. Blair indicated that Panera Bread is making that request.

Mr. Rauch asked if consideration was given to making the building L-shaped. Mr. Blair indicated that the building was considered and it didn't layout well at that site.

Mr. Borden indicated that there are parking setbacks in the ordinance. However, the ordinance does permit the Commission to waive the setback. It will need authorization by the Commission. Also, the three wall signs being requested for tenants are not permitted by the ordinance. We need to be clear that the Township is not granting a third sign. Further, there are three outdoor patios proposed. This requires additional features such as tables, trash cans, umbrellas, chairs, which might benefit from administrative approval in the future. Ms. VanMarter indicated that this is a requirement in the ordinance.

Mr. Borden cautioned that some consideration might be given for product advertising which could be placed on outdoor umbrellas in the future. Mr. Rauch asked about what flags would fly on the proposed Genoa gateway feature. Mr. Blair indicated that the American flag is flying at all other RG Properties locations and it will be good to add this one.

Discussion took place regarding the Red Olive site. Ms. VanMarter indicated that the original PUD prohibits the use of Grand River access if internal access to the PUD takes place. Chairman Brown asked if there is an economic reason to have the driveway available to Grand River. Mr. Barnwell indicated that the Grand River curb cut is a convenience issue for customers. The Ann Arbor Red Olive access is internal and it is one of the slower selling stores.

Mr. Mortensen asked about the driveway easement for Red Olive. Ms. VanMarter indicated that driveway exists on an exclusive easement on property owned by the bank. An attorney would need to weigh in but it is the property of the bank. Mr. Barnwell indicated that the applicant was originally planning a standalone parcel not an annexation into the PUD.

Mr. Mortensen acknowledged that the Lot 4 multi-tenant building site is an important corner in the Township. And it might be important that building materials match the existing buildings in the PUD.

A call was made to the public with no response.

Planning Commission disposition of petition

- A. Recommendation regarding PUD Agreement Amendment.
- B. Recommendation of Environmental Impact Assessment. (12-01-14)
- C. Recommendation of Site Plan. (12-23-14)

Mr. Mortensen moved to table the site plan dated December 23, 2014 and the environmental impact assessment dated December 1, 2014, for a redevelopment of the

existing Bennigan's Restaurant to construct a new 12,000 sq. ft. multi-tenant building, located at 3950 E. Grand River Avenue, based on the following:

1. Requests by Commission of upgrade of materials and to the building.
2. Revisions to the submitted PUD Agreements to address issues regarding the lack of entrance sign to the Township in the vicinity of the Latson Road interchange crossing
3. Concerns in the PUD Agreement regarding continuation of the access to Grand River for the Red Olive property.
4. Improve the look of the building on this marquee corner and dress up the back of the building.

Supported by Ms. Figurski. **Motion carried unanimously.**

Mr. Grajek indicated that as a marquee location in our community, there are many ways that this corner could be featured. The back of the building is something that could benefit from negotiation. The front façade is a big concern. Mr. Mortensen indicated that a staff meeting might take place with three members of the Planning Commission present.

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

Mr. Jim Barnwell of Desine, Inc. addressed the Planning Commission on behalf of the petitioner. The existing building was built in the middle of a farm field in the 1990s. Current conditions were caused by others and not the property owners. The current owner's intent behind the recent purchase was to not become part of the PUD. The petitioner recognizes the desire of the Township and RG Properties to incorporate the parcel into the PUD. The petitioner would like to keep a right-in right-out access to Grand River and join the PUD. The existing building will be removed. The petitioner would like to preserve the existing landscaping as much as possible. The proposed building is approx. 1,000 sq. ft. larger than the existing building, predominantly brick and stone. There is no drive-thru proposed. The petitioner is asking for a sign in the front and in the rear. The engineer and fire department concerns are readily complied with. Proposed parking provides what is required. Larger vehicles are not expected at this sit-down restaurant. Vegetation is grown and substantial on both sides. The intent of the ordinance is met though the landscaping requirement is not quite met.

Mr. Borden indicated that point number one in his letter can be stricken regarding use calculations. Also, there are some parallel parking spaces in the parking lot. Parallel parking is difficult for most people and is somewhat unusual. The southerly space would be difficult to use. Mr. Barnwell indicated that employees would be parking in the parallel spaces. The possibility of angled parking was discussed. Snow storage would be in the corners of the lot.

Mr. Borden indicated that becoming part of the PUD will permit shared parking within the PUD. There are some deficiencies in the landscaping plan but the applicant's intent is to preserve what is there which helps accommodate those deficiencies. New



April 6, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Redevelopment of Livingston Commons Lot #4 – Site Plan Review #4
Location:	Southwest corner of Grand River Avenue and Latson Road
Zoning:	NR-PUD Non-Residential Planned Unit Development District

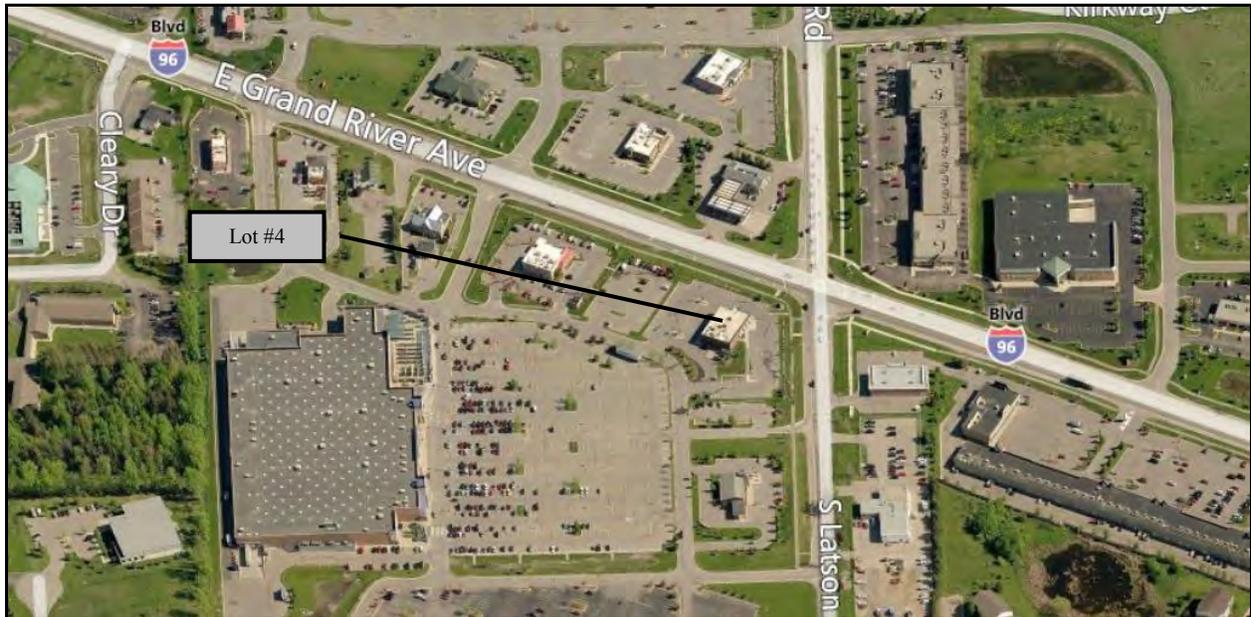
Dear Commissioners:

At the Township's request, we have reviewed the revised site plan (dated 3/26/15) proposing the construction of two new drive-through restaurants for the 2.03-acre site currently occupied by a Bennigan's restaurant.

The site is located at the southwest corner of Grand River Avenue and Latson Road within Phase I of the Livingston Commons PUD, which is zoned NR-PUD. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance.

A. Summary

1. The project proposes several amendments to the PUD Agreement.
2. The Planning Commission has approval authority over the building elevations, including materials and colors.
3. The height of the parapet wall needs to be increased and, generally speaking, the proposal entails a gray, relatively blank building.
4. Two rows of front yard parking are proposed, which seems to conflict with the draft changes to the PUD Agreement.
5. We suggest crosswalk striping be added between the sidewalk connection and building.
6. We see the potential for several vehicular conflicts.
7. The Commission may wish to request details on existing greenbelt plantings to ensure current standards are met. Additionally, proposed parking lot plantings are deficient.
8. The landscape plan in the prior submittal contained significantly more plantings.
9. The light fixture labels are not clearly identified on the lighting plan.
10. We do not see the need for 2 drive-through wall signs or a 3rd monument sign.
11. The full project may warrant a traffic impact study, as opposed to the trip generation comparison provided.
12. The applicant needs to provide details of any fencing or trash receptacles proposed for the outdoor dining patio.
13. We suggest the Township prohibit signage on the umbrellas proposed for the outdoor dining patio.



Aerial view of site and surroundings (looking north)

B. Proposal

The applicant requests site plan review/approval for two new drive-through restaurants; one is noted as a Panera Bread, while the other is labeled as “future.” Given the nature of the submittal, we are under the impression the applicant is only seeking approval of the Panera Bread restaurant at this time.

Drive through restaurants would typically require special land use approval; however, proposed amendments to the PUD Agreement would permit 2 drive-through restaurants on Lot #4, with future drive-through restaurants allowed with special land use approval (regardless of the 500-foot spacing requirement).

C. PUD Agreement

Similar to previous submittals, the applicant proposes amendments to the existing PUD Agreement. Changes proposed include:

- Inclusion of the Red Olive site into the PUD;
- Separation of Lot #4 into two lots – 4A and 4B;
- Allowance for two drive-through restaurants on Lot #4 without the need for special land use approval;
- Allowance for future drive-through restaurants with special land use approval, but removal of the 500-foot spacing requirement; and
- Allowance for one row of “tease” parking in the front yard of Lot #4.

As was previously discussed, inclusion of the Red Olive site is logical and will allow internal cross-access.

The inclusion of two drive-through restaurants on Lot #4 is not expected to be harmful given the site has no direct access to either main roadway and future drive-through restaurants will require special land use review to determine their potential impacts.

The change regarding front yard parking is a bit confusing in that: a) “tease” parking is not defined; and b) the site plan shows two rows of parking in both the Grand River and Latson front yards.

D. Use Conditions (Drive-through Restaurant)

Section 7.02.02(j) provides the following conditions for drive-through restaurants:

- 1. Principal and accessory buildings shall be setback fifty (50) feet from any adjacent public right of way line or property line.**

This standard is met.

- 2. The establishment of a new drive-through restaurant shall require the lot be separated a minimum of five hundred (500) feet from any other lot containing a drive-through restaurant.**

Proposed changes to the PUD Agreement would allow drive-through restaurants regardless of spacing between uses.

- 3. Only one (1) access shall be provided onto any street.**

Lot #4 does not have direct access to either Grand River Avenue or Latson Road. Vehicular access to this part of the development will be via the existing interior service drive, which provides access to both public roadways.

- 4. Such restaurants constructed adjacent to other commercial developments shall have a direct vehicular access connection where possible.**

The site plan includes internal access points to the remainder of the Livingston Commons development.

E. Site Plan Review

- 1. Dimensional Requirements.** As described in the table below, the proposed Panera Bread complies with the dimensional standards for this PUD:

District	Lot Size		Minimum Setbacks (feet)				Max. Height	Lot Coverage
	Lot Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking		
NR-PUD	1	150	70	15	50	20 front 10 side/rear	35	35% building 75% impervious
Proposal	2.03	270 (Latson)	106 (Grand River) 99 (Latson)	135 (NW) 145 (S)	70 (SW)	20 front 10 side 25 rear	19.5	6.6% building 70.2% impervious

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

The proposed building is constructed of brick, which is consistent with the requirements in the PUD Agreement. Color renderings indicate the building will be varying shades of gray.

Additional comments are that it appears as though roof-top mechanical equipment will not be fully screened by the parapet wall, the west elevation is essentially a blank wall and overall, the building generally lacks many of the design/architectural features expected for a new building in a PUD.

The height of the parapet must be increased and the applicant should add decorative features to the building. The previous version of this project included a variety of colors, canopies and decorative elements to help break-up the facades. Granted, the project has changed substantially from the last submittal; however, the currently proposed building is essentially blank with little architectural character.

- 3. Parking.** As outlined in the table on Sheet C-2.0, 63 spaces are required for the proposed Panera restaurant. Additionally, 2 RV spaces, 3 waiting spaces and 10 stacking spaces are also required.

There are 71 spaces proposed within the confines of Lot #4, as well as the stacking and waiting spaces. A note in the parking table indicates that the longer RV spaces will be provided outside of Lot 4.

The parking spaces and drive aisles meet or exceed the dimensional standards of Section 14.06 and a detail on Sheet C-2.1 identifies the use of looped (double striped) spaces.

- 4. Pedestrian Circulation.** The plan identifies the existing sidewalks along Grand River and Latson with a connection proposed between the public sidewalk and the edge of the parking lot near the intersection.

We suggest the applicant incorporate crosswalk striping so that drivers are alerted to the potential of pedestrians at this crossing. Sidewalks are also proposed along the north and east sides of the building, separating the parking lot from the building.

- 5. Vehicular Circulation.** As previously noted, Lot #4 does not have direct vehicular access to either roadway. Instead, access is provided at 2 points to the existing internal service drive.

The last stacking space slightly encroaches into the main drive aisle. This could partially block a main travel lane, which is not generally advisable. However, it is worth noting that the drive aisle is 2-foot wider than the minimum requirement.

In our opinion, there is the potential for vehicular conflicts/driver confusion at the entrance to the drive-through.

Specifically, the main two-way drive aisle on the west side of the building abuts the drive-through entrance, which is a bit unusual, although they are separated by a raised curb. Given the stacking space comment above, if a vehicle were to enter the drive-through lane from the west, it could block a vehicle headed north in the adjacent travel lane.

This layout also eliminates the potential to include an escape lane from the drive-through. As such, once a vehicle enters the drive-through lane, they will not be able to leave until past the building.

We do not see the need for the parking spaces on either side of the drive-through exit lane and see potential conflicts between use of these spaces and vehicles exiting the drive-through.

There is also a potential conflict between the loading space and access to the waste receptacle. During previous reviews, the applicant noted that they will coordinate refuse removal; however, it appears that the loading space could simply be shifted slightly to the south to avoid this conflict.

These are merely our observations and we will defer to the Township Engineer for any technical concerns they may have on this layout.

- 6. Loading.** The plan identifies the required loading space at the rear of the building. As noted above, if the space is occupied, it has the potential to block access to the waste receptacle. It appears that the loading space could be shifted to the south to avoid this potential conflict.

7. Landscaping. We have reviewed the landscape plan as follows:

Location	Requirements	Proposed	Comments
Front yard greenbelt (Grand River & Latson)	17 canopy trees 17 evergreen trees 67 shrubs 20-foot width	Existing landscaping 20-foot width (minimum)	Township may wish to request details to ensure standards are met
Parking lot	7 canopy trees 630 SF landscaped area Hedgerow	5 canopy trees 6,851 SF landscaped area Existing landscaping	2 additional trees are required Applicant should demonstrate that existing landscaping along frontage includes screening equivalent to the required hedgerow

Additionally, the previous submittals for redevelopment of Lot #4 included significantly more landscaping.

8. Waste Receptacle and Enclosure. The project includes a new waste receptacle area south of the building. Section 12.04 requires a rear yard or non-required side yard location, unless otherwise approved by the Planning Commission. The proposed location complies with this standard.

Details on Sheet C-2.3 identify the required concrete base pad and a masonry enclosure, which will match materials used on the building.

9. Exterior Lighting. The submittal includes a lighting plan (Sheet C-6.0), which proposes the installation of 4 new light poles and 7 new light fixtures on existing poles. The table identifies 3 different types (A-1, A-2 and A-3), although they are not clearly labeled on the plan. Additionally, there is no indication of any wall mounted fixtures.

The details on Sheets C-6.0 and C-6.1 are compliant with the requirements of Section 12.03. Additionally, the photometric readings on Lot #4 are within that allowed by Ordinance; however, there are readings to the southwest that exceed the 10-footcandle maximum. It is unclear whether this is an existing or proposed conditions.

10. Signs. In total, the submittal includes 3 monument signs (2 existing structures with new sign faces added and 1 new sign for the future restaurant) and 2 wall signs. Two menu boards and 3 drive-through signs are also shown proposed. The Ordinance allows up to 2 menu boards with a maximum size of 16 square feet per board and directional signs with no advertising are allowed at driveways. However, 2 of the drive-through signs are wall signs, which are not addressed by the Ordinance. The need for these signs is unclear.

Given the site's presence as a corner lot, 2 wall signs are permitted and the Planning Commission may permit 2 monument signs; however, changes proposed to the PUD Agreement would allow for the 3rd monument sign, although we do not necessarily see the need for it.

Information on sign sizes is needed to confirm compliance with the dimensional standards of Article 16; however, the applicant previously stated that it will be the tenant's responsibility to obtain approval and a permit prior to sign installation.

11. Impact Assessment. The revised submittal includes an updated Impact Assessment (dated 3/25/14). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic. The revised Assessment includes a trip generation comparison.

We will defer to the Township Engineer as to whether a more detailed traffic impact study is needed. Based on our review, the comparison appears to be based on the difference between Benningan's and the two proposed drive-through restaurants. In our opinion, a study should be based on the impact on the proposed development without comparing it to the old development.

12. Additional Considerations. The revised submittal includes furniture details for the proposed outdoor patio dining area. Depictions include tables, chairs and umbrellas. If the area is required to be fenced, we suggest the applicant provide those details as well. Furthermore, there is no indication of trash receptacles, which should also be provided. Lastly, we suggest the Township consider prohibiting signage on umbrellas.

Additionally, the Township identification signage near the intersection of Grand River and Latson has been removed from the plans and replaced with a note only for a possible future flagpole. We suggest this feature be retained in the development proposal, as was previously discussed.

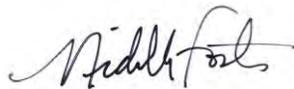
Should you have any questions concerning this matter, please do not hesitate to contact our office. We can be reached by phone at (248) 586-0505, or via e-mail at borden@lslplanning.com and foster@lslplanning.com.

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Principal Planner



Michelle Foster
Project Planner



April 8, 2015

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

Re: Livingston Commons Lot 4 Redevelopment – Panera Bread Site Plan Review

Dear Ms. Van Marter:

We have reviewed the impact assessment and site plan documents for the Livingston Commons Lot #4 redesign prepared by Wade Trim dated March 26, 2015. The site is on the southwest corner of the intersection of Grand River Avenue and Latson Road. The petitioner is planning to demolish the existing Bennigan's Restaurant and develop two lots, one for a 4,383 sft Panera Bread to be constructed under this project, and the second for a future drive thru restaurant facility.

We offer the following comments for consideration by the planning commission:

SUMMARY

1. Review grease trap lateral connections.
2. Review water service alignment.
3. Only include standard details applicable to the project.
4. Review Drive Thru lane circulation and configuration.

SITE UTILITY PLAN C-3.0

1. The petitioner plans to re-use the existing sanitary service lateral and grease trap, with a note to coordinate with MHOG if grease trap is to be replaced. Petitioner should review the existing grease trap and check if it meets current standards which include a separate lateral from the bathroom and kitchen facilities, with only kitchen waste being routed through the grease trap.
2. A new storm sewer catch basin lateral is shown crossing the existing 4-inch water line that is shown to remain in place. Verify the potential utility clearance and address if separation clearance is less than 18 inches. Concrete cradles are acceptable buffers for when less than 18 inches of spacing is available. The proposed 2-inch water service is shown running nearly directly beneath an existing light pole; please correct.
3. To avoid confusion, only include applicable details in the drawings. Details that will not be utilized may be crossed out as needed.

Tetra Tech

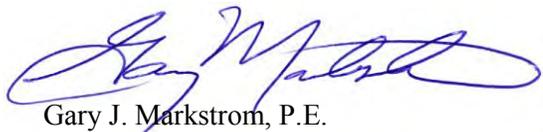
401 South Washington Square, Suite 100, Lansing, MI 48933
Tel 517.316.3930 Fax 517.484.8140 www.tetrattech.com

4. The petitioner should provide a means for cars queued in the drive thru to pull out of the line. The concrete capped island should be detailed and allow for cars to drive over the island and exit the drive thru.

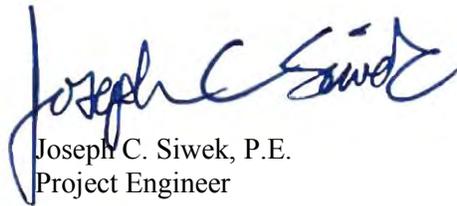
5. Access to the drive through lane will be difficult or impossible from the main drive just to the west of it. The drive should be relocated or reconfigured to allow traffic to turn into the drive through without blocking the entrance drive lanes.

If the petitioner corrects the aforementioned issues, then the site plan is recommended for 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: Charles Christy, P.E., Wade Trim



BRIGHTON AREA FIRE AUTHORITY

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

April 9, 2015

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Panera Bread
Lot 4 Livingston Commons Redevelopment
3950 E. Grand River
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on March 27, 2015 and the drawings are dated March 26, 2015. The project is based on a new 4,383 square foot assembly-use building. The site is an existing assembly that will be demolished for the construction of the new structure. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition. *Previous submittal comments for this site appear to be addressed in this submittal.*

1. 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

2. The fire protection lead must be evaluated and approved for sizing and installation by the Marion, Howell, Oceola, Genoa Water Authority (MHOG).

3. Future project submittals shall include the address and street name of the project in the title block.

IFC 105.4.2

4. 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

5. The access roads into the site shall be a minimum of 26' wide; new cut through from Southern parking area is shown as 24' wide and must be 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 84,000 pounds.

IFC D 102

6. Grassy areas located adjacent to the "Loading Zone" shall be provided with signage identifying them as fire lanes. Signs are to be installed on both sides of the drive. Details must be included in the submittal.

IFC D 103

7. Access around building shall provide emergency vehicles with an outside turning radius up to 55' and a minimum vertical clearance of 13 ½ feet. A plan with fire apparatus turning template applied will satisfy this requirement.

IFC D 102



April 9, 2015

Page 2

Panera Bread

Lot 4 of Livingston Commons Redevelopment

3950 E. Grand River

Site Plan Review

8. The location of a key box (Knox Box) shall be indicated on future submittals. The Knox box shall be located adjacent to the front door of the structure.

IFC 506.1

9. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to read "R. Boisvert".

Capt. Rick Boisvert
Fire Inspector

COVER SHEET FOR
AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT
FOR PHASE I AND PHASE II LAND
BETWEEN
RLG HOWELL LLC AND GCG HOWELL LLC
AND
PKJJ, LLC
AND
TOWNSHIP OF GENOA
DATED _____, 2015

Prepared By and After Recording
Return To:
April Ann Jordan
Hedrick & Jordan Co., LPA
100 E. Third Street, Suite 500
Dayton, Ohio 45402
937-228-3889

**STATE OF MICHIGAN
COUNTY OF LIVINGSTON
TOWNSHIP OF GENOA**

AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT

This Amendment to Planned Unit Development Agreement is made and entered into this ___ day of _____, 2015, by **RLG HOWELL LLC**, a Michigan limited liability company, and **GCG HOWELL LLC**, a Michigan limited liability company, both of 10050 Innovation Drive, Suite 100, Dayton, Ohio 45342 (collectively, "Owner"); **PKJJ, LLC**, a Michigan limited liability company, of _____ ("PKJJ"); and **GENOA CHARTER TOWNSHIP**, a Michigan municipal corporation, 2911 Dorr Road, Brighton, Michigan 48116 ("Township").

RECITATIONS:

Owner possesses fee title to certain real property located in Genoa Charter Township, Livingston County, State of Michigan, described in that certain Planned Unit Development Agreement dated April 6, 1999, and recorded at Liber 2609, Page 0205 of the records of Livingston County, Michigan (the "Phase I PUD").

Subsequent to the Phase I PUD, Owner and Township entered into that certain Planned Unit Development Agreement for Phase II Land dated August 17, 2009, and recorded at 200R-023916 of the records of Livingston County, Michigan (the "Phase II PUD"). The Phase I PUD applied to Phase I and Phase II land described therein, and the Phase II PUD modified provisions pertaining to Phase II.

In 2011 Owner and Township considered a further Amendment to the Phase I PUD Agreement that contemplated the reconfiguration of Lot #4 into two sub-lots; provided however the amendment was never finalized or executed, and as such is of no force or effect.

Pursuant to Article IV, Internal Road Network, subsection 4.1, the Phase I PUD contemplated that the property formerly owned by the Prairie House Restaurant and now owned by PKJJ (the "Red Olive Parcel") described on Exhibit A attached hereto could benefit from an easement established by Owner over and across the Red Olive Parcel.

Owner and PKJJ have agreed to amend Owner's existing Declaration of Restrictions and Easements for Outlots dated September 2, 1999, recorded September 10, 1999, at Liber 2652, Page 0082 of the records of Livingston County, Michigan (the "Declaration") to provide the Red Olive Parcel with access over the access ways on the adjacent lands of Owner and to subject the Red Olive Parcel to the terms of the Declaration.

Further, Owner and Township have agreed to amend the provisions of the Phase I PUD and Phase II PUD regarding pylon signage and the construction of a Township identification sign.

Further, Owner and Township have now agreed to amend the provisions of the Phase I PUD Agreement to provide for the reconfiguration of Lot #4 into two (2) separate lots, to be known as Lot #4A and Lot #4B.

In connection therewith, Owner and PKJJ wish to amend the Phase I PUD and the Phase II PUD to subject the Red Olive Parcel thereto; to modify the signage provisions; and to reflect the reconfiguration of Lot #4 into two (2) separate lots, all pursuant to the terms contained herein.

NOW, THEREFORE, Owner and PKJJ, in consideration of the mutual promises contained in this Agreement, hereby agree as follows:

1. Article 1, General Terms of Agreement, subsection 1.5, shall be amended to add the following additional paragraph D:

D. The configuration of Lot #4 shall hereby be modified to divide Lot #4 into two (2) separate parcels for all purposes under the Phase I PUD, which shall be known as Lot #4A and Lot #4B respectively, and depicted on Exhibit B attached hereto. Township acknowledges that this modification does not substantially increase the impact on adjoining properties or facilities and that the Remote Parking Area is not required for the operation of the Wal-Mart on Lot #1. Township hereby agrees that the parking space contained in the Remote Parking Areas shall be counted as parking spaces for the use of Lot #4A and Lot #4B. Township hereby approves the setbacks and configuration of improvements on Lot #4A and Lot #4B as depicted on Exhibit B attached hereto. Owner acknowledges that Lot #4A and Lot #4B shall remain subject to the terms of the Phase I PUD except as otherwise set forth herein. Owner reserves the right to configure Lot #4A and Lot #4B further to include the Remote Parking Areas adjacent to said Lots. Township acknowledges that if such lots are incorporated into Lot #4A and Lot #4B, same shall not substantially increase the impact upon adjoining properties or facilities.

2. Article I, General Terms of Agreement of the Phase I PUD, shall be amended to add the following additional subsection:

1.7 The Red Olive Parcel shall be subject to the terms and conditions of the Phase I PUD, subject to the provisions of this Amendment.

3. Article II, Land Use Authorization, subsection 2.1 of the Phase I PUD, shall be amended to delete the sentence reading “Further, only one drive through restaurant facility shall be permitted and such use shall only be permitted on Lot #1.” The following shall be placed in its stead:

Drive through restaurant facilities may be allowed on Lot #4A and Lot #4B as depicted on Exhibit B attached hereto. Additional drive through restaurant facilities may be allowed on all parcels within five hundred feet (500’) of each other, subject to Special

Land Use approval by Township, including the Special Use Requirements as outlined in the Special Land Use Regulations as they may exist from time to time. Township and Owner agree that this use shall be considered upon providing that the stacking or queuing of such drive through restaurant facilities shall be sufficient to accommodate expected peak volumes and to minimize conflict with the internal road network located on the Property, as well as any public roadways. Provided, however, no drive through shall be permitted on the Red Olive Parcel.

4. Article IV, Internal Road Network of the Phase I PUD, shall be amended to add the following additional sentence:

Notwithstanding anything contained in the Phase I PUD to the contrary, the Red Olive Parcel shall be allowed to maintain access to the Grand River Avenue existing curb cut, provide such access shall be limited to “right-in, right-out” movement.

5. Article VI, Site Improvements, subsection 6.5(a) shall be amended to delete the following second sentence:

No parking in the front yard of Lot #4 shall be permitted except one row or less of “tease” parking, which shall be allowed.

6. Article VI, Site Improvements, subsection 6.5(b) of the Phase I PUD, and subsection 6.4(B) of the Phase II PUD, shall each be deleted, it being acknowledged that Owner shall have no obligation to Township to provide an entranceway landmark pursuant to the Phase I PUD or the Phase II PUD because such location or locations are not available for such signage. The following shall be inserted instead:

The Owner shall pay to Township the sum of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) within forty-five (45) days after building permits are issued for the new improvements to be constructed on Lot #4A and Lot #4B. In consideration of such payment, Owner shall have no obligation to install a Township identification sign and instead Township shall install and maintain the Township identification sign at Township’s expense. The Township identification sign shall be installed within the twenty foot (20’) set back on Owner’s Lot A and shall be constructed as depicted on Exhibit C attached hereto. The Township identification sign shall be a maximum of six feet (6’) in height and shall be oriented so as to be most visible from Latson Road. Easements for such construction and maintenance of a Township Identification sign shall be granted and accepted at the time that the Twenty-Five Thousand and 00/100 dollars (\$25,000.00) is paid to Township.

7. Article 7, Design of Building and Signs, subsection 7.2, Signage, shall be amended to add the following additional paragraph:

Lot #4A and Lot #4B shall be treated as separate parcels, and as such Lot #4A and Lot #4B shall each be entitled to separate signage as described herein. Lot #4A shall retain the existing two (2) monument signs. Lot #4B shall be entitled to one (1) additional

monument sign for business operations thereon comparable in size to the signs located on Lot #4A.

