

GENOA CHARTER TOWNSHIP BOARD

June 6, 2016

Regular Meeting

6:30 p.m.

AGENDA

Call to Order:

Pledge of Allegiance:

Call to the Public (Public comment will be limited to two minutes per person)*:

Approval of Consent Agenda:

1. Payment of Bills.

2. Request to Approve Minutes: May 16, 2016

3. Request to approve the Assessor's affidavit of the 2016 Millage levies establishing the millage rate at 0.8121.

Approval of Regular Agenda:

4. Request for approval of Resolution No. 1 [to proceed with the project and direct preparation of the plans and cost estimates] for the Pardee Lake Aquatic Weed Control Project [Winter 2016].

5. Request for approval of Resolution No. 2 [to approve the project, schedule the first hearing and direct the issuance of the statutory notices] for the Pardee Lake Aquatic Weed Control Project [Winter 2016].

6. Consideration of a request to approve the Environmental Impact Assessment (5-19-16) corresponding to a site plan for the proposed Misty Meadows Drive private road located on the west side of S. Latson Road, south of Crooked Lake Road. The private road will serve 9 lots. The request is petitioned by GFG Investments Properties.

7. Consider request to approve a Resolution of Intent calling public hearing regarding the creation of a Local Development Finance Authority in the Latson Interchange area.

8. Consider request to approve a SMART Zone application to the Michigan Economic Development Corporation for the Latson Interchange Area.

9. Consider going into closed session to discuss pending litigation pursuant to MCL 15.268 § 8 (e).

Correspondence

Member Discussion

Adjournment

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

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: June 6, 2016

TOWNSHIP GENERAL EXPENSES: Thru June 6, 2016	\$136,821.45
May 20, 2016 Bi Weekly Payroll	\$79,883.22
May 21, 2016 Bi Weekly Payroll	\$252.82
June 1, 2016 Monthly Payroll	\$10,880.76
June 3, 2016 Bi Weekly Payroll	\$81,779.34
OPERATING EXPENSES: Thru June 6, 2016	\$59,653.80
TOTAL:	<u>\$369,271.39</u>

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
32746	ARCHINAL	Michael Archinal	05/19/2016	500.00
32747	ATT& IL	AT&T	05/19/2016	179.06
32748	BullsEye	BullsEye Telecom	05/19/2016	361.84
32749	GENOA UT	Genoa Twp Public Utilities	05/19/2016	403.52
32750	Knock	Knock 'em Out Pest Control	05/19/2016	250.00
32751	MiTaxTri	Michigan Tax Tribunal	05/19/2016	25.00
32752	OEX	Office Express Inc.	05/19/2016	249.99
32753	Seward	Seward Peck & Henderson PLLC	05/19/2016	2,301.60
32754	Tetra Tc	Tetra Tech Inc	05/19/2016	2,302.50
32755	TRI COUN	Tri County Supply, Inc.	05/19/2016	298.83
32756	Unum	Unum Provident	05/19/2016	2,538.00
32757	USBNA	US Bank, N.A.	05/19/2016	1,656.84
32758	VERIZONW	Verizon Wireless	05/19/2016	333.79
32759	Demeuse	Demeuse Top Soil	05/23/2016	567.30
32760	MASTER M	Master Media Supply	05/23/2016	404.61
32761	Net serv	Network Services Group, L.L.C.	05/23/2016	45.00
32762	Postmast	Postmaster	05/23/2016	1,150.32
32763	VERIZONW	Verizon Wireless	05/23/2016	301.36
32764	US POSTA	US Postal Service	05/24/2016	146.49
32765	Duncan	Duncan Disposal Systems	05/25/2016	96,599.20
32766	Amer Awa	American Awards & Engraving	05/25/2016	60.00
32767	ARCHINAL	Michael Archinal	05/25/2016	37.80
32768	AT&T Fax	AT&T	05/25/2016	73.12
32769	CARDM	Chase Card Services	05/25/2016	746.20
32770	COMC	Comcast	05/25/2016	163.57
32771	DTE EN	DTE Energy	05/25/2016	145.08
32772	EHIM	EHIM, INC	05/25/2016	6,417.58
32773	FED EXPR	Federal Express Corp	05/25/2016	109.11
32774	GANNETT	Livingston Press & Argus	05/25/2016	270.00
32775	KernA	Austin Kern	05/25/2016	50.00
32776	LSL	LSL Planning, Inc.	05/25/2016	3,425.15
32777	Mancuso	Mancuso & Cameron, P.C.	05/25/2016	1,060.00
32778	MER2	Michigan Election Resources	05/25/2016	178.95
32779	RELIANCE	Reliance Standard Life Insuran	05/25/2016	2,703.09
32780	WALMART	Walmart Community	05/25/2016	305.44
32784	AMER VID	American Video Transfer Inc	06/06/2016	85.00
32785	DTE EN	DTE Energy	06/06/2016	153.24
32786	ETNA SUP	Etna Supply Company	06/06/2016	2,835.00
32787	GENOADPW	Genoa Township DPW Fund	06/06/2016	239.64
32788	GrajekC	Christine Grajek	06/06/2016	23.22
32789	Perfect	Perfect Maintenance Cleaning	06/06/2016	565.00
32790	ROJEWSKI	Debra Rojewski	06/06/2016	43.32
32791	RyanK	Kellie Ryan	06/06/2016	62.56
32792	StatMi	State of Michigan	06/06/2016	6,454.13

Report Total: 136,821.45

Accounts Payable
Computer Check Register

Genoa Township

*Bi weekly
5/20/16*

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 05/12/2016 - 14:16

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13622	EFT-FED	EFT- Federal Payroll Tax	05/20/2016		8,100.02 4,681.28 4,681.28 1,094.84 1,094.84
Check 13622 Total:					19,652.26
13623	EFT-PENS	EFT- Payroll Pens Ln Pys	05/20/2016		2,317.20 72.53
Check 13623 Total:					2,389.73
13624	EFT-PRIN	EFT-Principal Retirement 457	05/20/2016		1,157.00
Check 13624 Total:					1,157.00
13625	EFT-ROTH	EFT-Principal Roth	05/20/2016		555.00
Check 13625 Total:					555.00
13626	EFT-TASC	EFT-Flex Spending	05/20/2016		444.43 646.21
Check 13626 Total:					1,090.64

Report Total:

24,844.63

54,998.59

\$ 79,883.22

Genoa Charter Township
User: cindy

Electronic Clearinghouse
Distribution Report

Printed: 05/12/16 16:27
Batch: 620-05-2016

Account Number	Debit	Credit	Account Description
101-000-002-000	0.00	54,998.59	Cash-checking Account Only
101-000-259-000	54,998.59	0.00	Payroll Direct Deposit
	54,998.59	54,998.59	
Report Totals:	54,998.59	54,998.59	

Bi Weekly
5/21/16

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 05/19/2016 - 11:00

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13627	EFT-FED	EFT- Federal Payroll Tax	05/21/2016		15.16
					15.16
					3.55
					3.55

Check 13627 Total: 37.42

Report Total:

CK#
12244

37.42
+ 215.40
252.82

Genoa Charter Township
User: cindy

Payroll
Computer Check Register

Printed: 05/19/16 10:39
Batch: 621-05-2016

<u>Check No</u>	<u>Check Date</u>	<u>Employee Information</u>	<u>Amount</u>
12244	05/21/2016	Ruper Austin Rupert	215.40
Total Number of Employees: 1			Total for Payroll Check Run: 215.40

Accounts Payable
Computer Check Register

Genoa Township

monthly
6/1/16

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 05/23/2016 - 15:40

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13628	EFT-FED	EFT- Federal Payroll Tax	06/01/2016		1,923.26 662.08 662.08 154.84 154.84
Check 13628 Total:					3,557.10
13629	EFT-PENS	EFT- Payroll Pens Ln Pyts	06/01/2016		394.21
Check 13629 Total:					394.21
13630	EFT-TASC	EFT-Flex Spending	06/01/2016		83.33
Check 13630 Total:					83.33
13631	FIRST NA	First National Bank	06/01/2016		6,846.12
Check 13631 Total:					6,846.12
Report Total:					10,880.76

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 05/26/2016 - 12:33

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13633	EFT-FED	EFT- Federal Payroll Tax	06/03/2016		8,352.99 4,783.45 4,783.45 1,118.70 1,118.70
Check 13633 Total:					20,157.29
13634	EFT-PENS	EFT- Payroll Pens Ln Pyts	06/03/2016		2,317.20 72.53
Check 13634 Total:					2,389.73
13635	EFT-PRIN	EFT-Principal Retirement 457	06/03/2016		1,157.00
Check 13635 Total:					1,157.00
13636	EFT-ROTH	EFT-Principal Roth	06/03/2016		555.00
Check 13636 Total:					555.00
13637	EFT-TASC	EFT-Flex Spending	06/03/2016		444.43 646.21
Check 13637 Total:					1,090.64

Report Total:

Payroll 25,349.66
6/3 56,429.68
\$ 81,779.34

Genoa Charter Township
User: cindy

Electronic Clearinghouse
Distribution Report

Printed: 05/26/16 12:47
Batch: 603-06-2016

Account Number	Debit	Credit	Account Description
101-000-002-000	0.00	56,429.68	Cash-checking Account Only
101-000-259-000	56,429.68	0.00	Payroll Direct Deposit
	56,429.68	56,429.68	
Report Totals:	56,429.68	56,429.68	

11:01 AM

#593 LAKE EDGEWOOD W/S FUND

Payment of Bills

May 17 through June 6, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	05/17/2016	2957	DTE Energy	Electric Bills 4-1-16 TO 5-2-16	-3,370.08
Bill Pmt -Check	05/19/2016	2958	Advance Auto Parts	Body Filler	-29.99
Bill Pmt -Check	05/19/2016	2959	Brighton Analytical L.L.C.		-308.00
Bill Pmt -Check	05/19/2016	2960	BullsEye Telecom	4-10-16 TO 5-9-16	-344.81
Bill Pmt -Check	05/19/2016	2961	Complete Battery Source	VOID:	0.00
Bill Pmt -Check	05/19/2016	2962	Complete Battery Source	SUPPLIES	-2.55
Bill Pmt -Check	06/06/2016	2963	Brighton Analytical L.L.C.		-154.00
Bill Pmt -Check	06/06/2016	2964	GENOA TWP DPW FUND		-615.95
Bill Pmt -Check	06/06/2016	2965	TLS CONSTRUCTION LLC	Sewer Repair 1339 Pond Bluff Way	-1,140.00
Total					-5,965.38

11:05 AM

#503 DPW UTILITY FUND

Payment of Bills

May 17 through June 6, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	05/17/2016	3599	Chase Card Services		-2,501.74
		3600	Void		
Bill Pmt -Check	05/17/2016	3601	Business and Legal Resol	12 MONTH TERM	-1,791.00
Bill Pmt -Check	05/19/2016	3602	Belle Tire	2011 Ford Truck F-250 Truck 13	-935.96
Bill Pmt -Check	05/19/2016	3603	Blackburn Mfg. Co.	Salvents	-111.61
Bill Pmt -Check	05/19/2016	3604	D&G Equipment, Inc.	JD Tractor	-42.87
Bill Pmt -Check	05/19/2016	3605	Staples Credit Plan		-385.08
Bill Pmt -Check	05/19/2016	3606	Verizon Wireless	4-7-16 TO 5-6-2016	-488.01
Bill Pmt -Check	05/27/2016	3607	Brian Hewlett	CDL License	-30.45
Bill Pmt -Check	05/27/2016	3608	Greg Tatara	June car Allowance	-500.00
Bill Pmt -Check	05/27/2016	3609	HUMPHRISS	Monthly Car allowance June 2016	-250.00
Bill Pmt -Check	05/27/2016	3610	Jim Aulette	Bonus for completing Storm Water Cert	-54.00
Bill Pmt -Check	05/27/2016	3611	Spirit of Livingston	Shirts for Dpw	-2,084.12
		3612	Void		
		3613	Void		
Bill Pmt -Check	06/06/2016	3614	HI-Tech	Keys	-33.00
Bill Pmt -Check	06/06/2016	3615	USABlueBook	Safety shirts	-350.85
Bill Pmt -Check	06/06/2016	3616	Brighton Urgent Care	Pre Hire Physical -Witjes, Ott	-202.00
Total					-9,760.69

11:17 AM

#595 PINE CREEK W/S FUND

Payment of Bills

May 17 through June 6, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	05/24/2016	2166	City of Brighton, City Hall	Mery Ellen Aria Owner-Belanger Builders	-10,000.00
Total					-10,000.00

11:12 AM

#592 OAK POINTE WATER/SEWER FUND

Payment of Bills

May 17 through June 6, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	05/17/2016	3633	AT&T	Monthly service 05-07-16 to 06-06-16	-98.99
Bill Pmt -Check	05/17/2016	3634	DTE ENERGY	4-1-16 to 5-2-16	-39.25
Bill Pmt -Check	05/19/2016	3635	Bullseye Telecom	003CA32, 003CACC	-442.98
Bill Pmt -Check	05/19/2016	3636	DUBOIS COOPER ASSOCIATES INCORPO	Supplies	-8,251.74
Bill Pmt -Check	05/19/2016	3637	FASTENAL	SUPPLIES	-97.85
Bill Pmt -Check	05/19/2016	3638	TLS Construction LLC	4849 OAK TREE COURT	-1,113.00
Bill Pmt -Check	05/27/2016	3639	AT & T	Monthly service 4-12-16 to 5-11-16	-70.00
Bill Pmt -Check	06/06/2016	3640	EJ USA, Inc.	Supplies	-20.90
Bill Pmt -Check	06/06/2016	3641	GENOA TWP DPW FUND		-3,315.15
Bill Pmt -Check	06/06/2016	3642	GRAINGER	SUPPLIES	-66.82
Bill Pmt -Check	06/06/2016	3643	Kerr Pump and Supply	Supplies	-2,010.00
Bill Pmt -Check	06/06/2016	3644	NELSON TANK ENGINEERING & CONSULT	Tank inspection	-4,400.00
Bill Pmt -Check	06/06/2016	3645	TLS Construction LLC		-6,256.76
Bill Pmt -Check	06/06/2016	3646	United States Plastic Corp.	Customer #297975	-257.67
Bill Pmt -Check	06/06/2016	3647	Utilities Instrumentation Service	Services at Oak Point WTP	-2,517.81
Total					-28,958.92

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting and Public Hearing

May 16, 2016

AGENDA

Supervisor McCririe called the regular meeting of the board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Robin Hunt, Jean Ledford, Gary McCririe, Jim Mortensen, Linda Rowell and Todd Smith. Absent was Paulette Skolarus. Also present were: Township Manager Michael Archinal, Recording Secretary Tara Brown and eight persons in the audience.

Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Jim Mortensen and supported by Jean Ledford to approve all items listed under the consent agenda as requested. The motion carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: May 2, 2016

3. Request for approval of fireworks display permit for Saturday, July 16 by Calvin Heckman Jr. at Mount Brighton Ski Lodge.

4. Request for approval of a fireworks display permit for Saturday, July 9 by Calvin Heckman at 4127 Clifford Waters Edge.

5. Request approval of contract with Livingston County Road Commission for reconstruction and repaving of Grand Oaks.

Approval of Regular Agenda:

Moved by Ledford and supported by Mortenson to approve for action all items listed under the regular agenda as requested. The motion carried unanimously.

6. Consideration of a resolution to approve a Charitable Gaming License for Corktown Blessings.

Moved by Ledford and supported by Rowell to approve the Charitable Gaming License for Corktown Blessings as requested. The motion carried unanimously.

7. Consideration of a request to approve the Environmental Impact Assessment corresponding to a site plan for the proposed phase 3 of the Lakeshore Village Apartments consisting of an additional 144 units with a business center/club house. The property is

located on the east side of Chilson Road south of Grand River in Howell on parcel #11-06-400-015. The request is petitioned by the Lockwood Companies.

Moved by Ledford and supported by Rowell to approve the impact assessment dated 05/11/2016 corresponding to site plan for the Lakeshore Village Apartments as requested. The motion carried unanimously.

Archinal expressed appreciation to utility staff, particularly Dr. Greg Tatara and Tesha Humphriss, for bringing the lake Edgewood Water Treatment Plant into compliance.

The regular meeting and public hearing of the board was adjourned at 6:37 p.m.

A handwritten signature in black ink, appearing to read 'Tara Brown', with a long horizontal flourish extending to the right.

Tara Brown, Secretary
Genoa Charter Township Board

Gary McCririe, Supervisor
Genoa Charter Township Board

TO: Honorable Board of Trustees

FROM: Debra L. Rojewski, Assessor 

DATE: June 6, 2016

RE: 2016 Millage Rate

Manager's Signature:  _____

I have enclosed the 2016 Genoa Township Millage Rate that will be used to calculate the amount of taxes to be collected for each parcel in Genoa Township for the Winter Taxes of 2016. There has been a change in the millage from .8146 to .8121.

Michigan State Law requires the Township to approve the millage rate for each tax year.

I would recommend the following motion:

Moved by _____, supported by

To approve the Assessor's affidavit of the 2016 Millage levies for Genoa Township, establishing the Millage Rate at 0.8121.

2016 Tax Rate Request (This form must be completed and submitted on or before September 30, 2016)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

Carefully read the instructions on page 2.

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

County(ies) Where the Local Government Unit Levies Taxes LIVINGSTON	2016 Taxable Value of ALL Properties in the Unit as of 5-23-16 1,060,376,683
Local Government Unit Requesting Millage Levy GENOA CHARTER TOWNSHIP	For LOCAL School Districts: 2016 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2016 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2015 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2016 Current Year "Headlee" Millage Reduction Fraction	(7) 2016 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
ALLOC	OPERATING	N/A		.8146	.9970	.8121	1.0000	.8121		.8121	

Prepared by DEBRA L. ROJEWSKI	Telephone Number 810-227-5225	Title of Preparer ASSESSOR	Date JUNE 6, 2016
---	---	--------------------------------------	-----------------------------

CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

<input checked="" type="checkbox"/> Clerk	Signature	Print Name	Date
<input type="checkbox"/> Secretary		PAULETTE A. SKOLARUS	JUNE 6, 2016
<input checked="" type="checkbox"/> Chairperson	Signature	Print Name	Date
<input type="checkbox"/> President		GARY MCCRIE	JUNE 6, 2016

* Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

** **IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 3 of 2016 for instructions on completing this section.	
Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag, Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	

Resolution #1 – Pardee Lake Aquatic Weed Control Project
Special Assessment Project (Winter 2016)

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of the Genoa Charter Township, Livingston County, Michigan, (the “Township”) held at the Township Hall on June 6, 2016, at 6:30 p.m., there were

PRESENT: McCririe, Skolarus, Hunt, Mortensen, Ledford, Smith and Rowell.

ABSENT:

The following preamble and resolution were offered by _____ and supported by _____ :

**Resolution to Proceed with the Project and Direct
Preparation of the Plans and Cost Estimates**

WHEREAS, the Board of Trustees of the Township desires to create a special assessment district for an Aquatic Weed Control Project for Pardee Lake Aquatic Weed Control within the Township as described in Exhibit A (the “Project”);

WHEREAS, the Board of Trustees of the Township has received correspondence asking for the renewal of an existing special assessment district for Pardee Lake Aquatic Weed Control and determined to proceed with the Project in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of the Township has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Supervisor is directed to have plans prepared illustrating the Project, the location of the Project, and an estimate of the cost of the Project.
2. The plans and estimates identified in paragraph 1, when prepared, shall be filed with the Township Clerk.

A vote on the foregoing resolution was taken and was as follows:

YES: Ledford, Smith, Hunt, Rowell, Mortensen, McCririe and Skolarus.

ABSENT: None.

