

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MONDAY, FEBRUARY 8, 2016
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ELECTION OF OFFICERS:

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 application, impact assessment and sketch plan to allow for outdoor storage located at 5775 Brighton Pines Court, Brighton, parcel #11-15-200-025. The request is petitioned by CRW Plastics.

Planning Commission disposition of petition

- A. Recommendation of Special Use Application.
- B. Recommendation of Impact Assessment (12-14-15)
- C. Recommendation of Sketch Plan (12-15-15)

OPEN PUBLIC HEARING #2...Review of a sketch plan for a proposed storage enclosures located at 3850 Grand River Ave, Howell, parcel #11-05-400-049. The request is petitioned by Wal-Mart.

Planning Commission disposition of petition

- A. Disposition of Sketch Plan (1-4-16)

Administrative Business:

- *Staff Report – Annual Report*
- *Approval of November 9, 2015 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



GENOA CHARTER TOWNSHIP
Special Land Use Application

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

APPLICANT NAME & ADDRESS: CRW PLASTICS USA INC 5775 Brighton Pines Ct Howell (Genoa Twp)

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

APPLICANT PHONE: (517-545-0900 ext 216) EMAIL: aorlando@crwplasticos.us

OWNER NAME & ADDRESS: BRIVAR CONSTRUCTION CO. PO Box 309 Milford, MI 48381

SITE ADDRESS: 5775 Brighton pines Ct PARCEL #(s): Lot # 4 15-200-025

OWNER PHONE: 248-240-5880 EMAIL: Stan Brish (stan@briodevelopment.com)

Location and brief description of site and surroundings:

BrightonPines Ct Lot #4 – South of Grand River Ave. West of Dorr Road; Adjacent to I-96 Expressway.

Area affected will be the concrete/asphalt area next to Shipping/Receiving Dock on West side of building

Proposed Use:

This area will be dedicated for storage of empty shipping bins (totes) used for shipping of plastics automotive parts to CRW customers.

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

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

The area is planned for a reduction in stored items, there is minimal impact on public services. Property is in accordance with screening and distance allocation from the building.

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

The area is currently desinged and operated with reduction in quantity in the next 4 months. The area does have a tree line screening facing I-96, and is set behind Brighton pines court. The containers are within resonable distance from the building.

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

The area's use has not changed for its purpose, the amount of items stored in the area has been reduced. Reduction is continueing with-in the next few months.

There are no process water requirements for manufacturing and sewar discharge.

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

The area is maintained daily by CRW staff with no nuisance.

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

The area is in accordance with 8.02.02 with screening and distance from building. The screening is a tree line covering the view of I-96 (pouting to add more trees).

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

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

BY: _____

ADDRESS: 5775 Brighton Pines Court, Hazell ME 48843

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

Antonio Orlando of MP+L Manager at aorlando@crwplastics.com
Name Business Affiliation Email

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:  DATE: 7/30/15

PRINT NAME: Antonio Orlando PHONE: (603) 531-0956



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

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

OWNER'S NAME & ADDRESS: Brivar Construction Co. P.O. Box 309
Milford MI, 48381

SITE ADDRESS: 5775 Brighton Pines Court PARCEL #(s): LOT #4

APPLICANT PHONE: (517) 545-0900 OWNER PHONE: (248) 240-5880

LOCATION AND BRIEF DESCRIPTION OF SITE: Brighton Pines Ct Lot #4 -
South of Grand River Ave. West of Dorr Road; Adjacent to I-96
Expressway.

BRIEF STATEMENT OF PROPOSED USE: Outdoor Storage of
Shipping Containers.

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: None

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: Antonio Orlando

ADDRESS: 5775 Brighton Pines Court

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

1.) [Signature] of CRW Plastics at antlando@crwplastics.us
Name Business Affiliation Email Address

FEE EXCEEDANCE AGREEMENT

All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE: [Signature] DATE: 12/16/15
PRINT NAME: Antonio Orlando PHONE: 510-531-0956



February 3, 2016

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	CRW Plastics outdoor storage – Special Land Use and Sketch Plan Review #1
Location:	5775 Brighton Pines Court – west of Dorr Road, between Grand River and I-96
Zoning:	IND Industrial District

Dear Commissioners:

As requested, we have reviewed the sketch plan (plan date is illegible) which proposes an outdoor storage area in the southerly side yard of the developed site at 5775 Brighton Pines Court. Specifically, the applicant seeks special land use and sketch plan review/approval for the proposed project. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and provided the following comments for your consideration.

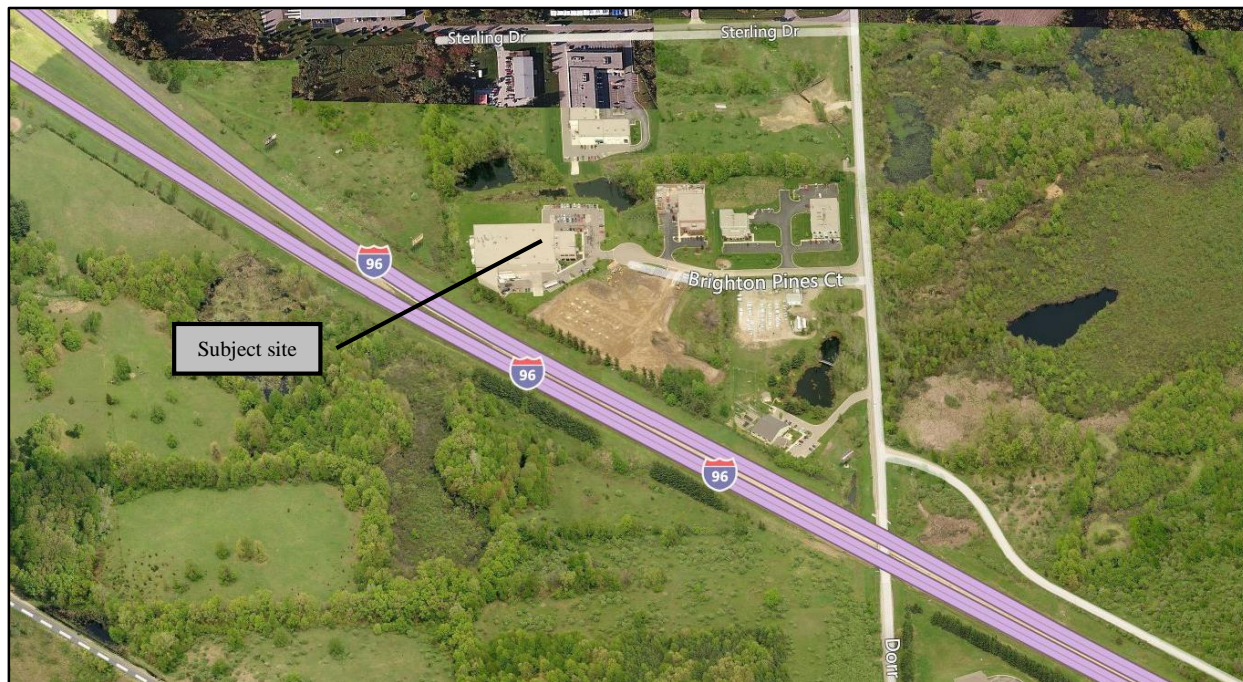
A. Summary

1. The proposal generally demonstrates compliance with the special use standards of Section 19.03; however, additional detail is needed to ensure the standards of compatibility are met.
2. We defer to the Township Engineer and Fire Department for any specific comments/concerns they may have.
3. The plan does not provide sufficient detail to determine whether the screening/landscaping meets the requirements for a buffer zone B. The applicant must either demonstrate that existing screening/landscaping meets this standard, or provide for additional screening/landscaping.
4. The height of materials stored cannot exceed the height of screening provided. The applicant must demonstrate that this requirement is met.
5. The Commission may wish to request further details of existing site features (landscaping and lighting) and require improvements to deficiencies as deemed necessary.
6. If new signage is proposed, details must be provided. A permit will also be required.
7. There is a discrepancy between the Impact Assessment and sketch plan with respect to the size of the outdoor storage area. The applicant must identify the correct number and adjust the submittal accordingly.
8. The request for a new special land use on a developed property provides the Township with an opportunity to seek improvement to any existing site design deficiencies.

B. Proposal/Process

The applicant requests special land use and sketch plan review/approval for an outdoor storage yard on a developed industrial site. The sketch plan notes that the storage yard area is not to exceed 5,225 square feet and is intended for the storage of shipping containers. The application indicates that no other improvements are proposed as part of the request.

Table 8.02 of the Township Zoning Ordinance lists accessory outdoor material storage as a special land use in the GCD. Such uses are also subject to the specific use requirements of Section 8.02.02(b). Given the project's limited scope, it is eligible for sketch plan review (rather than conducting a full site plan review) in accordance with Article 18 of the Township Zoning Ordinance.



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

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

- 1. Master Plan.** The Township Master Plan and Future Land Use map identify the site as Industrial, which is intended for “industrial uses such as research, wholesale and warehouse activities and light industrial operations which manufacture, compounding, process, package, assemble and/or treat finished or semi-finished products from previously prepared material.” Both the location and nature of the site as a developed light industrial property are consistent with this category and description.
- 2. Compatibility.** Surrounding uses are developed with and/or zoned and planned for industrial uses and activities. The rear of the site also abuts I-96. A review of aerial photos indicates existing outdoor storage that is accessory to other industrial operations in the vicinity. As a side note, it also appears that the applicant is already using the proposed area for outdoor storage.

As described in Paragraph D below, the use is subject to the specific requirements of Section 8.02.02(b), which are intended to protect surrounding properties from the potential adverse impacts of outdoor storage. The submittal does not provide sufficient detail to confirm compliance with these requirements, however, and a finding under this criterion should not be made until compliance is demonstrated.

- 3. Public Facilities and Services.** Given the nature of the proposal and the fact that the site is already developed, we do not anticipate issues with the capacity of public facilities and services. However, we defer to the Township Engineer and Fire Department for any specific comments/concerns they may have.
- 4. Impacts.** As a previously developed site with no increase in impervious surface proposed, adverse impacts upon the natural environment are not anticipated.
- 5. Mitigation.** The Township may deem mitigation necessary to limit or alleviate any potential adverse impacts as a result of the proposed project.

D. Use Requirements

Section 8.02.02(b) identifies the specific requirements for commercial outdoor display sales or storage as follows:

1. Minimum lot area shall be one (1) acre.

The submittal identifies a lot area of 6.235 acres. This standard is met.

2. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.

The submittal indicates that the storage area will be used for shipping containers. Based on the information provided this standard is met; however, should the nature of the materials stored change, the applicant will need to comply with this requirement.

3. All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.

The application form provided indicates that the storage area is already surfaced with concrete and asphalt. This standard is met.

4. No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the outdoor display, sales or storage use is located. Any approved outdoor sales or display within a parking lot shall meet the required parking lot setback; provided the Planning Commission may require additional landscaping screening or ornamental fencing.

Section 8.03 requires setbacks of 40 feet (rear) and 25 feet (side). While the exact setback provided is illegible on the plan, the storage area is clearly outside of the minimum setback requirements for the IND. This standard is met.

5. The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.

The plan submitted indicates that the existing building contains 53,550 square feet gross floor area. This standard is met.

6. All loading and truck maneuvering shall be accommodated on-site.

The site has existing vehicular access from Brighton Pines Court. Given there are truck wells located adjacent to the proposed storage yard, we anticipate that an adequate area is provided for truck maneuvering with no off-site ramifications. This standard is met.

7. All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.

Sufficient depth is provided along the rear (SW) and side (SE) lot lines for a buffer zone B; however, the plan does not include sufficient detail to determine whether the screening/landscaping requirements are met.

Table 12.02.03B requires a 6-foot wall or 3-foot berm plus 1 canopy tree, 1 evergreen tree and 4 shrubs per each 30 linear feet along the property line, rounded upward. The applicant must either demonstrate that existing screening/landscaping meets this standard, or provide for additional screening/landscaping.

- 8. The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Boats and recreational vehicles may exceed the height of the fence provided that they are setback from the fence a distance equal to their height. Storage of materials up to the height of the adjacent building wall may be permitted in the rear yard if it is illustrated on the site plan, the rear yard does not abut a residential district or face an expressway, and such storage is confined to within twenty (20) feet of the building.**

The Impact Assessment notes a requested storage height of 12 feet; however, there is no indication of the screening height. The applicant must provide this information to verify compliance.

E. Sketch Plan Review

- 1. Dimensional Requirements.** As noted above, the outdoor storage area complies with setback requirements. The only other applicable standard is the impervious surface coverage limitation of 85%. We are under the impression that this area is already paved and the plan notes a compliant ratio (51.5%).
- 2. Building Materials and Design.** No changes are proposed to the existing building.
- 3. Parking.** The parking calculations note a surplus of parking, although the inclusion of an outdoor material storage yard does not alter the parking requirements for the development.
- 4. Pedestrian Circulation.** As an industrial development in an industrial park, public sidewalks are not required or warranted. The plan identifies internal sidewalks between the parking lot and building entrances.
- 5. Vehicular Circulation.** As referenced above, the site has existing vehicular access from Brighton Pines Court and no changes are proposed to the ingress/egress or internal circulation pattern.
- 6. Landscaping.** The plan identifies the existing tree line along I-96; however, as noted above, additional details are needed to ensure compliance with screening/landscaping requirements. Additionally, if existing landscaping elsewhere on the site does not meet current standards, the Commission may wish to require improvements as part of this project.
- 7. Exterior Lighting.** Aside from a note that exterior lighting will not exceed 1 foot-candle at the property line, the plan does not include details of existing exterior site lighting. If existing light fixtures are not up to current Ordinance standards, the Commission may wish to require improvements as part of this project.
- 8. Waste Receptacles.** The plan identifies a compliant waste receptacle and enclosure.
- 9. Signage.** The submittal does not identify any new signage. If proposed, the applicant should provide details for the Commission's consideration. A permit will also be required per Article 16 of the Township Zoning Ordinance.
- 10. Impact Assessment.** The submittal includes a brief Impact Assessment (dated December 14, 2015). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

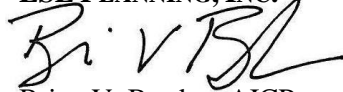
As a side note, the Assessment references an outdoor storage area of approximately 5,346 square feet, which is inconsistent with the note on the sketch plan (not to exceed 5,225 square feet). The applicant must identify the correct number and revise either the plan or the Assessment accordingly.

11. Additional Considerations. As we often note, the request for a new special land use on a developed site provides the Township and applicant with an opportunity to improve established site design deficiencies. The extent of any improvements to be required should be in keeping with the nature/character of the project.

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 penn@lslplanning.com.

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Principal Planner



Josh Penn
Project Planner



TETRA TECH

February 1, 2016

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

Re: CRW Plastics Storage Area Special Use Site Plan Review

Dear Ms. Van Marter:

We have reviewed the special use sketch plan documents for the CRW Plastics storage area dated December 16, 2015. The site is located at 5775 Brighton Pines Court, west of Dorr Road. The petitioner is planning to convert an approximate 55-foot by 95-foot paved area on the southwest corner of the existing parking area to be used as a storage area. The proposed addition does not appear to increase the net impervious area on the site, and should have no impact on the existing on-site detention basin.

Our review found no engineering related impacts to the existing site from the proposed change in use as illustrated on the site plan. Therefore we have no objections to the proposed renovation.

Sincerely,

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

Joseph C. Siwek, P.E.
Project Engineer

Copy: Antonio Orlando, CRW Plastics

Tetra Tech

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



BRIGHTON AREA FIRE AUTHORITY

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

January 28, 2016

Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: **Special Land Use Application**
CRW Plastics - Outdoor Storage
5775 Brighton Pines Court
Genoa Twp., MI

Dear Amy:

The Brighton Area Fire Department has reviewed the above mentioned Special Land Use site plan. The plans were received for review on January 14, 2016 and the drawings are dated 01/01/2015. The project is for a special land use application of a proposed outdoor area to be used for the storage of shipping containers. The proposed storage area is located on the south side of an existing manufacturing facility. The proposed area is over 20' from the existing structure and on an existing concrete surface. The plan review is based on the requirements of the International Fire Code (IFC) 2015 edition.

At this time the Brighton Area Fire Department has no further comments or requirements regarding the proposed outside storage area. 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 "D Bunge".

Derrick Bunge
Lieutenant - Fire Inspector

**Genoa Charter Township
Planning Commission
Notice of Public Hearing
Monday, February 8, 2016
6:30 P.M.**

OPEN PUBLIC HEARING #1...Review of a special use application, impact assessment and sketch plan for proposed outdoor storage located at 5775 Brighton Pines Court, Brighton, on the west side of Dorr Road, south of Grand River, Sec. 15 and is petitioned by CRW Plastics.
(01-24-2016 DAILY 269869)



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

To Whom It May Concern:

There will be a public hearing on Monday, February 8th, 2016 at 6:30 p.m. at Genoa Township Hall, located at 2911 Dorr Road, Brighton, Michigan, for a Special Land Use Permit in your general vicinity.

The property in question is located at 5775 Brighton Pines Court, Howell, Michigan 48843, (parcel #11-15-200-025). The Special Use is requested to allow outdoor storage. The request is petitioned by CRW Plastics USA.

You are invited to attend this hearing. If you are unable to attend, written comments may be submitted by writing to the Planning Commission at the Genoa Township Hall or via email at amy@genoa.org. All materials related to this request may be examined at the Township Hall during normal business hours.

