

GENOA CHARTER TOWNSHIP BOARD
July 18, 2016
Regular Meeting and Public Hearing
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: June 20, 2016
3. Request for approval of re-appointments for terms expiring on the Zoning Board of Appeals and Planning Commission.
4. Request to amend the Sunrise Park (Roads 2016) Special Assessment District by deleting Tax Parcel #4711-04-400-003.
5. Request to approve the election payroll as recommended by the Election Commission.

Approval of Regular Agenda:

6. Public hearing on the Pardee Lake Aquatic Weed Control Project Winter 2016
 - A. Call to the property Owners
 - B. Call to the Public
7. Request for approval of Resolution No. 5 [confirming the special assessment roll] for the Pardee Lake Aquatic Weed Control Improvement Project.
8. Presentation from the Howell Area Parks and Recreation Authority regarding the 2016 Recreation Ballot.
9. Presentation from Brighton Area Schools regarding recreational opportunities for Genoa Charter Township residents.
10. Consideration of a request to approve the Environmental Impact Assessment (06-01-2016) corresponding to a site plan for a proposed parking lot expansion and carport structure located at the rear of the Livingston County complex located at 2300 E. Grand River, Howell. The request is petitioned by Livingston County Building Department.
11. Consideration of a request to approve the Environmental Impact Assessment (07-13-2016) and gravel surface area which corresponds to a site plan for a parking lot addition for new vehicle parking at the existing Bob Maxey Ford located at 2798 E. Grand River, Howell. The request is petitioned by SRM Associates, LLC.

12. Request for approval of Resolution No. 1 [confirming the creation of a Special Assessment District] for the Grand Beach Aquatic Weed Control Improvement Project.
13. Request for approval of Resolution No. 2 [to approve the project and schedule the first public hearing] for the Grand Beach Aquatic Weed Control Improvement Project.
14. Request for approval of Resolution No. 1 [confirming the creation of a Special Assessment District] for the Oak Pointe Honors Road Improvement Project.
15. Request for approval of Resolution No. 2 [to approve the project and schedule the first Public Hearing] for the Oak Pointe Honors Road Improvement Project.
16. Request for annual rate adjustments for the Lake Edgewood Water and Pine Creek Sewer and Water Customers as recommended by Utility Director Greg Tatara.
17. Consider approval of a contract with Concrete Construction for 2016 Grand River Sidewalk installation in the amount of \$408,057.43.
18. Consider approval of a Construction Phase Services Proposal from Tetra Tech for 2016 Grand River sidewalk (Kellogg to Hacker) construction in the amount of \$40,000.
19. Consider entering 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: July 18, 2016

TOWNSHIP GENERAL EXPENSES: Thru July 18, 2016	\$55,069.46
June 30, 2016 Quarterly Payroll	\$7,275.52
July 1, 2016 Monthly Payroll	\$11,019.04
July 1, 2016 Bi Weekly Payroll	\$86,831.86
July 11, 2016 -Election Workers Payroll-attending class	\$504.88
July 15, 2016 Bi Weekly Payroll	\$84,378.61
OPERATING EXPENSES: Thru July 18, 2016	\$380,571.56
TOTAL:	<u>\$625,650.93</u>

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
32828	ARCHINAL	Michael Archinal	06/21/2016	64.00
32829	BUS IMAG	Business Imaging Group	06/21/2016	778.84
32830	LIVCP&A	Livingston Press & Argus	06/21/2016	260.00
32831	Livinsto	Livingston Cty Assessors Asc	06/21/2016	20.00
32832	LSL	LSL Planning, Inc.	06/21/2016	2,318.56
32833	MASTER M	Master Media Supply	06/21/2016	246.48
32834	MI TW AS	Michigan Township Assoc	06/21/2016	162.00
32835	Neopost	Neopost USA Inc	06/21/2016	2,500.00
32836	Northern	Northern Plumbing, Inc.	06/21/2016	815.00
32837	Tetra Te	Tetra Tech Inc	06/21/2016	1,768.00
32838	TRI COUN	Tri County Supply, Inc.	06/21/2016	370.02
32839	US BANK	U.S. Bank	06/21/2016	1,656.84
32840	VANMART	Kelly VanMarter	06/21/2016	64.00
32841	LAKESIDE	Lakeside Service Company, Inc.	06/21/2016	1,567.50
32842	ARCHINAL	Michael Archinal	06/27/2016	500.00
32843	AT&T Fax	AT&T	06/27/2016	43.38
32844	BROWNT	Tara Brown	06/27/2016	14.00
32845	CARDM	Chase Card Services	06/27/2016	1,487.78
32846	COMC	Comcast	06/27/2016	156.41
32847	DTE EN	DTE Energy	06/27/2016	146.68
32848	FED EXPR	Federal Express Corp	06/27/2016	133.16
32849	GrajekC	Christine Grajek	06/27/2016	28.62
32850	Northern	Northern Plumbing, Inc.	06/27/2016	160.00
32851	RELIANCE	Reliance Standard Life Insuran	06/27/2016	2,738.02
32852	ROJEWSKI	Debra Rojewski	06/27/2016	43.88
32853	Tetra Te	Tetra Tech Inc	06/27/2016	2,870.00
32854	Unum	Unum Provident	06/27/2016	2,606.80
32855	VERIZONW	Verizon Wireless	06/27/2016	256.36
32856	WALMART	Walmart Community	06/27/2016	405.66
32858	Postmast	Postmaster	06/28/2016	934.28
32859	Tetra Te	Tetra Tech Inc	06/28/2016	500.00
32860	Dyk	Dykema Gossett, PLLC	07/05/2016	245.20
32861	MI TW AS	Michigan Township Assoc	07/05/2016	6,309.78
32862	Net serv	Network Services Group, L.L.C.	07/05/2016	699.00
32863	Perfect	Perfect Maintenance Cleaning	07/05/2016	565.00
32864	CONTINEN	Continental Linen Service	07/07/2016	108.02
32865	COOPERST	Cooper's Turf Management LLC	07/07/2016	1,017.00
32866	DTE LAKE	DTE Energy	07/07/2016	975.44
32867	HUBBELL	Hubbell, Roth, Clark, Inc.	07/07/2016	344.35
32868	Lazzari	Mary Ann Lazzari	07/07/2016	91.00
32869	MASTER M	Master Media Supply	07/07/2016	262.82
32870	Net serv	Network Services Group, L.L.C.	07/07/2016	45.00
32871	P&ZNEWS	Planning & Zoning News	07/07/2016	185.00
32872	Pontem	Pontem	07/07/2016	471.00
32873	Rotary	Rotary Club of Brighton	07/07/2016	574.00
32874	AmerAqua	American Aqua	07/12/2016	52.00
32875	BUS IMAG	Business Imaging Group	07/12/2016	52.44
32876	COMCAST	Comcast	07/12/2016	324.43
32877	CONSUMER	Consumers Energy	07/12/2016	22.24
32878	GrajekC	Christine Grajek	07/12/2016	32.40
32879	OEX	Office Express Inc.	07/12/2016	52.84
32880	Seward	Seward Peck & Henderson PLLC	07/12/2016	3,428.00
32881	COOPERST	Cooper's Turf Management LLC	07/18/2016	100.00
32882	ETNA SUP	Etna Supply Company	07/18/2016	13,137.88
32883	IRON	IRON MOUNTAIN	07/18/2016	91.33
32884	LIVCTTR	Livingston County Treasurer	07/18/2016	217.02
32885	ManiaciW	Williams Maniaci	07/18/2016	25.00
32886	Mcintoch	Jessica Mcintoch	07/18/2016	25.00

Report Total: 55,069.46

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: CINDY

Printed: 06/22/2016 - 15:00

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13643	EFT-FED	EFT- Federal Payroll Tax	06/30/2016		30.95 449.14 449.14 105.05 105.05
Check 13643 Total:					1,139.33
13644	FIRST NA	First National Bank	06/30/2016		5,443.57
Check 13644 Total:					5,443.57
Report Total:					6,582.90
					Direct 6/30 + 692.62
					Deposit
					\$ 7275.52

Account Number	Debit	Credit	Account Description
101-000-002-000	0.00	692.62	Cash-checking Account Only
101-000-259-000	692.62	0.00	Payroll Direct Deposit
	692.62	692.62	
Report Totals:	692.62	692.62	

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: CINDY

Printed: 06/27/2016 - 13:16

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13650	EFT-FED	EFT- Federal Payroll Tax	07/01/2016		1,928.78 668.04 668.04 156.24 156.24
Check 13650 Total:					3,577.34
13651	EFT-PENS	EFT- Payroll Pens Ln Pyts	07/01/2016		394.21
Check 13651 Total:					394.21
13652	EFT-TASC	EFT-Flex Spending	07/01/2016		83.33
Check 13652 Total:					83.33
13653	FIRST NA	First National Bank	07/01/2016		6,964.16
Check 13653 Total:					6,964.16
Report Total:					11,019.04

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 06/23/2016 - 15:25

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13645	EFT-FED	EFT- Federal Payroll Tax	07/01/2016		9,480.04 5,086.42 5,086.42 1,189.59 1,189.59
Check 13645 Total:					22,032.06
13646	EFT-PENS	EFT- Payroll Pens Ln Pyts	07/01/2016		2,317.20 72.53
Check 13646 Total:					2,389.73
13647	EFT-PRIN	EFT-Principal Retirement 457	07/01/2016		1,157.00
Check 13647 Total:					1,157.00
13648	EFT-ROTH	EFT-Principal Roth	07/01/2016		555.00
Check 13648 Total:					555.00
13649	EFT-TASC	EFT-Flex Spending	07/01/2016		444.43 646.21
Check 13649 Total:					1,090.64

Report Total:

27,224.43

BI WEEKLY 59607.43

7/1/16 \$86,831.86

Account Number	Debit	Credit	Account Description
101-000-002-000	0.00	59,607.43	Cash-checking Account Only
101-000-259-000	59,607.43	0.00	Payroll Direct Deposit
	59,607.43	59,607.43	
Report Totals:	59,607.43	59,607.43	

<u>Check No</u>	<u>Check Date</u>	<u>Employee Information</u>		<u>Amount</u>
12246	07/11/2016	Akin	Nancy Akin	25.00
12247	07/11/2016	Bennett	Thomas Bennett III	25.00
12248	07/11/2016	Binder	Donald Binder	25.00
12249	07/11/2016	Borowiec	Richard Borowiec	25.00
12250	07/11/2016	Donatti	Joseph Donatti	25.00
12251	07/11/2016	Horntvedt	Gary Horntvedt	25.00
12252	07/11/2016	Hosmer	Mary Hosmer	23.94
12253	07/11/2016	Matevia	Joyce Matevia	25.00
12254	07/11/2016	Matevia G	Gerald Matevia	25.00
12255	07/11/2016	McclureCec	Cecelia Mcclure	91.00
12256	07/11/2016	Memmer	Larry Memmer	23.94
12257	07/11/2016	Pratt	Genal Pratt	91.00
12258	07/11/2016	Swihart	Eva Swihart	25.00
12259	07/11/2016	SwihartW	Williams Swihart Jr.	25.00
12260	07/11/2016	Terry	Barbara Terry	25.00
Total Number of Employees: 15		Total for Payroll Check Run:		504.88

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 07/07/2016 - 12:30

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13656	EFT-FED	EFT- Federal Payroll Tax	07/15/2016		8,948.44 4,940.65 4,940.65 1,155.49 1,155.49
Check 13656 Total:					21,140.72
13657	EFT-PENS	EFT- Payroll Pens Ln Pyts	07/15/2016		2,317.20 72.53
Check 13657 Total:					2,389.73
13658	EFT-PRIN	EFT-Principal Retirement 457	07/15/2016		1,157.00
Check 13658 Total:					1,157.00
13659	EFT-ROTH	EFT-Principal Roth	07/15/2016		555.00
Check 13659 Total:					555.00
13660	EFT-TASC	EFT-Flex Spending	07/15/2016		444.43 646.21
Check 13660 Total:					1,090.64

Report Total:

Bi
Weekly 7/17/16 26,333.09
58,045.52
\$84,378.61

Account Number	Debit	Credit	Account Description
101-000-002-000	0.00	58,045.52	Cash-checking Account Only
101-000-259-000	58,045.52	0.00	Payroll Direct Deposit
	58,045.52	58,045.52	
Report Totals:	58,045.52	58,045.52	

#593 LAKE EDGEWOOD W/S FUND

Payment of Bills

June 21 through July 18, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	06/16/2016	2974	Brighton Analytical L.L.C.		-814.00
Bill Pmt -Check	07/01/2016	2975	Brighton Analytical L.L.C.	Laboratory costs	-154.00
Bill Pmt -Check	07/01/2016	2976	GENOA TWP DPW FUND	Water and Sewer Admin Fees	-1,017.96
Bill Pmt -Check	07/07/2016	2977	City Of Brighton	Acct #003053-000 003052-000	-21,433.29
Bill Pmt -Check	07/18/2016	2978	Auto Zone	VOID:	0.00
Bill Pmt -Check	07/18/2016	2979	Brighton Analytical L.L.C.	Laboratory costs	-231.00
Bill Pmt -Check	07/18/2016	2980	Charter Township of Brighton	Re 7960 Grand River Davita Dialysis	-880.00
Bill Pmt -Check	07/18/2016	2981	Consumers Energy		-17.45
Bill Pmt -Check	07/18/2016	2982	Cooper's Turf Management	Lawn Care JUNE 2016	-588.00
Bill Pmt -Check	07/18/2016	2983	DTE Energy	Electric Bills 5-2-16 to 07-02-2016	-4,134.30
Bill Pmt -Check	07/18/2016	2984	GENOA TWP DPW FUND	MAINTENANCE/BILLING FEES JULY 2016	-10,468.90
Bill Pmt -Check	07/18/2016	2985	GRUNDY ACE OF HOWELL	supplies	-65.60
Bill Pmt -Check	07/18/2016	2986	HOWELL TRUE VALUE HARDWARE		-24.21
Bill Pmt -Check	07/18/2016	2987	NCL of Wisconsin, Inc		-190.22
Bill Pmt -Check	07/18/2016	2988	PVS NOLWOOD CHEMICALS, INC	supplies-chemicals	-932.00
Bill Pmt -Check	07/18/2016	2989	THE FENCE SPOT	FENCE REPAIR 7817 BENDIX	-910.00
Bill Pmt -Check	07/18/2016	2990	USA BLUE BOOK	Supplies	-2,190.01
Bill Pmt -Check	07/18/2016	2991	Auto Zone		-171.95
Total					-44,222.89

9:52 AM

#595 PINE CREEK W/S FUND

Payment of Bills

June 21 through July 18, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	06/30/2016	2167	GENOA TWP - DPW FUND	Water and Sewer Admin Fees	-3,483.02
Bill Pmt -Check	07/07/2016	2168	City of Brighton	Utility Bill	-40,720.80
Total					-44,203.82

9:58 AM

#592 OAK POINTE WATER/SEWER FUND

Payment of Bills

June 21 through July 18, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	06/30/2016	3666	AT & T	Monthly service 05-12-16 to 6-11-2016	-70.00
Bill Pmt -Check	07/07/2016	3667	CONSUMERS ENERGY	GAS SERVICE	-58.05
Bill Pmt -Check	07/07/2016	3668	DTE ENERGY	4-30-16 to 6-3-16	-34.78
Bill Pmt -Check	07/18/2016	3669	ALEXANDER CHEMICAL CORPORATION	CHEMICALS	-745.25
Bill Pmt -Check	07/18/2016	3670	DTE ENERGY	Electric bill	-6,264.71
Bill Pmt -Check	07/18/2016	3671	FASTENAL		-190.31
Bill Pmt -Check	07/18/2016	3672	GENOA TWP DPW FUND	Maintenance Billing Fees	-36,951.03
Bill Pmt -Check	07/18/2016	3673	K & J Electric, INC		-1,923.00
Bill Pmt -Check	07/18/2016	3674	KENNEDY INDUSTRIES	Field Service	-3,780.75
Bill Pmt -Check	07/18/2016	3675	STANDARD ELECTRIC	Supplies	-4.65
Bill Pmt -Check	07/18/2016	3676	The Sign Works, Inc.		-215.00
Bill Pmt -Check	07/18/2016	3677	TLS Construction LLC	4849 OAK TREE COURT	-394.52
Bill Pmt -Check	07/18/2016	3678	USA Bluebook		-1,617.94
Bill Pmt -Check	07/18/2016	3679	COOPERS TURF MANAGEMENT, LLC	Oak Pointe wastewater plant and lift stati	-669.00
Total					-52,918.99

#503 DPW UTILITY FUND

Payment of Bills

June 21 through July 18, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	06/20/2016	3641	Verizon Wireless		-288.02
Bill Pmt -Check	06/21/2016	3642	Austin Rupert	Reimbursement for CDL Tanker Endorsement	-23.35
Bill Pmt -Check	06/21/2016	3643	Genoa Township G/O New User Fund	Loan payment 6-30-16	-16,037.00
Bill Pmt -Check	06/21/2016	3644	Greg Burda	Cobra May and June 2016	-1,766.32
Check	06/21/2016	3645	Genoa Township	to cover DPW Payroll and other expenses paid	-200,000.00
Bill Pmt -Check	06/27/2016	3646	Chase Card Services	SUPPLIES	-2,617.30
Bill Pmt -Check	06/27/2016	3647	Greg Tatar	JULY CAR ALLOWANCE	-500.00
Bill Pmt -Check	06/27/2016	3648	HUMPHRISS	JULY CAR ALLOWANCE	-250.00
Bill Pmt -Check	07/01/2016	3649	Brighton Urgent Care	Witjes Vaccination	-75.00
Bill Pmt -Check	07/01/2016	3650	Christopher Lewis	Reimbursement for CDL License	-48.72
Bill Pmt -Check	07/01/2016	3651	Genoa-Oceola Sewer Authority	G/O overpaid Shared Cost	-1,520.64
Bill Pmt -Check	07/18/2016	3652	Advanced Auto Parts		-200.66
Bill Pmt -Check	07/18/2016	3653	Auto Zone		-95.80
Bill Pmt -Check	07/18/2016	3654	Belle Tire	Truck # 10	-249.24
Bill Pmt -Check	07/18/2016	3655	Blackburn Mfg. Co.		-335.67
Bill Pmt -Check	07/18/2016	3656	Brian Czuprenski	Reimburse for CDL License	-18.27
Bill Pmt -Check	07/18/2016	3657	Cruisers		-828.00
Bill Pmt -Check	07/18/2016	3658	D&G Equipment, Inc.	Supplies -Vactor	-23.49
Bill Pmt -Check	07/18/2016	3659	Fastenal Company		-324.85
Bill Pmt -Check	07/18/2016	3660	Gordon Food Service		-158.89
Bill Pmt -Check	07/18/2016	3661	Grundy Ace of Howell	supplies	-15.98
Bill Pmt -Check	07/18/2016	3662	HOWELL TRUE VALUE HARDWARE	Maintenance	-21.96
Bill Pmt -Check	07/18/2016	3663	Jack Doheny Supplies, Inc.		-6,365.31
Bill Pmt -Check	07/18/2016	3664	LOWE'S	Supplies	-2,210.85
Bill Pmt -Check	07/18/2016	3665	PAETEC		-36.62
Bill Pmt -Check	07/18/2016	3666	Port City Communications, Inc.	7-1-16 to 7-31-2016	-279.69
Bill Pmt -Check	07/18/2016	3667	Red Wing Shoe Store	Zach Thruston Boots	-178.49
Bill Pmt -Check	07/18/2016	3668	Sign Works	Vator -2 new Generators	-200.00
Bill Pmt -Check	07/18/2016	3669	STANDARD ELECTRIC COMPANY	supplies	-16.15
Bill Pmt -Check	07/18/2016	3670	Staples Credit Plan	supplies	-396.69
Bill Pmt -Check	07/18/2016	3671	Tractor Supply Co.	supplies	-835.42
Bill Pmt -Check	07/18/2016	3672	USABlueBook		-266.78
Bill Pmt -Check	07/18/2016	3673	Victory Lane Quick Oil Change		-63.27
Bill Pmt -Check	07/18/2016	3674	WEX Bank	Bill closing date 6-30-16	-2,977.43
				Total	-239,225.86

Draft

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
June 20, 2016**

MINUTES

Clerk Skolarus 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: Paulette Skolarus, Robin Hunt, Linda Rowell and Jean Ledford. Also present were: Township Manager Michael Archinal and twelve persons in the audience.

Skolarus asked that Ms. Rowell be appointed as chairman in the absence of McCrie. Moved by Ledford and supported by Hunt to appoint Rowell chairman. The motion carried unanimously.

A Call to the Public was made with no response.

Approval of Consent Agenda:

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

1. Payment of Bills.

2. Request to Approve Minutes: June 6, 2016

3. Request for a fireworks display permit for Oak Pointe Country Club for July 3, 2016 as requested by Michael Freeland of ACE Pyro, LLC.

Approval of Regular Agenda:

Moved by Hunt and supported by Skolarus to approve for action all items listed under the regular agenda with the addition of Item No. 10, an update on the Richardson Road property. The motion carried unanimously.

4. Consider request to approve a SMART Zone application to the Michigan Economic Development Corporation for the Latson Interchange Area (tabled from 6/6/2016).

Moved by Skolarus and supported by Ledford to table consideration of the SMART Zone application until such time as deemed appropriate by staff. The motion carried unanimously.

5. Public Hearing on the Pardee Lake Aquatic Weed Control Project (winter 2016).

A call to the public and property owners was made with the following response: Michelle Santoni – Sometimes after harvesting or the herbicide application we have trouble with the weeds being blown to one side of the lake. Other than that, Lake Pro is doing a good job. Skolarus – The Township does not contract with Lake Pro and that issue should be brought to the attention of Lake Pro. Jim French – We are very happy with the work being done by Lake Pro.

6. Request for approval of Resolution No. 3 [approving the project, costs estimates, special assessment district and causing the special assessment roll to be prepared] for Pardee Lake Aquatic Weed Control project [Winter 2016].

Moved by Ledford and supported by Hunt to approve Resolution No. 3, with minor corrections to Exhibit B. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Rowell and Skolarus. Nays – None. Absent – McCririe, Mortensen and Smith.

7. Request for Approval of Resolution No. 4 [acknowledging the filing of the special assessment roll, scheduling the second hearing and directing the issuance of statutory notices] for Pardee Lake Weed Control project [Winter 2016].

Moved by Skolarus and supported by Ledford to approve Resolution No. 4 with corrections as discussed – adding a parcel and correcting the mailing scheduled for June 21st and publication. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Rowell and Skolarus. Nays – None. Absent – McCririe, Mortensen and Smith.

8. Consideration of a request to approve the Environmental Impact Assessment (03-29-16) corresponding to a site plan for a proposed 16,053 sq. ft. addition to an existing industrial building known as Michigan Rod Products, Inc. which is located at 1326 Grand Oaks Drive, Howell. The request is petitioned by Asselin, McLane Architectural Group, LLC.

Moved by Skolarus and supported by Hunt to approve the Environmental Impact Assessment dated March 29, 2016 as requested. The motion carried unanimously.

9. Consider authorization for payment of SELCRA invoice in amount of \$2,790 for FY 2015/2016 Budget shortfall.

Moved by Skolarus and supported by Ledford to table the request until SELCRA takes formal action to request funds. The motion carried unanimously.

10. Update on the Richardson Road on the unsafe structure proceedings.

Attorney Jamie Stewart (representing the homeowner) – The contents of the home have been removed. We will petition for a split of the property into two five-acre parcels and then put it on the market for sale – one with the home and the other a vacant piece. First a survey will need to be completed. There is approximately 350' of frontage and it may require a shared driveway off the main road. The property is now safe and secure. The house is boarded, the pool has been partially drained and the fence is locked eliminating a risk to the public. Marie Helvey – My mother is very ill and this situation is very stressful for me and my family. It is difficult to return to the Township to discuss my mother's previous home. Jamie and I are doing the best that we can. The petitioner and attorney were asked to provide regular written updates to the board as to the progress being made on the property with regard to any sale, etc. Correspondence was to be directed to the Clerk or Township Manager. No further action was taken.

Member Discussion: Ledford asked that the re-appointments to the Zoning Board of Appeals and Planning Commission be included in the next board meeting packet.

The regular meeting and public hearing of the board was adjourned at 7:10 p.m.



Paulette A. Skolarus, Clerk
Genoa Charter Township

**Genoa Township Officials
Amended: July 18, 2016**

PLANNING COMMISSION (3-year term)

	<u>Term</u>
Chris Grajek	06/30/17
Barbara Figurski	06/30/18
Diana Lowe	06/30/17
John McManus	06/30/19
Jim Mortensen	11/20/16
Doug Brown	06/30/18
Eric Rauch	06/30/19

ZONING BOARD OF APPEALS (3-year term)

Barbara Figurski	06/30/18
Marianne McCreary	06/30/18
Jeff Dhaenens	06/30/19
Jerry Poissant	06/30/17
Jean Ledford	11/20/16

BOARD OF REVIEW (2-year term)

Chris Grajek	12/31/16
Ron Matkin	12/31/16
Barbara Figurski (alternate)	12/31/16
Patricia Petrat	12/31/16

SELCRA

Jean Ledford	11/20/16
Michael Archinal	11/20/16

SEMCOG

Linda Rowell	11/20/16
Paulette A. Skolarus	11/20/16

GENOA/OCEOLA SEWER AND WATER AUTHORITY

Robin Hunt	11/20/16
Gary McCrie	11/20/16

HOWELL PARKS AND RECREATION

Todd Smith	11/20/16
Linda Rowell (alternate)	11/20/16

MHOG (Marion, Howell, Oceola and Genoa)

Robin Hunt	11/20/16
Gary McCrie	11/20/16

GREENWAYS

Paulette Skolarus

11/20/16

FOIA COORDINATOR

Michael Archinal

11/20/16

BRIGHTON FIRE AUTHORITY

Todd Smith

11/20/16

Jim Mortensen

11/20/16

HURON RIVER- WATERSHED COUNCIL

Kelly VanMarter

11/20/16

Paul Edwards (alternate)

11/20/16

BROWNFIELD DEVELOPMENT

John Kirsch (1-year)

11/20/16

Jean Ledford (2-year)

11/20/16

Todd Smith (2-year)

11/20/17

James Mortensen (2-year)

11/20/17

Linda Rowell (2-year)

11/20/17

Paulette A. Skolarus (3-year)

11/20/17

Robin Lynn Hunt (3-year)

11/20/17

Gary McCririe (3-year)

11/20/17

ELECTION COMMISSION

Todd Smith


11/20/16

Jean Ledford

11/20/16

(Policy-officials-terms)

MEMORANDUM

TO: Township Board
FROM: Michael Archinal 
DATE: 7/14/2016
RE: Sunrise Park (Roads 2016) Special Assessment Roll Correction

James Hlavaty owns two lots in the Sunrise Park Subdivision. One of the lots is used as his primary residence. Mr. Hlavaty executed an agreement to preclude the construction of a principal structure on the second lot. A copy of the agreement which was recorded on 9/25/2015 is attached. The second lot was inadvertently not deleted from the special assessment roll as it should have been. Please consider the following action:

Moved by _____, supported by _____, to amend the Sunrise Park Special Assessment Roll by deleting tax parcel #4711-04-400-003 and reapportioning project costs across the roll accordingly.

Pay this tax to:
 GENOA TOWNSHIP
 2911 DORR RD.
 BRIGHTON, MI 48116
 (810) 227-5225

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

This tax is due by: **09/14/2016**

After 09/14/2016 additional interest and fees apply

2016 Summer Tax for Prop #: 4711-04-400-003

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Make Check Payable To: GENOA TOWNSHIP

Property Addr: VACANT

TOTAL AMOUNT DUE: 925.11

4711-04-400-003

Amount Remitted: _____

To: HLAVATY JAMES R
 758 SUNRISE PARK
 HOWELL MI 48843

Please return top portion with payment

GENOA TOWNSHIP 2016 Summer

<p style="text-align: center;">MESSAGE TO TAXPAYER</p> <p>THE 2016 SUMMER TAXES ARE DUE SEPT. 14, 2016. POSTMARKS ARE NOT ACCEPTED. OFFICE HOURS ARE MON-FRI 9:00-5:00. FOR YOUR CONVENIENCE THERE IS A DROP BOX LOCATED AT THE FRONT ENTRANCE, OR PAY BY MAIL TO: GENOA TOWNSHIP, 2911 DORR RD., BRIGHTON, MI 48116. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE TREASURER'S OFFICE AT 810-227-5225 ROBIN L. HUNT, TREASURER</p>	<p style="text-align: center;">PAYMENT INFORMATION</p> <p>WHEN PAYING IN PERSON, PLEASE BRING THIS ENTIRE FORM WITH YOU FOR A STAMPED PAID RECEIPT. ONLY CASH OR CHECK PAYMENTS CAN BE MADE AT THE TOWNSHIP. TAXES CAN BE PAID ONLINE WITH A CREDIT CARD OR ECHECK AT WWW.GENOA.ORG. CREDIT CARD PAYMENTS CANNOT BE MADE AT THE TWP OFFICES.</p>																							
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Property Assessed To: HLAVATY JAMES R 758 SUNRISE PARK HOWELL, MI 48843</p> <p style="text-align: right;">HOWELL School: 47070</p> <p>Prop #: 4711-04-400-003 Prop Addr: VACANT</p> <p>Legal Description: SEC. 4 T2N, R5E, C6W. AT N. E. COR. OF W 1/2 OF SE 1/4 OF SEC. , S. 490.5 FT., S. 86° 41' W. 396.6 FT., S. 1° 9' W. 86.1 FT., S. 8° 45' E. 168.2 FT., S. 22° 44' W. 339.5 FT., S. 32° 35' E. 60 FT., S. 23° W. 333.4 FT., S. 86° 30' W. 6.7 FT. FOR BEG., S. 86° 30' W. 75.8 FT., N. 0° 40' E. 50 FT., N. 86° 30' E. 97.5 FT., S. 23° W. 54 FT. TO BEG.</p>	<p style="text-align: center;">TAX DETAIL</p> <p>402 RESIDENTIAL-VA Class: 402</p> <p>Princ. Residence Exemption Has Reduced Bill By: \$ 74.93</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p style="text-align: center;">Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: right;">MILLAGE</th> <th style="text-align: right;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>STATE ED TAX</td> <td style="text-align: right;">6.00000</td> <td style="text-align: right;">24.97</td> </tr> <tr> <td>COUNTY ALLOCATED</td> <td style="text-align: right;">3.37000</td> <td style="text-align: right;">14.02</td> </tr> <tr> <td>HO SCHOOL OPER</td> <td style="text-align: right;">18.00000</td> <td style="text-align: right;">EXEMPT</td> </tr> <tr> <td>HO SCHOOL DEBT</td> <td style="text-align: right;">3.20000</td> <td style="text-align: right;">13.32</td> </tr> <tr> <td>LIVINGSTON ISD</td> <td style="text-align: right;">3.35850</td> <td style="text-align: right;">13.98</td> </tr> <tr> <td>Sunrise Park Rd</td> <td></td> <td style="text-align: right; border: 1px solid black; border-radius: 50%; padding: 2px;">849.67</td> </tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	STATE ED TAX	6.00000	24.97	COUNTY ALLOCATED	3.37000	14.02	HO SCHOOL OPER	18.00000	EXEMPT	HO SCHOOL DEBT	3.20000	13.32	LIVINGSTON ISD	3.35850	13.98	Sunrise Park Rd		849.67		
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<p style="text-align: center;">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>County:</td> <td>01-01-16 - 12-31-16</td> </tr> <tr> <td>Twn/Cty:</td> <td>04-01-16 - 03-31-17</td> </tr> <tr> <td>School:</td> <td>07-01-16 - 06-30-17</td> </tr> <tr> <td>State:</td> <td>10-01-16 - 09-30-17</td> </tr> </table> <p>Does NOT affect when the tax is due or its amount</p>	County:	01-01-16 - 12-31-16	Twn/Cty:	04-01-16 - 03-31-17	School:	07-01-16 - 06-30-17	State:	10-01-16 - 09-30-17	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: right;">Total Tax</td> <td style="text-align: right;">33.92850</td> <td style="text-align: right;">915.96</td> </tr> <tr> <td style="text-align: right;">Administration Fee</td> <td></td> <td style="text-align: right;">9.15</td> </tr> <tr> <td style="text-align: right;">TOTAL AMOUNT DUE</td> <td></td> <td style="text-align: right;">925.11</td> </tr> <tr> <td style="text-align: right;">PREV. PAYMENTS</td> <td></td> <td></td> </tr> <tr> <td style="text-align: right;">BALANCE DUE</td> <td></td> <td style="text-align: right;">925.11</td> </tr> </table>	Total Tax	33.92850	915.96	Administration Fee		9.15	TOTAL AMOUNT DUE		925.11	PREV. PAYMENTS			BALANCE DUE		925.11
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2

2015R-030359

RECORDED ON

09/25/2015 1:50:46 PM

SALLY REYNOLDS

REGISTER OF DEEDS

LIVINGSTON COUNTY, MI 48841

RECORDING: 19.00

REMON: 4.00

PAGES: 4



AGREEMENT FOR WAIVER OF ASSESSMENT FOR ROAD IMPROVEMENT

The undersigned Genoa Charter Township, a Michigan municipal corporation, with principal offices located at 2911 Dorr Road, Brighton, Michigan 48116, hereinafter the "Township," and James Hlavaty and Denise Hlavaty, his wife, whose address is 758 Sunrise Park Howell, Michigan 48843, hereinafter called "Owners," agree as follows:

- 1. The Owners hold title to real estate identified by tax code numbers 4711-09-201-111 and 4711-04-400-003.
2. The property identified by tax code number 4711-09-201-111 is improved property which a home is located thereon and is legally described as follows:

Land situated in the Township of Genoa, Livingston County, Michigan to wit:

Lot 99, "Sunrise Park", as recorded in Liber 2 of Plats, Page 23, excepting therefrom a parcel of land described as follows: Beginning the Northeast corner of said lot; thence South 4 degrees 12 minutes West 10 feet; thence North 87 degrees 45 minutes West 22 feet; thence North 65 degrees 50 minutes East 24.5 feet to the place of beginning. Also conveying the following described parcel of land: Part of the Southeast 1/4 of Section 4, Town 2 North, Range 5 East, Genoa Township, Livingston County, State of Michigan, described at the Northwest corner of said Lot 99; thence North 23 degrees East 42.5 feet; thence South 87 degrees 45 minutes East 73 feet; thence South 65 degrees 50 minutes West 121.4 feet to the place of beginning. Also beginning at the Northeast corner of said Lot 99; thence North 28 degrees 43 minutes East 26 feet; thence North 76 degrees West 89.3 feet; thence South 23 degrees West 55 feet; thence South 87 degrees 45 minutes Est 73 feet; thence North 65 degrees 50 minutes East 24.5 feet to the place of beginning.

hereinafter, the "Improved Parcel"

09-14-15 PM 03:52 RCVD



3. The property identified by tax code number 4711-04-400-003 is legally described as follows:

A part of the West ½ of the Southeast ¼ of Section 4, Town 2 North, Range 5 East, Genoa Township, Livingston County, State of Michigan and described as: Commencing at the Northeast corner of said West ½ of the Southeast ¼ of Section 4; thence South 1 degree 9 minutes West 86.1 feet; thence South 8 degrees 45 minutes East 168.2 feet; thence South 22 degrees 44 minutes West 339.5 feet; thence South 32 degrees 35 minutes East 60 feet; thence South 23 degrees West 333.4 feet; thence South 86 degrees 30 minutes West 6.7 feet for a point of beginning; thence South 86 degrees 30 minutes West 75.8 feet; thence North 0 degrees 40 minutes East 50 feet; thence North 86 degrees 30 minutes East 97.5 feet; thence South 23 degrees West 54 feet to the point of beginning.

hereinafter, the “Unimproved Parcel”

4. A road separates the two parcels.
5. The Owners request that no assessment be levied by the Township against the Unimproved Parcel for the reason that it is to be used in conjunction with the Improved Parcel.
6. The Owners do hereby covenant and agree that only accessory structures shall be hereafter built or placed on the Unimproved Parcel.
7. Genoa Township agrees that in consideration for the foregoing, no road improvement assessment shall be levied on the Unimproved Parcel in connection with the 2015 Sunrise Park road improvement special assessment district.
8. The restrictions and covenants contained in this Agreement shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the parties hereto and their respective transferees, heirs, assigns and successors.

(Signatures appear on the following pages)

The parties hereto agree to the foregoing.

OWNERS:

Date: 9/2/15

[Signature]
James Hlavaty

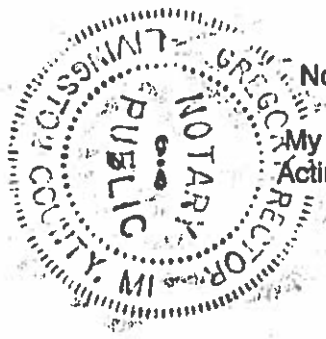
Date: 9/3/15

[Signature]
Denise Hlavaty

STATE OF MICHIGAN)
) SS
COUNTY OF Livingston)

The foregoing instrument was acknowledged and sworn to before me on SEPT. 2, 2015, by the Owners, James Hlavaty, and Denise Hlavaty, his wife.

[Signature]
GREGORY O RECTOR, Notary Public
Livingston County, Michigan
My commission expires: 1/15/19
Acting in Livingston County, Michigan



GREGORY O RECTOR
Notary Public, State of Michigan
County of Livingston
My Commission Expires 1/15/2019
Acting in the County of Livingston

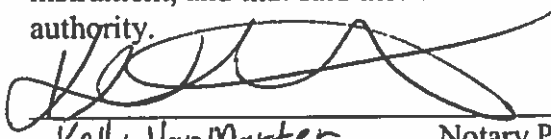
GENOA CHARTER TOWNSHIP:
A Michigan municipal corporation

Dated: 9/21/2015

By: 
Gary McCrie
Its Supervisor

STATE OF MICHIGAN)
) SS
COUNTY OF LIVINGSTON)

On this 21st day of September, 2015, before me appeared Gary McCrie, to me personally known, who being by me sworn, did say that she the clerk of Genoa Township, a Michigan municipal corporation, the municipal body named in and which executed the within instrument, and that said instrument was signed and sealed on behalf of said municipal body by authority.



Kelly VanMarter, Notary Public
Livingston County, Michigan
My commission expires: 3/8/2020
Acting in Livingston County, Michigan

Drafted by and When
Recorded Return To:
Frank J. Mancuso, Jr
Mancuso & Cameron, PC
722 E. Grand River Ave.
Brighton, MI 48116
(810) 225-3300

03:13 PM

Special Assessment.....: X3997 (Sunrise Park Rd Imp)
 Special Assessment Desc : Sunrise Park Road Improvement
 APR Interest Rate.....: 0.0000000
 Interest Calculation.....: Declining Balance
 Number of Years.....: 5
 Start Year.....: 2016
 Special Assessment Status: Active
 Parcel Number.....: 4711-04-400-003

Owner.....: HLAVATY JAMES R
 Address.....: 758 SUNRISE PARK, HOWELL, MI 48843
 Assessment Amount.....: 4248.36
 Total Principal Paid.....: 849.67
 Total Interest Paid.....: 0.00
 Total Penalty Paid.....: 0.00
 Total Addtl Penlty Paid..: 0.00
 Total Penalties/Interest.: 0.00
 Total Unpaid Balance.....: 3398.69

** Current Installment Information **

Current Installment.....: 849.67
 Principal Amount.....: 849.67
 Interest Amount.....: 0.00
 Penalty Amount.....: 0.00
 Addtl Penlty Amount....: 0.00
 Payment Date.....: 06/22/2016
 Payment Amount.....: 849.67

Date: June 23, 2016

Genoa Township Election Commission

The State Primary has been scheduled for Tuesday, August 2, 2016. The following is my recommendation for all persons working the election:

- Poll Workers will continue to be paid \$225.00 per diem.
- Co-Chairmen will continue to be paid \$275.00 per diem. Co-Chairmen, in addition to other responsibilities, are expected to return to the township hall for the final tally of votes cast and a review of all documents by the receiving board. These election officials will be paid @\$14.00 per hour for work after 10:00 p.m. (paid on the quarter hour).
- Staff working the election will be paid at their regular rate, plus time and a half over 8 hours.
- Additional part time/temporary and permanent help will be paid at \$14.00 per hour for processing absent voter ballots and the set-up of the precinct, mileage will be additional and according to state guidelines.
- Poll workers attending mandated instructional classes will be paid \$25.00 for attending the class.
- The Election Commission will be paid a per diem of \$150.00

Resolution No. 5 – Pardee Lake Aquatic Weed Control Improvement Project
Reimbursement 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 July 18, 2016, at 6:30 p.m., there were

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

ABSENT: None.

The following preamble and resolution were offered by _____ and seconded by _____.

Resolution Confirming Special Assessment Roll

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Pardee Lake Aquatic Weed Control Improvement Project within the Township as described in Exhibit A (the “Project”) and 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 Township Supervisor has prepared the Special Assessment Roll entitled Special Assessment Roll for Pardee Lake Aquatic Weed Control Improvement Project (winter 2016 tax roll) (the “Proposed Roll”) and has filed the Proposed Roll with the Township Clerk;

WHEREAS, the Township Board has scheduled a public hearing on the Proposed Roll and notice of the hearing has been properly provided;

WHEREAS, the Township Board conducted the public hearing on the Proposed Roll on July 18, 2016.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Roll Confirmed. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Board hereby confirms the Special Assessment Roll for the Pardee Lake Aquatic Weed Control Improvement Project (winter 2016 “Roll”).
2. Future Installments - Principal. The Township Board determines that each special assessment may be paid in five installments. The first installment shall be due December 1, 2016.
3. Future Installments - Interest. All unpaid installments shall not bear interest.

4. Warrant. The Township Clerk is hereby directed to attach a warrant (in the form of Exhibit B to this resolution) to the Roll and to deliver such warrant and the Roll to the Township Treasurer, who shall thereupon collect the special assessments in accordance with the terms of this resolution, the Clerk's warrant and the statutes of the State of Michigan.

5. Inconsistent Prior Resolutions. All previously adopted resolutions that are in conflict with this resolution are repealed to the extent of such conflict.

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

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

NO: 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

PARDEE LAKE AQUATIC WEED CONTROL IMPROVEMENT PROJECT

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

The project (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 2020 is projected to be \$130,000.00 (including publications and mailings for the establishment of the special assessment district)

Total amount per parcel - \$3,023.25 - Amount per year for five-years - \$604.65 annually.

Exhibit B

Warrant

WARRANT

TO: Treasurer
Genoa Township
Livingston County, Michigan

I certify that attached to this Warrant is a true copy of the special assessment roll for the Genoa Township Pardee Lake Aquatic Weed Control Improvement Project (2016) (the "Roll") confirmed by the Township Board on July 18, 2016 (the "Confirming Resolution"). You are hereby directed to proceed to collect the amounts due on such Roll in accordance with this Warrant, the Confirming Resolution and the statutes of the State of Michigan.

Paulette A. Skolarus,
Genoa Charter Township Clerk

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-30-100-010	060616, Pardee Lk 4	3,023.25	HALL, DAVID & DEBORAH 2400 E COON LAKE TRL
4711-30-100-011	060616, Pardee Lk 4	3,023.25	BANAS, LAWRENCE S. & SUSANNE 2258 E COON LAKE TRL
4711-30-100-013	060616, Pardee Lk 4	3,023.25	GALE, JOSEPH & HELEN 2330 E COON LAKE TRL
4711-30-100-015	060616, Pardee Lk 4	3,023.25	GUZIK PAUL & JOAN 46528 DARWOOD CT.
4711-30-100-017	060616, Pardee Lk 4	3,023.25	O'NEILL MICHAEL T 2404 E COON LAKE TRL
4711-30-100-024	060616, Pardee Lk 4	3,023.25	SMITH, EARL 32060 W 10 MILE RD
4711-30-100-040	060616, Pardee Lk 4	3,023.25	KUZNER DAVID & MARY PO BOX 1635
4711-30-100-041	060616, Pardee Lk 4	3,023.25	CLEVELAND ROBYN E & SUMMER RANSOM- 2416 E COON LAKE TRL
4711-30-101-001	060616, Pardee Lk 4	3,023.25	GERGICS, ELI & LORI BILLIS- 348 KERBY RD
4711-30-101-002	060616, Pardee Lk 4	3,023.25	HOERLE JEFFREY REVOC TRUST 5619 BOBWHITE AVENUE
4711-30-101-003	060616, Pardee Lk 4	3,023.25	MANUEL SAMUELSON CHRISTINA TRUST 4375 IRENE
4711-30-101-004	060616, Pardee Lk 4	3,023.25	HENDRA, ALFRED 2074 WEBSTER PARK DR.
4711-30-101-010	060616, Pardee Lk 4	3,023.25	ALLISON KARRY, ALISON, RYAN & SHAWN 10806 LAKE MINNEOLA SHORE
4711-30-101-015	060616, Pardee Lk 4	3,023.25	PLANE THOMAS 2115 WEBSTER PARK DR
4711-30-101-018	060616, Pardee Lk 4	3,023.25	POMROY BETTY & LEROY 2137 WEBSTER PK
4711-30-101-022	060616, Pardee Lk 4	3,023.25	NOWAK, MARY E. 29076 MARQUETTE
4711-30-101-025	060616, Pardee Lk 4	3,023.25	PERSH LAWRENCE 1801 BRIGHTON RD.
4711-30-101-026	060616, Pardee Lk 4	3,023.25	MULLANEY JOHN 2166 WEBSTER PARK DR.
4711-30-101-029	060616, Pardee Lk 4	3,023.26	DEVINE KELLY & ELLEN 2172 WEBSTER PARK DR.
4711-30-101-033	060616, Pardee Lk 4	3,023.26	HALL, DAVID & DEBORAH 2400 E. COON LAKE TRL
4711-30-101-034	060616, Pardee Lk 4	3,023.26	GIRAUD, GEORGE, LOIS & JACK 6460 BURR
4711-30-101-037	060616, Pardee Lk 4	3,023.26	FRENCH, JAMES 2191 WEBSTER PARK DR.
4711-30-101-046	060616, Pardee Lk 4	3,023.26	WALLACE, GREGORY & JOAN 2308 WEBSTER PARK DR.
4711-30-101-047	060616, Pardee Lk 4	3,023.26	LISS TRUST 13850 LLOYD
4711-30-101-049	060616, Pardee Lk 4	3,023.26	LAVANTURE, ROBT. & CUDWORTH, 2276 WEBSTER PARK DR.
4711-30-101-051	060616, Pardee Lk 4	3,023.26	LAVANTURE, ROBT. & CUDWORTH, 2276 WEBSTER PARK DR.
4711-30-101-053	060616, Pardee Lk 4	3,023.26	HAMER, WILFRED & DAWN 2237 WEBSTER PARK DR.

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-30-101-123	060616, Pardee Lk 4	3,023.26	NOBLE, MARSHA 2187 WEBSTER PARK DR.
4711-30-101-125	060616, Pardee Lk 4	3,023.26	RENAUD, JOSEPH 2206 WEBSTER PARK DR
4711-30-101-126	060616, Pardee Lk 4	3,023.26	EDWARDS BRADLEY R & ROBIN M 2223 WEBSTER PARK DR.
4711-30-101-127	060616, Pardee Lk 4	3,023.26	HEUWAGEN DENNIS & KAREN 2142 WEBSTER PARK DR.
4711-30-101-130	060616, Pardee Lk 4	3,023.26	ALLISON RYAN & SHAWN 2092 WEBSTER PARK DR.
4711-30-300-001	060616, Pardee Lk 4	3,023.26	SARPOLIS KEVIN M & NANCY A 27980 TRAILWOOD CT
4711-30-300-002	060616, Pardee Lk 4	3,023.26	TEXTOR MARK & KRISTYN 2155 BRIGHTON RD
4711-30-300-003	060616, Pardee Lk 4	3,023.26	SPECK KEITH B & CONNIE A 9000 POSEY DR.
4711-30-300-006	060616, Pardee Lk 4	3,023.26	ALBRANT LYLE H & SHIRLEY A 322 VICTORIA PARK DR
4711-30-300-007	060616, Pardee Lk 4	3,023.26	PATTERSON, ALAN & BLYTHE 2424 E COON LAKE TRL
4711-30-300-008	060616, Pardee Lk 4	3,023.26	GIBSON, MICHAEL A & LINDA L. 2420 E COON LAKE TRL
4711-30-300-009	060616, Pardee Lk 4	3,023.26	SANTONI, MARK & MICHELLE 2418 E COON LAKE TRL
4711-30-300-013	060616, Pardee Lk 4	3,023.26	ROGERS BYRON R 2127 BRIGHTON RD
4711-30-300-018	060616, Pardee Lk 4	3,023.26	DUGAS, MICHAEL R. & SUZANNE M. 5870 RAMBLEWOOD COURT
4711-30-300-019	060616, Pardee Lk 4	3,023.26	DUGAS, MICHAEL R. & SUZANNE M. 5870 RAMBLEWOOD
4711-30-300-023	060616, Pardee Lk 4	3,023.26	UZELAC KATINA & MICHAEL 2095 BRIGHTON RD
# OF PARCELS: 43	TOTALS:	130,000.00	

2016 RECREATION BALLOT INFORMATION



Howell Area Parks and Recreation Authority

Goals

To obtain stable financial funding that is not relying on the local units of government to continue as the main funding source which can be withdrawn at any time.

To provide quality recreational programs and activities at an affordable cost for the residents of our community.

Plans

To obtain, through a millage election, the funding required to continue to offer and expand current programs along with maintaining and improving existing facilities, all of which are 40 to 50 years old.

Purchase replacement equipment for soccer, volleyball, basketball, tennis, Teen Center and Senior Center along with other areas to be determined.

Complete the purchase or construction of a new critically needed community recreational facility that could potentially house a Senior Center, Teen Center, Administrative offices, Preschool, classrooms, indoor multipurpose courts and fitness areas.

EXAMPLE OF NEW RECREATIONAL FACILITY



sprung

Let's talk about the possibilities.

800 528.91
info@sprung.c

EXTERIOR



INTERIOR



EXAMPLE OF NEW RECREATIONAL FACILITY INTERIOR



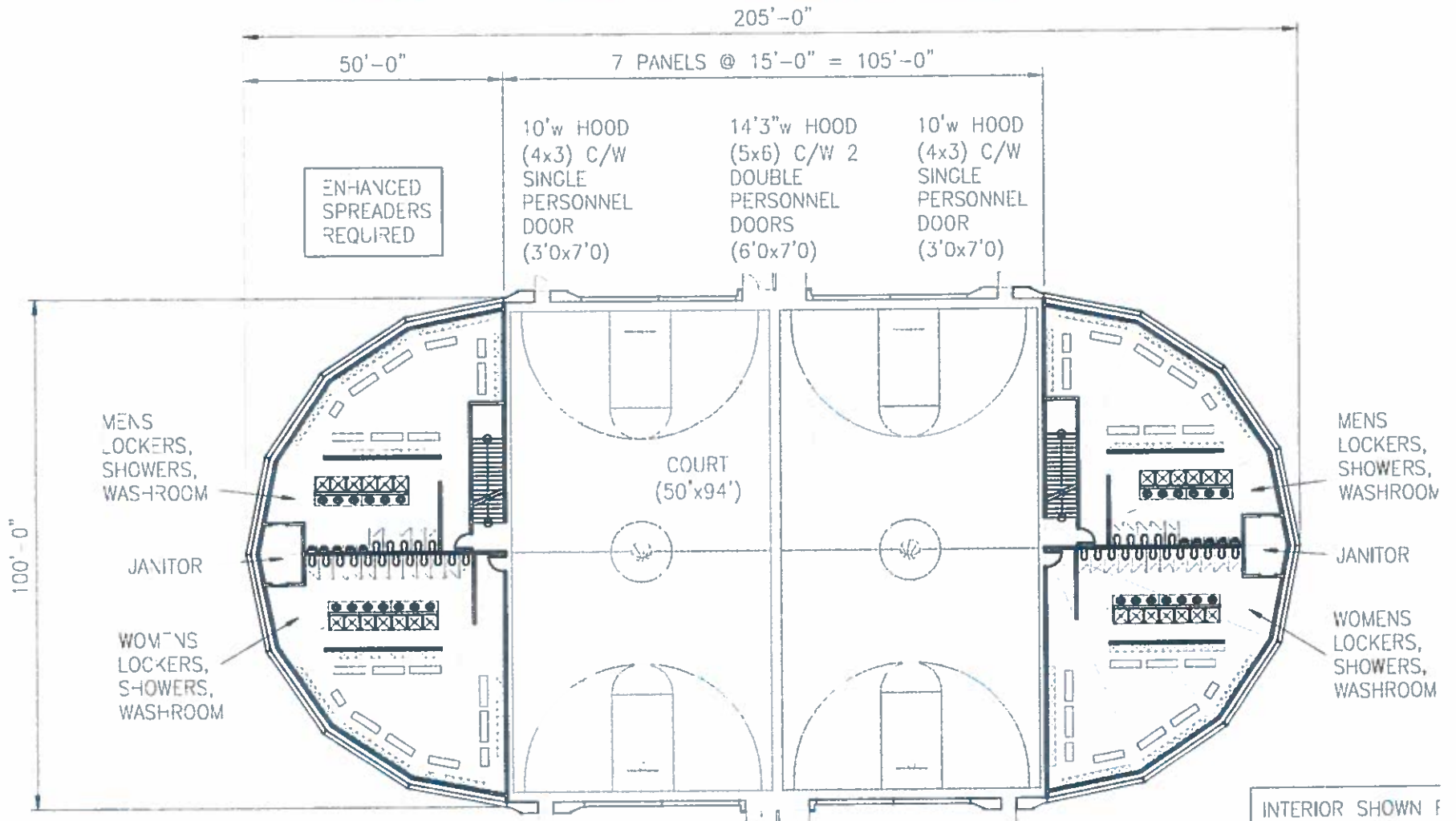
sprung Performance Gymsnasiums

Let's talk about the possibilities.

800 528.96
info@sprung.c



EXAMPLE OF NEW RECREATIONAL FACILITY 1st FLOOR



INTERIOR SHOWN FOR REFERENCE ONLY, LAYOUT DESIGNED SUPPLIED BY OTHER

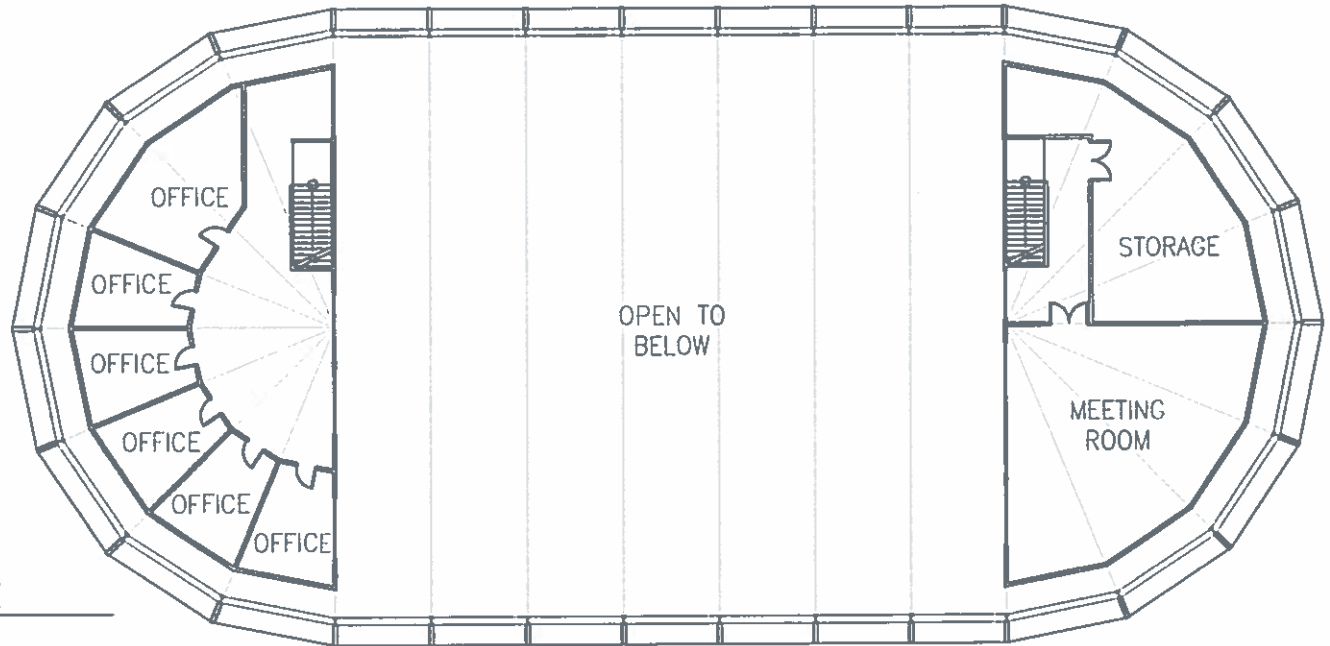
IG APPROVAL			

OPEN PLAN VIEW

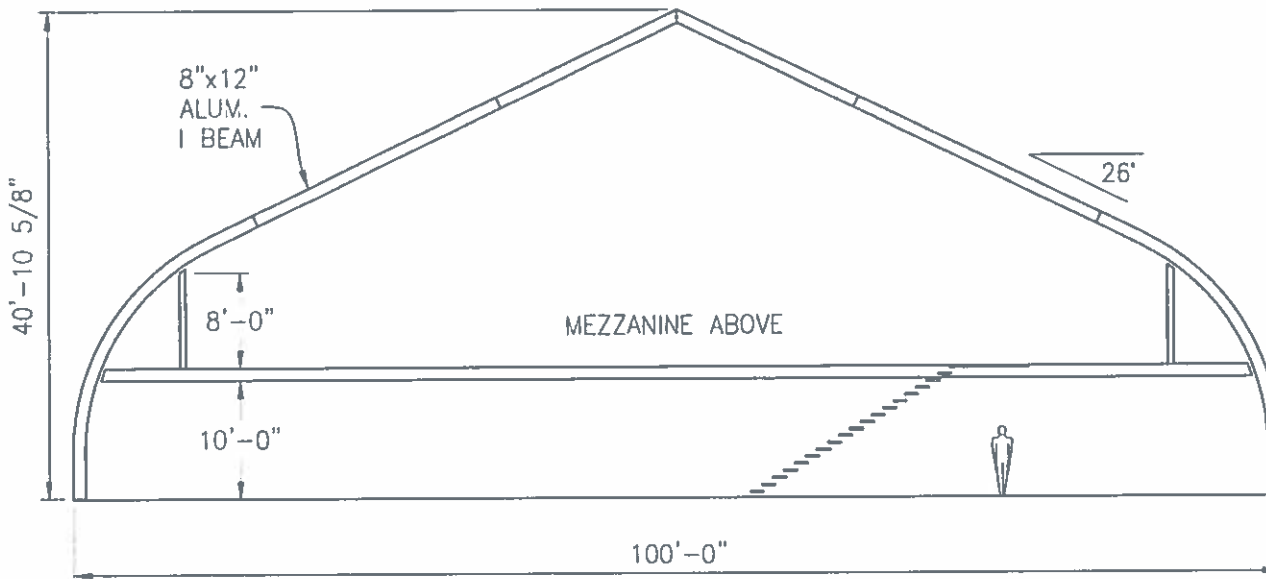


SPRUNG PERFORMANCE
100.0' x 205'

EXAMPLE OF NEW RECREATIONAL FACILITY 2nd FLOOR



MEZZANINE ABOVE
1" = 30'-0"



ENHANCED SPREADERS REQUIRED

DRAWING APPLI

Signature _____

Print Name _____

Date: _____

Confirmation of loads at site per local building de

WIND: q50 _____

SNOW: Ss _____

SNOW: Sr _____

Initial _____



SPRUNG PERFORMANCE (100.0' x 205

EXAMPLE OF NEW RECREATIONAL FACILITY FEATURE OPTIONS

Sprung Structures

www.sprung.com

After carefully considering a number of building alternatives, it was determined that the Sprung structure technology would be an ideal building envelope to accommodate a wide range of needs and applications.

Within a few short months, a fully insulated 130' x 290' Sprung structure was erected featuring Kynar desert tan and Brownstone rod membrane.

Features include:

Administration offices:

Reception area
Directors office
File clerk office
Accountant office
Maintenance supervisor office
Board room

Nutrition center:

Sandwich prep station
Deli meat slicer
Sandwich press
Coffee maker
Cooler
Soup warmer
Stove
Fridge

Library

Elders center:

1,000 square feet
Couches
Table and chairs
T.V.
Washroom
Storage

Youth center:

1,000 square feet
Internet outlets
Table and chairs

Women's public washrooms:

12 regular stalls
2 handicap stalls,
1 w/baby change table
7 sinks
3 hand dryers

Gymnasium:

12,000 square feet
High school size full court
2 elementary size half court
Bleacher seating capacity 804
Jumbo tron and sound system
First aid room
4 change rooms
1 referee room
1 women's change room

Men's public washroom:

1 handicap stall
w/baby change table
1 regular stall
4 urinals
3 sinks
2 hand dryer

Weight room:

1,302 square feet
2 vibration plates
2 skate slide board for 12 yrs and under
Power skating board 13 yrs +
2 Treadmill
2 Elliptical
2 Spin cycle bikes stationary
21 Weight training cages
w/work benches
Dumb bell tron
w/weights 5lbs to 35lbs
Olympic bench press stand
Exercise mats
Sauna seats 4-6 people

Handicap lift:

1,400 lb capacity
Holds 5-6 people

NEW RECREATIONAL FACILITY LOCATION WILL BE



WITHIN A FIVE MILE RADIUS OF DOWNTOWN HOWELL

Cost/Value

How much are we asking you to invest in recreation?

.75 mill for 5 years.

How much will this investment in recreation cost an average household?

On a \$ 200,000 home with a taxable value of \$ 100,000 the resident will pay an extra \$ 75.00 per year. This breaks down to \$ 6.25 per month which is \$ 1.44 a week or 21 cents per day. Less than the cost of 1 cup of coffee per week.

What do voters get from their 21 cents per day investment in recreation?