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board (June 6, 2016), at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus
Genoa Charter Township Clerk

EXHIBIT A

DESCRIPTION OF PROJECT
A FIVE YEAR SPECIAL ASSESSMENT DISTRICT
WITH PROJECTED COSTS AS FOLLOWS:

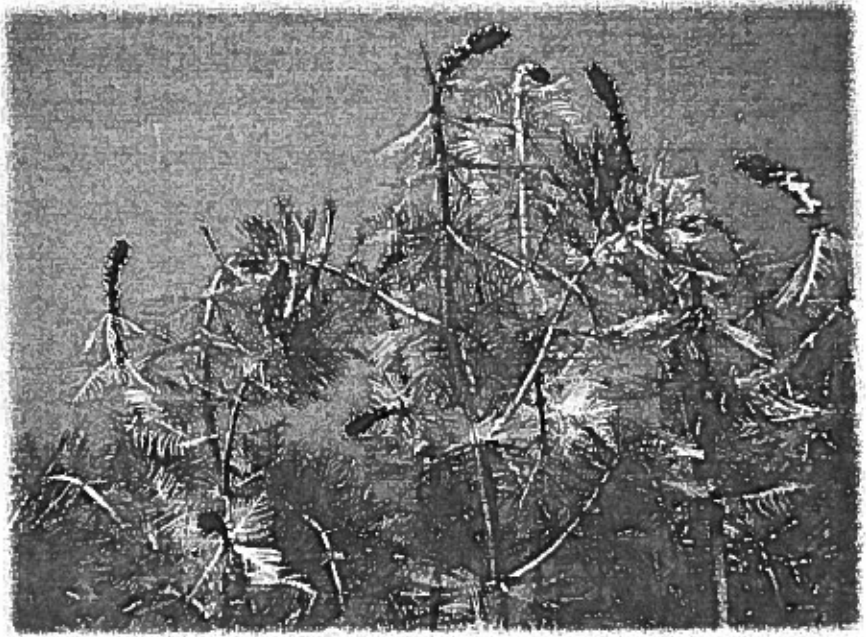
The unit cost for the project will consist of:

- | | |
|--------------------------------------|------------|
| • Annual permits with MDEQ | 4,150.00 |
| • Lake vegetation survey | 4,800.00 |
| • Algaecide and Herbicide Treatments | 111,150.00 |
| • Harvesting | 7,500.00 |
| • Publications and mailings | 2,400.00 |

The five year estimated cost from 2016 until 2021 is projected to be \$130,000.00
(including publications and mailings for the establishment of the special assessment district)

5 Year S.A.D. Plan

Pardee Lake
Marion Township
Livingston County



Prepared for:

Pardee Lake Property Owners Association

and

Marion Township

Prepared By:

LakePro, Inc.
9353 Hill Road
Swartz Creek, MI 48473
810.635.4400
www.lakeproinc.com

March 2016



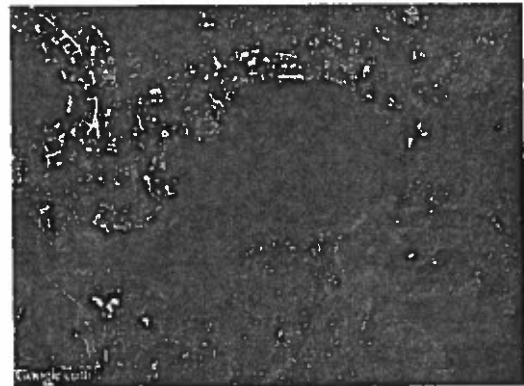


Introduction

Lake Description

Pardee Lake is an 82-acre lake located in Marion Township, Livingston County, Michigan (T 2N, R 4E, S 25). Pardee Lake is located within the Saginaw River Watershed, so the water from Pardee Lake eventually reaches the South Branch of the Shiawassee River and ultimately ends up in Saginaw Bay and then Lake Huron.

The shoreline is approximately 50% developed with a mixture of year-round homes and summer cottages. The rest of the lakeshore is undeveloped and remains forested wetland. The lake is used for swimming, boating, fishing, and watersports. Most homes have boats or pontoons with gasoline-powered engines.



Concerns for Pardee Lake

For many years, LakePro has provided lake management services on Pardee Lake, including vegetation surveys, algicide treatments, and herbicide treatments. We have made a lot of progress in combatting aquatic nuisances, but there is still much to be done.

This report serves as a management plan and guide for future years of lake management on Pardee Lake. At the end of the 2015 treatment season, there were three main areas of concern on Pardee Lake.

Nuisance algae growth remains a major problem in the lake. Over the course of the summer, macroalgae (*Chara*) grows as a thick, dense mat on the lake bottom. Because this is not a rooted plant, it cannot be killed with one treatment. Rather, it takes multiple treatments to suppress the top layer of growth and keep the *Chara* to non-nuisance levels. During the warmest months of summer, especially with little precipitation, surface algae also becomes a problem and must be treated as it appears.

Invasive Eurasian Milfoil has reemerged in the lake. In 2015, approximately 4 acres of EWM were found and treated with a systemic herbicide. In future years, a major priority will be to locate and aggressively treat any Eurasian Milfoil found in the lake.

The third nuisance problem on Pardee Lake is the abundance of native plant growth. In general, native plants are beneficial to the lake. However, when the plants grow to nuisance levels they must be controlled to reopen the lake for recreation. On Pardee Lake, it has been a combination of plants that cause the nuisance collectively, namely Pondweeds, native Milfoil, Eelgrass, Elodea, and Arrowhead.

Prior Management Practices

LakePro has treated Pardee Lake since 2007. In most years, the lake was treated 3-5 times depending on the nuisance plant growth. In recent years, the lake was harvested by a resident on the lake with the proper equipment.

Management Goals for Pardee Lake

Based on the problems facing the lake, we have identified five goals for the management program at Pardee Lake.

1. Control nuisance algae growth
2. Work toward eradicating the invasive Eurasian Watermilfoil
3. Monitor for and treat other invasive species, such as Curly-Leaf Pondweed, Purple Loosestrife, and Phragmites
4. Treat native plants only as needed to keep them below a nuisance level
5. Document the lake condition annually



LakePro's Management Services

In order to manage the problems facing the lake, we will utilize an Integrated Plant Management Program. This program will incorporate different management practices for the different problems facing the lake. The different parts of the plan will work together to create a solution that is more effective and beneficial than any singular solution.

This type of program requires diligence from the contractor to monitor the lake, carry out services, communicate with our client, evaluate the success of the program, and make adjustments as necessary. In order to ensure the success of the program, LakePro will assign a lead Lake Manager and an assistant to your lake. Your lake manager is responsible for all services and will be familiar with all aspects of the lake management plan. This ensures you have a single point of contact that can answer all of your questions and concerns. He will also be on the lake for all management activities and attend your meetings. Your lake manager will be Pete Filpansick. The assistant lake manager will assist and will also be familiar with your plan in the event you cannot reach your lake manager. Your assistant lake manager will be Paul Dominick.

Integrated Plant Management Program for Pardee Lake

The Integrated Plant Management Program for Pardee Lake is designed to manage the concerns for the lake and achieve the goals described above.

Aquatic Vegetation Assessment Surveys

In order to create a specific plan for managing the lake, we must periodically survey the lake to locate the plants in the lake, identify them, and quantify their density and distribution in the lake. These results of these surveys will direct the rest of the management program and will be included in the annual documentation of the lake condition.

Algicide & Herbicide Treatments

The primary problem in the lake is nuisance algae. Algicides can be used to treat the nuisance algae growth on the shoreline of the lake. The MDEQ permit will restrict the areas that can be treated and the amount of algicides that can be used. Also, algae continues growing all summer long, so regular treatments must be conducted throughout the summer.

Other problems facing the lake are invasive Eurasian Milfoil and nuisance native plants. For both, we recommend herbicide treatments.

There are two different classes of herbicides that can be used to treat plants on Pardee Lake:

Contact Herbicides can provide short-term control of the EWM through spot treatments. These products will kill the shoots, but not the roots of the plants. Therefore, these products do not accomplish any long-term management of the EWM. In some cases, EWM may need to be treated a second time during the summer. These herbicides are the least expensive and have the shortest water-use restrictions (i.e. lawn irrigation – 3 days).

Systemic Herbicides provide long-term control of EWM through spot treatments because they kill the shoots and roots of the plant. Therefore, the plants treated will never grow again; any regrowth will be new plants from the seed bed. Usually EWM needs to only be treated once during the year with these products. These herbicides are more expensive and have slightly longer water-use restrictions (i.e. lawn irrigation – 14-28 days).

For the Eurasian Milfoil, we recommend the use of a systemic herbicide to provide the best chance of long term control. For nuisance native plants, we recommend contact herbicides because they control a wider variety of plants and provide the temporary reduction in native plants that is favorable to healthy lake.



Mechanical Harvesting

EWM should not be harvested. Harvesting can create fragments that float away from the harvesting machines. Fragments of EWM can find soil, grow new roots, and start a whole new colony. For this reason, harvesting can spread the EWM and negate any other management efforts, so we strongly advise against harvesting the EWM.

Mechanical harvesting does provide a tremendous benefit to the lake. By removing plant material, harvesting also removes the nutrients that are bound in the plants, reducing the overall nutrient load of the lake. Furthermore, after an herbicide treatment the plants will go to the bottom and decompose. Other plants will use this organic material to grow, so harvesting will help slow the accumulation of muck on the bottom of the lake.

After the EWM is controlled with an herbicide, we recommend harvesting the native plants. This helps to remove biomass from the lake, reducing the accumulation of muck on the lake bottom. After cutting, the plants try to aggressively regrow. During this time, a well-timed herbicide application can result in tremendous treatment results because the plants will metabolize the herbicide as if it was food.

Harvesting is also another option when the MDEQ restricts the use of herbicides. For example, the MDEQ permits usually restrict the treatment of Lily Pads with herbicides, but do not restrict the cutting of these plants with a harvester.



5-Year S.A.D. Plan for Pardee Lake

Year 1 \$23,850.00

Year 1 includes the current MDEQ Permit Fee, which is locked through 2018, and current pricing from LakePro which is locked through 2017.

MDEQ Permit for Algicide & Herbicide Treatments (20-100 Acres)	\$800.00
Lake Vegetation Survey for initial inventory and treatment planning	\$200.00
Algicide Treatment	\$1,950.00
Systemic Herbicides for Eurasian Milfoil	\$2,750.00
Lake Vegetation Survey for treatment evaluation	\$200.00
Algicide Treatment	\$1,950.00
Contact Herbicides for Broad Spectrum Control	\$7,410.00
Lake Vegetation Survey for late season inventory and treatment planning	\$200.00
Herbicide Treatment for Eelgrass and nuisance native plants	\$8,190.00
Lake Vegetation Survey for year-end inventory	\$200.00

Year 2 \$26,795.00

Year 2 includes the current MDEQ Permit Fee, which is locked through 2018, and includes a 3% increase in product prices from LakePro and a \$50.00 increase for surveys. We also see a reduction in the treatment for Eurasian Milfoil and a more aggressive treatment on native plants.

MDEQ Permit for Algicide & Herbicide Treatments (20-100 Acres)	\$800.00
Lake Vegetation Survey for initial inventory and treatment planning	\$250.00
Algicide Treatment	\$2,000.00
Systemic Herbicides for Eurasian Milfoil	\$1,700.00
Lake Vegetation Survey for treatment evaluation	\$250.00
Algicide Treatment	\$2,000.00
Contact Herbicides for Broad Spectrum Control	\$10,860.00
Lake Vegetation Survey for late season inventory and treatment planning	\$250.00
Herbicide Treatment for Eelgrass and nuisance native plants	\$8,435.00
Lake Vegetation Survey for year-end inventory	\$250.00

Year 3 \$25,145.00

Year 3 allows for an increase of the MDEQ Permit Fee, but keeps the same pricing from LakePro as the previous year, assuming another multi-year contract is in place. There is also an elimination in the treatment for Eurasian Milfoil and a more aggressive treatment on native plants.

MDEQ Permit for Algicide & Herbicide Treatments (20-100 Acres)	\$850.00
--	----------



Lake Vegetation Survey for initial inventory and treatment planning	\$250.00
Algicide Treatment	\$2,000.00
Contact Herbicides for Broad Spectrum Control	\$10,860.00
Lake Vegetation Survey for treatment evaluation	\$250.00
Algicide Treatment	\$2,000.00
Lake Vegetation Survey for late season inventory and treatment planning	\$250.00
Herbicide Treatment for Eelgrass and nuisance native plants	\$8,435.00
Lake Vegetation Survey for year-end inventory	\$250.00

Year 4 **\$16,970.00**

Year 4 holds the pricing for both the MDEQ Permit Fee and LakePro's costs. For this year, we show a year that does not require as aggressive treatment protocol as previous years. This is for example only and may not necessarily occur during the 5 year SAD.

MDEQ Permit for Algicide & Herbicide Treatments (20-100 Acres)	\$850.00
Lake Vegetation Survey for initial inventory and treatment planning	\$250.00
Algicide Treatment	\$2,000.00
Contact Herbicides for Broad Spectrum Control	\$5,145.00
Lake Vegetation Survey for treatment evaluation	\$250.00
Algicide Treatment	\$2,000.00
Lake Vegetation Survey for late season inventory and treatment planning	\$250.00
Herbicide Treatment for Eelgrass and nuisance native plants	\$5,975.00
Lake Vegetation Survey for year-end inventory	\$250.00

Year 5 **\$27,340.00**

Year 4 holds the pricing for both the MDEQ Permit Fee and LakePro's costs. For this year, we show another alternative treatment protocol.

MDEQ Permit for Algicide & Herbicide Treatments (20-100 Acres)	\$850.00
Lake Vegetation Survey for initial inventory and treatment planning	\$250.00
Algicide & Contact Herbicides for Broad Spectrum Control	\$15,055.00
Lake Vegetation Survey for treatment evaluation	\$250.00
Algicide Treatment	\$2,000.00
Lake Vegetation Survey for late season inventory and treatment planning	\$250.00



Herbicide Treatment for Eelgrass and nuisance native plants	\$8,435.00
Lake Vegetation Survey for year-end inventory	\$250.00

5-Year S.A.D. Plan Total Cost \$120,100.00
(\$24,020.00 per year)

The actual cost of the 5-year program will vary from this plan. There are many variables that have been estimated that will most likely change based on the conditions found during our vegetation surveys and other factors.

Another important note is that these costs do not include Mechanical Harvesting. We believe harvesting is a vital part of successful lake management on Pardee Lake. This has always been arranged directly between the lake representative and the resident, so LakePro does not have pricing estimates for this service.

The price quoted above is an estimate and is meant to be a starting point for developing a budget for your S.A.D. Generally, you should budget as much as possible so you can afford to manage your lake under worst-case-scenario conditions. However, your assessment must be realistic for all residents around the lake. However, if your budget is significantly different than this estimated amount, your expectations must be adjusted to fit the services we are able to provide.

Summary

LakePro appreciates the opportunity to help restore your lake and to improve its condition. The plan above is a combination of our education, experience, and expertise that will take care of the most important issues facing the lake, while ensuring our actions will maintain the lake in the future.

The Lake Management Plan will change based on the success of various management methods and the response of the lake to our efforts. We hope this description serves as a starting point for your S.A.D. and starts you down a path to responsibly managing your lake and improving its condition.

If you have any questions or concerns, please feel free to contact us by phone, fax, or e-mail.

Thank you for considering LakePro,

Pete Filpansick

Resolution #2 – Pardee Lake Aquatic Weed Control Project
Special Assessment Project (Winter 2016)

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of the Genoa Charter Township of Livingston County, Michigan, (the “Township”) held at the Township Hall on June 6, 2016, at 6:30 p.m., there were

PRESENT: McCririe, Skolarus, Hunt, Mortensen, Smith, Rowell and Ledford.

ABSENT:

The following preamble and resolution were offered by and supported by :

**Resolution to Approve the Project,
Schedule the First Hearing
and Direct the Issuance of Statutory Notices**

WHEREAS, the Board of Trustees of the Township has approved the Pardee Lake Aquatic Weed Control Project within the Township as described in Exhibit A (the “Project”);

WHEREAS, preliminary plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Project in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of the Township has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

WHEREAS, the special assessment district for the Project has been tentatively determined by the Township and is described in Exhibit B;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Trustees of the Township hereby tentatively declares its intent to proceed with the Project and tentatively designates the special assessment district as shown on Exhibit B
2. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing on the Project and the proposed Special Assessment District for the Project which is known as the Pardee Lake Aquatic Weed Control Project”(Winter 2016) Special Assessment District.
3. The public hearing will be held on Monday, June 20, 2016 at 6:30 p.m., at the offices of Genoa Charter Township, Livingston County, Michigan.

4. The Township Clerk is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Clerk shall be similar to the notice attached as Exhibit B and shall be mailed by first class mail on or before June 7, 2016. Following the mailing of the notices, the Township Clerk shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit C.

5. The Township Clerk is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before June 10, 2016 and once on or before June 17, 2016. The notice shall be in a form substantially similar to the notice attached as Exhibit B.

A vote on the foregoing resolution was taken and was as follows:

YES: Ledford, Smith, Hunt, Rowell, Mortensen, Skolarus and McCririe.

NAYS: None.

ABSENT: None.

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus
Genoa Charter Township Clerk

EXHIBIT A

DESCRIPTION OF PROJECT
A FIVE YEAR SPECIAL ASSESSMENT DISTRICT
WITH PROJECTED COSTS AS FOLLOWS:

The unit cost for the project will consist of:

• Annual permits with MDEQ	4,150.00	
• Lake vegetation survey	4,800.00	
• Algaecide and Herbicide Treatments	111,150.00	
• Harvesting	7,500.00	
• Publications and mailings	2,400.00	
	130,000.00	TOTAL

The five year estimated cost from 2016 until 2021 is projected to be \$130,000.00 (including publications and mailings for the establishment of the special assessment district)

EXHIBIT B

Genoa Charter Township
Livingston County, Michigan

NOTICE OF PUBLIC HEARING
UPON A PROPOSED PARDEE LAKE AQUATIC WEED CONTROL PROJECT
AND SPECIAL ASSESSMENT DISTRICT FOR THE PROJECT

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on June 20, 2016, at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review the following proposed special assessment district for aquatic weed control, and to hear any objections thereto and to the proposed project.