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

Sincerely,

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

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

11-15-200-013

CREGAR PROPERTIES, LLC
5818 STERLING DR
HOWELL, MI 48843

11-15-200-025

5775 BRIGHTON PINES COURT LLC
PO BOX 399
MILFORD, MI 48381

11-15-200-033

WAGNER PAUL & DOROTHY
3480 MIDDLEBELT RD
WEST BLOOMFIELD, MI 48323

11-15-200-013

WellBridge
2200 Dorr Road
Howell, MI 48843

11-15-200-035

Westmoreland Dev. Co.
5941 Brighton Pines Court
Howell, MI 48843

11-15-200-018

GENOA REAL ESTATE COMPANY, LLC
7309 PINE VISTA DR.
BRIGHTON, MI 48116

11-15-200-030

KORICH, INC.
5665 STERLING DR
HOWELL, MI 48843

11-15-200-035

WESTMORELAND DEV. CO., L.L.C.
6139 NOTTINGHAM POINTE
BRIGHTON, MI 48116

11-15-200-025

CRW Plastics
5775 Brighton Pines Court
Howell, MI 48843

11-15-200-033

Owner/Occupant
5864 Sterling Drive
Howell, MI 48843

11-15-200-021

STINES, ALFRED V.
2131 ITSELL RD
HOWELL, MI 48843

11-15-200-031

SOVA LEASING BRIGHTON LLC
9917 N PALINSADES BLVD
FOUNTAIN HILLS, AZ 85268

11-15-200-036

LOREK INVESTMENTS L.L.C.
5895 BRIGHTON PINES CT.
HOWELL, MI 48843

11-15-200-031

Battery Solutions, Inc.
5900 Brighton Pines Court
Howell, MI 48843

Impact Assessment

For

CRW Plastics

Article 19, Genoa Township,
Livingston County, Michigan

Prepared for:

CRW Plastics
5775 Brighton Pines Court
Howell MI 48843

Prepared By:

Antonio Orlando
Mikhail Rossignol

CRW Plastics
5775 Brighton Pines Court
Howell MI 48843

December 14, 2015

Introduction:

This assessment is for gaining approval for outdoor storage at CRW Plastics on the south side of the building, using approximately 5,346 square feet. The 5,346 square feet of space is paved, and is part of the parking lot. The storage space would be used for empty containers, which are shipped back and fourth from our customers.

- A. Name and address of person responsible for preparation of the impact assessment and a brief statement of their qualifications:

The impact assessment was prepared by Antonio Orlando and Mikhail Rossignol, of CRW Plastics, 5775 Brighton Pines Court, Howell MI 48843. Mikhail is a certified storm water pollution prevention operator certificate id: I-13576. Antonio Orlando is Logistics' manager in charge of maintaining the area.

- B. Map and written description/analysis of the project:

Our site consist of manufacturing facility which is 55,375 square feet that sits on approximately on 6.235 acres at 5775 Brighton Pines Court, Howell MI, 48843. The building is comprised of manufacturing facility, an office and warehouse space. The facility operates 24 hours Monday through Friday some weekends when applicable. Within and around the building we have existing low areas, detention pond, grassy berm. CRW has a two truck wells, and shed within three feet next to the building. CRW is requesting a stack height of 12 feet.

- C. Impact on natural features:

The building of the structure will little impact the surrounding natural features. Drainage occurs to five sewer drains, which drain directly to a drainage pond on the north side of the building. This site will house only empty containers and involve no handling of hazardous materials that may affect the surrounding grassy areas or detention pond.

- D. Impact on storm water management:

The outside storage area on permanent ground cover that is already established, the permanent ground cover is sections of blacktop pavement, and concrete pavement. This has no effect storm water system.

E. Impact on surrounding land use:

The property is currently zoned industrial and surrounded by the north, east, and south sides by other industrial zoned property. The I-96 expressway runs on the west side of the building. The facility has minimal impact on the surrounding land uses, because it is similar in nature to the other surrounding industrial properties and is zoned appropriately for its use. Additional pine trees will be added if necessary to provide screening.

F. Impact on public facilities and services:

CRW is doing this impact assessment for outdoor storage; it will have no further impact on public schools, police or fire.

G. Impact on public utilities:

This impact assessment for outdoor storage use, there will be no water or sanitary sewer facilities to impact on public utilities.

H. Storage and handling of any hazardous materials:

This outdoor storage area will house empty storage containers, and will have no contact with hazardous materials.

I. Impact on traffic and pedestrians:

Not applicable.

J. Special provisions IE deed restrictions protective covenant's etc.

Not applicable. A copy of the previously approved impact assessment is attached for reference.

K. Description of all sources:

Genoa Township zoning ordinances.

Previous Impact Assessment from
2004 for Dr. Schneider

GENOA TOWNSHIP

JUN 30 REC'D

RECEIVED

Special Land Use Application
5775 Brighton Pines Court
Genoa Township, Michigan

Prepared for:
Dr. Schneider Automotive Systems, Inc.

Prepared by:
ARCADIS G&M of Michigan, LLC
25200 Telegraph Road
Southfield
Michigan 48034-2599
Tel 248.936.8000
Fax 248.936.8111
www.arcadis-us.com

Our Ref.:
SFB040321001

Date:
June 8, 2004
June 30, 2004 Revised

This document is intended only for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Any dissemination, distribution, or copying of this document is strictly prohibited.

IMPACT ASSESSMENT

A. NAME(S) AND ADDRESS(ES) OF PERSON(S) RESPONSIBLE FOR PREPARATION OF THE STATEMENT.

Prepared by:

Prepared for:

ARCADIS G&M of
Michigan
25200 Telegraph Road
Southfield, Michigan
48034

Dr. Schneider Automotive
Systems, Inc.
27117 Pembridge Lane
Farmington Hills, Michigan
48331

Brivar Const. Co.
7258 Kensington Rd.
Brighton, Michigan
48116

B. DESCRIPTION OF THE SITE, INCLUDING EXISTING STRUCTURES, MAN MADE FACILITIES AND NATURAL FEATURES ALL INCLUSIVE TO WITHIN 10' OF THE PROPERTY BOUNDARY.

The site consists of approximately 6.2 acres located at the end of Brighton Pines Court in the Brighton Pines Industrial Center originally developed for Uni Boring Company. The facility is 56,575 S.F. with approximately 40,200 S.F. for manufacturing, 10,200 S.F. for warehouse and 6,175 S.F. office area, with provisions for future expansion.

The proposed use of the facility is to produce plastics for the automotive industry. The manufacturing area is to include injection molding operations, paint shop and component assembly areas.

C. A WRITTEN DESCRIPTION OF THE ENVIRONMENTAL CHARACTERISTICS OF THE SITE PRIOR TO DEVELOPMENT, IE., TOPOGRAPHY, SOILS, VEGETATIVE COVER, DRAINAGE, STREAMS, CREEKS OR PONDS.

No significant changes are proposed to the environmental characteristics of the previously developed site under this permit application.

D. DESCRIPTION OF SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION.

Drainage runoff from the site is directed to on site detention facility on the north side of the site. Existing catch basins, concrete curb and gutter and storm piping collect surface water runoff.

E. DESCRIPTION OF IMPACT ON SURROUNDING LAND USED.

The property conforms to the current zoning of industrial (IND). Industrial Zoning requires a 2 acre minimum site and 200 feet minimum frontage. The property is bordered on the north, east, southwest, and west by Industrial District Zoning, and on the southwest by interstate 96. The intended use is to be consistent with existing and anticipated adjacent uses. Outside storage is not permitted.

The Dr. Schneider Automotive Systems facility will have little effect relative to previously proposed occupant on added lighting, noise and air pollution. For the paint shop within the

facility we have attached with this submittal a copy of approved Air Quality Permit number 147-04 from Michigan Department of Environmental Quality.

Pursuant to Article 9 of the Genoa Township Zoning Ordinance, the Principle Use is permitted in the Industrial District under paragraph k) "Manufacturing, fabricating, processing, packaging, and/or assembling of products indoors from previously prepared materials, such as; ..., plastics, ..." This facility requires a Special Land Use given the facility involves the use of wet processes or the use of water in processing, and has accessory use of hazardous materials.

F. DESCRIPTION OF IMPACT ON PUBLIC FACILITIES AND SERVICES.

Hours of operation will be up to 24 hours per day for the injection molding and paint shop, with two (2) 8 hour shifts for assembly operations, operating five to six days per week depending on customer requirements.

Dr Schneider Automotive Systems will initially employ 75 new full-time employees consisting of office and production staff. The first shift will be comprised of 30 hourly manufacturing employees and 20 administrative personnel. The second shift will be comprised of 25 hourly manufacturing employees and supervisory staff.

The volume of material shipping to and from the facility will be minimal. Dr. Schneider Automotive Systems estimates truck traffic to be 4 trucks per day (2 shipping and 2 receiving).

G. DESCRIPTION OF IMPACT ON PUBLIC UTILITIES.

Existing facility is serviced by municipal sanitary sewer and water. The number of sanitary sewer fixture units within the facility is 64, which is equivalent to approximately 6 single family homes.

H. DESCRIPTION OF STORAGE AND HANDLING OF HAZARDOUS MATERIALS.

Hazardous materials associated with paint process are to be located within properly designed area of plant to be classified as occupancy H-2 in accordance with Michigan Building Code 2003. Construction documents and proper code review consistent with type and quantities to be used are being prepared and will be submitted for review with building permit.

In accordance with Genoa Township Zoning Ordinance; section 12.2504 of Special Land Use the following information is provided:

- a. Description of any discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland, other surface water body or into the groundwater.
 - There is to be no discharge of wastewater to a storm sewer, drain, lake, stream, wetland, or other surface water body or into the groundwater.

- b. Description of storage of any salt, oil or other potentially hazardous materials including common name, name of chemical components, location, maximum quantity expected on hand at any time, type of storage containers or base material, and anticipated procedure for use and handling.
 - Coatings to be used are a two component coating for use in interior automotive parts. The material data safety sheets for these products are attached to this submittal. The materials are to be used and stored within properly designed area of plant described above. The maximum quantity expected on hand at any time is to be less than 1,300 gallons contained in 8 or 16 gallon containers.
- c. Description of any transportation, on-site treatment, storage or disposal of hazardous waste generated in quantities of 250 gallons or 2200 pounds per month.
 - Waste materials generated from this process are to be collected in coagulation tank and dry pressed for disposal with properly licensed contractor.
- d. Description of any secondary containment measures proposed including design, construction materials and specifications, volume and security measures.
 - Entire area under area of use and storage to be a steel grating floor with epoxy sealed reinforced concrete containment below. Volume of this containment will be in excess of twice the anticipated volume of material in the room. The facility is fully equipped with security alarm with motion sensors.
- e. Name and phone number(s) of person(s) responsible for materials and available 24 hours, in case of detected spill.
 - Plant manager who will be responsible is Mr. Michael Jonda of Dr. Schneider Automotive Systems, Inc. Contact information will be submitted with Pollution Incident Prevention Plan.

Additionally, the entire injection molding equipment (7,500 S.F.) area will be sealed with epoxy and have a dike for containment in the unlikely event of leak or spill of hydraulic fluid from the machines.

The storage, use and disposal of all of these materials will be in accordance with any county, state or federal regulations. A Pollution Incident Prevention Plan (PIPP) is being prepared and will be submitted for review.

I. DESCRIPTION OF TRAFFIC VOLUMES TO BE GENERATED AND THERE EFFECT ON THE AREA.

When this site was developed, the following trip generation data was generated:

“With the property being developed, there will be a slight increase in both vehicular traffic and truck traffic on Dorr Road. IT is anticipated the majority of the traffic will travel north from the site to Grand River Avenue, where it will be approximately equally split into east and west directions. From the ITE Trip Generation Manual, it is expected a maximum of 63 trips/day/acre will be generated. With a 6.2 acre site, the total expected is 391 trips/day (6.2 x 63) with a trip being defined as a one-way event (i.e. 391 trips per day is 196 trips out). In practice, however, the proposed employee traffic coupled with minimal customer and/or vendor traffic will result in vehicular and truck traffic on the order of 80 trips per day.”

The site use in regards to traffic will remain the same as original planned development. There is no additional traffic anticipated with the new occupant. The building addition will not affect traffic quantity.

J. DESCRIPTION OF SPECIAL PROVISIONS.

All projects within Brighton Pines Industrial Center must conform to the Genoa Township Zoning and Livingston County Building Department requirements.

K. DESCRIPTION OF ALL SOURCES.

Genoa Township Zoning Ordinance
Livingston County Drain Commissioner Plat Development Standards
Original Submitted Impact Assessment for Uni Boring Company

L. PREVIOUSLY SUBMITTED ENVIRONMENTAL ASSESSMENT

First submittal was prepared for development on behalf of Uni Boring Company in February 2001.

**nütro**

NÜTRO PAINTING LINE - DESCRIPTION

The flat-spray painting line to be furnished will be used for the pretreatment and coating of automobile parts (interior built-in components) made of synthetic material.

The plastic parts will be placed or plugged on to workpiece supports, size 1700 mm x 740 mm, maximum part height is 200 mm.

Average transportation speed inside the painting booth is 1,1 m/minute. This would result in a theoretical throughput of 82,5 supports per hour at 799,9 mm spacing between the parts.

The drier forming part of the line will be used for both, for water drying and for paint curing. So, the parts will need 2 runs through the same drier, consequently the actual throughput will amount to a maximum of 41 supports per hour.

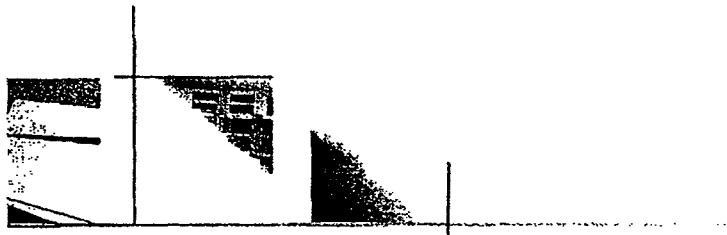
After manual loading, the parts will run through a spray-degreasing station first. Degreasing occurs by means of spray nozzles at approx. 1,2 bar pressure and the time of treatment is 2 minutes. The chemical used for this process is an alkaline cleaning agent that is processed at a temperature of 60 °C. The bath will be heated by a plate heat exchanger with hot water at 90 °C flow temperature and 70 °C return temperature.

Before the parts travel into the adjoining rinse zone, they will be roughly cleaned from adhering degreasing agent. This is done by one spray-nozzle line that is supplied with medium from the rinsing zone. This process will considerably minimize the haul-off of fluids from the degreasing bath.

In the spray zone that follows, the parts will now be washed from above for 1 minute by spray nozzles at 1,2 bar pressure. Rinsing will be performed at ambient temperature.

Now, the parts enter one further rinsing zone for a one-minute-washing-process with demineralized (D.I.) water. This demineralized (D.I.) water will be produced by the reverse osmosis system that is constantly taking water from rinse 1, extracting the saline portions by means of a filter membrane and feeding the thus gained D.I.-water to rinse zone 2. In order to prevent the fill level in rinse zone 2 from a steady raising, a cascade system is connecting rinse zone 2 with rinse zone 1 for maintaining a closed circulation. The saline concentrate extracted in this process will be used to compensate for the evaporation losses in the spray booth. On completion of the D.I.-water rinse, the parts will travel through a blowing zone, where the water on the parts will be removed by means of an air curtain that is generated by a fan.

Then, the parts move into the drier to be dried on 7 levels within 35 minutes at 90 °C. This drier is operating with recirculating air and the horizontal air flow is produced by 4 air fans inside of the drier.



The heating system involves a panel gas burner that is directly firing into the flow of circulating air and this will heat up the circulating air to 90 °C. Due to the fact that the drier is also used for paint curing, the recirculating air fans are equipped with pressure-control. The set quantity of exhaust air is provided with flow control to make sure that there is always the minimum quantity of exhaust air available. Any response of one of these two control systems will entail the immediate turn-off of the gas burner.

After drying, the parts will reach the cooling zone. Here, fans are producing the air to cool them down from 90 °C to approx. 40 °C within 15 minutes. The cooling zone allows to be run with both, the mere fresh air/exhaust air operation or the partial recirculating air operation.

Now, the parts being cooled down will travel through an ionization station. Here, ionized compressed air will blow off possibly clinging dust particles from the parts. The ionization station is equipped with one make-up air fan and one exhaust air fan in order to eliminate the blown-off dust immediately from the exhausted air by filters.

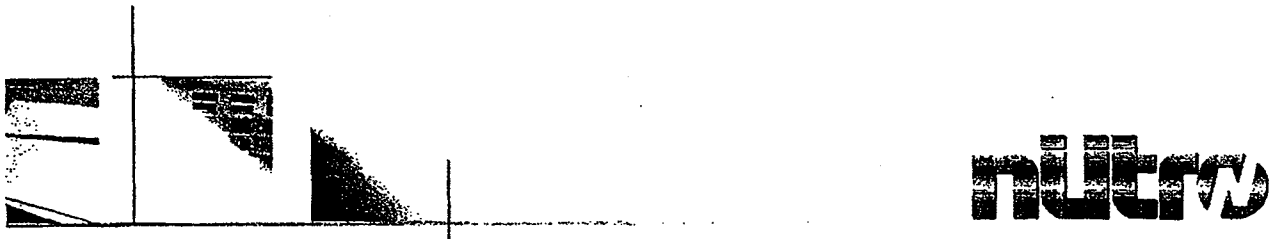
Next station is the so-called flame treatment. In this station the parts are exposed to the gas flame from a gas burner that is moving by defined travel, optionally from above only, or from the top and from the bottom. This process will activate the surface of the part. And this station, too, is equipped with one separate make-up air and exhaust-air fan to draw off the flue gases.

The parts will pass through the painting booth in continuous operation and here, they will be coated by 4 oscillating paint guns fitted to a hoisting gear. Additionally, the individual paint guns are fixed to servo drives for an automatic setting of the spray angle required to match the passing parts. The result is an important reduction of paint overspray. A two-component system supplies the spray guns with hydro-paint.

The ventilation of the painting booth occurs via a make-up air system that will serve in the winter for heating up the sucked in outdoor air and in the summer for cooling it down. Additionally, the make-up air system is equipped with one automatic moistening unit that maintains a constant air humidity of 70 ±5 %. Make-up air is heated by a panel gas burner, cold water will cool down and air moistening occurs by D.I.-water.

A so-called "vortex scrubber system" will ensure the paint-mist wash-out inside of the painting booth. Fans are aspirating the paint-mist containing exhaust air through a water curtain into this "vortex scrubber system" and there, the water is intensely turbulented with the paint-mist containing air. The paint particles settle on the water drops and the coagulation agent added to the water will eliminate the bonding effect. The cleaned air is fed to the outside over the roof and the paint-containing water is pumped into a 10 m³ slow-down tank. From this slow-down tank, water is taken out of a partial current to be fed to an automatic sludge remover. Coagulation agent has been added to the slow-down tank, too, therefore the paint particles will become buoyant for an evacuation into the sludge tank. The cleaned water will be returned into the slow-down tank.