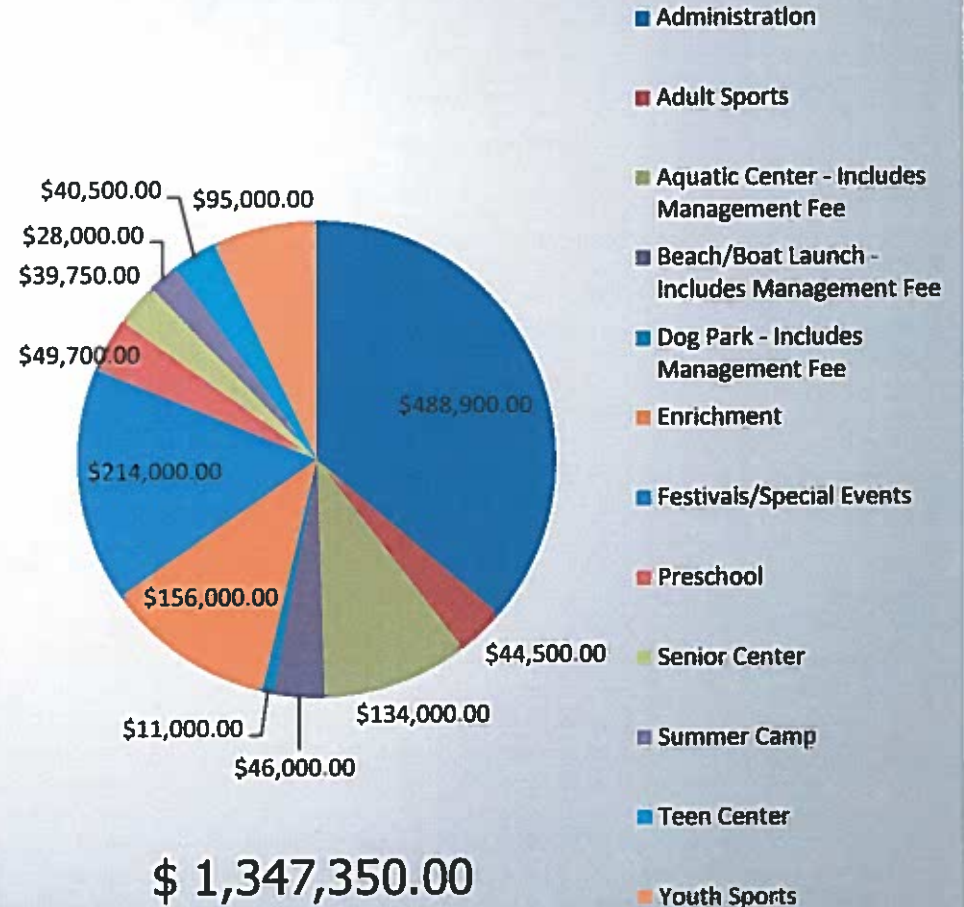
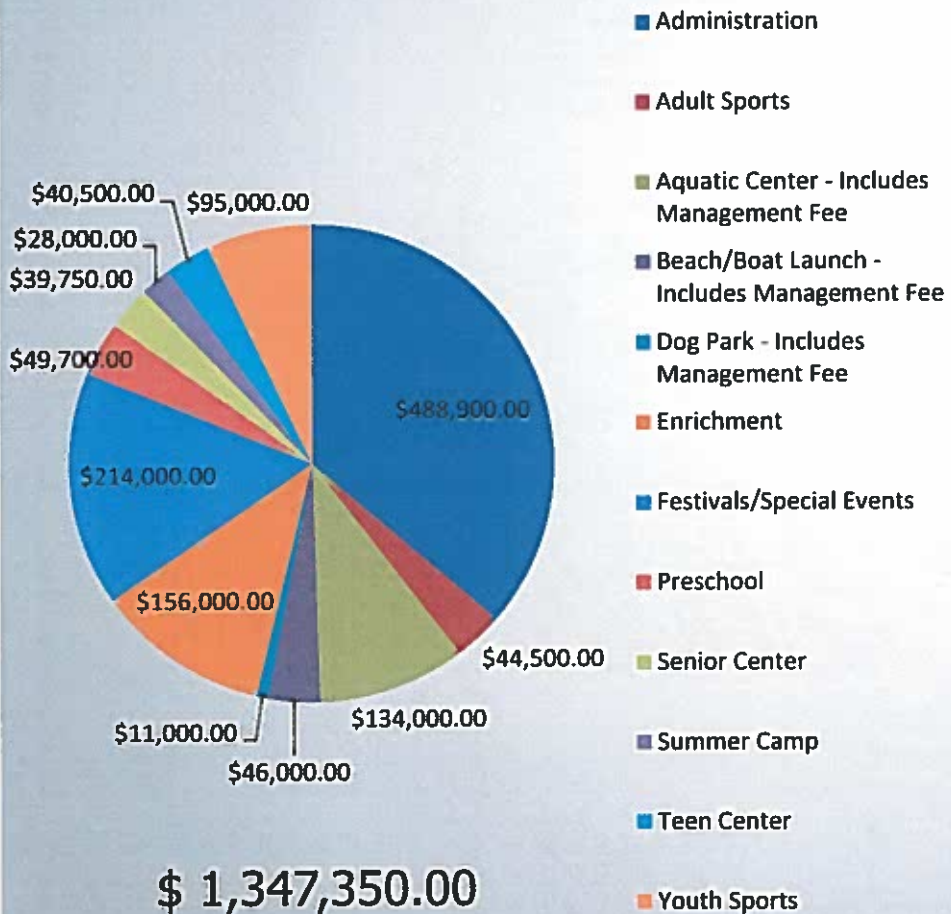
A new community recreational facility that could potentially house a Senior Center, Teen Center, Administrative offices, Preschool, classrooms, indoor multipurpose courts and fitness areas.

Continuation and expansion of affordable recreational programs and activities to promote health & wellness for ages 2 to 102.

2016 APPROVED BUDGET

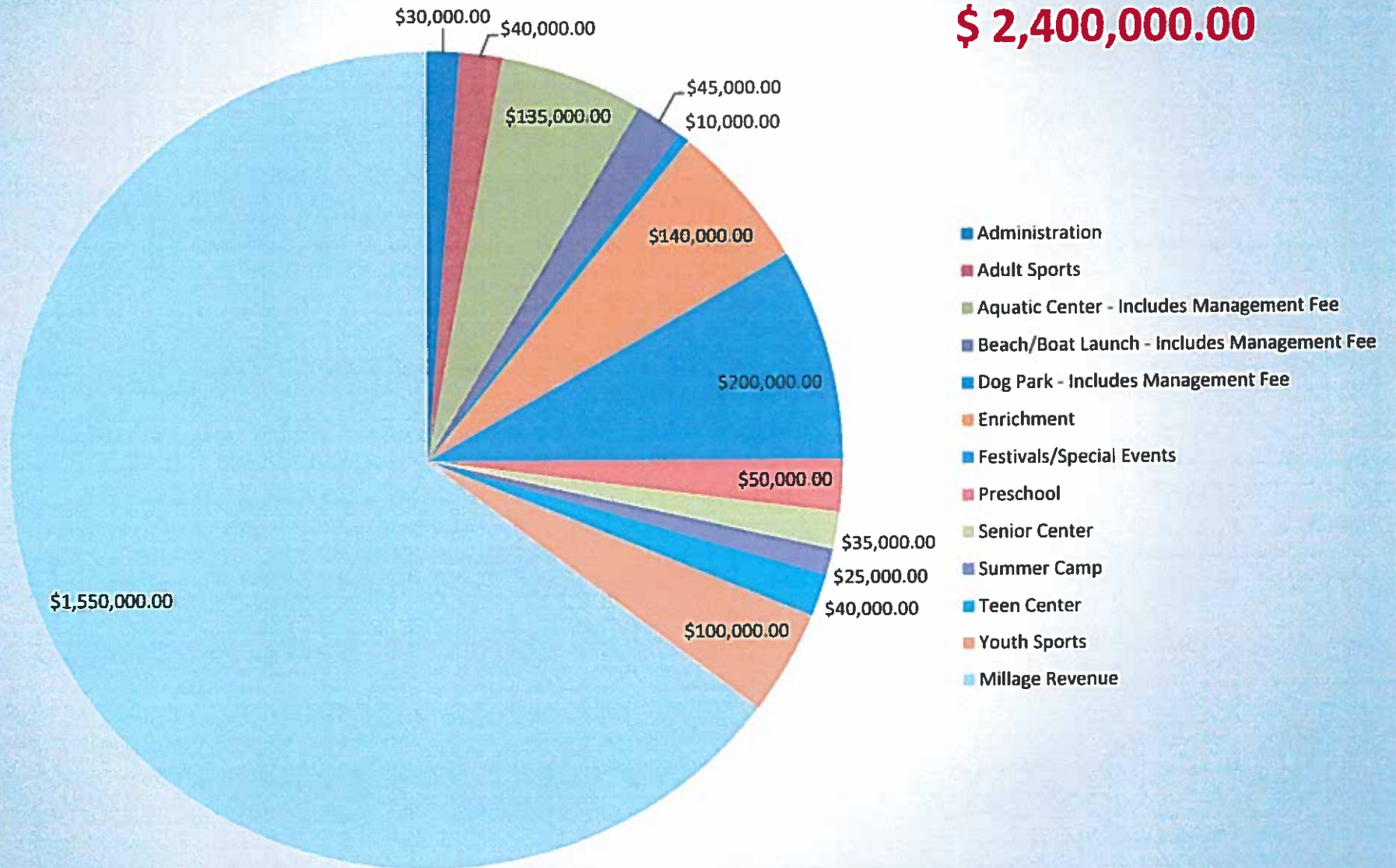
2016 BUDGETED REVENUES

2016 BUDGETED EXPENSES



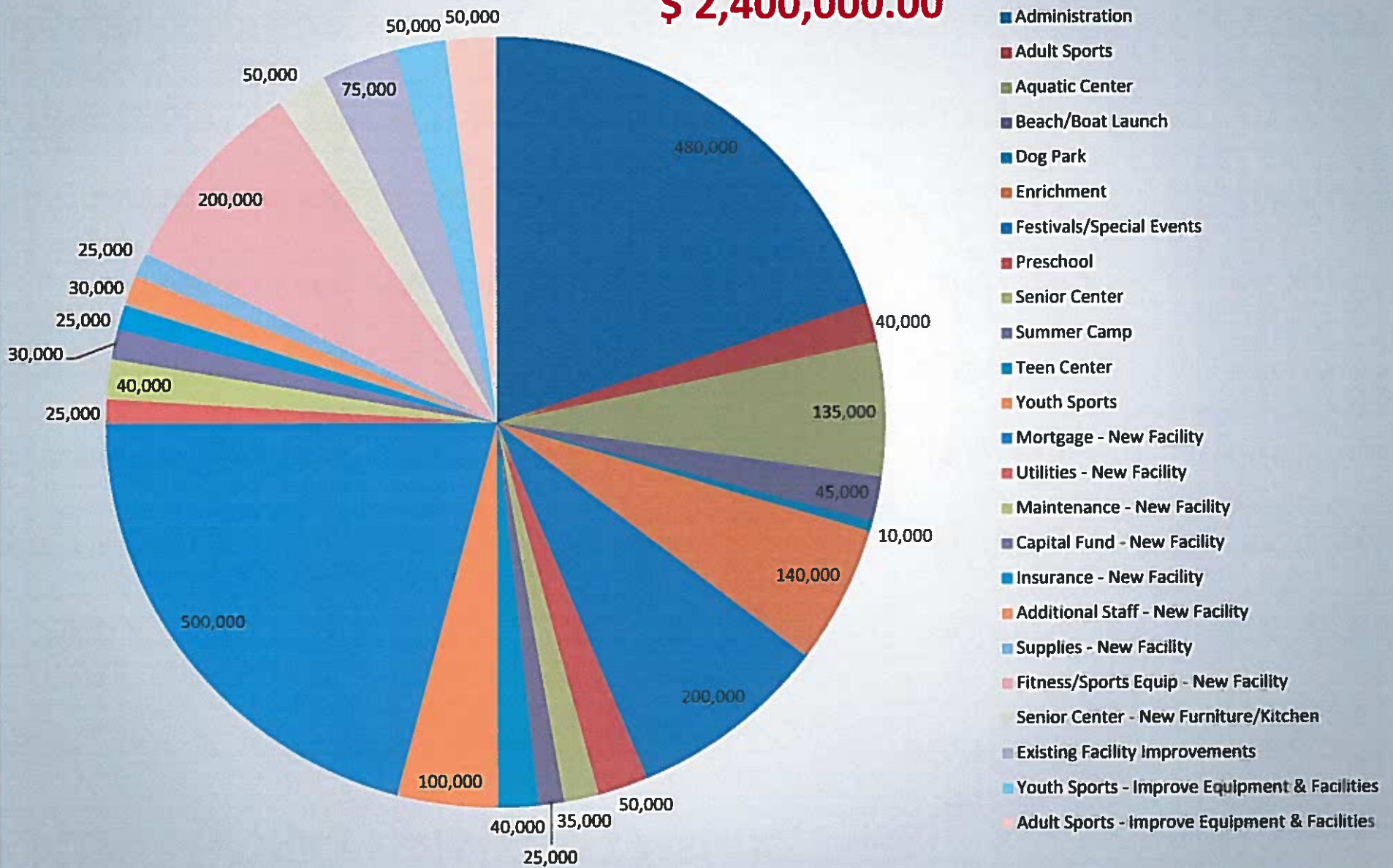
2017 PROJECTED REVENUES

\$ 2,400,000.00



2017 PROJECTED EXPENSES

\$ 2,400,000.00



MILLAGE PROJECT ESTIMATED TIMELINE

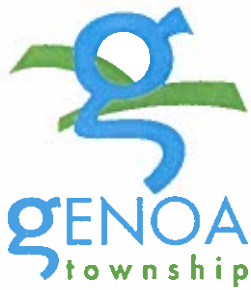
DESCRIPTION	START DATE	END DATE
BUILDING SITE SEARCH - 5 MILE RADIUS OF CENTRAL HOWELL	6/1/2016	12/31/2016
MILLAGE PASSES	8/2/2016	8/2/2016
NEW RECREATIONAL FACILITY PROJECT PLANS	8/3/2016	12/31/2016
NEW RECREATIONAL FACILITY DESIGN	12/31/2016	2/28/2017
EXISTING RECREATIONAL EQUIPMENT EVALUATION	3/1/2017	4/30/2017
EXISTING RECREATIONAL FACILITIES PROJECT PLANS	3/1/2017	5/31/2017
NEW RECREATIONAL FACILITY CONSTRUCTION	4/1/2017	8/30/2017
REPLACEMENT OF RECREATIONAL EQUIPMENT	5/1/2017	7/31/2017
RECREATIONAL FACILITY DEDICATION		9/1/2017
EXISTING RECREATIONAL FACILITIES PROJECTS	6/1/2017	12/31/2017

Ballot Information

www.howellrecreation.org/ballot

QUESTIONS? EMAIL: HAPRADIR@GMAIL.COM

Millage Election Date – Tuesday, August 2, 2016



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: July 14, 2016

RE: Livingston County Building Department – Parking Lot Improvements

MANAGER'S REVIEW: 

Attached please find the project case file for a proposed parking lot expansion and construction of a carport at the rear of the Livingston County complex located at 2300 E. Grand River. The applicant requests approval for a new 24 space covered parking area. The project also includes new lighting, dumpster relocation and new screen fencing. Procedurally, the Planning Commission has authority over the site plan and issues a recommendation to the Board regarding the Environmental Impact Assessment.

At the July 11, 2016 Planning Commission meeting the Commission approved the site plan and recommended Board approval of the Impact Assessment. Based on this action I suggest Board consideration of the following action:

Approval of the Environmental Impact Assessment dated 06-1-2016 provided that all conditions of the Planning Commission regarding the site plan are satisfied.

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

Sincerely,



Kelly VanMarter
Assistant Township Manager/Community Development Director

SUPERVISOR

Gary T. McCrie

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal

parcels and CE is five acres so the impact would potentially be less, but in the CE zoning, the keeping of horses as well as some agricultural uses that are permitted could be impactful to nearby single-family residences.

Commissioner Mortensen feels this zoning is a natural progression of zoning in this area. Additionally, there is CE zoning to this south of these parcels.

Ms. VanMarter advised that the owner of Parcel C would like to be included in the rezoning; however, it would need to be done separately because it was not included in this application and was not in the public notice. If the Planning Commission would like to include Parcel C in this application, then it would need to be tabled this evening and then resubmitted. Otherwise, the owner of Parcel C would need to submit his own application.

Ms. Oliveto stated she would like to move forward with her application as it is this evening.

Mr. Markstrom did not find any engineering issues regarding site drainage or water and sewer utilities that would arise from this change in zoning.

Chairman Brown stated that the Brighton Area Fire Authority has no issues with the rezoning.

The call to the public was made at 7:23 pm.

Mr. Rob Russell, whose home is directly adjacent to Parcel F, is concerned with the odor that can be caused by horses. It can spill onto his property and affect his property values. Commissioner Grajek noted that there is currently CE zoning to the south of the properties that are requesting to be rezoned. Ms. VanMarter stated there is a large wetland close to the lot line so no activity would be able to be done within 25 feet of it as it is a protected wetland by the DEQ. She noted that there are also regulations by the State to ensure that these types of uses do not negatively affect neighboring properties.

The call to the public was closed at 7:33 pm.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the rezoning of the properties depicted on the site plan with a revision date of 6/27/16 from PRF and RR to CE. This recommendation is made because the Planning Commission finds that it is consistent with the property to the south and further to the north of the subject properties. **The motion carried unanimously.**

Moved by Commissioner Figurski, seconded by Commissioner Mortensen, to recommend to the Township Board approval of the Impact Assessment dated 6/22/16 conditioned upon Township Board approval of the rezoning. **The motion carried unanimously.**

OPEN PUBLIC HEARING #3...Review of an impact assessment and site plan for a proposed parking lot expansion and carport structure located at the rear of the

Livingston County complex located at 2300 E. Grand River, Howell. The request is petitioned by Livingston County Building Department.

Planning Commissioner Disposition of Petition:

- A. Recommendation of Impact Assessment (6-1-16)
- B. Disposition of Site Plan (6-22-16)

Mr. Brent LaVanway of Boss Engineering, and Mr. Rick Swanson, the Deputy Building Official, were present.

Mr. LaVanway stated they are proposing a small expansion to the rear of the complex, consisting of 24 spaces with carports. They will mill and resurface the parking lot and update the lighting to LED. They will also be removing 400 feet of the six-foot wooden privacy fence and replacing it with eight-foot vinyl fencing. They presented samples of the material proposed for the carport.

Mr. Borden reviewed his letter dated 9/29/16. He would like to see calculations for the number of parking spaces because if it is over the 120% allowed, it will need Planning Commission approval. Mr. Swanson stated the additional parking is definitely needed at this complex. Mr. LaVanway stated the required parking is 340 spaces and they currently have 430, which is already in excess of the 120%. Commissioner Mortensen stated that if the applicant feels they need the parking, it should be approved.

The proposed Dumpster is located within an easement; however, the applicant has stated they have received approval from the Livingston County Drain Commissioner for it to be placed here. Mr. Markstrom stated that there is a force main in this area and he wants to ensure that when installing the foundations for the Dumpster pad, they are not hit. He suggested relocating the enclosure somewhere out of the easement. Mr. Swanson stated he will address this to see if it can be relocated.

The call to the public was made at 7:52 pm with no response.

Moved by Commissioner Figurski, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Impact Assessment dated 6/1/16 for the Livingston County Building Department for 24 parking spaces, including carports. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to approve the Site Plan dated 6/22/16 for a parking expansion for the Livingston County East Complex with the following conditions:

- The colored renderings submitted this evening are acceptable and will become the property of the Township.
- The parking, while more than 20% in excess of the Township Ordinance, is deemed to be appropriate due to the nature and intentions of the business conducted on the site by the County.
- The location of the Dumpster will be subject to further review and approval by the Township Engineer prior to the issuance of a Land Use Permit.

- The petitioner will provide to Township Staff a copy of the approval from the Genoa Oceola Sewer and Water Authority for the placement of the Dumpster enclosure if it is not relocated.
- The issues raised in the Brighton Area Fire Authority's letter of 6/28/16 shall be complied with.

The motion carried unanimously.

OPEN PUBLIC HEARING #4... Review of an impact assessment and site plan for a parking lot addition for new vehicle parking at the existing Bob Maxey Ford located at 2798 E. Grand River, Howell. The request is petitioned by SRM Associates, LLC.

Planning Commission Disposition of Petition:

- A. Recommendation of Impact Assessment (6-22-16)
- B. Disposition of Site Plan (6-22-16)

Mr. Mike Maxey was present. They would like to expand their parking lot to the west on undeveloped property to have more new-car inventory on site. It is proposed to be gravel.

Mr. Borden reviewed his letter of 6/30/16. This is an opportunity for the Planning Commission to require additional improvements on the site.

He wanted to advise the applicant that they are approaching the maximum impervious surface coverage allowed for this site.

He would like more details to ensure that the buffer zone requirements to the south, north, and west of the site are met. He is suggesting a screen wall to the north and west of the property. Mr. Maxey presented pictures showing the existing vegetation and landscaping to the south. Mr. Borden feels this is sufficient. With regard to the screening to the north and west, Mr. Maxey stated he will be putting new cars in this area so he does not want to put up a fence or wall as he would like to show his inventory. Additionally, he showed pictures of the condition of the rear of the property to the west. He does not want to spend a lot of money on landscaping in this area. Commissioners Mortensen and Grajek agree.

Mr. Markstrom stated that the parking lot is draining into a fore bay and could cause erosion problems for the applicant. He has no other outstanding issues.

Mr. Maxey advised he will address the issues of the Brighton Area Fire Authority's letter dated 6/28/16.

The call to the public was made at 8:23 pm with no response.

Moved by Commissioner Figurski, seconded by Commissioner Mortensen, to recommend to the Township Board approval of the Impact Assessment dated 6/22/16 for Bob Maxey Ford with the following conditions:

- The number of parking spaces should be changed from 146 to 141.
- The Township Board shall approve a gravel parking lot and approval of the Impact Assessment is tied to the Board's approval of the Site Plan.



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP
JUN 01 2016
RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Livingston County Building Department
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Livingston County - Jim Rowell

SITE ADDRESS: 2300 E. Grand River Ave., Howell, MI 48843 PARCEL #(s): 4711-06-100-039

APPLICANT PHONE: (517) 546-3240 OWNER PHONE: (517) 546-3240

OWNER EMAIL: jrowell@livgov.com

LOCATION AND BRIEF DESCRIPTION OF SITE: The site is located on the south side of East Grand River, approximately

0.11 miles east of the Chilson Road intersection. The subject property has a total area of 27.97 acres and located in the general commercial district.

The adjacent properties to the north and west are also within the general commercial district, while the property to the east is suburban residential, and the property to the south is within the public and recreational facilities district.

BRIEF STATEMENT OF PROPOSED USE: The proposed use for the development is continued use a parking lot

but expand the lot 1 row to create a carport area. The parking lot will also have a new sliding security gate at it entrance and

new LED cut-off type lighting for the parking lot and under the carport area. The project will also replace the existing screen fence

with a new fence (approximately 400 lineal feet).

THE FOLLOWING BUILDINGS ARE PROPOSED: Carport Structure for 24 Spaces

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

BY:  5/27/2016

ADDRESS: 2300 E. Grand River Ave. Howell, MI 48843

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

L.) Brent LaVanway of Boss Engineering at brentl@bosseng.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: *Jim Rowell* DATE: 5/27/2016
PRINT NAME: Jim Rowell PHONE: 517-552-6724
ADDRESS: 2300 E. Grand River Ave., Howell, MI 48843

June 29, 2016

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Livingston County – Site Plan Review #2
Location:	2300 E. Grand River Avenue – South of Grand River, west of Chilson Road
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan (dated 6/22/16) proposing a parking lot expansion and construction of a carport at the rear of the Livingston County complex. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance.

A. Summary

1. We request the applicant present the Commission with material and color samples for the carport structure.
2. The applicant must provide calculation to ensure the project does not result in excessive parking.
3. The applicant must remove the note on Sheet C4 that a dumpster enclosure is not proposed.
4. There are inconsistencies in the size/shape of the dumpster enclosure and base pad between Sheets C4 and C7 that need to be corrected.
5. The proposed dumpster is located within an easement; however, the applicant has indicated that they have received approval from the County Drain Commissioner’s Office for this placement.

B. Proposal/Process

The applicant requests site plan review and approval to expand an existing parking lot by 24 spaces and construct a carport for the new spaces. The project also includes new lighting, relocation of an existing waste receptacle and new screen fencing.

Public government buildings and related parking lots are permitted by right in the GCD. Parking lot additions of 5 spaces or more require site plan review and approval by the Planning Commission.

C. Site Plan Review

1. **Dimensional Requirements.** Given the limited scope of the project, the only applicable dimensional standards are parking lot setback and impervious surface coverage.

The proposed parking lot expansion is located well outside of minimum setback requirements and the revised plans confirm compliance with the impervious surface restriction.

2. **Structure Design.** The proposed carport structure is to be constructed of metal (roof and support columns). The applicant has indicated that they will present the Commission with a material and color sample board at the upcoming meeting.



Aerial view of site and surroundings (looking north)

- Parking.** The revised submittal provides a description of existing parking, but does not provide sufficient detail to determine the amount of parking required by Ordinance. Given the proposed increase in parking, this information is necessary to ensure the project does not result in excessive parking per Section 14.02.06.

The proposed spaces comply with the dimensional/design standards of the Ordinance and more barrier-free spaces are provided than required.

- Pedestrian Circulation.** There is an existing sidewalk connecting the parking lot and building with no changes proposed or required.
- Vehicular Circulation.** The proposed parking lot meets requirements for drive aisle width. All parking spaces are aligned at 90° angles and traffic will flow easily around the lot. A Knox box has been provided for Fire Department access through the proposed gates.
- Landscaping and Screening.** The project requires parking area landscaping and a landscape buffer per Section 12.02.

Location	Requirements	Proposed	Comments
Parking lot	Rear lot requires: 7 canopy trees 690 SF landscaped area	None	Existing lot is nonconforming
Buffer Zone “B” (west adjacent to SR zone district)	20’ wide 3’ berm or 6’ screen wall 21 canopy trees 21 evergreen trees 81 shrubs	8’ to 30’ width (varies) 7 existing trees 8’ vinyl privacy fence	The new privacy fence, along with existing trees and vegetation, will provide for an improved buffer zone

- Waste Receptacle and Enclosure.** The existing dumpster and enclosure will be relocated east of the parking lot. The proposed dumpster will be located approximately 40’ from the side property line, which exceeds the minimum requirement of 20’.

The revised plans include details of a wooden enclosure with a metal gate; however, Sheet C4 still includes a note that an enclosure is not proposed. The applicant must remove this note from the plans. Additionally, the size and shape of the enclosure and base pad are inconsistent between the site plan (Sheet C4) and the detail (Sheet C7). The applicant should correct this inconsistency.

The proposed location is also within an easement, although the revised submittal indicates that the applicant has received approval from the County Drain Commissioner's Office for this placement.

- 8. Exterior Lighting.** The photometric plan illustrates 4 light poles and under-canopy lighting for the carport. The light levels comply with the maximum foot-candles permitted and the pole heights have been reduced to comply with the Ordinance (20-foot maximum when adjacent to residential).
- 9. Impact Assessment.** The submittal includes an Impact Assessment (dated June 1, 2016). In summary, the Assessment notes that the proposed building addition is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

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

Respectfully,

LSL PLANNING, A SAFE BUILT LLC COMPANY

Brian V. Borden, AICP
Planning Manager

July 6, 2016

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

**Re: Livingston County Complex Carport
Site Plan Review**

Dear Ms. Van Marter:

We have received the updated site plan documents for the Livingston County Complex Carport improvements from Boss Engineering dated June 22, 2016. The applicant is proposing to extend the pavement and construct a carport adjacent to the existing parking spaces along the southern edge of the rear parking lot for the Livingston County Offices located on the south side of Grand River Avenue west of Chilson Road.

All outstanding items have been addressed in this submittal.

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, Boss Engineering



BRIGHTON AREA FIRE AUTHORITY

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

June 28, 2016

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Livingston County Complex Carport
2300 E. Grand River
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on June 27, 2016 and the drawings are dated June 22, 2016. The project is for the alteration of the facilities rear parking area for the addition of a carport and access gate. The plan review is based on the requirements of the International Fire Code (IFC) 2015 edition.

The details of the submittal have been previously discussed and appear to be in compliance with the fire code requirements. We have only one recommendation listed below.

1. The knox box located at the entry of the gate is recommended to be replaced with a Knox key switch that will override the opener allowing fire department access. The knox box or key switch must be purchased through www.knoxbox.com **(Recommendation acknowledged)**

IFC 506.1

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

**IMPACT ASSESSMENT
FOR
SITE PLAN PETITION
“LIVINGSTON COUNTY BUILDING DEPARTMENT”
GENOA TOWNSHIP, LIVINGSTON COUNTY
MICHIGAN**

Prepared for:

**LINDHOUT ASSOCIATES ARCHITECTS, AIA, PC
10465 CITATION DRIVE
BRIGHTON, MI 48116
(810) 227-5668**

Prepared by:

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

JUNE 01, 2016

16-135 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:
Lindhout Associates Architects, AIA, PC
10465 Citation Drive
Brighton, MI 48116
(810) 227-5668

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 south side of East Grand Rive Avenue, approximately 750 feet southwest of East Grand River Ave and Chilson Road intersection within the general commercial district (GC). To the north and east, the site is surrounded by general commercial development, including a PNC Bank and ALDI. The adjacent properties to the east are residential developments along Chilson Road within the suburban residential district. To the south is undeveloped property within the public and recreational facilities district. To the west is the City of Howell.

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 27.97 acres. To the south is a low quality, non-regulated wetland dominated by reed canary grass. The wetland appears to be artificially created from previous development with a low point in otherwise non-hydraulic soils. The retention basin for the site is located approximately 345-feet southwest of the existing pavement. The existing pavement on site, within the area of disturbance, gradually slopes to the southwest at approximately 2.75%, draining into the vegetated area to the south, then following vegetated swales to the east or west, gradually making its way to the retention basin. With the increased runoff volume being negligible, the proposed conditions will follow the existing drainage patterns.

The trees and shrubs/brush on site are minimal. The primary vegetation is located along the east fence line consisting of pines and spruces that act as a buffer between the existing commercial and residential development with Bradford Pears surrounding the building. The vegetation to the south, within the non-developed area, consists primarily of scrub vegetation that includes boxelder, black walnut, and reed canary grass. The USDA Soil Conservation Service classified the primary soils on site as Fox-Boyer complex, Brady loamy sand, and Carlisle muck.

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, inlet protection devices, 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 in compliance with Livingston County Drain Commission regulations.

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 development will have a minimal impact on surrounding properties. The increase of light, noise, and air pollution will be negligible.

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.

There will be no impact on public facilities due to the proposed development as well as on public schools, police protection, and fire protection

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.

No impact will be made on public utilities due to the proposed development as service is not needed.

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, striping 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.

There will be no impact on traffic or pedestrians. The additional spaces will be utilized by county vehicles already utilizing the site.

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 proposed development will not generate 100 directional vehicle trips. 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



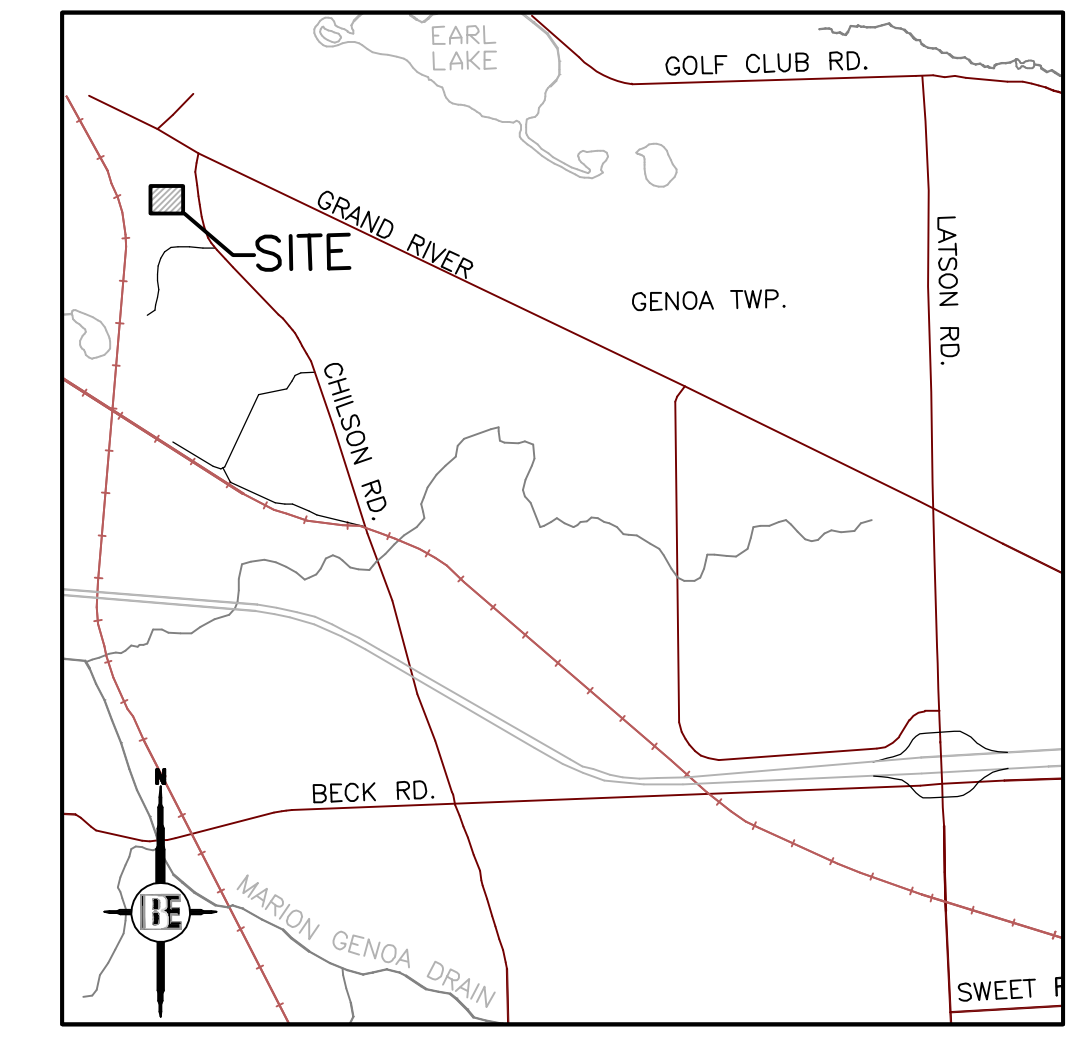
**Livingston County
Building Department
Site Improvement Project**

07-11-16

 White	 Light Gray
 Brite White	 Hickory Moss
 Cocoa Brown	 Classic Burgundy
 Brick Red	 Charcoal Gray
 Tan	 Evergreen
 Light Stone	 Caribbean Blue
 Ivory	

Received @ PC meeting.
7/11/16


SITE PLAN / CONSTRUCTION PLANS FOR LIVINGSTON COUNTY BUILDING DEPARTMENT REAR PARKING LOT IMPROVEMENTS 2300 E. GRAND RIVER, HOWELL, MI 48843 GENOA TOWNSHIP, LIVINGSTON COUNTY, MI



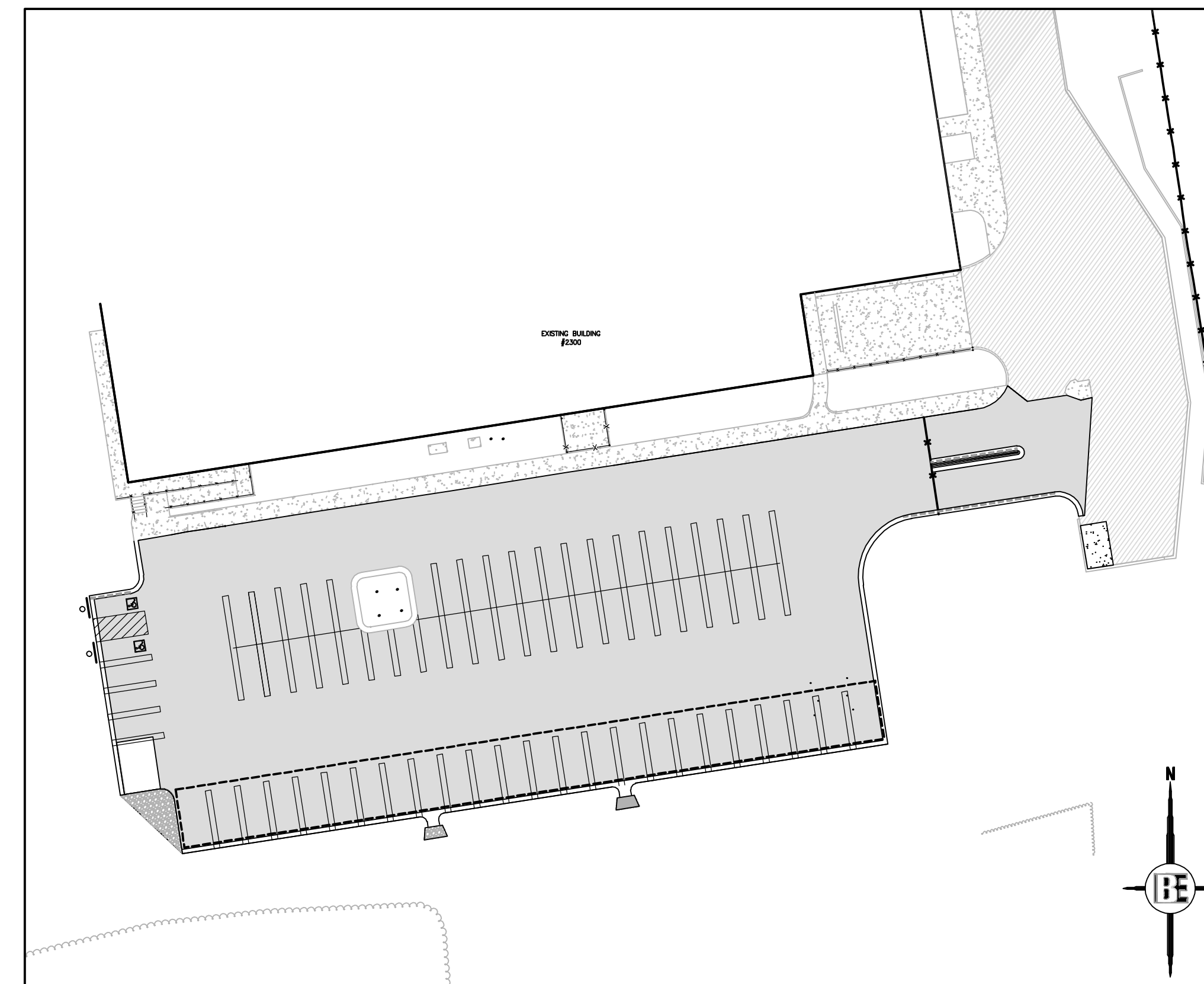
LOCATION MAP
NO SCALE

PROPERTY DESCRIPTION:

GENERAL INFORMATION: PARCEL NO.: 4711-06-100-039 EFFECTIVE DATE: 5/18/2004
ZONING: GENERAL COMMERCIAL DISTRICT (GC)
AREA: 27.97 AC
PROPERTY DESCRIPTION PER LIVINGSTON COUNTY TAX RECORDS:
SEC 6 T2N R5E COM NW COR. TH S87°E 844.7 FT, TH S60°E 1062.32 FT TO POB, TH S60°E 45 FT, TH S28°W 163.19 FT, TH S33°E 35.38 FT, TH N84°E 104.65 FT, TH S5°E 91.33 FT, TH N85°W 233.48 FT, TH S5°E 593.52 FT, TH N85°W 361.2 FT, TH S1°E 785.26 FT, TH S14°W 82 FT, TH S20°W 122 FT, TH S27°W 84 FT, TH S31°W 61 FT, TH S35°W 255 FT, TH, S8°W 22 FT, TH S2°W 141.72 FT, TH N88°W 230.73 FT, TH NW'LY ALG E RR ROW 2409.97 FT, TH N69°E 345.92 FT, TH S60°E 85.93 FT, TH S3°E 14.51 FT, TH N84°E 219.05 FT, TH N28°E 135.65 FT TO POB 28.04 AC M/L SPLIT 11/90 FROM 026 & 030

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 SEEDED 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
C1	COVER SHEET
C2	OVERALL DIMENSIONED SITE PLAN
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	SITE PLAN
C5	GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN
C6	LIGHTING PHOTOMETRIC PLAN
C7	CONSTRUCTION DETAILS
DRAWINGS PREPARED BY ARCHITECT	
A.1	(CANOPY) PLAN AND DETAILS

LIVINGSTON COUNTY BUILDING DEPARTMENT

OWNER:
LIVINGSTON COUNTY
BUILDING DEPARTMENT
2300 E. GRAND RIVER
HOWELL, MI 48843

PREPARED FOR:
LINDHOUT ASSOCIATES ARCHITECTS, AIA, PC
10465 CITATION DRIVE
BRIGHTON, MI 48116
CONTACT: MICHAEL KENNEDY
PHONE: (810) 227-5668

PREPARED BY:



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.

2	KS	BL	GENOA TOWNSHIP REVIEW	06/22/16	C1
1	PC	BL	FOR BIDDING	6/13/16	
NO	BY	CK	REVISION	DATE	
					JOB NO. 16-135



PARKING DATA	
MAIN LOT IN FRONT OF COUNTY BUILDING	301 REGULAR PARKING SPACES 13 ACCESSIBLE SPACES
COMMUNITY MENTAL HEALTH BUILDING	62 REGULAR PARKING SPACES 4 ACCESSIBLE SPACES
BACK LOT (PROJECT AREA)	43 REGULAR SPACES (EXISTING) 2 ACCESSIBLE SPACES (EXISTING)
TOTAL: 425 SPACES INCLUDING 19 ACCESSIBLE SPACES	EXISTING PARKING EXCEEDS REQUIREMENTS OF SECTION 1106.2 MICHIGAN BLDG CODE
PROPOSED NEW SPACES FOR COUNTY OWNED WORK & INSPECTION VEHICLES - NOT FOR ADDT. EMPLOYEE OR VISITOR PARKING	

SITE DATA	
ZONING	GENERAL COMMERCIAL DISTRICT (GC)
PARCEL NUMBER	4711-06-100-039
AREA (GROSS)	27.97 ACRES
AREA (DISTURBED)	0.81 ACRES
USE	PARKING LOT EXTENSION
IMPERVIOUS SURFACE	
EXISTING	298,700 SF
PROPOSED	6,207 SF
PERCENT INCREASE	2%
MAX LOT COVERAGE	EXISTING PROPOSED
- BUILDING	7% 7%
- IMPERVIOUS SURFACE	24% 25%

NOTE: REFER TO EXISTING CONDITIONS PLAN FOR UTILITY, EASEMENT, AND SOILS INFORMATION

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BEFORE YOU DIG
CALL 811

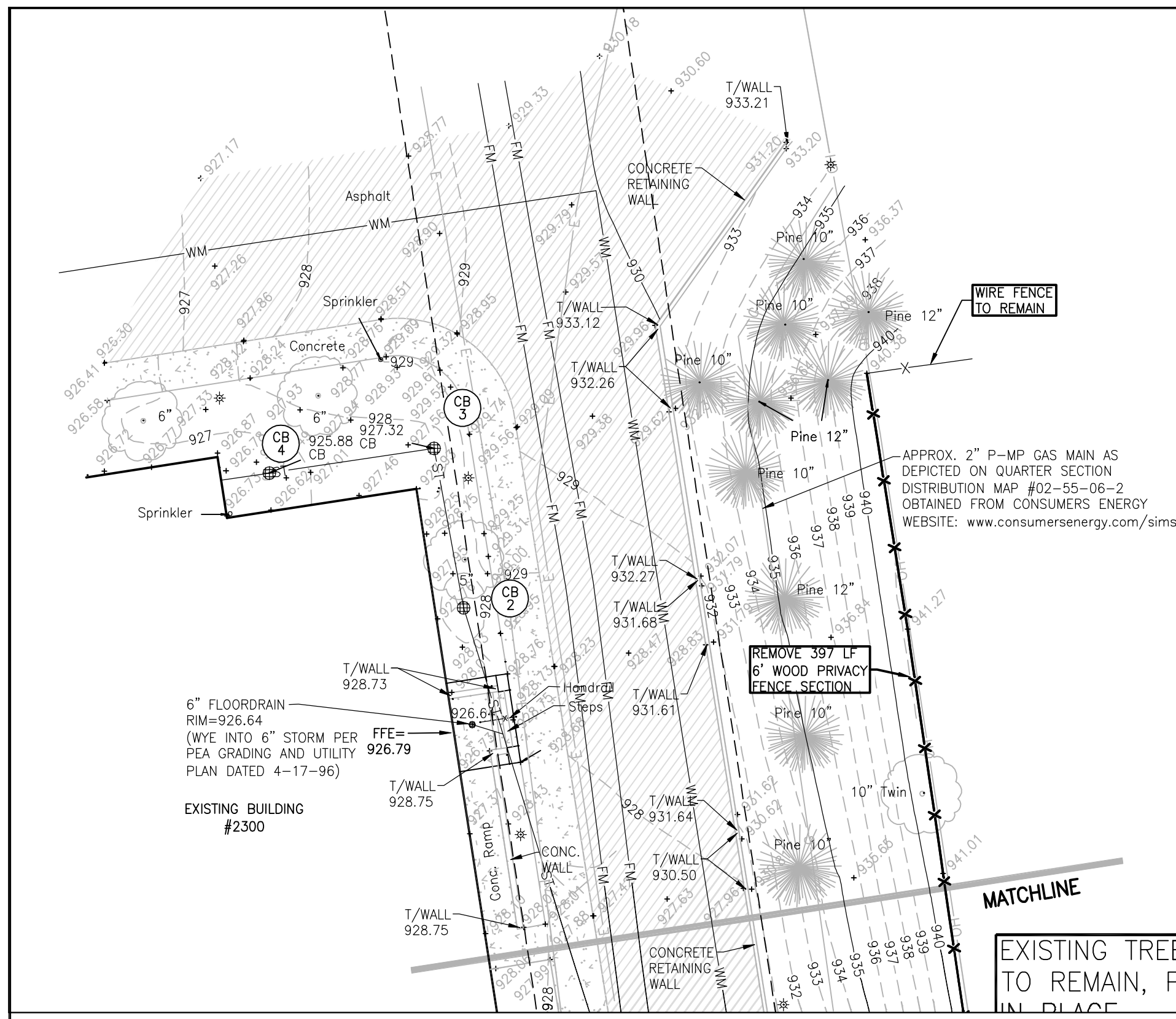
BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

PROJECT: **LIVINGSTON COUNTY BUILDING DEPARTMENT**
PREPARED FOR: **LINDHOUT ASSOCIATES ARCHITECTS, AIA, PC**
10465 CITATION DRIVE
BRIGHTON, MI 48116
810-227-5668

TITLE: **OVERALL DIMENSIONED SITE PLAN**

NO.	BY	DATE	REVISION PER
1	KS	6/22/16	GENDA TWP. REVIEW
1	PC	6/13/16	FOR BIDDING

DESIGNED BY: PC
DRAWN BY: KS
CHECKED BY:
SCALE: NOT TO SCALE
JOB NO. 16-135
DATE 06/01/16
SHEET NO. C2



GENERAL SURVEY NOTES:

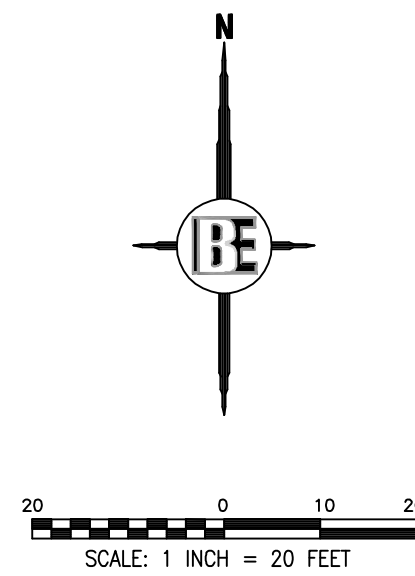
- HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED WITH GPS USING MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS. (NAVD88 DATUM)
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- ALL ELEVATIONS ARE SHOWN TO THE NEAREST 0.01 FOOT; HOWEVER SOFT-SURFACE ELEVATIONS CAN ONLY BE PRESUMED ACCURATE TO THE NEAREST 0.1 FOOT.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
- ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

SOIL DATA PER USDA SOIL SURVEY

- Brady loamy sand, 0 to 2 percent slopes (BuA)
- Carlisle muck (Cc)
- Fox-Boyer complex, 18 to 25 percent slopes (FrE)
- Miami loam, 2 to 6 percent slopes (MoB)

ZONING

GENERAL COMMERCIAL DISTRICT (GC)



STORM STRUCTURE INVENTORY:

STORM MANHOLE #1	RM=923.39
INV. W=918.29 (15" CONC.)	
INV. E=918.34 (14" CONC.)	
INV. N=918.69 (8" PVC)	
STORM CATCH BASIN #1	RM=923.92
INV. W=920.47 (12" CONC.)	
INV. S=920.87 (6" PVC)	
INV. NW=921.87 (6" CFP)	
INV. NE=921.87 (6" CFP)	
INV. SE=921.92 (6" CFP)	
INV. S=921.92 (6" CFP)	
STORM CATCH BASIN #2	RM=927.32
INV. S=922.82 (6" PVC)	
INV. N=922.87 (8" PVC)	
STORM CATCH BASIN #3	RM=927.32
INV. S=923.17 (8" PVC)	
INV. W=923.22 (8" PVC)	
STORM CATCH BASIN #4	RM=925.88
INV. E=923.48 (8" PVC)	
INV. W=923.58 (8" PVC)	

EXISTING TREES TO REMAIN, PROTECT IN PLACE

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BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

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HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

LIVINGSTON COUNTY BUILDING DEPARTMENT
LINDHOUT ASSOCIATES ARCHITECTS, AIA, PC

PROJECT FOR: TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

10465 CITATION DRIVE
BRIGHTON, MI 48116
810-227-5668

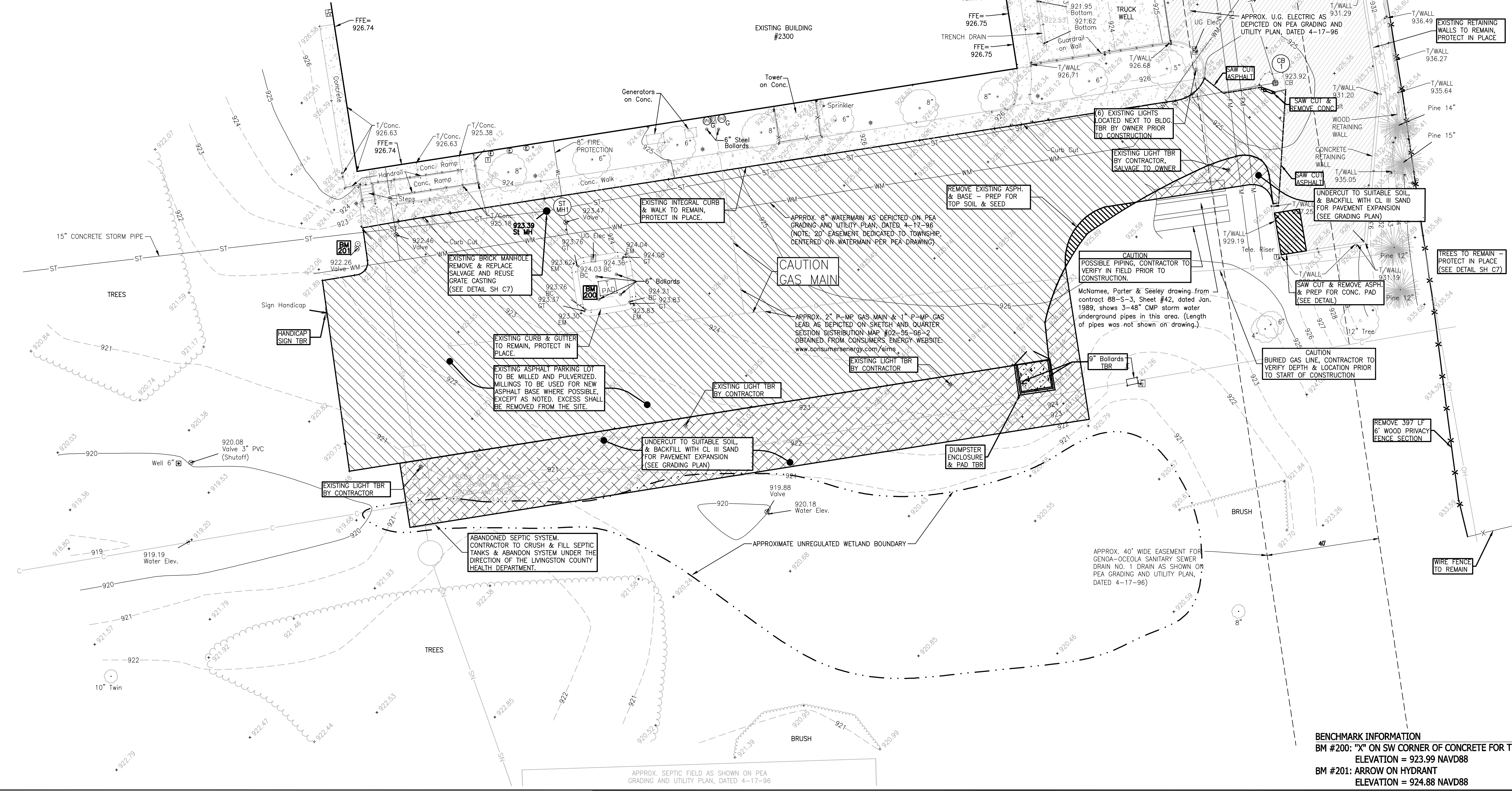
NO.	BY	DATE
1	GENOA TWP REVIEW	6/22/16
1	FOR BIDDING	6/13/16
NO.	BY	DATE