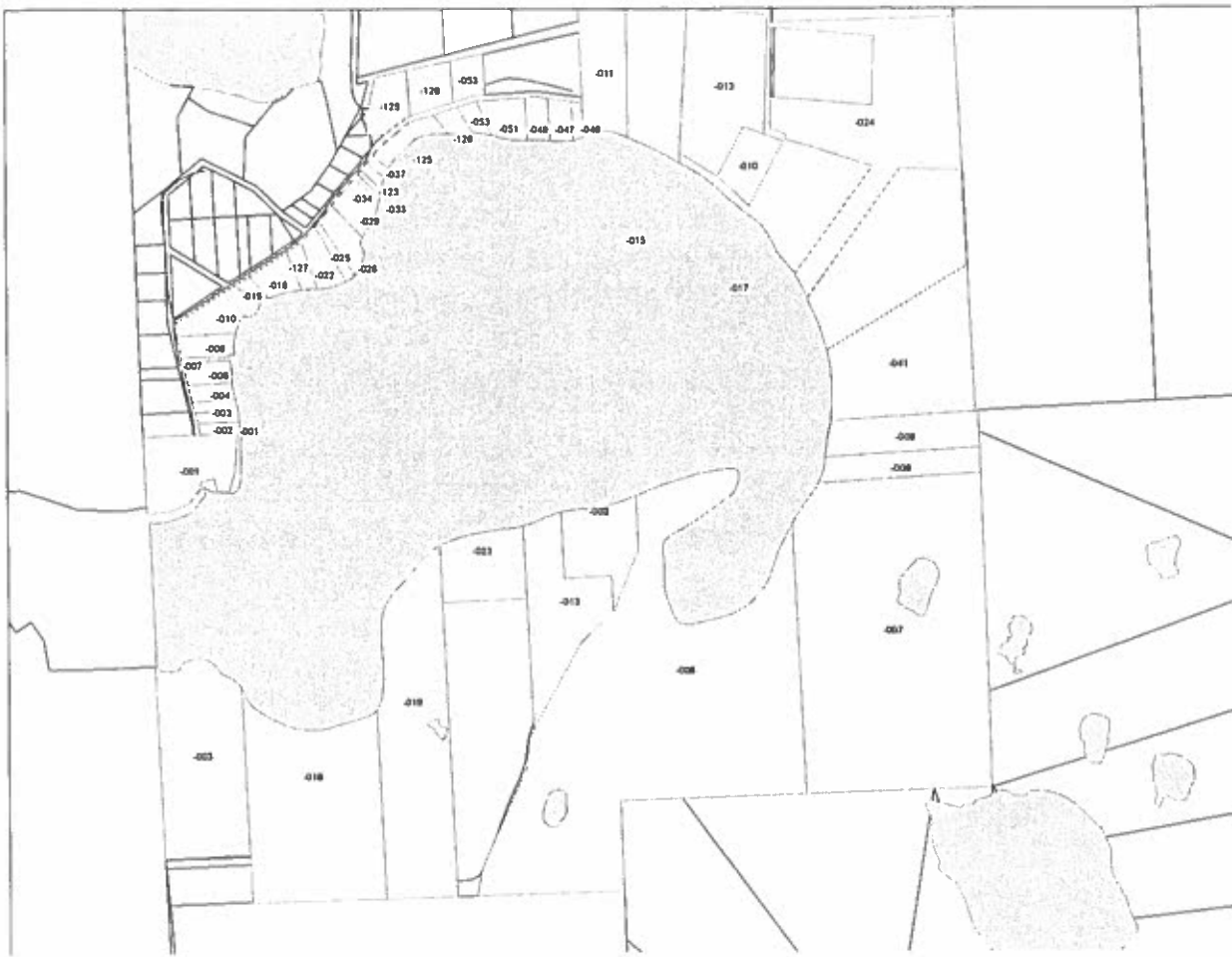
The project (the "Project") will consist of the following:

• Annual permits with MDEQ	4,150.00	
• Lake vegetation survey	4,800.00	
• Algacide and Herbicide Treatments	111,150.00	
• Harvesting	7,500.00	
• Publications and mailings	2,400.00	
	130,000.00	TOTAL

The five year estimated cost from 2016 until 2021 is projected to be \$130,000.00. The estimate cost to each parcel is expected to be \$604.65 annually beginning in the winter 2016.

(2) The Project is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map and includes the specific properties that are identified by the following permanent parcel numbers:

4711-30-100-010	4711-30-100-011	4711-30-100-013	4711-30-100-015
4711-30-100-017	4711-30-100-024	4711-30-100-041	4711-30-101-001
4711-30-101-002	4711-30-101-003	4711-30-101-004	4711-30-101-006
4711-30-101-007	4711-30-101-010	4711-30-101-015	4711-30-101-018
4711-30-101-022	4711-30-101-025	4711-30-101-026	4711-30-101-029
4711-30-101-033	4711-30-101-034	4711-30-101-037	4711-30-101-046
4711-30-101-047	4711-30-101-049	4711-30-101-051	4711-30-101-053
4711-30-101-123	4711-30-101-125	4711-30-101-126	4711-30-101-127
4711-30-300-001	4711-30-300-002	4711-30-300-003	4711-30-300-006
4711-30-300-007	4711-30-300-008	4711-30-300-009	4711-30-300-013
4711-30-300-018	4711-30-300-019	4711-30-300-023	



(3) The Township plans to impose special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.

(4) The preliminary plans and cost estimates for the proposed Project and the boundaries of the Special Assessment District are reflected in the attached map and general project costs. The Township Board has received a correspondence from association residents asking that the district be renewed for five years and provided the project cost details. Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to file written objections to the Project with the Township Board. Any person objecting to the proposed Project or the proposed Special Assessment District shall file an objection in writing with the Township Clerk before the close of the June 20, 2016 public hearing or prior to the tentatively scheduled (7/18/2016) second public hearing of the board.

This notice is given by order of the Genoa Township Board.

Dated: June 6, 2016

Paulette A. Skolarus
Genoa Township Clerk

(Press/Argus 06/10/2016 & 06/17/2016)

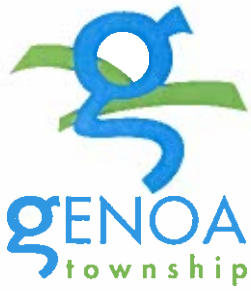
EXHIBIT C

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
)
COUNTY OF LIVINGSTON)


PAULETTE A. SKOLARUS, being first duly sworn, deposes and says that she personally prepared for mailing, and did on June 7, 2016 send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Genoa; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Paulette A. Skolarus
Genoa Charter Township Clerk



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Assistant Township Manager/Community Development Director 
DATE: June 2, 2016
RE: Misty Meadows Private Road

MANAGER'S REVIEW: 

Attached please find the project case file for a new private road on the west side of S. Latson Road south of Crooked Lake Road. The private road name of Misty Meadows Drive has been approved and reserved by the County Road Commission. In accordance with Article 18 of the Township Zoning Ordinance, the Planning Commission has approval authority over the site plan and provides a recommendation on the Impact Assessment for the Township Board's consideration.

The project site plan was reviewed pursuant to the standards of Section 15.05 and was granted approval by the Planning Commission on Monday, May 9, 2016. At that same meeting, the Planning Commission recommended approval to the Township Board regarding the Environmental Impact Assessment.

Based on the Planning Commission's recommendation I suggest Board **approval** of the revised Impact Assessment dated May 19, 2016 with the following conditions:

1. A private road maintenance agreement shall be approved by the Township Attorney.
2. The applicant shall comply with the private road construction process as described in the May 17, 2016 memo from the Township Engineer.

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



SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal

To: Kelly VanMarter

From: Gary Markstrom

Date: May 17, 2016

Subject: Private Road Reviews and Construction

The development of private roads in the township has been a preferred method for large lot land divisions. The developer commissions the design and construction plan preparation and submits the plans to the Township for review and approval. Our agreement for site plan review services for Genoa Township includes a scope of services for the review of the plans and the construction of the private road. The Genoa Township Site Development Standards also includes a process that assists the developer in planning and ultimately developing his land. Listed below is an excerpt from the Site Plan Review Agreement which addresses the scope of services for private road reviews.

Private Road Plans. Includes checking plans and specifications for conformance with applicable ordinances and Township/County specifications for private roads.

Also includes field visits to the project site after subgrade has been constructed, prior to placement of subbase and a final field visit after all base and surface courses have been placed, and grading, drainage and soil erosion measures are complete, as determined by the Developer's Engineer. It is expected that the Developer's Engineer shall provide competent construction engineering services and shall coordinate soils and compaction testing, and shall certify that the road has been completed in accordance with such standards and specifications upon completion. The scope of the engineering field visits is to provide professional oversight of the project on behalf of the Township.

The fee for reviews and field visits is outlined in the Engineering Review Request Form attached to this contract.

As indicated above the Township's role in the development of a private road is generally oversight to verify compliance with the approved plans and road construction specifications. It is the developer's engineer that certifies the private road construction. It is expected that they will provide the daily inspection and direction to the contractor to assure the road is constructed to the plans and applicable standards for road construction. Our spot inspections on behalf of the Township are to witness key testing and review the developer's documentation of the construction process.

It is recommended that the Township and developer hold a pre-construction conference as outlined in the design standards, to review the responsibilities during the construction period and the documentation that the Township requires for your files. Documentation such as inspector daily reports, compaction test results, and material certifications/submittals should be submitted to the Township prior to final approval of the project and issuance of land use permits for the lots. These documents will allow the Township to respond to future inquiries from the ultimate land owners being serviced by the private road.

GENOA TOWNSHIP
APPLICATION FOR PRIVATE ROAD
2911 Dorr Road, Brighton MI 48116 (810) 227-5225

A private road requiring approval of the Township shall be any road providing access to more than four dwelling units or two non-residential principal buildings. This does not include drives within a multiple family complex or parking lot aisles, but does include collector type roadways within such a development.

APPLICANT: GFG Inversment Properties

OWNER ADDRESS: 15264 Bailey, Taylor, MI 48180

SITE ADDRESS: 4711-20-200-022 TAX ID.

APPLICABILITY OF PUBLIC VS. PRIVATE ROAD STANDARDS

All private roads in Genoa Township shall be constructed to the standards of the Livingston County Road Commission unless the Planning Commission and Township Board determine your road qualifies under the following ordinance criteria:

1. Explain how there will be no need for the roadway to be dedicated as a public road in the future.

There will only be 9 homes for the development.

2. Explain how dedication of the road as a public street would not result in continuity in the public street system at the present time or in the future.

Misty Meadow Drive is a single access road with one loop serving 9 single family homes.

3. What uses (number of lots, number of residential units, number of buildings, etc) will have access from the private road. Will the expected traffic volumes along the roadway be below three hundred vehicles per average weekday, based on accepted trip generation figures?

There will be 9 single family homes accessing the private road. at 9.5 trips/day/home,

there will be 86 trips/day.

4. Are there any significant natural features such as mature trees, natural slopes, wetlands or other water bodies would be preserved through construction and maintenance as a private road?

Mature trees along to south property line and the middle of the site will be preserved along

with natural slopes by the use of selective grading

5. What financial and administrative mechanisms will be provided to ensure maintenance of the private road?

There will be a private road agreement prepared, allocating maintenance costs to the co-owners

AFFIDAVIT

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

By: 27 Mr GFG. INVESTMENT PROPERTIES

Address: 15264 BAILEY TAYLOR, MI, 48180 Phone: 734-795-0078

Contact Information - Review Letters and Correspondence shall be forwarded to the following:		
<u>1.) Brent LaVanway</u>	<u>of Boss Engineering</u>	<u>at (517) 548-1670</u>
<i>Name</i>	<i>Business Affiliation</i>	<i>Fax No.</i>



FEE EXCEEDANCE AGREEMENT	
As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.	
PROJECT NAME:	<u>Misty Meadow Drive</u>
PROJECT LOCATON & DESCRIPTION:	<u>Part of Northeast Quarter, Section 20, T2NR5E</u> <u>Genoa Township, Livingston County, MI</u>
SIGNATURE:	<u>27 Mr</u> DATE: <u>03/22/2016</u>
PRINT NAME	<u>Guy Genzel</u> PHONE: <u>(734) 795-0078</u>
COMPANY NAME & ADDRESS:	<u>GFG Investment Properties, LLC</u>

again sell the property to someone who will develop it. Mr. Moore addressed the concerns of the planner, engineer and the Brighton Area Fire Authority's review letters.

Mr. Borden stated he is recommending approval of the extension; however, he wants the applicant to be aware that if any changes to the ordinance are made in the future, they will need to be addressed and the site plan will need to be amended.

Commissioner Mortensen asked Mr. Moore if he is agreeable of not allowing parking on any street. He stated he is and it will become part of the master deed.

Commissioner Mortensen stated that the item noted in the Brighton Area Fire Authority's letter regarding the on-site water needs and the suggestion of the Township requiring well-filled cisterns should be determined by the developer and property owners and not part of the site plan approval.

The call to the public was made at 6:46 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Figurski, to approve the Site Plan Extension for Mountain Top Estates with the following conditions:

- The master deed will be amended to prohibit on-street parking.
- The letter from Ace Civil Engineering, Inc. shall be reviewed by the Township engineer to ensure it meets their requirements.
- The requirement for on-site water, such as cisterns, will be optional and be considered by the developer and home owners.

The motion carried unanimously

OPEN PUBLIC HEARING #2...Review of an Impact Assessment and Site Plan and for the proposed Misty Meadows Drive private road located on the west side of S. Latson Road, south of Crooked Lake Road. The private road will serve nine lots. The request is petitioned by GFG Investments Properties.

Planning Commission disposition of petition:

- A. Recommendation of Environmental Impact Assessment (3-23-16)
- B. Disposition of Site Plan (4-20-16)

Chairman Brown stated that the Site Plan does not need to be approved by the Planning Commission as it meets the requirements of the Subdivision Act. The private road needs to be approved.

Mr. Brent LaVanway of Boss Engineering and Mr. Guy Genzel, the property owner, were present.

Mr. LaVanway gave a brief history and description of the property and project. He stated the Livingston County Road Commission has approved the location of the road. He addressed the cistern requirement in the Brighton Area Fire Authority's letter. He would like to address this at a later date to determine if the demand is there, and if so, then it can be installed. They will install evergreen trees as a buffer between the road and the property to the south as requested by Mr. Borden. They can submit a plan to staff for their review.

Mr. Borden feels the conditions are present that warrant consideration of a private road not built to Road Commission standards. He also recommended that a "Private Road Maintenance Agreement" be provided. He noted that this was given to the Commissioners by the applicant this evening.

Commissioner Grajek questioned the need for cisterns for homes greater than 3,600 square feet as recommended by the Brighton Area Fire Authority. Commissioner Mortensen stated he has been on the Planning Commission for 20 years and the Township has never required a cistern. He would recommend making this optional for consideration by the developer and future homeowners. Commissioner Grajek wants to ensure that the Township is in compliance with the BAFA. Commissioner Mortensen stated the Fire Authority is making a recommendation.

Ms. VanMarter stated that this comment on the letters from the BAFA for both items on tonight's agenda were a surprise to staff. She has set up a meeting with them to discuss these new requirements and to determine who has jurisdiction and how they should be addressed. She noted that adding municipal water and sewer to these developments could change the rural nature of the Township.

Chairman Brown suggested that the applicant strike the second sentence to the response in Item "F" of the Environmental Impact Assessment. Mr. LaVanway agrees.

Moved by Commissioner McManus, seconded by Commissioner Figurski, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 23, 2016 with the removal of the second sentence of the response to Item "F". The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Lowe, to approve the Site Plan for Misty Meadows dated April 20, 2016 with the following conditions:

- The Private Road Maintenance Agreement provided this evening shall be reviewed and approved by the Township Attorney.
- Evergreen plantings shall be provided along the roadway adjacent to the road at the southeast corner of the property and reviewed and approved by Township Staff.
- The requirement in the Brighton Area Fire Authority's letter dated May 14, 2016, Paragraph 1, regarding the water related fire suppression issues are to be regarded as optional by the Township, subject to review by Township Staff and the Township Attorney.

The motion carried unanimously.

Administrative Business:

- Staff Report

Mr. VanMarter stated there will be two items on next month's agenda.

May 2, 2016

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Misty Meadow – Private Road Review #2
Location:	West side of S. Latson Road, south of Crooked Lake Road
Zoning:	RR Rural Residential District

Dear Commissioners:

As requested, we have reviewed the revised submittal (dated 4/20/16), proposing the construction of a new private road off of S. Latson Road. The project area is located on the west side of S. Latson Road, south of Crooked Lake Road.

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. In our opinion, the conditions are present to warrant consideration of a private road not built to County standards.
2. The applicant must provide the Township with a Private Road Maintenance Agreement for review by the Township Attorney and approval by the Township Board.
3. We defer review of the design and construction elements to the Township Engineer.
4. The Commission should consider any comments provided by the Fire Department.
5. We encourage the applicant to provide landscape screening to help buffer the adjacent residence to the south from the proposed development.

B. Proposal/Process

In accordance with Article 18 of the Township Zoning Ordinance, the applicant requests site plan review/approval for a new private road. Such projects are subject to Planning Commission review based on the standards of Section 15.05.

The Planning Commission has approval authority over the site plan and is to provide a recommendation on the Impact Assessment for the Township Board’s consideration.

C. Private Road Review

1. **Public versus Private Road Standards.** Based on the information contained in the application, we believe the conditions are present that warrant consideration of a private road that is not built to Road Commission standards.

With that being said, Section 15.05.01(e) requires the applicant to provide a “Private Road Maintenance Agreement” to the Township, which is to be reviewed by the Township Attorney and approved by the Township Board. Per the Ordinance, the Agreement is intended to ensure that the applicant provides a financial and administrative mechanisms to ensure proper maintenance of the private road.



Aerial view of site and surroundings (looking north)

2. **AASHTO Standards.** We defer review of this standard to the Township Engineer.
3. **Easement Width.** The proposal entails a 66-foot wide easement, as required.
4. **Road Design.** The proposed private road has a roadway classification of “local,” which requires a 22-foot width that may either be paved or gravel (given the number of lots proposed). Given the roadway function, curb and gutter are not required. The cross-section provided on Sheet 3 shows a 22-foot wide asphalt roadway without curb and gutter.
5. **Maximum Length/Turnarounds.** The proposed private roadway is longer than 1,000 feet, but provides a continuous loop layout. We defer further review of this standard to the Township Engineer and Fire Department.
6. **Grading.** We defer review of this standard to the Township Engineer.
7. **Horizontal Curve.** We defer review of this standard to the Township Engineer.
8. **Intersection Design.** The proposed private road intersects with S. Latson Road at a 90-degree angle, as required. We defer any additional considerations under this criterion to the Township Engineer.
9. **Minimum Offsets.** We defer review of this standard to the Township Engineer.
10. **Boulevard Medians.** The proposed project does not include a boulevard median.
11. **Vertical Clearance.** The revised plans include a note indicating that the required 15 feet of overhead tree clearance shall be provided within the width of the pavement.

12. Street Names. The proposed name, Misty Meadow Drive, is subject to approval by Livingston County following review by the Planning Commission and Fire Department. A note on the revised plans indicates that the County finds the name acceptable.

13. Signs. The revised submittal includes note stating that the required stop sign and street sign will be provided in accordance with the Michigan Manual of Uniform Traffic Control Devices and Road Commission standards.

14. Yard Setback. The proposed private road easement does not abut any of the surrounding property lines, but is approximately 20 feet from the southerly side lot line. Given that there is an existing single-family residence on the adjacent property to the south, we encourage the applicant to provide landscape screening to help buffer this residence from the proposed development.

The applicant has acknowledged this suggestion and states that “landscaping screening will be considered and decided upon by the owner of the property at a later date.”

15. Impact Assessment. The submittal includes an Impact Assessment (dated 3/23/16), which notes that the proposed project is not expected to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

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

Respectfully,

LSL PLANNING, A SAFE BUILT LLC COMPANY

Brian V. Borden, AICP
Planning Manager

April 29, 2016

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

**Re: Misty Meadows
Site Plan Review #2**

Dear Ms. Van Marter:

We have reviewed the updated site plan documents from Boss Engineering dated April 20, 2016, which were delivered to the Township Engineer on that date. The applicant is proposing a nine lot residential development and private road to be constructed on a 40.34 acre site located on the west side of South Latson Road that is bounded by Chilson Road to the east and south of Crooked Lake Road.

Tetra Tech has reviewed the documents and is satisfied with the petitioner's response. Therefore, we have no further engineering related objections to approval of the site plan by the Township.

Please call if you have any questions.

Sincerely,

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

Joseph C. Siwek, P.E.
Project Engineer

Copy: Brent LaVanway P.E. Boss Engineering



BRIGHTON AREA FIRE AUTHORITY

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

May 4, 2016

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Misty Meadows Private Road
Misty Meadows Drive
Genoa Twp., MI
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on March 23, 2016 and the drawings are dated March 23, 2016. The project is for a private road for a 9 lot single-family residential development. The plan review is based on the requirements of the International Fire Code (IFC) 2015 edition.