When the parts are paint-coated, they will automatically be conveyed into a flash-off zone and they will stay there at ambient temperature for 15 minutes. During this time, one part of the solvent involved will volatilize and one part of the water involved will dry up. The flash-off zone is equipped with forced ventilation, i.e. ambient air taken from the workshop is blown into the flash-off zone and a separate fan will suck it in again for blowing it-to the outside over the roof.



Next step is the above-described dryer again and the cooling zone, where the parts will be passing through until they will arrive at the unloading station to be removed by hand from the supports.

The total quantity of air taken out of the workshop will be fed in from outside again by means of a separate make-up air unit for the intake of fresh air and heat-up by a panel burner.

Nütro Maschinen- und Anlagenbau
GmbH & Co.KG

- March 2, 2004 -



Michigan Department Of Environmental Quality - Air Quality Division
GENERAL PERMIT TO INSTALL APPLICATION
GENERAL INFORMATION

FOR DEQ USE ONLY
PERMIT NUMBER
147-04

Authorized under 1994 PA 451, as amended. Completion of form is required. Applicant may be subject to civil and/or criminal penalties for providing false information.

Instructions: Use this form to request authority to install and operate a source, process or process equipment under the terms and conditions of a general permit to install pursuant to Rule 201a. Prepare this form together with one or more of the forms identified in Item 19, according to type of source, process or process equipment, which will be installed and operated. Please submit all information, including forms, in duplicate. **NOTE:** This general permit does not apply to a source, process, or process equipment that is included in a Permit to Install pursuant to Rule 201 and is further referenced in an outstanding consent order or consent judgement.

1. FACILITY CODES		STATE REGISTRATION NUMBER (SRN) N7368		STANDARD INDUSTRIAL CLASSIFICATION (SIC) CODE 3714	
2. APPLICANT NAME (Business license name of the corporation, partnership, individual or government agency that owns the facility) Dr. Schneider Automotive Systems, Inc.					
3. APPLICANT MAILING ADDRESS (Street Address or P.O. Box Number) 27117 Pembrige Lane					
4. CITY Farmington Hills		5. STATE MI		6. ZIP CODE 48331	
7. NAME OF AUTHORIZED COMPANY MEMBER Heinz-Peter Jansen					
8. TITLE (person identified in Item 7) President				9. TELEPHONE NO. (person identified in Item 7) (248) 465-1800	
10. CONTACT PERSON (technical point of contact, if different than name in Item 7) Bruce Dieringer				11. TELEPHONE NO. (contact person) (440) 572-3800	
12. EQUIPMENT OR PROCESS LOCATION (complete Items 12 - 15 if different than mailing address) 5775 Brighton Pines Court					
13. CITY Howell, MI		14. ZIP CODE 48843		15. COUNTY Livingston	
16. EQUIPMENT IS (check one) <input checked="" type="checkbox"/> New <input type="checkbox"/> Existing			17. PRIOR AIR PERMIT NO. (existing equipment only)		
18. EQUIPMENT OR PROCESS INSTALLATION TIMETABLE (enter dates in Items 18a - 18d for those which apply)					
FOR NEW EQUIPMENT (PROCESS INSTALLATION OR CONSTRUCTION)				18a. START DATE June 1, 2004	18b. COMPLETION DATE Oct. 15, 2004
FOR EXISTING EQUIPMENT (PROCESS MODIFICATION OR RELOCATION)				18c. START DATE	18d. COMPLETION DATE
19. THE FOLLOWING COMPLETED FORMS ARE ATTACHED TO AND MADE A PART OF THIS PERMIT APPLICATION (check all that apply)					
TYPE OF FORM					NUMBER ATTACHED
<input checked="" type="checkbox"/> EQP	5759	PROCESS INFORMATION			1
(complete one form for each process - insert form number and type of process in spaces provided)					
<input checked="" type="checkbox"/> EQP5729 - ADDITIONAL INFORMATION					1

Applicant Certification: I certify, under penalty of law, that this permit application and the attachments identified in Item 19 were prepared by me, or under my direction or supervision in accordance with a system to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. In addition, the equipment described in this application meets the necessary criteria for applicability for a General Permit to Install. Furthermore, I certify that I can and will comply with all conditions outlined in the General Permit to Install. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

20. SIGNATURE (person identified in Item 7)	21. DATE
	5/27/04

Submit this completed application and the attachments identified in Item 19 to:

PERMIT SECTION, AIR QUALITY DIVISION
MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
P.O. BOX 30260, LANSING, MI 48909-7760

DATE APPLICATION COMPLETE		DATE OF DETERMINATION OF NON-APPLICABILITY	
6-1-04			
DATE GENERAL PERMIT TO INSTALL GRANTED		SIGNATURE	
6-14-04			
DATE GENERAL PERMIT TO INSTALL REVOKED		SIGNATURE	



Michigan Department Of Environmental Quality - Air Quality Division
GENERAL PERMIT TO INSTALL APPLICATION
PROCESS INFORMATION - 10 TPY COATING LINE

FOR DEQ USE ONLY
 PERMIT NUMBER
 147-04

Authorized under 1994 PA 451, as amended. Completion of form is required. Applicant may be subject to civil and/or criminal penalties for providing false information.

Instructions: Use this form to request authority to install and operate a coating line under the terms and conditions of a general permit to install pursuant to Rule 201a. Complete a separate form for each coating line to be covered by the general permit. Prepare this form, the General Information form EQP5727 and any other forms identified in Item 19 of form EQP5727. For a Modification: Complete and certify this form and submit to the Permit Section and the District Supervisor. Clearly describe and identify all existing and new or additional equipment in Item No. 2.

1. FACILITY CODE
 STATE REGISTRATION NUMBER (SRN) N7368

2. DESCRIPTION (Describe the coating line. For each coating station (booth, dip tank, etc.) include the manufacturer, model, and dimensions. Describe flash off areas; drying areas or ovens; location of stacks; control, if applicable; and items/substrate to be coated. Use EQP5729 if needed)
 See Attached System Description

3. DO YOU HAVE AN EXISTING RENEWABLE OPERATING PERMIT?
 YES, RENEWABLE OPERATING PERMIT NUMBER:
 NO NOT APPLICABLE APPLICATION SUBMITTED, APPLICATION NUMBER

RECEIVED
 JUN 01 2004

Instructions for completing items 4 and 5: The coating line and all associated stacks/vents should be labeled by assigning a unique identification number (ID) to the line and each stack. The ID may be any combination of up to 10 letters, numbers or keyboard characters with no spaces between characters. If this equipment already has an ID assigned from a previous Permit to Install or Renewable Operating Permit, please use the existing ID. If you choose to leave Items 4 and 5 blank, we will assign the IDs for you.

4. EMISSION UNIT ID (Assign an identification number for this coating line)
 EU P A I N T - 0 1

5. ASSOCIATED STACK/VENT ID (Assign identification numbers for all associated stacks/vents)

SV WASH-EXH	SV DRIER-EXH	SV FLASH-EXH
SV BOOTH-EXH	SV FLAMEUNIT	SV

PROCESS INFORMATION

6. NUMBER OF COATING LINES TO BE COVERED BY THIS GENERAL PERMIT (A separate Process Information form must be completed for each line. Use of the general permit limits combined VOC emissions from all coating lines at the source to 30) 1

7. TYPE OF APPLICATOR HVLP Spray Electrostatic Spray Dip Flowcoat Other, Describe

8. FOR SPRAY APPLICATIONS, PARTICULATE CONTROL Dry Filter Water Curtain

STACK INFORMATION

9. IS THE EXHAUST DISCHARGED UNOBSTRUCTED VERTICALLY UPWARD FROM ALL STACKS? YES NO

10. IS EACH STACK HEIGHT AT LEAST 1½ TIMES THE BUILDING HEIGHT? (from ground level to point of discharge) YES NO

CONTROL INFORMATION

11. IS ADD-ON CONTROL USED TO MEET THE REQUIREMENTS OF THIS GENERAL PERMIT? YES NO

12. DOES ADD-ON CONTROL REDUCE VOC EMISSIONS TO THE ATMOSPHERE BY AT LEAST 76% YES NO

13. CONTROL TYPE THERMAL OXIDIZER MINIMUM TEMPERATURE IN COMBUSTION CHAMBER _____
 CATALYTIC OXIDIZER MINIMUM TEMPERATURE AT INLET OF CATALYST BED _____

Applicant Certification: I certify, under penalty of law, that this permit application and any attachments were prepared by me, or under my direction or supervision in accordance with a system to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. In addition, the equipment described in this application meets the necessary criteria for applicability for a General Permit to install. Furthermore, I certify that I can and will comply with all conditions outlined in the General Permit to install. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

14. SIGNATURE OF AUTHORIZED EMPLOYEE 15. DATE
5/27/04

Attach this completed form to and submit it with form EQP5727, following the instructions given on EQP5727.



GENERAL PERMIT TO INSTALL APPLICATION
ADDITIONAL INFORMATION

FOR DEQ USE ONLY

PERMIT NUMBER

147-04

Authorized under 1994 PA 451, as amended. Completion of form is required if additional information is needed to make an application complete. Applicant may be subject to civil and/or criminal penalties for providing false information.

Instructions: Use this form to include additional information or attachments. Prepare and submit this form with General Information form (EQP5727).

1. FACILITY CODE	2. ID (Provide the identification number of the device, emission unit or stack/vent for which additional information is being submitted.)
STATE REGISTRATION NUMBER (SRN) N7368	P A I N T - 0 1

3. WHAT TYPE OF ADDITIONAL INFORMATION ARE YOU SUBMITTING WITH THIS APPLICATION? (check all that apply)

ATTACHMENT (if checked, describe and list what is attached. May include drawings, charts, calculations, assumptions, etc.)

Attachments:

A	System Description	D	Paint MSDS	G	Primer Technical Data
B	System Layout Drawing	E	Primer MSDS	H	Paint Gun Specs
C	Paint Usage Calcs	F	Paint Technical Data		

TECHNICAL (Specialized information regarding the installation, construction, or use of a process or stack/vent)

GENERAL (Any supplemental information that is not technical information)

4. ADDITIONAL INFORMATION NARRATIVE (A brief description of the information or attachment. May include calculations, design parameters, small diagrams, etc.)

The Paint Line will be used to coat automotive interior plastic components. The basic process is:

1. Alkaline wash, rinse and blow-off.
2. Part Drying in a gas fired convection oven.
3. Cool down after dry-off using forced ambient convection.
4. Flame treatment to provide for good paint adhesion
5. Ionizing air blast to remove loose debris.
6. Paint Coat 1 application in a down draft water wash spray booth. Paint is applied using HVLP paint guns mount on a horizontal gun recipicator.
7. Ambient flash off.
8. Gas fired convection cure.
9. Cool down after cure using forced ambient convection.
10. The system is designed so that a second coat of paint may be applied by routing the part back through the paint booth and repeating steps 6 through 10.
11. When a second coat of paint is applied, the production capacity of the system is cut in half since there is only one paint booth.

Worwag Coatings – North America, supplies the paint used for the parts. The total paint usage and VOC emissions are shown in Attachment C.

The paint equipment is being manufactured by Nuetro Maschinen- und Anlagenbau GmbH & Co.KG of Auerbach Germany. Nutro Corporation of Strongsville, Ohio has been hired by Nuetro to assist in importing the equipment to Michigan.

RECEIVED

JUN 01 2004

AIR QUALITY DIV.



NUTRO CORPORATION

11515 Alameda Drive
Strongsville, Ohio 44136-3099
Phone: 440-572-3800
Fax: 440-572-5584

March 11, 2004

PERMIT SECTION
AIR QUALITY DIVISION
MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
P.O. BOX 30260
LANSING, MI 48909-7760

Re: Paint Usage Calculations for Dr. Schneider Facility Located in Brighton, Michigan

COATINGS USED:

Worwag R1402 – Two Component Primer (Mix ratio = 100:10)
Worwag R6481 – Two Component Top Coat (Mix ratio = 100:12)
Worwag WC-60738 – Hardener for Two Component Paints

VOC CONTENT:

Worwag R1402 – Two Component Primer

VOC = 16.2 +/- 0.5% by weight
Specific Gravity = 1.11
Weight/Gallon = 1.11 x 8.34 Lb/Gal for Water = 9.25 Lb/Gal
VOC = 0.167 x 9.25 Lb/Gal = 1.55 Lb/Gal

Worwag R6481 – Two Component Top Coat

VOC = 10.4 +/- 0.5% by weight
Specific Gravity = 1.06
Weight/Gallon = 1.06 x 8.34 Lb/Gal for Water = 8.84 Lb/Gal
VOC = 0.109 x 8.84 Lb/Gal = 0.964 Lb/Gal

Worwag WC-60738 – Hardener for Two Component Paints

VOC = 2.84 Lb/Gal

As Mixed:

Primer = (0.90 x 1.68) + (.10 x 2.84) = 1.80 Lb/Gal
Primer hardener

Top Coat = (0.88 x .964) + (.12 x 2.84) = 1.19 Lb/Gal



PRODUCTION INFORMATION

Paint applied per tray of parts per coating = 300 grams x .0022046 lb/gram = 0.661 Lb.

Production rates = 40 trays per hour with top coat only (95% of all parts produced)
= 20 trays per hour with primer and top coat (5% of all parts produced)

Operating Hours = 24 hours per day
= 5 days per week
= 240 days per year
= 24 x 240 = 5760 hours per year

Utilization Factor = 93% (Hours of actual parts being painted)

Painting Hours = 0.93 x 5760 = 5357 Hours

PAINT USAGE PER YEAR

Parts with Primer and Top Coat

PRIMER = 5% x 5357 hours x 20 trays/hour x 0.661 lb/tray = 3541.0 pounds of primer

TOP COAT = 5% x 5357 hours x 20 trays/hour x 0.661 lb/tray = 3541.0 pounds of top coat

Parts with Top Coat Only

TOP COAT = 95% x 5357 hours x 40 trays/hour x 0.661 lb/tray = 134,557.1 pounds of top coat

Converting total to gallons

Primer = 3541.0 pounds / 9.25 pounds/Gal = 382.8 Gallons

Top Coat = 3,541.0 + 134,557.1 = 138,098.1 pounds
= 138,098.1 pounds / 8.84 Lb/Gal = 15,622.0 Gallons

VOC Totals

Primer = 382.8 Gallons x 1.55 Pounds/Gal = 593.4 pounds

Top Coat = 15,622.0 Gallons x 1.19 Pounds/Gal = 18,590.1 pounds

Total = 19,183.5 pounds



The above paint calculations are conservative since they use the upper weight limit for all products.

Sincerely,

Bruce Dieringer, P.E.
Senior Project Manager

103718 2K-Hydro-Soft-Dekor-Lack

R 6481

21. Jan. 2004

1/5

EC material safety data sheet

Material Safety data sheet in accordance with 91/155/EEC
 Status : 13.02.2002 Date of printing : 19.01.2004

1. Identification of the substance/preparation and company

Product details

103718 2K-Hydro-Soft-Dekor-Lack R 6481

MB 7241 Anthrazit neu

MV 100:12 mit Haerter 60738 oder C1125

Customer's Colour/No.

MB 7241 Anthrazit

Intended use:

Synthetic resin based coating, used for industrial painting of metal and/or plastic material.

Identification of the manufacturer / supplier

KARL WÖRWAG

Lack - und Farbenfabrik GmbH & Co. KG

Strohgäustraße 28, 70435 Stuttgart

Postfach 40 09 69, 70409 Stuttgart

Tel.: +49(0)711 - 8296 - 0

Fax: +49(0)711 / 8296 -1222

Emergency telephone number

+49(0)711 - 8296 - 1242

Information provided by / telephone

Laborverwaltung / +49(0)711 / 8296 -1486

2: Composition / information on ingredients

Chemical characterization

Dispersion of synthetic resins

Hazardous ingredients

CAS no.	Name	content	Symbol	R phrases
872-50-4	N-methyl-2-pyrrolidone	1 - 5 %	XI	R 36/38

See full text of phrases under section 16.

3. Hazards possibilities

Observe the usual precautions for handling chemicals.

4. First aid measures

General information

In case of accident or if you feel unwell, seek medical advice immediately.

Never give anything by mouth to an unconscious person.

If individual is drowsy or unconscious place in recovery position (on left side, with head down).

After inhalation

Ensure supply of fresh air.

Irregular breathing/no breathing: artificial respiration.

Keep breathing passages free.

V.1.06.2003-05-13. DK

English

103718 2K-Hydro-Soft-Dekor-Lack

R 6481

2 / 5

After skin contact

Remove soiled or soaked clothing immediately.
Wash off immediately with soap and water.
Don't use solvents.

After eye contact

Separate eyelids, wash the eyes thoroughly with water (15 min.)
Seek medical aid immediately.

After ingestion

When swallowed seek medical aid immediately and show the physician the packaging or the label of the packaging.
Provide for body rest, protect against loss of heat.
Do not induce vomiting.

21. Jan. 2004

5. Fire-fighting measures**Suitable extinguishing media**

Alcohol-resistant foam, Carbon dioxide, Dry powder, Water spray jet

Extinguishing media that must not be used for safety reasons

Full water jet

Special exposure hazards arising from the substance or preparation itself, its combustion products or from resulting gases

In case combustion evolution of dangerous gases possible.
If decomposition products are inhaled, remove the affected person to a source of fresh air and keep him calm. Provide medical aid.

Special protective equipment for firefighting

In case of combustion use a suitable breathing apparatus.

Other information (chapter 5.)

Cool endangered containers with water spray jet.
Collect contaminated firefighting water separately, must not be discharged into the drains.

6. Accidental release measures**Personal precautions**

Keep away sources of ignition.

Other information

Refer to protective measures listed in sections 7 and 8.

Environmental precautions

Do not allow to enter drains or waterways.

In case the product spills into sewage waters, immediately inform the authorities.

Methods for cleaning up/taking up

Take up with absorbent material (eg sand, kieselguhr, universal binder).