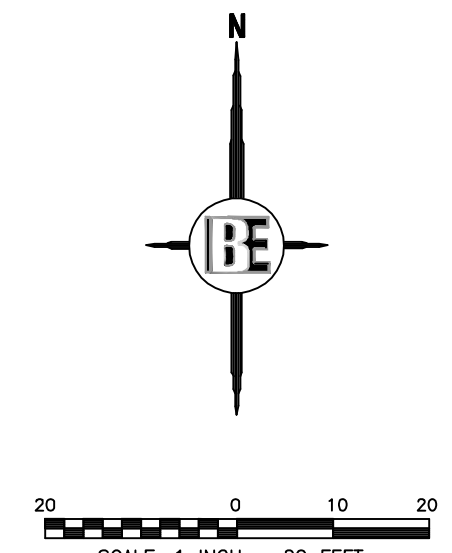
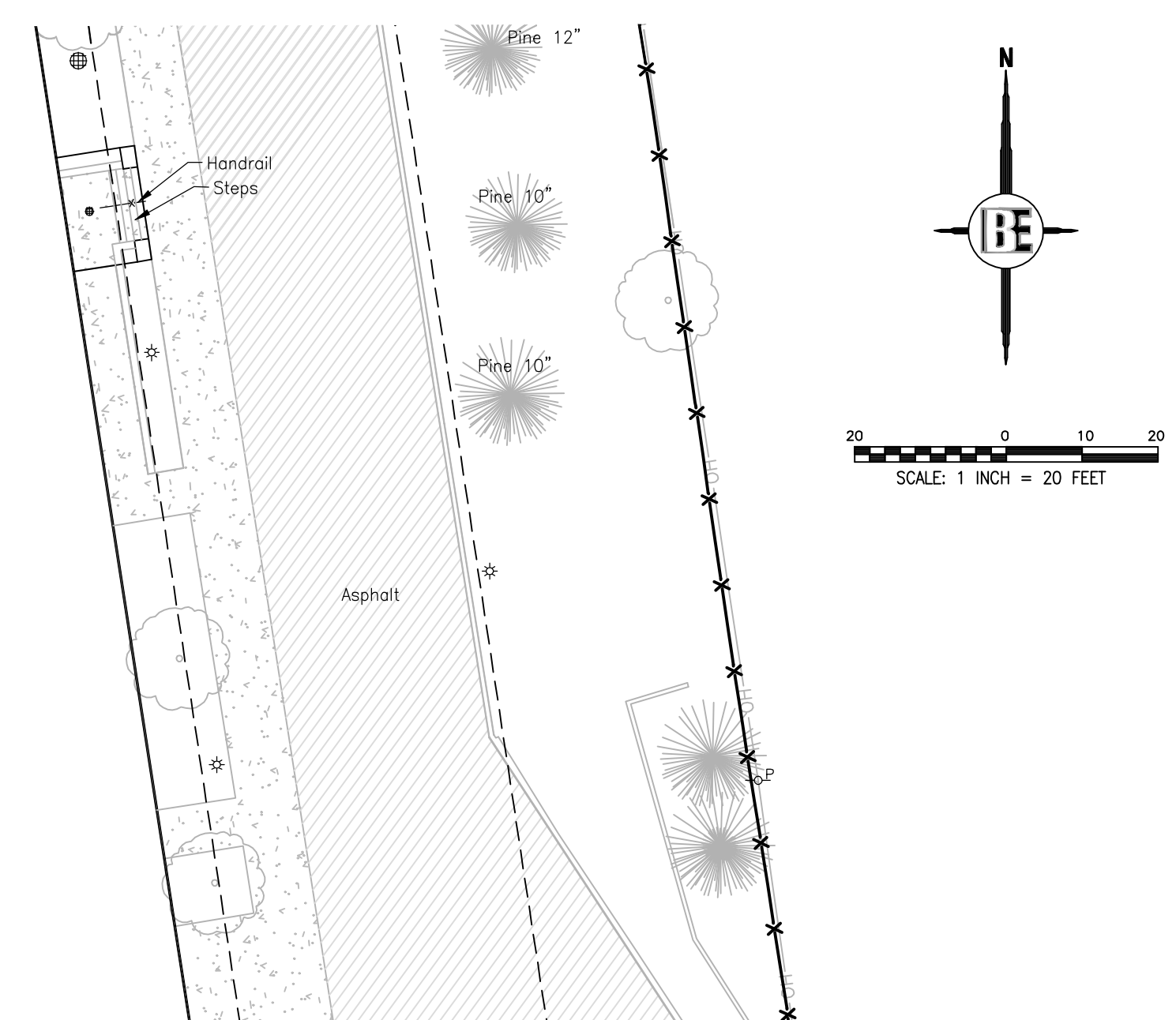
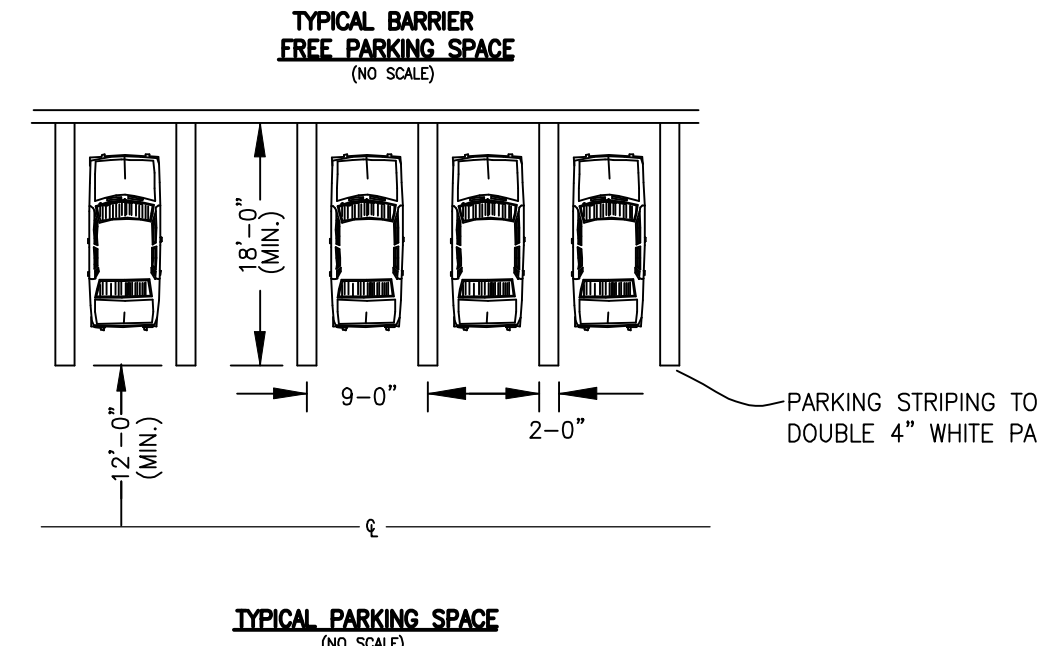
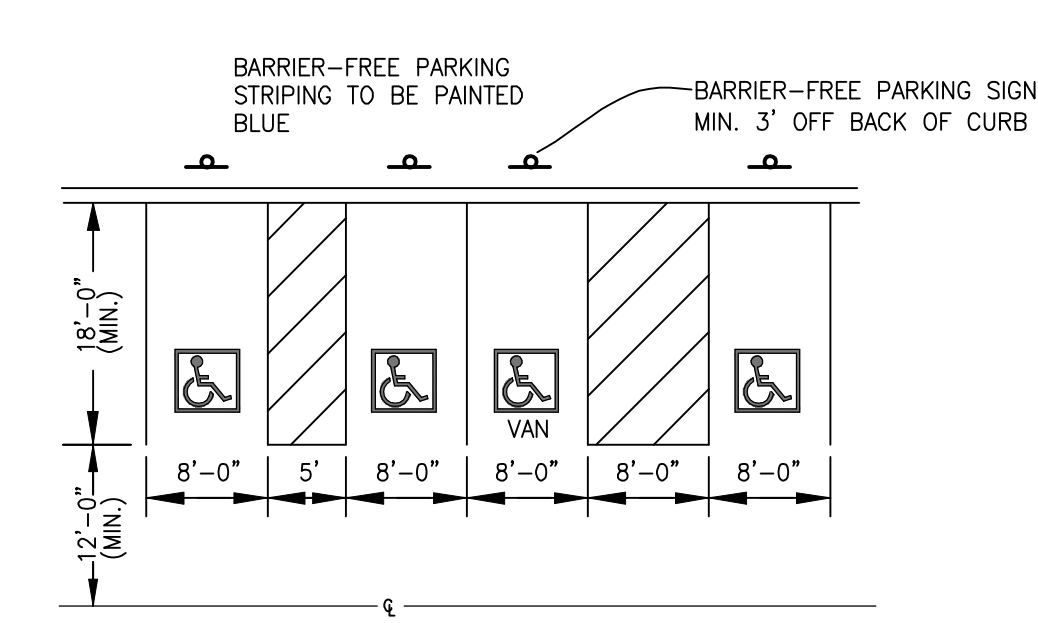
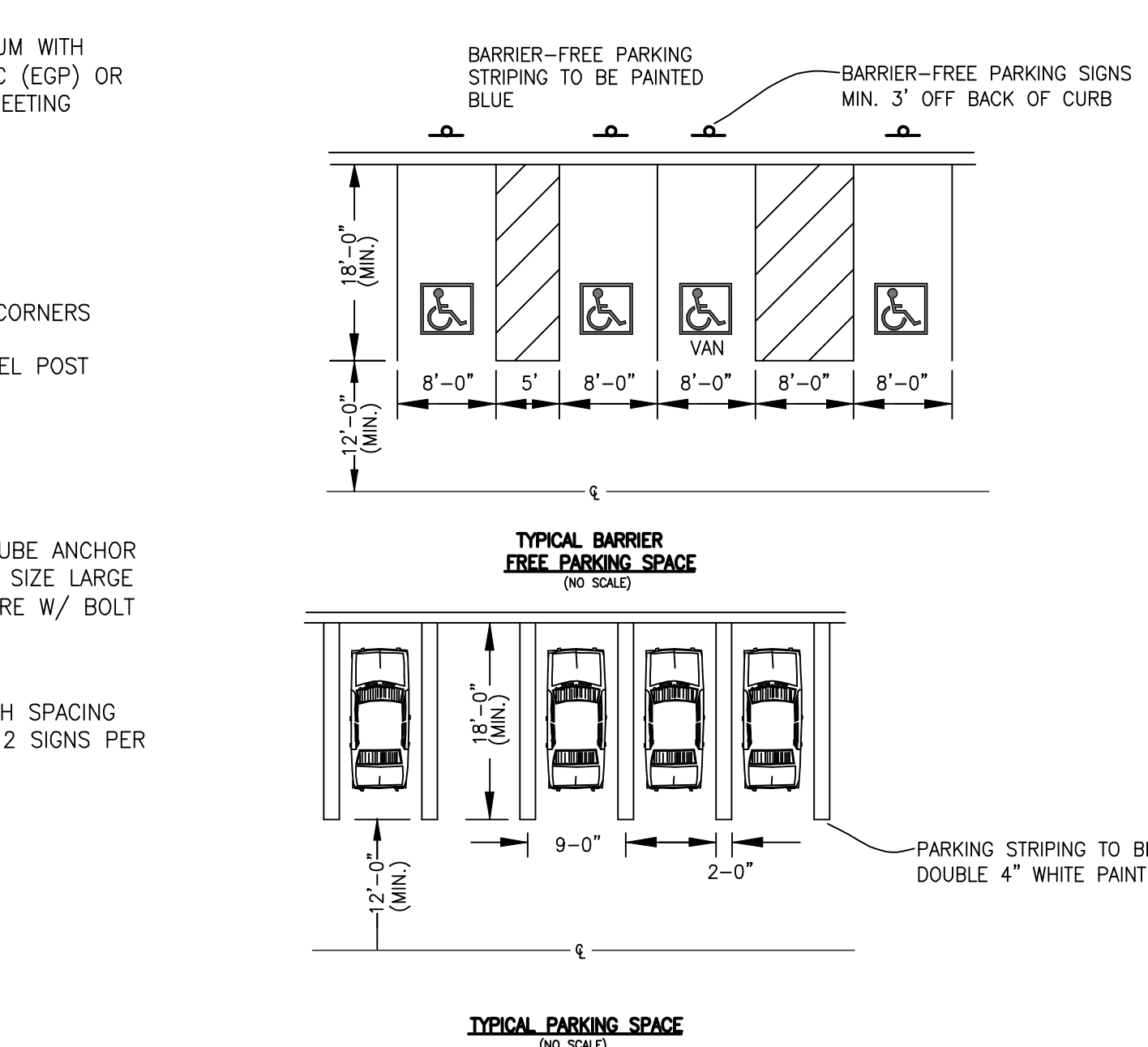
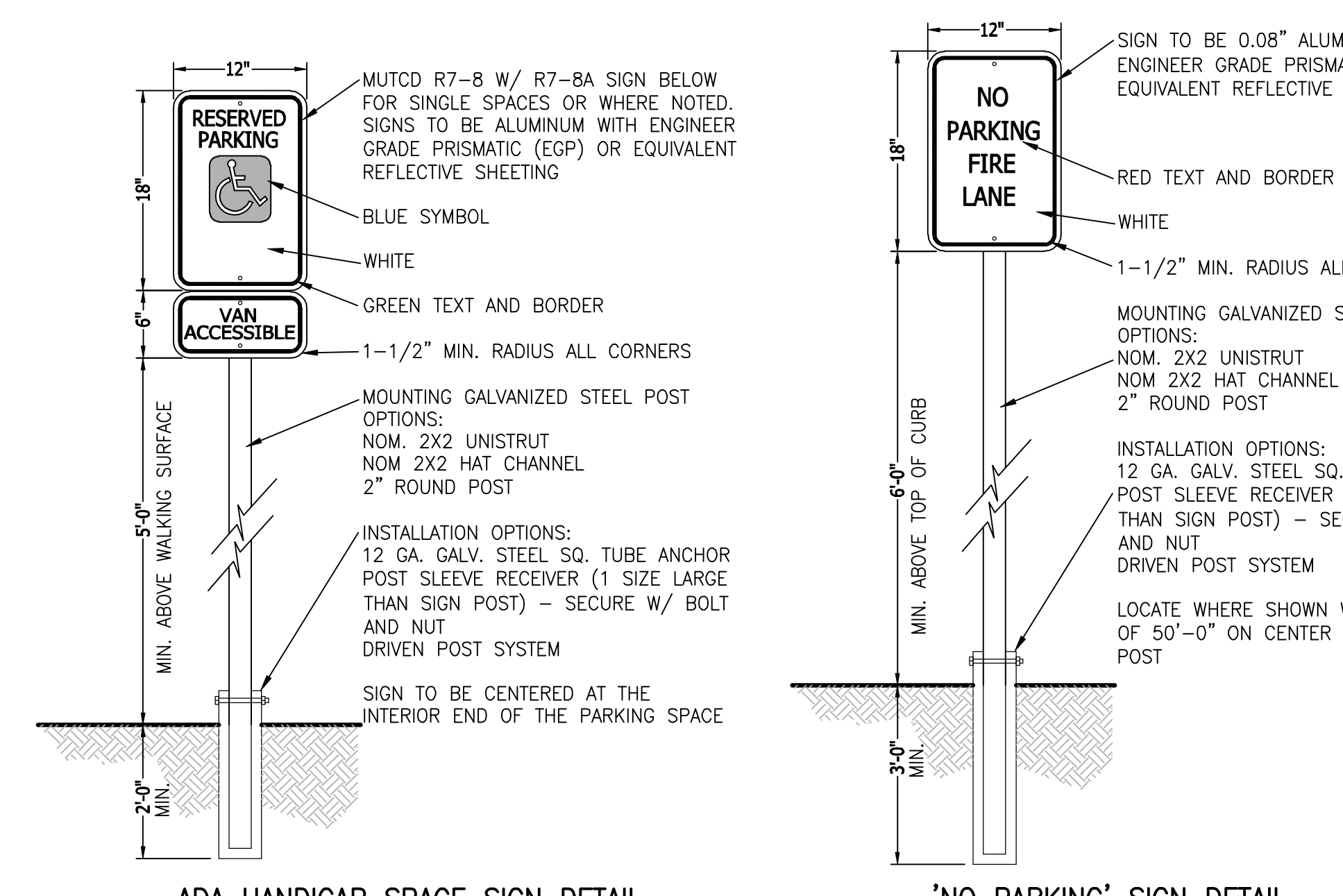
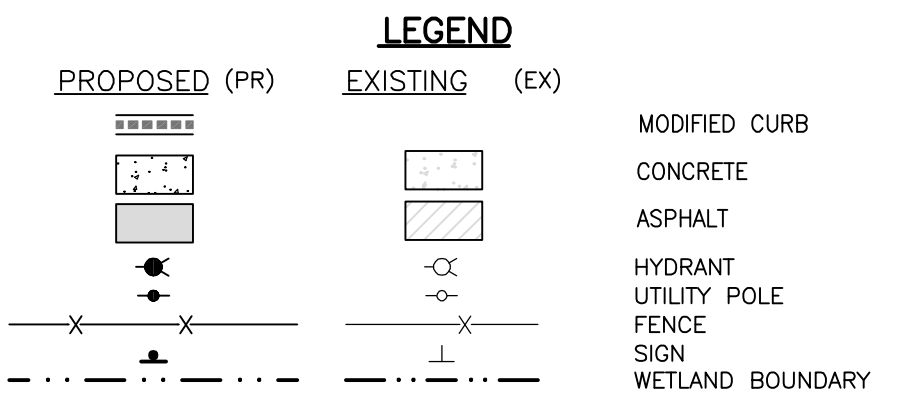
DESIGNED BY: DRAWN BY: AEB
CHECKED BY:
SCALE: 1" = 20'
JOB NO. 16-135
DATE 06/01/16
SHEET NO. C3

BENCHMARK INFORMATION
BM #200: "X" ON SW CORNER OF CONCRETE FOR T-PAD
ELEVATION = 923.99 NAVD88
BM #201: ARROW ON HYDRANT
ELEVATION = 924.88 NAVD88

LEGEND

900	EXISTING CONTOUR
922.00	EXISTING SPOT ELEVATION
—P	POWER POLE
—	GUY WIRE
—	TRANSFORMER PAD
—	ELECTRICAL RISER
—	U.G. ELECTRIC MARKER
—	ELECTRICAL METER
—	AIR CONDITIONING UNIT
—	LIGHT POLE
—	ORNAMENTAL LIGHT
—	WELL
—	HYDRANT
—	GATE VALVE
—	WATER MANHOLE
—	MANHOLE
—	STORM CATCH BASIN (BEEHIVE)
—	STORM CATCH BASIN (SQUARE)
—	STORM INVERT
—	TELEPHONE RISER
—	U.G. TELEPHONE MARKER
—	GAS METER
—	GAS RISER
—	U.G. GAS MARKER
—	CABLE TV RISER
—	U.G. CABLE TV MARKER
—	MAILBOX
—	SIGN
—	DECIDUOUS TREE
—	CONIFEROUS TREE
—SN	SANITARY SEWER
—WM	WATER MAIN
—ST	STORM SEWER
—C	CABLE
—G	GAS
—OH	OVERHEAD WIRES
—X	FENCE TO BE REMOVED
—	ASPHALT
—	ASPHALT MILLING
—	DEMOLITION
—	TREE TO BE REMOVED





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BE BOSS Engineering
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PROJECT: **LIVINGSTON COUNTY BUILDING DEPARTMENT**
 PREPARED FOR: **LINDHOOT ASSOCIATES ARCHITECTS, AIA, PC**

10465 CITATION DRIVE
 BRIGHTON, MI 48116
 810-227-5668

TITLE: **SITE PLAN**

NO.	BY	REVISION	PER	DATE
1	KS	GENDA TWP. REVIEW FOR BIDDING	PC	6/22/16
2	PC			6/13/16

DESIGNED BY: PC
 DRAWN BY: KS
 CHECKED BY:

SCALE: 1" = 20'
 JOB NO. 16-135
 DATE 06/01/16

SHEET NO. **C4**

BOSS Engineering

LANDSCAPE NOTE

PER TOWNSHIP PRE-APPLICATION MEETING, A 8 FT. TALL PRIVACY VINYL FENCE IS PROPOSED IN LIEU OF ADDITIONAL LANDSCAPING DUE TO SIGNIFICANT GRADE DIFFERENCE ADJACENT TO THE RESIDENTIAL DISTRICT.

FIRE ACCESS

PER BRIGHTON AREA FIRE DEPARTMENT REVIEW ON 5-25-16, 16-FOOT WIDE ENTRANCE DRIVES HAVE BEEN PROVIDED IN EACH DIRECTION AT PROPOSED SECURITY GATE. "NO PARKING FIRE LANE" SIGNS TO BE INSTALLED ALONG SIDEWALK EVERY 50' AND KNOX BOX PROVIDED AT GATE PER DEPARTMENT STANDARDS. EXISTING PARKING AISLE CONFIGURATION TO BE MAINTAINED AS ACCEPTABLE TO DEPARTMENT (NO LADDER TRUCK ACCESS REQUIRED).

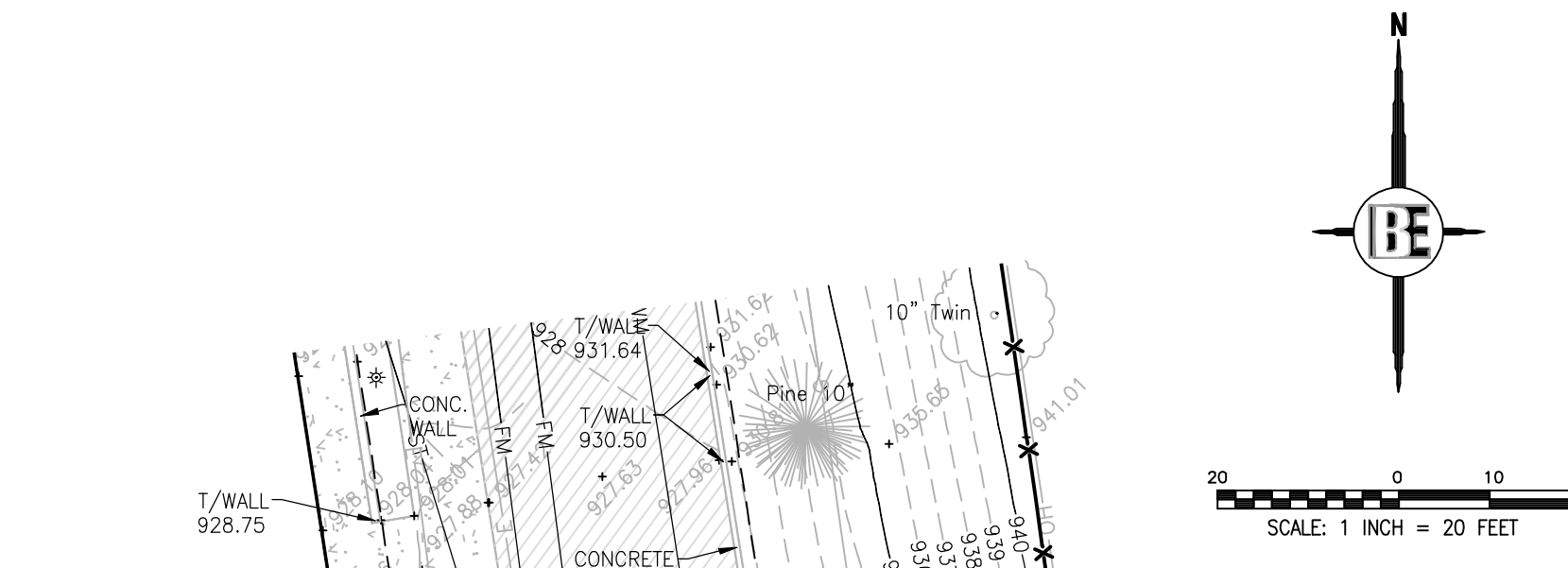
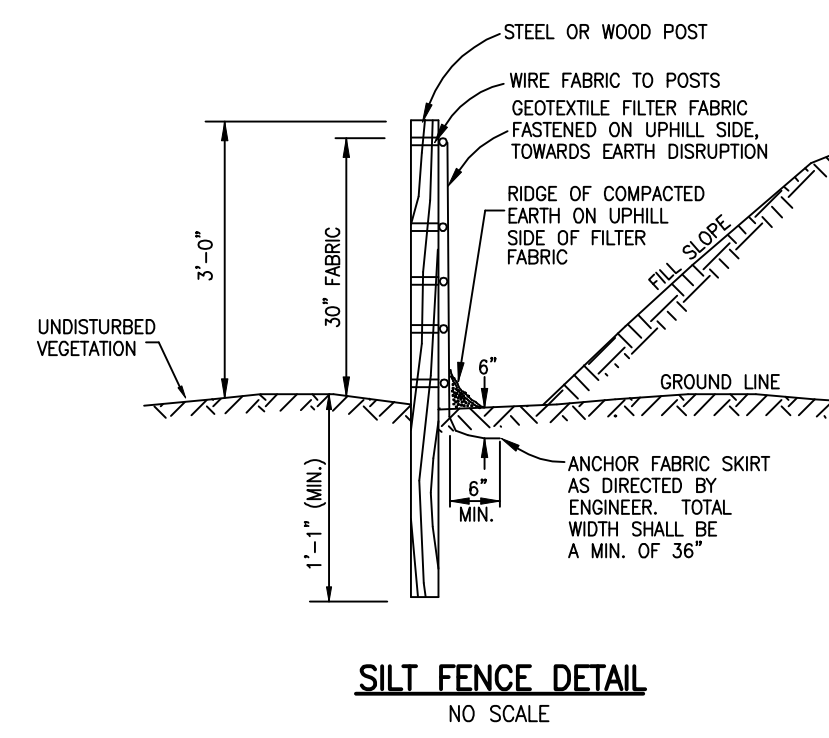
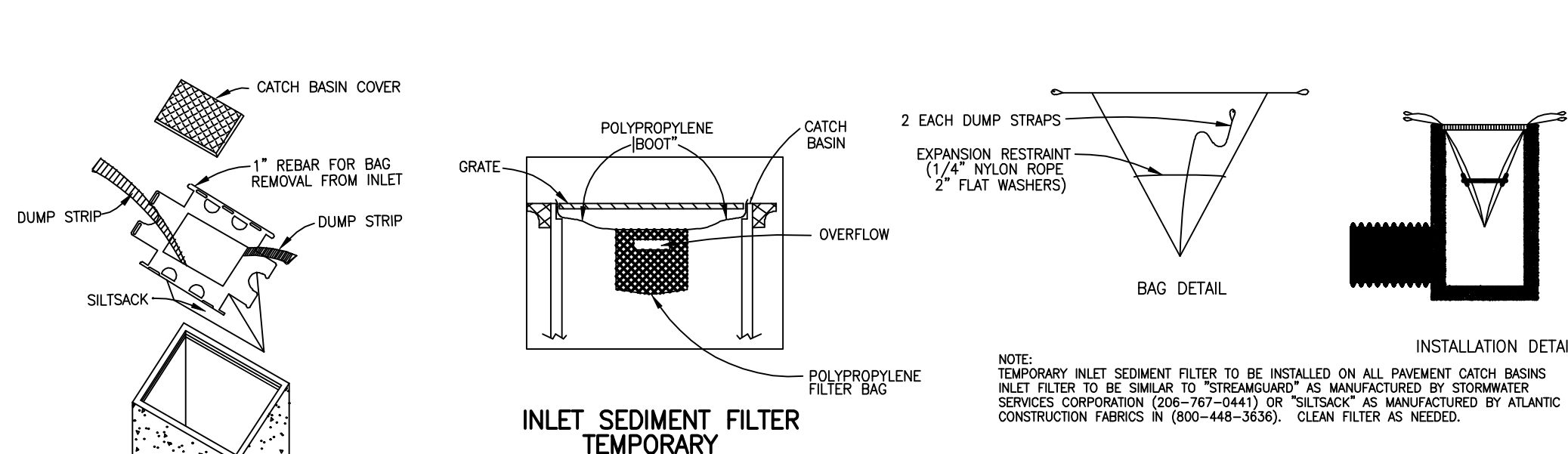
BENCHMARK INFORMATION

BM #200: "X" ON SW CORNER OF CONCRETE FOR T-PAD
 ELEVATION = 923.99 NAVD88

BM #201: ARROW ON HYDRANT
 ELEVATION = 924.88 NAVD88

LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
900	900	CONTOUR
T/C	T/C	STORM DRAINAGE FLOW
XXX.XX	+ 922.08	SPOT ELEVATION
FG	FG	MODIFIED CURB
T/A	T/A	FINISHED GRADE ELEVATION
T/W	T/W	TOP OF ASPHALT
R/M	R/M	TOP OF CURB / CONCRETE
M/H	M/H	TOP OF WALK
CB	CB	RIM ELEVATION
HY	HY	MANHOLE STRUCTURE
UP	UP	CATCHBASIN STRUCTURE
SN	SN	HYDRANT
ST	ST	UTILITY POLE
WM	WM	SANITARY SEWER
OH	OH	STORM SEWER
C	C	WATER MAIN
E	E	OVERHEAD WIRE
G	G	CABLE
T	T	ELECTRIC
○	○	TELEPHONE
□	□	MANHOLE
○	○	INLET / CATCHBASIN
○	○	FLARED END-SECTION
○	○	GATE VALVE
○	○	HYDRANT
○	○	UTILITY POLE
○	○	FENCE
○	○	SIGN
○	○	STORM SEWER LABEL
○	○	SOIL EROSION CONTROL MEASURE
○	○	(P=PERMANENT, T=TEMPORARY)
○	○	SILT FENCE
○	○	LIMITS OF GRADING/CLEARING
○	○	WETLAND BOUNDARY



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 RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AND PROVIDING UTILITY COORDINATES IN THE FIELD PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER STRUCTURES CAUSED BY ANY CONSTRUCTION FROM THE PLANS.

BE
ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

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

GRADING & SOIL EROSION CONTROL NOTES:

- ENGINEERED FILL TO BE BACKFILLED WITH SUITABLE EXCAVATED MATERIAL PLACED MAXIMUM 12" LIFTS AND COMPACTED TO 95% OF ITS UNIT WEIGHT.
- ALL GRADING SHOWN ON THIS SHEET SHALL BE DONE AS PART OF THIS CONTRACT.
- APPROPRIATE SOIL EROSION CONTROL MEASURES SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION AND CONTINUOUSLY MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
- ENTIRE EXPANSION AREA TO BE STRIPPED OF TOPSOIL AND STOCKPILED.

CONSTRUCTION SEQUENCE

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES IS MAINTAINED THROUGHOUT EXECUTION OF THIS PROJECT.
- JULY 1. INSTALL SILT FENCE & INLET PROTECTION AS SHOWN ON PLANS.
 - JULY 2. SITE DEMOLITION.
 - AUGUST 3. ROUGH GRADE AND INSTALL MANHOLE.
 - SEPTEMBER 4. INSTALL CURB & GUTTER & PAVEMENT.
 - OCTOBER 5. INSTALL CARPORT STRUCTURE & LIGHTING.
 - OCTOBER 6. FINE GRADE, SPREAD TOPSOIL, SEED OR SOO AS APPLICABLE.
 - NOVEMBER 7. REMOVE ALL EROSION CONTROL STRUCTURES.
 - NOVEMBER 8. REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.

CONTROLS & MEASURES NARRATIVE

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

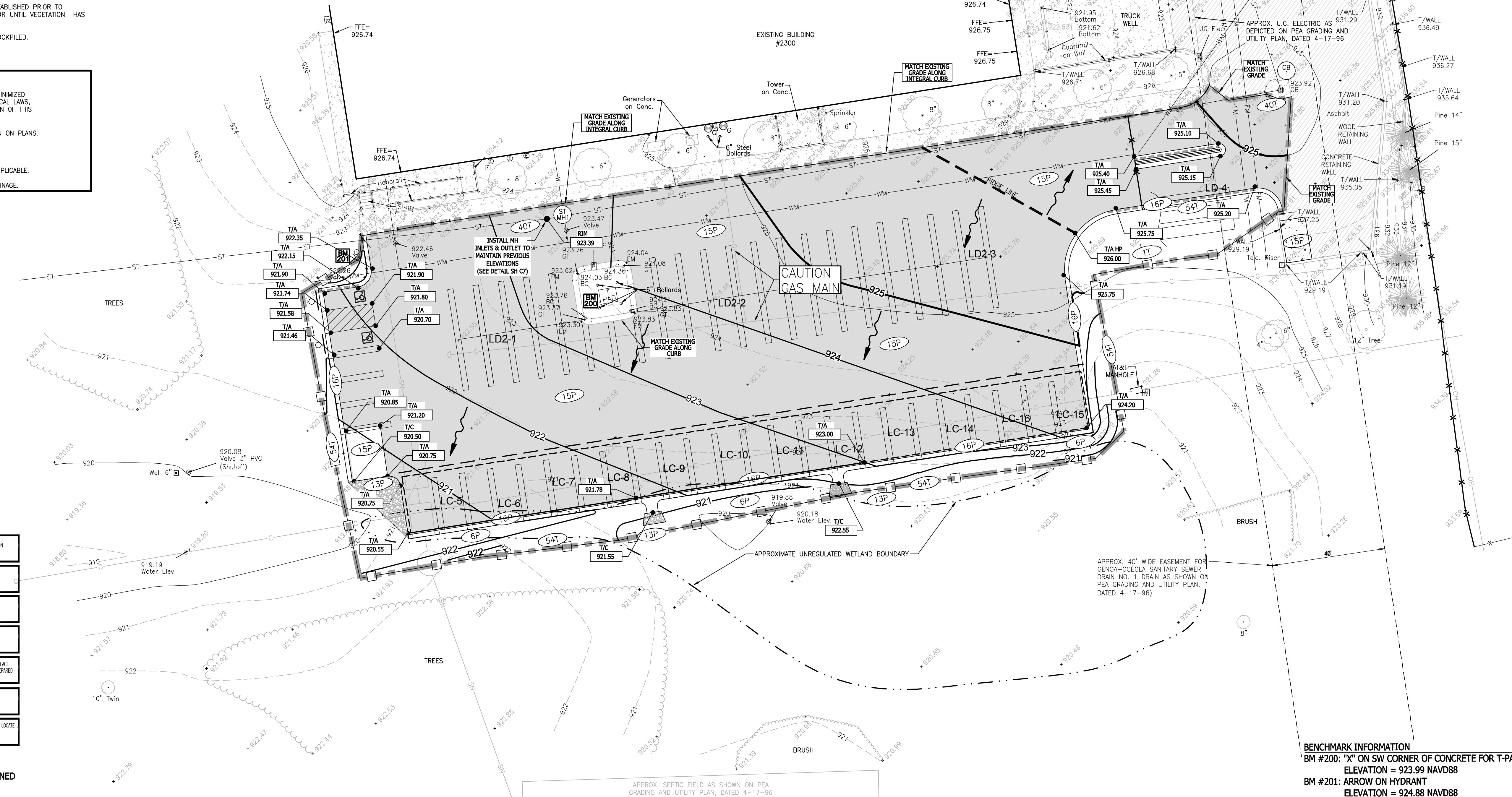
CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

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

SOIL EROSION CONTROL MEASURES

1	STRIPPING & STOCKPIILING 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 VEGETATION COVER EFFECTIVE FOR DRIVELAYS WITH LOW VELOCITY SOO. PLACES IN SMALL QUANTITIES BY INDIVIDUAL PERSONNEL. SHOULD BE APPLIED TO WETTED SOO.
13	RP-RAP, RUBBLE, CARBON	USED WHERE VEGETATION IS NOT EASILY ESTABLISHED EFFECTIVE FOR HIGH VELOCITIES OR HIGH CONCENTRATIONS PROMPTS RUNOFF TO INTERLOCK SOO REDUCES ENERGY FLOW AT SYSTEM OUTLETS.
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY. IRREGULAR SURFACE WILL HELP SLOW VELOCITY.
16	CURB & GUTTER	KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY.
40	INLET SEDIMENT FILTER	EASY TO SHAPE COLLECTS SEDIMENT MAY BE CLEANED AND EXPANDED AS NEEDED.
54	SILT FENCE	USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)

P = PERMANENT T = TEMPORARY
TOTAL DISTURBED AREA = 0.83 AC (35,991 SF)
NOTE: A SOIL EROSION CONTROL PERMIT WAIVER SHALL BE OBTAINED PRIOR TO CONSTRUCTION



LIVINGSTON COUNTY BUILDING DEPARTMENT
LINDHEUT ASSOCIATES ARCHITECTS, AIA, PC
10465 CITATION DRIVE
BRIGHTON, MI 48116
810-227-5668

PROJECT: **GRADING, DRAINAGE, & SOIL EROSION CONTROL PLAN**

PREPARED FOR: **BE**

TITLE: **C5**

NO.	BY	DATE
1	KS	6/22/16
2	PC	6/13/16
3	PC	06/01/16

DESIGNED BY: KS
DRAWN BY: KS
CHECKED BY:

SCALE: 1" = 20'
JOB NO. 16-135
DATE 06/01/16
SHEET NO. **C5**

BENCHMARK INFORMATION
BM #200: "X" ON SW CORNER OF CONCRETE FOR T-PAD
ELEVATION = 923.99 NAVD88
BM #201: ARROW ON HYDRANT
ELEVATION = 924.88 NAVD88

BE
ENGINEERS

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
LC	LC	12	LITHONIA #XWMLD	4" WET LOCATION STRIPLIGHT, CLEAR PRISMATIC POLYCARBONATE LENS, 4000K	LED	XWMLD.ies	Absolute	0.95	23.7
LD	LD	1	LITHONIA #DSXO LED 40C 700 50K TSM MVOLT	DSXO LED with 40 LEDs @530 mA, 5000K, Type 5 Medium Optics	LED	DSXO_LED_40_C_530_50K_T5_M_VMOLT.ies	Absolute	0.90	91
LD2	LD2	3	LITHONIA #DSXO LED 40C 700 50K TSM MVOLT	DSXO LED with 40 LEDs @530 mA, 5000K, Type 5 Medium Optics	LED	DSXO_LED_40_C_530_50K_T5_M_VMOLT.ies	Absolute	0.90	182

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CARPORT AT GRADE	X	3.5 fc	5.7 fc	1.7 fc	3.4:1	2.1:1
PARKING & DRIVE AT 5'AFG	X	2.4 fc	3.6 fc	0.3 fc	12.0:1	8.0:1
PARKING & DRIVE AT GRADE	X	2.1 fc	3.1 fc	0.7 fc	4.4:1	3.0:1
SITE 5' AFG	+	1.3 fc	15.5 fc	0.0 fc	N/A	N/A
SITE AT GRADE	+	1.0 fc	5.7 fc	0.0 fc	N/A	N/A

No.	Label	X	Y	MH	Orientation	Tilt
1	LD2	53.1	81.7	20.0	-8.5	0.0
2	LD2	133.3	94.2	20.0	-8.5	0.0
3	LD2	222.2	108.1	20.0	-8.5	0.0
4	LD	317.7	127.6	20.0	-8.5	0.0
5	LC	37.2	23.7	10.0	-8.5	0.0
6	LC	57.0	26.7	10.0	-8.5	0.0
7	LC	76.7	30.2	10.0	-8.5	0.0
8	LC	96.5	33.0	10.0	-8.5	0.0
9	LC	116.1	36.1	10.0	-8.5	0.0
10	LC	136.0	39.3	10.0	-8.5	0.0
11	LC	155.6	42.4	10.0	-8.5	0.0
12	LC	175.4	45.5	10.0	-8.5	0.0
13	LC	195.1	48.8	10.0	-8.5	0.0
14	LC	214.8	51.9	10.0	-8.5	0.0
15	LC	234.3	55.3	10.0	-8.5	0.0
16	LC	234.7	55.0	10.0	-8.5	0.0

NOTES

- SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE & 5' AFG.


THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

LED Wet Location Striplight

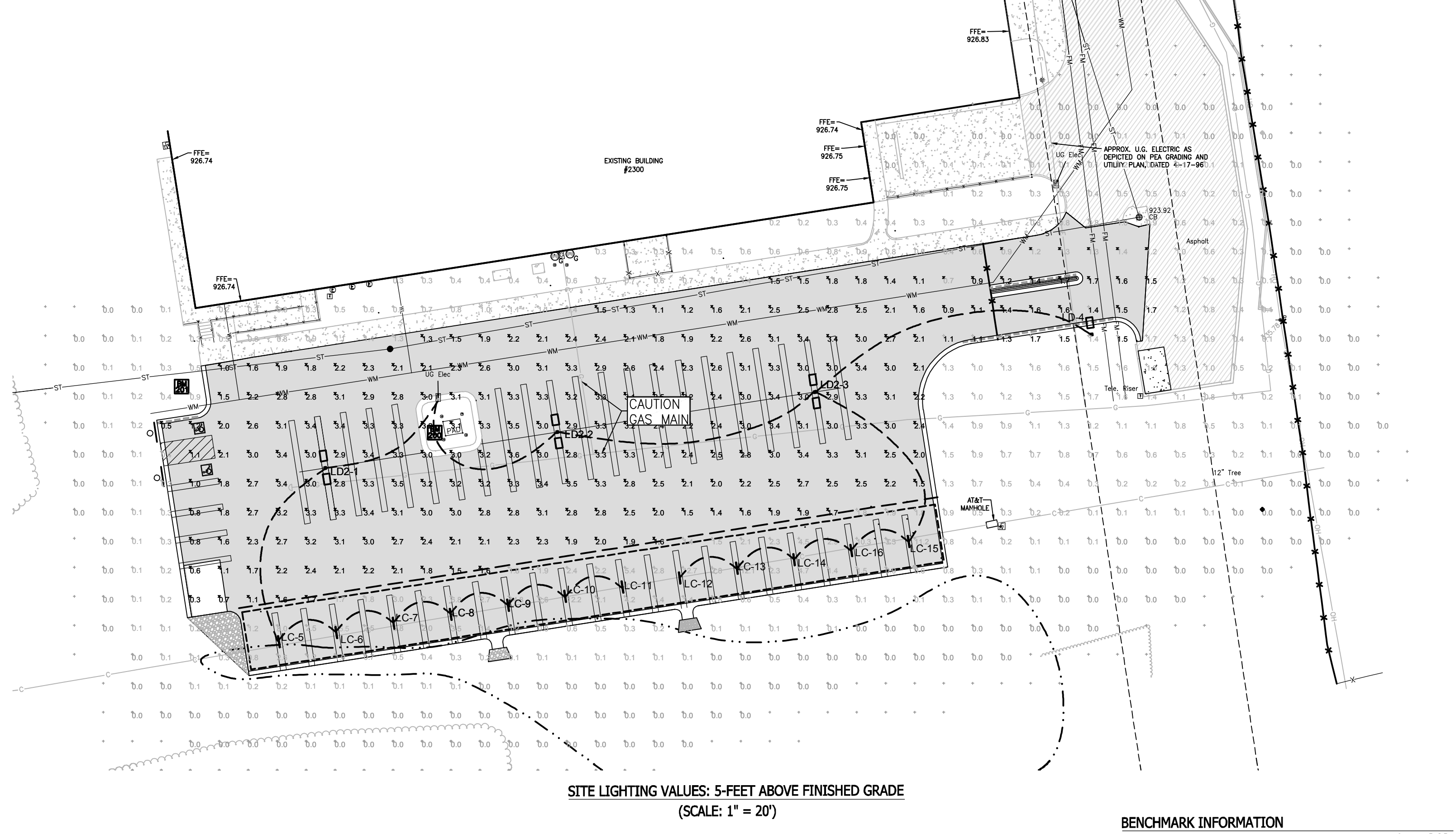
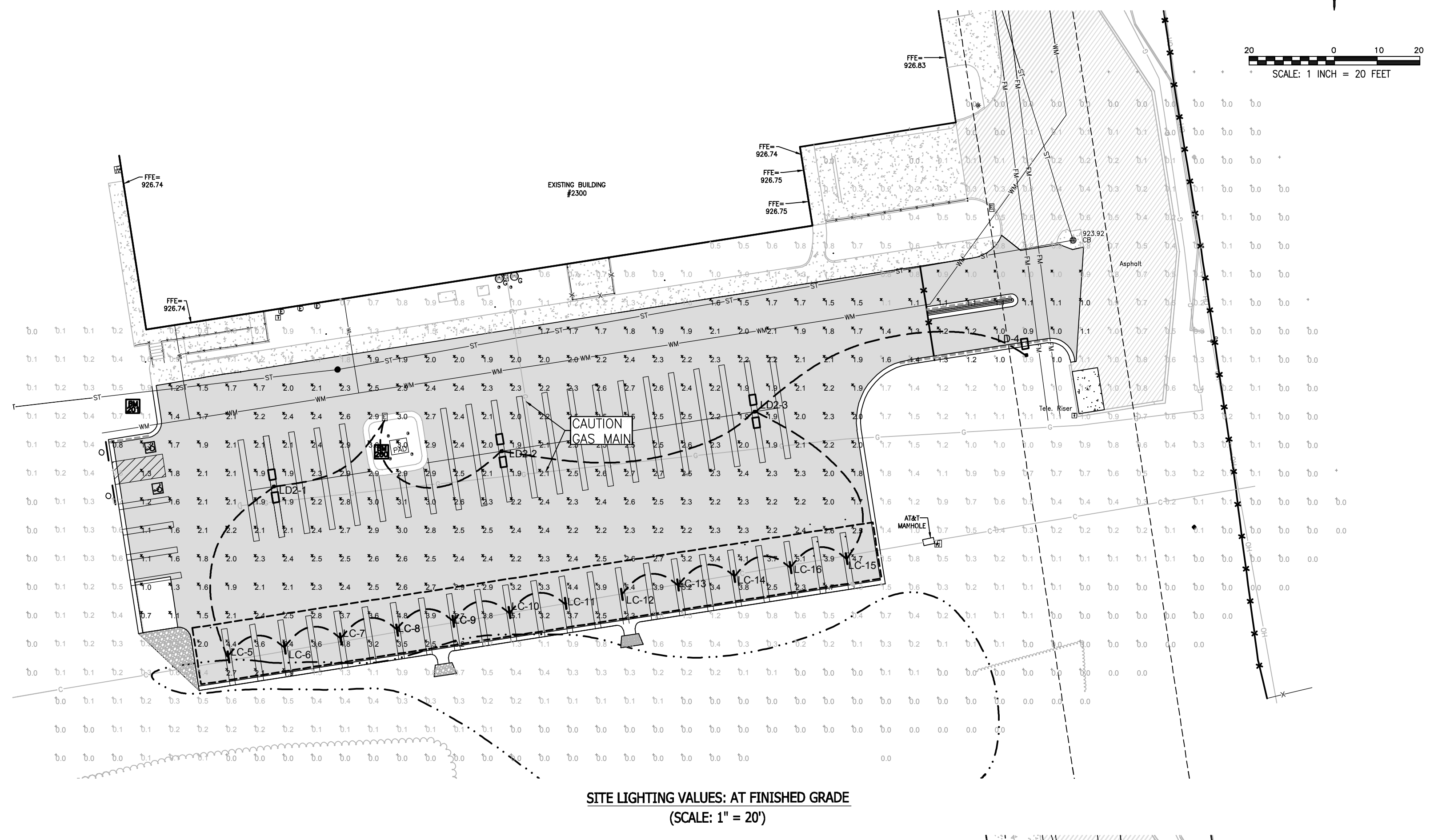


Specifications

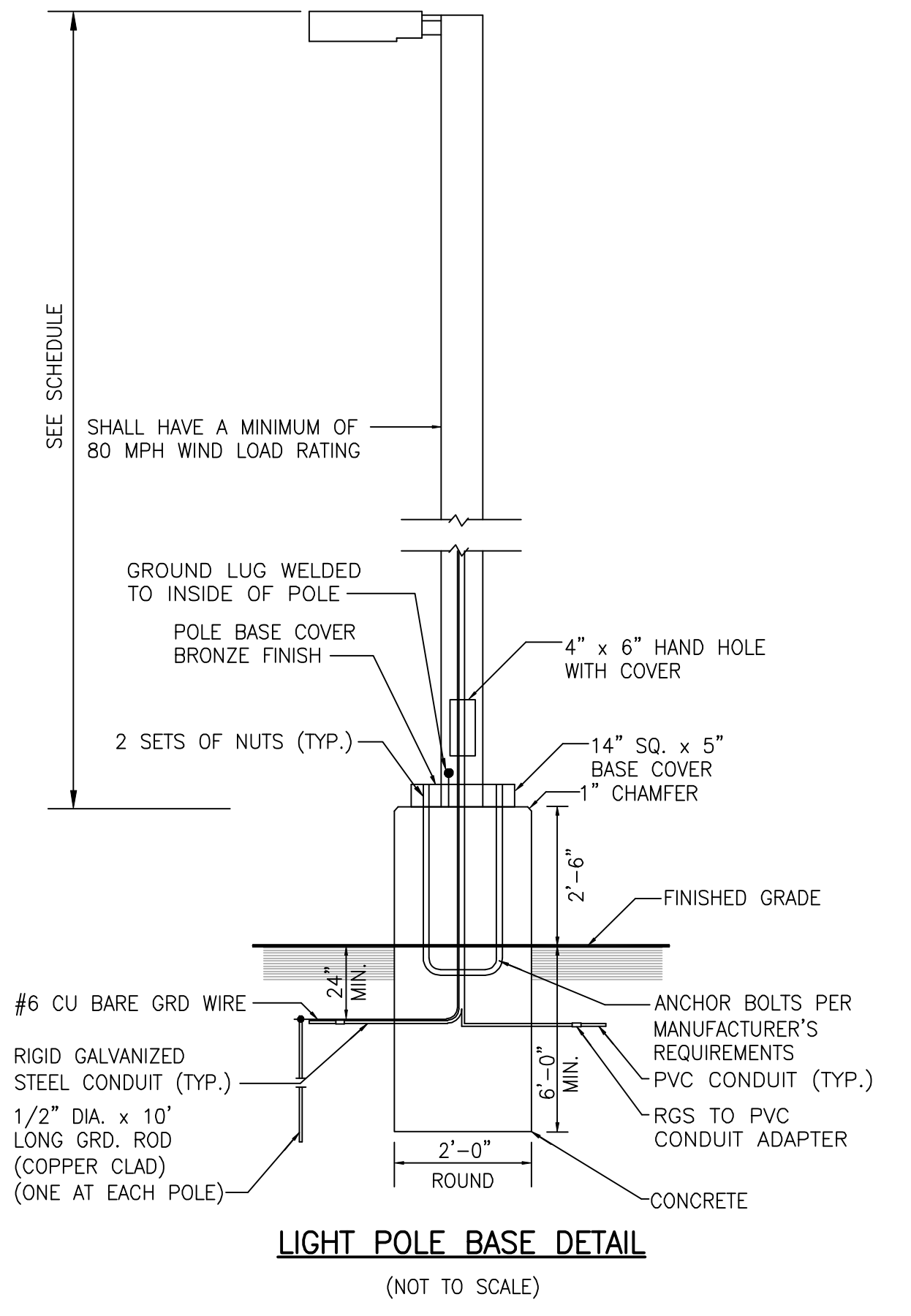
ITEM	DESCRIPTION	UNIT	QUANTITY
1	LED Wet Location Striplight	100'	24

Ordering Information


Label	IPC	Description	Lumens	Wattage	Color Temperature	Mounting	Standard Mounting
LD2	LD2	LED Wet Location Striplight	1800	24	5000K	100'	100'



NOTE
SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION



D-Series Size 0 LED Area Luminaire



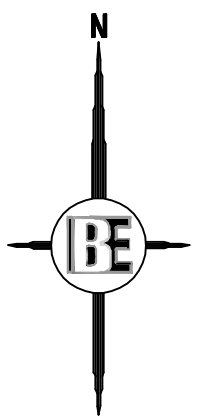
Specifications

EPA: 100 lm/w
Length: 24" (609.6 mm)
Width: 13" (330.2 mm)
Height: 7" (177.8 mm)
Weight: 16.5 lbs (7.5 kg)

Ordering Information

Label	IPC	Description	Lumens	Wattage	Color Temperature	Mounting	Standard Mounting
LD2	LD2	D-Series Size 0 LED Area Luminaire	1800	24	5000K	100'	100'

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SCALE: 1 INCH = 20 FEET

3 WORKING DAYS BEFORE YOU DIG
1-800-482-7171
www.michigan.gov/311

BEBOSS
Engineering
Survivors Planners Landscape Architects

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

LIVINGSTON COUNTY BUILDING DEPARTMENT
LINDHOUT ASSOCIATES ARCHITECTS, AIA, PC

10465 CITATION DRIVE
BRIGHTON, MI 48116
810-227-5668

LIGHTING PHOTOMETRIC PLAN

NO.	BY	DATE	REVISION PER
1	KS	6/22/16	TWP REVIEW
1	PC	6/13/16	FOR BIDDING

DESIGNED BY: BW/JAB
DRAWN BY:
CHECKED BY:
SCALE: 1" = 20"
JOB NO. 16-135
DATE 06/01/16
SHEET NO. C6

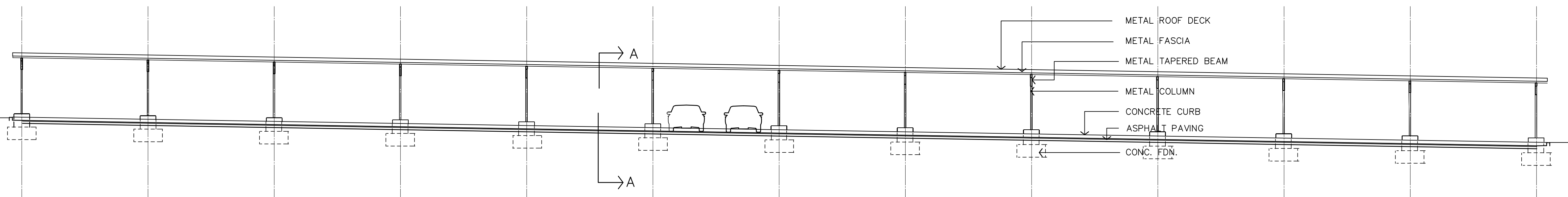
BENCHMARK INFORMATION
BM #200: "X" ON SW CORNER OF CONCRETE FOR T-PAD
ELEVATION = 923.99 NAVD88
BM #201: ARROW ON HYDRANT
ELEVATION = 924.88 NAVD88

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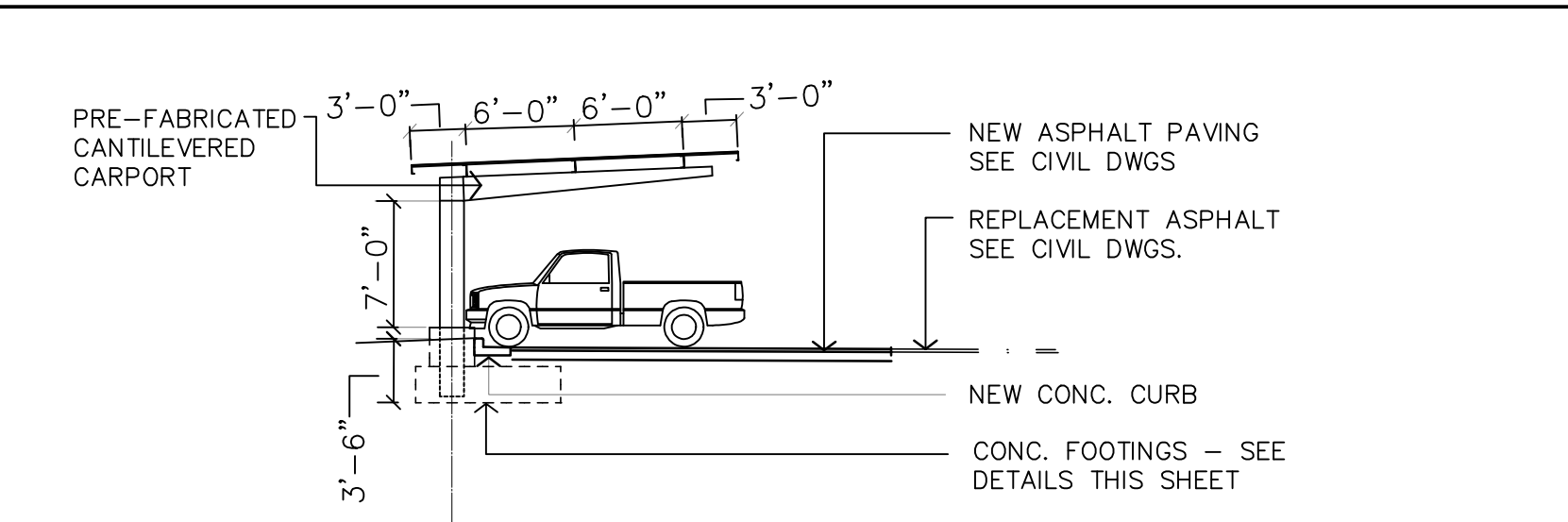
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DATE PLOTTED: 6-4-2023

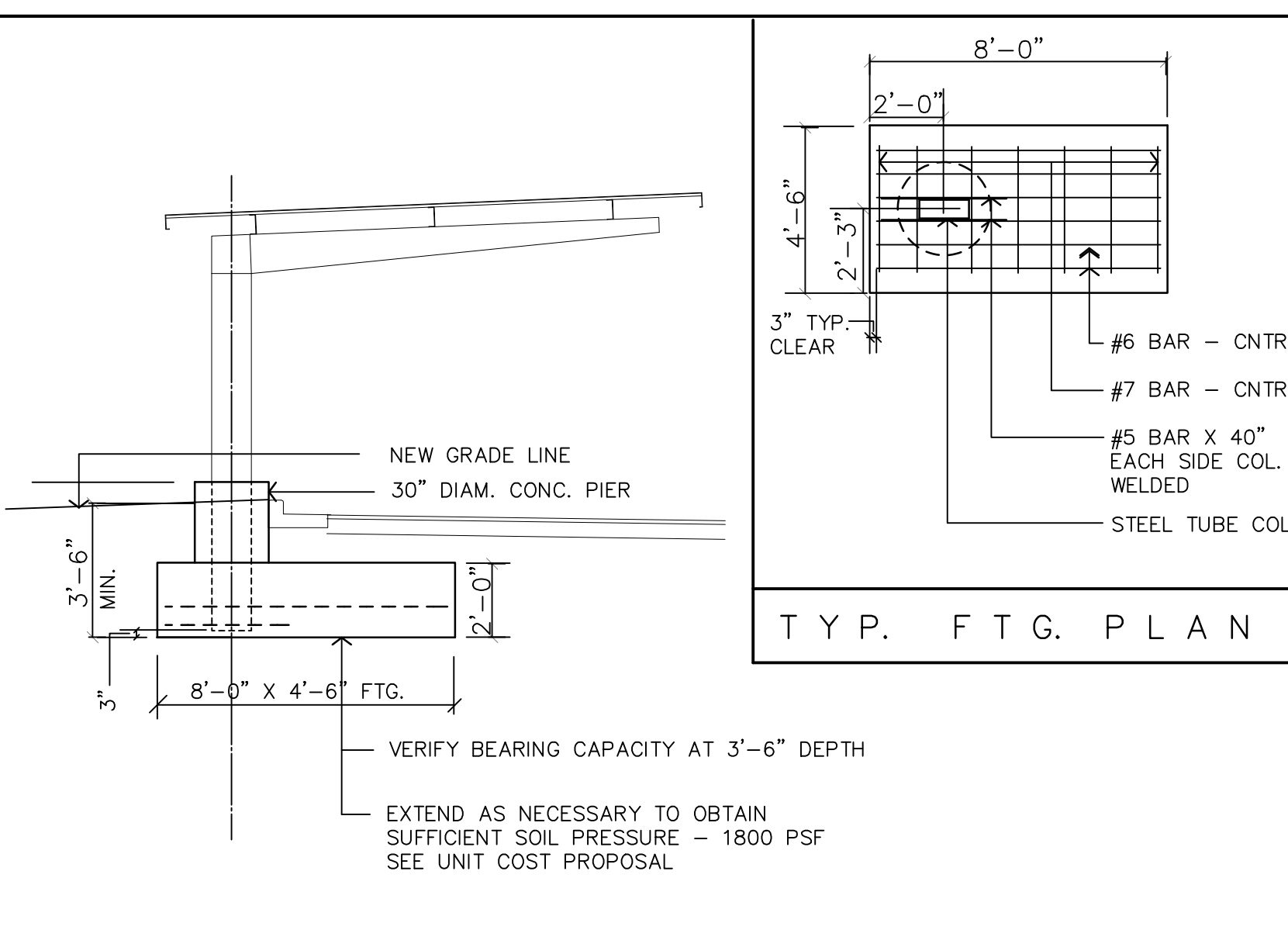
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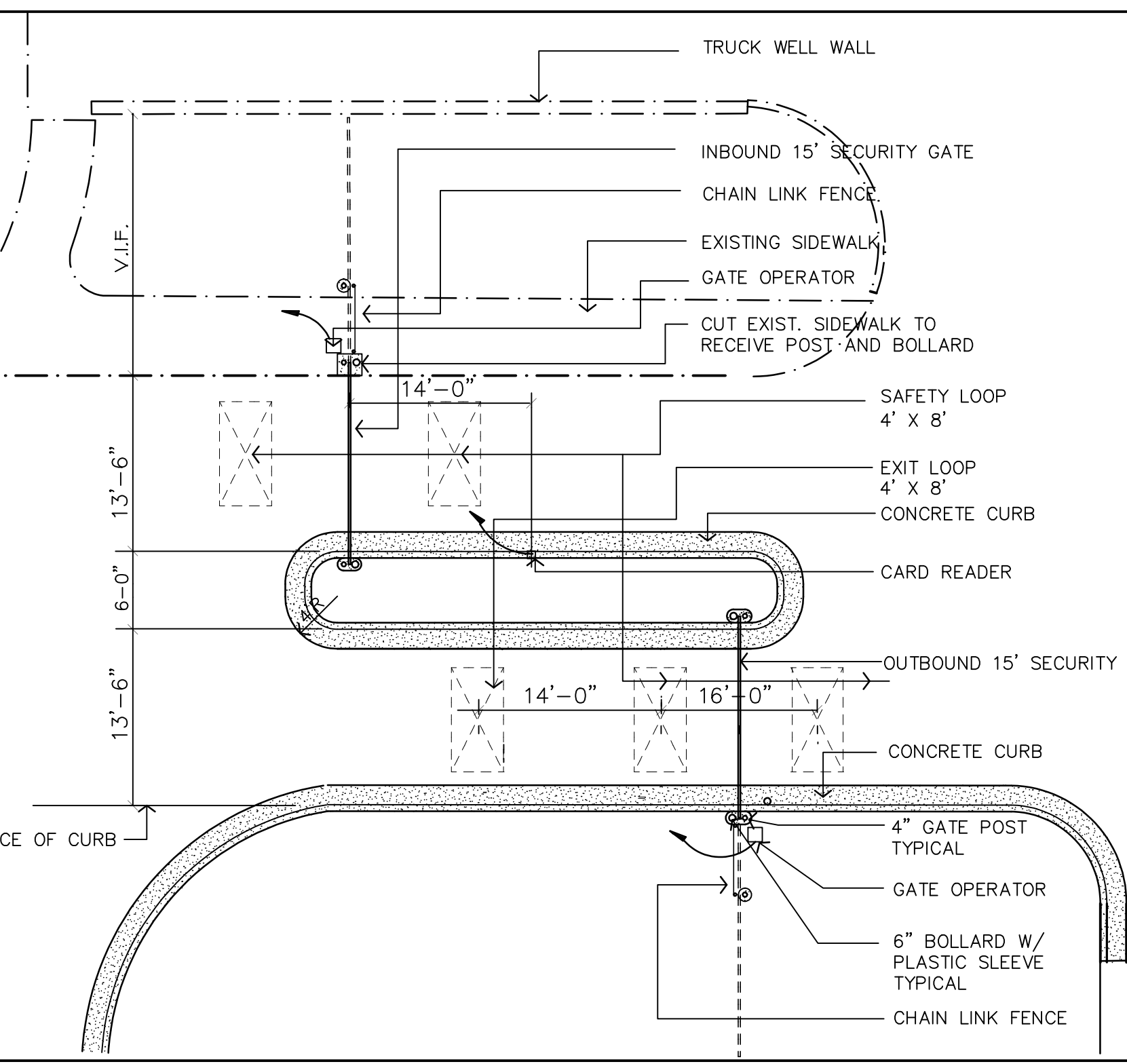
SOUTH ELEVATION SCALE: 1" = 10'-0"



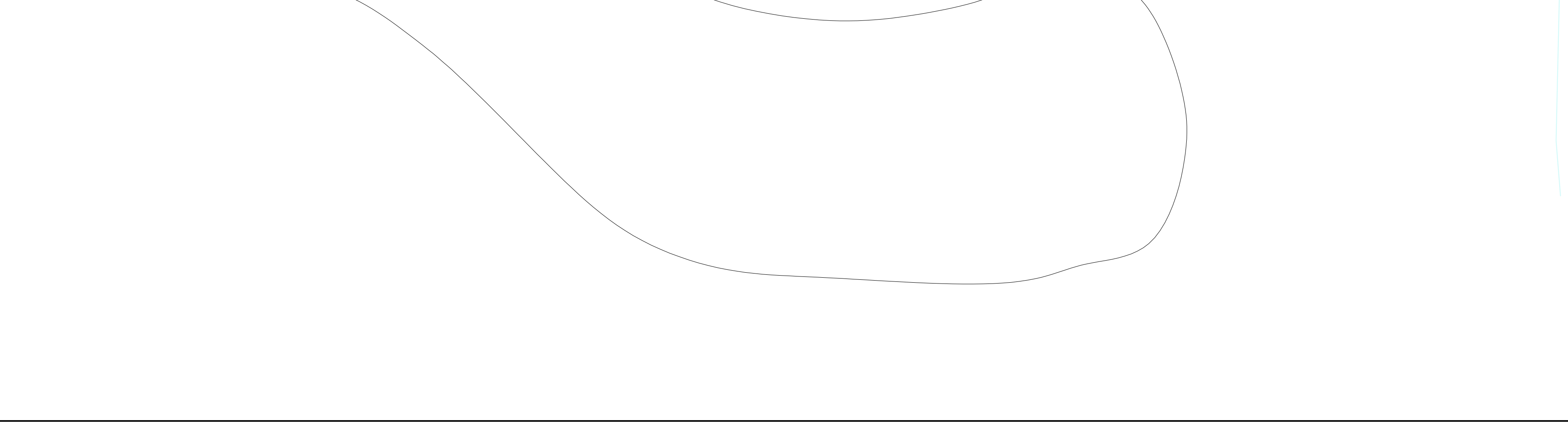
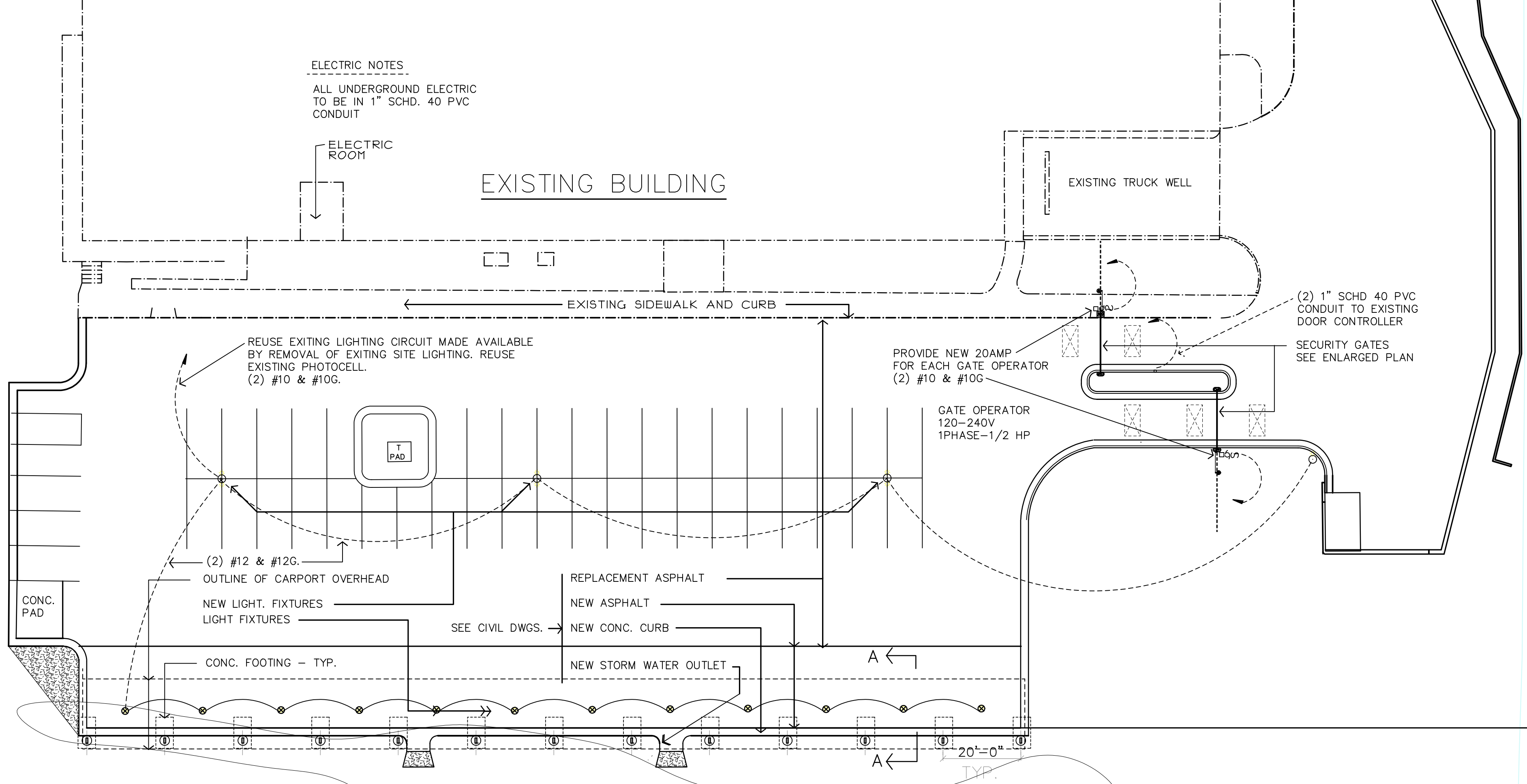
SECTION "A-A" THRU CARPORT 1" = 10'-0"



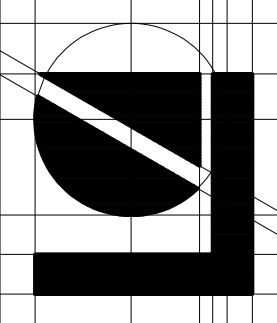
CONCRETE FOOTING DETAIL 1" = 5'-0"



SECURITY GATE SCHEMATIC 1" = 10'-0"



SITE PLAN SCALE: 1" = 20'-0"



Lindhout Associates
architects aia pc
10465 citation drive, brighton, michigan 48116-9510
www.lindhout.com (810)227-5668 fax: (810)227-5655

consultant

issued for
BIDDING REVIEW

4-14-14 date
4-13-14 date
wpl
ck'd: HJK
app'd: HJK

PROJECT DESCRIPTION for:
EAST COMPLEX SITE
BRIGHTON, MICHIGAN
PLAN AND DETAILS

A.1
16037

LIVINGSTON COUNTY SOIL EROSION PERMIT TEMPLATE
TEMPORARY CONTROLS AND SEQUENCE

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

PERMITTING STANDARDS

- (IMPORTANT NOTICE) RETENTION/DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
- 36" M.D.O.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
- ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.
- PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.