There is no municipal water supply in this area of the township. This development is proposed with a single access point off of Latson Rd. and extends approximately 2000' to the furthest point. It appears that the homes will be provided with lengthy drives to access.

The following comments should be addressed prior to a favorable recommendation from the fire department.

1. It is highly recommended that municipal water be extended to the site or an alternative means of providing fire flow for the properties be provided. Fire flow for the site is to be between 1,500-1,750 gallons per minute (gpm) dependent upon proposed structure size and could be higher if structures exceed 4,800 sqft. The fire authority is capable of maintaining approximately 1,000 gpm with water shuttle operations. Two emergency vehicle accessible well-fed cisterns, provided with dry hydrant connections are the recommended alternative if municipal water is not available. **(The location of the nearest fire hydrants is factored into the sustainable fire flow through tanker shuttle operations, based upon travel, fill, load and unload times. If the homes do not exceed 3,600 square feet, the fire authority is capable of maintaining this flow rate. If they exceed this square footage, then an alternative to provide additional on-site water shall be required to off-set the difference between provided and required).**

IFC 507.3
IFC B 102.1



2. The primary access road (Misty Meadows Dr.) shall be a minimum of 26' wide to accommodate emergency vehicle traffic. If the road width is maintained at the proposed width (Livingston County Spec.) there shall be no parking permitted on the street. With a 26' road width parking is permitted on one side of the road. **(The drive meets county road specifications, and it is noted that there shall be no parking on streets).**

IFC Table D103.4

3. The structures shall be provided with address numbers at a **minimum of 4"** in height, visible from the road. **(Noted on Drawing)**

IFC 505.1

4. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. **(Noted on Drawing)**

IFC 503.2.3

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

Cordially,

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

Capt. Rick Boisvert, CFPS
Fire Inspector

Livingston County Road Commission

3535 Grand Oaks Drive • Howell, Michigan 48843-8575
Telephone: (517) 546-4250 • Facsimile: (517) 546-9628
Internet Address: www.livingstonroads.org

March 31, 2016

Brent LaVanway, P.E.
Boss Engineering
3121 E. Grand River Ave
Howell, MI 48843

Re: Misty Meadows Drive, Genoa Township, Section 20
LCRC #P-16-02

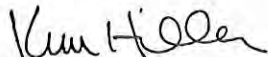
Dear Mr. LaVanway:

I have completed the review of the plans, dated March 23, 2016, for the proposed private road approach off of Latson Road for the above captioned project and offer the following comments.

1. The road name ***Misty Meadows Drive*** has been approved reserved for this development.
2. A contractor needs to be selected and the selected contractor must submit a certificate of insurance with an Additional Insured Endorsement that contains the following language: "The Board of Livingston County Road Commissioners, the Livingston County Road Commission, and their officers, agents, and employees are listed additional insured parties." Please note that this item is not required for plan approval, but will be needed prior to the issuance of the private road approach permits.
3. Proposed spot grades should be shown along the right turn lane, tapers, and radii at the approach. The first 12' of the approach should follow the 2% cross slope of Latson Road.
4. Since there is an existing ditch along Latson Road, a culvert will be necessary under the approach. The invert elevations, the culvert size, length, slope, and material and ditch grading will need to be detailed on the plans. The information for the existing driveway culvert to the south of this site should also be provided.

Please submit two copies of revised plans for review. If you have any questions with regard to these comments, please do not hesitate to contact me.

Sincerely,



Kim Hiller, P.E.
Utilities and Permits Engineer

Cc: File
Kelly VanMarter, Genoa Township (via email)
Ken Recker, Livingston County Drain Commissioner's Office (via email)

**IMPACT ASSESSMENT
FOR
PRIVATE ROAD PETITION
“MISTY MEADOW DRIVE”
GENOA TOWNSHIP, LIVINGSTON COUNTY
MICHIGAN**

Prepared for:

**GUY GENZEL
GFG INVESTMENT PROPERTIES, LLC
15264 BAILEY
TAYLOR, MI 48180
(734) 795-0078**

Prepared by:

**BOSS ENGINEERING COMPANY
3121 E. GRAND RIVER
HOWELL, MI 48843
(517) 546-4836**

Issue Date: March 23, 2016
Revised: May 19, 2016

15-179 EIA

INTRODUCTION

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed development may have on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the *Submittal Requirements for Impact Assessment* guidelines in accordance with Section 18.07 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

DISCUSSION ITEMS

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

Prepared For:
Guy Genzel
GFG Investment Properties, LLC
15264 Bailey
Taylor, MI 48180
(734) 795-0078

Prepared By:
BOSS ENGINEERING COMPANY
Civil Engineers, Land Surveyors, Landscape Architects and Planners
3121 E. Grand River
Howell, MI 48843
(517) 546-4836

Boss Engineering has been successfully providing engineering, surveying, planning and landscape architecture services on land development projects since 1969. Since its beginning, Boss Engineering has strived to provide unparalleled professional services with integrity and respect to every client. Today, Boss provides a complete lineup of consulting services for each project, ranging from conceptual design through final construction. The company currently employs a variety of professions including civil engineers, surveyors, landscape architects and sanitarians.

B. Map(s) and written description / analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 10 feet of the property. An aerial photograph or drawing may be used to delineate these areas.

The site is located on the west side of South Latson Rd, approximately 2,226 feet south from the Crooked Lake Road intersection. The property consists of undeveloped land, zoned as Rural Residential (RR), with 290 lineal feet of frontage along South Latson Rd and 365 lineal feet along Chilson Road. The surrounding properties of the site are zoned as Country Estate District (CE).

C. Impact on natural features: A written description of the environmental characteristics of the site prior to development and following development, i.e., topography, soils, wildlife, woodlands, mature trees (eight inch caliper or greater), wetlands, drainage, lakes, streams, creeks or ponds. Documentation by a qualified wetland specialist shall be required wherever the Township determines that there is a potential regulated wetland. Reduced copies of the Existing Conditions Map(s) or aerial photographs may accompany written material.

The total site area is 40.34 acres. Current drainage patterns on site consist of slopes up to approximately 15%, with water being directed towards two separate wetlands. One wetland being majorly onsite to the northwest section of the property along Chilson Road and the other being located just offsite to the south along the property line.

Based on the National Wetlands Inventory the wetland onsite is classified as a PSSC wetland with an area of 6.50 acres. This wetland continues offsite to the northeast and changes classification to a PEMC wetland of 2.40 acres. The other wetland located mainly offsite south along the southern property line is classified as a PSSC wetland with an area of 3.89 acres. All wetlands onsite will not be disturbed from the proposed development.

Vegetated areas onsite are mainly within the wetland areas, with a small tree line located centrally, while the remainder of the site is open area. All current wooded areas on site are proposed to be preserved and will not be impacted due to development. The USDA Soil Conservation Service soil classification for the site as approximately 70% Miami-Loam soils.

D. Impact on storm water management: Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from County Soil Conservation Service.

Surface runoff during periods of construction will be controlled by proper methods set forth by the Livingston County Drain Commissioner, including silt fence, temporary gravel entrance, and seed and mulch.

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

The Site Plan documents show the proposed locations of all site improvements along with detailed soil erosion control information. The plans will be reviewed by the Livingston County Drain Commissioner's office for compliance with their regulations prior to issuance of a Soil Erosion Control permit.

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

The proposed land division creates 9 lots on site, that are proposed for single family homes. This type of development conforms with current surrounding land uses for the site. The increase in light, noise or air pollution is minimal with only 9 single family homes being proposed while having a minimal impact on surrounding properties.

F. Impact on public facilities and services: Description of number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection.

Letters from the appropriate agencies may be provided, as appropriate.

With only 9 single family residential homes being proposed the impact on public facilities such as, Howell Area Schools, and police and fire departments will be minimal.

G. Impact on public utilities: Description of the method to be used to service the development with water and sanitary sewer facilities, the method to be used to control drainage on the site and from the site, including runoff control during periods of construction. For sites service with sanitary sewer, calculations for pre- and post development flows shall be provided in equivalents to a single family home. Where septic systems are proposed, documentation or permits from the Livingston County Health Department shall be provided.

The development has no impact of public utilities, as it is not to be served by either public water or sanitary sewer. The site will utilize wells and septic fields to service the future houses of the individual lots. Soil borings were conducted with the Health Department on 11/03/15, final approval of septic systems and wells are pending.

With regards to storm water management, the project will be required to meet all local, county and state storm water and erosion control requirements. All of the required information is included in the Site Plan documents. The increased volume of runoff due to development will be retained onsite, while existing runoff volume will be detained and outlet at a controlled rate into existing wetlands. Existing slopes and drainage patterns that are outside of the proposed development area will remain the same.

H. Storage or handling of any hazardous materials: Description of any hazardous substances expected to be used, stored or disposed of on the site. The information shall describe the type of materials, location within the site and method of containment. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted, as appropriate.

There will be no hazardous materials used or disposed of on this site, such as gas cans, paint, etc.

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

According to the Institute of Transportation Engineers Trip Generation 6th addition, with the construction of 9 single family homes, the expected number of trips generated by this development will be 113.12 total trips per day with an AM peak volume of 18.43 trips and a PM peak volume of 12.86 trips. No center turn lane or bypass lane will be required by the Livingston County Road Commission.

J. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets.

The site is over 10 acres, however the proposed development will not generate 100 direction vehicle trips during the peak hour of traffic, therefore a detailed traffic impact study is not necessary.

K. Special Provisions: General description of any deed restrictions, protective covenants, master deed or association bylaws.

None at this time.

L. A list of all sources shall be provided.

Genoa Township's *Submittal Requirements for Impact Assessment*

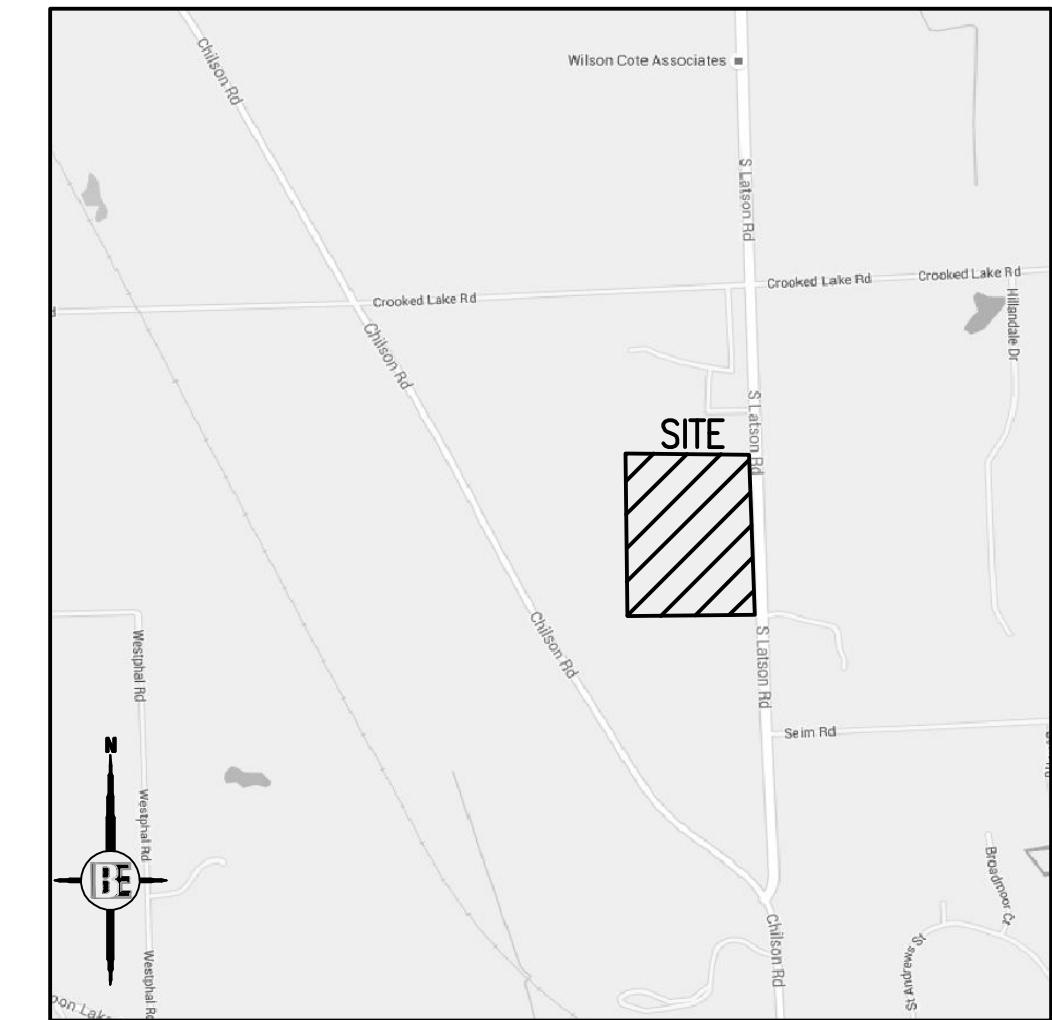
Genoa Township Zoning Ordinances

Soil Survey of Livingston County, Michigan, U.S.D.A. Soil Conservation Service

National Wetland Inventory Plan, United States Department of the Interior, Fish and Wildlife Service

Trip Generation manual, 6th edition, Institute of Transportation Engineers

SITE PLAN / CONSTRUCTION PLANS FOR MISTY MEADOW DRIVE PART OF NORTHEAST QUARTER, SECTION 20, T2N-R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MI



LOCATION MAP

NO SCALE

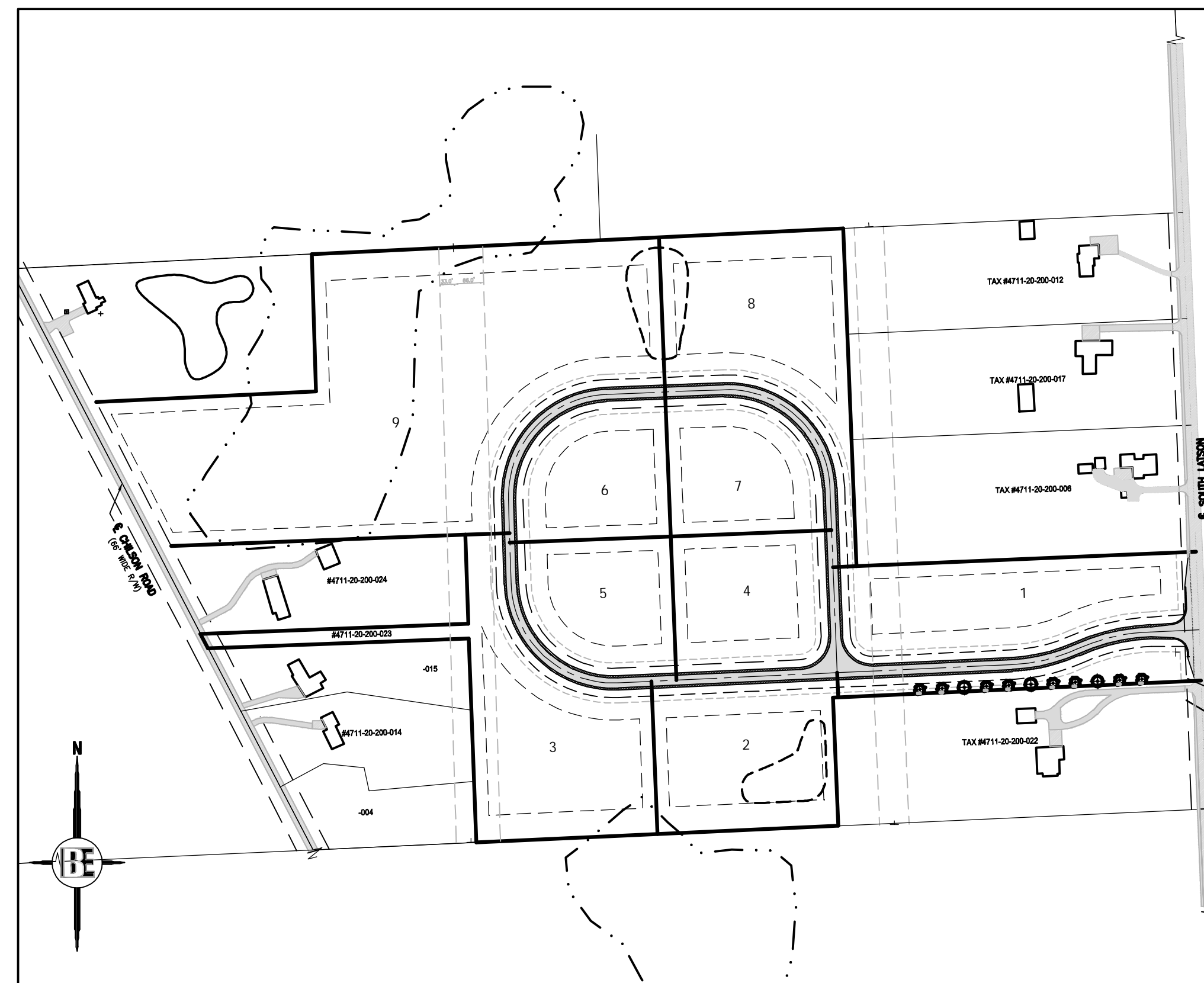
PROPERTY DESCRIPTION:

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Nixon Road (66 foot wide Right of Way) and the East line of Section 20, N 00°02'53" W, 289.01 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 89°33'31" W, 828.66 feet; thence S 00°02'05" E, 288.87 feet; thence along the East-West 1/4 line of Section 20, S 89°34'09" W (recorded as S 89°35'15" W), 814.30 feet; thence N 00°02'50" E, 459.34 feet (recorded as N 00°03'00" E, 458.81 feet); thence N 89°58'17" W (recorded as West), 587.38 feet; thence along the centerline of Chilson Road (66 foot wide Right of Way), N 25°18'00" W, 36.50 feet; thence S 89°58'17" E (recorded as East), 603.19 feet; thence N 00°21'50" E (recorded as N 00°22'00" E), 200.42 feet; thence N 89°58'31" W, 689.20 feet (recorded as West, 689.21 feet); thence along the centerline of Chilson Road (66 foot wide Right of Way), N 25°18'00" W, 364.83 feet; thence N 89°28'00" E, 531.82 feet; thence N 00°21'50" E, 307.84 feet; thence N 89°30'53" E, 1197.11 feet; thence S 00°02'42" E, 758.09 feet (recorded as S 00°01'34" E, 758.50 feet); thence N 89°46'09" E, 764.35 feet (recorded as N 89°44'46" E, 765.00 feet); thence along the centerline of Nixon Road and the East line of Section 20, S 00°02'53" E, 289.84 feet, to the POINT OF BEGINNING, containing 40.34 acres, more or less, and subject to the rights of the public over the existing Nixon Road and Chilson Road. Also subject to any other easements or restrictions of record.

Bearings were established from a Previous Survey by Boss Engineering, Job No. 3600, dated 1-26-73, as recorded in Liber 633, Page 194, Livingston County Records.