103718 2K-Hydro-Soft-Dekor-Lack

R 6481

518 96924377
21 Jan. 2004
Zentrals

3/5

7. Handling and storage

Handling

Advice on safe handling

Prevent the creation of flammable or explosive concentrations of vapour in air and avoid vapour concentrations higher than the occupational exposure limits.

Preparation may charge electrostatically: always use earthing leads when transferring from one container to another. Operators should wear anti-static footwear and clothing and floors should be of the conducting type.

Avoid contact with eyes and skin.

Do not breathe dust/spray.

Do not eat, drink or smoke during work time.

Advice on protection against fire and explosion

The product vapours are heavier than air.

Vapours can form an explosive mixture with air.

Storage

Requirements for storage rooms and vessels

Containers which are opened must be carefully resealed and kept upright to prevent leakage.

Hints on storage assembly

Do not store with acids or alkalies.

Do not store with strong oxidizing agents.

Further information on storage conditions

Always keep in containers of same material as the original one.

Recommended storage temperature: 15 - 25 °C.

Protect from heat and direct sunlight.

Keep container tightly closed in a well-ventilated place.

Follow the regulations about storage of inflammable liquids. (See chapter 15).

8. Exposure controls / personal protection

Additional hints on technical system design.

Provide adequate ventilation of working area (local exhaust ventilation if necessary).

If ventilation insufficient, use a respiratory protection apparatus.

Other information

If these are not sufficient to maintain concentrations of particulates and solvent vapour below

OEL, suitable respiratory protection must be worn.

All personal protective equipment, including respiratory equipment, used to control exposure to hazardous substances must be selected to meet the requirements of the COSHH Regulations.

Exposure limits

CAS no.	Name	Type	Value	Unit
872-50-4	N-methyl-2-pyrrolidone	MAK	100,000	ppm
34590-94-8	Dipropylenglycolmonomethylether	MAK	100,000	ppm

According e. g. TRGS (Federal Republic of Germany)

Personal protective equipment

Respiratory protection

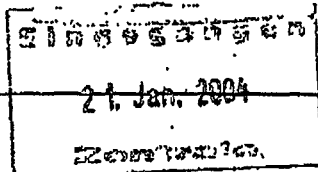
If workers are exposed to concentrations above the exposure limit they must use appropriate, certified respirators.

Short term: filter apparatus, combination filter A-P1

fresh air mask

103718 2K-Hydro-Soft-Dekor-Lack

R 6481



4/5

Hand protection

Use barrier skin cream.
Wear suitable gloves.
Not suitable: rubber gloves
See information supplied by the manufacturer.

Eye protection

Safety glasses with side protection shield

Skin protection

Wear protective clothing, anti-static

9. Physical and chemical properties

Appearance

Form : liquid

Colour : Grau

	Value	Unit	method
Flash point	> 81	°C	ISO 3680 [2]
Viscosity	12 - 16 S /6MM /20C		DIN 53211
Density	1,0	g/cm³	DIN 53217
Lower explosion limit	0,8	% vol	
Upper explosion limit	not determined	% vol	
Solubility in water	miscible		
pH value	8,0		
Ignition temperature	200 - 300	°C	DIN 51794

10. Stability and reactivity

Conditions to avoid

See chapter 7; no measures exceeding the ones mentioned are necessary.

Materials to avoid

Acids, Alkalies, Oxidizing agents

Hazardous decomposition products

In the event of fire the following can be released: Carbon dioxide (CO₂), Carbon monoxide (CO), Nitrogen oxides (NO_x)

11. Toxicological information

Exposure to component solvents vapours concentration in excess of the stated occupational exposure limit may result in adverse health effects such as mucous membrane and respiratory system irritation and adverse effects on kidney, liver and central nervous system. Symptoms and signs include headache, dizziness, fatigue, muscular weakness, drowsiness and in extreme cases, loss of consciousness.

Repeated and prolonged skin contact may lead to defatting and irritation of the skin.

There are no data available on the preparation itself. The preparation has been assessed following the conventional method of the Dangerous Preparations Directive 1999/45/EC and classified for toxicological hazards accordingly. See Sections 2 and 15 for details.

12. Ecological information

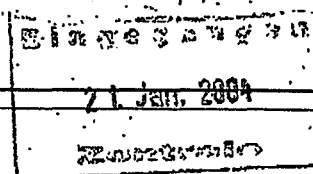
Ecological data are not available.
Do not allow product to reach the drainage.

11.02.2004/04.01

Engelich

103718 2K-Hydro-Soft-Dekor-Lack

R 8481



5/5

13. Disposal considerations

Product

Recommendation of the manufacturer

Do not allow product to reach the drainage.

EWC waste code : 080112

Waste paint and varnish other than those mentioned in 08 01 11

Uncleaned packaging

Recommendation of the manufacturer

Completely emptied packagings can be given for recycling.

Not completely emptied containers are to dispose of as hazardous waste.

14. Transport information

The product does not constitute a hazardous substance in national / international road, rail, sea and air transport.

15. Regulatory information

Does not require a hazard warning label, but the normal safety precautions for handling of chemicals must be observed.

Other regulations, restrictions and prohibition regulations

This product does correspond to the End of Life Vehicles Directive 2000/53/EC.

Product does not contain substances of the "List of declarable materials in automobile manufacturing - Substances in components and construction materials" (previous VDA-List 232-101; VDA = Union of the German automotive industry)

16. Other information

R phrases

36/38 Irritating to eyes and skin.

Other information

This information is based on our present state of knowledge and on current EU laws. The product is not to be used for other purposes than those specified under section 1 without first obtaining written handling instruction. It is always the responsibility of the user to take all necessary steps in order to fulfil the demand laid down in the local rules and legislation. The information in this SDS is meant as a description of the safety requirements of our product, it is not to be considered as a guarantee of the products' properties.

C0424 Woerwag 2K-Hydroprimer

R 1402

21. Jan. 2004

EC material safety data sheet

Material Safety data sheet in accordance with 91/155/EEC
 Status : 02.08.2002 Date of printing : 19.01.2004

1. Identification of the substance/preparation and company

Product details

C0424 Woerwag 2K-Hydroprimer R 1402

transparent

MV 100:10 mit Haerter 60738

Intended use:

Synthetic resin based coating, used for industrial painting of metal and/or plastic material.

Identification of the manufacturer / supplier

KARL WORWAG

Lack - und Farbenfabrik GmbH & Co. KG

StrohgaustraÙe 28, 70435 Stuttgart

Postfach 40 09 69, 70409 Stuttgart

Tel.: +49(0)711 - 8296 -0

Fax: +49(0)711 / 8296 -1222

Emergency telephone number

+49(0)711 - 8296 - 1242

Information provided by / telephone

Laborverwaltung / +49(0)711 / 8296 -1466

2. Composition / information on ingredients

Chemical characterization

Dispersion of synthetic resins

Hazardous ingredients

CAS no.	Name	content	Symbol	R phrases
64742-88-7	petroleum and coal tar distillates	1 - 5 %	XN N	R 10-61/63-65
34590-94-8	Dipropylenglycolmonomethylether	ca. 11 %		R

See full text of phrases under section 16.

3. Hazards possibilities

Observe the usual precautions for handling chemicals.

4. First aid measures

General information

In case of accident or if you feel unwell, seek medical advice immediately.

Never give anything by mouth to an unconscious person.

If individual is drowsy or unconscious place in recovery position (on left side, with head down).

After inhalation

Ensure supply of fresh air.

Irregular breathing/no breathing: artificial respiration.

Keep breathing passages free.

V.1.08.2002/05.13.01

English

C0424 Woerwag 2K-Hydroprimer

R 1402

21. Jan. 2004 2/5

After skin contact

Remove soiled or soaked clothing immediately.
Wash off immediately with soap and water.
Don't use solvents.

After eye contact

Separate eyelids, wash the eyes thoroughly with water (15 min.)
Seek medical aid immediately.

After ingestion

When swallowed seek medical aid immediately and show the physician the packaging or the label of the packaging.
Provide for body rest, protect against loss of heat.
Do not induce vomiting.

21. Jan. 2004

22.01.2004

5. Fire-fighting measures**Suitable extinguishing media**

Alcohol-resistant foam, Carbon dioxide, Dry powder, Water spray jet

Extinguishing media that must not be used for safety reasons

Full water jet

Special exposure hazards arising from the substance or preparation itself, its combustion products or from resulting gases

In case combustion evolution of dangerous gases possible.
If decomposition products are inhaled, remove the affected person to a source of fresh air and keep him calm. Provide medical aid.

Special protective equipment for firefighting

In case of combustion use a suitable breathing apparatus.

Other information (chapter 5.)

Cool endangered containers with water spray jet.
Collect contaminated firefighting water separately, must not be discharged into the drains.

6. Accidental release measures**Personal precautions**

Keep away sources of ignition.

Other information

Refer to protective measures listed in sections 7 and 8.

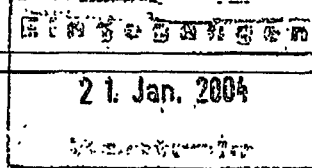
Environmental precautions

Do not allow to enter drains or waterways.

In case the product spills into sewage waters, immediately inform the authorities.

Methods for cleaning up/taking up

Take up with absorbent material (eg sand, kieselguhr, universal binder).



7. Handling and storage

Handling

Advice on safe handling

Prevent the creation of flammable or explosive concentrations of vapour in air and avoid vapour concentrations higher than the occupational exposure limits.

Preparation may charge electrostatically: always use earthing leads when transferring from one container to another. Operators should wear anti-static footwear and clothing and floors should be of the conducting type.

Avoid contact with eyes and skin.

Do not breathe dust/spray.

Do not eat, drink or smoke during work time.

Advice on protection against fire and explosion

The product vapours are heavier than air.

Vapours can form an explosive mixture with air.

Storage

Requirements for storage rooms and vessels

Containers which are opened must be carefully resealed and kept upright to prevent leakage.

Hints on storage assembly

Do not store with acids or alkalies.

Do not store with strong oxidizing agents.

Further information on storage conditions

Always keep in containers of same material as the original one.

Recommended storage temperature: 15 - 25 °C.

Protect from heat and direct sunlight.

Keep container tightly closed in a well-ventilated place.

Follow the regulations about storage of inflammable liquids. (See chapter 15).

8. Exposure controls / personal protection

Additional hints on technical system design.

Provide adequate ventilation of working area (local exhaust ventilation if necessary).

If ventilation insufficient, use a respiratory protection apparatus.

Other information

If these are not sufficient to maintain concentrations of particulates and solvent vapour below OEL, suitable respiratory protection must be worn.

All personal protective equipment, including respiratory equipment, used to control exposure to hazardous substances must be selected to meet the requirements of the COSHH Regulations.

Exposure limits

CAS no.	Name	Type	Value	Unit
35884-42-5	Dipropylenglykolmonobutylether	MAK	50,000	ppm
64742-88-7	petroleum and coal tar distillates	MAK	100,000	ppm
84590-94-8	Dipropylenglykolmonomethylether	MAK	100,000	ppm

According to e. g. TRGS (Federal Republic of Germany)

Personal protective equipment

Respiratory protection

If workers are exposed to concentrations above the exposure limit they must use appropriate, certified respirators.

Short term: filter apparatus, combination filter A-P1
fresh air mask

Hand protection

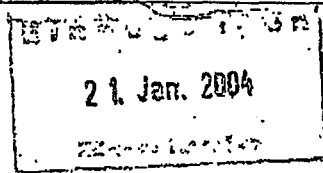
Use barrier skin cream.
Wear suitable gloves.
Not suitable: rubber gloves
See information supplied by the manufacturer.

Eye protection

Safety glasses with side protection shield

Skin protection

Wear protective clothing, anti-static



9. Physical and chemical properties

Appearance

Form : liquid Colour : transp

	Value	Unit	method
Flash point	> 61	°C	ISO 3680 [2]
Density	1,1	g/cm ³	DIN 53217
Lower explosion limit	0,8	% vol	
Upper explosion limit	not determined	% vol	
Solubility in water	miscible		
pH value	8,5		
Ignition temperature	200 - 300	°C	DIN 51794

10. Stability and reactivity

Conditions to avoid

See chapter 7; no measures exceeding the ones mentioned are necessary.

Materials to avoid

Acids, Alkalies, Oxidizing agents

Hazardous decomposition products

In the event of fire the following can be released: Carbon dioxide (CO₂), Carbon monoxide (CO), Nitrogen oxides (NO_x)

11. Toxicological information

Exposure to component solvents vapours concentration in excess of the stated occupational exposure limit may result in adverse health effects such as mucous membrane and respiratory system irritation and adverse effects on kidney, liver and central nervous system. Symptoms and signs include headache, dizziness, fatigue, muscular weakness, drowsiness and in extreme cases, loss of consciousness.

Repeated and prolonged skin contact may lead to defatting and irritation of the skin.

There are no data available on the preparation itself. The preparation has been assessed following the conventional method of the Dangerous Preparations Directive 1999/45/EC and classified for toxicological hazards accordingly. See Sections 2 and 15 for details.

12. Ecological information

Ecological data are not available.
Do not allow product to reach the drainage.

13. Disposal considerations

Product

Recommendation of the manufacturer

Do not allow product to reach the drainage.

EWC waste code : 080112

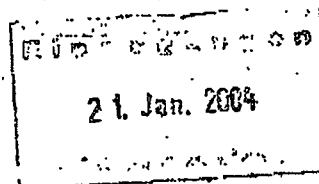
Waste paint and varnish other than those mentioned in 08 01 11

Uncleaned packaging

Recommendation of the manufacturer

Completely emptied packagings can be given for recycling.

Not completely emptied containers are to dispose of as hazardous waste.



14. Transport information

The product does not constitute a hazardous substance in national / international road, rail, sea and air transport.

15. Regulatory information

Does not require a hazard warning label, but the normal safety precautions for handling of chemicals must be observed.

Other regulations, restrictions and prohibition regulations

This product does correspond to the End of Life Vehicles Directive 2000/53/EC.

Product does not contain substances of the "List of declarable materials in automobile manufacturing - Substances in components and construction materials" (previous VDA-List 232-101; VDA = Union of the german automotive industry)

16. Other information

R phrases

10 Flammable

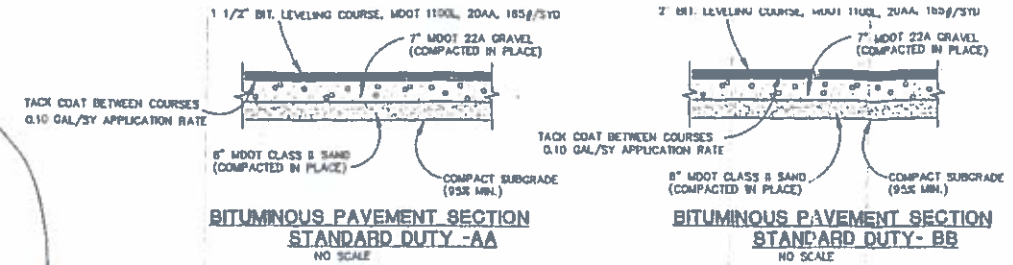
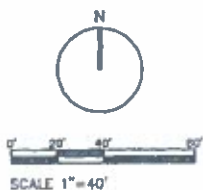
51/53 Toxic to aquatic organisms, may cause long-term adverse effects in the aquatic environment.

65 Harmful: may cause lung damage if swallowed

Other information

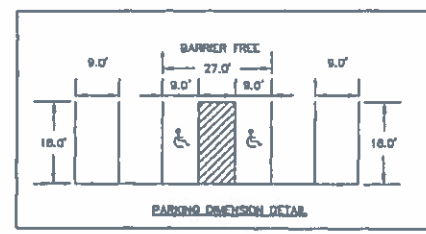
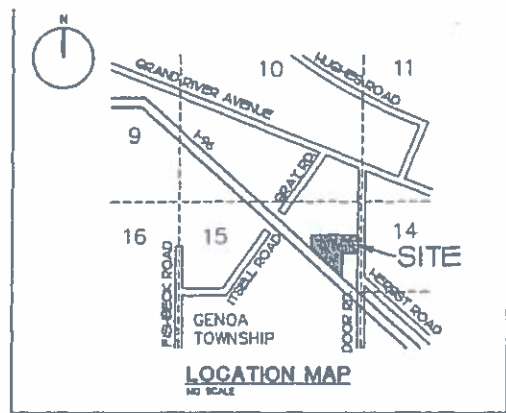
This information is based on our present state of knowledge and on current EU laws. The product is not to be used for other purposes than those specified under section 1 without first obtaining written handling instruction. It is always the responsibility of the user to take all necessary steps in order to fulfil the demand laid down in the local rules an legislation. The information in this SDS is meant as a description of the safety requirements of our product, it is not to be considered as a guarantee of the products' properties.