SLOPES

- SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.

STORM DRAINS

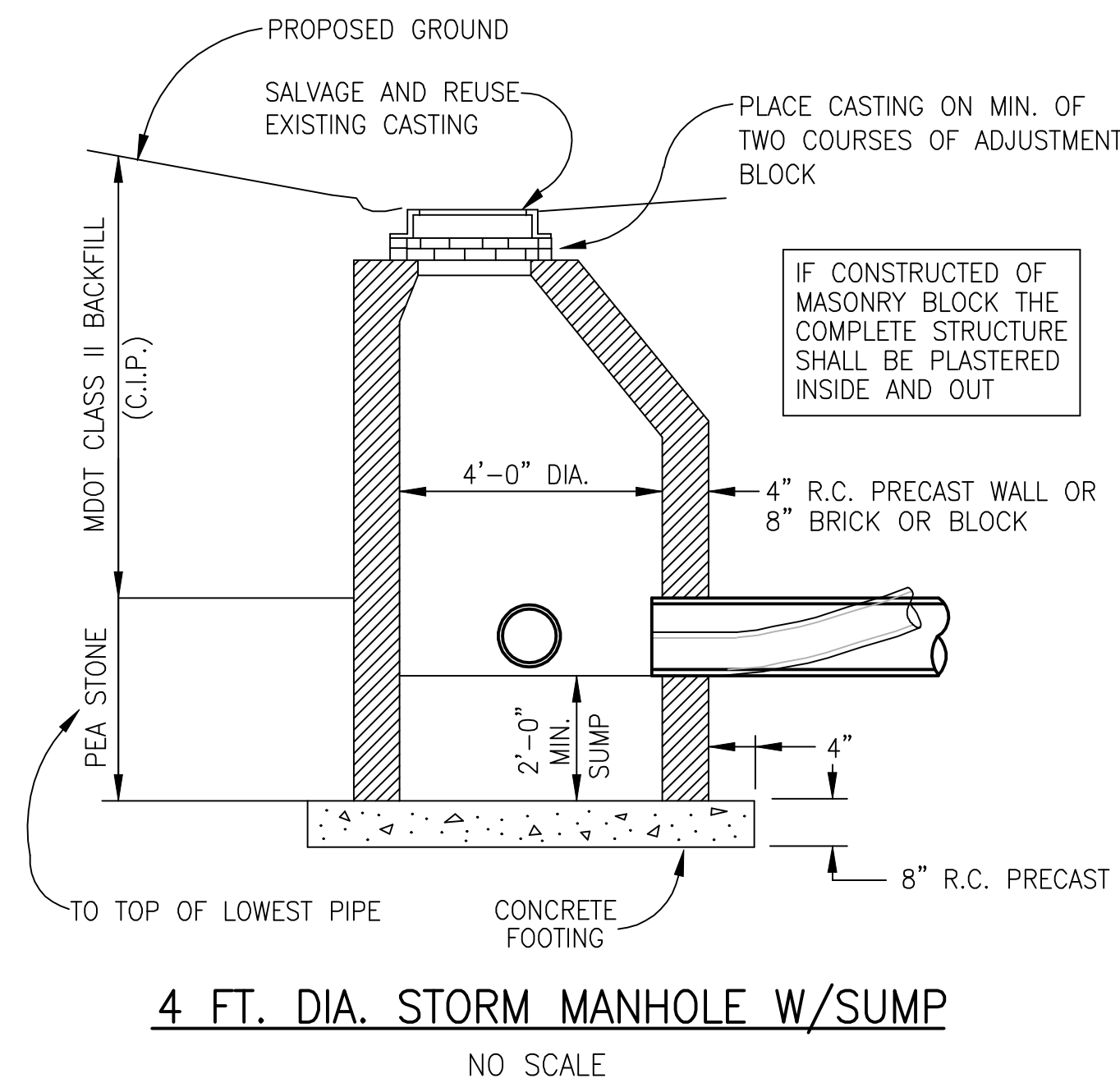
- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
- BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
- IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.

STABILIZATION

- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
- IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.
- PERMIT FEES DURING THE WINTER PERIOD OF NON-CONSTRUCTION, (DECEMBER 1 THROUGH MARCH 31), SHALL NOT BE IMPOSED IF THE PERMIT HOLDER TEMPORARILY STABILIZES THE EXPOSED AREAS WITH STRAW MATTING, AND OTHER APPROVED CONTROLS, AND OBTAINS A WINTER STABILIZATION CERTIFICATE FROM THIS OFFICE.
- PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
- THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.
- THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.
- PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:
 TOP-SOIL 3" IN DEPTH
 GRASS SEED 210 LBS. PER ACRE
 FERTILIZER 150 LBS. PER ACRE
 STRAW MULCH 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)
 HYDRO-SEEDING HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

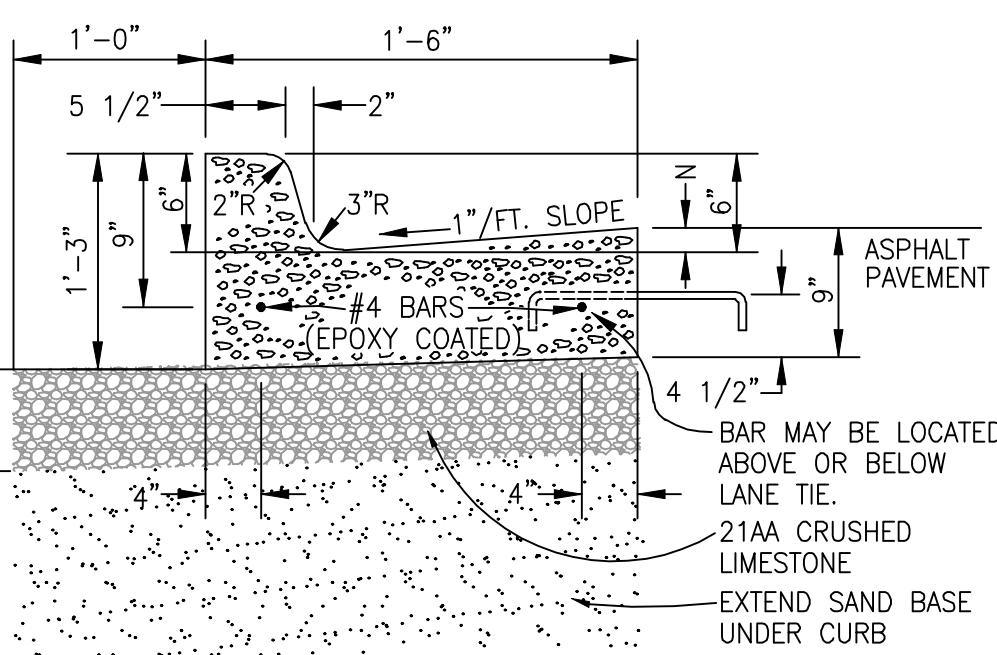
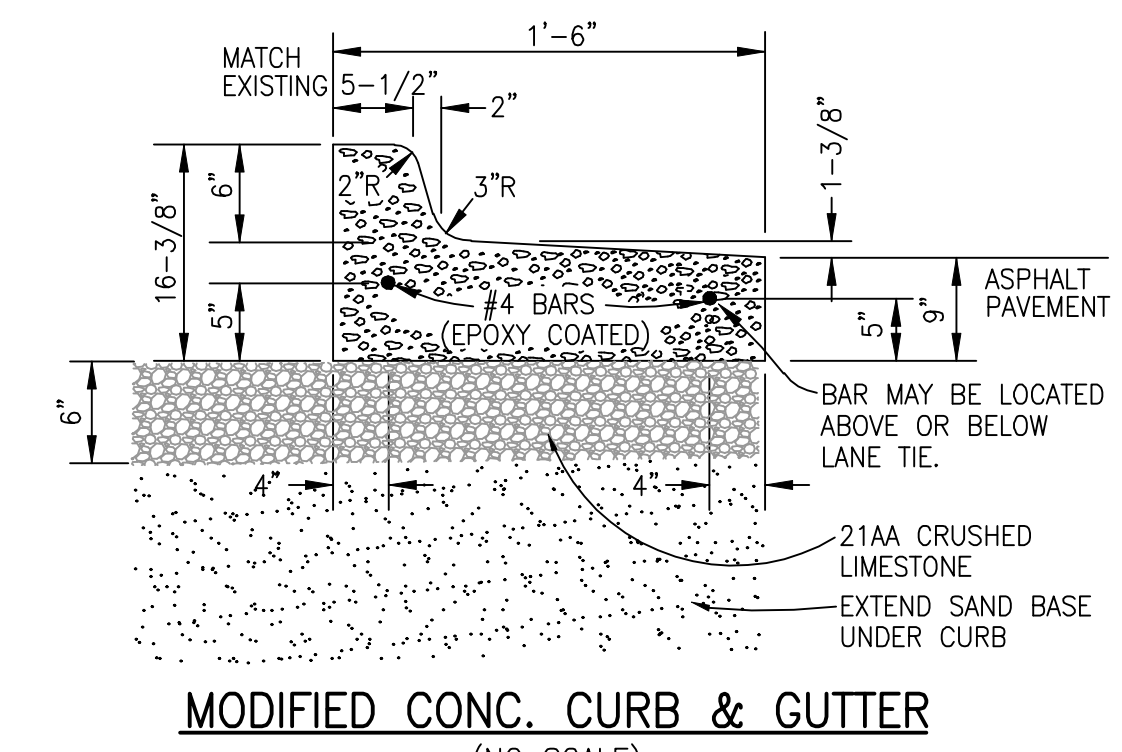
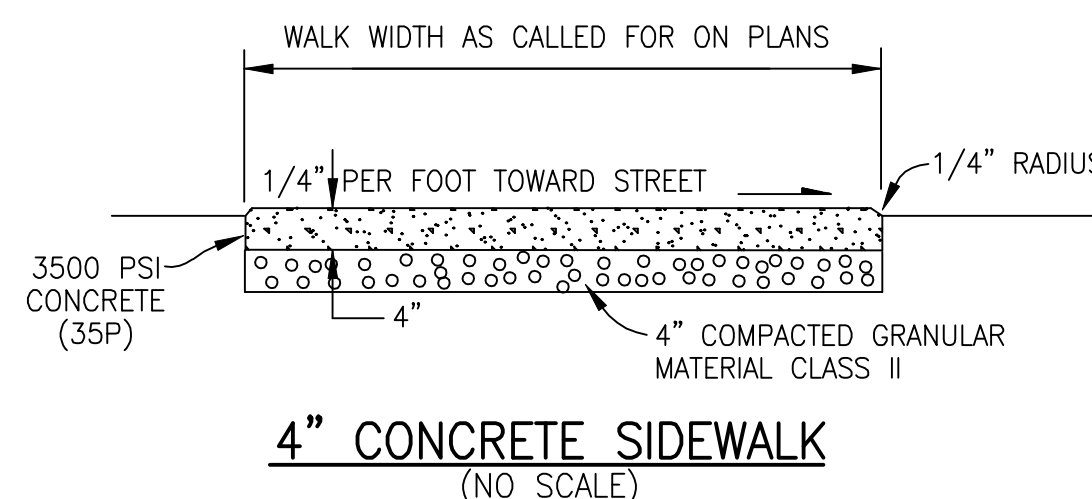
MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS

- SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE REMOVAL OF ACCUMULATED SILT AND REPLACEMENT OF TORN SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
- TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT. TRACKING PAD SHALL BE REPLACED WHEN THE STONES ARE CHOKED WITH DIRT. TRACKING PAD SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FIRST COURSE OF ASPHALT BEING LAID.
- CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF SEDIMENT. ALL SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY WHEN THE SUMP IS FULL.
- COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS AFTER GRADE WORK, PURSUANT TO RULE 1709 (5).

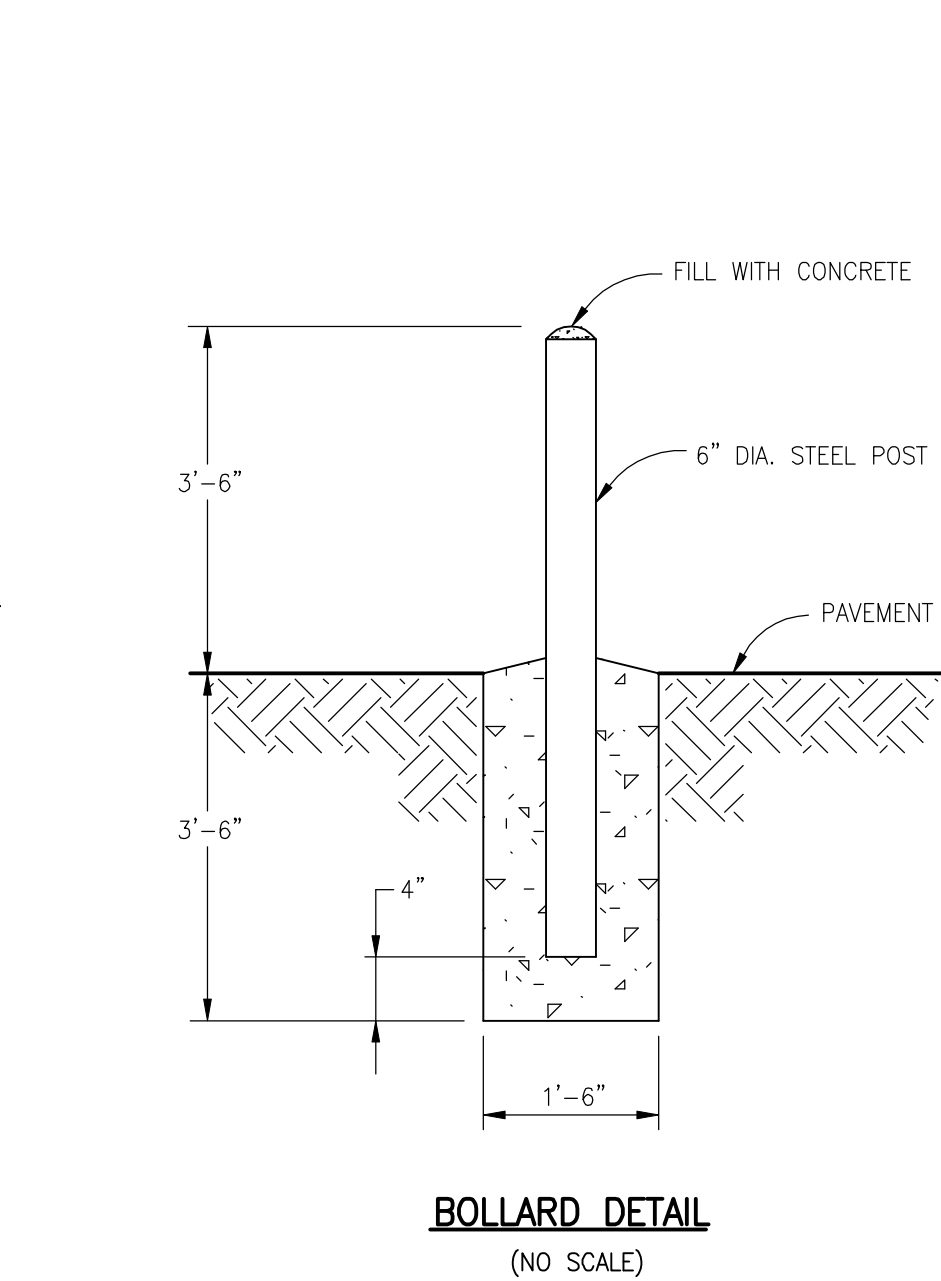
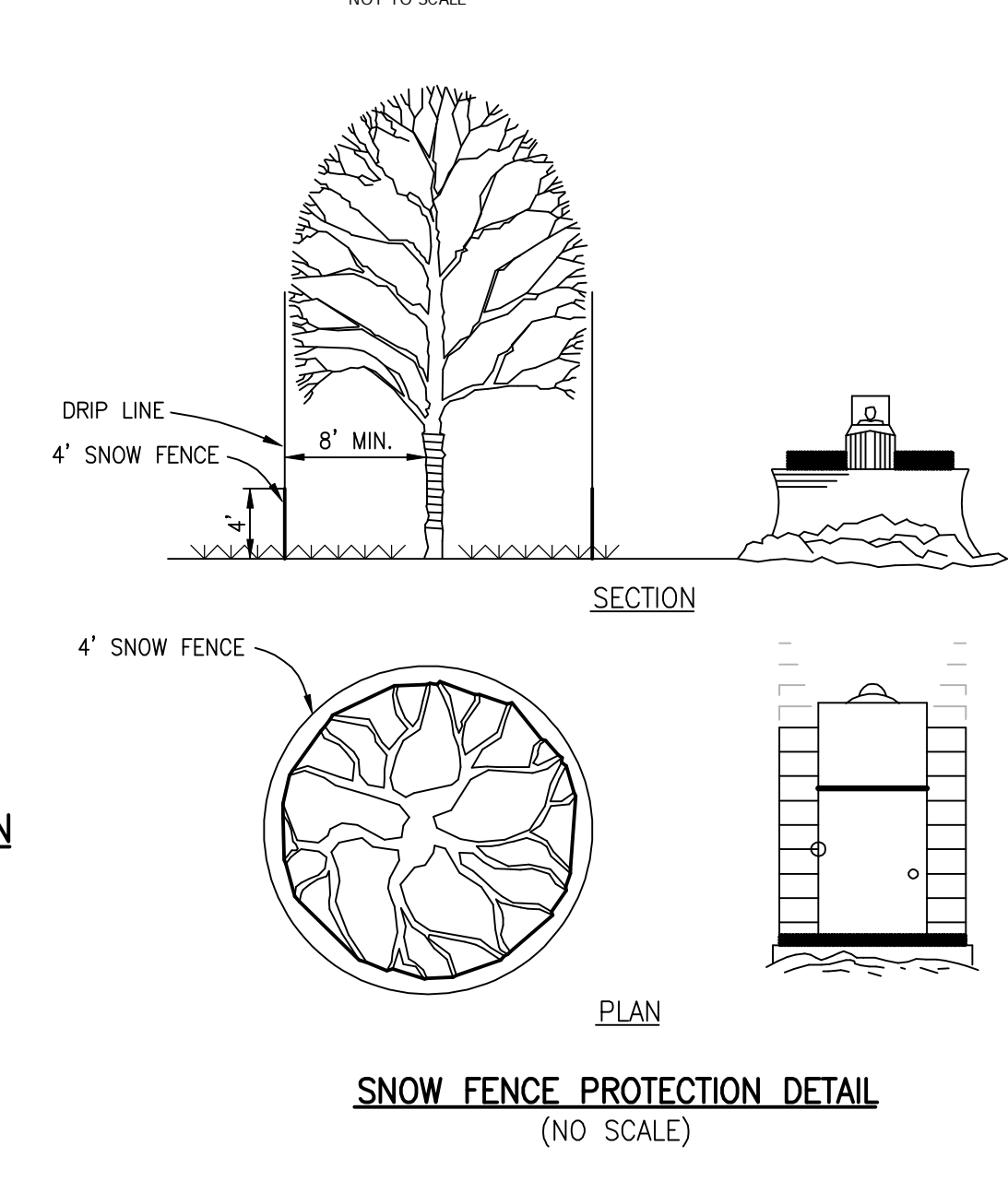
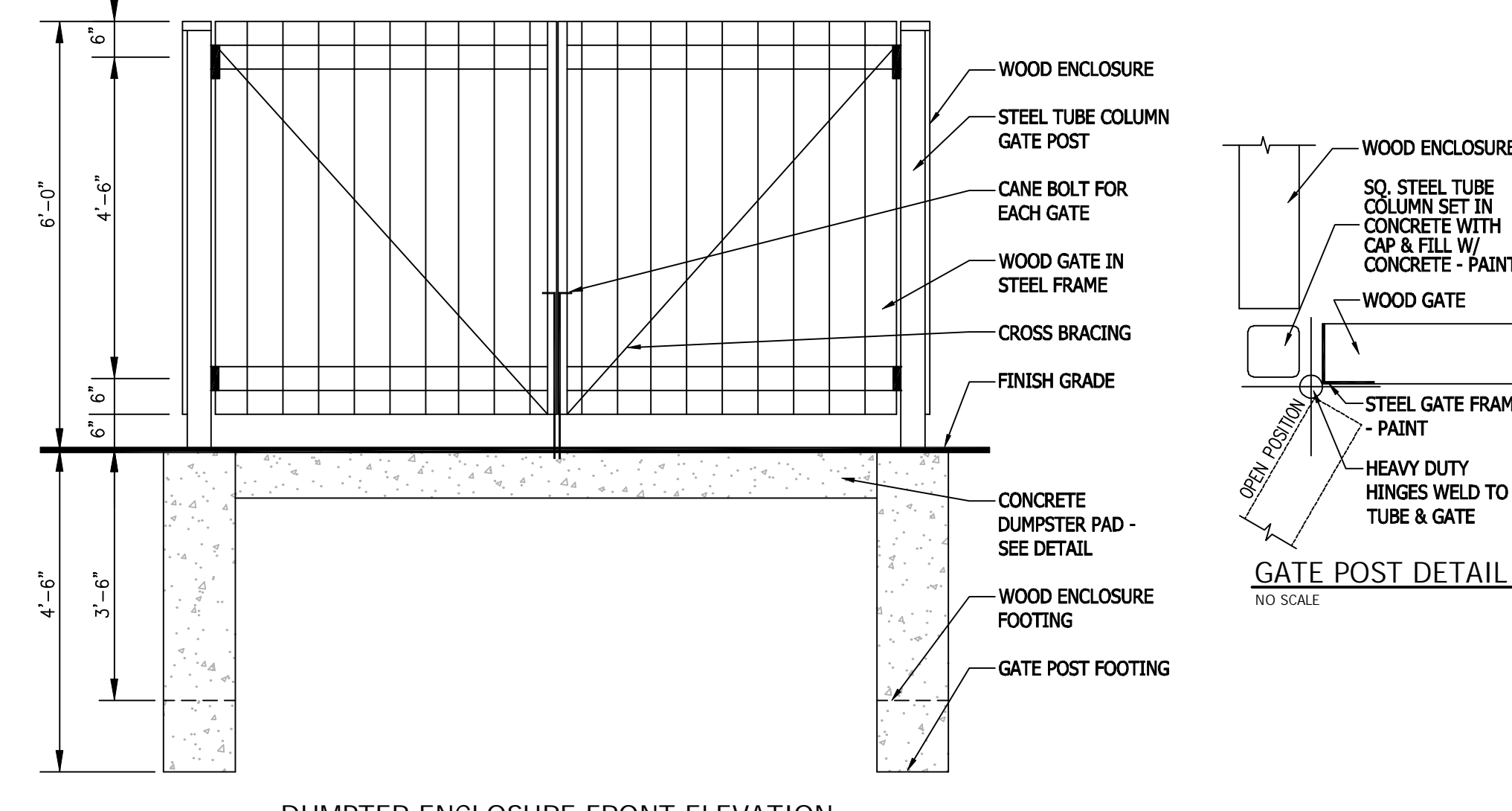
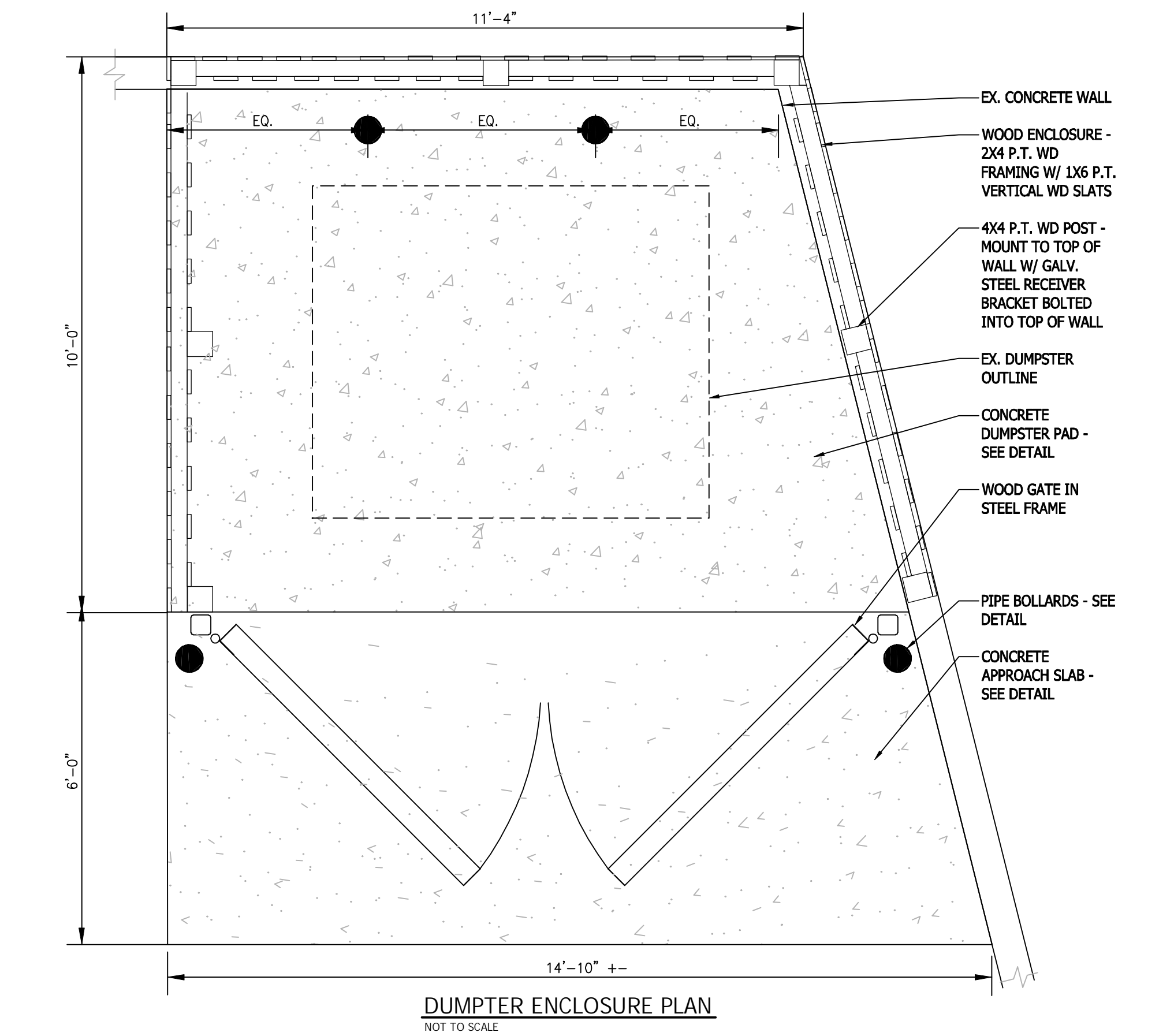
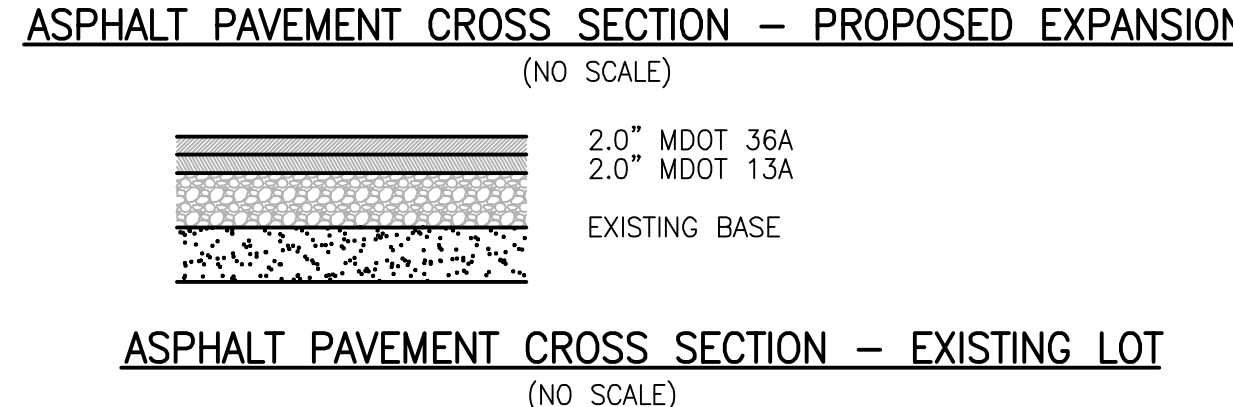
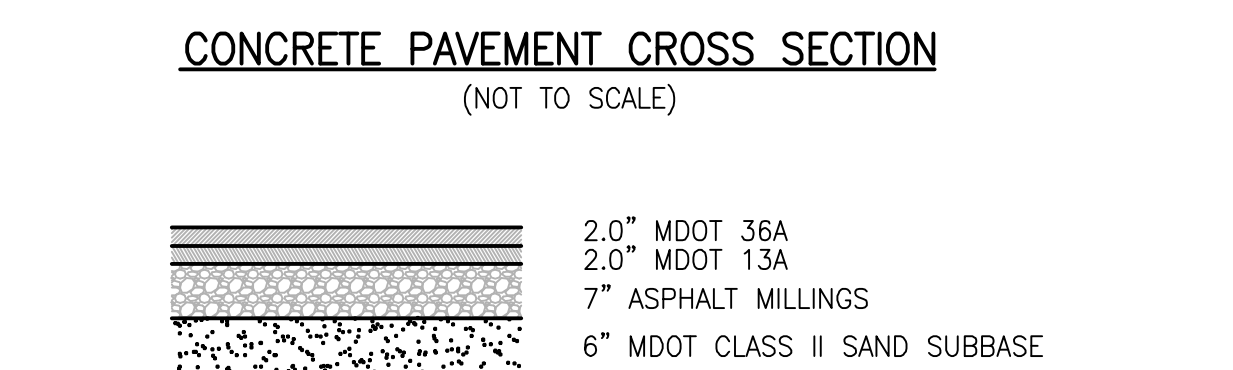
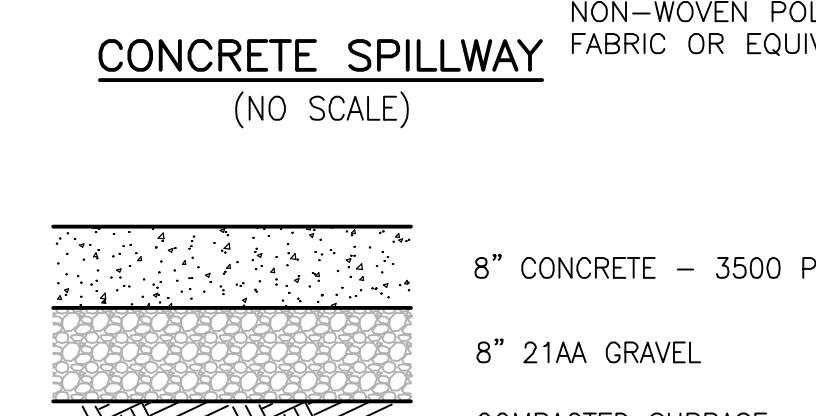
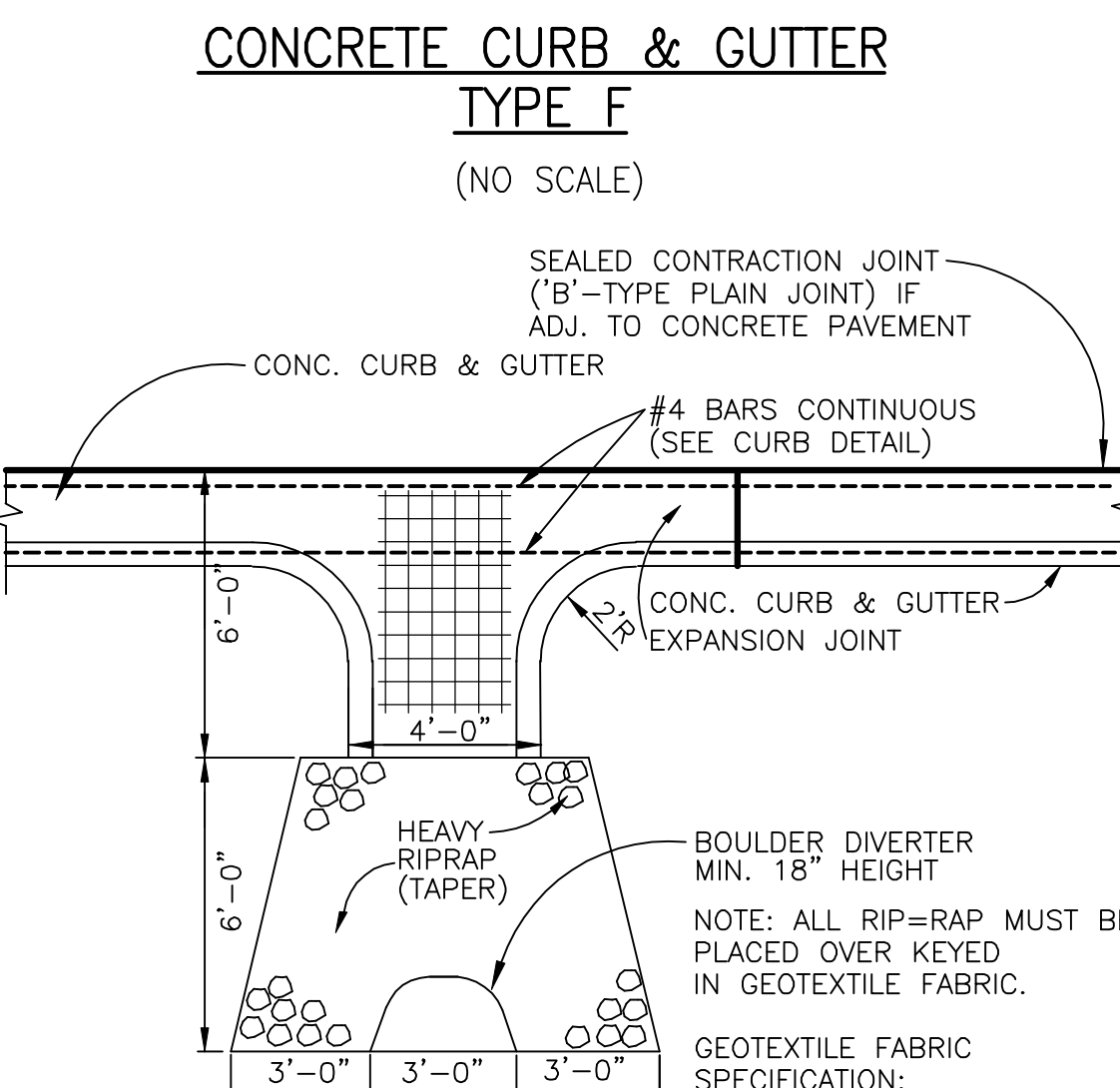


LIVINGSTON COUNTY 100 YEAR STORM VOLUME CALCULATIONS

EXISTING CONDITIONS - AREA OF ADDITION ONLY						
AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS				
0.00	0.9	0.00				
0.00	0.7	0.00				
0.14	0.2	0.03				
COMPOUND C: 0.20						
TOTAL DRAINAGE AREA: 0.14 ACRES						
K1 = AxC (Design Constant) 0.028						
Qa = MAX ALLOW OUTFLOW (0.10 CFS / ACR) 0.014 CFS						
DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN RUNOFF x AxC	OUTFLOW DURATION x Qa	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2750	77	4	73
10	600	7.86	4714	132	8	124
15	900	6.88	6188	173	13	161
20	1200	6.11	7333	205	17	189
30	1800	5.00	9000	252	25	227
60	3600	3.24	11647	326	50	276
90	5400	2.39	12913	362	76	286
120	7200	1.90	13655	382	101	282
180	10800	1.34	14488	406	151	254
EXISTING 100 YEAR VOLUME = 286 CF						
PROPOSED CONDITIONS - AREA OF INTEREST ONLY						
AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS				
0.14	0.9	0.13				
0.00	0.7	0.00				
0.00	0.2	0.00				
COMPOUND C: 0.90						
TOTAL DRAINAGE AREA: 0.14 ACRES						
K1 = AxC (Design Constant) 0.126						
Qa = MAX ALLOW OUTFLOW (0.10 CFS / ACR) 0.014 CFS						
DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN RUNOFF x AxC	OUTFLOW DURATION x Qa	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2750	347	4	342
10	600	7.86	4714	584	8	586
15	900	6.88	6188	780	13	767
20	1200	6.11	7333	924	17	907
30	1800	5.00	9000	1134	25	1109
60	3600	3.24	11647	1468	50	1417
90	5400	2.39	12913	1627	76	1551
120	7200	1.90	13655	1721	101	1620
180	10800	1.34	14488	1825	151	1674
PROPOSED 100 YEAR VOLUME = 1674 CF						
100 YEAR VOLUME DIFFERENCE = 1388 CF						
IMPERVIOUS SURFACE TOTAL SITE= 298700 SF						
PROPOSED ADDITIONAL IMPERVIOUS= 6207 SF						
PERCENT INCREASE= 2%						
PERCENT INCREASE OVER ENTIRE SITE= 0.51%						
INCREASED RUNOFF VOLUME CONTINUED TO OVERLAND FLOW TO EXISTING RETENTION BASIN						



DETAIL	DIMENSIONS		LANE TIES	CONCRETE CU.YD/LIN.FT.
	M	N		
F1	1'-6"	7/8"	AS SHOWN	0.0484
F2	1'-6"	7/8"	OMITTED	0.0484
F3	2'-0"	1 3/8"	AS SHOWN	0.0610
F4	2'-0"	1 3/8"	OMITTED	0.0610
F5	2'-6"	1 7/8"	AS SHOWN	0.0737
F6	2'-6"	1 7/8"	OMITTED	0.0737



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE BY THE ENGINEER AS TO THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF ALL UTILITIES AND PROVIDING UTILITY COORDINATES IN THE FIELD PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES FROM THE LOCATION OF DEPTH MARKERS.

BEFORE YOU DIG
 CALL 800-482-7171
 OR VISIT WWW.CALLBEFOREYODIG.COM

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

LIVINGSTON COUNTY BUILDING DEPARTMENT
LINDHOUT ASSOCIATES ARCHITECTS, AIA, PC
 10465 CITATION DRIVE
 BRIGHTON, MI 48116
 810-227-5668

CONSTRUCTION DETAILS

PROJECT:	PREPARED FOR:	TITLE:
DESIGNED BY: PC	DATE: 6/22/16	
DRAWN BY: KS	DATE: 6/13/16	
CHECKED BY:	DATE: 06/01/16	
SCALE: 1" = 20'	JOB NO. 16-135	
SHEET NO. C7		



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: July 14, 2016
RE: Maxey Ford Parking Lot Addition

MANAGER'S REVIEW: 

Attached please find the project case file for the Bob Maxey Ford parking lot expansion. The applicant requests approval for a new vehicle parking area located west of the existing facility. The parking area is proposed with a gravel surface capable of accommodating 141 vehicles. Procedurally, the Planning Commission has authority over the site plan and issues a recommendation to the Board regarding the use of gravel for the parking surface and for the Environmental Impact Assessment.

At the July 11, 2016 Planning Commission meeting the site plan was approved and the Commission recommended Board approval of the gravel surface and Impact Assessment. A revised Impact Assessment was received by the applicant on July 13, 2016 which incorporated the Planning Commission comments. Based on the action of the Planning Commission and in response to the revised materials I suggest Board consideration of the following action:

Approval of the gravel surface and Environmental Impact Assessment dated 07-13-2016 provided that all conditions of the Planning Commission regarding the site plan are satisfied.

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

Sincerely,



Kelly VanMarter
Assistant Township Manager/Community Development Director

SUPERVISOR

Gary T. McCrie

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal

- The petitioner will provide to Township Staff a copy of the approval from the Genoa Oceola Sewer and Water Authority for the placement of the Dumpster enclosure if it is not relocated.
- The issues raised in the Brighton Area Fire Authority's letter of 6/28/16 shall be complied with.

The motion carried unanimously.

OPEN PUBLIC HEARING #4... Review of an impact assessment and site plan for a parking lot addition for new vehicle parking at the existing Bob Maxey Ford located at 2798 E. Grand River, Howell. The request is petitioned by SRM Associates, LLC.

Planning Commission Disposition of Petition:

- A. Recommendation of Impact Assessment (6-22-16)
- B. Disposition of Site Plan (6-22-16)

Mr. Mike Maxey was present. They would like to expand their parking lot to the west on undeveloped property to have more new-car inventory on site. It is proposed to be gravel.

Mr. Borden reviewed his letter of 6/30/16. This is an opportunity for the Planning Commission to require additional improvements on the site.

He wanted to advise the applicant that they are approaching the maximum impervious surface coverage allowed for this site.

He would like more details to ensure that the buffer zone requirements to the south, north, and west of the site are met. He is suggesting a screen wall to the north and west of the property. Mr. Maxey presented pictures showing the existing vegetation and landscaping to the south. Mr. Borden feels this is sufficient. With regard to the screening to the north and west, Mr. Maxey stated he will be putting new cars in this area so he does not want to put up a fence or wall as he would like to show his inventory. Additionally, he showed pictures of the condition of the rear of the property to the west. He does not want to spend a lot of money on landscaping in this area. Commissioners Mortensen and Grajek agree.

Mr. Markstrom stated that the parking lot is draining into a fore bay and could cause erosion problems for the applicant. He has no other outstanding issues.

Mr. Maxey advised he will address the issues of the Brighton Area Fire Authority's letter dated 6/28/16.

The call to the public was made at 8:23 pm with no response.

Moved by Commissioner Figurski, seconded by Commissioner Mortensen, to recommend to the Township Board approval of the Impact Assessment dated 6/22/16 for Bob Maxey Ford with the following conditions:

- The number of parking spaces should be changed from 146 to 141.
- The Township Board shall approve a gravel parking lot and approval of the Impact Assessment is tied to the Board's approval of the Site Plan.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to approve the Site Plan for a parking lot addition for Bob Maxey Ford dated 6/22/16 with the following conditions:

- Acknowledgement by the petitioner that the site is approaching the maximum impervious surface coverage allowed on this site.
- The Planning Commission finds that the buffer zone requirements for the north, west, and south areas are already sufficiently covered with natural and otherwise plantings.
- The Site Plan depicts 141 spaces, which the Planning Commission has determined to be accurate.
- The petitioner will consult with the Township Engineer regarding potential erosion on the south side of the parking lot.
- The requirements of the Brighton Area Fire Authority's letter dated 6/28/16 shall be complied with.
- Township Board approval of the gravel parking lot as depicted on the site plan.

The motion carried unanimously.

OPEN PUBLIC HEARING #5... Review of an impact assessment and site plan for the proposed construction of a new 9,600 sq. ft. showroom and an 11,750 sq. ft. storage building for the existing Wilson Marine located at 5866 Grand River, Howell. The request is petitioned by Wilson Marine.

Mr. Brent LaVanway of Boss Engineering, Mr. Kevin Wetzel, the general contractor, and Mr. Ron Wilson, owner of Wilson Marine, were present.

They are proposing two new buildings on the site. They showed the site plan and colored renderings. Mr. Wetzel stated the materials on the new buildings will match the existing ones.

Mr. Borden noted that there are four separate parcels for this site and they are in two separate districts so part of the proposals are under discretion of the Planning Commission and the other part must be approved by the Township Board.

Mr. Wilson requested to be allowed to plant low-growing plants and shrubs and not trees as they can be a problem when storing boats. Mr. LaVanway stated they are going to be adding a sidewalk along Grand River and are proposing to add shrubs and perennials between the sidewalk and the building. Chairman Brown would like to see landscaping on the outside of the site and not the interior. He agrees with what is being proposed for Grand River, but asked if landscaping can be added at the intersection of Sterling Drive and Dorr Road.

Mr. Markstrom has no outstanding issues.

The call to the public was made at 8:50 pm with no response.

Moved by Commissioner Figurski, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Impact Assessment received 6/27/16 for a 9,600



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP

MAY 31 2016

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: SRM Associates LLC / Bob Maxey Ford
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: SRM Associates LLC / Mike Maxey - ^{Partner}

SITE ADDRESS: 2798 E Grand River PARCEL #(s): _____

APPLICANT PHONE: (517) 545-5700 OWNER PHONE: () _____

OWNER EMAIL: mmaxey@bobmaxey.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Ford Auto dealership
on E Grand River

BRIEF STATEMENT OF PROPOSED USE: Auto dealership is looking
to expand parking lot on vacant land that
is adjacent to existing parking lot to make
the display of new car inventory better

THE FOLLOWING BUILDINGS ARE PROPOSED: NONE

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

BY: Michael Maxey

ADDRESS: 2798 E Grand River Howell MI 48843

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

1.) Mike Maxey of SRM Associates LLC at mmaxey@bobmaxey.com
Name Business Affiliation Bob Maxey Ford E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE Michael Maxey DATE 5-18-16
PRINT NAME Michael Maxey PHONE 517-545-5700
ADDRESS 2798 E Grand River Howell MI 48843

June 30, 2016

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Maxey Ford Parking Lot Addition – Site Plan Review #2
Location:	2798 E. Grand River Ave. – South side of Grand River Avenue, west of Tahoe Boulevard
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan (dated 6/22/16) for an expanded new vehicle parking area for the Maxey Ford dealership located at 2798 E. Grand River Avenue. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance.

A. Summary

1. The applicant should be aware that they are approaching the maximum impervious surface coverage allowed for the site.
2. We encourage the applicant to provide additional plantings and bring the site closer to compliance with the requirements of Section 12.02.
3. Additional details are needed to confirm compliance with the Buffer Zone A requirements south of the project area.
4. We suggest the applicant provide a 6-foot tall screen wall north and west of the project area as the required buffer/screen.
5. Township Board approval is required for the gravel storage lot.
6. There is a discrepancy between the site plan and Impact Assessment with respect to the number of vehicle spaces in the proposed storage lot.

B. Proposal/Process

The applicant requests site plan review and approval for new vehicle parking area. The applicant indicates that use of the 141 spaces will be as “a holding area prior to vehicles being sold.”

Automobile dealerships are special land uses in the GCD; however, the proposal is a minor amendment to an existing special use per Section 19.06. Therefore, the request requires only site plan review and approval at this time.

C. Site Plan Review

1. **Dimensional Requirements.** Given the scope of the proposed project, the only dimensional standards impacted are side parking setbacks and impervious surface coverage, all of which are met.

For the applicant’s future consideration, it is worth noting that the resulting impervious surface ratio of 74% is approaching the 75% maximum for this site.



Aerial view of site and surroundings (looking north)

2. **Vehicular Circulation.** No changes are proposed to the existing ingress/egress for the dealership, which consists of 3 driveways (1 of which is shared with the adjacent parcel to the west).
3. **Landscaping.** The submittal does not propose any new landscaping as part of the project.

Based on the information provided, the development is currently deficient in terms of landscaping for greenbelts, parking lot landscaping, buffer zones and the retention pond. We encourage the applicant to provide additional plantings and bring the site closer to compliance with the requirements of Section 12.02.

4. **Use Requirements.** Automobile dealerships are subject to the requirements of Section 7.02.02(c). Given the relatively limited scope of the project, these requirements are generally either met or not impacted by the project. However, there are screening requirements for outdoor storage areas and Township approval is required for gravel storage lots.

More specifically, a Buffer Zone A is required to the south (adjacent to residential), while a Buffer Zone B is required north and west of the project area.

The area to the south contains existing vegetation, including 10 trees shown on the plan; however, there is not enough detail to determine full compliance (additional plantings, berming, screen wall, etc.).

There is no screening (existing or proposed) north or west of the project area. The Ordinance allows the Planning Commission to permit a 6-foot tall screen wall or 4-foot landscaped berm in lieu of the full Buffer Zone B requirements. Given the limited space available, we suggest the applicant utilize the screen wall option to the north and west.

Lastly, the Township Board may approve a gravel storage lot based on a recommendation from the Planning Commission and Township Engineer “upon a finding that neighboring properties and the environment will not be negatively impacted.”

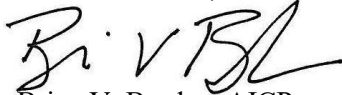
5. **Exterior Lighting.** The submittal includes a lighting plan proposing 4 new light poles, each with double fixtures. The photometric plan complies with maximum lighting intensities both on-site and along property lines. A detail on Sheet C8 notes the use of downward directed, cut-off LED fixtures.
6. **Impact Assessment.** The submittal includes a revised Impact Assessment (dated June 22, 2016). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

For the sake of accuracy and consistency, we do note that the Impact Assessment states that the storage lot is for 146 vehicles, while the plan provides for 141.

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@lsplanning.com.

Respectfully,

LSL PLANNING, A SAFE BUILT LLC COMPANY



Brian V. Borden, AICP
Planning Manager

July 6, 2016

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

**Re: Maxey Ford Parking Lot Expansion
Site Plan Review #2**

Dear Ms. Van Marter:

We have received the resubmitted impact assessment and site plan documents for the referenced project from Boss Engineering dated June 22, 2016. The site is located on an 11.27 acre parcel on the south side of Grand River Avenue and the petitioner is proposing to build an approximately 42,000 sft expansion to the existing parking lot on the west side of the property.

Tetra Tech reviewed the documents and found all outstanding items have been addressed.

Please call if you have any questions.

Sincerely,

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

Joseph C. Siwek, P.E.
Project Engineer

Copy: Mike Maxey



BRIGHTON AREA FIRE AUTHORITY

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

June 28, 2016

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Bob Maxey Ford Parking Lot Expansion
2798 E. Grand River
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on June 27, 2016 and the drawings are dated June 22, 2016. The project is for the proposed addition of outdoor vehicle parking/storage lot. The lot will extend from the existing lot. The plan review is based on the requirements of the International Fire Code (IFC) 2015 edition.

1. The access drive shall be a minimum of 26' wide and shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. **(There are no dimensions provided for the drives and detail for surface must indicate its weight carrying capability)**

IFC D 103.6

IFC D 103.1

IFC D 102.1

IFC D 103.3

2. Access shall provide emergency vehicles with turning radius of 30' inside and 50' outside and maintain a minimum vertical clearance of 13 ½ feet. Provide vehicle circulation plan from the existing drive through the new parking area. **(No circulation was provided for emergency vehicles through new parking area, therefore radii cannot be determined as sufficient)**
3. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor. **(Contractor info is not provided)**

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

**IMPACT ASSESSMENT
FOR
BOB MAXEY FORD DEALERSHIP EXPANSION

GENOA TOWNSHIP, LIVINGSTON COUNTY
MICHIGAN**

Prepared for:

**Bob Maxey Ford
2798 E. Grand River
Howell, Michigan 48843
517.545.5700**

Prepared by:

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

**June 22, 2016
Revised July 13, 2016**

INTRODUCTION

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed development has on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the *Written Impact Assessment Requirements* 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 By:
BOSS ENGINEERING COMPANY
3121 E. Grand River
Howell, Michigan 48843

Prepared For:
Bob Maxey Ford
2798 E. Grand River
Howell, Michigan 48843

B. Description of the site, including existing structures, man made facilities, and natural features, all-inclusive to within 100' of the property boundary.

Bob Maxey Ford is located on 11.7 acres on the south side of Grand River Avenue between Tenpenny Furniture to the west and Howell Elks Lodge to the east. Approximately 7.1 acres of the property is currently being used by the automobile dealership. The remainder of the site (4.6 acres) has been left in its natural state and undeveloped except for a retention basin in the southwest corner of the property.

The property is at a high point along Grand River Avenue with a majority of it sloping south and west to the existing retention basin area. A portion of the property sheet flows to the east. The total elevation change across the property is approximately 32 feet. The undeveloped portion of the property is covered with scattered trees, brush and native grasses.

Existing utilities on-site and abutting the site include a 12" water main along the south side of Grand River Ave., and an 8" water main running through the center of the property. The sanitary sewer service is provided to the dealership through a sanitary lead which connects to the public sewer located near the southeast corner of the property. The storm sewer system is self contained on site.

Grand River Avenue is a five (5) lane roadway under the jurisdiction of the Michigan Department of Transportation (M.D.O.T.) with curb and gutter, and a center left turn lane.

Also, a small portion of the existing parking lot currently extends into the Grand River Avenue right-of-way by 4 feet. Section 24.10 of the Genoa Township Ordinance states "Where a non-conforming front setback, parking lot setback or green belt is created as a result of additional road right-of-way width being acquired by a road agency, the building or parking lot may be improved or expanded without the need to obtain a variance from the ZBA, providing the following conditions are met:"

1. Conformed Prior to Right-of Way Widening – Even though Boss Engineering has been working on the site since 1998, we do not have any record of the original site plan and how it related to

the Grand River right-of-way. The asphalt was installed prior to the previous owner purchasing the dealership which was in 1996.

2. Will Not Decrease Conformity – Our plan is to leave the front area untouched. Therefore, not decreasing the conformity.

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

As previously mentioned, the subject site slopes gradually from Grand River towards the southwest. The U.S.D.A. Soil Conservation Service "Soil Survey of Livingston County" indicates the soils to be as follows:

Percent of Site	Name	Percent Slopes
100%	Miami Loam	2-6%

The site contains no streams, creeks, lakes or regulated wetlands per the National Wetland Inventory Plan prepared by the United States Department of the Interior, and site visit.

The undeveloped portion of the site contains a mix of trees, brush and grasses.

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

Most of the existing storm drainage runoff is captured in a retention basin located at the southwest corner of the property. The dealership is proposing expanding the area for their new auto parking area. The area where the expansion is proposed currently and will continue to drain into the existing retention basin. The existing storm water forebay will treat the initial runoff per the requirements of the Livingston County Drain Commission requirements.

The Livingston County Drain Commissioner must issue a Soil Erosion Control permit to ensure proper soil erosion control measures are used during construction. All requirements will be met including temporary drainage control, temporary dust control and runoff control. The following methods will be used as required, diversion berms, geotextile sediment control fences, diversion ditching, and slope stabilization. Stone filters will be installed on catch basins, inlets and pipe inlets. Finish grades, redistribution of top soil and lawn will be installed upon paving construction completion. Pavements, swales, basins, etc will be cleaned after construction and properly maintained by Maxey Ford.

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 and working near adjacent buildings only during daytime hours.

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

The owner is proposing to construct an expanded new vehicle parking area between the existing commercial development along Grand River Avenue and the retention basin. This would add an additional 141 parking spaces. This would be a holding area prior to vehicles being sold. Therefore, the amount of traffic in and out of this area would be minimal. Also, the parking area

was pushed as far north as possible towards the existing commercial development along Grand River Avenue in order to minimize the impact to the residence to the south.

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

The improvements will have little or no effect on the existing infrastructure and services in the area.

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

Except for a short run of storm sewer, no additional utilities will be added as part of this project.

Because the storm sewer system is located entirely on the site, limited impact is anticipated from storm events.

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

The automobile fluids (new and used) kept on site will be stored or disposed of in accordance with current local, state and federal requirements.

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

Based on the Institute of Transportation Engineers Publication TRIP GENERATION manual for automobile care centers, the number of trips in an average weekday is 1500, with the peak being between 4:00 PM and 6:00 PM.

Traffic Impact Statement

Bob Maxey Ford is located on Grand River Avenue which is under the jurisdiction of the Michigan Department of Transportation. The five lane road has two west and two east bound lanes with a center turn. Michigan Department of Transportation has no plans to make any modifications to the current configuration of the road.

There are three drive approaches onto the site from Grand River. The first two are on either side of the new vehicle showroom, and the final drive approach is a shared approach with the development to the west. No improvements are proposed for the three approaches.

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

None

K. Description of all sources:

- Genoa Township's Submittal Requirements For Impact Assessment/Impact Statement
- Genoa Township Zoning Ordinances
- Soil Survey of Livingston County, Michigan, U.S.D.A. Soil Conservation Service
- Trip Generation 6th Edition, Institute of Transportation Engineers

SITE / CONSTRUCTION PLANS FOR BOB MAXEY FORD OF HOWELL DEALERSHIP EXPANSION PART OF NE 1/4 SEC. 6, T.2N., R.6E. GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

PROPERTY DESCRIPTION:

(Per Metropolitan Title Company, Commitment No. NU-412578, effective date March 28, 2002 at 8:00 A.M.); Revision E, May 13, 2002

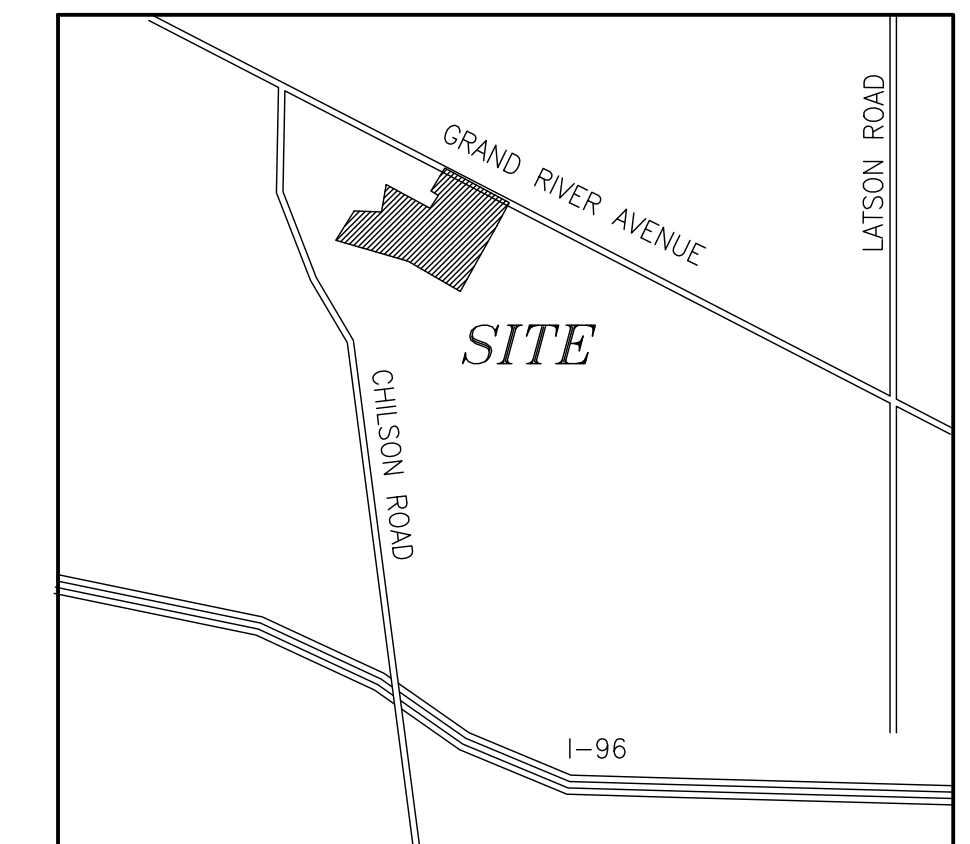
Land in the Township of Genoa, Livingston County, Michigan, described as follows:
Parcel 1: A part of the Northeast fractional 1/4 of Section 6, Town 2 North, Range 5 East, described as follows: Commencing at the East 1/4 corner of said Section 6; thence N 87°31'15" W 804.54 feet; thence N 1°34'30" E 1022.16 feet; thence N 60°06'45" W 616.07 feet along the centerline of Grand River Avenue to the point of beginning of the land to be described; running thence N 60°06'45" W 531.00 feet along the centerline of Grand River Avenue; thence S 29°53'15" W 570.00 feet; thence S 60°06'45" E 531.00 feet; thence N 29°53'15" E 570.00 feet to the point of beginning. Parcel 2: Part of the Northeast 1/4 of Section 6, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the East 1/4 corner of said Section 6; thence N 87°24'40" W 1616.81 feet along the East-West 1/4 line to a found iron rod; thence N 01°33'53" E 796.77 feet to a found concrete monument; thence N 60°06'45" W 531.00 feet to a found concrete monument and to the point of beginning of the land to be described; running thence N 70°11'20" W 525.21 feet (recorded as N 70°16'30" W 525.00 feet) to a found 1/2 inch iron rod; thence N 30°12'43" E 166.40 feet (recorded as N 29°41'36" E 166.45 feet) to a found 1/2 inch iron rod; thence S 78°31'03" E 114.50 feet (recorded as S 78°38'13" E 114.55 feet) to a found 1/2 inch iron rod; thence N 21°31'08" E 173.16 feet (recorded as N 21°26'18" E 173.06 feet) to a found 1/2 inch iron rod; thence S 60°01'58" E 326.49 feet (recorded as S 60°06'45" E) to a set 1/2 inch iron rod; thence N 29°52'49" E 105.14 feet to a set 1/2 inch iron rod; thence N 60°01'58" W 35.46 feet to a set 1/2 inch iron rod; thence N 29°52'49" E 183.46 feet and passing through the centerline of a curb cut to the centerline of Grand River Avenue; thence S 60°01'58" E 141.66 feet (recorded as S 60°06'45" E) along the centerline of Grand River Avenue; thence S 29°52'49" W 570.00 feet (recorded as S 29°53'15" W 570.00 feet) to the point of beginning.

Easement Parcel:
Easement for Common Driveway as created, limited and defined in the document entitled Grant of Common Driveway Easement dated January, 15, 1997, recorded in Liber 2147, page 719, Livingston County Records.

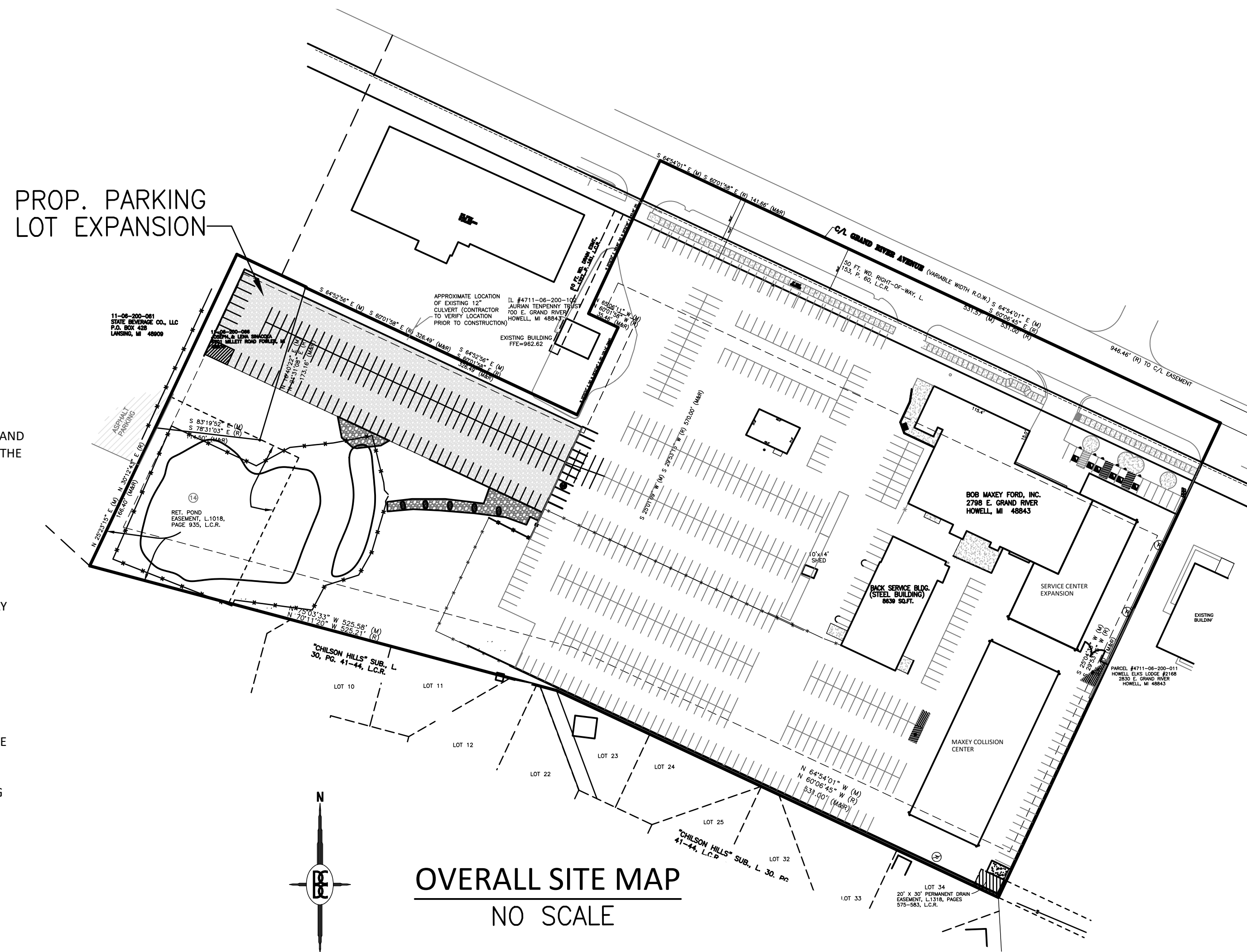
Tax Item No. 11-06-200-058
Tax Item No. 11-06-200-103
Tax Item No. 11-06-200-066

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.



LOCATION MAP
NO SCALE



OVERALL SITE MAP
NO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
C1	COVER SHEET
C2	SITE PLAN
C3	GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN
C4	UTILITY PLAN
C5	LANDSCAPE PLAN
C6	LIGHTING PLAN
C7	EXISTING CONDITIONS & DEMOLITION PLAN
C8	CONSTRUCTION NOTES & DETAILS
C9	MHOG SANITARY SEWER DETAILS

BOB MAXEY FORD DEALERSHIP EXPANSION

OWNER
BOB MAXEY FORD
2798 E. GRAND RIVER
HOWELL, MICHIGAN 48843
CONTACT: MR. MICHAEL MAXEY
PHONE: 517-545-5700

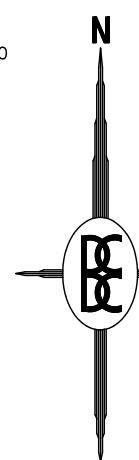
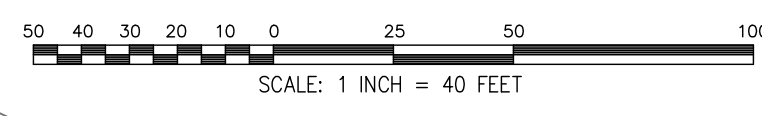
CIVIL ENGINEER/LANDSCAPE ARCHITECT



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.

				C1
1	TD	TWP. REVIEW	6-22-16	ISSUE DATE: 5-27-16
	NO	BY CK	REVISION PER	DATE 13-182



GENERAL NOTES:

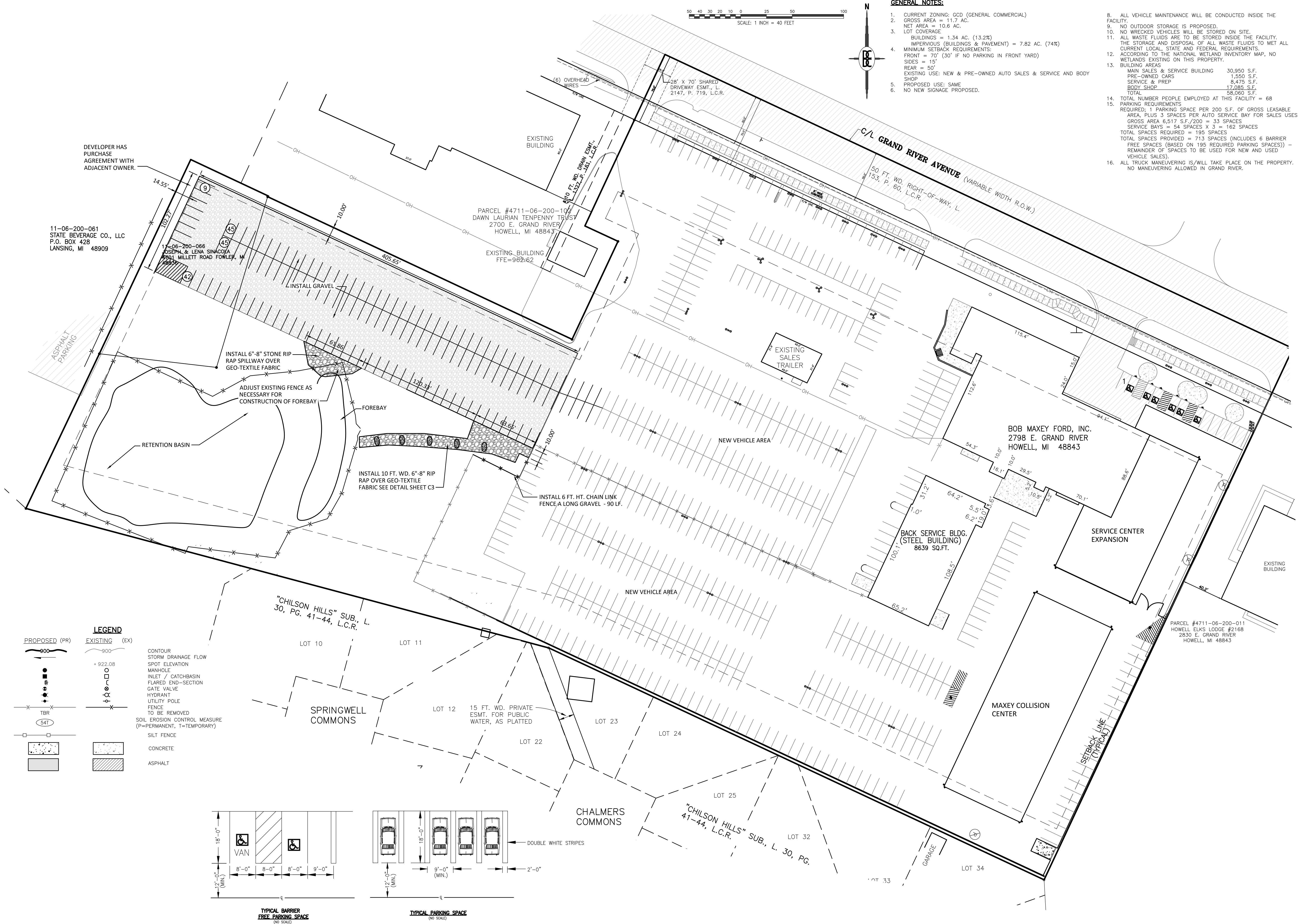
- CURRENT ZONING: GCD (GENERAL COMMERCIAL)
- GROSS AREA = 11.7 AC.
- NET AREA = 10.6 AC.
- LOT COVERAGE
BUILDINGS = 1.34 AC. (13.2%)
IMPERVIOUS (BUILDINGS & PAVEMENT) = 7.82 AC. (74%)
- MINIMUM SETBACK REQUIREMENTS:
FRONT = 70' (30' IF NO PARKING IN FRONT YARD)
SIDES = 15'
REAR = 50'
- EXISTING USE: SAME
PROPOSED USE: SAME
NO NEW SIGNAGE PROPOSED.
- ALL VEHICLE MAINTENANCE WILL BE CONDUCTED INSIDE THE FACILITY.
- NO OUTDOOR STORAGE IS PROPOSED.
- NO WRECKED VEHICLES WILL BE STORED ON SITE.
- ALL WASTE FLUIDS ARE TO BE STORED INSIDE THE FACILITY. THE STORAGE AND DISPOSAL OF ALL WASTE FLUIDS TO MET ALL CURRENT LOCAL, STATE AND FEDERAL REQUIREMENTS.
- ACCORDING TO THE NATIONAL WETLAND INVENTORY MAP, NO WETLANDS EXISTING ON THIS PROPERTY.
- BUILDING AREAS
MAIN SALES & SERVICE BUILDING 30,950 S.F.
PRE-OWNED CARS 1,550 S.F.
SERVICE & PREP 8,475 S.F.
BODY SHOP 17,085 S.F.
TOTAL 58,060 S.F.
- TOTAL NUMBER PEOPLE EMPLOYED AT THIS FACILITY = 68
- PARKING REQUIREMENTS
REQUIRED: 1 PARKING SPACE PER 200 S.F. OF GROSS LEASABLE AREA, PLUS 3 SPACES PER AUTO SERVICE BAY FOR SALES USES.
GROSS AREA 6,517 S.F./200 = 33 SPACES
SERVICE BAYS = 54 SPACES X 3 = 162 SPACES
TOTAL SPACES REQUIRED = 195 SPACES
TOTAL SPACES PROVIDED = 713 SPACES (INCLUDES 6 BARRIER FREE SPACES BASED ON 195 REQUIRED PARKING SPACES) - REMAINDER OF SPACES TO BE USED FOR NEW AND USED VEHICLE SALES).
- ALL TRUCK MANEUVERING IS/WILL TAKE PLACE ON THE PROPERTY. NO MANEUVERING ALLOWED IN GRAND RIVER.

THE INFORMATION CONTAINED ON THIS DRAWING IS THE PROPERTY OF BOSS ENGINEERING, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE, REPRODUCTION, OR ALTERATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF BOSS ENGINEERING, INC. IS STRICTLY PROHIBITED. BOSS ENGINEERING, INC. SHALL BE EXCLUSIVELY RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE INFORMATION ON THIS DRAWING IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. BOSS ENGINEERING, INC. ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS.

BOSS ENGINEERING, INC.
CALL MISS DIG
1-800-368-2222

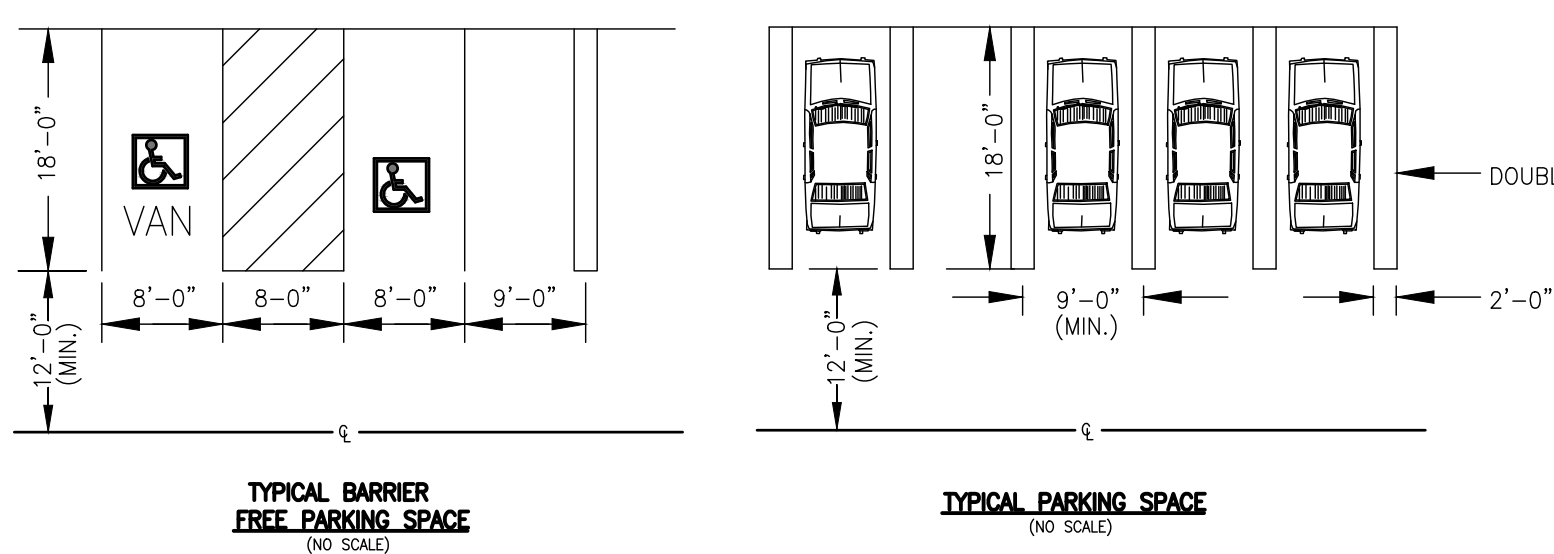
BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
(E-MAIL: BOSS@BOSSENGINEERING.COM)
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
(800) 246-6735 FAX (517) 548-1670

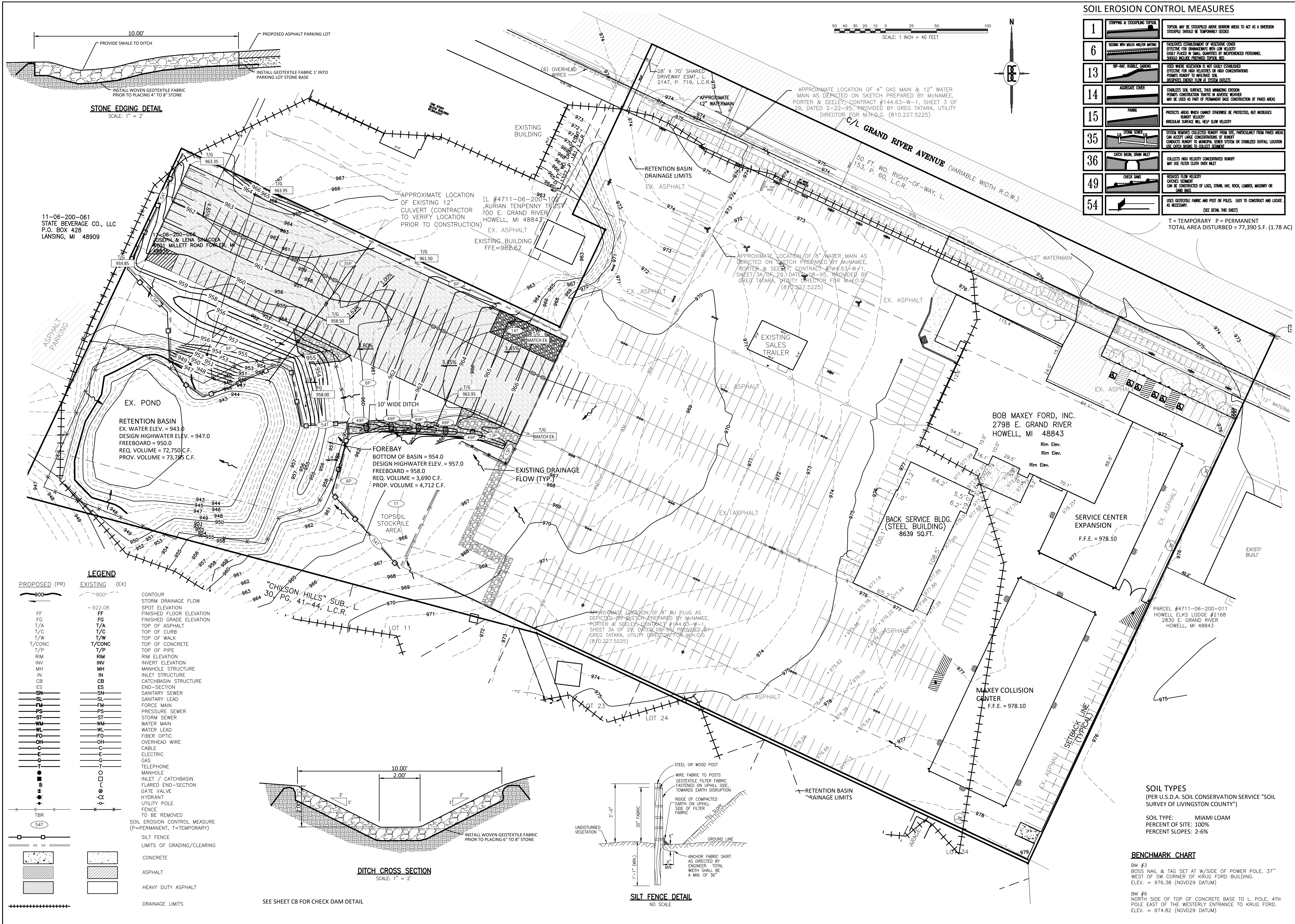
PROJECT:	BOB MAXEY FORD DEALERSHIP EXPANSION
PREPARED FOR:	BOB MAXEY FORD OF HOWELL 2798 E. GRAND RIVER AVE. HOWELL, MI 48843 517.545.5700
TITLE:	SITE PLAN
DATE:	6-22-16
REVISION PER:	
NO. BY:	
DESIGNED BY:	TD
DRAWN BY:	TD
CHECKED BY:	
SCALE:	1" = 40'
JOB NO.:	13-182
DATE:	5-27-16
SHEET NO.:	C2



LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
— 900 —	— 900 —	CONTOUR
— 900 —	— 900 —	STORM DRAINAGE FLOW
●	●	SPOT ELEVATION
○	○	MANHOLE
○	○	INLET / CATCHBASIN
○	○	FLARED END-SECTION
○	○	GATE VALVE
○	○	HYDRANT
○	○	UTILITY POLE
○	○	TO BE REMOVED
○	○	FENCE
○	○	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
○	○	SILT FENCE
○	○	CONCRETE
○	○	ASPHALT





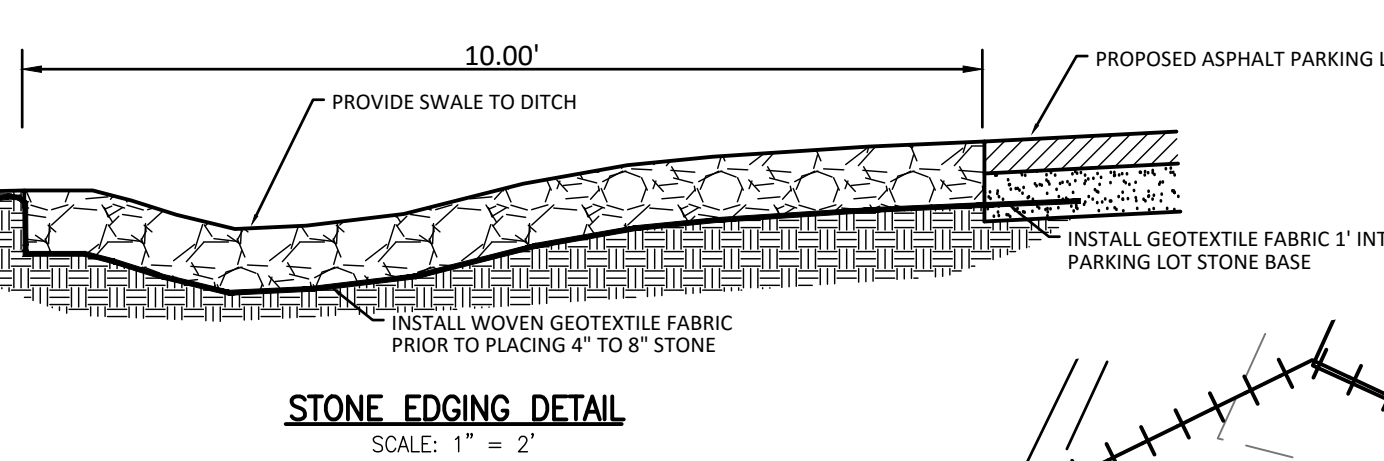
SOIL EROSION CONTROL MEASURES

1	STRIPPING & STOCKPILING TOPSOIL	TOPSOIL MAY BE STOCKPILED ABOVE BARRIERS TO ACT AS A DRAINAGE STOCKPILE SHOULD BE TEMPORARILY SEED
6	SEEDING WITH MULCH AND/OR MATING	EXPOSED EROSION CONTROL MEASURES SHOULD BE COVERED WITH VEGETATION OR MULCH. MULCH SHOULD BE PLACED IN SMALL QUANTITIES BY EXPERIENCED PERSONNEL. SHOULD BE PLACED PRIOR TO CONSTRUCTION.
13	SP-RIP, RIPPLE, CUBICS	USED WHERE VEGETATION IS NOT EASILY ESTABLISHED. EFFECTIVE FOR HIGH VELOCITIES OR HIGH CONCENTRATIONS. PERMITS RUNOFF TO INFILTRATE SOIL. DISPERSES ENERGY DOWN AT SYSTEM OUTLET.
14	AGGREGATE COVER	STABILIZES SOIL SURFACE. THIS MINIMIZES EROSION. PERMITS CONSTRUCTION TRAFFIC IN AREAS WHERE MULCH MAY BE PART OF PERMANENT BASE. CONSTRUCTION OF PAVED AREAS.
15	FRANK	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY. IRREGULAR SURFACE WILL HELP SLOW VELOCITY.
35	SOIL SENS	SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS. CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF. CONDUCTS RUNOFF TO MANHOLE, SAND SYSTEM OR CHANNEL. OUTLET LOCATION USE CAREFUL DESIGN TO COLLECT SEDIMENT.
36	CATCH BASIN, DOWN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. MAY USE FILTER CLOTH OVER INLET.
49	CHECK DAM	REDUCES FLOW VELOCITY. CATCHES SEDIMENT. CAN BE CONSTRUCTED OF LOGS, STRAW, ROCK, LIMBER, MASONRY OR SAND BAGS.
54		USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)

T = TEMPORARY P = PERMANENT
TOTAL AREA DISTURBED = 77,390 S.F. (1.78 AC)

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BOSS ENGINEERING, INC.
1100 W. GRAND AVENUE
HOWELL, MI 48843
(810) 227-5225



11-06-200-061
STATE BEVERAGE CO., LLC
P.O. BOX 428
LANSING, MI 48909

APPROXIMATE LOCATION OF EXISTING 12" CULVERT (CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION)
EL #4711-06-200-102
AURIAN TENPENNY TRUST
700 E. GRAND RIVER
HOWELL, MI 48843
EX. ASPHALT
EXISTING BUILDING
FFE=962.62

APPROXIMATE LOCATION OF 4" GAS MAIN & 12" WATER MAIN AS DEPICTED ON SKETCH PREPARED BY McNAMEE, PORTER & SEELEY, CONTRACT #144.63-W-1, SHEET 3 OF 29, DATED 2-22-95, PROVIDED BY GREG TATARA, UTILITY DIRECTOR FOR M.H.O.G. (810.227.5225)

APPROXIMATE LOCATION OF 8" WATER MAIN AS DEPICTED ON SKETCH PREPARED BY McNAMEE, PORTER & SEELEY, CONTRACT #144.63-W-1, SHEET 3A OF 29, DATED 08-95, PROVIDED BY GREG TATARA, UTILITY DIRECTOR FOR M.H.O.G. (810.227.5225)

RETENTION BASIN
EX. WATER ELEV. = 943.0
DESIGN HIGHWATER ELEV. = 947.0
FREEBOARD = 950.0
REQ. VOLUME = 72,750 C.F.
PROV. VOLUME = 73,795 C.F.

FOREBAY
BOTTOM OF BASIN = 954.0
DESIGN HIGHWATER ELEV. = 957.0
FREEBOARD = 958.0
REQ. VOLUME = 3,690 C.F.
PROP. VOLUME = 4,712 C.F.

BOB MAXEY FORD, INC.
2798 E. GRAND RIVER
HOWELL, MI 48843
Rim Elev.
Rim Elev.
Rim Elev.

BACK SERVICE BLDG. (STEEL BUILDING)
8639 SQ.FT.

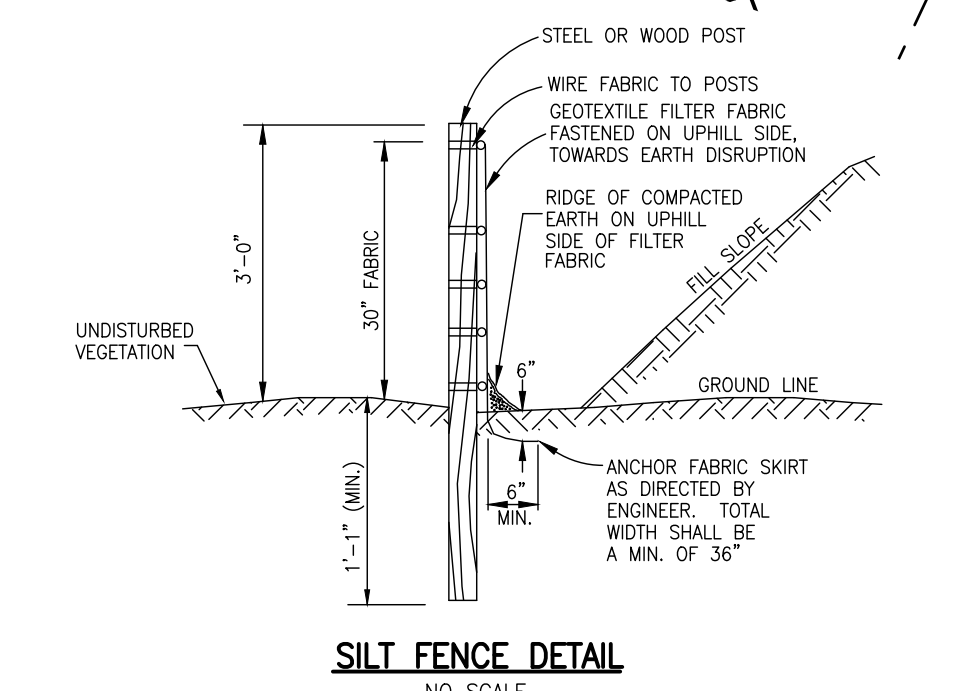
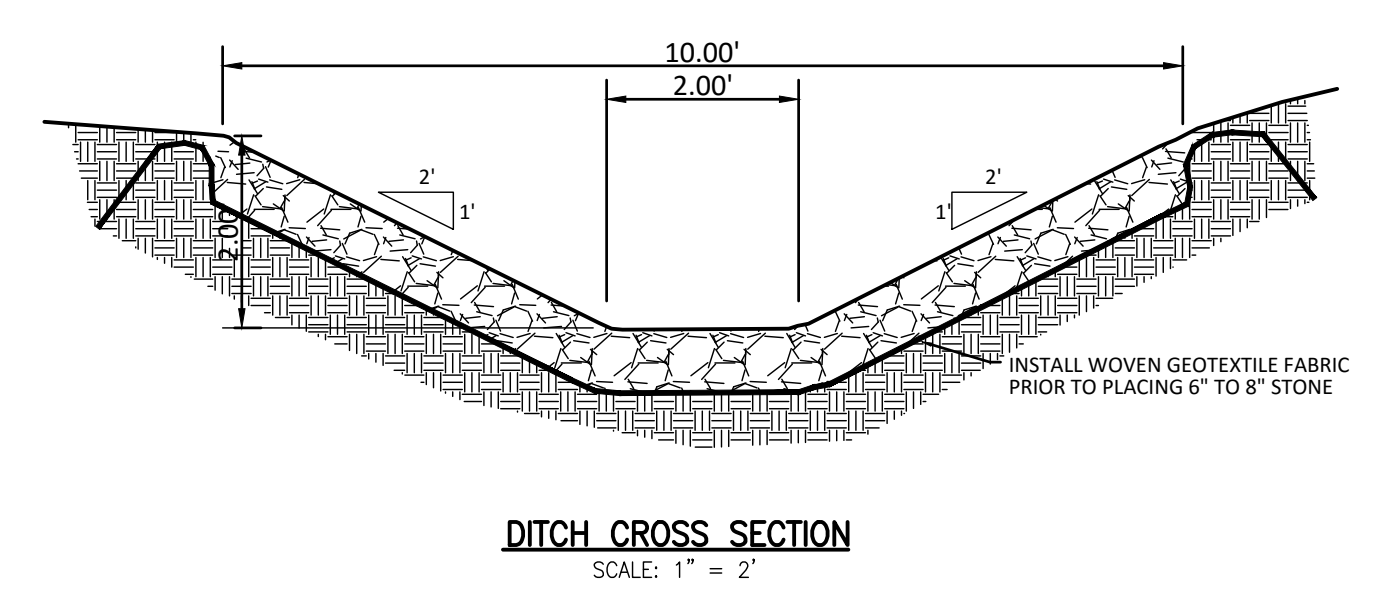
SERVICE CENTER EXPANSION
F.F.E. = 978.10

MAXEY COLLISION CENTER
F.F.E. = 978.10

PARCEL #4711-06-200-011
HOWELL ELKS LODGE #2168
2830 E. GRAND RIVER
HOWELL, MI 48843

LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
900	900	CONTOUR
FF	FF	STORM DRAINAGE FLOW
T/A	T/A	SPOT ELEVATION
T/C	T/C	FINISHED FLOOR ELEVATION
T/W	T/W	FINISHED GRADE ELEVATION
T/CONC	T/CONC	TOP OF ASPHALT
T/P	T/P	TOP OF CURB
RIM	RIM	TOP OF WALK
INV	INV	TOP OF CONCRETE
MH	MH	TOP OF PIPE
IN	IN	RIM ELEVATION
CB	CB	INVERT ELEVATION
ES	ES	MANHOLE STRUCTURE
SN	SN	INLET STRUCTURE
SL	SL	CATCHBASIN STRUCTURE
FM	FM	END-SECTION
PS	PS	SANITARY SEWER
ST	ST	SANITARY LEAD
WM	WM	FORCE MAIN
WL	WL	PRESSURE SEWER
FO	FO	STORM SEWER
OH	OH	WATER MAIN
C	C	WATER LEAD
E	E	FIBER OPTIC
G	G	OVERHEAD WIRE
T	T	CABLE
●	●	ELECTRIC
○	○	GAS
○	○	TELEPHONE
○	○	MANHOLE
○	○	INLET / CATCHBASIN
○	○	FLARED END-SECTION
○	○	GATE VALVE
○	○	HYDRANT
○	○	UTILITY POLE
○	○	FENCE TO BE REMOVED
○	○	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
○	○	SILT FENCE
○	○	LIMITS OF GRADING/CLEARING
○	○	CONCRETE
○	○	ASPHALT
○	○	HEAVY DUTY ASPHALT
○	○	DRAINAGE LIMITS

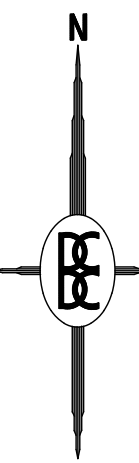
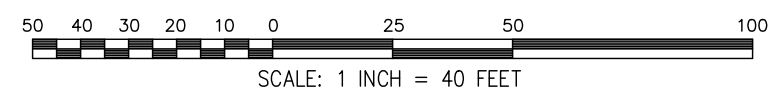


SOIL TYPES
(PER U.S.D.A. SOIL CONSERVATION SERVICE "SOIL SURVEY OF LIVINGSTON COUNTY")
SOIL TYPE: MIAMI LOAM
PERCENT OF SITE: 100%
PERCENT SLOPES: 2-6%

BENCHMARK CHART
BM #3
BOSS NAIL & TAG SET AT W/SIDE OF POWER POLE, 37' WEST OF SW CORNER OF KRUG FORD BUILDING. ELEV. = 976.38 (NGVD29 DATUM)
BM #6
NORTH SIDE OF TOP OF CONCRETE BASE TO L. POLE, 4TH POLE EAST OF THE WESTERLY ENTRANCE TO KRUG FORD. ELEV. = 974.82 (NGVD29 DATUM)

BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
(E-CAD) (L) (S) (A) (C) (E) (I) (T) (Y)
1100 W. GRAND AVENUE
HOWELL, MI 48843
(810) 246-6725 FAX (817) 548-1670

PROJECT:	BOB MAXEY FORD DEALERSHIP EXPANSION
PREPARED FOR:	BOB MAXEY FORD OF HOWELL
DATE:	6-22-16
TWP. REVIEW:	NO BY
DATE:	5-27-16
DESIGNED BY:	TD
DRAWN BY:	TD
CHECKED BY:	TD
SCALE:	1" = 40'
JOB NO.:	13-182
DATE:	5-27-16
SHEET NO.:	C3



NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF GENOA TOWNSHIP, MHOG, LIVINGSTON COUNTY, AND THE STATE OF MICHIGAN.
- THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.
- ALL LENGTHS SHOWN ARE FROM C/L TO C/L OF STRUCTURE.
- SEE STANDARDS AND SPECIFICATIONS ON SANITARY SEWER STANDARD NOTES AND GRAVITY SEWER DETAILS SHEETS.
- SEE STANDARDS AND SPECIFICATIONS ON WATER MAIN STANDARD NOTES AND WATER MAIN STANDARD DETAILS SHEETS.
- SANITARY TRUNK SEWER SHALL BE PVC SDR26.
- SANITARY SEWER LEADS SHALL BE 6" SDR 23.5, INSTALLED AT A 1% MINIMUM SLOPE.
- CLEANOUTS SHALL BE PROVIDED EVERY 100 FEET FOR LEADS LONGER THAN 100 FEET, MEASUREMENT OF CLEANOUT LOCATIONS BEGINNING AT CONNECTIONS WITH TRUNK SEWER.
- WATER MAIN SHALL BE CLASS 52 DUCTILE IRON.
- WATER SERVICE LEADS SHALL BE 1 1/2" TYPE "K" COPPER UNLESS OTHERWISE NOTED.
- SANITARY SEWER SHALL HAVE MINIMUM 4 FEET OF COVER.
- WATER MAIN SHALL HAVE MINIMUM 5 1/2 FEET OF COVER.
- ALL TRENCHES WITHIN 1 ON 1 SLOPE FROM TOP OF CURBS SHALL BE BACKFILLED WITH GRANULAR MATERIAL CLASS III AND COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT.
- ALL OF THESE NOTES APPLY UNLESS SPECIFIED OTHERWISE.
- MINIMUM 10' HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN UTILITIES AT ALL TIMES.
- KNOX PADLOCKS WILL BE INSTALLED AT ALL GATES LEADING INTO VEHICLE STORAGE AREA.

UNLESS OTHERWISE NOTED, ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

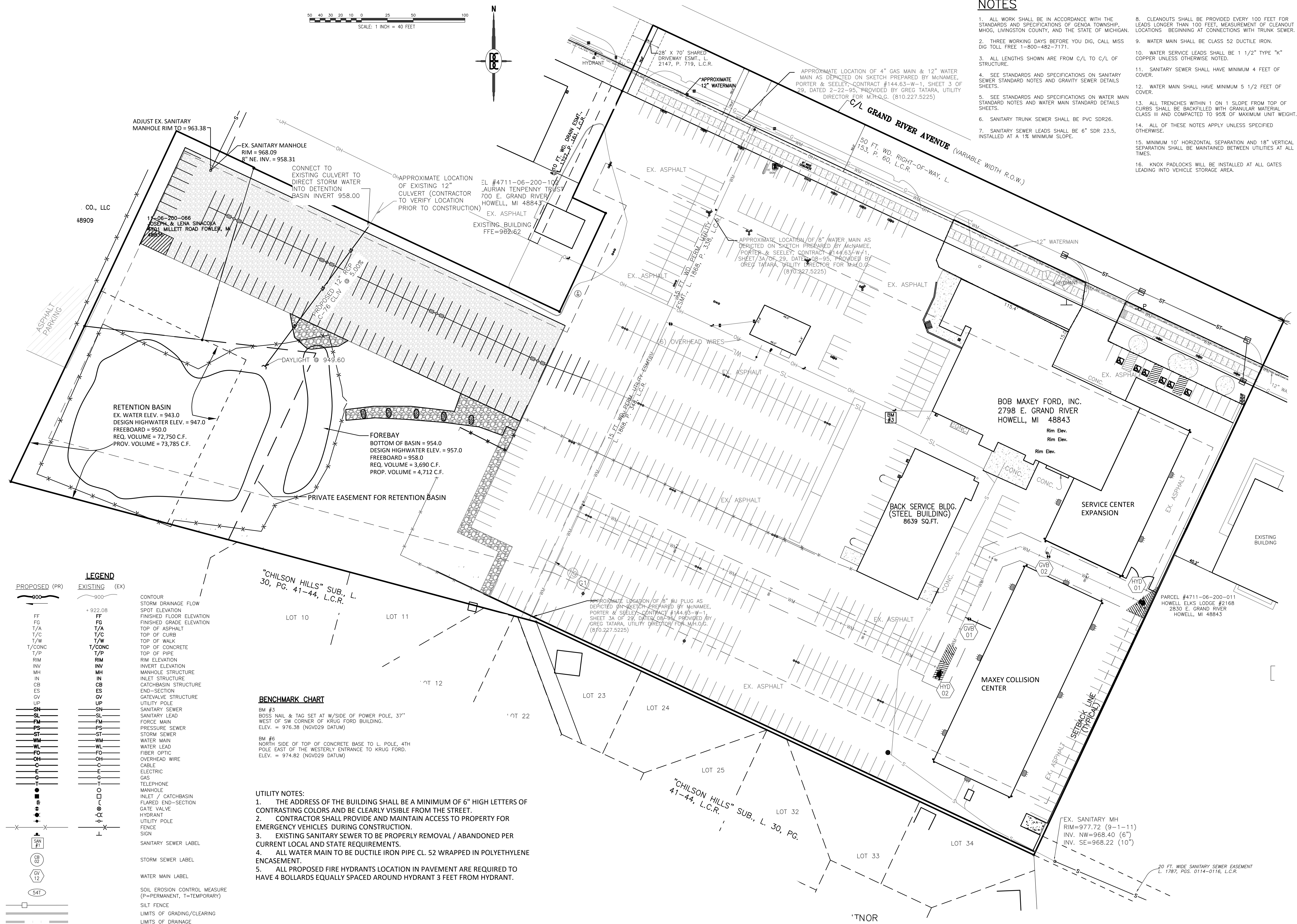
BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
(E-MAIL: boss@bosseng.com)
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
(800) 246-6725 FAX (517) 548-1670

PROJECT: **BOB MAXEY FORD DEALERSHIP EXPANSION**
PREPARED FOR: **BOB MAXEY FORD OF HOWELL**
2798 E. GRAND RIVER AVE.
HOWELL, MI 48843
517.545.5700

TITLE: **UTILITY PLAN**

NO.	BY	REVISION PER	DATE
1	TD	TWP. REVIEW	6-22-16

DESIGNED BY: TD
DRAWN BY: TD
CHECKED BY:
SCALE 1" = 40'
JOB NO. 13-182
DATE 05-27-16
SHEET NO. **C4**



LEGEND

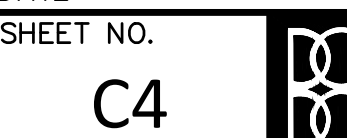
PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
900	+922.08	CONTOUR
FF	FF	SPOT ELEVATION
FG	FG	FINISHED FLOOR ELEVATION
T/A	T/A	FINISHED GRADE ELEVATION
T/C	T/C	TOP OF ASPHALT
T/W	T/W	TOP OF CURB
T/CONC	T/CONC	TOP OF WALK
T/P	T/P	TOP OF CONCRETE
RIM	RIM	TOP OF PIPE
INV	INV	RIM ELEVATION
MH	MH	INVERT ELEVATION
IN	IN	MANHOLE STRUCTURE
CB	CB	INLET STRUCTURE
ES	ES	CATCHBASIN STRUCTURE
GV	GV	END-SECTION
UP	UP	GATEVALVE STRUCTURE
SN	SN	UTILITY POLE
SL	SL	SANITARY SEWER
FM	FM	SANITARY LEAD
PS	PS	FORCE MAIN
WM	WM	PRESSURE SEWER
WL	WL	WATER MAIN
FO	FO	WATER LEAD
OH	OH	FIBER OPTIC
C	C	OVERHEAD WIRE
E	E	CABLE
G	G	ELECTRIC
T	T	GAS
MH	MH	TELEPHONE
CB	CB	MANHOLE
GV	GV	INLET / CATCHBASIN
ST	ST	FLARED END-SECTION
HYD	HYD	GATE VALVE
UP	UP	HYDRANT
UT	UT	UTILITY POLE
F	F	FENCE
S	S	SIGN
SL	SL	SANITARY SEWER LABEL
SS	SS	STORM SEWER LABEL
WM	WM	WATER MAIN LABEL
SE	SE	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
SF	SF	SILT FENCE
L	L	LIMITS OF GRADING/CLEARING
D	D	LIMITS OF DRAINAGE

BENCHMARK CHART

BM #3
BOSS NAIL & TAG SET AT W/SIDE OF POWER POLE, 37" WEST OF SW CORNER OF KRUG FORD BUILDING. ELEV. = 976.38 (NGVD29 DATUM)

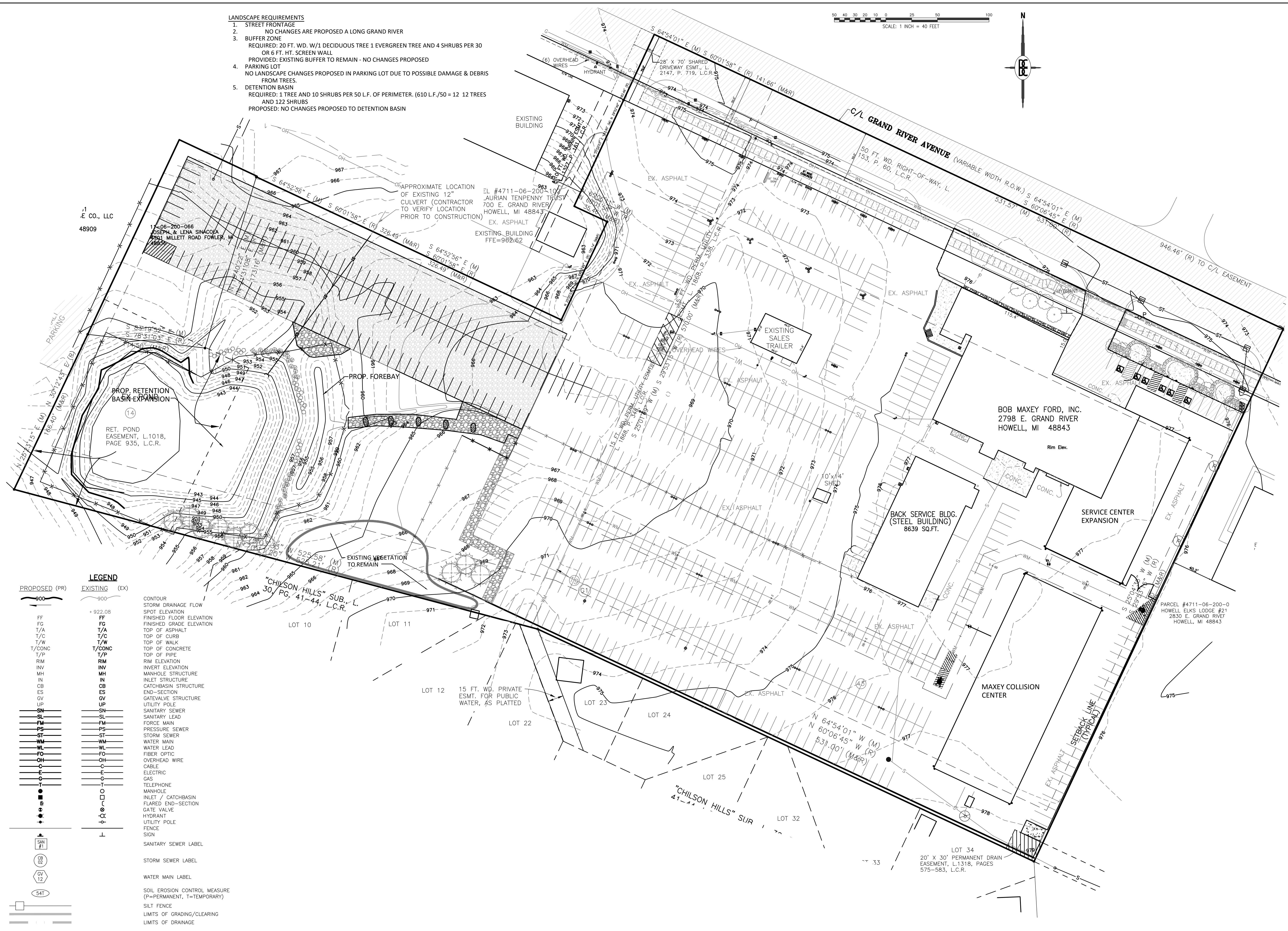
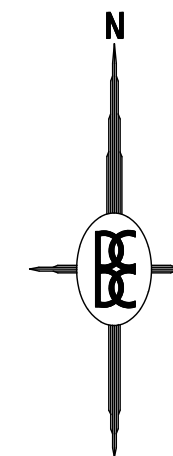
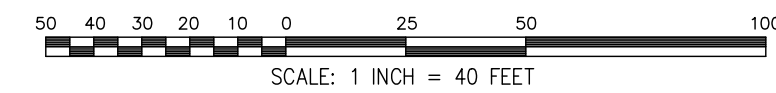
BM #6
NORTH SIDE OF TOP OF CONCRETE BASE TO L. POLE, 4TH POLE EAST OF THE WESTERLY ENTRANCE TO KRUG FORD. ELEV. = 974.82 (NGVD29 DATUM)

- UTILITY NOTES:**
- THE ADDRESS OF THE BUILDING SHALL BE A MINIMUM OF 6" HIGH LETTERS OF CONTRASTING COLORS AND BE CLEARLY VISIBLE FROM THE STREET.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO PROPERTY FOR EMERGENCY VEHICLES DURING CONSTRUCTION.
 - EXISTING SANITARY SEWER TO BE PROPERLY REMOVAL / ABANDONED PER CURRENT LOCAL AND STATE REQUIREMENTS.
 - ALL WATER MAIN TO BE DUCTILE IRON PIPE CL. 52 WRAPPED IN POLYETHYLENE ENCASEMENT.
 - ALL PROPOSED FIRE HYDRANTS LOCATION IN PAVEMENT ARE REQUIRED TO HAVE 4 BOLLARDS EQUALLY SPACED AROUND HYDRANT 3 FEET FROM HYDRANT.



LANDSCAPE REQUIREMENTS

- STREET FRONTAGE
NO CHANGES ARE PROPOSED A LONG GRAND RIVER
- BUFFER ZONE
REQUIRED: 20 FT. WD. W/1 DECIDUOUS TREE 1 EVERGREEN TREE AND 4 SHRUBS PER 30 OR 6 FT. HT. SCREEN WALL
PROVIDED: EXISTING BUFFER TO REMAIN - NO CHANGES PROPOSED
- PARKING LOT
NO LANDSCAPE CHANGES PROPOSED IN PARKING LOT DUE TO POSSIBLE DAMAGE & DEBRIS FROM TREES
- DETENTION BASIN
REQUIRED: 1 TREE AND 10 SHRUBS PER 50 L.F. OF PERIMETER. (610 L.F./50 = 12 TREES AND 122 SHRUBS)
PROPOSED: NO CHANGES PROPOSED TO DETENTION BASIN



1 E CO., LLC
48909

1-06-200-066
JOSEPH & LENA SINACOLA
2941 MILLETT ROAD FOWLER, MI

APPROXIMATE LOCATION OF EXISTING 12" CULVERT (CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION)

EL #4711-06-200-0
AURIAN TENPENNY TRUST
700 E. GRAND RIVER
HOWELL, MI 48843

EX. ASPHALT
EXISTING BUILDING
FFE=982.62

C/L GRAND RIVER AVENUE (VARIABLE WIDTH R.O.W.) S 64°54'01" E (M) S 60°06'45" E (R) S 64°54'01" E (M) S 60°06'45" E (R)

50 FT. WD. RIGHT-OF-WAY, L. 153, P. 60, L.C.R.

531.57' (M) 531.69' (R)

946.46' (R) TO C/L EASEMENT

BOB MAXEY FORD, INC.
2798 E. GRAND RIVER
HOWELL, MI 48843

BACK SERVICE BLDG.
(STEEL BUILDING)
8639 SQ.FT.

SERVICE CENTER
EXPANSION

MAXEY COLLISION
CENTER

PARCEL #4711-06-200-0
HOWELL ELKS LODGE #21
2830 E. GRAND RIVER
HOWELL, MI 48843

"CHILSON HILLS" SUB., L.
PG. 41-44, L.C.R.

"CHILSON HILLS" SUR
41-44

LOT 10

LOT 11

LOT 12

LOT 22

LOT 23

LOT 24

LOT 25

LOT 32

LOT 34

20' X 30' PERMANENT DRAIN
EASEMENT, L1318, PAGES
575-583, L.C.R.

LEGEND

PROPOSED (PR)	EXISTING (EX)	
900	900	CONTOUR
FF	FF	STORM DRAINAGE FLOW
FB	FB	SPOT ELEVATION
T/A	T/A	FINISHED FLOOR ELEVATION
T/C	T/C	FINISHED GRADE ELEVATION
T/W	T/W	TOP OF ASPHALT
T/CONC	T/CONC	TOP OF CURB
T/P	T/P	TOP OF WALK
RIM	RIM	TOP OF CONCRETE
INV	INV	TOP OF PIPE
MH	MH	RIM ELEVATION
IN	IN	INVERT ELEVATION
CB	CB	MANHOLE STRUCTURE
ES	ES	INLET STRUCTURE
GV	GV	CATCHBASIN STRUCTURE
UP	UP	END-SECTION
SN	SN	GATEVALVE STRUCTURE
SL	SL	UTILITY POLE
FM	FM	SANITARY SEWER
PS	PS	SANITARY LEAD
ST	ST	FORCE MAIN
WM	WM	PRESSURE SEWER
WL	WL	STORM SEWER
FO	FO	WATER MAIN
OH	OH	WATER LEAD
C	C	FIBER OPTIC
E	E	OVERHEAD WIRE
G	G	CABLE
T	T	ELECTRIC
O	O	GAS
□	□	TELEPHONE
○	○	MANHOLE
●	●	INLET / CATCHBASIN
○	○	FLARED END-SECTION
○	○	GATE VALVE
○	○	HYDRANT
○	○	UTILITY POLE
○	○	FENCE
○	○	SIGN
○	○	SANITARY SEWER LABEL
○	○	STORM SEWER LABEL
○	○	WATER MAIN LABEL
○	○	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
○	○	SILT FENCE
○	○	LIMITS OF GRADING/CLEARING
○	○	LIMITS OF DRAINAGE

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BOSS ENGINEERING ARCHITECTS, PLLC
1321 E. GRAND RIVER AVE.
HOWELL, MI 48843
(810) 246-6725 FAX (810) 548-1670

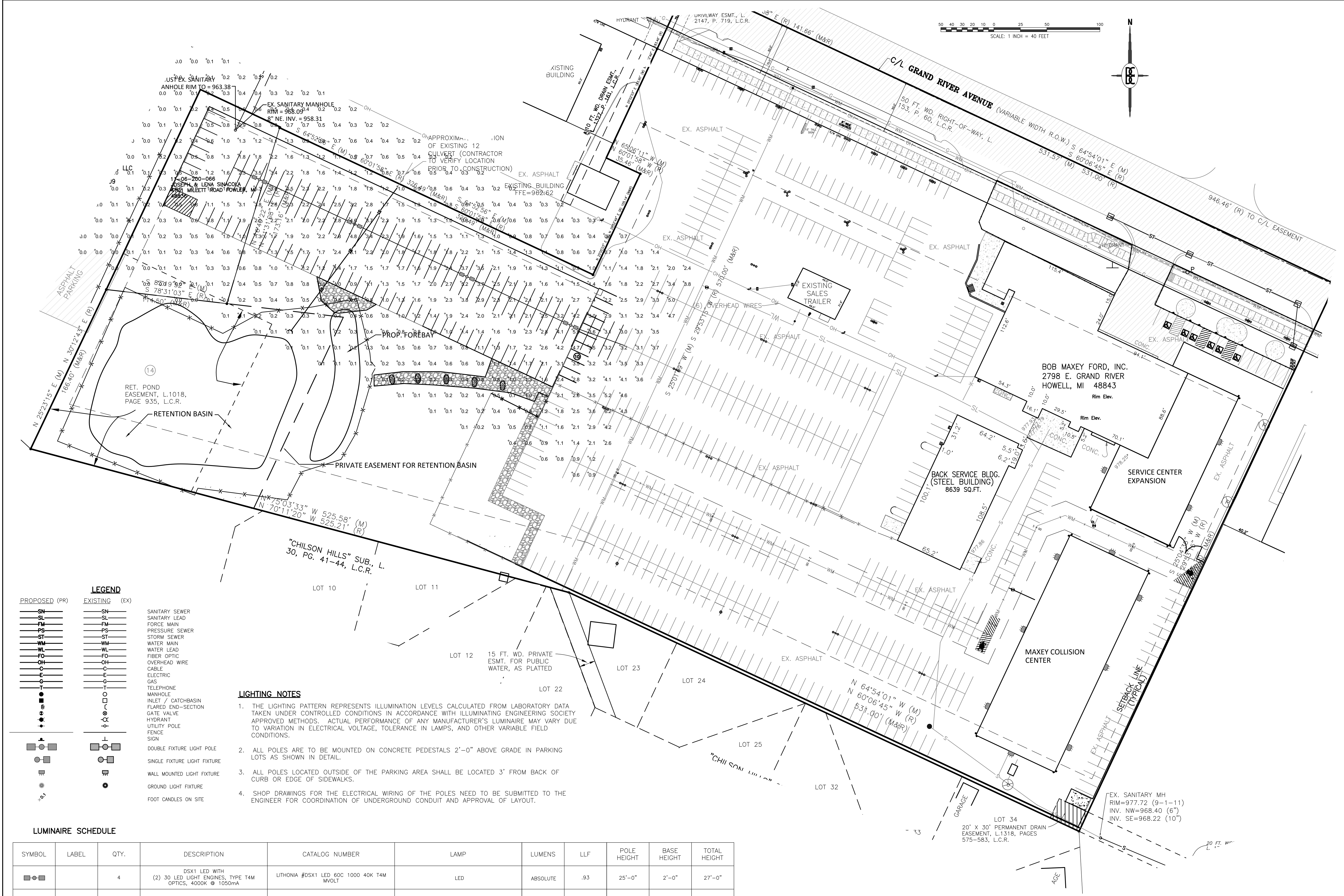
BOSS ENGINEERING ARCHITECTS, PLLC
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
(E=LICENSED ENGINEER, P=LICENSED PROFESSIONAL PLANNER, L=LICENSED LANDSCAPE ARCHITECT)

PROJECT: **BOB MAXEY FORD DEALERSHIP EXPANSION**
PREPARED FOR: **BOB MAXEY FORD OF HOWELL**
2798 E. GRAND RIVER AVE.
HOWELL, MI 48843
517.545.5700

NO.	BY	DATE	REVISION PER
1	TD	6-22-16	

DESIGNED BY: TD
DRAWN BY: TD
CHECKED BY:
SCALE: 1" = 40'
JOB NO.: 13-182
DATE: 5-27-16
SHEET NO.: C5





LEGEND

PROPOSED (PR)	EXISTING (EX)	
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
SS	SS	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
M	M	MANHOLE
I	I	INLET / CATCHBASIN
F	F	FLARED END-SECTION
G	G	GATE VALVE
H	H	HYDRANT
U	U	UTILITY POLE
F	F	FENCE
S	S	SIGN
DL	DL	DOUBLE FIXTURE LIGHT POLE
SL	SL	SINGLE FIXTURE LIGHT FIXTURE
WM	WM	WALL MOUNTED LIGHT FIXTURE
GL	GL	GROUND LIGHT FIXTURE
FC	FC	FOOT CANDLES ON SITE

- LIGHTING NOTES**
1. THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
 2. ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2'-0" ABOVE GRADE IN PARKING LOTS AS SHOWN IN DETAIL.
 3. ALL POLES LOCATED OUTSIDE OF THE PARKING AREA SHALL BE LOCATED 3' FROM BACK OF CURB OR EDGE OF SIDEWALKS.
 4. SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE POLES NEED TO BE SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	DESCRIPTION	CATALOG NUMBER	LAMP	LUMENS	LLF	POLE HEIGHT	BASE HEIGHT	TOTAL HEIGHT
DL		4	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE T4M OPTICS, 4000K @ 1050mA	LITHONIA #DSX1 LED 60C 1000 40K T4M MVOLT	LED	ABSOLUTE	.93	25'-0"	2'-0"	27'-0"

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

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BOSS ENGINEERING
ENGINEERS • SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

(E-MAIL: BOSS@BOSSENGINEERING.COM)
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
(800) 246-6725 FAX (517) 548-1670

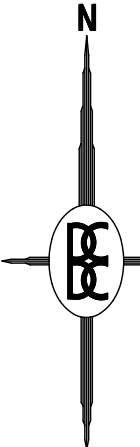
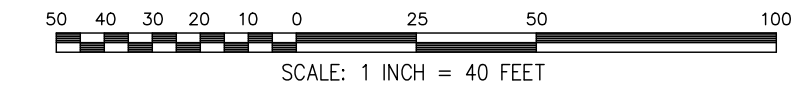
PROJECT: **BOB MAXEY FORD DEALERSHIP EXPANSION**
PREPARED FOR: **BOB MAXEY FORD OF HOWELL**
2798 E. GRAND RIVER AVE.
HOWELL, MI 48843
517.545.5700

TITLE: **LIGHTING PLAN**

NO.	BY	DATE	REVISION PER
1	TD	6-22-16	

DESIGNED BY: TD
DRAWN BY: TD
CHECKED BY:

SCALE: 1" = 40'
JOB NO. 13-182
DATE: 5-27-16
SHEET NO. C6



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LANDSCAPE ARCHITECTS

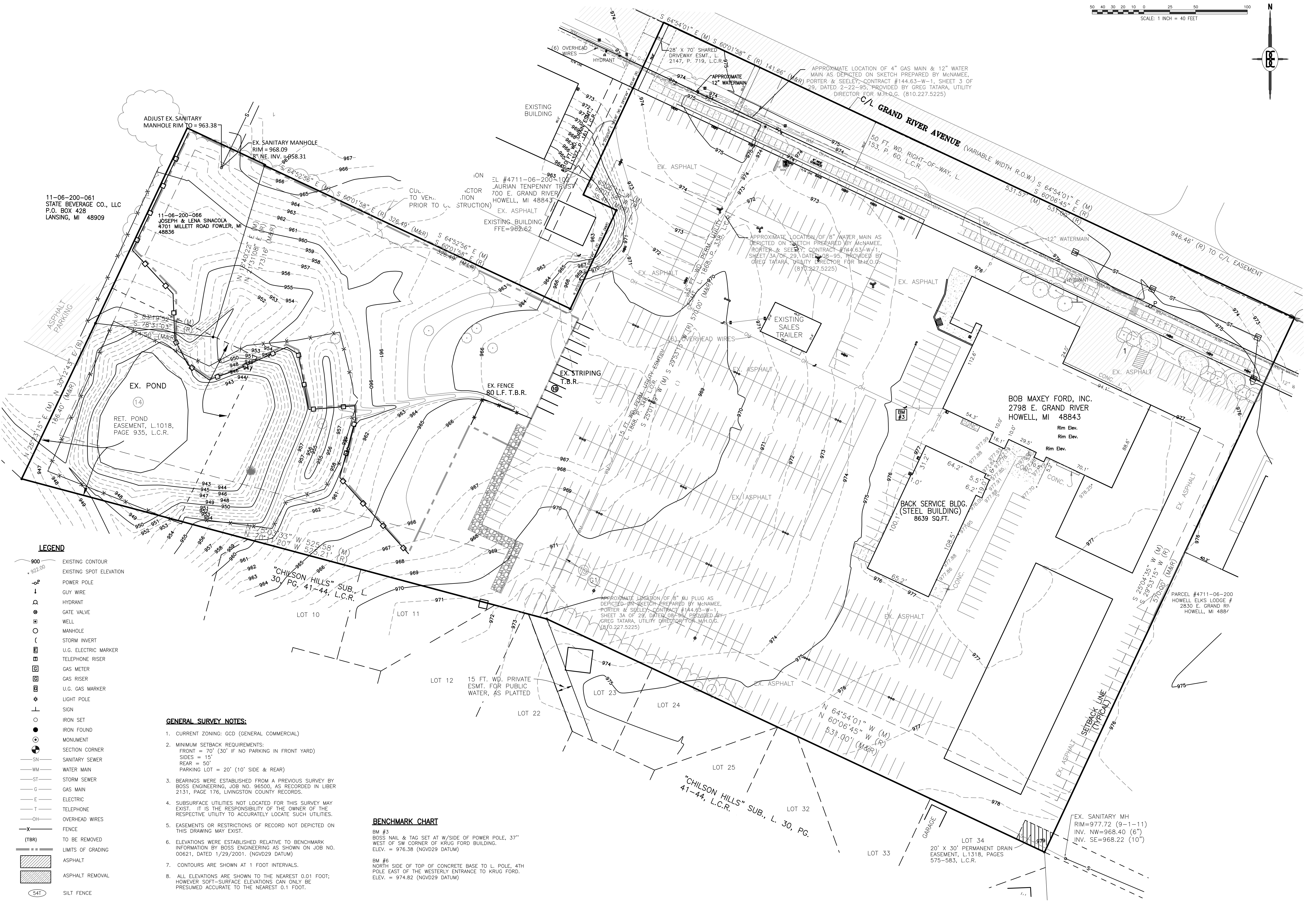
(E-MAIL: info@bosseng.com)
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
(800) 246-6725 FAX (517) 548-1670

PROJECT: **BOB MAXEY FORD DEALERSHIP EXPANSION**
PREPARED FOR: **BOB MAXEY FORD OF HOWELL**
2798 E. GRAND RIVER AVE.
HOWELL, MI 48843
517.545.5700

TITLE: **EXISTING CONDITIONS & DEMOLITION PLAN**

NO.	ID	TWP.	REVIEW	PER	DATE
1		6-22-16			

DESIGNED BY: TD
DRAWN BY: TD
CHECKED BY:
SCALE: 1" = 40'
JOB NO.: 13-182
DATE: 5-27-16
SHEET NO.: C7



- LEGEND**
- 900 EXISTING CONTOUR
 - 922.00 EXISTING SPOT ELEVATION
 - P— POWER POLE
 - G— GUY WIRE
 - H— HYDRANT
 - V— GATE VALVE
 - W— WELL
 - M— MANHOLE
 - S— STORM INVERT
 - E— U.G. ELECTRIC MARKER
 - T— TELEPHONE RISER
 - G— GAS METER
 - R— GAS RISER
 - U— U.G. GAS MARKER
 - L— LIGHT POLE
 - S— SIGN
 - O— IRON SET
 - IRON FOUND
 - MONUMENT
 - SECTION CORNER
 - SN— SANITARY SEWER
 - WM— WATER MAIN
 - ST— STORM SEWER
 - G— GAS MAIN
 - E— ELECTRIC
 - T— TELEPHONE
 - OH— OVERHEAD WIRES
 - X— FENCE
 - (TBR)— TO BE REMOVED
 - (Hatched)— LIMITS OF GRADING
 - (Hatched)— ASPHALT
 - (Hatched)— ASPHALT REMOVAL
 - (541)— SILT FENCE

- GENERAL SURVEY NOTES:**
- CURRENT ZONING: GCD (GENERAL COMMERCIAL)
 - MINIMUM SETBACK REQUIREMENTS:
FRONT = 70' (30' IF NO PARKING IN FRONT YARD)
SIDES = 15'
REAR = 50'
PARKING LOT = 20' (10' SIDE & REAR)
 - BEARINGS WERE ESTABLISHED FROM A PREVIOUS SURVEY BY BOSS ENGINEERING, JOB NO. 96500, AS RECORDED IN LIBER 2131, PAGE 176, LIVINGSTON COUNTY RECORDS.
 - SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 - EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 - ELEVATIONS WERE ESTABLISHED RELATIVE TO BENCHMARK INFORMATION BY BOSS ENGINEERING AS SHOWN ON JOB NO. 00621, DATED 1/29/2001. (NGVD29 DATUM)
 - CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
 - ALL ELEVATIONS ARE SHOWN TO THE NEAREST 0.01 FOOT; HOWEVER SOFT-SURFACE ELEVATIONS CAN ONLY BE PRESUMED ACCURATE TO THE NEAREST 0.1 FOOT.

BENCHMARK CHART

BM #3
BOSS NAIL & TAG SET AT W/SIDE OF POWER POLE, 37' WEST OF SW CORNER OF KRUG FORD BUILDING.
ELEV. = 976.38 (NGVD29 DATUM)

BM #6
NORTH SIDE OF TOP OF CONCRETE BASE TO L. POLE, 4TH POLE EAST OF THE WESTERLY ENTRANCE TO KRUG FORD.
ELEV. = 974.82 (NGVD29 DATUM)

11-06-200-061
STATE BEVERAGE CO., LLC
P.O. BOX 428
LANSING, MI 48909

ADJUST EX. SANITARY
MANHOLE RIM TO = 963.38

EX. SANITARY MANHOLE
RIM = 968.09
8" NE. INV. = 958.31

11-06-200-068
JOSEPH & LENA SINACOLA
4701 MILLETT ROAD FOWLER, MI
48836

ION EL #4711-06-200-10
AURIAN TENPENNY TRUST
700 E. GRAND RIVER
HOWELL, MI 48843

EXISTING BUILDING
FFE=982.62

APPROXIMATE LOCATION OF 8" WATER MAIN AS
DEPICTED ON SKETCH PREPARED BY McNAMEE,
PORTER & SEELEY CONTRACT #144.63-W-1,
SHEET 3A OF 29, DATED 08-09-95, PROVIDED BY
GREG TATARU, UTILITY DIRECTOR FOR M.H.O.C.
(810.227.5225)

BOB MAXEY FORD, INC.
2798 E. GRAND RIVER
HOWELL, MI 48843

BACK SERVICE BLDG.
(STEEL BUILDING)
8639 SQ.FT.

PARCEL #4711-06-200
HOWELL ELKS LODGE #
2830 E. GRAND RIV
HOWELL, MI 48843

EX. SANITARY MH
RIM=977.72 (9-1-11)
INV. NW=968.40 (6")
INV. SE=968.22 (10")

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

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

PERMITTING STANDARDS

3. (IMPORTANT NOTICE) RETENTION/DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
4. 36" M.D.T. SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
5. ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.
6. PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.

RETENTION PONDS

7. RETENTION/DETENTION/SEDIMENTATION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION.
8. DETENTION POND OUTLETS SHALL BE OF THE STANDPIPE AND STONE FILTER SYSTEM, WITH TRASH SCREEN. OUTLET FLOW SHALL NOT EXCEED 0.20 CUBIC FEET OF WATER PER SECOND/PER ACRE. POND DIKES SHALL HAVE A MINIMUM OF ONE (1) FOOT OF FREEBOARD. AN EMERGENCY SPILLWAY SHALL BE CONSTRUCTED WITHIN THE FREEBOARD LEVEL.
9. THE EMERGENCY SPILLWAY FROM THE DETENTION POND SHALL BE SLOTTED AND PEGGED, OR RIP RAPPED, 15 FEET PAST THE TOE OF THE SLOPE OF THE BERM.
10. DIKES AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER.
11. RETENTION/DETENTION PONDS SHALL BE FENCED WITH A 4' CHAIN LINK FENCE, INCLUDING A 12' ACCESS GATE FOR MAINTENANCE UNLESS MINIMUM 5 FT. HORIZONTAL TO 1 FT. VERTICAL SIDE SLOPES ARE PROVIDED. THE FENCE SHALL BE INSTALLED AT THE OUTER PORTION OF THE BERM, TO ALLOW FOR MAINTENANCE WORK TO BE DONE INSIDE THE FENCE.
12. ALL UNIMPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL WHICH WILL BE STORED ONSITE DURING THE EXCAVATING STAGE. TOPSOIL PILES SHALL BE SEEDED AND MULCHED, OR MATTED WITH STRAW IN THE NON-GROWING SEASON, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION.
13. SOIL EROSION CONTROLS SHALL BE MONITORED DAILY BY THE ON-SITE ENGINEER, OR CONTRACTOR, WHICHEVER CASE APPLIES.

SLOPES AND DITCHES

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

STORM DRAINS

17. ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.

STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.

19. BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
20. COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
21. ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.

22. ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
23. ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE RETENTION/DETENTION POND SHALL HAVE A TEMPORARY 5'X10'X3' SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH COBBLE STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.
24. STORM WATER OUTLETS DO DENOTE RIP RAP. ALL OUTLETS SHALL BE RIP RAPPED OVER KEVED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.
25. RIP RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION, WIDTH SHALL INCREASE AS DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.
26. RIP RAP SHALL BE OF COBBLE STONE, 6" IN DIAMETER OR LARGER. GROUTING MAY BE NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.
27. STORM WATER OUTLET IS IN NEED OF A SPLASH BLOCK WHICH IS NOT NOTED ON THE PLAN. INSTALL SPLASH BLOCK IF SLOPE OF THE PIPE IS 4% OR GREATER.
28. IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.

STABILIZATION

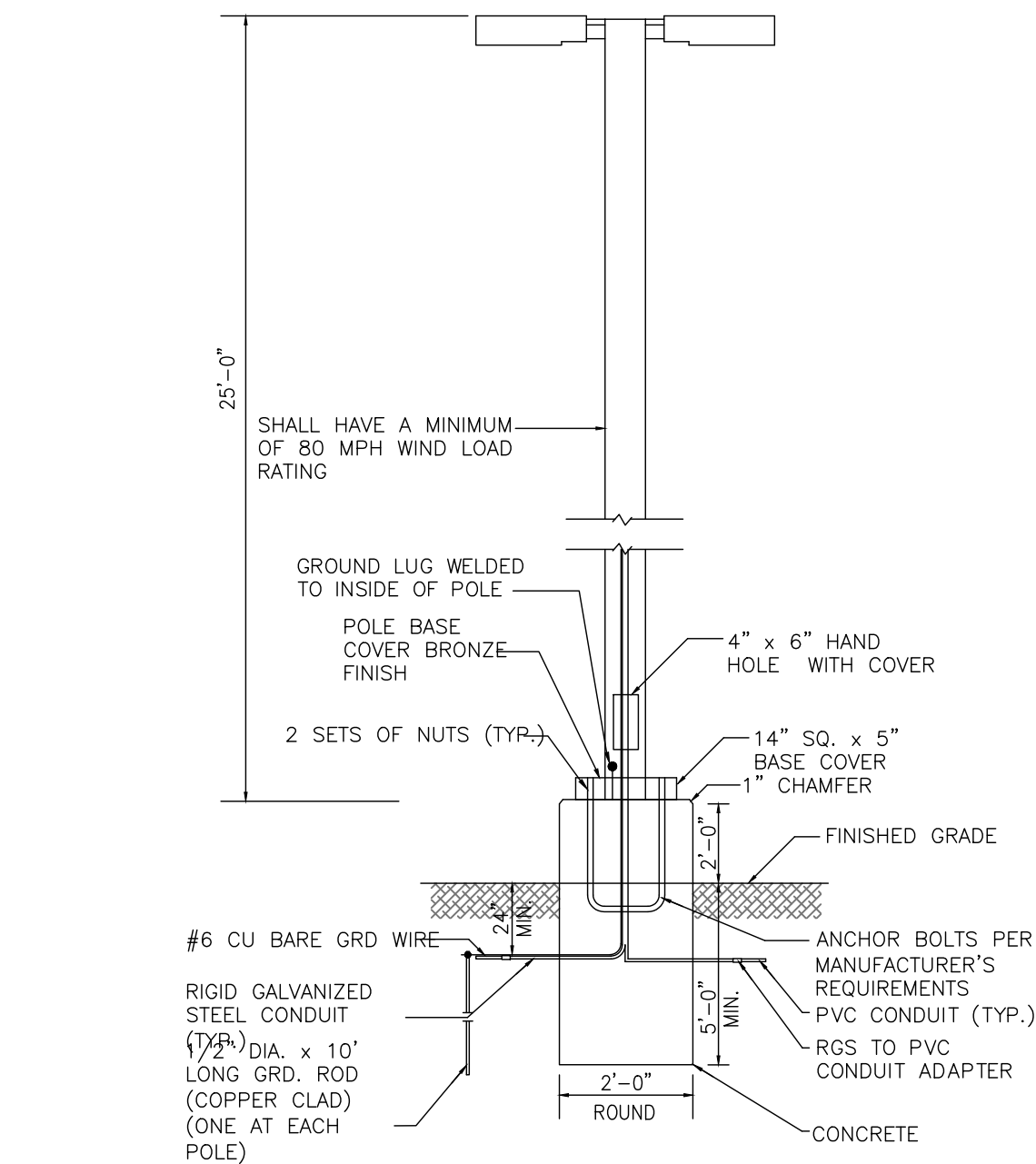
29. ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL. SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
30. IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.
31. PERMIT FEES DURING THE WINTER PERIOD OF NON-CONSTRUCTION, (DECEMBER 1 THROUGH MARCH 31), SHALL NOT BE IMPOSED IF THE PERMIT HOLDER TEMPORARILY STABILIZES THE EXPOSED AREAS WITH STRAW MATTING, AND OTHER APPROVED CONTROLS, AND OBTAINS A WINTER STABILIZATION CERTIFICATE FROM THIS OFFICE.
32. PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
33. THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND/OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.
34. THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.
35. PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:
TOP-SOIL 3" IN DEPTH
GRASS SEED 218 LBS. PER ACRE
FERTILIZER 150 LBS. PER ACRE
STRAW MULCH 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BANDING, ETC.)
HYDRO-SEEDING HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1% IN SUCH CASES, STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

SANITARY SEWERS

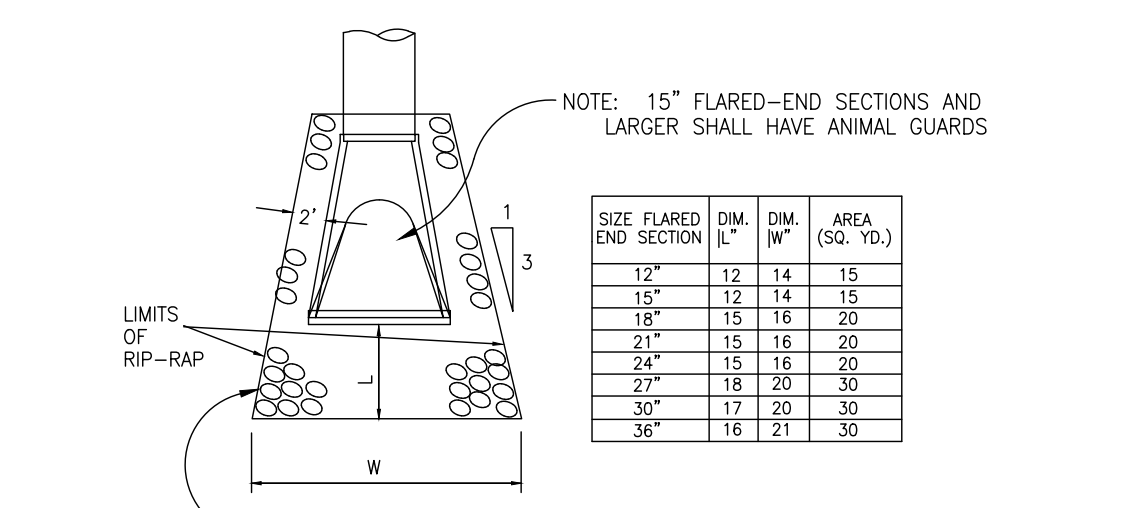
36. SANITARY SEWER TAP TO THE GENOA-OCEOLA SANITARY COUNTY DRAIN, SHALL ONLY BE MADE AFTER SECURING IN WRITING CLEARANCE FROM THE GENOA TOWNSHIP AND A SEWER TAP PERMIT FROM THE LIVINGSTON COUNTY DEPARTMENT OF BUILDING & SAFETY.
37. A TAP PERMIT WILL BE NEEDED BY THE OWNER/DEVELOPER FOR THIS PROJECT TO TAP TO THE LEGALLY ESTABLISHED COUNTY STORM DRAIN. THE OWNER/DEVELOPER SHALL MAKE A WRITTEN REQUEST TO THE DRAIN COMMISSIONER TO REQUEST THE TAP TO THE STORM SEWER. THE FEES FOR SUCH TAP ARE AS FOLLOWS:
A. NON REFUNDABLE ADMINISTRATIVE FEE OF \$50.00, TO BE PAID AT THE TIME OF APPLICATION.
B. INSPECTION FEES ARE BASED ON TIME AND MATERIAL BASIS FROM PORT TO PORT FOR THE ON-SITE INSPECTOR. INSPECTORS RATE, VEHICLE MILEAGE, AND 0.5 HOURS OF REPORT PREPARATION TIME WILL BE CHARGED, AS WELL AS ANY NECESSARY MATERIALS. TIME AND MATERIAL FEES ARE PAID AT THE COMPLETION OF THE TAP INSTALLATION.

MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS

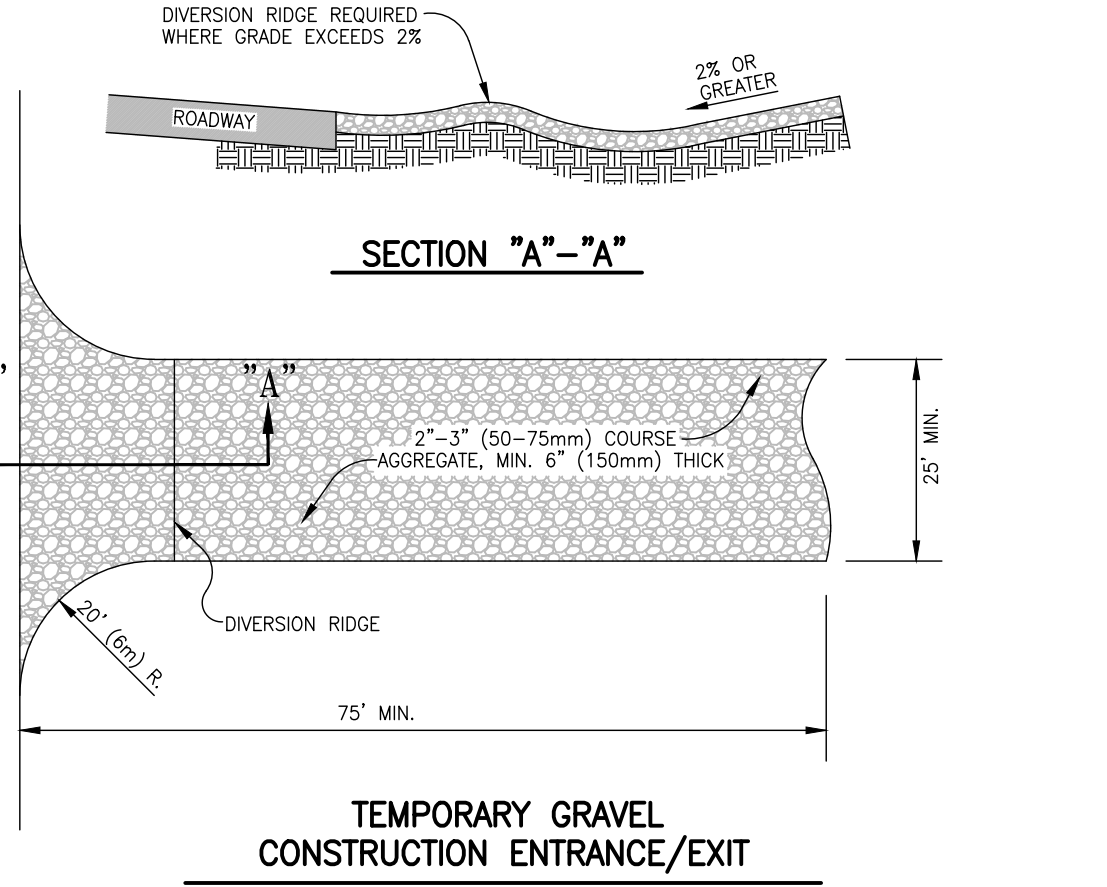
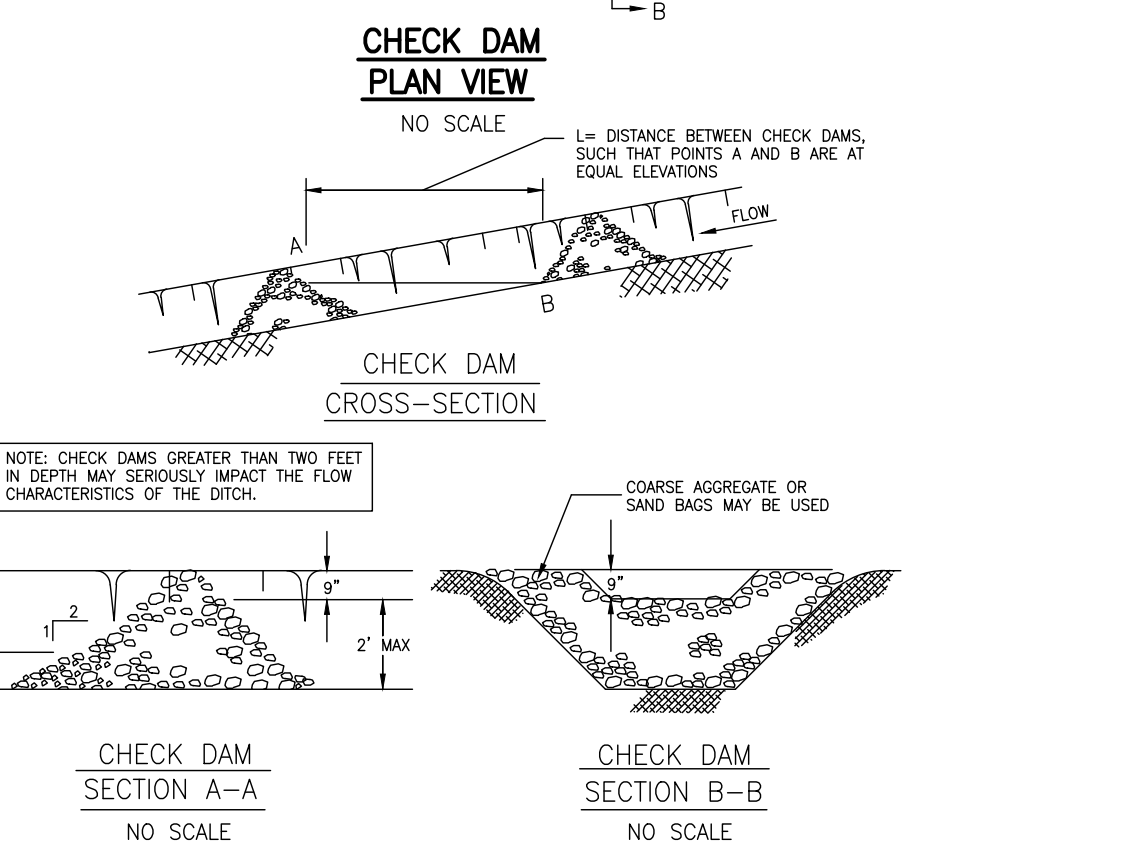
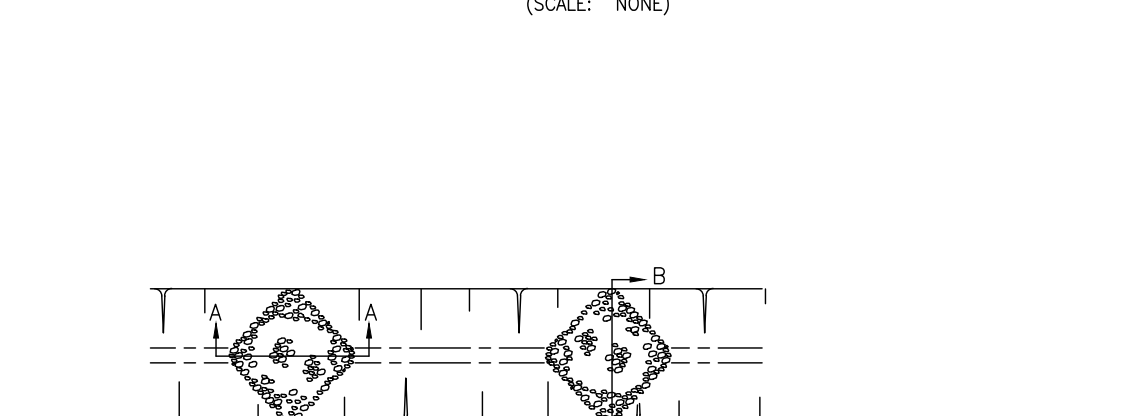
1. SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE REMOVAL OF ACCUMULATED SILT AND REPLACEMENT OF TORN SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
2. TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT.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



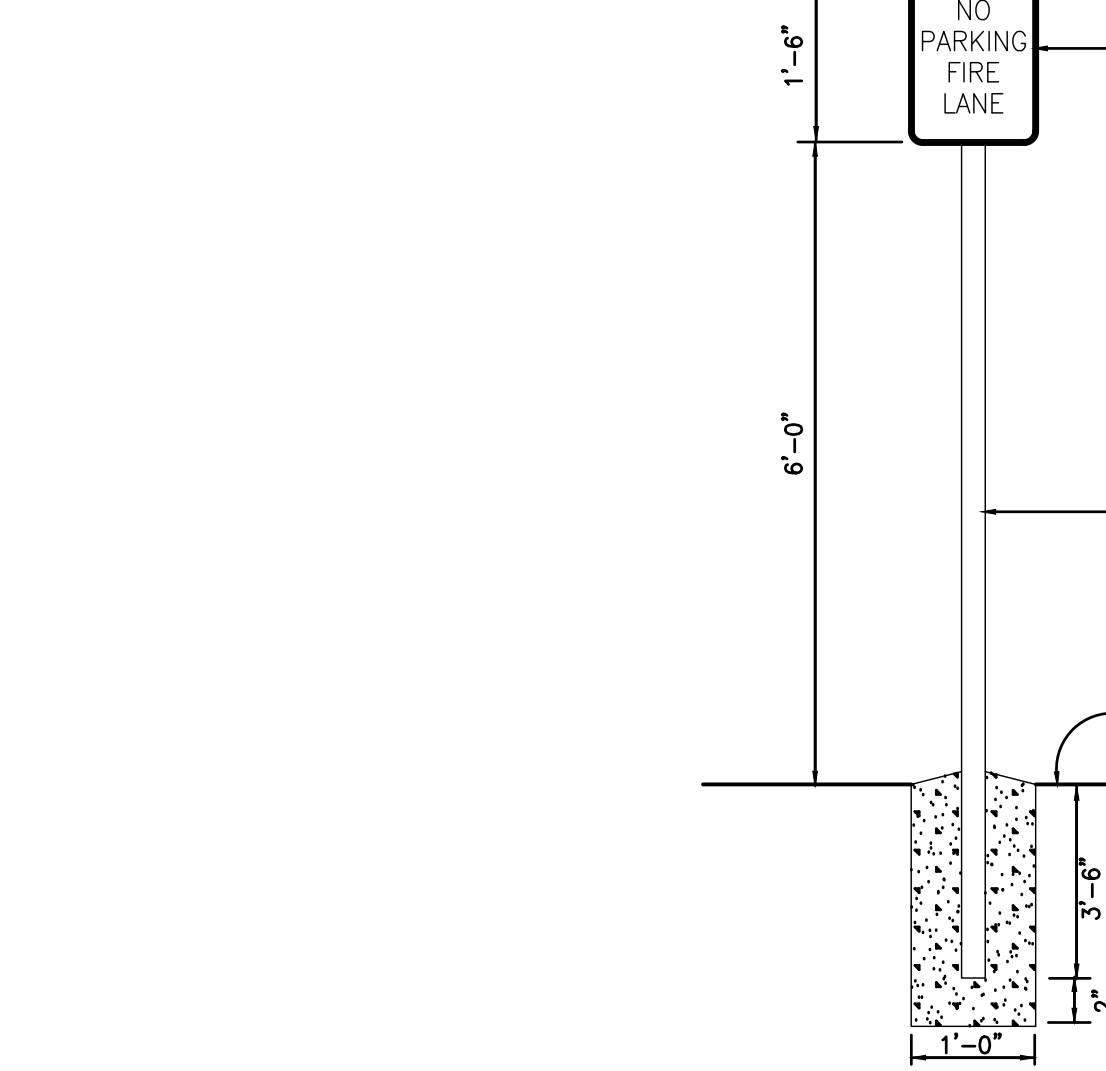
DOUBLE LIGHT FIXTURE DETAIL (TYP.)
(NO SCALE)



KEYED RIP-RAP DETAIL
(SCALE: NONE)



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
(NO SCALE)



NO PARKING SIGN DETAIL
(NO SCALE)

CONSTRUCTION SEQUENCE

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

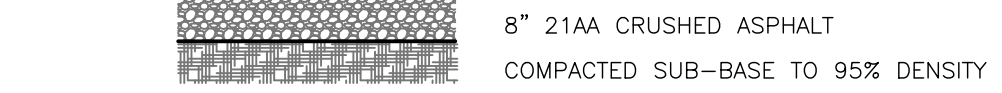
1 DAY	1. INSTALL SILT FENCE AS SHOWN ON PLANS.
5 DAYS	2. ROUGH GRADE AND INSTALL STORM DRAINAGE.
1 DAY	3. INSTALL INLET PROTECTION ON STORM INLETS.
1 DAY	4. INSTALL PAVEMENT.
4 DAYS	5. FINE GRADE AROUND BUILDING, SPREAD TOPSOIL, SEED OR SOD AS APPLICABLE.
1 DAY	6. REMOVE ALL EROSION CONTROL STRUCTURES.
1 DAY	7. REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.

**CONTROLS & MEASURES
POST CONSTRUCTION SEQUENCE**

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

CONTROLS & MEASURES NARRATIVE

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



GRAVEL PARKING LOT SECTION
(NO SCALE)

FOREBAY DESIGN CALCULATIONS

FOREBAY SIZE BASED ON 5% OF TOTAL VOLUME
PROPOSED RETENTION = 73,785 C.F.
FOREBAY VOLUME = 73,785 C.F. X 0.05 = 3,690 C.F.

FOREBAY STORAGE VOLUME PROVIDED:			
ELEV.	AREA	VOLUME	CUMMULATIVE VOLUME
958	8025	5740	10452
957	3454	2766	4712
956	2078	1493	1946
955	907	454	454
954	0		

RETENTION BASIN DESIGN CALCULATIONS

RETENTION BASIN SIZED FOR 2" OF RUNOFF OVER THE ENTIRE DRAINAGE AREA.
DRAINAGE = 10.02 AC. (436,498 S.F.)
REQUIRED RETENTION = 436,498 X 2/12 = 72,750 C.F.

BASIN STORAGE			
ELEV.	AREA	DEPTH	VOLUME
950	29780	1	28,487
949	27194	1	26,021
948	24848	1	23,714
947	22579	1	21,533
946	20487	1	19,458
945	18428	1	17,398
944	16367	1	15,397
943	14426	0	0

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LANDSCAPE ARCHITECTS
(E-CALL) 866-888-8888
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
(800) 246-6725 FAX (517) 548-1670

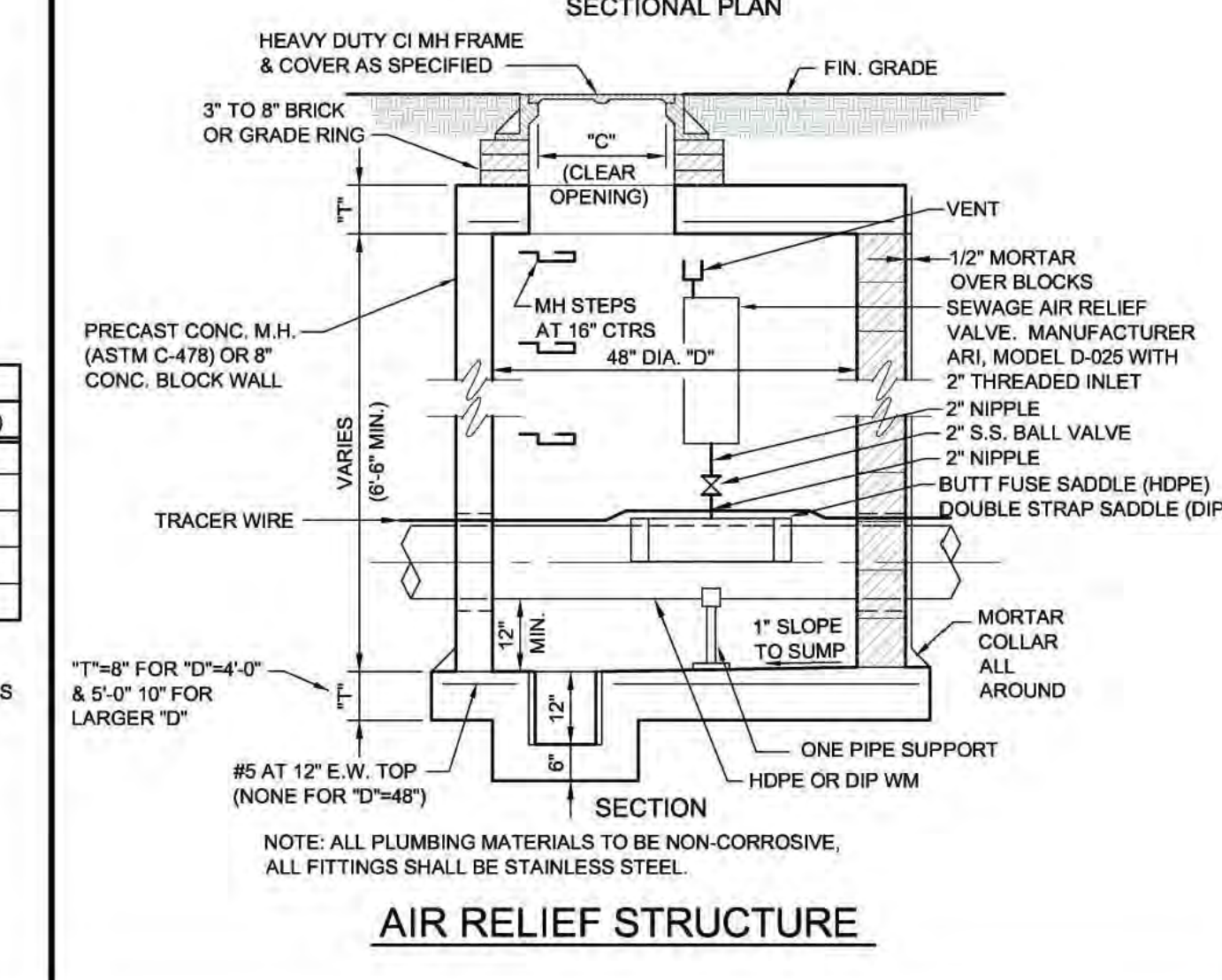
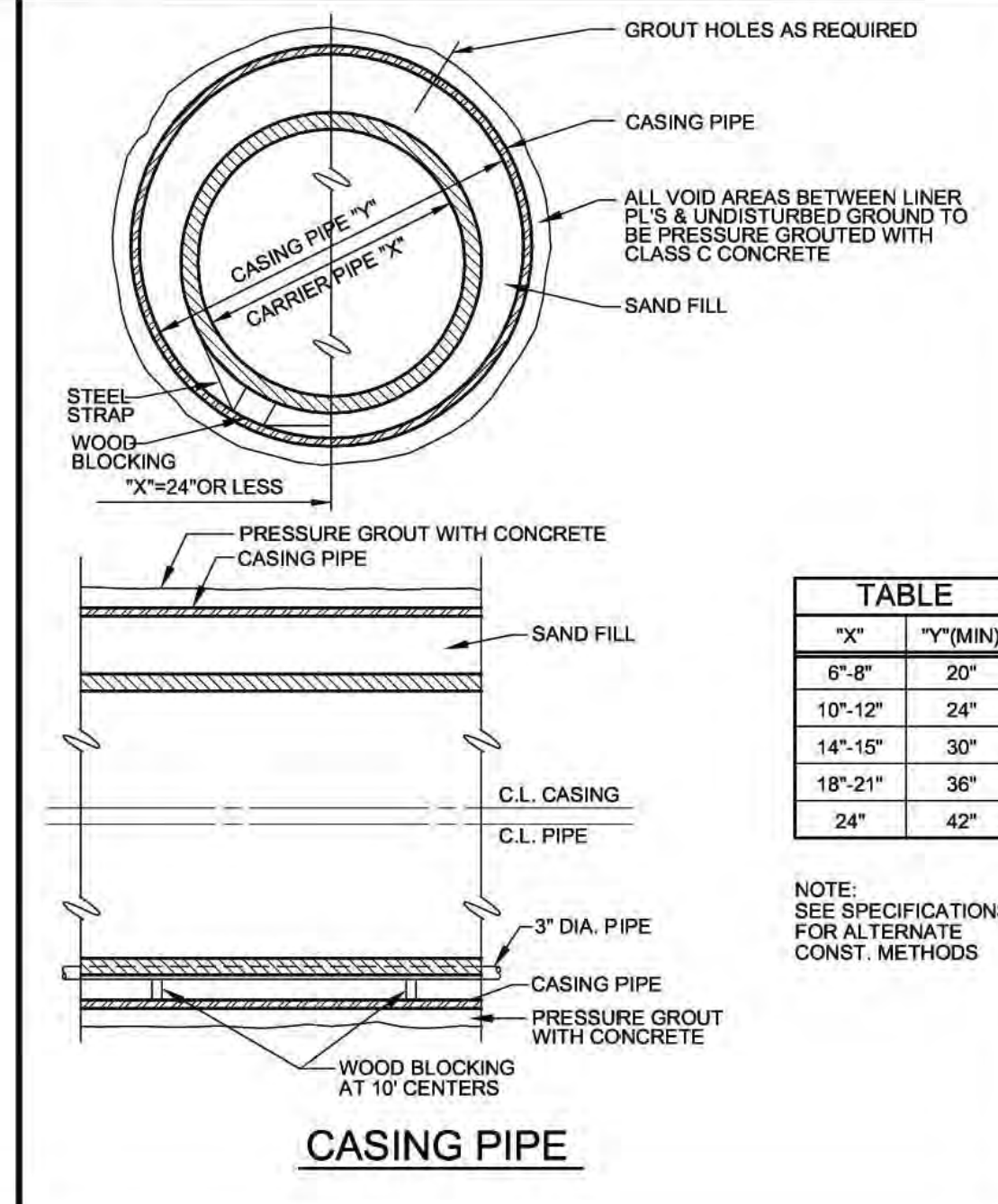
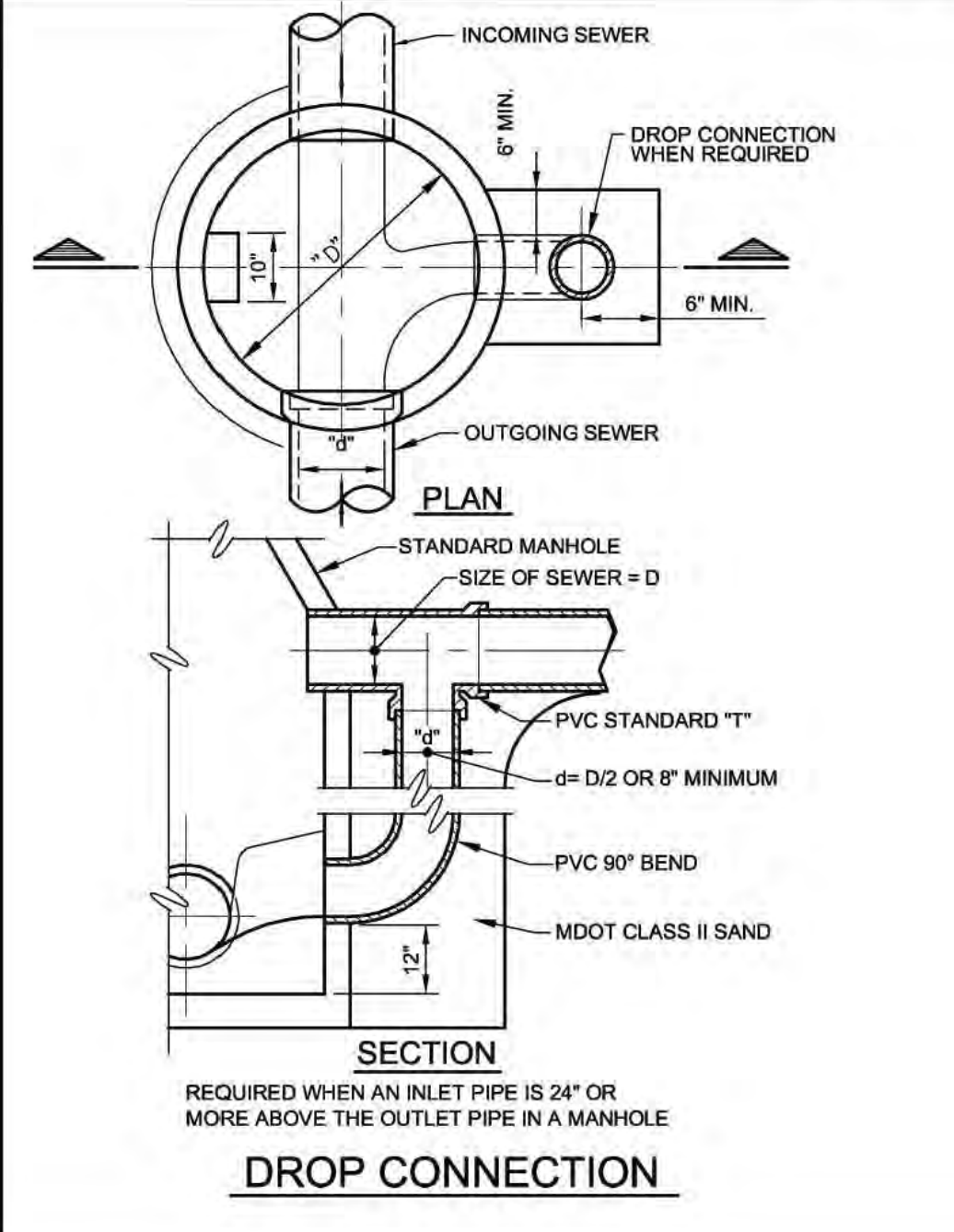
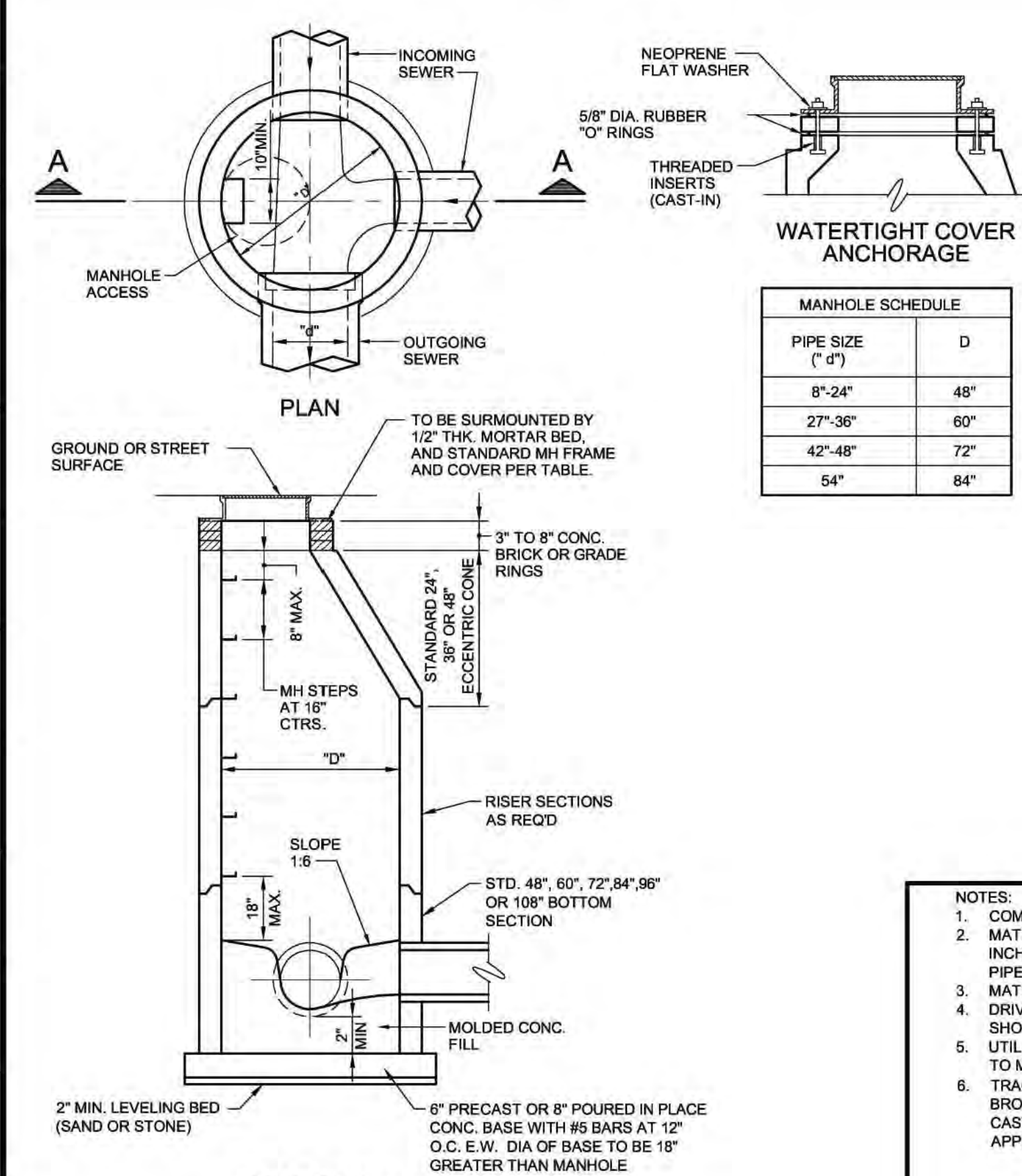
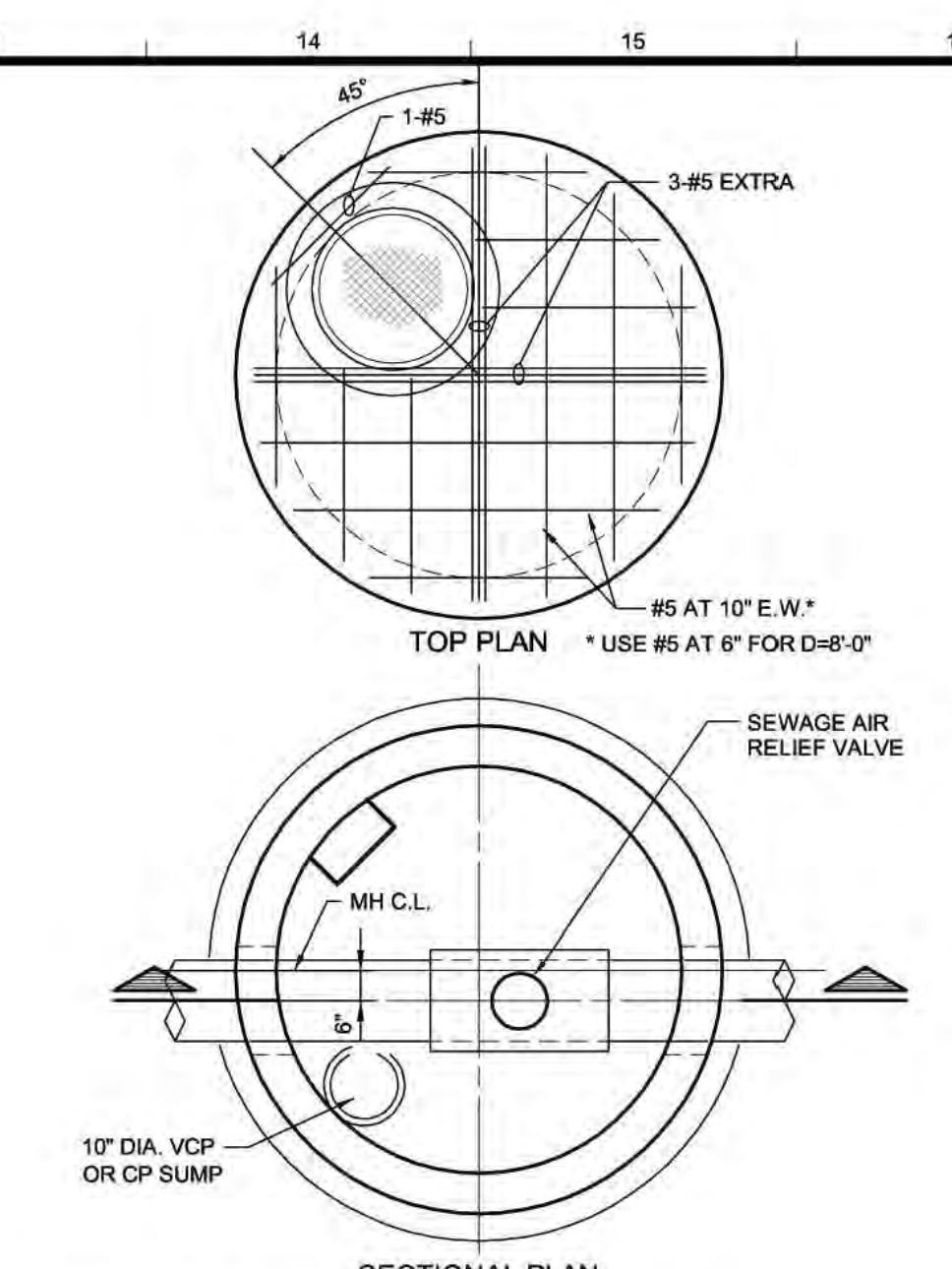
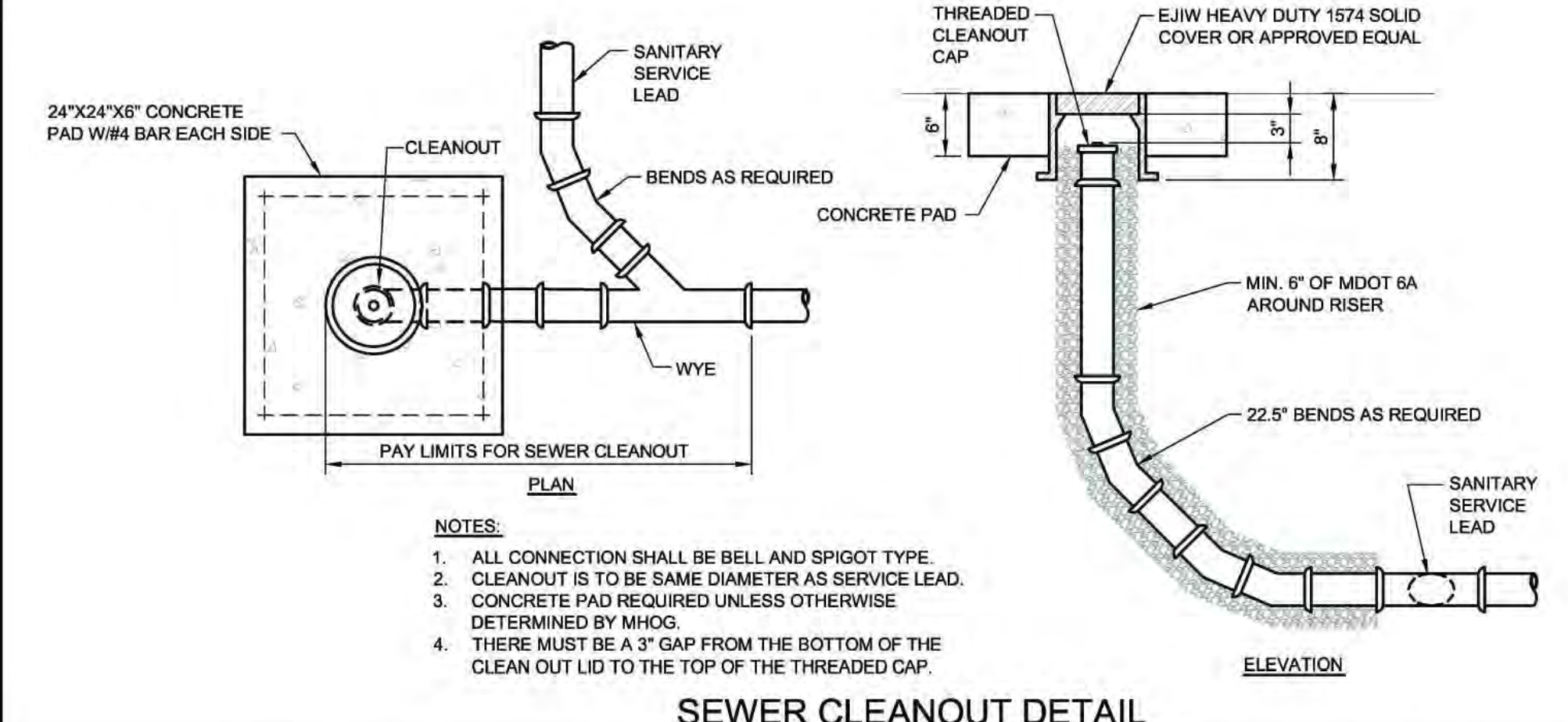
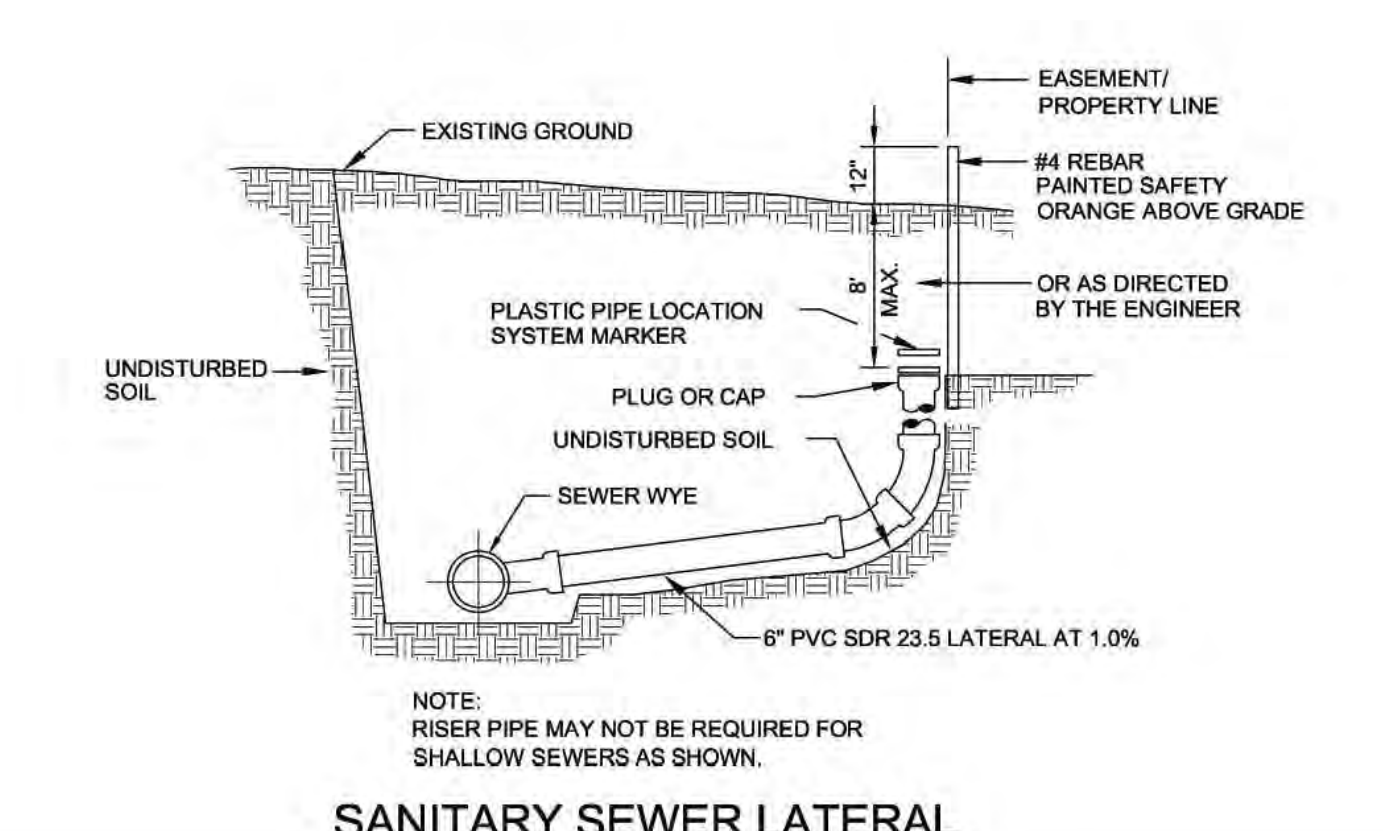
PROJECT: BOB MAXEY FORD DEALERSHIP EXPANSION
PREPARED FOR: BOB MAXEY FORD OF HOWELL
2798 E. GRAND RIVER AVE.
HOWELL, MI 48843
517-545-5700

TITLE: CONSTRUCTION NOTES & DETAILS

NO.	ID	DATE	REVISION PER
1		6-22-16	

DESIGNED BY: TD
DRAWN BY: TD
CHECKED BY:
SCALE
JOB NO. 13-182
DATE 5-27-16
SHEET NO. C8

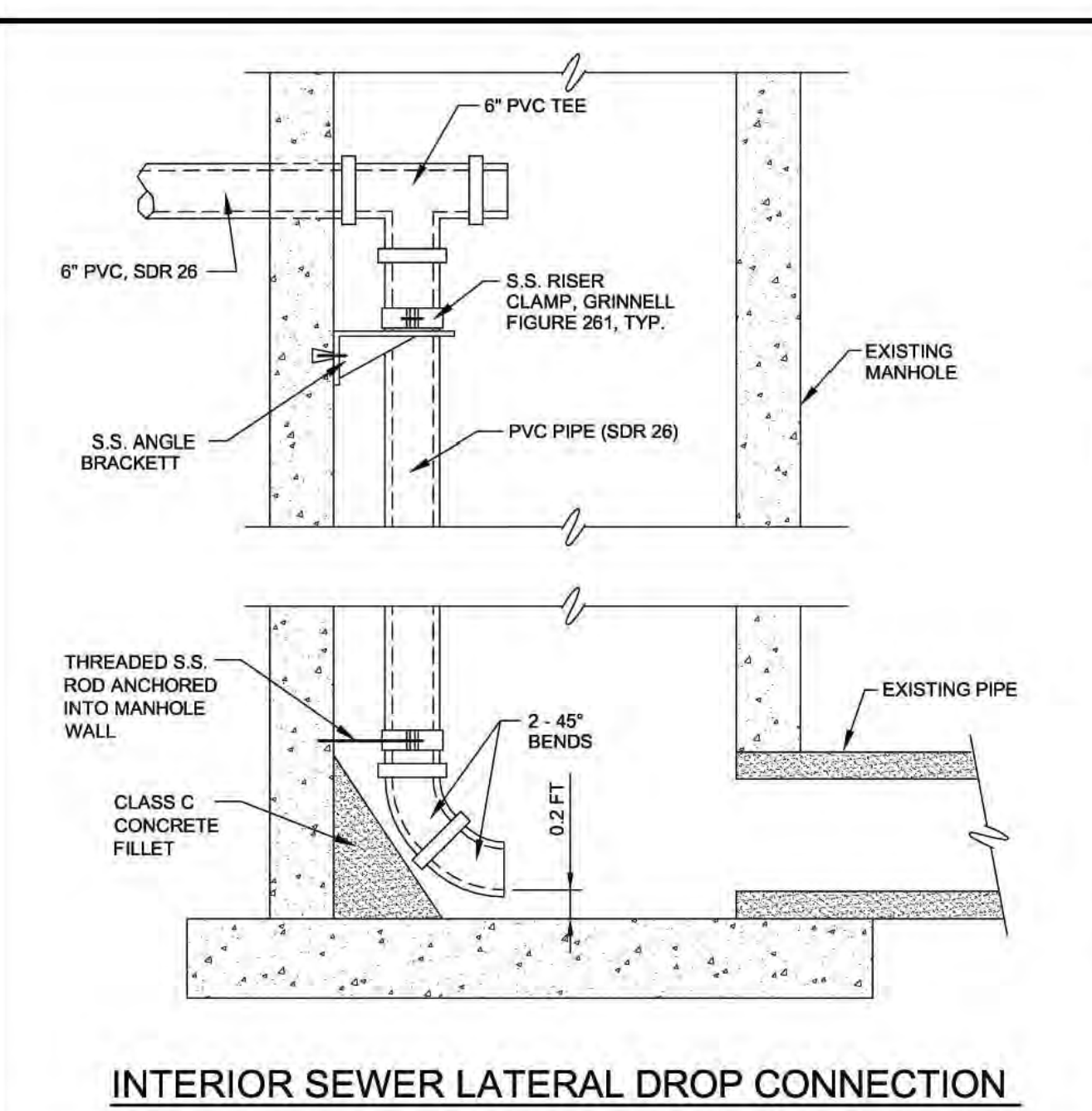
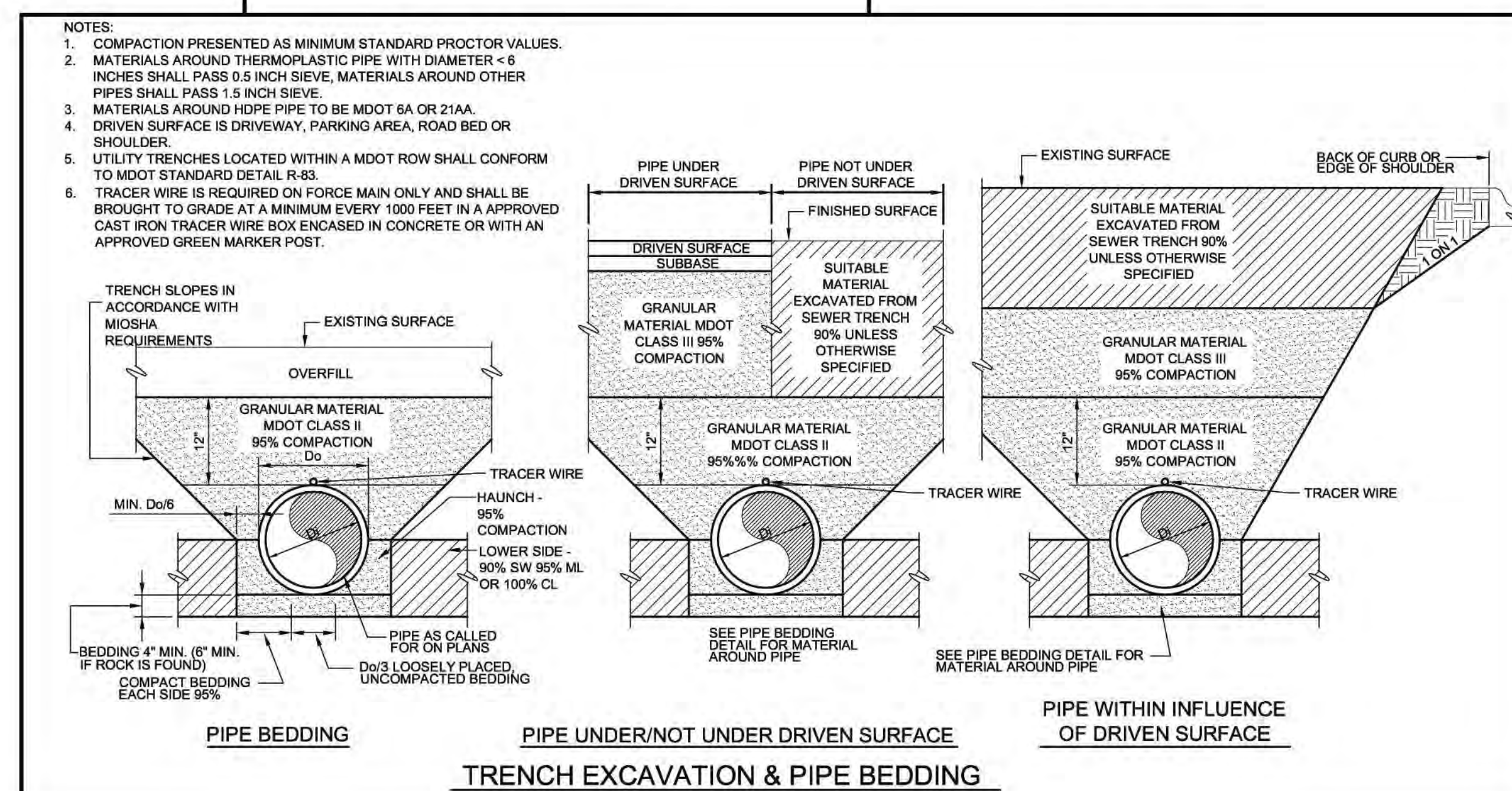
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



STANDARD MANHOLE

NOTES:
 1. ALL SANITARY MANHOLES TO BE PRECAST REINFORCED CONCRETE WITH PREMIUM JOINTS. SEE SPECIFICATIONS FOR BASE SLAB AND PIPE OPENINGS AND CONNECTIONS.
 2. MANHOLE CONES SHALL BE THE ECCENTRIC TYPE.
 3. PROVIDE 6" OF COMPACTED GRANULAR MATERIAL UNDER ALL PRECAST CONCRETE BASE SLABS.
 4. FORCE MAINS CONNECT DIRECTLY TO A MANHOLE SHALL BE INSTALLED SO THAT THE ELEVATION OF THE PIPE CROWNS MATCH. THE FORCE MAIN SHALL BE DIRECTED DOWNWARD INTO THE FLOW CHANNEL.
 5. FOR SANITARY SEWERS ALL PIPES SHALL ENTER MANHOLE THROUGH RUBBER BOOTED CONNECTION.

TYPE	TYPE OF COVER	MANUFACTURER OR EQUAL	
		EAST JORDAN	NEENAH
MH	SANITARY - SOLID SELF-SEALING	1040.0000	R-1642
MH	SANITARY - SOLID WATERTIGHT	1040-APT	R-1916-F
CO	SOLID	1574A	R-1973-A



GENOA OCEOLA
 Sewer and Water Authority

SANITARY SEWER STANDARD DETAILS

Scale: NONE
 Issued Date: JANUARY - 2014

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BOB MAXEY FORD DIG
 CALL M.H.O.G.
 (800) 246-6725

BOSS ENGINEERING
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 (E-MAIL: bosseng@bosseng.com)
 3121 E. GRAND RIVER AVE.
 HOWELL, MI 48843
 (800) 246-6725 FAX (517) 548-1670

PROJECT: **BOB MAXEY FORD DEALERSHIP EXPANSION**
 PREPARED FOR: **BOB MAXEY FORD OF HOWELL**
 2798 E. GRAND RIVER AVE.
 HOWELL, MI 48843
 517.545.5700

TITLE: **MHOG SANITARY DEWER DETAILS**

NO.	BY	DATE	REVISION PER
1	TD	6-22-16	

DESIGNED BY: TD
 DRAWN BY: TD
 CHECKED BY:
 SCALE: NONE
 JOB NO. 13-182
 DATE 5-27-16
 SHEET NO. C9

Friday, January 03, 2014 1:27:07 PM DRAWING: L:\CAD\BIM\HOG\std.dwg

Resolution #1

Grand Beach Aquatic Weed Control Improvement 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 July 18, 2016, at 6:30 p.m., there were

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

ABSENT: None.

The following preamble and resolution were offered by _____, and seconded by _____.

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

WHEREAS, the Clerk reported that petitions have been filed with her for the Grand Beach Aquatic Weed Control Improvement Project (the "Project") under the authority of Act No 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Supervisor and the Clerk reported that they had checked the signatures on the petitions by record owners of land within the Township contained within the district described above and had prepared and filed a report setting forth the percentage of record owners of lands by frontage within the district who signed the petitions which amounted to more than fifty percent (50%); and;

WHEREAS, the creation of a Special Assessment District for the Grand Beach Aquatic Weed Control Improvement project is appropriate pursuant to Section 2 of Act No. 188, Michigan Public Acts of 1954;

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, Rowell, Mortensen, Hunt, Skolarus and McCriric

NO: None

ABSTAIN: None

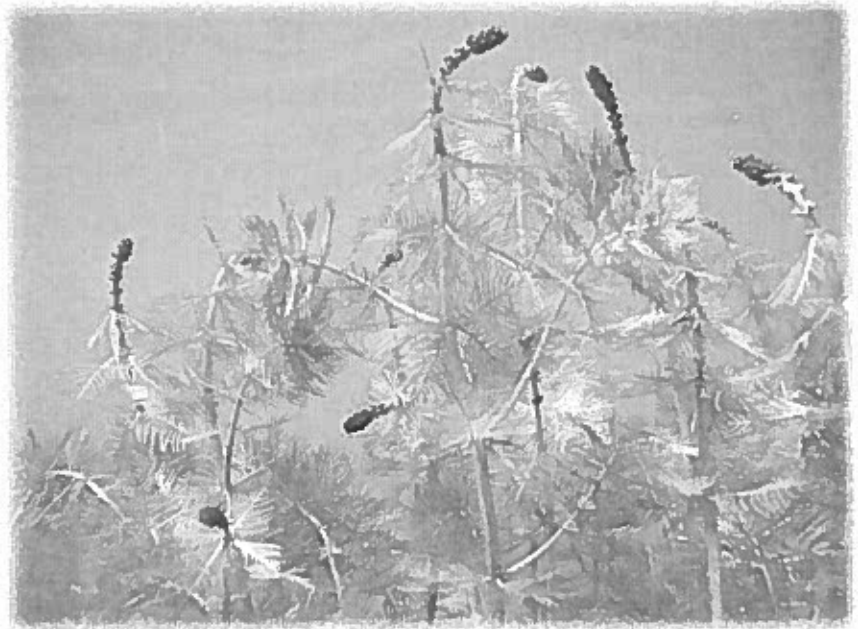
CLERK'S CERTIFICATE

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 on July 18, 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
July 18, 2016

Grand Beach Lake 5 Year S.A.D. Plan

Grand Beach Lake
Genoa Township
Livingston County
2017 – 2021



June 2016

Prepared By:

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





Lake Description

Grand Beach is a 30-acre lake located in Genoa Township, Livingston County, Michigan (T 2N, R 5E, S 14). Grand Beach Lake is located within the Huron River Watershed, so the water from Grand Beach Lake drains into Lake Chemung, eventually reaches the Huron River, and ultimately ends up in Lake Erie.

The shoreline is approximately 50% developed with a mixture of year-round homes, summer cottages, and recreation areas. The rest of the lakeshore is undeveloped and remains forested wetland. The lake is used for swimming, boating, and fishing. Watercraft are restricted to man-powered, sail, or electric motors.



Concerns for Grand Beach Lake

During a visit a lake resident, we learned about the issues facing the lake and the previous management methods. The major problem facing the lake is the emergence of Eurasian Watermilfoil (EWM). EWM is an invasive plant that grows very thick stands that will crowd out native plants and disrupt the natural ecosystem. Furthermore, the dense patches of EWM can impede boating and may pose a risk to swimmers.

Curly-Leaf Pondweed is another invasive plant that grows in the lake. The distribution of this plant is not as extensive as the EWM and these plants naturally die off in late-June, so this plant is not a priority. Lily Pads are also growing around most of the lake and are very thick at the west end of the lake.

Another concern for the lake is the effects that various management practices will have on the rest of the lake, including the water column, the lake bottom, and the water quality. It is important to assess the impact of each management effort to understand these impacts and to manage or mitigate them.

Prior Management Practices

The lake was treated in the past by another commercial applicator.

Management Goals for Grand Beach Lake

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

1. Control the invasive Eurasian Watermilfoil
2. Control other invasive species, such as Curly-Leaf Pondweed, Purple Loosestrife, and Phragmites
3. Encourage the growth and spread of native plants in the lake, while keeping them below a nuisance level
4. Prevent further encroachment of the western wetlands into the open water of the lake
5. Protect the lake from nutrient loading
6. 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 Grand Beach Lake

The Integrated Plant Management Program for Grand Beach 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.

Herbicide Treatments

The primary problem in the lake is the growth of Eurasian Watermilfoil. Currently, the best management practice for this plant is herbicides. Herbicides are selective for EWM, provide reliable results, and eliminate the possibility of spreading the plant through fragmentation. We recommend using herbicides early in the season to control the EWM.

There are currently three different classes of herbicides that can be used to control EWM:

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).

Fluridone is a specialized systemic herbicide that is utilized in whole-lake treatments. Fluridone is applied to the entire lake to achieve a specific concentration that will kill only the EWM. Whole-lake treatments should be utilized when the cost for spot-treatments exceed the cost for treating the entire lake at once. The Michigan Department of Environmental Quality allows Fluridone to be used no sooner than every third year. In order to do a whole-lake treatment with Fluridone, the MDEQ requires a “Lake Management Plan” to be completed that includes many details about the lake characteristics and condition.

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 EWM plants will go to the bottom and decompose. Other native plants will use this organic material to grow, so harvesting will help slow the accumulation of muck on the bottom of the lake.



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.

Algicide Treatments

Algicides can be used to treat 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. This is another option to control algae that the harvesters cannot collect.

Water Quality Analysis

Testing the water quality of the lake is important to establish a base line for the lake. We normally test the water two times annually to ensure the management program is not causing any detrimental effects to the lake and to watch for progress from year to year.

Education

The final part of the Integrated Plant Management Program is to help educate residents around the lake. It is important that residents know how their actions around and within the lake can affect the lake condition and how they can help the program be successful. LakePro strives to educate the residents around the lake through customer service, meetings, our website, and custom publications.



5-Year S.A.D. Plan for Grand Beach Lake

2016	No Charge
Meeting support during the S.A.D. process	Included
2017 (Year 1)	\$11,230.00
MDEQ Permit for Algicide & Herbicide Treatments (5-20 Acres)	\$400.00
Spring Vegetation Survey	\$250.00
Spring Water Quality Analysis of Entire Lake	\$250.00
Spring Water Testing for Fluridone Lake Management Plan	Included
8 Secchi Disk (Transparency) Readings for Fluridone Lake Management Plan	Included
10 Acres of Broad-Spectrum Weed Control, including Eurasian Watermilfoil, Curly-Leaf Pondweed Control, and nuisance native plants (Diquat at 1.0 gallon/acre with Clipper at 100 ppb, \$405 per acre)	\$4,050.00
6 Acres of Algae Control (Charoid Algae Control, \$110 per acre)	\$660.00
Post-Treatment Vegetation Survey	\$250.00
Shoreline Algae Treatment in mid-Summer (if necessary)	\$660.00
34 Lots of Nuisance Floating-Leaf Plant Control, as permitted (Foliar systemic herbicide application, \$40 per lot)	\$1,360.00
Mid-Summer Vegetation Survey	\$250.00
10 Acres of Eurasian Watermilfoil Control for regrowth with Contact Herbicides (Diquat at 2.0 gallons/acre, \$210 per acre) (if necessary)	\$2,100.00
Fall Water Quality Analysis of Entire Lake	\$250.00
Fall Water Testing for Fluridone Lake Management Plan	Included
Fall Vegetation Survey	\$250.00
Lake Management Plan for 2018 Fluridone Permit	\$500.00
Year-End Lake Management Report (describing the starting condition, management efforts, current condition, recommended actions, and adjustments to the Lake Management Plan)	Included
2018 (Year 2)	\$9,160.00
MDEQ Permit for Fluridone Treatment (20-100 Acres)	\$800.00
Spring Vegetation Survey	\$250.00
Spring Water Quality Analysis of Entire Lake	\$250.00



Whole-Lake Treatment using Fluridone for Eurasian Watermilfoil (0.75 Gallons, \$2,300.00 per gallon) *Actual amount may vary	\$1,725.00
Fluridone Residue Sampling (2 Samples per Test, 4 Tests)	\$900.00
Whole-Lake Treatment using Fluridone for Eurasian Watermilfoil (BUMP UP) (0.75 Gallons, \$2,300.00 per gallon) *Actual amount may vary	\$1,725.00
10 Acres of Curly-Leaf Pondweed Control (Aquathol-K at 1.0 gallon/acre, \$185 per acre)	\$1,850.00
Post-Treatment Vegetation Survey	\$250.00
Shoreline Algae Treatment in mid-Summer (if necessary)	\$660.00
Mid-Summer Vegetation Survey	\$250.00
Fall Water Quality Analysis of Entire Lake	\$250.00
Fall Vegetation Survey	\$250.00
Year-End Lake Management Report (describing the starting condition, management efforts, current condition, recommended actions, and adjustments to the Lake Management Plan)	Included
<u>2019 (Year 3)</u>	<u>\$9,430.00</u>
MDEQ Permit for Algicide & Herbicide Treatments (5-20 Acres)	\$400.00
Spring Vegetation Survey	\$250.00
Spring Water Quality Analysis of Entire Lake	\$250.00
5 Acres of Eurasian Watermilfoil Control with Systemic Herbicides (Renovate OTF or Generic at 160 pounds per acre, \$600 per acre)	\$3,000.00
10 Acres of Curly-Leaf Pondweed Control (Aquathol-K at 1.0 gallon/acre, \$185 per acre)	\$1,850.00
6 Acres of Algae Control (Charoid Algae Control, \$110 per acre)	\$660.00
34 Lots of Nuisance Floating-Leaf Plant Control, as permitted (Foliar systemic herbicide application, \$40 per lot)	\$1,360.00
Post-Treatment Vegetation Survey	\$250.00
Shoreline Algae Treatment in mid-Summer (if necessary)	\$660.00
Mid-Summer Vegetation Survey	\$250.00
Fall Water Quality Analysis of Entire Lake	\$250.00
Fall Vegetation Survey	\$250.00



Year-End Lake Management Report (describing the starting condition, management efforts, current condition, recommended actions, and adjustments to the Lake Management Plan)	Included
<u>2020 (Year 4)</u>	<u>\$7,630.00</u>
MDEQ Permit for Algicide & Herbicide Treatments (5-20 Acres)	\$400.00
Spring Vegetation Survey	\$250.00
Spring Water Quality Analysis of Entire Lake	\$250.00
2 Acres of Eurasian Watermilfoil Control with Systemic Herbicides (Renovate OTF or Generic at 160 pounds per acre, \$600 per acre)	\$1,200.00
10 Acres of Curly-Leaf Pondweed Control (Aquathol-K at 1.0 gallon/acre, \$185 per acre)	\$1,850.00
6 Acres of Algae Control (Charoid Algae Control, \$110 per acre)	\$660.00
34 Lots of Nuisance Floating-Leaf Plant Control, as permitted (Foliar systemic herbicide application, \$40 per lot)	\$1,360.00
Post-Treatment Vegetation Survey	\$250.00
Shoreline Algae Treatment in mid-Summer (if necessary)	\$660.00
Mid-Summer Vegetation Survey	\$250.00
Fall Water Quality Analysis of Entire Lake	\$250.00
Fall Vegetation Survey	\$250.00
Year-End Lake Management Report (describing the starting condition, management efforts, current condition, recommended actions, and adjustments to the Lake Management Plan)	Included
<u>2021 (Year 5)</u>	<u>\$8,630.00</u>
MDEQ Permit for Algicide & Herbicide Treatments (5-20 Acres)	\$400.00
Spring Vegetation Survey	\$250.00
Spring Water Quality Analysis of Entire Lake	\$250.00
10 Acres of Broad-Spectrum Weed Control, including Curly-Leaf Pondweed and nuisance native plants (Diquat at 1.0 gallons/acre with Clipper at 100 ppb, \$405 per acre)	\$4,050.00
6 Acres of Algae Control (Charoid Algae Control, \$110 per acre)	\$660.00
Post-Treatment Vegetation Survey	\$250.00
Shoreline Algae Treatment in mid-Summer (if necessary)	\$660.00



34 Lots of Nuisance Floating-Leaf Plant Control, as permitted (Foliar systemic herbicide application, \$40 per lot)	\$1,360.00
Mid-Summer Vegetation Survey	\$250.00
Fall Water Quality Analysis of Entire Lake	\$250.00
Fall Vegetation Survey	\$250.00
Year-End Lake Management Report (describing the starting condition, management efforts, current condition, recommended actions, and adjustments to the Lake Management Plan)	Included
5-Year S.A.D. Plan Total Cost	\$46,080.00

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.

- Year 1 – The acreage for treatment with contact herbicides for Eurasian Watermilfoil may change. It has been estimated that up to 10 acres of EWM existed in 2016.
- Year 1 – The acreage for treatment with contact herbicides for EWM regrowth may change. This number will depend on the mid-summer vegetation survey.
- Year 2 – The amount of Fluridone necessary for the whole-lake treatment will be determined through the Lake Management Plan for Fluridone Use and may be different than the amount described here.
- Year 2 – The amount of Fluridone necessary for the Bump-Up will be based on the original amount applied and the results of the residue sample tests. The amount may be lower than the amount described here.
- Years 3 & 4 – The acreage for treatment with systemic herbicides may change based on the amount of milfoil that emerges in the spring of 2018. Also, we may be able to use a less-expensive product in some areas of the lake. Therefore, the price for the EWM treatment with systemic herbicides may change.
- Year 5 – If the lake management successfully eradicated EWM by this time, you may consider mechanical harvesting to manage plants instead of or alongside herbicides. There are approximately 12 acres that would be considered for harvesting. Harvesting usually ranges between \$400 and \$600 per acre, so a total cost would be \$4,800 to \$7,200 per cutting. You may want to consider multiple harvests per year. When the times, we can facilitate collecting bids from qualified contractors.

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

Grand Beach Aquatic Weed Control Improvement 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 July 18, 2016, at 6:30 p.m., there were

PRESENT: McCrie, Skolarus, Hunt, Rowell, Mortensen, Smith and Ledford

ABSENT: None

The following preamble and resolution were offered by _____ and seconded by _____.

**Resolution to Approve the Project,
Scheduling the First Hearing**

WHEREAS, the Township has received petitions signed by owners of more than fifty percent (50%) of the total frontage within the Grand Beach Aquatic Weed Control Improvement Project within the Township in accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and as described in Exhibit A (the "Project"); and

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Trustees of the Township hereby tentatively declares its intent to proceed with the Project.
2. The Board of Trustees of the Township hereby declares its intention to make the improvement and tentatively designates the special assessment district against which the cost of the improvement Grand Beach Aquatic Weed Control improvement Project is to be assessed is described in Exhibit A.
3. 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 to hear any objections Grand Beach Aquatic Weed Control Improvement Project to the petition, to the improvement and to the proposed Special Assessment District for the Project which is known as the "Grand Beach Aquatic Weed Control Improvement Project Special Assessment District (Winter 2016)."
4. The public hearing will be held on August 1, 2016 at 6:30 p.m., at the offices of Genoa Charter Township, Livingston County, Michigan.
5. 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 July 19, 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.

6. 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 July 22, 2016 and once on or before July 29, 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 McCriric

NO: None

ABSTAIN: 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

GRAND BEACH AQUATIC WEED CONTROL IMPROVEMENT PROJECT

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

The project (the “Project”) will consist of:

- MDEQ permit
- Spring vegetation survey
- Spring water quality analysis of lake
- Spring water testing for Fluridone Lake Management Plan
- 8 Secchi Disk (transparency) readings for Fluridone lake management
- 6 acres of Eurasian Watermilfoil control with contact herbicides and algicides
- Post treatment vegetation survey Shoreline algae treatment in mid-summer
- 3 acres of Eurasian Watermilfoil control for regrowth with Herbicides
- A fall water quality analysis of the lake
- Fall vegetation survey
- Lake management plan for 2018 Fluridone permit

Total amount per parcel - \$67.00 for off lake homeowners, amount per year for five years \$13.40
\$667.00 for lake-front homeowners, amount per year for five years \$133.40
\$24,000.00 for Sylvan Glen, amount per year for five years \$4,800.00

EXHIBIT B

Genoa Charter Township
Livingston County, Michigan

NOTICE OF PUBLIC HEARING
FOR THE PROPOSED GRAND BEACH AQUATIC WEED CONTROL
IMPROVEMENT 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 August 1, 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:

GENOA CHARTER TOWNSHIP – GRAND BEACH AQUATIC WEED CONTROL
IMPROVEMENT PROJECT
AND SPECIAL ASSESSMENT DISTRICT (Winter 2016)
(A five-year program with costs as follows)

and to hear any objections to the petition, to the improvement and to the special assessment district. The Township Board may revise, correct, amend or change the plans, estimate of cost, or special assessment district.

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

- MDEQ permit
- Spring vegetation survey
- Spring water quality analysis of lake
- Spring water testing for Fluridone Lake Management Plan
- 8 Secchi Disk (transparency) readings for Fluridone lake management
- 6 acres of Eurasian Watermilfoil control with contact herbicides and algicides
- Post treatment vegetation survey Shoreline algae treatment in mid-summer
- 3 acres of Eurasian Watermilfoil control for regrowth with Herbicides
- A fall water quality analysis of the lake
- Fall vegetation survey
- Lake management plan for 2018 Fluridone permit

Total amount per parcel - \$67.00 for off lake homeowners, amount per year for five years \$13.40
\$667.00 for lake-front homeowners, amount per year for five years \$133.40
\$24,000.00 for Sylvan Glen, amount per year for five years \$4,800.00

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

(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 now on file in the office of the Township Clerk for public examination from the date of this notice until and including the date of the public hearing and may be examined at the hearing.

(5) The Township has received petitions signed by owners of more than fifty percent (50%) of the total frontage within the Grand Beach Aquatic Weed Control Improvement Project within the Township in accordance with Act No. 188, Michigan Public Acts of 1954, as amended.

(6) Record owners and any party in interest of land have the right to object in person or to file written objections to the petition, to the improvement and to the special assessment district. Any person objecting in writing to the petition, the improvement, or the proposed special assessment district shall file the objection with the Township Clerk before the close of the August 1, 2016 hearing or within such further time as the Township Board may grant. Appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the state tax tribunal.

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

Dated: July 18, 2016

Paulette A. Skolarus
Genoa Township Clerk

(Press/Argus July 22, 2016 & July 29, 2016)

GRAND BEACH AQUATIC WEED CONTROL IMPROVEMENT PROJECT
SPECIAL ASSESSMENT DISTRICT MAP

GENOA TOWNSHIP

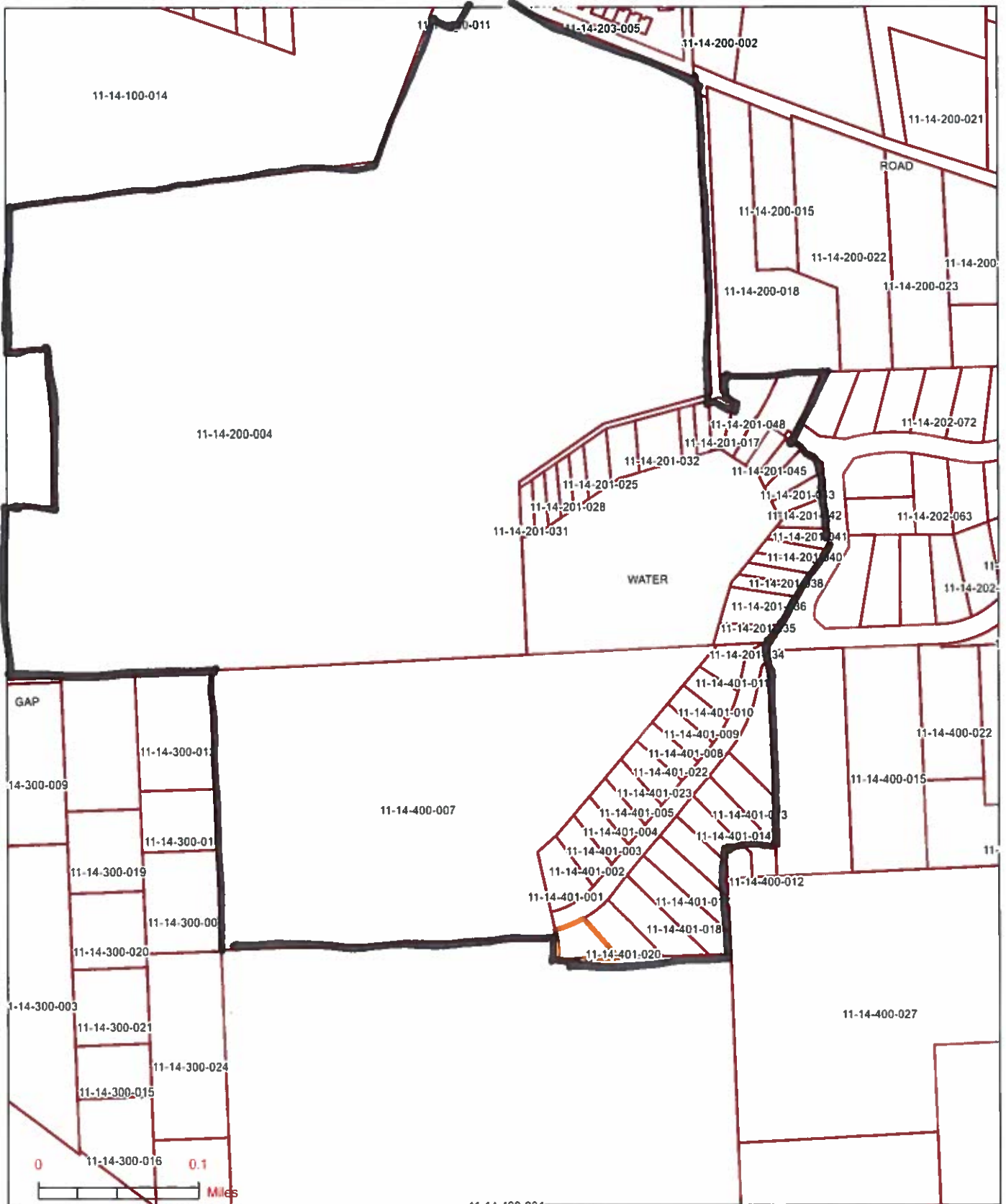


EXHIBIT C

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 July 19, 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

Resolution #1 – Oak Pointe Honors Road Improvement 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 July 18, 2016, at 6:30 p.m., there were

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

ABSENT: None.

The following preamble and resolution were offered by _____, and seconded by _____.

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

WHEREAS, the Clerk reported that petitions have been filed with her for the Oak Pointe Honors Road Improvement Project (the "Project") under the authority of Act No 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Supervisor and the Clerk reported that they had checked the signatures on the petitions by record owners of land within the Township contained within the district described above and had prepared and filed a report setting forth the percentage of record owners of lands by frontage within the district who signed the petitions which amounted to more than fifty percent (50%); and;

WHEREAS, the creation of a Special Assessment District for the Oak Pointe Honors Road Improvement project is appropriate pursuant to Section 2 of Act No. 188, Michigan Public Acts;

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, Skolarus and McCririe

NO: None.

ABSTAIN: 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 on July 18, 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

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

June 2, 2016

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

Re: Oak Pointe Honors Pavement Rehabilitation Estimate

Mr. Archinal,

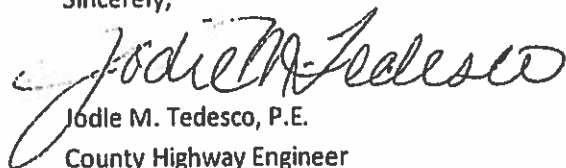
The homeowners in Oak Pointe Honors have requested an estimate to rehabilitate their streets. The development was built in 1998 and the streets are approximately 18 years old. The roadway is showing signs of significant aging including block cracking and alligator cracking over 25% of the surface. The pavement would greatly benefit from a structural improvement.

The roadway is approximately 0.51 miles long and 27 feet wide. There are three cul-de-sacs and acceleration and deceleration at Brighton Road. Staff recommends milling the existing 3.0 inches of pavement and replacing it with 3.25 inches of new Hot Mix Asphalt, pointing up the drainage structures in the curb line and adjusting 10 sewer manholes in the roadway. The cost for this work is approximately \$250,000.

This estimate is based on visual inspection and does not include base repairs or curb repairs if required. If the project were to go forward LCRC would take borings in the road way to confirm pavement and road base thicknesses and constructability. The above price is based on conservative 2016 pricing.

If you have any questions, please contact me.

Sincerely,



Jodie M. Tedesco, P.E.
County Highway Engineer

Cc: Jill Rickard, Vice President
Oak Pointe Honors Homeowners Assoc.

Memo

To: POLLY
From: DEBRA ROJEWSKI *DR*
Date: 7/14/2016
Re: OAK POINT HONORS ROAD IMPROVEMENT

POLLY,

I HAVE RESEARCHED THE PETITION FOR OAK POINT HONORS ROAD IMPROVEMENT AND FOUND THE FOLLOWING:

44 PARCELS IN THE DISTRICT

36 SIGNATURES IN FAVOR OF THE DISTRICT

81.82% OF SIGNATURES ARE IN FAVOR OF THE ROAD WORK.

IF YOU HAVE ANY FURTHER QUESTIONS OR COMMENTS, PLEASE FEEL FREE TO CONTACT ME.

Resolution #2 – Oak Pointe Honors Road Improvement 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 July 18, 2016, at 6:30 p.m., there were

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

ABSENT: None

The following preamble and resolution were offered by _____ and seconded by _____.

**Resolution to Approve the Project,
Scheduling the First Hearing
and Directing the Issuance of Statutory Notices**

WHEREAS, the Township has received petitions signed by owners of more than fifty percent (50%) of the total frontage within the Oak Pointe Honors Road Improvement Project within the Township in accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and as described in Exhibit A (the "Project"); and]

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Trustees of the Township hereby tentatively declares its intent to proceed with the Project.
2. The Board of Trustees of the Township hereby declares its intention to make the improvement and tentatively designates the special assessment district against which the cost of the improvement is to be assessed is described in Exhibit A.
3. 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 to hear any objections to the petition, to the improvement and to the proposed Special Assessment District for the Project which is known as the "Oak Pointe Honors Road Improvement Project Special Assessment District (Winter 2016)."
4. The public hearing will be held on August 1, 2016 at 6:30 p.m., at the offices of Genoa Charter Township, Livingston County, Michigan.
5. 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 July 19, 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.

6. 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 July 22, 2016 and once on or before July 29, 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 McCrie

NO: None

ABSTAIN: 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

OAK POINTE HONORS ROAD IMPROVEMENT PROJECT

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

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

Milling the existing 3.0 inches of pavement and replacing it with 3.25 inches of new Hot Mix Asphalt, pointing up the drainage structures in the curb line and adjusting 10 sewer manholes in the roadway at a cost of \$252,000.00 that will include the cost of publications and mailings related to administration expenses.

Total amount per parcel - \$4,162.80; Amount per year for one- year - \$4,162.80

EXHIBIT B

Genoa Charter Township
Livingston County, Michigan

NOTICE OF PUBLIC HEARING
FOR THE PROPOSED OAK POINTE HONORS ROAD IMPROVEMENT 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 August 1, 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:

GENOA CHARTER TOWNSHIP – OAK POINTE HONORS ROAD IMPROVEMENT PROJECT
AND SPECIAL ASSESSMENT DISTRICT (WINTER 2016)
(A one-year program with costs as follows)

A contract with the Livingston County Road Commission for \$250,000.00 and \$2,000 estimated expenses for notices and publication by Genoa Township, with a contribution from your association in the amount of \$30,000.00 and a contribution from the Genoa Township General Fund in the amount of \$43,000.00.

Total amount per parcel - \$4,162.80; Amount per year for one- year - \$4,162.80

and to hear any objections to the petition, to the improvement and to the special assessment district. The Township Board may revise, correct, amend or change the plans, estimate of cost, or special assessment district.

The project (the “Project”) will consist of:

Milling the existing 3.0 inches of pavement and replacing it with 3.25 inches of new Hot Mix Asphalt, pointing up the drainage structures in the curb line and adjusting 10 sewer manholes in the roadway at a cost of \$252,000.00 that will include the cost of publications and mailings related to administration expenses.

Total amount per parcel - \$4,162.80; Amount per year for one- year - \$4,162.80

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

4711-28-304-001	4711-28-304-016	4711-28-304-033
4711-28-304-002	4711-28-304-017	4711-28-304-034
4711-28-304-003	4711-28-304-018	4711-28-304-035
4711-28-304-004	4711-28-304-019	4711-28-304-036
4711-28-304-005	4711-28-304-020	4711-28-304-037
4711-28-304-006	4711-28-304-021	4711-28-304-038
4711-28-304-007	4711-28-304-024	4711-28-304-039
4711-28-304-008	4711-28-304-025	4711-28-304-040
4711-28-304-009	4711-28-304-026	4711-28-304-041
4711-28-304-010	4711-28-304-027	4711-28-304-042
4711-28-304-011	4711-28-304-028	4711-28-304-043
4711-28-304-012	4711-28-304-029	4711-28-304-046
4711-28-304-013	4711-28-304-030	4711-28-304-049
4711-28-304-014	4711-28-304-031	4711-28-304-050
4711-28-304-015	4711-28-304-032	

(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 now on file in the office of the Township Clerk for public examination from the date of this notice until and including the date of the public hearing and may be examined at the hearing.

(5) The Township has received petitions signed by owners of more than fifty percent (50%) of the total frontage within the Oak Pointe Honors Road Improvement Project within the Township in accordance with Act No. 188, Michigan Public Acts of 1954, as amended.

(6) Record owners and any party in interest of land have the right to object in person or to file written objections to the petition, to the improvement and to the special assessment district. Any person objecting in writing to the petition, the improvement, or the proposed special assessment district shall file the objection with the Township Clerk before the close of the August 2, 2016 hearing or within such further time as the Township Board may grant. Appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the state tax tribunal.

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

Dated: August 18, 2016

Paulette A. Skolarus
Genoa Township Clerk

OAK POINTE HONORS ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT

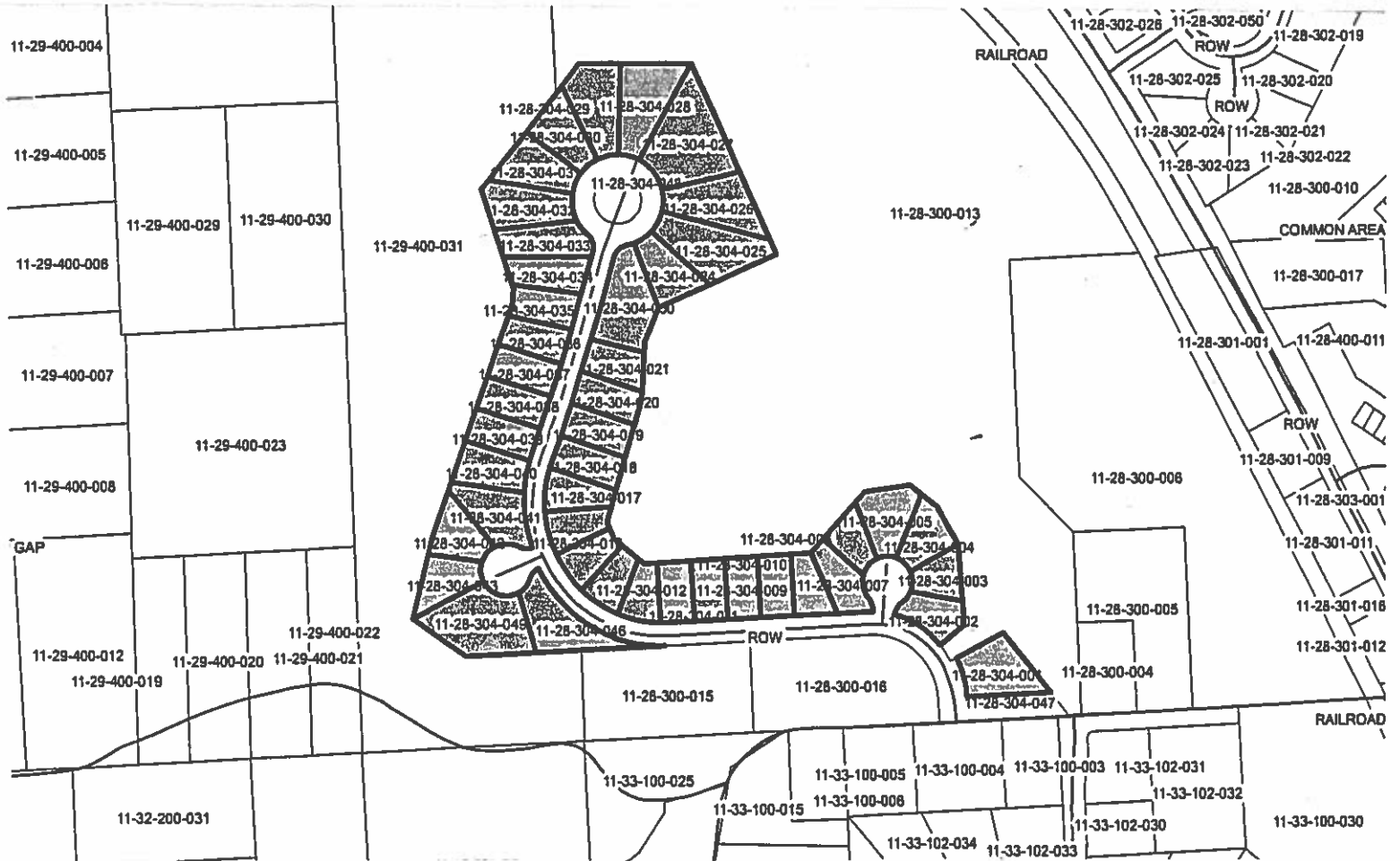


EXHIBIT C

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 July 19, 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

MEMO

TO: Honorable Members of the Genoa Charter Township Board
FROM: Greg Tatara, Utility Director
DATE: June 24, 2016
SUBJECT: Annual Rate Adjustments for the Lake Edgewood Water and Pine Creek Sewer and Water Customers served by the City of Brighton

MANAGER REVIEW: 
.....

For consideration at the July 18th Board Meeting is the proposed rate adjustments for the Lake Edgewood Water and Pine Creek Water/Sewer Systems serviced by the City of Brighton.

Please find attached a letter dated June 6, 2016 from the City of Brighton regarding their adopted 2016 - 2017 fee schedule for sewer and water use and connection fees. Correspondingly, please find attached a letter from Pfeffer, Hanniford, and Palka, which recommends the adjusted rates to be charged to customers for sewer and water use, as well as adjusting the Pine Creek water and sewer connection fees. As staff, we concur with the proposed adjustments, and we recommend that the effective date of the changes be September 1st, 2015. This will correspond to a new billing cycle for Lake Edgewood Water and Pine Creek Sewer and Water Customers.

Based on the above explanation and the attached documents, please consider the following motion:

Moved by _____, supported by _____ that September 1, 2016, the following sewer and water rate adjustments will have become effective:

- Increase the Lake Edgewood Conference Center Quarterly Water Fee to \$4.28 /1,000 gallons from \$3.97/1,000 gallons;
- Increase the Lake Edgewood Other Quarterly water fee to \$4.10 /1,000 gallons from \$3.80 per 1,000 gallons;
- Increase the Pine Creek quarterly water fee to \$3.74 / 1,000 gallons from \$3.47 per 1,000 gallons and Decrease the Quarterly Sewer Fee to \$4.31 / 1,000 gallons from \$4.10 per 1,000 gallons; and
- Increase the applicable Brighton City water connection fee to \$2,852 from \$2,712 per REU and the sewer connection fee to \$7,248 from \$6,888 per REU.

SUPERVISOR
Gary T. McCririe

CLERK
Paulette A. Skolarus

TREASURER
Robin L. Hunt

MANAGER
Michael C. Archinal

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



PFEFFER • HANNIFORD • PALKA
Certified Public Accountants

John M. Pfeffer, C.P.A.
Patrick M. Hanniford, C.P.A.
Kenneth J. Palka, C.P.A.

Members:
AICPA Private Practice Companies Section
MACPA

225 E. Grand River - Suite 104
Brighton, Michigan 48116-1575
(810) 229-5550
FAX (810) 229-5578

June 22, 2016

Mr. Gregory Tatara
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Dear Greg:

As you have requested we have reviewed the City of Brighton's revised fee schedule effective July 1, 2016 for Lake Edgewood Water and Pine Creek Water/Sewer.

Based on our review we recommend the following rate changes be implemented by Genoa Township.

1. Lake Edgewood - Conference Center Quarterly Usage Fee - Water
The water fee should increase to \$4.28 per 1,000 gallons from \$3.97 per 1,000 gallons.
2. Lake Edgewood - Other Quarterly Usage Fee - Water
The water fee should increase to \$4.10 per 1,000 gallons from \$3.80 per 1,000 gallons.
3. Pine Creek Quarterly Usage Fee - Water and Sewer
The water fee should increase to \$3.74 per 1,000 gallons from \$3.47 per 1,000 gallons.
The sewer fee should increase to \$4.31 per 1,000 gallons from \$4.10 per 1,000 gallons.
4. Pine Creek Connection Fees
Increase the water connection fee from \$2,712 per REU to \$2,852.
Increase the sewer connection fee from \$6,888 per REU to \$7,248.

If you should have any questions please call.

Sincerely,

PFEFFER, HANNIFORD & PALKA
Certified Public Accountants

Kenneth J. Palka

KJP:em



CITY OF BRIGHTON

"Providing quality service"

June 6, 2016

Mike Archinal, Manager
Genoa Township
2911 Dorr Road
Brighton, MI 48116

City Hall
200 N. First St.
Brighton, MI 48116-1593
(810) 227-1911
Fax# 227-6420

City Manager
225-8022
City Clerk
227-0463
Human Resources Director
225-9251
**Cemetery/ Voter
Registration**
227-0463

**Community Development
Building**
227-9005
Building Inspection Line
227-0419
Planning / Zoning
225-9257
**Community Development/
DDA**
225-8025

Finance
Accounts Payable
225-8019
Assessing Assistant
227-9006
City Assessor
225-8024
City Treasurer
225-8023
Finance Director
225-9283
Assistant Finance Director
227-7738
Property Taxes
227-0179
Utility Billing
225-8041

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

**Department of Public
Works**
420 S. Third St.
(810) 225-8001
Fax# 225-9249
DPW Director
225-9284
Assistant DPW Director
225-9282
Water Plant
227-2968
Wastewater Plant
227-9479

Mr. Archinal:

The City of Brighton's adopted FY 2016-2017 Fee Schedule for Sewer and Water user and connection fees, as they relate to Genoa Township, are listed below. These rates are effective July 1, 2016.

	<u>Pine Creek</u>	<u>Dillon</u>	<u>Northstar</u>	<u>Lake Edgewood</u>
Water: Commodity (1,000 gal.)-	\$3.54	\$3.90	\$4.08	\$3.90

PILOT
(bi-monthly) \$16.66

Sewer:
Commodity \$ 4.11
Administrative \$18.91

Connection Fees
(Per REU):
Water \$2,802
Sewer \$7,198

Please contact me if you have any questions at 810.225.9283.

Sincerely,

Gretchen Gomolka, Finance Director

Cc: Nate Geinzer, City Manager
Tim Krugh, Utilities Director
Ken Palka, Pfeffer, Hanniford & Palka
File



TETRA TECH

July 14, 2016

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

**Re: 2016 Genoa Township Sidewalk Project
Contract Number 200-12736-15008
Recommendation of Award**

Dear Mr. Archinal:

On behalf of Genoa Township, pricing was solicited for the installation of sidewalk, including retaining wall, along Grand River Avenue between Kellogg and Hacker Roads. The project is the first of three remaining construction phases to complete a continuous path of sidewalk along Grand River Avenue across the entire Township.

At a meeting in late January we provided an estimated cost to construct the project, including approximately \$379,000 for Phase 1 construction. After that time, the drawings underwent some final design changes in order to meet all permitting requirements and to account for detailed design of the wall. The wall was marginally extended to meet LCRC requirements for offset from back of curb and clear vision site distance. There was some minor change to the conceptual design of the wall to account for site-specific conditions, including ADA rail mounting and uphill embankment runoff management and drainage. These changes resulted in some increased quantities for the project.

An invitation to bid was extended to Concrete Construction, Inc., who has constructed the last three phases of this project. Their bid for the work is \$408,057.43 and is attached for your reference. While the bid is more than our original opinion of cost, the increase is appropriate given the increase in quantities in the final design documents plus construction material costs increases since January. We recommend the Township accept the bid from Concrete Construction, Inc. and authorize the signing of the Agreement.

Once the contract documents are fully executed we will schedule a preconstruction meeting with Concrete Construction, Inc., LCRC, and Township staff to initiate the construction phase of the work.

We look forward to working with Concrete Construction, Inc. and the Township towards the successful completion of another phase of this project. If you have any questions or comments, please call us.

Sincerely,

Gary J. Markstrom, P.E.
Vice President

Attachment

Tetra Tech

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

CONCRETE CONSTRUCTION, INC.

Proposal

CONCRETE CONSTRUCTION, INC.
P.O. BOX 256
HOWELL MI 48844
517-223-7594
517-223-8422 fax

05/26/2016
Mike Archinal
Genoa Township

Good For:30 Days
PROJECT
2016 Sidewalk

Mike Archinal

We propose to furnish all material and perform all labor necessary to complete the construction of the following listed items and quantities:

		QUANT.	UNIT PRICE	PRICE
4" non reinforced sidewalk 5 feet wide	Lin Ft.	4124	\$17.50	\$72,174.38
4" non reinforced sidewalk 5.5 feet wide	Lin. Ft.	955	\$19.25	\$18,383.75
6" drive approaches	Sq. Yd.	260	\$40.00	\$10,400.00
Asph Removal	Sq. Yd.	260	\$9.00	\$2,340.00
Sand compacted in place	Cubic yd	508	\$22.00	\$11,176.00
Spoils	Cubic yd	882	\$13.00	\$11,466.00
6a stone	Cubic yd	478	\$30.00	\$14,340.00
boulder wall delivery and install	Lin. Ft.	955	\$200.00	\$191,000.00
21 aa stone base and fabric	Cubic yd	42.5	\$28.00	\$1,190.00
Railing installed	Lin. Ft.	955	\$42.00	\$40,110.00
Topsoil seed and mulch disturbed area	Sq. Yd.	3106	\$6.55	\$20,344.30
Traffic Control	lump sum	1	\$3,828.00	\$3,828.00
ADA detectable warning plaques	each	35	\$175.00	\$6,125.00
Curb and gutter Rem. And Replc.	Lin. Ft.	185	\$28.00	\$5,180.00
			Total	\$408,057.43

**PLEASE READ SCOPE OF WORK AND ALL EXCLUSIONS TO ENSURE EVERYTHING IS INCLUDED
IF SOMETHING IS MISSED OR NOT INCLUDED PLEASE ADVISE IMMEDIATELY
ANY CONTRACT WILL HAVE TO INCLUDE THIS SCOPE**

Excluded

- Permits and or testing
- Layout for alignment or elevation
- Repairs of any unforeseen circumstance hidden under existing

We propose to furnish material and labor, complete in accordance with above specifications, for the sum of..... \$408,057.43 Dollars
Payments to be made as follows: NET, TENTH OF THE MONTH FOLLOWING COMPLETED WORK (PARTIAL OR FULL) RETENTION'S HELD OVER 60 DAYS FROM COMPLETED WORK WILL BE SUBJECT TO A FINANCE CHARGE OF 12% ANNUAL INTEREST RATE AND THE AMOUNT SHALL BECOME APART OF THIS AGREEMENT.

Contractor's signature: _____ Date: _____

Work shall not commence without a signed agreement and copy of Notice Of Commencement.

Acceptance of proposal - The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Owner's signature: _____ Date: _____



July 14, 2016

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

**Re: 2016 Sidewalk Installation Hacker to Kellogg
Construction Phase Services Proposal**

Mr. Archinal:

This spring the Township elected to pursue the construction of a significant portion of the Grand River sidewalk and pathway project consisting of the sidewalk from Hacker to Kellogg Roads. This phase of the project will add sidewalk and connect existing walkways along approximately 8,600 feet of Grand River. A significant element in the project is a retaining wall section of walkway between the Lake Edgewood subdivision and Collingwood Drive. This area has steep grades and large boulders in the embankment that necessitate constructing the raised wall and using it to support the new sidewalk.

Plans and specifications for the proposed sidewalk improvements have been completed and permits for construction obtained through the LCRC. Construction contracts are ready for execution by the Township with Concrete Construction of Fowlerville who has installed the majority of the walkway in years past. The Township has obtained the easements needed to construct certain portions of the sidewalk that fell outside the public road right-of-way. At this time the project is ready to proceed to construction in early August.

To assist the Township in administering the construction we have prepared the following proposal and scope of services for the layout of the improvements and construction phase engineering services.

SCOPE OF SERVICES

- Arrange and attend a preconstruction meeting with the contractor and Township to review the work and project details.
- Provide survey layout of proposed walk and retaining wall inclusive of staking the centerline of the route at 50 foot increments, and then staking the right-of-way of Grand River at approximately 100 foot increments. Grades for the sidewalk are provided on the construction plans for the contractor's use in installing the walk. Grades for the retaining wall will be provided on the staking in the field.
- Provide a Resident Project Representative to observe the work of the contractor. RPR services will be provided on a part-time basis. An average of 8 hours per week for a projected 16-week construction period is assumed in this proposal.
- Engage a subconsultant to perform concrete field testing consisting of slump tests, air entrainment tests, and if necessary, cylinder preparation for each concrete pour. It is assumed the sidewalk will be completed in 12 events.
- Prepare pay certificates for monthly invoices from contractor.

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

- Perform a final inspection of the completed work and note any deficiencies that need to be addressed by the contractor prior to final payment.
- Prepare conforming to construction record drawings.

SCHEDULE

It is anticipated that the construction will commence in August 2016 and be completed prior to December 2016.

COMPENSATION

Compensation for our personnel directly engaged in the work of this proposal will be based on our hourly billable rates. We propose the following budgets for the project.

Construction Phase	\$32,000
Testing Subconsultant	<u>\$8,000</u>
Total	\$40,000

Please review this proposal and if acceptable, please sign in the space below and return one original copy of this proposal for our records. Our Standard Terms and Conditions are attached and considered part of this proposal.

We appreciate the opportunity to provide continuing professional services to Genoa Township.

Please call if you have any questions.

Sincerely,



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

Attachments: Tetra Tech Standard Terms and Conditions

PROPOSAL ACCEPTED BY GENOA TOWNSHIP:

AUTHORIZING SIGNATURE _____

PRINTED NAME _____

TITLE _____ **DATE** _____



Tetra Tech of Michigan, PC Engineering Services Standard Terms & Conditions

Services Consultant will perform services for the Project as set forth in the provisions for Scope of Work/Fee/Schedule in the proposal and in accordance with these Terms & Conditions. Consultant has developed the Project scope of service, schedule, and compensation based on available information and various assumptions. The Client acknowledges that adjustments to the schedule and compensation may be necessary based on the actual circumstances encountered by Consultant in performing their services. Consultant is authorized to proceed with services upon receipt of an executed Agreement.

Compensation In consideration of the services performed by Consultant, the Client shall pay Consultant in the manner set forth above. The parties acknowledge that terms of compensation are based on an orderly and continuous progress of the Project. Compensation shall be equitably adjusted for delays or extensions of time beyond the control of Consultant. Where total project compensation has been separately identified for various tasks, Consultant may adjust the amounts allocated between tasks as the work progresses so long as the total compensation amount for the project is not exceeded.

Fee Definitions The following fee types shall apply to methods of payment:

- **Salary Cost** is defined as the individual's base salary plus customary and statutory benefits. Statutory benefits shall be as prescribed by law and customary benefits shall be as established by Consultant employment policy.
- **Cost Plus** is defined as the individual's base salary plus actual overhead plus professional fee. Overhead shall include customary and statutory benefits, administrative expense, and non-project operating costs.
- **Lump Sum** is defined as a fixed price amount for the scope of services described.
- **Standard Rates** is defined as individual time multiplied by standard billing rates for that individual.
- **Subcontracted Services** are defined as Project-related services provided by other parties to Consultant.
- **Reimbursable Expenses** are defined as actual expenses incurred in connection with the Project.

Payment Terms Consultant shall submit invoices at least once per month for services performed and Client shall pay the full invoice amount within 30 days of the invoice date. Invoices will be considered correct if not questioned in writing within 10 days of the invoice date. Client payment to Consultant is not contingent on arrangement of project financing or receipt of funds from a third party. In the event the Client disputes the invoice or any portion thereof, the undisputed portion shall be paid to Consultant based on terms of this Agreement. Invoices not in dispute and unpaid after 30 days shall accrue interest at the rate of one and one-half percent per month (or the maximum percentage allowed by law, whichever is the lesser). Invoice payment delayed beyond 60 days shall give Consultant the right to stop work until payments are current. Non-payment beyond 70 days shall be just cause for termination by Consultant.

Additional Services The Client and Consultant acknowledge that additional services may be necessary for the Project to address issues that may not be known at Project initiation or that may be required to address circumstances that were not foreseen. In that event, Consultant notify the Client of the need for additional services and the Client shall pay for such additional services in an amount and manner as the parties may subsequently agree.

Site Access The Client shall obtain all necessary approvals for Consultant to access the Project site(s).

Underground Facilities Consultant and/or its authorized subcontractor will conduct research and perform site reconnaissance in an effort to discover the location of existing underground facilities prior to developing boring plans, conducting borings, or undertaking invasive subsurface investigations. Client recognizes that accurate drawings or knowledge of the location of such facilities may not exist, or that research may reveal as-built drawings or other documents that may inaccurately show, or not show, the location of existing underground facilities. In such events, except for the sole negligence, willful misconduct, or practice not conforming to the Standard of Care cited in this Agreement, Client agrees to indemnify and hold Consultant and/or its Subcontractor harmless from any and all property damage, injury, or economic loss arising or allegedly arising from borings or other subsurface penetrations.

Regulated Wastes Client is responsible for the disposal of all regulated wastes generated as a result of services provided under this Agreement. Consultant and Client

mutually agree that Consultant assumes no responsibility for the waste or disposal thereof.

Contractor Selection Consultant may make recommendations concerning award of construction contracts and products. The Client acknowledges that the final selection of construction contractors and products is the Client's sole responsibility.

Ownership of Documents Drawings, specifications, reports, programs, manuals, or other documents, including all documents on electronic media, prepared under this Agreement are instruments of service and are, and shall remain, the property of Consultant. Record documents of service shall be based on the printed copy. Consultant will retain all common law, statutory, and other reserved rights, including the copyright thereto. Consultant will furnish documents electronically; however, the Client releases Consultant from any liability that may result from documents used in this form. Consultant shall not be held liable for reuse of documents or modifications thereof by the Client or its representatives for any purpose other than the original intent of this Agreement, without written authorization of and appropriate compensation to Consultant.

Standard of Care Services provided by Consultant under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. Consultant makes no warranty or guaranty, either express or implied. Consultant will not be liable for the cost of any omission that adds value to the Project.

Period of Service Consultant shall perform the services for the Project in a timely manner consistent with sound professional practice. Consultant will strive to perform its services according to the Project schedule set forth in the provisions for Scope of Work/Fee/Schedule above. The services of each task shall be considered complete when deliverables for the task have been presented to the Client. Consultant shall be entitled to an extension of time and compensation adjustment for any delay beyond Consultant control.

Insurance and Liability Consultant shall maintain the following insurance and coverage limits during the period of service. The Client will be named as an additional insured on the Commercial General Liability and Automobile Liability insurance policies.

Worker's Compensation – as required by applicable state statute
Commercial General Liability - \$1,000,000 per occurrence for bodily injury, including death and property damage, and \$2,000,000 in the aggregate
Automobile Liability –\$1,000,000 combined single limit for bodily injury and property damage
Professional Liability (E&O) - \$1,000,000 each claim and in the aggregate

The Client shall make arrangements for Builder's Risk, Protective Liability, Pollution Prevention, and other specific insurance coverage warranted for the Project in amounts appropriate to the Project value and risks. Consultant shall be a named insured on those policies where Consultant may be at risk. The Client shall obtain the counsel of others in setting insurance limits for construction contracts.

Indemnification Consultant shall indemnify and hold harmless the Client and its employees from any liability, settlements, loss, or costs (including reasonable attorneys' fees and costs of defense) to the extent caused solely by the negligent act, error, or omission of Consultant in the performance of services under this Agreement. If such damage results in part by the negligence of another party, Consultant shall be liable only to the extent of Consultant's proportional negligence.

Dispute Resolution The Client and Consultant agree that they shall diligently pursue resolution of all disagreements within 45 days of either party's written notice using a mutually acceptable form of mediated dispute resolution prior to exercising their rights under law. Consultant shall continue to perform services for the Project and the Client shall pay for such services during the dispute resolution process unless the Client issues a written notice to suspend work.

Suspension of Work The Client may suspend services performed by Consultant with cause upon fourteen (14) days written notice. Consultant shall submit an invoice for services performed up to the effective date of the work suspension and the Client shall pay Consultant all outstanding invoices within fourteen (14) days. If the work suspension exceeds thirty (30) days from the effective work suspension date, Consultant shall be entitled to renegotiate the Project schedule and the compensation terms for the Project.

Termination The Client or Consultant may terminate services on the Project upon seven (7) days written notice without cause or in the event of substantial failure by the other party to fulfill its obligations of the terms hereunder. Consultant shall submit an invoice for services performed up to the effective date of termination and the Client shall pay Consultant all outstanding invoices within fourteen (14) days. The Client may withhold an amount for services that may be in dispute provided that the Client furnishes a written notice of the basis for their dispute and that the amount withheld represents a reasonable value.

Authorized Representative The Project Manager assigned to the Project by Consultant is authorized to make decisions or commitments related to the project on behalf of Consultant. Only authorized representatives of Consultant are authorized to execute contracts and/or work orders on behalf of Consultant. The Client shall designate a representative with similar authority.

Project Requirements The Client shall confirm the objectives, requirements, constraints, and criteria for the Project at its inception. If the Client has established design standards, they shall be furnished to Consultant at Project inception. Consultant will review the Client design standards and may recommend alternate standards considering the standard of care provision.

Independent Consultant Consultant is and shall be at all times during the term of this Agreement an independent consultant and not an employee or agent of the Client. Consultant shall retain control over the means and methods used in performing Consultant's services and may retain subconsultants to perform certain services as determined by Consultant.

Compliance with Laws Consultant shall perform its services consistent with sound professional practice and endeavor to incorporate laws, regulations, codes, and standards applicable at the time the work is performed. In the event that standards of practice change during the Project, Consultant shall be entitled to additional compensation where additional services are needed to conform to the standard of practice.

Permits and Approvals Consultant will assist the Client in preparing applications and supporting documents for the Client to secure permits and approvals from agencies having jurisdiction over the Project. The Client agrees to pay all application and review fees.

Limitation of Liability In recognition of the relative risks and benefits of the project to both the Client and Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of Consultant and its subconsultants to the Client and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of Consultant and its subconsultants to all those named shall not exceed \$50,000 or the amount of Consultant's total fee paid by the Client for services under this Agreement, whichever is the greater. Such claims and causes include, but are not limited to negligence, professional errors or omissions, strict liability, breach of contract or warranty.

Consequential Damages Neither the Client nor Consultant shall be liable to the other for any consequential damages regardless of the nature or fault.

Waiver of Subrogation Consultant shall endeavor to obtain a waiver of subrogation against the Client, if requested in writing by the Client, provided that Consultant will not increase its exposure to risk and Client will pay the cost associated with any premium increase or special fees.