CONSTRUCTION NOTES

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



OVERALL SITE MAP

NO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING PLAN
5	DRAINAGE PLAN
6	SOIL EROSION CONTROL PLAN
7	SOIL EROSION CONTROL DETAILS
8	STORM SEWER CALCULATIONS
9	PRIVATE ROAD PROFILE - STA 0+00 TO STA 11+50
10	PRIVATE ROAD PROFILE - STA 11+50 TO STA 20+00
11	PRIVATE ROAD PROFILE - STA 20+00 TO 26+00
12	PRIVATE ROAD PROFILE - STA 26+00 TO INTERSECTION
13	STORM SEWER PROFILE
14	STORM SEWER PROFILE

MISTY MEADOW

PREPARED FOR:

**GFG INVESTMENT PROPERTIES, LLC
15264 BAILEY
TAYLOR, MI 48180
CONTACT: GUY GENZEL
PHONE: (734) 795-0078**

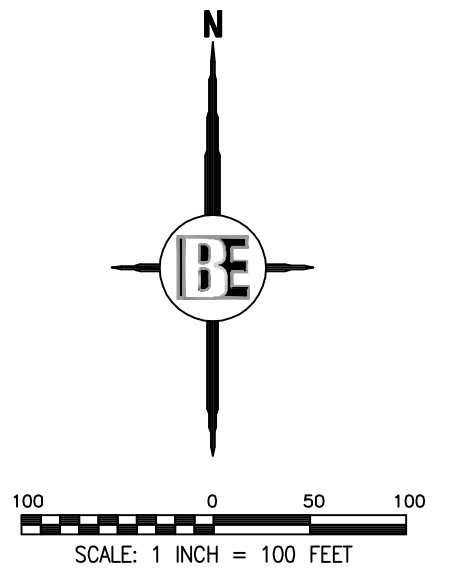
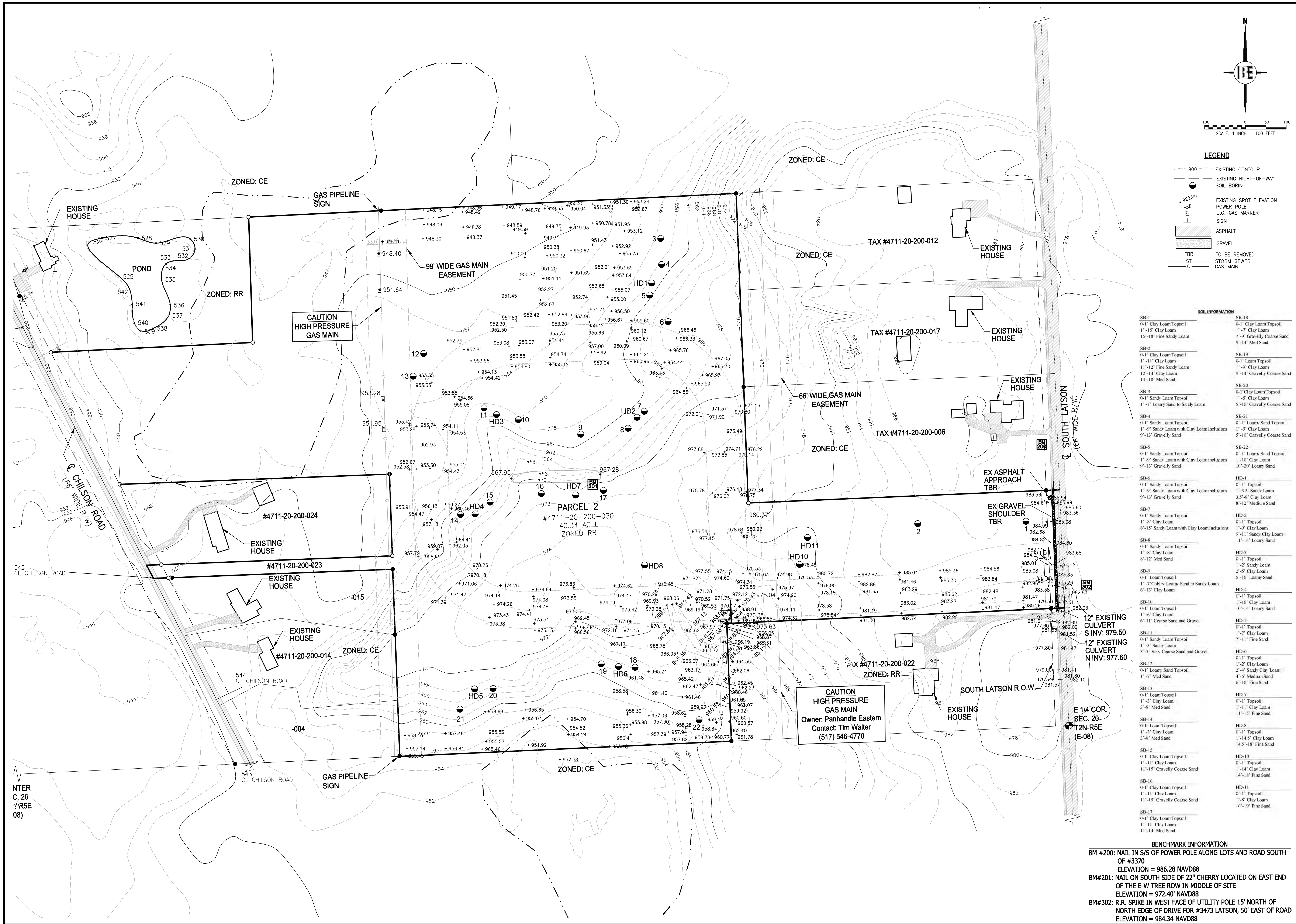
PREPARED BY:

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

INDEMNIFICATION STATEMENT

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

1							
NO	BY	DATE				ISSUE DATE: 03/23/16	
2	KS	TOWNSHIP REVIEW	5/19/16				
1	KS	TOWNSHIP REVIEW	4/20/16				
	CK	REVISION					



- LEGEND**
- 900 - EXISTING CONTOUR
 - - - - - EXISTING RIGHT-OF-WAY
 - - EXISTING SPOT ELEVATION
 - - POWER POLE
 - - U.G. GAS MARKER
 - - SIGN
 - ▨ - ASPHALT
 - ▨ - GRAVEL
 - TBR - TO BE REMOVED
 - ST - STORM SEWER
 - G - GAS MAIN

SOIL INFORMATION

SB-1	SB-18
0-1' Clay Loam Topsoil	0-1' Clay Loam Topsoil
1'-15' Clay Loam	1'-7' Clay Loam
15'-18' Fine Sandy Loam	7'-9' Gravelly Coarse Sand
	9'-14' Med Sand
SB-2	SB-19
0-1' Clay Loam Topsoil	1'-9' Loam Topsoil
1'-11' Clay Loam	1'-9' Clay Loam
11'-12' Fine Sandy Loam	12'-14' Clay Loam
12'-14' Clay Loam	14'-18' Med Sand
SB-3	SB-20
0-1' Sandy Loam Topsoil	0-1' Clay Loam Topsoil
1'-7' Loamy Sand to Sandy Loam	1'-5' Clay Loam
	5'-10' Gravelly Coarse Sand
SB-4	SB-21
0-1' Sandy Loam Topsoil	0-1' Loamy Sand Topsoil
1'-9' Sandy Loam with Clay Loam inclusions	1'-5' Clay Loam
9'-13' Gravelly Sand	5'-10' Gravelly Coarse Sand
SB-5	SB-22
0-1' Sandy Loam Topsoil	0-1' Loamy Sand Topsoil
1'-9' Sandy Loam with Clay Loam inclusions	1'-10' Clay Loam
9'-13' Gravelly Sand	10'-20' Loamy Sand
SB-6	HD-1
0-1' Sandy Loam Topsoil	0-1' Topsoil
1'-9' Sandy Loam with Clay Loam inclusions	1'-4' Sandy Loam
9'-13' Gravelly Sand	3.5'-8' Clay Loam
SB-7	HD-2
0-1' Sandy Loam Topsoil	0-1' Topsoil
1'-8' Clay Loam	1'-9' Clay Loam
8'-15' Sandy Loam with Clay Loam inclusions	9'-11' Sandy Clay Loam
SB-8	HD-3
0-1' Sandy Loam Topsoil	0-1' Topsoil
1'-8' Clay Loam	1'-2' Sandy Loam
8'-12' Med Sand	2'-5' Clay Loam
SB-9	HD-4
0-1' Loam Topsoil	0-1' Topsoil
1'-7' Cobbley Loam Sand to Sandy Loam	1'-10' Clay Loam
6'-13' Clay Loam	10'-14' Loamy Sand
SB-10	HD-5
0-1' Loam Topsoil	0-1' Topsoil
1'-6' Clay Loam	1'-7' Clay Loam
6'-11' Coarse Sand and Gravel	7'-11' Fine Sand
SB-11	HD-6
0-1' Sandy Loam Topsoil	0-1' Topsoil
1'-3' Sandy Loam	1'-2' Clay Loam
3'-7' Very Coarse Sand and Gravel	2'-4' Sandy Clay Loam
SB-12	HD-7
0-1' Loam Topsoil	0-1' Topsoil
1'-7' Med Sand	1'-11' Clay Loam
	11'-15' Fine Sand
SB-13	HD-8
0-1' Loam Topsoil	0-1' Topsoil
1'-3' Clay Loam	1'-14.5' Clay Loam
3'-8' Med Sand	14.5'-18' Fine Sand
SB-14	HD-10
0-1' Loam Topsoil	0-1' Topsoil
1'-3' Clay Loam	1'-14' Clay Loam
3'-8' Med Sand	14'-18' Fine Sand
SB-15	HD-11
0-1' Clay Loam Topsoil	0-1' Topsoil
1'-11' Clay Loam	1'-8' Clay Loam
11'-15' Gravelly Coarse Sand	16'-19' Fine Sand
SB-16	HD-12
0-1' Clay Loam Topsoil	0-1' Topsoil
1'-11' Clay Loam	1'-8' Clay Loam
11'-15' Gravelly Coarse Sand	16'-19' Fine Sand
SB-17	HD-13
0-1' Clay Loam Topsoil	0-1' Topsoil
1'-11' Clay Loam	1'-8' Clay Loam
11'-15' Med Sand	16'-19' Fine Sand

BENCHMARK INFORMATION

BM #200: NAIL IN S/S OF POWER POLE ALONG LOTS AND ROAD SOUTH OF #3370
ELEVATION = 986.28 NAVD88

BM#201: NAIL ON SOUTH SIDE OF 22" CHERRY LOCATED ON EAST END OF THE E-W TREE ROW IN MIDDLE OF SITE
ELEVATION = 972.40' NAVD88

BM#302: R.R. SPIKE IN WEST FACE OF UTILITY POLE 15' NORTH OF NORTH EDGE OF DRIVE FOR #3473 LATSON, 50' EAST OF ROAD
ELEVATION = 984.34 NAVD88

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FOUND. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE LOCATION OR DEPTH OF UTILITIES SHOWN ON THESE PLANS.

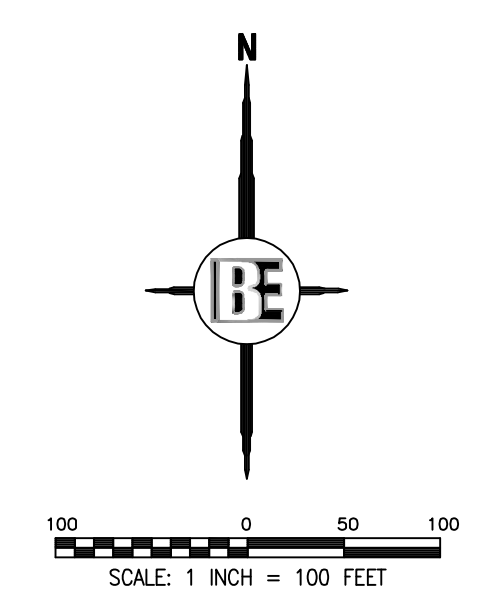
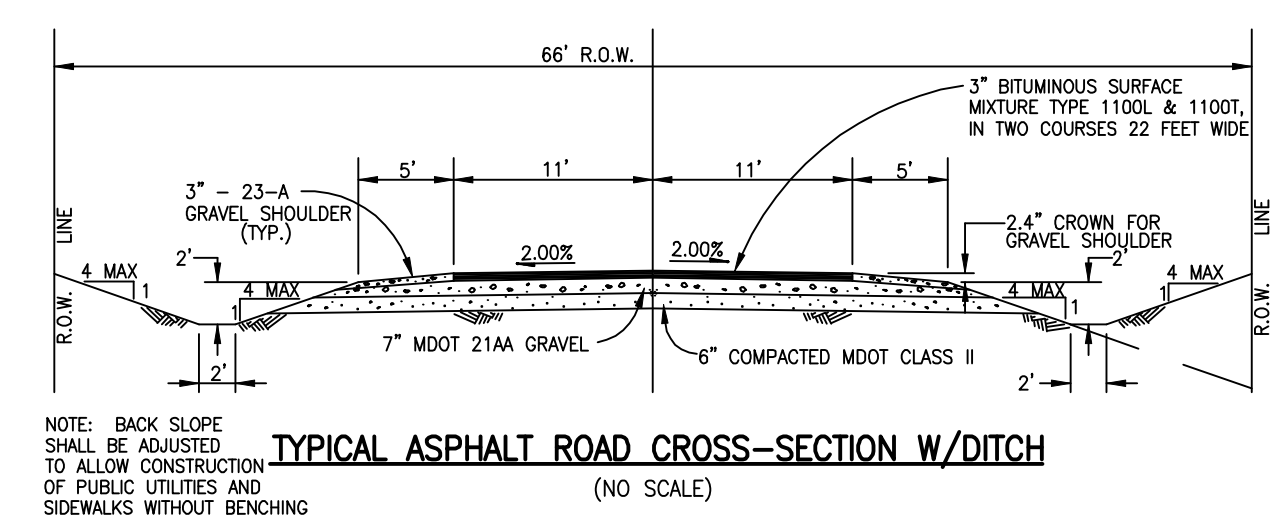
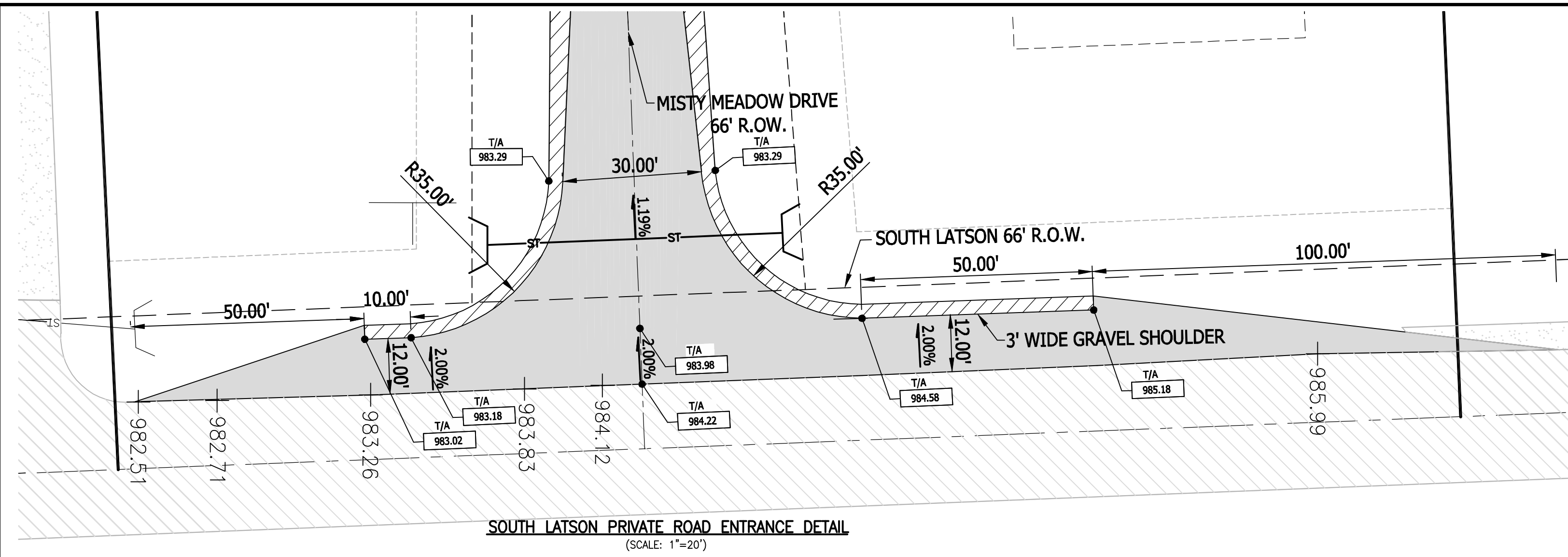
BOSS ENGINEERING
3121 E. GRAND RIVER AVE.
DENVER, CO 80231
(303) 755-0078
www.bosseng.com

BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
(E-MAIL: bosseng.com)

MISTY MEADOW
PREPARED FOR:
GFG INVESTMENT PROPERTIES, LLC
15264 BAILEY
TULSA, OK 74130
(757) 755-0078

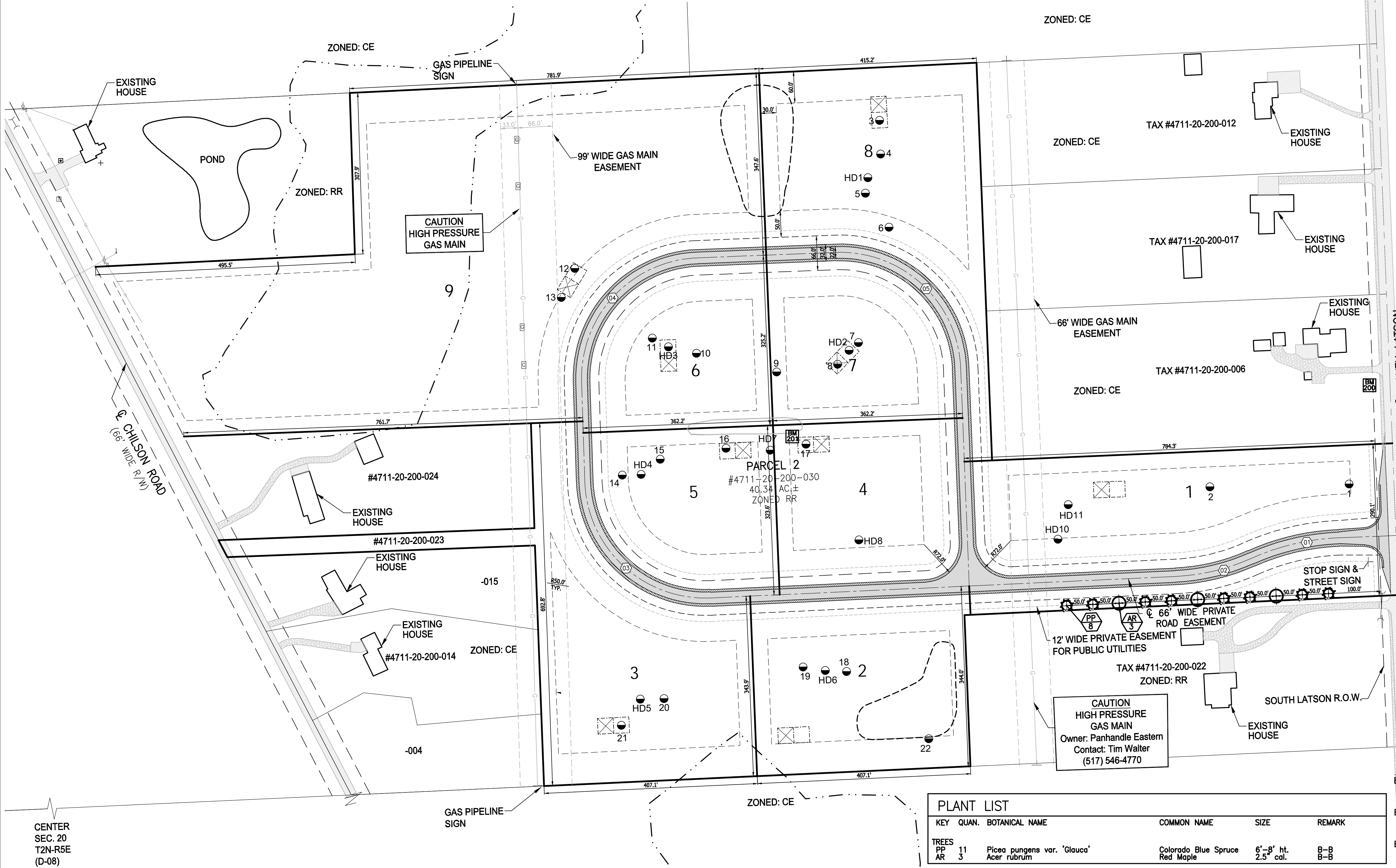
EXISTING CONDITIONS

NO.	DATE	REVISION
1	5/19/16	DATE
2	7/20/16	DATE
3	7/20/16	DATE
4	7/20/16	DATE
5	7/20/16	DATE
6	7/20/16	DATE
7	7/20/16	DATE
8	7/20/16	DATE
9	7/20/16	DATE
10	7/20/16	DATE
11	7/20/16	DATE
12	7/20/16	DATE
13	7/20/16	DATE
14	7/20/16	DATE
15	7/20/16	DATE
16	7/20/16	DATE
17	7/20/16	DATE
18	7/20/16	DATE
19	7/20/16	DATE
20	7/20/16	DATE
21	7/20/16	DATE
22	7/20/16	DATE
23	7/20/16	DATE
24	7/20/16	DATE
25	7/20/16	DATE
26	7/20/16	DATE
27	7/20/16	DATE
28	7/20/16	DATE
29	7/20/16	DATE
30	7/20/16	DATE
31	7/20/16	DATE
32	7/20/16	DATE
33	7/20/16	DATE
34	7/20/16	DATE
35	7/20/16	DATE
36	7/20/16	DATE
37	7/20/16	DATE
38	7/20/16	DATE
39	7/20/16	DATE
40	7/20/16	DATE
41	7/20/16	DATE
42	7/20/16	DATE
43	7/20/16	DATE
44	7/20/16	DATE
45	7/20/16	DATE
46	7/20/16	DATE
47	7/20/16	DATE
48	7/20/16	DATE
49	7/20/16	DATE
50	7/20/16	DATE