3 WORKING DAYS BEFORE YOU DIG
CALL M88 DIG
 1-800-482-7171
 CALL FIRST FOR THE LOCATION OF UNDERGROUND FACILITIES



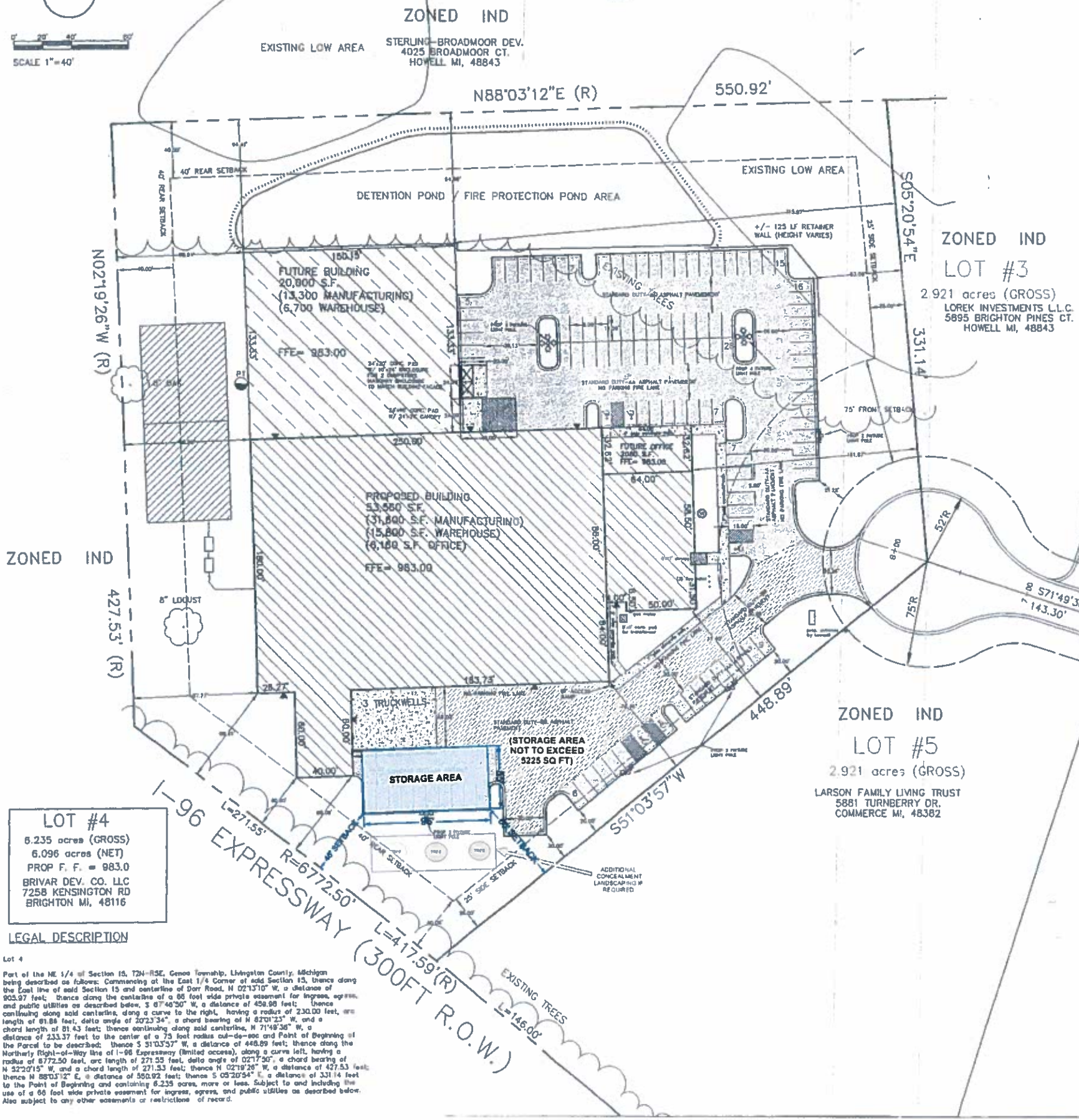
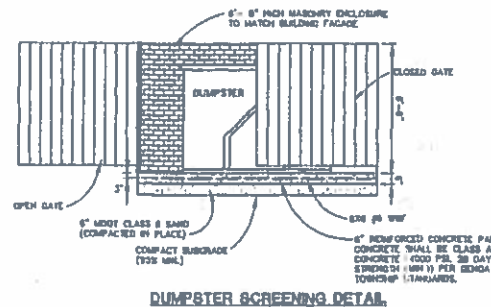
- GENERAL NOTES:**
1. Property zoned IND (INDUSTRIAL DISTRICT)
 2. Siteplan use: Manufacturing, Warehouse and Office building.
 3. All construction shall be performed in accordance with the current standards and specifications of Livingston County and Genoa Township.
 4. The Contractor shall telephone Genoa Township (810) 227-5225 at least 48 hours prior to construction.
 5. Property to be serviced by an individual septic system that shall meet Genoa Township and Livingston County Health Department specifications.
 6. Property to be serviced by an individual well that shall meet Genoa Township and Livingston County Health Department specifications.
 7. Developer shall comply with soil erosion and sedimentation control measures as required by the Livingston County Drain Commissioner.
 8. Seventy-two hours prior to any excavation, the Contractor shall telephone M88 DIG (800-482-7171) for the location of underground gas and cable facilities and shall also notify representatives of other utilities located in the vicinity of the work. It shall be the Contractor's responsibility to verify and/or obtain any information necessary regarding the presence of underground utilities which might affect the job.
 9. Underground utilities (i.e. elec., gas, etc.) shall be extended from exist. locations along existing road to service this site as required by utility companies.
 10. Floor drains shall not be connected to the storm sewer or septic system.
 11. The soils on the site are predominantly loams (per the Soil Survey by the U.S.D.A.)
 12. Proposed sign shall conform to the standards and specifications of Genoa Township. See detail on this sheet.
 13. Dumpsters must comply with the following requirements:
 - A. Located on concrete pad, extended minimum 10' in front of dumpster enclosure.
 - B. A solid lockable gate should be provided.
 - C. Wood gate must be specified No. 1 pressure-treated wood.
 - D. Ballards shall be installed at opening to prevent damage.
 14. Barrier free parking spaces shall be marked with an above grade sign.
 15. All roof eaves are to be screened.
 16. Parking calculations: # of parking spaces required.

WAREHOUSE FLOOR AREA = 15,800 SF / 1500 * 1.0	= 11
MANUFACTURING FLOOR AREA = 31,600 SF / 1000 * 1.5	= 47
OFFICE FLOOR AREA = 6,160 SF / 300	= 21
PARKING SPACES REQUIRED	= 79
BARRIER FREE PARKING SPACES REQUIRED	= 4
LOADING/UNLOADING SPACES REQUIRED	= 2
PARKING SPACES PROVIDED = 110, including 5 barrier free, plus 3 loading/unloading.	
 17. Exterior lighting not to exceed 1 f.c. at the property line.



SITE DATA TABLE

	REQUIRED	PROVIDED
LOT AREA	2.00 AC.	6.235 AC.
SETBACKS		
FRONT	75'	93.49'
SIDE	25'	76.46'
REAR	40'	40.00'
MAX. COVERAGE		
BUILDING IMPERVIOUS	40%	27.9%
MAX. HEIGHT		
HEIGHT	30'	30'
STORIES	2	2
ZONING:	IND (INDUSTRIAL DISTRICT)	

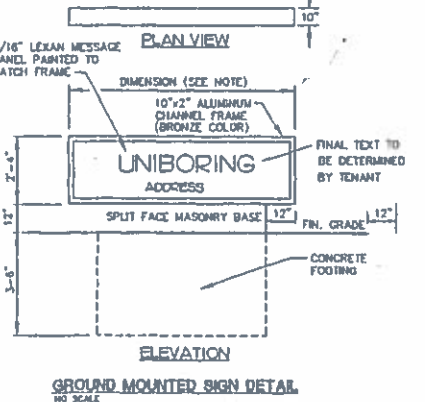


LOT #4
 6.235 acres (GROSS)
 6.096 acres (NET)
 PROP F. F. = 983.0
 BRIVAR DEV. CO. LLC
 7258 KENSINGTON RD
 BRIGHTON MI, 48116

LEGAL DESCRIPTION
 Lot 4
 Part of the NE 1/4 of Section 15, T34-N5E, Genoa Township, Livingston County, Michigan being described as follows: Commencing at the East 1/4 Corner of said Section 15, thence along the East line of said Section 15 and centerline of Dorr Road, N 02°13'10" W, a distance of 903.97 feet; thence along the centerline of a 66 foot wide private easement for ingress, egress, and public utilities as described below, S 87°46'50" W, a distance of 456.98 feet; thence continuing along said centerline, along a curve to the right, having a radius of 230.00 feet, a chord length of 81.84 feet, delta angle of 20°23'34", a chord bearing of N 82°01'23" W, and a chord length of 81.43 feet; thence continuing along said centerline, N 71°48'30" W, a distance of 233.37 feet to the center of a 75 foot radius cul-de-sac and Point of Beginning of the Parcel to be described; thence S 51°03'57" W, a distance of 448.89 feet; thence along the Northernly Right-of-Way line of I-96 Expressway (limited access), along a curve left, having a radius of 8772.50 feet, arc length of 271.55 feet, delta angle of 02°17'50", a chord bearing of N 32°20'15" W, and a chord length of 271.53 feet; thence N 02°19'26" W, a distance of 427.53 feet; thence N 88°03'12" E, a distance of 550.92 feet; thence S 05°20'54" E, a distance of 331.14 feet to the Point of Beginning and containing 6.235 acres, more or less. Subject to and including the use of a 66 foot wide private easement for ingress, egress, and public utilities as described below. Also subject to any other easements or restrictions of record.

ZONED IND LOT #5
 2.921 acres (GROSS)
 LARSON FAMILY LIVING TRUST
 5881 TURNBERRY DR.
 COMMERCE MI, 48382

ZONED IND LOT #3
 2.921 acres (GROSS)
 LOREK INVESTMENTS L.L.C.
 5895 BRIGHTON PINES CT.
 HOWELL MI, 48843



LEGEND

- EXTERIOR BUILDING LIGHT
- LIGHT POLE
- SIGN
- UTILITY POLE
- TELEPHONE RISER
- CATCH BASIN
- MANHOLE
- VALVE
- HYDRANT
- WELL
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- MAJOR EXIST. CONTOUR - 5' INTERVAL
- MINOR EXIST. CONTOUR - 1' INTERVAL
- PROPOSED CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED STORM SEWER
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- FENCE LINE
- GUARDRAIL
- DITCH CENTERLINE, TOE OF SLOPE
- SILT FENCE
- PROPOSED RIPRAP
- EXISTING DECIDUOUS TREE
- EXISTING TREE AND BRUSH LINE

FEB 8 2001
 STATE OF MICHIGAN
 FRANK REICHERT
 REGISTERED PROFESSIONAL ENGINEER
 No. 11874

REVISIONS:

NO.	DATE	DESCRIPTION

OWNER/DEVELOPER:
BRIVAR CONSTRUCTION
 7258 KENSINGTON ROAD
 BRIGHTON, STATE 48116
 248-448-8000

PROPOSED SITE PLAN
 LOT #4 BRIGHTON PINES CT.

BCC UNIBORING
 BRIVAR Construction Company
 7258 Kensington Rd, Brighton, MI 48116
 248-448-8000

ADVANTAGE CIVIL ENGINEERING
 118 E. Grand Street, Howell, MI 48843 517-848-1111 Fax 517-848-1148

DATE: 01-16-01
 DRAWN BY: CMF
 CHECKED BY: PKC
 JOB No.: 00168
 DRAWING No.: 1/4



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Mr. Tom Gunlock, 8163 Old Yankee Road, Suite B, Dayton, Ohio 45458
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Mr. Tom Gunlock, 8163 Old Yankee Road, Suite B, Dayton, Ohio 45458

SITE ADDRESS: 3850 Grand River PARCEL #(s): 4711-05-400-049

APPLICANT PHONE: (937) 291-6318 or cell (937) 609-6951 OWNER PHONE: (937) 291-6318 or cell (937) 609-6951

LOCATION AND BRIEF DESCRIPTION OF SITE: Existing Walmart Supercenter located at 3850 Grand River.

BRIEF STATEMENT OF PROPOSED USE: There is no proposed use change. The existing site is a Walmart Supercenter and will remain as such.

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: A new bale and pallet store enclosure to remedy existing violation and non-conformity. Additionally, a secondary voluntary enclosure for organics is contemplated to be installed pending appropriate approval and funding (see attached cover letter for additional information).

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: Thomas W. Gunlock Tom Gunlock

ADDRESS: 8163 Old Yankee Road, Suite B, Dayton, Ohio 45458
10050 Innovation Suite 100 Miami'sburg, Ohio 45342

Contact Information - Review Letters and Correspondence shall be forwarded to the following:
1.) Mr. Paul Furtaw, P. E. of Civil Engineer of Record - Bergmann & Associates at pfurtaw@BERGMANNPC.com
Name Business Affiliation Email Address

FEE EXCEEDANCE AGREEMENT
All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.
SIGNATURE: Thomas W. Gunlock DATE: January 18, 2016
PRINT NAME: Tom Gunlock ONE:

REQUIRED SKETCH PLAN CONTENTS

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

<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>ITEM</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application form and fee: A completed application form and payment of a \$1,200.00 non-refundable application fee.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale: The sketch plan should be drawn at an engineers scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proof of ownership.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal description of the property.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property lines.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing and proposed buildings and parking lots with dimensions and setbacks.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing and proposed parking calculations.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing and proposed driveways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing and proposed signs.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing and proposed landscaping illustrated on a plan and described in a plant list.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Layout of proposed changes to utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any proposed changes to grading, lighting, dumpsters, protected or landmark trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architectural perspective or elevations of proposed changes to buildings.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any other items requested by Township staff or the Planning Commission to assist in the review.

Revised 04-07-14, kasp



February 3, 2016

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Wal-Mart accessory enclosure – Sketch Plan Review #1
Location:	3850 E. Grand River Avenue – south side of Grand River, west of Latson Road
Zoning:	NR-PUD – Non-Residential Planned Unit Development

Dear Commissioners:

As requested, we have reviewed the sketch plan (plan date 1/19/16) proposing two new accessory enclosures for the existing Wal-Mart building located at 3850 E. Grand River Avenue.

More specifically, the applicant seeks sketch plan review/approval for a pallet enclosure on the west side of the building and a refuse enclosure on the south side. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and provided the following comments for your consideration.

A. Summary

1. The pavement extension along the west side of the building appears to encroach into a storm sewer easement. We defer to the Township Engineer for any specific comments/concerns on this matter.
2. The applicant should describe the types of vehicles that will access the enclosures, and may need to provide a truck turning template to ensure that circulation is not disrupted.

B. Proposal/Process

The applicant requests sketch plan review/approval for two accessory enclosures – one for pallets on the west side of the building and another for refuse containers on the south of the building. The sketch plan identifies an 11’ x 90’ enclosure for pallets and an 11’ x 30’ enclosure for additional refuse containers.

Table 7.02 of the Township Zoning Ordinance permits accessory structures for allowable uses. Given the limited scope of the project, it is eligible for sketch plan review (as opposed to a full site plan review) in accordance with Article 18 of the Township Zoning Ordinance.

As a point of information, the project is intended to remedy an existing zoning violation and non-conforming situation.



Aerial view of site and surroundings (looking north)

C. Sketch Plan Review

1. **Location.** Accessory enclosures are permitted in the rear or non-required side yard. The west side enclosure provides a 26-foot setback, which meets the conventional RCD minimum of 20 feet. The south side enclosure is approximately 150 feet from the southerly lot line.

Our only additional comment is that the pavement extension along the west side of the building appears to encroach into a storm sewer easement. So long as the encroachment is permitted and the Township is adequately protected from any future issues, this may not be an issue. We defer to the Township Engineer for any specific comments or concerns related to this matter.

2. **Access.** Vehicular access to either enclosure is unclear. The applicant should describe the types of vehicles that will be accessing the enclosures, and may need to provide a truck turning template to ensure that circulation is not disrupted.
3. **Base Design.** Both enclosure areas are surfaced with reinforced concrete, as required.
4. **Screening.** Both enclosure areas include 8-foot tall screen walls constructed of materials to match the existing building, as required.

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 penn@lslplanning.com.

Sincerely,

LSL PLANNING, INC.

Brian V. Borden, AICP
Principal Planner

Josh Penn
Project Planner



February 1, 2016

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

Re: Walmart Storage Addition Sketch Plan Review

Dear Ms. Van Marter:

We have reviewed the site plan documents for the Walmart storage facility addition dated January 4, 2016, and delivered to the Township on January 19, 2016. The site is located at 3850 E. Grand River Avenue, west of Latson Road. The petitioner is planning to construct an approximate 11-foot by 90-foot concrete pavement addition on the southwest corner of the existing parking area to be used for a baling and storage area, as well as an 11-foot by 30-foot enclosed storage area. The proposed additions will increase the net impervious area on the site, but the existing on-site detention basins are shown to have adequate capacity.

The petitioner should review the location of the enclosure for a possible adjustment to the east, as there is an existing water main easement and fire hydrant near the proposed smaller enclosure. Hydrants are not allowed within 20 feet of a structure.

The western concrete slab appears to be relatively close to an existing 24" storm sewer and may be impacted if the pipe is excavated for repair. It appears to be part of the on-site development stormwater management system and should be reviewed for any existing easements or spacing requirements.

Our review found no additional engineering related impacts to the existing site from the proposed addition as illustrated on the site plan. Therefore, we have no objections to the proposed renovation.

Sincerely,

A blue ink signature of Gary J. Markstrom.

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

A blue ink signature of Joseph C. Siwek.

Joseph C. Siwek, P.E.
Project Engineer

Copy: Paul Furtaw, P.E., Bergmann Associates

Tetra Tech

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



BRIGHTON AREA FIRE AUTHORITY

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

January 29, 2016

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Walmart Expansion
3850 E. Grand River
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on January 20, 2016 and the drawings are not dated. The project is for the addition of a new screened outside storage area to an existing Mercantile Use. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition. Previous comments appear to be addressed by the applicant in the revised submittal.