8. Article VII, Design of Building and Signs, subsection 7.2, Signage, shall be amended to delete the fourth sentence regarding the highway signs and the following sentences shall be placed in its stead:

There shall be permitted one (1) pylon sign of a maximum of three hundred (300) square feet, not to exceed 42' in height, advertising users in both Phase I and Phase II, as depicted on Exhibit D attached hereto. Additionally, the owner of the Red Olive Parcel may install a monument sign abutting Grand River Avenue and other signs as may be permitted under the Declaration.

APPROVED by Owner and PKJJ on this ____ day of _____, 2015.

WITNESSES:

RLG HOWELL LLC, a Michigan limited liability company

By: Randall L. Gunlock, Trustee under the Amended Revocable Trust Agreement Dated May 30, 2013, Randall L. Gunlock, Grantor, Managing Member

By: Randall L. Gunlock
Its: Trustee

GCG HOWELL LLC, a Michigan limited liability company

By: Glenn C. Gunlock
Its: Managing Member

PKJJ, LLC, a Michigan limited liability company

By: _____
Its: _____

STATE OF)
) SS:
COUNTY OF)

The foregoing instrument was acknowledged before me the ___ day of _____, 2015, by Randall L. Gunlock, Trustee under the Amended Revocable Trust Agreement Dated May 30, 2013, Randall L. Gunlock, Grantor, Managing Member of RLG Howell LLC, a Michigan limited liability company, on behalf of the company.

Notary Public

STATE OF)
) SS:
COUNTY OF)

The foregoing instrument was acknowledged before me the ___ day of _____, 2015, by Glenn C. Gunlock, Managing Member of GCG Howell LLC, a Michigan limited liability company, on behalf of the company.

Notary Public

STATE OF)
) SS:
COUNTY OF)

The foregoing instrument was acknowledged before me the ____ day of _____, 2015, by _____, the _____ of PKJJ, LLC, a Michigan limited liability company, on behalf of the company.

Notary Public

EXHIBITS

- Exhibit A Legal Description of Red Olive Parcel
- Exhibit B Depiction of Lot #4A and Lot #4B
- Exhibit C Township Identification Sign
- Exhibit D Depiction of Pylon Sign

EXHIBIT A

LEGAL DESCRIPTION OF RED OLIVE PARCEL

EXHIBIT B

DEPICTION OF LOT #4A AND LOT #4B

EXHIBIT C
TOWNSHIP IDENTIFICATION SIGN

NEW INTERCHANGE WESTBOUND ENTRANCE RAMP

DIVIDE

LOT F
2.33 AC.
MOTEL

LOT G
2.29 AC.
MOTEL

LOT H
3.64 AC.
MOTEL

GRAND OAKS

AVAILABLE
20,388 SF

LOWE'S
135,197 SF

WAL-MART
214,172 SF

LOT A
1.42 AC.

LOT A1
.68 AC.

1.0 AC.
LOWE'S
RETAINED LOT

LOT 5
1.87 AC.
CO-AMERICA BANK

LATSON ROAD

FUTURE TRAFFIC SIGNAL

FUTURE TOWNSHIP IDENTIFICATION SIGN

FUTURE TOWNSHIP
IDENTIFICATION SIGN

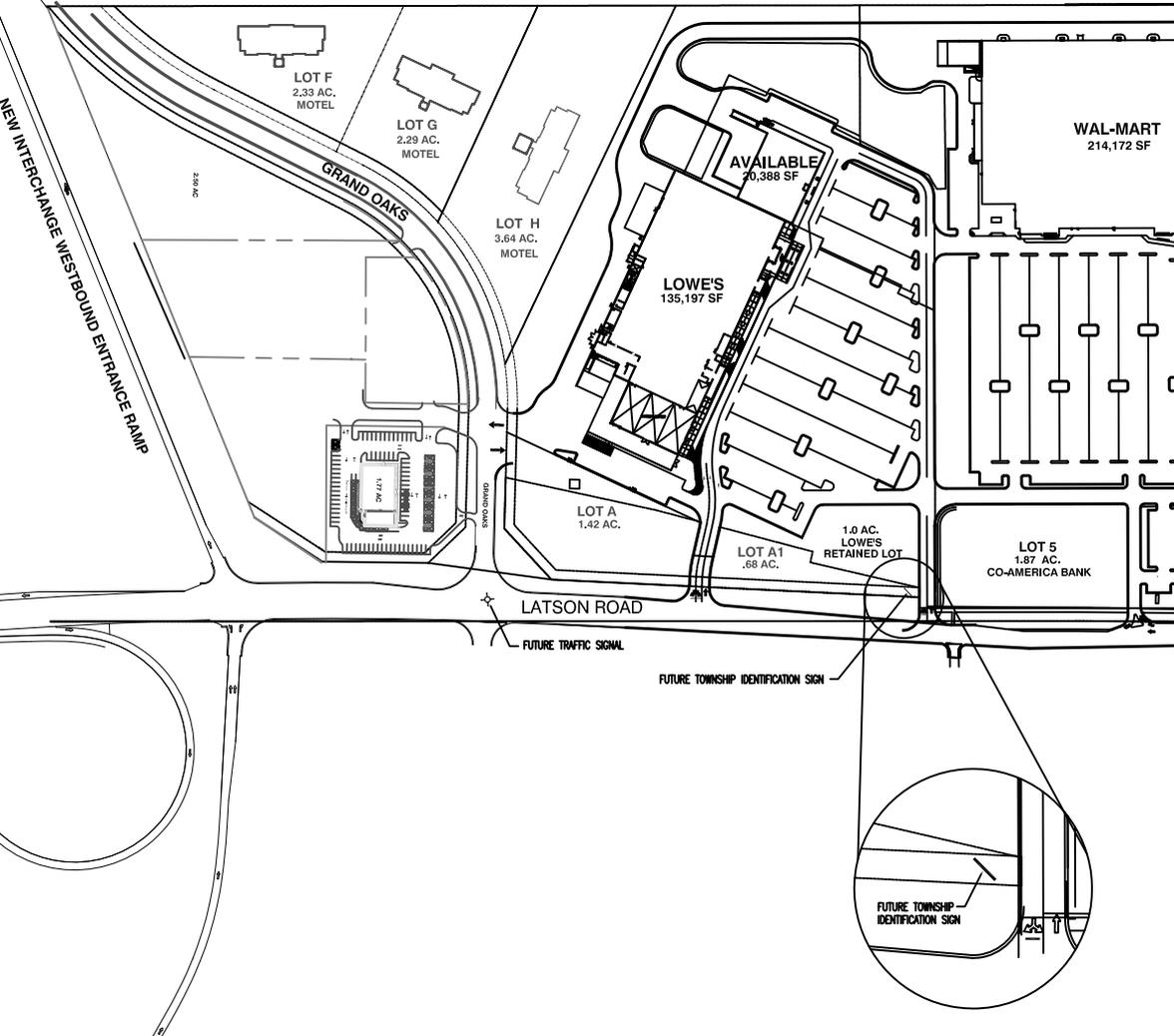
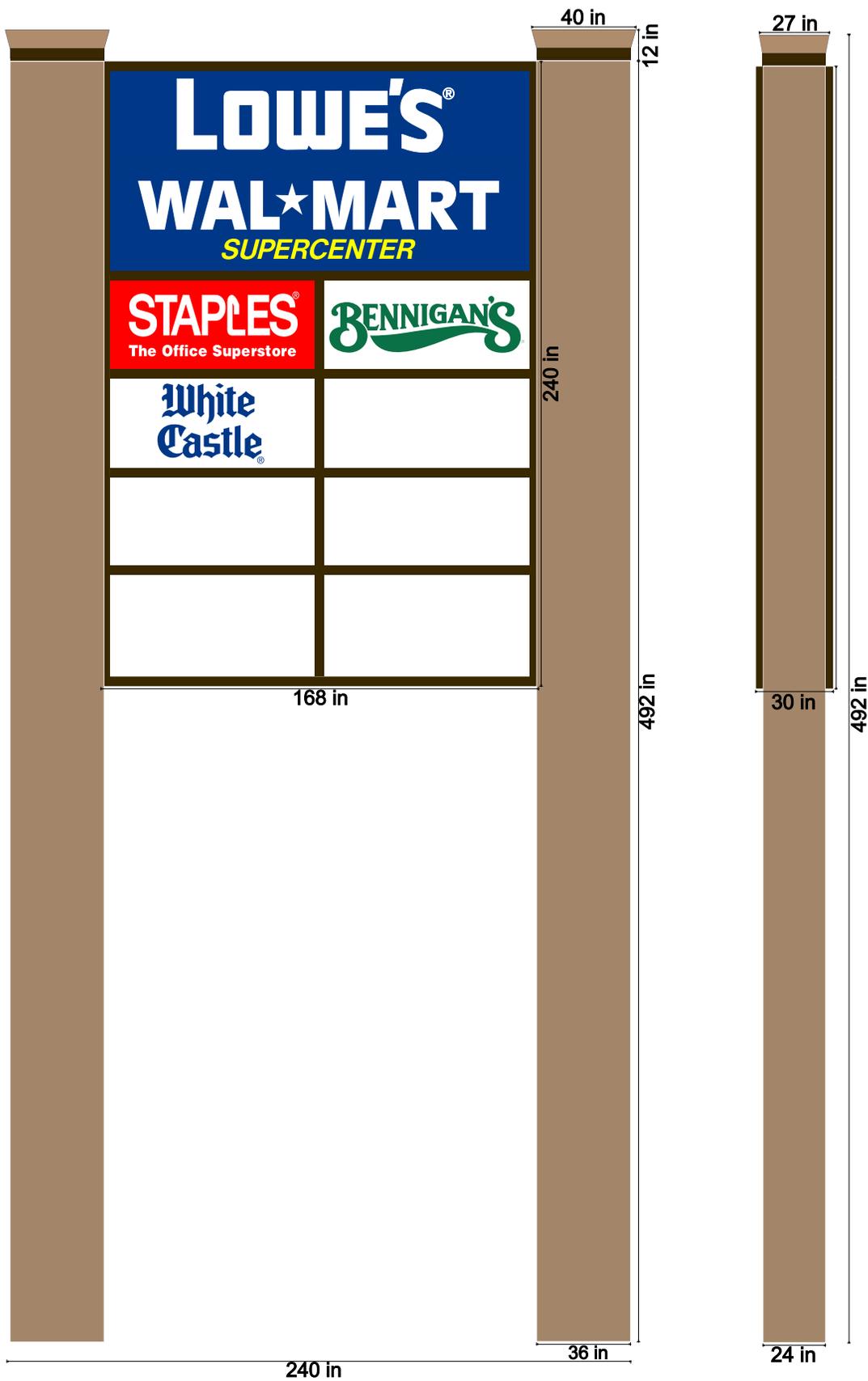


EXHIBIT D
DEPICTION OF PYLON SIGN



SGN THE SIGN GROUP INC.
 © 2015
 5370 WEST 84TH STREET
 INDIANAPOLIS, IN 46268.
 PH: (317)875-6969
 FAX:(317)875-6644

SIGNATURE FOR APPROVAL

SALESMAN: _____ DATE: _____

CLIENT: _____ DATE: _____

NOTICE:
 ALL ARTWORK AND DESIGN IS
 PROPERTY OF THE SIGN GROUP
 INC. ANY REPRODUCTION IS
 STRICTLY PROHIBITED, UNLESS
 AUTHORIZED BY THE SIGN GROUP.

TP-1-22-15-730 c1
 LIVINGSTON COMMONS

Impact Assessment
Redevelopment of Lot 4
Panera Bread Bakery Café #1936
Livingston Commons Shopping Center
Genoa Township, Michigan

March 25, 2015

Prepared for:
RG Properties
10050 Innovation Drive, Suite 100
Dayton, OH 45342

Prepared by:
Wade Trim, Inc.
555 South Saginaw Street, Suite 201
Flint, MI 48502
Charles J. Christy, PE MI #39122



Written Impact Assessment
for
Redevelopment of Lot 4
Livingston Commons

18.07.01 **Preparer** - This impact assessment is prepared and assembled by Charles J. Christy, PE. Mr. Christy has been licensed as a professional engineer in the State of Michigan since 1993. During the past 21 years, his experience has primarily focused on land development with commercial, industrial, and residential projects. Mr. Christy has completed numerous site plans, special use permits, and planned unit developments across the State.

18.07.02 **Location** - The project is located at Livingston Commons Shopping Center, 3950 East Grand River Avenue, Howell, MI. The site is currently developed with a Bennigan's restaurant on approximately 2.03 acres (88,427sft). The site is located at the southwest corner of the intersection of East Grand River Avenue and South Latson Road and is part of a larger overall development which includes WalMart, Lowes, Staples, and other out parcels.

Adjacent properties are occupied by Bob Evans (to the west), O'Reilly Auto Parts (east across Latson), Comerica Bank (to the south), Shell Gas Station (north across E. Grand River), Applebee's (across E Grand River to the west), and a small strip center at the north east quadrant of E Grand River and Latson.

An aerial photograph of the project area is included on the following page.



18.07.04

Impact on Stormwater Management – The site is currently approximately 76% impervious and has a series of catch basins and storm sewer pipes to collect surface water runoff. The storm system leaves the site at the northwest corner of the parcel and enters the larger storm water management system for the overall PUD. The overall development, when constructed, has a regional storm water management system consisting of several basins which were designed to manage storm water from all parcels in the PUD.

The proposed redevelopment will be approximately 70% impervious after the lot division. A majority of the existing catch basins and storm sewer pipe will be retained and utilized to convey storm water runoff after redevelopment, maintaining the existing discharge point from the site. Since the redeveloped site will contain less impervious surfaces due to an increase in landscaping area, the total volume of storm water runoff will be less and the time of concentration will be greater, resulting in a lower peak discharge rate. This being the case, we have not quantified the decrease in runoff or peak discharge rate. We are not proposing any changes to the regional storm water management system (basins).

The proposed work will entail removing some pavement, demolition of the existing building and utilities, and new landscaping. A majority of the existing pavement will remain, including storm structures and pipes. The existing asphalt that is to remain, will be surface milled and overlaid with a new top course. Grading and earthwork, by design, will be kept to a minimum only as required to maintain/re-establish drainage patterns and to allow for the new landscaping.

Managing soil erosion will be accomplished with silt fences, inlet protection, and construction entrance BMP's. Final restoration will consist of asphalt, concrete, lawn and landscaping. Additional detail on the soil erosion control measures can be found in the plan submittal set, Sheets C-7.0 through C-7.3. A soil erosion and sedimentation control permit will be applied for at the Livingston County Drain Commission office.

18.07.05

Impact on Surrounding Land Uses – The surrounding area is developed into retail uses consisting of restaurants, gas service station, and other commercial retail establishments. Both E. Grand River and S. Latson Road are 4 lane roads with a center turn lane and right turn lanes where appropriate. The intersection of E. Grand River and S. Latson Road is signalized with protected left turn lanes.

The proposed redevelopment is a similar use when compared to the existing Bennigan's and the uses on the surrounding properties. Hours of operation will be similar to the surrounding uses. However, Bennigan's is currently not open for breakfast and the proposed development will be open for breakfast. The existing access to the site will remain as currently configured.

The existing lighting on the site will be reconfigured. Several of the light poles will be removed, several of the existing light fixtures will be replaced with lower wattage, and several new light poles will be strategically located to provide safety and security. Overall, the redevelopment will result in lower lighting intensities.

Dust control will be utilized during the demolition and construction phase to minimize air pollution.

Due to the nature, use, and size of this project, it is not anticipated that the noise levels generated on this site will be greater than the adjacent traffic on E. Grand River and S. Latson Road. Additionally, since this is a retail development, the project will not generate or cause concern with regards to: smoke, airborne solids, odor, vibration, radioactive materials, fire and safety hazards, UST's, or hazardous materials.

18.07.06 **Impact on Public Facilities and Services** – The proposed building size will be approximately 33% less in size than the existing building.

There are other uses in the immediate area that are larger and more susceptible to police action. Although we have not contacted police, fire, or emergency services regarding this project, we conclude that the respective agencies are prepared to respond to the larger uses adjacent to our site, and therefore, have the ability to respond appropriately to incidents on this site.

18.07.07 **Impact on Public Utilities** – The site is currently serviced by M.H.O.G. for water and sanitary sewer service. An 8-inch water main and hydrants are located along the existing interior service drive. A 12-inch water main is located along Grand River Avenue. An 8-inch sanitary sewer lead is extended to the site across E. Grand River. The existing sewer service will be extended to the new building and, due to its size, has the capacity to serve the proposed building (an 8-inch pipe at minimum grade has capacity of over 500,000 GPD or 347gpm. A 6-inch pipe at minimum grade has capacity of approximately 400,000 GPD or 277gpm).

Equivalent User Table for proposed building (to be confirmed at building permit application stage).

User	Unit Factor	Qty	Sub-Total
Restaurants (fast food, including drive thru & primary drink service)	7.5 per premise	1 Ea	7.5

Based on a REU equivalent of 218 gallons per day, the proposed building would generate 1,635 gallons of sewage per day (7.5 x 218).

The existing water service consists of a potable water lead and 4-inch fire protection main. The existing 4-inch fire protection main will be extended to the new building,

providing fire protection through a fully automatic sprinkler system. A new hydrant will be installed along Grand River Ave. on the existing 12-inch water main. The proposed fire department connection (FDC) would be located on the northwest corner of the building, 110 feet from the fire hydrant. A Knox-box would be located near the main entrance to the building.

The existing potable water service connection will be demolished back to the existing main and replaced with a new 2" service.

- 18.07.08 **Storage and Handling of any hazardous Materials** – The proposed use is retail in nature. No hazardous materials will be generated, used, or disposed of on-site.
- 18.07.09 **Traffic Impact Study** – We have completed a Trip Generation Comparison for the redevelopment for Township review. This comparison is included at the end of this Impact Assessment.
- 18.07.10 **Historic and Cultural Resources** – The existing structure is not more than 50 years old.
- 18.07.11 **Special Provisions** – The Owner of Lot 4 has a REA agreement with the other tenants / Owners of the overall PUD development allowing shared use of the: internal drives, drive access to E. Grand River & S. Latson Road, and storm water management system. A copy of this REA is included at the end of this Impact Assessment.
- 18.07.12 **List of Sources** – Google for image in 18.07.02
- 18.07.13 **Previous Impact Assessments** – An impact assessment was previously completed for the PUD and a previous version of Lot 4 Redevelopment prepared in December of 2014. This impact assessment focuses on the redevelopment of Lot 4.

TECHNICAL MEMORANDUM

Livingston Commons Lot 4 Revised Trip Generation Comparison - Amendment #2

PREPARED FOR: Kelly VanMarter, AICP/ Genoa Township

PREPARED BY: Aimée L. Giacherio, PE/Wade Trim 

DATE: March 24, 2015

PROJECT TASK: RGP1001.01F Phase 1240 Impact Assessment Revision

FILE LOCATION: P:\Aaa1000\Agiacherio\Draft\Projects\Livingston Commons\TechMemoREV.docx

RG Properties is proposing to redevelop the existing Bennigan's Restaurant in the southwest quadrant of Grand River Avenue and Latson Road in Genoa Township. This area is part of the overall Livingston Commons Shopping Center. The redevelopment would consist of two new buildings in place of the existing Bennigan's Restaurant. The overall scope was to determine the difference in trip generation between the existing restaurant use and the proposed redevelopment project to determine the additional trips that would be generated by the two new uses. This memorandum summarizes the expected difference in trip generation.

Existing Trip Generation

Existing trips generated by the Bennigan's Restaurant were estimated based on the Institute of Transportation Engineer's (ITE) report *Trip Generation, Ninth Edition, 2012*. Trip estimates were developed for the existing 6,622 square foot restaurant based on the High Turnover (Sit-Down) Restaurant use, Land Use Code 932. The weekday afternoon peak hour trip generation estimates are shown in Table 1. This Bennigan's Restaurant was not open during the morning peak hour, thus the existing trip generation during the morning peak hour is zero.

Traffic for a restaurant type use consists of new trips, whose sole purpose is the visit to the site, internal or shared trips, and pass-by trips. New Trips are those that are new to the study area and consist of motorists whose primary destination is the restaurant.

A development that contains multiple uses, such as this one, can be expected to have some internal trip sharing. Since this restaurant is part of the Livingston Commons Shopping Center which includes several banks, restaurants, a Wal-Mart Supercenter, a Lowe's, etc., it is expected that some internal trip sharing occurs between uses. A shared trip is one that visits more than one use on the site and thus lessens the overall impact of a multiple use site on the adjacent street system. An internal trip factor of 20% was applied to the site based on ITE's *Trip Generation Handbook*.

Pass-by trips are typically associated with retail uses, as well as gas stations and restaurants. Pass-by trips are comprised of vehicles already traveling on the adjacent roads, which divert from their original path of travel to visit the development. The ultimate destination of a pass-by trip is directed elsewhere. Pass-by trips were also applied to the existing restaurant use on the site. The pass-by rates were based on ITE’s *Trip Generation Handbook*. Based on information provided, a pass-by rate of 43 percent was applied to the restaurant. As a result, the existing restaurant is estimated to generate a total of 30 trips during the during the afternoon peak hour.

Table 1 Existing Bennigan’s Weekday PM Peak Hour Trip Generation Estimate

Land Use	In	Out	Total
Bennigan’s Restaurant	39	26	65
<i>Less Internal Capture (20%)</i>	-8	-5	-13
Net Trips	31	21	52
<i>Less Pass-by Trips (43%)</i>	-13	-9	-22
New Trips	18	12	30

Proposed Trip Generation

Trip estimates were then developed for the proposed redevelopment of the property to two restaurant uses. The redevelopment project is proposed to consist of a 4,386 square foot bread/donut/bagel restaurant with a drive-thru facility and a 3,954 square foot fast-food restaurant with another drive-thru.

Trip estimates were developed for the proposed uses based upon information provided in ITE’s *Trip Generation* and *Trip Generation Handbook*. The trip generation potential for the bread/donut/bagel restaurant was developed based on the Bread/Donut/Bagel Shop with Drive Through, Land Use Code 940. Trip generation estimates were developed for the fast-food restaurant based on Land Use Code 934, Fast-Food Restaurant with Drive-Through. The proposed fast food restaurant is not expected to be open during the morning peak hour.

Traffic for the proposed redevelopment will consist of both new trips, whose sole purpose is the visit to the site, internal or shared trips, and pass-by trips. New trips are those that are new to the study area and consist of motorists whose primary destination is the proposed project.

An area that contains multiple uses, such as this one, can be expected to have some internal trip sharing. A shared trip is one that visits more than one use on the site and thus lessens the overall impact of a multiple use site on the adjacent street system. Since this development is part of the Livingston Commons Shopping Center which includes banks, restaurants, a Wal-Mart Supercenter, a Lowe’s, etc., it is expected that some internal trip sharing will occur between uses. It is expected that the number of trips generated by these uses will be reduced due to their interaction between the other uses in the development. An internal trip factor of 20% was applied to the site based on ITE’s *Trip Generation Handbook*. This is the same factor that was applied to

the existing Bennigan’s restaurant. This factor was only applied to the afternoon peak hour trip estimates, and not the morning peak hour estimates for the bread/donut/bagel restaurant.

Pass-by trips involve motorists who are diverted off of the adjacent street system to visit this development. A portion of the trips generated by the redevelopment were assumed to be pass-by trips. These trips divert from existing travel paths to stop at the site and then resume the original trip path. Thus additional trips are not added to the area road system by these pass-by trips. Surveys conducted by ITE have shown that many trips made to grocery stores, restaurants, and shopping areas are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Pass-by rates were based on information provided in ITE’s *Trip Generation Handbook*. A pass-by rate of 49% was used during both the morning and afternoon peak hours for both uses.

The weekday morning peak hour trip generation estimates are shown in Table 2 and the weekday afternoon peak hour trip generation estimates are provided in Table 3.

Table 2 Proposed Weekday AM Peak Hour Trip Generation Estimate

Land Use	In	Out	Total
Bread/Donut/Bagel Restaurant	85	84	169
<i>Less Pass-by Trips (49%)</i>	<i>-42</i>	<i>-41</i>	<i>-83</i>
New Trips	43	43	86

Table 3 Proposed Weekday PM Peak Hour Trip Generation Estimates

Land Use	LUC	Size (SF)	Total Trips		Internal Trips		Net Trips		Pass-by Trips		New Trips	
			In	Out	In	Out	In	Out	In	Out	In	Out
Bread/Donut/Bagel Restaurant w/Drive-Thru	940	4,386	41	42	8	9	33	33	16	16	17	17
Fast-Food Restaurant w/ Drive-Thru	934	3,954	67	62	13	13	54	49	26	24	28	25
Total			108	104	21	22	87	82	42	40	45	42

No access changes to the overall shopping center are proposed with the redevelopment of the restaurant lots. The existing accesses for the Livingston Commons Shopping Center are to be used to access these new land uses. There are currently two accesses to Grand River Avenue, one of which is signalized, and three accesses to Latson Road, two full movement accesses and one right in/right out only access.

Table 4 shows the difference in overall trips estimated between the existing restaurant and the proposed redevelopment project based on proposed land uses.

Table 4 Trip Generation Difference

Scenario	AM PEAK HOUR						PM PEAK HOUR					
	Net Trips		Pass-by Trips		New Trips		Net Trips		Pass-by Trips		New Trips	
	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out
Existing Restaurant	0	0	0	0	0	0	31	21	13	9	18	12
Proposed Redevelopment	85	84	42	41	43	43	87	82	42	40	45	42
Difference	+85	+84	+42	+41	+43	+43	+56	+61	+29	+31	+27	+30

As expected, the proposed development will generate more trips than the existing restaurant use during both the morning and afternoon peak hours. However, the net trip difference is less than 100 directional trips under both peak hours and the actual new trip difference is less than 50 directional trips under both peak hours.

The largest difference in trips between the two occurs during the morning peak hour. This is due to the existing Bennigan’s restaurant not being open for breakfast. However, the existing restaurant use approved for this site likely doesn’t restrict a restaurant from being open during the morning peak hour. In fact, if it was open, this same size restaurant would generate 72 net trips and 31 new trips, after pass-by traffic is accounted for, with 17 inbound and 14 outbound trips, thus lessening the morning peak hour trip difference. In addition, morning peak hour traffic volumes for this shopping center are lighter than during the weekday afternoon peak hour. Both the Lowe’s and Wal-Mart Supercenter generate fewer trips during the morning peak hour than during the afternoon peak hour. In addition, the fast-food restaurants and banks that are part of this shopping center are not open during the morning peak hour. Therefore, it is expected that the additional trips generated by the bread/donut/bagel restaurant during the morning peak hour can be accommodated by the existing driveways for the shopping center as there are less overall trips from the shopping center during this same time period.

Please feel free to contact us at any time if you have questions regarding the information provided in this memorandum or if you need any additional information.

COVER SHEET FOR
FIRST AMENDMENT TO
DECLARATION OF RESTRICTIONS AND EASEMENTS FOR OUTLOTS
BETWEEN
RLG HOWELL LLC AND GCG HOWELL LLC
AND
PKJJ, LLC
DATED _____, 2015

Prepared By and After Recording
Return To:
April Ann Jordan
Hedrick & Jordan Co., LPA
100 E. Third Street, Suite 500
Dayton, Ohio 45402
937-228-3889

FIRST AMENDMENT TO
DECLARATION OF RESTRICTIONS AND EASEMENTS FOR OUTLOTS

This First Amendment to Declaration of Restrictions and Easements for Outlots is made this ___ day of _____, 2015, by and between **RLG HOWELL LLC**, a Michigan limited liability company, and **GCG HOWELL LLC**, a Michigan limited liability company (collectively referred to as “Declarant”); and **PKJJ, LLC**, a Michigan limited liability company (“PKJJ”); with the consent of **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, whose address is 2001 SE 10th Street, Bentonville, Arkansas 72716-0050 (“Wal-Mart”); and **LOWE’S HOME CENTERS, INC.**, a North Carolina corporation, whose address is PO Box 1000, Mooresville, North Carolina 28115 (“Lowe’s”).

RECITALS

WHEREAS, Declarant’s predecessor in title made that certain Declaration of Restrictions and Easements for Outlots dated September 2, 1999, recorded September 10, 1999, at Liber 2652, Page 0082 of the records of Livingston County, Michigan (the “Declaration”);

WHEREAS, Declarant is the owner of the property described on Exhibit A attached hereto located in Genoa Township, Livingston County, Michigan (the “Wal-Mart Parcel”). Wal-Mart is tenant of the Wal-Mart Parcel;

WHEREAS, Lowe’s is the owner of the property described on Exhibit B attached hereto located in Genoa Township, Livingston County, Michigan (the “Lowe’s Parcel”);

WHEREAS, pursuant to Section 14 of the Declaration, Declarant has the power of amend the Declaration with the consent of Wal-Mart and Lowe’s;

WHEREAS, PKJJ owns the property located adjacent to the Wal-Mart Parcel and described on Exhibit C attached hereto (the “Red Olive Parcel”) and wishes to redevelop same;

WHEREAS, Declarant also owns the property adjacent to the Wal-Mart Parcel and described on Exhibit D attached hereto (“Lot 4”);

WHEREAS, Declarant wishes to reconfigure Lot 4 into two (2) separate lots, to be known as Lot 4A and Lot 4B, and allocate, but not increase the total building area thereon;

WHEREAS, the Wal-Mart Parcel, the Lowe’s Parcel, the Red Olive Parcel, and proposed Lot 4A and proposed Lot 4B are depicted on Exhibit E attached hereto;

WHEREAS, Declarant and Wal-Mart have entered into that certain License for Reconfiguration and Maintenance of Parking Areas dated August 25, 2011 (the “Parking Reconfiguration License”) attached hereto as Exhibit F;

WHEREAS, as contemplated by the Planned Unit Development Agreement dated April 6, 1999, and recorded at Liber 2609, Page 0205 of the records of Livingston County, Michigan; and the Planned Unit Development Agreement for Phase II Land dated August 17, 2009, and recorded at 200R-023916 of the records of Livingston County, Michigan (collectively, the “PUD Agreement”), PKJJ has agreed to subject the Red Olive Parcel to the terms and conditions of the Declaration in consideration for Red Olive Parcel receiving the benefit of an access easement over the Property Used in Common (as defined in the Declaration); and

WHEREAS, Declarant wishes to reflect the inclusion of the Red Olive Parcel; to allocate the permissible building area on Lot 4A and Lot 4B; to reflect the use of the Remote Parking Areas for the benefit of Lot 4A and Lot 4B; and Wal-Mart and Declarant wish to further memorialize and place of record the terms of the Parking Reconfiguration License, all pursuant to the terms and conditions set forth herein.