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FOUND. THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BOSS ENGINEERING
 BEFORE ANY CONSTRUCTION
 1-800-482-7171
 www.bosseng.com

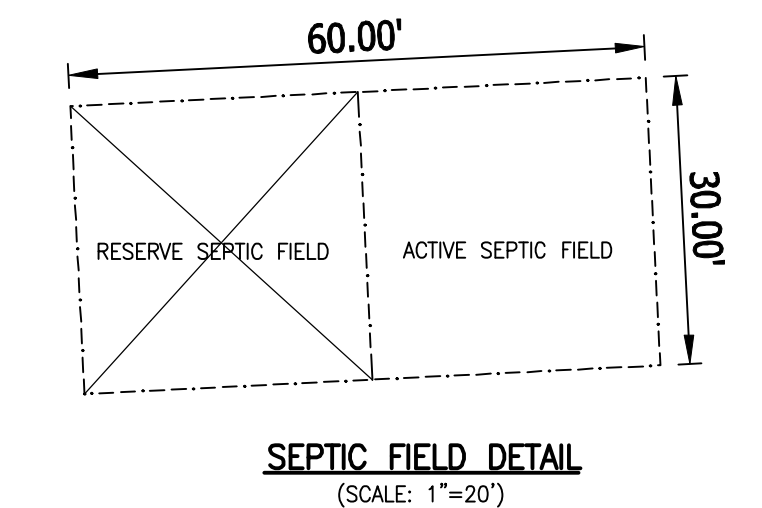


LEGEND

PROPOSED (PR)	EXISTING (EX)
	EXISTING RIGHT-OF-WAY
	SETBACK
	WETLAND ACTIVE/RESERVE
	WELL
	ASPHALT
	GRAVEL
	WETLAND DETENTION/RETENTION BASIN
	HORIZONTAL CURVE
	GAS MAIN
	EVERGREEN TREE

SITE DATA

ZONING	RR RURAL RESIDENTIAL
SITE AREA	40.34 AC
SETBACKS	REQUIRED
FRONT	50 FT.
SIDE	30 FT.
REAR	60 FT.
MINIMUM LOT AREA	2 ACRES
MINIMUM LOT WIDTH	200 FT.
RIGHT-OF-WAY	66 FT.



- SITE PLAN NOTES**
- NO PARKING SHALL BE PERMITTED ON THE ROAD
 - BUILDINGS SHALL PROVIDE ADDRESS NUMBERS AT A MINIMUM 4" IN HEIGHT TO BE VISIBLE FROM THE ROAD.
 - ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING AT LEAST 75,000 LBS.
 - 15 FT. OF OVERHEAD TREE CLEARANCE TO BE PROVIDED WITHIN THE WIDTH OF THE PAVEMENT.
 - STOP SIGN AND STREET SIGN TO BE IN ACCORDANCE WITH THE MICHIGAN UNIFORM TRAFFIC CONTROL DEVICES AND CONFORM TO ROAD COMMISSION REQUIREMENTS.
 - STREET NAME HAS BEEN SUBMITTED TO THE ROAD COMMISSION AND IS ACCEPTABLE.

HORIZONTAL CURVE DATA

CURVE #	RADIUS (FT)	ARC LENGTH (FT)	PC (STA)	PT (STA)
01	450	172.05	0+95.37	2+67.42
02	400	150.15	2+67.42	4+17.57
03	230	364.51	13+04.66	16+69.18
04	230	359.64	18+58.90	22+18.54
05	230	361.28	24+82.22	28+43.50

E 1/4 COR.
 SEC. 20
 T2N-R5E
 (E-08)

BENCHMARK INFORMATION

BM #200: NAIL IN S/S OF POWER POLE ALONG LOTS AND ROAD SOUTH OF #3370
 ELEVATION = 986.28 NAVD88

BM #201: NAIL ON SOUTH SIDE OF 22" CHERRY LOCATED ON EAST END OF THE E-W TREE ROW IN MIDDLE OF SITE
 ELEVATION = 972.40' NAVD88

BM #302: R.R. SPIKE IN WEST FACE OF UTILITY POLE 15' NORTH OF NORTH EDGE OF DRIVE FOR #3473 LATSON, 50' EAST OF ROAD
 ELEVATION = 984.34 NAVD88

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
TREES					
PP	11	<i>Picea pungens</i> var. 'Glauca'	Colorado Blue Spruce	6'-8' ht.	B-B
AR	3	<i>Acer rubrum</i>	Red Maple	2.5" cal.	B-B

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

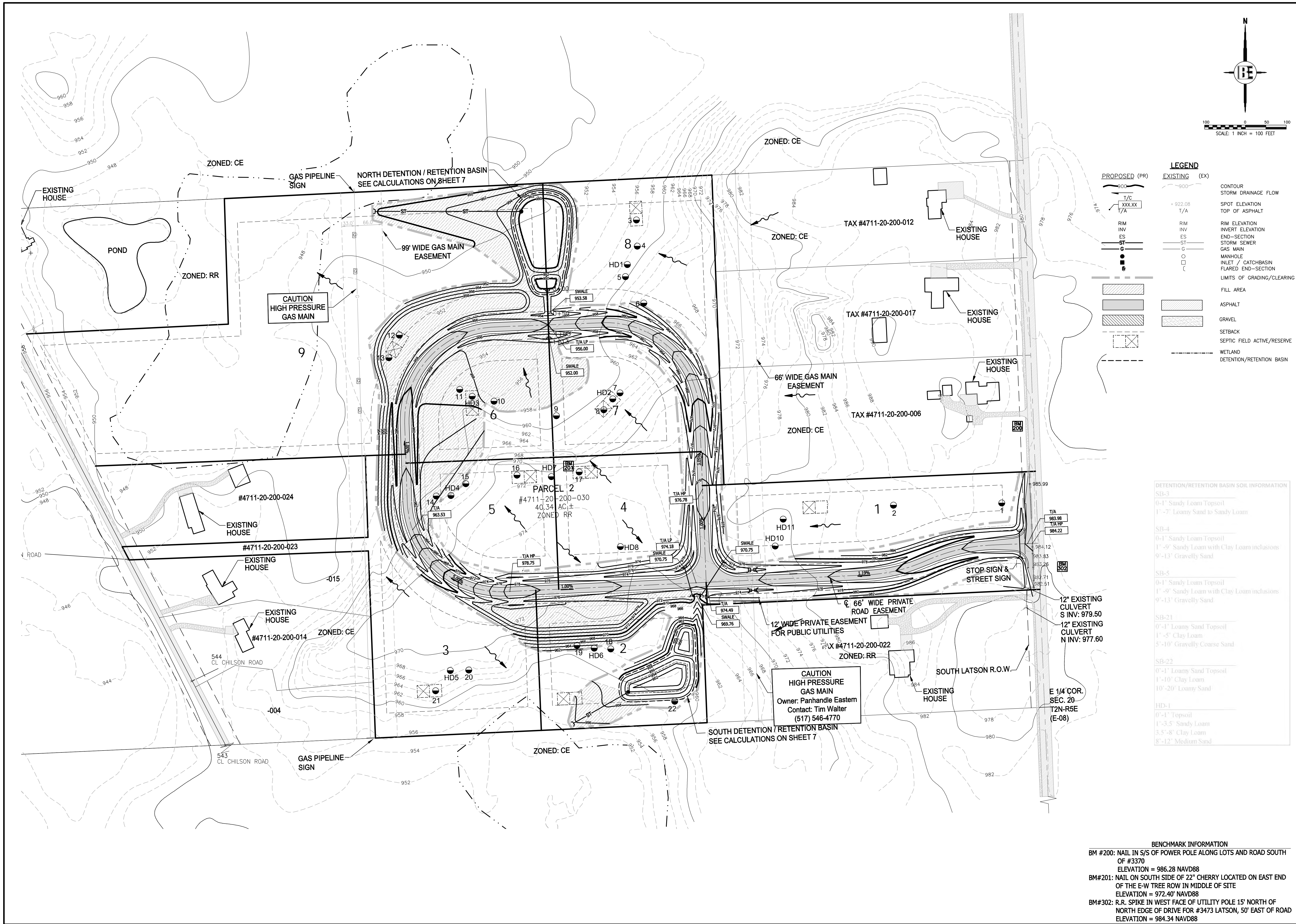
MISTY MEADOW
 PROJECT
 PREPARED FOR:
GFG INVESTMENT PROPERTIES, LLC
 15284 BAILEY
 TOLON, MI 49088
 (734) 795-0078

SITE PLAN
 TITLE

NO.	BY	DATE	REVISION
1	KS	5/19/16	TOWNSHIP REVIEW
2	KS	7/20/16	TOWNSHIP REVIEW
3	KS	4/20/16	REVISION PER

DESIGNED BY: KS
 DRAWN BY: KS
 CHECKED BY:

SCALE: 1" = 100'
 JOB NO. 15-179
 DATE 03/23/16
 SHEET NO. 3



LEGEND

	PROPOSED (PR)		EXISTING (EX)
	CONTOUR		STORM DRAINAGE FLOW
	SPOT ELEVATION		GAS MAIN
	TOP OF ASPHALT		MANHOLE
	RIM ELEVATION		INLET / CATCHBASIN
	INVERT ELEVATION		FLARED END-SECTION
	END-SECTION		LIMITS OF GRADING/CLEARING
	STORM SEWER		FILL AREA
	GAS MAIN		ASPHALT
	MANHOLE		GRAVEL
	INLET / CATCHBASIN		SETBACK
	FLARED END-SECTION		SEPTIC FIELD ACTIVE/RESERVE
	LIMITS OF GRADING/CLEARING		WETLAND
	FILL AREA		DETENTION/RETENTION BASIN

DETENTION/RETENTION BASIN SOIL INFORMATION

SB-3	0'-1" Sandy Loam Topsoil 1'-7" Loamy Sand to Sandy Loam
SB-4	0'-1" Sandy Loam Topsoil 1'-9" Sandy Loam with Clay Loam inclusions 9'-13" Gravelly Sand
SB-5	0'-1" Sandy Loam Topsoil 1'-9" Sandy Loam with Clay Loam inclusions 9'-13" Gravelly Sand
SB-21	0'-1" Loamy Sand Topsoil 1'-5" Clay Loam 5'-10" Gravelly Coarse Sand
SB-22	0'-1" Loamy Sand Topsoil 1'-10" Clay Loam 10'-20" Loamy Sand
HD-1	0'-1" Topsoil 1'-3.5" Sandy Loam 3.5'-8" Clay Loam 8'-12" Medium Sand

BENCHMARK INFORMATION

BM #200: NAIL IN S/S OF POWER POLE ALONG LOTS AND ROAD SOUTH OF #3370
ELEVATION = 986.28 NAVD88

BM#201: NAIL ON SOUTH SIDE OF 22" CHERRY LOCATED ON EAST END OF THE E-W TREE ROW IN MIDDLE OF SITE
ELEVATION = 972.40' NAVD88

BM#302: R.R. SPIKE IN WEST FACE OF UTILITY POLE 15' NORTH OF NORTH EDGE OF DRIVE FOR #3473 LATSON, 50' EAST OF ROAD
ELEVATION = 984.34 NAVD88

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FOUND. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE LOCATION OR DEPTH OF UTILITIES SHOWN ON THESE PLANS.

3 Working Days
BEFORE NCS
D/C
1-800-482-7171

BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

3121 E. GRAND RIVER AVE.
(E-MAIL: beb@bosseng.com)
(800) 246-6735 FAX (917) 548-1670

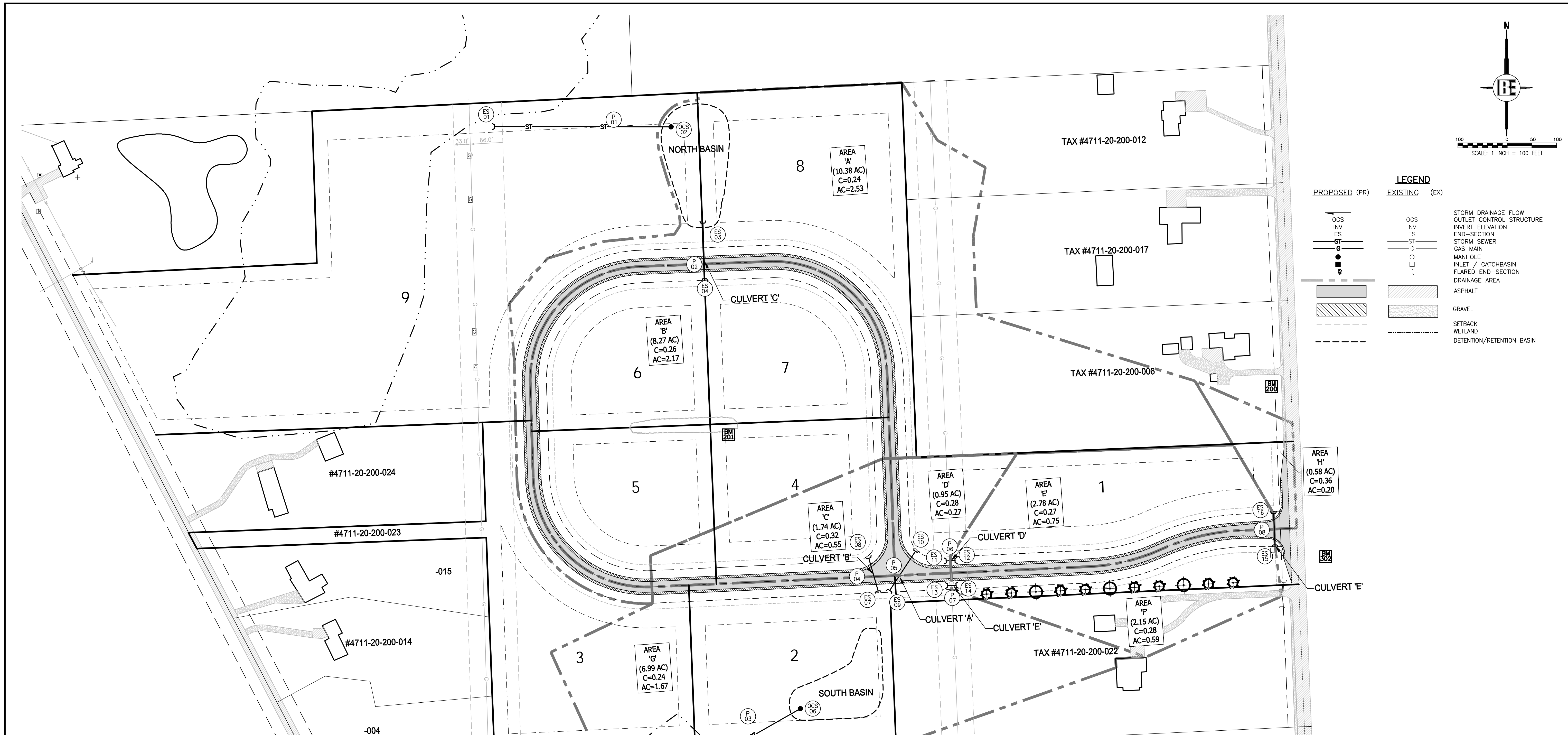
MISTY MEADOW
PROJECT
PREPARED FOR:
GFG INVESTMENT PROPERTIES, LLC
15284 BAILEY
TULSA, OK 74106
(754) 756-0078

TITLE
GRADING PLAN

NO.	BY	REVISION	DATE
2	KS	TOWNSHIP REVIEW	5/19/16
1	KS	TOWNSHIP REVIEW	4/20/16
1	KS	TOWNSHIP REVIEW	4/20/16
1	KS	REVISION PER	

DESIGNED BY: KS
DRAWN BY: KS
CHECKED BY:

SCALE 1" = 100'
JOB NO. 15-179
DATE 03/23/16
SHEET NO. 4



LEGEND

PROPOSED (PR)	EXISTING (EX)	
—○—	—○—	STORM DRAINAGE FLOW
—○—	—○—	OUTLET CONTROL STRUCTURE
—○—	—○—	INVERT ELEVATION
—○—	—○—	END-SECTION
—○—	—○—	STORM SEWER
—○—	—○—	GAS MAIN
—○—	—○—	MANHOLE
—○—	—○—	INLET / CATCHBASIN
—○—	—○—	FLARED END-SECTION
—○—	—○—	DRAINAGE AREA
—○—	—○—	ASPHALT
—○—	—○—	GRAVEL
—○—	—○—	SETBACK
—○—	—○—	WETLAND
—○—	—○—	DETENTION/RETENTION BASIN

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE AS TO THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FOUND. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE LOCATION OR DEPTH OF UTILITIES SHOWN ON THESE PLANS.