Environmental Matters The Client warrants that they have disclosed all potential hazardous materials that may be encountered on the Project. In the event unknown hazardous materials are encountered, Consultant shall be entitled to additional compensation for appropriate actions to protect the health and safety of its personnel, and for additional services required to comply with applicable laws. The Client shall indemnify Consultant from any claim related to hazardous materials encountered on the Project except for those events caused by negligent acts of Consultant.

Cost Opinions Consultant shall prepare cost opinions for the Project based on historical information that represents the judgment of a qualified professional. The Client and Consultant acknowledge that actual costs may vary from the cost opinions prepared and that Consultant offers no guarantee related to the Project cost.

Contingency Fund The Client acknowledges the potential for changes in the work during construction and the Client agrees to include a contingency fund in the Project budget appropriate to the potential risks and uncertainties associated with the Project. Consultant may offer advice concerning the value of the contingency fund; however, Consultant shall not be liable for additional costs that the Client may incur beyond the contingency fund they select unless such additional cost results from a negligent act, error, or omission related to services performed by Consultant.

Safety Consultant shall be responsible solely for the safety precautions or programs of its employees and no other party.

Information from Other Parties The Client and Consultant acknowledge that Consultant will rely on information furnished by other parties in performing its services under the Project. Consultant shall not be liable for any damages that may be incurred by the Client in the use of third party information.

Force Majeure Consultant shall not be liable for any damages caused by any delay that is beyond Consultant's reasonable control.

Waiver of Rights The failure of either party to enforce any provision of these terms and conditions shall not constitute a waiver of such provision nor diminish the right of either party to the remedies of such provision.

Warranty Consultant warrants that it will deliver services under the Agreement within the standard of care. No other expressed or implied warranty is provided by Consultant.

Severability Any provision of these terms later held to violate any law shall be deemed void and all remaining provisions shall continue in force. In such event, the Client and Consultant will work in good faith to replace an invalid provision with one that is valid with as close to the original meaning as possible.

Survival All provisions of these terms that allocate responsibility or liability between the Client and Consultant shall survive the completion or termination of services for the Project.

Assignments Neither party shall assign its rights, interests, or obligations under the Agreement without the express written consent of the other party.

Governing Law The terms of agreement shall be governed by the laws of the state where the services are performed provided that nothing contained herein shall be interpreted in such a manner as to render it unenforceable under the laws of the state in which the Project resides.

Collection Costs In the event that legal action is necessary to enforce the payment provisions of this Agreement if Client fails to make payment within sixty (60) days of the invoice date, Consultant shall be entitled to collect from the Client any judgment or settlement sums due, reasonable attorneys' fees, court costs, and expenses incurred by Consultant in connection therewith and, in addition, the reasonable value of Consultant's time and expenses spent in connection with such collection action, computed at Consultant's prevailing fee schedule and expense policies.

Equal Employment Opportunity Consultant will comply with federal regulations pertaining to Equal Employment Opportunity. Consultant is in compliance with applicable local, state, and federal regulations concerning minority hiring. It is Consultant's policy to ensure that applicants and employees are treated equally without regard to race, creed, sex, color, religion, veteran status, ancestry, citizenship status, national origin, marital status, sexual orientation, or disability. Consultant expressly assures all employees, applicants for employment, and the community of its continuous commitment to equal opportunity and fair employment practices.

Attorney Fees Should there be any suit or action instituted to enforce any right granted in this contract, the substantially prevailing party shall be entitled to recover its costs, disbursements, and reasonable attorney fees from the other party. The party that is awarded a net recovery against the other party shall be deemed the substantially prevailing party unless such other party has previously made a bona fide offer of payment in settlement and the amount of recovery is the same or less than the amount offered in settlement. Reasonable attorney fees may be recovered regardless of the forum in which the dispute is heard, including an appeal.

Third Party Beneficiaries Nothing in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant. The Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder. The Client agrees to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of this paragraph.

Captions The captions herein are for convenience only and are not to be construed as part of this Agreement, nor shall the same be construed as defining or limiting in any way the scope or intent of the provisions hereof.



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

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

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

July 14, 2016

Alexandria Lyttle
830 Sunrise Park
Howell, MI 48843

Re: Sunrise Park and Newberry-Wise Subdivisions Special Assessment District
Parcels: 4711-04-400-009 and 4711-09-201-120

Dear Ms. Lyttle,

On July 1, 2015 correspondence was sent out to every property owner in the Sunrise Park and Newberry-Wise Subdivisions indicating that the Township had received a request for a special assessment district to improve the private roads within those subdivisions. This correspondence also notified residents that there would be an informational meeting which was held on July 9, 2015. Between December 2015 and February 2016 the Township Board considered this request and passed five resolutions to establish a special assessment district as required by Public Act 188. This process included two public hearings and statutory notice mailed twice to each property upon which the costs of the road improvement would be assessed. Notice was also published in the local newspaper as required by law. The notices indicated that the cost of the project would be spread over the district for five years. The amount ultimately approved was \$849.67 per parcel per year.

Several residents with multiple lots contacted the Township and sought relief. Those residents willing to forgo the ability to build a principal structure on the secondary or tertiary lots executed agreements which precluded their ability to build on those lots. In consideration of these agreements, the road assessment for secondary or tertiary lots was removed. These agreements are binding upon transfers, heirs, assigns, and successors.

Because the special assessment roll has been established and the pro-rata share of cost has been assigned, any decrease in the number of parcels assessed would increase the amount charged to those parcels within the district. For this reason, and the fact that, statutory notice was provided, the opportunity to waive assessment for multiple lots has passed.

Best regards,

Michael C. Archinal
Township Manager

Cc: Township Board; Joseph Seward, Esq.; Kelly VanMarter, Assistant Township Manager



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Brighton, MI 48116
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genoa.org

July 14, 2016

Gabriella Hoffman
980 Sunrise Park
Howell, MI 48843

Re: Sunrise Park and Newberry-Wise Subdivisions Special Assessment District
Parcels: 4711-09-201-138 and 4711-09-201-139

Dear Ms. Hoffman,

On July 1, 2015 correspondence was sent out to every property owner in the Sunrise Park and Newberry-Wise Subdivisions indicating that the Township had received a request for a special assessment district to improve the private roads within those subdivisions. This correspondence also notified residents that there would be an informational meeting which was held on July 9, 2015. Between December 2015 and February 2016 the Township Board considered this request and passed five resolutions to establish a special assessment district as required by Public Act 188. This process included two public hearings and statutory notice mailed twice to each property upon which the costs of the road improvement would be assessed. Notice was also published in the local newspaper as required by law. The notices indicated that the cost of the project would be spread over the district for five years. The amount ultimately approved was \$849.67 per parcel per year.

Several residents with multiple lots contacted the Township and sought relief. Those residents willing to forgo the ability to build a principal structure on the secondary or tertiary lots executed agreements which precluded their ability to build on those lots. In consideration of these agreements, the road assessment for secondary or tertiary lots was removed. These agreements are binding upon transfers, heirs, assigns, and successors.

Because the special assessment roll has been established and the pro-rata share of cost has been assigned, any decrease in the number of parcels assessed would increase the amount charged to those parcels within the district. For this reason, and the fact that, statutory notice was provided, the opportunity to waive assessment for multiple lots has passed.

Best regards,

Michael C. Archinal
Township Manager

Cc: Township Board; Joseph Seward, Esq.; Kelly VanMarter, Assistant Township Manager

SUPERVISOR

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CLERK

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TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

10 Draft 11/15/16



STATE OF MICHIGAN

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

RICK SNYDER
GOVERNOR

SHELLY EDGERTON
DIRECTOR

June 22, 2016

To whom it may concern:

Act 62 of 2016 - the "Human Trafficking Notification Act" - was recently passed into law and takes effect on July 4, 2016. You are receiving this letter because under Section 3 of the (enclosed) Act 62, your entity appears to be required to display the enclosed notice in both English and Spanish.

Please display the enclosed notices at your entity in a location that is visible to the public and to your employees. Additional posters may be downloaded without charge from our website at www.michigan.gov/wagehour.

Under Section 9(2) of Act 62, failure to comply with the law's notification requirements after being informed of them may subject a covered entity to a \$250.00 fine for the second occurrence within 1 year and a \$500.00 fine for the third occurrence within 1 year. Our goal is to encourage voluntary compliance by timely providing entities with the required notices to display.

Please contact the Wage and Hour Division at the telephone number or website indicated below if you have any questions. Thank you for your anticipated cooperation in displaying these mandatory notices.

Sincerely,

Wage and Hour Division
Department of Licensing and Regulatory Affairs
State of Michigan

LARA is an equal opportunity employer/program.
Auxiliary aids, services and other reasonable accommodations are available, upon request, to individuals with disabilities.

WAGE AND HOUR DIVISION
P.O. Box 30476 • Lansing, Michigan 48909-7976
OVERNIGHT MAIL ADDRESS: 525 W.ALLEGAN STREET • LANSING, MICHIGAN 48933
Toll Free: 1-855-4MI-WAGE (1-855-464-9243) • (517) 284-7800 • FAX (517) 322-6352
www.michigan.gov/wagehour • www.michigan.gov/lara

***** Act 62 of 2016 THIS NEW ACT IS EFFECTIVE JULY 4, 2016 *****
HUMAN TRAFFICKING NOTIFICATION ACT
Act 62 of 2016

AN ACT to create the human trafficking notification act; to require the posting of certain notices relating to human trafficking; to prescribe the powers and duties of certain state and local departments and agencies; and to provide a remedy.

History: 2016, Act 62, Eff. July 4, 2016.

The People of the State of Michigan enact:

***** 752.1031.new THIS NEW SECTION IS EFFECTIVE JULY 4, 2016 *****

752.1031.new Short title.

Sec. 1. This act shall be known and may be cited as the "human trafficking notification act".

History: 2016, Act 62, Eff. July 4, 2016.

***** 752.1032.new THIS NEW SECTION IS EFFECTIVE JULY 4, 2016 *****

752.1032.new Definitions.

Sec. 2. As used in this act:

(a) "Adult entertainment establishment" means either of the following:

(i) An adult entertainment establishment that holds a topless activity permit under section 916(3) of the Michigan liquor control code of 1998, 1998 PA 58, MCL 436.1916.

(ii) Any other retail establishment that provides adult-oriented entertainment in which performers disrobe or perform in an unclothed state for entertainment.

(b) "Department" means the department of licensing and regulatory affairs.

(c) "Human trafficking notice" means the notice described in section 5.

History: 2016, Act 62, Eff. July 4, 2016.

***** 752.1033.new THIS NEW SECTION IS EFFECTIVE JULY 4, 2016 *****

752.1033.new Posting of human trafficking notice on certain premises.

Sec. 3. (1) The department of transportation shall post a human trafficking notice on the premises of each rest stop and welcome facility in this state in the manner described in this act and as required by the department under this act.

(2) Each local unit of government that operates a rest stop or welcome facility shall post a human trafficking notice on the premises of that rest stop or welcome facility in the manner described in this act and as required by the department under this act.

(3) Each local unit of government, or authority allowed by law, that provides bus or rail transportation services to the public shall post a human trafficking notice on the premises of any station that provides those services in the manner described in this act and as required by the department under this act.

(4) Each of the following shall post a human trafficking notice on its premises in the manner described in this act and as required by the department under this act:

(a) Any entity that owns property that has been found by a court to constitute a public nuisance due to acts of prostitution or human trafficking being conducted on the property or arising out of the ownership or use of the property.

(b) An adult entertainment establishment.

(c) Public airports.

History: 2016, Act 62, Eff. July 4, 2016.

***** 752.1034.new THIS NEW SECTION IS EFFECTIVE JULY 4, 2016 *****

752.1034.new Posting of human trafficking notice; manner.

Sec. 4. The human trafficking notice required under this act shall be posted in a conspicuous manner clearly visible to the public and employees within each facility operated by an entity described in section 3 that is open to use by the public.

History: 2016, Act 62, Eff. July 4, 2016.

***** 752.1035.new THIS NEW SECTION IS EFFECTIVE JULY 4, 2016 *****

752.1035.new Posting of human trafficking notice; requirements.

Sec. 5. A human trafficking notice required to be posted under this act shall meet the following requirements:

(a) Be of a design and style to provide proper notice under this act.

(b) Be no smaller than 8-1/2 inches by 11 inches and contain the following notice in boldfaced type of not less than a 14-point font determined appropriate by the department:

"If you or someone you know is being forced to engage in any activity and cannot leave, whether the activity is commercial sex, housework, farm work, or any other activity, please contact the National Human Trafficking Resource Center hotline at 1-888-373-7888 or text 233733 to access help and services. The victims of human trafficking are protected under U.S. laws and the laws of this state."

(c) Be of durable construction.

(d) Be posted in the English and Spanish languages and in any other language determined appropriate by the department in consultation with the attorney general. The department may require the posting of other languages under this subdivision in specified areas of this state due to the languages used within those specified areas.

History: 2016, Act 62, Eff. July 4, 2016.

***** 752.1036.new THIS NEW SECTION IS EFFECTIVE JULY 4, 2016 *****

752.1036.new Notice; sample.

Sec. 6. The department shall post on its departmental website a sample of the notice described in section 5, which shall be available for downloading for purposes of this act.

History: 2016, Act 62, Eff. July 4, 2016.

***** 752.1037.new THIS NEW SECTION IS EFFECTIVE JULY 4, 2016 *****

752.1037.new Written notice of requirements.

Sec. 7. The department shall provide each entity described in section 3 with written notice of the requirements of this act.

History: 2016, Act 62, Eff. July 4, 2016.

***** 752.1038.new THIS NEW SECTION IS EFFECTIVE JULY 4, 2016 *****

752.1038.new Applicability of act; appropriation of funds.

Sec. 8. This act does not apply unless sufficient funds are appropriated to the department to allow it to carry out the duties required under this act.

History: 2016, Act 62, Eff. July 4, 2016.

***** 752.1039.new THIS NEW SECTION IS EFFECTIVE JULY 4, 2016 *****

752.1039.new Failure of entity to comply with act; notice; fine

Sec. 9. (1) If the department determines that an entity described in section 3 has failed to comply with the notice requirements of this act, the department shall notify the entity that it is in violation of this act and provide the entity with 48 hours to come into compliance with this act.

(2) If the entity under subsection (1) is subsequently notified a second time of a failure to comply with the requirements of this act within 1 year of the previous notification, the entity may be fined not more than \$250.00. If the same entity is notified a third time of a failure to comply with the requirements of this act within 1 year of the previous 2 notifications, the entity may be fined not more than \$500.00.

History: 2016, Act 62, Eff. July 4, 2016.

***** 752.1040.new THIS NEW SECTION IS EFFECTIVE JULY 4, 2016 *****

752.1040.new Rules.

Sec. 10. The department may promulgate rules to implement this act.

History: 2016, Act 62, Eff. July 4, 2016.

June 20, 2016

To:

Pine Creek Ridge Home Owners Association Officers & Directors
Lake Villas at Pine Creek Co-owners
Genoa Township Officers, Trustees, Manager
Livingston County Road Commission
Hamburg Township Officers, Trustees

Subject:

Privatization and Gating of the Pine Creek Ridge community

Reference:

R. Paler and C. Tepper June 10, 2015 request that Lake Villas Board of Directors indicate support for privatization and gating of the Pine Creek community so PCRHOA can approach Genoa Township seeking their approval.

Lake Villas Condo Association has vetted all data and answers provided over the last year.

This letter is to advise you that the co-owners of the Lake Villas Condo Association at Pine Creek overwhelmingly oppose the concept of the Pine Creek community being a gated community. Of the 81 (84.375%) co-owners who responded, 74 (91%) are opposed to a gated community. Six co-owners (7% of respondents/6.25% of co-owners) expressed support for a gated community.

The Lake Villas Condo Board of Directors opposes any plan to gate the Pine Creek community.

The Lake Villas Condo Board of Directors opposes any plan to privatize the public roads within the Pine Creek community.

The LVC Board of Directors expects that PCRHOA will respect the LVC co-owners position. The Pine Creek community was developed, marketed, sold and deeded as an open community.

LVC BOD suggests that to increase the security and safety of all Pine Creek residents, the Livingston County Sheriff be contracted for random traffic speed control. LVC BOD confirmed that contracted sheriff services are available. This is in addition to Signal88 services.

Lake Villas Condo Association at Pine Creek



Dave Wennerberg, President



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

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

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MANAGER

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TRUSTEES

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Todd W. Smith
Linda Rowell

July 14, 2016

William C. Lindholm
15343 Susanna Circle
Livonia, MI 48154

Re: Sunrise Park and Newberry-Wise Subdivisions Special Assessment District
Parcels: 4711-09-201-001 and 4711-09-201-175

Dear Mr. Lindholm,

On July 1, 2015 correspondence was sent out to every property owner in the Sunrise Park and Newberry-Wise Subdivisions indicating that the Township had received a request for a special assessment district to improve the private roads within those subdivisions. This correspondence also notified residents that there would be an informational meeting which was held on July 9, 2015. Between December 2015 and February 2016 the Township Board considered this request and passed five resolutions to establish a special assessment district as required by Public Act 188. This process included two public hearings and statutory notice mailed twice to each property upon which the costs of the road improvement would be assessed. Notice was also published in the local newspaper as required by law. The notices indicated that the cost of the project would be spread over the district for five years. The amount ultimately approved was \$849.67 per parcel per year.

Several residents with multiple lots contacted the Township and sought relief. Those residents willing to forgo the ability to build a principal structure on the secondary or tertiary lots executed agreements which precluded their ability to build on those lots. In consideration of these agreements, the road assessment for secondary or tertiary lots was removed. These agreements are binding upon transfers, heirs, assigns, and successors. You and I discussed this opportunity directly and you declined to sign an agreement.

You have provided information that indicates that over 25 years ago then Township Manager Jim Stornant stated that Lot #1 was unbuildable. I am unable to verify this as our retention schedule for Board of Review minutes does not go back that far. Be that as it may, I am unable to reconcile the fact that you declined to affirm that Lot #1 was



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genoa.org

unbuildable by signing an agreement but now want Lot #1 considered unbuildable based on a comment made by my predecessor a quarter of a century ago.

Because the special assessment roll has been established and the pro-rata share of cost has been assigned, any decrease in the number of parcels assessed would increase the amount charged to those parcels within the district. For this reason, and the fact that, statutory notice was provided, the opportunity to waive assessment for multiple lots has passed.

Best regards,

Michael C. Archinal
Township Manager

Cc: Township Board; Joseph Seward, Esq.; Kelly VanMarter, Assistant Township Manager

SUPERVISOR

Gary T. McCrie

CLERK

Paulette A. Skolarus

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Jean W. Ledford

Todd W. Smith

Linda Rowell

William C. Lindholm
15343 Susanna Circle
Livonia MI 48154
Phone: 734-658-5854

July 6, 2016

Genoa Township Board
2911 Dorr Road
Brighton, Michigan

Re: Appeal of Sunrise Park Road Assessment Charges

Dear Board Members:

On February 25, 1991 Mr. Jim Stornant, Township Manager, told me that one of my properties, Lot #1 in Sunrise Park, was classified by the township as an "unbuildable lot." This information was given to me for presentation to the Genoa Board of Review as part of tax assessment purposes for that area and would be a matter of record with that Board. In the 30 years that I have owned this lot no correction or apology of error has been received by me for this long standing classification.

When the 2015 Sunrise Park Paving Project was launched, it was stated that they would not be assessing Vacant Unbuildable property for the road paving. I do not know why they are giving discounts for unbuildable lots, but since the township told me that my lot was classified as unbuildable, I felt I was entitled to such a discount. Therefore, I applied by hand delivered letter on February 8, 2016 for no assessment on the one lot that contains only a boat dock. (See letter attached).

However, I just received my tax assessment on Lot 1 and my application for no assessment was not acted upon, and I was assessed the road paving assessment of \$849.67. Total \$4,248.35. So I write this letter and appeal to you for the same rights as the others – no road assessment on the unbuildable Lot #1. Thank you very much.

Sincerely,



William C. Lindholm

To: Mr Michael Archinal, Manager.
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

February 8, 2016

1) Mr. Jim Stornant, Genoa Twp. Manager, told me on Feb. 25, 1991 that there had been no change in this property, and it is still "legally an unbuildable lot."

1) I was going through my files and found the above paragraph from a letter to the Genoa Board of Review which is copied above. The "unbuildable lot" information was also accepted by the Genoa Township Board of Review that same year --1991.

So it appears that my vacant Lot has been classified as "unbuildable" by Genoa Township for the last 31 years that I have owned it. And I recently received a letter from the Township attorney, Frank Mancusa, Jr, stating that the Township was not assessing unbuildable lots for the 2015 Sunrise Park Road Project. So could this lot be just delisted from the 2015 Sunrise Park Project assessments? (I appeared before the Township Board on February 1, 2016 and entered a protest for this Lot being assessed).

I wanted you to have this information. Thank you.


William C. Lindholm, Owner
Cell Phone: 734-658-5854

Lot 1 -- LD. Code 11-09-201-001 Residential

This lot is Vacant and is used as a strip walkway to a boat dock on the lake.

This Lot is along a swamp and is a companion lot extension to our summer cottage which is being assessed for the road building project.

To: The Board of Review, Genoa Twp, Livingston County

Re: Petition for Property Assessment Review
Property I.D. Code No. 11-09-201-001 401 Residential
Protest of assessed value of \$18,400.00 for the year 1991
My opinion: Assessed value should be \$9,000.

Dear Board of Review:

Last year (1990) this Board doubled the valuation on this property from the previous year to \$9,000 for 1990 on the grounds that it was an "unbuildable lot." The tentative assessment for 1991 doubles the valuation again -- a 360% increase in two years. I believe the Board was correct last year for the following reasons:

1) Mr. Jim Stornant, Genoa Twp. Manager, told me on Feb. 25, 1991 that there had been no change in this property, and it is still "legally an unbuildable lot."

2) All cottages in East Sunrise Park that are not on a lakefront lot have a strip-lot for lakefront access, as is this lot which has only a boat dock on it. My neighbor's lake access lot is tentatively assessed for 1991 (11-09-201-007) at \$4,400 the same as last year. The only difference is that his lot is 22x154' and my lot is 41.5 x 128.' I do not believe that 19 feet more in width on an unbuildable lot would make it worth more than four times as much. I submit that your Board was right in its assessment of \$9,000.00 last year.

3) The assessments in Sunrise Park have dropped slightly this year, and there is no justification to double the value of this property this year.

4) My next door neighbor (11-09-201-174) has had her cottage, her lakefront boat dock access property, and a third lot for sale for \$60,000/Land Contract terms for several months with no sale. My cottage is comparable, and therefore I believe that a 50% assessed value of \$19,200 cottage and tentative lake access of \$19,400 or a total package 100% Fair Market Value of \$77,000 would not sell.

5) Finally, there are four cottages on the east end of Sunrise Park. Two are lake front and two have lake access. The cottages on the lake are 1991 tentatively assessed at: (002) \$30,800, (003) \$30,200 and non-lakefront with strip access totaled are: (174) \$28,200 and mine -- \$37,600. Since the cottages are comparable, and my cottage is not on the lake, there is no justification for my unbuildable strip-lot being assessed at more than \$9,000 -- the amount set by this Board in 1990. Thank you.

William C. Lindholm	History: 1986	\$4,100	1990	\$9,000
15343 Susanna Circle	1987	\$4,300	1991	\$18,400
Livonia, MI 48154	1988	\$4,600		
March 1, 1991	1989	\$5,060		



Dear MTA Member Board:

On behalf of the Michigan Townships Association Board of Directors and staff, thank you for renewing your membership. We are honored to continue to serve you in the upcoming year!

As an MTA member, you are part of the largest association of local government officials in Michigan—and one of the largest in the United States. This fellowship brings great advantages and benefits to your township, and to township government as a whole.

We strive to continually provide our member officials with the latest news and information impacting local government. Our weekly and monthly newsletters, legislative alerts, website, publications and award-winning magazine are all assembled with one mission: to ensure you have the insights you need to efficiently and effectively serve your township. Our experienced, knowledgeable Member Information Services Department offers answers to specific member questions on any facet of township governance or operations. And our members-only social networking site, *Community Connection*, offers a place for you to share, network and discuss issues singular to township leaders, in a private setting.

And speaking of connection, there is no better way for township officials to connect with their peers than at an MTA conference or workshop. Members receive special discounted pricing to attend MTA events, which bring together officials from all corners of the state, and townships large and small, urban and rural. While the demographics may differ, you'll find among attendees one critical similarity—a commitment to serving Michigan communities with an eye toward excellence.

Don't miss your opportunity to take part in these critical networking and educational opportunities as MTA adjusts its event calendar beginning this fall. Our *On The Road* regional meetings will now take place in September and October, to accommodate our move to a spring Annual Educational Conference. That's right—beginning in 2017, our Annual Conference moves to April. Mark your calendars now, as the 2017 MTA Conference, returning to Lansing, April 10-13, is an event you cannot afford to miss.

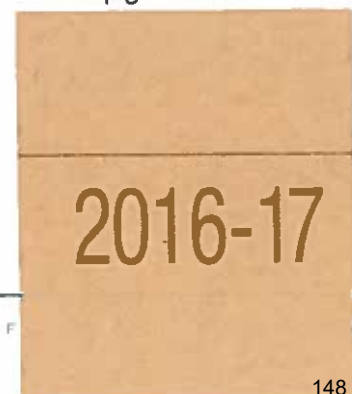
A key theme of our April Conference will be advocacy—another important component of your MTA membership. MTA is your connection to lawmakers in Lansing. We advocate on your behalf, supporting legislation that reflects the evolving needs of townships while fighting against laws and regulations that could harm our communities. As an MTA member, you are also represented by the National Association of Towns and Townships, which advocates at the federal level for our country's small communities.

In recognition of your Association membership for 2016-17, a current tab is enclosed that may be affixed to your MTA membership plaque. We appreciate your dedication to MTA and township government. Please contact us any time that we can be of assistance.

Sincerely,

A handwritten signature in black ink that reads "Penny Kay Haney". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Penny Kay Haney
Director of Operations





To Board 7/16

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
PUBLIC SERVICE COMMISSION
SALLY A. TALBERG
CHAIRMAN

NORMAN J. SAARI
COMMISSIONER

SHELLY EDGERTON
DIRECTOR

July 1, 2016

**Communication to Michigan Municipalities and Video/Cable Providers –
Michigan Public Service Commission Resumes Video Franchise Operations –
Effective July 1, 2016**

Interim funding for the Michigan Public Service Commission's (MPSC's) video franchise activity has been secured. The MPSC will resume video/cable franchise operations on July 1, 2016. The MPSC will resume handling and/or processing video/cable franchise entity, provider, and customer complaints. Municipalities can advise their residents to contact the MPSC for any video/cable customer complaints, in addition municipalities may contact the MPSC for any franchise agreement complaints. The MPSC looks forward to working with customers, municipalities and providers on matters related to Public Act 480 of 2006 (Uniform Video Services Local Franchise Act).

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UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF MICHIGAN
SOUTHERN DIVISION

LIVINGSTON CHRISTIAN SCHOOLS,
a Michigan nonprofit corporation,

Plaintiff,

v.

CASE NO. 15-12793
HONORABLE GEORGE CARAM STEEH

GENOA CHARTER TOWNSHIP, a
Michigan municipal corporation,

Defendant.

_____ /

**ORDER GRANTING DEFENDANT'S
MOTION FOR SUMMARY JUDGMENT (Doc. 35)**

This matter is before the court on Defendant Genoa Charter Township's (Township) motion for summary judgment. Plaintiff Livingston Christian Schools (LCS) brought this action against the Township under the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), 42 U.S.C. § 2000cc *et seq.*, the First Amendment to the United States Constitution, and the Fourteenth Amendment to the United States Constitution. LCS also requested injunctive relief in its complaint, but the court denied that request. (Doc. 4 and Doc. 22).

LCS alleges that the Township violated RLUIPA by denying the Brighton Church of the Nazarene (Church)—a non-party to this case—a special use permit that would have allowed LCS to relocate to property owned by the Church. Specifically, LCS argues that the Township's decision denying the Church's amended special use permit imposes a substantial burden on LCS's religious exercise and the religious exercise of its students.

LCS additionally argues that the Township has not advanced a compelling governmental interest in denying the amended special use permit, and, even if it had, it has not implemented the denial in the least restrictive means possible. LCS further alleges that the denial of the permit application violated both its First Amendment right to free exercise of religion as well as its Fourteenth Amendment right to Substantive Due Process. The Township filed this summary judgment motion, and the court heard oral argument on June 15, 2016.

For the reasons stated in the court's opinion, the Township's motion for summary judgment is GRANTED.

I. STATEMENT OF FACTS¹

The Nazarene Church sits on approximately 16.5 acres (37,620 square feet) of property in Genoa Charter Township and includes a Christian education center, a sanctuary, Church offices, a recreational facility and a residential parsonage. (Doc. 4, Pg ID 113). The Church is bounded to the west by another church, to the east and south by public roads and to the north by neighborhoods. The Church conducts "its worship services and ministries . . . on weekends and select weeknights, and approximately 1,000 people typically attend weekend worship services." (*Id.* at 114). The Church property is located in the Township's "suburban residential zoning district." (Doc. 11, Pg ID 274). As such, the Church has sought several special use permits between 1991 and 2013. All of these special use permit applications were approved by the Township. Over the

¹For a complete recitation of the facts, see the court's Opinion and Order Denying Plaintiff's Emergency Motion for Temporary Restraining Order (Doc. 22).

years, homeowners in the surrounding neighborhoods complained about the Church's existing activities, which created, among other things, noise, littering, and safety issues.

LCS is a non-profit organization that has been operating a pre-kindergarten through 12th grade Christian school since its formation in 2005. (Doc. 4-2, Pg ID 139). For the past nine years, LCS operated the school at a building it owns in Pinckney, Michigan. (*Id.*). LCS insists it must relocate to meet its growing enrollment, academic objectives, and mission to serve Livingston County (*Id.* at 140-41). The Township claims these are not LCS's true reasons. Rather, according to the Township, LCS wants to relocate to reverse a recent trend of decreasing enrollment. (Doc. 35, Pg ID 939).

Recently, LCS sought to relocate from Pinckney, Michigan to the Church's building to operate a Christian school. To facilitate the move to a new building, LCS entered into a five-year lease agreement with the Church beginning June 1, 2015. (Doc. 4-4). LCS prepaid rent to the Church in the amount of approximately \$70,000. (Doc. 4-2, Pg ID 140). After opening enrollment to the community, with the help of LCS's social media campaign, LCS's enrollment increased by over 20% from 139 students during the 2014-2015 school year to 168 students for the upcoming 2015-2016 school year. (*Id.*). In anticipation of the move to the Nazarene Church, LCS agreed to lease the property it owns in Pinckney to a charter school, Light of the World Academy, for \$5,000 per month. (Doc. 4-2, Pg ID 141).

The Township heard "through the grapevine" about LCS's anticipated relocation to the Church property beginning in the 2015-2016 school year and advised the Church that it would need to apply for a special use permit to allow LCS to operate a school on the Church property. (Doc. 11 at 288). In March 2015, the Church applied for an

amendment to the existing special use permit it was issued in 2013 and submitted an impact assessment in support of the amendment. (Doc. 4-5); (Doc. 12-3). The assessment noted that “the School will add an increase of approximately 50 cars using the exiting parking facilities on Monday thru [sic] Friday.” (Doc. 12-3, Pg ID 459). In addition, the existing playground would be used by the school Monday through Friday during the mid-day, and the parking lot, on occasion, would be used for daytime activities. (*Id.*). The assessment also notes that the school would increase the number of employees by approximately 25 people and there would be 150-250 students. (*Id.* at 460). Finally, as it relates to traffic, the assessment states that LCS “is expected to generate 75 ingress/egress trips from the west and 50 ingress/egress trips from the east prior/after these start times. . . . Little of this traffic will occur during “peak” traffic hours.” (*Id.* at 461). The assessment also noted that the Livingston County Road Commission defined the impact LCS will have on the intersection of Brighton Road and the Church driveway as minor. (*Id.*).

Four Planning Commission meetings open to the public’s comment took place between April and July 2015 to determine whether to recommend approval to the Township board of the Church’s application to amend its existing special use permit. Over this four-month period, the Church worked with the Planning Commission and others to address all outstanding issues and arrange for the operation of LCS beginning in the 2015-2016 school year. At each Planning Commission meeting, nearby neighbors of the Church complained about multiple issues, the central theme being that allowing LCS to operate a school at the Church would be bad for traffic in the area.

Neighbors also complained that the Church had never complied with conditions of its existing special use permit.

The Planning Commission's planning and zoning consultant, LSL Planning, stated that "[t]here are concerns of traffic generation and protection of the adjacent neighborhood to the east. We believe a traffic impact study is necessary to ensure there are no issues with the roadway[.]" (Doc. 12-5, Pg ID 464). The Township's engineering consultant, Tetra Tech, also recommended that the Township require the Church to submit a traffic study. (Doc. 12-6). Tetra Tech stated that the "biggest concern is the traffic generated by a school use and its coordination with the other public school traffic utilizing Brighton Road." (*Id.*).

Attempting to rectify the issues raised in the public hearings, LCS hired Boss Engineering to conduct a traffic impact study. Boss provided a report on May 1, 2015, which was amended on May 20 and again on June 23, 2015, after receiving comments from Tetra Tech and the Planning Commission. (Doc. 4-6); (Doc. 12-7). The final conclusions and recommendations by Boss were as follows:

- The Livingston Christian School will have minimal impact on Brighton Road in the a.m. and p.m. peak traffic hours for the school. The Brighton Road Level of Service will remain at A.
- The Livingston Christian School will have no impact on the traffic signals located at Brighton High School based on the Livingston County Road Commission Synchro model and Bauer Road based on the distance from the Livingston Christian School to the intersection.
- There will be a significant impact on the Monday through Friday use of the Church parking lot during the September to June time period when the school is in session.

- Information shall be provided to students, parents and staff during orientation that recommends right turns out of the parking lot after drop off and pick up to limit delays within the parking lot. The Traffic Control Director will direct left turn drivers into the left turn lane of the driveway at their discretion. The Traffic Director Roles and Responsibilities are defined in Appendix D. The traffic pick up and drop off Parent and Student Orientation Material is presented in Appendix E.
- Due to potentially long delays within the parking lot and at the driveway exit to Brighton Road school staff must be posted at critical locations to monitor the delays and to direct left turns out of the parking lot.

(Doc. 4-6, Pg ID 172). LSL Planning deferred to Tetra Tech for comment on the traffic study. (Doc. 4-7, Pg ID 204). Tetra Tech stated that it had “no further objections to approval of the site plan for approval contingent on [multiple] comments. . . .” (Doc. 4-8, Pg ID 209). Tetra Tech’s comments focused on the Church managing traffic in its parking lot. (*Id.* at 208).

At the final Planning Commission meeting on July, 13, 2015, the commission recommended the Township board approve the Church’s application for an amendment to its special use permit. (Doc. 13-3, Pg. ID 535). On July 16, 2015, the assistant Township manager, Kelly VanMarter, sent the Township board of trustees a letter informing them that the commission recommended granting the Church’s amended special use permit to allow LCS to operate its school from the Church property. (Doc. 4-9, Pg ID 211). The Township board of trustees had a regular meeting on July 20, 2015, where approval of the permit was discussed and voted on. (Doc. 4-10). The motion failed by a 4-3 vote. (*Id.* at 215). The meeting minutes do not reflect any formal reasons for denying the permit. At the board’s next regular meeting, which took place on August 3, 2015, the board clarified the reasons for its previous action of July 20.

(Doc. 4-11, Pg ID 217-18). Again, by 4-3 vote, the board voted to deny the Church's application to amend its special use permit. The following reasons were provided:

1.) The expanded use of the church to include a K-12 school will exacerbate the existing and historical negative impacts of the church on the adjacent neighborhood. The need for active traffic management and restricted egress from the facility provides that the site cannot accommodate the use properly and it increases the potential for negative off-site traffic impacts.

2.) The proposed use is not consistent with the following goals of the Master Plan:

- a. "Achieve well-planned, safe, balanced and pleasant residential neighborhoods."
- b. Promote harmonious and organized development consistent with adjacent land uses."

3.) The project is contrary to the statement of purpose for the Single family Residential Zoning in regard to items 3.01.02(e.) and (g.) and (i

4.) .) as follows:

- a. 3.01.02(e.) – "Discourage any use of land which may overburden public infrastructure and services and the areas natural resources."
- b. 3.01.02(g.) – "Discourage land use which would generate excessive traffic on residential streets."
- c. 3.01.02(i.) – "Prohibit any land use that would substantially interfere with the development, utilization or continuation of single family dwellings in the District."

5.) The proposed use significantly alters the existing or intended character of the general vicinity.

6.) The need for traffic management personnel and the potential off-site impacts created by forced right-turn only exiting will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic. The proposed "D" condition on exit from Church grounds during pick-up and drop-off provides a detriment to the existing walking path, other neighborhoods/buildings for turn-around, in addition to an impact on neighborhood travel including traffic from Worden Lake, Pine Creek, and travelers from the west towards Brighton. In addition, current conditions of this area include the primary hub for the Brighton Area Schools, with Honung (elementary), Maltby (intermediate), Scranton (7/8th grade) and Brighton High School. While not all students attending Scranton will flow through Brighton Road, Scranton was not taken into consideration. It is reasonable to suggest parents with students at both schools drop off at the High School and then proceed to Scranton which starts school at 7:50 a.m.

7.) The potential negative impacts to be created by the use will not be sufficiently mitigated by the conditions of the proposal.

8.) The Nazarene Church has a history of non-compliance with past site plan and ordinance requirements resulting in a negative impact on surrounding neighborhoods, notably found in Planning Commission minutes from August 28, 2000, May 12, 2003, July 22, 2013 and April 2015 through current. Historical and consistent behavior suggests further non-compliance from petitioners. Specific issues include the following:

- a. The applicant has not yet fully implemented the project approved by the Township in 2013. Of particular note are the installation of additional landscaping and parking lot islands;
- b. The applicant has continued to allow a driver's testing operation, despite being informed that it is an illegal nonconforming use of the property; and
- c. The applicant has demonstrated disregard for existing approvals by making significant changes to their building design contrary to the approved 2013 plans and without necessary permits or approvals to do so.

(*Id.* at 218–19).

After the Township's denial of the special use permit application, LCS filed this lawsuit. On August 20, 2015, seventeen days after the Township's denial, LCS finalized its contract to lease the Pinckney facility to Light of the World Academy. After filing this suit, LCS also entered into a short term agreement to lease a building from Whitmore Lake Public Schools for the 2015-2016 academic year.

II. SUMMARY JUDGMENT LEGAL STANDARD

Federal Rule of Civil Procedure 56(c) empowers the court to render summary judgment "forthwith if the pleadings, depositions, answers to interrogatories and admissions on file, together with the affidavits, if any, show that there is no genuine issue as to any material fact and that the moving party is entitled to judgment as a matter of law." *See Redding v. St. Eward*, 241 F.3d 530, 532 (6th Cir. 2001). The Supreme Court has affirmed the court's use of summary judgment as an integral part of

the fair and efficient administration of justice. The procedure is not a disfavored procedural shortcut. *Celotex Corp. v. Catrett*, 477 U.S. 317, 327 (1986); see also *Cox v. Kentucky Dept. of Transp.*, 53 F.3d 146, 149 (6th Cir. 1995).

The standard for determining whether summary judgment is appropriate is "whether the evidence presents a sufficient disagreement to require submission to a jury or whether it is so one-sided that one party must prevail as a matter of law." *Amway Distributors Benefits Ass'n v. Northfield Ins. Co.*, 323 F.3d 386, 390 (6th Cir. 2003) (quoting *Anderson v. Liberty Lobby, Inc.*, 477 U.S. 242, 251-52 (1986)). The evidence and all reasonable inferences must be construed in the light most favorable to the non-moving party. *Matsushita Elec. Indus. Co., Ltd. v. Zenith Radio Corp.*, 475 U.S. 574, 587 (1986); *Redding*, 241 F.3d at 532 (6th Cir. 2001). "[T]he mere existence of some alleged factual dispute between the parties will not defeat an otherwise properly supported motion for summary judgment; the requirement is that there be no *genuine issue of material fact*." *Anderson v. Liberty Lobby, Inc.*, 477 U.S. 242, 247-48 (1986) (emphasis in original); see also *National Satellite Sports, Inc. v. Eliadis, Inc.*, 253 F.3d 900, 907 (6th Cir. 2001).

If the movant establishes by use of the material specified in Rule 56(c) that there is no genuine issue of material fact and that it is entitled to judgment as a matter of law, the opposing party must come forward with "specific facts showing that there is a genuine issue for trial." *First Nat'l Bank v. Cities Serv. Co.*, 391 U.S. 253, 270 (1968); see also *McLean v. 988011 Ontario, Ltd.*, 224 F.3d 797, 800 (6th Cir. 2000). Mere allegations or denials in the non-movant's pleadings will not meet this burden, nor will a mere scintilla of evidence supporting the non-moving party. *Anderson*, 477 U.S. at 248,

252. Rather, there must be evidence on which a jury could reasonably find for the non-movant. *McLean*, 224 F.3d at 800 (citing *Anderson*, 477 U.S. at 252).

IV. ANALYSIS

A. Religious Land Use and Institutionalized Persons Act (RLUIPA)

1. Overview

LCS and the Township primarily rely on the same arguments supporting claimed RLUIPA violations here as they did in their briefs in support and opposition to LCS's motion for a temporary restraining order. Accordingly, the court incorporates by reference the lengthy analysis explaining its ruling denying that motion and only briefly addresses those arguments previously advanced by the parties.

LCS's complaint alleges that the Township's denial of the Church's amended special use permit is a violation of the RLUIPA. The RLUIPA provides:

(a) Substantial burdens

(1) General rule

No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution—

(A) is in furtherance of a compelling governmental interest;

and

(B) is the least restrictive means of furthering that compelling governmental interest.

42 U.S.C. § 2000cc.

The statute further provides:

(2) Scope of application

This subsection applies in any case in which—

* * * *

(C) the substantial burden is imposed in the implementation of a land use regulation or system of land use regulations, under which a government makes, or has in place formal or informal procedures or practices that permit the government to make, individualized assessments of the proposed uses for the property involved.

Id. § 2000cc(a)(2).

The primary point of contention between the parties is whether the Township's denial of the special use permit constitutes a substantial burden under RLUIPA. LCS also contends that the Township does not have a compelling governmental interest in denying the amended special use permit and that, even if the Township has a compelling governmental interest, it has not accomplished its interest through the least restrictive means necessary. The Township, however, does not address whether the Township had a compelling interest or employed the least restrictive means available, instead arguing exclusively that the Township's denial did not constitute a substantial burden.

2. The Township did not Impose a Substantial Burden on LCS

The term "substantial burden" is not defined in the RLUIPA. The Sixth Circuit in *Living Water Church of God v. Charter Twp. of Meridian* articulated a standard which requires LCS to show that, "though the government action may make religious exercise more expensive or difficult, . . . the government action place[s] substantial pressure on [it] to violate its religious beliefs or effectively bar[s] [it] from using its property in the

exercise of its religion[.]” 258 F. App’x 729, 737. When the Township denied the Church’s permit application, LCS had not yet leased its Pinckney property. So, it could have used that location as an alternate to the Church property. Additionally, LCS has operated for 2015-16 school year at the Whitmore Lake location. Thus, “nothing the Township has done requires [LCS] to violate or modify or forego its religious beliefs or precepts, or to choose between those beliefs and a benefit to which [LCS] is entitled[.]” *Id.* at 741 (citations omitted). While it may be less convenient or more expensive for LCS to operate its school from a different location, the circumstances present here do not constitute a substantial burden under the *Living Water* analysis. Because LCS has not “proffered evidence showing that it cannot carry out its church missions and ministries due to the Township’s denial,” it has not established a substantial burden on its free exercise of religion. *Id.* (citing *Westchester Day Sch. v. Vill. of Mamaroneck*, 504 F.3d 338 (2d Cir. 2007)).

LCS also relies on *Harbor Missionary Church Corp. v. City of San Buenaventura*, No. 14-56137, 2016 WL 946537 (9th Cir. Mar. 14, 2016). In that case, a church operated a homeless ministry on its property. *Id.* at *1. The church considered ministering to the homeless a sacred duty. *Id.* After a few years of operation, the city told the church that it needed a conditional use permit to continue operating the homeless ministry. *Id.* The church applied and was denied a permit. *Id.* The church would have had to pay \$1.4 million in order to relocate. *Id.* at *3. The church filed suit against the city, asking the district court for injunctive relief. *Id.* at *2. The district court held that the church was not likely to succeed on the merits because there was no substantial burden under RLUIPA. *Id.* The district court, therefore, denied injunctive

relief. *Id.* The church appealed, and the Ninth Circuit reversed the district court's decision finding that there was, in fact, a substantial burden. *Id.* at *3.

Harbor Missionary is distinguishable from the matter at hand. As this court noted in its order denying LCS's motion for temporary restraining order, where there is a ready alternative, there is no substantial burden. (Doc. 22, Pg. ID 659-60). *Westchester Day School v. Vill. of Mamaroneck*, 504 F.3d 338, 349 (2d Cir. 2007). The church in *Harbor Missionary* had no ready alternative. They would either have to pay \$1.4 million or forfeit their "sacred duty" of ministering to the homeless. LCS, on the other hand, had ready alternatives in the form of both the Pinckney and Whitmore Lake locations. There is nothing standing in the way of LCS exercising its religious beliefs.

During oral argument, LCS also noted that there are currently no religious schools in Livingston county. LCS claimed this was indicative of the Township's discriminatory intent and violation of the purpose of RLUIPA. The Pinckney facility, however, is in Livingston County and was available to LCS when the Township denied its special use permit application. LCS did not lease that space to Light of the World Academy until after the Township's denial. Second, as demonstrated above, RLUIPA analysis begins with determining whether there was a substantial burden, not whether similarly situated religious institutions exist within a given area. Because there is no indication that LCS is being prevented from exercising its religious beliefs, there is no substantial burden here.²

² Given that the Township did not impose a "substantial burden" on LCS's religious exercise, this court will not address whether there was a "compelling governmental interest" or whether the Township's actions were the "least restrictive means of furthering that interest." *Living Water*, 253 F. App'x at 742 ("Because we find

B. First Amendment - Free Exercise of Religion

LCS next alleges that the Township violated its constitutional right under the First Amendment to freely exercise its religious beliefs. The First Amendment establishes that "Congress shall make no law . . . prohibiting the free exercise [of religion]," U.S. Const. Amend. I, and this Free Exercise Clause has been made applicable to the states by incorporation into the Fourteenth Amendment. *See Cantwell v. Connecticut*, 310 U.S. 296, 303 (1940). "The free exercise of religion means, first and foremost, the right to believe and profess whatever religious doctrine one desires." *Employment Div., Dep't of Human Res. of Oregon v. Smith*, 494 U.S. 872, 877 (1990).

1. Standard of Review

There is a disagreement between the parties as to which standard of review this court should apply. The Township argues that opening a school at this exact location is not a "fundamental tenet" of LCS's faith, and the Township's denial of the special use permit was, therefore, not a violation of the Free Exercise Clause. *See Lakewood Congregation of Jehovah's Witnesses, Inc. v. City of Lakewood*, 699 F.2d 303, 307 (6th Cir. 1983) ("[B]uilding and owning a church is a desirable accessory of worship, not a fundamental tenet of the Congregation's religious beliefs."). LCS, on the other hand, argues that the Supreme Court recently rejected this "fundamental tenet" analysis when it clarified that courts should avoid making determinations regarding the centrality of a certain tenet of an individual's faith. *Employment Div., Dep't. Of Human Res. Of Oregon*

no substantial burden, we do not reach the district court's conclusions with regard to whether the Township's action was in furtherance of a compelling governmental interest or was the least restrictive means of furthering that interest.").

v. Smith, 494 U.S. 872, 886-87 (1990) (“It is no more appropriate for judges to determine the ‘centrality’ of religious beliefs before applying a ‘compelling interest’ test in the free exercise field, than it would be for them to determine the ‘importance’ of ideas before applying the ‘compelling interest’ test in the free speech field.”). Under *Lakewood*, it appears that LCS would fail. Operating a school on the Church property is not a “fundamental tenet” of LCS’s faith. It is merely a “desirable accessory,” especially given the alternative locations at LCS’s disposal. This court, however, does not need to decide whether and how *Lakewood* is impacted by *Smith* because, as the analysis below demonstrates, LCS fails under either analysis.

2. *Application of the Neutral Law of General Applicability Standard*

To establish a violation under the Free Exercise Clause, LCS must prove that the Township’s zoning ordinance is not a neutral law of general applicability, either facially or as applied. When examining an as applied challenge, a court must look at whether the official action is religiously motivated by “survey[ing] meticulously the circumstances of governmental categories to eliminate, as it were, religious gerrymanders.” *Church of the Lukumi Babalu Aye, Inc. v. City of Hialeah*, 508 U.S. 520, 534 (1993) (citing *Walz v. Tax Comm’n of New York City*, 397 U.S. 664, 696 (1970) (Harlan, J., concurring)) (internal quotation marks omitted). In drawing its conclusion, the court must pay particular attention to other possible motivations because “a social harm may have been a legitimate concern of government for reasons quite apart from discrimination.” *Id.* at 535.

LCS does not argue that the ordinance is facially invalid. Instead, LCS claims that the Township has not applied the ordinance neutrally. Specifically, the Township

has allowed a driver licensing program to operate on the Church property without the proper permit for over a decade. Outwardly, the Township condemned the Church for allowing the driver licensing program to continue to operate on its property and even listed the driver licensing program as one of the reasons for denying the Church's permit application that would have allowed LCS to operate on the Church property. (Doc. 4-11, Pg ID 219). The Township did, however, meet with the owners of the driver licensing program around the time LCS was denied a special use permit and assured the driver licensing program that it could continue operating on the Church property. (Doc. 43-7, Pg ID 1310). LCS argues that permitting one secular, educational use while denying a religious, educational use on the same property is not a neutral application of the ordinance against LCS, a Christian school.

LCS insists that since at least 1999, the Township has never denied a special use permit, until now. This cuts both ways. Although, the Township has never denied a special use permit for a secular use, it has also never denied a special permit for a religious use. The Township has approved three other special use permits for the Church, a religious institution. The denial at issue was the first time the Church was denied a special use permit. The Township's history of granting special use permits for religious uses casts doubt on LCS's contention that the Township was motivated by a discriminatory intent. The Church, furthermore, is not just any religious institution, it is a religious institution with which LCS is affiliated. In addition, the driver licensing program does not attract the amount of traffic as would a school located on the property. Nor would the traffic be as consistent. LCS does not present any additional evidence to suggest that the Township was participating in "religious gerrymandering" or otherwise

discriminating against LCS as a religious institution. Summary judgment as to this claim is, therefore, GRANTED.

C. Fourteenth Amendment - Substantive Due Process

LCS claims that the Township violated its Fourteenth Amendment right to Substantive Due Process by arbitrarily and capriciously denying it a protected property right when the Township denied the requested special use permit. "To state a substantive due process claim in the context of zoning regulations, a plaintiff must establish that (1) a constitutionally protected property or liberty interest exists, and (2) the constitutionally protected interest has been deprived through arbitrary and capricious action." *Braun v. Ann Arbor Charter Twp.*, 519 F.3d 564, 573 (6th Cir. 2008).

1. LCS Has Standing Even Though It Did Not Apply for the Permit

As an initial matter, the Township argues that LCS lacks standing because it was the Church, not LCS, that filed for the special use permit. The Township points to what it refers to as a "long line of cases' in which courts held that a claimant lacks standing to challenge the denial of a permit or another benefit for which the claimant never applied." (Doc. 35, Pg ID 983). The Township argues that, based on these cases, LCS lacks an "injury in fact," which is a requirement of standing. LCS claims that it does have standing and that the court previously said as much in its Opinion and Order Denying Plaintiff's Emergency Motion for Temporary Restraining Order. (Doc. 22, Pg ID 647).

The "injury in fact" requirement "ensures that the plaintiff[] ha[s] a 'personal stake in the outcome of the controversy.'" *Green Party of Tennessee v. Hargett*, 791 F.3d 684, 695-96 (6th Cir. 2015) (citation omitted). This injury must be "concrete and particularized," "actual and imminent," and not "conjectural or "hypothetical." *Susan B.*

Anthony List v. Driehaus, 134 S. Ct. 2334, 2341 (2014) (citing *Lujan v. Defenders of Wildlife*, 504 U.S. 555, 560 (1992)).

For the most part, the cases cited by the Township are not applicable because the claimants in those cases were only challenging a benefit or policy in the abstract. See, e.g., *Madsen v. Boise State Univ.*, 976 F.2d 1219, 1220-21 (9th Cir. 1992) (also citing a "long line of cases" where plaintiffs merely challenged a benefit or policy in the abstract). Here, however, LCS is not challenging the ordinance in the abstract. The Church applied for the ordinance, and LCS was denied use of the Church property when the Township denied the Church's application. So those cases do not apply. There is, however, one case, *Miller v. Montgomery County*, 458 Fed. Appx. 304 (4th Cir. 2011), which the Township refers to, that is on point. In that Fourth Circuit case, plaintiff entered into a contract with a landowner to harvest timber on the landowner's property. *Id.* at 305. The contract was contingent on plaintiff complying with county regulations regarding timber harvesting. *Id.* In order to harvest timber, the county required permission to ensure that the harvesting was within the "forest management objectives." *Id.* at 306. The county denied the landowner's application, and plaintiff sued for, among other things, violations of the Fourteenth Amendment. *Id.* at 306-07. The district court found that plaintiff did not have standing to bring his claims because he did not have an "injury in fact." *Id.* at 309. The Fourth Circuit agreed with the district court that plaintiff did not have an "injury in fact."

The matter at hand is distinguishable, however. Unlike the contract to harvest timber in *Miller*, which was contingent on the plaintiff receiving an exemption, the lease agreement between LCS and the Church is not contingent on LCS obtaining a special

use permit. (Doc. 43-4). In addition, LCS prepaid the Church approximately \$70,000. It is clear that LCS has a "personal stake in the outcome of the controversy." *Green Party*, 791 F.3d at 695-96 (internal quotation marks omitted). Moreover, the injury to LCS is "concrete and particularized," "actual and imminent," and not "conjectural or hypothetical." *Driehaus*, 134 S.Ct. at 2341 (citing *Lujan*, 504 U.S. at 560). LCS has standing to bring this claim.

2. Fourteenth Amendment Claim Is Not Subsumed by First Amendment Claim

The Township also argues that LCS's Fourteenth Amendment Claim is subsumed by its First Amendment Claim, and the court should, therefore, not consider the Fourteenth Amendment Claim. The *Graham* doctrine establishes that, "[w]here a particular Amendment 'provides an explicit textual source of constitutional protection' against a *particular sort of government behavior*, 'that Amendment, not the more generalized notion of 'substantive due process,' must be the guide for analyzing these claims.'" *Albright v. Oliver*, 510 U.S. 266, 273 (1994) (quoting *Graham v. Connor*, 490 U.S. 386, 395 (1989)) (emphasis added). This doctrine prevents the expansion of the concept of Substantive Due Process where there is another, more specific constitutional provision that protects against the same government action. *Collins v. City of Harker Heights, Tex.*, 503 U.S. 115, 125 (1992) ("[T]he Court has always been reluctant to expand the concept of substantive due process because guideposts for responsible decisionmaking in this unchartered area are scarce and open-ended."). "This does not mean, however, that the applicability of the more explicit provision pre-empts due process protections." *John Corp. v. City of Houston*, 214 F.3d 573, 582 (5th Cir. 2000) (citing other cases holding the same). A Substantive Due Process claim is not

subsumed if it “addresses a separate injury.” *Warren v. City of Athens, Ohio*, 411 F.3d 697, 708 (6th Cir. 2005).

LCS included its First Amendment Free Exercise claim and Fourteenth Amendment Substantive Due Process claim in “Count IV–Violations of Civil Rights and Due Process” of its amended complaint. The Township argues that, based on the *Graham* doctrine, because these are not distinct claims and are based on the same facts, the Fourteenth Amendment Claim is subsumed by the First Amendment Claim, which is more specific. 490 U.S. at 395. LCS’s response brief is silent as to this argument. The Township relies on *Guindon v. Twp. of Dundee, Mich.*, 488 F. App’x 27, 38 (6th Cir. 2012) to establish that, once the court has ruled on the First Amendment claim, it “need not address any alleged substantive . . . due process violations.” The Sixth Circuit in *Guindon*, however, did not discuss the *Graham* doctrine. Instead, the Sixth Circuit merely agreed with the district court that it need not address the alleged Substantive Due Process violations “because all of these claims are derivative of [Guindons’] claims asserting violations of their individual constitutional rights, and those claims lack merit.” *Id.*

While LCS, like *Guindon*, included its Fourteenth Amendment Substantive Due Process claim and First Amendment Free Exercise claim in the same count, the claims are not derivative of one another. LCS alleges different facts to support these claims. LCS’s First Amendment claim is primarily supported by facts contrasting the Township’s treatment of LCS with the Township’s treatment of the driver licensing program. Whereas, in support of its Fourteenth Amendment claim, LCS alleges facts indicating that the Township Board did not have the authority to deny the Church’s permit.

Additionally, the First Amendment claim is premised on alleged discriminatory treatment by the Township based on LCS's religious belief; whereas the Substantive Due Process claim is premised on an alleged procedural defect. These are separate injuries, and LCS's Substantive Due Process claim should not be subsumed by the First Amendment.

3. LCS Has No Protected Property Interest

To demonstrate a violation of Substantive Due Process, LCS must first show that it had a protected property interest in the special use permit. In order for LCS to have a protected property interest, the Township must not have had discretion in deciding whether or not to grant the special use permit. *Silver v. Franklin Twp. Bd. of Zoning Appeals*, 966 F.2d 1031, 1036 (6th Cir. 1992). In other words, LCS must prove that the ordinance at issue required the Township to grant its application for a special use permit and that, by not doing so, the Township violated LCS's protected property interest.

Section 19.02 of the Township's Zoning Ordinance establishes the application and review procedures for special use permits.

19.02.04 Review. The request for special land use approval shall be reviewed as follows:

- (a) The special land use request and related documents shall be forwarded to the Planning Commission.
- (b) The Planning Commission shall review the Special Land Use application, the Impact Assessment, and the Site or Sketch Plan in terms of the requirements of the Special Land Use General Review Standards Section 19.03, any specific conditions required for the use and the site plan review standards of Section 18.08.
- (c) The Planning Commission shall hold a public hearing on the special land use application in accordance with the Michigan Zoning Enabling Act (Public Act 110 of 2006).

Notice of public hearing shall be provided for in accordance with section 21.05. (as amended 12/31/06)

(d) The Planning Commission shall recommend approval, approval with conditions or denial of the Special Land Use Request, Site/Sketch Plan and Impact Assessment to the Township Board.

If the application is determined to be incomplete or more information is required, then the Planning Commission may either: 1) table the request and direct the applicant to prepare additional information or revise the plan; 2) return the request for additional staff review or analysis; or 3) recommend denial of the request. If the plan revisions are determined to be significant by the Planning Commission, they may elect to conduct another public hearing.

(e) For any use requiring special land use approval, the site or sketch plan for such use shall require Township Board approval, based upon a recommendation of the Planning Commission.

(f) Township Board Action: Following receipt of the Planning Commission's recommendation, the Township Board shall take one of the following actions on the Special Land Use, Site/Sketch Plan and Impact Assessment.

(1) Table: If the application is determined to be insufficient, does not fully respond to Planning Commission conditions or more information is required, then the request may be tabled. The Township Board shall direct the applicant to prepare additional information, revise the plan or direct the Township staff or consultant's to conduct additional analysis.

(2) Reconsideration: If the Township Board believes there is new information which might modify the recommendation of the Planning Commission, the Board may return the application with the new information to the Planning Commission for reconsideration.

(3) Approval: Upon determination that a special land use and plan proposal is in compliance with the standards and requirements of this Ordinance and

other applicable ordinances and laws, the Township Board shall approve the application.

(4) Conditional Approval: The Township Board may impose reasonable conditions with the approval of a special land use, to mitigate impacts associated with the proposed use or activity to ensure that public services and facilities affected by a proposed special land use or activity will be capable of accommodating increased service and facility loads generated by the new development; protect the natural environment; ensure reasonable compatibility with adjacent uses of land and the overall character of the Township, to the extent practical for the use; ensure the standards of this Article and the Zoning Ordinance are met.

(5) Denial of Special Land Use and Site/Sketch Plan Application: Upon determination that a special land use or site/sketch plan proposal does not comply with standards and regulations set forth in this Ordinance, or requires extensive revision in order to comply with said standards and regulations, the Township Board shall deny the application. Resubmittal of an application which was denied shall be considered a new application.

According to LCS, Section 19.02 describes a review process whereby the Planning Commission makes a recommendation to the Township. If the Planning Commission recommends approval because the ordinance is satisfied, then the Township "shall" approve the special use permit and "may impose reasonable conditions with the approval." *Id.* In other words, the Township must rubber stamp the Planning Commission's decisions. The Township, on the other hand, argues that the Planning Commission merely makes a "recommendation" to the Township, and a "recommendation" is, by its nature, non-binding.

Upon review of the statute, it is clear that the Township, not the Planning Commission, makes the final determination whether or not to grant an application for a

special use permit. The recommendation the Planning Commission makes to the Township is exactly that, a recommendation. Section 19.02.04 establishes several actions the Township may take once it receives the Planning Commission's recommendation. One of those actions is "Denial of Special Land Use and Site/Sketch Plan Application." The Township chose to deny LCS's application, as it was authorized to pursuant to the ordinance. The Township did have discretion to deny LCS's special use permit, and LCS, therefore, does not have a protected property interest. Because there is no protected property interest, the court does not need to reach the question of whether the Township's denial was arbitrary and capricious. Summary judgment as to this claim is GRANTED.

III. CONCLUSION

For the reasons set forth above, Defendant's motion for summary judgment is GRANTED.

IT IS SO ORDERED.

Dated: June 30, 2016

s/George Caram Steeh
GEORGE CARAM STEEH
UNITED STATES DISTRICT JUDGE

CERTIFICATE OF SERVICE

Copies of this Order were served upon attorneys of record on June 30, 2016, by electronic and/or ordinary mail.

s/Marcia Beauchemin
Deputy Clerk