NOW, THEREFORE, Declarant and PKJJ agree that the Declaration shall be amended as follows:

1. Inclusion of Red Olive Parcel. As contemplated by the PUD Agreement, the Red Olive Parcel shall be included within the meaning of “Outlots” for all purposes under the Declaration. Without limiting the generality of the foregoing, the Red Olive Parcel shall be subject to the maintenance standards set forth in the Declaration; shall be subject to Assessments for Common Expenses; and shall benefit from the easements in favor of the Outlots, all as more particularly set forth in the Declaration, subject to the terms set forth herein.

2. Section 3, Outlot Development, subsection (5), shall be amended to delete the reference to Lot 4 - 12,000 square feet and add the following additional provision:

Lot 4A – 6,000 sf. ft.
Lot 4B – 6,000 sf. ft.
Red Olive Parcel – 6,000 sq. ft.

3. Section 3, Outlot Development, subsection (4), shall be amended to add the following additional provision:

The Outlots as described herein shall each be permitted to maintain one (1) monument sign and Lot 4B shall be permitted to maintain the existing two (2) monument signs.

4. Section 3, Outlot Development, subsection (6), shall be amended to add the following additional sentence:

Notwithstanding the foregoing, the Owner of Lot 4A shall have the right to include for its required parking the parking spaces in the South Remote Parking Area, and the Owner of Lot 4B shall have the right to include for its required parking the parking spaces in the West Remote Parking Area as defined in the Parking Reconfiguration License. The parties agree and acknowledge that the Remote Parking Areas are seldom, if ever, used and are not necessary for the operation of the Wal-Mart Parcel. The parties further acknowledge that the Parking Reconfiguration License provides for the maintenance of these areas.

5. Section 6, Approval of Plans for Outlots, subsection (a), Declarant's Approval, shall be amended to include the following additional sentence:

Improvements on the Red Olive Parcel shall include parking lot lighting fixtures as utilized throughout the Shopping Center and shall otherwise comply with the requirements of the PUD as it may be amended, including without limitation open space and set back requirements.

6. Section 8, Access Easements for Outlots, shall be amended to add the following additional provision:

The Red Olive Parcel shall have the right to retain its access to Grand River Avenue for ingress and egress. Such ingress and egress however shall be restricted to "right-in, right-out" traffic movement only.

7. Section 9, Parking Easement for Outlots, shall be amended to add the following additional sentences:

Declarant and Wal-Mart agree and acknowledge that they have entered into the Parking Reconfiguration License attached to this Amendment as Exhibit F, which provides that Declarant, as Outparcel Owner (as defined therein) has certain rights to reconfigure the parking improvements within the South Parking Area and the West Parking Area, subject to the obligation to pay a portion of real estate taxes for said areas. The terms of the Parking Reconfiguration License are hereby incorporated by reference as if fully set forth herein.

8. Section 12, Payment of Common Expenses, shall be corrected to refer to Section 13 instead of Section 11.

9. Section 13, Assessments, subsection b., Assessments Pro-Rata, shall be amended to add the following additional provision:

Without limiting the generality of the amendment of the term “Outlots”, said term shall include the Red Olive Parcel. The parties acknowledge that the acreage of the Red Olive Parcel shall be included in the calculation of the pro rata share of Common Expenses, and the Red Olive Parcel shall be subject to the payment of Assessments for same. Assessments shall be due commencing with the year in which this Amendment is made.

10. Section 13, Assessments, subsection (h), shall be corrected to refer to Section 13.b instead of Section 11.b.

11. Defined Terms; No Further Amendment. Except as specifically set forth herein, defined terms shall have the meanings attributed to them in the Declaration. Except as specifically set forth herein, the Declaration shall remain unamended and in full force and effect.

IN WITNESS WHEREOF, Declarant has set its hand as of the date and year first above written.

DECLARANT: RLG HOWELL LLC,
a Michigan limited liability company

By: Randall L. Gunlock, Trustee under
the Amended Revocable Trust
Agreement Dated May 30, 2013, Randall
L. Gunlock, Grantor, its Managing
Member

By: Randall L. Gunlock
Its: Trustee

GCG HOWELL LLC, a Michigan
limited liability company

By: Glenn C. Gunlock
Its: Managing Member

PKJJ, LLC, a Michigan limited liability company

By: _____
Its: _____

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me the ____ day of _____, 2015, by Randall L. Gunlock, the Trustee of Randall L. Gunlock, Trustee under the Amended Revocable Trust Agreement Dated May 30, 2013, Randall L. Gunlock, Grantor, the Managing Member of RLG Howell LLC, a Michigan limited liability company, on behalf of the company.

Notary Public

STATE OF OHIO)
) SS:
COUNTY OF MONTGOMERY)

The foregoing instrument was acknowledged before me the ____ day of _____, 2015, by Glenn C. Gunlock, the Managing Member of GCG Howell LLC, a Michigan limited liability company, on behalf of the company.

Notary Public

STATE OF)
) SS:
COUNTY OF)

The foregoing instrument was acknowledged before me the ___ day of _____, 2015, by _____, the _____ of PKJJ, LLC, a Michigan limited liability company, on behalf of the company.

Notary Public

EXHIBITS

- Exhibit A Legal Description of Wal-Mart Parcel
- Exhibit B Legal Description of Lowe's Parcel
- Exhibit C Legal Description of Red Olive Parcel
- Exhibit D Legal Description of Lot 4
- Exhibit E Site Plan
- Exhibit F Parking Reconfiguration License

EXHIBIT A

LEGAL DESCRIPTION OF WAL-MART PARCEL

Parcel of land situated in the Township of Genoa, County of Livingston, State of Michigan, described as follows:

Commencing at the Southeast corner of Section 5, Town 2 North, Range 5 East;
Thence South 87 degrees 37 minutes 12 seconds West, along the South line of said section, 60.02 feet to a point on the westerly right-of-way line of Latson Road;
Thence North 00 degrees 54 minutes 40 seconds West, along said right-of-way line, 106.85 feet; to the Point of Beginning:

Thence South 88 degrees 27 minutes 17 seconds West, 211.90 feet;
Thence South 01 degrees 32 minutes 43 seconds East, 109.91 feet to a point on the South line of said Section 5
Thence continuing South 01 degrees 32 minutes 43 seconds East, 242.09 feet to a tangential curve to the left;
Thence easterly along said curve, R=43.00 feet, delta=90 degrees 00 minutes 00 seconds, a distance of 67.54 feet;
Thence South 88 degrees 27 minutes 39 seconds West, 671.73 feet to a tangential curve to the left;
Thence southerly along said curve, R=58.00 feet, delta=65degrees 00 minutes 39 seconds, a distance of 65.81 feet;
Thence South 23 degrees 27 minutes 00 seconds West, 131.30 feet;
Thence South 88 degrees 27 minutes 39 seconds West, 282.84 feet;
Thence North 01 degrees 27 minutes 28 seconds West, 422.70 feet to a pont on the South line of said Section 5;
Thence continuing North 01 degrees 37 minutes 12 seconds West, 867.93 feet;
Thence South 63 degrees 55 minutes 45 seconds East, 151.40 feet;
Thence North 01 degrees 41 minutes 57 seconds West, 320.72 feet to a point on the southerly right-of-way line of Grand River Road;
Thence South 63 degrees 56 minutes 04 seconds East, along said right-of-way line, 88.56 feet;
Thence South 30 degrees 38 minutes 19 seconds West, 65.36 feet;
Thence South 01 degrees 37 minutes 12 seconds East, 178.33 feet to a tangential curve to the left;
Thence easterly along said curve, R=250.00 feet, delta=62 degrees 01 minutes 29 seconds, a distance of 270.63 feet;
Thence South 63 degrees 38 minutes 39 seconds East, 11.65 feet;
Thence North 01 degrees 39 minutes 45 seconds West, 3.76 feet;
Thence South 63 degrees 57 minutes 17 seconds East, 120.00 feet;
Thence South 01 degrees 39 minutes 26 seconds East, 4.59 feet to a tangential curve to the left;
Thence easterly along said curve, R=112.50 feet, delta=39 degrees 03 minutes 45 seconds, a distance of 76.70 feet to a point of compound curvature;

EXHIBIT A PAGE TWO

Thence northerly along said curve, R=25.00 feet, delta=60 degrees 06 minutes 10 seconds, a distance of 26.22 feet;
Thence North 17 degrees 11 minutes 25 seconds East, 138.74 feet;
Thence North 14 degrees 23 minutes 42 seconds East, 156.54 feet to the southerly right-of-way of Grand River Road;
Thence South 63 degrees 57 minutes 17 seconds East, 34.72 feet along said right-of-way;
Thence South 14 degrees 23 minutes 42 seconds West, 150.27 feet;
Thence South 17 degrees 11 minutes 25 seconds West, 121.51 feet to a tangential curve to the left;
Thence easterly along said curve, R=33.0 feet, delta=102 degrees 39 minutes 01 seconds, a distance of 59.12 feet;
Thence South 85 degrees 27 minutes 35 seconds East, 116.92 feet to a tangential curve to the right;
Thence easterly along said curve, R=182.00 feet, delta=21 degrees 27 minutes 22 seconds, a distance of 68.16 feet;
Thence South 64 degrees 00 minutes 14 seconds East, 38.24 feet;
Thence North 25 degrees 59 minutes 46 seconds East, 237.29 feet to the southerly right-of-way of Grand River Road;
Thence South 63 degrees 57 minutes 17 seconds East, 126.00 feet along said right-of-way;
Thence South 25 degrees 59 minutes 46 seconds West, 236.98 feet;
Thence South 64 degrees 00 minutes 14 seconds East, 59.21 feet to a tangential curve to the right;
Thence southerly along said curve, R=102.00 feet, delta=62 degrees 27 minutes 31 seconds, a distance of 111.19 feet;
Thence South 01 degrees 33 minutes 24 seconds East, 71.01 feet;
Thence North 88 degrees 27 minutes 00 seconds East, 213.08 feet to the westerly right-of-way line of Latson road;
Thence South 00 degrees 54 minutes 40 seconds East, 108.10 feet along said right-of-way line to the Point of Beginning.

Said parcel contains 23.11 acres, more or less.

The intent of this description is to run along the back of curb along a proposed access drive where applicable.

EXHIBIT B

LEGAL DESCRIPTION OF LOWE'S PARCEL

Parcel of land situated in the Township of Genoa, County of Livingston, State of Michigan, described as follows: Commencing at the Northeast corner of Section 8, Town 2 North, Range 5 East; thence South 87 degrees 37 minutes 12 seconds West, along the North line of said section, 60.02 feet to a point on the Westerly right-of-way line of Latson Road; thence South 01 degrees 25 minutes 15 seconds East, along said right-of-way line 142.85 feet; thence South 11 degrees 34 minutes 25 seconds West 149.21 feet to the Point of Beginning; thence South 11 degrees 34 minutes 25 seconds West, 264.02 feet; thence North 78 degrees 39 minutes 26 seconds West, 22.50 feet; thence South 13 degrees 20 minutes 07 seconds West, 332.05 feet; thence South 10 degrees 46 minutes 30 seconds West, 310.32 feet; thence South 88 degrees 26 minutes 59 seconds West, 251.53 feet; thence North 66 degrees 33 minutes 32 seconds West, 785.43 feet; thence North 01 degrees 27 minutes 28 seconds West, 392.13 feet; thence North 88 degrees 27 minutes 39 seconds East, 266.61 feet; thence South 23 degrees 26 minutes 23 seconds West, 311.84 feet; thence South 66 degrees 30 minutes 58 seconds East, 221.70 feet; thence North 23 degrees 26 minutes 23 seconds East, 331.99 feet; thence South 66 degrees 33 minutes 00 seconds East, 19.05 feet; thence North 23 degrees 26 minutes 23 seconds East, 185.50 feet; thence South 66 degrees 33 minutes 00 seconds East, 17.88 feet; thence North 23 degrees 27 minutes 00 seconds East, 83.20 feet; thence North 88 degrees 27 minutes 39 seconds East, 573.21 feet to the point of beginning, containing 14.97 acres of land, more or less.

EXHIBIT C

LEGAL DESCRIPTION OF RED OLIVE PARCEL

EXHIBIT D

LEGAL DESCRIPTION OF LOT 4

Lot 4
11-05-400-047

Parcel of land situated in the Township of Genoa, County of Livingston, State of Michigan described as follows:

Commencing at the Southeast corner of Section 5, Town 2 North, Range 5 East;
Thence South 87 degrees 37 minutes 12 seconds West along the South line of said section, 60.02 feet

to the westerly right-of-way line of Latson Road;

Thence North 00 degrees 54 minutes 40 seconds West, along said right-of-way line, 214.95 feet to the Point of Beginning;

Thence South 88 degrees 27 minutes 00 seconds West, 213.08 feet;

Thence North 01 degrees 33 minutes 24 seconds West, 71.01 feet to a tangential curve to the left;
Thence northwesterly along said curve, R = 102.00, delta = 62 degrees 27 minutes 31 seconds, a distance of 111.19 feet;

Thence North 64 degrees 00 minutes 14 seconds West, 59.21 feet;

Thence North 25 degrees 59 minutes 46 seconds East, 236.98 feet to a point on the southerly right-of-way line of Grand River Road;

Thence South 63 degrees 57 minutes 17 seconds East, along said right-of-way, 233.50 feet to a point on the westerly right-of-way line of Latson Road;

Thence South 20 degrees 31 minutes 52 seconds East, along said right-of-way line, 21.17 feet;

Thence South 00 degrees 54 minutes 40 seconds, East, along said right-of-way line, 270.73 feet to the Point of Beginning.

Said parcel contains 2.03 acres, more or less.

EXHIBIT F

PARKING RECONFIGURATION LICENSE

LICENSE FOR RECONFIGURATION AND MAINTENANCE OF PARKING AREAS

This License for Reconfiguration and Maintenance of Parking Areas is made this 25 day of August, 2011, by and between **RLG HOWELL LLC**, a Michigan limited liability company, and **GCG HOWELL LLC**, a Michigan limited liability company (collectively, "Outparcel Owner") and **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware business trust ("Wal-Mart").

RECITALS

- A. Outparcel Owner owns certain real property located in Genoa Township, Livingston County, Michigan, containing approximately 2.0 acres and described on Exhibit A attached hereto (the "Outparcel") and depicted on Exhibit B attached hereto (the "Site Plan").
- B. The Outparcel Owner's related entity, Livingston Commons Associates, LLC is the owner of certain adjacent real property containing approximately 22.95 acres and described more particularly on Exhibit C attached hereto, which property is leased to Wal-Mart (the "Wal-Mart Parcel"). The Wal-Mart Parcel and the Outparcel are part of a development commonly known as Livingston Commons (the "Shopping Center").
- C. The Wal-Mart Parcel contains two remote parking areas depicted on Exhibit D attached hereto (the "South Remote Parking Area" and the "West Remote Parking Area", respectively, and collectively referred to as the "Remote Parking Areas").
- D. The parties acknowledge that the Remote Parking Areas are seldom, if ever used by Wal-Mart, and its customers and invitees.
- E. The Remote Parking Areas are subject to the Declaration of Restrictions and Easements for Outlots dated July 30, 1999, recorded September 10, 1999, at Liber 2652, page 82 of the records of Livingston County, Michigan (the "Declaration"), which, among other provisions, establishes parking easements on the Remote Parking Areas for the benefit of the Outparcel and other outparcels of the Shopping Center.
- E. The Wal-Mart Parcel is subject to an existing mortgage in favor of New York Life Insurance Company, which prohibits the removal of the Remote Parking Areas from the Wal-Mart Parcel.
- F. If Outparcel Owner obtains all necessary approvals ("Approvals"), Outparcel Owner may construct additional improvements on the Outparcel in compliance with the Declaration, and in such event the reconfiguration of the Remote Parking Areas would be beneficial to the operation of the Outparcel.
- G. Outparcel Owner and Wal-Mart have agreed that in the event Outparcel Owner obtains such Approvals and reconfigures the Remote Parking Areas, then Outparcel Owner may enter

into the Remote Parking Areas for the purpose of reconfiguring and further maintaining the Remote Parking Areas, all pursuant to the terms and conditions contained herein.

AGREEMENT

NOW, THEREFORE, in consideration of their mutual covenants and promises, Outparcel Owner and Wal-Mart hereby agree as follows:

1. Effective Date; License. The rights and obligations set forth herein shall be effective only upon the commencement by Outparcel Owner of the reconfiguration of the Remote Parking Areas (the "Effective Date"). Commencing on the Effective Date Wal-Mart hereby grants Outparcel Owner, its successor in title to the Outparcel, and holders of leasehold interests in the Outparcel a perpetual license to enter into the Remote Parking Areas for the purposes of reconfiguring parking stalls, curbs, and drive aisles contained thereon in accordance with the plans attached as Exhibit D hereto (the "Reconfiguration Plans") and for the purpose of maintaining the Remote Parking Areas as set forth herein. Wal-Mart hereby approves the Reconfiguration Plans. Wal-Mart shall have the right to consent to any material modification to the Reconfiguration Plans.

2. Maintenance. As consideration for the agreements contained herein, commencing on the Effective Date Outparcel Owner shall maintain the Remote Parking Areas in good condition and repair pursuant to the provisions of the Declaration. Additionally, Outparcel Owner shall re-wire the existing lights within the Remote Parking Areas to be under the control of and metered to Outparcel Owner. Outparcel Owner may fulfill its obligations hereunder by causing a tenant of the Outparcel or a portion thereof to undertake such obligations. Provided however, Developer shall be responsible for the enforcement of all such obligations and shall remain liable to Wal-Mart for the performance thereof.

Developer shall at all times maintain not less than sixty (60) parking spaces on the South Remote Parking Area and not less than twenty four (24) parking spaces on the West Remote Parking Area.

3. Real Estate Taxes. Commencing on the Effective Date, Outparcel Owner agrees to pay annually an amount equal to one-half (1/2) of the real estate taxes attributable to the land value only of the Remote Parking Areas determined as set forth herein. Land value shall mean the value as determined by the records of the Assessor of Livingston County, Michigan. Real estate taxes attributable to the land value of the Wal-Mart tax parcel shall be a fraction of the total real estate taxes, the numerator of which is the land value only, and the denominator of which is the total value of land and improvements. The real estate taxes attributable to the Remote Parking Areas shall be a fraction of the taxes attributable to the land value of the Wal-Mart Parcel, the numerator of which is the acreage of the Remote Parking Areas (1.08 acres) and the denominator of which is the total acreage of the Wal-Mart Parcel (22.95 acres), or 4.72%. Outparcel Owner's share of real estate taxes due hereunder shall be paid by Outparcel Owner to Wal-Mart annually within thirty (30) days of billing for same by Wal-Mart.

EXHIBIT F PAGE THREE

By way of example and without limitation, if the Outparcel Owner's share of real estate taxes for tax year 2010 were being determined pursuant to the tax bill attached hereto as Exhibit E, then the calculation would be as follows:

Total tax value of Wal-Mart Parcel (land and improvements)	\$6,717,900.00
Land value of Wal-Mart Parcel (shown under "Land Information").	\$4,498,600.00
Total real estate taxes on Wal-Mart Parcel	\$281,705.43
Real estate taxes attributable to land value of Wal-Mart Parcel-- 67% of the total taxes (\$4,498,600 divided by \$6,717,900)	\$188,742.63
Real estate taxes attributable to land value of the Remote Parking Areas (4.72%--1.08 acres divided by 22.95 acres)	\$8,908.65
	X 1/2
	<hr/> \$4,454.33

4. Existing Declaration. Nothing contained herein shall be deemed to amend or modify the Declaration, including without limitation any existing restrictions or easement rights thereunder. This Agreement shall be in addition to and not in replacement of any rights, obligations or agreements under the Declaration. Wal-Mart agrees that the parking spaces contained within the Remote Parking will be counted for the benefit of the Outparcel in the calculation of the parking ratio requirements pursuant to the Declaration.

5. Default. If Outparcel Owner defaults in its obligations hereunder, including without limitation, its obligation to pay its portion of real estate taxes as set forth herein, and such default is not cured within thirty (30) days after written notice from Wal-Mart to Outparcel Owner, then Outparcel Owner's rights under this Agreement may be terminated by written notice from Wal-Mart to Outparcel Owner.

6. Notices. Any and all notices required hereunder shall be deemed to be properly served if delivered in writing personally, or sent by certified mail with return receipt requested, to Wal-Mart or Outparcel Owner at the address below or to any subsequent address which Wal-Mart or Outparcel Owner may designate in writing for such purpose. Date of service of a notice served by mail shall be the date on which such notice is deposited in a Post Office of the United States Postal Service, while notice served by personal delivery or by facsimile shall be effective upon receipt.

EXHIBIT F PAGE FOUR

Wal-Mart: Wal-Mart Real Estate Business Trust
702 SW Eighth Street
Bentonville, Arkansas 72716

Outparcel Owner: RLG Howell LLC and GCG Howell LLC
Attn: Bo Gunlock
8163 Old Yankee Road
Dayton, OH 45458

7 Indemnity; Insurance. Outparcel Owner shall indemnify and hold Wal-Mart harmless from any loss, cost, claim or expense arising from or related to Outparcel Owner's exercise of its rights under this Agreement. This indemnity shall survive the termination of this Agreement. Outparcel Owner and any successor in title or holder of a leasehold interest the Outparcel shall carry liability insurance as required by the Declaration and shall provide Wal-Mart a certificate of such insurance evidencing that same is in force, including annual renewals thereof. Such certificate shall name Wal-Mart and Outparcel Owner (if applicable) as additional insureds and shall provide that same may not be cancelled without thirty (30) days prior written notice.

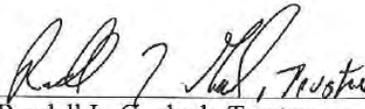
8. Miscellaneous. This Agreement may not be amended except by an agreement in writing signed by both parties. If either party files a lawsuit in connection with this Agreement, the party that prevails in such action shall be entitled to recover from the nonprevailing party, in addition to all other remedies or damages, reasonable attorneys' fees and costs of court incurred in such lawsuit. Time is of the essence with respect to every provision of this Agreement. No waiver by either party of any of its rights or remedies hereunder shall be effective unless such waiver is evidenced in a written instrument executed by the waiving party.

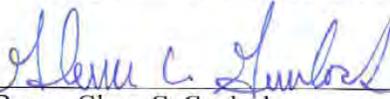
9. Binding Agreement. This Agreement shall be binding upon and inure to the benefit of Wal-Mart, Outparcel Owner, and their successors in leasehold interest in title respectively during the term of the Wal-Mart lease and any renewals thereof.. Outparcel Owner may assign its rights hereunder to any successor in title or holder of a leasehold interest in the Outparcel.

The parties have set their hands as of the date and year first written.

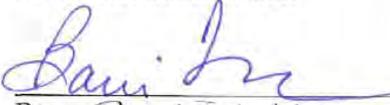
OUTPARCEL OWNER: RLG HOWELL
LLC,
A Michigan liability company

By: Randall L. Gunlock, Trustee under the
Amended Revocable Trust Agreement
Dated September 18, 2000, Randall L.
Gunlock, Grantor, Managing Member


By: Randall L. Gunlock, Trustee
GCG HOWELL LLC,
A Michigan limited liability company


By: Glenn C. Gunlock
Its: Managing Member

WAL-MART: WAL-MART REAL
ESTATE BUSINESS TRUST,
a Delaware business trust


By: Barri Tulgetke
Its: Sr. Business Unit Mgr. 

EXHIBITS

- Exhibit A Outparcel Legal Description
- Exhibit B Site Plan
- Exhibit C Wal-Mart Parcel Legal Description
- Exhibit D Remote Parking Areas
 - South Remote Parking Area
 - West Remote Parking Area
- Exhibit E Reconfiguration Plans
- Exhibit F 2010 tax bill

EXHIBIT A

OUTPARCEL OWNER PARCEL

Lot 4
11-05-400-047

Parcel of land situated in the Township of Genoa, County of Livingston, State of Michigan described as follows:

Commencing at the Southeast corner of Section 5, Town 2 North, Range 5 East;
Thence South 87 degrees 37 minutes 12 seconds West along the South line of said section, 60.02 feet
to the westerly right-of-way line of Latson Road;
Thence North 00 degrees 54 minutes 40 seconds West, along said right-of-way line, 214.95 feet to the Point of Beginning;

Thence South 88 degrees 27 minutes 00 seconds West, 213.08 feet;
Thence North 01 degrees 33 minutes 24 seconds West, 71.01 feet to a tangential curve to the left;
Thence northwesterly along said curve, R = 102.00, delta = 62 degrees 27 minutes 31 seconds, a distance of 111.19 feet;
Thence North 64 degrees 00 minutes 14 seconds West, 59.21 feet;
Thence North 25 degrees 59 minutes 46 seconds East, 236.98 feet to a point on the southerly right-of-way line of Grand River Road;
Thence South 63 degrees 57 minutes 17 seconds East, along said right-of-way, 233.50 feet to a point on the westerly right-of-way line of Latson Road;
Thence South 20 degrees 31 minutes 52 seconds East, along said right-of-way line, 21.17 feet;
Thence South 00 degrees 54 minutes 40 seconds, East, along said right-of-way line, 270.73 feet to the Point of Beginning.

Said parcel contains 2.03 acres, more or less.

EXHIBIT B
SITE PLAN

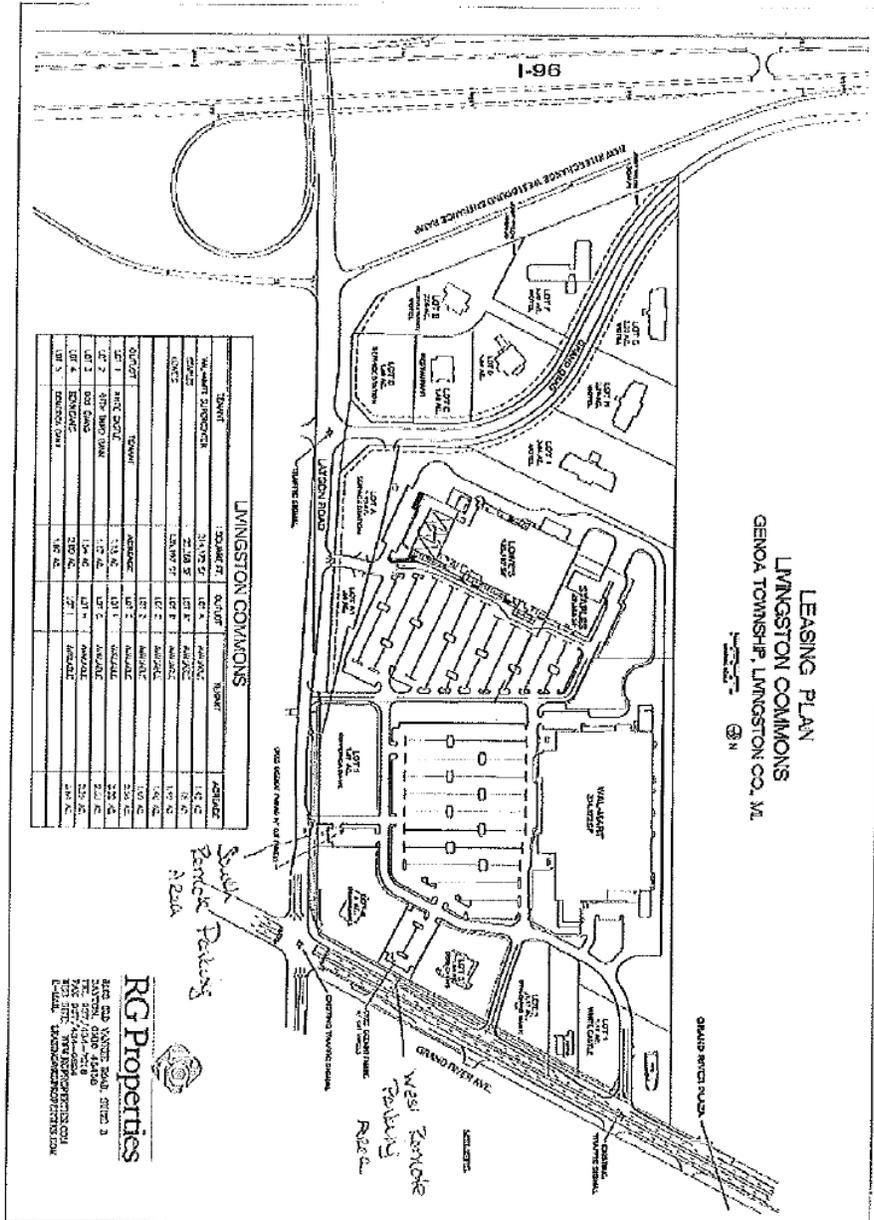


EXHIBIT C
WAL-MART PARCEL

Parcel of land situated in the Township of Genoa, County of Livingston, State of Michigan, described as follows:

Commencing at the Southeast corner of Section 5, Town 2 North, Range 5 East;
Thence South 87 degrees 37 minutes 12 seconds West, along the South line of said section, 60.02 feet to a point on the westerly right-of-way line of Latson Road;
Thence North 00 degrees 54 minutes 40 seconds West, along said right-of-way line, 106.85 feet; to the Point of Beginning;

Thence South 88 degrees 27 minutes 17 seconds West, 211.90 feet;
Thence South 01 degrees 32 minutes 43 seconds East, 109.91 feet to a point on the South line of said Section 5
Thence continuing South 01 degrees 32 minutes 43 seconds East, 242.09 feet to a tangential curve to the left;
Thence easterly along said curve, R=43.00 feet, delta=90 degrees 00 minutes 00 seconds, a distance of 67.54 feet;
Thence South 88 degrees 27 minutes 39 seconds West, 671.73 feet to a tangential curve to the left;
Thence southerly along said curve, R=58.00 feet, delta=65degrees 00 minutes 39 seconds, a distance of 65.81 feet;
Thence South 23 degrees 27 minutes 00 seconds West, 131.30 feet;
Thence South 88 degrees 27 minutes 39 seconds West, 282.84 feet;
Thence North 01 degrees 27 minutes 28 seconds West, 422.70 feet to a point on the South line of said Section 5;
Thence continuing North 01 degrees 37 minutes 12 seconds West, 867.93 feet;
Thence South 63 degrees 55 minutes 45 seconds East, 151.40 feet;
Thence North 01 degrees 41 minutes 57 seconds West, 320.72 feet to a point on the southerly right-of-way line of Grand River Road;
Thence South 63 degrees 56 minutes 04 seconds East, along said right-of-way line, 88.56 feet;
Thence South 30 degrees 38 minutes 19 seconds West, 65.36 feet;
Thence South 01 degrees 37 minutes 12 seconds West, 178.33 feet to a tangential curve to the left;
Thence easterly along said curve, R=250.00 feet, delta=62 degrees 01 minutes 29 seconds, a distance of 270.63 feet;
Thence South 63 degrees 38 minutes 39 seconds East, 11.65 feet;
Thence North 01 degrees 39 minutes 45 seconds West, 3.76 feet;
Thence South 63 degrees 57 minutes 17 seconds East, 120.00 feet;
Thence South 01 degrees 39 minutes 26 seconds East, 4.59 feet to a tangential curve to the left;
Thence easterly along said curve, R=112.50 feet, delta=39 degrees 03 minutes 45 seconds, a distance of 76.70 feet to a point of compound curvature;

EXHIBIT C PAGE TWO

Thence northerly along said curve, R=25.00 feet, delta=60 degrees 06 minutes 10 seconds, a distance of 26.22 feet;
Thence North 17 degrees 11 minutes 25 seconds East, 138.74 feet;
Thence North 14 degrees 23 minutes 42 seconds East, 156.54 feet to the southerly right-of-way of Grand River Road;
Thence South 63 degrees 57 minutes 17 seconds East, 34.72 feet along said right-of-way;
Thence South 14 degrees 23 minutes 42 seconds West, 150.27 feet;
Thence South 17 degrees 11 minutes 25 seconds West, 121.51 feet to a tangential curve to the left;
Thence easterly along said curve, R=33.0 feet, delta=102 degrees 39 minutes 01 seconds, a distance of 59.12 feet;
Thence South 85 degrees 27 minutes 35 seconds East, 116.92 feet to a tangential curve to the right;
Thence easterly along said curve, R=182.00 feet, delta=21 degrees 27 minutes 22 seconds, a distance of 68.16 feet;
Thence South 64 degrees 00 minutes 14 seconds East, 38.24 feet;
Thence North 25 degrees 59 minutes 46 seconds East, 237.29 feet to the southerly right-of-way of Grand River Road;
Thence South 63 degrees 57 minutes 17 seconds East, 126.00 feet along said right-of-way;
Thence South 25 degrees 59 minutes 46 seconds West, 236.98 feet;
Thence South 64 degrees 00 minutes 14 seconds East, 59.21 feet to a tangential curve to the right;
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Thence South 01 degrees 33 minutes 24 seconds East, 71.01 feet;
Thence North 88 degrees 27 minutes 00 seconds East, 213.08 feet to the westerly right-of-way line of Latson road;
Thence South 00 degrees 54 minutes 40 seconds East, 108.10 feet along said right-of-way line to the Point of Beginning.

Said parcel contains 23.11 acres, more or less.

EXHIBIT D

REMOTE PARKING AREAS

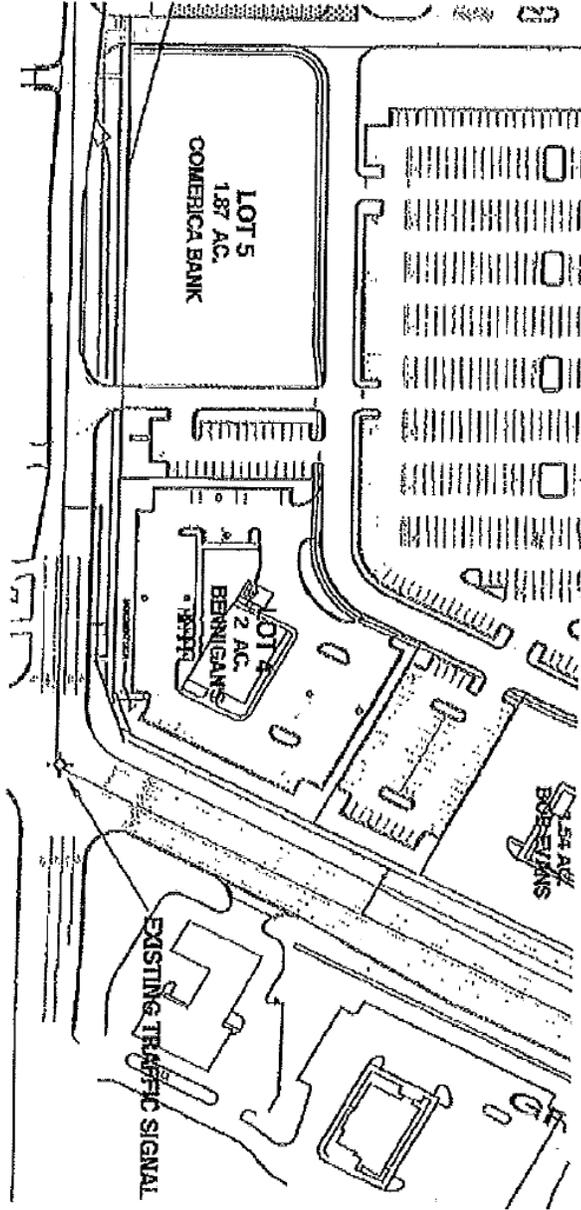


EXHIBIT E

RECONFIGURATION OF REMOTE PARKING AREAS

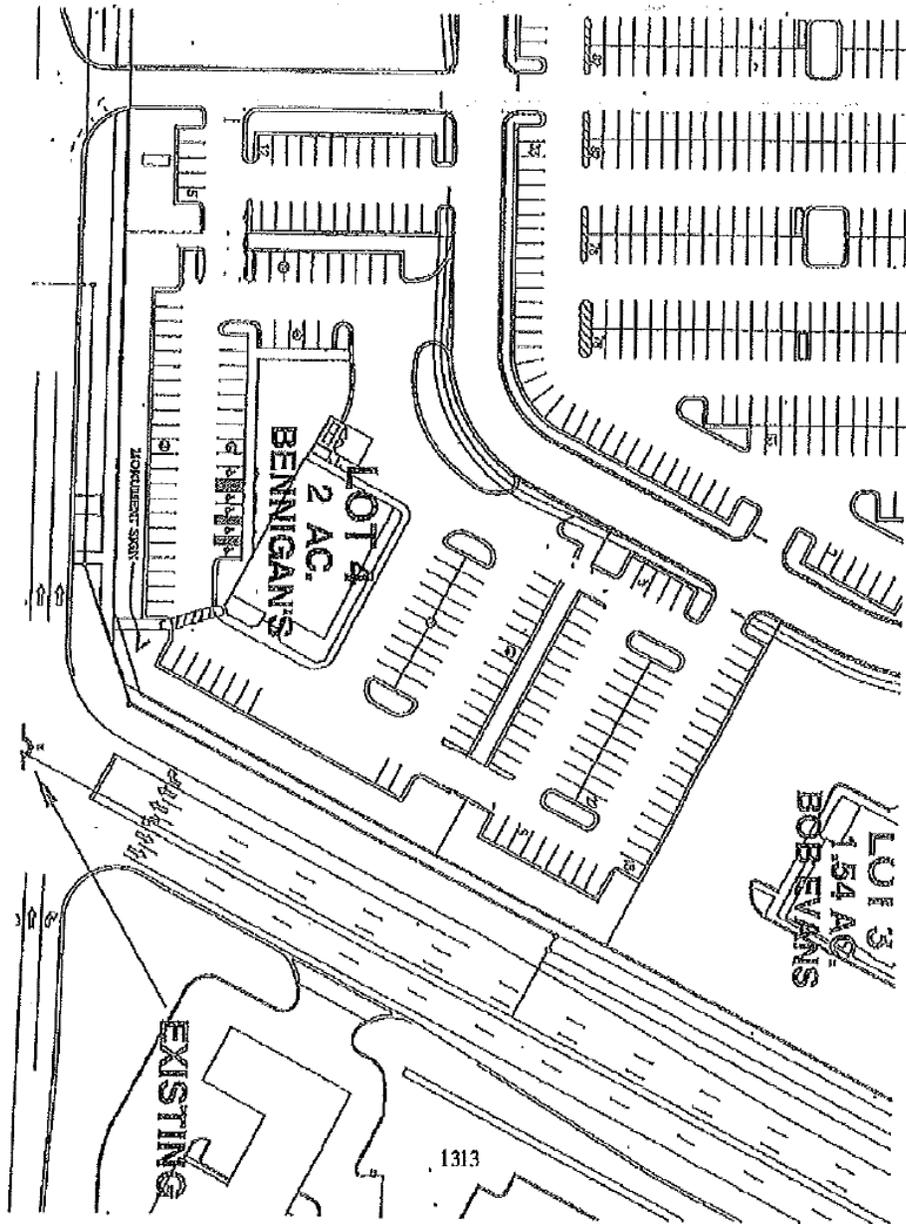


EXHIBIT F
TAX BILL

[Send To Printer]

Parcel: 4711-05-400-049

Unit Information	[collapse]
Genoa Township	

Property Address	[collapse]
3850 E GRAND RIVER HOWELL, MI 48843	

Owner Information	[collapse]
WAL-MART STORES #DIVISION-STORE STORE # 1754 DEPT 0555 PO BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	Unit: 4711

Taxpayer Information	[collapse]
SEE OWNER INFORMATION	

Legal Information for 4711-05-400-049	[collapse]
<p>SEC 5 & 8 T2N R5E LIVINGSTON COMMONS, WALMART STORE # 1754-04, TRACT # 1 DESCRIBED AS FOLLOWS: COMM SE COR SEC 5, TH S87°37' 12"W 60.02 FT, TH N 106.05 FT TO POB, TH S88°W 203.90 FT TO A TAN CURVE LEFT 12.57 FT CHORD BEARING S43°27'17"W 11.31 FT, TH S01°47'33"E 101.93 FT, TH S01°29'15"E 242.05 FT TO A TAN CURVE LEFT, TH ELY 67.54 FT RADIS IS 43.00 FT CENTRAL ANGLE OF 90° CHORD BEARING S46°49'38"E 60.81 FT, TH S88°27'39"W 671.98 FT TO TAN CURVE LEFT S'LY 65.81 FT RADIUS 58.00 FT CENTRAL ANGLE OF 65°00'39" AND CHORD BEARING S55°57'19"W 62.34 FT, TH S23°27'00"W 131.85 FT, TH S88°27'39"W 282.81 FT, TH N01°27'04"W 422.93 FT, TH N01°37'12"W 867.97 FT, TH S63°55'45"E 151.40 FT, TH N01°41'57"W 320.72 FT, TH S63°56'04"E 88.56 FT, TH S30°38'19"W 65.36 FT, TH S01°42'59"E 178.26 FT TAN CURVE LEFT E'LY 270.52 FT RADIUS 250.00 FT 61°59'55" AND CHORD BEARING S32°42' 57"E 257.51 FT, TH S63°38'59"E 11.65 FT, TH N01°40'35"W 3.75 FT, TH S63°57' 17"E 120.00 FT, TH S02°13'42"E 4.61 FT TO A NON-TANGENTIAL CURVE TO THE LEFT TH E'LY ALONG BACK OF CURB 76.65 FT WHOSE RADIUS IS 112.50 FT WITH A CENTRAL ANGLE OF 39°02'11"AND A CHORD BEARING S82°58'14"E 75.17 FT TO A COMPOUND CURVE TH N'LY ALONG BACK OF A CURB 26.08 FT WHOSE RADIUS IS 25 FT WITH A CENTRAL ANGLE OF 59°45'43"AND A CHORD BEARING N47°37'49"E 24.91 FT TH N17°12'51"E ALONG BACK ON CURB 138.71 FT TH N14°18'59"E ALONG BACK OF CURB 58.37 FT TH N04°43'40"E ALONG BACK OF CURB 52.36 FT TH N12°24'27"E ALONG BACK OF CURB 48.70 FT TH S63°57'17"E 46.53 FT TH S15°41'57"W ALONG BACK OF CURB 74.99 FT TH S14°11'26"W ALONG BACK OF CURB 74.22 FT TH S17°11'25"W ALONG BACK OF CURB 121.51 FT TO A TANGIAL CURVE TO LEFT TH E'LY ALONG BACK OF CURB 59.12 FT WHOSE RADIUS IS 33 FT WITH A CENTRAL ANGLE OF 102°38'47" AND A CHORD BEARING S34°07'58"E 51.53 FT TH S85°13'42"E ALONG BACK OF CURB 116.62 FT TO A TANGENTIAL CURVE TO THE RIGHT TH E'LY ALONG BACK OF CURB 68.16 FT WHOSE RAIDUS IS 102 FT WITH A CENTRAL ANGLE OF 21°27'27"AND CHORD BEARING S74°29'58"E 67.76 FT TH S64°00'14"E ALONG BACK OF CURB 38.15 FT TH N25°59'46"E ALONG EXTENDED BACK OF CURB 237.04 FT TH S63°57'17"E 126.34 FT TH S25°59'46"W ALONG EXTENDED BACK OF CURB 236.93 FT TH S64°00'14"E ALONG BACK OF CURB 59.23 FT TO TANGENTIAL CURVE TO THE RIGHT TH S'LY ALONG BACK OF CURB 111.52 FT WHOSE RADIUS IS 102 FT WITH A CENTRAL ANGLE OF 62°38'36" AND CHORD BEARING S32°40'56"E 105.05 FT TH S01°30'08"E ALONG BACK OF CURB 70.71 FT TH N88°27"E ALONG EXTENDED BACK OF CURB 213.08 FT TH S00°54'40"E 108.12 FT TO POB CONT. 22.95 AC M/L SPLIT FROM 05-400-026 AND 08-200-001 5/99 CORR LEGAL 1/01</p>	

EXHIBIT F PAGE FOURTEEN

EXHIBIT E PAGE TWO

General Information for 2010 Summer			
School District:	47070	PRE/MBT %:	0.0000
Taxable Value:	\$6,717,900	State Equalized Value:	\$6,717,900
Property Class:	201	Assessed Value:	\$6,717,900
Tax Bill Number:		Last Receipt Number:	00013880
Last Payment Date:	09/03/2010	Number Of Payments:	1
Base Tax:	\$221,729.65	Base Paid:	\$221,729.65
Admin Fees:	\$2,217.29	Admin Fees Paid:	\$2,217.29
Interest Fees:	\$0.00	Interest Fees Paid:	\$0.00
Total Tax & Fees:	\$223,946.94	Total Paid:	\$223,946.94
Renaissance Zone:	N/A	Mortgage Code:	N/A

Tax Bill Breakdown for 2010 Summer

Taxing Authority	Millage Rate	Amount	Amount Paid
STATE RD TAX	6.000000	\$40,307.40	\$40,307.40
HO SCHOOL OPER	18.000000	\$120,922.20	\$120,922.20
HO SCHOOL DEBT	3.280000	\$22,034.71	\$22,034.71
COUNTY ALLOCATED	3.389700	\$22,771.66	\$22,771.66
LIVINGSTON ISD N	2.336100	\$15,693.68	\$15,693.68
LIVINGSTON ISD P	1.168100	\$0.00	\$0.00
Admin Fees:		\$2,217.29	\$2,217.29
Interest Fees:		\$0.00	\$0.00
Totals:	34.173900	\$223,946.94	\$223,946.94

Parcel: 4711-05-400-049

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EXHIBIT F PAGE FIFTEEN

EXHIBIT E PAGE THREE

[Send To Printer]

Parcel: 4711-05-400-049

Unit Information	[collapse]
Genoa Township	

Property Address	[collapse]
3850 E GRAND RIVER HOWELL, MI 48843	

Owner Information	[collapse]
WAL-MART STORES #DIVISION-STORE STORE #1754 DEPT 0555 PO BOX 8050 MS 0555 BENTONVILLE, AR 72712-8050	Unit: 4711

Taxpayer Information	[collapse]
SEE OWNER INFORMATION	

Legal Information for 4711-05-400-049	[collapse]
SEC 5 & 8 T2N R5E LIVINGSTON COMMONS, WALMART STORE # 1754-04, TRACT # 1 DESCRIBED AS FOLLOWS: COMM SE COR SEC 5, TH S87°37' 12"W 60.02 FT, TH N 106.85 FT TO POB, TH S88°W 203.90 FT TO A TAN CURVE LEFT 12.57 FT CHORD BEARING S43°27'17"W 11.31 FT, TH S01°47'33"E 101.93 FT, TH S01°29'15"E 242.05 FT TO A TAN CURVE LEFT, TH ELY 67.54 FT RADIS IS 43.00 FT CENTRAL ANGLE OF 90° CHORD BEARING S46°49'38"E 60.81 FT, TH S88°27'39"W 671.98 FT TO TAN CURVE LEFT S'LY 65.81 FT RADIUS 58.00 FT CENTRAL ANGLE OF 65°00'39" AND CHORD BEARING S55°57'19"W 62.34 FT, TH S23°27'00"W 131.85 FT, TH S88°27'39"W 282.81 FT, TH N01°27'04"W 422.93 FT, TH N01°37'12"W 867.97 FT, TH S63°55'45"E 151.40 FT, TH N01°41'57"W 320.72 FT, TH S63°56'04"E 88.56 FT, TH S30°38'19"W 65.36 FT, TH S01°42'59"E 178.26 FT TAN CURVE LEFT E'LY 270.52 FT RADIUS 250.00 FT 61°59'55" AND CHORD BEARING S32°42' 57"E 257.51 FT, TH S63°38'59"E 11.65 FT, TH N01°40'35"W 3.75 FT, TH S63°57' 17"E 120.00 FT, TH S02°13'42"E 4.61 FT TO A NON-TANGENTIAL CURVE TO THE LEFT TH E'LY ALONG BACK OF CURB 76.65 FT WHOSE RADIUS IS 112.50 FT WITH A CENTRAL ANGLE OF 39°02'11"AND A CHORD BEARING S82°58'14"E 75.17 FT TO A COMPOUND CURVE TH N'LY ALONG BACK OF A CURB 26.08 FT WHOSE RADIUS IS 25 FT WITH A CENTRAL ANGLE OF 59°45'43"AND A CHORD BEARING N47°37'49"E 24.91 FT TH N17°12'51"E ALONG BACK ON CURB 138.71 FT TH N14°18'59"E ALONG BACK OF CURB 58.37 FT TH N04°43'40"E ALONG BACK OF CURB 52.36 FT TH N12°24'27"E ALONG BACK OF CURB 48.70 FT TH S63°57'17"E 46.53 FT TH S15°41'57"W ALONG BACK OF CURB 74.99 FT TH S14°11'26"W ALONG BACK OF CURB 74.22 FT TH S17°11'25"W ALONG BACK OF CURB 121.51 FT TO A TANGIAL CURVE TO LEFT TH E'LY ALONG BACK OF CURB 59.12 FT WHOSE RADIUS IS 93 FT WITH A CENTRAL ANGLE OF 102°38'47" AND A CHORD BEARING S34°07'58"E 51.53 FT TH S85°13'42"E ALONG BACK OF CURB 116.62 FT TO A TANGENTIAL CURVE TO THE RIGHT TH E'LY ALONG BACK OF CURB 68.16 FT WHOSE RADIUS IS 182 FT WITH A CENTRAL ANGLE OF 21°27'27"AND CHORD BEARING S74°29'58"E 67.76 FT TH S64°00'14"E ALONG BACK OF CURB 38.15 FT TH N25°59'46"E ALONG EXTENDED BACK OF CURB 237.04 FT TH S63°57'17"E 126.34 FT TH S25°59'46"W ALONG EXTENDED BACK OF CURB 236.93 FT TH S64°00'14"E ALONG BACK OF CURB 59.23 FT TO TANGENTIAL CURVE TO THE RIGHT TH S'LY ALONG BACK OF CURB 111.52 FT WHOSE RADIUS IS 102 FT WITH A CENTRAL ANGLE OF 62°38'36" AND CHORD BEARING S32°40'56"E 105.05 FT TH S01°30'08"E ALONG BACK OF CURB 70.71 FT TH N88°27"E ALONG EXTENDED BACK OF CURB 213.08 FT TH S00°54'40"E 108.12 FT TO POB CONT. 22.95 AC M/L SPLIT FROM 05-400-026 AND 08-200-001 5/99 CORR LEGAL 1/01	

EXHIBIT F PAGE SIXTEEN

EXHIBIT E PAGE FOUR

General Information for 2010 Winter			
School District:	47070	PRE/MBT %:	0.0000
Taxable Value:	\$6,717,900	State Equalized Value:	\$6,717,900
Property Class:	201	Assessed Value:	\$6,717,900
Tax Bill Number:		Last Receipt Number:	
Last Payment Date:		Number Of Payments:	0
Base Tax:	\$57,186.63	Base Paid:	\$0.00
Admin Fees:	\$571.86	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0.00
Total Tax & Fees:	\$57,758.49	Total Paid:	\$0.00
Renaissance Zone:	N/A	Mortgage Code:	N/A

Tax Bill Breakdown for 2010 Winter

Taxing Authority	Millage Rate	Amount	Amount Paid
COUNTY AMBULANCE	0.294500	\$1,978.42	\$0.00
HCMA - PARKS	0.214600	\$1,441.66	\$0.00
VETERANS RELIEF	0.050000	\$335.89	\$0.00
GENOA ALLOC	0.814600	\$5,472.40	\$0.00
HO SCHOOL DEBT	3.280000	\$22,034.71	\$0.00
LIVINGSTON ISD	1.168000	\$0.00	\$0.00
HO LIBRARY	0.692000	\$4,648.78	\$0.00
BR FIRE AUTH	1.250000	\$8,397.37	\$0.00
GRAND RIVER WTR	0.000000	\$6,969.85	\$0.00
GR RVR WIDENING	0.000000	\$5,907.55	\$0.00
Admin Fees:		\$571.86	\$0.00
Interest Fees:		\$0.00	\$0.00
Totals:	7.783700	\$57,758.49	\$0.00

Parcel: 4711-05-400-049

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Zoning Code:	NRPUD	Depth:	0.00 Ft.
Land Value:	\$4,498,600	Mortgage Code:	00000
Land Improvements:	\$797,124	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	2010 - 2010 BIG BOX		

Legal Information for 4711-05-400-049 [collapse]

SEC 5 & 8 T2N R5E LIVINGSTON COMMONS, WALMART STORE # 1754-04, TRACT # 1 DESCRIBED AS FOLLOWS: COMM SE COR SEC 5, TH S87°37' 12" W 60.02 FT, TH N 106.85 FT TO POB, TH S88°W 203.90 FT TO A TAN CURVE LEFT 12.57 FT CHORD BEARING S43°27'17"W 11.31 FT, TH S01°47'33"E 101.93 FT, TH S01°29'15"E 242.05 FT TO A TAN CURVE LEFT, TH ELY 67.54 FT RADIS IS 43.00 FT CENTRAL ANGLE OF 90° CHORD BEARING S46°49'38"E 60.81 FT, TH S88°27'39"W 671.98 FT TO TAN CURVE LEFT S'LY 65.81 FT RADIUS 58.00 FT CENTRAL ANGLE OF 65°00'39" AND CHORD BEARING S55°57'19"W 62.34 FT, TH S23°27'00"W 131.85 FT, TH S88°27'39"W 282.81 FT, TH N01°27'04"W 422.93 FT, TH N01°37'12"W 867.97 FT, TH S63°55'45"E 151.40 FT, TH N01°41'57"W 320.72 FT, TH S63°56'04"E 88.56 FT, TH S30°38'19"W 65.36 FT, TH S01°42'59"E 170.26 FT TAN CURVE LEFT E'LY 270.52 FT RADIUS 250.00 FT 61°59'55" AND CHORD BEARING S32°42' 57"E 257.51 FT, TH S63°38'59"E 11.65 FT, TH N01°40'35"W 3.75 FT, TH S63°57' 17"E 120.00 FT, TH S02°13'42"E 4.61 FT TO A NON-TANGENTIAL CURVE TO THE LEFT TH E'LY ALONG BACK OF CURB 76.65 FT WHOSE RADIUS IS 112.50 FT WITH A CENTRAL ANGLE OF 39°02'11"AND A CHORD BEARING S82°58'14"E 75.17 FT TO A COMPOUND CURVE TH N'LY ALONG BACK OF A CURB 26.08 FT WHOSE RADIUS IS 25 FT WITH A CENTRAL ANGLE OF 59°45'43"AND A CHORD BEARING N47°37'49"E 24.91 FT TH N17°12'51"E ALONG BACK ON CURB 138.71 FT TH N14°18'59"E ALONG BACK OF CURB 58.37 FT TH N04°43'40"E ALONG BACK OF CURB 52.36 FT TH N12°24'27"E ALONG BACK OF CURB 48.70 FT TH S63°57'17"E 46.53 FT TH S15°41'57"W ALONG BACK OF CURB 74.99 FT TH S14°11'26"W ALONG BACK OF CURB 74.22 FT TH S17°11'25"W ALONG BACK OF CURB 121.51 FT TO A TANGIAL CURVE TO LEFT TH ELY ALONG BACK OF CURB 59.12 FT WHOSE RADIUS IS 33 FT WITH A CENTRAL ANGLE OF 102°38'47" AND A CHORD BEARING S34°07'58"E 51.53 FT TH S85°13'42"E ALONG BACK OF CURB 116.62 FT TO A TANGENTIAL CURVE TO THE RIGHT TH E'LY ALONG BACK OF CURB 68.16 FT WHOSE RAIDUS IS 182 FT WITH A CENTRAL ANGLE OF 21°27'27"AND CHORD BEARING S74°29'58"E 67.76 FT TH S64°00'14"E ALONG BACK OF CURB 38.15 FT TH N25°59'46"E ALONG EXTENDED BACK OF CURB 237.04 FT TH S63°57'17"E 126.34 FT TH S25°59'46"W ALONG EXTENDED BACK OF CURB 236.93 FT TH S64°00'14"E ALONG BACK OF CURB 59.23 FT TO TANGENTIAL CURVE TO THE RIGHT TH S'LY ALONG BACK OF CURB 111.52 FT WHOSE RADIUS IS 102 FT WITH A CENTRAL ANGLE OF 62°38'36" AND CHORD BEARING S32°40'56"E 106.05 FT TH S01°30'08"E ALONG BACK OF CURB 70.71 FT TH N88°27"E ALONG EXTENDED BACK OF CURB 213.08 FT TH S00°54'40"E 108.12 FT TO POB CONT. 22.95 AC M/L SPLIT FROM 05-400-026 AND 08-200-001 5/99 CORR LEGAL 1/01

Sales Information

1 sale record(s) found.

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
01/04/2001	\$0.00	WD	WAL-MART STORES #DIVISION-STORE		ARMS-LENGTH	28880902

Load Building Information on this Page.

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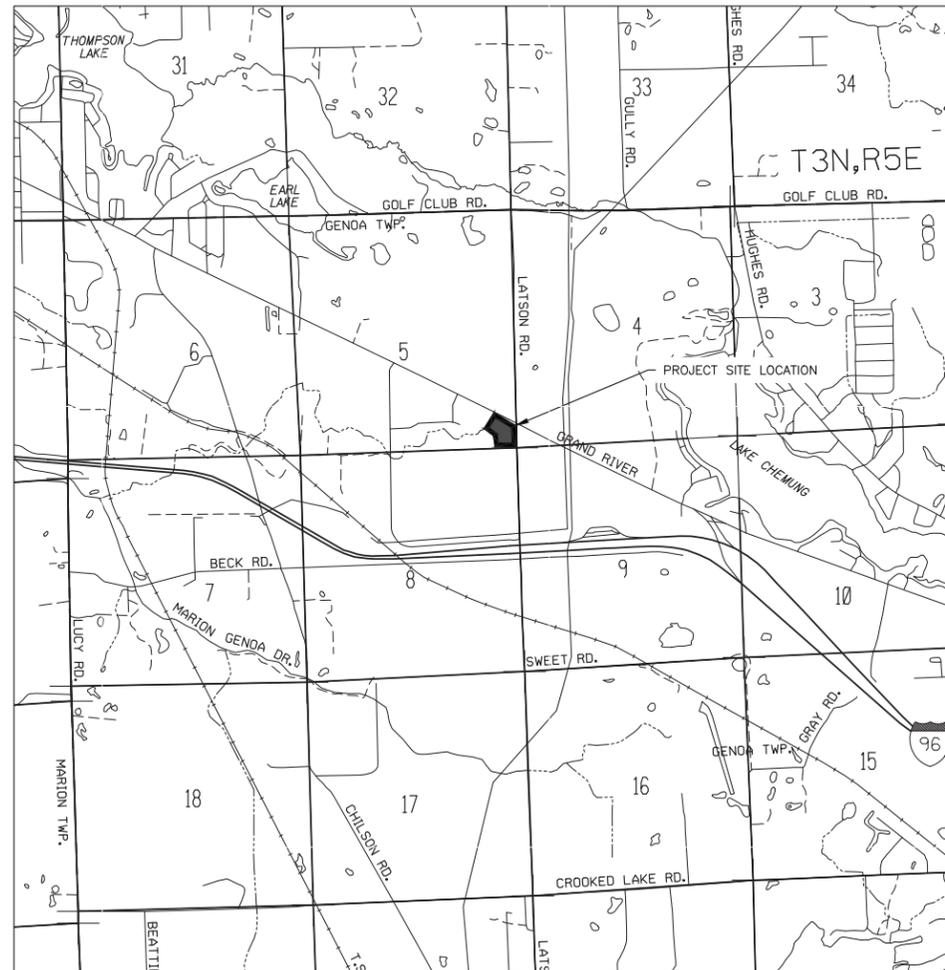
SITE PLANS FOR PANERA BREAD GENOA TOWNSHIP LIVINGSTON COUNTY, MICHIGAN



PROJECT LOCATION:
LIVINGSTON COUNTY, MI

KEY MAP
NOT TO SCALE

UTILITY CONTACTS	
GAS	CONSUMER'S ENERGY 101 S. WASHINGTON SQUARE HOWELL, MI 48843 (517) 545-8722
TELEPHONE	AT&T (800) 464-7929
ELECTRIC	DETROIT EDISON 101 S. WASHINGTON SQUARE LANSING, MI 48933 (517) 485-1939
TRANSPORTATION	MDOT MARK SWEENEY 10321 E. GRAND RIVER, SUITE 500 BRIGHTON, MI 48116 (810) 227-4681
TRANSPORTATION (LATSON RD.)	LIVINGSTON COUNTY ROAD COMMISSION 3535 GRAND OAKS DRIVE HOWELL, MI 48843 (517) 546-4250
WATER SERVICE	M.H.O.G WATER AUTHORITY GREG TATARA 2911 DORR ROAD BRIGHTON, MI 48116 (810) 227-5225
SANITARY SEWER	M.H.O.G WATER AUTHORITY GREG TATARA 2911 DORR ROAD BRIGHTON, MI 48116 (810) 227-5225
STORM SEWER	LIVINGSTON COUNTY DRAIN COMMISSIONER 2300 E GRAND RIVER AVE, SUITE 105 HOWELL, MI 48843 (517) 546-0040
SOIL EROSION	LIVINGSTON COUNTY DRAIN COMMISSIONER 2300 E GRAND RIVER AVE, SUITE 105 HOWELL, MI 48843 (517) 546-0040
PLANNING & ZONING	GENOA TOWNSHIP 2911 DORR ROAD BRIGHTON, MI 48116 (810) 227-5225



VICINITY MAP

1"=2000'
HOWELL, T3N, R5E, SECTION 5

PROJECT SITE ADDRESS

3950 E GRAND RIVER AVE.
HOWELL, MICHIGAN 48843

GENOA TOWNSHIP ZONING DISTRICT
NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT

SHEET INDEX	
GENERAL SHEETS	SHEET NO.
COVER SHEET	C-0.0
EXISTING CONDITIONS SURVEY	C-0.1
DEMOLITION PLAN	C-1.0
SITE PLAN	C-2.0
SITE DETAILS	C-2.1
SITE DETAILS	C-2.2
SITE DETAILS	C-2.3
UTILITY PLAN	C-3.0
WATER DETAILS	C-3.1
SANITARY DETAILS	C-3.2
STORM & MISCELLANEOUS UTILITY DETAILS	C-3.3
GRADING PLAN	C-4.0
DRAINAGE MAP	C-4.1
LANDSCAPE PLAN	C-5.0
LANDSCAPE DETAILS	C-5.1
SITE LIGHTING PLAN	C-6.0
SITE LIGHTING DETAILS	C-6.1
PLANS PREPARED BY OTHERS	SHEET NO.
EXTERIOR ELEVATIONS	A-5.1
EXTERIOR ELEVATIONS	A-5.2
FLOOR PLAN EQUIPMENT	EQ-2.1

LEGAL DESCRIPTION: (ALSO SEE SHEET C-0.1)

LOT 4
4711-05-400-047

PARCEL OR LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 5, TOWN 2 NORTH, RANGE 5 EAST; THENCE SOUTH 87 DEGREES 37 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, 60.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LATSON ROAD; THENCE NORTH 00 DEGREES 54 MINUTES 40 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 214.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 27 MINUTES 00 SECONDS WEST, 215.08 FEET; THENCE NORTH 01 DEGREES 33 MINUTES 24 SECONDS WEST, 71.01 FEET TO A TANGENTIAL CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE, R= 102.00, DELTA = 62 DEGREES 27 MINUTES 31 SECONDS, A DISTANCE OF 111.19 FEET; THENCE NORTH 64 DEGREES 00 MINUTES 14 SECONDS WEST, 59.21 FEET; THENCE NORTH 25 DEGREES 59 MINUTES 46 SECONDS EAST, 236.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GRAND RIVER ROAD; THENCE SOUTH 63 DEGREES 57 MINUTES 17 SECONDS EAST, ALONG SAID RIGHT OF WAY, 233.50 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LATSON ROAD; THENCE SOUTH 20 DEGREES 31 MINUTES 52 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 21.17 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 40 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 270.73 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.03 ACRES, MORE OR LESS.

THE ABOVE LEGAL DESCRIPTION DOES NOT CONSIDER LAND DEEDED TO THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) IN 2012, DEED DOCUMENT #2012R-030745

MDOT STANDARD PLANS

WHERE INDICATED ON THE PLANS, ITEMS ARE TO BE CONSTRUCTED ACCORDING TO THE STANDARDS REFERENCED, UNLESS OTHER NOTED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF THE MDOT STANDARD PLANS.

GENOA TOWNSHIP STANDARD PLANS

WHERE INDICATED ON THE PLANS, ITEMS ARE TO BE CONSTRUCTED ACCORDING TO THE STANDARDS REFERENCED, UNLESS OTHER NOTED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF THE GENOA TOWNSHIP STANDARD PLANS.

LIVINGSTON COUNTY STANDARD PLANS

WHERE INDICATED ON THE PLANS, ITEMS ARE TO BE CONSTRUCTED ACCORDING TO THE STANDARDS REFERENCED, UNLESS OTHER NOTED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CURRENT COPY OF THE LIVINGSTON COUNTY STANDARD PLANS.



Know what's below.
Call before you dig.

SITE DEVELOPER

JIM BLAIR
RG PROPERTIES, INC.
10050 INNOVATION DR, SUITE 100
DAYTON, OH 45342
(937) 424-3904
jblair@rgproperties.com

ARCHITECT

MATTHEW HINCHCLIFFE
ARCVISION, INC.
1950 CRAIG ROAD, STE. 300
ST. LOUIS, MI 63146
(314) 415-2368
mhinchcliffe@arcv.com

SITE ENGINEER-SURVEYOR

WADE TRIM
CHARLES J. CHRISTY, PE
555 S. SAGINAW STREET, SUITE 201
FLINT, MI 48502
(810) 235-2555
christy@wadetrim.com

CONTRACTOR

NOT KNOWN AT THIS TIME

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED: PC: MARCH 26, 2015

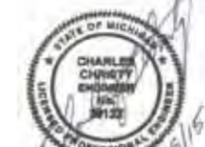
JOB NO. RGP1001.01F	SHEET C-0.0
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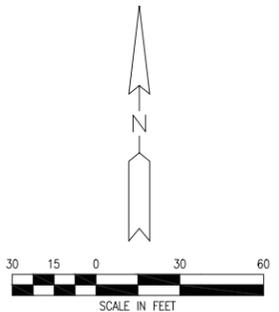


555 South Saginaw Street, Suite 201
Flint, MI 48502
810.235.2555/800.841.0342
FAX: 810.235.4975
www.wadetrim.com

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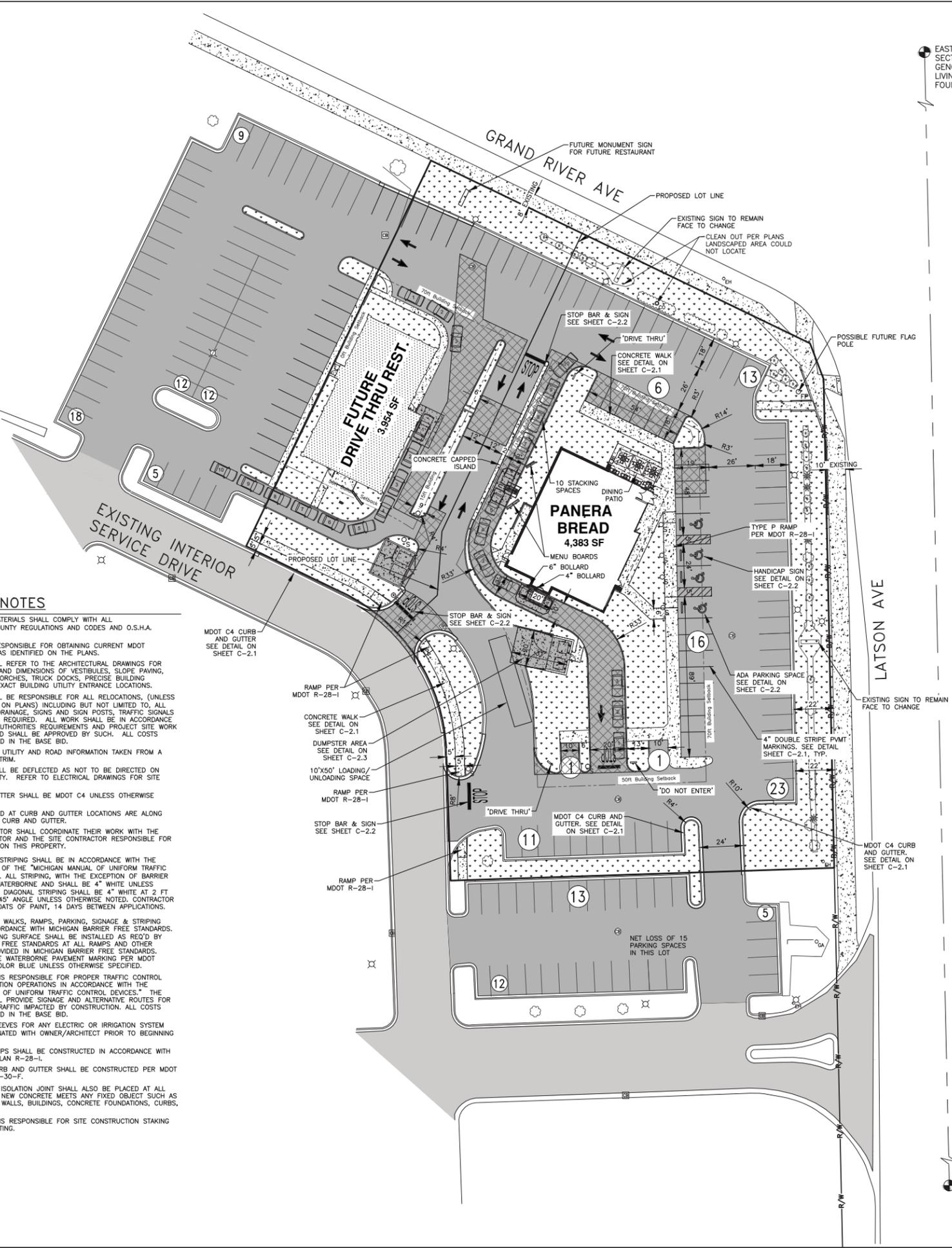
PARKING REQUIREMENTS		
TYPE	CALCULATION	NO. OF SPACES
REQUIRED		
DRIVE THROUGH RESTAURANT 1 SPACE PER 70 SQ. FT. + 3 WAITING SPACES + 10 STACKING SPACES + 2 LONG SPACES	4,383 SFT GFA / 70 SFT = 62.6 = 63 SPACES + 3 WAITING SPACES + 10 STACKING SPACES + 2 LONG SPACES	63 SPACES 2 LONG SPACES 10 STACKING SPACES 3 WAITING
PROVIDED		
ON-SITE SPACES AVAILABLE	INCLUDES ADA SPACES	71
LONG SPACES	PROVIDED ON PARKING LOT TO EAST, WEST, OR ON WAL-MART PARCEL **	2
STACKING SPACES		10
WAITING SPACES		3
A.D.A. SPACES		
REQUIRED		
51 TO 75 TOTAL PARKING IN LOT (PER A.D.A. ACCESSIBILITY GUIDELINES)		3
PROVIDED		
ON SITE	3 PLUS ONE VAN	4

** PER REA AGREEMENT WITH WAL-MART AND HOME DEPOT, OWNER MAY SHARE PARKING BETWEEN USES/LOTS, REFER TO R.E.A.

SITE DATA TABLE	
NOTE: INFORMATION BELOW IS PROVIDED FOR THE PROPOSED PROPERTY BOUNDARY AS INDICATED ON THIS PLAN SHEET.	
EXISTING ZONING	NRPU (NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT)
EXISTING USE	SIT-DOWN RESTAURANT
PROPOSED USE	DRIVE THROUGH RESTAURANT
BUILDING AREA	4,383 SFT. GFA/GLA/USABLE
PROPOSED LOT AREA	65,705 SFT (1.5± Ac.)
BUILDING COVERAGE	6.60± %
PROPOSED IMPERVIOUS COVERAGE	46,142 SFT, 70.2%

SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL TOWNSHIP/CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING CURRENT MDOT STANDARD PLANS AS IDENTIFIED ON THIS PLAN SHEET.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS AND SIGN POSTS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN THE BASE BID.
- SITE TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY WADE TRIM.
- SITE LIGHTING SHALL BE DEFLECTED AS NOT TO BE DIRECTED ON ADJACENT PROPERTY. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- ALL CURB AND GUTTER SHALL BE MDOT C4 UNLESS OTHERWISE NOTED.
- ALL RADI SPECIFIED AT CURB AND GUTTER LOCATIONS ARE ALONG THE FACE OF THE CURB AND GUTTER.
- THE SITE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE BUILDING CONTRACTOR AND THE SITE CONTRACTOR RESPONSIBLE FOR ALL OTHER WORK ON THIS PROPERTY.
- ALL PARKING LOT STRIPING SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES". ALL STRIPING, WITH THE EXCEPTION OF BARRIER FREE, SHALL BE WATERBORNE AND SHALL BE 4" WHITE UNLESS OTHERWISE NOTED. DIAGONAL STRIPING SHALL BE 4" WHITE AT 2 FT ON CENTER AT A 45° ANGLE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL APPLY 2 COATS OF PAINT, 14 DAYS BETWEEN APPLICATIONS.
- ALL BARRIER FREE WALKS, RAMPS, PARKING, SIGNAGE & STRIPING SHALL BE IN ACCORDANCE WITH MICHIGAN BARRIER FREE STANDARDS. DETECTABLE WARNING SURFACE SHALL BE INSTALLED AS REQ'D BY MICHIGAN BARRIER FREE STANDARDS AT ALL RAMPS AND OTHER LOCATIONS AS PROVIDED IN MICHIGAN BARRIER FREE STANDARDS. STRIPING SHALL BE WATERBORNE PAVEMENT MARKING PER MDOT SPECIFICATIONS, COLOR BLUE UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPER TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS IN ACCORDANCE WITH THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES." THE CONTRACTOR SHALL PROVIDE SIGNAGE AND ALTERNATIVE ROUTES FOR ALL PEDESTRIAN TRAFFIC IMPACTED BY CONSTRUCTION. ALL COSTS SHALL BE INCLUDED IN THE BASE BID.
- PLACEMENT OF SLEEVES FOR ANY ELECTRIC OR IRRIGATION SYSTEM SHALL BE COORDINATED WITH OWNER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
- ALL SIDEWALK RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MDOT STANDARD PLAN R-28-I.
- ALL CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED PER MDOT STANDARD PLAN R-30-F.
- A 1" THICK (MIN.) ISOLATION JOINT SHALL ALSO BE PLACED AT ALL LOCATIONS WHERE NEW CONCRETE MEETS ANY FIXED OBJECT SUCH AS CONCRETE WALKS, WALLS, BUILDINGS, CONCRETE FOUNDATIONS, CURBS, AND ETC.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE CONSTRUCTION STAKING AND MATERIAL TESTING.



LEGEND

- PARKING COUNT
- TRAFFIC FLOW ARROW (PAINTED ONLY WHERE INDICATED)
- SIGN AND SIGN POST
- ACCESSIBLE SYMBOL, REFER TO SHEET C-3.2
- CANOPY LIMITS
- CURB AND GUTTER
- BUILDING SETBACK
- 1.5" MILL & FILL ASPHALT SURFACE. SEE DETAIL ON SHEET C-2.1
- FULL DEPTH STANDARD DUTY ASPHALT. SEE DETAIL ON SHEET C-2.1
- 4-INCH CONCRETE. SEE DETAIL ON SHEET C-2.1
- 7" HEAVY DUTY CONCRETE. SEE DETAIL ON SHEET C-2.1
- LANDSCAPED AREA
- EXISTING ASPHALT SURFACE

EAST 1/4 CORNER SECTION 5, T2N-R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN FOUND IRON IN MON BOX

SOUTHEAST CORNER SECTION 5, T2N-R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN FOUND IRON IN MON BOX

REV#	DATE	DESCRIPTION

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED.

WADE TRIM
2500 S. Schwanen Street, Suite 201
P.O. Box 48202
Livonia, MI 48150
913.285.2550/800.841.0342
www.wadetrिम.com

PANERA BREAD
3950 E. GRAND RIVER
HOWELL, MICHIGAN 48843

SITE PLAN

LIVINGSTON COMMONS, PANERA BREAD, GENOA TOWNSHIP, HOWELL, MICHIGAN

ISSUED FOR: DATE: BY:
PC 3/26/15 CJC

JOB NO. RGP1001.01F

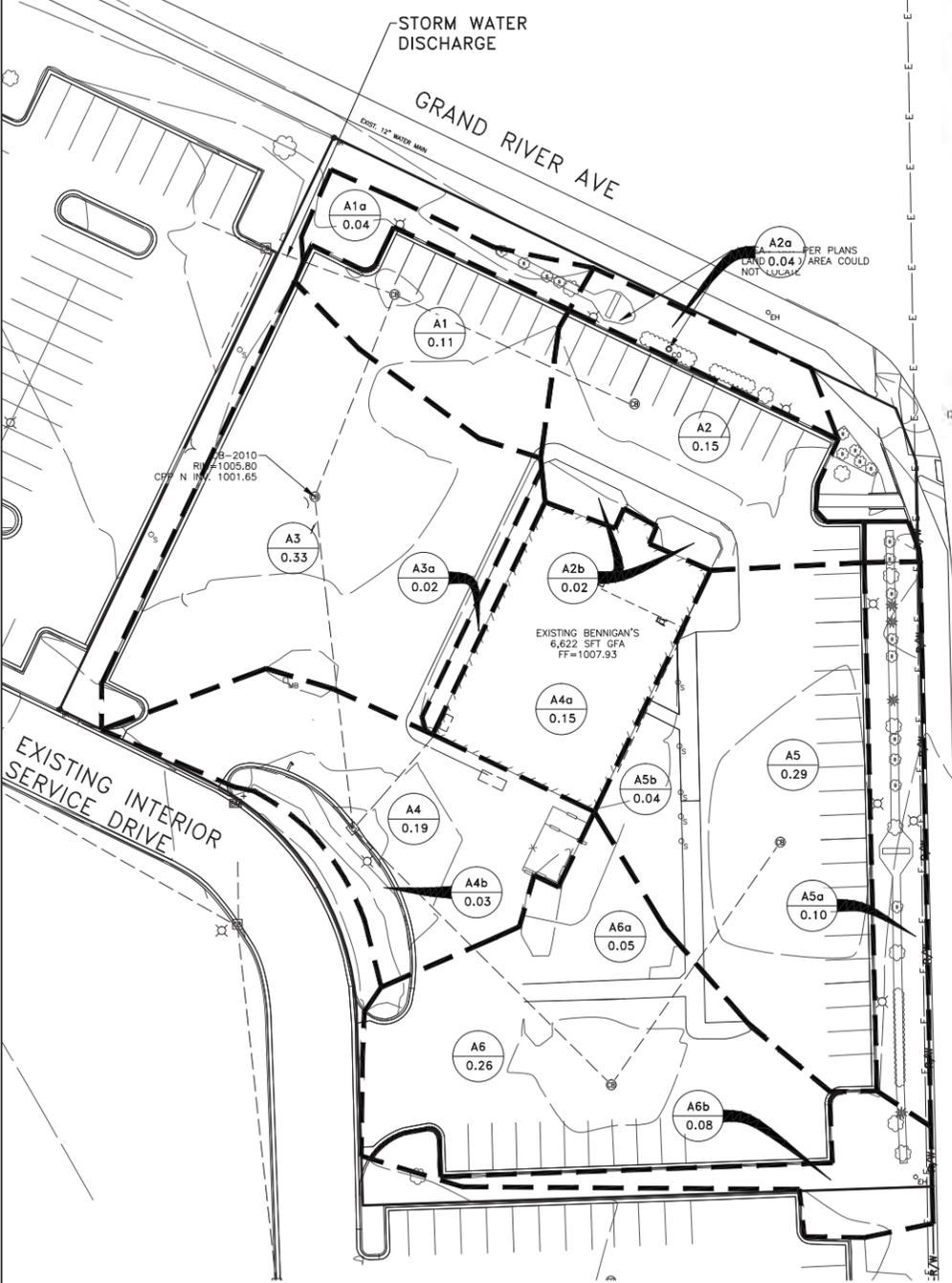
SHEET C-2.0

© Wade Trim Group, Inc.

PROJECT MANAGER: CHARLES J. CHRISTY, PE
C:\PW\MWORK\CHRISTY\0564661\PL1-CSP-SITE PLAN.DWG - C-2.0 - PLOTTED 3/25/2015 9:28 AM BY CHRISTY, CHARLES



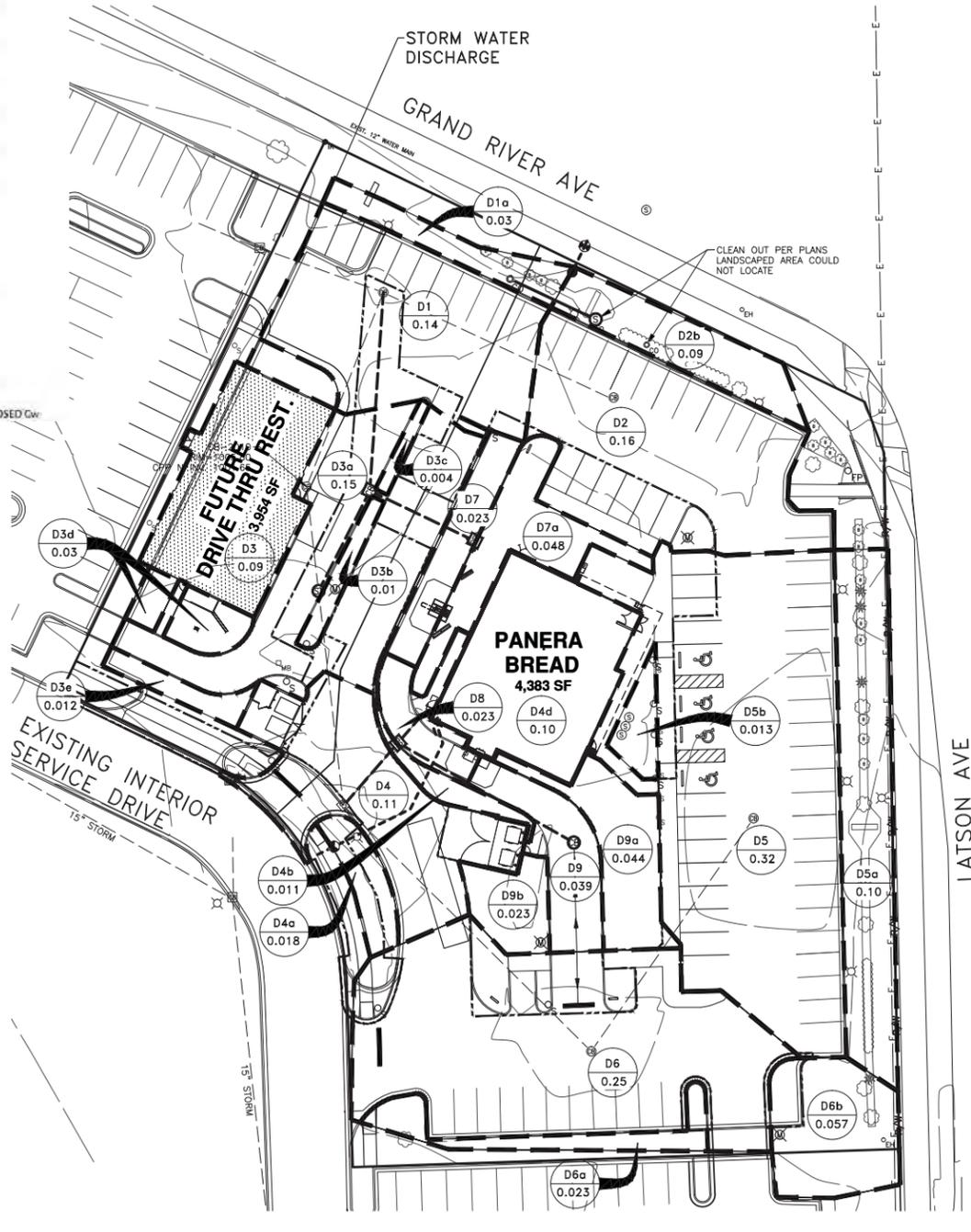
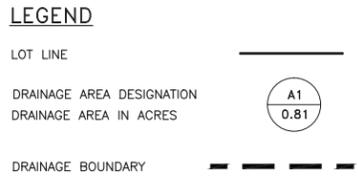
PROJECT MANAGER: CHARLES J. CHRISTY, PE
 CIVIL WORK: CHRISTY00564861\PLT-CGP-GRADING PLANNING - C-4.1 - PLOTTED 3/25/2015 9:35 AM BY CHRISTY, CHARLES



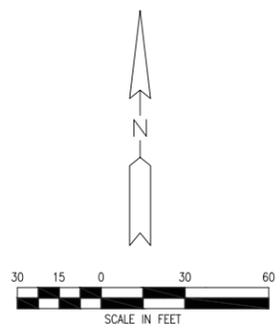
EXISTING SITE	
DRAINAGE AREA	81,457.2 SFT (1.87 AC)
PERVIOUS AREA	16,989.0 SFT (0.39 AC)
IMPERVIOUS AREA	64,468.2 SFT (1.48 AC)
BUILDING COVERAGE	6,622 SFT (7.5%)

EXISTING DRAINAGE Cw COMPUTATION				PROPOSED DRAINAGE Cw COMPUTATION			
DRAINAGE AREA	AREA (Ac.)	C	Cw	DRAINAGE AREA	AREA (Ac.)	C	Cw
A1	0.11	0.9		D1	0.14	0.9	
A1a	0.04	0.2		D1a	0.03	0.2	
	0.15		0.71		0.17		0.78
A2	0.15	0.9		D2	0.16	0.9	
A2a	0.04	0.2		D2a	0.09	0.2	
A2b	0.02	0.2			0.25		0.65
	0.21		0.70	D3	0.09	0.9	
A3	0.33	0.9		D3a	0.15	0.9	
A3a	0.02	0.2		D3b-e	0.056	0.2	
	0.35		0.86		0.296		0.77
A4	0.19	0.9		D4	0.11	0.9	
A4a	0.15	0.9		D4a	0.018	0.2	
A4b	0.03	0.2		D4b	0.011	0.2	
	0.37		0.94	D4c	0.023	0.9	
A5	0.29	0.9		D4d	0.1	0.9	
A5a	0.1	0.2			0.262		0.82
A5b	0.04	0.2		D5	0.32	0.9	
	0.43		0.67	D5a	0.1	0.2	
A6	0.26	0.9			0.42		0.73
A6a	0.05	0.2		D6	0.25	0.9	
A6b	0.05	0.2		D6a	0.023	0.2	
	0.36		0.71	D6b	0.057	0.2	
					0.33		0.73
				D7	0.023	0.9	
				D7a	0.048	0.2	
					0.071		0.43
				D8	0.039	0.9	
				D8a	0.044	0.9	
				D8b	0.039	0.2	
					0.122		0.68
TOTAL DRAINAGE AREA	1.87			PROPOSED DRAINAGE AREA	1.921		
		0.75	EXISTING Cw			0.73	PROPOSED Cw

- NOTES:
- SEE SHEET C-1.0 & C-3.0 FOR EXISTING & PROPOSED STORM SEWER PIPE SIZES.
 - STORM WATER DISCHARGE LOCATION WILL NOT CHANGE FROM THE CURRENT LOCATION.
 - A REGIONAL STORM WATER QUALITY & QUANTITY FACILITY HAS BEEN CONSTRUCTED, IN USE & OPERATION FOR THE PARCEL AND PARCELS IN THIS P.U.D.. THE ORIGINAL DESIGN OF THE STORM WATER MANAGEMENT FACILITY WILL NOT CHANGE AS A RESULT OF THE REDEVELOPMENT OF LOT 4.
 - THE REDEVELOPMENT OF LOT 4 WILL CREATE ADDITIONAL PERVIOUS SURFACES, DECREASING THE VOLUME OF RUNOFF AND INCREASING THE TIME OF CONCENTRATION. AS A RESULT NO CALCULATIONS HAVE BEEN PERFORMED.



PROPOSED SITE	
DRAINAGE AREA	83,678.8 SFT (1.921 AC)
PERVIOUS AREA	22,477.0 SFT (0.516 AC)
IMPERVIOUS AREA	61,201.8 SFT (1.405 AC)
BUILDING COVERAGE	8,337 SFT (10%)



NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED.

WADETRIM
 800 South State Street, Suite 201
 Flint, MI 48902
 810.285.2558/810.411.0342
 www.wadetrtrim.com

Building relationships on a foundation of excellence.

PANERA BREAD
 3950 E. GRAND RIVER
 HOWELL, MICHIGAN 48843

DRAINAGE MAP

LIVINGSTON COMMONS, PANERA BREAD, GENOA TOWNSHIP, HOWELL, MICHIGAN

ISSUED FOR: DATE: BY: PC 3/26/15 CJC

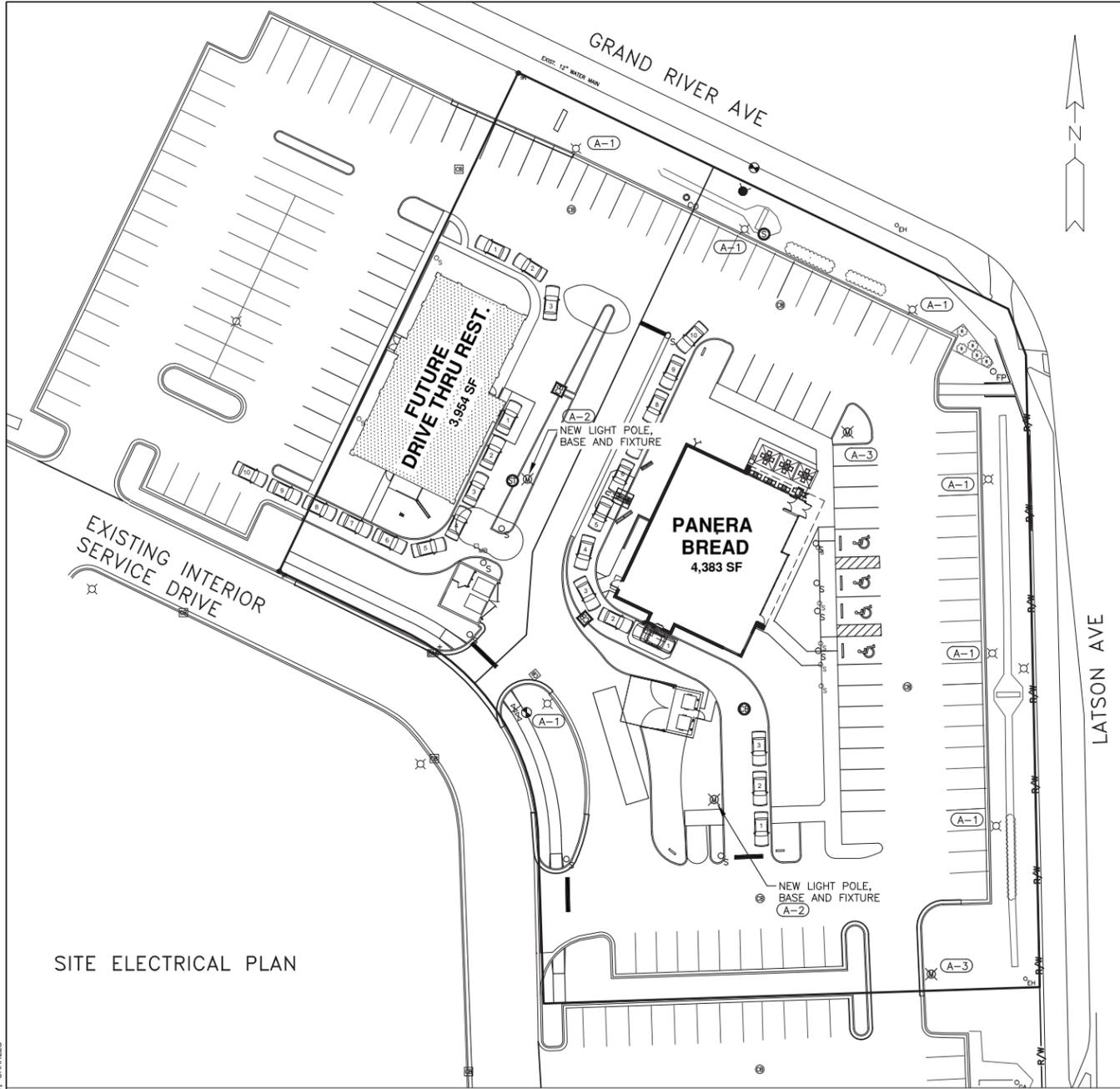
JOB NO. RGP1001.01F

SHEET C-4.1

REV# DATE DESCRIPTION

BY

PROJECT MANAGER: CHARLES J. CHRISTY, PE
 FIELD BOOK INFORMATION: C:\PW\WORK\CHRISTY\0564861\PLT-ELP-SITE LIGHTING.DWG - C-6.0 - PLOTTED 3/25/2015 9:38 AM BY: CHRISTY, CHARLES

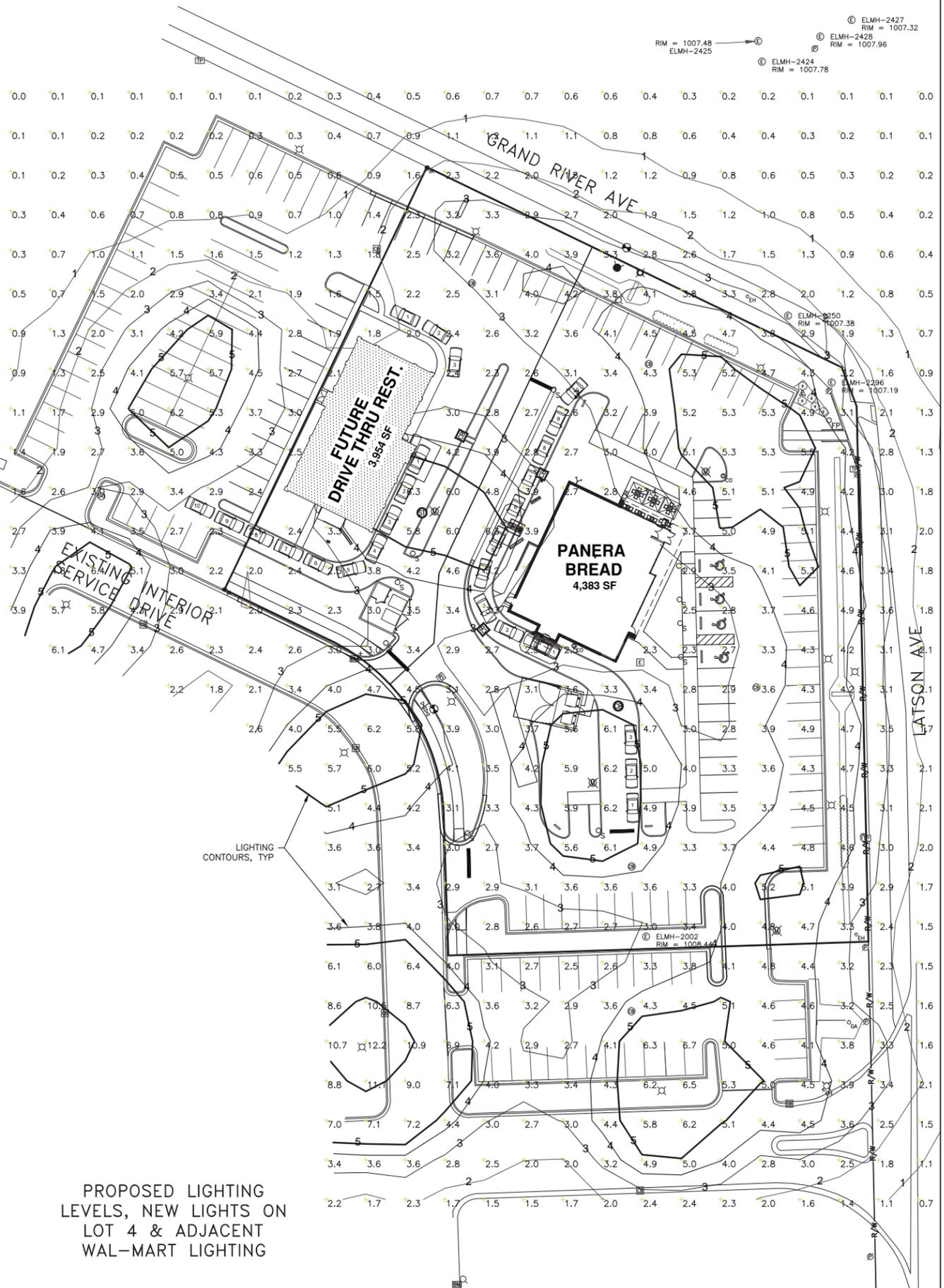


SITE ELECTRICAL PLAN

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	MANUFACTURER	Description	Comment
	7	A-1	SINGLE	GARDCO LIGHTING	EH-19-1-VS-450PSMH-480-BLP	Replace existing fixture, use existing 25' pole
	2	A-2	DOUBLE	GARDCO LIGHTING	EH-19-1-VS-450PSMH-480-BLP	25ft Pole, Square, painted black
	2	A-3	SINGLE	GARDCO LIGHTING	EH-19-1-VS-450PSMH-480-BLP	25ft Pole, Square, painted black

SITE LIGHTING NOTES:

- ALL LIGHTING SHALL BE METAL HALIDE.
- CONTRACTOR SHALL PROTECT AND REUSE CIRCUITS TO THE EXTENT PRACTICAL, SEE ELECTRICAL ENGINEERS DRAWINGS.
- BUILDING MOUNTED FIXTURES ARE SUBJECT TO CHANGE LOCATION, TYPE, AND MANUFACTURER. THE SUBSTITUTION SHALL NOT INCREASE THE LIGHTING LEVELS AND INTENSITIES INDICATED ON THIS PLAN.



PROPOSED LIGHTING LEVELS, NEW LIGHTS ON LOT 4 & ADJACENT WAL-MART LIGHTING

REV#	DATE	DESCRIPTION	BY

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED.

WADETRIM
 835 South Schumaker Street, Suite 201
 Farmington Hills, MI 48332
 810.282.5580 (M-F) 1.0342
 www.wadetrtrim.com

PANERA BREAD
 3950 E. GRAND RIVER
 HOWELL, MICHIGAN 48843

SITE LIGHTING PLAN

ISSUED FOR: DATE: BY:
 PC 3/25/15 CJC

JOB NO. RGP1001.01F
 SHEET C-6.0

LIVINGSTON COMMONS, PANERA BREAD, GENOA TOWNSHIP, HOWELL, MICHIGAN
 © Wade Trim Group, Inc.



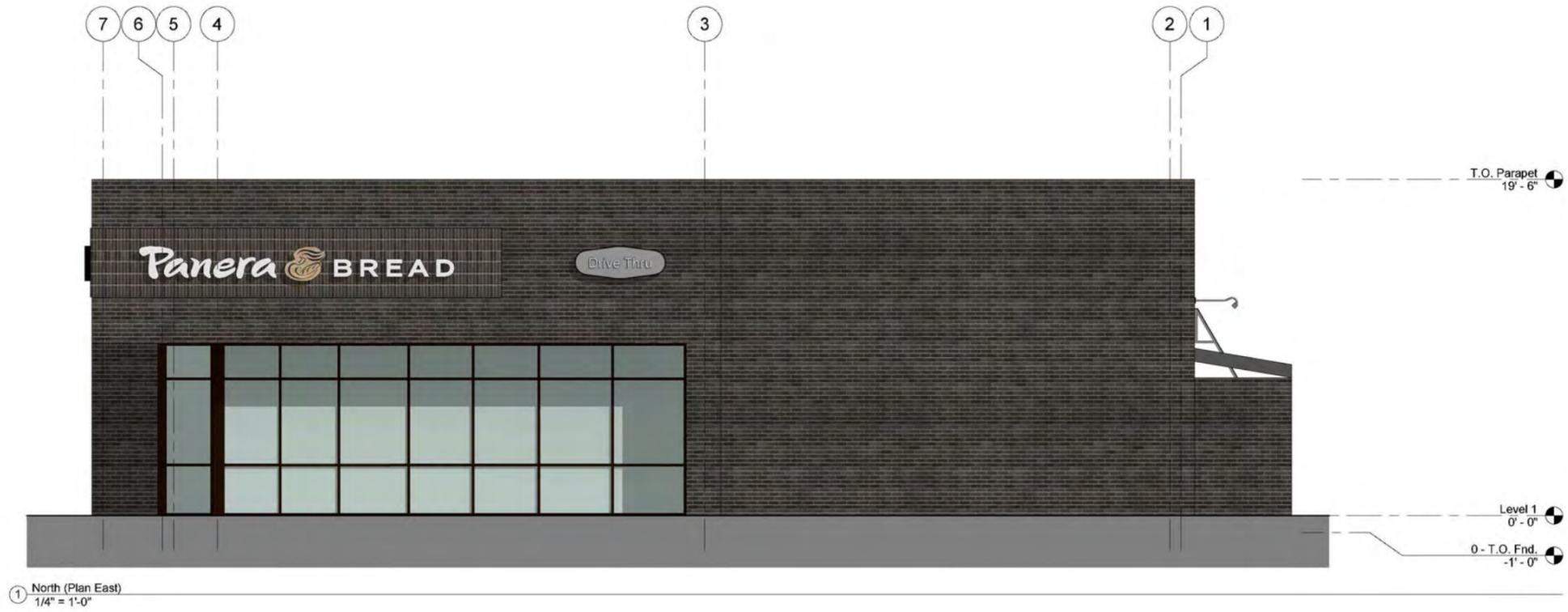
① Entrance Corner

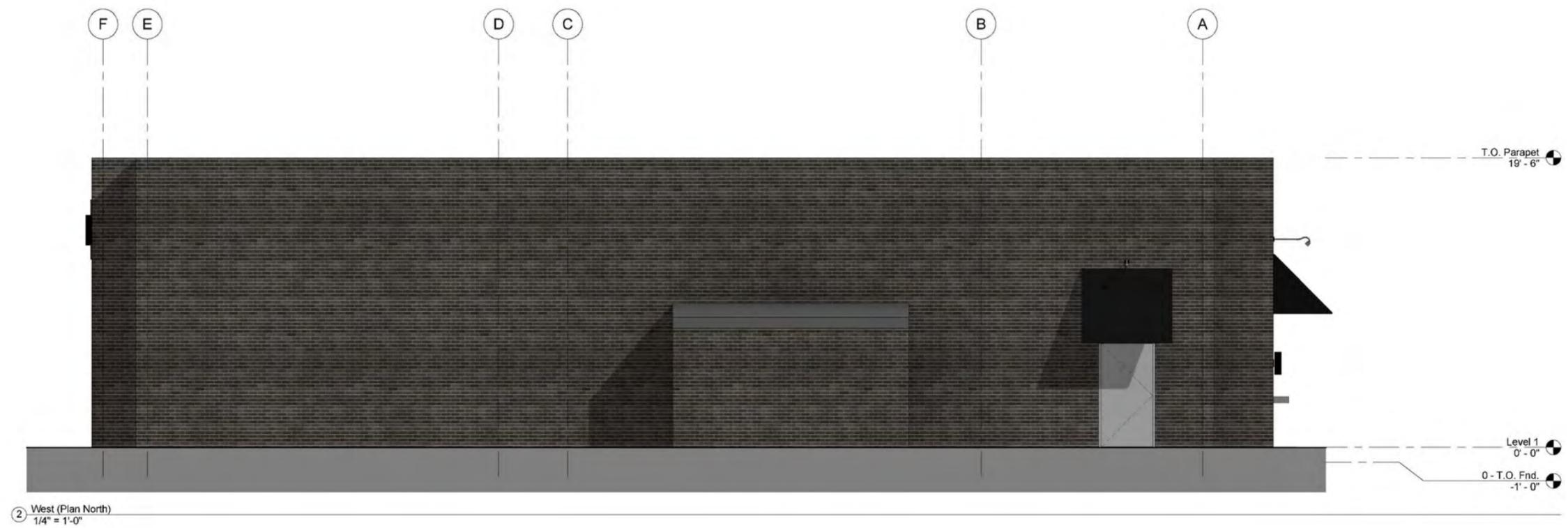


② Entrance Corner - Wide



③ East Perspective





2" SSL WALL-MOUNT ACCENT

The 2" SSL Wall-mount Accent luminaire employs solid state technology to provide small scale LED solutions for canopy and sign lighting. All components are encapsulated inside a single small and attractive enclosure designed for superior thermal performance in weather resistant applications. Offered in a choice of light output levels, finishes, and color temperatures with a range of mounting and light control accessories, 2" SSL Accent will perform as specified. It's aluminum construction and solid-state light source will provide years of efficient service.

Construction:

- Separately sealed optical chamber and integral driver chamber IP67
- Easy "two-screw" integral driver access, does not disturb optical chamber seal
- Epoxy encapsulated electrical wire pass-through anti-wicking barrier
- Flush lens prevents puddles/water deposits in upward facing applications
- Yoke mount provides 360° horizontal, 200° vertical adjustment
- Locking horizontal pivot system to yoke features all stainless steel construction for exceptional strength
- Knurled knob tool-less vertical aiming lock, with tamper-resistant tooled locking after final aiming
- Black satin polyester powder paint is standard, Type 3 marine-grade anodized finish optional
- Finned heat-sink housing provides exceptional thermal management

Optics:

Lumen maintenance: 70% @ 50,000 hours

Available in a variety of axial beams in combination with light shaping filters

HGS - Half external glare-shield field installable, 360° adjustable/lockable

Electrical:

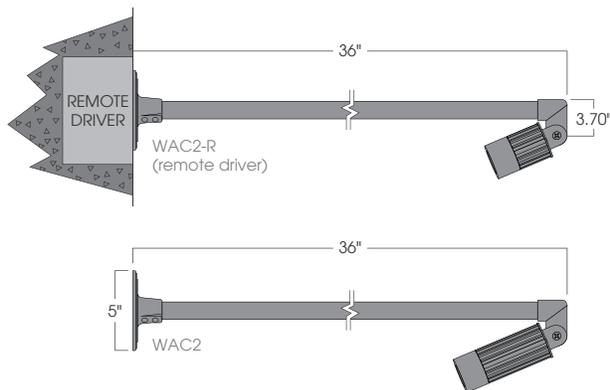
Input voltage 120v-277v auto-sensing

Dimmable at 120v only

Reverse phase ELV

Power consumption 10w

Labeling:



Ordering Information

Model #	CCT	Beam Spread	Finish	Accessories	
WMA2 WMA2-R	27 (2700) 30 (3000) 35 (3500)	Symmetric Filter 15°, 20° 30°, 40° 60°	Asymmetric Filter 60x10 60x30 90x60	BK - Black BA - Black Anodized	HGS2 Half Glare Shield

WMA2 LED



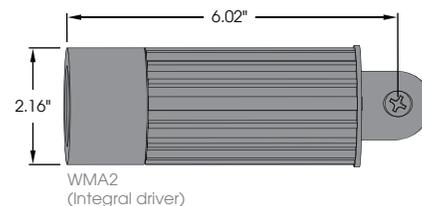
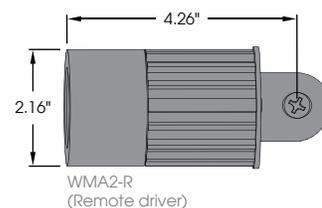
PROJECT:

TYPE:

10 year limited warranty
AMERLUX LED



Electrostatic sensitive device.
observe precautions for handling



Part String

Example: **WMA2 / 32 / 15 / BK**

2" SSL WALL-MOUNT ACCENT

WMA2
LED

amerlux
GLOBAL LIGHTING SOLUTIONS exterior

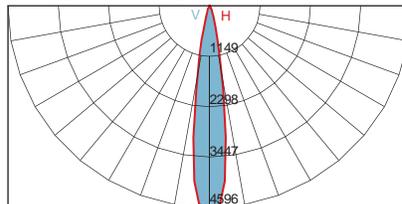
TYPE:



Data represents the use of light shaping filters
Complete photometric data (ies format) available upon request

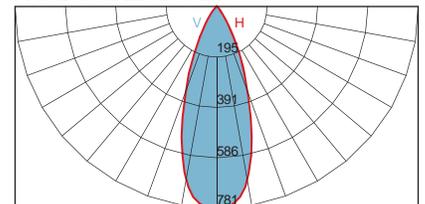
LUMINAIRE	LUMENS
WMA2-30-15	498
WMA2-30-30	378
WMA2-30-40	337
WMA2-30-60	328
WMA2-30-60X10	385
WMA2-30-60X30	345
WMA2-30-90X60	375

IES FLOOD REPORT
PHOTOMETRIC FILENAME: AC2-30-15.IES
AXIAL CANDELA DISPLAY



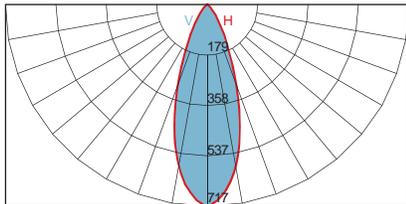
Maximum Candela=4596.332 Located At Horizontal Angle=-1, Vertical Angle=0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME: AC2-30-30 FIXED.IES
AXIAL CANDELA DISPLAY



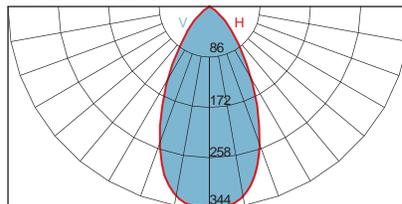
Maximum Candela=781.19 Located At Horizontal Angle=-1, Vertical Angle=-1
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME: AC2-30-40 FIXED.IES
AXIAL CANDELA DISPLAY



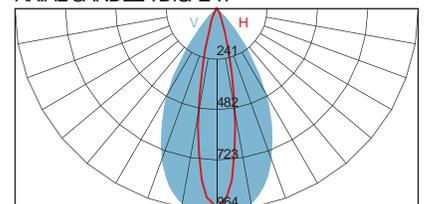
Maximum Candela=716.649 Located At Horizontal Angle=0, Vertical Angle=0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME: AC2-30-60 FIXED.IES
AXIAL CANDELA DISPLAY



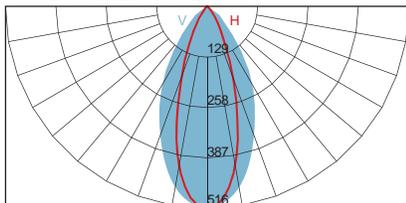
Maximum Candela=344.443 Located At Horizontal Angle=-3, Vertical Angle=3
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME: AC2-30-60X10 FIXED.IES
AXIAL CANDELA DISPLAY



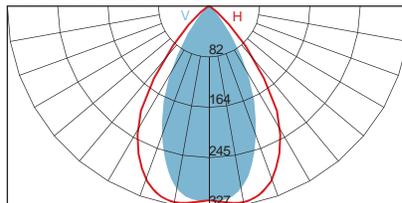
Maximum Candela=964.386 Located At Horizontal Angle=-7, Vertical Angle=0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME: AC2-30-60X30.IES
AXIAL CANDELA DISPLAY



Maximum Candela=515.806 Located At Horizontal Angle=0, Vertical Angle=0
H - Horizontal Axial Candela
V - Vertical Axial Candela

IES FLOOD REPORT
PHOTOMETRIC FILENAME: AC2-30-90X60.IES
AXIAL CANDELA DISPLAY



Maximum Candela=327.191 Located At Horizontal Angle=-11, Vertical Angle=5
H - Horizontal Axial Candela
V - Vertical Axial Candela

Notes:

Type: Job: Fixture Catalog number: _____ / _____ / _____ Fixture Electrical Module Finish _____ See page 2 _____	Fixture Options: <hr/> Ordered Separately from Fixture See pages 3	Approvals: Date: Page: 1 of 6
	Mounting Options: <hr/> Ordered Separately from Fixture See pages 4-6	

Specifications

Dimensions

CFL Models

50 to 70 watt H.I.D.

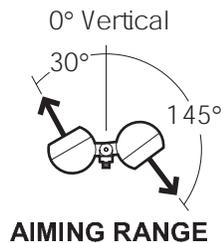
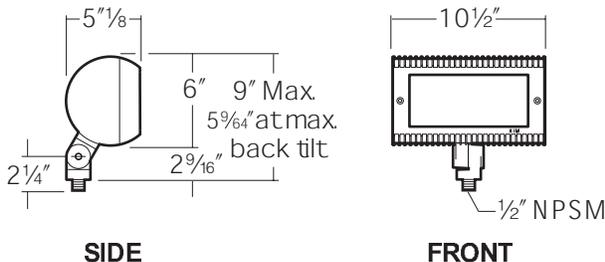
Medium Base Lamps

13 to 42 watt Compact Fluorescent

60 watt Incandescent

150 watt Halogen

Maximum weight 13 lb



Housing: One piece die-cast low copper aluminum in a cylindrical shape with integral cooling fins over the entire length, and .100" minimum wall thickness. One piece silicone gasket between housing and lens frame.

Lens Frame: One piece die-cast low copper aluminum with integral cooling fins, .100" minimum wall thickness, mates with housing to create a continuous cylindrical shape. 5/32" thick clear tempered glass lens is sealed to the lens frame by a one piece stamped silicone gasket. Lens frame secures to housing by two stainless steel recessed captive allen-head screws.

Swivel: Die-cast aluminum with integral locking teeth providing 6" adjustment intervals and 1/2" NPSM plus solid brass locknut for mounting. Clear anodized prior to chromate conversion coating for added corrosion resistance.

Fasteners: Stainless steel, recessed captive allen-head screws.

Reflector: Specular Alzak® aluminum optical components mounted to aluminum frame.

Socket: 4KV porcelain medium base (T-10 Incandescent and H.I.D.); T-4 Mni-can (Halogen); 13w GX23-2 2-pin base, 42w GX24q-3 4-pin base (Fluorescent).

Ballast: All electrical components are UL and CSA recognized with leads extending out of the swivel splice compartment. Normal power factor ballast rated -32°F starting (13 watt Twin Tube Fluorescent); High power factor ballast rated 0°F starting (42 watt Triple Tube Fluorescent); Reactor - High power factor with starting temperatures of -40°F for HPS and -20°F for MH lamp modes. For MH/120 volt, a step-up transformer is provided. For HPS/277 volt, a step-down transformer is provided (H.I.D.).

Finish: Super TGIC thermoset polyester powder coat paint; 25 mil nominal thickness, applied over a chromate conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, Verde Green or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

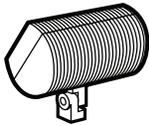
Certification: UL Listed to U.S and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is registered to ISO 9001 standard.

CAUTION: Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury

Type:

Job:

Page: 2 of 6



Standard Features

Fixture

Cat. No. designates **CFL** fixture and beam pattern.

Single fixture EPA:
0.3 (45° tilt)
0.5 (Face on)



Beam Pattern: Wide Flood
Cat. No.: **CFL1**



Narrow Spot
 CFL6

Electrical Module

HPS = High Pressure Sodium

MH = Metal Halide

PL = Compact Fluorescent

INC = Incandescent

HAL = Halogen

Lamp Watts	Lamp Type	Line Volts
50	HPS	277

Cat. Nos. for Electrical Modules available:

	<input type="checkbox"/> 50HPS120 <input type="checkbox"/> 50HPS277	<input type="checkbox"/> 70HPS120 <input type="checkbox"/> 70HPS277	<input type="checkbox"/> 50MH120 <input type="checkbox"/> 50MH277	<input type="checkbox"/> 70MH120 <input type="checkbox"/> 70MH277
Lamp	E-17, Clear	E-17, Clear	E-17, Clear	E-17, Clear
Socket	Medium Base	Medium Base	Medium Base	Medium Base
ANSI Ballast Type	S-68	S-62	M-110	M-98

	<input type="checkbox"/> 13PL120 <input type="checkbox"/> 13PL277
Lamp	Twin Tube, Coated
Socket	Gx23-2 2-pin Base

NOTE: For CFL1 only.

	<input type="checkbox"/> 42PL120 <input type="checkbox"/> 42PL277
Lamp	Triple Tube, Coated
Socket	Gx24q-3 4-pin Base

NOTE: For CFL1 only.

42PL operates 26, 32, and 42 watt lamps at 120 thru 277 volts (50-60 Hz).

	<input type="checkbox"/> 60INC120	<input type="checkbox"/> 150HAL120
Lamp	T-10, Coated	T-4, Clear
Socket	Medium Base	Mini-can Base

Finish

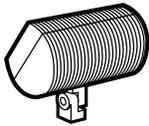
Super TGIC powder coat paint over a chromate conversion coating.

Color: Black Dark Bronze Light Gray Platinum Silver White ¹Custom Color
Cat. No.: **BL-P** **DB-P** **LG-P** **PS-P** **WH-P** **CC-P**

¹ Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description:

Type:

Job:



Fixture Options

Ordered Separately from Fixture

Barn Doors

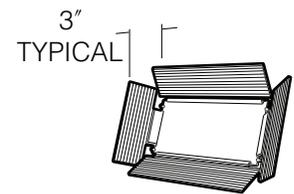
Cat. No. (see right)
 No Option

Extruded aluminum, fully adjustable doors with anti-reflection baffles. Individually swiveled and secured on a stainless steel frame. Easily attaches to pre-drilled holes in the lens frame with stainless steel screws. Provides beam and glare control.

CAUTION: Not recommended for ground mounted fixtures in vandal prone areas.

Cat. No.

- BD-CFL/BL-P** Black
- BD-CFL/DB-P** Dark Bronze
- BD-CFL/LG-P** Light Gray
- BD-CFL/PS-P** Platinum Silver
- BD-CFL/WH-P** White



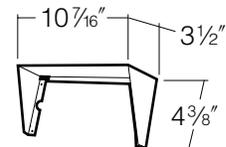
Fixed Hood

Cat. No. (see right)
 No Option

Formed .062 thick aluminum. Easily attaches to pre-drilled holes in the lens frame with stainless steel screws. Provides moderate shielding for glare control.

Cat. No.

- FH-CFL/BL-P** Black
- FH-CFL/DB-P** Dark Bronze
- FH-CFL/LG-P** Light Gray
- FH-CFL/PS-P** Platinum Silver
- FH-CFL/WH-P** White



Full Shield

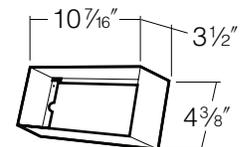
Cat. No. (see right)
 No Option

Formed .062 thick aluminum. Easily attaches to pre-drilled holes in the lens frame with stainless steel screws. Provides moderate shielding for glare control.

CAUTION: Do not use in locations where leaves and trash can collect inside shield.

Cat. No.

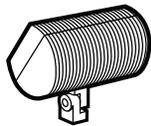
- FS-CFL/BL-P** Black
- FS-CFL/DB-P** Dark Bronze
- FS-CFL/LG-P** Light Gray
- FS-CFL/PS-P** Platinum Silver
- FS-CFL/WH-P** White



Type:

Job:

Page: 4 of 6



Mounting Options

Ordered Separately from Fixture

Brass In-Grade Architectural Junction Box

Cat. No. (see right)
 No Option

Die-cast brass with 1/2" NPSM fixture mount and die-cast cover. Internal set screw provided for locking position. 21 cu in. internal volume.

- JBR-2** (2) 1/2" NPT in bottom
- JBR-3** (2) 3/4" NPT in bottom
- JBR-21** (2) 1/2" NPT in sides, (2) 1/2" NPT in bottom
- JBR-24** (4) 1/2" NPT in sides, (2) 1/2" NPT in bottom

NOTE: All side taps provided with plugs.

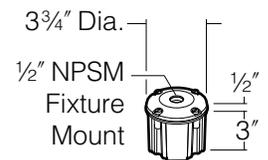
25 Year Limited Warranty:

Solid brass Junction Boxes are warranted for 25 years, from date of sale, against manufacturing defects and failure due to corrosion.

Application Notes

- Creates a flush-mounted appearance.
- May be cast in concrete for increased stability.

CAUTION: Fixture stem and swivel must not contact soil or standing water. Provide drainage away from Junction Box.



Brass In-Grade Staked Junction Box

Cat. No. (see right)
 No Option

Die-cast brass with 1/2" NPSM fixture mount and die-cast cover. Internal set screw provided for locking position. 21 cu in. internal volume.

- JBR30** (2) 1/2" NPT in bottom, (2) 19" long stakes
- JBR32** (2) 1/2" NPT in bottom, 9' (SJTW-A) 3 wire cord and plug.

NOTE: **JBR32** for use with incandescent, halogen, and fluorescent fixtures only.

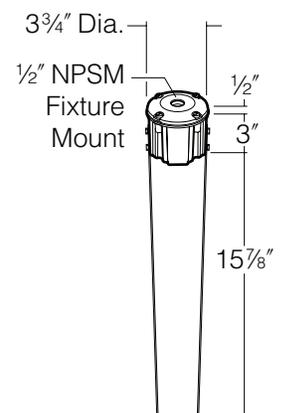
25 Year Limited Warranty:

Solid brass Junction Boxes are warranted for 25 years, from date of sale, against manufacturing defects and failure due to corrosion.

Application Notes

- Creates a flush-mounted appearance.
- May be cast in concrete for increased stability.

CAUTION: Fixture stem and swivel must not contact soil or standing water. Provide drainage away from Junction Box.



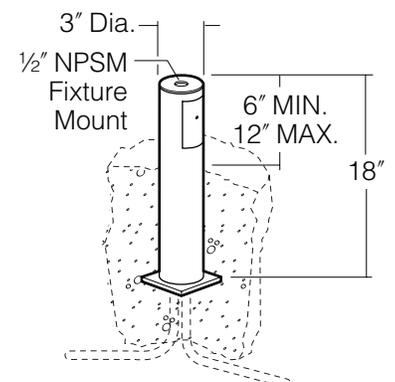
Stanchion Mount

Cat. No. (see right)
 No Option

3" O.D. by .188" wall cast low copper aluminum with 1/2" NPSM fixture mount and hand hole with flush cover. Internal set screw fixture lock accessible through hand hole. Internal ground lug supplied with installed lead.

Cat. No.

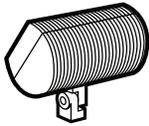
- SM18/BL-P** Black
- SM18/DB-P** Dark Bronze
- SM18/LG-P** Light Gray
- SM18/PS-P** Platinum Silver
- SM18/WH-P** White



Type:

Job:

Page: 5 of 6



Mounting Options

Ordered Separately from Fixture

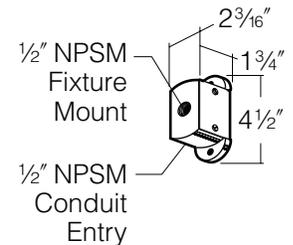
Surface Mount

Cat. No. (see right)
 No Option

Cast low copper aluminum with mounting ears for wood screw attachment to tree or wood structure. 5.5 cu in. splice area with gasketed cover. 1/2" NPSM fixture mount and 1/2" NPSM conduit or cord seal entry.

NOTE: Surface mount can be connected to conduit or outdoor cord with a waterproof cord seal (by others).

Cat. No.
 J-27N/BL-P Black
 J-27N/DB-P Dark Bronze
 J-27N/LG-P Light Gray
 J-27N/PS-P Platinum Silver
 J-27N/WH-P White

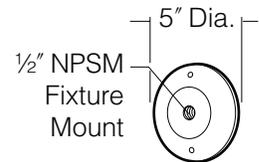


Architectural Wall Mount

Cat. No. (see right)
 No Option

Die-cast low copper aluminum with 1/2" NPSM fixture mount. Internal set screw provided for locking position. Canopy attaches to stainless steel wall plate for mounting to any standard electrical outlet box.

Cat. No.
 JW/BL-P Black
 JW/DB-P Dark Bronze
 JW/LG-P Light Gray
 JW/PS-P Platinum Silver
 JW/WH-P White

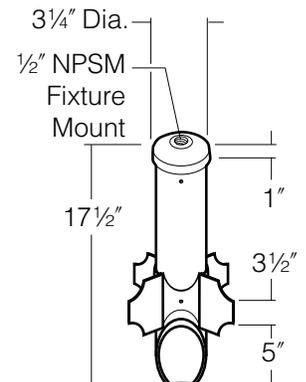


PowerPost™ by Engineered Products Co.

Cat. No. **EP17**
 No Option

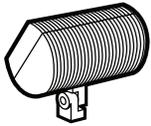
PVC fixture molded in black with 1/2" NPT mount is corrosion free and UV resistant. Replaces EMT, conduit connectors and weatherproof boxes. 100% shatter resistant against denting and cracking. Angled bottom to eliminate cable congestion.

NOTE: Should be used with a UL listed fixture and grounding means (i.e., third wire) suitable for use in wet locations.



Type:

Job:



Mounting Options

Ordered Separately from Fixture

Architectural Junction Box

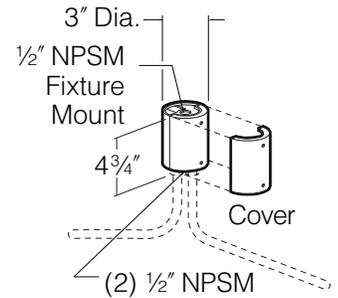
Cat. No. (see right)
 No Option

Die-cast low copper anodized aluminum cylindrical body and matching cover with 1/2" NPSM fixture mount. One piece molded silicone cover gasket. Captive countersunk cover screws. Internal set screw provided for locking position. Two 1/2" NPSM in bottom, 17 cu in. internal volume.

CAUTION: Junction Box must be installed high enough to avoid contact with soil or standing water.

Cat. No.

- JB1/BL-P** Black
- JB1/DB-P** Dark Bronze
- JB1/LG-P** Light Gray
- JB1/PS-P** Platinum Silver
- JB1/WH-P** White

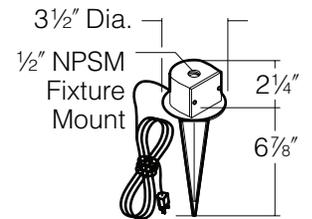


Portable Spear Mount

Cat. No. **J-25N**
 No Option

Cast iron with 1/2" NPSM fixture mount. Hot dip galvanized finish. 5.5 cu in. splice compartment. 9' (SJTW-A) 3 wire cord and plug.

NOTE: For use with incandescent, halogen, and fluorescent fixtures only.





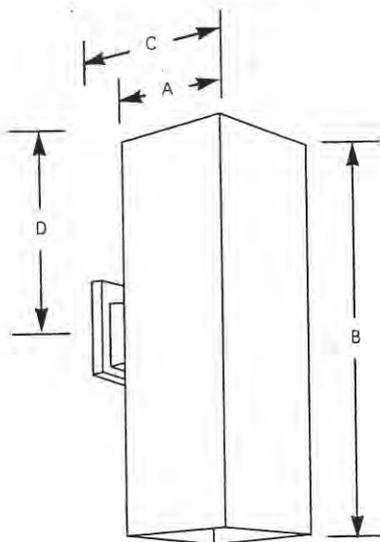
Incandescent

6" Square
Wall

Outdoor

-20 -30 -31
P5644

Catalog No.	Finish			Lamping	Dimensions (Inches)			
	Bronze	White	Black		A	B	C	D
P5644	-20	-30	-31	2-250w QPAR38, 150w BR40	6	18	8-7/8	8



Specifications:

General

- Extruded aluminum .125" wall thickness one piece square cylinder
- Top open for up down lighting. P8797-31 top cover lens recommended when unit is used outdoors

Mounting

- Wall mounted
- Covers any standard outlet box
- Cast mounting bracket supplied attachment of unit to wall with one almost invisible set screw

Electrical

- Medium base porcelain nickel plated brass screw shell socket

Labeling

- UL-CUL Wet location listed only when P8797-31 top cover is used
- UL-CUL listed for indoor use without cover

Type: EXT1
Cat.No.: P5644-31
Lamp(s): (2) 75PAR30/CAP/NFL-130V

Progress Lighting
Post Office Box 5704
Spartanburg, South Carolina
29304-5704

www.progresslighting.com

Rev. 8/99

Panera Bread
Outdoor Conceptual Review
2-20-07

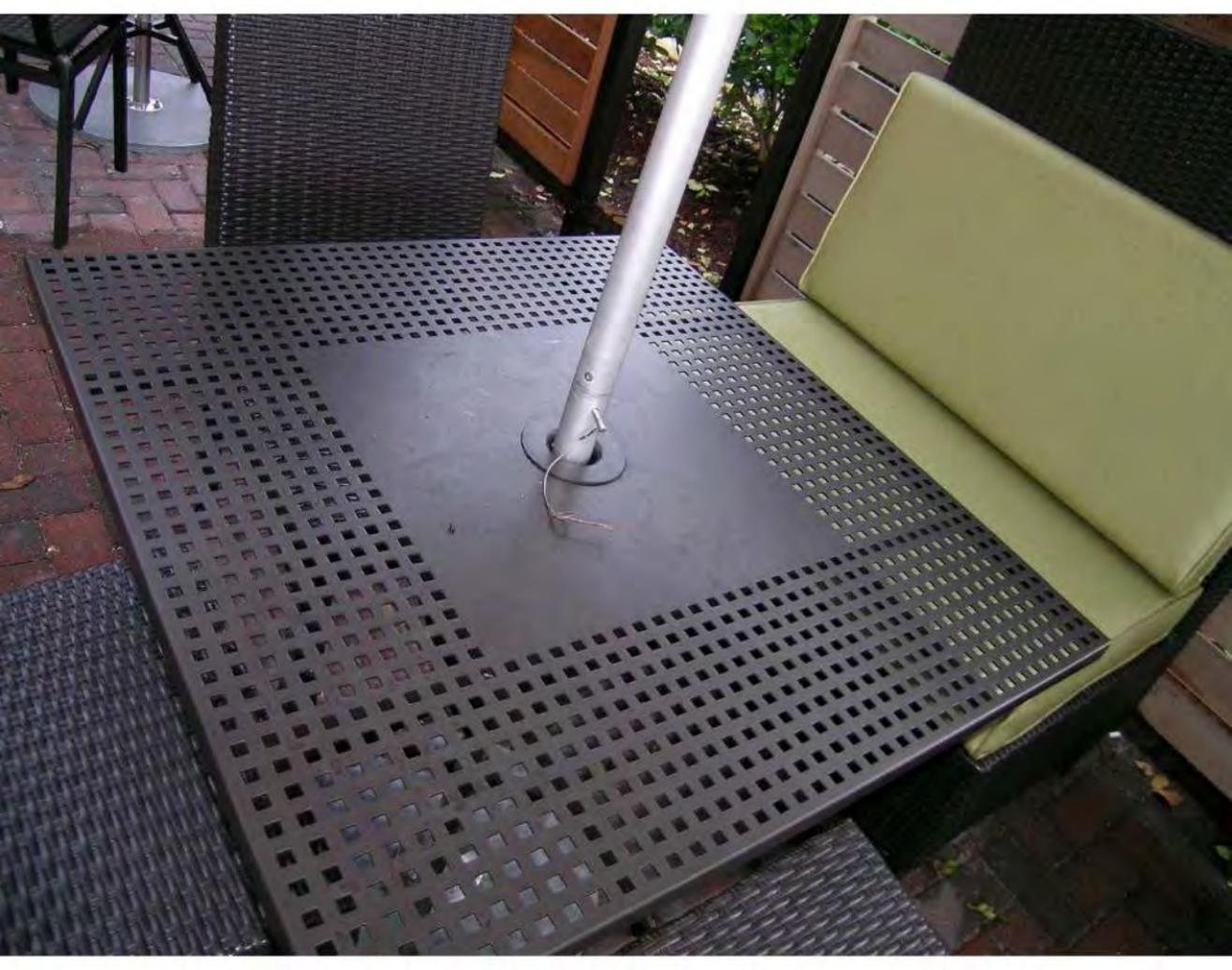


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bay master™ aluminum classic

promotional parasols

The Bay Master series of parasols with marine grade aluminum struts is our most durable promotional parasol collection. Intended for most commercial settings, this parasol features an extremely durable and rigid aluminum strut system. Proven in high traffic areas, ocean-front installations and exposed street-side locations, the Bay Master Classic with Aluminum Struts is guaranteed to endure most types of weather conditions.



TUUCI™



Features:

- a. Triton Polymer Finial
- b. Silver Delrin™ Hub System
- c. Manual Lift w/ Stainless Steel Security Pin
- d. Reinforced Pocket Construction
- e. Reinforced Strut Joints
- f. Marine Salt™ Anodized Mast
- g. Easily Replaceable Parts

shapes & sizes



hexagon

3' / 0.91 m
7'0" / 2.13 m
8'2" / 2.50 m
10'0" / 3.05 m
11'0" / 3.35 m



octagon

4' / 1.22 m
7'6" / 2.29 m
9'0" / 2.74 m
10'6" / 3.20 m
12'0" / 3.66 m



square

5' / 1.52 m
10' / 3.05 m
12' / 3.66 m
15' / 4.57 m



rectangle

6' x 6' / 1.83 x 1.83 m
8' x 8' / 2.44 x 2.44 m
10' x 8' / 3.05 x 2.44 m

global headquarters
2003 NW 35th Street, Miami, FL 33142, USA | 305.674.6178 | info@tuuci.com

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Boele van der Heide 10, 3009 JP Ommoord, The Netherlands | +31.73.332.0471 | info@tuuci.eu

www.tuuci.com



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

GENOA TOWNSHIP
MAR 27 2015

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Kathy Kaminsky, 5000 E. Grand River, Howell
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: LN Land, Inc.

SITE ADDRESS: 5000 E. Grand River, Howell PARCEL #(s): 11-10-300-007

APPLICANT PHONE: () _____ OWNER PHONE: () _____

LOCATION AND BRIEF DESCRIPTION OF SITE: Grand River at 141 exit off I96

BRIEF STATEMENT OF PROPOSED USE: Existing use Automotive Dealership

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: 20' x 40' addition to administrative offices

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: _____

ADDRESS: 5000 E. Grand River, Howell, MI 48843

Contact Information - Review Letters and Correspondence shall be forwarded to the following:		
1.) <u>Kathy Kaminsky</u>	of <u>LN Land</u>	at <u>kkaminsky@champion-chev.com</u>
Name	Business Affiliation	Email Address

FEE EXCEEDANCE AGREEMENT		
All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.		
SIGNATURE	<u>Kathy Kaminsky</u>	DATE: <u>3/26/15</u>
PRINT NAME	<u>Kathy Kaminsky</u>	PHONE: <u>517-545-8800 x1002</u>



April 2, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Champion Chevrolet Office Addition – Sketch Plan Review #1
Location:	5000 E. Grand River Avenue – south side of Grand River, just east of exit 141 off I-96
Zoning:	NR-PUD Non-residential Planned Unit Development

Dear Commissioners:

As requested, we have reviewed the sketch plan (dated 3/26/15) proposing an expansion of the existing office building for the Champion Chevrolet dealership. The property is located on the south side of Grand River, just east of exit 141 off I-96, and is zoned NR-PUD.

The proposed project has been reviewed in accordance with the Genoa Township Zoning Ordinance.

A. Summary

1. The project is eligible for sketch plan review and is considered a minor amendment to an existing special land use.
2. The Planning Commission may wish to request updated calculations for building coverage and parking.
3. Building materials and colors are subject to review and approval by the Township. The Planning Commission has discretion to permit materials and colors that match the existing building.
4. The Township may wish to request details of existing landscaping and/or lighting. If deficiencies are found, the Township may require improvements to bring the site closer to compliance with current standards.
5. Review of aerial photos indicates a larger parking/vehicle storage area than shown on the plan. If this is accurate, the plan should be revised to accurately reflect current conditions.
6. The site is comprised of 3 separate parcels and consideration should be given to combining them due to encroachments of parking/vehicle storage and fencing.
7. At some point in the future, further expansion may result in the need for a new special land use approval and/or full site plan review.

B. Proposal/Process

The applicant requests sketch plan approval for an 876 square foot addition at the rear of the existing building. The additional space is intended as an expansion of the existing office area for the dealership.

Given the scope of the project, it is eligible for sketch plan review (as opposed to full site plan review) in accordance with Article 18 of the Township Zoning Ordinance.

Furthermore, while automobile dealerships are special land uses, the project qualifies as a minor amendment to an existing special land use. As such, Section 19.06.02 does not require a new review of the special land use at this time.



Aerial view of site and surroundings (looking north)

C. Sketch Plan Review

- 1. Dimensional Requirements.** With respect to the dimensional requirements of Section 7.03, the only applicable standards are the rear yard setback, building height and building coverage ratio.

The setback and height requirements are met, though no information is provided with respect to building coverage. Given the size of the property, the relatively small addition is unlikely to impact the maximum ratio; however, the Commission may wish to request updated calculations to ensure compliance.

- 2. Building Materials and Design.** The proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission. Based upon the submittal, the proposed addition will match the existing building in terms of materials, color and design.

While painted concrete block is not necessarily a material that would be encouraged in commercial districts, Section 12.01.08 allows the Planning Commission to permit building expansions where the design and materials match the existing building.

- 3. Parking.** Given the limited size of the proposed addition in relation to the overall size of the property and amount of parking provided, the project is not expected to have an impact on parking for the site. However, the Commission may wish to request updated parking calculations to ensure compliance.
- 4. Vehicular Circulation.** Even with the proposed addition, the drive aisle at the rear of the building will still exceed minimum driveway width requirements.
- 5. Landscaping.** The submittal does not identify any existing or proposed landscaping. Similar to comments provided during our last review of this site, the Commission may wish to request details of existing landscaping to determine compliance with current standards (Section 12.02). If current plantings are deficient, the Commission may require some amount of improvement as part of this project.

6. Exterior Lighting. The submittal does not include details of existing or proposed lighting. Similar to comments above, the Commission may wish to request details of existing light fixtures to determine compliance with current standards (Section 12.03). If current lighting is not in compliance, some amount of improvement may be required as part of this project.

7. Additional Considerations. Similar to our comments during the last review of this site:

- The plan submitted does not show the full extent of the area used for parking/vehicle storage and should be updated to reflect current conditions.
- The actual parking/storage area appears to cross over parcel boundary lines, as does the fencing.
- The property is comprised of 3 separate parcels and, given the above situation, we are of the opinion the parcels should be combined due to these encroachments.

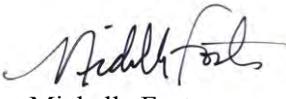
Furthermore, Article 18 allows the Township to apply the cumulative expansion of a development from the originally approved site plan. Pending approval of this project, this site will have undergone multiple “minor” expansions and there will likely be a point in the future where the combination of multiple expansions results in the need for a full site plan review (and possibly a new special land use review).

It may be prudent for the Township to review the cumulative expansions of this site since the original special land use and site plan were approved to determine the threshold where additional approvals may be necessary.

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

Sincerely,
LSL PLANNING, INC.


Brian V. Borden, AICP
Principal Planner


Michelle Foster
Project Planner



April 7, 2015

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

**Re: Champion Chevrolet Office Addition
Sketch Plan Review**

Dear Ms. VanMarter:

We have reviewed the sketch plan submittal from Boss Engineering Inc. dated May 22, 2014. The petitioner is proposing to construct an approximately 20' x 44' block building addition on the southern side of an existing building on the Champion Chevrolet property. The expansion will allow for additional office space at the facility.

Our review found no sewer or water main related impacts to the existing site from the proposed addition as illustrated on the sketch plan. There will be a minor increase in site impervious area due to the removal of a landscaped area to construct the offices, and all new drainage must runoff to the existing storm water system, which shall be verified to have enough capacity during the site plan review. With minimal site impacts, we have no objections to the proposed addition.

When filing a site plan review application, the petitioner should be sure to review the May 2014 MHOG Commercial REU Schedule for the increase in water usage for the addition of approximately 900 sq. ft. of additional floor space.

Please call if you have any questions.

Sincerely,


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


Joseph C. Siwek, P.E.
Project Engineer

Copy: Boss Engineering



BRIGHTON AREA FIRE AUTHORITY

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

April 6, 2015

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Champion Chevrolet Office Addition
5000 E. Grand River
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on March 27, 2015 and the drawings are dated March 26, 2015. The project is based on a new 876 square foot addition to an existing building occupied as a mixed-use business and storage. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition. Previous comments appear to be addressed by the applicant in the revised submittal.

1. The access road into the site shall be maintained at its current clear width of at least 26' wide. With the width of 26' wide, the building side 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. 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 D 103.6
IFC D 103.1
IFC D 102.1
IFC D 103.3

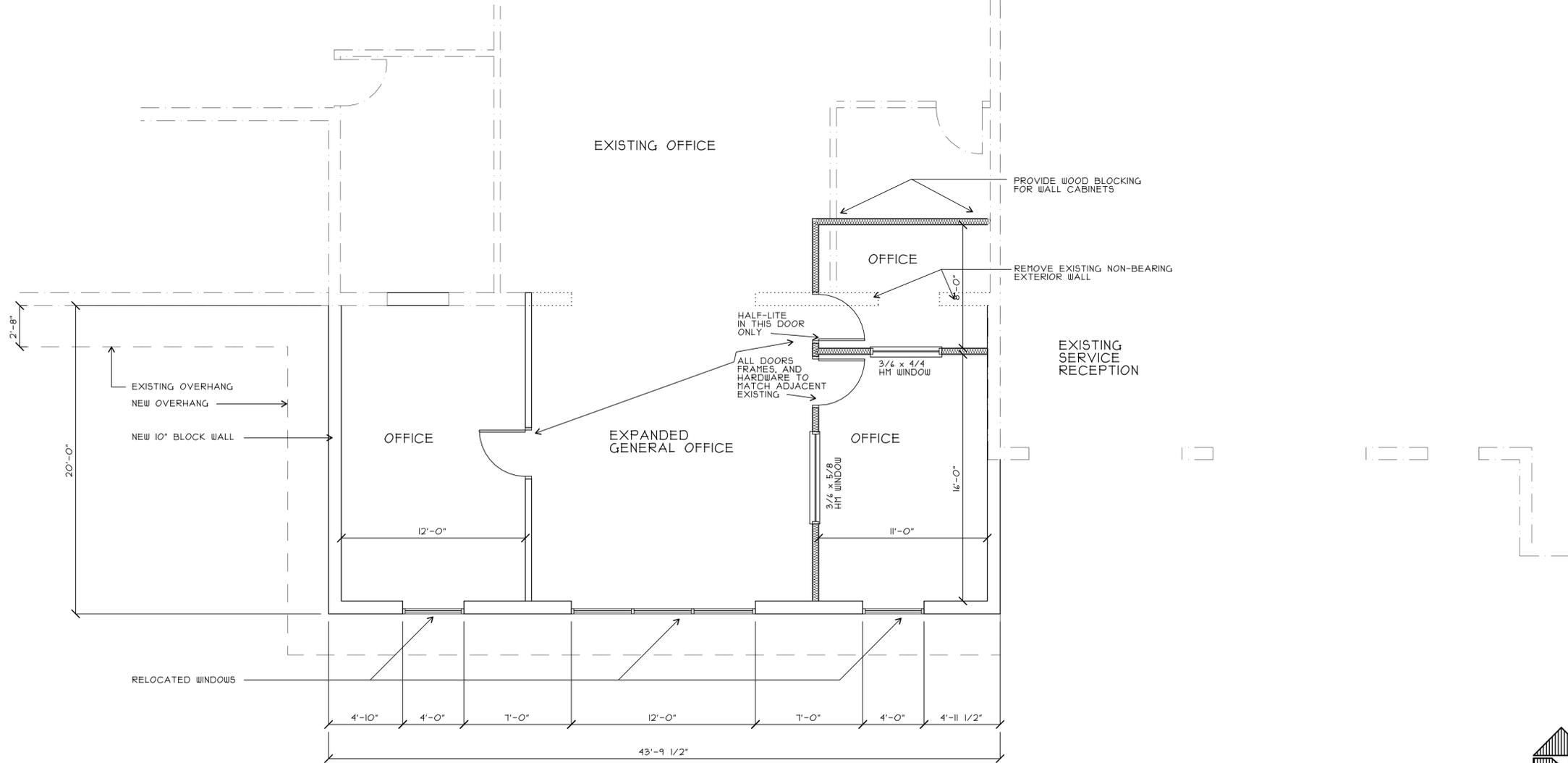
Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

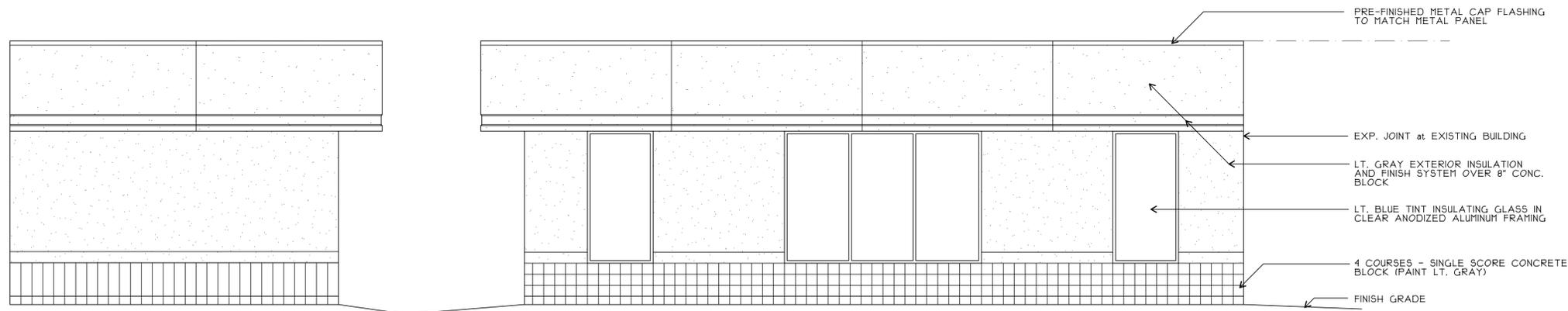
A handwritten signature in black ink, appearing to read "Michael Evans".

Michael Evans
Deputy Fire Chief



PARTIAL FLOOR PLAN

1/4" = 1'-0"



PARTIAL WEST ELEVATION AT ADDITION

PARTIAL SOUTH ELEVATION AT ADDITION

ADDITION EXTERIOR ELEVATIONS

1/4" = 1'-0"

FILE LOCATION: H:\633 - Schafer Cheverlet Office Addition.dwg - plan and elevations
 DATE PLOTTED: 3/25/2015
 PLOTTED BY: jll
 LINDHOUT ASSOCIATES architects aia pc
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architects aia pc
10465 citation drive
www.lindhout.com
Brighton, Michigan 48116-9510
phone: (810)227-5668
fax: (810)227-5855

OWNER / CONTRACTOR REVIEW
OWNER REVIEW
issued for

3-23-2015
3-11-2015
date

PULL
PULL
XXX
date

CHAMPION CHEVERLET ADDITION
SCHAFFER CONSTRUCTION
GENOA TOWNSHIP, MICHIGAN
PLANS, ELEVATIONS

A1
1588



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

MEMORANDUM

TO: Planning Commission
FROM: Kelly VanMarter, Assistant Township Manager/Community Development Director
DATE: April 7, 2015
RE: Bylaws Amendment

Dear Commissioners,

In the following documents you will find an opinion from the Township Attorney, Frank Mancuso related to Conflict of Interest. His statements are in response to a series of questions I asked him in regard to an upcoming petition that involves one of our Commissioners.

Mr. Mancuso's response to my third question finds that the Bylaw provision requiring a recused member to exit the room to be a possible violation of the Open Meetings Act. For this reason, the Bylaws have been revised to remedy this issue.

Please let me know if you have any questions or concerns.

Sincerely,

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

**THE FOLLOWING MATERIAL IS SUBJECT TO THE ATTORNEY/CLIENT
PRIVILEGE AND IS EXCEPT FROM DISCLOSURE**

GENOA CHARTER TOWNSHIP
Opinion Regarding Potential Conflict of Interest
March 9, 2015

Questions:

1. Does a Planning Commission Member have a conflict of interest on a matter before the Planning Commission where the Planning Commission Member is an employee of the applicant? For the reasons stated below, my opinion is, Yes.
2. Can the Planning Commission Member, referenced in question 1 above, present to the Planning Commission on behalf of the applicant? For the reasons stated below, my opinion is, No.
3. If the answer to question 2 above is no, can the Planning Commission Member be in the room/audience to help answer or address any concerns of the Planning Commission on the matter in question? For the reasons stated below, my opinion is that the Commission member is entitled to be in the room but should abstain from addressing concerns of the Planning Commission on the matter in question.
4. If the Planning Commission Member is acting as the engineer for the applicant and there is no other engineer acting on behalf of the applicant, can the Planning Commission Member answer technical questions related to the application? For the reasons stated below my answer is yes as to technical questions only and that the Planning Commission Member should not answer questions or engage in discussion regarding non-technical issues.

Question 1 Response.

MCL 125.3815(9) provides in pertinent part:

Before casting a vote on a matter on which a member may reasonably be considered to have a conflict of interest, the member shall disclose the potential conflict of interest to the planning commission. The member is disqualified from voting on the matter if so provided by the bylaws or by a majority vote of the remaining members of the planning commission. Failure of a member to disclose a potential conflict of interest as required by this subsection constitutes malfeasance in office. Unless the legislative body, by ordinance, defines conflict of interest for the purposes of this subsection, the planning commission shall do so in its bylaws.

Genoa Township has adopted Bylaws as required by MCL 125.3819. The Planning Commission's Bylaws state the following regarding conflicts of interest:

Section 7.1 Declaration of Conflict. The Commission shall make a determination regarding the presence of a conflict of interest. Commission members shall declare a conflict of interest prior to any discussion on an item, when any one (1) or more of the following occur:

- (1) A relative or other family member is involved in any request for which the Commission is asked to make a decision.
- (2) The Commission member has a business or financial interest in the property involved in the request, or has a business or financial interest in the applicant's company, agency, or association.
- (3) The Commission member owns or has a financial interest in neighboring property. For purposes of this Section, a neighboring property shall include any property falling within the notification radius for the proposed development, as required by the Zoning Ordinance, or other applicable Ordinance.
- (4) There is a reasonable appearance of a conflict of interest, as determined by the Commission member declaring such conflict.

Under Section 7.1 of the Ordinance, subparagraph (1) is not applicable since no family member or relative of the Commission member is involved. It is also my opinion that subparagraph (2) does not apply if there is merely an employee/employer relationship and not a business or financial relationship (it is my opinion that an employee/employer relationship is not the same as a business or financial interest and if the Board intended that to be the case, it could have easily listed an "employee" relationship in this paragraph). Likewise, subparagraph (3) does not apply because there is no indication that the Commission member owns or has a financial interest in the subject property or any property within the notification radius.

Subparagraph (4) is a catch-all and if there is a conflict under the Ordinance, this is the subparagraph that applies. Interesting to note is that it is for the Commission member, and not the Commission, to determine whether or not a "reasonable appearance of a conflict of interest" exists.

In order to determine whether or not there is a conflict of interest, we must look to the common law as the only statutory conflict of interest deals with contracts between public servants and public entities.¹

The following statements concerning the common law conflict of interest are applicable here:

All public officials are agents, and their official powers are fiduciary. They are trusted with public functions for the good of the public; to protect, advance and promote its interest, and not their own. And, the greater necessity exists that in private life for removing from them every inducement to abuse the trust reposed

¹ 1968 PA 317, MCL 15.321, et.seq. entitled "Contracts of Public Servants with Public Entities" See Also Op Atny Gen 1981, No 5916 (June 8, 1981) and Op Atny Gen 1981, No 6005 (November 2, 1981).

in them . . . Fidelity in the agent is what is aimed at, and as a means of securing it, the law will not permit the agent to place himself in a situation in which he may be tempted by his own private interest to disregard that of his principal . . . Op Anty Gen 1977-1978, No 5404, P720 (December 14, 1978), citing *People v. Twp Bd of Overyssel*, 11 Mich 222, 225 (1863).

A conflict of interest arises when the personal interest of a public official places him in a position where he cannot execute his public duties without affecting his private interest, thus denying the public the fair, impartial and objective judgment to which it is entitled. Op Atny Gen 1975-1976, No. 4869 (June 4, 1975).

Court of Appeals cases provide some guidelines as well. In the case of *Abrahamson v. Wendell*, 76 Mich. App. 278 (1977), the Court declared that a zoning board of appeals decision was void because the township supervisor appeared before the ZBA as the applicant's contractor. The Court noted that a supervisor has power of appointment over the zoning board of appeals. The Court held that "as a matter of law, the appearance by the supervisor before the body of which he had appointive powers, at least in part, must be deemed an imposition of duress on the members of the zoning board of appeals and as a result, the action of the board is void."

In *DOT v. Twp of Kochville*, 261 Mich. App. 399 (2004) the Court held that appearance of the township supervisor before the zoning board of appeals opposing variance requests for the widening of M-84 because the variance requests, if granted, would cause the subject properties to become more non-conforming as to setbacks, did not constitute an imposition of duress as a matter of law. The court also found that the supervisor did not have a personal pecuniary interest in the outcome and that he was representing the maintained his fidelity to the township citizens by commenting on the interest of the township.

For the reasons stated in the above cited Court of Appeals decisions, it is my opinion that a planning commission member does have a potential conflict of interest in a matter before the commission where the applicant is the planning commissioner's employer.

Question 2 Response.

In order to answer question 2, we only need to consider Section 7.2 of the Township Planning Commission Bylaws. That Section provides:

Section 7.2 Requirements. Prior to discussion on a request the Commission member shall do all of the following to declare a conflict:

- (1) Announce a conflict of interest and state its general nature.
- (2) Abstain from discussion or votes relative to the matter which is the subject of the conflict.
- (3) Absent himself/herself from the room in which the discussion and voting take place.

Section 7.2 (2) is clear that the Planning Commission member should not present on behalf of the petitioner. It is also my opinion that the Bylaws with regard to this subsection is consistent with the case law or common law of Michigan.

Question 3 Response.

While Section 7.2 (3) requires that the Planning Commission member “absent himself/herself from the room,” it is my opinion that subsection (3) is inconsistent with the Court of Appeals decision in the *Twp of Kochville* mentioned above. I do not think that a planning commission member should be required to absent himself/herself from the room and that such a requirement may violate the Open Meetings Act where the commission member is not voting or participating in discussions on the matter that is the subject of the conflict. As such, I would recommend that the planning commission member remove himself from the commission table. He may be present in the audience, however, he should not address concerns of the planning commission on the matter in question. Rather, the commission member should have another person to address the concerns of the Planning Commission.

Question 4 Response.

It would certainly be my preference for the applicant to have another engineer present to answer the technical questions. If that is not possible or practical, it is my opinion that the Planning Commission Member could answer technical questions only (that is questions related to the engineering of the project). The Planning Commission Member should not engage in any other discussion or answer non-technical questions.

From: [Frank Mancuso](#)
To: [Kelly VanMarter](#)
Subject: RE: Draft Amended Bylaws - Conflict of Interest 3.10.15
Date: Tuesday, March 10, 2015 1:59:10 PM

Kelly:

I approve your suggested changes and recommend the amended Sections 7.1 - .7.3 for approval – great job!

If you have any questions, please let me know.

Thank you,

Frank J. Mancuso, Jr.
Mancuso & Cameron, P.C.
722 E. Grand River Ave.
Brighton, MI 48116
Ph: (810) 225-3300
Fax: (810) 225-9110

CONFIDENTIALITY NOTICE: This electronic message and all of its contents contain information from the law firm of Mancuso & Cameron, P.C. which may be privileged, confidential or otherwise protected from disclosure. The information is intended to be for the addressee(s) only. If you are not an addressee, any disclosure, copying, distribution or use of the contents of this message, or any portion thereof, is strictly prohibited. If you have received this electronic message in error, please notify us immediately at (810) 225-3300 and destroy the original message and all copies.

From: Kelly VanMarter [mailto:Kelly@genoa.org]
Sent: Tuesday, March 10, 2015 10:42 AM
To: Frank Mancuso
Subject: Draft Amended Bylaws - Conflict of Interest 3.10.15

Please see the attached bylaw changes and let me know what you think.

[Kelly VanMarter, AICP](#)
Assistant Township Manager/Community Development Director

Genoa Charter Township
2911 Dorr Road, Brighton, Michigan 48116
Direct: (810) 588-6900, Phone: (810) 227-5225, Fax: (810) 227-3420
E-mail: kelly@genoa.org, Url: www.genoa.org

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION BYLAWS**

Effective immediately as adopted November 9, 2009

Amended April 13, 2015 (conflict of interest)

ARTICLE 1: AUTHORITY

These rules of procedure are adopted by the Genoa Charter Township Planning Commission (hereinafter referred to as the “Commission”), pursuant to Public Act 33 of 2008, as amended, being the Michigan Planning Enabling Act, (M.C.L. 125.3801 et. seq.) to facilitate the duties of the Commission for administration of the Zoning Ordinance as outlined in Public Act 110 of 2006, as amended, being the Michigan Zoning Enabling Act, (M.C.L. 125.3101 et. seq.).

The rules of procedure adopted herein include matters unique to Genoa Charter Township as well as excerpts from the state statutes. The complete general rules and other matters covered by state statute are attached in Exhibit A.

ARTICLE 2: PURPOSE

The general purpose of the Genoa Charter Township Planning Commission shall be to guide and promote the efficient, coordinated development of the Township in a manner which will best promote the health, safety, and general welfare of its people, preserve and protect the Township, and to address the goals and recommendations of the Master Plan.

ARTICLE 3: DUTIES OF THE COMMISSION

In general, the Commission shall perform all acts required by law of a Planning Commission. More specifically, the Commission shall perform the following duties:

- (1) Draft, conduct hearings, and recommend a Zoning Ordinance, and subsequent amendments thereto, to the Township Board of Trustees.
- (2) Adopt a Master Plan, review the Plan regularly, and make necessary updates as required.
- (3) Prepare an Annual Report to the Township Board of Trustees.
- (4) Review and take action or recommend appropriate actions to the Township Board on site plan, special land use, and planned unit development requests.
- (5) Review Subdivision proposals and recommend appropriate actions to the Board of Trustees.
- (6) Prepare special studies and plans, as deemed necessary by the Commission or Board and for which appropriations of funds have been approved by the Township Board, as needed.
- (7) Attend training sessions, conferences, or meetings as needed to properly fulfill the duties of the Commissioner, and for which appropriations of funds have been approved by the Township Board, as needed.
- (8) Perform other duties and responsibilities as may be requested by the Board of Trustees.

- (9) Members of the Commission may conduct such site visits as deemed necessary to evaluate the application and supporting material. Site visits shall be conducted individually unless otherwise scheduled by the Commission, obeying all requirements of the Open Meetings Act.

ARTICLE 4: MEMBERSHIP

Section 4.1 Membership Requirements. Membership of the Commission shall consist of 7 members appointed by Township Board of Trustees. Members of the Commission shall be residents of the Township.

Section 4.2 Terms. Each member, except the Board of Trustees representative, shall be appointed to hold office for a three (3) year term. Vacant positions shall be filled by the Board of Trustees for the unexpired term. The Board representative will serve at the discretion of the Board of Trustees.

ARTICLE 5: OFFICERS

Section 5.1 Officers. The officers of the Commission are elected members of the Commission and shall consist of the chairperson, vice-chairperson, and secretary. The Board representative may not serve as an officer.

Section 5.2 Duties of the Chairperson. The chair shall preside at all meetings, appoint committees; and perform such duties as may be delegated by the Commission or Board of Trustees. The Commission chairperson shall have the right to appoint new committee members at any time to fill a vacancy.

Section 5.3 Duties of the Vice-Chairperson. The vice-chairperson shall act in the capacity of the chairperson in his/her absence.

Section 5.4 Duties of the Secretary. The secretary shall serve as the liaison between the Commission and the Planning Director who is responsible for the execution of documents in the name of the Commission, performing the duties hereinafter listed below, and performing such duties as the Commission may determine.

- (1) Minutes. The Planning Director shall be responsible for the permanent record of the minutes of each meeting and shall have them recorded in suitable permanent records.
- (2) Correspondence. The Planning Director shall be responsible for the issuance of formal written correspondence with other groups or persons, as directed by the Commission. All communications, petitions, reports, or other written materials received by the Planning Director shall be brought to the attention of the Commission.
- (3) Attendance. The Planning Director shall be responsible for maintaining an attendance record for each Commission member.
- (4) Notices/Agendas. The Planning Director shall issue such notices and prepare the agendas for all meetings, as may be required by the Commission.

Section 5.5 Duties of the Board of Trustees Representative. The Board of Trustees representative to the Commission shall report the actions of the Commission to the Board and update the Commission on actions by the Board that relate to the function and duties of the Commission.

Section 5.6 Duties of the Zoning Board of Appeals Representative. The Zoning Board of Appeals (ZBA) representative to the Commission shall report the actions of the Commission to the ZBA and update the Commission on actions by the ZBA that relate to the functions and duties of the Commission.

Section 5.7 Elections.

- (1) At the first regular meeting of each calendar year, the Commission shall select from its membership a chairperson, vice-chairperson, and secretary who shall serve for a twelve month period and who shall be eligible for re-election.
- (2) A candidate receiving a majority vote of the membership present shall be declared elected.
- (3) Newly elected officers will assume their office immediately after the election.

Section 5.8 Vacancies. Vacancies in offices shall be filled immediately by regular election procedure.

ARTICLE 6: MEETINGS

Section 6.1 Regular Meetings. Regular meetings of the Commission shall be held the second Monday of every month. The dates and times shall be posted at the Township Hall in accordance with the Open Meetings Act. Any changes in the date or time of the regular meetings shall be posted in the same manner as originally established. When a regular meeting falls on or near a legal holiday, the Commission shall select suitable alternate dates in the same month, in accordance with the Open Meetings Act.

Section 6.2 Meeting Notices. All meetings shall be posted at the Township Hall according to the Open Meetings Act. The notice shall include the date, time and place of the meeting.

Section 6.3 Special Meetings. A special meeting may be called by two members of the Commission upon written request to the secretary or by the chairperson. The business which the Commission may perform shall be conducted at a public meeting of the Commission held in compliance with the Open Meetings Act. Public notice of the time, date, and place of the special meeting shall be given in a manner as required by the Open Meetings Act, and the secretary shall send written notice of a special meeting to Commission members not less than 48 hours in advance of the meeting.

Section 6.4 Open Meetings. All meetings of the Commission shall be opened to the public and held in a place available to the general public. All deliberations and decisions of the Commission shall be made at a meeting open to the public. A person shall be permitted to address a hearing of the Commission under the rules established in Section 6.11, and to address

the Commission concerning non-hearing matters under the public comment portion of the agenda, as established in Section 6.9 to the extent that they are applicable. A person shall not be excluded from a meeting of the Commission except for breach of the peace, committed at the meeting.

Section 6.5 Public Record. All meetings, minutes, records, documents, correspondence, and other materials of the Commission shall be open to public inspection in accordance with the Freedom of Information Act, except as may otherwise be provided by law.

Section 6.6 Minutes. Commission minutes shall be prepared by the recording secretary of the Commission. The minutes shall contain a brief synopsis of the meeting, complete statement of the conditions or recommendations made on any action; and recording of attendance.

Section 6.7 Quorum. In order for the Commission to conduct business or take any official action, a quorum consisting of the majority of the voting members of the Commission shall be present. When a quorum is not present, no official action, except for closing of the meeting shall occur. The members of the Commission may discuss matters of interest, but can take no action until the next regular or special meeting. All public hearings without a quorum shall be scheduled for the next regular or special meeting and no additional public notice is required provided the date, time, and place is announced at the meeting.

Section 6.8 Voting. An affirmative vote of the Commission members present shall be required for the approval of any requested action or motion placed before the Commission. Voting shall ordinarily be voice vote; provided however that a roll call vote shall be required if requested by any Commission member or directed by the chairperson. All Commission members shall vote on every motion placed on the floor unless there is conflict of interest, as established in ARTICLE 7. Any member abstaining from a vote shall indicate their intention to abstain prior to any discussion on that item and shall not participate in the discussion of that item.

Section 6.9 Agenda. A written agenda for all regular meetings shall be prepared as followed. The required agenda items for all regular meetings shall be:

- (1) Call to order
- (2) Pledge of Allegiance
- (3) Worksession (if requested)
- (4) Approval of Agenda
- (5) Public comments and communications concerning items not on the Agenda
- (6) Scheduled public hearings
- (7) Administrative Business
- (8) Approval of Minutes
- (9) Adjournment

Section 6.10 Rules of Order. All meetings of the Commission shall be conducted in accordance with generally accepted parliamentary procedure, as governed by “Robert’s Rules of Order”.

Section 6.11 Public Hearings. Hearings shall be scheduled and due notice given in accordance with the provisions of the acts and ordinance cited in ARTICLE 1. Public hearings conducted by the Commission shall be run in an orderly and timely fashion. This shall be accomplished by the established hearing procedures as follows.

- (1) Announce Subject. The chairperson announces each agenda item and describes the subject to be considered.
- (2) Present Proposal. The applicant provides a presentation of the proposal followed by a staff/consultant review. Reports prepared by staff or other officials shall be considered along with any presentations made. The Commission may ask questions of the applicant, staff, or consultants during this time.
- (3) Open Public Hearing. The chairperson summarizes the hearing rules and then opens the hearing to the floor.
- (4) Close Public Hearing. The chairperson should give ample opportunity for comment, including a “last call” for comments. The chairperson will then close the hearing.
- (5) Deliberation. Any action of the Planning Commission must be supported by reasonable findings, which will become part of the record through minutes, resolutions, staff reports, etc. All motions shall summarize these findings, or provide reasons for the suggested action. If a matter is tabled to a specific meeting date, it is not necessary to re-advertise the hearing.
- (6) Action. After deliberation, the Planning Commission may take any of the following actions:
 - Recommend approval or approve the proposal.
 - Recommend approval or approve the proposal with conditions.
 - Recommend denial or deny the proposal.
 - Table the proposal to a later date, in order to gather additional information or to prepare Findings of Fact, or if there are unresolved issues, or at the request of a petitioner.

ARTICLE 7: CONFLICT OF INTEREST

Section 7.1 Declaration of Conflict. The Commission shall make a determination regarding the presence of a conflict of interest. Commission members shall declare a conflict of interest prior to any discussion on an item, when any one (1) or more of the following occur:

- (1) A relative or other family member is involved in any request for which the Commission is asked to make a decision.

~~**Section 7.1 — Declaration of Conflict.** The Commission shall make a determination regarding the presence of a conflict of interest. Commission members shall declare a conflict of interest prior to any discussion on an item, when any one (1) or more of the following occur:~~

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~~**Section 7.3 As Petitioner.** A Commission member or Trustee shall not be heard before the Commission as a petitioner, representative of a petitioner or as a party interested in a petition during the member's term of office.~~

ARTICLE 8: ABSENCES, REMOVALS, AND RESIGNATIONS

Section 8.1 Absences. Members of the Commission shall notify the Planning Director at least twenty-four (24) hours in advance when they intend to be absent from the meeting.

Section 8.2 Removal. Members of the Commission may be removed by the Board of Trustees for nonperformance of duty, misconduct in office, or upon failure to declare a conflict of interest upon vote by the majority, after written charges have been prepared and a hearing conducted.

Section 8.3 Resignation. A member may resign from the Commission by sending a letter of resignation to the Board of Trustees or Township Supervisor.

ARTICLE 9: AMENDMENTS

These rules may be amended by the Commission by a concurring vote pursuant to subsection 6.8, during any regular meeting, provided that all members have received an advance copy of the

proposed amendments at least 3 days prior to the meeting at which such amendments are to be considered.

Exhibit A

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION BYLAWS**

Effective immediately as adopted November 9, 2009
Amended April 13, 2015 (conflict of interest)

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- (3) The Commission member owns or has a financial interest in neighboring property. For purposes of this Section, a neighboring property shall include any property falling within the notification radius for the proposed development, as required by the Zoning Ordinance, or other applicable Ordinance.
- (4) There is a reasonable appearance of a conflict of interest, as determined by the Commission.

Section 7.2 Requirements. Prior to discussion on a request, the Commission member shall announce a conflict of interest and state its general nature. If the Commission determines a conflict of interest exists, the Commission member shall:

- (1) Abstain from any discussion or votes relative to the matter which is the subject of the conflict.
- (2) Absent himself/herself from the table in which the discussion and voting take place.

Section 7.3 As Petitioner. A Commission member or Trustee shall not be heard before the Commission as a petitioner, representative of a petitioner or as a party interested in a petition during the member's term of office.

ARTICLE 8: ABSENCES, REMOVALS, AND RESIGNATIONS

Section 8.1 Absences. Members of the Commission shall notify the Planning Director at least twenty-four (24) hours in advance when they intend to be absent from the meeting.

Section 8.2 Removal. Members of the Commission may be removed by the Board of Trustees for nonperformance of duty, misconduct in office, or upon failure to declare a conflict of interest upon vote by the majority, after written charges have been prepared and a hearing conducted.

Section 8.3 Resignation. A member may resign from the Commission by sending a letter of resignation to the Board of Trustees or Township Supervisor.

ARTICLE 9: AMENDMENTS

These rules may be amended by the Commission by a concurring vote pursuant to subsection 6.8, during any regular meeting, provided that all members have received an advance copy of the proposed amendments at least 3 days prior to the meeting at which such amendments are to be considered.

Exhibit A

OFFICE OF THE PLANNING DIRECTOR
David R. Campbell, AICP

2655 Clark Road
Hartland, Michigan 48353
(810) 632-7498 Office
(810) 632-6950 Fax
dcampbell@hartlandtwp.com



Supervisor
William J. Fountain

Clerk
Larry N. Ciofu

Treasurer
Kathleen A. Horning

Trustees
Joseph W. Colaianne
Matthew J. Germane
Glenn E. Harper
Joseph M. Petrucci

March 30, 2015

RE: Public Workshop - Amendments to the Comprehensive Plan Future Land Use Map

Dear Planning Commission Chair;

The purpose of this correspondence is to advise your jurisdiction that the Hartland Township Planning Commission intends to hold a **Public Workshop at 7:00 p.m. on April 16, 2015** at the Hartland Township Hall, 2655 Clark Road, Hartland MI to discuss potential amendments to the Township's **DRAFT** Comprehensive Plan Future Land Use Map. The purpose of this Public Workshop is to provide an opportunity for input and comment on the changes proposed to date. Notice of the Comprehensive Plan amendment process was provided to you previously in accordance with the applicable provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008.

The Hartland Township Planning Commission will provide a copy of the **DRAFT** Comprehensive Plan Future Land Use Map on the Township's website at www.hartlandtwp.com. Comments may be submitted to the Planning Department at any point in the process by email, letter, fax, or telephone. You will also be advised of the required Public Hearing once it is set by the Hartland Township Planning Commission.

If you should have any questions on this correspondence, please contact the Planning Department. We look forward to your participation throughout the process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D Campbell', is written over the typed name.

David Campbell, AICP
Planning Director

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 9, 2015
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Township Planning Commission was called to order at 6:30 p.m. Present were Chairman Doug Brown, James Mortensen, Barbara Figurski, Eric Rauch, Diana Lowe, Chris Grajek, and John McManus. Also present was Kelly VanMarter, Township Community Development Director and Assistant Township Manager.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Mr. Brown indicated there was a need to add a work session to this evening's meeting. Ms. Figurski moved to amend the agenda, adding a work session to immediately follow and changing public hearing #2 to a "request to table" as recently requested by the petitioner RG Properties. The motion was supported by Ms. Lowe. **Motion carried unanimously.**

WORK SESSION: Chairman Brown indicated that Mr. Grajek has identified a potential conflict of interest with the DeWitt Radiator petition. The Township attorney was consulted and provided input, which needs to be discussed. Section 7.1 in Township bylaws provides declaration of conflict, which shall be determined by the commission and includes financial interest or reasonable reason to believe conflict of interest exists.

Mr. Grajek identified himself as an officer for First Merit Bank who provided an appraisal for the loan involved in the DeWitt Radiator project and stated that in the event there is any perception at all of conflict of interest, that the board recuse him of participation in this agenda item. There is familiarity of the project and perceived advantage gained might exist.

Mr. Brown read information on common law, quoting an attorney general's opinion from 1977-78, stating there shall be no abuse of the public trust. Mr. Brown believes Mr. Grajek should be recused of this project. Mr. Grajek indicated that the perception is there and there is no down side in recusing. Mr. Brown asked that the Commission vote.

Ms. Lowe moved to recuse Mr. Chris Grajek of the DeWitt Radiator agenda item. Seconded by Mr. Mortensen. **Motion carried unanimously.**

In accordance with the bylaws of the Planning Commission, Mr. Grajek agreed to be absent from the room during discussion of the project.

CALL TO THE PUBLIC: A call to the public was made.

Mr. Tom DeWitt of Grand Oaks Drive indicated that a possible special assessment might be considered regarding the Grand Oaks Driver. Mr. Mortensen indicated that the

property owners might be contacted in the near future regarding that project as the project is being discussed. Ms. VanMarter indicated a meeting occurred about a month ago with the Livingston County Road Commission and there is work being done to bring costs down and to move forward. The property owners will be contacted as soon as the project details are known. Mr. DeWitt indicated that the Grand Oaks community became aware of the possibility of a special assessment some time ago and the delay might cause a negative response from property owners. Ms. VanMarter indicated that she would be happy to talk further with Mr. DeWitt as the Planning Commission does not oversee this function.

No one further was present to address the Commission and the call to the public was closed.

OPEN PUBLIC HEARING #1... Review of site plan and environmental impact assessment for a proposed 4,661 sq. ft. addition for enclosed storage, located at 1275 Grand Oaks Drive, Brighton, Michigan 48116, parcel # 4711-08-101-015. The request is petitioned by DeWitt Radiator.

Mr. John Stewart, project architect from 1645 Milford Rd, Milford, Michigan addressed the Planning Commission on behalf of the petitioner. The petitioner is interested in adding storage with some assembly taking place in the space. An additional barrier-free parking space is being added and an exact match of the current exterior materials is being used. Dumpsters are out of view. No new signage is anticipated. No additional landscape is anticipated at this time. The project is at the rear of the building, not impacting visuals of the property. Mr. Stewart stated that Deputy Chief Mike Evans walked through the building and asked for an additional access drive in the back and that was agreed to along with all other fire related requests.

Mr. Brown indicated that Planner Mr. Borden indicated in his review that additional plantings might benefit the property, along the frontage. Mr. Stewart indicated that trees are already present along the south. Because of the scope of the project, a small addition in the back, updating the entire site with landscaping did not seem to be a necessity. Mr. Brown indicated that the zoning ordinance calls for plantings and that the commission has to be careful about what they approve because they need to be in keeping with the ordinance. Mr. Stewart asked how a small project in the back of the property affects the entire site? Mr. Brown indicated that the ordinance has grown and the interest in a quality community has grown and we are trying to make improvements in that direction for the sake of everyone in the township.

Mr. Brown asked why the project was categorized as site plan review and not sketch plan. Ms. VanMarter indicated that the project falls under the classification of a site plan because the project affects more than 10% of the property. Had the request been for outdoor storage, a special land use permit would have been required. Mr. Mortensen stated that the scope of the project only calls for squaring off an L-shaped building. Mr. McManus indicated that squaring off the building is an improvement of the property. Mr. Stewart indicated the current area is a concrete slab and was used by a previous owner as outdoor storage.

Mr. Mortensen indicated that the request is such a minor change to the property, it seems unnecessary to impose the landscaping requirement. Mr. Rauch indicated that no aesthetic opportunity is being proposed as part of the project. Mr. Stewart indicated that the parking lot is adequately striped. Mr. Mortensen asked about dumpsters. Where is it? Is it enclosed? Mr. Stewart indicated that the dumpster is enclosed on three sides and that it is below the surface of the ground. The dumpster is difficult to see from the north because of a change in elevation and grade.

A call to the public was made with no response.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment. (01-09-15)
- B. Disposition of Site Plan. (11-19-14)

Ms. Figurski moved to recommend approval of the environmental impact assessment dated January 9, 2015, saying that a notation about the barrier free parking spot should be added to the impact assessment. Seconded by Mr. McManus. **Motion carried unanimously.**

Mr. Mortensen moved to approve the site plan dated November 19, 2014 for a proposed 4,661 sq. ft. addition for enclosed storage, located at 1275 Grand Oaks Drive, Brighton, Michigan, subject to the following:

1. The building materials of the expansion will match the existing building.
2. One additional barrier free parking space will be provided.
3. The existing dumpster will continue to be in the truck loading dock which is below grade.
4. The requirements of the township engineer as specified in his letter dated January 30, 2015 and the requirements of the fire department in their letter dated February 5, 2015 will be complied with.
5. The landscaping as presently existing will continue, although non-conforming this Commission finds that the changes to the site are minor enough and at the rear of the building thus not requiring a revision to the landscaping.

Supported by Ms. Figurski. **Motion carried unanimously.**

OPEN PUBLIC HEARING #2... Request to table site plan, environmental impact, and PUD amendment for a proposed redevelopment of an existing outparcel to demolish the existing Bennigan's Restaurant and construct a new 12,000 sq. ft. multi-tenant building, located at 3950 E. Grand River Avenue, Howell, Michigan 48443, parcel # 4711-05-400-047. The request is petitioned by RG Properties, Inc.

Planning Commission disposition of petition

- A. Table request to March 9, 2015 meeting.

Mr. McManus moved to table open public hearing item #2 at the request of the petitioner. Supported by Lowe. **Motion carried unanimously.**

Administrative Business:

- *Staff report – The Annual Report of the Planning Commission for 2014 is available in the packet, as required by the Michigan Planning Enabling Act. A Grand River Office Complex might appear on the March agenda. The Livingston Commons Lot 4 redevelopment will potentially return as well.*
- *Approval of January 12, 2015 Planning Commission meeting minutes. Mr. Mortensen indicated that his intent was not to require the building of a ramp but that in his motion he indicated compliance with the engineer letter which required a ramp. Mr. Mortensen would like the minutes to be modified to indicate no inclusion of a ramp. Ms. Figurski moved to approve the minutes as amended and excluding the pedestrian ramp. Supported by Mr. McManus.
Motion carried unanimously.*
- *Member discussion*
- *Adjournment occurred at 7:21 p.m.*