3 WORKING DAYS BEFORE NCS DIG
 BEFORE NCS DIG
 1-800-482-7171
 www.bosseng.com

BOSS ENGINEERING
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS
 (E-MAIL: beb@bosseng.com)
 3121 E. GRAND RIVER AVE.
 (800) 246-6735 FAX (317) 548-1670

MISTY MEADOW
 PROJECT
 PREPARED FOR: **GFG INVESTMENT PROPERTIES, LLC**
 15284 BAILEY TOWNSHIP, MO
 (734) 756-0078
DRAINAGE AREAS
 TITLE

STORM STRUCTURE SCHEDULE

STRUCTURE	FLARED END SECTION	INVERT	DIAMETER	ELEVATION
ES 01	FLARED END SECTION	12"		948.14
OCS 02	RIM = 952.00	12"		949.75
ES 03	FLARED END SECTION	18"		951.15
ES 04	FLARED END SECTION	18"		952.17
ES 05	FLARED END SECTION	12"		954.26
OCS 06	RIM = 958.00	12"		954.75
ES 07	FLARED END SECTION	12"		970.22
ES 08	FLARED END SECTION	12"		970.75
ES 09	FLARED END SECTION	18"		970.46
ES 10	FLARED END SECTION	18"		970.75
ES 11	FLARED END SECTION	15"		973.69
ES 12	FLARED END SECTION	15"		973.90
ES 13	FLARED END SECTION	15"		973.69
ES 14	FLARED END SECTION	15"		973.90
ES 15	FLARED END SECTION	12"		981.63
ES 16	FLARED END SECTION	12"		981.83

DRAINAGE AREA SUMMARY

NORTH BASIN DRAINAGE AREAS

SECTION	AREA (AC)	C	AxC
A	10.38	0.24	2.53
B	8.27	0.26	2.17
TOTAL (AC)=	18.64		

SOUTH BASIN DRAINAGE AREAS

SECTION	AREA (AC)	C	AxC
C	1.74	0.32	0.55
D	0.95	0.28	0.27
E	2.78	0.27	0.75
F	2.15	0.28	0.59
G	6.99	0.24	1.67
TOTAL (AC)=	14.61		

DRAINAGE AREA STRUCTURE SUMMARY

STRUCTURE	DRAINAGE AREA(S)	AREA (AC)
CULVERT A	D,E	3.73
CULVERT B	C	1.74
CULVERT C	B	8.27
CULVERT D	E	2.78
CULVERT E	F	2.15
CULVERT F	H	0.58

STORM PIPE SCHEDULE

PIPE	LENGTH	SIZE	TYPE	SLOPE
1	358	12	C-76 CLV	0.45%
2	113	18	C-76 CLV	0.75%
3	153	12	C-76 CLV	0.32%
4	66	12	C-76 CLV	0.80%
5	95	18	C-76 CLV	0.30%
6	18	15	C-76 CLV	1.17%
7	18	15	C-76 CLV	1.17%
8	64	12	C-76 CLV	0.32%

DETENTION/RETENTION BASIN NOTES

1. THE NORTH BASIN IS TO OUTLET INTO AN EXISTING WETLAND TO THE NORTHWEST.
2. THE SOUTH BASIN IS TO OUTLET INTO AN EXISTING WETLAND TO THE SOUTH.

BENCHMARK INFORMATION

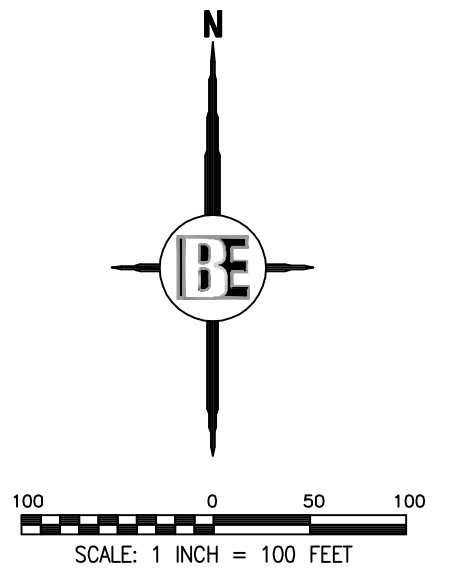
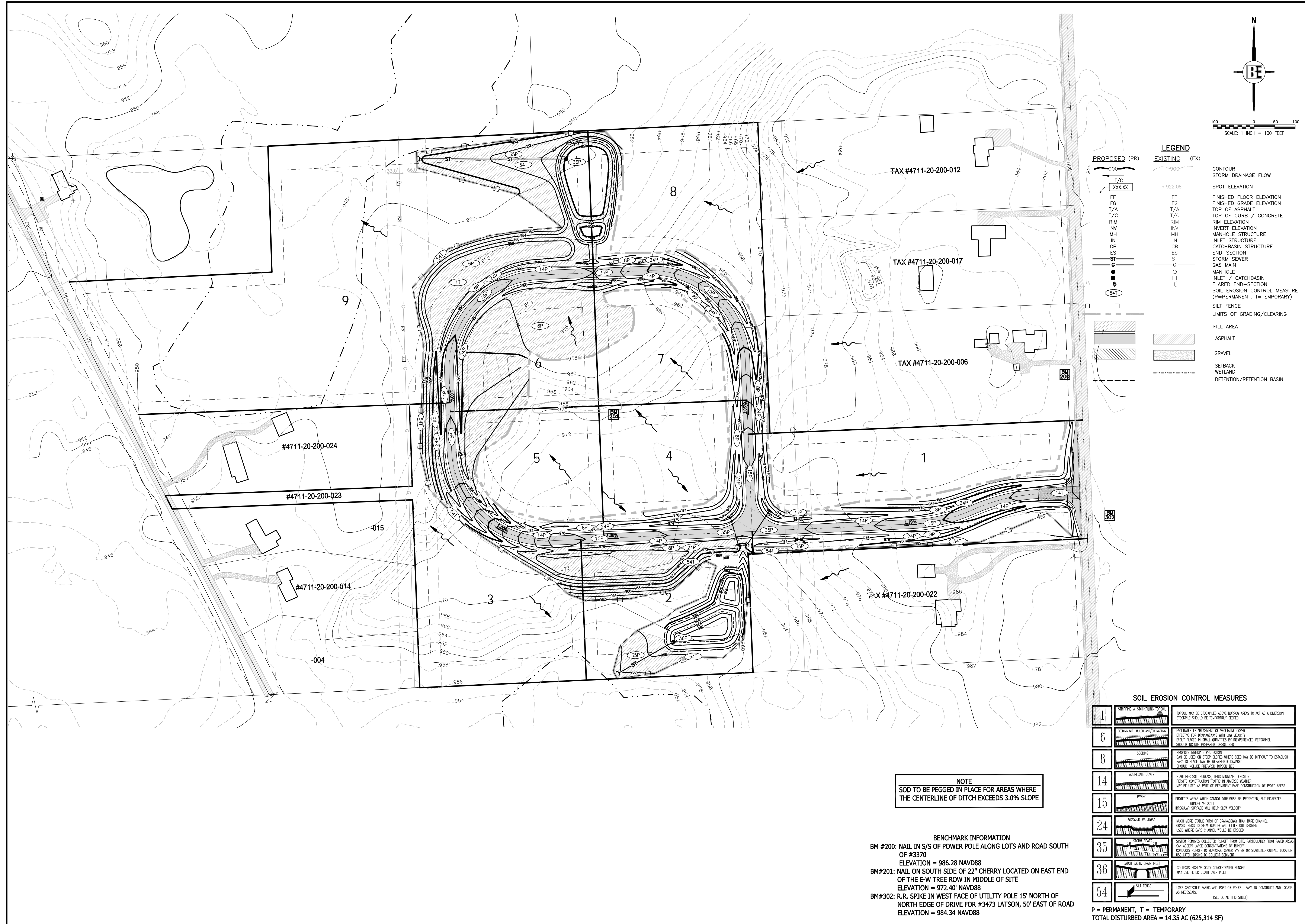
BM #200: NAIL IN S/S OF POWER POLE ALONG LOTS AND ROAD SOUTH OF #3370
 ELEVATION = 986.28 NAVD88

BM#201: NAIL ON SOUTH SIDE OF 22" CHERRY LOCATED ON EAST END OF THE E-W TREE ROW IN MIDDLE OF SITE
 ELEVATION = 972.40' NAVD88

BM#302: R.R. SPIKE IN WEST FACE OF UTILITY POLE 15' NORTH OF NORTH EDGE OF DRIVE FOR #3473 LATSON, 50' EAST OF ROAD
 ELEVATION = 984.34 NAVD88

NO.	BY	DATE	REVISION
1	KS	5/19/16	TOWNSHIP REVIEW
2	KS	7/20/16	TOWNSHIP REVIEW
3	KS	7/20/16	REVISION PER

DESIGNED BY: KS
 DRAWN BY: KS
 CHECKED BY:
 SCALE 1" = 100'
 JOB NO. 15-179
 DATE 03/23/16
 SHEET NO. 5



LEGEND		
PROPOSED (PR)	EXISTING (EX)	
— 000	— 900	CONTOUR
T/C	+ 922.08	STORM DRAINAGE FLOW
FF	FF	SPOT ELEVATION
FG	FG	FINISHED FLOOR ELEVATION
T/A	T/A	FINISHED GRADE ELEVATION
T/C	T/C	TOP OF ASPHALT
RIM	RIM	TOP OF CURB / CONCRETE
INV	INV	RIM ELEVATION
MH	MH	INVERT ELEVATION
IN	IN	MANHOLE STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
ES	ES	END-SECTION
ST	ST	STORM SEWER
G	G	GAS MAIN
●	○	MANHOLE
○	○	INLET / CATCHBASIN
○	○	FLARED END-SECTION
○	○	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
—	—	SILT FENCE
—	—	LIMITS OF GRADING/CLEARING
—	—	FILL AREA
—	—	ASPHALT
—	—	GRAVEL
—	—	SETBACK
—	—	WETLAND
—	—	DETENTION/RETENTION BASIN

NOTE
SOD TO BE PEGGED IN PLACE FOR AREAS WHERE THE CENTERLINE OF DITCH EXCEEDS 3.0% SLOPE

BENCHMARK INFORMATION
BM #200: NAIL IN S/S OF POWER POLE ALONG LOTS AND ROAD SOUTH OF #3370
 ELEVATION = 986.28 NAVD88
BM#201: NAIL ON SOUTH SIDE OF 22" CHERRY LOCATED ON EAST END OF THE E-W TREE ROW IN MIDDLE OF SITE
 ELEVATION = 972.40' NAVD88
BM#302: R.R. SPIKE IN WEST FACE OF UTILITY POLE 15' NORTH OF NORTH EDGE OF DRIVE FOR #3473 LATSON, 50' EAST OF ROAD
 ELEVATION = 984.34 NAVD88

SOIL EROSION CONTROL MEASURES	
1	STRIPPING & STOCKPILE TOPSOIL TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION STOCKPILE SHOULD BE TEMPORARILY SEED
6	SEEDING WITH MULCH AND/OR MATING FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR DRAINAGEWAYS WITH LOW VELOCITY EASILY PLACED IN SMALL QUANTITIES BY INEXPERIENCED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED
8	SEEDING PROVIDES MANURE PROTECTION CAN BE USED ON STEEP SLOPES WHERE SEED MAY BE DIFFICULT TO ESTABLISH EASY TO PLACE, MAY BE REPAIRED IF DAMAGED SHOULD INCLUDE PREPARED TOPSOIL BED
14	AGGREGATE COVER STABILIZES SOIL SURFACE, TRAP MINOR EROSION PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS
15	PAVING PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY IRREGULAR SURFACE WILL HELP SLOW VELOCITY
24	GRASSED WATERWAY MUCH MORE STABLE FORM OF DRAINAGEWAY THAN DIRT CHANNEL GRASS TENDS TO SLOW RUNOFF AND FILTER OUT SEDIMENT USED WHERE DIRT CHANNEL WOULD BE UNDESIRABLE
35	SNOW BANKS SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF CONDUCTS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION USE CAREFUL DESIGN TO COLLECT SEDIMENT
36	CATCH BASIN, DRAIN INLET COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF MAY USE FILTER CLOTH OVER INLET
54	SILT FENCE USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL SHEET)

P = PERMANENT, T = TEMPORARY
TOTAL DISTURBED AREA = 14.35 AC (625,314 SF)

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FOUND. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE LOCATION OR DEPTH OF UTILITIES SHOWN ON THESE PLANS.

BEFORE ANY CONSTRUCTION BEGINS, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.

3 WORKING DAYS BEFORE ANY CONSTRUCTION BEGINS
 BEFORE ANY CONSTRUCTION BEGINS
 1-800-482-7171
 www.bosseng.com


BOSS ENGINEERING
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS
 3121 E. GRAND RIVER AVE.
 (E-MAIL: be@bosseng.com)
 (800) 246-6735 FAX (317) 548-1670

MISTY MEADOW
GFG INVESTMENT PROPERTIES, LLC
 15284 BALEY
 TULSA, OK 74106
 (757) 756-0078

PROJECT	DATE
PREPARED FOR:	
DESIGNED BY:	KS
DRAWN BY:	KS
CHECKED BY:	
SCALE:	1" = 100'
JOB NO.:	15-179
DATE:	03/23/16
SHEET NO.:	6

MEMORANDUM

TO: Township Board

FROM: Michael Archinal 

DATE: 6/2/2016

RE: SMART Zone Application
Resolution of Intent

For your consideration this evening are two items related to the SMART Zone application we have been discussing over the last several months. In conjunction with the application is the establishment of a Local Development Finance Authority (LDFA) in the Latson interchange area. SMART Zones are a specific type of LDFA that are focused on advanced manufacturing, alternative energy or life sciences related job creation. The first step in creating an LDFA is a Resolution of Intent calling for a public hearing to take place on July 18, 2016. The resolution also calls for statutory notice to be sent to all affected properties and taxing entities whose millage would be subject to partial capture.

Included for your review is a draft of a resolution that will be considered on July 18, 2016. This draft resolution creates the LDFA and provides for other related practical matters. It is important to note that in addition to control over the LDFA Board majority the Township Board retains budgetary control over how revenues captured through the Tax Increment Financing (TIF) are spent. *The draft resolution creating the LDFA is provided for informational purposes only and does not require action at this time.*

Also for your consideration this evening is approval of the SMART zone application to the Michigan Economic Development Corporation. A significant amount of work has been done by Dr. Marlo Rencher of Cleary University in this regard. A final version of the application will be provided to you either later today or tomorrow. Drafts of the application have previously been reviewed by the Board so the final version should be familiar to you. To help refresh how we have gotten here I have provided information from previous packets including a schedule showing total projected annual capture, correspondence from Sterling Heights and a 2/13/2016 memorandum from me providing background on the SMART Zone concept.

Please consider adoption of the attached RESOLUTION OF INTENT CALLING PUBLIC HEARING REGARDING THE CREATION OF A LOCAL DEVELOPMENT FINANCE AUTHORITY.

RESOLUTION OF INTENT CALLING PUBLIC HEARING
REGARDING THE CREATION OF A
LOCAL DEVELOPMENT FINANCE AUTHORITY

Township of Genoa
County of Livingston, State of Michigan

Minutes of a regular meeting of the Township Board of the Township of Genoa, County of Livingston, State of Michigan, held on June 6, 2016 at 6:30 p.m., prevailing Eastern Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the Township of Genoa, County of Livingston, State of Michigan (the "Township") is authorized by the provisions of Act 281, Public Acts of Michigan, 1986, as amended ("Act 281"), to create a local development finance authority; and

WHEREAS, the Township Board has determined that it is necessary and in the best interests of the Township to create a local development finance authority (the "Authority") and to designate the boundaries of the authority district in which the Authority will exercise its powers (the "Authority District"); and

WHEREAS, a resolution creating the Authority and designating the boundaries of the Authority District is being prepared and will be presented to the Township Board; and

WHEREAS, prior to adoption by the Township Board of a resolution creating the Authority and designating the boundaries of the Authority District, it is necessary for the Township to conduct a public hearing on the establishment of the Authority and the proposed boundaries of the Authority District as required by Act 281.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board determines that it is necessary and in the best interests of the Township to create an Authority pursuant to the provisions of Act 281 in order to eliminate causes of unemployment, underemployment and joblessness and to promote economic growth in the Township, and the Township Board hereby declares its intention to create and provide for the operation of an Authority pursuant to Act 281.

2. The Authority District subject to the jurisdiction of the Authority as provided in Act 281 is hereby tentatively designated to be as set forth in Exhibit A attached hereto and made part hereof.

3. There shall be a public hearing on Monday, the 18th day of July, 2016, at 6:30 p.m., prevailing Eastern Time, in the Township Hall in the Township to consider adoption by the Township Board of a resolution creating an Authority, designating the boundaries of the Authority District in which the Authority shall have jurisdiction, and setting out certain procedures in connection therewith.

4. The Township Clerk shall cause notice of said public hearing to be published in the *Livingston County Press and Argus*, a newspaper of general circulation in the Township, twice before the public hearing. The notice shall be published not less than 20 and not more than 40 days before the date set for the public hearing. The notice shall be published as a display advertisement prominent in size. The Township Clerk shall also cause the notice to be mailed by first class mail not less than 20 days prior to the public hearing to all property taxpayers of record in the proposed Authority District. The Township Clerk shall also cause the notice to be mailed by certified mail not less than 20 days prior to the public hearing to the governing body of each taxing jurisdiction levying taxes that would be subject to capture by the Authority if the Authority is established and a tax increment financing plan is approved.

5. The notice of the public hearing shall be in substantially the following form:

NOTICE OF PUBLIC HEARING

TOWNSHIP OF GENOA
COUNTY OF LIVINGSTON, MICHIGAN

ON THE CREATION OF A LOCAL DEVELOPMENT FINANCE AUTHORITY
AND THE DESIGNATION OF AUTHORITY DISTRICT BOUNDARIES

TO ALL INTEREST PERSONS IN THE TOWNSHIP OF GENOA:

PLEASE TAKE NOTICE that the Township Board of the Township of Genoa, County of Livingston, State of Michigan, will hold a public hearing on Monday, the 18th day of July, 2016, at 6:30 p.m., prevailing Eastern Time, in the Township Hall, 2911 Dorr Road, Brighton, Michigan, to consider the adoption of a resolution establishing a Local Development Finance Authority and designating the boundaries of the authority district in which the Local Development Finance Authority will exercise its powers, pursuant to Act 281 of the Public Acts of Michigan of 1986, as amended.

PROPOSED BOUNDARIES

The boundaries of the proposed district within which the Local Development Finance Authority shall exercise its powers are as follows:

The northern limit of the district shall be those properties fronting on Grand River Avenue from Exit 141 west to the Township limit. The western limit shall be roughly Chilson Road but including portions of the southwest quarter of Section 6. The southern limit shall be I-96 except for properties south of I-96 proximate to the Latson Interchange in the southeast quarter of Section 8, the southeast and southwest quarters of Section 9, portions of the northeast quarter of Section 17 and portions of the northwest quarter of Section 16, as shown on the attached map and list of parcels.

[ADD MAP]

At the public hearing, all residents, taxpayers, property owners from a taxing jurisdiction in which the proposed district is located or an official from a taxing jurisdiction with millage that would be subject to capture desiring to address the Township Board shall be afforded an opportunity to be heard in regard to the establishment of the Local Development Finance Authority and the boundaries of the proposed authority district.

FURTHER INFORMATION may be obtained from the Township Manager, 2911 Dorr Road, Brighton or at (810) 227-5225.

This notice is given by order of the Township Board of the Township of Genoa, State of Michigan, pursuant to Section 4 of Act 281 of the Public Acts of Michigan of 1986, as amended.

Polly Skolarus
Township Clerk

6. In order to obtain a designation from the Michigan Economic Development Corporation of the proposed authority district as set forth in Exhibit A, or any portion thereof, as a certified technology park under Act 281, the Township Supervisor, Township Clerk or Township Manager are each authorized to make application to the Michigan Economic Development Corporation for designation of the proposed authority district, or any portion thereof, as a certified technology park under Act 281.

7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

Polly Skolarus
Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Township of Genoa, County of Livingston, State of Michigan, at a regular meeting held on June 6, 2016, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Polly Skolarus
Township Clerk

EXHIBIT A

DESCRIPTION OF PROPERTY TO BE INCLUDED IN THE
PROPOSED AUTHORITY DISTRICT

The northern limit of the district shall be those properties fronting on Grand River Avenue from Exit 141 west to the Township limit. The western limit shall be roughly Chilson Road but including portions of the southwest quarter of Section 6. The southern limit shall be I-96 except for properties south of I-96 proximate to the Latson Interchange in the southeast quarter of Section 8, the southeast and southwest quarters of Section 9, portions of the northeast quarter of Section 17 and portions of the northwest quarter of Section 16, as shown on the attached map and list of parcels.

