

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JUNE 8, 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 special use, sketch plan, and environmental impact assessment for a proposed K-12 Livingston Christian School to be located within the Brighton Church of the Nazarene, located at 7669 Brighton Road, Brighton, Michigan, parcel # 4711-25-400-058. The request is petitioned by Brighton Nazarene Church.

Planning Commission recommendation of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (03-16-15)
- C. Recommendation of Sketch Plan (05-14-14)

OPEN PUBLIC HEARING #2... Review of a sketch plan application for an amendment to the approved building elevations for Brighton Church of the Nazarene, located at 7669 Brighton Road, Brighton, Michigan, parcel # 4711-25-400-058. The request is petitioned by Brighton Nazarene Church.

Planning Commission disposition of petition

- A. Disposition of Amended Site Plan Building Elevations (received on 05-29-15)

OPEN PUBLIC HEARING #3... Review of the Genoa Charter Township Capital Improvement Plan.

Planning Commission disposition of petition

- A. Disposition of Capital Improvement Plan

Administrative Business:

- *Staff report*
- *Approval of May 11, 2015 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



June 2, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

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

Dear Commissioners:

As requested, we have reviewed the revised submittal requesting inclusion of the Livingston Christian Day School within the existing Brighton Nazarene Church facility at 7669 Brighton Road.

Specifically, the applicant proposes to incorporate a private school with 26 employees and 200 students to the existing church building(s). The school would operate from 8AM to 3PM Monday through Friday, although the submittal also notes the potential for other activities outside of these hours.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and provide the following comments for your consideration.

A. Summary

1. There are outstanding issues from the 2013 project approval that must be addressed. This includes implementation of the approved landscape plan and discontinuation of the drivers training operation.
2. From a planning and zoning perspective, the special land use standards are generally met; however, we are concerned about on-site vehicular and pedestrian circulation during drop-off and pick-up times for the school. Additionally, the church will be responsible for maintaining the schedule of events such that peak school and church activities do not occur at the same time.
3. Any issues raised by the Township Engineer or Fire Department must be addressed.
4. The project does not include any exterior changes to the plans approved in 2013; however, the elevation for a portion of the building addition does not match the approved plans.
5. New signage is not proposed at this time. Approval and a permit will be required if new signage is proposed at a later date.
6. We defer to the Township Engineer for comment on the traffic study; however, the submittal raises concerns in terms of on-site circulation and congestion.
7. The applicant needs to submit written documentation of their arrangement with the neighborhood association regarding responsibilities for the proposed “park” area.



Aerial view of site and surroundings (looking west)

B. Proposal/Process

The applicant requests special land use and sketch plan review/approval for the inclusion of a private school within the existing Brighton Nazarene Church facility. The submittal notes that the school will house 26 employees and 200 students.

Table 3.03 of the Township Zoning Ordinance lists churches as special land uses in the SR District, with private schools allowed as accessory to a church per Section 3.03.02(1). In accordance with Section 19.06, the proposal is viewed as a major amendment to an existing special land use. Therefore, a new application for special land use approval is required in addition to the need for sketch plan review/approval.

In 2013, the Township granted special land use and site plan approval for an addition to the church facility. Subsequent to approval, the applicant modified the request such that the addition would be handled in two phases. Accordingly, only a portion of what was originally approved has been built.

Furthermore, during the 2013 project review process, several concerns were raised by residents of the adjacent neighborhood. The primary issues were tied to use of the parking lot for drivers training/education and the quality/quantity of landscaping intended to buffer the church site from the residential neighborhood.

At that time it was suggested to the applicant that the drivers training program was not a permitted use in the SR District and that its operation should cease. However, based on recent meetings, it is our understanding that this use has continued.

We remain of the opinion that this is not a permissible use for this site and the applicant should discontinue its operation or the Township may wish to take enforcement action.

Furthermore, additional landscape islands in the parking lot and additional/replacement plantings in the east buffer zone were required. The current submittal indicates that these items have “progressed” and that it “is estimated that it will be 90% complete by the June 8, 2015 meeting.”

The current submittal also incorporates a 6-foot screen fence along the east side of the property to increase screening between the site and adjacent neighborhood.

C. Special Land Use Review

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

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

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

Similar to our findings in the 2013 project review, we believe the proposal is consistent with this goal as a further expansion of an existing institutional use in an area containing a mix of residential and other non-residential uses.

- 2. Compatibility.** The site is located on the north side of Brighton Road in an area already developed with a mix of institutional and single-family residential land uses, including Brighton High School southeast of the subject site. The submittal indicates that the school’s start/end time were chosen such that it would not coincide with the hours for the other two nearby schools.

As referenced above, concerns were previously raised by residents in the adjacent neighborhood regarding landscaping and use of the parking lot. Per the applicant, the landscape improvements are well underway and they recently added a 6-foot tall screen fence along the east side of the parking lot to help improve buffering between uses. However, we remain of the opinion that the drivers training operation is not allowable and its use should be discontinued.

- 3. Public Facilities and Services.** The physical features of the site are to remain as they currently exist; however, use of the facility will increase by approximately 226 people per weekday (employees and students).

The revised submittal includes additional details and a traffic study as was discussed at the previous Planning Commission meeting. We defer to the Township Engineer for a detailed review of this information; however, at face value, inclusion of the school appears to create severe on-site congestion in the form of stacking/traffic back-up during student drop-off (morning) and pick-up (afternoon).

Any other comments/concerns raised by the Township Engineer and/or Brighton Area Fire Department must be addressed under this criterion.

- 4. Impacts.** Aside from an increase in traffic, the most likely impact will be the increased use of the site in general. The applicant has indicated that school use(s) will not coincide with church use(s) and the current submittal includes a more detailed breakdown of activities by day/time.

It is our understanding that the church will be responsible for maintaining the proposed schedule of activities. If the request is granted, the church must ensure that the proposed schedule is adhered to.

5. **Mitigation.** If any additional concerns arise as part of this review, the Township may require efforts necessary to limit or alleviate any potential adverse impacts as a result of the proposal.

D. Use Conditions

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

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

The submittal notes a capacity of 520 seats in the worship area, which results in the need for approximately 5 acres of lot area. The site provides 15.86 net acres of lot area. This standard is met.

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

Since no exterior building modifications are proposed, the submittal does not include elevation drawings. However, based on information contained in our 2013 review letter, this standard is met.

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

The site is adjacent to residential zoning on each side. The entire row of parking along the east side of the site encroaches into the 50-foot setback, although there is existing landscaping between the parking lot and neighborhood.

As referenced throughout this letter, the applicant is implementing the landscape improvements required as part of the 2013 approval. Additionally, a long length of 6-foot tall screen fencing has been added along the east side of the parking.

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

The site has access to a paved public roadway. This standard is met.

E. Sketch Plan Review

1. **Dimensional Requirements.** As previously noted, the project entails a new use for the existing facility, though no exterior changes are proposed.
2. **Building Materials and Design.** Similar to the statement above, no exterior building changes are proposed. However, as a side note, it was recently brought to our attention that the building façade for a portion of the addition approved in 2013 does not match the approved plans. The applicant must apply for sketch plan approval to modify the previously approved building elevations.
3. **Parking.** Based on the information provided, as an individual use the church requires a greater amount of parking than the private school. As previously described, peak use of the church and school will not occur at the same time.

New parking calculations have not been provided; however, based on our 2013 review, the site provides more than enough parking for the church use. In fact, the Township granted an increase in the amount of parking provided as part of that project approval.

4. **Pedestrian and Vehicular Circulation.** No changes are proposed to the existing/previously approved circulation patterns. However, as noted under the special land use section above, on-site circulation appears to be highly congested during school drop-off and pick-up times. This vehicular congestion could also impact pedestrian access between the parking lot and building.
5. **Landscaping.** As previously mentioned, landscaping was an important discussion item during the 2013 project. The current submittal does not propose additional landscaping; however, should the Commission find there are outstanding issues, they may require additional plantings (either new or replacement).
6. **Waste Receptacle and Enclosure.** The waste receptacle and enclosure approved as part of the 2013 project were compliant with current standards. The current submittal does not identify any changes.
7. **Exterior Lighting.** The applicant is not proposing any changes to exterior lighting.
8. **Signs.** The applicant is not proposing any new signage at this time. If proposed, the applicant should submit details for the Commission's consideration. A sign permit is required prior to the installation of any new signage.
9. **Impact Assessment.** In summary, the amended Impact Assessment (3/16/15) notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

However, the applicant must address any comments provided on the traffic study by the Township Engineer. As already mentioned, we are concerned about the on-site congestion during peak school times.

10. **Additional Considerations.** The current submittal references an arrangement between the church and neighborhood association whereby a portion of church property will be used and maintained as a park by the association. If this is in fact the case, we suggest written documentation be provided describing the responsibilities of each party.

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



June 3, 2015

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

**Re: Livingston Christian School
Special Land Use Permit Application and Sketch Plan Review #3
Traffic Study and Site Circulation Plan Review #2**

Dear Ms. VanMarter:

The petitioner for the proposed Livingston Christian School was asked to provide a traffic study in accordance with the Township's ordinance, which was reviewed by Tetra Tech on April 21, 2015. On Wednesday, May 20, 2015, the petitioner provided a response letter and a copy of the Traffic Study completed by the petitioner's Traffic Engineering Firm, Boss Engineering. Tetra Tech has reviewed the updated information and has the following outstanding comments for the Township's consideration on the proposed special use permit for a Christian Day School at the existing Nazarene Church Facility, located at 7669 Brighton Road.

SUMMARY

- The Traffic Study that was submitted still contains some improper analysis and should be corrected per the detailed comments listed below.

SITE PLAN

Tetra Tech reviewed the Traffic Study, which was to include specific information included in the April 21, 2015, review letter from Tetra Tech, and has the following comments regarding the submittal:

- The forecast information in the study doesn't match the original study submitted. The forecast year was reduced from 2020/21 to 2017/18, and the number of students and staff was reduced from 250/35 to 200/26.
- The report still assumes that staff and students will arrive at the same time.
- The report references AASHTO instead of the Highway Capacity Manual for Level of Service. The Highway Capacity Manual (HCM) provides the procedures and definitions of Level of Service.
- The report references "Traffic Control Director" but does not specify who this is, and there are inconsistencies between the plan and the report regarding how many will be deployed.
- The report references there will be no impact to the adjacent traffic signals, but there is no data or analysis provided in the report to support this claim.

Tetra Tech

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

- The site plan has several items of concern:
 - Double stacking of vehicles on the north side of the site. It is also not clear how they will maneuver with this organization.
 - The stacking arrangement as shown does not allow egress for parked vehicles.
 - The stacking shown between the drop-off point and exit has several hard turns to allow for more vehicles to stack and may present some turning movement issues.
 - The plan doesn't appear to utilize any parking on site to facilitate stacking.
- Appendix C has 101 vehicles listed to drop-off/pick-up children or carpool, yet the site plan only shows spacing for 96 vehicles. Additionally, the stacking plan shows these vehicles (presumably waiting) through the entire site, from the entrance all the way back around to the exit. Are vehicles supposed to wait for students in the driveway, as implied by the stacking layout?
- The Study references a Synchro analysis has been performed. But no analysis or documentation sheets have been provided with the report. We did review information and analysis performed by the Livingston County Road Commission.

The number of inconsistencies and comments on the plan suggest that the circulation plan in the Traffic Study, as currently designed, will likely not address all of the potential concerns regarding the on-site congestion during drop-off and pick-up operations that will ensure that the site circulation issues do not impact the level of service in Brighton Road.

We recommend the petitioner revise and resubmit the traffic study, including all requested documentation, prior to approval. If you have any questions regarding this recommendation please call.

Sincerely,



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



Joseph C. Siwek, P.E.
Project Engineer

Copy: Steve Morgan



BRIGHTON AREA FIRE AUTHORITY

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

April 22, 2015

FROM PREVIOUS MEETING.
NEW LETTER WAS NOT
ISSUED.

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Brighton Nazarene Church Expansion
for Livingston Christian School
7669 Brighton Rd.
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the comments regarding the sketch plan for the Nazarene Church use as Livingston Christian School. The original plan was reviewed on June 24, 2013 and again on July 15, 2013. The current plans were received for review on March 20, 2015 and the revised drawings are dated July 2, 2013. The project is based on building a 16,120 S.F. expansion to the existing church building (size of existing building not provided). The new addition is being requested for approval as an educational use. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition.

The applicant has attempted to address the fire department's concerns by submitting a letter from a Mr. Steven Morgan identifying that the fire authority concerns are noted and under evaluation by an engineer and that other items were existing and previously approved.

1. The access to the building appears to be limited by an overhang that may not meet the minimum standard of 13.5'. Additional details of this canopy/overhang shall be provided. **(Noted, not to be used by emergency vehicles. Previously approved in 2001)**
IFC 503.2.1
2. Access to and from the building shall provide emergency vehicles with an outside turning radius of 50' and a minimum vertical clearance of 13½ feet. **(Provide a plan with a truck turning template applied would satisfy the turning radius requirement.)**
IFC 503.2.4
3. Fire apparatus roads shall be provided to extend to within 150' of all portions of the facility's outer walls. The entire west perimeter wall does not meet this standard. The fire code allows an exception where the entire building is protected with an automatic sprinkler system. The building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems* in order to have relief from the access requirement. **(Sprinkler plans have been submitted for the addition, and are under review locally until the State of Michigan Bureau of Fire Services and Bureau of OCnstruction Codes formally obtain jurisdiction.)**
IFC 503.1.1, 903
4. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor. **(No information has been received to date with the exception of fire system trades.)**



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

May 19,2015

Kelly VanMarter AICP
Genoa Township Asst. Township Manager
2911 Dorr Road
Brighton Michigan 48116

RE: Brighton Naz Amendment to Special Use Permit to add LCS–
Planning Commission Meeting 6-8-15

Please place the Brighton Nazarene Church (Naz) on the agenda for the Planning Commission meeting on June 8, 2015.

The Naz would like to again highlight the purpose and reason we are requesting this Amendment to the existing Land Use Permit. The Genoa Township Zoning Ordinance Section 3.03.02(l)(4):

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

It appears to be clear why the Township allows Schools in Worship facilities. In general, most Worship facilities are used very sparingly during the weekdays and evenings, and this is the same situation at the Brighton Naz facility.

The Facility addition approved October, 2013, was necessary to meet the existing ministries of the Church on Saturday, Sunday, Monday Nights and Wednesday Nights. The new Addition would have had minimal use from early morning until after 6:00 pm on Monday- Friday, however. When the Livingston Christian School, (LCS) approached the Brighton Naz in the fall of 2014, the use as a school was obvious for several reasons.

- The use as a Private Christian School is an extension of the Ministries at the Naz
- The Facility was not being used at the times required for a School
- The design of the classrooms, both size and function, fit the demographics for LCS.
- LCS is a small school. Although this facility will allow modest growth, a large growth is not possible

It is important to note the impact that the LCS will have on the Facility.

- Class size—Average class size is 15/grade level. The upper grades 9-12 total 40 -50 children.
- Sports---Due to the class size, basketball, volleyball, and golf are the only sports offered. Boys basketball has been able to field a partial JV team the past couple of years but generally, there is one team for each sport, no JV or freshmen teams, thus sporting events are generally just one game/evening. The new Gymnasium has very limited seating available (on one side only, 3 level bleachers) which limits the spectators/ participants to less than 100, in total.

- Awards Ceremonies, Graduations, etc.---30 years of historical records indicate that attendance at these functions is less than 100.

The Brighton Nazarene Church understands that there are 3 issues that the Planning Commission requested be addressed at the meeting of June 8, 2015.

1. Traffic Study
 - a. Traffic Assessment of Brighton Road
 - b. On-Site traffic flow of Naz. Church Parking Lot for LCS
2. Screening/Landscaping along Aljoann Drive
3. Existing Facility Use by Naz Church and Proposed Use by LCS

TRAFFIC STUDY

The Traffic Engineering firm, Boss Engineering, has addressed the comments and has included additional data as requested by the Township Engineer. The written portion of the Traffic Study has been submitted to the Township. This same Traffic Study, along with additional electronic software data, has been sent directly to the Township Engineer, Tetrattech, for their review.

LANDSCAPING

The Landscaping required by the approved Site Plan of October 2013 has progressed and is estimated that it will be 90% complete by the June 8, 2015 meeting.

- Traffic Islands –installed with Landscaping
- Trees along East Line (Aljoann Drive) and along West Line complete
- (10% remaining) Plantings along West Line fence will be installed soon and is awaiting installation of new Gas Line

SCREENING

A new Land Owner in the Worden Lake Woods Subdivision, meet with representatives of the Naz and proposed that the Church construct a 6 foot tall Privacy, Security Fence (total length of 700 feet) along the East Line of Church Property (Aljoann Drive) . This fence would serve three purposes:

- Provide a consistent screen and eliminate the concern of future screening issues
- Permanent security fence will be established along the entire length of Aljoann Drive
- Noise barrier from existing Parking Lot

The Church agreed to construct this fence based on this suggestion and the suggestion of the members of the Planning Commission. The Church has also cleared the underbrush, nuisance trees, dead trees, and removed stumps along the Northerly 300 feet of Aljoann Drive, to allow for the installation of the required Landscaping and the proposed Fence. The clearing of this area also creates a 300 feet x 40 feet Park Area. The Church offered the Park Area for the use of the Worden Lake Woods Property Owners

Association. The President of the Association has informed the Church that they would like the proposed Fence located to the West to create the Park on this portion of the Church Property. The Association will maintain the Park, and maintain the existing Landscaping and add additional Landscaping, at the Association's pleasure and at their expense.

Attached is a sketch of the proposed **Fence Location** and a picture of the proposed Fence. Please use this cover letter as an official request on behalf of the Brighton Nazarene Church for a permit to install this 700 lineal foot Fence. (Installation for the fence has been contracted to be installed within 30 days of receipt of Permit)

FACILITY USE

The Planning Commission requested information on the existing and proposed Facility Use. Attached are several sketches that show the existing use by the Naz and the proposed use of LCS. The sketches present the Facility based upon: 1) Time/Day Use 2) existing and proposed Use

Please Note:

- The existing Naz Use is highlighted in Blue. The existing State Test Area Use in Yellow. The proposed LCS Use in Green.
- The Day and Time, on the Sketches indicate the times that restrict Facility Use by LCS, and also indicate times of minimal Facility Use.

Prepared for Brighton Nazarene Church by:

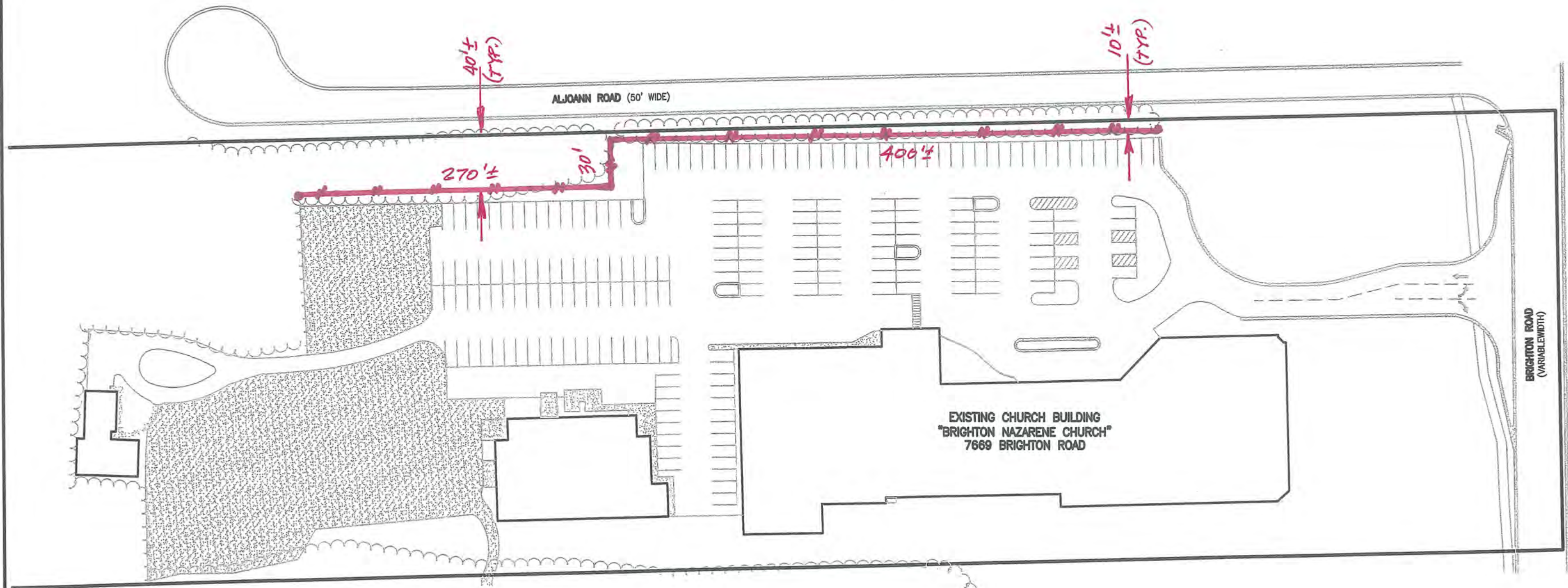
Steve Morgan

4432 Glen Eagles Court

Brighton, Michigan 48116

586-942-9751

FENCE proposed









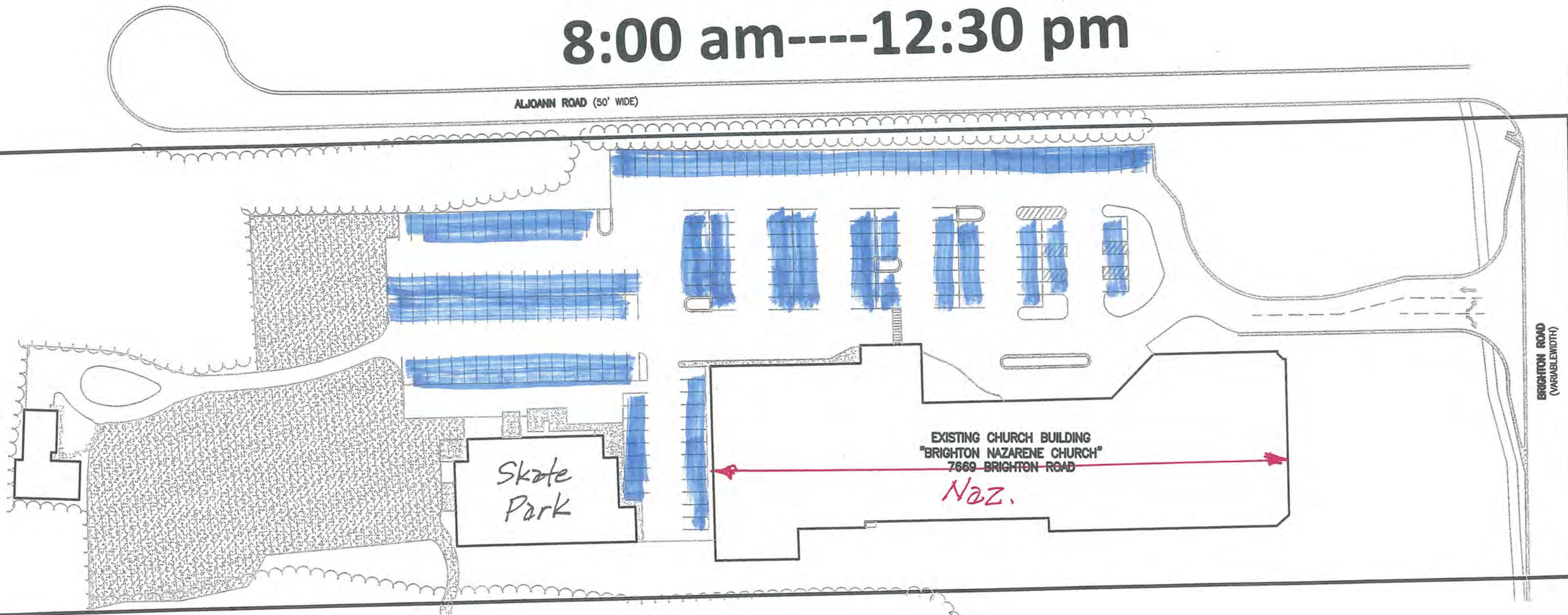
SUNDAY

3 SERVICES

Naz Use Only

8:00 am----12:30 pm

ALJOANN ROAD (50' WIDE)

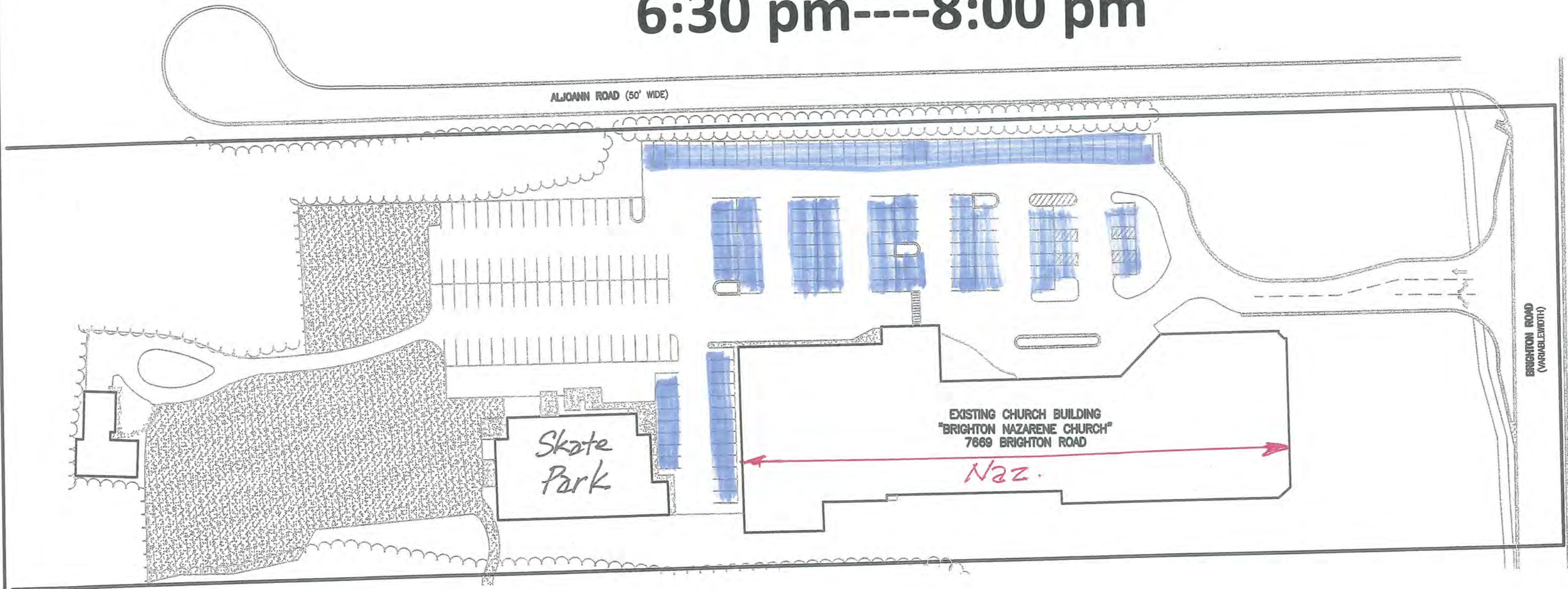


Naz Church Parking (Full)

MONDAY, WEDNESDAY

Naz Use Only

6:30 pm----8:00 pm



Naz Church Parking (140)

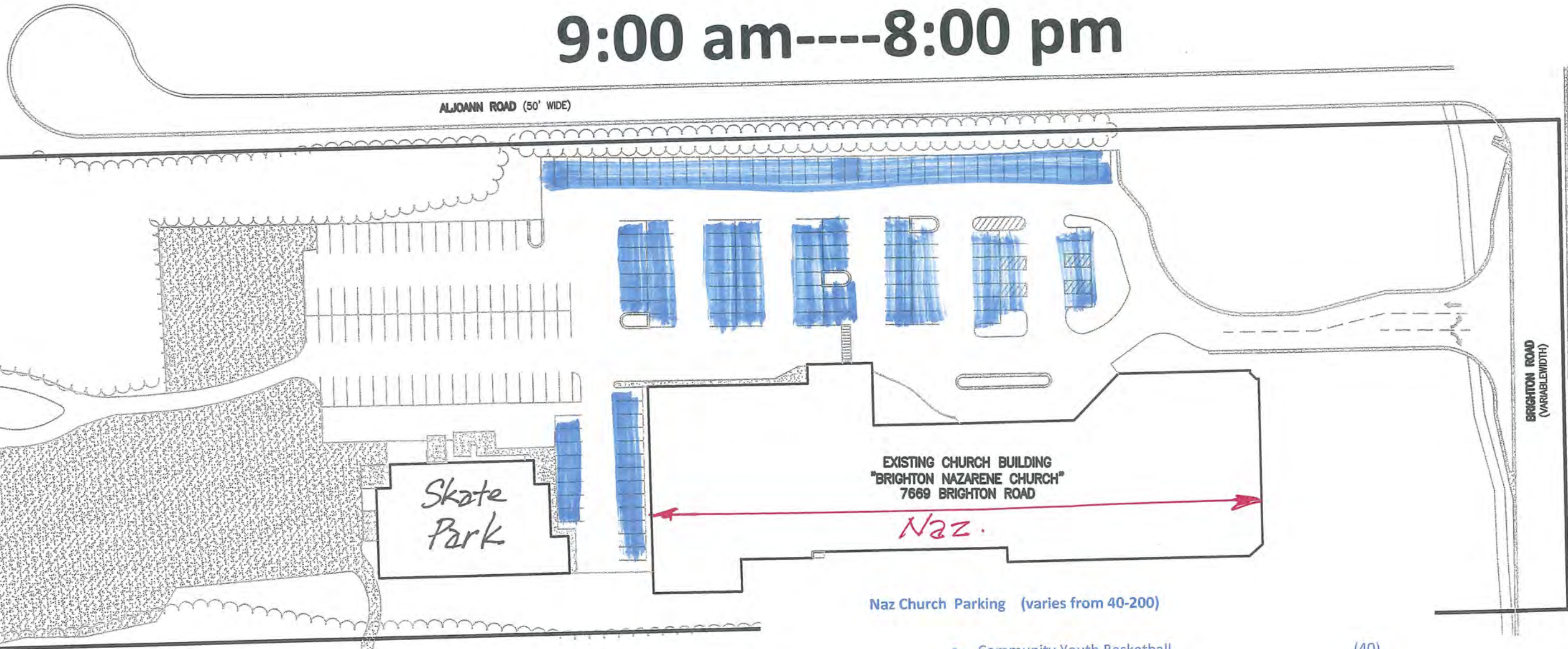
- Monday Night- Celebrate Recovery
- Wednesday Night- Bible Study and Children's Program
- Christmas Celebrations and Services
- Sportsmen's Banquet

SATURDAY

Naz Use Only

Community Outreach Day

9:00 am----8:00 pm



EXISTING CHURCH BUILDING
"BRIGHTON NAZARENE CHURCH"
7669 BRIGHTON ROAD

Skate
Park

Naz.

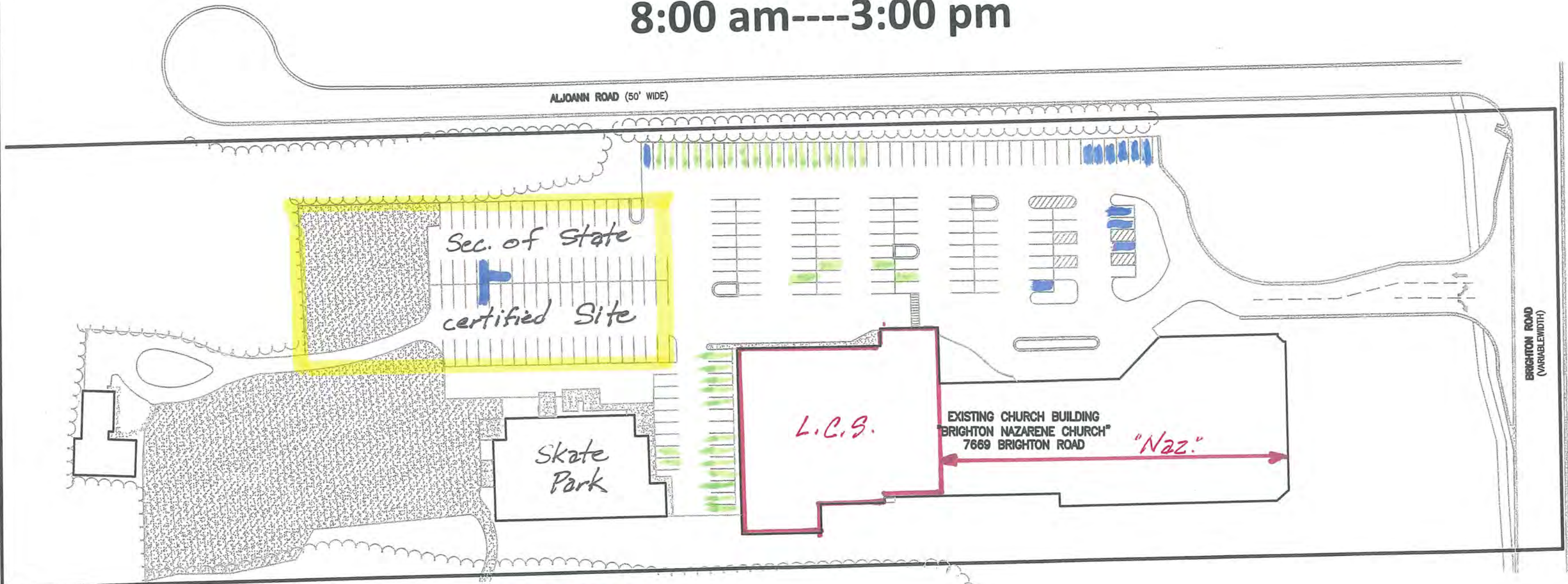
Naz Church Parking (varies from 40-200)

- Community Youth Basketball (40)
- Livingston Symphony Orchestra (100)
- Food Drop for Gleaners (100)
- Pregnancy Hotline Fund Raiser 1 time/year (140)
- Fall Fun Fest (200)
- Wild Game Dinner for LCS (100)
- Craft Show Fund Raiser for LCS (100)
- District Bible Quizzing (140)

MONDAY - thru - FRIDAY

Naz Church and LCS use

8:00 am----3:00 pm



Church Staff Parking (10)

School Staff Parking (18)

Student Parking (12)

Michigan Secretary of State Certified Test Facility

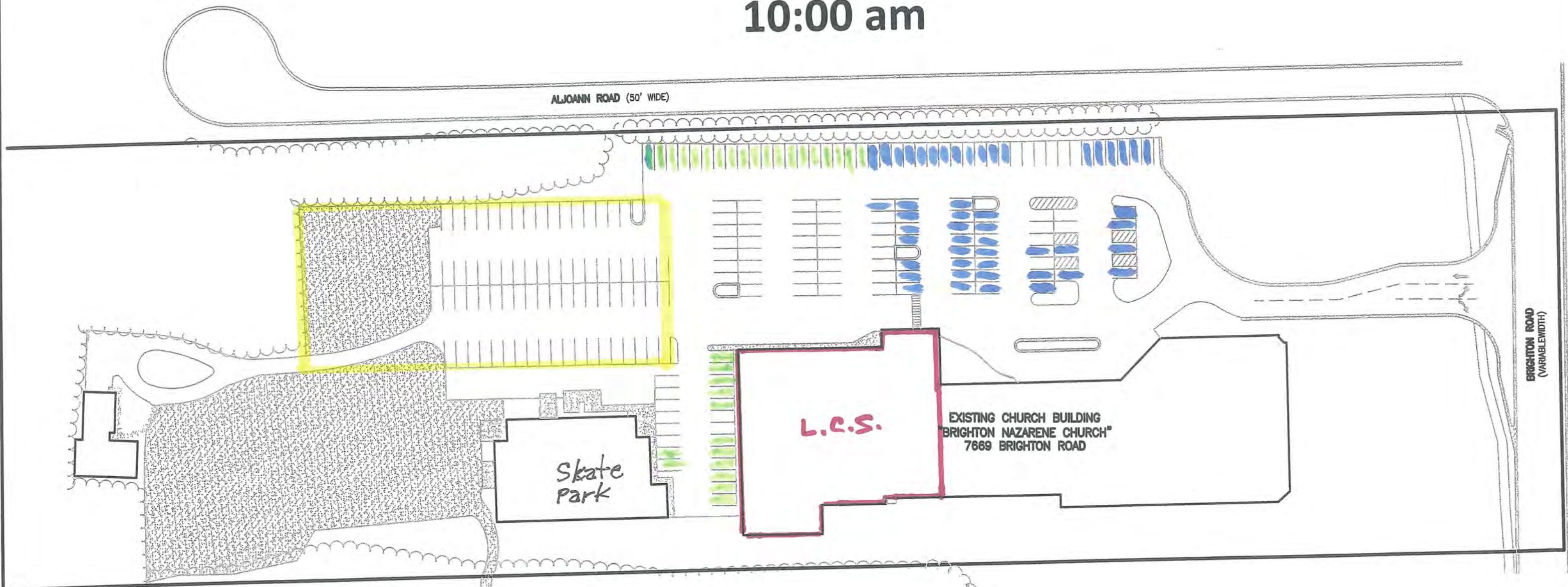
Driver Test--- avg. per week (16)

Commercial - avg. per week (3)

TUESDAY

Naz Church and LCS

10:00 am



Naz Staff Parking (10)

Naz Church Function (50)

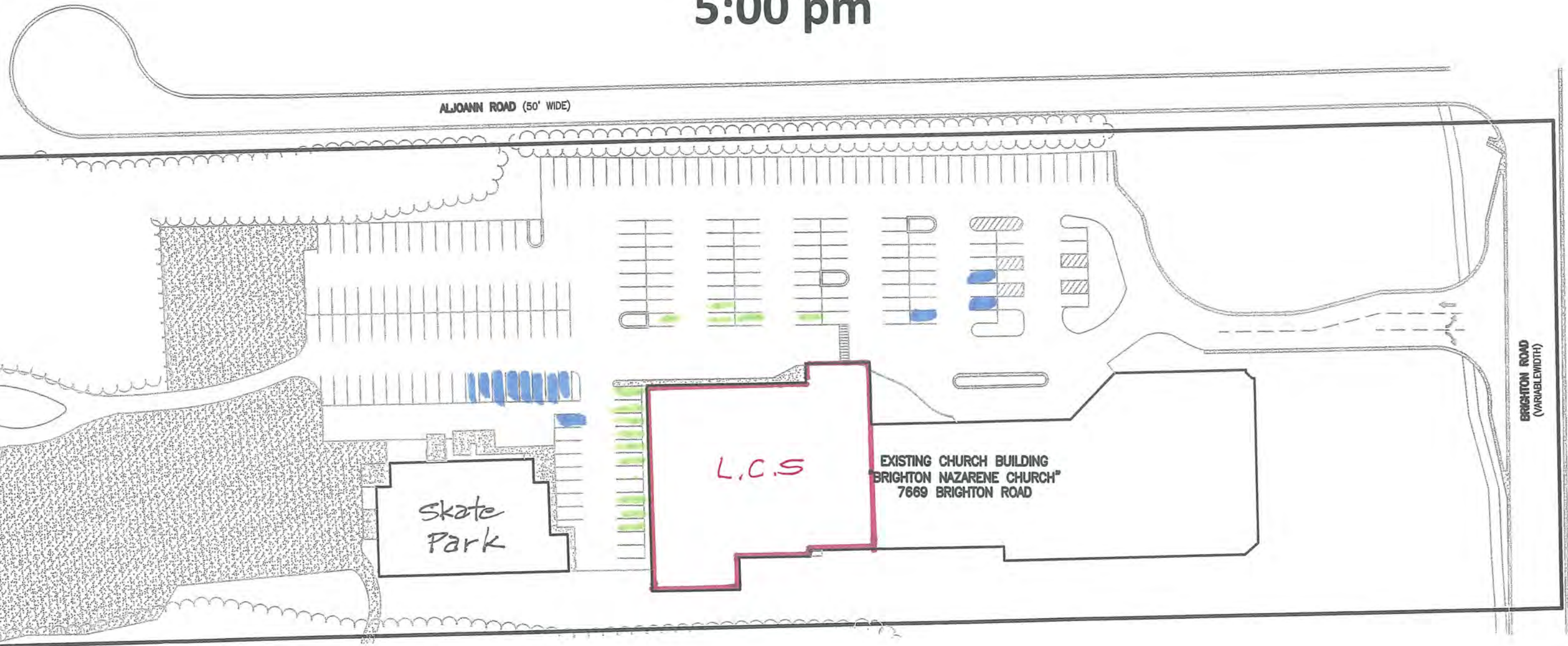
- Tuesday Women's Bible Study
- Genoa Voting Precinct -2 times/year
- Other Days of week
 - Funeral, Wedding Shower, Music recitals -20 times/year

LCS Student
Staff (18)
LCS Student (11)

MONDAY - thru - FRIDAY

Naz Church and LCS use

5:00 pm



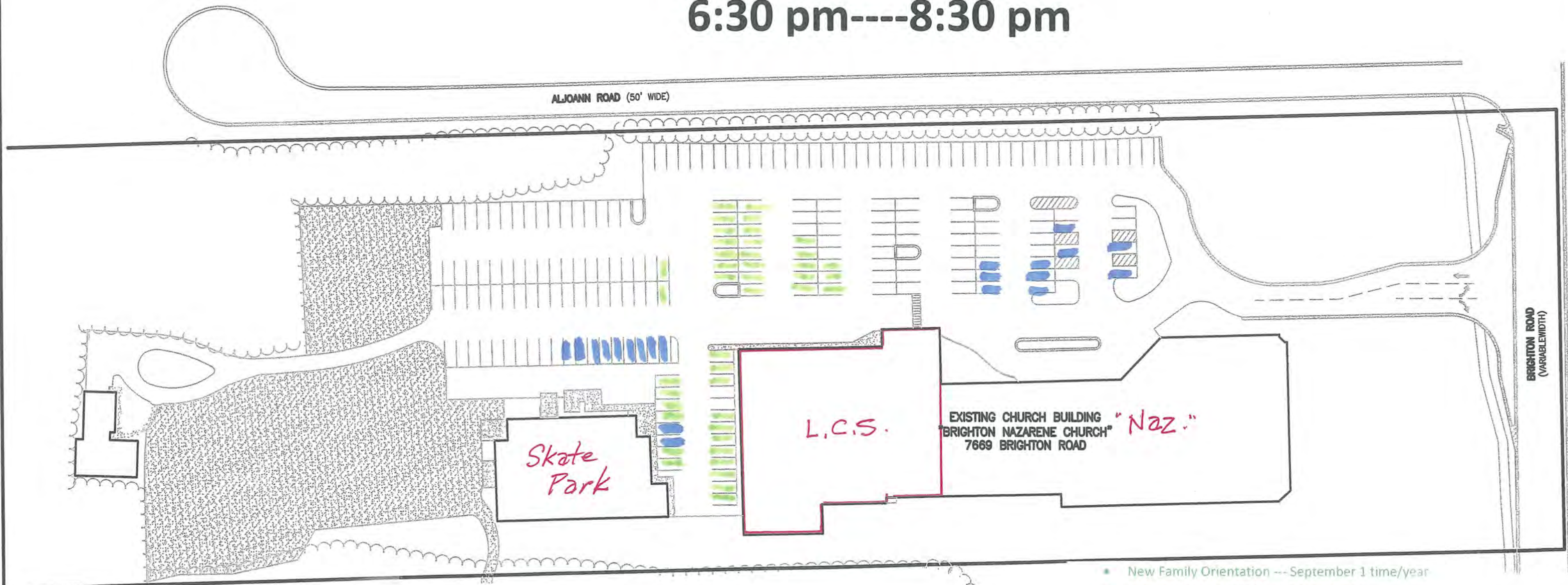
Church Parking (12)

LCS School Parking (14)

TUESDAY, THURSDAY, FRIDAY

Available for LCS use

6:30 pm----8:30 pm



Naz. Church Parking (20)

LCS School Parking (42)

Note: LCS will use the Facility for 25% of available time on Tues., Thurs., and Friday

- New Family Orientation --- September 1 time/year
- Parent Night- September 2 times/year
- Volleyball- 1 day/week- Sept.-October
- Basketball- 1 day/week- December- March
- Christmas Musical
- Easter Musical
- Band Concert- 2 times year
- Graduation- Sunday afternoon
- Kindergarten Celebration
- Other---2 times/year

Kathryn Poppy

From: Kelly VanMarter
Sent: Wednesday, May 20, 2015 12:54 PM
To: Kathryn Poppy
Subject: FW: Livingston Christian School/Brighton Nazarene
Attachments: 13-100 Traffic Counts.xls; 13-100.doc;
Package_XyorwDpmYHfMn2bnQBM0Vx69naR5xkh7Uv61-Gib.html

From: Mike Goryl [<mailto:mgoryl@livingstonroads.org>]
Sent: Wednesday, May 20, 2015 12:06 PM
To: Brent LaVanway (brentl@bosseng.com)
Cc: Steven Morgan; Kelly VanMarter; 'Markstrom, Gary'
Subject: FW: Livingston Christian School/Brighton Nazarene

The following attachment has been sent to you using [Mail Express®](#):

[Brighton Naz school.zip](#) (66.6 MB)

Click the links above or visit the [pick-up portal](#) for batch retrieval.
These links will expire in 2 weeks.

Brent,

Using the numbers you supplied I re-ran the Synchro models and found no cause for concern on our end with respect to traffic.

I ran the models for 140 students and for 200 students. I also ran models with distributions of 25/75 east/west and 50/50 east/west for each student population scenario. With 140 students Synchro calculated LOS at C or better for the exiting movements on the driveway, no matter the directional split. The simulation showed maximum queues on the driveway of 5 vehicles. With 200 students, the LOS dropped to E in the morning peak and D in the afternoon peak for SB lefts exiting the drive. The simulation showed maximum queues of 6 vehicles in the am and about 15 vehicles in the pm. The 15 in the pm was with a 50/50 split and it cleared out quickly.

All movements on Brighton Road were at LOS A for all scenarios. As previously mentioned, the results do not cause any concern for LCRC.

I have attached the Synchro files in case anyone wishes to review them.

Regards,

Mike Goryl
LCRC

From: Brent LaVanway [<mailto:brentl@bosseng.com>]
Sent: Tuesday, May 19, 2015 1:38 PM
To: Mike Goryl
Subject: Livingston Christian School/Brighton Nazarene

Hi Mike, attached are traffic counts we conducted on Brighton Road on the 13th. Also, the table of arrivals and departures for the school is included. According to Steve Morgan approximately 25% of the school attendees will live south and east of the school. If you need anything else please let me know. School will begin at 8 a.m. and let out at 3 p.m. Thanks for your help.



Brent LaVanway, P.E.

Vice President
Director of Engineering
brentl@bosseng.com
cell 810.923.0470

3121 E. Grand River
Howell, Michigan 48843
tel 517.546.4836 / fx 517.548.1670

www.bosseng.com

Engineers / Surveyors / Planners / Landscape Architects

Traffic Counts Taken Wednesday, May 13, 2015
Brighton Road/Nazarene Church

	<u>Westbound</u>	<u>Eastbound</u>	<u>Right Turn</u>	<u>Left Turn</u>
2:00-2:15	55	68	3	1
2:15-2:30	92	85	4	5
2:30-2:45	238	75	3	2
2:45-3:00	130	104	3	3
3:00-3:15	124	104	2	2
3:15-3:30	153	79	0	0
3:30-3:45	167	148	0	1
3:45-4:00	150	116	0	1

Traffic Counts Taken Wednesday, May 13, 2015
Brighton Road/Nazarene Church

	<u>Westbound</u>	<u>Eastbound</u>	<u>Right Turn</u>	<u>Left Turn</u>
7:00-7:15	45	333	1	
7:15-7:30	62	193		
7:30-7:45	67	110	1	2
7:45-8:00	73	137	3	
8:00-8:15	101	151	1	
8:15-8:30	67	247	1	1

Traffic Counts Taken Wednesday, May 13, 2015
Brighton Road/High School

	<u>Westbound</u>	<u>Eastbound</u>	<u>Brighton Rd Right Turn</u>	<u>Brighton Rd Left Turn</u>
7:00-7:15	26	159	112	175
7:15-7:30	49	117	75	47
7:30-7:45	52	109	2	2
7:45-8:00	68	142	0	2
8:00-8:15	91	143	3	6
8:15-8:30	64	219	7	7

	<u>High School Right Turn</u>	<u>High School Left Turn</u>
7:00-7:15	9	8
7:15-7:30	2	16
7:30-7:45	2	0
7:45-8:00	0	1
8:00-8:15	0	0
8:15-8:30	2	3

Traffic Counts Taken Wednesday, May 13, 2015
Brighton Road/High School

	<u>Westbound</u>	<u>Eastbound</u>	<u>Brighton Rd Right Turn</u>	<u>Brighton Rd Left Turn</u>
2:00-2:15	93	78	5	5
2:15-2:30	65	84	6	84
2:30-2:45	167	73	11	13
2:45-3:00	127	85	8	7
3:00-3:15	138	100	10	10
3:15-3:30	162	86	4	6
3:30-3:45	152	124	3	6
3:45-4:00	183	137	6	7
			<u>High School Right Turn</u>	<u>High School Left Turn</u>
2:00-2:15			3	5
2:15-2:30			20	3
2:30-2:45			168	124
2:45-3:00			19	15
3:00-3:15			8	12
3:15-3:30			9	6
3:30-3:45			10	4
3:45-4:00			3	1

2014-2015 (140 +/- Students)

A.M. Arrivals/Dropoff

Parent/Carpool	71
Student Drivers	12
Staff	<u>18</u>
	101 Total Vehicles arriving
	71 Vehicles Exiting

P.M. Pickup

Parent/Carpool	71
Student Drivers	12
Staff	<u>18</u>
	101 Total Vehicles exiting
	71 Vehicles arriving

Projected 2017-2018 (200 students)

A.M. Dropoffs

Parent/Carpool	101
Student Drivers	17
Staff	<u>26</u>
	144 Total Vehicles arriving
	101 Vehicles exiting

P.M. Pickup

Parent/Carpool	101
Student Drivers	17
Staff	<u>26</u>
	144 Total Vehicles exiting
	101 Vehicles arriving

TRAFFIC IMPACT STUDY
FOR
LIVINGSTON CHRISTIAN SCHOOL

MAY 1, 2015
REVISED MAY 20, 2015

PREPARED FOR:

LIVINGSTON CHRISTIAN SCHOOL/BRIGHTON NAZARENE CHURCH
7669 BRIGHTON ROAD
BRIGHTON, MI

PREPARED BY:

BRENT LAVANWAY, P.E.
BOSS ENGINEERING
3121 EAST GRAND RIVER
HOWELL, MI

BACKGROUND

The Livingston Christian School (LCS) intends to move to the Brighton Nazarene Church for the fall semester 2015. The LCS has been located in Pinckney, Michigan for a number of years and currently has 134 students and 18 staff. It is expected for the 2015/2016 school year that approximately the same number of students and staff will be housed in the new location. This information provided by LCS is included in Appendix A.

Potential growth of the school in its new location could bring the student population to 200 students and 26 staff. The horizon year for the purpose of this study is three years (2017-2018 school year).

The Brighton Nazarene Church is located on Brighton Road in Genoa Township. The Church is on the north side of Brighton Road. The driveway is approximately 300 feet west of the intersection of the Brighton High School driveway which is a signalized three way intersection. Aljoann Drive is a public road located on the north side of Brighton Road between the Brighton High School driveway and the Church driveway. The nearest signalized intersection to the west is the Brighton Road/Bauer Road intersection which is approximately ½ mile west of the Church.

The purpose of this study is to evaluate potential traffic impacts associated with the LCS occupying a portion of the Brighton Nazarene Church. The focus of the study is the anticipated impact of the School on the public road network in immediate proximity to the LCS. Additionally a discussion regarding internal circulation during dropoff and pick up times is included.

EXISTING CONDITIONS

Brighton Road is a three land road in proximity to the proposed LCS. It consists of eastbound, westbound and center turn lanes through the LCS drive and extending east and west from the drive. The Church driveway consists of one inbound lane and two exiting lanes designated as right and left turn lanes. There is a deceleration lane for the Church driveway on Brighton Road.

The most current available traffic counts from SEMCOG for Brighton Road were taken on May 19 and 20 of 2014. The counts were initiated at 11:00 a.m. on May 19, 2014 and were completed at 11:00 a.m. on May 20, 2014. The results indicate a 24 hour traffic volume of 16,881 vehicles. The a.m. peak hour occurred between 7:00 a.m. and 8:00 a.m. with 1432 vehicles being recorded and the p.m. peak occurred between 5:00 p.m. and 6:00 p.m. with 1484 vehicles being recorded. For additional accuracy of the peak hours of traffic, Boss Engineering performed traffic counts on May 13, 2015 between the hours of 7:00-8:30 a.m. and 2:00-4:00 p.m. The results are included in Appendix B.

The Brighton Road traffic counts in this location are heavily influenced by Brighton High School and Maltby Middle School traffic, in particular the a.m. peak traffic counts. Brighton High School classes begin at 7:25 a.m. and end at 2:25 p.m. Maltby Middle School classes begin at 8:30 a.m. and end at 3:30 p.m. According to Mike Goryl at the Livingston County Road Commission the schools typically experience a 20 minute "peak".

According to the American Association of State Highway and Transportation Officials (AASHTO) the Level of Service for a roadway is categorized on a scale from A to F. Level of Service A being unimpeded free flow at the designated speed limit and Level of Service F being congested flow with travel speeds well below the designated speed limit.

PROPOSED CONDITIONS

As previously indicated Livingston Christian School intends to occupy a portion of the Brighton Nazarene Church. The School will be in operation Monday through Friday from September to June. The School is anticipating an initial occupancy of approximately 140 students and 18 staff which is the same as their current school located in Pinckney, Michigan. This study also projects a student population of 200 and a staff count of 26 in the horizon year of 2017-2018.

The recommended start time to avoid overlapping peaks with the Brighton High School and Maltby Middle School is 8:00 a.m. The recommended school completion time is 3:00 p.m. to avoid the overlapping peaks. These times aim to split the difference in start and finish times between the High School and Middle School. Appendix C provides a tabulation of drop off and pick up traffic for the 2014-2015 school year and the 2017-2018 projections.

According to an LCS survey approximately 2/3 of the student and staff traffic will be arriving from the west and 1/3 from the east on Brighton Road. Similarly it is anticipated that 2/3 of the student and staff traffic will exit to the west and 1/3 to the east. (25% of total traffic will exit to a destination south and east of the school.)

The detailed information indicated above was provided to the Livingston County Road Commission. Based on delays calculated in the LCRC synchro computer model the Level of Service on Brighton Road is at Level of Service A. The school parking lot left turns operate at Level of Service E, in the morning and D in the afternoon.

Intersection Impacts-The nearest signalized intersection to the Church is east approximately 300 feet at the Brighton High School entrance. The nearest intersection west is at Bauer Road and is approximately ½ mile from the Church entrance. The Brighton High School signal will not see significant impact due to the small increase in percentage of traffic from the east. The Bauer Road signal is far enough from the Church that no impact is anticipated. The Livingston County Road Commission has jurisdiction over the two signals and has the ability to modify signal timing should the need arise.

CONCLUSIONS AND RECOMMENDATIONS

- The Livingston Christian School will have minimal impact on Brighton Road in the a.m. and p.m. peak traffic hours for the school. The Brighton Road Level of Service will remain at A.
- The Livingston Christian School will have no impact on the traffic signals located at Brighton High School and Bauer Road.
- There will be a significant impact on the Monday through Friday use of the Church parking lot during the September to June time period when the school is in session.
- Information shall be provided to students, parents and staff during orientation that recommends right turns out of the parking lot after drop off and pick up to limit delays within the parking lot. The Traffic Control Director will direct left turn drivers into the left turn lane of the driveway at their discretion.
- Due to potentially long delays within the parking lot and at the driveway exit to Brighton Road school staff must be posted at critical locations to monitor the delays and to direct left turns out of the parking lot.
- Boss Engineering will be contracted by Livingston Christian School to observe a.m. and p.m. traffic on one day every October through the 2017/2018 school year to evaluate traffic flow/queing and delays both on Brighton Road and within the parking lot and issue a letter of findings to the School and Township. The letter shall provide recommendations on improving traffic management if necessary.

APPENDIX A



550 East Hamburg Street • Pinckney, MI 48169
 734-878-9818 • www.livingstonchristianschools.org

LCS Students Per Family

2014-15 School Year

1 Child	2 Children	3 Children	4 Children	5 Children	6 Children
42	24	10	2	0	1

2015-16 School Year (estimate based on enrollment as of 5/7/15)

1 Child	2 Children	3 Children	4 Children	5 Children	6 Children
47	23	9	3	0	1

LCS Drop-Off/Pick-Up Traffic

2014-15 School Year (count done in May 2015)

Parent/Carpool (some remain during day)	60-71
Student Drivers (remain during day)	12
Staff (remain during day)	18
Totals	90-101

APPENDIX B

Traffic Counts Taken Wednesday, May 13, 2015
Brighton Road/High School

	<u>Westbound</u>	<u>Eastbound</u>	<u>Brighton Rd Right Turn</u>	<u>Brighton Rd Left Turn</u>
2:00-2:15	93	78	5	5
2:15-2:30	65	84	6	84
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Traffic Counts Taken Wednesday, May 13, 2015
Brighton Road/High School

	<u>Westbound</u>	<u>Eastbound</u>	<u>Brighton Rd Right Turn</u>	<u>Brighton Rd Left Turn</u>
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8:15-8:30	64	219	7	7
			<u>High School Right Turn</u>	<u>High School Left Turn</u>
7:00-7:15			9	8
7:15-7:30			2	16
7:30-7:45			2	0
7:45-8:00			0	1
8:00-8:15			0	0
8:15-8:30			2	3

Traffic Counts Taken Wednesday, May 13, 2015
Brighton Road/Nazarene Church

	<u>Westbound</u>	<u>Eastbound</u>	<u>Right Turn</u>	<u>Left Turn</u>
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Traffic Counts Taken Wednesday, May 13, 2015
Brighton Road/Nazarene Church

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3:15-3:30	153	79	0	0
3:30-3:45	167	148	0	1
3:45-4:00	150	116	0	1

APPENDIX C

2014-2015 (140 +/- Students)

A.M. Arrivals/Dropoff

Parent/Carpool	71	
Student Drivers	12	
Staff	<u>18</u>	
	101	Total Vehicles arriving
	71	Vehicles Exiting

P.M. Pickup

Parent/Carpool	71	
Student Drivers	12	
Staff	<u>18</u>	
	101	Total Vehicles exiting
	71	Vehicles arriving

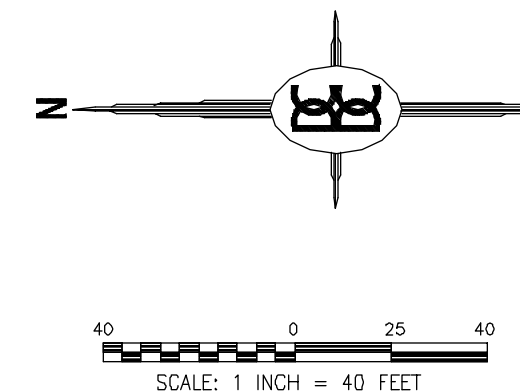
Projected 2017-2018 (200 students)

A.M. Dropoffs

Parent/Carpool	101	
Student Drivers	17	
Staff	<u>26</u>	
	144	Total Vehicles arriving
	101	Vehicles exiting

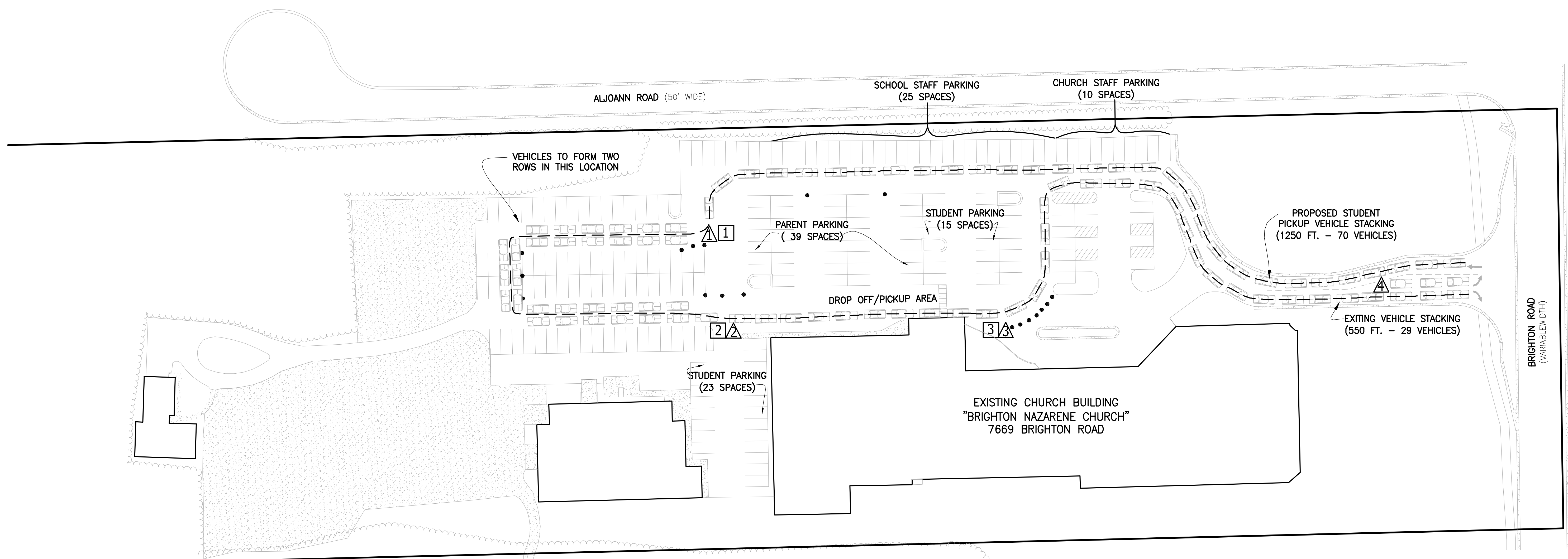
P.M. Pickup

Parent/Carpool	101	
Student Drivers	17	
Staff	<u>26</u>	
	144	Total Vehicles exiting
	101	Vehicles arriving



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE NOT TO BE CONSIDERED AS GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONFLICTS THAT MAY OCCUR AS A RESULT OF THE LOCATION OF EXISTING UTILITIES. CONTACT THE DESIGNER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

BEFORE YOU DIG
CALL 811
1-800-485-7171



SIGN KEY:

- 1. FORM TWO LANES REMAIN IN VEHICLE
 - 2. BEGIN DROPOFF/PICKUP AREA
 - 3. END DROPOFF/PICKUP AREA
- = ORANGE CONE LOCATION
 - = SANDWICH BOARD SIGN LOCATION
 - △ = TRAFFIC DIRECTOR LOCATION

NOTES:

1. ALL ORANGE CONES TO BE PLACED 10' ON CENTER
2. THERE WILL BE A MINIMUM OF 4 TRAFFIC CONTROL DIRECTORS FOR A.M. DROPOFF AND 4 TRAFFIC CONTROL DIRECTORS FOR P.M. PICKUP
3. ALL 8 VEHICLES WILL ENTER AND EXIT THE DESIGNATED DROPOFF/PICKUP AREA AT ONE TIME. STUDENTS MUST REMAIN IN VEHICLES UNTIL IN DROPOFF/PICKUP AREA

SUMMARY OF AVAILABLE QUEUING/PARKING SPACES:

DROPOFF/PICKUP QUEUING = 70 VEHICLES
 PARENT PARKING = 39 SPACES
 STAFF PARKING = 25 SPACES
 STUDENT PARKING = 38 SPACES
 TOTAL = 172 SPACES

BOSS ENGINEERING
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS

3171 E. GRAND RIVER AVE.
 BRIGHTON, MI 48116
 (E-MAIL: bossengineering.com)
 (800) 246-6735 FAX (517) 548-1670

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

TITLE: SITE PLAN

NO.	BY	REVISION	PER	DATE
7	ST	PER TWP REVIEW	5-20-15	
6	TD	SCHOOL	5-1-15	
5	ST	PER CLIENT REVIEW	5/14/14	
4	ST	PER CITY REVIEW	10/2/13	
3	ST	TWP REVIEW	8/26/13	
2	ST	PER PLANNING COM.	7/30/13	
1	ST	TWP REVIEW	7/2/13	
	ND	BY		

DESIGNED BY: ST
 DRAWN BY: AEB
 CHECKED BY:
 SCALE: 1" = 40'
 JOB NO. 13-100
 DATE 5-31-15
 SHEET NO. 1



GENOA TOWNSHIP

MAY 29 2015

May 26, 2015

Genoa Township Planning Commission
Genoa Township Hall
2911 Dorr Road
Brighton, MI 48116

Dear Members of the Genoa Township Planning Commission,

This letter is in regard to the Special Land Use Permit requested by Brighton Nazarene Church (Parcel No. 4711-25-400-058). The public hearing is scheduled for Monday, June 8 at 6:30 p.m.

We write on behalf of the Board of Trustees of First United Methodist Church of Brighton. Our church owns the home located in Mt. Brighton Subdivision at 7608 Brookview Court. The house is directly adjacent to the Nazarene property and is the home of Rev. Sherry Parker.

The Board of Trustees and Rev. Parker support the granting of a Special Land Use Permit so that Livingston Christian School may be located within the Brighton Nazarene Church.

Sincerely,


Mr. Dan Welton, Board of Trustees Chairman


Rev. Dr. Sherry Parker

Transformed by God to Transform the World

400 E. Grand River Ave. • Brighton, MI, 48116 • 810-229-8561 / www.brightonfumc.org

Kathryn Poppy

From: Kelly VanMarter
Sent: Tuesday, May 12, 2015 9:40 AM
To: Glenn Ikens
Cc: Kathryn Poppy
Subject: RE: Nazarene School

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Mr. Ikens,

I regret that I did not see this e-mail before the meeting last night. The request was tabled so I will include your comments for the next meeting. Thank you for taking the time to contact me.

Most sincerely,

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

From: Glenn Ikens [<mailto:glennikens@gmail.com>]
Sent: Monday, May 11, 2015 6:04 PM
To: Kelly VanMarter
Subject: Nazarene School

Dear Director,

I am writing this to urge you to share with the Planning Commission the need to reject the plan of the Church of the Nazarene to open a school on their Brighton Road property.

While I am not a Genoa Township resident, I live in close proximity to the proposed school, with my property at the corner of 4th and State in the City of Brighton. The matter of increased traffic concerns me greatly. If the school opens, it will create morning and afternoon traffic that will impact the State Street residents, as numerous drivers are likely to use State in an attempt to avoid backups on Main Street and Brighton Road. This will negatively impact the quality of life in my neighborhood, including both Brighton and Genoa Townships residents who share State Street and the city and township streets that cross State.

Please put matters of public safety and quality of life for the nearby neighborhoods first and reject the proposed Nazarene school. The expectations of your constituents to live in neighborhoods without the impact of excess traffic should be board's number one consideration.

Please communicate this to the commission.

Thank you,
Glenn Iken



CITY OF BRIGHTON

"Providing quality service"

April 27, 2015

City Hall

200 N. First St.
Brighton, MI 48116-1593
(810) 227-1911
Fax# 227-6420
TDD Phone: (810) 227-8357

City Manager

225-8022
City Clerk
227-0463

Human Resources Director

225-9251
Cemetery/ Voter
Registration
227-0463

Community Development

Building

227-9005
Building Inspection Line
227-0419
Planning / Zoning
225-9257

**Community Development/
DDA**

225-8025

Finance

Accounts Payable
225-8019
Assessing Assistant
227-9006

City Assessor
225-8024

City Treasurer
225-8023

Finance Director
225-9283

Assistant Finance Director
227-7738

Property Taxes
227-0179

Utility Billing
225-8041

Police Department

440 S. Third St.
(810) 227-2700
Fax# 227-2063

**Department of Public
Services**

420 S. Third St.
(810) 225-8001

Fax# 225-9249

DPS Director
225-9284

Assistant DPS Director
225-9282

Water Plant
227-2968

Wastewater Plant
227-9479

Kelly VanMarter, AICP

Genoa Township Assistant Township Manager/Community Development Director
2911 Dorr Road
Brighton, MI 48116

RE: REU's for Brighton Church of the Nazarene Change of Use - **REVISED**

Dear Ms. VanMarter:

It has been brought to the City of Brighton's attention that the Brighton Church of the Nazarene located at 7669 Brighton Road is requesting to convert roughly 37,620 square feet of existing church use to a K-12 school use. **Per the Livingston Christian Schools paperwork submittal there will be 18 classrooms.** The Brighton Church of the Nazarene is connected to the City's water supply system.

The proposed change of use will result in the following REU payment requirement prior to the issuance of a building permit for the change in use:

Use	Location	Square Footage	REU's Credit
Church	7669 Brighton Road	37,620*	9.41
Based on .25 REU per 1,000 sq ft of floor area			

*square footage must be confirmed with a detailed, dimensioned architectural drawing that is sealed and signed by a registered architect.

Below is the calculation for the change of use:

Use	Location	Classrooms	Total REU's
K-12 School	7669 Brighton Road	18	18
REU Credit for church use detailed above			9.41
TOTAL REU's DUE			8.59
Based on 1 REU per classroom			

Below is the calculation for the required payment:

REU's Owed	Cost per REU	Required Payment
8.59	\$2,662	\$22,866.58

** payment subject to increase on July 1, 2015

Should you have any questions, please feel free to contact me at 810-225-9257.

THIS HAS NOT CHANGED SINCE THE FIRST SUBMITTAL.

GENOA TOWNSHIP
MAR 18 2015

AMENDMENT
TO
IMPACT ASSESSMENT
"BRIGHTON NAZARENE CHURCH FACILITY EXPANSION"

Dated: May 31, 2013

*(see Attachment A for copy)

Prepared for:

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

Prepared by:

STEVEN R. MORGAN
4432 GLEN EAGLES COURT
BRIGHTON, MI 48116
(586) 942-9751

March 16, 2015

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

The Amendment was Prepared By:
Steven R. Morgan, RLS Tenn.
4432 Glen Eagles Ct.
Brighton, Michigan 48116
586-942-9751

B. No Change

C. No Change

D. No Change

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

(Add to existing comment)

- The site is and will remain the home of the Brighton Nazarene Church. The classrooms, as noted, will also be used Monday thru Friday, from September thru May, as School classrooms for Livingston Christian Schools. The School will add an increase of approximately 50 cars using the existing parking facilities on Monday thru Friday.
- There will be, on occasion, late afternoon or early evening activities, I.E., Parent/Teacher conferences, and athletic events within the facility.
- The existing playground on the western side of the existing facility will be used by the Christian School on Monday-Friday during the mid-day.
- The existing parking lot will be used, on occasion, by the Christian School, for daytime activities.

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

(Add to existing comment)

- The Livingston Christian School will increase the number of employees at the facility by approx. 25 people. The student population will increase the use of the facility by approx. 150 people.

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

(Add to existing comment)

- The City of Brighton has been notified of the additional public water supply.
- The existing septic system is private and has no impact on public sewer facilities.
The private septic system has been designed and installed to the requirements of the Livingston County Health Department and will accommodate the additional usage.

H. No Change

I. No Change

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

(Add to existing comment)

-The existing Brighton High School, to the east, starts at 7:35 am and ends at 2:35 pm. The existing Maltby School, to the west, starts at 8:30 am and ends at 3:31 pm.

-The Livingston Christian School will start/end at a median time between Brighton High School and Maltby Middle School times.

-The Christian School is expected to generate 75 ingress/egress trips from the west and 50 ingress/egress trips from the east prior/after these start times. (Survey of current school staff and students) Little of this traffic will occur during "peak" traffic hours.

-The Livingston County Road Commission (LCRC) reviewed the potential traffic impact of these start/end times at the Nazarene Church facility, in a meeting on 3/17/2015, and have determined that the traffic at the Brighton Road and the Church driveway intersection is defined as "Minor Impact". (per LCRC data, see Attachment B)

-Livingston Christian School will not operate during the "peak hour" morning nor afternoon.

-A traffic count and traffic model of the Nazarene Church entrance was made by the LCRC in 2010. (see Attachment C)

K. No Change

L. No Change

GENOA TOWNSHIP

MAR 18 2015

Brighton High School Entrance

Default Titles

Change These in The Preferences Window
Select File/Preference in the Main Scree
Then Click the Titles Tab

(morning)

File Name : BRIGHT~2
Site Code : 11111111
Start Date : 11/27/2007
Page No : 1

Groups Printed- CAR - TRUCK BUS

Start Time Factor	BRIGHTON From East		HIGH SCHOOL From South		BRIGHTON From West		Int. Total
	Thru	Left	Right	Left	Right	Thru	
	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	5	0	0	0	0	28	33
06:35 AM	4	2	1	0	0	37	44
06:40 AM	5	2	0	0	1	43	51
06:45 AM	6	3	0	0	0	47	56
06:50 AM	15	1	1	0	3	47	67
06:55 AM	7	9	0	1	5	54	76
Total	42	17	2	1	9	256	327
07:00 AM	7	15	0	1	10	53	86
07:05 AM	9	36	0	2	10	46	103
07:10 AM	10	37	0	6	39	47	139
07:15 AM	25	30	2	11	67	32	167
07:20 AM	31	25	0	12	74	27	169
07:25 AM	28	40	1	6	62	44	181
07:30 AM	32	20	1	4	19	64	140
07:35 AM	20	4	1	4	1	40	70
07:40 AM	28	3	0	1	1	55	88
Grand Total	232	227	7	48	292	664	1470
Apprch %	50.5	49.5	12.7	87.3	30.5	69.5	
Total %	15.8	15.4	0.5	3.3	19.9	45.2	

Attachment
"B"
No. 1 of 4

Brighton High School Entrance

Default Titles

Change These in The Preferences Window
 Select File/Preference in the Main Scee
 Then Click the Titles Tab

(afternoon)

File Name : BRIGHT~3
 Site Code : 11111111
 Start Date : 11/26/2007
 Page No : 1

Groups Printed- CAR - TRUCK BUS

Start Time Factor	BRIGHTON From East		<u>HIGH SCHOOL</u> From South		BRIGHTON From West		Int. Total
	Thru	Left	Right	Left	Right	Thru	
	1.0	1.0	1.0	1.0	1.0	1.0	
01:45 PM	90	0	2	0	1	80	173
02:00 PM	84	7	0	0	4	64	159
02:15 PM	84	17	47	30	13	79	270
02:30 PM	119	8	107	118	8	64	424
02:45 PM	122	11	10	12	4	87	246
03:00 PM	101	13	10	10	12	101	247
Grand Total	600	56	176	170	42	475	1519
Apprch %	91.5	8.5	50.9	49.1	8.1	91.9	
Total %	39.5	3.7	11.6	11.2	2.8	31.3	

Page 2 of 4

"B"
 Attachment

Brighton Rd. / Bauer Rd. (morning)

Default Titles

Change These in The Preferences Window
 Select File/Preference in the Main Scree
 Then Click the Titles Tab

File Name : BAUERB~1
 Site Code : 11111111
 Start Date : 05/25/2011
 Page No : 1

Groups Printed- CAR - TRUCK BUS

Start Time	BAUER From North				BRIGHTON From East				BAUER From South				BRIGHTON From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
07:00 AM	0	0	6	6	4	8	0	12	4	1	0	5	1	51	13	65	88
07:05 AM	6	3	21	30	3	4	0	7	4	7	0	11	0	56	11	67	115
07:10 AM	1	3	16	20	5	5	0	10	2	4	0	6	2	59	19	80	116
07:15 AM	3	2	3	8	4	14	2	20	4	5	1	10	5	61	23	89	127
07:20 AM	3	1	2	6	5	10	1	16	2	1	0	3	3	39	14	56	81
07:25 AM	4	3	4	11	5	7	0	12	0	4	2	6	3	36	23	62	91
07:30 AM	4	0	3	7	4	4	1	9	1	4	5	10	3	35	18	56	82
07:35 AM	7	0	5	12	6	6	0	12	1	2	1	4	2	37	13	52	80
07:40 AM	3	1	4	8	6	11	0	17	1	4	1	6	0	41	20	61	92
07:45 AM	9	0	2	11	6	12	0	18	1	6	4	11	0	45	24	69	109
07:50 AM	4	2	7	13	10	4	1	15	1	2	1	4	1	48	22	71	103
07:55 AM	8	1	8	17	11	10	0	21	3	14	2	19	1	41	30	72	129
Total	52	16	81	149	69	95	5	169	24	54	17	95	21	549	230	800	1213
08:00 AM	4	6	10	20	19	10	0	29	0	7	0	7	1	42	27	70	126
08:05 AM	8	6	23	37	22	9	0	31	0	8	2	10	0	35	16	51	129
08:10 AM	6	4	25	35	32	6	0	38	0	12	1	13	2	30	19	51	137
08:15 AM	6	4	18	28	18	7	0	25	2	9	1	12	0	39	12	51	116
08:20 AM	14	8	32	54	11	12	0	23	1	15	0	16	1	30	24	55	148
08:25 AM	9	3	34	46	8	10	0	18	1	7	3	11	0	33	29	62	137
08:30 AM	11	0	9	20	9	4	0	13	0	3	0	3	2	27	25	54	90
08:35 AM	12	5	10	27	14	8	0	22	1	10	1	12	0	28	35	63	124
08:40 AM	17	3	18	38	11	9	1	21	1	16	0	17	3	27	33	63	139
08:45 AM	16	7	17	40	7	22	1	30	1	10	1	12	2	42	28	72	154
08:50 AM	15	3	18	36	5	5	0	10	3	4	0	7	0	30	24	54	107
08:55 AM	15	1	6	22	6	11	2	19	1	4	0	5	0	27	18	45	91
Total	133	50	220	403	162	113	4	279	11	105	9	125	11	390	290	691	1498

Attachment B
 page 3 of 4

Brighton Rd / Bauer Rd (Afternoon)

Default Titles

Change These in The Preferences Window
 Select File/Preference in the Main Scree
 Then Click the Titles Tab

File Name : BAUERB~3
 Site Code : 11111111
 Start Date : 05/25/2011
 Page No : 1

Groups Printed- CAR - TRUCK BUS

Start Time	BAUER From North				BRIGHTON From East				BAUER From South				BRIGHTON From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Factor	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0		
02:30 PM	12	5	2	19	9	28	0	37	1	2	0	3	1	18	7	26	85
02:35 PM	11	6	3	20	11	44	3	58	1	1	0	2	1	25	10	36	116
02:40 PM	14	1	5	20	8	56	14	78	0	4	1	5	2	13	12	27	130
02:45 PM	21	2	3	26	13	38	3	54	0	3	1	4	1	28	12	41	125
02:50 PM	18	2	3	23	8	28	0	36	0	5	1	6	0	16	11	27	92
02:55 PM	20	2	7	29	5	32	0	37	0	1	1	2	0	18	12	30	98
Total	96	18	23	137	54	<u>226</u>	20	300	2	16	4	22	5	<u>118</u>	64	187	646
03:00 PM	14	3	5	22	9	22	0	31	1	4	3	8	0	10	11	21	82
03:05 PM	25	3	1	29	6	26	1	33	1	6	3	10	3	17	13	33	105
03:10 PM	18	0	9	27	10	25	3	38	3	9	2	14	0	24	10	34	113
03:15 PM	16	2	6	24	11	22	1	34	0	4	3	7	0	20	27	47	112
03:20 PM	11	2	2	15	18	29	1	48	0	6	1	7	0	17	20	37	107
03:25 PM	22	1	7	30	24	40	0	64	0	10	1	11	1	21	19	41	146
03:30 PM	14	2	7	23	20	32	0	52	3	5	0	8	0	23	22	45	128
03:35 PM	17	5	12	34	16	37	0	53	1	10	0	11	5	36	14	55	153
03:40 PM	21	9	32	62	13	38	0	51	1	5	0	6	3	17	14	34	153
03:45 PM	24	7	22	53	9	34	0	43	0	11	2	13	2	20	16	38	147
03:50 PM	26	10	24	60	15	30	0	45	0	10	1	11	1	16	18	35	151
03:55 PM	21	5	16	42	7	26	2	35	0	2	2	4	0	15	18	33	114
Total	229	49	143	421	158	<u>361</u>	8	527	10	82	18	110	15	<u>236</u>	202	453	1511
04:00 PM	42	11	20	73	7	36	1	44	0	5	1	6	1	22	13	36	159
04:05 PM	34	11	17	62	8	33	1	42	0	4	1	5	1	15	13	29	138
04:10 PM	25	10	9	44	9	32	2	43	0	1	2	3	0	29	12	41	131
04:15 PM	28	2	15	45	7	46	1	54	3	3	1	7	0	20	15	35	141
04:20 PM	17	1	6	24	4	32	2	38	0	1	0	1	1	31	20	52	115
04:25 PM	19	3	6	28	9	32	1	42	0	3	0	3	0	21	16	37	110
04:30 PM	15	1	2	18	5	27	1	33	3	2	1	6	6	24	13	43	100
04:35 PM	15	4	3	22	8	42	1	51	1	4	1	6	1	22	14	37	116
04:40 PM	18	6	7	31	6	51	0	57	0	4	3	7	0	28	7	35	130
04:45 PM	14	9	9	32	4	45	0	49	0	3	2	5	0	31	10	41	127
04:50 PM	26	9	9	44	7	34	0	41	2	3	0	5	1	19	8	28	118
04:55 PM	19	1	4	24	6	38	0	44	3	6	5	14	3	26	10	39	121
Total	272	68	107	447	80	<u>448</u>	10	538	12	39	17	68	14	<u>288</u>	151	453	1506

Attachment B Page 4 of 4

Default Titles
 Change These in The Preferences Window
 Select File/Preference in the Main Scree
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File Name : BRIGHT~4
 Site Code : 22222222
 Start Date : 05/16/2010
 Page No : 1

Start Time	Naz Church From North			Brighton From East			Brighton From West			Int. Total
	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	
Factor	1.0	1.0		1.0	1.0		1.0	1.0		
12:05 PM	0	2	2	1	37	38	29	1	30	70
12:10 PM	25	21	46	0	32	32	40	2	42	120
12:15 PM	18	27	45	2	45	47	33	0	33	125
12:20 PM	24	25	49	0	48	48	49	1	50	147
12:25 PM	14	23	37	0	61	61	33	1	34	132
12:30 PM	9	14	23	2	42	44	38	0	38	105
Grand Total	90	112	202	5	265	270	222	5	227	699
Apprch %	44.6	55.4		1.9	98.1		97.8	2.2		
Total %	12.9	16.0	28.9	0.7	37.9	38.6	31.8	0.7	32.5	

Page 1 of 1
Attachment "C"

SITE PLAN FOR BRIGHTON NAZARENE CHURCH FACILITY EXPANSION

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

PROPERTY DESCRIPTION:

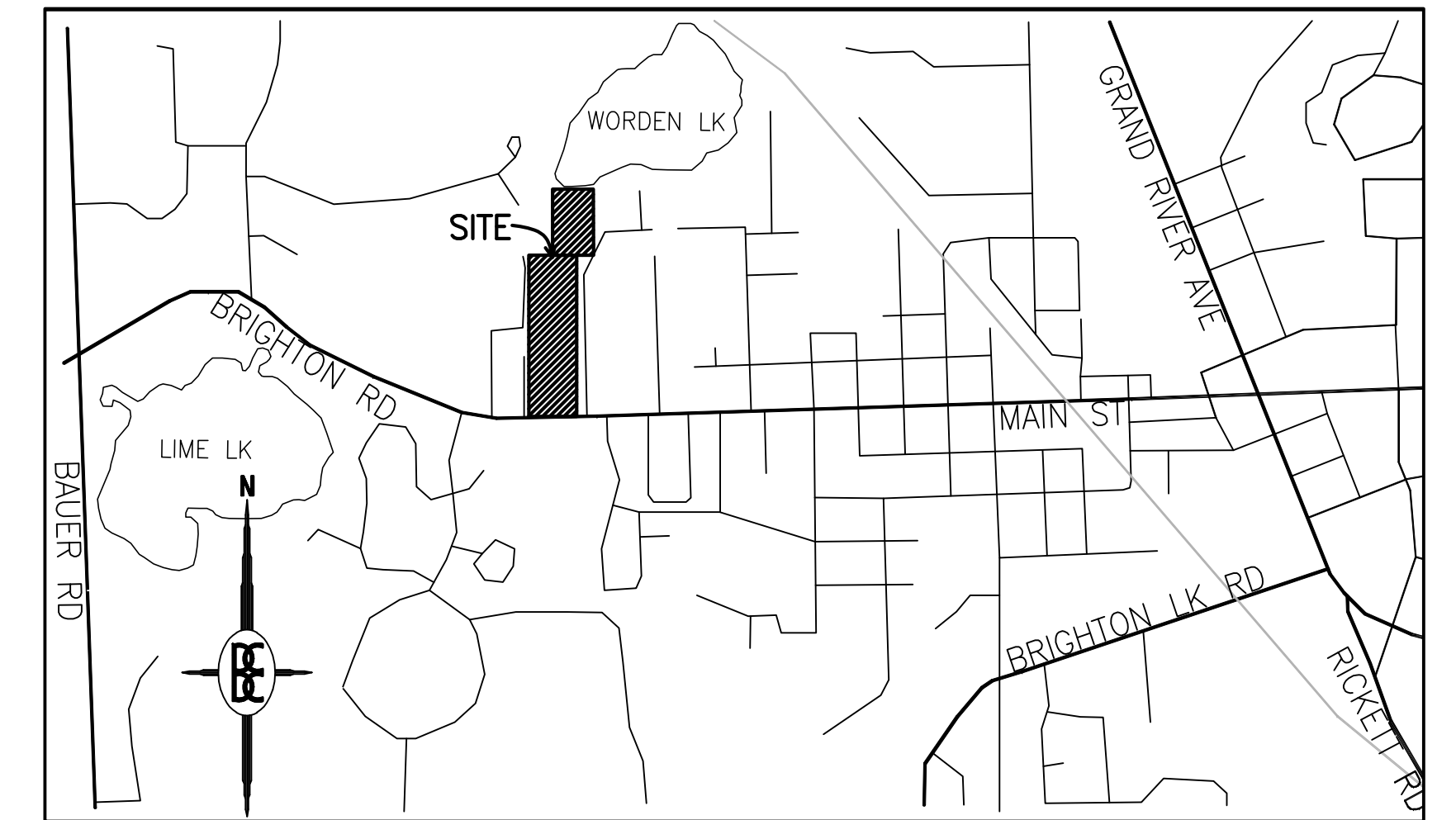
A part of the SE 1/4 of Section 25, T2N-R5E thence N 89°08'13" E 663.28 feet to Point of Beginning, thence continue E 331.64 feet, thence N 01°21'30" W 1341.53 feet, thence S 89°03'20" E 332.74 feet, thence S 01°24'19" E 1341.56 feet to Point of Beginning and also Section 25, T2N-R5E Beginning at the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

CONSTRUCTION NOTES

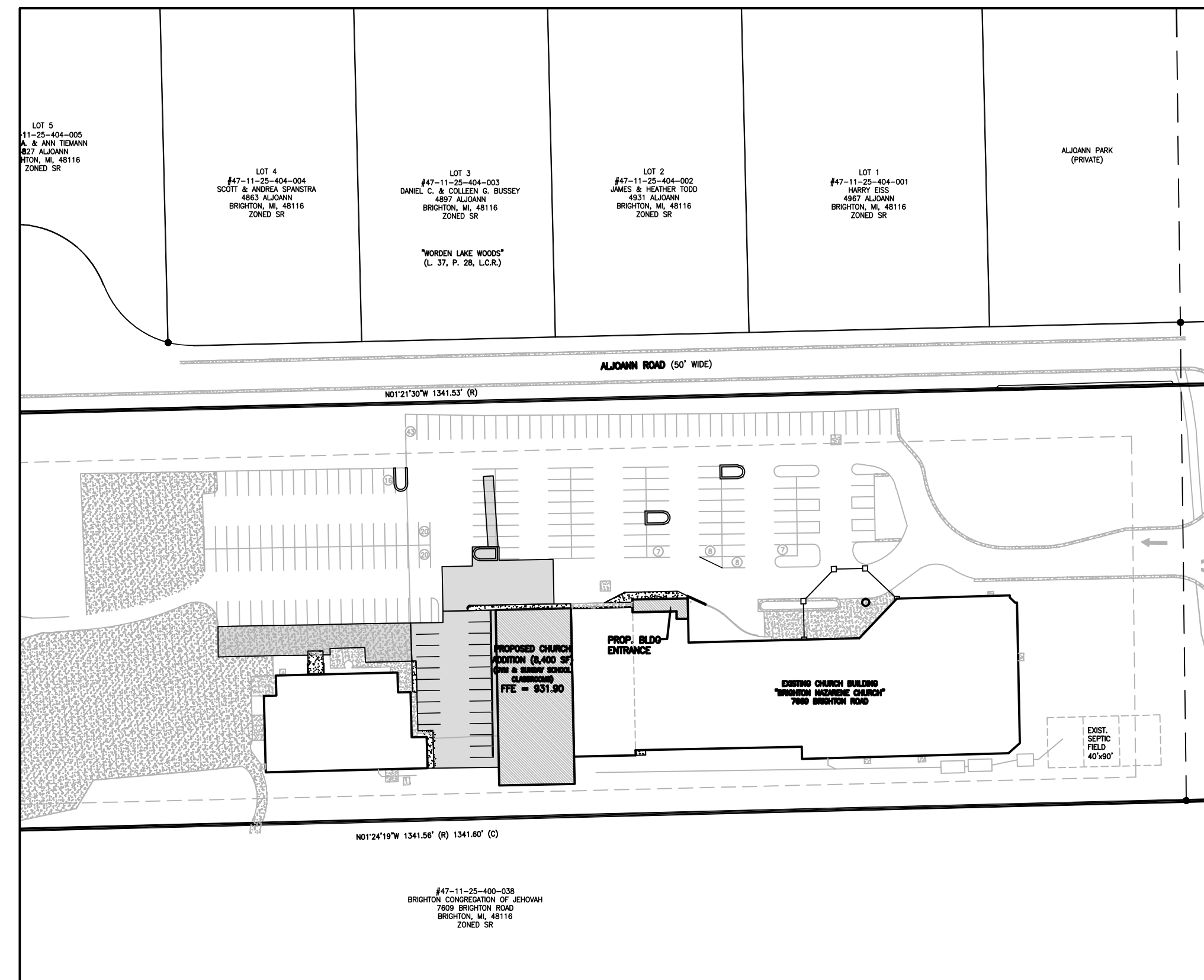
- THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR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

INDEMNIFICATION STATEMENT

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



LOCATION MAP
NO SCALE



OVERALL SITE MAP
NO SCALE

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

BRIGHTON NAZARENE CHURCH FACILITY EXPANSION

PREPARED FOR:

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

ARCHITECT

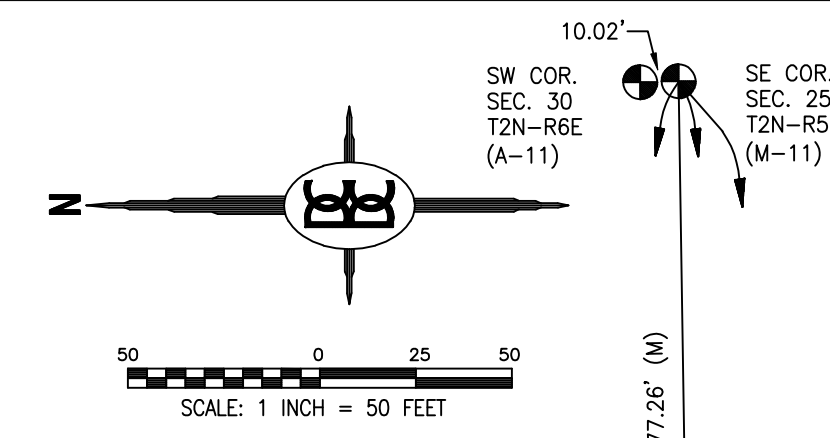
SAHBA LA'AL, ARCHITECT
MACMULLAN ARCHITECTS
308 NORTH RIVER STREET
YPSILANTI, MICHIGAN 48198

PREPARED BY:

BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
(E-MAIL: be@bosseng.com)
3121 E. GRAND RIVER AVE.
HOWELL, MI 48845
(800) 246-6735 FAX (517) 548-1670

5	ST	PER CLIENT REVIEW	5/14/14	1
4	ST	PER TWP. REVIEW	10/2/13	
3	ST	PER TWP. REVIEW	8/26/13	
2	ST	PER PLANNING COM.	7/30/13	
1	ST	TWP. REVIEW	7/2/13	
NO	BY	CK	REVISION	

ISSUE DATE: 5/31/13
JOB NO. 13-100



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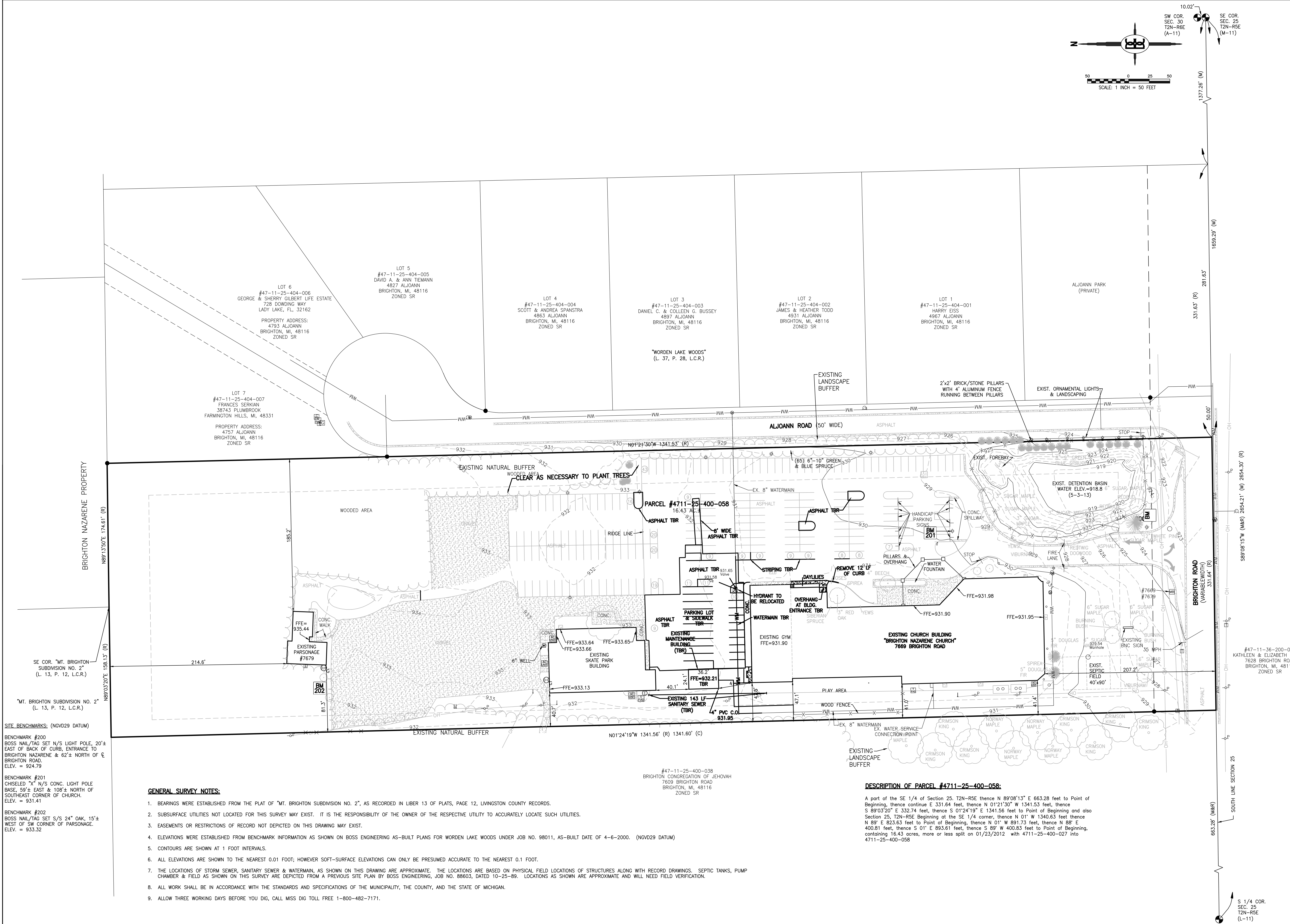
BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

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3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
(800) 246-6735 FAX: (517) 548-1670

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

EXISTING CONDITIONS & DEMOLITION

PROJECT:	B.N.C. FACILITY EXPANSION
PREPARED FOR:	BRIGHTON NAZARENE CHURCH
DATE:	5/14/14
PER CLIENT REVIEW:	5/14/14
PER CITY REVIEW:	10/21/13
PER PLANNING COM.:	7/30/13
TWP. REVIEW:	6/26/13
REVISION PER:	NO BY
DATE:	
DESIGNED BY:	ST
DRAWN BY:	AEB
CHECKED BY:	
SCALE:	1" = 50'
JOB NO.:	13-100
DATE:	5-31-13
SHEET NO.:	2



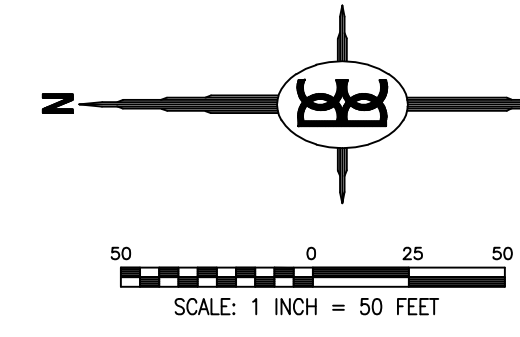
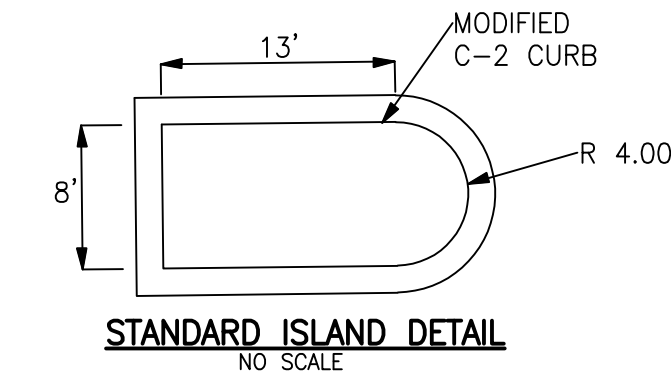
LEGEND

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

SITE DATA

	EXISTING/REQUIRED	PROPOSED
ZONING	SUBURBAN RESIDENTIAL(SR)	SUBURBAN RESIDENTIAL(SR)
AREA (GROSS)	3 ACRES ^(+15000SQFT PER 100 PERSON SEATING CAPACITY)	16.43 ACRES
AREA (NET)	3 ACRES ^(+15000SQFT PER 100 PERSON SEATING CAPACITY)	15.86 ACRES
LOT WIDTH		331.64 FT
USE	CHURCH	CHURCH
SETBACKS		
FRONT	40 FT	207.2 FT
SIDE	20 FT	26.83 FT
REAR	50 FT	214.6 FT
PARKING	50 FT	50.05 FT
MAX. LOT COVERAGE	20% BUILDING (6.99%)	8.19%
	35% IMPERVIOUS (23.07%)	23.95%
PARKING - 1 SPACE PER 3 SEATS IN WORSHIP AREA (520 SEATS/3 = 174 SPACES)		201 SPACES
		8 BARRIER FREE SPACES
		8 BARRIER FREE SPACES
	(FOR MAX CAPACITY SERVICES ARRANGEMENTS ARE MADE TO UTILIZE BRIGHTON HIGH SCHOOLS PARKING LOT)	
SOILS (PER U.S.D.A. SOIL SURVEY)	BOYER-OSHTEMO LOAMY SANDS, 0 TO 2 PERCENT SLOPES	
	NO NEW SIGNAGE PROPOSED	

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



SW COR. SEC. 30 T2N-R5E (A-11)
SE COR. SEC. 25 T2N-R5E (M-11)



BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
(E-MAIL: bob@bosseng.com)
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
(800) 246-6735 FAX (517) 548-1670

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

SITE PLAN

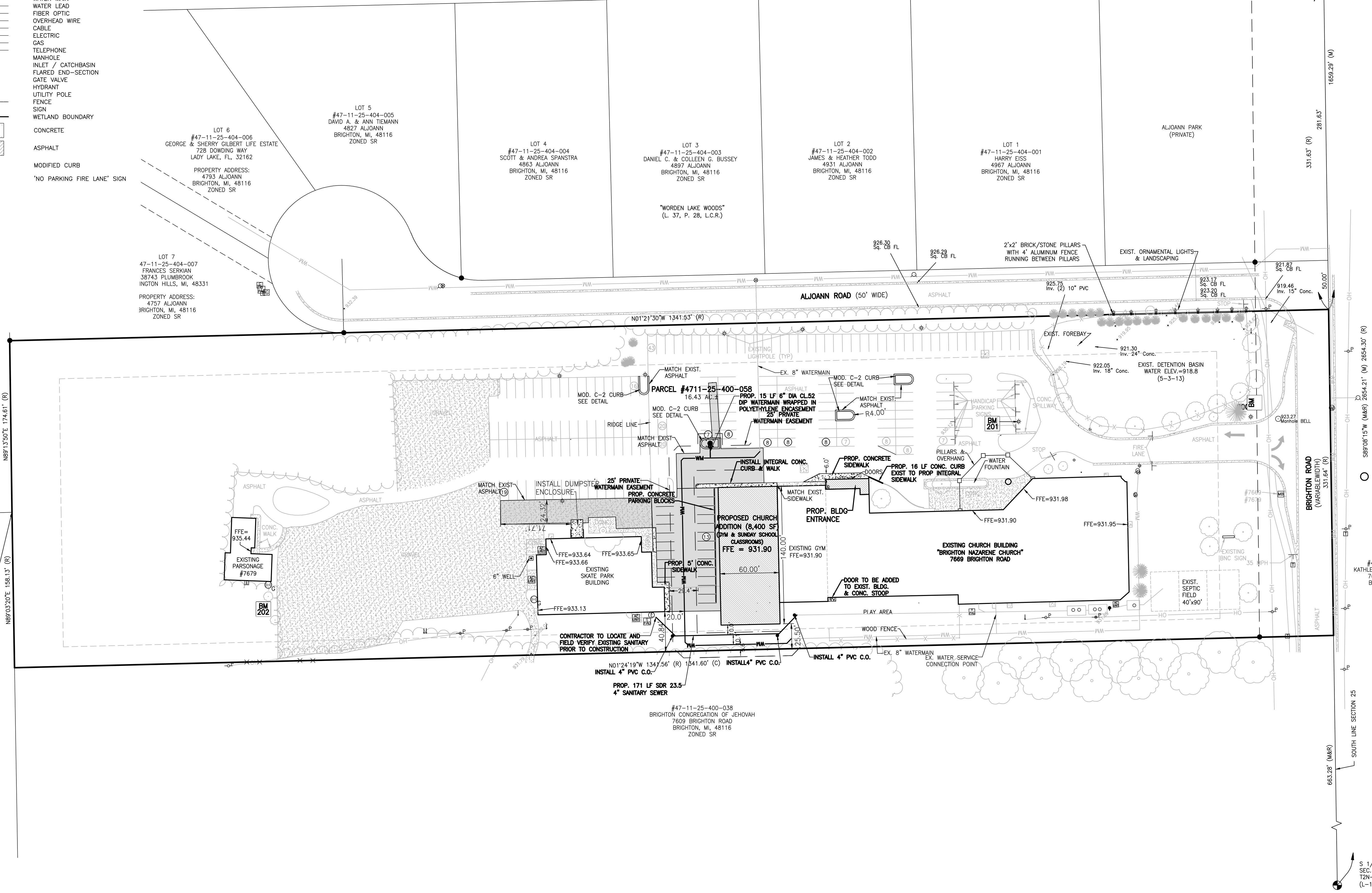
PROJECT: B.N.C. FACILITY EXPANSION
FOR: BRIGHTON NAZARENE CHURCH

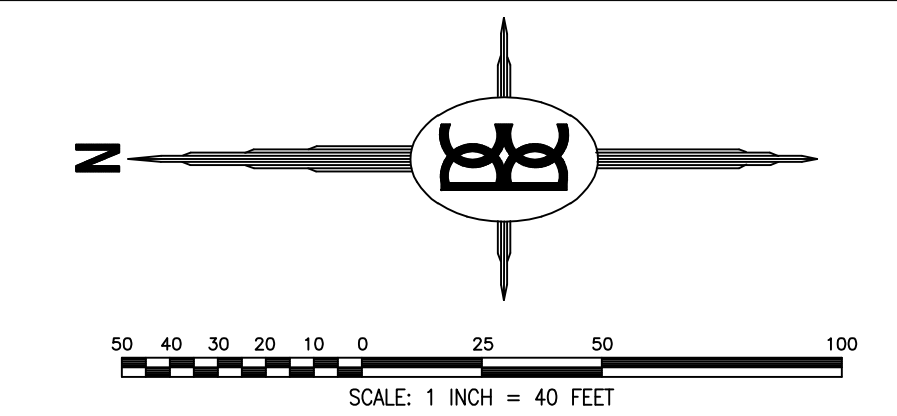
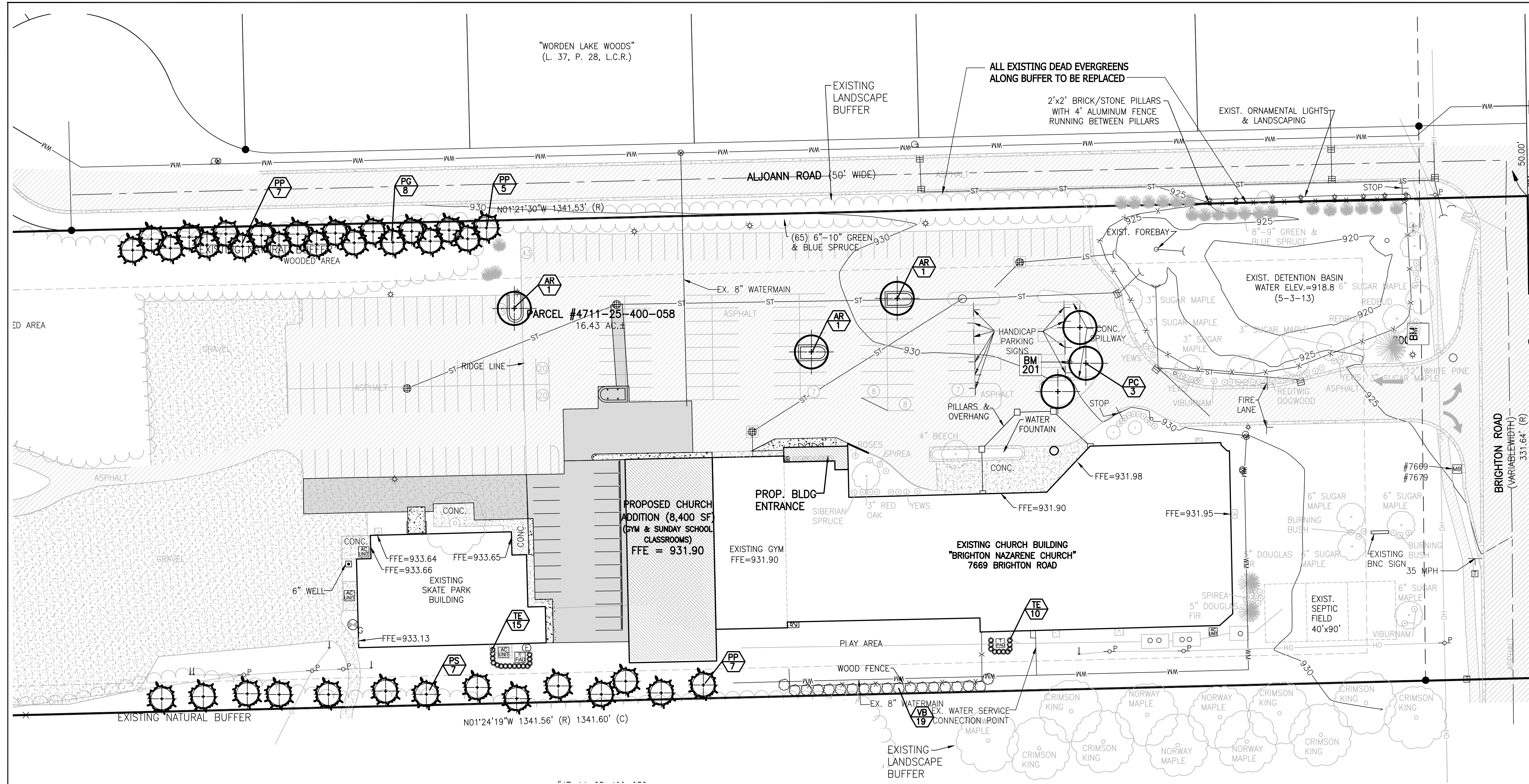
NO	BY	DATE	REVISION PER
1	ST	7/25/13	
2	ST	7/25/13	
3	ST	8/26/13	
4	ST	10/2/13	
5	ST	5/14/14	PER CLIENT REVIEW

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

BRIGHTON NAZARENE PROPERTY

SE COR. "MT. BRIGHTON SUBDIVISION NO. 2" (L. 13, P. 12, L.C.R.)
"MT. BRIGHTON SUBDIVISION NO. 2" (L. 13, P. 12, L.C.R.)





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

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

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 ENGINEERS SURVEYORS PLANNERS
 LANDSCAPE ARCHITECTS
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 (800) 246-6335 FAX (517) 948-1670

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

LANDSCAPE & LIGHTING PLAN

NO	BY	DATE	REVISION PER
5	ST	5/14/14	PER CLIENT REVIEW
1	TD	7/20/13	PC MEETING

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



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

GENOA TOWNSHIP

MAY 29 2015

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Brighton Naz. Church
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Brighton Naz.

SITE ADDRESS: 7669 BRIGHTON RD, BRIGHTON PARCEL #(s): _____

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

LOCATION AND BRIEF DESCRIPTION OF SITE: Brighton Naz. Church

BRIEF STATEMENT OF PROPOSED USE: Entry to new Addition (Revision)

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: (see attached)

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: Pastor Ben D. Walls

ADDRESS: 7669 Brighton Rd. Brighton Mich.

Contact Information - Review Letters and Correspondence shall be forwarded to the following: 517-420-8105

1.) Gary Anscombe (G.C.) of Kingston Const. at ganscombe@sbcglobal.net
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: Pastor Ben D. Walls DATE: 5/28/15
PRINT NAME: Ben D. Walls PHONE: 810-227-6600

May 28,2015

Kelly VanMarter AICP
Genoa Township Asst. Township Manager
2911 Dorr Road
Brighton Michigan 48116

GENOA TOWNSHIP
MAY 29 2015

RE: Brighton Nazarene Church Amendment to Site Plan---East Elevation

Please place the Brighton Nazarene Church (The Naz) on the agenda for the Planning Commission meeting on June 8, 2015.

The Brighton Nazarene requests an amendment to the East Elevation, Page 11, of Boss Engineering Co. Plan 13-100 of the approved Site Plan of Sept. 2013. The proposed amendment is only the building entry on the East Elevation.

The requested amendment of the East Elevation does not change the Building Footprint and it does not change the Building Access location. There are Four reasons for the requested change:

- Most Rain Water, rooftop Snow, and Ice Melt will be diverted from the Entrance Area to the westerly portion of the new Building.
- Maintenance of the Rooftop and Roof valleys will be minimized.
- The pedestrian flow/circulation to the Second Floor, inside the building , will improve. (ADA access)
- The Natural light into the non-Sanctuary access and Gymnasium areas will improve.

Color photos and/or building material samples will be supplied at the Planning Commission meeting.

Prepared for Brighton Nazarene Church by:

Steve Morgan
4432 Glen Eagles Court
Brighton, Michigan 48116
586-942-9751

June 4, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Brighton Nazarene Church – Sketch Plan Review #1
Location:	7669 Brighton Road – northwest corner of Brighton and Aljoann Roads
Zoning:	SR Suburban Residential

Dear Commissioners:

As requested, we have reviewed the submittal requesting a revision to the building façade from the previously approved site plan for the Brighton Nazarene Church at 7669 Brighton Road.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and provide the following comments for your consideration.



Picture of new façade

Proposal/Process

The applicant requests sketch plan review/approval for changes to approved building elevations for the Brighton Nazarene Church. Specifically, the submittal proposes changes in materials and design to the east elevation, which was approved as part of the 2013 expansion project.

Since a) the proposed change in materials was not deemed to be to a higher quality material and b) the applicant has already initiated construction of the new façade, the Township determined that Planning Commission review/approval is necessary.

Sketch Plan Review

The only item for consideration is the change in building materials and design – no other changes are proposed to the approved site plan as part of this request.

The approved plans included brick along the lower level of the addition with metal siding and a pitched metal roof above. The proposal appears to include all metal siding (with no brick) and a flat roof. It also has the appearance of a taller building, though no dimensions are provided and the drawing submitted is of relatively poor quality. Additionally, based on photos provided by the Township, much of the new metal siding is blue in color.

In our opinion, these changes are not necessarily in keeping with the existing building or the residential character of the area. To the best of our knowledge, the use of blue metal is not something generally seen (or allowed) elsewhere in the Township and a change from brick to metal would not typically be viewed as an improvement or higher quality material.

Compounding this issue is the fact that the building appears to be relatively far along in construction, despite the fact that the Township did not authorize any changes to the approved plans.

Ultimately, Planning Commission has review/approval authority over the proposed changes and is put in the difficult position of reviewing something after the fact.

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.

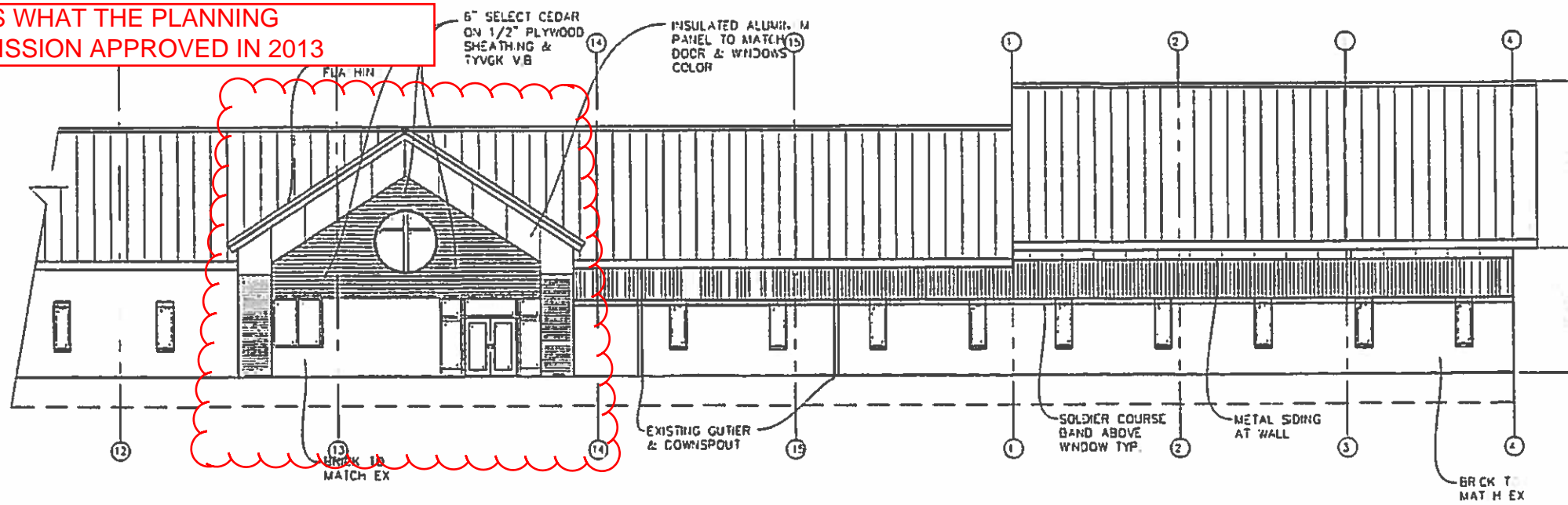


Brian V. Borden, AICP
Principal Planner

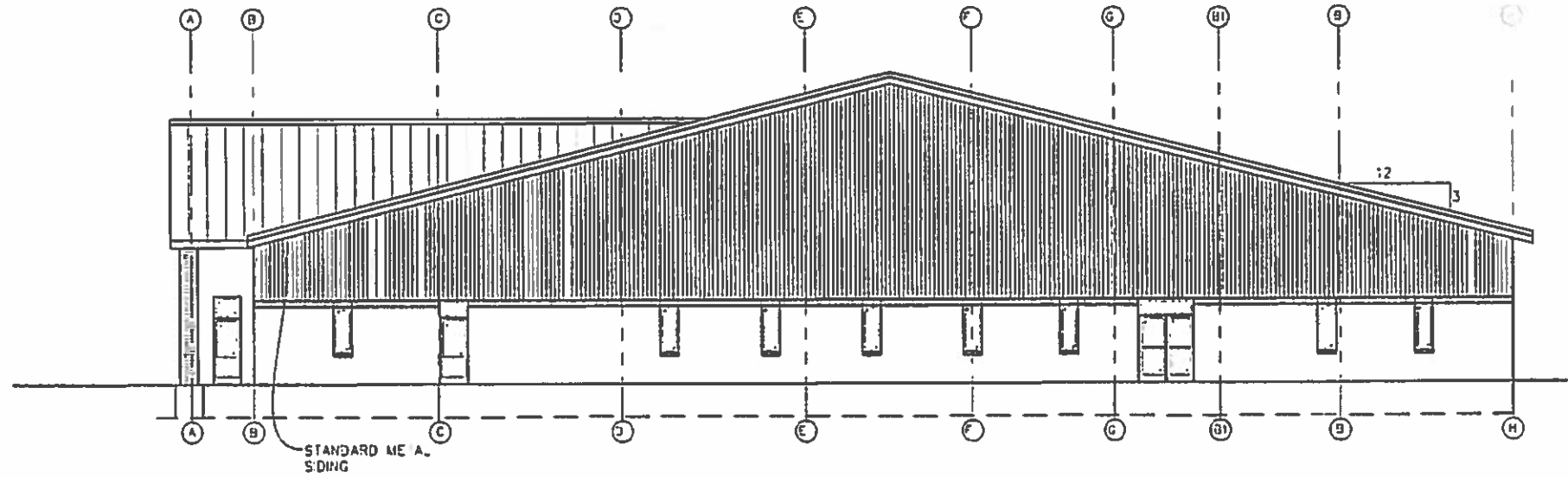


Michelle Foster
Project Planner

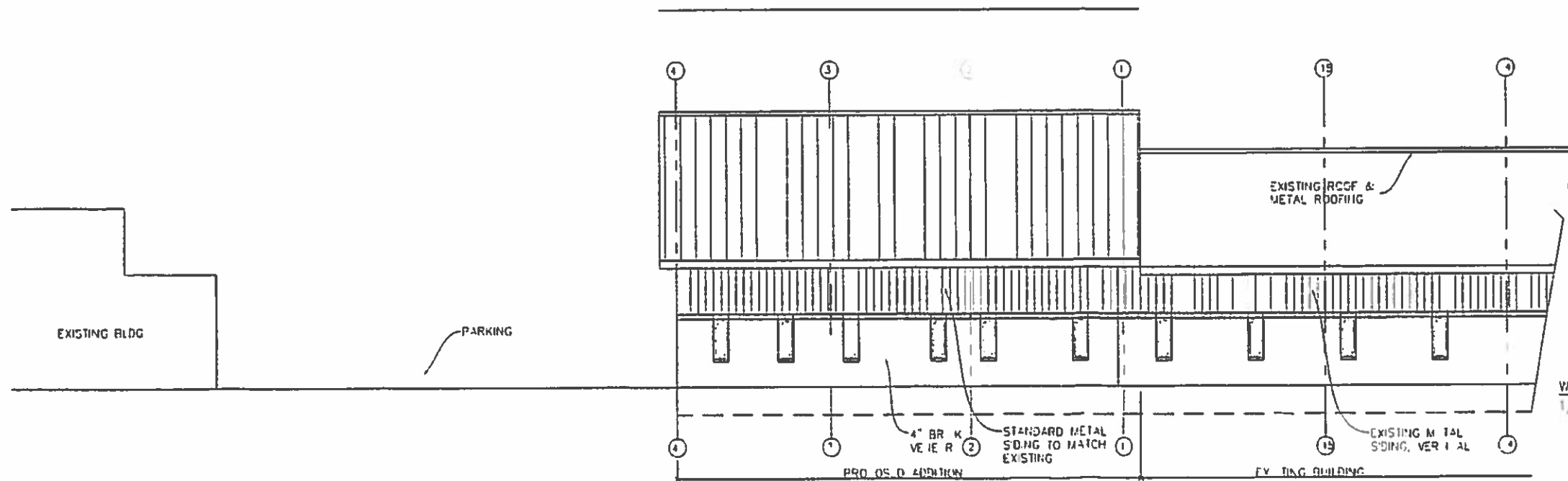
THIS IS WHAT THE PLANNING COMMISSION APPROVED IN 2013



FINISH FLOOR
EAST ELEVATION
1/8" = 1'-0"



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



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

REVISED

GENOA TOWNSHIP

MAY 29 2015

PROPOSED ELEVATIONS
SCALE 1/8" = 1'



MacMULLAN ARCHITECTS, P.C.
308 North River Street
Ypsilanti, Michigan 48198 Tel. 734-483-1200

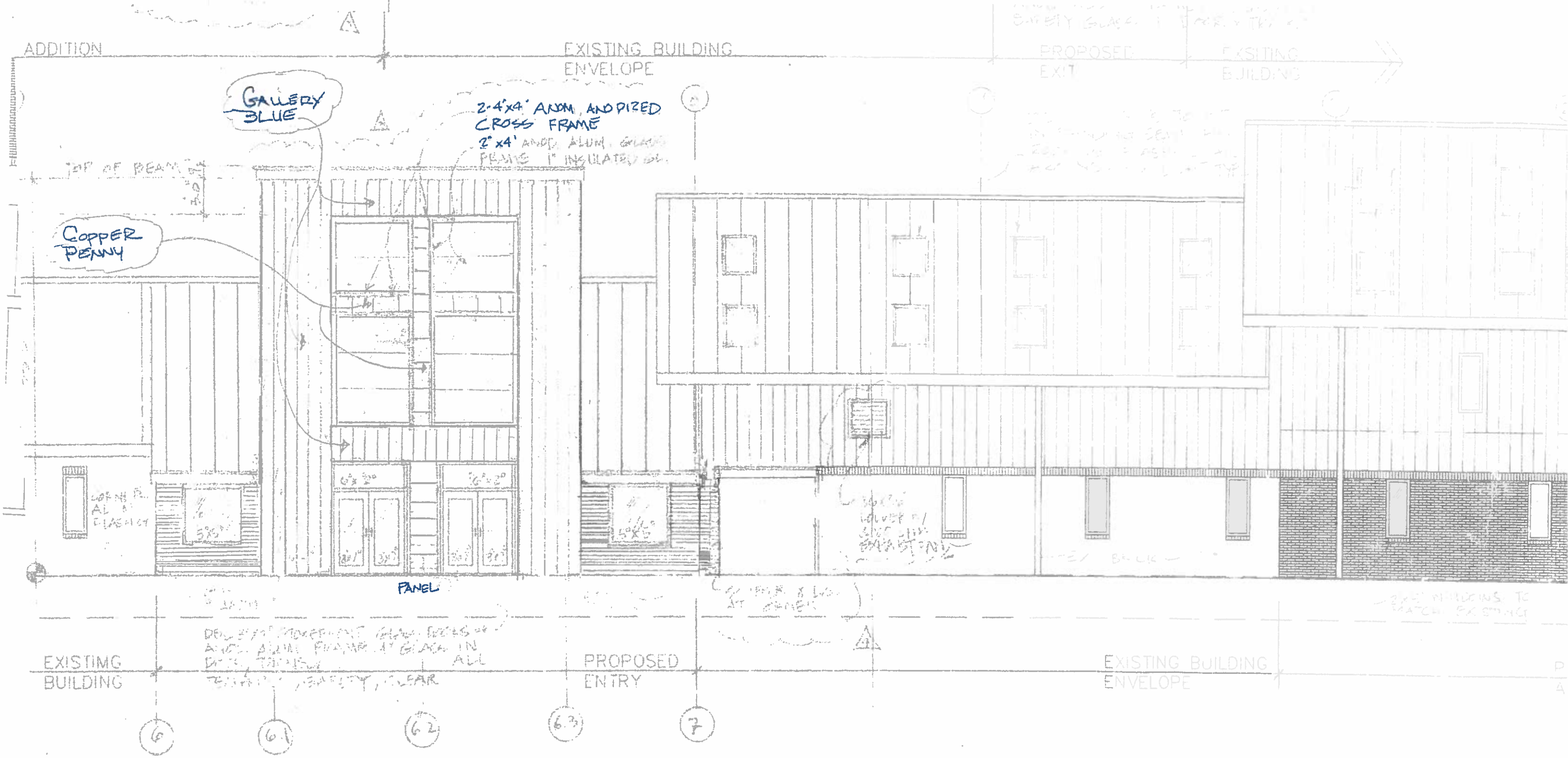
Sahba La'al, Architect
1450 Jones Drive
Ann Arbor, Michigan 48105
Tel: 734 761 2344
Fax: 734 761 3245
sahba@umich.edu

BRIGHTON CHURCH OF THE NAZARENE
PROPOSED (REVISED) ELEVATIONS
7663 Brighton Rd
Brighton, MI 48116

Revision 12/10/13
01/18/14
03/08/14

Project No
21305

A
9
Sheet



BENOA TOWNSHIP
MAY 29 2015









MEMORANDUM

TO: Planning Commission
FROM: Ron Akers, Zoning Official
DATE: 5/6/15
RE: 2015-2021 Capital Improvement Program

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

Manager Review: _____

Based on the comments and feedback received at the March 30, 2015 Joint Township Board/Planning Commission Meeting, please find attached to this memo the revised Capital Improvement Program for 2015-2021. The revisions made to this plan from discussion at the previous meeting are as follows:

- A. Land and Major Facilities
 - a. Based on interest for more senior focused activity at the Township Hall Park, Outdoor Fitness Equipment was replaced with a senior citizen playground. More information about this can be found at the following link:
<http://www.noahsplay.com/playground-equipment-needs/developer/seniorfit-wellness-motion-equipment-gold-pkg/>
 - b. Solar Panel Installation was moved from future projects to 2016-17. The analysis for cost savings is discussed below.
 - c. Shaded Benches were added as a project in 2019-20.
 - d. The installation of a Park Informational Sign was moved from future projects to 2020-21.
- B. Services Support
 - a. No changes
- C. Sidewalks
 - a. For sidewalk installation on Crooked Lake Road, Dorr Road, and Challis Road, additional funds were added for tree installation. The funds were calculated estimating the installation of one (1) tree per fifty (50) linear feet of sidewalk. The cost of the tree was estimated at \$350 per tree.
- D. Gravel Road Improvements
 - a. Moved the installation of Crushed Limestone at Herbst Road to fiscal year 2017-18.
- E. Paved Road Improvements
 - a. Removed the installation of Mast Arms at the Grand Oaks Road and S. Latson Road intersection.
 - b. Added estimated Livingston County Road Commission Cost for Round-about installation at the Chilson Road and Coon Lake Road intersection.

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

Solar Panel Cost/Payback Analysis

According to the information provided by The Green Panel, approximate annual cost savings on a 7.28kW solar panel system would be \$1,090 in year 1. At a cost of \$27,193 and an estimated 4% rate of inflation on energy costs, the payback period for the investment would be approximately 18 years and the total energy savings over a 30 year system life would be \$58,131.

Inclusion of Road Projects Included in the 2013 Genoa Township Road Master Plan

At the April 6, 2015 Township Board meeting there was a question from a resident regarding why some projects that were included in the recent road millage request were listed as future projects in this plan. The reason for doing this is that we have a current plan in place which lists these projects as being important to the community. Due to the substantial negative feedback from the adjacent residents we have removed the paving of Cunningham Lake Road and Bauer Road from the Capital Improvement Program. With regards to the remaining projects, they will require some type of funding from an outside organization to be completed. It is unknown at this time how these projects would be funded or who would be the outside agency allocating those funds. This plan in no way binds the Township to invest in these projects. The reason why they were included is simply that we have a plan that lists them as projects that are important to the community.

Genoa Charter Township Capital Improvement Program 2015-2021



May 2015

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INTRODUCTION

In order to effectively budget for capital improvement expenditures it is important for a community to create a plan in order to strategically allocate funds and to assess current and future needs. A capital improvement plan is a six year schedule of all proposed major capital improvement projects. This plan identifies specific capital improvements, assesses their priority, estimates cost, determines potential methods of financing (if necessary) and evaluates their impact on current and future operating costs. There are several benefits to creating a capital improvement plan. These benefits include:

- Ensuring consistency of public facilities with the Township Master Plan.
- Allowing proposed improvements to be scrutinized systematically, and tested against funding and land use policies.
- Improving the scheduling of public improvements.
- Providing a system for long range financial planning and management.
- Enhancing the opportunities to participate in federal and state grant –in-aid programs.

In addition to the specified benefits, Genoa Township is required by the Michigan Planning Enabling Act of 2008 to “annually prepare a capital improvements program of public structures and improvements” because we “own and operate a water supply and sewage disposal system.” This document serves to not only meet our statutory requirement, but to provide the benefits of capital expenditure planning.

A successful process not only includes staff suggestions, but input from the public, the Planning Commission and Township Board of Trustees. I look forward to furthering the discussion of how our community will grow in the future.

Respectfully Submitted,

Ronald A. Akers
Zoning Official

ACKNOWLEDGEMENTS

TOWNSHIP BOARD OF TRUSTEES

Gary McCririe, Supervisor

Robin Hunt, Treasurer

Polly Skolarus, Clerk

Jean Ledford

Jim Mortensen

Linda Rowell

Todd Smith

PLANNING COMMISSION

Doug Brown, Chair

Diana Lowe, Vice-Chair

Barbara Figurski, Secretary

Chris Grajek

John McManus

Jim Mortensen

Eric Rauch

TOWNSHIP STAFF

Michael Archinal, AICP, Township Manager

Kelly VanMarter, AICP, Assistant Township Manager/Community Development Director

Ron Akers, Zoning Official

Adam VanTassell, IT Director/Facilities Manager

Angie Williams, Bookkeeper Specialist

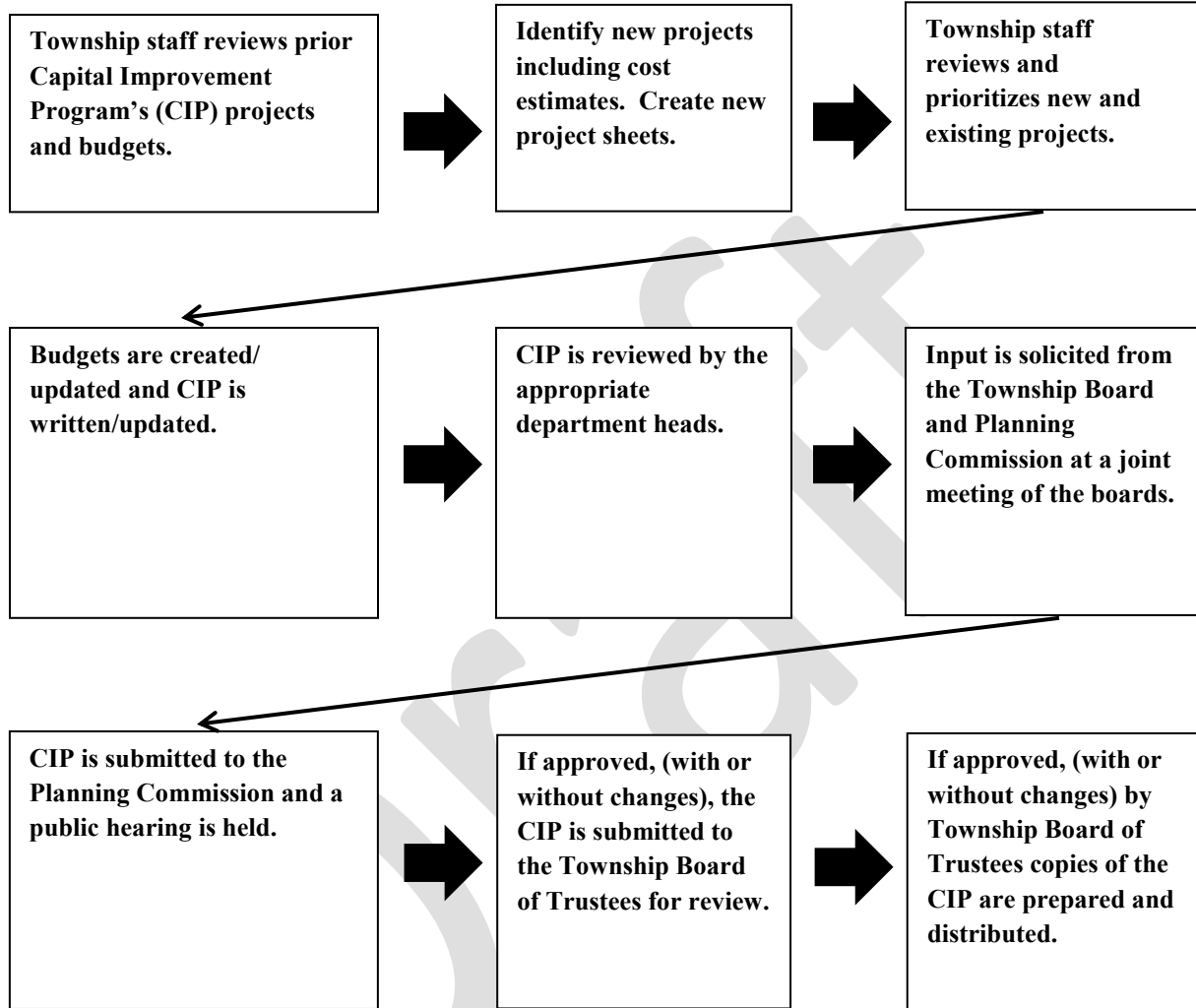
Kathryn Poppy, Administrative Assistant

Kathleen Murphy, Administrative Assistant

Cindy Overby, Accounts Payable/Payroll

CAPITAL IMPROVEMENTS PROGRAM PROCESS

The following is the input process for the creation and development of the Capital Improvement Program:



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FINANCIAL SUMMARY/IMPACT

REVENUES

In order to effectively implement a Capital Improvement Plan it is important to identify the way proposed projects are intended to be funded, evaluate the available resources and what impact the capital expenditures will have on the Genoa Township's financial resources. Available resources have a strong impact on how projects are evaluated and prioritized. The following are the different types of revenue sources identified in the capital improvements plan.

GENOA TOWNSHIP REVENUES

General Fund #101

The General Fund is the fund from which primary governmental activities are financed. In the Capital Improvement Plan, revenue from the General Fund directly goes toward expenditures in the Service Support area and transfers from the General Fund finance the majority of the other governmental funds.

General Fund Road Improvement #101

General Fund Road Improvement #101 is a specific line item within the General Fund #101 and is primarily used for road maintenance projects such as crack sealing, crushed limestone application or other pavement maintenance projects. The amount allocated each year is approximately \$250,000, but the amount may vary based on project type and scope.

Cemetery & Building Reserve Fund #271

The Cemetery & Building Reserve Fund is primarily used for building, grounds and cemetery improvements and maintenance. The amount of money that is allocated to this fund varies annually based upon proposed projects.

Future Parks & Recreation Fund #270

The Future Parks & Recreation Fund is primarily used for property acquisition for public parks, park improvement/maintenance, and sidewalk/pathway installation. Approximately \$250,000 to \$300,000 is transferred from the General Fund to the Future Parks & Recreation Fund per year, but this amount varies based upon proposed projects.

Road Reimbursement Fund #264

The Road Reimbursement Fund is a revolving loan fund for road improvement projects in the Township. These funds are reimbursed to the Township via a special assessment district (SAD) that is usually paid off over a 3-10 year period. The Township has a history of matching

subdivision special assessment districts at a rate of 25% or \$1,000 per parcel, whichever is less. This fund also finances invasive lake weed removal.

Future Road Projects Fund #261

The Future Road Projects Fund is a “savings” fund which over time allows the Township to save large amounts of money for major road projects. A major road project can include contributions toward Michigan Department of Transportation or Livingston County Road Commission projects such as paving a portion of a gravel road, rerouting an existing road or intersection improvements such as round-a-bout installation. Approximately \$250,000 each year is transferred from the General Fund to the Future Road Projects Fund.

GRANT MONEY AND OTHER AGENCY

Michigan Natural Resources Trust Fund

The Michigan Natural Resources Trust Fund is a competitive state grant program which is administered by the Michigan Department of Natural Resources. The program’s purpose is to provide a source of funding for the public acquisition of lands for resource protection and public outdoor recreation.

Transportation Alternatives Program

The Transportation Alternatives Program (TAP) is a competitive federal grant program administered by the Michigan Department of Transportation (MDOT) and the Southeast Michigan Council of Governments. TAP offers funding opportunities for different types of transportation improvements such as pedestrian and bicycle infrastructure and safety programs, historic preservation and rehabilitation of transportation facilities, environmental mitigation activities and Safe Routes to School Programs.

Safe Routes to School

The Michigan Safe Routes to School Program is a competitive federal grant program administered by MDOT with support from the Michigan Fitness Foundation. The purposes of this program are to enable and encourage children in grades K-8 to walk and bicycle to school; to make bicycling and walking to school a safer and more appealing transportation choice, thereby encouraging a healthy and active lifestyle from an early age; and to facilitate the planning, development and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in the vicinity of elementary schools.

Michigan Department of Natural Resources Recreational Passport

The Recreational Passport program is a competitive state grant program which is administered by the Michigan Department of Natural Resources. The program’s purpose is to provide funds to be used for the development of public recreation facilities for local units of government and is

focused on renovating and improving existing parks. The development of new parks is eligible for this program.

OTHER AGENCY CONTRIBUTIONS

Marion Township

On road improvement projects for roads which share a border with other municipalities, the capital improvement plan identifies contribution from those adjacent municipalities. This plan lists Marion Township as sharing a portion of the cost of road improvement projects for Fisk Road and a portion of Brighton Road. This has not been previously discussed with Marion Township and at the time preliminary planning occurs an effort needs to be made to discuss participation in the project.

Hamburg Township

On road improvement projects for roads which share a border with other municipalities, the capital improvement plan identifies contribution from those adjacent municipalities. This plan lists Hamburg Township as sharing a portion of the cost of a road improvement project for a portion of Schafer Road. This has not been previously discussed with Hamburg Township and at the time preliminary planning occurs an effort needs to be made to discuss participation in the project.

Oceola Township

On road improvement projects for roads which share a border with other municipalities, the capital improvement plan identifies contribution from those adjacent municipalities. This plan lists Oceola Township as sharing a portion of the cost of a road improvement project for Golf Club Road.

Livingston County Road Commission

The Livingston County Road Commission is responsible for the majority of the public roads in Genoa Township. They receive a funding each year from the State of Michigan which they use for various road maintenance and improvement projects. The capital improvement plan identifies projects which estimate participation from both the Livingston County Road Commission and Genoa Township. The project that the Livingston County Road Commission is financing in this plan is the round-a-bout installation at the Coon Lake Road and Chilson Road intersection.

Unknown

Due to the high cost of certain projects identified in the plan, the need for other agency participation, and uncertainty regarding who will participate and how much will they contribute to a project, we have listed the funding method as unknown. The uncertainty with regards to road funding in the State of Michigan will have a large impact on the timeframe in which these projects are completed or if they are completed. As the capital improvement plan is updated every year, revenue sources will be added annually as they are identified.

EXPENDITURES

Land and Major Facilities

Expenditures which fall under this category include non-utility buildings or infrastructure involving new construction, building and grounds maintenance/upkeep, vehicle and equipment purchases, and land acquisition.

Services Support

Expenditures that fall under this category include computer/tablet purchases, software and website maintenance and updates, Master Plan updates, Zoning Ordinance updates, etc.

Sidewalks

Expenditures that fall under this category include sidewalk and pathway installation.

Gravel Road Improvements

Expenditures that fall under this category include gravel road improvements such as crushed limestone application.

Paved Road Improvements

Expenditures that fall under this category include paved road improvements such as road surface maintenance, new road construction, intersection improvements and traffic signal improvements.

IMPACT ON TOWNSHIP RESOURCES

Capital expenditures have substantial impacts on Township resources. In order to effectively plan for these large expenditures and ensure that sufficient funds remain for non-capital expenses, it is important to analyze the impacts these expenditures will have on the various fund balances that revenue is obtained from. The following are tables which depict the impacts the projected capital expenditures will have on various fund balances:

TABLE A: GENOA CHARTER TOWNSHIP CIP FINANCIAL SUMMARY

	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	TOTAL
REQUIRED REVENUE:							
General Fund #101	\$99,200	\$42,800	\$45,000	\$59,600	\$37,200	\$37,800	\$321,600
Cemetery & Building Reserve Fund #271	\$62,500	\$35,000	\$12,500	\$25,000	\$0	\$0	\$135,000
Future Parks & Recreation Fund #270	\$393,000	\$31,350	\$302,000	\$166,250	\$235,000	\$250,000	\$1,377,600
General Fund - Road Improvement #101	\$101,000	\$0	\$200,000	\$148,000	\$183,000	\$0	\$632,000
Road Reimbursement Fund #264	\$637,500	\$0	\$0	\$0	\$0	\$0	\$637,500
Future Road Projects Fund #261	\$212,500	\$160,000	\$0	\$0	\$0	\$0	\$372,500
Various Grants & Other Agency Contribution	\$399,000	\$600,000	\$0	\$308,750	\$45,000	\$0	\$1,352,750
TOTAL REVENUES:	\$1,904,700	\$869,150	\$559,500	\$707,600	\$500,200	\$287,800	\$4,828,950
EXPENDITURES							
Land & Major Facilities	\$62,500	\$66,350	\$22,500	\$25,000	\$25,000	\$2,000	\$203,350
Services Support	\$99,200	\$42,800	\$45,000	\$59,600	\$37,200	\$37,800	\$321,600
Sidewalk Installation	\$393,000	\$0	\$292,000	\$475,000	\$255,000	\$248,000	\$1,663,000
Gravel Road Improvements	\$0	\$0	\$200,000	\$148,000	\$183,000	\$0	\$531,000
Paved Road Improvements	\$1,350,000	\$760,000	\$0	\$0	\$0	\$0	\$2,110,000
TOTAL EXPENDITURES	\$1,904,700	\$869,150	\$559,500	\$707,600	\$500,200	\$287,800	\$4,828,950
Required Revenue Over/(Under) Expenditures	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TABLE B: GENERAL FUND #101 SUMMARY

	2012-13 - Actual	2013-14 - Actual	2014-15 - Projected	2015-16 - Projected	2016-17 - Projected	2017-18 - Projected	2018-19 - Projected	2019-20 - Projected	2020-21 - Projected
REVENUE: (After 2015-16 Projected 1% Increase Each Fiscal Year)									
Taxes, Fees, State Shared, Transfers	\$3,950,804	\$3,983,953	\$4,257,500	\$4,288,500	\$4,331,385	\$4,374,699	\$4,418,446	\$4,462,630	\$4,507,257
TOTAL REVENUES:	\$3,950,804	\$3,983,953	\$4,257,500	\$4,288,500	\$4,331,385	\$4,374,699	\$4,418,446	\$4,462,630	\$4,507,257
EXPENDITURES: (After 2015-16 Project 3% Increase Each Fiscal Year)									
Services Support	-	-	-	\$99,200	\$42,800	\$45,000	\$59,600	\$37,200	\$37,800
Non-Capital Expenditures	\$2,936,170	\$3,138,022	\$3,342,500	\$3,443,000	\$3,546,290	\$3,652,679	\$3,762,259	\$3,875,127	\$3,991,381
Road Improvement	\$116,695	\$194,572	\$250,000	\$101,000	\$0	\$200,000	\$148,000	\$183,000	\$0
Transfer to Future Road Projects Fund #261	\$200,000	\$250,000	\$250,000	\$250,000	\$10,000	\$10,000	\$50,000	\$10,000	\$10,000
Transfer to Road Reimbursement Fund #264	\$350,000	\$500,000	\$250,000	\$250,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Transfer to Future Parks & Recreation Fund #270	\$379,000	\$250,000	\$350,000	\$450,000	\$200,000	\$290,000	\$191,000	\$148,000	\$257,000
Transfer to Cemetery & Building Reserve Fund #271	\$0	\$200,000	\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$10,250	\$10,250
TOTAL EXPENDITURES	\$3,981,865	\$4,532,594	\$4,442,500	\$4,603,200	\$4,009,090	\$4,407,679	\$4,420,859	\$4,463,577	\$4,506,431
NET REVENUE/EXPENDITURES	(\$31,061)	(\$548,641)	(\$185,000)	(\$314,700)	\$322,295	(\$32,980)	(\$2,413)	(\$947)	\$826
BEGINNING GENERAL FUND BALANCE	\$2,593,463	\$2,562,402	\$2,013,761	\$1,828,761	\$1,514,061	\$1,836,356	\$1,803,376	\$1,800,963	\$1,800,016
ENDING GENERAL FUND BALANCE	\$2,562,402	\$2,013,761	\$1,828,761	\$1,514,061	\$1,836,356	\$1,803,376	\$1,800,963	\$1,800,016	\$1,800,842
GENERAL FUND BALANCE AS % OF EXPENDITURES	64.35%	44.43%	41.17%	32.89%	45.80%	40.91%	40.74%	40.33%	39.96%
Future Road Projects Fund #261 Ending Balance	\$833,821	\$939,276	\$1,187,776	\$1,225,276	\$1,075,276	\$1,085,276	\$1,135,276	\$1,145,276	\$1,155,276
Road Reimbursement Fund #264 Ending Balance	\$816,648	\$644,726	\$919,326	\$617,126	\$916,426	\$1,215,726	\$1,515,026	\$1,814,326	\$2,113,626
Future Parks & Recreation Fund #270 Ending Balance	\$718,042	\$496,837	\$557,237	\$562,407	\$674,567	\$598,403	\$551,749	\$388,499	\$310,472
Cemetery & Building Reserve Fund #271 Ending Balance	\$200,921	\$282,543	\$267,599	\$215,399	\$190,699	\$188,499	\$173,799	\$184,349	\$194,899
BALANCE	\$2,569,432	\$2,363,382	\$2,931,938	\$2,620,208	\$2,856,968	\$3,087,904	\$3,375,850	\$3,532,450	\$3,774,273
TOTAL BALANCE (GENERAL FUND & OTHER LISTED FUNDS)	\$5,131,834	\$4,377,143	\$4,760,699	\$4,134,269	\$4,693,324	\$4,891,280	\$5,176,813	\$5,332,466	\$5,575,116
TOTAL BALANCE AS A % OF GENERAL FUND EXPENDITURES	128.88%	96.57%	107.16%	89.81%	117.07%	110.97%	117.10%	119.47%	123.71%

TABLE C: CEMETERY & BUILDING FUND #271 SUMMARY

	2012-13 - Actual	2013-14 - Actual	2014-15 - Projected	2015-16 - Projected	2016-17 - Projected	2017-18 - Projected	2018-19 - Projected	2019-20 - Projected	2020-21 - Projected
REVENUE:									
Interest Income	\$400	\$275	\$400	\$300	\$300	\$300	\$300	\$300	\$300
Transfer from General Fund #101	\$0	\$200,000	\$0	\$10,000	\$10,000	\$10,000	\$10,000	\$10,250	\$10,250
Misc. Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES:	\$400	\$200,275	\$400	\$10,300	\$10,300	\$10,300	\$10,300	\$10,550	\$10,550
EXPENDITURES:									
Capital Improvements		\$118,622	\$50,000	\$62,500	\$35,000	\$12,500	\$25,000	\$0	\$0
Misc./Audit	\$0	\$31	\$250	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$118,653	\$50,250	\$62,500	\$35,000	\$12,500	\$25,000	\$0	\$0
NET REVENUE/EXPENDITURES	\$400	\$81,622	(\$49,850)	(\$52,200)	(\$24,700)	(\$2,200)	(\$14,700)	\$10,550	\$10,550
BEGINNING FUND BALANCE	\$200,521	\$200,921	\$282,543	\$267,599	\$215,399	\$190,699	\$188,499	\$173,799	\$184,349
ENDING FUND BALANCE	\$200,921	\$282,543	\$267,599	\$215,399	\$190,699	\$188,499	\$173,799	\$184,349	\$194,899

TABLE D: FUTURE PARKS & RECREATION FUND #270 SUMMARY

	2012-13 - Actual	2013-14 - Actual	2014-15 - Projected	2015-16 - Projected	2016-17 - Projected	2017-18 - Projected	2018-19 - Projected	2019-20 - Projected	2020-21 - Projected
REVENUE:									
Interest Income	\$2,561	\$1,219	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Transfer from General Fund #101	\$379,000	\$250,000	\$350,000	\$450,000	\$200,000	\$290,000	\$191,000	\$148,000	\$257,000
Misc. Income	\$40,051	\$12,750	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900	\$11,900
TOTAL REVENUES:	\$421,612	\$263,969	\$363,900	\$463,900	\$213,900	\$303,900	\$204,900	\$161,900	\$270,900
EXPENDITURES:									
Capital Improvements	\$404,750	\$484,374	\$302,000	\$393,000	\$31,350	\$302,000	\$166,250	\$235,000	\$250,000
Township Hall Path and Recreation Maintenance	-	-	-	\$60,000	\$61,800	\$63,654	\$65,564	\$67,531	\$69,556
Additional Sidewalk Maintenance	-	-	-	\$4,230	\$7,090	\$12,910	\$18,240	\$21,120	\$27,870
Misc./Audit	\$2,047	\$800	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
TOTAL EXPENDITURES	\$406,797	\$485,174	\$303,500	\$458,730	\$101,740	\$380,064	\$251,554	\$325,151	\$348,926
NET REVENUE/EXPENDITURES	\$14,815	(\$221,205)	\$60,400	\$5,170	\$112,160	(\$76,164)	(\$46,654)	(\$163,251)	(\$78,026)
BEGINNING FUND BALANCE	\$703,227	\$718,042	\$496,837	\$557,237	\$562,407	\$674,567	\$598,403	\$551,749	\$388,499
ENDING FUND BALANCE	\$718,042	\$496,837	\$557,237	\$562,407	\$674,567	\$598,403	\$551,749	\$388,499	\$310,472

TABLE E: FUTURE ROAD PROJECT FUND #261 SUMMARY

	2012-13 - Actual	2013-14 - Actual	2014-15 - Projected	2015-16 - Projected	2016-17 - Projected	2017-18 - Projected	2018-19 - Projected	2019-20 - Projected	2020-21 - Projected
REVENUE:									
Interest Income	\$900	\$520	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Transfer from General Fund #101	\$200,000	\$250,000	\$250,000	\$250,000	\$10,000	\$10,000	\$50,000	\$10,000	\$10,000
Misc. Income	\$0	\$139,416	\$0	\$0		\$0	\$0	\$0	\$0
TOTAL REVENUES:	\$200,900	\$389,936	\$251,000	\$251,000	\$11,000	\$11,000	\$51,000	\$11,000	\$11,000
EXPENDITURES:									
Capital Improvements	\$537,703	\$283,763	\$0	\$212,500	\$160,000	\$0	\$0	\$0	\$0
Misc./Audit	\$657	\$718	\$2,500	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
TOTAL EXPENDITURES	\$538,360	\$284,481	\$2,500	\$213,500	\$161,000	\$1,000	\$1,000	\$1,000	\$1,000
NET REVENUE/EXPENDITURES	(\$337,460)	\$105,455	\$248,500	\$37,500	(\$150,000)	\$10,000	\$50,000	\$10,000	\$10,000
BEGINNING FUND BALANCE	\$1,171,281	\$833,821	\$939,276	\$1,187,776	\$1,225,276	\$1,075,276	\$1,085,276	\$1,135,276	\$1,145,276
ENDING FUND BALANCE	\$833,821	\$939,276	\$1,187,776	\$1,225,276	\$1,075,276	\$1,085,276	\$1,135,276	\$1,145,276	\$1,155,276

TABLE F: ROAD REIMBURSEMENT FUND #264 SUMMARY

	2012-13 - Actual	2013-14 - Actual	2014-15 - Projected	2015-16 - Projected	2016-17 - Projected	2017-18 - Projected	2018-19 - Projected	2019-20 - Projected	2020-21 - Projected
REVENUE:									
Interest Income	\$558	\$918	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Revenue from Special Assessments	\$114,567	\$191,744	\$174,400	\$227,300	\$241,300	\$241,300	\$241,300	\$241,300	\$241,300
Transfer from General Fund #101	\$350,000	\$500,000	\$250,000	\$250,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
Misc. Income	\$3,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES:	\$468,625	\$692,662	\$425,400	\$478,300	\$442,300	\$442,300	\$442,300	\$442,300	\$442,300
EXPENDITURES:									
Capital Improvements	\$136,460	\$741,403	\$7,300	\$637,500	\$0	\$0	\$0	\$0	\$0
Lake Weed Removal	\$77,649	\$120,543	\$140,500	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
Misc./Audit	\$2,559	\$2,638	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
TOTAL EXPENDITURES	\$216,668	\$864,584	\$150,800	\$780,500	\$143,000	\$143,000	\$143,000	\$143,000	\$143,000
NET REVENUE/EXPENDITURES	\$251,957	(\$171,922)	\$274,600	(\$302,200)	\$299,300	\$299,300	\$299,300	\$299,300	\$299,300
BEGINNING FUND BALANCE	\$564,691	\$816,648	\$644,726	\$919,326	\$617,126	\$916,426	\$1,215,726	\$1,515,026	\$1,814,326
ENDING FUND BALANCE	\$816,648	\$644,726	\$919,326	\$617,126	\$916,426	\$1,215,726	\$1,515,026	\$1,814,326	\$2,113,626

FIGURE 1: TOTAL CAPITAL EXPENDITURES 2015-2021

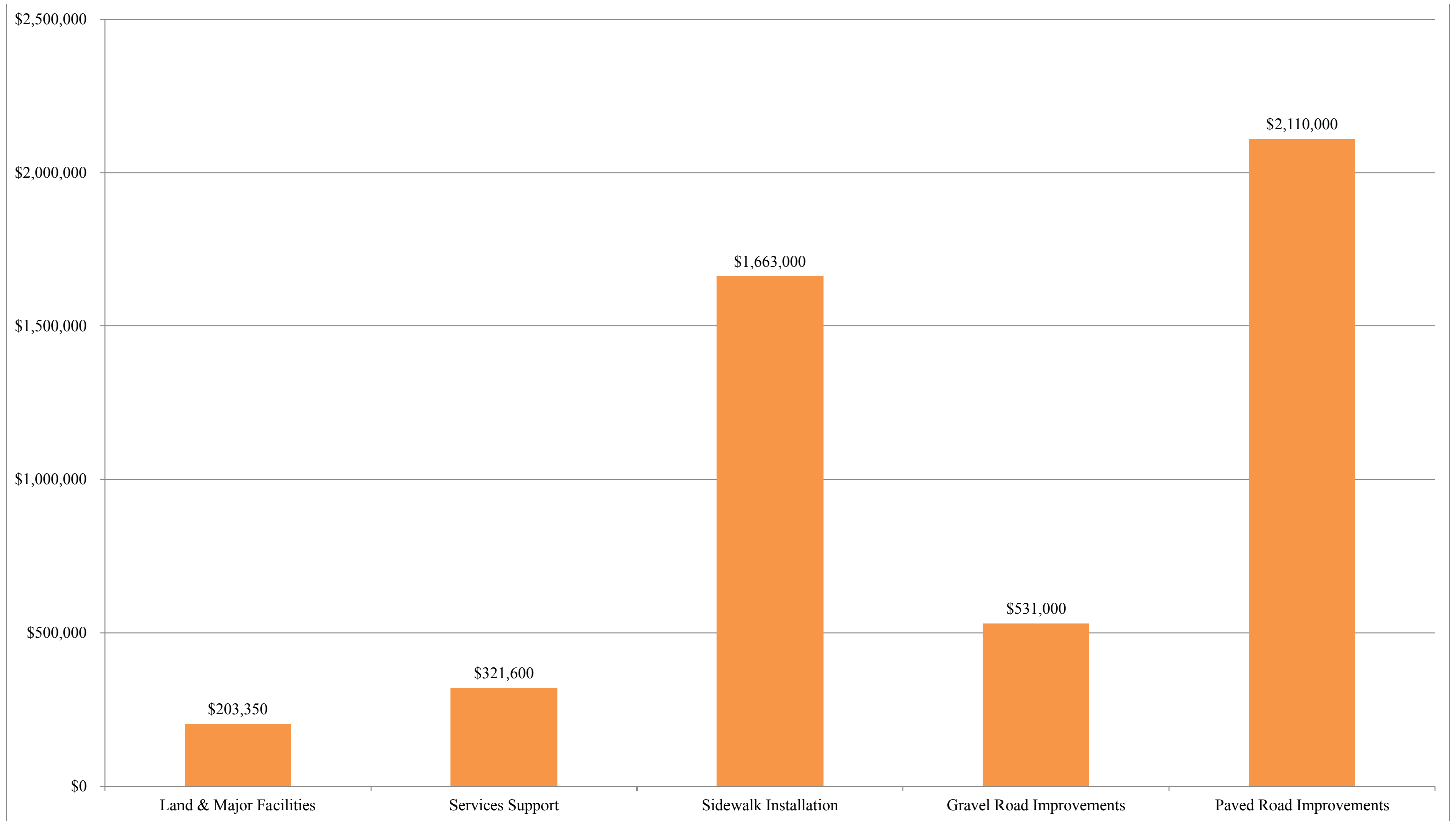


FIGURE 2: TOTAL CAPITAL EXPENDITURES 2015-16 FISCAL YEAR

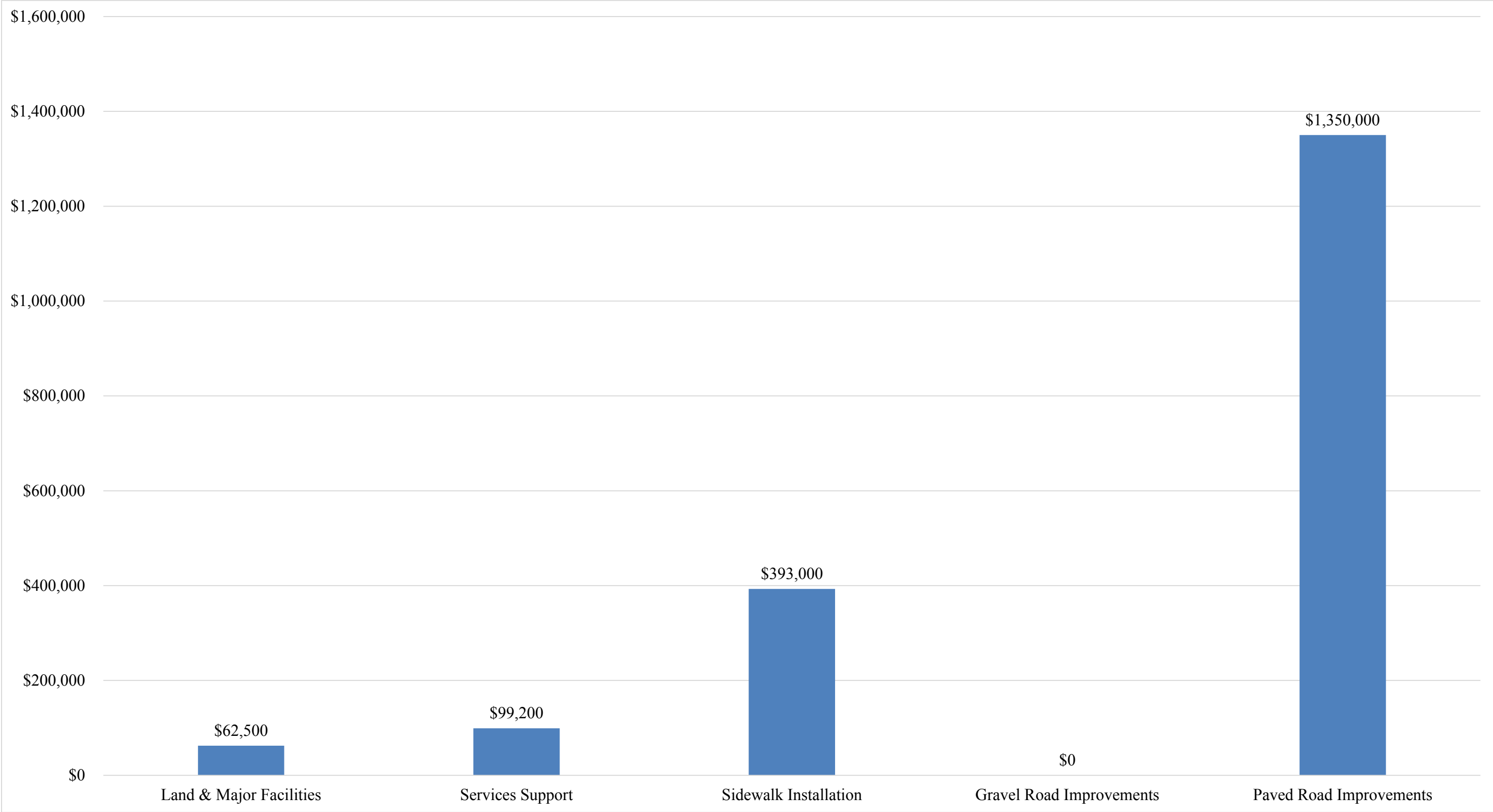


FIGURE 3: FISCAL YEAR ENDING FUND BALANCES

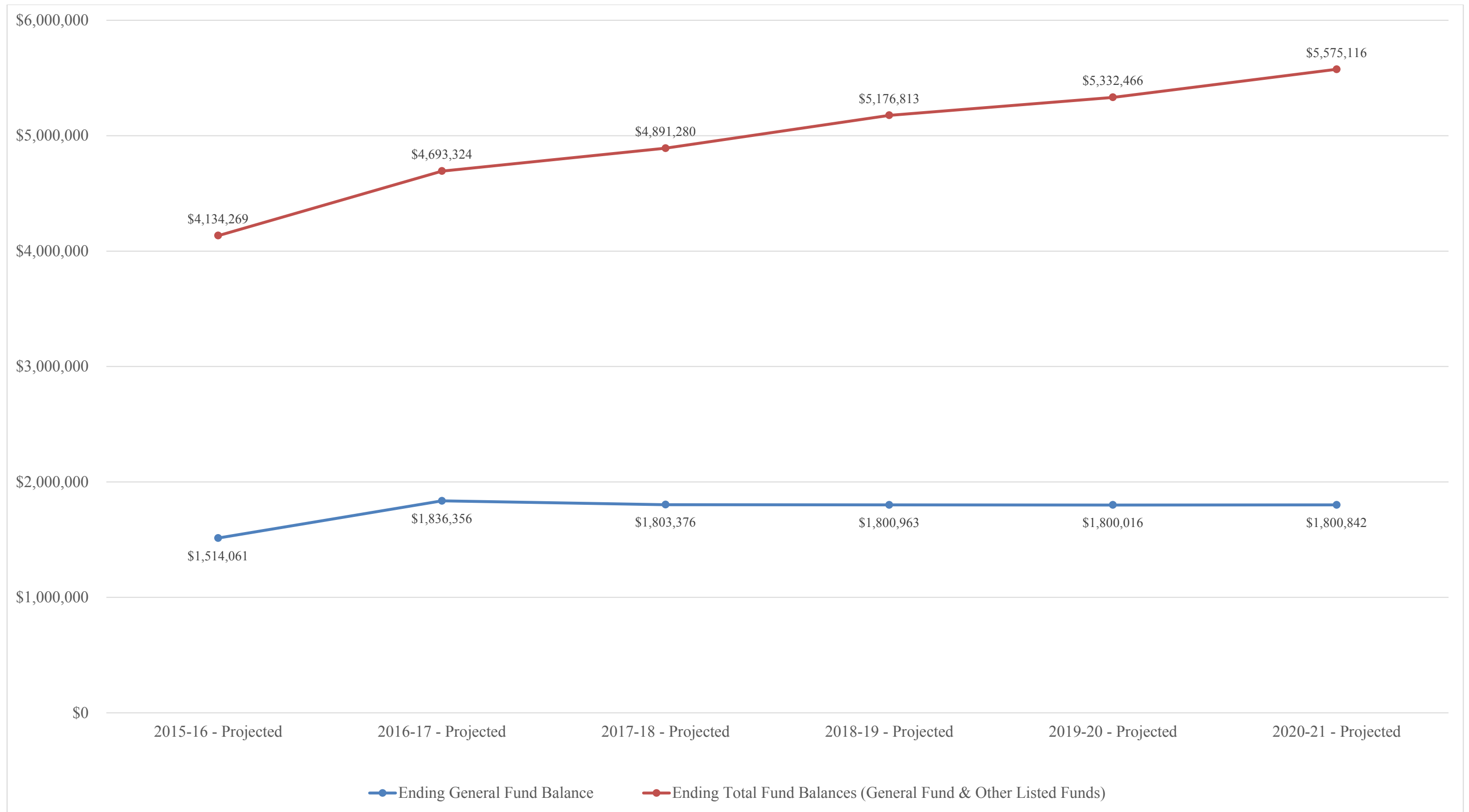


FIGURE 4: FUND BALANCES AS A % OF GENERAL FUND EXPENDITURES

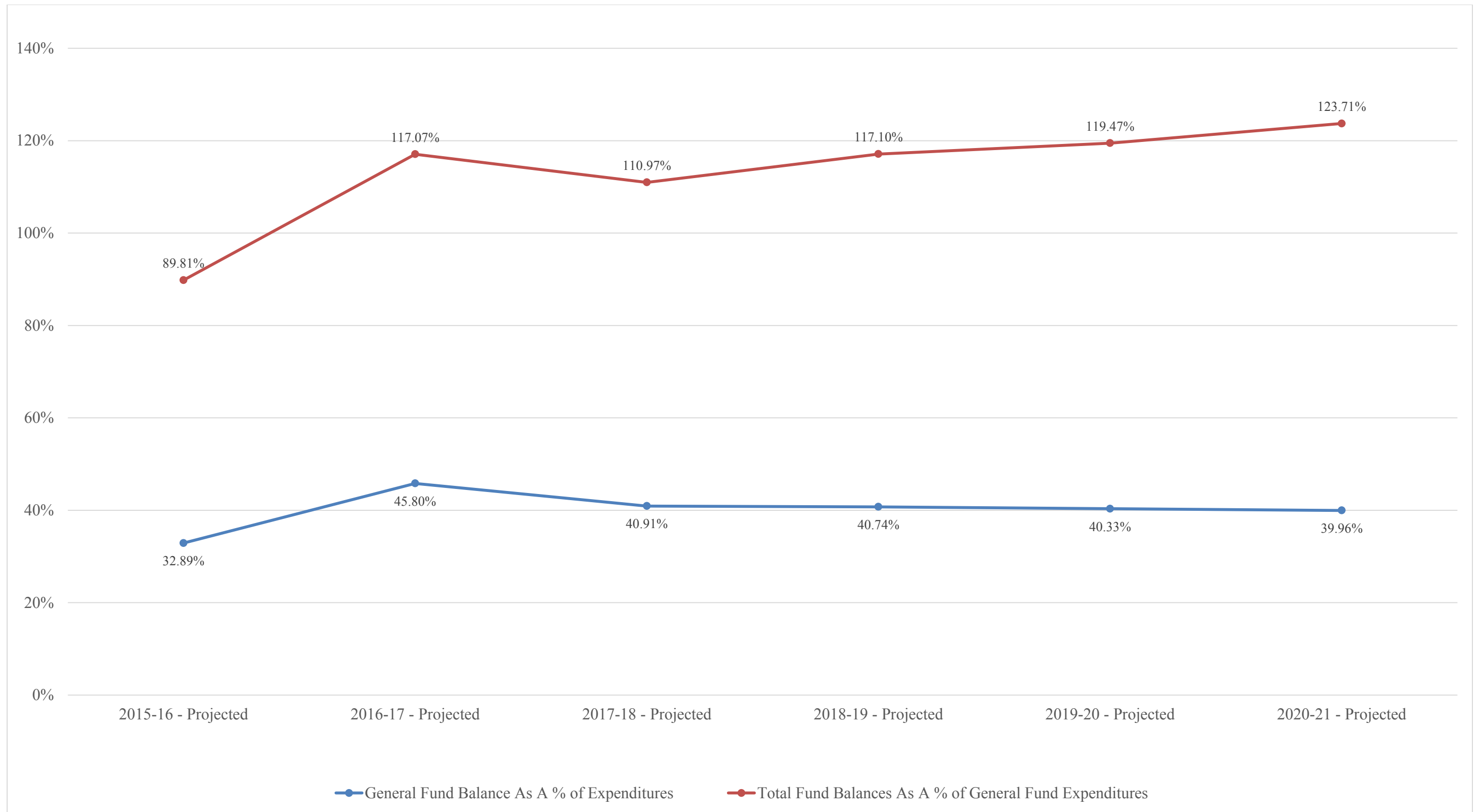


TABLE G: LAND & MAJOR FACILITIES PROJECTS

PROJECT	FUND SOURCE	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Park Acquisition	Future Parks & Recreation Fund #270							\$500,000	\$650,000
	MNRTF							\$150,000	
Senior Citizen Playground	Future Parks & Recreation Fund #270		\$31,350						\$31,350
Irrigation System for Lower Fields	Future Parks & Recreation Fund #270							\$28,000	\$28,000
Park Information Sign	Future Parks & Recreation Fund #270						\$2,000		\$2,000
Shaded Park Benches	Future Parks & Recreation Fund #270					\$25,000			\$25,000
Softball/baseball Complex	Future Parks & Recreation Fund #270							\$1,330,000	\$1,630,000
	MNRTF							\$300,000	
Township Hall Carpet replacement	Cemetery & Building Reserve Fund #271	\$12,500		\$12,500					\$25,000
Repair and Replace Township Hall Parking Lot	Cemetery & Building Reserve Fund #271	\$50,000							\$50,000
Township Park Path System	Future Parks & Recreation Fund #270							\$98,000	\$98,000
Township Truck Replacement	Cemetery & Building Reserve Fund #271				\$25,000				\$25,000
Township Hall Solar Panels	Cemetery & Building Reserve Fund #271		\$35,000						\$35,000
Township Hall Park Build out Plan	Future Parks & Recreation Fund #270			\$10,000					\$10,000
TOTAL		\$62,500	\$66,350	\$22,500	\$25,000	\$25,000	\$2,000	\$2,406,000	\$2,609,350

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LAND & MAJOR FACILITIES - PROJECT DESCRIPTION

Project Title:	Park Acquisition
Funding Source:	Future Parks & Recreation Fund #270; Michigan Natural Resources Trust Fund

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	0	0	\$650,000

Project Description and Location
<p>This project involves the purchase of property for future Township recreational needs. The Genoa Township Recreation Plan adopted in 2002 highlights three areas where the Township should focus their efforts with regards to land acquisition. These areas are near Kellogg Road and McClements Road; Brighton Road and Chilson Road; and Crooked Lake Road and S. Latson Road. Due to Livingston County looking at plans to develop a park near Kellogg Road and McClements Road, efforts should be focused on expansion of the existing Township Hall Park.</p>

Justification
<p>The Genoa Township Master Plan highlights two specific goals attributed to park acquisition. These goals are to, "Provide high-quality centralized parks, recreation facilities and open space to meet the needs of Township residents," and to, "Provide public spaces that meet the needs of Township residents and can expand or adapt to meet the needs of the future population."</p>

Schedule
<p>There is no specific timeline listed in the Capital Improvement Program for park acquisition. It is unpredictable when ideal property will become available for sale. Due to this it is important to maintain adequate fund balances to allow for the purchase of property when it becomes available.</p>

Impact on Operating Expenses
<p>Cost projections are an approximate estimate based on recent land costs in the Township. As property is purchased more funding will need to be set aside for maintenance and eventual improvement of park property.</p>

LAND & MAJOR FACILITIES - PROJECT DESCRIPTION

Project Title:	Senior Citizen Playground
Funding Source:	Future Parks & Recreation Fund #270

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	\$31,350	0	0	0	0	0

Project Description and Location
This project involves purchasing and installing exercise equipment specifically made for senior citizens at the Township Hall Park.

Justification
This project promotes active recreation, further enhances the Township Hall Park and provides an additional recreation opportunity to promote healthy activity.

Schedule
This project is estimated to be completed in fiscal year 2016-17.

Impact on Operating Expenses
Annual expenses to this project will include routine maintenance.

LAND & MAJOR FACILITIES - PROJECT DESCRIPTION

Project Title:	Irrigation System of Lower Field
Funding Source:	Future Parks & Recreation Fund #270

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	0	0	\$28,000

Project Description and Location
<p>This project involves the installation of an irrigation system for the fields at the base of the sled hill on the Township Hall Park property.</p>

Justification
<p>Promoting active recreation was identified in the 2002 Parks and Recreation Plan. By irrigating the fields, the condition could be improved so the area could be used for soccer or lacrosse fields.</p>

Schedule
<p>This project is listed as a future project. This project should be scheduled after the creation of a Township Hall property master plan which will give the Township Board the opportunity to determine what necessary park improvements should be.</p>

Impact on Operating Expenses
<p>Annual maintenance and inspections will need to occur if the system is installed, which will increase the annual maintenance costs of the Township Hall Park property.</p>

LAND & MAJOR FACILITIES - PROJECT DESCRIPTION

Project Title:	Park Information Sign
Funding Source:	Future Parks & Recreation Fund #270

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	0	\$2,000	0

Project Description and Location
This project involves the installation of an information sign at the Township Park depicting a map of the property and information regarding the facilities.

Justification
Enhancing the Township Hall Park through interpretive signage was identified in the 2002 Parks and Recreation Plan.

Schedule
This project is scheduled for the 2020-21 fiscal year.

Impact on Operating Expenses
Installation should have a limited impact on operating expenses.

LAND & MAJOR FACILITIES - PROJECT DESCRIPTION

Project Title:	Shaded Park Benches
Funding Source:	Future Parks & Recreation Fund #270

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	\$25,000	0	0

Project Description and Location
This project involves the installation of shaded seating areas at the Township Hall Park.

Justification
The goal, “Genoa Township will provide its residents a destination to recreate with friends, family and neighbors that offers a variety of recreation activities to serve the needs and interests of the community” was identified in the 2002 Parks and Recreation Plan. We have had feedback from the residents regarding the lack of shaded seating areas facing the playground areas of the Township Hall Park.

Schedule
This project is scheduled for the 2019-20 fiscal year.

Impact on Operating Expenses
Additional facilities or equipment will need routine maintenance and upkeep.

LAND & MAJOR FACILITIES - PROJECT DESCRIPTION

Project Title:	Softball/Baseball Complex
Funding Source:	Future Parks & Recreation Fund #270 Michigan Natural Resources Trust Fund

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	0	0	\$1,630,000

Project Description and Location
<p>This project involves the construction of a softball/baseball field complex and the associated parking and buildings. The location is unknown.</p>

Justification
<p>“Offer a community park that can be used for fundamental active recreation such as ball fields and soccer fields to enhance community and regional recreation programs” was identified in the 2002 Parks and Recreation Plan as an objective.</p>

Schedule
<p>This project is listed as a future project. The existing Township Hall property is not adequately sized for softball/baseball fields. Additional property would need to be acquired to accomplish this. The project should be scheduled when additional property is acquired.</p>

Impact on Operating Expenses
<p>The development of a softball/baseball complex would have a large impact on operating expenses. Additional funds will need to be set aside for lawn and field maintenance.</p>

LAND & MAJOR FACILITIES - PROJECT DESCRIPTION

Project Title:	Township Hall Carpet Replacement
Funding Source:	Cemetery & Building Reserve Fund #271

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	\$12,500	0	\$12,500	0	0	0	0

Project Description and Location
This project involves the replacement of the carpet at Township Hall which is starting to show signs of wear.

Justification
The existing carpet is 17 years old and expected wear and tear is visible.

Schedule
Preparation, removal and installation should take approximately one week. The replacement of the Boardroom carpet at Township Hall is scheduled for fiscal year 2015-16 and the replacement of the office areas carpet is scheduled for fiscal year 2017-18.

Impact on Operating Expenses
This project would have a limited impact on operating expenses. The use of carpet tiles would make carpet repairs easier and more cost effective.

LAND & MAJOR FACILITIES - PROJECT DESCRIPTION

Project Title:	Repair and Replace the Township Hall Parking Lots
Funding Source:	Cemetery & Building Reserve Fund #271

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	\$50,000	0	0	0	0	0	0

Project Description and Location
This project involves the pavement maintenance and repair on the Township Hall Parking lot in order to extend the parking lot's useful life.

Justification
Project will extend the useful life of the parking lot.

Schedule
This project is scheduled for the 2015-16 fiscal year.

Impact on Operating Expenses
This project would have a limited impact if any on operating expenses.

LAND & MAJOR FACILITIES - PROJECT DESCRIPTION

Project Title:	Township Park Path System
Funding Source:	Future Parks & Recreation Fund #270

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	0	0	\$98,000

Project Description and Location
This project involves installing additional pathway in the Township Hall Park to complete a one (1) mile long trail.

Justification
The 2002 Parks and Recreation Plan states, “Enhance the Township Hall park through passive recreation improvements, nature trails and interpretive signage” as an objective.

Schedule
This project is listed as a future project. This project should be scheduled after the creation of a Township Hall property master plan which will give the Township Board the opportunity to determine what necessary park improvements should be.

Impact on Operating Expenses
This project would increase annual maintenance costs for the Township Hall Park.

LAND & MAJOR FACILITIES - PROJECT DESCRIPTION

Project Title:	Township Truck Replacement
Funding Source:	Cemetery & Building Reserve Fund #271

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	\$25,000	0	0	0

Project Description and Location
This project involves the purchase of a new Township pickup truck.

Justification
The Township truck is used by the Facilities Manager, Assessing and Ordinance Enforcement Officers. A pickup truck is required due to the number of items that need to be transported during elections and for the removal of signs in the road right-of-way.

Schedule
This project is scheduled in the 2018-19 fiscal year.

Impact on Operating Expenses
Operating expenses should remain consistent by replacing the Township truck. Depending on the fuel efficiency of the new truck, the Township may save money in fuel costs, but any savings would be minimal.

LAND & MAJOR FACILITIES - PROJECT DESCRIPTION

Project Title:	Township Hall Solar Panels
Funding Source:	Cemetery & Building Reserve Fund #271

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	\$35,000	0	0	0	0	0

Project Description and Location
This project involves the installation of solar panels on the Township Hall roof.

Justification
The system is a clean energy source for the Township and will reduce electricity costs over the life of the system.

Schedule
This project is scheduled for the 2016-17 fiscal year.

Impact on Operating Expenses
Repair and routine maintenance are low-cost. Installation will reduce energy costs.

LAND & MAJOR FACILITIES - PROJECT DESCRIPTION

Project Title:	Township Hall Park Build Out Plan
Funding Source:	Cemetery & Building Reserve Fund #271

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	\$10,000	0	0	0	0

Project Description and Location
This project involves the creation of a master development plan of the Township Hall Park property.

Justification
To plan for the future development of Township Hall Park and recreation facilities.

Schedule
This project is scheduled for the 2017-18 fiscal year.

Impact on Operating Expenses
If implemented it should promote efficient and effective use of Township resources by focusing the needs and desires of the community and evaluating this based on existing facilities.

TABLE H: SERVICES SUPPORT PROJECTS

PROJECT	FUND SOURCE	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Computer Rotation	General Fund #101	\$ 6,000	\$ 6,000	\$ 6,000					\$ 18,000
Tablet Rotation	General Fund #101		\$ 3,000	\$ 3,000	\$ 3,000				\$ 9,000
Server Replacements	General Fund #101							\$ 10,000	\$ 10,000
Software									
<i>BSA</i>	General Fund #101	\$ 4,600	\$ 4,700	\$ 4,800	\$ 4,900	\$ 5,000	\$ 5,100		\$ 29,100
<i>Springbrook</i>	General Fund #101	\$ 6,600	\$ 6,900	\$ 7,200	\$ 7,500	\$ 7,800	\$ 8,100		\$ 44,100
<i>ArcGIS Map</i>	General Fund #101	\$ 5,000	\$ 5,200	\$ 5,400	\$ 5,600	\$ 5,800	\$ 6,000		\$ 33,000
Software Total		\$ 16,200	\$ 16,800	\$ 17,400	\$ 18,000	\$ 18,600	\$ 19,200		
Copier/Printer Maintenance & Replacement	General Fund #101	\$ 17,000	\$ 17,000	\$ 18,600	\$ 18,600	\$ 18,600	\$ 18,600		\$ 108,400
Website Update	General Fund #101	\$ 10,000							\$ 10,000
Zoning Ordinance Update	General Fund #101	\$ 50,000							\$ 50,000
Master Plan Update	General Fund #101				\$ 20,000				
TOTAL		\$ 99,200	\$ 42,800	\$ 45,000	\$ 59,600	\$ 37,200	\$ 37,800	\$ 10,000	\$ 311,600

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SERVICES SUPPORT - PROJECT DESCRIPTION

Project Title:	Computer Rotation
Funding Source:	General Fund #101

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	\$6,000	\$6,000	\$6,000	0	0	0	0

Project Description and Location
<p>This is a program for the replacement of computer workstations. There are currently twenty-five (25) workstation desktops and staff has devised a schedule to replace machines approximately every three to five years.</p>

Justification
<p>The useful life of a desktop is approximately three to five years. Worker productivity suffers and maintenance costs increase when machines start to become obsolete. Capital costs of new equipment are spread out via a replacement schedule.</p>

Schedule
<p>Please see the replacement schedule.</p>

Impact on Operating Expenses
<p>New machines will reduce ongoing maintenance costs.</p>

SERVICES SUPPORT - PROJECT DESCRIPTION

Project Title:	Tablet Rotation
Funding Source:	General Fund #101

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	\$3,000	\$3,000	\$3,000	0	0	0

Project Description and Location
<p>This is a program for the replacement of the 19 tablets currently in use by the Township staff, elected officials, and appointed officials.</p>

Justification
<p>The useful life of a tablet is approximately three to ten years. Worker productivity suffers and maintenance costs increase when machines start to become obsolete. Capital costs of new equipment are spread out via a replacement schedule.</p>

Schedule
<p>Please see the replacement schedule.</p>

Impact on Operating Expenses
<p>This project will have a limited impact on operating expenses.</p>

SERVICES SUPPORT - PROJECT DESCRIPTION

Project Title:	Server Replacements
Funding Source:	General Fund #101

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	0	0	\$10,000

Project Description and Location
This project involves replacing a server at Township Hall to maintain the Township's information systems network.

Justification
To ensure information integrity and data security, it is important to ensure this technology is regularly updated.

Schedule
This project is scheduled as a future project. One (1) server was replaced in the 2014-15 fiscal year.

Impact on Operating Expenses
This project will have a limited impact on operating expenses.

SERVICES SUPPORT - PROJECT DESCRIPTION

Project Title:	Software Purchases
Funding Source:	General Fund #101

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	\$16,200	\$16,800	\$17,400	\$18,000	\$18,600	\$19,200	0

Project Description and Location
This project includes several anticipated software purchases and upgrades.

Justification
The listed software performs several different functions. Springbrook is an accounting software used by the Clerk's department. ArcGIS is mapping software used by the Manager's, Assessor's and the Utility departments. BS&A is a database management software used by the Manager's, Assessing and Treasurer's department.

Schedule
Maintenance costs are paid annually.

Impact on Operating Expenses
Annual maintenance costs are taken from the General Fund operating budget.

SERVICES SUPPORT - PROJECT DESCRIPTION

Project Title:	Copier/Printer Maintenance and Replacement
Funding Source:	General Fund #101

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	\$17,000	\$17,000	\$18,600	\$18,600	\$18,600	\$18,600	0

Project Description and Location
The Township contracts with a company which owns and maintains the printers and copiers in the Township Hall Office. This cost includes annual maintenance and replacement of our printers and copiers.

Justification
Printers and copiers are necessary for day-to-day office duties and for the printing of bi-annual tax bills and assessment change notices.

Schedule
It is anticipated that a copier will need to be replaced in the 2017-18 fiscal year which will increase annual operating costs.

Impact on Operating Expenses
The annual maintenance costs will increase after a proposed copier replacement in 2017-18.

SERVICES SUPPORT - PROJECT DESCRIPTION

Project Title:	Website Update
Funding Source:	General Fund #101

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	\$10,000	0	0	0	0	0	0

Project Description and Location
This project is to update the Township website in order to ensure that we are keeping up with new technology and providing an attractive, professional website to Township residents.

Justification
Keeping up with new technology allows the Township to communicate information to our residents more effectively.

Schedule
This project is proposed in the 2015-16 fiscal year and should take approximately one (1) to two (2) months.

Impact on Operating Expenses
This project should have a limited impact on operating costs.

SERVICES SUPPORT - PROJECT DESCRIPTION

Project Title:	Zoning Ordinance Update
Funding Source:	General Fund #101

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	\$50,000	0	0	0	0	0	0

Project Description and Location

In 2013 the Township Master Plan was updated. There were several changes to the Master Plan which resulted in various recommendations to change the Zoning Ordinance. Due to these recommendations and the age of our existing Zoning Ordinance, we have proposed to rewrite and reformat the Zoning Ordinance.

Justification

The Michigan Zoning Enabling Act requires that a Zoning Ordinance be based on the Township Master Plan. It is in the best interest of the Township to ensure these documents are aligned and that our Zoning Ordinance is updated to ensure we are responsive to community trends.

Schedule

This project was approved at the January 20, 2015 Township Board of Trustees Meeting. This project will take approximately 4-6 months to complete.

Impact on Operating Expenses

This project will have no direct impact on operating expenses.

SERVICES SUPPORT - PROJECT DESCRIPTION

Project Title:	Master Plan Update
Funding Source:	General Fund #101

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	\$20,000	0	0	0

Project Description and Location
<p>The Michigan Planning Enabling Act requires the Township to review its Master Plan every five (5) years. The last review of the Master Plan was in 2013. This expense is budgeted for in the event it is determined that an update to the Master Plan is required.</p>

Justification
<p>This review of the Township Master Plan every five (5) years is a statutory requirement.</p>

Schedule
<p>This project is scheduled for the fiscal year 2018-19 and will take 3-5 months to complete.</p>

Impact on Operating Expenses
<p>This project will have no direct impact on operating expenses.</p>

TABLE I: TABLET ROTATION

ASSET ID	EMPLOYEE	DATE ACQUIRED	DESCRIPTION	DATE OF REPLACEMENT
1	Linda Rowell	4/1/2012	iPad2	4/1/2016
2	Jim Mortensen	4/1/2012	iPad2	4/1/2016
3	Polly Skolarus	4/1/2012	iPad2	4/1/2016
4	Robin Hunt	4/1/2012	iPad2	4/1/2016
5	Gary McCririe	4/1/2012	iPad2	4/1/2016
6	Todd Smith	4/1/2012	iPad2	4/1/2016
7	Jean Ledford	4/1/2012	iPad2	4/1/2016
8	Chris Grajek	4/1/2012	iPad2	4/1/2017
9	Jeff Dhaenens	4/1/2012	iPad2	4/1/2017
10	Marianne McCreary	4/1/2012	iPad2	4/1/2017
11	Diana Lowe	4/1/2012	iPad2	4/1/2017
12	Doug Brown	4/1/2012	iPad2	4/1/2017
13	John McManus	4/1/2012	iPad2	4/1/2017
14	Eric Rauch	4/1/2012	iPad2	4/1/2017
15	Ron Akers	4/1/2012	iPad2	4/1/2018
16	Kelly VanMarter	4/1/2012	iPad2	4/1/2018
17	Michael Archinal	4/1/2012	iPad2	4/1/2018
18	Laura Mroczka	4/1/2012	iPad2	4/1/2018
19	Adam VanTassell	4/1/2012	iPad2	4/1/2018

TABLE J: COMPUTER ROTATION

ASSET ID	EMPLOYEE	DATE ACQUIRED	DESCRIPTION	DATE OF REPLACEMENT
1	Cindy Overby	7/1/2011	Dell Optiplex	7/1/2016
2	Kristen Sapienza	7/1/2011	Dell Optiplex	7/1/2016
3	Michael Archinal	7/1/2011	Dell Optiplex	7/1/2016
4	Adam VanTassell	7/1/2011	Dell Optiplex	7/1/2016
5	Laura Mrocзка	7/1/2011	Dell Optiplex	7/1/2016
6	Deborah Rojewski	7/1/2011	Dell Optiplex	7/1/2016
7	Kelly VanMarter	7/1/2011	Dell Optiplex	7/1/2016
8	Amy Ruthig	7/1/2011	Dell Optiplex	7/1/2016
9	Robin Hunt	7/1/2011	Dell Optiplex	7/1/2016
10	Sharon Stone	7/1/2011	Dell Optiplex	7/1/2016
11	Angie Williams	7/1/2011	Dell Optiplex	7/1/2016
12	Tammy Lindberg	7/1/2011	Dell Optiplex	7/1/2016
13	Spare Computer	4/1/2013	Dell Optiplex 790	4/1/2018
14	Kathryn Poppy	4/1/2013	Dell Optiplex 790	4/1/2018
15	Kathleen Murphy	4/1/2013	Dell Optiplex 790	4/1/2018
16	Ron Akers	4/1/2013	Dell Optiplex 790	4/1/2018
17	Sue Sitner		State supplied computer	
18	Clerk Front Counter	7/1/2013	Unknown	7/1/2018
19	Map Room Computer	7/1/2007	Unknown	7/1/2015
20	Tax Front Counter	7/1/2005	Unknown	As Needed
21	Vacant, Clerk	7/1/2005	Unknown	As Needed
22	Vacant, Assessing	7/1/2012	Unknown	As Needed
23	Polly Skolarus	7/1/2012	Laptop	As Needed
24	Gary McCririe	7/1/2010	Laptop	As Needed

TABLE K: SIDEWALK PROJECTS

SIDEWALK LOCATION	FUND SOURCE	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Grand River Ave.	Future Parks and Recreation #270								\$ 1,474,000
<i>S. Hacker Rd to 242 Church, S. Side of Road, St. Joseph Mercy to Kellogg Rd N. Side of Road</i>	Future Parks and Recreation #270	\$ 393,000							\$ 393,000
<i>Sunrise Park Rd to Kellogg Rd, N. Side of Road</i>	Future Parks and Recreation #270			\$ 292,000					\$ 292,000
<i>S. Latson to West Township Limit, S. Side of Road</i>	Future Parks and Recreation #270							\$ 386,000	\$ 386,000
<i>S. Latson to 242 Church, S. Side of Road</i>	Future Parks and Recreation #270							\$ 347,000	\$ 347,000
<i>St. Joseph Mercy to Hacker, N. Side of Road</i>	Future Parks and Recreation #270							\$ 56,000	\$ 56,000
Crooked Lake Rd (S. Latson Rd to Dorr Rd)	Future Parks and Recreation #270				\$ 166,250				\$ 475,000
	TAP				\$ 308,750				
Dorr Rd (Township Hall to Challis Rd)	Future Parks and Recreation #270					\$ 210,000			\$ 255,000
	DNR Recreational Passport					\$ 45,000			
Challis Rd (Dorr Rd to Bauer Rd)	Future Parks and Recreation #270						\$ 248,000		\$ 248,000
Brighton Rd (Brookwood Meadows to Honors Way)	Future Parks and Recreation #270							\$ 350,000	\$ 800,000
	MNRTF							\$ 250,000	
	Safe Routes to School							\$ 200,000	
Chilson Rd (Brighton Rd to Coon Lake Rd)	Future Parks and Recreation #270							\$ 166,000	\$ 166,000
Hughes Rd	Future Parks and Recreation #270							\$ 482,000	\$ 482,000
Power Corridor (Golf Club Rd to Grand River Ave)	Future Parks and Recreation #270							\$ 204,000	\$ 204,000
S. Latson Rd (Crooked Lake Rd to Chilson Rd) & Chilson Rd (S. Latson Rd to Coon Lake Rd)	Future Parks and Recreation #270							\$ 264,000	\$ 264,000
Chilson Rd (Chilson Hills to Grand River Ave)	Future Parks and Recreation #270							\$ 89,000	\$ 89,000
TOTAL		\$ 393,000	\$ -	\$ 292,000	\$ 475,000	\$ 255,000	\$ 248,000	\$ 2,794,000	\$ 4,457,000

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SIDEWALKS – PROJECT DESCRIPTION

Project Title:	E. Grand River Ave. (Hacker Road to 242 Church on S. Side of Road & St. Joseph Mercy to Kellogg Road on N. Side of Road)
Funding Source:	Future Parks & Recreation #270

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	\$393,000	0	0	0	0	0	0

Project Description and Location
<p>This project involves the installation of a five (5) foot wide concrete sidewalk on the south side of E. Grand River Avenue from Hacker Road to 242 Church then on the north side of E. Grand River Avenue from Woodland Medical Center to Kellogg Road.</p>

Justification
<p>The 2002 Parks and Recreation Plan lists an objective to, “Complete the pathway system along Grand River Avenue.”</p>

Schedule
<p>This project is scheduled for the 2015-16 fiscal year. Estimated project completion time will depend on amount of right-of-way acquisition needed.</p>

Impact on Operating Expenses
<p>Additional sidewalk installation will lead to an increase in maintenance costs. Based on the 2014-15 maintenance expenses we have estimated annual maintenance costs for sidewalks to be approximately \$0.50 per linear foot of sidewalk. Costs are projected to increase at this rate as new sidewalk is installed.</p>

SIDEWALKS - PROJECT DESCRIPTION

Project Title:	E. Grand River Ave. (Sunrise Park to Kellogg Road on N. Side of Road)
Funding Source:	Future Parks & Recreation #270

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	\$292,000	0	0	0	0

Project Description and Location
<p>This project would involve the installation of five (5) foot wide concrete sidewalk along the north side of E. Grand River Avenue from Boulevard Drive (entrance to Sunrise Park) to Kellogg Road.</p>

Justification
<p>The 2002 Parks and Recreation Plan lists an objective to, “Complete the pathway system along Grand River Avenue.”</p>

Schedule
<p>This project is scheduled for the 2017-18 fiscal year. Time of completion would depend upon the amount of right-of-way acquisition required to complete the project.</p>

Impact on Operating Expenses
<p>Additional sidewalk installation will lead to an increase in maintenance costs. Based on the 2014-15 maintenance expenses we have estimated annual maintenance costs for sidewalks to be approximately \$0.50 per linear foot of sidewalk. Costs are projected to increase at this rate as new sidewalk is installed.</p>

SIDEWALKS - PROJECT DESCRIPTION

Project Title:	Crooked Lake Road (S. Latson Road to Dorr Road)
Funding Source:	Future Parks & Recreation #270, TAP

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	\$475,000	0	0	0

Project Description and Location
<p>This project would involve the installation of ten (10) foot wide asphalt sidewalk along Crooked Lake Road from S. Latson Road to the Genoa Township Hall Park on Dorr Road. This project also estimates the planting of one (1) tree every fifty (50) linear feet to mitigate the effects of potential tree removal.</p>

Justification
<p>The 2002 Parks and Recreation Plan states, “Genoa Township will have a complete pathway system that links key destination areas within the community and connects to the regional pathway system.”</p>

Schedule
<p>This project is scheduled for the 2018-19 fiscal year. Time of completion would depend upon the amount of right-of-way acquisition required to complete the project.</p>

Impact on Operating Expenses
<p>Additional sidewalk installation will lead to an increase in maintenance costs. Based on the 2014-15 maintenance expenses we have estimated annual maintenance costs for sidewalks to be approximately \$0.50 per linear foot of sidewalk. Costs are projected to increase at this rate as new sidewalk is installed.</p>

SIDEWALKS - PROJECT DESCRIPTION

Project Title:	Dorr Road (Township Hall Property to Challis Road)
Funding Source:	Future Parks & Recreation #270, DNR Recreational Passport

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	\$255,000	0	0

Project Description and Location
This project involves the installation of eight (8) foot wide asphalt sidewalk from the Township Hall Park property to Challis Road. This project also estimates the planting of one (1) tree every fifty (50) linear feet to mitigate the effects of potential tree removal.

Justification
The 2002 Parks and Recreation Plan states, "Genoa Township will have a complete pathway system that links key destination areas within the community and connects to the regional pathway system."

Schedule
This project is scheduled for the 2019-20 fiscal year. Time of completion would depend upon the amount of right-of-way acquisition required to complete the project.

Impact on Operating Expenses
Additional sidewalk installation will lead to an increase in maintenance costs. Based on the 2014-15 maintenance expenses we have estimated annual maintenance costs for sidewalks to be approximately \$0.50 per linear foot of sidewalk. Costs are projected to increase at this rate as new sidewalk is installed.

SIDEWALKS - PROJECT DESCRIPTION

Project Title:	Challis Road to Bauer Road
Funding Source:	Future Parks & Recreation #270

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	0	\$248,000	0

Project Description and Location
<p>This project involves the installation of eight (8) foot wide asphalt sidewalk from the existing pathway near the Challis and Bauer Road intersection to the Challis and Dorr Road intersection. This project also estimates the planting of one (1) tree every fifty (50) linear feet to mitigate the effects of potential tree removal.</p>

Justification
<p>The 2002 Parks and Recreation Plan states, “Genoa Township will have a complete pathway system that links key destination areas within the community and connects to the regional pathway system.”</p>

Schedule
<p>This project is scheduled for the 2020-21 fiscal year.</p>

Impact on Operating Expenses
<p>Additional sidewalk installation will lead to an increase in maintenance costs. Based on the 2014-15 maintenance expenses we have estimated annual maintenance costs for sidewalks to be approximately \$0.50 per linear foot of sidewalk. Costs are projected to increase at this rate as new sidewalk is installed.</p>

SIDEWALKS - PROJECT DESCRIPTION

Project Title:	Brighton Road (Brookwood Meadows to Honors Way)
Funding Source:	Future Parks & Recreation #270, Safe Routes to School; Michigan Natural Resources Trust Fund

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	0	0	\$800,000

Project Description and Location
<p>This project involves the installation of eight (8) foot wide asphalt sidewalk from Brookwood Meadows Drive to Honors Way.</p>

Justification
<p>The 2002 Parks and Recreation Plan states, "Genoa Township will have a complete pathway system that links key destination areas within the community and connects to the regional pathway system."</p>

Schedule
<p>This project is scheduled as a future project. Time of completion would depend upon the amount of right-of-way acquisition required to complete the project. It is expected that this project will be scheduled in future program updates.</p>

Impact on Operating Expenses
<p>Additional sidewalk installation will lead to an increase in maintenance costs. Based on the 2014-15 maintenance expenses we have estimated annual maintenance costs for sidewalks to be approximately \$0.50 per linear foot of sidewalk. Costs are projected to increase at this rate as new sidewalk is installed.</p>

SIDEWALKS - PROJECT DESCRIPTION

Project Title:	Future Sidewalk Projects Other than Brighton Road
Funding Source:	Future Parks & Recreation #270

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	0	0	\$1.994M

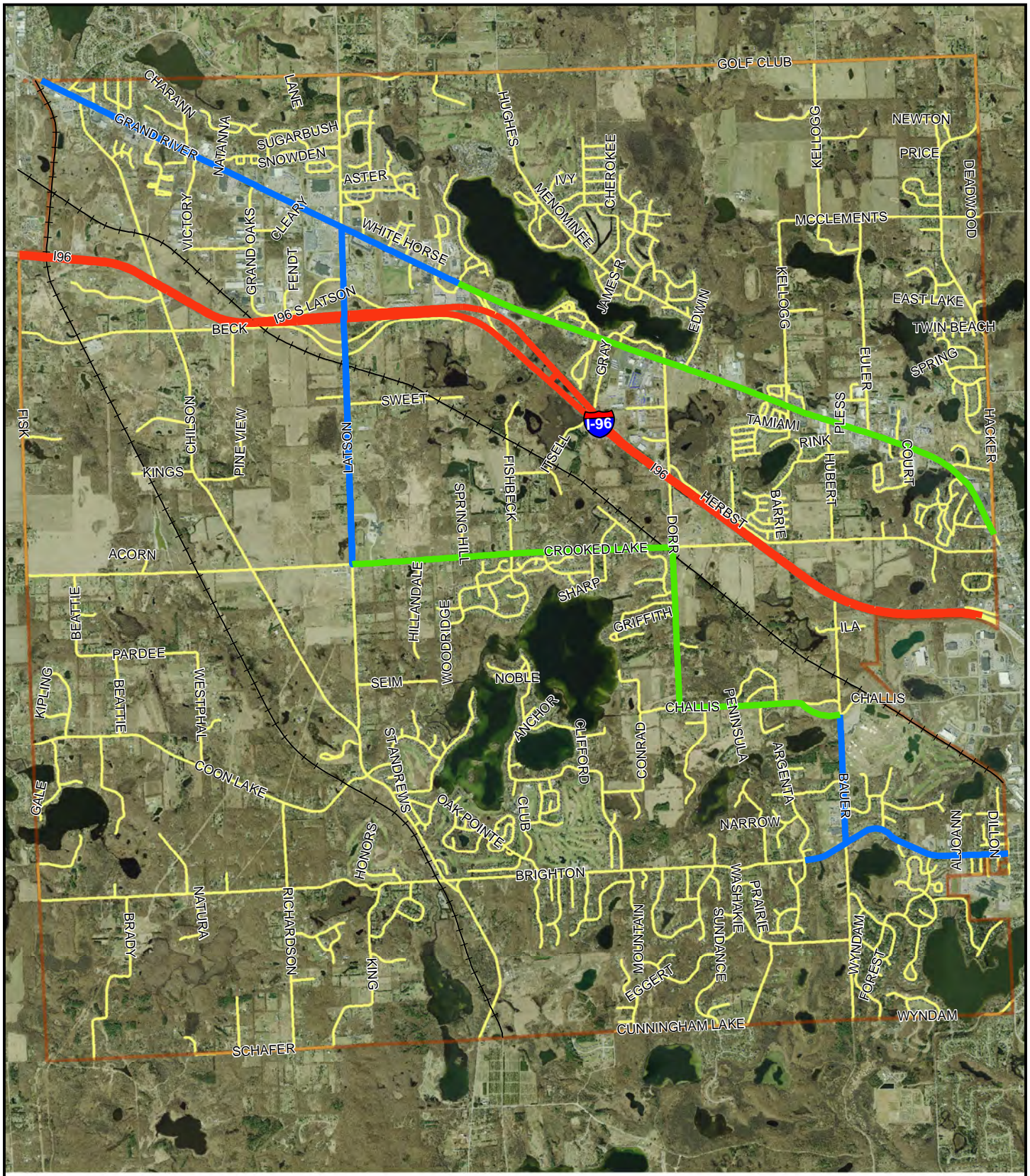
Project Description and Location
<p>There are various projects identified as future sidewalk projects. These projects should be prioritized in future program updates based on available resources from outside agencies.</p>

Justification
<p>The 2002 Parks and Recreation Plan states, “Genoa Township will have a complete pathway system that links key destination areas within the community and connects to the regional pathway system.”</p>







Schedule
<p>These projects are scheduled as future projects. Time of completion would depend upon the amount of right-of-way acquisition required to complete the projects. It is expected that these projects are scheduled in future program updates.</p>


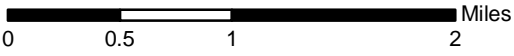
Impact on Operating Expenses
<p>Additional sidewalk installation will lead to an increase in maintenance costs. Based on the 2014-15 maintenance expenses we have estimated annual maintenance costs for sidewalks to be approximately \$0.50 per linear foot of sidewalk. Costs are projected to increase at this rate as new sidewalk is installed.</p>

Map 1: Proposed Sidewalk Projects: 2015-2021



Genoa Charter Township
 Livingston County, MI
 810-227-5225
www.genoa.org

 Proposed Sidewalk	 Roads	 Railroad
 Existing Sidewalk	 Interstate	 Twp Boundary

Road Data Source:
 Livingston County G.I.S.
 Map Prepared By:
 Genoa Township on
 3/23/2015

TABLE L: GRAVEL ROAD IMPROVEMENT PROJECTS - CRUSHED LIMESTONE APPLICATION

ROAD NAME	FUND SOURCE	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Herbst Rd (Gravel Portion East of Dorr Rd to Township Line)	General Fund #101 - Road Improvement			\$200,000					\$200,000
Bauer Rd (River Ridge to Township Limit)	General Fund #101 - Road Improvement				\$148,000				\$148,000
McClements Rd (West Kellogg Rd to Hacker Rd)	General Fund #101 - Road Improvement					\$183,000			\$183,000
Crooked Lake Rd (Chilson Rd to Fisk Rd)	General Fund #101 - Road Improvement							\$334,000	\$334,000
Fishbeck Rd (Crooked Lake Rd to Itsell Rd)	General Fund #101 - Road Improvement							\$119,000	\$119,000
Fisk Rd	General Fund #101 - Road Improvement							\$175,000	\$350,000
	Marion Township							\$175,000	
Cunningham Lake Rd (Sundance Rd to Bauer Rd)	General Fund #101 - Road Improvement							\$222,000	\$222,000
King Rd	General Fund #101 - Road Improvement							\$157,000	\$157,000
Schafer Rd (King Rd to Mar Char Dr)	General Fund #101 - Road Improvement							\$80,000	\$160,000
	Hamburg Township							\$80,000	
Sweet Rd	General Fund #101 - Road Improvement							\$134,000	\$134,000
Brighton Rd (Treasure Lake Dr to Township Limits)	General Fund #101 - Road Improvement							\$189,000	\$209,000
	Marion Township							\$20,000	
Euler Rd	General Fund #101 - Road Improvement							\$246,000	\$246,000
Bauer Rd (N. of Challis Rd)	General Fund #101 - Road Improvement							\$111,000	\$111,000
Hubert Rd (Pavement to Herbst Rd)	General Fund #101 - Road Improvement							\$153,000	\$153,000
Itsell Rd	General Fund #101 - Road Improvement							\$120,000	\$120,000
Brady Rd	General Fund #101 - Road Improvement							\$140,000	\$140,000
TOTAL		\$0	\$0	\$200,000	\$148,000	\$183,000	\$0	\$2,149,000	\$2,986,000

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GRAVEL ROAD IMPROVEMENTS - PROJECT DESCRIPTION

Project Title:	Crushed Limestone Application to Gravel Roads
Funding Source:	General Fund #101 – Road Improvement

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	\$200,000	\$148,000	\$183,000	0	\$2.149M

Project Description and Location
<p>This project involves the installation of crushed limestone to specified gravel roads in the Township. Gravel roads are prioritized by their annual average daily traffic counts and the time frame of when crushed limestone was previously installed.</p>

Justification
<p>Genoa Township consistently has invested in road improvement projects. Due to the low density development patterns, the vast majority of our residents use automobiles to meet their daily needs. Due to the lack of funding the Livingston County Road Commission receives from the State, municipalities in Livingston County have contributed to road maintenance and improvement to ensure the County’s road system remains intact.</p>

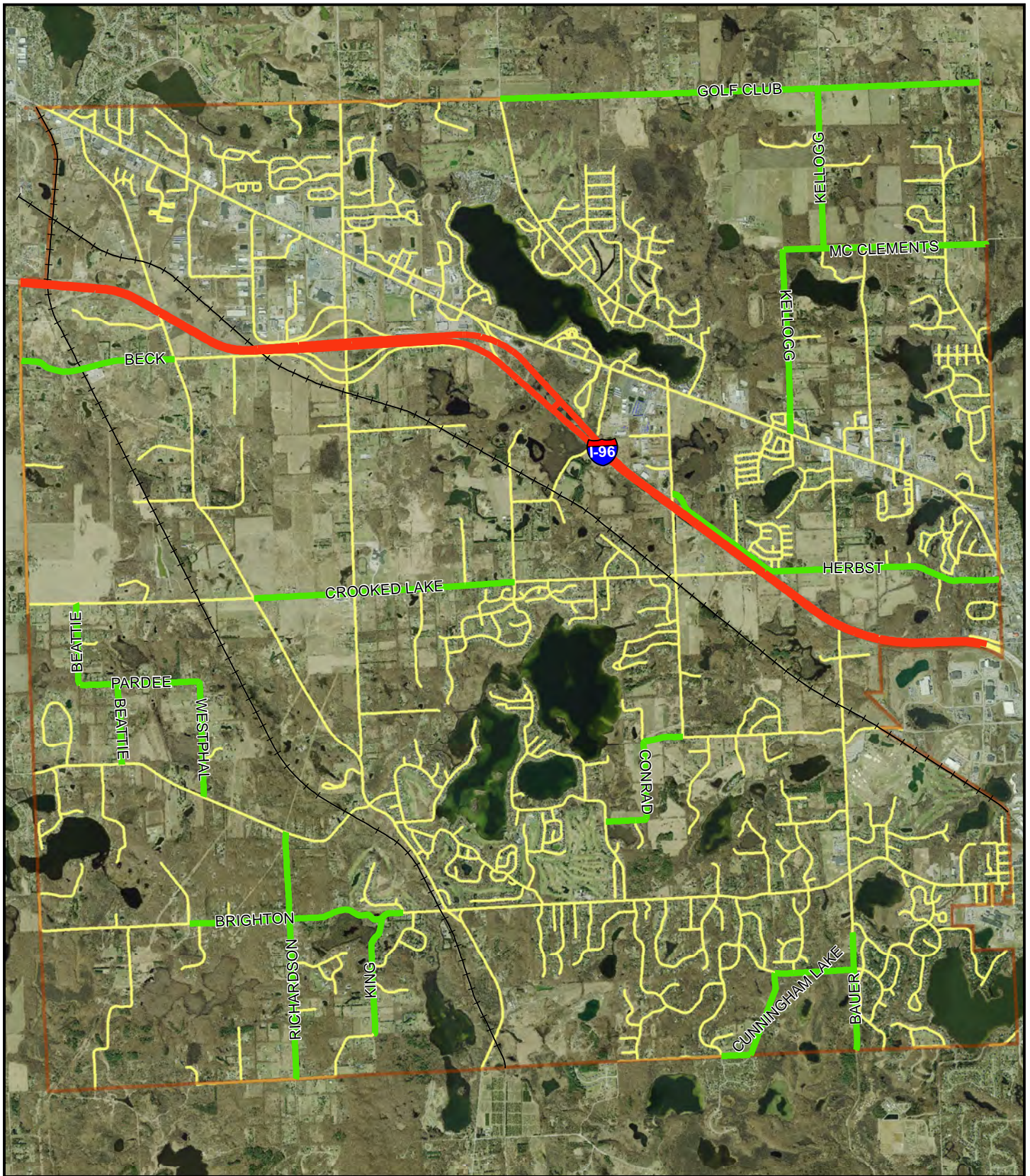
Schedule
<p>The schedule of crushed limestone application is depicted in tables L and M. Installation depending on the size and scope of the project will take approximately three (3) weeks.</p>


Impact on Operating Expenses
<p>The Township has consistently set aside approximately \$250,000 annual for road improvement projects. The roads are maintained by the Livingston County Road Commission and there would be no direct impact on Township operating expenses.</p>








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Map 2: Previous Crushed Limestone Projects: 1998-2014

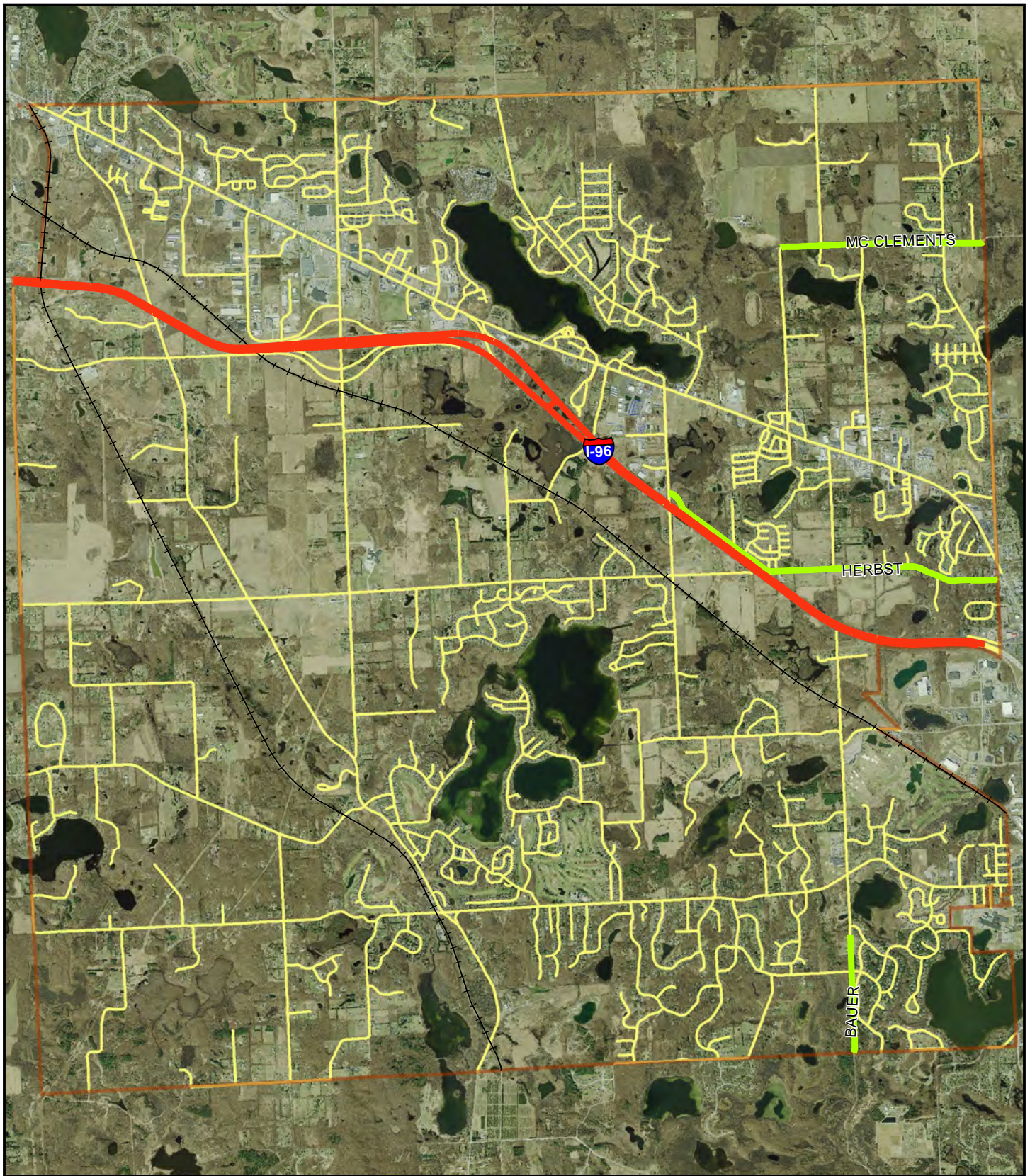




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

 Crushed Limestone Projects 1998-2014	 Interstate	 Twp Boundary
 Roads	 Railroad	
 		



Road Data Source:
 Livingston County G.I.S.
 Map Prepared By:
 Genoa Township on
 3/23/2015

Map 3: Proposed Crushed Limestone Projects: 2015-2021



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 Proposed Crushed Limestone Projects	 Interstate	 Twp Boundary
 Roads	 Railroad	

  Miles

Road Data Source:
Livingston County G.I.S.
Map Prepared By:
Genoa Township on
3/25/2015

TABLE M: CRUSHED LIMESTONE ROAD IMPROVEMENT ANALYSIS 1998-2015

ROAD NAME	AVERAGE DAILY TRAFFIC COUNTS	LINEAR FEET	PROJECTED LIMESTONE THICKNESS FOR NEW PROJECT	ESTIMATED PROJECT COST	ESTIMATED YEAR OF FIRST LIMESTONE APPLICATION OR YEAR OF PREVIOUS IMPROVEMENT	ESTIMATED YEAR OF ADDITIONAL APPLICATION (ASSUMING 15 YEAR LIFE)
Crooked Lake Rd (Fishbeck Rd to Chilson Rd)	1,285.0	7,000	4" Fishbeck to S. Latson & 8" S. Latson to Chilson	-	2014	2029
Conrad Rd (Clifford Rd to Challis Rd) & Challis Rd (Dorr Rd to Conrad Rd)	1,135.0	5,300	4"	-	2004	2019
Bauer Rd (River Ridge to Township Limit)	1,085.0	4,330	6"	\$147,493	Between 1998-2002	2016
Herbst Rd (Dorr Rd to Township Limits)	910.0	8,600	6"	\$200,000	1999	2015
Golf Club Rd (Hacker Rd to Hughes Rd)	760.0	15,840	6"	-	2009	2024
Beck Rd (Chilson Rd to Fisk Rd)	550.0	5,250	8"	-	2013	2028
Brighton Rd (King Rd to Treasure Lake Rd)	500.0	6,850	4"	-	2013	2028
McClements Rd (Kellogg Rd to Hacker Rd)	463.3	5,370	6"	\$182,919	2003	2017
Crooked Lake Rd (Chilson Rd to Fisk Rd)	445.0	7,500	8"	\$333,788	2018-19	2034
Fishbeck Rd	420.0	2,660	8"	\$118,383	2019-20	2035
Fisk (Crooked Lake Rd to Francis Rd)	416.7	10,220	8"	\$348,124	2020-21	2036
Kellogg Rd (Golf Club Rd to McClements Rd)	410.0	5,290	8"	-	2011	2026
King Rd	370.0	6,280	4"	-	1999	2014
Cunningham Lake Rd (Sundance Rd to Bauer Rd)	370.0	6,500	6"	-	Between 1998-2002	2016
Kellogg Rd (McClements Rd to W. Grand River Ave.)	350.0	6,160	6"	-	2006	2021
Richardson Rd (Coon Lake Rd to Schafer Rd)	315.0	8,250	4"	-	2005	2020
Schafer Rd (King Rd to Township Limit)	300.0	4,690	6"	-	Future	Future
Sweet Rd	270.0	3,920	6"	-	Future	Future
Brighton Rd (Treasure Lake to Township Limit)	240.0	6,090	6"	-	Future	Future
Euler Rd	240.0	7,210	6"	-	Future	Future
Bauer Rd (N. of Challis)	200.0	3,230	6"	-	Future	Future
Hubert Rd	190.0	2,635	8"	-	Future	Future
Itsell Rd	170.0	3,500	6"	-	Future	Future
Beattie Rd - Pardee Rd - Westphal Rd	132.5	13,200	6"	-	2008	2023
Brady Rd	40.0	6,800	4"	-	Future	Future

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TABLE N: PROPOSED PAVEMENT AND FUTURE LARGE ROAD IMPROVEMENT PROJECTS

ROAD NAME	PROJECT	FUND SOURCE	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Bauer Rd & Challis Rd Intersection	Intersection Reconstruction (Round-A-Bout)	Future Road Projects Fund #261 & Unknown							\$2,300,000	\$2,300,000
Beck Rd (Chilson Rd to S. Latson Rd)	Pave Road	Future Road Projects Fund #261 & Unknown							\$2,950,000	\$2,950,000
Coon Lake Rd & Chilson Rd Intersection	Intersection Reconstruction (Round-A-Bout)	Livingston County Road Commission		\$600,000						
Conrad Rd & Challis (Dorr Rd to Conrad Rd)	Pave Road	Future Road Projects Fund #261 & Unknown							\$1,925,000	\$1,925,000
Crooked Lake Rd (Chilson to Fishbeck)	Pave Road	Future Road Projects Fund #261 & Unknown							\$2,800,000	\$2,800,000
Golf Club Rd (E. Grand River Ave. to S. Latson Rd)	Mill and Overlay	General Fund #101 - Road Improvement	\$101,000							\$500,000
		Oceola Township	\$399,000							
Herbst Rd	Pave Road	Future Road Projects Fund #261 & Unknown							\$3,900,000	\$3,900,000
Hughes Rd	Repave Road	Future Road Projects Fund #261 & Unknown							\$2,550,000	\$2,550,000
Grand Oaks Rd (Grand River Ave to Fendt Dr)	Mill and Overlay	Future Road Projects Fund #261 (25% Match)	\$212,500							\$850,000
		Special Assessment District #264	\$637,500							
S. Latson Rd (Aster Blvd to North of Conover Ct.)	Repave Road/Lane Improvements	Future Road Projects Fund #261 & Unknown							\$1,690,000	\$1,690,000
S. Latson Rd & Hampton Ridge Intersection	Install Traffic Signal	Future Road Projects Fund #261		\$160,000						\$160,000
TOTAL			\$1,350,000	\$760,000	\$0	\$0	\$0	\$0	\$18,115,000	\$19,465,000

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PAVED ROAD IMPROVEMENT– PROJECT DESCRIPTION

Project Title:	Golf Club Rd (E. Grand River Ave. to S. Latson Road) – Mill and Overlay
Funding Source:	General Fund #101 – Road Improvement, Oceola Township

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	\$500,000	0	0	0	0	0	0

Project Description and Location
This project involves pavement improvements (Mill & Overlay and Spot Based Repair) on Golf Club Road between E. Grand River Ave. and S. Latson Road.

Justification
Genoa Township consistently has invested in road improvement projects. Due to the low density development patterns, the vast majority of our residents use automobiles to meet their daily needs. Due to the limited amount of funding the Livingston County Road Commission receives from the State, municipalities in Livingston County have contributed to road maintenance and improvement to ensure the County’s road system remains intact.

Schedule
This project is scheduled for the fiscal year 2015-16.

Impact on Operating Expenses
The Township has consistently set aside funds annual for road improvement and maintenance projects. The roads are maintained by the Livingston County Road Commission and there would be no direct impact on Township operating expenses.

PAVED ROAD IMPROVEMENT– PROJECT DESCRIPTION

Project Title:	Grand Oaks Road (E. Grand River Ave. to Fendt Drive) – Mill and Overlay
Funding Source:	Future Road Projects Fund #261, Road Reimbursement Fund #264

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	\$850,000	0	0	0	0	0	0

Project Description and Location
<p>This project involves pavement improvements to Grand Oaks Road via the creation of a special assessment district. It is estimated that the Township will match the project at 25%.</p>

Justification
<p>Genoa Township has consistently invested in road improvement projects. Due to the low density development patterns, the vast majority of our residents use automobiles to meet their daily needs. Due to the limited amount of funding the Livingston County Road Commission receives from the State, municipalities in Livingston County have contributed to road maintenance and improvement to ensure the County’s road system remains intact. Typically we use the Road Reimbursement fund for subdivision roads, but in this case Grand Oaks is road in an industrial park. Due to this, the fact that Grand Oaks provides a secondary route to two (2) major primary roads, and the industrial parcels contribute significantly more in annual property taxes, the Township should consider contributing at a higher match rate.</p>

Schedule
<p>This project is scheduled for the fiscal year 2015-16.</p>

Impact on Operating Expenses
<p>The Township has consistently set aside funds annual for road improvement and maintenance projects. The roads are maintained by the Livingston County Road Commission and there would be no direct impact on Township operating expenses.</p>

PAVED ROAD IMPROVEMENT– PROJECT DESCRIPTION

Project Title:	S. Latson Rd & Hampton Ridge Intersection Improvement – Signal Installation
Funding Source:	Future Road Projects Fund #261

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	\$160,000	0	0	0	0	0

Project Description and Location
This project involves the installation of a traffic signal at the N. Latson Road and Hampton Ridge intersection.

Justification
Genoa Township has consistently invested in road improvement projects. Due to the low density development patterns, the vast majority of our residents use automobiles to meet their daily needs. Due to the limited amount of funding the Livingston County Road Commission receives from the State, municipalities in Livingston County have contributed to road maintenance and improvement to ensure the County’s road system remains intact. This project was given priority based on discussions with the Livingston County Road Commission and Township Board. It promotes a safe method for individuals in this subdivision to enter and exit the subdivisions to east of S. Latson Road.

Schedule
This project is scheduled for the 2017-18 fiscal year provided that it meets the signal warrants as established by the appropriate road agency.

Impact on Operating Expenses
The Township has consistently set aside funds annual for road improvement and maintenance projects. The roads are maintained by the Livingston County Road Commission and there would be no direct impact on Township operating expenses.

PAVED ROAD IMPROVEMENT– PROJECT DESCRIPTION

Project Title:	Future Road Projects
Funding Source:	Future Road Projects Fund #261

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	0	0	\$18.115M

Project Description and Location
The project involves several future road projects which were outlined in the 2013 Genoa Township Road Improvement Master Plan.

Justification
Genoa Township has consistently invested in road improvement projects. Due to the low density development patterns, the vast majority of our residents use automobiles to meet their daily needs. Due to the limited amount of funding the Livingston County Road Commission receives from the State, municipalities in Livingston County have contributed to road maintenance and improvement to ensure the County’s road system remains intact.

Schedule
The schedule of work will depend on the scope of the project. Each project is listed as a future project because each project will require participation from an outside agency to complete. Those agencies have not been identified at this time.

Impact on Operating Expenses
The Township has consistently set aside funds annual for road improvement and maintenance projects. The roads are maintained by the Livingston County Road Commission and there would be no direct impact on Township operating expenses.

PAVED ROAD IMPROVEMENT– PROJECT DESCRIPTION

Project Title:	Reimbursable Road Projects
Funding Source:	Road Reimbursement Fund #264

Fiscal Year:	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	Future
Est. Cost:	0	0	0	0	0	0	0

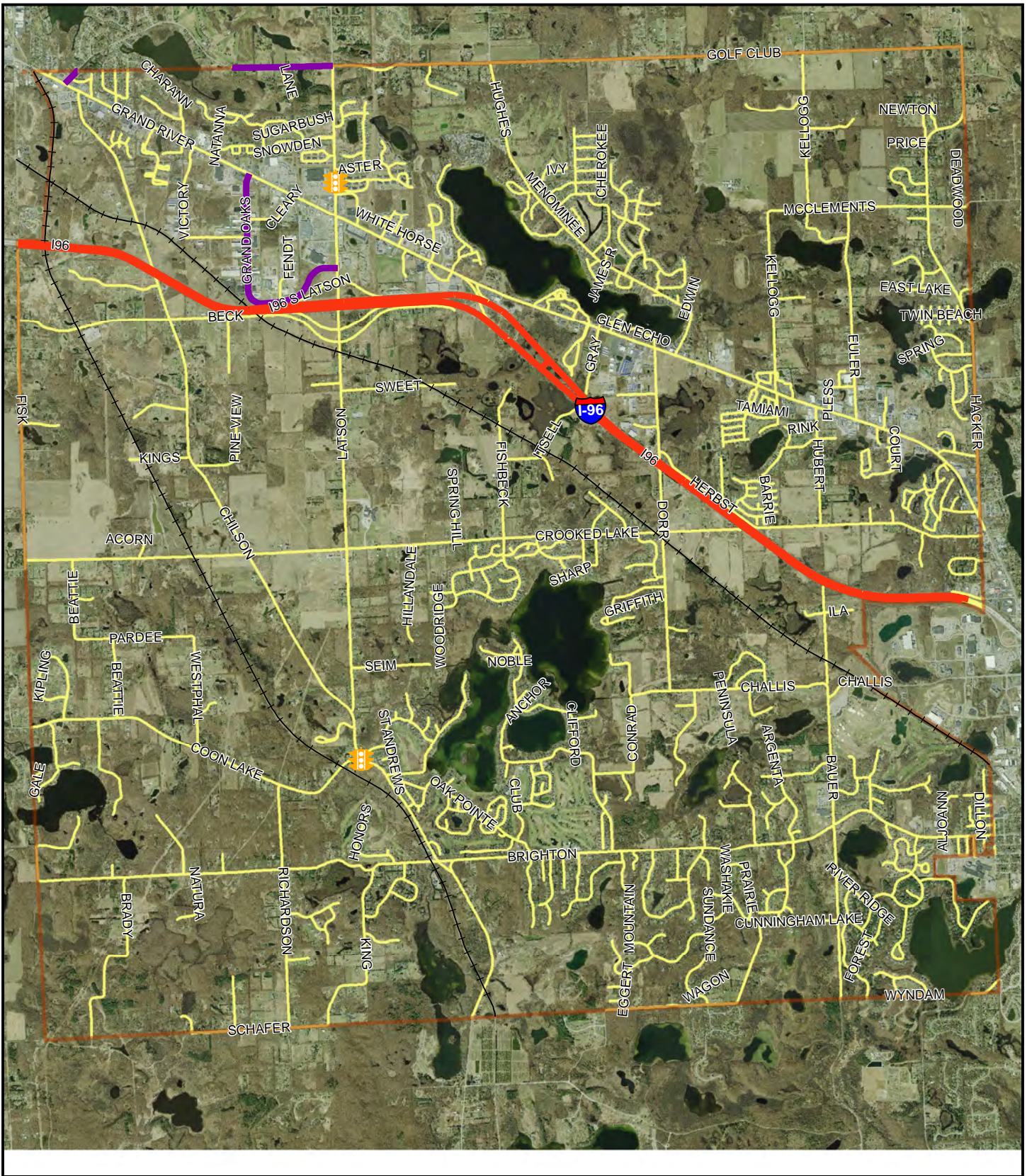
Project Description and Location
<p>There are several road projects in the preliminary planning stage which would use resources from the Road Reimbursement Fund #264. The CIP estimates that \$200,000 will be transferred to this fund over the six year period to cover potential project costs.</p>


Justification
<p>Genoa Township has consistently invested in road improvement projects. Due to the low density development patterns, the vast majority of our residents use automobiles to meet their daily needs. Due to the limited amount of funding the Livingston County Road Commission receives from the State, municipalities in Livingston County have contributed to road maintenance and improvement to ensure the County’s road system remains intact.</p>







Schedule
<p>The schedule of work will depend on the scope of the project. No funding is scheduled for these projects because they are an early planning stage.</p>



Impact on Operating Expenses
<p>The Township has consistently set aside funds annual for road improvement and maintenance projects. The roads are maintained by the Livingston County Road Commission or in the case of private roads, the property owners who access the private road. Due to this there would be no direct impact on Township operating expenses.</p>

Map 4: Pavement and Future Large Road Improvement Projects 2015-2021




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 Intersection Improvements	 Road Pavement Projects	 Interstate	 Twp Boundary
 Railroad	 Roads		



 0 0.5 1 2 Miles

Road Data Source:
 Livingston County G.I.S.
 Map Prepared By:
 Genoa Township on
 3/25/2015

UTILITIES

INTRODUCTION

Genoa Township owns the Oak Pointe Sanitary Sewer & Water System which services the Oak Pointe and Northshore communities and the Lake Edgewood Sanitary Sewer System which services the Grand River Avenue corridor from Kellogg Road to Conference Center Drive. The day to day operation, planning, and operation of these systems are overseen by the Genoa Township Utility Department, also known as the MHOG Utility Department. A capital improvement plan for each system for the time period 2010-2016 has been previously created by the Utility Department. For the purposes of this plan we will include the existing capital improvement plans for each system and provide a status update on the proposed projects. Capital improvement plans for the other systems MHOG operates, including Marion, Howell, Oceola, Genoa (MHOG) Water System and the Genoa-Oceola (G-O) Sanitary Sewer System, will not be included in this plan despite Genoa Township having membership in the authority. The reason for this is that Genoa Township is not exclusively responsible for these systems, but rather the responsibility lies on the Authority Board.

REVENUE

Each system has an individual proprietary fund in which revenues are obtained primarily from user fees. The specific projects are intended to be funded from an operation and maintenance budget, grant money and capital improvement bonds. The specific impact each project has on operating expenses are outlined in each plan.

CAPITAL IMPROVEMENT PLAN UPDATE

Oak Pointe Sanitary Sewer & Water System:

1. Pump Station Stand-by Generators:
 - a. Status: Partially Completed. One (1) portable generator was purchased.
2. Painting Oak Pointe Water Tower:
 - a. Status: Not Completed. The water tower painting has been authorized by the Township Board and is scheduled for spring 2015.
3. Oak Pointe Waste Water Treatment Plant (WWTP) Upgrades:
 - a. Status: Not Needed. The upgrades to the WWTP were only required if the re-routing of Oak Pointe WWTP flows to Genoa-Oceola WWTP was unable to be accomplished.
4. Re-Route Oak Pointe Waste Water Treatment Plant (WWTP) flows to Genoa-Oceola Waste Water Treatment Plant (WWTP):
 - a. Status: In Progress. The project was approved by the Genoa Township Board in summer 2014. Work on the project has commenced and is projected to be completed August 2015.
5. Sodium and Chloride Corrective Actions:
 - a. Status: Not Needed. Due to the re-route of WWTP flows to Genoa-Oceola these corrective actions are not necessary.

6. Collection System SCADA System:
 - a. Status: Completed
7. Redundant Water Main Loop to Northshore.
 - a. Status: Not Completed.
8. MHOG Water to Oak Pointe:
 - a. Status: Not Completed. The estimated project cost in the plan has been determined to be very low compared to the actual cost of the project.

Lake Edgewood Sanitary Sewer System:

1. Valve Actuators at Waste Water Treatment Plant (WWTP):
 - a. Status: Completed.
2. Muffin Monster at Waste Water Treatment Plant (WWTP):
 - a. Status: Completed
3. Improved Alum Addition:
 - a. Status: Completed.
4. Waste Water Treatment Plant (WWTP) Additional Blowers (2 Total):
 - a. Status: Not Completed.
5. Pump Station Standby Generators (3 Total):
 - a. Status: Not Completed.
6. New Roof on Old Side of Waste Water Treatment Plant (WWTP):
 - a. Status: Completed.
7. Re-Route Lake Edgewood Waste Water Treatment Plant (WWTP) Flows to Genoa-Oceola Waste Water Treatment Plant (WWTP):
 - a. Status: Not Completed. Per discussion with MHOG staff, this project is likely to be removed from their next capital improvement plan.

Utility Department

1. Grinder Pump Replacement:
 - a. Status: Completed.
2. Vactor Truck:
 - a. Status: Completed. The Utility Department purchased a Grinder Van in lieu of a vactor truck.
3. Sewer Line Camera:
 - a. Status: Completed. The Utility Department purchased a push camera in lieu of a sewer line camera.
4. Flow Meters
 - a. Status: Partially Completed. The Utility Department purchased 1 meter.

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 11, 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 were Kelly VanMarter, Community Development Director/Assistant Township Manager; Brian Borden of LSL, and Gary Markstrom of Tetra Tech Engineering.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by James Mortensen, the agenda was approved as submitted. **Motion carried unanimously.**

WORK SESSION: Chairman Brown suggested that discussion be held regarding “no” votes in the future and that the person voting “no” should outline their reasoning for the Board.

Work session closed at 6:39 p.m.

CALL TO THE PUBLIC: A call to the public was made with no response.

OLD BUSINESS:

OPEN PUBLIC HEARING #1... 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.

Andy Andre from Bud Design and Engineering and Johnathan Krissof from Chase Bank were present and addressed the Planning Commission. They believe their updated plan is superior to the one that they previously submitted. They are requesting two signs, on the east and west side of the ATM. Material samples were provided to the Planning Commission. Vehicular circulation and stacking was addressed.

Brian Borden addressed the Planning Commission. He believes the new plan is an improvement from the last plan. He believes the materials are sufficient, but do not blend well with the existing site. The wheel stops were addressed. He is concerned that the wheel stops are too close to the canopy. The updated sign proposal does conform to the ordinance.

Gary Markstrom indicated the wheel stops will not be sufficient in the winter. He recommended a large slab extended two feet to the east with a raised curb. There are no utility impacts. The updated circulation pattern was handled well in his opinion.

Eric Rauch agreed with the consultants as it relates to the wheel stops. The petitioner agreed with the proposed solution, as well.

James Mortensen asked if it met the ordinance in terms of the length. Brian Borden indicated it does.

Eric Rauch asked if there is a clearance bar. The petitioner indicated there is.

Chris Grajek believes this is a small and unattractive island in a large sea of asphalt. He will be voting no. James Mortensen indicated ATM's are a permitted use. Therefore, he does not believe it's appropriate to deny the petition. Discussion was held regarding whether the Planning Commission has the right to deny it. Brian Borden reminded the Planning Commission that they are making a recommendation only.

Planning Commission recommendation of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (04-23-15)
- C. Disposition of Site Plan (04-22-15)

Motion by James Mortensen to recommend to the Township Board the approval of the special use permit because it meets the general conditions of the Township ordinance and is consistent with the services provided on neighboring properties in the regional commercial zoning. Support by Barbara Figurski.

Ayes: Lowe, Mortensen, Figurski, McManus, Rauch
Nays: Grajek

Motion by Barbara Figurski to recommend to the Township Board approval of the environmental impact assessment dated 4/23/15 with the addition of dust control measures and approval of the special use and site plan. Support by Diana Lowe.

Ayes: Lowe, Mortensen, Figurski, McManus, Rausch
Nays: Grajek

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated 4/22/15 subject to the following:

1. Two small signs on the structure will be permitted: one on the east and one on the west;
2. The proposed wheel stops will be replaced by a concrete curb to prevent cars from hitting the ATM structure. This change in the site plan will be subject to review by Township Staff;
3. No roof canopy sign will be permitted;

4. The requirements of the Brighton Area Fire Authority in their letter of 4/29/15 will be complied with;
5. The requirements of the Township Engineer in his letter of 5/5/15 relative to the curbing has already been addressed in this motion.

Support by Barbara Figurski.

Ayes: Lowe, Mortensen, Figurski, McManus, Rauch
Nays: Grajek

OPEN PUBLIC HEARING #2... Review of a special use, sketch plan, and environmental impact assessment for a proposed K-12 Livingston Christian School to be located within the Brighton Church of the Nazarene, located at 7669 Brighton Road, Brighton, Michigan, parcel # 4711-25-400-058. The request is petitioned by Brighton Nazarene Church.

Motion by Diana Lowe with support by Barbara Figurski to permit Eric Rauch to be recused from this hearing due to a conflict. **Motion carried unanimously.**

Steve Morgan addressed the Planning Commission on behalf of the petitioner. He advised the Planning Commission that there is no basketball court on the property.

He admits that the traffic study previously requested by the Planning Commission was not provided. He reviewed some information regarding traffic that he had in his possession, although a traffic study was not submitted. He believes the traffic study will show a continuation of a level C road. He indicated the traffic study will be submitted to Gary Markstrom.

Brian Borden had no additional comments at this time. Gary Markstrom indicated it is an improvement in circulation. He has some concerns, but he had only just received the proposed changes. Gary Markstrom would like to see the traffic patterns at the end of the proposed school day. For pedestrian traffic, he thinks a sidewalk going from the bike path to the building should be considered.

James Mortensen wants to know what can be done to mitigate effect on neighbors, etc. Diana Lowe asked if there will be day care before or after school. Ted Daskin, principal of the school, indicated there is not a planned day care at this time. James Mortensen expressed concerns about the traffic testing conducted on that site. School will be closed on days there are elections. James Mortensen requested a list of carefully thought out conditions, such as these. He believes this site is being overused. He would like a bullet point list to indicate what actions will be taken to mitigate traffic issues.

Chris Grajek expressed concern over pedestrian traffic. He is also concerned about traffic turning west for the sole purpose of changing direction in another business or on another street to head east towards the downtown area.

Chairman Brown discussed the erection of a fence with the petitioner. The petitioner said there was no way to put a fence on the property line due to the trees, but would agree to look into putting a fence on the church property 10 to 15 feet into the property line.

Barbara Figurski indicated that she viewed the property earlier today. She addressed the trees. She believes the trees should be cleaned up. Some of the trees have died. The petitioner indicated they plan to clean up the trees.

Kelly VanMarter asked about the drop off lane versus parking. The petitioner gave a representation showing how the queue will work. The traffic guards will be parents and/or volunteers. The petitioner reminded the Planning Commission that traffic will be 15 minutes in the morning and 15 minutes in the afternoon. They anticipate 30 cars at any given time.

Jay Johnston, a neighbor to the church addressed the Planning Commission. He would like to see the dead trees replaced. The petitioner was asked to do that in 2003 and has not. He would like to see fencing for safety reasons. The security guard at the skate park is not doing what should be done because the kids are racing and speeding through the skate park. The police will not respond to the calls because it is private property. He expressed concern about the driver testing remaining located at the premises.

Andrea Spanstra addressed the Planning Commission. She indicated the church has not been honoring their promises and guarantees to their neighbors since 2000. She is concerned about what problems the traffic will create.

Planning Commission recommendation of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (03-16-15)
- C. Disposition of Sketch Plan (05-14-14)

Motion by James Mortensen to table this petition because more information is required to make a disposition of this petition including major traffic study and modus operandi of the church if this were to be approved. Support by Barbara Figurski. **Motion carried unanimously.**

NEW BUSINESS:

OPEN PUBLIC HEARING #3... Review of a site plan and environmental impact assessment for a proposed 60,000 sq. ft., three-story medical office building, located at 1201 S. Latson Road, Howell, Michigan, 48843, parcel # 4711-09-100-036. The request is petitioned by Providence Health System.

Chris Lambrecht, developer for medical office building addressed the Planning Commission. They are partnered with St. John Providence/Providence Health. He thanked Kelly VanMarter for all of her assistance over the last six months.

Tim Britton addressed the Planning Commission regarding the design of the project. A brief overview of the site plan was given by the petitioner.

Kelly VanMarter indicated the north driveway was discussed. The language in the PUD agreement encourages minimized curb cuts, but it is not exclusive of two driveways. The driveway to the apartments is misaligned pursuant to Kelly VanMarter.

The petitioner reviewed the renderings with the Planning Commission. The vestibule is over and under so that it is fully covered. The materials are brick and stone. Third floor is an EFIS material. The windows in the main lobby allow for a flood of natural light into the lobby. The stone is a combination of smooth and rough face. The petitioner does not have sample boards.

The petitioner is to provide sample boards.

Brian Borden addressed the Planning Commission. The proposed changes by the petitioner include that the building is set further back with more parking in the front. The EFIS calculations made by Brian Borden were incorrect and the petitioner has provided calculations regarding that and they are within ordinance requirements.

Parking is an issue. Phase 1 is 7 parking spaces deficient. The applicant is seeking a 7 space reduction for phase 1.

The petitioner is seeking front yard loading. The PUD agreement will need to be reviewed to determine if that is allowable. It would be screened to some degree by the landscaped island.

Eric Rauch discussed pedestrian walking paths in the parking lot and parking issues with the petitioner. Kelly VanMarter asked if a concrete walk path could be used for delineation. Eric Rauch indicated that snow removal would ruin the curb. Chris Grajek asked if striping would be sufficient to prevent parking in the pathways to the front door through the parking lot. The possibility of bollards were discussed. A shorter version of a bollard containing a handicapped parking sign was suggested by the petitioner. The Planning Commission and petitioner have agreed to changing the curb on the north side to a 6" curb with cut-in's at each sidewalk.

Brian Borden discussed trees and evergreen plantings. There is a shortage of three shrubs, which should be overlooked given all of the changes the petitioner has agreed to and the changes that will be made to the plan.

The bumper zones on the east and west are deficient on the proposed future phases. The lighting plan has a few minor clean up items according to Brian Borden.

Brian Borden addressed the mobile imaging dock. This is often done at odd hours. He has requested information on lighting and noise generation, as well as proposed hours of operation. The noise generation information was provided. The MRI hours of operation are 8 am to 6 pm. There will be no exterior lighting that would extend into the

parking lot. The petitioner explained how the seal between the MRI truck and building works.

James Mortensen asked about the welcome to Genoa Township sign that is proposed for that area. It can be waived. Eric Rauch indicated signage will be interested with the three buildings and the Township welcome sign. Brian Borden believes the logical location for the Township welcome sign would be outside a future phase area.

Gary Markstrom addressed the Planning Commission. He has met with the petitioner and the Road Commission. There will be public water and sanitary sewer. A construction plan review will be necessary and any concerns can be addressed at that time. There should be a link from the site to the sidewalk on Latson Road. The petitioner agrees to do that.

The petitioner requests that the PUD be amended to waive the 20 foot setback requirement along Latson Road. It impacts parking and would cause the petitioner to be unable to meet the standard. The Road Commission has agreed to allow the petitioner to plant in the right-of-way and install lighting fixtures, as well. Brian Borden wondered if the waiver for the parking set back should apply to phase one only.

Planning Commission recommendation of petition

- A. Recommendation of Environmental Impact Assessment (05-04-15)
- B. Disposition of Site Plan (04-23-15)

Motion by Barbara Figurski to recommend to the Township Board approval of the environmental impact assessment. Support by John McManus.

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated 4/23/15, subject to:

1. This recommendation does not include the conceptual plans for the properties or any phase facility on the northern part of the site plan;
2. The proposed elevations and colors and materials shown in the renderings are acceptable to the Planning Commission subject to verification by Township Staff when reviewing sample boards and that they are consistent;
3. The sample boards will become Township property;
4. The sidewalk system within the site will tie into the sidewalk, the north/south sidewalk on Latson Road in the vicinity of Grand Oaks Drive;
5. The reduction of 7 parking spaces relative to the Township ordinance as to phase one are acceptable given that the applicant has demonstrated that it's consistent with its experience;
6. The site plan will necessitate certain amendments to the PUD agreement, including a reduction of the 20 foot parking lot setback from the right-of-way on Latson Road; establishment of a location for an entryway sign for the Township on the property. Further, the amendment will have to approve loading for small delivery trucks such as UPS in the front yard;

7. The northernmost driveway is not in the most desirable location. The Township attorney is requested to review whether the Township is obligated to permit this location under the existing PUD agreement;
8. A curb will be added to the north side of the east/west pedestrian pavement. The north/south pedestrian pavement will be striped and delineated with signage;
9. Minor corrections will be made to the site plan for consistency reasons as it relates to landscaping and lighting. This will be resolved with Township Staff prior to submission to the Township Board;
10. The requirements of the Township Engineer in his letter of 5/6/15 and the Brighton Area Fire Authority in their letter of 4/28/15 will be complied with;
11. The Planning Commission recognizes that this effectively is a corner lot and approves two signs as depicted in the site plan.

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

OPEN PUBLIC HEARING #4... Review of a site plan and environmental impact assessment proposing a 19,202 sq. ft. building addition and 152 new parking spaces, located at 7526 Grand River Avenue, Brighton, Michigan 48116, parcel # 4711-13-400-018. The request is petitioned by 2|42 Community Church.

Eric Rauch indicated he has a conflict in this matter as he is employed by 2|42 and is a part of the design team. **Motion** by John McManus to recuse him from this hearing. Support by Barbara Figurski. **Motion carried unanimously.**

Dave Dummit addressed the Planning Commission on behalf of the petitioner. Wayne Perry of Desine Engineering addressed the Planning Commission. There will be changes in the parking lot and storm water detention system which will be expanded under the parking lot. The sanitary sewer and handicapped parking will be relocated.

The architect addressed the Planning Commission. They proposed increasing the auditorium by 30 percent. A rendering and material board were provided.

Brian Borden addressed the Planning Commission. The materials match the existing building. The buffer zone requirement on the west side of the site was addressed. The traffic impact study was provided.

Gary Markstrom addressed the Planning Commission. He reviewed his concerns about water mains and storm sewers. The main are being relocated, so a permitting process will be necessary. The traffic study was provided to him and he has reviewed it.

The traffic study said there are 12.09 acres. A portion of it, however, is in Morse Lake.

Barbara Figurski asked what the percentage is between the building and the pavement. They are both compliant. It is 19% building and 67% impervious surface.

A call to the public was made with the following response:

Kurt Scordrewn (phonetic) addressed the Planning Commission. He is concerned about the lake water levels. He is hoping to see an environmental study to reflect what changes there will be. He has been told it would be a one inch difference. Mr. Perry demonstrated to the Planning Commission that there would be no change to the lake level whatsoever and this was approved by the Drain Commission. A 100 year storm would increase the lake level by one inch.

John Franklin and Cheryl Cunningham addressed the Planning Commission. He would like to see the water level rising, but wants to make sure the water will be pure.

Kristi Cox addressed the Planning Commission. She thanked Eric Rauch for working with her and the sound issues. She asked about sound remediation measures because of the increase in the audience. The remediation measures were explained to her satisfaction.

She also addressed the deterioration and cutting back of the buffer on the west side. She asked that the Township look at it. Kristi wants to take a minute to thank them for their help in the Brighton Village. She encouraged support.

Planning Commission recommendation of petition

- A. Recommendation of Environmental Impact Assessment. (04-22-15)
- B. Disposition of Site Plan. (04-22-15)

Motion by Barbara Figurski to recommend to the Township Board approval of the environmental impact assessment dated 4/22/15 for the additions to the building and parking, subject to approval of the site plan. Support by Chris Grajek.

Motion by James Mortensen to recommend to the Township Board approval of the site plan dated 4/22/15 for the expansion of the 2/42 church subject to:

1. The building additions will match the existing materials and the display board presented will become Township property;
2. The applicant will work with Township staff and the neighbors to the west to refresh or reinstate the plantings in the buffer zone;
3. The traffic management plan developed in the original project will be continued and enhanced as recommended by the traffic engineer;
4. The Planning Commission is aware that the underground retention system in the site plan may be modified to increase the timing of the flow to Morse Lake in lieu of underground retention if approved by the County, the residents, and Genoa Township, as well as any other necessary governmental unit;
5. The requirements of the Township Engineer in his letter of 5/5/15 and the Brighton Fire Authority in their letter of 4/29/15 will be complied with.

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

OPEN PUBLIC HEARING #5...Request for review of amendments to the Genoa Charter Township Capital Improvement Plan.

Planning Commission disposition of petition

A. Disposition of Capital Improvement Plan

Motion by John McManus to table this. Support by Diana Lowe. **Motion carried unanimously.**

Administrative Business:

- *Staff report*
- *Approval of April 27, 2015 Planning Commission meeting minutes. Upon motion of Barbara Figurski and support by Diana Lowe, the minutes were approved as corrected. **Motion carried unanimously.***
- *Member discussion*
- *Adjournment. Upon motion by John McManus and support by Diana Lowe, the meeting was adjourned at 11:00 p.m. **Motion carried unanimously.***

OFFICE OF THE PLANNING DIRECTOR
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Trustees
Joseph W. Colaianni
Mathew J. Germano
Glenn E. Harper
Joseph M. Petrucci

June 1, 2015

RE: Draft 2015 Hartland Township Comprehensive Plan Amendment

Dear Planning Commission Chair;

The purpose of this correspondence is to advise your jurisdiction that the Draft 2015 Hartland Township Comprehensive Plan Amendment is available for review. Further, the Hartland Township Planning Commission intends to hold a **Public Hearing at 7:00 p.m. on Thursday, July 16, 2015** at the Hartland Township Hall, 2655 Clark Road, Hartland MI to receive comments on the Draft Plan. Notice of the 2015 Hartland Township 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 Draft 2015 Hartland Township Comprehensive Plan Amendment may be viewed by accessing 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. An electronic copy or a paper copy may be obtained by contacting the Planning Department. Paper copy charges may be assessed.

Thank you for your attention to this correspondence; we look forward to your review and comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Campbell', is written over the typed name.

David Campbell, AICP
Planning Director



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MEMO

TO: Planning Commissioners
FROM: Kelly VanMarter
DATE: June 4, 2015
RE: Upcoming Projects

The submittal deadline has passed for the July 13 regular meeting of the Planning Commission and two items are currently on the agenda. For your convenience, a summary of these two items follows below:

1. **Cleary University PUD with Rezoning and Site Plan** - Petitioned by Cleary University, this is a rezoning to mixed use PUD with a conceptual site plan. Nothing is being built at this time.
2. **Culvers Restaurant Building Site Plan** - Petitioned by Metro Design & Build, this building is proposed next to the recently approved Panera. A similar project was approved by the Genoa Township Planning Commission on November 14, 2011 but was never constructed.

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