1. The access adjacent to the site shall be a minimum of 26' wide. This measurement shall be taken from the face of the curb to the narrowest portion of the drive. The plan indicates the measurement being taken to the fence, as opposed to the bollards. This must be revised to provide appropriate access width. Access roads to site shall be provided and maintained during construction. Concrete pad shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

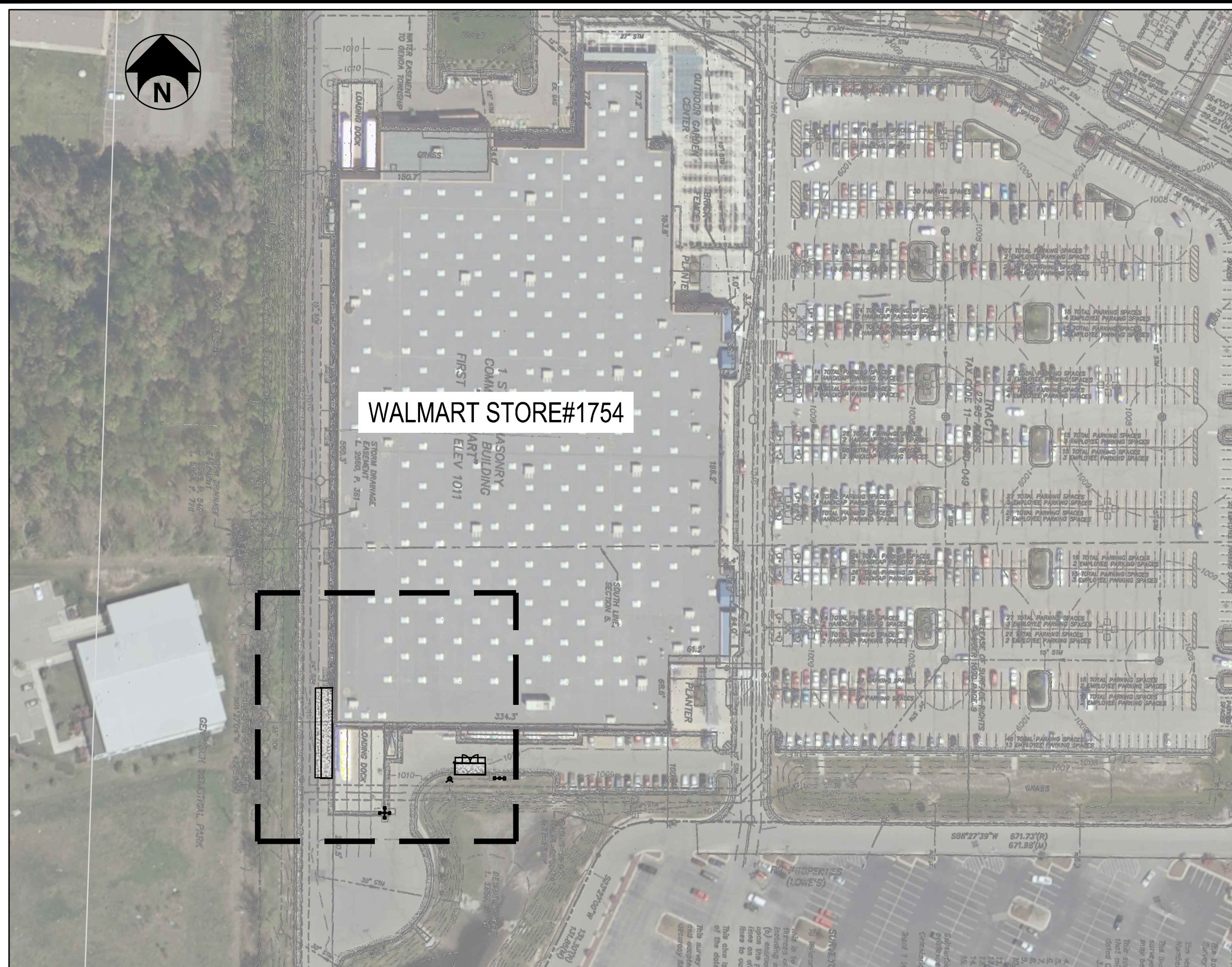
IFC D 103.6
IFC D 103.1
IFC D 102.1
IFC D 103.3

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department. If you have any questions about the comments on this plan review please contact me at 810-229-6640.

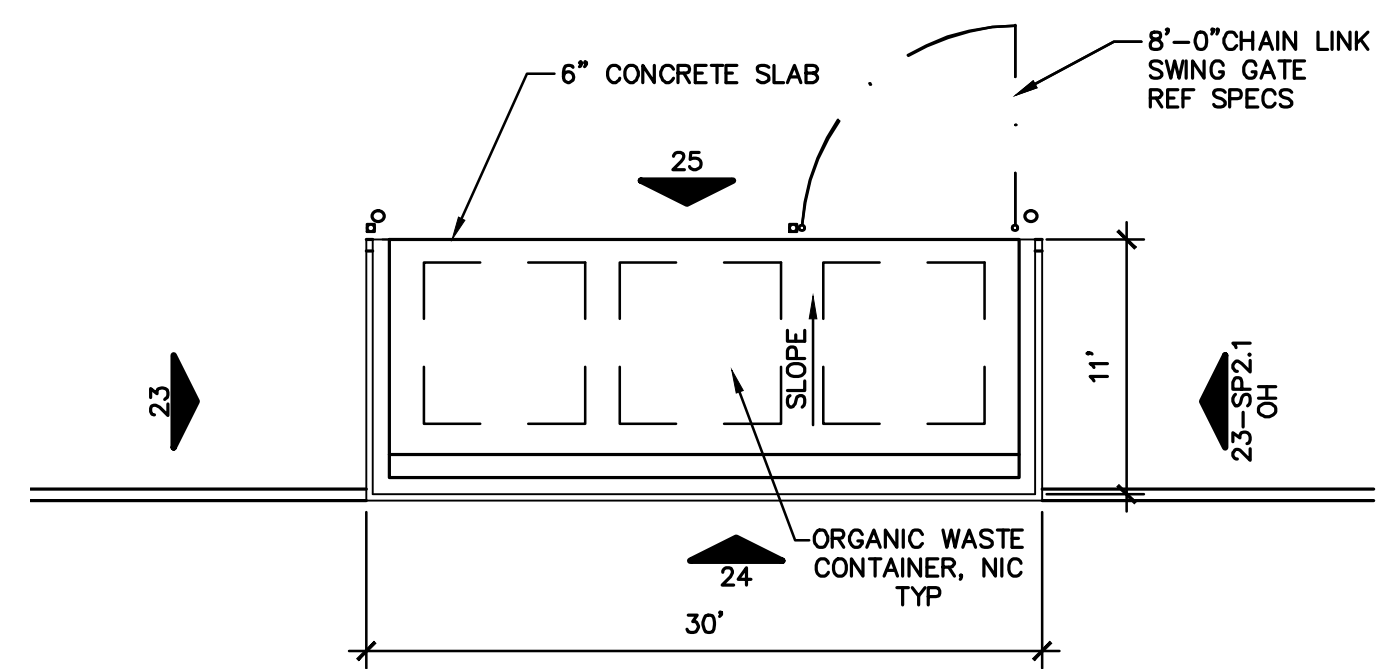
Cordially,

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

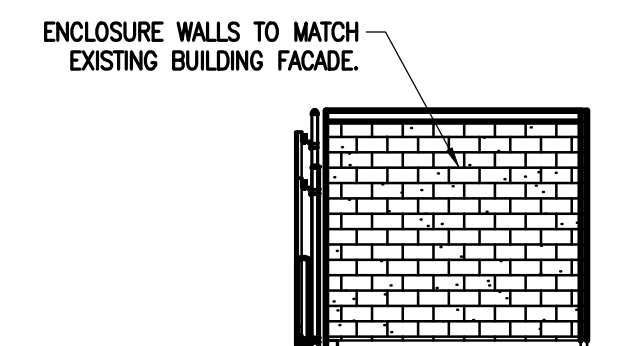
Captain Rick Boisvert
Fire Inspector



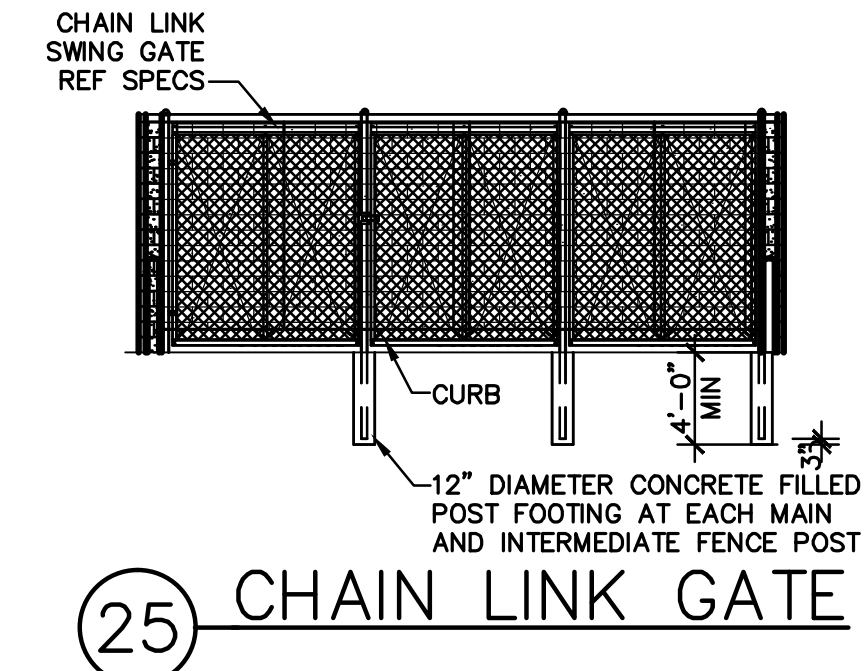
OVERALL SITE LAYOUT
0 100 200 300 FT
1" = 100' SCALE BAR



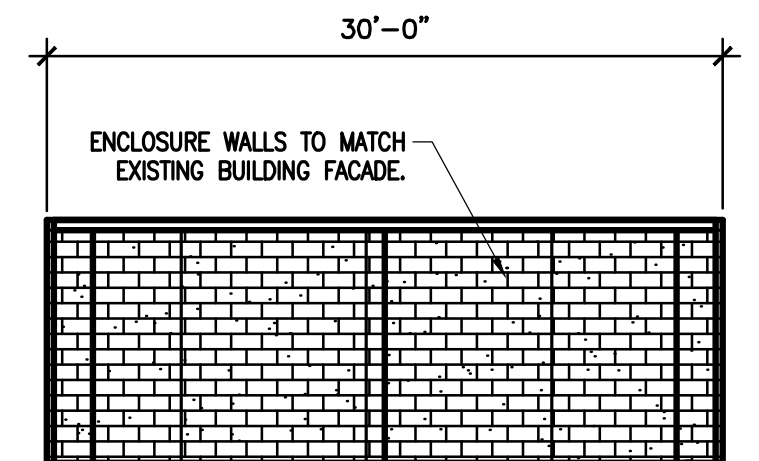
22 ORGANIC WASTE CONTAINER SCREENING PLAN



23 SIDE ELEVATION



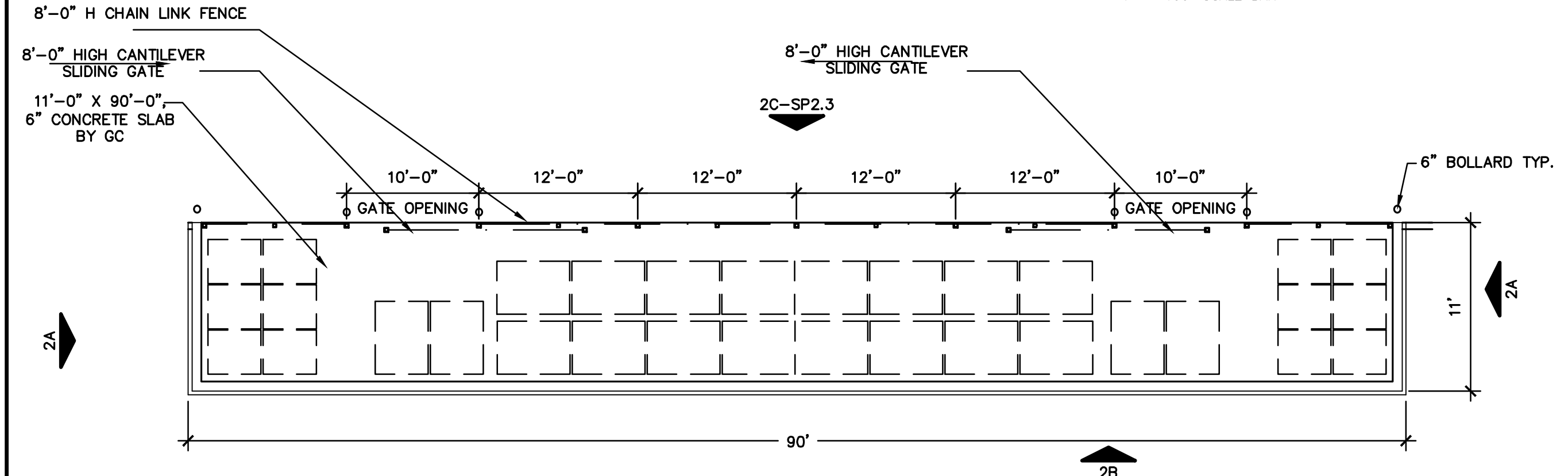
25 CHAIN LINK GATE



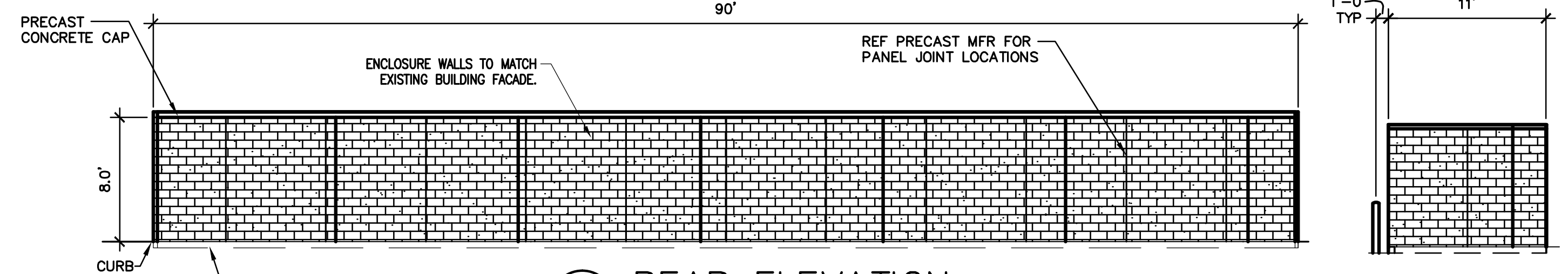
24 REAR ELEVATION

GENERAL NOTES:

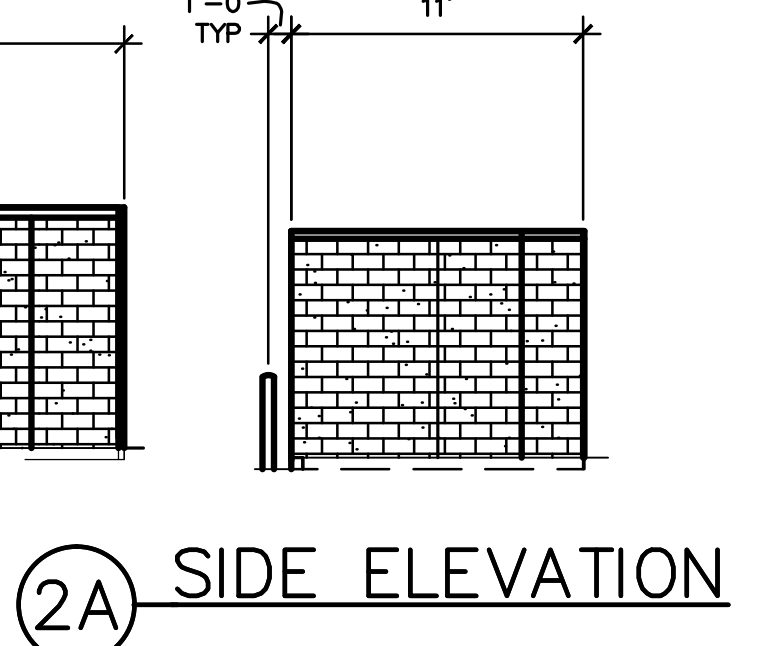
1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THIS MAP HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORD MAPS. THEY ARE NOT CERTIFIED TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING MISS DIG.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
3. HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAR OF MUD, DEBRIS ETC. AT ALL TIMES.
4. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
5. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING.
6. IF SUSPICIOUS AND/OR HAZARDOUS MATERIAL IS ENCOUNTERED DURING DEMOLITION/CONSTRUCTION, ALL WORK SHALL STOP AND THE ERIC COUNTY DEPARTMENT OF HEALTH AND THE NEW YORK STATE DEPARTMENT OF CONSERVATION SHALL BE NOTIFIED IMMEDIATELY. WORK SHALL NOT RESUME UNTIL THE DEVELOPER HAS OUTLINED APPROPRIATE ACTION FOR DEALING WITH THE WASTE MATERIAL AND THE DEVELOPMENT PLANS ARE MODIFIED AS MAY BE NECESSARY.
7. EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT AN ACCEPTABLE LOCATION.
8. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
9. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
10. ISOLATION JOINTS TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
11. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SITE SPECIFIC SPECIFICATIONS.



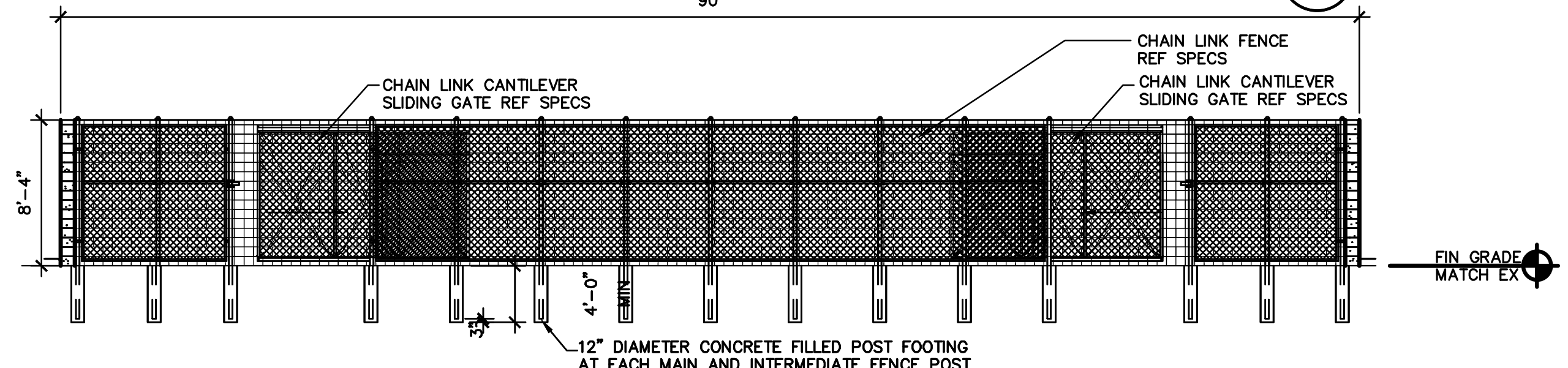
2 BALE & PALLET SCREENING PLAN



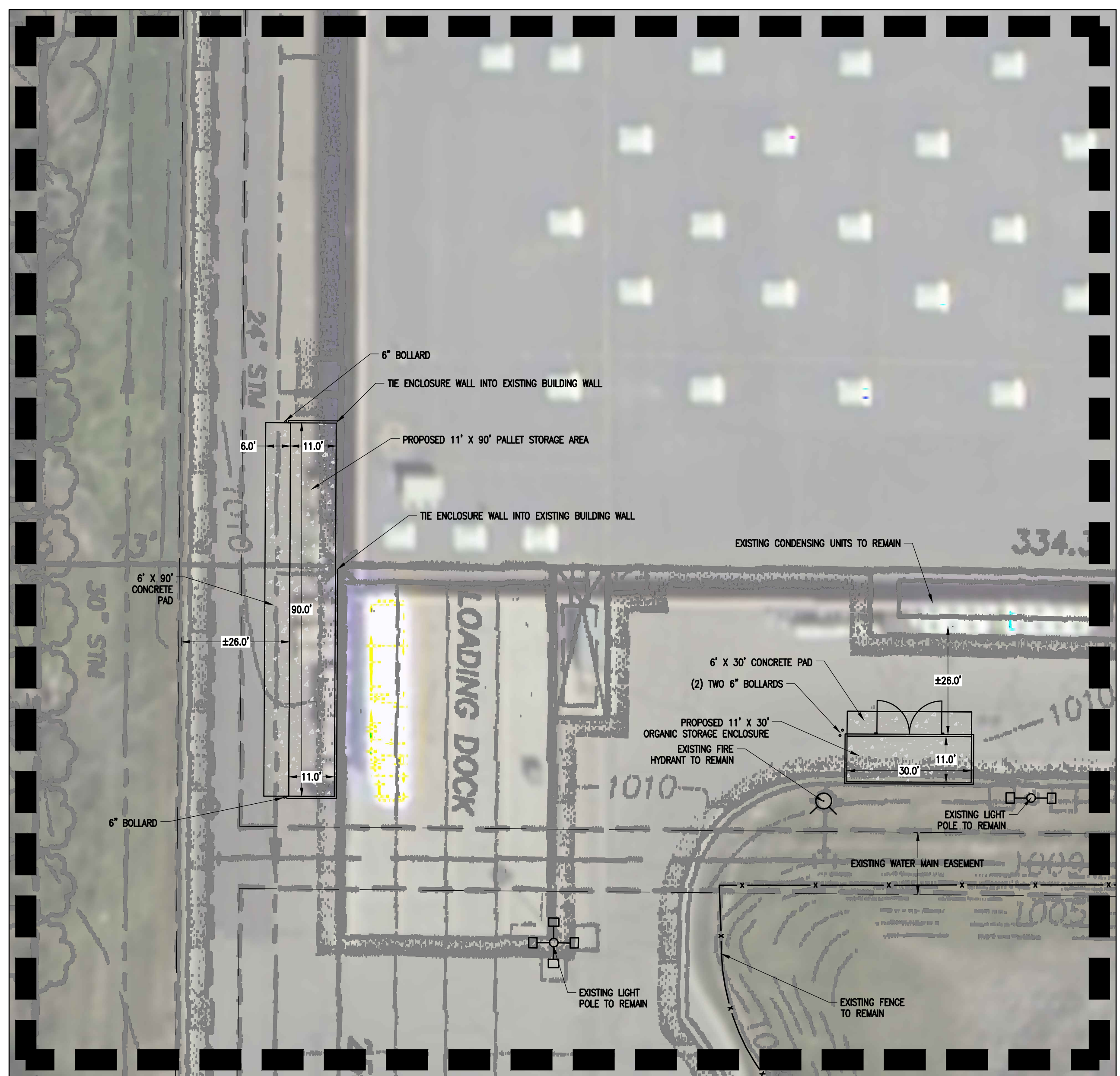
2B REAR ELEVATION



2A SIDE ELEVATION



2C FRONT ELEVATION



INSET - WORK AREA
0 20 40 60 FT
1" = 20' SCALE BAR

WALMART EXPANSION
STORE #1754-503
3850 E GRAND RIVER AVE
HOWELL, MI 48843



WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716

Bergmann associates
architects // engineers // planners

7050 W. Saginaw Highway
Suite 200
Lansing, Michigan 48917
office: 517.272.9835
fax: 517.272.9836
www.bergmannpc.com

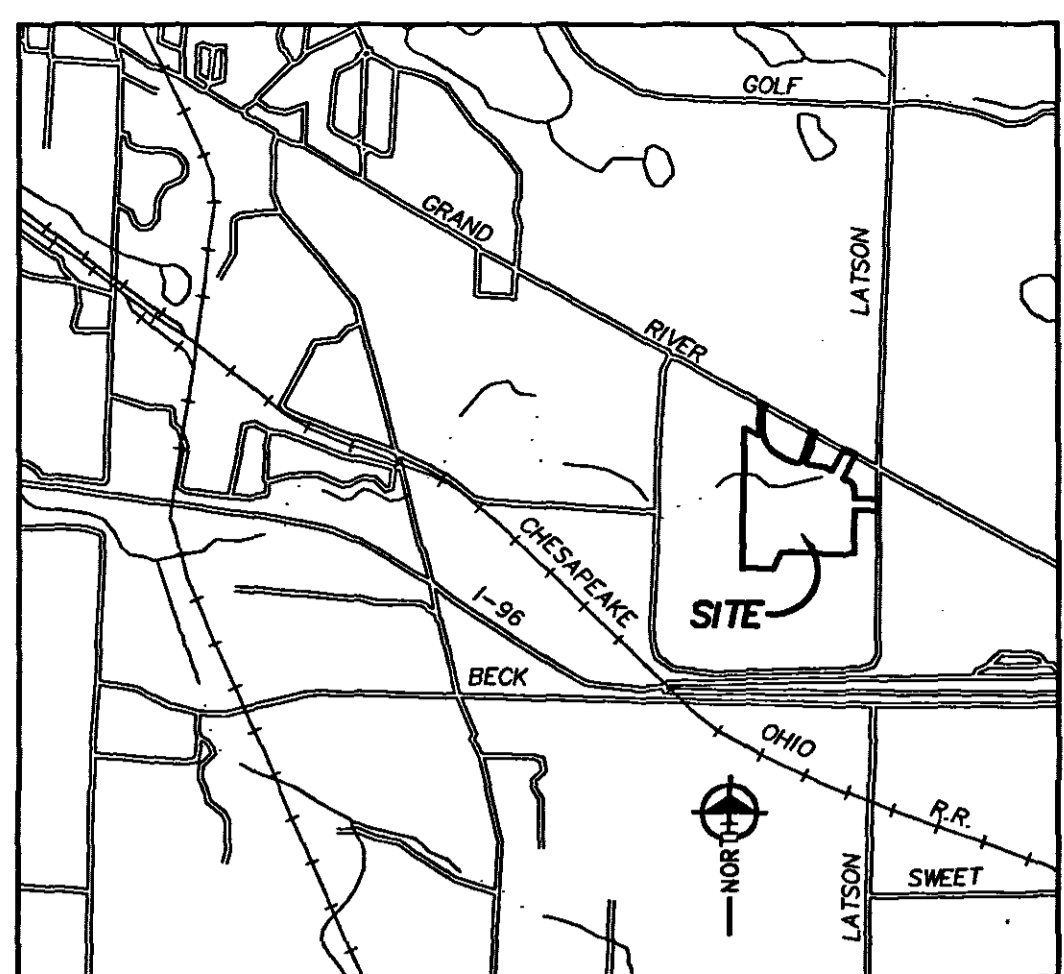
REVISIONS			
NO.	DATE	DESCRIPTION	REV. CK'D

SITE PLAN

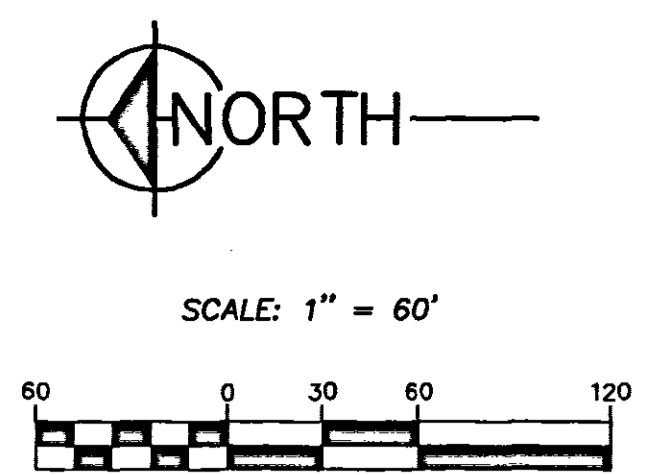
Project Manager: **P. FURTAW, PE**
Designed by: **R. BLASEY**
Drawn by: **R. BLASEY**
Checked by: **P. FURTAW, PE**
Date Issued: JANUARY 4, 2016
Scale:
SEE DRAWING

Project Number: **9969.10**
File Name: **WALMART 01016230 HOWELL - 175402 HOWELL, MI - 8 & PAD DRUGS & CIVIL C100 - SITE PLAN**
Drawing Number:

C100



Item	Name/Address/Phone No.	Item	Name/Address/Phone No.
Natural Gas	Consumers Energy 1015 Latson Road Howell, MI 48843	State Highway	Michigan Dept. of Transportation 301 East Louis Glick Highway Jackson, MI 49201 (517) 780-7500
Electricity	Detroit Edison 1095 Latson Drive Howell, MI 48843 (517) 545-9745	Water Mains and Sanitary Sewers	Genoa-Oakdale Sewer & Water Authority 2911 Dorr Road Brighton, MI 48116 (810) 227-5223
Telephone	Ameritech 421 East Grand River Avenue Howell, MI 48843 (517) 548-8910	Storm Drains & Culverts	Livingston County Drain Commissioner Suite 105 2300 East Grand River Avenue Howell, MI 48843-7581 (517) 546-0040
Local Roads and Streets	Livingston County Road Commission 3535 Grand Oaks Drive Howell, MI 48843-8575 (517) 546-4250	Site Plan	Genoa Township 2911 Dorr Road Brighton, MI 48116 (810) 227-5223



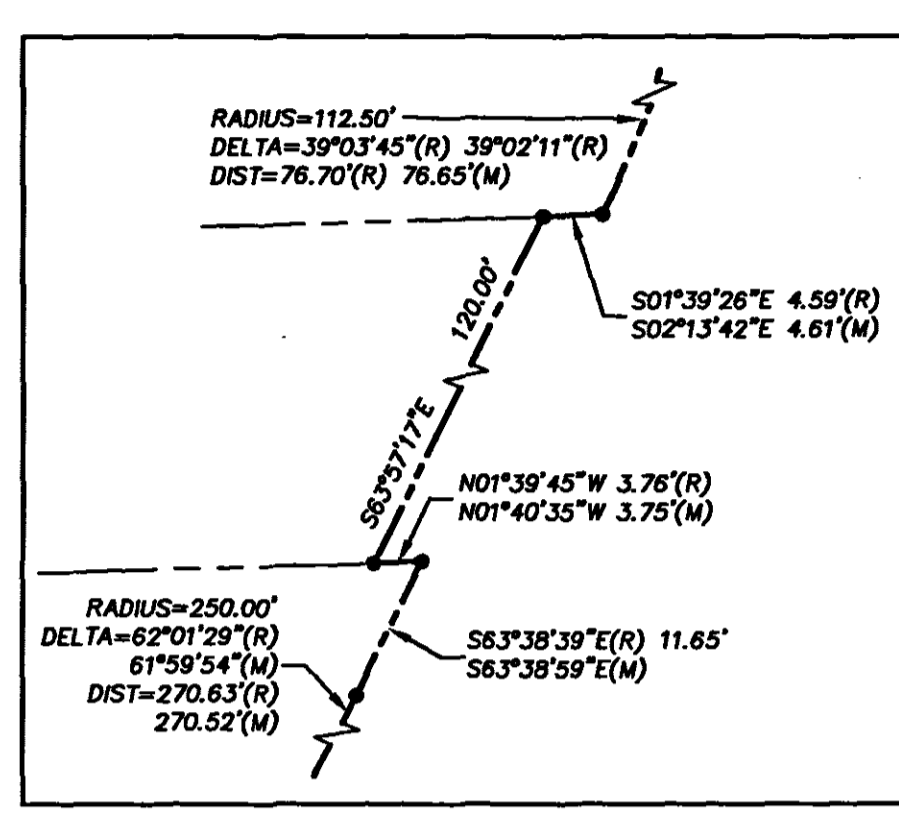
PART OF THE SOUTHEAST 1/4 OF SECTION 5 AND PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

DESCRIPTION OF TRACT 1:
 Parcel of land situated in the Township of Genoa, County of Livingston, State of Michigan, described as follows:
 Commencing at the Southeast corner of Section 5, Town 2 North, Range 5 East;
 Thence South 37° 12' West, 211.90 feet, to a point on the westerly right-of-way line of Latson Road;
 Thence South 00° 54' 40" West, along said right-of-way line, 106.85 feet to the Point of Beginning;
 Thence South 88° 27' 17" West, 211.90 feet (measured South 88° 27' 20" West, 203.90 feet to a tangential curve to the left; thence Southerly along said curve, R=50.00 feet, delta=90° 00' 00", a distance of 123.57 feet);
 Thence South 01° 32' 43" East, 109.91 feet (measured South 01° 47' 33" East 101.93 feet) to a point on the South line of said Section 5;
 Thence continuing South 01° 32' 43" East, 242.09 feet (measured South 01° 29' 15" East 242.05 feet) to a tangential curve to the left;
 Thence Easterly along said curve, R=43.00 feet, delta=90° 00' 00", a distance of 67.54 feet;
 Thence South 88° 27' 39" West, 671.73 feet (measured 671.98 feet) to a tangential curve to the left;
 Thence Southerly along said curve, R=36.00 feet, delta=85° 00' 30", a distance of 65.81 feet;
 Thence South 29° 27' 00" West, 131.30 feet (measured 131.65 feet);
 Thence South 88° 27' 39" West, 282.84 feet;
 Thence North 01° 27' 28" West, 422.70 feet (measured North 01° 27' 04" West 422.93 feet) to a point on the South line of said Section 5;
 Thence continuing North 01° 37' 12" West, 867.83 feet (measured 867.87 feet);
 Thence South 63° 55' 45" East, 151.40 feet;
 Thence North 01° 41' 57" West, 320.72 feet to a point on the Southerly right-of-way line of Grand River Avenue;
 Thence South 63° 56' 04" East, along said right-of-way line, 68.36 feet;
 Thence South 30° 38' 19" West, 65.36 feet;
 Thence South 01° 37' 12" East, 178.33 feet (measured South 01° 42' 59" East 178.28 feet) to a tangential curve to the left;
 Thence Easterly along said curve, R=250.00 feet, delta=90° 00' 00", a distance of 270.63 feet (measured delta=91° 59' 54", a distance of 270.52 feet);
 Thence North 63° 38' 39" East (measured South 63° 38' 59" East), 11.65 feet;
 Thence North 01° 39' 45" West, 3.76 feet (measured North 01° 40' 35" West 3.75 feet);
 Thence South 01° 39' 28" East, 4.59 feet (measured South 02° 13' 42" East 4.61 feet) to a non-tangential curve to the left;
 Thence Easterly along said curve, R=112.50 feet, delta=39° 03' 45", a distance of 76.70 feet (measured delta=39° 02' 11", a distance of 76.65 feet) to a point of compound curvature;
 Thence Northerly along said curve, R=28.00 feet, delta=60° 06' 10", a distance of 28.22 feet (measured delta=59° 45' 18", a distance of 28.07 feet);
 Thence North 17° 11' 25" East, 138.74 feet (measured North 17° 12' 51" East, 138.71 feet);
 Thence North 14° 23' 24" East, 104.74 feet (measured North 14° 14' 25" East, 104.74 feet and North 08° 50' 22" East 100.74 feet) to the Southerly right-of-way of Grand River Road;
 Thence South 53° 57' 17" East, 34.72 feet (measured 46.28 feet) along said right-of-way;
 Thence South 14° 23' 24" West, 150.17 feet (measured South 13° 41' 57" West 149.99 feet and South 14° 11' 26" West 74.22 feet);
 Thence Easterly along said curve, R=33.00 feet, delta=102° 39' 01", a distance of 59.12 feet;
 Thence South 65° 27' 35" East, 116.62 feet (measured South 65° 14' 42" East 116.62 feet) to a tangential curve to the right;
 Thence Easterly along said curve, R=182.00 feet, delta=21° 27' 22", a distance of 68.16 feet;
 Thence North 54° 00' 14" East, 32.24 feet (measured 38.15 feet);
 Thence North 22° 58' 45" East, 237.29 feet (measured 237.04 feet) to the Southerly right-of-way of Grand River Road;
 Thence South 53° 57' 17" East, 128.00 feet (measured 128.34 feet) along said right-of-way;
 Thence South 25° 09' 46" East, 236.99 feet (measured 236.92 feet);
 Thence South 64° 00' 14" East, 29.23 feet (measured 29.23 feet) to a tangential curve to the right;
 Thence Southerly along said curve, R=102.00 feet, delta=62° 27' 31", a distance of 111.19 feet (measured delta=62° 35' 37", a distance of 111.52 feet);
 Thence North 01° 33' 24" East, 71.01 feet (measured South 01° 30' 08" East 70.71 feet);
 Thence North 68° 27' 00" East, 213.08 feet to the Westerly right-of-way line of Latson Road;
 Thence South 00° 54' 40" East, 108.10 feet (measured 108.12 feet) along said right-of-way line to the Point of Beginning.

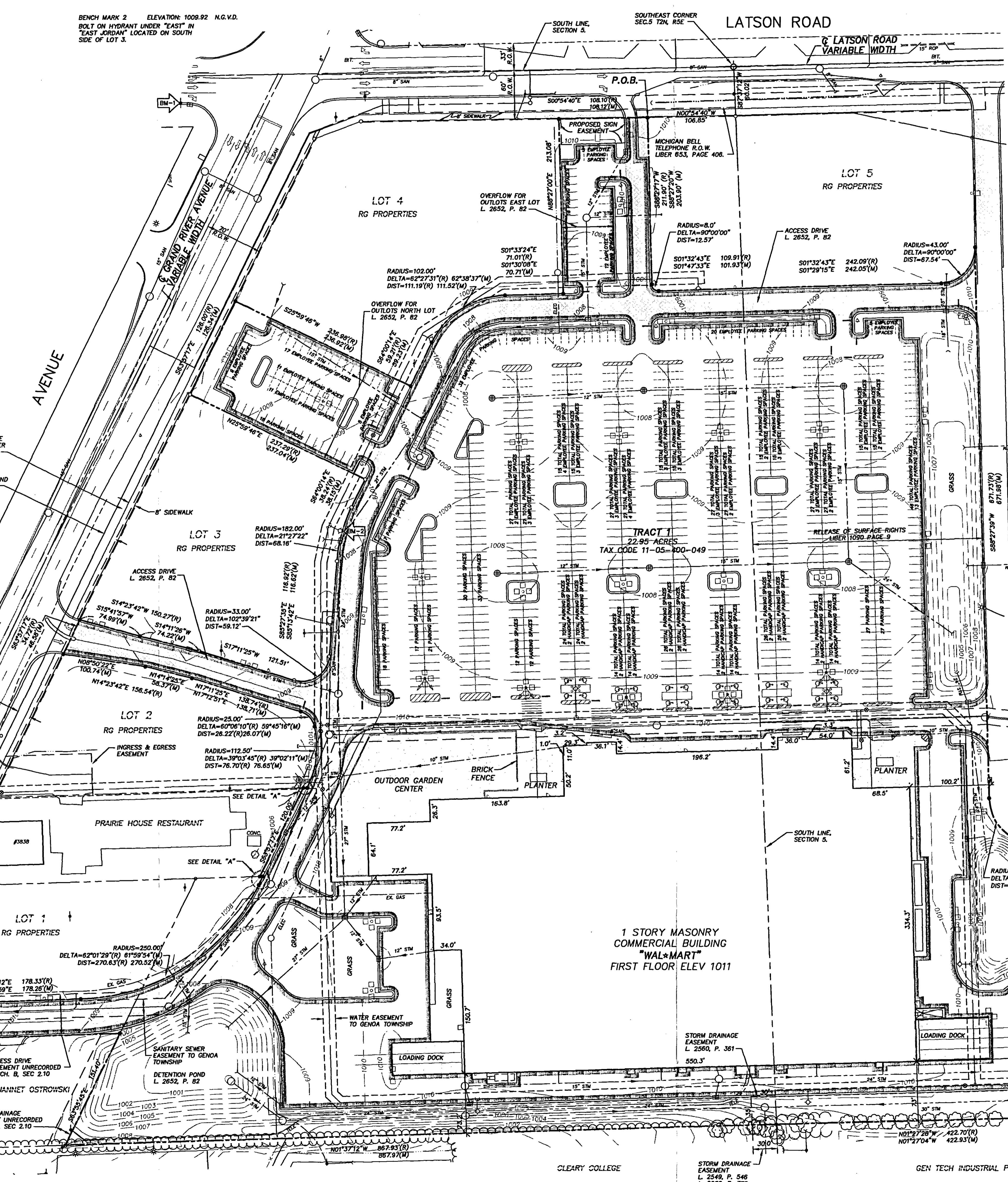
Said parcel contains 22.95 acres of land, more or less.

The intent of this description is to run along the back of existing curb, along access drives where applicable.

Parcel Tax ID Number 11-05-400-049
 Owned by Randall L. Gunlock (undivided 75% interest) and Glenn C. Gunlock (undivided 25% interest).
 8163 Old Yankee Road, Suite B
 Dayton, OH 45458



DETAIL "A"
NO SCALE



SURVEYOR'S NOTES:
 The basis of bearings shown on this drawing is the East line of Section 8, Town 2 North, Range 5 East, and is consistent with the ALTA Survey conducted on the parent parcel on September 23, 1998 by Fishbeck, Thompson, Carr & Huber.

The vertical datum was established from drawings obtained from the Livingston County Road Commission, "Latson Road Improvements" Job Number 90066, Sheet CE3 (N.G.V. Datum).

The locations of underground utilities as shown hereon are based on above ground structures and record drawings provided to the surveyor. Location of underground utilities / structures may vary from locations shown hereon. Additional buried utilities / structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities / structures.

This survey does not constitute a title search by the surveyor. All information regarding record assessments, judgments, orders and documents that might affect the parcel shown hereon was made with reference to: Lawyers Title Insurance Company Commitment Number 942899, dated October 6, 1999. The following comments correspond with the reference commitment (Schedule B - Section 2):

- Liber 400, Page 278 and Liber 1106, Page 849 covers the entire parcel.
- Liber 785, Page 7 does not affect this parcel.
- Liber 1090, Page 9 as shown.
- Liber 1106, Page 849 covers the entire parcel.
- Surveyor did not investigate or examine this item.
- Rights of the public for roadway purposes are shown.
- Liber 153, Page 65 falls within the 70 foot right-of-way for Grand River Avenue.
- Liber 2652, Page 82 as shown.
- Liber 2650, Page 205 and Liber 2652, Page 106 is a blanket agreement.
- Liber 2549, Page 546 and Liber 2652, Page 106 as shown.
- Easement agreement dated January 24, 1999 between Randall L. & Vicki S. Gunlock, Glenn C. & Mary R. Gunlock, and Luke & Jannet Ostrowski as shown.
- Surveyor did not investigate or examine this item.
- Surveyor did not investigate or examine this item.
- Liber 2550, Page 301 as shown.
- Easement granted to the Township of Genoa for water line dated October 19, 1999 as shown. (Currently unrecorded)
- Easement granted to the Township of Genoa for sanitary sewer dated October 19, 1999 as shown. (Currently unrecorded)

Subsurface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.

Cemeteries or burial grounds were not investigated as a part of this survey.

Tract 1 is zoned Planned Unit Development (PUD). The site setbacks are determined through site plan review.

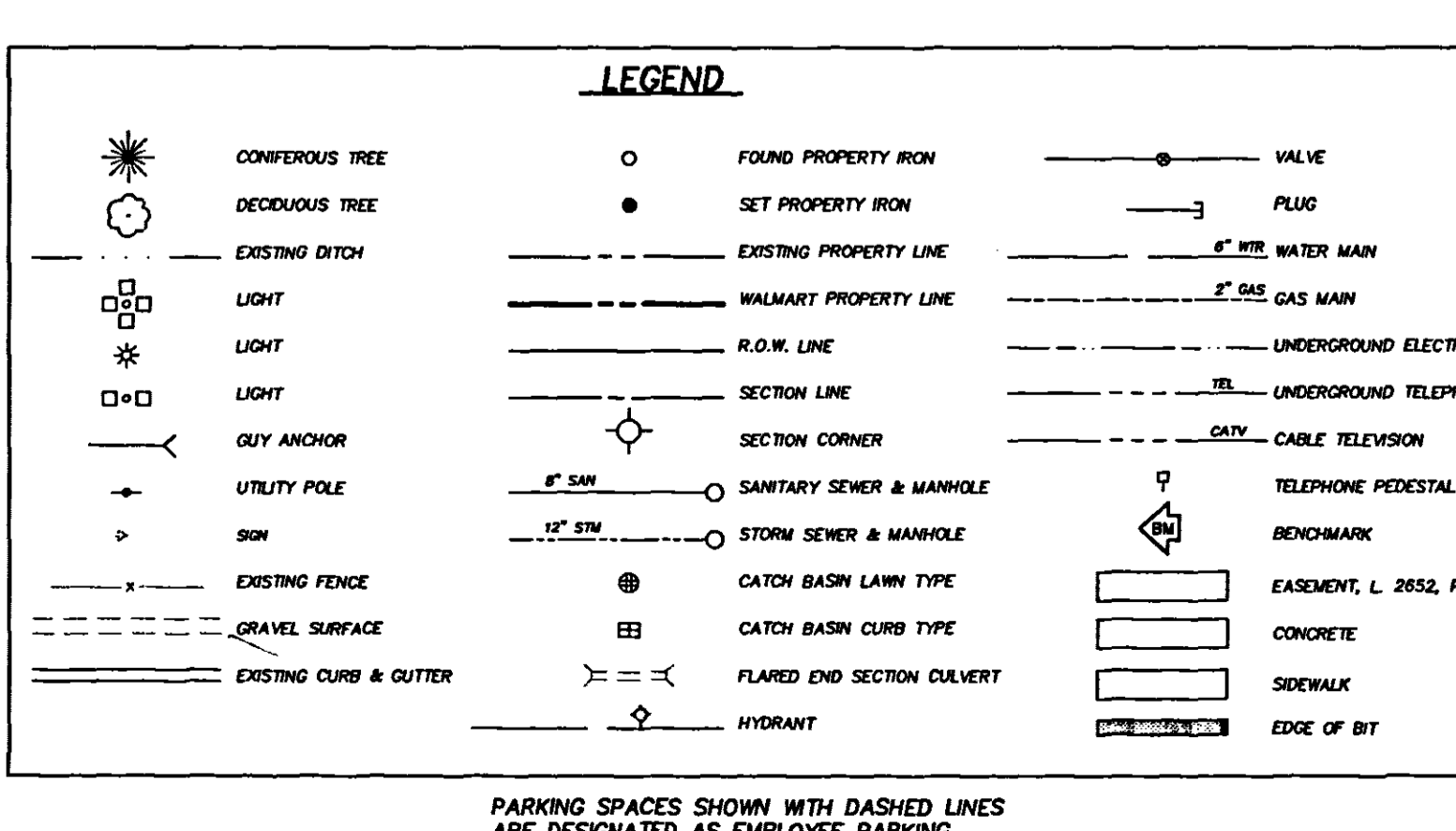
SURVEYOR'S CERTIFICATE:
 To Walmart Inc., Lawyers Title Insurance Company, Randall L. Gunlock and Glenn C. Gunlock:

This is to certify that this survey was actually made upon the ground; that it and the information, courses, angles and distances shown thereon are correct; that this survey corrects those errors which are shown on the previous surveys, structures and other improvements on the Premises, including of streets, easements, rights-of-way and utility lines to our knowledge; and that, except as shown, there are no (a) party walls, (b) encroachments on adjoining premises, streets or alleys of any kind, buildings, structures or improvements, or (c) encroachments upon the premises by any buildings or improvements situated on any adjoining premises; physical evidence of boundary lines on all sides of the Premises is as stated on the survey, and that the improvements do not violate any set-back or other building lines to our knowledge.

This also is to certify that the property surveyed falls into an area not investigated by FEMA, and does not appear on any FIRMI maps as of the date of survey.

This survey was made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1991 and includes items 1-23 of table A thereof, and (ii) pursuant to the accuracy Standards (as adopted by ALTA and ACSM) and in effect on the date of this certification) of an Urban Survey.

FISHBECK, THOMPSON, CARR & HUBER, INC.
 William A. Johnson, P.S. #14764
 7402 Westshire Drive, Suite 110
 Lansing, MI 48917-9764
 Phone: (517) 627-1141
 Date: Dec 2, 1999
 Date of Survey: October 7, 1999



DATE: 12/20/1999 TIME: 3:27 PM USER: MEZ
 PLOT INFO: 98327A\3D\CAL788227.DWG DATE: 12/20/1999 TIME: 3:27 PM USER: MEZ
 15.00' WIDE UTILITY EASEMENT PER LIBER 1847, PAGE 738
 16.50' WIDE MICHIGAN BELL TELEPHONE EASEMENT PER LIBER 799, PAGE 397

RG PROPERTIES, WAL - MART SITE
 GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
 ALTA / ACSM LAND TITLE SURVEY

PROJECT NO. F98327F
 SHEET NO. 1

Drawn By: MGB
 Design: MCB
 Manager: JRC
 LANSING, MICHIGAN (517) 627-1141

Fishbeck, Thompson, Carr & Huber
 Engineers • Scientists • Architects



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

To: Township Board
Cc: Planning Commission
From: Kelly VanMarter, Assistant Township Manager/
Community Development Director
Date: January 26, 2016
Re: Planning Commission Annual Report for 2015

Manager Review:

In accordance with the Michigan Planning Enabling Act (P.A. 33 of 2008), as amended, MCL 125.3801 et seq, please find the attached annual report regarding Planning Commission activities for 2015. Please feel free to contact me if you have any questions. The report is provided as follows:

Special Use Permits: The Planning Commission recommended approval of 4 special use requests.

Sketch Plans: The Planning Commission approved 8 sketch plans.

Site Plans: The Planning Commission approved 7 site plans.

PUD Agreements: The Planning Commission recommended approval of 1 new and 1 amendment to a PUD agreement.

Rezoning: The Planning Commission recommended approval of 2 rezonings.

Plans Update: The Planning Commission approved a master plan update and the Capital Improvement Plan.

Sincerely,

Kelly VanMarter
Assistant Township Manager/Community Development Director

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

2015 Planning Commission Annual Report

Meeting Date	Case #	Project Name	Review Type	Action
Jan 12	15-01	Battery Solutions	Site Plan/Special Use	Withdrawn by Petitioner
	15-02	Livingston Commons Lot 4 Redevelopment	Site Plan	Tabled
	15-04	The Well: Worship Facility & Coffee Shop	Sketch Plan	Approved
Feb. 9	15-02	Livingston Commons Lot 4 Redevelopment	Site Plan	Tabled
	15-05	DeWitt Radiator Addition	Site Plan	Recommended Approval
March	--	***MEETING CANCELED***	--	--
April 13	15-02	Livingston Commons Lot 4 Redevelopment	Site Plan	Tabled
	15-03	Grand River Office	Site Plan	Recommended Approval
	15-06	Grand River Office – Rezoning	Rezoning	Recommended Approval
	15-07	Chase ATM	Site Plan/Special Use	Tabled
	15-09	Champion Chevrolet Office Addition	Sketch Plan	Approved
April 27	15-02	Livingston Commons Lot 4 Redevelopment	Site Plan	Recommended Approval
	15-08	Livingston Christian School At Brighton Nazarene Church	Sketch Plan Special Use	Tabled
	15-12	Nelligan’s Outdoor Service	Sketch Plan Special Use	Recommended Approval
May 11	15-07	Chase ATM	Site Plan/Special Use	Recommended Approval
	15-08	Livingston Christian School At Brighton Nazarene Church	Sketch Plan & Special Use	Tabled
	15-10	Providence Medical Office – Phase 1	Site Plan	Recommended Approval
June 8	15-08	Livingston Christian Schools At Brighton Nazarene Church	Sketch Plan Special Use	Tabled
	15-13	Brighton Nazarene Façade Update	Sketch Plan	Tabled

		Capital Improvement Plan		Approved
July 13	15-08	Livingston Christian Schools At Brighton Nazarene Church	Sketch Plan Special Use	Recommended Approval
	15-13	Brighton Nazarene Façade Update	Sketch Plan	Approved
	15-14	Culver Restaurant Building	Site Plan	Recommended Approval
August 10	15-15	Cleary University PUD	PUD, Site Plan & Rezoning	Recommended Approval
	15-16	Riverbend Parking Lot Improvement	Sketch Plan	Approved
Sept. 14	15-17	Simply Fresh	Sketch Plan Special Use	Recommended Approval
	15-18	Chaldean Camp Pavilions	Sketch Plan	Tabled
		Master Plan Sec. 33 & 34	Distribution	Approval
October 13	--	***MEETING CANCELED***	--	--
October 26	15-18	Chaldean Camp Pavilions	Sketch Plan	Approved
Nov. 9		Township Master Plan	Resolution	Approval
Dec. 14	--	***MEETING CANCELED***	--	--

Updated 01-25-16

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
NOVEMBER 9, 2015
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present were Chairman Doug Brown, Barbara Figurski, Diana Lowe, James Mortensen, Chris Grajek, and Eric Rauch. John McManus was absent. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: **Moved** by Commissioner Figurski, seconded by Commissioner Lowe, to approve the agenda as presented. **The motion passed unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:31 pm with no response.

OPEN PUBLIC HEARING #1... Review of proposed Master Plan Update.

Mr. Brian Borden of LSL Planning reviewed the proposed changes to the Master Plan related to the Future Land Use Map and Growth Boundary Map.

Commissioner Mortensen has concerns regarding the parcel discussed on the Growth Boundary Map. He is not sure if the correct plan. He noted that this item was not included on any information that was sent to the surrounding communities or in the newspaper advertisement.

Mr. Borden stated that the Master Plan can be amended after review by the surrounding communities.

Ms. VanMarter stated that the developer of the apartment complex to the north of this parcel approach the Township regarding expanding their development into this site during the 42-day Master Plan review process.

Chairman Brown noted that none of the surrounding communities had any concerns with the proposed Master Plan changes and actually, praise was received from some of them.

A call to the public was made at 7:04 pm with no response.

Planning Commission Disposition of Resolution #15-01

- A. Request for Approval of Resolution #15-01 Adopting Updates to the Master Plan related to Future Land Use Map and Growth Boundary Map.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to approve Resolution #15-01 adopting updates to the Master Plan Future Land Use and Growth Boundary Maps. **The motion carried unanimously with a roll call vote.**

Administrative Business:

- Staff Report. Ms. VanMarter stated they had a change in personnel at the Township Hall. Amy Ruthig will be working with her and the Planning Commission. She introduced Patty Thomas as new Planning Commission Recording Secretary.

There is one item scheduled to be on the December meeting agenda. It is an amendment to the PUD Agreement for one of the out lots in front of Kohl's.

- Approval of October 26, 2015 Planning Commission meeting minutes: **Moved** by Commissioner Lowe, seconded by Commissioner Mortensen, to approve the minutes from the October 26, 2015 Planning Commissioner Meeting as presented. **The motion carried unanimously.**
- Member Discussion: No members had any items to discuss this evening.
- Adjournment: **Moved** by Commissioner Figurski, seconded by Commissioner Mortensen to adjourn the meeting at 7:12. **The motion carried unanimously.**