[INSERT MAP AND LIST OF PARCELS]

RESOLUTION CREATING A LOCAL DEVELOPMENT FINANCE AUTHORITY FOR THE TOWNSHIP OF GENOA, DESIGNATING BOUNDARIES OF THE AUTHORITY DISTRICT AND PROVIDING FOR OTHER MATTERS

Township of Genoa
County of Livingston, State of Michigan

Minutes of a regular meeting of the Township Board of the Township of Genoa, County of Livingston, State of Michigan, held on July 18, 2016, at 6:30 p.m. prevailing Eastern Time.

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the Township of Genoa, County of Livingston, State of Michigan (the "Township") is authorized by the provisions of Act 281, Public Acts of Michigan, 1986, as amended ("Act 281"), to create a local development finance authority; and

WHEREAS, pursuant to Act 281 the Township is required to hold a public hearing on the establishment of a local development finance authority and the creation of an authority district in which the local development finance authority will exercise its powers; and

WHEREAS, on July 18, 2016, the Township Board conducted a public hearing on the establishment of a local development finance authority and on the designation of the proposed boundaries of the authority district;

WHEREAS, the Township intends to request designation of its local development finance authority as a certified technology park under Act 281.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Determination of Necessity; Purpose. The Township Board hereby determines that it is necessary and in the best interests of the Township to create a local development finance authority pursuant to Act 281 in order to eliminate causes of unemployment, underemployment and joblessness and to promote economic growth in the Township.

2. Definitions. The terms used in this resolution shall have the same meaning as given to them in Act 281 or as hereinafter in this section provided unless the context clearly indicates to the contrary. As used in this resolution:

"Act 281" means Act No. 281 of the Public Acts of Michigan of 1986, as amended.

“Authority” means the Local Development Finance Authority of the Township of Genoa created by this resolution.

“Authority District” means the authority district designated by this resolution as now existing or hereafter amended, and within which the Authority shall exercise its powers.

“Board” or “Board of Directors” means the Board of Directors of the Authority, the governing body of the Authority.

“Chief Executive Officer” means the Supervisor of the Township.

“Township” means the Township of Genoa, County of Livingston, Michigan.

“Township Board” means the Township Board of the Township.

3. Creation of Authority. There is hereby created pursuant to Act 281 a local development finance authority for the Township. The Authority shall be a public body corporate and shall be known and exercise its powers under title of the “LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE TOWNSHIP OF GENOA.” The Authority may adopt a seal, may sue and be sued in any court of this State and shall possess all of the powers necessary to carry out the purpose of its incorporation as provided by this resolution and Act 281. The enumeration of a power in this resolution or in Act 281 shall not be construed as a limitation upon the general powers of the Authority.

4. Termination. Upon completion of its purposes, the Authority may be dissolved by the Township Board. The property and assets of the Authority, after dissolution and satisfaction of its obligations, shall revert to the Township.

5. Description of Authority District. The Authority District shall consist of the territory in the Township described in Exhibit A, attached hereto and made a part hereof, subject to such changes as may hereafter be made pursuant to this resolution and Act 281.

6. Board of Directors. The Authority shall be under the supervision and control of the Board. The Board shall consist of ten (10) board members, 7 of whom shall be appointed by the Chief Executive Officer, subject to approval by the Township Board, 1 of whom shall be appointed by the County Board of Commissioners for the County of Livingston, and 2 of whom shall be appointed by the chief executive officer of the local school district in the Authority District. Members shall be appointed to serve for a term of four years, except that of the members first appointed, an equal number, as near as is practicable, shall be appointed for terms of 1 year, 2 years, 3 years, and 4 years. A member shall hold office until the member’s successor is appointed and qualified. Before assuming the duties of office, a member shall qualify by taking and subscribing to the constitutional oath of office. An appointment to fill a vacancy shall be made in the same manner as the original appointment but for the unexpired term only. Members of the Board shall serve without compensation, but shall be reimbursed for actual and necessary expenses. The chairperson of the Board shall be elected by the Board. The Board shall adopt Bylaws governing its procedures subject to the approval of the Township Board.

7. Powers of Authority. Except as specifically otherwise provided in this resolution,

the Authority shall have all powers provided by law subject to the limitations imposed by law and herein.

8. Fiscal Year; Adoption of Budget.

(a) The fiscal year of the Authority shall begin on April 1st of each year and end on March 31st of the following year, or such other fiscal year as may hereafter be adopted by the Township Board.

(b) The Board shall prepare annually a budget and shall submit it to the Township Board for approval in the manner and at the time and which budget shall contain the information required of municipal departments. The Board shall not finally adopt a budget for any fiscal year until the budget has been approved by the Township Board. The Board may, however, temporarily adopt a budget in connection with the operation of any improvements which have been financed by revenue bonds where required to do so by the resolution authorizing the revenue bonds.

(c) The Authority shall submit financial reports to the Township Board at the same time and on the same basis as departments of the Township are required to submit reports. The Authority shall be audited annually by the same independent auditors auditing the Township and copies of the audit report shall be filed with the Township Board.

9. Publication, Recording and Filing. This resolution shall be published once after its adoption in full in the *Livingston County Press and Argus*, a newspaper of general circulation in the Township of Genoa and the Township Clerk shall file a certified copy of this resolution with the Michigan Secretary of State promptly after its adoption.

10. Repealer. All resolutions and parts of resolutions in conflict herewith are hereby repealed.

11. Effective Date. This resolution shall take effect immediately upon its publication.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

Polly Skolarus
Township Clerk

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Township of Genoa, County of Livingston, State of Michigan, at a regular meeting held on July 18, 2016, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Polly Skolarus
Township Clerk

I hereby certify that the foregoing resolution received legal publication in the *Livingston County Press and Argus* on _____, 2016, and that a certified copy of the foregoing resolution was filed with the Michigan Secretary of State on _____, 2016.

Polly Skolarus
Township Clerk


EXHIBIT A

DESCRIPTION OF BOUNDARIES OF AUTHORITY DISTRICT

The northern limit of the district shall be those properties fronting on Grand River Avenue from Exit 141 west to the Township limit. The western limit shall be roughly Chilson Road but including portions of the southwest quarter of Section 6. The southern limit shall be I-96 except for properties south of I-96 proximate to the Latson Interchange in the southeast quarter of Section 8, the southeast and southwest quarters of Section 9, portions of the northeast quarter of Section 17 and portions of the northwest quarter of Section 16, as shown on the attached map and list of parcels.

[INSERT MAP AND LIST OF PARCELS]

MEMORANDUM

TO: Township Board
FROM: Michael Archinal 
DATE: 2/23/16
RE: Smart Zones Meeting

The purpose of tomorrow's meeting will be to consider a Local Development Finance Authority/Tax Increment Financing/Smart Zone concept for the area around the Latson Interchange. Recent legislation allows for an opportunity for Genoa to partner with the City of Sterling Heights as a satellite Smart Zone. Establishing a satellite Smart Zone extends the 15 year sunset for a parent Smart Zone. Applications to the Michigan Economic Development Corporation for consideration as a satellite are due by July 2016.

A Smart Zone is a tool with potentially significant tax capture intended to promote business development and retention with a focus on emerging technologies. This tool can also be used to finance other infrastructure investments within the district such as roads, water, sewer, grade separations and streetscapes. For example, if an LDFA had been in place the TIF could have been used to contribute to the Latson Interchange project and fund our \$200,000 contribution to the Grand Oaks paving project.

Smart Zones require a University partner. One of the reasons we are being considered as a satellite is the fact that Cleary University lies within Genoa Township. The business innovation and entrepreneur focus of this effort will be under the purview of Dr. Marlo Rencher with Cleary University. Dr. Rencher has provided an executive summary that would accompany our application.

Attached you will also find a letter from Sterling Heights Senior Economic Development Advisor, Luke Bonner. His letter explains the timeliness of this effort relative to HB 4226 and the necessity of the relationship between Sterling Heights and Genoa.

Other materials for tomorrow are a draft Smart Zone Capture Area Map and a spread sheet showing the potential tax increment capture over a fifteen year period with an assumed 5% increase in taxable value. I believe a 5% appreciation in value is realistic given the large amount of vacant land within the proposed capture area. At 5% property value appreciation the LDFA would capture \$15,511,290 over the fifteen year term.

Pat McGow esq. is an Attorney who is expert in Local Development Finance Authorities and Smart Zones. He will be in attendance to assist us in this effort.

Sorry for the delay in getting this information to you. Tomorrow is a workshop session so we will have plenty of time to answer any questions you may have.

Year	Fiscal Year	Base Value	New Taxable Value 5% Increase	Captured Taxable Value	Twp. Allocated	County Allocated	Howell Sch. Operating	Livingston ISD	State Ed. Tax	BAFA	HCMA	Howell Library	Veteran's Relief	County Ambulance	Total Annual Capture
					0.0008146	0.003389	0.018	0.0023	0.0060	0.0013	0.0002146	0.001092	0.00005	0.0000299	
1	2016/2017	101,245,853	\$ 106,308,146	\$ 5,062,293	\$ 4,124	\$ 17,156	\$ 45,561	\$ 5,908	\$ 15,187	\$ 6,328	\$ 1,086	\$ 5,528	\$ 253	\$ 151	\$ 101,282
2	2017/2018	101,245,853	\$ 111,623,553	\$ 10,377,700	\$ 8,454	\$ 35,170	\$ 93,399	\$ 12,111	\$ 31,133	\$ 12,972	\$ 2,227	\$ 11,332	\$ 519	\$ 310	\$ 207,628
3	2018/2019	101,245,853	\$ 117,204,731	\$ 15,958,878	\$ 13,000	\$ 54,085	\$ 143,630	\$ 18,624	\$ 47,877	\$ 19,949	\$ 3,425	\$ 17,427	\$ 798	\$ 477	\$ 319,291
4	2019/2020	101,245,853	\$ 123,064,967	\$ 21,819,114	\$ 17,774	\$ 73,945	\$ 196,372	\$ 25,463	\$ 65,457	\$ 27,274	\$ 4,682	\$ 23,826	\$ 1,091	\$ 652	\$ 436,537
5	2020/2021	101,245,853	\$ 129,218,215	\$ 27,972,362	\$ 22,786	\$ 94,798	\$ 251,751	\$ 32,644	\$ 83,917	\$ 34,965	\$ 6,003	\$ 30,546	\$ 1,399	\$ 836	\$ 559,646
6	2021/2022	101,245,853	\$ 135,679,126	\$ 34,433,273	\$ 28,049	\$ 116,694	\$ 309,899	\$ 40,184	\$ 103,300	\$ 43,042	\$ 7,389	\$ 37,601	\$ 1,722	\$ 1,030	\$ 688,910
7	2022/2023	101,245,853	\$ 142,463,083	\$ 41,217,230	\$ 33,576	\$ 139,685	\$ 370,955	\$ 48,101	\$ 123,652	\$ 51,522	\$ 8,845	\$ 45,009	\$ 2,061	\$ 1,232	\$ 824,637
8	2023/2024	101,245,853	\$ 149,586,237	\$ 48,340,384	\$ 39,378	\$ 163,826	\$ 435,063	\$ 56,413	\$ 145,021	\$ 60,425	\$ 10,374	\$ 52,788	\$ 2,417	\$ 1,445	\$ 967,151
9	2024/2025	101,245,853	\$ 157,065,549	\$ 55,819,696	\$ 45,471	\$ 189,173	\$ 502,377	\$ 65,142	\$ 167,459	\$ 69,775	\$ 11,979	\$ 60,955	\$ 2,791	\$ 1,669	\$ 1,116,790
10	2025/2026	101,245,853	\$ 164,918,826	\$ 63,672,973	\$ 51,868	\$ 215,788	\$ 573,057	\$ 74,306	\$ 191,019	\$ 79,591	\$ 13,664	\$ 69,531	\$ 3,184	\$ 1,904	\$ 1,273,912
11	2026/2027	101,245,853	\$ 173,164,767	\$ 71,918,914	\$ 58,585	\$ 243,733	\$ 647,270	\$ 83,929	\$ 215,757	\$ 89,899	\$ 15,434	\$ 78,535	\$ 3,596	\$ 2,150	\$ 1,438,889
12	2027/2028	101,245,853	\$ 181,823,006	\$ 80,577,153	\$ 65,638	\$ 273,076	\$ 725,194	\$ 94,034	\$ 241,731	\$ 100,721	\$ 17,292	\$ 87,990	\$ 4,029	\$ 2,409	\$ 1,612,115
13	2028/2029	101,245,853	\$ 190,914,156	\$ 89,668,303	\$ 73,044	\$ 303,886	\$ 807,015	\$ 104,643	\$ 269,005	\$ 112,085	\$ 19,243	\$ 97,918	\$ 4,483	\$ 2,681	\$ 1,794,003
14	2029/2030	101,245,853	\$ 200,459,864	\$ 99,214,011	\$ 80,820	\$ 336,236	\$ 892,926	\$ 115,783	\$ 297,642	\$ 124,018	\$ 21,291	\$ 108,342	\$ 4,961	\$ 2,966	\$ 1,984,985
15	2030/2031	101,245,853	\$ 210,482,857	\$ 109,237,004	\$ 88,984	\$ 370,204	\$ 983,133	\$ 127,480	\$ 327,711	\$ 136,546	\$ 23,442	\$ 119,287	\$ 5,462	\$ 3,266	\$ 2,185,516
					\$ 631,551	\$ 2,627,455	\$ 6,977,604	\$ 904,763	\$ 2,325,868	\$ 969,112	\$ 166,377	\$ 846,616	\$ 38,764	\$ 23,181	\$ 15,511,290

Twp. Allocated	County Allocated	Howell Sch. Operating	Livingston ISD	State Ed. Tax	BAFA	HCMA	Howell Library	Veteran's Relief	County Ambulance
0.8146	3.3890	18.0000	2.3340	6.0000	1.2500	0.2146	1.0920	0.0500	0.0299



CITY OF Sterling Heights

InnovatingLiving

Richard J. Notte Sterling Heights City Center
 City Hall
 40555 Utica Road | P.O. Box 8009
 Sterling Heights, MI | 48311-8009

TEL 586.446.CITY (2489) FAX 586.276.4077
 cityhall@sterling-heights.net | www.sterling-heights.net
 facebook.com/cityofsterlingheights | twitter.com/sterling_hts

City Council

<i>Mayor</i>	Michael C. Taylor
<i>Mayor Pro Tem</i>	Joseph V. Romano
<i>Councilwoman</i>	Deanna Koski
<i>Councilwoman</i>	Maria G. Schmidt
<i>Councilman</i>	Nate Shannon
<i>Councilman</i>	Doug Skrzyniarz
<i>Councilwoman</i>	Barbara A. Ziarko

City Manager Mark D. Vanderpool

December 5, 2015

Mr. Michael Archinal
 Township Manager
 Genoa Township
 2911 Dorr Road
 Brighton, MI 48116

RE: SmartZone Expansion

Dear Mr. Archinal:

On July 15th, 2015 Governor Snyder signed into law House Bill 4226. This legislation allows for up to 9 existing SmartZones extend tax capture for an additional 15 years to provide early stage company support services. In the city of Sterling Heights 2015 Economic Development strategy, one goal was to consider a long term funding solution to support the existing incubator programs. A 15-year SmartZone extension would certainly provide a part of that solution.

The primary condition for an existing SmartZone (city of Sterling Heights) to qualify for a 15-year extension is to collaborate with another community outside of Macomb County, which also has the desire to create a SmartZone of their own. This partner community is considered a "satellite" SmartZone location and would only be eligible to get such designation if it collaborates with an existing SmartZone (Sterling Heights).

The satellite zones have a commitment to work with the partner zone on joint projects of interest. No exchange of resources or control of revenue collected in either zone is required in the partnership agreement.

Cleary University in Howell, in partnership with either the city of Brighton, or the city of Howell, and Genoa Township has expressed interest in collaborating with the city of Sterling Heights. This partnership allows these communities to create a satellite SmartZone of their own with Cleary University as their 4-year university partner, which in turn allows the city of Sterling Heights to extend its current SmartZone an additional 15 years.

In October of 2008 the city of Sterling Heights SmartZone was approved. The Sterling Heights SmartZone has approximately 9 years left to capture



CITY OF Sterling Heights

InnovatingLiving

Richard J. Notte Sterling Heights City Center
 City Hall
 40555 Utica Road | P.O. Box 8009
 Sterling Heights, MI | 48311-8009

City Council

<i>Mayor</i>	Michael C. Taylor
<i>Mayor Pro Tem</i>	Joseph V. Romano
<i>Councilwoman</i>	Deanna Koski
<i>Councilwoman</i>	Marla G. Schmidt
<i>Councilman</i>	Nate Shannon
<i>Councilman</i>	Doug Skrzymlarz
<i>Councilwoman</i>	Barbara A. Ziarko

TEL 586.446.CITY (2489) FAX 586.276.4077
 cityhall@sterling-heights.net | www.sterling-heights.net
 facebook.com/cityofsterlingheights | twitter.com/sterling_hts

City Manager Mark D. Vanderpool

taxes for incubator programs. There may appear to be no sense of urgency to apply for a 15 year extension, however as HB 4226 was just passed it does provide a window of opportunity that may not exist in the future.

On October 26th, the cities of Sterling Heights, Howell, Brighton, and Genoa Township, along with Cleary University met to discuss opportunities to collaborate on a SmartZone program.

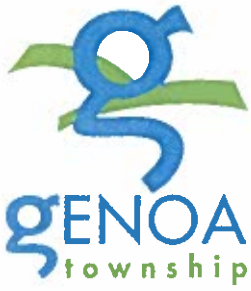
The city of Sterling Heights desires to move forward with an application to the Michigan Economic Development Corporation for a 15 year extension and is committed to working with you and your partners to become a satellite.

If you have any questions or comments, please contact me at your earliest convenience at 734-846-9746 or Luke.Bonner@BonnerAG.com, or Mark Vanderpool, City Manager Sterling Heights at mvanderpool@sterling-heights.net or 586-446-2301.

Sincerely,

Luke Bonner
 Senior Economic Development Advisor
 City of Sterling Heights

CC: Mark Vanderpool, City Manager City of Sterling Heights



May 23, 2016

Nancy Merlo

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

**Re: Horse Stable, Grazing and Training Facility
Herbst Road - Vacant Agricultural Land
Parcel 4711-24-100-014**

Dear Nancy,

I have discussed your project with the Michigan Department of Agriculture and Rural Development (MDARD) - Right to Farm Program. They have confirmed that horses are considered farm animals and that a riding stable is considered a livestock facility. This classification provides that your proposed equine use of the 97 acre former Herbst Farm property on parcel 4711-24-100-014 is protected by the Right to Farm Act. This protection provides that local Zoning is pre-empted by State law and therefore approval from Genoa Township is not needed for your use.

While local approval is not necessary, I would like to strongly recommend that you contact MDARD and work with them to submit a Livestock Production Facility Siting Request Application. Site selection approval will ensure compliance with Generally Accepted Agricultural and Management Practices (GAAMPs) and will protect your investment and use from any potential nuisance claims. I have included with this letter the Application and Information Checklist as well as copies of the GAAMPs for 1.) Site Selection and Odor Control for New and Expanding Livestock Facilities and 2.) Care of Farm Animals.

Lastly, I would also recommend that you contact the Livingston County Building Department to determine if the building department has authority over the proposed stable or other structures proposed on the property. I know you mentioned the stable/arena structure would be used for providing training or lessons which may require that the structure be subject to Building Code requirements. I trust this meets your needs at this time. Please let me know if you have any questions or concerns and best of luck on your project.

Sincerely,

Kelly VanMarter
Assistant Township Manager/Community Development Director

Enclosures (3)

Cc: Correspondence
Mike Archinal, Township Manager
Wayne Whitman, MDARD
Jim Rowell, Livingston County Building Department

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal