

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
FEBRUARY 12, 2018
MONDAY
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ELECTION OF OFFICERS:

APPROVAL OF AGENDA:

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

OPEN PUBLIC HEARING # 1... REQUEST TO POSTPONE INDEFINITELY (due to failure to submit) review of a special use, site plan and environmental impact assessment for a proposed used automobile sale facility located at 3439 E. Grand River Avenue, Howell 48843. The request is petitioned by Car Nation, LLC.

Planning Commission Disposition of Petition:

- A. Disposition of request to Postpone Indefinitely.

OPEN PUBLIC HEARING # 2... Review of a special use, sketch plan and environmental impact assessment for a proposed Four Seasons Veterinary Services veterinary clinic. The property in question is located at 6936 Grand River Avenue, Brighton, 48114. The request is petitioned by Dr. Michelle Bradford, DVM.

Planning Commission Recommendation of Petition:

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (01/22/18).
- C. Recommendation of Sketch Plan.

OPEN PUBLIC HEARING # 3... Review of a special use, site plan and environmental impact assessment for a proposed commercial outdoor display, sales and storage area for a new Family Farm and Home store. The property in question is located in the former TJ Maxx retail space at 3685 E. Grand River Avenue, Howell 48843. The request is petitioned by Family Farm and Home.

Planning Commission Recommendation of Petition:

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (01/04/18).
- C. Recommendation of Site Plan (01/24/18).

OPEN PUBLIC HEARING # 4... Review for preliminary and final site condominium approval for a proposed 6 unit site condominium. The property in question is located on the east side of the Latson Road and Grand Oaks Drive intersection, Howell 48843. The request is petitioned by St. John Providence.

Planning Commission Recommendation of Petition:

- A. Recommendation of Environmental Impact Assessment (01/04/18).
- B. Recommendation of Preliminary site condominium.
- C. Recommendation of Final site condominium.

OPEN PUBLIC HEARING #5... Consideration of Zoning Ordinance Text amendments to Article 10 of the Zoning Ordinance, entitled "Planned Unit Development" is proposed to be amended to add standards related to "Interchange Commercial PUD" and "Interchange Campus PUD".

Planning Commission Recommendation of Petition:

- A. Recommendation of Zoning Ordinance Text Amendment.

ADMINISTRATIVE BUSINESS:

- *Staff Report*
- *Approval of December 11, 2017 Planning Commission meeting minutes*
- *Annual Report - 2017*
- *Member discussion*
- *Adjournment*



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

Memorandum

TO: Esteemed Planning Commissioners
FROM: Kelly VanMarter, Assistant Township Manager
DATE: February 6, 2018
RE: Elections

As stipulated in Section 5.7 of the Planning Commission Bylaws, the Commission shall elect a Chairperson, Vice Chairperson and Secretary at the first meeting of each calendar year. Included on the agenda is an election to fill these positions. Please consider your interest to serve or nominate in anticipation of the election.

Please don't hesitate to contact me if you have any questions or concerns in this regard.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION BYLAWS**

Effective immediately as adopted November 9, 2009
Amended April 13, 2015 (conflict of interest)

ARTICLE 1: AUTHORITY

These rules of procedure are adopted by the Genoa Charter Township Planning Commission (hereinafter referred to as the “Commission”), pursuant to Public Act 33 of 2008, as amended, being the Michigan Planning Enabling Act, (M.C.L. 125.3801 et. seq.) to facilitate the duties of the Commission for administration of the Zoning Ordinance as outlined in Public Act 110 of 2006, as amended, being the Michigan Zoning Enabling Act, (M.C.L. 125.3101 et. seq.).

The rules of procedure adopted herein include matters unique to Genoa Charter Township as well as excerpts from the state statutes. The complete general rules and other matters covered by state statute are attached in Exhibit A.

ARTICLE 2: PURPOSE

The general purpose of the Genoa Charter Township Planning Commission shall be to guide and promote the efficient, coordinated development of the Township in a manner which will best promote the health, safety, and general welfare of its people, preserve and protect the Township, and to address the goals and recommendations of the Master Plan.

ARTICLE 3: DUTIES OF THE COMMISSION

In general, the Commission shall perform all acts required by law of a Planning Commission. More specifically, the Commission shall perform the following duties:

- (1) Draft, conduct hearings, and recommend a Zoning Ordinance, and subsequent amendments thereto, to the Township Board of Trustees.
- (2) Adopt a Master Plan, review the Plan regularly, and make necessary updates as required.
- (3) Prepare an Annual Report to the Township Board of Trustees.
- (4) Review and take action or recommend appropriate actions to the Township Board on site plan, special land use, and planned unit development requests.
- (5) Review Subdivision proposals and recommend appropriate actions to the Board of Trustees.
- (6) Prepare special studies and plans, as deemed necessary by the Commission or Board and for which appropriations of funds have been approved by the Township Board, as needed.
- (7) Attend training sessions, conferences, or meetings as needed to properly fulfill the duties of the Commissioner, and for which appropriations of funds have been approved by the Township Board, as needed.
- (8) Perform other duties and responsibilities as may be requested by the Board of Trustees.

- (9) Members of the Commission may conduct such site visits as deemed necessary to evaluate the applicaton and supporting material. Site visits shall be conducted individually unless otherwise scheduled by the Commission, obeying all requirements of the Open Meetings Act.

ARTICLE 4: MEMBERSHIP

Section 4.1 Membership Requirements. Membership of the Commission shall consist of 7 members appointed by Township Board of Trustees. Members of the Commission shall be residents of the Township.

Section 4.2 Terms. Each member, except the Board of Trustees representative, shall be appointed to hold office for a three (3) year term. Vacant positions shall be filled by the Board of Trustees for the unexpired term. The Board representative will serve at the discretion of the Board of Trustees.

ARTICLE 5: OFFICERS

Section 5.1 Officers. The officers of the Commission are elected members of the Commission and shall consist of the chairperson, vice-chairperson, and secretary. The Board representative may not serve as an officer.

Section 5.2 Duties of the Chairperson. The chair shall preside at all meetings, appoint committees; and perform such duties as may be delegated by the Commission or Board of Trustees. The Commission chairperson shall have the right to appoint new committee members at any time to fill a vacancy.

Section 5.3 Duties of the Vice-Chairperson. The vice-chairperson shall act in the capacity of the chairperson in his/her absence.

Section 5.4 Duties of the Secretary. The secretary shall serve as the liaison between the Commission and the Planning Director who is responsible for the execution of documents in the name of the Commission, performing the duties hereinafter listed below, and performing such duties as the Commission may determine.

- (1) Minutes. The Planning Director shall be responsible for the permanent record of the minutes of each meeting and shall have them recorded in suitable permanent records.
- (2) Correspondence. The Planning Director shall be responsible for the issuance of formal written correspondence with other groups or persons, as directed by the Commission. All communications, petitions, reports, or other written materials received by the Planning Director shall be brought to the attention of the Commission.
- (3) Attendance. The Planning Director shall be responsible for maintaining an attendance record for each Commission member.
- (4) Notices/Agendas. The Planning Director shall issue such notices and prepare the agendas for all meetings, as may be required by the Commission.

Section 5.5 Duties of the Board of Trustees Representative. The Board of Trustees representative to the Commission shall report the actions of the Commission to the Board and update the Commission on actions by the Board that relate to the function and duties of the Commission.

Section 5.6 Duties of the Zoning Board of Appeals Representative. The Zoning Board of Appeals (ZBA) representative to the Commission shall report the actions of the Commission to the ZBA and update the Commission on actions by the ZBA that relate to the functions and duties of the Commission.

Section 5.7 Elections.

- (1) At the first regular meeting of each calendar year, the Commission shall select from its membership a chairperson, vice-chairperson, and secretary who shall serve for a twelve month period and who shall be eligible for re-election.
- (2) A candidate receiving a majority vote of the membership present shall be declared elected.
- (3) Newly elected officers will assume their office immediately after the election.

Section 5.8 Vacancies. Vacancies in offices shall be filled immediately by regular election procedure.

ARTICLE 6: MEETINGS

Section 6.1 Regular Meetings. Regular meetings of the Commission shall be held the second Monday of every month. The dates and times shall be posted at the Township Hall in accordance with the Open Meetings Act. Any changes in the date or time of the regular meetings shall be posted in the same manner as originally established. When a regular meeting falls on or near a legal holiday, the Commission shall select suitable alternate dates in the same month, in accordance with the Open Meetings Act.

Section 6.2 Meeting Notices. All meetings shall be posted at the Township Hall according to the Open Meetings Act. The notice shall include the date, time and place of the meeting.

Section 6.3 Special Meetings. A special meeting may be called by two members of the Commission upon written request to the secretary or by the chairperson. The business which the Commission may perform shall be conducted at a public meeting of the Commission held in compliance with the Open Meetings Act. Public notice of the time, date, and place of the special meeting shall be given in a manner as required by the Open Meetings Act, and the secretary shall send written notice of a special meeting to Commission members not less than 48 hours in advance of the meeting.

Section 6.4 Open Meetings. All meetings of the Commission shall be opened to the public and held in a place available to the general public. All deliberations and decisions of the Commission shall be made at a meeting open to the public. A person shall be permitted to address a hearing of the Commission under the rules established in Section 6.11, and to address

the Commission concerning non-hearing matters under the public comment portion of the agenda, as established in Section 6.9 to the extent that they are applicable. A person shall not be excluded from a meeting of the Commission except for breach of the peace, committed at the meeting.

Section 6.5 Public Record. All meetings, minutes, records, documents, correspondence, and other materials of the Commission shall be open to public inspection in accordance with the Freedom of Information Act, except as may otherwise be provided by law.

Section 6.6 Minutes. Commission minutes shall be prepared by the recording secretary of the Commission. The minutes shall contain a brief synopsis of the meeting, complete statement of the conditions or recommendations made on any action; and recording of attendance.

Section 6.7 Quorum. In order for the Commission to conduct business or take any official action, a quorum consisting of the majority of the voting members of the Commission shall be present. When a quorum is not present, no official action, except for closing of the meeting shall occur. The members of the Commission may discuss matters of interest, but can take no action until the next regular or special meeting. All public hearings without a quorum shall be scheduled for the next regular or special meeting and no additional public notice is required provided the date, time, and place is announced at the meeting.

Section 6.8 Voting. An affirmative vote of the Commission members present shall be required for the approval of any requested action or motion placed before the Commission. Voting shall ordinarily be voice vote; provided however that a roll call vote shall be required if requested by any Commission member or directed by the chairperson. All Commission members shall vote on every motion placed on the floor unless there is conflict of interest, as established in ARTICLE 7. Any member abstaining from a vote shall indicate their intention to abstain prior to any discussion on that item and shall not participate in the discussion of that item.

Section 6.9 Agenda. A written agenda for all regular meetings shall be prepared as followed. The required agenda items for all regular meetings shall be:

- (1) Call to order
- (2) Pledge of Allegiance
- (3) Worksession (if requested)
- (4) Approval of Agenda
- (5) Public comments and communications concerning items not on the Agenda
- (6) Scheduled public hearings
- (7) Administrative Business
- (8) Approval of Minutes
- (9) Adjournment

Section 6.10 Rules of Order. All meetings of the Commission shall be conducted in accordance with generally accepted parliamentary procedure, as governed by “Robert’s Rules of Order”.

Section 6.11 Public Hearings. Hearings shall be scheduled and due notice given in accordance with the provisions of the acts and ordinance cited in ARTICLE 1. Public hearings conducted by the Commission shall be run in an orderly and timely fashion. This shall be accomplished by the established hearing procedures as follows.

- (1) **Announce Subject.** The chairperson announces each agenda item and describes the subject to be considered.
- (2) **Present Proposal.** The applicant provides a presentation of the proposal followed by a staff/consultant review. Reports prepared by staff or other officials shall be considered along with any presentations made. The Commission may ask questions of the applicant, staff, or consultants during this time.
- (3) **Open Public Hearing.** The chairperson summarizes the hearing rules and then opens the hearing to the floor.
- (4) **Close Public Hearing.** The chairperson should give ample opportunity for comment, including a “last call” for comments. The chairperson will then close the hearing.
- (5) **Deliberation.** Any action of the Planning Commission must be supported by reasonable findings, which will become part of the record through minutes, resolutions, staff reports, etc. All motions shall summarize these findings, or provide reasons for the suggested action. If a matter is tabled to a specific meeting date, it is not necessary to re-advertise the hearing.
- (6) **Action.** After deliberation, the Planning Commission may take any of the following actions:
 - Recommend approval or approve the proposal.
 - Recommend approval or approve the proposal with conditions.
 - Recommend denial or deny the proposal.
 - Table the proposal to a later date, in order to gather additional information or to prepare Findings of Fact, or if there are unresolved issues, or at the request of a petitioner.

ARTICLE 7: CONFLICT OF INTEREST

Section 7.1 Declaration of Conflict. The Commission shall make a determination regarding the presence of a conflict of interest. Commission members shall declare a conflict of interest prior to any discussion on an item, when any one (1) or more of the following occur:

- (1) A relative or other family member is involved in any request for which the Commission is asked to make a decision.

- (2) The Commission member has a business or financial interest in the property involved in the request, or has a business or financial interest in the applicant's company, agency, or association.
- (3) The Commission member owns or has a financial interest in neighboring property. For purposes of this Section, a neighboring property shall include any property falling within the notification radius for the proposed development, as required by the Zoning Ordinance, or other applicable Ordinance.
- (4) There is a reasonable appearance of a conflict of interest, as determined by the Commission.

Section 7.2 Requirements. Prior to discussion on a request, the Commission member shall announce a conflict of interest and state its general nature. If the Commission determines a conflict of interest exists, the Commission member shall:

- (1) Abstain from any discussion or votes relative to the matter which is the subject of the conflict.
- (2) Absent himself/herself from the table in which the discussion and voting take place.

Section 7.3 As Petitioner. A Commission member or Trustee shall not be heard before the Commission as a petitioner, representative of a petitioner or as a party interested in a petition during the member's term of office.

ARTICLE 8: ABSENCES, REMOVALS, AND RESIGNATIONS

Section 8.1 Absences. Members of the Commission shall notify the Planning Director at least twenty-four (24) hours in advance when they intend to be absent from the meeting.

Section 8.2 Removal. Members of the Commission may be removed by the Board of Trustees for nonperformance of duty, misconduct in office, or upon failure to declare a conflict of interest upon vote by the majority, after written charges have been prepared and a hearing conducted.

Section 8.3 Resignation. A member may resign from the Commission by sending a letter of resignation to the Board of Trustees or Township Supervisor.

ARTICLE 9: AMENDMENTS

These rules may be amended by the Commission by a concurring vote pursuant to subsection 6.8, during any regular meeting, provided that all members have received an advance copy of the proposed amendments at least 3 days prior to the meeting at which such amendments are to be considered.



2911 Dorr Road
Brighton, MI 48116
810.227.5225
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genoa.org

Memorandum

TO: Esteemed Planning Commissioners
FROM: Kelly VanMarter, Assistant Township Manager
DATE: February 6, 2018
RE: Case 18-02 - Car Nation Used Automobile Sales

In the following pages please find the first review comments and submittal information for a proposed site plan and special land use project for Car Nation used automobile sales located at 4550 E. Grand River, Howell.

The applicant DID NOT provide a second submittal to remain on the February agenda as required. The deadline for submittal occurs after notice is mailed and publication is approved therefore the Public Hearing should still be held despite the fact that the application is not ripe for consideration.

After the public hearing, staff is requesting the item be postponed indefinitely to allow the applicant to resubmit if and when they choose to proceed. Since this item is not being postponed to a date certain, re-notification and publication will be provided. The applicant has been given February 21st as the deadline for the March 12th, 2018 agenda and has not indicated whether or not they intend to submit.

Please don't hesitate to contact me if you have any questions or concerns in this regard.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal



GENOA CHARTER TOWNSHIP
Special Land Use Application

GENOA TOWNSHIP

JAN 03 2018

RECEIVED

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

APPLICANT NAME & ADDRESS: Car Nation LLC, 4550 E Grand River Ave, Howell, MI 48843

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

APPLICANT PHONE: (517) 545-9301 **EMAIL:** hbittar86@gmail.com

OWNER NAME & ADDRESS: Robert Peterson, 3429 E Grand River Ave, Howell, MI 48843

SITE ADDRESS: 3439 E Grand River Ave, Howell 48843 **PARCEL #(s):** 1105300004

OWNER PHONE: () **EMAIL:** _____

Location and brief description of site and surroundings:

Existing building with Grand River Avenue frontage. 2 Entrances off Grand River creating a drive-around the building

access. Approx ~1/2 Acre gravel lot with 8 paved parking spaces for the building. Sidewalk at street,

2nd structure is owner's residence behind the gravel lot. A 3rd structure is a pet groomer with drive to Street.

Proposed Use:

Used car sales with inventory of ~ 25 cars.

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

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

Propeerty as zoned provides for use a car dealer. Low impact on traffic and land to be improved as directed by the township to meet the requirements for operating a used car sales business,

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

Existing structure shall be utilized as the sales office, existing paved parking spaces for customer use, and the perimeter of the lot shall be used for the low density display of cars for sale. No additional structures to be constructed,

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

No significant impact is expected to the environment, social services, sewage, drainage, or highways as a result of this property being utilized as a car dealer. Hours of operation are expected to be 9AM-6PM, with one employee per day. There is no precedence for estimating the number of customers expected to be ~5 per day. Cars to be delivered off street.

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

Not Applicable

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

Car dealership -

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

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

BY: [Signature]

ADDRESS: 4076 MELVIN AVE COY, FLOWER MI 48043

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

Sam Gerardi of Coldwell Banker T&C Real Estate at sam@GerardiGroup.com
Name Business Affiliation Email

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: [Signature] DATE: 11/16/17

PRINT NAME: SAM GERARDI PHONE: 910-626-9839



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP

JAN 03 2018

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Car Nation of Howell, 4550 E Grand River Ave, Howell 48843
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Robert Peterson, 3429 E Grand River Ave, Howell 48843

SITE ADDRESS: 3429 E Grand River Ave, Howell 48843 PARCEL #(s): 1105300004

APPLICANT PHONE: (Sam) 810-626-8831 OWNER PHONE: ()

OWNER EMAIL: See owner Authorization to work with Lessee Rep, sam@gerardigroup.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Located on Grand River Ave across from Home Depot
Existing retail building of 1665 Sq ft with 8 paved parking spaces. Drive-around access on approximately
~1/2 Acre gravel lot. Street access via 2 driveways, a parkway with sidewalk at street, and a second
structure located on the property rear of the gravel lot. A third leases structure has it own street access.

BRIEF STATEMENT OF PROPOSED USE: Lessee plans to operate a used car lot with the DBA of
Car Nation of Howell. Inventory of ~30 vehicles and operated one sales employee daily.

THE FOLLOWING BUILDINGS ARE PROPOSED: No new buildings are proposed.
Parking lot to be paved with blacktop as required by township.

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: Sam Gerardi


ADDRESS: 822 E Grand River Ave, Brighton, MI 48116

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

1.) Sam Gerardi, agent for the Lessee of Coldwell Banker Town & Country at sam@GerardiGroup.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:  DATE: 11/20/2017
PRINT NAME: Sam Gerardi PHONE: 810-626-8839
ADDRESS: 822 E Grand River Ave, Brighton, MI 48116

REQUIRED SITE PLAN CONTENTS

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

<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>ITEM</u>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application form and fee: A completed application form and payment of a non-refundable application fee. (A separate escrow fee may be required for administrative charges to review the site plan submittal.)												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applicant information: The name and address of the property owner and applicant, interest of the applicant in the property, the name and address of the developer, and current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, such as an option or purchase agreement.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale: The site plan should be drawn at an engineers scale on sheets measuring 24x36 inches at the scale noted below.												
		<table border="0"> <thead> <tr> <th style="text-align: center;"><u>ACREAGE</u></th> <th style="text-align: center;"><u>SCALE</u></th> </tr> </thead> <tbody> <tr> <td>160 or more</td> <td>1" = 200'</td> </tr> <tr> <td>5- 159.9</td> <td>1" = 100'</td> </tr> <tr> <td>2- 4.99</td> <td>1" = 50'</td> </tr> <tr> <td>1- 1.99</td> <td>1" = 30'</td> </tr> <tr> <td>0- .99</td> <td>1" = 20'</td> </tr> </tbody> </table>	<u>ACREAGE</u>	<u>SCALE</u>	160 or more	1" = 200'	5- 159.9	1" = 100'	2- 4.99	1" = 50'	1- 1.99	1" = 30'	0- .99	1" = 20'
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0- .99	1" = 20'													
		<u>COVER SHEET CONTAINING</u>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name and address of the project.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address and professional seal of the architect, engineer, surveyor or landscape architect responsible for preparation of the site plan.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A complete and current legal description and size of property in acres and square feet. Where a metes and bound description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey and shall correlate with the legal description.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A small location sketch of sufficient size and scale to locate the property within the Township.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title block with north arrow, date of preparation and any revisions.												
		<u>EXISTING CONDITION SHEETS ILLUSTRATING</u>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All existing lot lines and dimensions, including setback lines and existing or proposed easements.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing topography (minimum contour interval of two feet)												
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Existing natural features such as streams, marshes, ponds; wetlands labeled with size and type (upland, emergent, etc)												
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Existing woodlands shall be shown by an approximate outline of the total canopy; individual deciduous trees of eight inch caliper or larger and individual evergreen trees six feet in height or higher, where not a part of a group of trees, shall be accurately located and identified by species and size (caliper for deciduous, height for evergreen).												

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Soil characteristics of the parcel to at least the detail as provided by the Soil Conservation Service Soil Survey of Livingston County. A separate map or overlay at the same scale as the site plan map may be used.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the site.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indication of existing drainage patterns, surface or water bodies
<input type="checkbox"/>	<input checked="" type="checkbox"/>	The limits of any wetland regulated by the MDEQ, including attachment of any MDEQ approved wetland determination or documentation that an application for an MDEQ review has been submitted. If an MDEQ regulated wetland is to be impacted, an indication of the status of application for an MDEQ wetland permit or copy of a permit including description of any wetland migration required attached.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial photograph indicating the limits of the site, surrounding land uses and street system.
<u>PROPOSED PROJECT INFORMATION</u>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Base information: The location of all existing buildings, structures, street names and existing right-of-way, utility poles, towers, drainage ditches, culverts, pavement, sidewalks, parking areas and driveways on the property and within one-hundred feet of the subject property (including driveways on the opposite side of any street). Notes shall be provided indicating those which will remain and those which are to be removed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building information: Footprints, dimensions, setbacks, typical floor plans, and a sketch of any rooftop or ground mounted equipment to scale.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Building elevations: Elevation drawings shall be submitted illustrating the building design and height, and describing construction materials for all proposed structures. Elevations shall be provided for all sides visible from an existing or proposed public street or visible to a residential district. The Planning Commission may require color renderings of the building. Proposed materials and colors shall be specified on the plan and color chips or samples shall also be provided at the time of site plan review. These elevations, colors, and materials shall be considered part of the approval site plan (as amended 4/15/95).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Building and lot coverage: Percentage of building coverage and impervious surface ratio (all paved areas and building v. total lot area) compared to the percentages specified in the Table of Dimensional Standards Article 4.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	For residential developments: Number of units for each project phase divided by acreage exclusive of any public right-of-way or private road access easement; lot area for each lot; and a description of the number of each unit by size and number of bedrooms; if a multi-phase development is proposed, identification of the areas included in each phase.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	For commercial and office uses: The Gross Floor Area and Useable Floor Area of each use or lease space. For industrial uses: The floor area devoted to industrial uses and the area intended for accessory office use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Streets, driveways, and circulation: The layout and dimensions of proposed lots, streets and drives (including grades, existing or proposed right-of-way or easement and pavement width, number of lanes and typical cross section showing surface and sub base materials and dimensions,

grades of all entrances and exits, location and typical detail of curbs, intersection radii), access points (including deceleration or passing lanes, distance from adjacent driveways or street intersection), sidewalks (width, pavement type and distance from street) and recreation areas. Written verification of any access easements or agreements for shared access or driveway curb return extending beyond the property line shall be required.



Utilities: Existing and proposed locations of utility services (with sizes), degrees of slope of sides of retention/detention ponds; calculations for size of storm drainage facilities; location of electricity and telephone poles and wires; location and size of surface mounted equipment for electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks and drain fields; location of manholes, catch basins and fire hydrants; location, size, and inverts for storm and sanitary sewers, any public or private easements; notes shall be provided clearly indicating which existing services will remain and which will be removed.



Grading and drainage: A site grading plan for all developments where grading will occur, with existing and proposed topography at a minimum of two (2) foot contour intervals and with topography extending a minimum of twenty (20) feet beyond the site in all directions and a general description of grades within fifty (50) feet, and further where required to indicate stormwater runoff into an approved drain or detention/retention pond so as to clearly indicate cut and fill required. All finished contour lines are to be connected to existing contour lines at or before the property lines. A general description and location of the stormwater management system shall be shown on the grading plan. The Township Engineer may require detailed design information for any retention/detention ponds and stormwater outfall structures or basins. If MDEQ regulated wetlands are to be used, status of MDEQ permit application or copy of permit with attached conditions shall be provided.



Landscape and screening: A landscape plan indicating proposed ground cover and plant locations and with common plant name, number, and size at installation. For any trees over eight (8) inch caliper to be preserved. A detail shall be provided to illustrate protection around the tree's drip line. Berms, retaining walls or fences shall be shown with elevations or cross section from the surrounding average grade. The location, type and height of proposed fences shall be described.



Waste receptacles: Location of proposed outdoor trash container enclosures; size, typical elevation, and vertical section of enclosures; showing materials and dimensions in compliance with Zoning Ordinance Standards.



Signs: Locations of all signs including location, size, area type, height, and method of lighting. Note that all regulatory signs shall meet the standards from the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).



Lighting: Details of exterior lighting including location, height, method of shielding and style of fixtures.



Parking: Parking, storage and loading/unloading areas, including the dimensions of typical space, aisle, and angle of spaces. The total number of parking and loading/unloading spaces to be provided and the method by which the required parking was calculated shall be noted.



The applicant shall erect flagged stakes at the perimeter points of the property to assist Township officials and staff in reviewing the site.



PERMIT INFORMATION

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what departmental permits, licenses, or approvals of a permit-like nature may be needed for a project. By contacting the appropriate offices listed below, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities (i.e. planning requirements and chemical storage regulations may apply). A useful way to learn whether any other requirements will apply is to go through the Self Environmental Assessment in the Michigan Manufacturers Guide, online at: http://www.michigan.gov/deq/0,1607,7-135-3310_4148-15820--,00.html.

KEY QUESTIONS: (DEQ Permit and Licensing Guidebook Chapter)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If "Yes," refer to the DEQ Permit and Licensing Guidebook Section(s), the Web Page, or Call the Program:
CONSTRUCTION PERMITS			
Permit to Install: Does the project involve installation, construction, reconstruction, relocation, or alteration of any process equipment (including air pollution control equipment) which has the potential to emit air contaminants? (Permit Guidebook Chapter 5.1.3)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , AQD, Permit Section, 517-373-7023
Asbestos Notification: Does the project involve renovating or demolishing all or portions of a building? (Notification is required for all renovations and demolitions, even if the structure never contained asbestos.)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , AQD Asbestos NESHAP Program 517-373-7064
Soil Erosion and Sedimentation Control (SESC): Does the project involve an earth change activity within 500 feet of a lake or stream, or will the project disturb an area greater than one acre in size? (Permit Guidebook Chapter 5.3.5)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact Your Local SESC Agency: http://www.deq.state.mi.us/sesca/ Web , WB, SESC Program, 517-335-3178
Does the project involve construction which will disturb one or more acre that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? (Permit Guidebook Chapter 5.2.1)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , WB, Permits Section, 517-241-8993 or appropriate DEQ District Office
Does the project involve construction or alteration of any sewage collection or treatment facility? (Permit Guidebook Chapter 5.3.1)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , Appropriate District Office, WB, Part 41 Construction Permit Program
Does the project involve construction of a community water supply well or the extension of a water supply from an existing water system? (Permit Guidebook Chapter 5.3.2)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , Appropriate DEQ District Office, WB, Community Water Supply Program
Does the project involve construction of a water supply well (a private, irrigation, process, or public water well)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact a Registered Well Driller , Web , Local Health Department Contacts , Non Community Water Supply, Web
Does the project involve construction of a facility that landfills, transfers, or processes any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? (Permit Guidebook Chapter 5.4.1)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , Appropriate DEQ District Office, WHMD 517-335-4035
Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? (Permit Guidebook Chapter 5.4.2)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web 5.4.2 , WHMD, Hazardous Waste Section, 517-373-9875
CONSTRUCTION PERMITS (LAND/WATER FEATURE)			
Does the project involve filling, dredging, placement of structures, draining, or use of a wetland? (Permit Guidebook Chapter 5.5.6)	Y <input type="checkbox"/>	N <input type="checkbox"/>	(Permit Application, Web), Web Land & Water Management Division (LWMD), Permit Consolidation Unit, 517-373-9244
Storm Water Discharge to Wetlands: Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development? (Permit Guidebook Chapter 5.5.6)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	(Permit Application, Web), Web LWMD, Permit Consolidation Unit, 517-373-9244

Great Lakes: Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes? (Permit Guidebook Chapter <u>5.5.1</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Inland Lakes and Streams: Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody? (Permit Guidebook Chapter <u>5.5.7</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes: Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody? (Permit Guidebook Chapters <u>5.5.7</u> & <u>5.5.1</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web5.5.7 , Web5.5.1 LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year floodplain of a watercourse? (Permit Guidebook Chapter <u>5.5.2</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area ? (Permit Guidebook Chapter <u>5.5.4</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area ? (Permit Guidebook Chapter <u>5.5.4</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web5.5.1 , Web5.5.4 , Web5.5.6 , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area ? (Permit Guidebook Chapter <u>5.5.5</u>)	Y <input type="checkbox"/> N <input type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve construction of a dam, weir or other structure to impound flow? (Permit Guidebook Chapters <u>5.5.7</u>) & <u>5.5.8</u>)	Y <input type="checkbox"/> N <input type="checkbox"/>	(Permit Application Web), Web5.5.7 , Web5.5.8 , LWMD, Dam Safety Program, 517-241-9862
CONSTRUCTION PERMITS (SECTOR SPECIFIC)		
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? (Permit Guidebook Chapter <u>5.3.4</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, 517-241-1345
Does the project involve the construction or modification of a campground ? (Permit Guidebook Chapter <u>5.3.6</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, 517-241-1340
Does the project involve the construction or modification of a public swimming pool ? (Permit Guidebook Chapter <u>5.3.3</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web DEQ, WB, Drinking Water & Environmental Health Section (DWEHS), 517-241-1340
OPERATIONAL PERMITS		
Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? (Permit Guidebook Chapter <u>5.1.2</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , AQD, Permit Section, 517-373-7023
NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? (Permit Guidebook Chapter <u>5.2.1</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Appropriate District Office, or National Pollutant Discharge Elimination (NPDES) Permit Program 517-241-1346
Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? (Permit Guidebook Chapter <u>5.2.1</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Permits Section, 517-241-8993 or appropriate DEQ District Office

Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? (Permit Guidebook Chapter <u>5.2.2</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WB, Groundwater Permits Program, 517-373-8148
Does the project involve the drilling or deepening of wells for waste disposal? (Permit Guidebook Chapter <u>5.7.8</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? (Permit Guidebook Chapter <u>4.4.2</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , Appropriate DEQ District Office, WHMD 517-335-4035
Does the project involve the on-site treatment, storage, or disposal of hazardous waste? (Permit Guidebook Chapters <u>4.4.3</u> , & <u>4.4.4</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WHMD, Hazardous Waste Section, 517-373-9875
Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (<u>Web Site</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WHMD, Appropriate DEQ District Office
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WHMD, Radioactive Material and Standards Unit, 517-241-1275
Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways? (Permit Guidebook Chapter <u>5.2.6</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WB, DWEHS, Source Water Protection Unit, 517-241-1318
CHEMICAL ADDITION PROJECTS		
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system? (Permit Guidebook Chapter <u>5.2.3</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WB, Appropriate District Office, Public Water Supply Program 517-241-1318
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (Permit Guidebook Chapter <u>5.2.4</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WB, Aquatic Nuisance Control and Remedial Action Unit 517-241-7734
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? (Permit Guidebook Chapter <u>5.2.5</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WB, Surface Water Assessment Section 517-373-2190
OPERATIONAL PERMITS (SECTOR SPECIFIC)		
Does the project involve the transport of some other facility's non-hazardous liquid waste? (Permit Guidebook Chapter <u>4.2.4</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WHMD, Transporter Program, 586-753-3850
Does the project involve the transport hazardous waste? (Permit Guidebook Chapter <u>4.2.3</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WHMD, Transporter Program, 586-753-3850
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? (Permit Guidebook Chapter <u>5.1.1</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , AQD, Acid Rain Permit Program, 517-373-7023
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? (Permit Guidebook Chapter <u>4.1.2</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , DEQ, Air Quality Division (AQD), 517-241-1324
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? (Permit Guidebook Chapter <u>4.1.4</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , ESSD, Laboratory Services Section 517-335-9800

Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? (Permit Guidebook Chapter <u>4.1.5</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , Waste and Hazardous Materials Division (WHMD), Medical Waste Regulatory Program 517-241-1320
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? (Permit Guidebook Chapter <u>4.2.1</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WB, DWEHS, Septage Program 517-241-1318
Do you store, haul, shred or process scrap tires ? (Permit Guidebook Chapters <u>4.2.2</u> or <u>4.4.1</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WHMD, Storage Tank and Solid Waste Section 517-241-2924
Does the project involve the operation of a public swimming pool ? (Permit Guidebook Chapter <u>4.1.3</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> DEQ, WB, Drinking Water & Environmental Health Section (DWEHS), 517-241-1340
Does the project involve the operation of a campground ? (Permit Guidebook Chapter <u>4.1.6</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WB, DWEHS, 517-241-1340
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)? (Permit Guidebook Chapter <u>4.2.5</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WB, DWEHS, Noncommunity Unit, 517-241-1370
Does the project involve composting over 200 cubic yards of yard clippings? (Permit Guidebook Chapter <u>4.4.5</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WHMD, Storage Tank and Solid Waste Section 517-241-2924
STORAGE TANKS (CONSTRUCTION AND OPERATION)		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)? (Permit Guidebook Chapter <u>4.3.1</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WHMD, Storage Tank and Solid Waste Section (STSW), 517-335-7211
Does the project involve the installation of a compressed natural gas dispensing station with storage? (Permit Guidebook Chapter <u>4.3.2</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WHMD, STSW, 517-335-7211
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons? (Permit Guidebook Chapter <u>4.3.3</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WHMD, STSW, 517-335-7211
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance? (Permit Guidebook Chapter <u>4.3.4</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WHMD, STSW, 517-335-7211
Does the project involve the installation of a hydrogen system ?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WHMD STSW, 517-335-7211
PERSONAL LICENSES/CERTIFICATIONS		
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm Water or Groundwater)? (Permit Guidebook Chapters <u>3.1</u> , <u>3.2</u> , & <u>3.5</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Hotlink to Program Web Page (Web) <u>Web3.1</u> , <u>Web3.2</u> , Environmental Science and Services Division (ESSD), Operator Training 517-373-4755 and, <u>Web3.5</u> Water Bureau (WB), Storm Water Program 517-241-8993
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator? (Permit Guidebook Chapter <u>3.3</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , ESSD, Operator Training 517-241-7199
Are you a water well drilling contractor , pump installer, dewatering well contractor or dewatering well pump installer? (Permit Guidebook Chapter <u>3.4</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , WB, Well Construction Unit 517-241-1377

OIL, GAS AND MINING

Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? (Permit Guidebook Chapter <u>4.1.1</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , Office of Geological Survey (OGS), Petroleum Geology and Production Unit 517-241-1515
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? (Permit Guidebook Chapter <u>5.6.1</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , Office of Geological Survey (OGS), Minerals and Mapping Unit, 517-241-1542
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore ? (Permit Guidebook Chapter <u>5.6.2</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve the surface or open-pit mining of metallic mineral deposits ? (Permit Guidebook Chapter <u>5.6.3</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines? (Permit Guidebook Chapter <u>5.6.4</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve mining coal ? (Permit Guidebook Chapter <u>5.6.5</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , OGS, Minerals and Mapping Unit, 517-241-1542
Do you want to change the status of an oil or gas well (i.e. plug the well)? (Permit Guidebook Chapter <u>5.7.1</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells ? (Permit Guidebook Chapter <u>5.7.2</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve plugging or deepening of an oil or gas well , or conveying rights in the well as an owner to another person? (Permit Guidebook Chapter <u>5.7.3, 5.7.4 & 5.7.5</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve changing the status or plugging of a mineral well ? (Permit Guidebook Chapter <u>5.7.6 & 5.7.7</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells ? (<u>5.7.8</u>)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	<u>Web</u> , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WHMD Radioactive Material and Standards Unit, 517-241-1275

ENVIRONMENTAL ASSISTANCE CENTER: 1-800-662-9278

KULOL, LLC

January 31, 2018

Genoa Township Planning Commission
Attn: Kelly VanMarter
2911 Dorr Road
Brighton, MI 48116

Dear Ms. VanMarter,

I am writing in regards to the request from Car Nation, LLC for a Special Land Use Permit. I recently purchased the commercial building next door (14-05-300-041) as an investment. I feel that having a used car dealership, specifically one with the reputation of Car Nation, will lower my property values.

There are currently 8 used vehicle lots within 3 +/- miles east and west of my building. Vehicle pricing on these lots range from extremely inexpensive to brand new. Another used car lot is unnecessary and an inappropriate use of the land currently zoned (GCD) General Commercial District.

I encourage you to reject the request for a Special Land Use Permit from Car Nation, LLC.

Best regards,



David Burcon
Owner

3399 E. Grand River Avenue
Suite 100
Howell, MI 48843

PHONE 734-330-4662
EMAIL davidburcon@gmail.com



January 18, 2018

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Car Nation – Special Land Use and Site Plan Review #1
Location:	3439 East Grand River Avenue – north side of Grand River, west of Grand Oaks Drive
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the submittal from Car Nation for special land use (application dated 11/16/17) and site plan (plans dated 11/3/17) review and approval.

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

A. Summary

1. Many of the general special land uses standards (Section 19.03) are met; however, the applicant must address the following:
 - a. Compatibility of the proposal with established uses in the area.
 - b. Impacts upon surrounding properties.
 - c. Any concerns provided by the Township Engineer or Fire Department must be addressed.
2. We find the following issues/concerns with the proposal when reviewed for compliance with Section 7.02.02(c):
 - a. The submittal provides inconsistent information with respect to retaining the gravel lot versus paving it.
 - b. We do not believe the use of gravel is in keeping with the character of the area.
 - c. The use of gravel is likely to have an adverse impact on surrounding properties, including the adjacent residence on the same property.
 - d. There are 3 vehicle spaces within the required 20-foot front yard greenbelt.
 - e. Additional truck turning movement details are needed.
 - f. The required buffer zone “B”/6-foot screen fence is not provided around the vehicle storage area.
3. We recommend the non-compliant vehicle spaces in the front yard be removed to bring the site closer to compliance with current standards.
4. Parking spaces and drive aisles are required to be paved. Looped striping is also required for parking spaces.
5. The number and spacing of driveways does not meet current standards.
6. Pending input from the Township Engineer, we suggest at least one of the driveways be closed off or the drives on the lease area property be narrowed to accommodate one-way travel only.
7. The project is deficient in terms of required landscaping (front yard greenbelts, buffer zones and parking lot).
8. Given the apparent lack of a waste receptacle, we request the applicant describe how refuse removal will be handled.
9. A legible photometric plan must be provided to ensure compliance with Section 12.03.
10. Details of light poles must be provided and light fixtures cannot be tilted outward.

11. We recommend the existing pole sign be removed and the applicant pursue a sign that is permitted by the Zoning Ordinance.
12. At such time as new signage is proposed, the applicant must obtain approval and a permit from the Township prior to installation.



Aerial view of site and surroundings (looking north)

B. Proposal/Process

The proposal is for used automobile sales on a developed commercial site, which currently contains 3 separate buildings (per the Impact Assessment, one of the buildings is a residence and the other a dog grooming business).

7.02 lists automobile sales (new or used) as a special land use in the GCD. Such uses are also subject to the use conditions of Section 7.02.02(c).

Procedurally, the Planning Commission is to review the special land use, site plan and impact assessment and provide a recommendation on each to the Township Board (following a public hearing). The Township Board has the final review/approval authority.

C. Special Land Use Review

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

1. **Master Plan.** The Township Master Plan identifies the subject site as General Commercial. Uses under this category are to serve the needs of the community at large and pass-by traffic along Grand River. Furthermore, uses are generally larger in size and generate more traffic and may include some outdoor sales and display areas.
2. **Compatibility.** The area is developed with a variety of uses, including medical office, retail sales, services, financial and big box retail. The immediate area is generally void of outdoor uses, such as automobile sales, although the big box store has an accessory garden center at the rear of the site.

The proposed use, including use of a gravel lot, does not appear to be overly compatible with the established uses in this area; however, full compliance with the applicable use conditions could help this situation. The applicant should further describe how they believe this standard is met.

3. **Public Facilities and Services.** As a developed site along the main commercial corridor through the Township, we anticipate necessary public facilities and services are in place; however, the Commission should consider any comments provided by the Township Engineer and Brighton Area Fire Department.
4. **Impacts.** The use conditions of Section 7.02.02(c) are intended to limit on- or off-site impacts of outdoor display, sales and storage. Provided those standards are met, impacts of the proposed use should be mitigated. Of primary concern is the proposal to retain an existing gravel lot for vehicles storage.
5. **Mitigation.** If additional concerns arise as part of the review process, the Township may require efforts to mitigate potential adverse impacts.

D. Use Conditions

Automobile sales are subject to the following use conditions of Section 7.02.02(c):

1. **Sale space for used mobile homes, recreational vehicles and boats may only be carried on in conjunction with a regularly authorized new mobile home, recreational vehicle or boat sales dealership on the same parcel of land.**

There is no indication that the proposal includes sale of these types of vehicles – the submittal only notes used automobile sales.

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

Based on the use description and Impact Assessment provided by the applicant, the proposal entails a gravel storage area for the vehicles. However, the site plan shows areas to be paved and the site plan review application notes that the “parking lot will be paved with blacktop as required by the Township.” These inconsistencies must be corrected/clarified, including a clear indication of the limits of paving versus gravel if both surfaces are proposed.

Ultimately, we defer to the Township Engineer for a more detailed review on the use of gravel, but in our opinion, gravel is not in keeping with the character of the area.

Furthermore, the ability to accommodate more than 30 vehicles, as well as regular deliveries by semi-truck/trailers, on a gravel surface is likely to generate quite a bit of dust. As previously noted, this is also likely to have an adverse impact upon the existing residence on-site.

3. **No storage or display of vehicles shall be permitted in any landscape greenbelt area, provided the Township may permit a display pod for an automobile within the greenbelt area where it is integrated into the landscape design.**

A 20-foot wide greenbelt is required for developments in the GCD. The existing site is non-compliant and the proposed plan includes a very limited greenbelt area along the westerly side of the site’s frontage.

There are 3 parking spaces located within the required greenbelt area that need to be removed for compliance with this standard.

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

The submittal notes the use of 1,665 square foot building (existing) in conjunction with the proposed use.

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

The site plan includes a semi-truck/trailer turning movement in a counter-clockwise movement around the site, although it does not show such vehicles at the site's entrance. This information needs to be added.

Additionally, because of the angled frontage, it is unclear whether such vehicles can navigate the site in a clockwise movement. We request the applicant add a second turning template to the plan to ensure this standard will be met.

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

The site plan does not provide the required buffer zone B, although a 6-foot screen fence is proposed along the west side of the lease area, as well as a portion of the north side of the lease area.

E. Site Plan Review

- 1. Dimensional Requirements.** The proposed project does not appear to have an impact upon the dimensional requirements of the RCD.
- 2. Building Materials and Design.** The submittal does not identify any exterior changes to the existing building. If modifications are proposed, the applicant must provide elevation drawings, including material and color samples.
- 3. Parking.** Automobile sales require 1 space per 200 square feet of gross leasable floor area, plus 3 spaces per auto service bay. The submittal does not identify any service bays and the building contains 1,665 square feet of gross floor area; thus, resulting in the need for 7 spaces. The plan identifies 8 parking spaces on paved surfacing, including 2 barrier free spaces (which is one more than necessary).

Three spaces in the front yard do not comply with setback requirements. Given the ability to accommodate parking elsewhere on the site, we recommend these non-compliant spaces be removed to bring the site closer to compliance with current standards. This would also allow for the inclusion of the required greenbelt along Grand River.

Parking lots are also required to be paved and provide looped striping for spaces.

- 4. Pedestrian Circulation.** There is an existing public sidewalk within the right-of-way along the site's frontage, as well as an internal sidewalk along 3 sides of the building, separating it from parking areas. No changes are proposed to the existing pedestrian system.
- 5. Vehicular Circulation.** The entire site has 3 driveways along Grand River, 2 of which are on the lease area property. Both of these driveways are wide enough to accommodate two-way travel. The number and spacing of driveways does not comply with the standards of Article 15.

Pending input from the Township Engineer, we suggest at least one of the driveways be closed off or the drives on the lease area property be narrowed to accommodate one-way travel only.

Similar to previous comments, these drives are also required to be paved.

- 6. Landscaping.** The proposal has been reviewed for compliance with the landscaping requirements of Section 12.02, as follows:

Location	Requirements	Proposed	Comments
Front yard greenbelt	20' width 5 canopy trees	0' to 30' width 23 shrubs	Deficient in width and tree plantings
Buffer Zone "B" (N)	20' width 6' wall or 3' berm 6 deciduous trees 6 evergreen trees 22 shrubs	3' width Partial 6' fence	Deficient in width, wall and plantings
Buffer Zone "B" (E)	20' width 6' wall or 3' berm 7 deciduous trees 7 evergreen trees 26 shrubs	1' to 7' width 1 tree (existing)	Deficient in width, wall and plantings
Buffer Zone "B" (W)	20' width 6' wall or 3' berm 5 deciduous trees 5 evergreen trees 18 shrubs	10' width	Deficient in width, wall and plantings
Parking lot	4 trees 400 SF landscaped area	No landscaping proposed	Deficient in plantings and landscaped area

As a side note, the plan depicts only 5 of the 6 Dwarf Burning Bush noted. This must be corrected.

- 7. Waste Receptacle and Enclosure.** The site plan does not identify an existing or proposed waste receptacle area. As such, we request the applicant describe how refuse removal will be handled for the proposed business.
- 8. Exterior Lighting.** The submittal includes a proposed lighting plan for the project. It should be noted that the quality of the lighting drawings is relatively poor with hand-drawn fixture placements and photometric readings that are illegible. A clear photometric plan must be provided to ensure compliance with Section 12.03.

The proposal includes 5 new LED fixtures though how/what they are mounted is unclear. If they are pole mounted fixtures, then a typical pole detail and height must be provided to ensure compliance.

The fixtures themselves are cut-off and downward directed, though it appears they are adjustable. The applicant should be aware that the fixtures must be mounted such they are directed downward and not tilted casting light outward.

- 9. Signs.** Photographs included with the submittal show an existing pole sign in front of the existing building. This sign is likely nonconforming as pole signs are prohibited by Section 16.04.05. There is no indication of proposed signage, though we recommend the pole sign be removed and the applicant pursue a sign that is permitted by the Zoning Ordinance as part of this project.

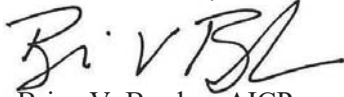
When a new sign is requested for the business, the applicant will need to obtain approval and a permit from the Township prior to installation.

10. Impact Assessment. The submittal includes an Impact Assessment prepared by Steve Morgan (dated 10.3.17). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

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

Respectfully,

LSL PLANNING, A SAFE BUILT COMPANY

A handwritten signature in black ink, appearing to read "B. V. Borden". The signature is stylized and written in a cursive-like font.

Brian V. Borden, AICP

Planning Manager



January 17, 2018

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

Re: Car Nation Site Plan Review #1

Dear Ms. Van Marter:

Tetra Tech conducted a site plan review of the proposed Car Nation area located at 3429 E. Grand River Avenue, Howell. The submission included site plans dated November 3, 2017, the site plan review application, the special land use application, and the impact assessment. The site plan was submitted for an area on the parcel to be leased by Car Nation with the remaining property containing two other buildings (one commercial and one residential), one access drive off Grand River (in addition to the two within the leased area), and various connectivity routes between all three buildings. For clarity, the buildings will be referred to as follows:

- Building 1 will be the residential building as identified on the submitted plans
- Building 2 will be the west commercial building (Car Nation) as identified on the submitted plans
- Building 3 will be the east commercial building that is not specifically identified on the plans.

Our review comments are summarized below.

SUMMARY

1. Entire site compliance justification.
2. Site paving, parking, and shared use access.
3. On-site stormwater detention.
4. Site fencing.

SITE PLAN

1. This site plan was submitted for a proposed leased area that takes up a large portion of road frontage of the existing parcel on Grand River Avenue. The leased area shares the parcel frontage with another commercial building, Building 3, that is currently leased to a pet grooming business. This parcel, which has approximately 290 feet of frontage along Grand River, has three (3) access points off Grand River. Building 1, located behind the proposed leased area, is the residence of the parcel owner. The leased area was specifically submitted for the site plan review, but it is recommended the entire site be reviewed for compliance with Township zoning requirements. We offer the following justifications for reviewing the entire parcel:
 - a. All three building on site can be accessed via the three (3) driveways from Grand River.

Tetra Tech

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

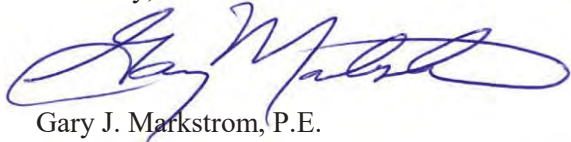
- b. The sidewalks and driveways used to access each building are all connected through the site's existing parking area(s).
 - c. Access to the residential building is not possible without traversing the leased area.
 - d. Each separate building and use of the site will contribute to stormwater runoff.
2. The petitioner proposes paving the leased area for use as an automobile sales lot. The following comments pertain to the paving, parking, and site access of the parcel:
 - a. The impact assessment contradicts the plans by stating there will be no construction required. Construction of a paved lot is required and shown on the site plan.
 - b. Per Genoa Township standards the paved area must be surrounded by curb. Because Buildings 2 and 3 on site currently share a gravel lot, the curb requirement will cut off Building 3 from Building 2. It is recommended the two commercial buildings remain connected and parking for Building 3 be paved, along with the proposed paving of the leased area, so that it is compliant with Township standards.
 - c. Buildings 2 and 3 are connected via a shared access drive now, yet they each have their own access from Grand River. This results in three driveways within 240 feet of road frontage. Since the existing parking areas are accessible from the middle access drive and both lots will be paved, it is recommended the furthest east drive be removed. This would eliminate unnecessary access to Grand River and match the surrounding access methods for neighboring commercial facilities.
 - d. Building 1, behind Building 2, must be accessed through the leased area since the leased areas for Buildings 2 and 3 cover the entire parcel's road frontage. To ensure future use of Building 1 as a residential unit, the petitioner must verify that access to Building 1 is allowed via the lease agreement for the leased area of Building 2.
 - e. In conjunction with item d, the shared driveway for Buildings 2 and 3 is currently part of the leased area and shared use of this driveway for Building 3 must be verified in the lease agreement. In addition, it appears access to the shed behind Building 3 is provided through the leased area.
 - f. The final pavement layout should include dimensions for paved areas, parking spaces, drive aisle, and curb lengths and radii so that it can be properly constructed and assessed for compliance with Township standards.
 - g. Sidewalk access to Building 2 is not clear on the plans and should be provided from all anticipated customer parking stalls. Due to proximity, pedestrian access to Building 2 from the public sidewalk along Grand River would improve site access. Similarly, the parking plans for Building 3 should provide dedicated pedestrian access via sidewalks or striped paths to the building door.
3. The required paving will result in a change of the drainage to the site, requiring stormwater control measures as required by the Livingston County Drain Commission. Surface runoff will need to be controlled and directed to an on-site detention facility that ultimately discharges to the low area along the north edge of the site. Drainage and detention calculations as well as a soil erosion and soil control plan are required.
4. The leased area plans propose a site fence along the proposed paved lot (which mirrors the existing gravel lot). This fence will continue north to Building 1 and east to Building 1's driveway. Positioning the fence in this manner limits the future use of the site and renders a portion of the parcel effectively unusable. We recommend the fence be positioned along the property line so that the paved area, if desired, can be extended to the property line. This will also allow for flexibility in future uses of Building 2.

The proposed use of the site, as a used car lot, is of no greater impact on the existing water and sewer utilities. The anticipated traffic use is minimal and will be adequately served through two access drives. The petitioner should address the above comments before approval of the site plan.

Ms. Kelly Van Marter
Re: Car Nation Site Plan Review #1
January 17, 2018
Page 3

Please call if you have any questions.

Sincerely,



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



Marguerite K. Davenport
Project Engineer

copy: Sam Gerardi, Coldwell Banker Town and Country



BRIGHTON AREA FIRE AUTHORITY

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

January 16, 2018

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Car Nation
3429 E. Grand River Avenue
Howell, MI 48843

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on January 8, 2018 and the drawings are dated January 3, 2018. The project is based on an existing 1,665 square foot business-use development that will undergo site improvements for a new tenant to occupy the indicated structure. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

1. The building address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.
IFC 505.1
2. The access road on the east side of the site shall be a minimum of 20' wide and the entrance drive on the west side of the site shall be 26' wide. Turning radius does not appear to be a concern based upon truck circulation and parking arrangement. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
3. If not already provided, the building shall be provided with a Knox Box. The location of the Knox Box shall be indicated on future submittals. The Knox box will be located adjacent to the front door of the structure.
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".

Rick Boisvert, CFPS
Fire Marshal

**IMPACT ASSESSMENT
For
“Special Land Use Application”**

**proposed
“CAR NATION HOWELL”
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

Prepared for:

**Applicant: Car Nation Howell
(Jennali Lube Centers LLC)
4550 E. Grand River Ave.
Howell, Mi, 48843
C/O Sam Gerardi, Agent for applicant
810-626-8839**

**Owner: Robert Peterson
3427 E. Grand River Ave.
Howell, Mi, 48843**

Prepared by:

**Steve Morgan
4432 Glen Eagles Ct.
Brighton, Mi. 48116
586-942-9751**

October 3, 2017

GENOA TOWNSHIP

JAN 03 2018

RECEIVED

INTRODUCTION

The purpose of this Impact Assessment (IA) Report is to show the effect that this proposed special use has on various factors in the general vicinity of the use. The format used for presentation of this report conforms to the Submittal Requirements For Impact Assessment/Impact Statement Guidelines in accordance with Section 13.05 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:
Steven R. Morgan PLS
4432 Glen Eagles Ct.
Brighton, Michigan 48116

Professional Land Surveyor
Planner

Prepared for:
Robert Petersen (OWNER)
3427 E. Grand River Ave.
Howell, Mi 48843

Jennali Lube Centers (APPLICANT)
4550 E. Grand River Ave.
Howell, Mi. 48843
C/O Sam Gerardi

- B. *Description of the site, including existing structures, man made facilities, and natural features, all-inclusive to within 10' of the property boundary.*

Tax ID 11 05 300 004

The subject site is located on the north side of Grand River Avenue between Reader Office Building and Pier One Imports Building (Both are zoned GCD). The subject site is across Grand River Ave. from Bank of America and Discount Tire (both are zoned RCD).

The subject property is located in the SW ¼ of Section 5, Genoa Township, Livingston County, MI. Current Zoning of the subject site is GCD (General Commercial District). The proposed use is an allowable use in the GCD with a "Special Land Use".

The acreage of the total subject site is 2.48 Acres, and contains 3 one-story buildings.

The northerly most building is currently a residence of the Owner. This site is mowed lawn very gently sloping to the north.

The easterly most building is a retail building of "Best Friends Dog Grooming". This site has an existing parking area that flows southerly to Grand River Ave. and the remaining portion of the property is mowed lawn that very gently flows to the north.

The remaining building is the proposed lease to CAR NATION HOWELL.

CAR NATION HOWELL is leasing approximately 1 Acre of the existing subject site (Lease Site). The Lease Site contains an existing one story building (1665 sq. ft) and an existing hard surfaced area for 8 cars. The remaining portion of the Lease Site is a gravel surface. There are 2 existing entrances (curb cuts) to Grand River Ave. The SW portion of the site flows gently to Grand River Ave. The remainder of the lease site flows westerly and northerly to the mowed portions of the existing Owners property.

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.

LEASE SITE As previously mentioned, the Lease Site is very gently sloped, the SW portion flows toward Grand River Ave (less than 2 foot elevation change) and the remaining $\frac{3}{4}$ of the Site toward the West and North (less than one foot elevation change across the majority of the site).

The rainfall from the existing building and the hard-surfaced parking area currently drain directly onto the gravel area that surrounds. This gravel parking area drains directly to the existing mowed lawn areas (approx. 2 acres)

The USDA Soil Conservation Service "Soil Survey of Livingston County, Michigan" indicates native site soils consist of; MIAMI LOAM (MoB) 2% slopes. Surface runoff is slow, permeability is moderate, and erosion hazard is slight.

There are no streams, creeks, or ponds on the Subject or Lease sites.

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

No construction is necessary for this site.

Section 7.02.02.(c)(2) allows the use of the existing outdoor storage/display area to be gravel with approval of this "Special Use Approval" upon finding

Additional Site lighting may be required and the trenches will be will not be left exposed.

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 Lease Site will be used to store and display Vehicles on the existing parking areas. The Average duration of a Vehicle on the Site be 2-5 weeks. It is anticipated that 10-12 vehicles per month will be sold, therefore approximately 3 cars per week will be sold and those 3 cars will be replaced each week during normal business hours. The noise or air pollution will be minimal.

Additional lighting may be required for the Site. As noted above, the adjacent properties are all Commercial. This lighting will be directed away from adjacent Commercial properties to limit adverse affects of lighting.

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 number of employees, customers and vehicle deliveries each day are less than 2 per hour and will have minimal impact to the public utilities serving this property. The Storm drainage system will not be affected.

Normal police and fire protection services should remain unchanged.

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.

There are no new water, sanitary sewer, or storm drainage systems required for this special use.

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

CAR NATION will not be storing or handling any hazardous materials in this building.

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

CAR NATION-HOWELL will generally have one full-time employee and an occasional part-time employee on site during normal business hours. It is expected that 1.5 cars per hour will visit site during business hours with 1 car per hour visiting site from closing time until 10:00 pm.

There is an existing sidewalk across the Road Frontage, however little or no pedestrian traffic is anticipated.

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

There are no special provisions for this development.

K. Description of all sources:

- Genoa Township Zoning Ordinance
- "Soil Survey of Livingston County Michigan" Soil Conservation Services, USDA

PROPOSED USE OF PROPERTY & REQUEST FOR SPECIAL USE PERMIT

ADDRESS: 3439 E Grand River Ave

ENTITY: DBA: Car Nation of Howell (Car Nation of Howell, LLC)

Seeking approval to operate a used car sales business at the location commonly known as 3439 East Grand River Avenue in Genoa Township. The property is serviced by paved Grand River Avenue with 2 lanes each direction and a center turn-out lane.

EXISTING FACILITY

The property to be utilized consists of approximately ~0.5 Acre gravel portion of a larger ~2.5 Acre commercial lot zoned General Commercial (GCD). Existing structure is has been a retail location of ~1665 Square Feet with electric, gas & sewer services. In addition to the main entrance, there are 2 additional egress doors located on the West side and the rear of the building. Interior has existing restroom, HVAC, lighting, water heater. The interior is to be painted and new flooring will be installed, and shall remain unchanged structurally.

The exterior of the building has blacktop parking for eight (8) total vehicles – one of which is for disabled vehicle parking. There are existing flood lights on the parking lot to be updated with high efficiency LED lights. There also exists a 2-sided back light sign and a small landscaped area at the front of the building.

There are 2 existing drives with ~36 foot openings onto the property providing for easy drive-thru circular passage around the building. A green parkway and sidewalk exist parallel to Grand River Avenue.

Cleanup and planting in the existing front flower bed surrounding the sign will be performed, however the overall lay of the land and exterior of the facility (as built) shall remain unchanged.

PROPOSED USE & IMPACT

- Hours of operation shall be 9am-6pm Monday thru Saturday
- Revolving inventory of up to 35 vehicles parked along perimeter of lot
- Vehicles shall be delivered individually or by carrier with loading/unloading at rear
- No cars shall be washed or serviced on the property
- 3-4 Post lights may be installed around the perimeter
- Lot to remain as existing unpaved with crushed gravel
- No environmental impact by chemicals
- Anticipated sales of 12 vehicles per month
- Daily customer rate of less than 10 people is expected

The principals of the corporation are local business men of greater Howell.

Robert J Peterson, Owner
3439 E Grand River Ave
Howell, MI 49943

Property Owner Letter of Consent

Robert Peterson ("Owner") is the owner of the property located at 3439 E Grand River Avenue , a property zoned for commercial use in Genoa Township, Livingston County ("Property"). The Southern and east third (1/3) of this property is available for lease and is being reviewed for such agreement by Hassan Bittar ("Lessee"), and his representative Sam Gerardi, Coldwell Banker T&C (#347130).

Owner is in agreement of proposed use of the Property by the Lessee as is and to apply for such use and improvement requirements as directed by the Township.

Specifically, Owner agrees to the following use(s) by Lessee:

- a) Lessee shall be permitted to utilize the building and the lot leased portion of the property for the purposes of selling used vehicles;
- b) The building on the Property is leased to Lessee "As Is" with rights granted by this document to conduct improvements necessary to their business function in accordance with codes provided by Genoa Township;
- c) This document also extends to the use, improvements and permits for utilities and services necessary to operate the business; and
- d) In the event the Lessee defaults on the lease agreement, this document and its provisions are not transferrable and become void.

All other conditions of the Lease Agreement remain unchanged and enforceable.

Provided and agreed this date 8/24/17 by

 8/24/17
Landlord Signature Date

Robert J Peterson
Printed Name

Title

3429 E Grand River Avenue







Jeff's Fireworks Howell



Best Friends
Dog Grooming

96



N/A	3,708	108,029	N/A
Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	MISC COM SV	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Peterson Robert J	Taxpayer Zip:	48843
Taxpayer Address:	3429 E Grand River Ave	Taxpayer Address ZIP + 4 Code:	8552
Taxpayer Address City & State:	Howell, MI	Owner Occupied:	Yes

Location Information

School District:	Howell	City/Village/Township:	Genoa Twp
School District Name:	Howell	Township:	02N
Census Tract:	7424.02	Section:	5
Census Block:	1	Range:	05E
Property Zip:	48843	Flood Zone Code:	X
Zip + 4:	8552	Flood Zone Date:	09/17/2008
Property Carrier Route:	R025	Flood Zone Panel:	26093C0309D

Tax Information

Property ID:	1105300004	Winter Tax Year:	2016
Assessment Year:	2016	Advalorem Winter Tax:	\$1,214
Total Assessed Value:	\$395,000	Winter Tax:	\$2,716
State Equalized Value (SEV):	\$395,000	Assessment Winter Tax:	\$1,476
Capped Value:	\$167,811	Prior Summer Tax Year:	2015
Taxable Value:	\$167,811	Prior Year Summer Tax:	\$3,282
Tax Year:	2016	Prior Winter Tax Year:	2015
Annual Tax:	\$6,179	Prior Year Winter Tax:	\$2,904
Summer Tax Year:	2016	Prior Year Tax Amount:	\$6,186
Advalorem Summer Tax:	\$3,428	Exemption(s):	Homestead
Summer Tax:	\$3,462	Homestead Percent:	75%
Legal Description:	SEC 5 T2N R5E BEG S 89*01'W 377.56 FT FROM CEN OF SEC, TH S 89* 01'W 258.06 FT ALONG E/W 1/4 LINE THENCE S. 0* 09' E. 350.5 FT. THENCE S. 62* 41' E. 290 FT. THENCE N. 0* 9' W. 488 FT. TO BEG. 2.48A		

Characteristics

Acres:	2.48	Stories:	MLS: 1
Lot Sq Ft:	108,029	Land Use - CoreLogic:	Misc Commercial Services
Basement Type:	MLS: Slab	Property Category:	Cm
Living Area Sq Ft:	MLS: 3,708		

Last Market Sale & Sales History

Owner Name:	Peterson Robert J		
Recording Date	05/25/2012		02/02/2009
Document Date (Sales History)	05/10/2012		01/28/2009
Nominal	Y		Y
Grantee	Peterson Robert J		Peterson Robert L
Grantee			Peterson Robert J
Grantor	Peterson Robert J		Peterson Robert L
Liber/Page	18247		2278
Deed Type	Quit Claim Deed		Quit Claim Deed

Courtesy of Sam Gerardi, Realcomp II Ltd

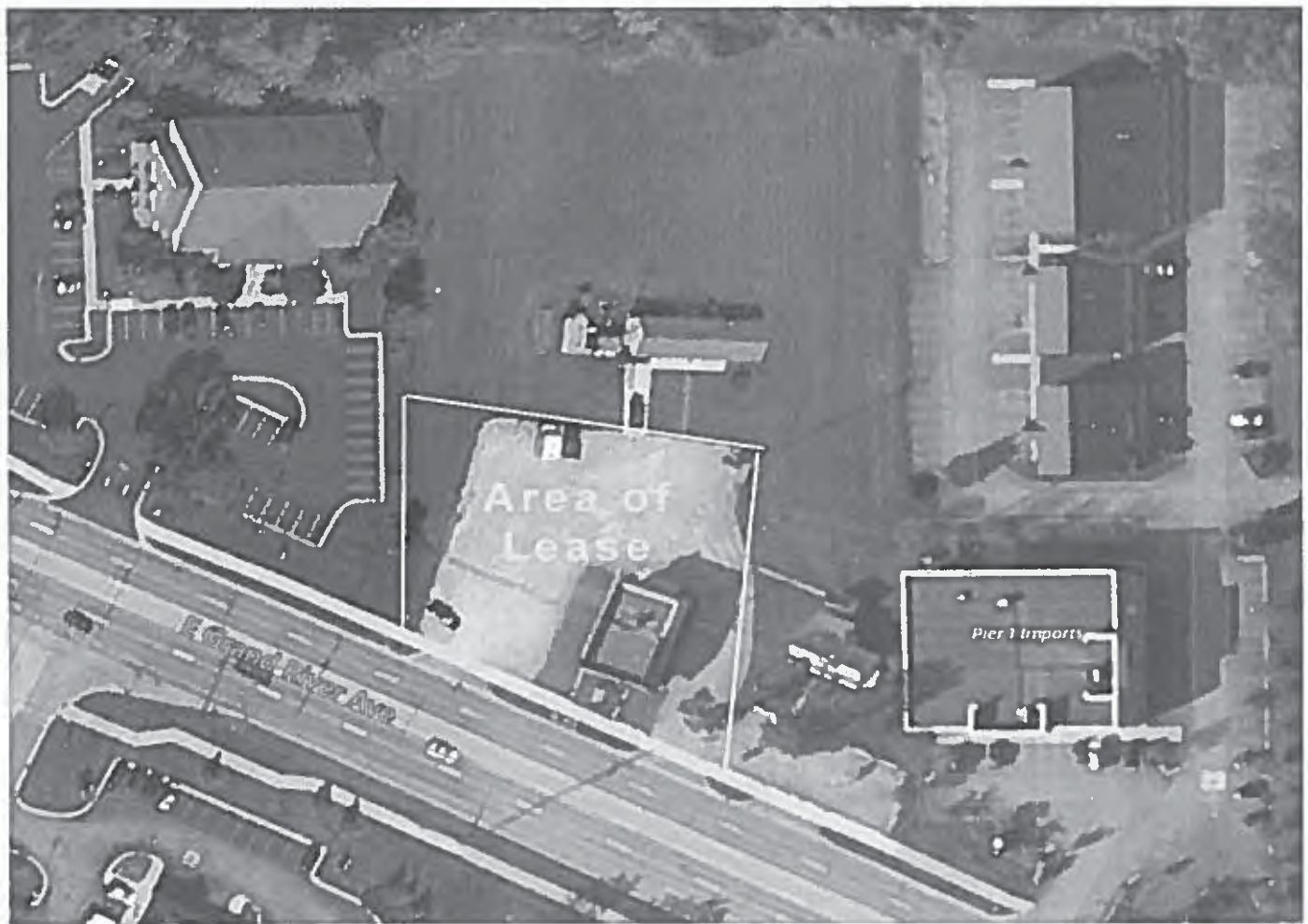
The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 08/17/2017

Page 1 of 2

Property Map



Courtesy of Sam Gerardi, Realcomp II Ltd

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 08/17/2017

Page 2 of 2

LEGEND

- GAS METER
- ELECTRIC METER
- COMMUNICATION BOX
- COMMUNICATION HANDHOLE
- WATER SHUTOFF VALVE
- LIGHT POLE
- UTILITY POLE
- SIGN
- DOMESTIC WATER WELL
- MANHOLE
- ROCK
- STORM MANHOLE
- CATCH BASIN SQUARE
- CLEANOUT
- SANITARY MANHOLE
- TRAVERSE POINT-SET
- BENCHMARK
- EXISTING OVERHEAD UTILITY LINE
- SAN - EXISTING SANITARY SEWER LINE
- ST - EXISTING STORM SEWER LINE
- WOOD FENCE
- INDICATES EXISTING ASPHALT PAVEMENT
- INDICATES EXISTING GRAVEL DRIVING SURFACE

EXISTING SANITARY SEWER SCHEDULE				
STR #	TYPE	DIA	RIM ELEV	INVERT DATA
w01	MANHOLE	4'	980.81	12" PVC INV. 988.66 NW. 12" PVC INV. 988.76 SE. BOTTOM 988.71

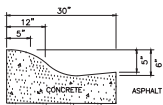
EXISTING STORM SEWER SCHEDULE				
STR #	TYPE	DIA	RIM ELEV	INVERT DATA
cb01	CATCH BASIN	2'	981.03	12" RCP INV. 978.68 NW. 12" STEEL INV. 978.73 SE. BOTTOM 978.59 T/WATER 978.68
cb02	CATCH BASIN	2'	984.31	12" STEEL INV. 982.01 NW. 12" STEEL INV. 982.01 E. BOTTOM 981.89
r03	MANHOLE	4'	984.68	12" STEEL INV. 981.28 W. 15" RCP INV. 981.18 SE. BOTTOM/SILT 981.13 T/WATER 981.73
r04	MANHOLE	4'	986.42	8" PVC INV. 981.77 NE. 12" CMP INV. 982.97 SE. 15" RCP INV. 981.72 NW. BOTTOM 981.62

EXISTING PARKING

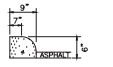
STANDARD SPACES: 8
BARRIER FREE SPACES: 1
TOTAL PARKING SPACES = 9

SIGN TABLE

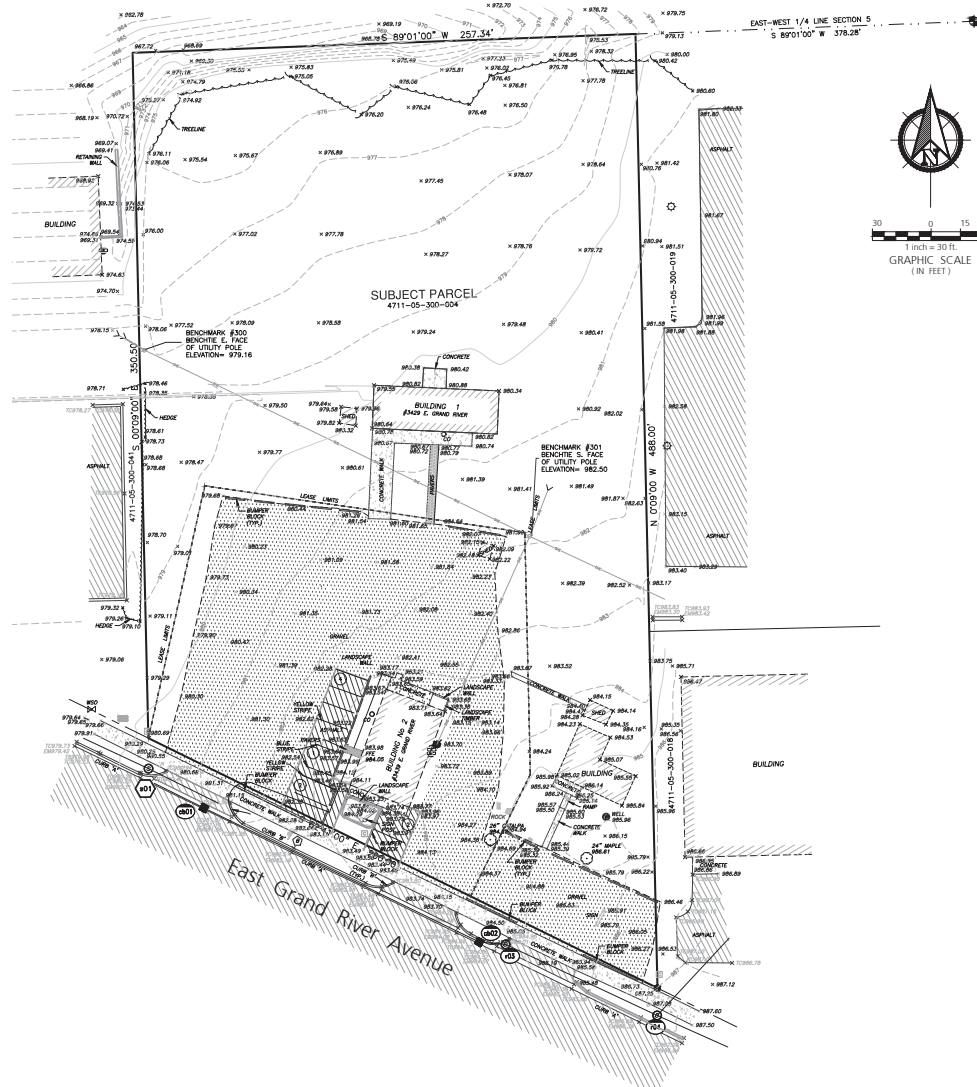
- HANDICAP
- CENTER LANE LEFT TURN ONLY



CURB 'A' DETAIL



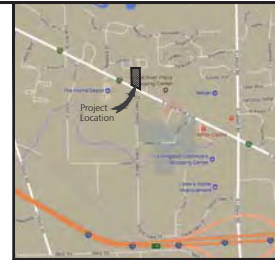
CURB 'B' DETAIL



SECTION 5
TOWNSHIP 2, NORTH
RANGE 5, EAST
LIVINGSTON COUNTY, MICHIGAN



1 inch = 30 ft.
GRAPHIC SCALE
(IN FEET)



Location Map

Survey Notes;
TOPOGRAPHIC SURVEY DONE BY LIVINGSTON ENGINEERING
ON OCTOBER 26, 2017. THEIR JOB NUMBER 17211

- NOTES:
1. NORTHINGS AND EASTINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE INTERNATIONAL FEET (NAD83), ELEVATION BASED UPON NAVD88 DATUM FROM RTK GPS OBSERVATIONS.
 2. BEARINGS ARE BASED UPON QUIT CLAIM DEED AS RECORDED IN INSTRUMENT NO. 2012R-018247, LIVINGSTON COUNTY RECORDS.
 3. A BOUNDARY SURVEY WAS NOT PERFORMED BY LIVINGSTON ENGINEERING, LC. BOUNDARY IS SHOWN BEST FIT PER FIELD DATA COLLECTION.

Legal Description

TAX ID NUMBER - 4711-05-300-004
A PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 2, NORTH RANGE 5, EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING S 89°01'00" W, A DISTANCE OF 378.28', FROM THE CENTER OF SAID SECTION 5, THENCE S 89°01'00" W, FOR A DISTANCE OF 258.08', ALONG THE EAST / WEST 1/4 LINE; THENCE S 00°09'00" E, FOR A DISTANCE OF 350.50'; THENCE S 62°41'00" E, FOR A DISTANCE OF 290.00'; THENCE N 00°09'00" W, FOR A DISTANCE OF 488.00', TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND.
SAID PARCEL OF LAND LIES WHOLLY WITHIN LIVINGSTON COUNTY, MICHIGAN.
SAID PARCEL CONTAINS 108,028 sq ft OR 2.48 ACRES

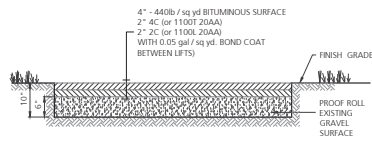
SHEET INDEX

- C-1 Existing Conditions
- C-2 Site Plan
- 3 Lighting Plan

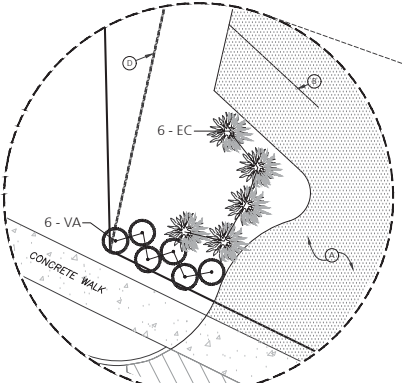
DATE 01/03/18	ISSUE ADD LANDSCAPE MATERIAL PER OWNERS REQUEST	BY PMP	CLIENT Mr. Robert Peterson 3429 Grand River Avenue Howell, Michigan 48843	PROJECT "Car Nation of Howell" 3429 East Grand River Howell, Michigan 48843	DESIGNER FAIRWAY ENGINEERING LLC LAND DEVELOPMENT - SURVEYING - GEOTECH 2025 BUCK ROAD, SUITE 100, HOWELL, MI 48855-0393 (248) 216-5103	DATE 11-03-17	CHK. BY PMP	DATE	72 HOURS BEFORE YOU DIG CALL MISS DIG 800-462-7171 (TOL FREE)	JOB NO. FE-17-1033	SHEET C-1	OF 3
------------------	--	-----------	--	--	--	------------------	----------------	------	---	-----------------------	--------------	------

Legend

- PROPERTY LINE
- RIGHT OF WAY
- CENTER LINE
- SECTION LINE
- EASEMENTS AS NOTED
- SETBACK LINES
- PROPOSED 6" HIGH CHAIN LINK FENCE
- UTILITY POLE
- OVERHEAD ELECTRICAL LINES
- EDGE OF EXISTING GRAVEL
- INDICATES NUMBER OF PARKING STALLS
- MANHOLE
- GATE VALVE
- EXISTING SANITARY SEWER LINE AND MANHOLE
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EXISTING GROUND ELEVATION
- EDGE OF EXISTING STRUCTURE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DIRECTION OF DRAINAGE FLOW
- EXISTING ASPHALT SURFACE
- PROPOSED ASPHALT PAVEMENT



Proposed Pavement Section
(NO SCALE)



LEGEND

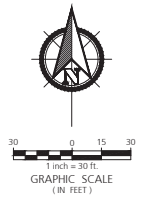
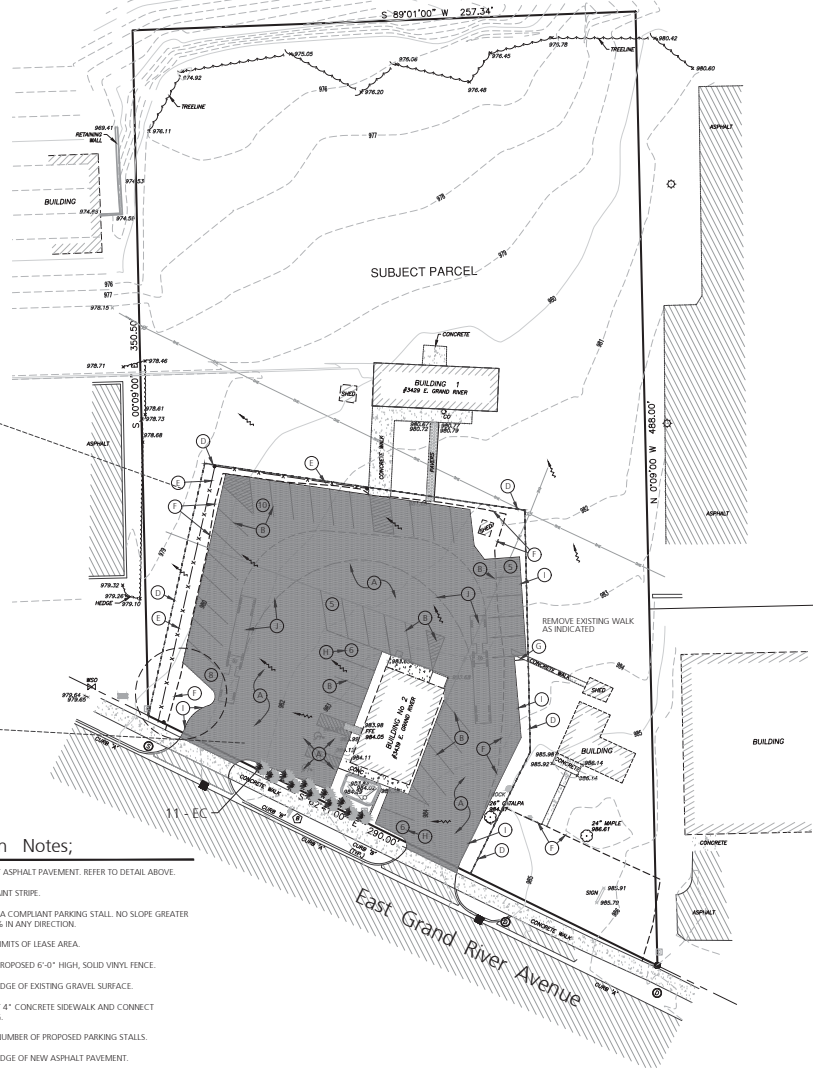
- INDICATES PROPOSED "VIBURNUM" BUSH
- INDICATES PROPOSED "BURNING BUSH"

TREE LIST				
CODE	BOTANICAL NAME	COMMON NAME	SPACING	QTY
EC	EUKONYMIUS ALATUS "COMPACTUM"	DWARF BURNING BUSH	24" B&B	17
VA	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24" B&B	6

Proposed Partial Landscape Plan

Site Plan Notes;

- (A) CONSTRUCT ASPHALT PAVEMENT. REFER TO DETAIL ABOVE.
- (B) 4" WIDE, PAINT STRIPE.
- (C) PROVIDE ADA COMPLIANT PARKING STALL. NO SLOPE GREATER THAN 2.00% IN ANY DIRECTION.
- (D) INDICATES LIMITS OF LEASE AREA.
- (E) INDICATES PROPOSED 6'-0" HIGH, SOLID VINYL FENCE.
- (F) INDICATES EDGE OF EXISTING GRAVEL SURFACE.
- (G) CONSTRUCT 4" CONCRETE SIDEWALK AND CONNECT TO EXISTING.
- (H) INDICATES NUMBER OF PROPOSED PARKING STALLS.
- (I) INDICATES EDGE OF NEW ASPHALT PAVEMENT.
- (J) INDICATES SEMI TRUCK/ TRAILER TURNING MOVEMENT.



Engineer

FAIRWAY ENGINEERING LLC
LAND DEVELOPMENT - STRUCTURAL - GEOTECH
28525 Beck Road, Unit 124 Wixom, Michigan
Phone: (248) 214-5913
Email: markm@fairwayeng.com

Site Data

TOTAL AREA OF PROPERTY: 108,028 sq ft (2.48 acre)
LEASE AREA: 29,314 sq ft (0.67 acre)
REMAINING AREA: 78,714 sq ft (1.81 acre)

ZONED: 11 - LIMITED INDUSTRIAL DISTRICT

SETBACKS:
FRONT - 50 feet
REAR - 25 feet
SIDES - 10 feet (one yard) 20 feet (two yards)

LEASE AREA:
AREA OF PROPERTY: 29,314 sq ft (0.67 acre)
BUILDING COVERAGE: 1,665 sq ft
AREA OF PAVEMENT: 22,213 sq ft
REMAINING OPEN AREA: 5,436 sq ft

REMAINING PARCEL:
AREA OF PROPERTY: 78,714 sq ft (1.81 acre)
BUILDING COVERAGE: 2,221 sq ft
AREA OF GRAVEL PAVEMENT: 3,744 sq ft
REMAINING OPEN AREA: 72,739 sq ft (1.67 acre)

TOTAL PARKING STALLS PROVIDED - 40 stalls



GENOA CHARTER TOWNSHIP
Special Land Use Application

GENOA TOWNSHIP

DEC 27 2018

RECEIVED

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

APPLICANT NAME & ADDRESS: Dr. Michelle Bradford 5571 E Grand River Ave. Howell, MI 48843
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (517) 303 1845 EMAIL: dvmdrb@me.com

OWNER NAME & ADDRESS: Master Yong Kil 6936 Grand River Ave. Brighton, MI 48114

SITE ADDRESS: 6936 Grand River Ave. Brighton, MI 48114 PARCEL #(s): _____

OWNER PHONE: (810) 227-1991 EMAIL: master@kilstkaonline.com

Location and brief description of site and surroundings:

See Attached.

Proposed Use:

Veterinary Clinic without boarding + overnight care in a commercial multi-tenant leased space. See Attached.

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

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

See Attached.

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

See Attached.

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

See Attached.

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

See Attached

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

See Attached

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

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

BY: [Signature]

ADDRESS: 6936 Grand River Ave. Brighton, MI 48114

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

Michelle L Bradford of Few Seasons Veterinary Services at dr.m.drb@me.com
Name Business Affiliation Email

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: [Signature] DATE: 12/26/17

PRINT NAME: Michelle L Bradford PHONE: 517 3031845



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

GENOA TOWNSHIP

DEC 27 2018

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Dr. Michelle Bradford 5571 E Grand River Ave Howell, MI 48843
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Master Yong Kil 6936 Grand River Ave. Brighton, MI 48114

SITE ADDRESS: 6936 Grand River Ave. Brighton, MI 48114 PARCEL #(s):

APPLICANT PHONE: (517) 303 1845 OWNER PHONE: (810) 227-1991

LOCATION AND BRIEF DESCRIPTION OF SITE: Master-Kil's Taekwon Do 6936 Grand River Ave. Brighton, MI 48114. The existing building will be divided into

3 tenant spaces. Four Seasons Veterinary Services would like to occupy ~2,263 sq ft in the North section of the building.

BRIEF STATEMENT OF PROPOSED USE: Routine medical + advanced surgical care to companion animals. A veterinary clinic that does not offer boarding, grooming, nor overnight care.

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: The internal construction to build out the north-most (~2,263 sq ft) section of the building as a full service veterinary medical clinic.

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: Michelle L Bradford, DVM

ADDRESS: 5571 E. Grand River Ave. Howell, MI 48843

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

1.) Michelle Bradford of Four Seasons Veterinary Services at dvmdrb@me.com
Name Business Affiliation Email Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: [Signature] DATE: 12/16/2017
PRINT NAME: Michelle L. Bradford PHONE: 517 303 1845

REQUIRED SKETCH PLAN CONTENTS

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

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

Revised 04-07-14, kasp



PERMIT INFORMATION

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what departmental permits, licenses, or approvals of a permit-like nature may be needed for a project. By contacting the appropriate offices listed below, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities (i.e. planning requirements and chemical storage regulations may apply). A useful way to learn whether any other requirements will apply is to go through the Self Environmental Assessment in the Michigan Manufacturers Guide, online at: http://www.michigan.gov/deq/0,1607,7-135-3310_4148-15820--00.html.

KEY QUESTIONS: (DEQ Permit and Licensing Guidebook Chapter)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If "Yes," refer to the DEQ Permit and Licensing Guidebook Section(s), the Web Page, or Call the Program:
CONSTRUCTION PERMITS			
Permit to Install: Does the project involve installation, construction, reconstruction, relocation, or alteration of any process equipment (including air pollution control equipment) which has the potential to emit air contaminants? (Permit Guidebook Chapter 5.1.3)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Web , AQD, Permit Section, 517-373-7023
Asbestos Notification: Does the project involve renovating or demolishing all or portions of a building? (Notification is required for all renovations and demolitions, even if the structure never contained asbestos.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Web , AQD Asbestos NESHAP Program 517-373-7064
Soil Erosion and Sedimentation Control (SESC): Does the project involve an earth change activity within 500 feet of a lake or stream, or will the project disturb an area greater than one acre in size? (Permit Guidebook Chapter 5.3.5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contact Your Local SESC Agency: http://www.deq.state.mi.us/sesca/ Web , WB, SESC Program, 517-335-3178
Does the project involve construction which will disturb one or more acre that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? (Permit Guidebook Chapter 5.2.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Web , WB, Permits Section, 517-241-8993 or appropriate DEQ District Office
Does the project involve construction or alteration of any sewage collection or treatment facility? (Permit Guidebook Chapter 5.3.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Web , Appropriate District Office, WB, Part 41 Construction Permit Program
Does the project involve construction of a community water supply well or the extension of a water supply from an existing water system? (Permit Guidebook Chapter 5.3.2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Web , Appropriate DEQ District Office, WB, Community Water Supply Program
Does the project involve construction of a water supply well (a private, irrigation, process, or public water well)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contact a Registered Well Driller , Web , Local Health Department Contacts , Non Community Water Supply, Web
Does the project involve construction of a facility that landfills, transfers, or processes any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? (Permit Guidebook Chapter 5.4.1)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Web , Appropriate DEQ District Office, WHMD 517-335-4035
Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste ? (Permit Guidebook Chapter 5.4.2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Web 5.4.2 , WHMD, Hazardous Waste Section, 517-373-9875
CONSTRUCTION PERMITS (LAND/WATER FEATURE)			
Does the project involve filling, dredging, placement of structures, draining, or use of a wetland ? (Permit Guidebook Chapter 5.5.6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(Permit Application, Web), Web Land & Water Management Division (LWMD), Permit Consolidation Unit, 517-373-9244
Storm Water Discharge to Wetlands: Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development? (Permit Guidebook Chapter 5.5.6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(Permit Application, Web), Web LWMD, Permit Consolidation Unit, 517-373-9244

Great Lakes: Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes? (Permit Guidebook Chapter 5.5.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Inland Lakes and Streams: Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody? (Permit Guidebook Chapter 5.5.7)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes: Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody? (Permit Guidebook Chapters 5.5.7 & 5.5.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web5.5.7 , Web5.5.1 LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year floodplain of a watercourse? (Permit Guidebook Chapter 5.5.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area? (Permit Guidebook Chapter 5.5.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area? (Permit Guidebook Chapter 5.5.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web5.5.1 , Web5.5.4 , Web5.5.6 , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area? (Permit Guidebook Chapter 5.5.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve construction of a dam, weir or other structure to impound flow? (Permit Guidebook Chapters 5.5.7) & 5.5.8)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web5.5.7 , Web5.5.8 , LWMD, Dam Safety Program, 517-241-9862
CONSTRUCTION PERMITS (SECTOR SPECIFIC)		
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? (Permit Guidebook Chapter 5.3.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, 517-241-1345
Does the project involve the construction or modification of a campground? (Permit Guidebook Chapter 5.3.6)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, 517-241-1340
Does the project involve the construction or modification of a public swimming pool? (Permit Guidebook Chapter 5.3.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web DEQ, WB, Drinking Water & Environmental Health Section (DWEHS), 517-241-1340
OPERATIONAL PERMITS		
Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? (Permit Guidebook Chapter 5.1.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , AQD, Permit Section, 517-373-7023
NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? (Permit Guidebook Chapter 5.2.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Appropriate District Office, or National Pollutant Discharge Elimination (NPDES) Permit Program 517-241-1346
Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? (Permit Guidebook Chapter 5.2.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Permits Section, 517-241-8993 or appropriate DEQ District Office

Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? (Permit Guidebook Chapter 5.2.2)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WB, Groundwater Permits Program, 517-373-8148
Does the project involve the drilling or deepening of wells for waste disposal ? (Permit Guidebook Chapter 5.7.8)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? (Permit Guidebook Chapter 4.4.2)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , Appropriate DEQ District Office, WHMD 517-335-4035
Does the project involve the on-site treatment, storage, or disposal of hazardous waste ? (Permit Guidebook Chapters 4.4.3 , & 4.4.4)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WHMD, Hazardous Waste Section, 517-373-9875
Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (Web Site)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	WHMD, Appropriate DEQ District Office
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WHMD, Radioactive Material and Standards Unit, 517-241-1275
Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways? (Permit Guidebook Chapter 5.2.6)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WB, DWEHS, Source Water Protection Unit, 517-241-1318
CHEMICAL ADDITION PROJECTS		
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system ? (Permit Guidebook Chapter 5.2.3)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WB, Appropriate District Office, Public Water Supply Program 517-241-1318
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (Permit Guidebook Chapter 5.2.4)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WB, Aquatic Nuisance Control and Remedial Action Unit 517-241-7734
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? (Permit Guidebook Chapter 5.2.5)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WB, Surface Water Assessment Section 517-373-2190
OPERATIONAL PERMITS (SECTOR SPECIFIC)		
Does the project involve the transport of some other facility's non-hazardous liquid waste ? (Permit Guidebook Chapter 4.2.4)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WHMD, Transporter Program, 586-753-3850
Does the project involve the transport hazardous waste ? (Permit Guidebook Chapter 4.2.3)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WHMD, Transporter Program, 586-753-3850
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? (Permit Guidebook Chapter 5.1.1)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , AQD, Acid Rain Permit Program, 517-373-7023
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? (Permit Guidebook Chapter 4.1.2)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , DEQ, Air Quality Division (AQD), 517-241-1324
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? (Permit Guidebook Chapter 4.1.4)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , ESSD, Laboratory Services Section 517-335-9800

Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? (Permit Guidebook Chapter 4.1.5)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Web , Waste and Hazardous Materials Division (WHMD), Medical Waste Regulatory Program 517-241-1320
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? (Permit Guidebook Chapter 4.2.1)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WB, DWEHS, Septage Program 517-241-1318
Do you store, haul, shred or process scrap tires ? (Permit Guidebook Chapters 4.2.2 or 4.4.1)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WHMD, Storage Tank and Solid Waste Section 517-241-2924
Does the project involve the operation of a public swimming pool ? (Permit Guidebook Chapter 4.1.3)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web DEQ, WB, Drinking Water & Environmental Health Section (DWEHS), 517-241-1340
Does the project involve the operation of a campground ? (Permit Guidebook Chapter 4.1.6)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WB, DWEHS, 517-241-1340
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)? (Permit Guidebook Chapter 4.2.5)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WB, DWEHS, Noncommunity Unit, 517-241-1370
Does the project involve composting over 200 cubic yards of yard clippings? (Permit Guidebook Chapter 4.4.5)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WHMD, Storage Tank and Solid Waste Section 517-241-2924
STORAGE TANKS (CONSTRUCTION AND OPERATION)		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)? (Permit Guidebook Chapter 4.3.1)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WHMD, Storage Tank and Solid Waste Section (STSWs), 517-335-7211
Does the project involve the installation of a compressed natural gas dispensing station with storage? (Permit Guidebook Chapter 4.3.2)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WHMD, STSWs, 517-335-7211
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons? (Permit Guidebook Chapter 4.3.3)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WHMD, STSWs, 517-335-7211
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance? (Permit Guidebook Chapter 4.3.4)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WHMD, STSWs, 517-335-7211
Does the project involve the installation of a hydrogen system ?	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	WHMD STSWs, 517-335-7211
PERSONAL LICENSES/CERTIFICATIONS		
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm Water or Groundwater)? (Permit Guidebook Chapters 3.1 , 3.2 , & 3.5)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Hotlink to Program Web Page (Web) Web3.1 , Web3.2 , Environmental Science and Services Division (ESSD), Operator Training 517-373-4755 and, Web3.5 Water Bureau (WB), Storm Water Program 517-241-8993
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator? (Permit Guidebook Chapter 3.3)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , ESSD, Operator Training 517-241-7199
Are you a water well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer ? (Permit Guidebook Chapter 3.4)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Web , WB, Well Construction Unit 517-241-1377

OIL, GAS AND MINING

Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? (Permit Guidebook Chapter 4.1.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , Office of Geological Survey (OGS), Petroleum Geology and Production Unit 517-241-1515
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? (Permit Guidebook Chapter 5.6.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , Office of Geological Survey (OGS), Minerals and Mapping Unit, 517-241-1542
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore ? (Permit Guidebook Chapter 5.6.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve the surface or open-pit mining of metallic mineral deposits ? (Permit Guidebook Chapter 5.6.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines? (Permit Guidebook Chapter 5.6.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve mining coal ? (Permit Guidebook Chapter 5.6.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1542
Do you want to change the status of an oil or gas well (i.e. plug the well)? (Permit Guidebook Chapter 5.7.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells ? (Permit Guidebook Chapter 5.7.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve plugging or deepening of an oil or gas well , or conveying rights in the well as an owner to another person? (Permit Guidebook Chapter 5.7.3 , 5.7.4 & 5.7.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve changing the status or plugging of a mineral well ? (Permit Guidebook Chapter 5.7.6 & 5.7.7)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells ? (5.7.8)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WHMD Radioactive Material and Standards Unit, 517-241-1275

ENVIRONMENTAL ASSISTANCE CENTER: 1-800-662-9278

December 26, 2017

Genoa Township Planning Commission
2911 Dorr Road
Brighton, MI 48116

Dear Planning Commission Members,

This correspondence is in reference to the request of Dr. Michelle Bradford for a Special Land Use Permit and Sketch Plan Review for the internal construction of approximately 2,263 square feet of the northern-most section of my existing building, located at 6936 Grand River Avenue, Brighton, MI 48114. As property owner of this location, I authorize the Sketch Plan Review for this project.

Sincerely,



Master Yong Sup Kil
Owner Kil's Tae Kwon Do

Special Land Use Application

Location and Brief Description:

Master Kil's Tae Kwon Do, Inc. 6936 Grand River Ave. Brighton, MI 48114

The existing building will be divided into (three) 3 tenant spaces. Four Seasons Veterinary Services (FSVS) would like to occupy approximately 2,263 sq ft in the North section of the building (closest to Grand River Avenue). This building is zoned neighborhood services district. Neighboring businesses include Brighton Dermatology and Regenesi (West; NSD), Grand River Dental and Rollerama (North and across Grand River Ave; OSD and GCD, respectively), and the Salvation Army (East; NSD). There is a residential area South (approximately 500 feet; Low Density Residential) which is also separated by a tree line. An aerial photograph is provided for your review.

Proposed Use:

I am a primary care veterinarian whom would like to offer routine medical and advanced surgical care to companion animals. I receive referrals from veterinarians in Upper and Lower Michigan for orthopedic surgical services at the hospital which I currently work. I work closely with referring veterinarians to ensure that our patients receive the highest standards of care peri-operatively.

I will not offer any boarding, grooming, or overnight care in the facility.

Description of how my request meets the Zoning Ordinance General Review Standards (section 19.03):

a) The use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans: Offering professional veterinary services at this location supports the desires of the Township officials and property owners as a provision of services for residents and helps to fulfill the desire for a mixture of uses. Establishment of FSVS at this location also supports the growth management boundary through efficient land use. The natural beauty of the Township will be preserved and urban sprawl controlled through the use of the existing building.

It promotes the Statement of Purpose as it is compatible with adjacent zoning. The clinic is intended to be small and the design simple and professional. The use of the facility will not interfere with parking nor have a significant impact on traffic operations. There is no impact on groundwater at this location. There would not be any increase in demand on public facilities and services.

b) The use will be designed within the existing building of 6936 Grand River Ave. Brighton, MI. The existing building will be divided into (three) 3 tenant spaces. Four Seasons Veterinary Services (FSVS) would like to occupy approximately 2,263 sq ft in the North section of the building (closest to Grand River Avenue). The proposed use will include a reception area, 3 examination rooms, 2 bathrooms, a small pharmacy and mini laboratory, treatment area, radiology room, 1 surgery suite, 1 office, 1 employee break room, small cat ward, dog ward, laundry room, and small food storage room. The proposed sketch plan is attached. A licensed contractor experienced in veterinary clinic construction will be hired. The construction and design will be limited to the interior of the building, with the exception of signage. Signage will follow the standards set forth by Genoa Township. The interior of the leased space will be maintained by FSVS and the exterior of the building will be maintained by the Landlord.

My logo and sign appearance:



Hours of Operation: Monday and Thursday: 9am to 7pm; Tuesday, Wednesday, and Friday: 9am to 5pm; Saturday: 9am to 1pm.

Parking is not a concern due to my hours of operation not conflicting with Kil's Tae Kwon Do's peak business hours, which are in the evening.

c) The use will be served adequately by Grand River Avenue. Police and fire protection will remain the same service as provided for the current existing building. There is not a need for drainage structures. City water and sewer services are currently provided to the existing building. The need for a larger dumpster for trash disposal may be indicated. This use does not require service from schools.

d) The potentially detrimental product of this use is noise. I have proposed several solutions for noise attenuation:

4 Methods for Noise Reduction can be used for this purpose:

- 1) Absorption- Sound baffles, acoustic wall panels.
- 2) Isolation - Use rooms such as halls and storage areas as buffers between loud rooms and quiet rooms.

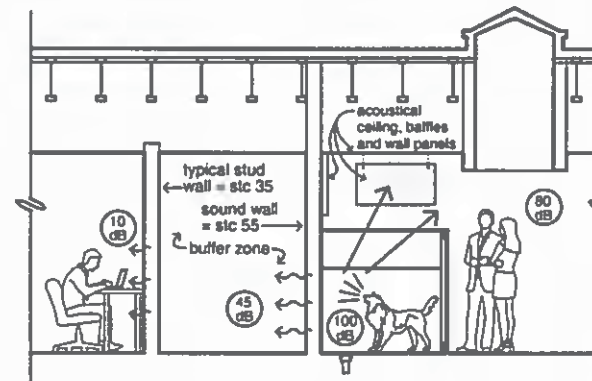
For example, if a kennel is generating 100 dB and the STC rating of the first wall is 55 then 45 dB will escape into the buffer zone. However, if the next wall has an STC of 35 dB then only 10 dB of noise will escape into the quiet area, which will be barely perceptible.

Design sound walls to extend above the ceiling all the way up.

Acoustical door in the dog ward.

3) Masking- Sound is not additive. Using the sound of a waterfall or fountain, or playing classical music in the reception area not only masks aversive noise, but also has been proven to calm pets when stressed. Hotel lobbies use this modality commonly.

4) HVAC Design- Design the HVAC system so that ducts do not penetrate across sound walls or between sound areas.



1 Ackerman, Lowell, "Blackwell's Five Minute Veterinary Practice Management Consult," Second Ed, 2014; pg. 712-714.

As you can see, with my floor plan and my proposed solutions for noise management, I have taken this into consideration.

My contractor has proposed several solutions to manage noise depending on the level of sound attenuation needed for this location:

- Acoustical door for the dog ward.
- Sound deadening insulation in the dog ward and all examination rooms (walls and ceilings).
- Sound deadening insulation in the wall of the adjoining tenant space.
- Placement of the dog ward on the west wall, away from the adjoining tenant space and away from the exterior windows.

Additionally, noise can be managed by creating a fear-free environment through the use of:

- Proper hospital flow: as indicated by separate entrance and exit doors, designated dog and cat examination rooms, and designated dog and cat wards. See attached sketch plan.
- Pheromones and treats.
- When deemed necessary, anti-anxiety medications, sedatives and/or analgesics (pain medication).

In regard to waste management:

Dedicated Outdoor Animal Walk Area: Located at the North side of the building. There will be a small sign indicating the animal walk area, as well as, an outdoor poop bag dispenser and collection container. The container will be emptied daily. Feces will be disposed of in the sewer system.

Medical Waste Management Methods:

-Sharps: Placed into an appropriately labeled sharps container before being stored and/or removed by a medical waste disposal service, and are stored at our facility no longer than 90 days (the storage begins when the use of the container is initiated).

-Pathological Waste: Removed and incinerated by a medical waste disposal company or cremated by a crematorium (Faithful Companion provides these services same day). Following euthanasia, animals will be placed in a freezer designated for only this purpose until Faithful Companion picks them up.

-Contaminated Animal Waste: Placed into appropriately labeled containers and removed by a medical waste disposal company.

-Inhalant Anesthesia Management Method:

A Scavenging System will be used to collect and remove waste gases from the patient breathing and ventilation circuits.

-Radiation Safety:

There will be lead walls for the radiology room. Employees will wear lead gowns, thyroid protectors, and gloves while positioning patients for radiographs.

e) The specific criteria for this request for use is contingent upon the acceptance for a Zoning Ordinance request for a separate classification for veterinary clinics without boarding or overnight care as listed in table 7.02 in the Zoning Ordinance draft proposal from December 11, 2017. It is also contingent upon the acceptance of the proposed amendment as section 7.02.02 (x) in the Zoning Ordinance draft proposal from December 11, 2017.

It is requested that the consideration of this classification and amendment be held as a separate entity from pet daycare centers and animal shelters, as these are different types of businesses with their own unique services.



Grand River Dental

Grand River Rd

96

Proposed Site of FSYS

Rollerama

Dermatology

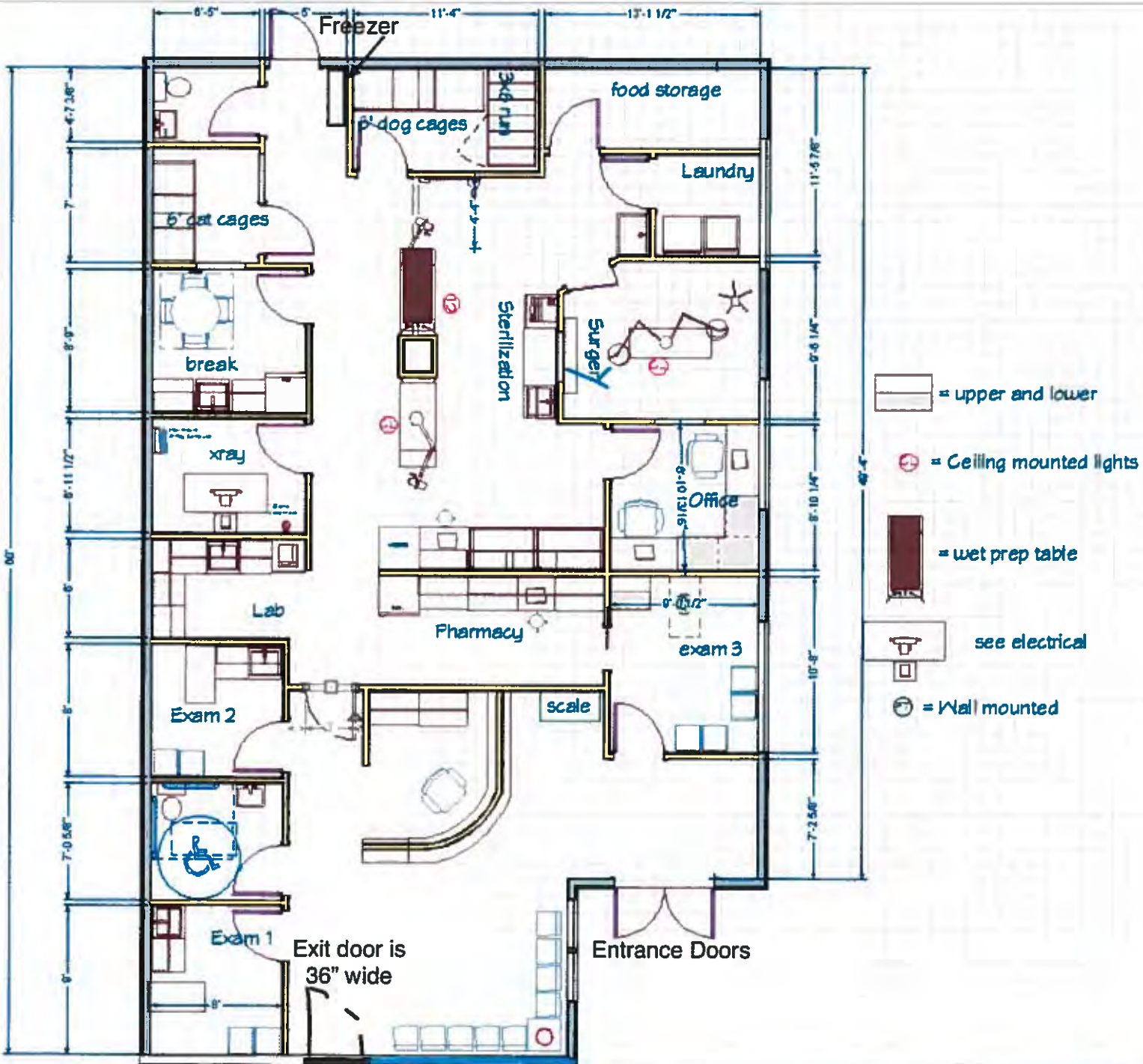
Ki's Tae Kwon Do

Salvation Army

Hubbert Rd

Low Density Residential

Plan



Window 11 ft wide

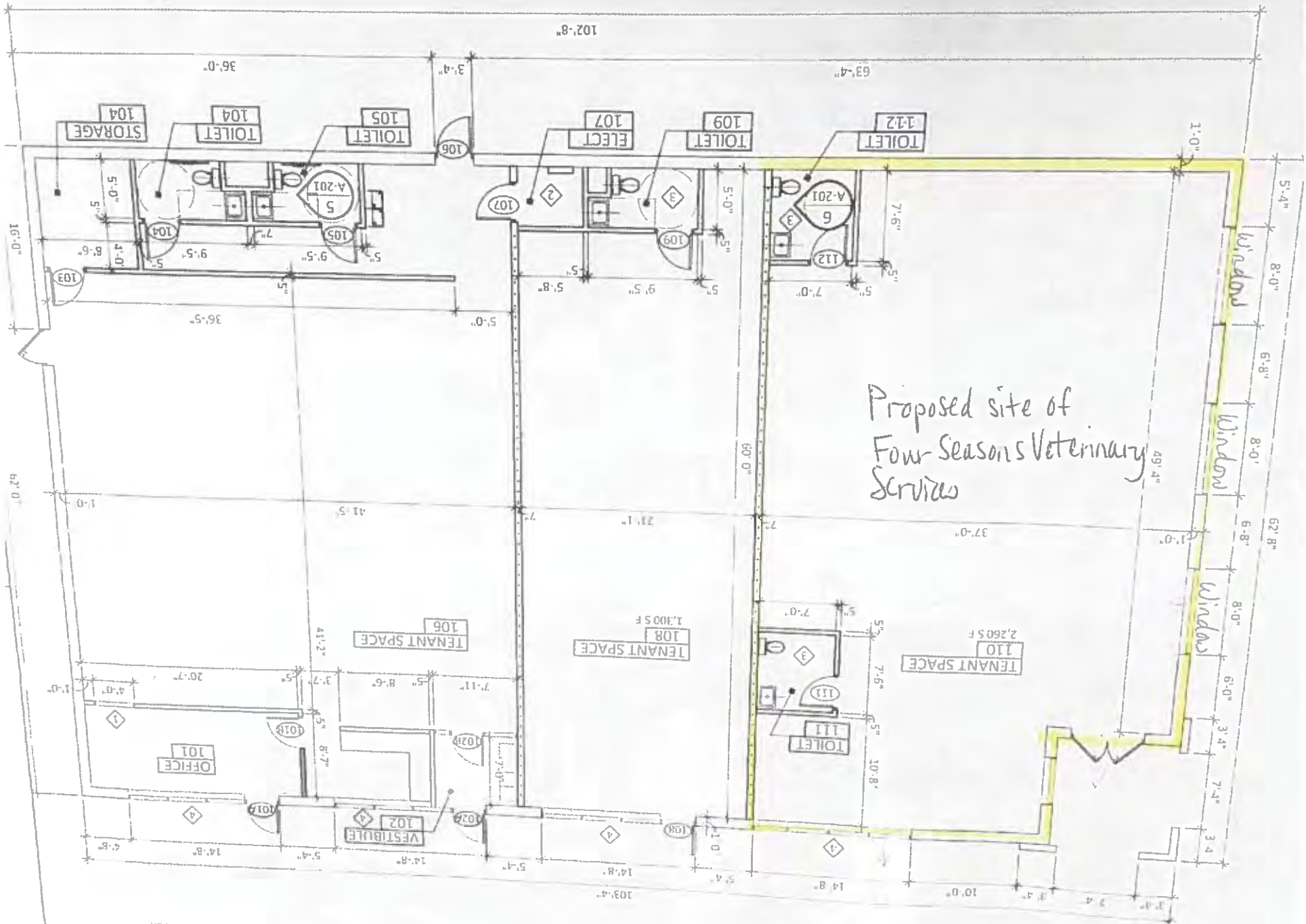
Wall is 12 ft from the corner to the start of the door

VERALL FLOOR PLAN

1/8" = 1'-0"

NORTH

1



North ↑

STUDS TO UNDERSIDE OF DECK

BF

February 6, 2018

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Four Seasons Veterinary Services – Special Land Use and Sketch Plan Review #2
Location:	6936 Grand River Avenue – south side of Grand River, west of Hubert Road
Zoning:	NSD Neighborhood Services District

Dear Commissioners:

At the Township's request, we have reviewed the revised submittal from Four Seasons Veterinary Services for special land use (application dated 12/26/17) and sketch plan (application dated 12/26/17) review and approval.

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

A. Summary

1. In our opinion, the special land use standards of Section 19.03 are generally met; however, any comments provided by the Township Engineer or Fire Department must be addressed.
2. Though an actual site plan has not been submitted, the revised submittal generally demonstrates compliance with the use conditions of Section 7.02.02(x).
3. We encourage the owner to provide the required tree plantings for the Grand River greenbelt.
4. When new signage is needed, the applicant must obtain approval and a permit from the Township prior to installation.

B. Proposal/Process

The project entails a new veterinary clinic within an existing multi-tenant commercial center. The submittal indicates that this business would occupy a 2,263 square foot unit on the north side of the existing building.

Table 7.02 lists veterinary clinics without boarding or overnight care as a special land use in the NSD. Such uses are also subject to the use conditions of Section 7.02.02(x).

Procedurally, the Planning Commission is to review the special land use, site plan and impact assessment and provide a recommendation on each to the Township Board (following a public hearing). The Township Board has the final review/approval authority.



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

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

1. **Master Plan.** The Township Master Plan identifies the subject site as Neighborhood Commercial, which is intended for retail businesses and services that serve the needs of nearby residential neighborhoods.

In our opinion, the inclusion of veterinary services within a multi-tenant commercial center is consistent with the Plan.

2. **Compatibility.** This area of Grand River includes a variety of retail, office and service uses, including medical office. The addition of a veterinary clinic is compatible with the existing character of the area. This statement is made provided the applicable use conditions are met.
3. **Public Facilities and Services.** As a developed site along the main commercial corridor through the Township, we anticipate necessary public facilities and services are in place; however, the Commission should consider any comments provided by the Township Engineer and Brighton Area Fire Department.
4. **Impacts.** The use conditions of Section 7.02.02(x) are intended to limit on- or off-site impacts. Like the comment above, if these standards are met, the proposed use should not adversely impact adjacent or surrounding properties and/or uses.
5. **Mitigation.** If additional concerns arise as part of the review process, the Township may require efforts to mitigate potential adverse impacts.

D. Use Conditions

Veterinary clinics are subject to the following use conditions of Section 7.02.02(x):

- 1. A site plan shall be provided as part of the Land Use Permit application showing a dedicated outdoor animal area. Outdoor animal areas shall consist of properly maintained lawn, special canine grass or other methods with an appropriate drainage system to control surface run-off. The outdoor area surface shall be approved by the Planning Commission following a recommendation by the Township Engineer. The outdoor area must be maintained in a clean, sanitary manner, and adequate odor control measures shall be implemented so that odor will not be discernible beyond the area. Solid pet waste in the outdoor area must be promptly picked up.**

The special land use application and Impact Assessment both reference an outdoor walk area within the lawn on the north side of the building.

The revised submittal includes photographs identifying the dog walking area, as well as a note that a bag dispenser and collection container will be provided and emptied daily.

- 2. Applicants shall submit, at the time of land use application, a proposed site plan and floor plan and written operating procedures including waste and noise management methods. The waste management plan shall detail both indoor and outdoor waste management procedures to ensure animal waste is not discharged to surface or storm water. These procedures shall be followed for the duration of the business and shall be designed to prevent or control animal behavior that may adversely impact surrounding uses, including loud or excessive barking.**

As noted above, the submittal does not include a plan, though a proposed floor plan was included with the initial submittal.

The special land use application and Impact Assessment outline waste and noise management methods.

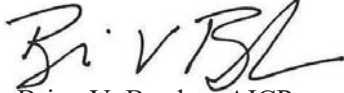
E. Sketch Plan Review

- 1. Parking.** The submittal does not identify the number of parking spaces currently provided. Based on review of an aerial photo, the site provides approximately 30 parking spaces. The proposed use (professional office) requires less parking (1 per 300 SF) than a commercial center (1 per 250 SF); thus, the amount of parking provided is sufficient to accommodate the proposed use.
- 2. Landscaping.** Based upon review of aerial photos, the site appears to be deficient in terms of greenbelt tree plantings. If these are accurate, we encourage the owner to provide the required plantings – current standards call for 1 canopy tree for each 40 feet of frontage.
- 3. Signs.** When signage for the business is needed, the applicant will need to obtain approval and a permit from the Township prior to installation. For the applicant's information, sign regulations are found in Article 16 of the Township Zoning Ordinance.
- 4. Impact Assessment.** The submittal includes a revised Impact Assessment prepared by the applicant (dated January 22, 2018). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

Genoa Township Planning Commission
Four Seasons Veterinary Services
Special Land Use and Sketch Plan Review #2
Page 4

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

Respectfully,
LSL PLANNING, A SAFE BUILT COMPANY

A handwritten signature in black ink, appearing to read "B. V. Borden". The signature is stylized and written in a cursive-like font.

Brian V. Borden, AICP
Planning Manager



January 30, 2018

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

Re: Four Seasons Veterinary Service Sketch Plan Review #2

Dear Ms. Van Marter:

Tetra Tech conducted a sketch plan review of the revised Four Seasons Veterinary Services plans submitted by Michelle Bradford. Four Seasons Veterinary is proposing to remodel a portion of an existing building, located at 6936 Grand River Ave, Brighton, MI, into a veterinary clinic that does **not** offer boarding, grooming, nor overnight care. Included in the re-submission were a response letter from the applicant and a revised impact assessment.

Our review confirmed that dedicated outdoor walk area for the veterinary patients does not discharge to the existing storm sewer and as long as the signage and cleanup policies outlined in the impact assessment are maintained, we have no further engineering related comments.

Please call or email if you have any questions.

Sincerely,

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

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

A handwritten signature in blue ink, appearing to read 'Marguerite K. Davenport'.

Marguerite K. Davenport
Project Engineer

copy: Michelle Bradford, Four Seasons Veterinary Service

Tetra Tech

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



BRIGHTON AREA FIRE AUTHORITY

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

February 01, 2018

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Four Seasons Veterinary Services
6936 Grand River Avenue
Howell, MI 48843

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on January 25, 2018 and the drawings are not dated. The project is based on an existing 6,327 square foot assembly occupancy that will be split into a multi-tenant structure. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

The fire authority has no objection to the proposed use of the proposed tenant space, however the following items must be addressed. **(The applicant has acknowledged in written response to comply with all items below)**

1. The building and tenant addresses shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The rear doors must be provided with address number a **minimum of 4"** tall. The location and size shall be verified prior to installation. **IFC 505.1**
2. A Knox Box shall be located on future submittals at each tenant space created. The Knox box will be located adjacent to the front door of the structure. **IFC 506.1**
3. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

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

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

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

Impact Assessment: Revised

For

Four Seasons Veterinary Services

Applicant:

Dr. Michelle Bradford
5571 E. Grand River Avenue
Howell, MI 48843
(517) 303-1845

Prepared by:

Dr. Michelle Bradford

In conjunction with property information provided by:

Desine Inc.
7011 Grand River Road
Brighton, MI 48114

January 22, 2018

Introduction

This impact assessment has been prepared pursuant to Article 13 - Site Plan Review and Impact Assessment of Special Land Use for the Township of Genoa, Livingston County, Michigan. The assessment addresses the impact of the proposed internal construction in the North section of the existing 6,365 square foot commercial building of Kil's Tae Kwon Do, Inc. located at 6936 Grand River Ave. Brighton, MI 48114.

a. **Name(s) and address(es) of person(s) responsible for preparation:**

-Dr. Michelle Bradford, 5571 E. Grand River Ave. Howell, MI 48843. Owner of Four Seasons Veterinary Services, PC. This impact assessment has been prepared in conjunction with property information provided by Desine, Inc. 7011 Grand River Road, Brighton, MI 48114 from the impact assessment for Master Kil's Tae Kwon Do Fitness Center proposed July 28, 1997.

b. **Map(s) and written description/analysis of the project site:**

-The existing building of Kil's Tae Kwon Do, Inc. located at 6936 Grand River Avenue Brighton, MI 48114 is currently undergoing renovations in preparation for multi-tenant commercial space. The building will be divided into three (3) tenant spaces. Four Seasons Veterinary Services (FSVS) is proposing occupancy of approximately 2,263 square feet in the North section of the building (closest to Grand River Avenue). The total site consists of approximately 2.11 acres which is zoned Neighborhood Services District (NSD). The area surrounding 6936 Grand River Avenue, Brighton, MI consists of a parking lot and landscaped areas.

-Neighboring businesses include Brighton Dermatology and Regenesi (West; NSD), Grand River Dental and Rollerama (North and across Grand River Ave; OSD and GCD, respectively), and the Salvation Army (East; NSD). There is a residential area South of the site which is Grand Beach No. 3 Subdivision (approximately 500 feet; Low Density Residential) which is also separated by a tree line.

-An aerial photograph is provided for your review.

c. **Impact on natural features:**

-This is not applicable, as the proposed project is for the build out of the interior of a leased space in the existing building.

d. **Impact on stormwater management:**

-This is not applicable, as the proposed project is for the build out of the interior of a leased space in the existing building. **In accordance with Section 7.02.02(x) of the draft Ordinance Amendment, I have provided a site plan and photographs of the proposed dedicated outdoor animal walk area. This area is a maintained grassed area. There will be a small sign indicating the dedicated animal walk area, as well as, an outdoor poop bag dispenser and collection container. The feces will be promptly picked up and the collection container will be emptied daily. Fecal waste collected inside and outside the facility will be disposed of in the sewer system (by flushing down the toilet) or secured in a closed bag and deposited in the trash. The trash will then be disposed of in a waste container outside the building, which will be emptied weekly by a waste collector. These arrangements will be made with a waste collection service by Four Seasons Veterinary Services upon final approval of the special land use permit. The city sewer and water systems providing services to the building are in a closed system preventing risk of exposure to animal waste in the proposed outdoor animal walk area. Also noted, as a small animal veterinarian for the past 13 years, it is routine for pet owners to bring in a small fecal sample that they have collected at home in a closed container, at the time of their appointment, for fecal testing. These samples are rarely collected on site. Additionally, as a result of my proposed business plan detailing no grooming, boarding, or overnight stays of animals, animal waste should be kept at a minimum.**

-A photograph of the storm drain location in relation to the proposed animal walk area is included for your review.

e. **Impact on surrounding land used:**

-Noise is the potential impact on surrounding properties. 4 methods for noise attenuation include:
1) Absorption- Sound baffles, acoustic wall panels.

2) Isolation - Use rooms such as halls and storage areas as buffers between loud rooms and quiet rooms.

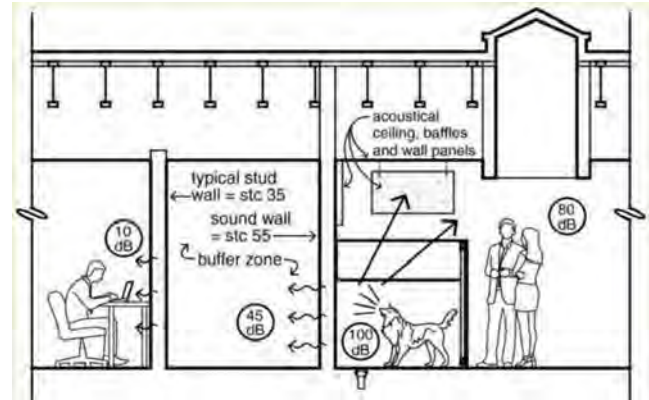
For example, if a kennel is generating 100 dB and the STC rating of the first wall is 55 then 45 dB will escape into the buffer zone. However, if the next wall has an STC of 35 dB then only 10 dB of noise will escape into the quiet area, which will be barely perceptible.

Design sound walls to extend above the ceiling all the way up.

Acoustic door in the dog ward.

3) Masking- Sound is not additive. Using the sound of a waterfall or fountain, or playing classical music in the reception area not only masks aversive noise, but also has been proven to calm pets when stressed. Hotel lobbies commonly use this modality.

4) HVAC Design- Design the HVAC system so that ducts do not penetrate across sound walls or between sound areas.



As you can see, with my floor plan and my proposed solutions for noise management, I have taken this into consideration. My contractor has proposed several solutions to manage noise depending on the level of sound attenuation needed for this location:

- Acoustical door for the dog ward.

- Sound deadening insulation in the dog ward and all examination rooms (walls and ceilings).

- Sound deadening insulation in the wall of the adjoining tenant space.

- Placement of the dog ward on the west wall, away from the adjoining tenant space and away from the exterior windows.

Additionally, noise can be managed by creating a fear-free environment through the use of:

- Proper hospital flow: as indicated by separate entrance and exit doors, designated dog and cat examination rooms, and designated dog and cat wards.

- Pheromones and treats.

- When deemed necessary, anti-anxiety medications, sedatives and/or analgesics (pain medication).

- Potential for air pollution from inhalant isoflurane anesthesia will be controlled through installation and use of a scavenging system which collects and removes waste gases from the patient breathing and ventilation circuits. Handling and personal protection protocols are followed in accordance with OSHA, Federal, and State Regulations.

- Potential for air pollution in the form of fecal odor **and waste nuisance** can be managed:

Dedicated Outdoor Animal Walk Area: Located at the North side of the building. **In accordance with Section 7.02.02(x) of the draft Ordinance Amendment, I have provided a site plan and photographs of the proposed dedicated outdoor animal walk area. This area is a maintained grassed area. There will be a small sign indicating the dedicated animal walk area, as well as, an outdoor poop bag dispenser and collection container. The feces will be promptly picked up and the collection container will be emptied daily. Fecal waste collected inside and outside the facility will be disposed of in the sewer system (by flushing down the toilet) or secured in a closed bag and deposited in the trash. The trash will then be disposed of in a waste container outside the building, which will be emptied weekly by a waste collector. These arrangements will be made with a waste collection service by Four Seasons Veterinary Services upon final approval of the special land use permit. The city sewer and water systems providing services to the building are in a closed system preventing risk of exposure to animal waste in the proposed outdoor animal walk area. Also noted, as a small animal veterinarian for the past 13 years, it is routine for pet owners to bring in a small fecal sample that they have collected at home in a closed container, at the time of their appointment, for fecal testing. These samples are rarely collected on site. Additionally, as a result of my proposed business plan detailing no grooming, boarding, or overnight stays of animals, animal waste should be kept at a minimum.**

-A photograph of the storm drain location in relation to the proposed animal walk area is included for your review.

-**Exterior Lighting:** A site plan detailing the existing landscaping and the site lighting detail; as well as, a photograph of the parking lot lighting is attached for your review. There are no changes in the site lighting proposed with this use.

-**Signs:** Approval and permit from Genoa Township will be obtained prior to installation of signage. Sign regulations as outlined in Article 16 of the Township Zoning Ordinance will be followed.

-The landscape will not be affected by the interior build out of the leased space in the existing building. Consequently, Four Seasons Veterinary Services has minimal influence in the persuasion of alterations of the existing landscaping.

-The proposed business is consistent with the development of adjacent properties. Growth along the Grand River Avenue corridor has consisted of a mixture of medical, office, and commercial uses.

f. Impact on public facilities and services:

-The anticipated number of employees will be 5 during the initial start up phase. There will be 3 full-time employees and 2 part-time employees with 3 to 4 people working during each shift. I anticipate 3 to 5 patients daily in the first two months. Growth in employee and patient numbers over the first year and beyond is expected to be 4 to 5 employees per shift and an average of 15 patients daily. Client visits for prescription medication and diet refills are estimated at 5-10 visits per day. There are no anticipated impacts on public schools nor an increased need for police and fire protection.

-The items of concern provided by the Brighton Area Fire Authority will be addressed immediately following approval for the special land use permit:

- 1) The building and tenant addresses will be a minimum of 6" high letters of contrasting colors and clearly visible from the street. The rear doors will be provided with address number a minimum of 4" tall. The location and size shall be verified prior to installation.
- 2) A Knox Box shall be located on future submittals at each tenant space created. The Knox Box will be located adjacent to the front door of the structure.
- 3) The names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, and on-site project supervisor will be provided.

g. Impact on public utilities:

- The property is presently supplied by municipal sewer and water systems. The construction is limited to the interior of the existing building, so impact on public utilities will be minimal. After construction, there will be minimal impact on public utilities from the proposed business.

h. Storage and handling of any hazardous materials:

-Formalin Solution 10% Neutralized and Buffered. Chemical Name: Formaldehyde. Veterinary clinic use is limited to preserving tissue samples being sent to commercial laboratories for diagnostic testing. Sealed, pre-filled biopsy containers are provided by the laboratory in 30 ml, 60 ml, and 120 ml jars. Storage in a veterinary setting typically involves two (2) of each sized container stored at room temperature in a cabinet prior to use. A container is opened only briefly for biopsy tissue to be placed in it. It is immediately closed, taped, and labeled for submittal to the laboratory the same day. There is arranged pick up by someone from the laboratory the same day the biopsy is obtained. Formalin is a known carcinogen. Handling and personal protection protocols are followed in accordance with OSHA, Federal, and State Regulations.

i. Impact on Traffic and Pedestrians:

-The business is located in the site on Grand River Avenue west of Hubert Road. Access to the site will be through the existing driveway located at the East end of the property. Grand River Avenue at this location is a four lane road with a left turn center lane. Traffic counts conducted by the Livingston County Road Commission for this area of Grand River Avenue indicate a 24-hour traffic count of approximately 19,900.

-Traffic generated from this business in this site based on a leased space of 2,263 square feet and the proposed use is estimated to be 25 trips per day. Weekday peak hours will be from 4 pm to 7 pm. On the days of business open until 5 pm, there will be 6 to 7 trips in the one hour peak time period. On the days of business open until 7 pm, there will be 14 to 15 trips in the 3 hour peak time period.

Weekend peak hours will be 9 am to 1 pm. Anticipated trips will be 6 to 10 trips during the 4 hour peak time period. The traffic generated from this business will slightly increase the local traffic on Grand River Avenue. However, the existing level of service will not be significantly impacted by the proposed project.

j. **Special Provisions:**

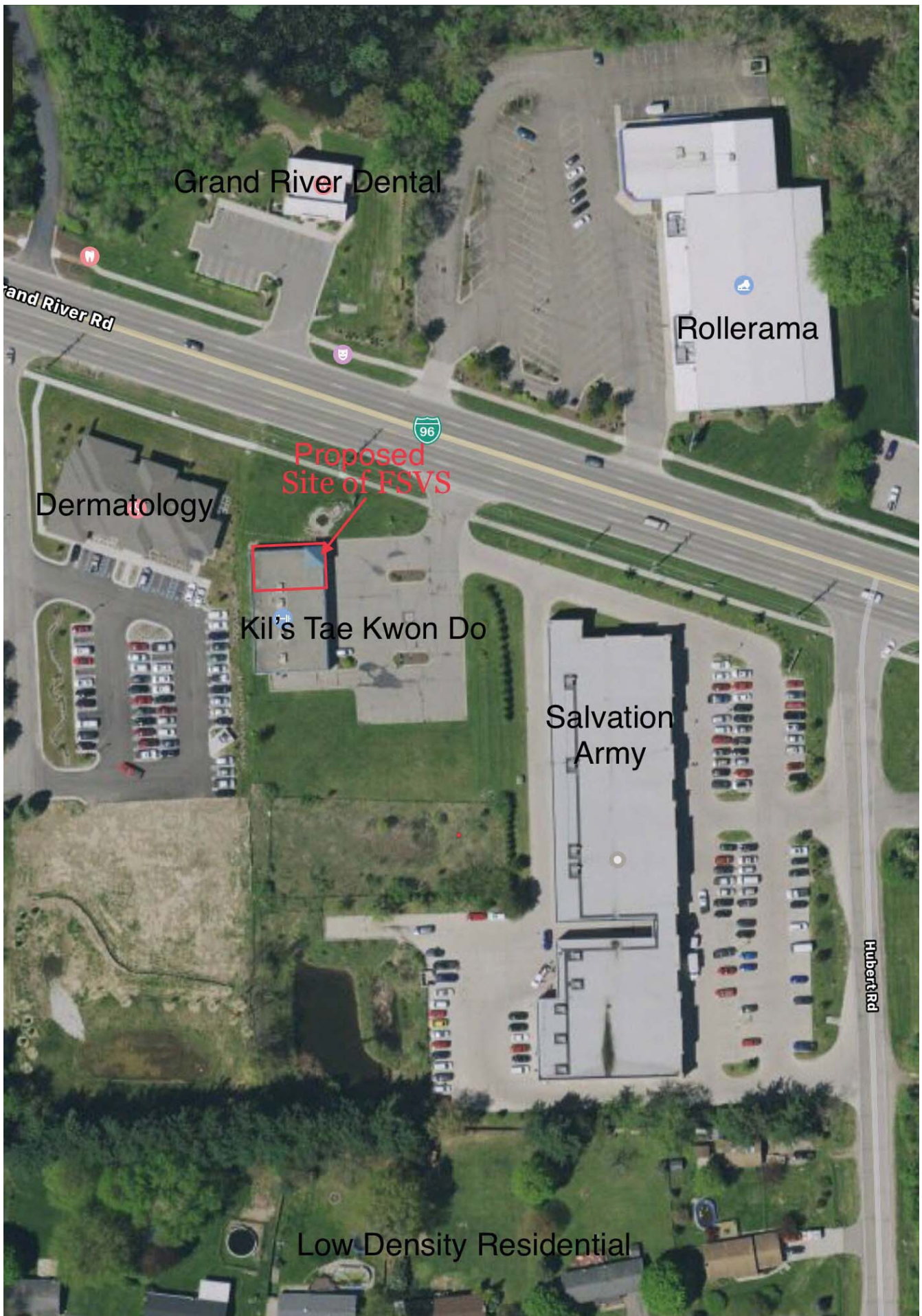
-No special provisions or requirements are currently proposed for this facility.

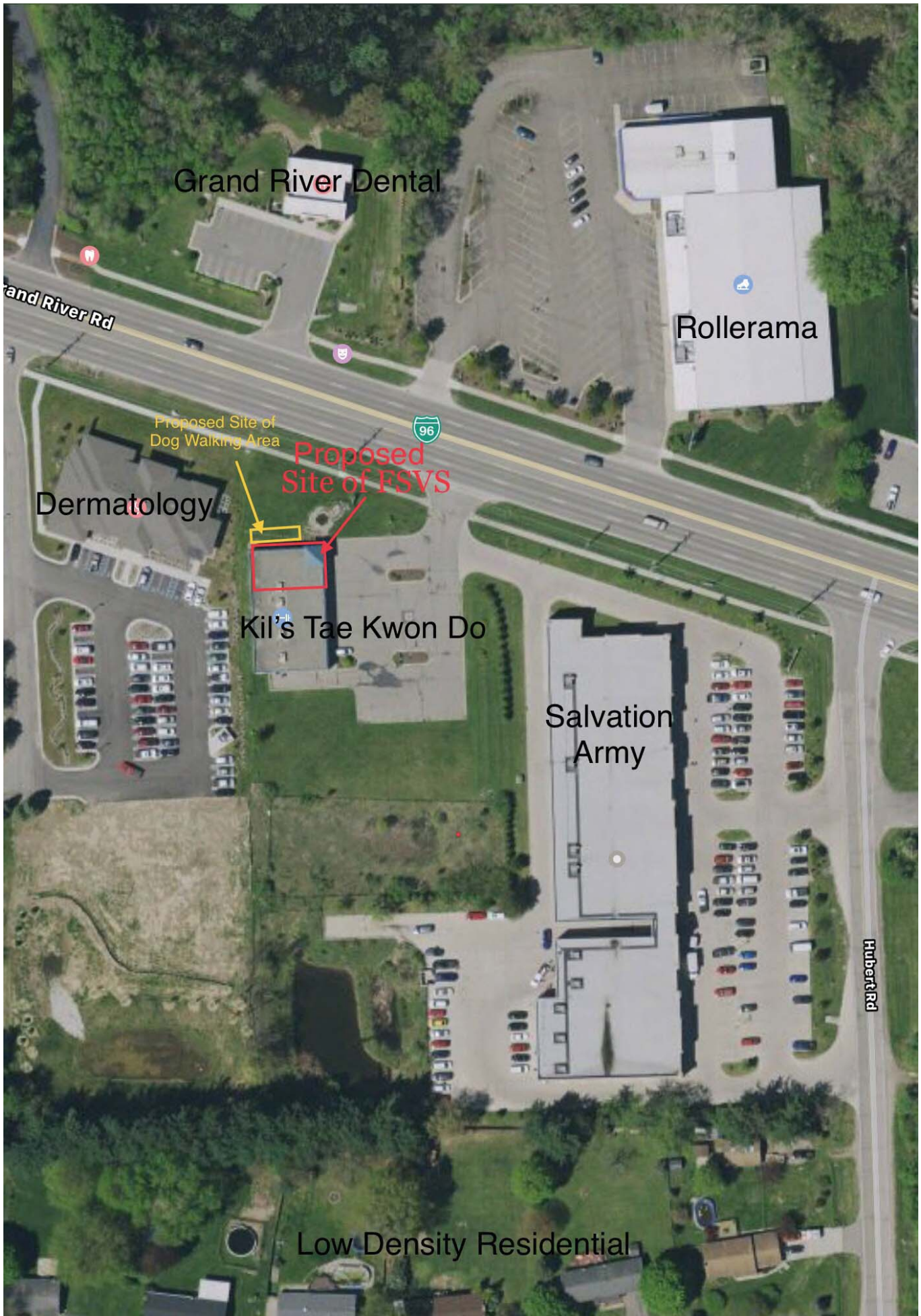
k. **List of sources:**

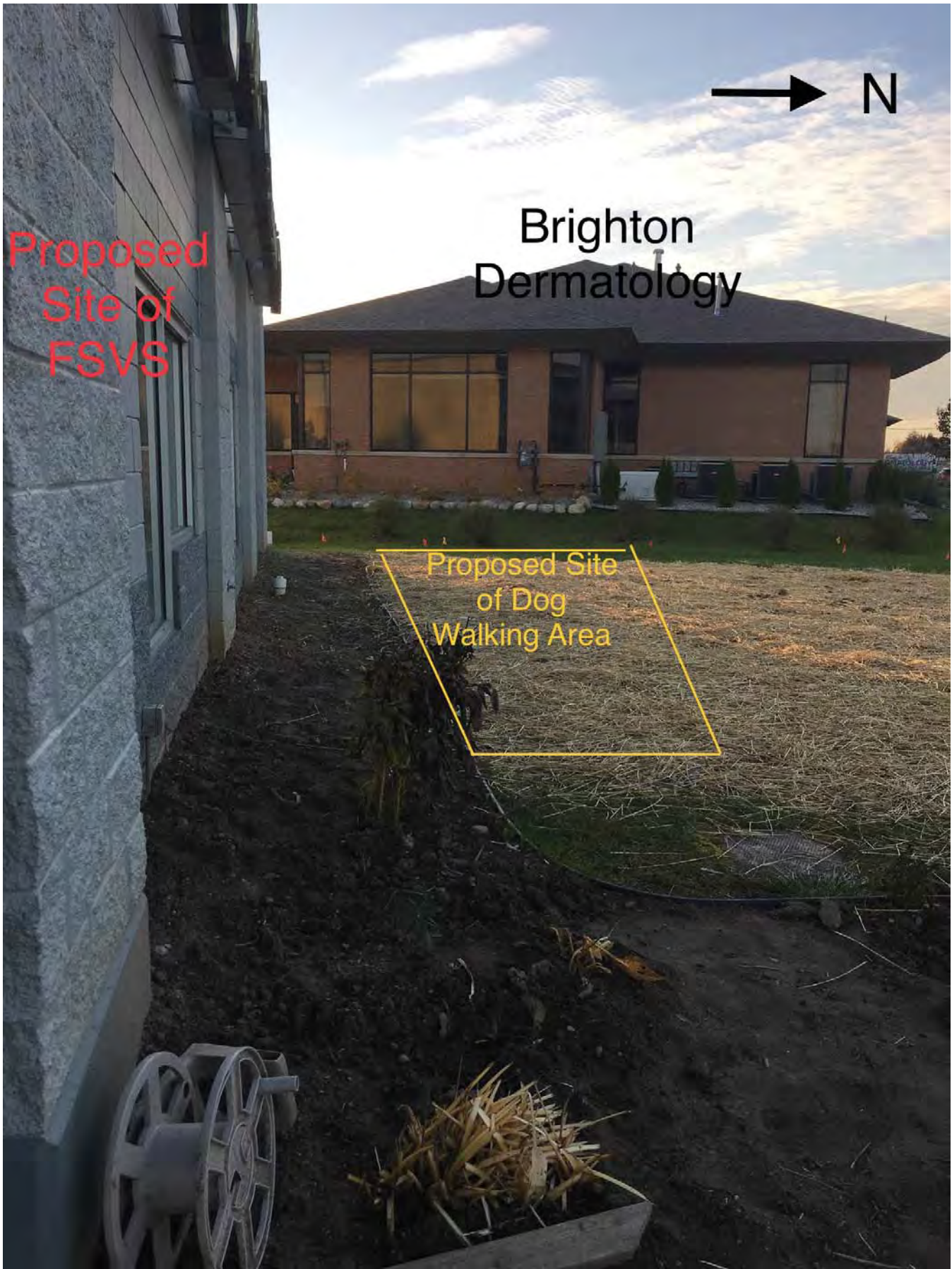
1 Ackerman, Lowell, "Blackwell's Five Minute Veterinary Practice Management Consult," Second Ed, 2014; pg. 712-714.

2 Desine Inc., Impact Assessment for Master Kil's Tae Kwon Do Fitness Center, proposal for Genoa Township for construction at the location of 6936 Grand River Avenue, Brighton, MI 48114; July 28, 1997.

3 Livingston County Road Commission. Transportation Data Management System. 2015 data. <http://livingston.ms2soft.com/tcds/tsearch.asp?loc=Livingston&mod=>.





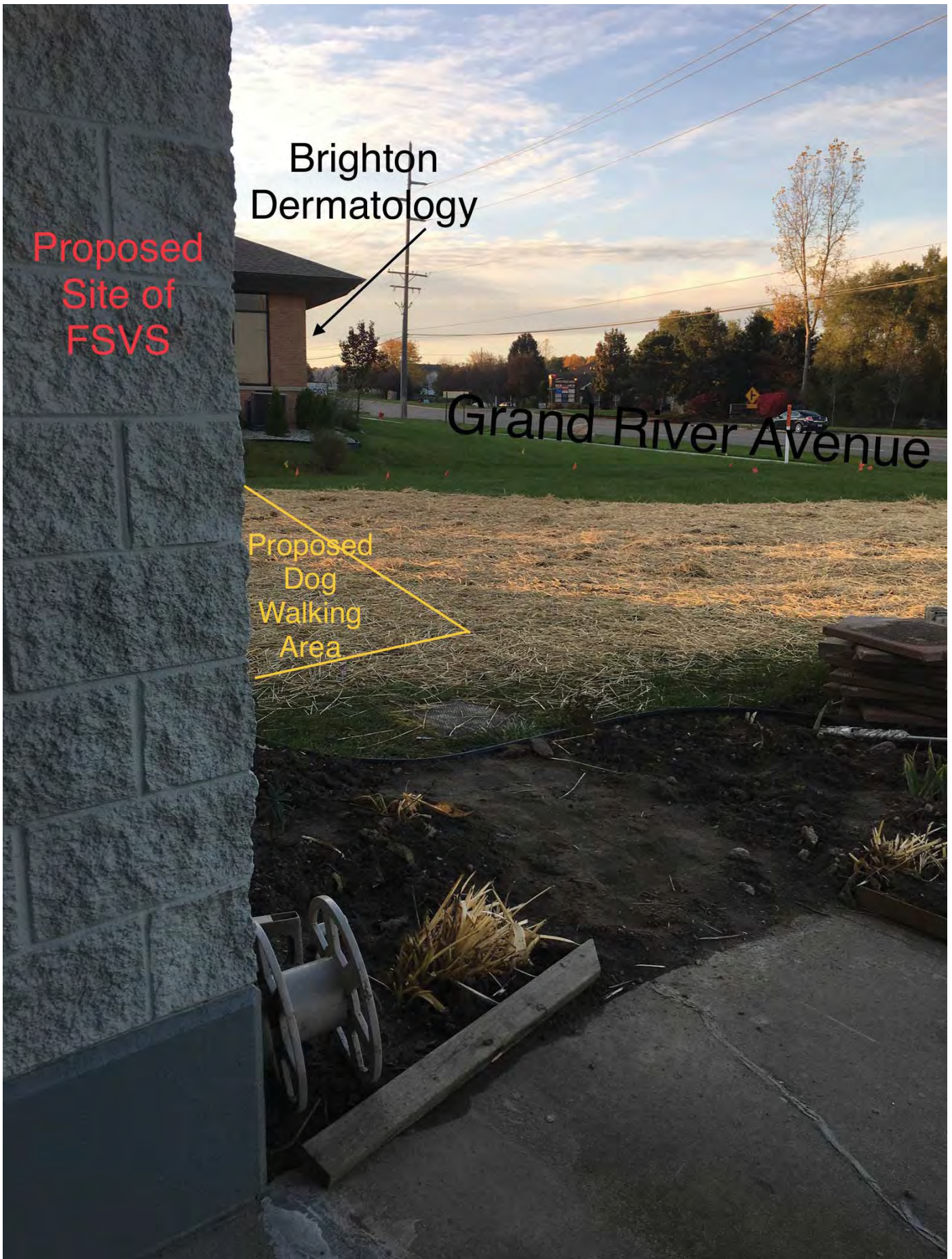


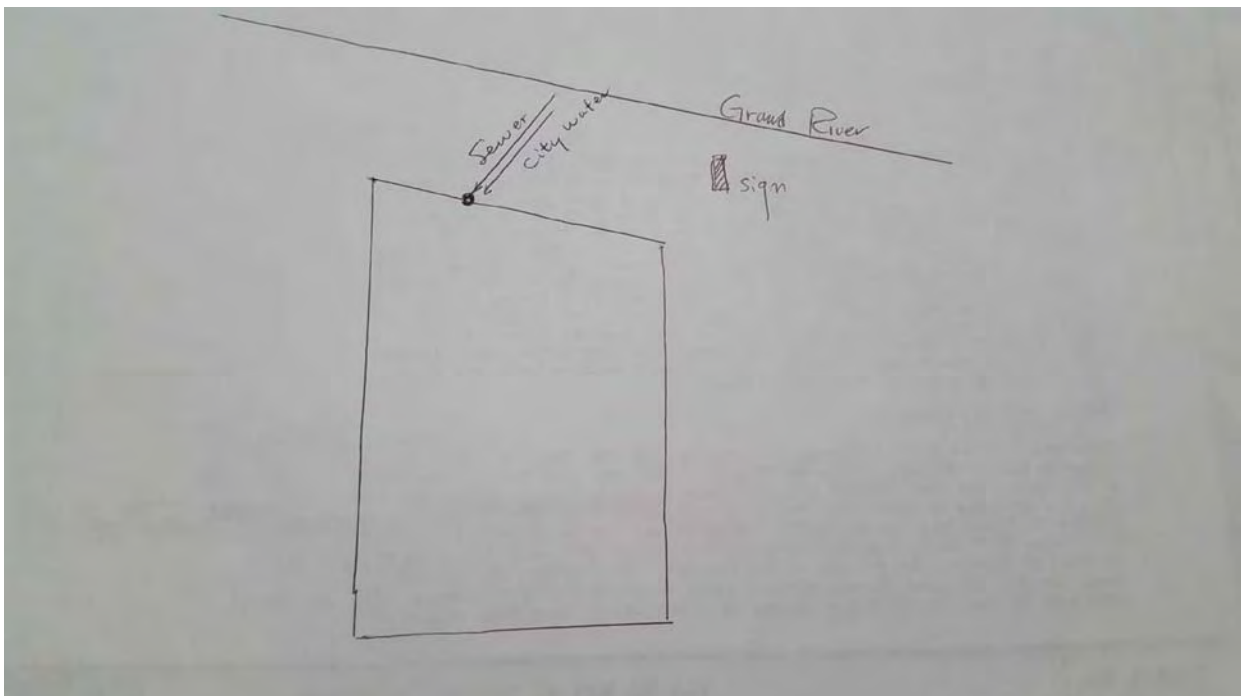
Proposed
Site of
FSVS

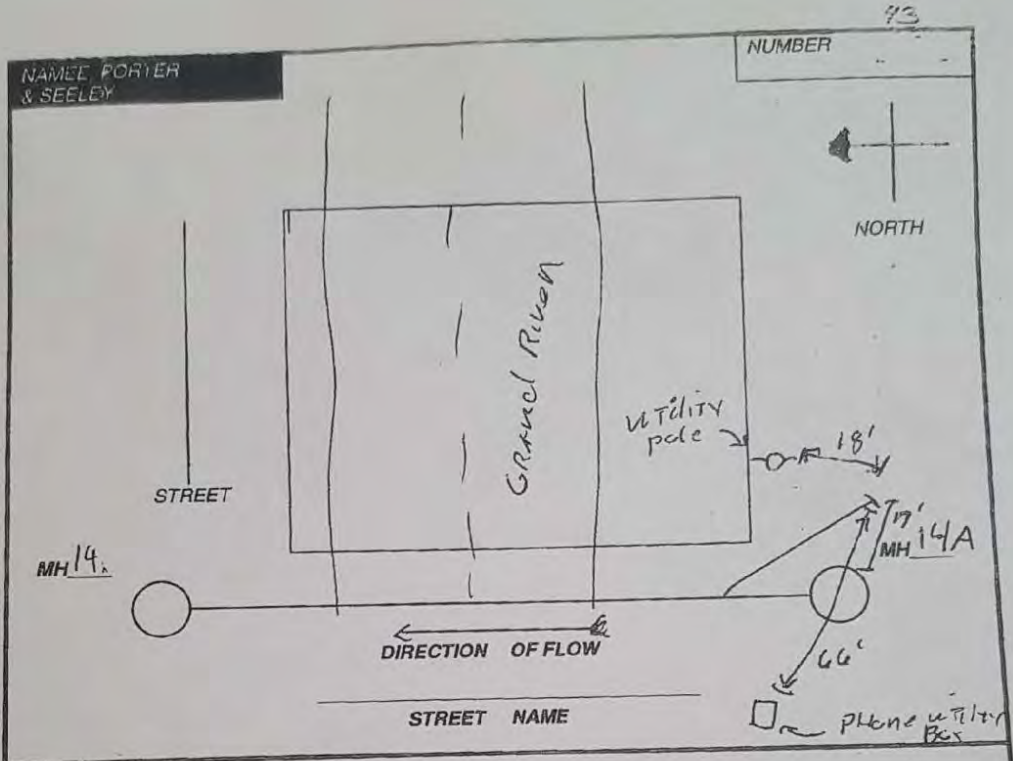
Brighton
Dermatology

Proposed Site
of Dog
Walking Area

→ N

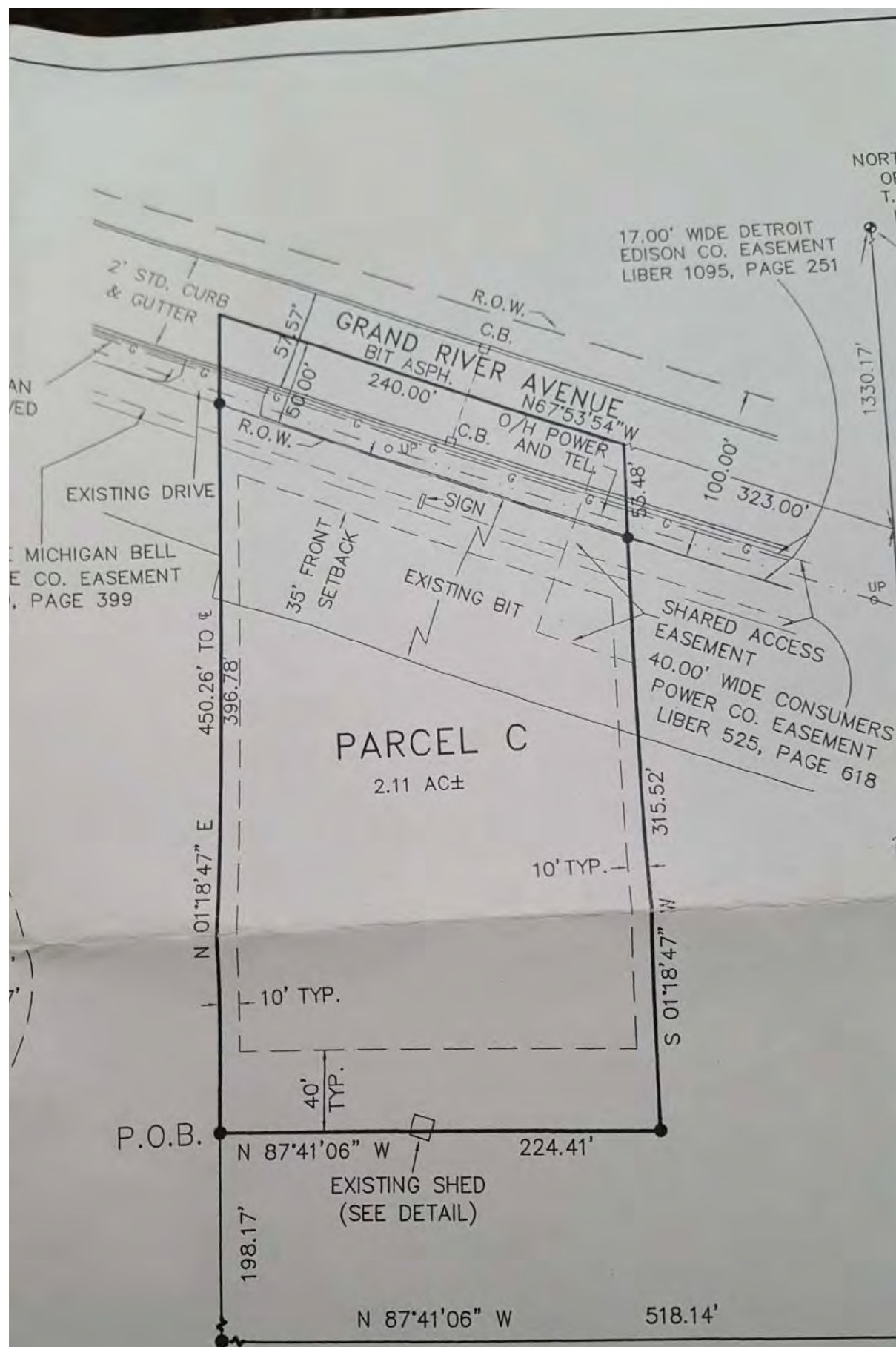






PROPERTY TAX NO 471(-14-200-024) DISTANCE FROM WYE TO DOWNSTREAM MANHOLE 85'
 HOME OWNERS NAME Kilg Tackwando DEPTH OF LEAD AT PROPERTY LINE 978.85 (9.0')
 WAS OCCUPANT INVOLVED IN LOCATION OF LEAD? NO LENGTH OF RISER none
 SIZE AND TYPE OF LATERAL 6" SDR-26 LENGTH OF LATERAL 21'
 BASEMENT SLAB
 COMMENTS _____

1-24-01 DATE INSTALLED	Kilg Tackwando owner 6936 GRAND RIVER Ave	0144.353-SW-1 CONTRACT NO.
Tom McDowell RPR	Genoa Twp. MI ADDRESS	Genoa TWP. CLIENT
SEWER LATERAL LOCATION SHEET		



GRAND BEACH #3
 LIBER 16, PAGES 9 & 10

876.38'



Storm Drain

Proposed Animal Walk Area

6936 Grand River Ave

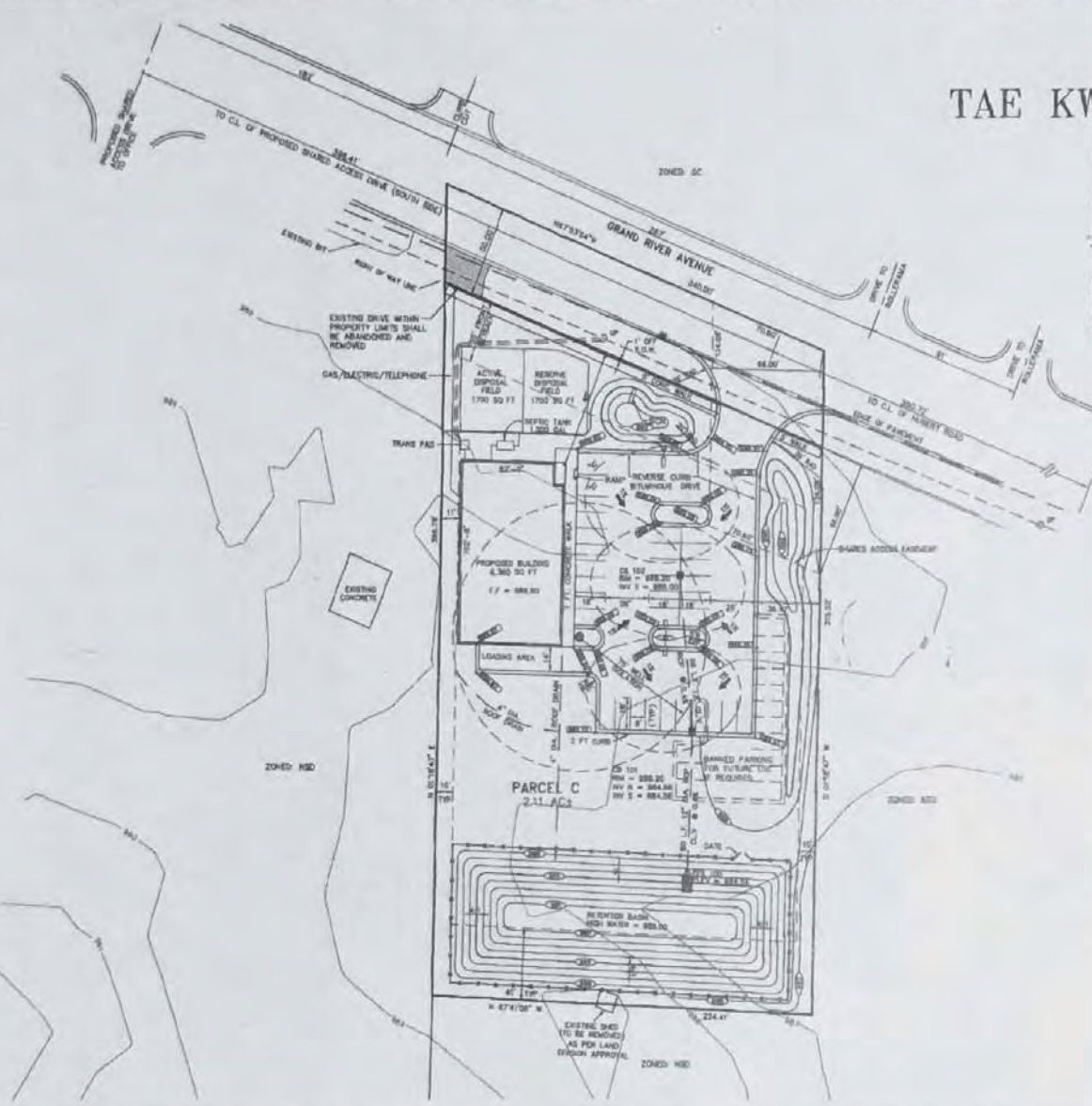
Parking Lot
Lighting

Parking Lot
Lighting

6936 Grand River Ave



MASTER KIL'S TAE KWON DO FITNESS CENTER



NET DATA

ZONING DISTRICT: MCD (NEIGHBORHOOD SERVICES DISTRICT)		
MIN LOT AREA	2,11 AC	1.0 AC
MIN LOT WIDTH	240 FT	100 FT
SETBACK LIMITS		
FRONT	65 FT	30 FT
SIDE	11 FT	10 FT
REAR	180 FT	40 FT
PARKING	30 FT	10 FT
MAX. HEIGHT	16'-0"	20 FT
PERCENT BUILDING COVERAGE: 7%		
IMPERVIOUS SURFACE PERCENT: 20%		

PARKING CALCULATIONS

GRASS LEASABLE FLOOR AREA: 5,776 SQ. FT.
 REQUIRED PARKING: 5 SPACES / 1,000 SQ. FT. GFA
 (5,776 / 1,000) X 5 = 29 SPACES

PARKING PROVIDED:
 5' X 10' = 30
 BARRIER FREE = 2
 TOTAL SPACES = 32

BARRED SPACES = 10

SOIL CALCULATIONS

ALLOWABLE SIGNAGE:
 WALL OR CANOPY SIGN - 1 SIGN, 100 SQ. FT. MAX.
 POLE SIGN - 1 SIGN, 75 SQ. FT., 14 FT. HEIGHT
 BILLBOARD SIGN - 1 SIGN, 75 SQ. FT., 8 FT. HEIGHT

NOTES: (1) NO OTHER 4'-0" X 8' DIMENSION ARE EXISTING ON THE PROPERTY.
 (2) SOLID WASTE STORAGE WILL BE PROVIDED WITHIN THE BUILDING.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED BUILDING
- EX CURB
- PROP. CURB
- PROP. EDGE OF PAVEMENT
- EX. STORM SEWER
- PROP. STORM SEWER
- STORM MANHOLE
- CATCHBASIN
- YARDWASH
- ◇ ALARMS END SECTION
- LIGHT POLE
- WELL
- SIGN POST
- STORMWATER FLOW DIRECTION
- △ SUBSURFACE SOIL EVALUATION
- PROP. FENCE
- ELEV. EX. SPOT ELEVATIONS
- ELEV. PROP. SPOT ELEVATIONS
- F.O.W. FACE OF WALK
- B.O.C. BACK OF CURB
- ALL SPOT GRADES ARE TOP OF CURB, UNLESS NOTED OTHERWISE.

DATE	REVISION/DESCRIPTION	DATE	REVISION/DESCRIPTION	DATE	REVISION/DESCRIPTION
08-28-87	REVISED PER REVIEW COMMENTS				
09-18-87	REVISED PER PLANNING COMMISSION REVIEW				

MASTER KIL'S
TAE KWON DO

SITE
PLAN

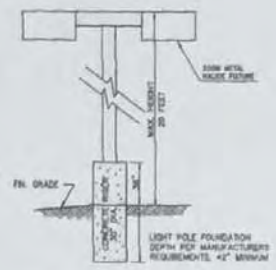
DATE: 7-8-87
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: AS SHOWN

NO. 1

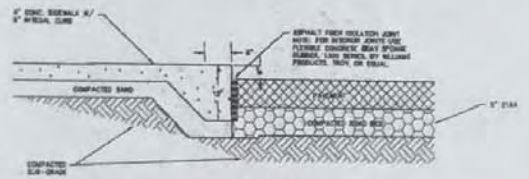


SIGN PANEL DETAIL
NOT TO SCALE

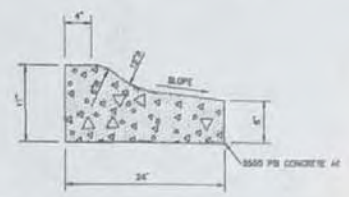
NOTES:
 1. SIGN PANEL TO BE 17"X17" TO 24"
 SINGLE FACE MOUNT 1/2" 1/4" THICKET
 REAR MOUNT
 PANEL WITH REDUCIBLE MTL. (24)
 GRAPHIC SYMBOL, BLACK
 PANEL: BLUE
 2. ALL SIGNS TO BE SNIP FABRICATED.
 3. REAR FACE TO BE REINFORCED W/ST
 CONCRETE. SIGN PANELS FABRICATED W/ST
 2-PART EPOXY RESIN. 1. SIGN PANEL
 1-24" PANEL. COLOR AS INDICATED.
 FRONT AND BACK FROM TO SHOOTERS.



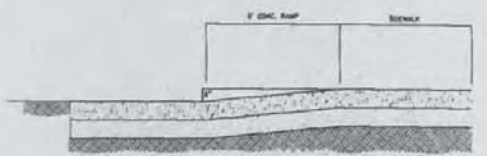
SITE LIGHT POLE
NOT TO SCALE



INTERGRAL CURB & ISOLATION JOINT DETAIL
NOT TO SCALE



4" REVERSE PITCH CURB DETAIL
NOT TO SCALE



BARRIER FREE ACCESS RAMP
NOTE: SEE SIDEWALK CROSS SECTION DETAIL.



4" ROLLED CURB DETAIL
NOT TO SCALE



ENTRANCE SIGN DETAIL
SCALE: 1" = 1'

REVISION NO.	DATE	REVISION-DESCRIPTION	BY	CHECKED-REVISION	DATE
01	08-26-97	REVISED FOR REVIEW COMMENTS			
02	09-18-97	REVISED PER PLANNING COMMISSION REVIEW			

DATE	REVISION-DESCRIPTION
08-26-97	REVISED FOR REVIEW COMMENTS
09-18-97	REVISED PER PLANNING COMMISSION REVIEW

**MASTER KIL'S
TAE KWON DO**

**SITE IMPROVEMENTS
NOTES & DETAILS**

DATE: 08/26/97
 TIME: 10:28 AM
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 PLOT DATE: 4-16-97
 4-17-97 10:07

DT2



MHOG Utilities

Marion, Howell, Oceola,
and Genoa Townships

- Manholes
- Flushing Connections
- Gravity Main
- Force Main
- Hydrant
- Water Valves**
- Normally Open
- Water Lead Lines**
- Hydrant Lead
- Water Main
- Water Fittings**
- Hydrant Tap
- Material Change
- Bend
- Reducer
- Tee
- Cap
- Parcels

1" = 94'

Source: Data provided by MHOG. MHOG does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the mapped features within the Community, and all use is strictly at the user's own risk.

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Map Published: January 27, 2018

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, Swire, Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



GENOA CHARTER TOWNSHIP

Special Land Use Application

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

APPLICANT NAME & ADDRESS: Martin Renel, ASHMARK Construction

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

APPLICANT PHONE: (248)855-1575

EMAIL: martin@ashmark.com

OWNER NAME & ADDRESS: ASHMARK Construction llc, 5640 West Maple Road Suite 300, West Bloomfield, MI 48322

SITE ADDRESS: 3685 E Grand River Ave

PARCEL #(s): 4711-05-400-032

OWNER PHONE: 248 855-1575

EMAIL: _____

Location and brief description of site and surroundings:

The site is An existing shopping center known as Grand River Plaza located north of S Latson Road on Grand River Road.

The tenant wishes to improve and occupy a retail space once occupied by TJ Maxx.

Proposed Use:

Hard scaping a side yard (7,331 SF OR .17 AC) to the south for a fenced exterior storage area, a reuse of an existing parking area as storage and the removal of a trash compactor enclosure screen fencing at the existing building entry and new loading dock door The requested outdoor fenced areas are for the purpose of storing products for sale.

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

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

This project is located in a regional commercial district which allows for outdoor storage under 7.02.02 (d) of the Genoa Township Zoning Ordinance. Further this proposal provides 8 foot and 4 foot high screen walls where storage of products are to be stored or displayed. All stored items will not be stored higher than the screen provided and will not be visible from any residential district or expressway

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

The storage area will screen all equipment and products with a fence area as proposed and is in keeping with providing retail offerings in a regional commercial district

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

There will be no change in complete access that currently exists to the site as no changes to vehicular and emergency circulation, drive isle or parking configurations is being requested.

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

No

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

Yes, this proposal fully complies with 7.02.02 (d) as required for outdoor storage areas

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

THE UNDERSIGNED Martin Renel for property ownership STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: _____

ADDRESS: ASHMARK Construction llc, 5640 West Maple Road Suite 300, West Bloomfield, MI 48322

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

Martin Renel of ASHMARK Construction LLC at martin@ashmark.com
Name Business Affiliation Email

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: _____ DATE: January 3, 2018

PRINT NAME: Martin Renel PHONE: 248 855-1575



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Family Farm and Home
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: ASHMARK Construction for Family Farm and Home

SITE ADDRESS: 3685 E Grand River Ave PARCEL #(s): _____

APPLICANT PHONE: (248) 855-1575 OWNER PHONE: (_____) _____

OWNER EMAIL: martin@ashmark.com

LOCATION AND BRIEF DESCRIPTION OF SITE: The site is An existing shopping center known as Grand River Plaza located north of S Latson Road on Grand River Road. The tenant wishes to improve a retail space once occupied by TJ Maxx.

BRIEF STATEMENT OF PROPOSED USE: The building use will remain as it now exists, Mercantile / Retail No expansion of the building foot print is planned. The improvements include the renovation of the interior retail space as well as hard scaping a side yard (7,331 SF OR .17 AC) to the south for a fenced exterior storage area, a reuse of an existing parking area as storage and the removal of a trash compactor enclosure, screen fencing at the existing building entry and new loading dock door The requested outdoor fenced areas are for the purpose of storing products for sale.

THE FOLLOWING BUILDINGS ARE PROPOSED: no new buildings are proposed.

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

BY: _____

ADDRESS: ASHMARK Construction llc, 5640 West Maple Road Suite 300, West Bloomfield, MI 48322

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

1.) Martin Renel of ASHMARK Construction at martin@ashmark.com
Name Business Affiliation E-mail Address

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SIGNATURE:

DATE:

January 3, 2018

PRINT NAME:

Martin Renel

PHONE:

248 855-1575

ADDRESS:

5640 West Maple Road Suite 300, West Bloomfield, MI 48322

REQUIRED SITE PLAN CONTENTS

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

<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>ITEM</u>
<input type="checkbox"/>	<input type="checkbox"/>	Application form and fee: A completed application form and payment of a non-refundable application fee. (A separate escrow fee may be required for administrative charges to review the site plan submittal.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applicant information: The name and address of the property owner and applicant, interest of the applicant in the property, the name and address of the developer, and current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, such as an option or purchase agreement.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scale: The site plan should be drawn at an engineers scale on sheets measuring 24x36 inches at the scale noted below.

<u>ACREAGE</u>	<u>SCALE</u>
160 or more	1" = 200'
5- 159.9	1" = 100'
2- 4.99	1" = 50'
1- 1.99	1" = 30'
0- .99	1" = 20'

COVER SHEET CONTAINING

<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name and address of the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address and professional seal of the architect, engineer, surveyor or landscape architect responsible for preparation of the site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	A complete and current legal description and size of property in acres and square feet. Where a metes and bound description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or angles or bearings shall be based upon a boundary survey and shall correlate with the legal description.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A small location sketch of sufficient size and scale to locate the property within the Township.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title block with north arrow, date of preparation and any revisions.

EXISTING CONDITION SHEETS ILLUSTRATING

<input type="checkbox"/>	<input checked="" type="checkbox"/>	All existing lot lines and dimensions, including setback lines and existing or proposed easements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing topography (minimum contour interval of two feet)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing natural features such as streams, marshes, ponds; wetlands labeled with size and type (upland, emergent, etc)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing woodlands shall be shown by an approximate outline of the total canopy; individual deciduous trees of eight inch caliper or larger and individual evergreen trees six feet in height or higher, where not a part of a group of trees, shall be accurately located and identified by species and size (caliper for deciduous, height for evergreen).

- Soil characteristics of the parcel to at least the detail as provided by the Soil Conservation Service Soil Survey of Livingston County. A separate map or overlay at the same scale as the site plan map may be used.
- Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the site.
- Indication of existing drainage patterns, surface or water bodies.
- The limits of any wetland regulated by the MDEQ, including attachment of any MDEQ approved wetland determination or documentation that an application for an MDEQ review has been submitted. If an MDEQ regulated wetland is to be impacted, an indication of the status of application for an MDEQ wetland permit or copy of a permit including description of any wetland migration required attached.

Aerial photograph indicating the limits of the site, surrounding land uses and street system.

PROPOSED PROJECT INFORMATION

Base information: The location of all existing buildings, structures, street names and existing right-of-way, utility poles, towers, drainage ditches, culverts, pavement, sidewalks, parking areas and driveways on the property and within one-hundred feet of the subject property (including driveways on the opposite side of any street). Notes shall be provided indicating those which will remain and those which are to be removed.

Building information: Footprints, dimensions, setbacks, typical floor plans, and a sketch of any rooftop or ground mounted equipment to scale.

Building elevations: Elevation drawings shall be submitted illustrating the building design and height, and describing construction materials for all proposed structures. Elevations shall be provided for all sides visible from an existing or proposed public street or visible to a residential district. The Planning Commission may require color renderings of the building. Proposed materials and colors shall be specified on the plan and color chips or samples shall also be provided at the time of site plan review. These elevations, colors, and materials shall be considered part of the approval site plan (as amended 4/15/95).

Building and lot coverage: Percentage of building coverage and impervious surface ratio (all paved areas and building v. total lot area) compared to the percentages specified in the Table of Dimensional Standards Article 4.

For residential developments: Number of units for each project phase divided by acreage exclusive of any public right-of-way or private road access easement; lot area for each lot; and a description of the number of each unit by size and number of bedrooms; if a multi-phase development is proposed, identification of the areas included in each phase.

For commercial and office uses: The Gross Floor Area and Useable Floor Area of each use or lease space. For industrial uses: The floor area devoted to industrial uses and the area intended for accessory office use.

Streets, driveways, and circulation: The layout and dimensions of proposed lots, streets and drives (including grades, existing or proposed right-of-way or easement and pavement width, number of lanes and typical cross section showing surface and sub base materials and dimensions,

grades of all entrances and exits, location and typical detail of curbs, intersection radii), access points (including deceleration or passing lanes, distance from adjacent driveways or street intersection), sidewalks (width, pavement type and distance from street) and recreation areas. Written verification of any access easements or agreements for shared access or driveway curb return extending beyond the property line shall be required.

Utilities: Existing and proposed locations of utility services (with sizes), degrees of slope of sides of retention/detention ponds; calculations for size of storm drainage facilities; location of electricity and telephone poles and wires; location and size of surface mounted equipment for electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks and drain fields; location of manholes, catch basins and fire hydrants; location, size, and inverts for storm and sanitary sewers, any public or private easements; notes shall be provided clearly indicating which existing services will remain and which will be removed.

Grading and drainage: A site grading plan for all developments where grading will occur, with existing and proposed topography at a minimum of two (2) foot contour intervals and with topography extending a minimum of twenty (20) feet beyond the site in all directions and a general description of grades within fifty (50) feet, and further where required to indicate stormwater runoff into an approved drain or detention/retention pond so as to clearly indicate cut and fill required. All finished contour lines are to be connected to existing contour lines at or before the property lines. A general description and location of the stormwater management system shall be shown on the grading plan. The Township Engineer may require detailed design information for any retention/detention ponds and stormwater outfall structures or basins. If MDEQ regulated wetlands are to be used, status of MDEQ permit application or copy of permit with attached conditions shall be provided.

Landscape and screening: A landscape plan indicating proposed ground cover and plant locations and with common plant name, number, and size at installation. For any trees over eight (8) inch caliper to be preserved. A detail shall be provided to illustrate protection around the tree's drip line. Berms, retaining walls or fences shall be shown with elevations or cross section from the surrounding average grade. The location, type and height of proposed fences shall be described.

Waste receptacles: Location of proposed outdoor trash container enclosures; size, typical elevation, and vertical section of enclosures; showing materials and dimensions in compliance with Zoning Ordinance Standards.

Signs: Locations of all signs including location, size, area type, height, and method of lighting. Note that all regulatory signs shall meet the standards from the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).

Lighting: Details of exterior lighting including location, height, method of shielding and style of fixtures.

Parking: Parking, storage and loading/unloading areas, including the dimensions of typical space, aisle, and angle of spaces. The total number of parking and loading/unloading spaces to be provided and the method by which the required parking was calculated shall be noted.

The applicant shall erect flagged stakes at the perimeter points of the property to assist Township officials and staff in reviewing the site.



PERMIT INFORMATION

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what departmental permits, licenses, or approvals of a permit-like nature may be needed for a project. By contacting the appropriate offices listed below, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities (i.e. planning requirements and chemical storage regulations may apply). A useful way to learn whether any other requirements will apply is to go through the Self Environmental Assessment in the Michigan Manufacturers Guide, online at: http://www.michigan.gov/deq/0,1607,7-135-3310_4148-15820--,00.html.

KEY QUESTIONS: (DEQ Permit and Licensing Guidebook Chapter)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If "Yes," refer to the DEQ Permit and Licensing Guidebook Section(s), the Web Page, or Call the Program:
CONSTRUCTION PERMITS			
Permit to Install: Does the project involve installation, construction, reconstruction, relocation, or alteration of any process equipment (including air pollution control equipment) which has the potential to emit air contaminants? (Permit Guidebook Chapter 5.1.3)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , AQD, Permit Section, 517-373-7023
Asbestos Notification: Does the project involve renovating or demolishing all or portions of a building? (Notification is required for all renovations and demolitions, even if the structure never contained asbestos.)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , AQD Asbestos NESHAP Program 517-373-7064
Soil Erosion and Sedimentation Control (SESC): Does the project involve an earth change activity within 500 feet of a lake or stream, or will the project disturb an area greater than one acre in size? (Permit Guidebook Chapter 5.3.5)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact Your Local SESC Agency: http://www.deq.state.mi.us/sesca/ Web , WB, SESC Program, 517-335-3178
Does the project involve construction which will disturb one or more acre that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? (Permit Guidebook Chapter 5.2.1)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , WB, Permits Section, 517-241-8993 or appropriate DEQ District Office
Does the project involve construction or alteration of any sewage collection or treatment facility? (Permit Guidebook Chapter 5.3.1)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , Appropriate District Office, WB, Part 41 Construction Permit Program
Does the project involve construction of a community water supply well or the extension of a water supply from an existing water system? (Permit Guidebook Chapter 5.3.2)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , Appropriate DEQ District Office, WB, Community Water Supply Program
Does the project involve construction of a water supply well (a private, irrigation, process, or public water well)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact a Registered Well Driller , Web , Local Health Department Contacts , Non Community Water Supply, Web
Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? (Permit Guidebook Chapter 5.4.1)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , Appropriate DEQ District Office, WHMD 517-335-4035
Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste ? (Permit Guidebook Chapter 5.4.2)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web 5.4.2 , WHMD, Hazardous Waste Section, 517-373-9875
CONSTRUCTION PERMITS (LAND/WATER FEATURE)			
Does the project involve filling, dredging, placement of structures, draining, or use of a wetland ? (Permit Guidebook Chapter 5.5.6)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	(Permit Application, Web), Web Land & Water Management Division (LWMD), Permit Consolidation Unit, 517-373-9244
Storm Water Discharge to Wetlands: Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development? (Permit Guidebook Chapter 5.5.6)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	(Permit Application, Web), Web LWMD, Permit Consolidation Unit, 517-373-9244

Great Lakes: Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes? (Permit Guidebook Chapter 5.5.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Inland Lakes and Streams: Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody? (Permit Guidebook Chapter 5.5.7)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes: Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody? (Permit Guidebook Chapters 5.5.7 & 5.5.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web5.5.7 , Web5.5.1 LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year floodplain of a watercourse? (Permit Guidebook Chapter 5.5.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area ? (Permit Guidebook Chapter 5.5.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area ? (Permit Guidebook Chapter 5.5.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web5.5.1 , Web5.5.4 , Web5.5.6 , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area ? (Permit Guidebook Chapter 5.5.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve construction of a dam , weir or other structure to impound flow? (Permit Guidebook Chapters 5.5.7 & 5.5.8)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web5.5.7 , Web5.5.8 , LWMD, Dam Safety Program, 517-241-9862
CONSTRUCTION PERMITS (SECTOR SPECIFIC)		
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? (Permit Guidebook Chapter 5.3.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, 517-241-1345
Does the project involve the construction or modification of a campground ? (Permit Guidebook Chapter 5.3.6)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, 517-241-1340
Does the project involve the construction or modification of a public swimming pool ? (Permit Guidebook Chapter 5.3.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web DEQ, WB, Drinking Water & Environmental Health Section (DWEHS), 517-241-1340
OPERATIONAL PERMITS		
Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant ; or 25 tons per year or more of any combination of hazardous air pollutants ? (Permit Guidebook Chapter 5.1.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , AQD, Permit Section, 517-373-7023
NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water ? (Permit Guidebook Chapter 5.2.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Appropriate District Office, or National Pollutant Discharge Elimination (NPDES) Permit Program 517-241-1346
Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? (Permit Guidebook Chapter 5.2.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Permits Section, 517-241-8993 or appropriate DEQ District Office

Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? (Permit Guidebook Chapter 5.2.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Groundwater Permits Program, 517-373-8148
Does the project involve the drilling or deepening of wells for waste disposal ? (Permit Guidebook Chapter 5.7.8)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? (Permit Guidebook Chapter 4.4.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , Appropriate DEQ District Office, WHMD 517-335-4035
Does the project involve the on-site treatment, storage, or disposal of hazardous waste ? (Permit Guidebook Chapters 4.4.3 , & 4.4.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Hazardous Waste Section, 517-373-9875
Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (Web Site)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WHMD, Appropriate DEQ District Office
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Radioactive Material and Standards Unit, 517-241-1275
Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways? (Permit Guidebook Chapter 5.2.6)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, Source Water Protection Unit, 517-241-1318
CHEMICAL ADDITION PROJECTS		
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system ? (Permit Guidebook Chapter 5.2.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Appropriate District Office, Public Water Supply Program 517-241-1318
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (Permit Guidebook Chapter 5.2.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Aquatic Nuisance Control and Remedial Action Unit 517-241-7734
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? (Permit Guidebook Chapter 5.2.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Surface Water Assessment Section 517-373-2190
OPERATIONAL PERMITS (SECTOR SPECIFIC)		
Does the project involve the transport of some other facility's non-hazardous liquid waste ? (Permit Guidebook Chapter 4.2.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Transporter Program, 586-753-3850
Does the project involve the transport hazardous waste ? (Permit Guidebook Chapter 4.2.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Transporter Program, 586-753-3850
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? (Permit Guidebook Chapter 5.1.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , AQD, Acid Rain Permit Program, 517-373-7023
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? (Permit Guidebook Chapter 4.1.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , DEQ, Air Quality Division (AQD), 517-241-1324
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? (Permit Guidebook Chapter 4.1.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , ESSD, Laboratory Services Section 517-335-9800

Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? (Permit Guidebook Chapter 4.1.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , Waste and Hazardous Materials Division (WHMD), Medical Waste Regulatory Program 517-241-1320
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? (Permit Guidebook Chapter 4.2.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, Septage Program 517-241-1318
Do you store, haul, shred or process scrap tires ? (Permit Guidebook Chapters 4.2.2 or 4.4.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Storage Tank and Solid Waste Section 517-241-2924
Does the project involve the operation of a public swimming pool ? (Permit Guidebook Chapter 4.1.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web DEQ, WB, Drinking Water & Environmental Health Section (DWEHS), 517-241-1340
Does the project involve the operation of a campground ? (Permit Guidebook Chapter 4.1.6)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, 517-241-1340
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)? (Permit Guidebook Chapter 4.2.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, Noncommunity Unit, 517-241-1370
Does the project involve composting over 200 cubic yards of yard clippings? (Permit Guidebook Chapter 4.4.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Storage Tank and Solid Waste Section 517-241-2924
STORAGE TANKS (CONSTRUCTION AND OPERATION)		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)? (Permit Guidebook Chapter 4.3.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Storage Tank and Solid Waste Section (STSWs), 517-335-7211
Does the project involve the installation of a compressed natural gas dispensing station with storage? (Permit Guidebook Chapter 4.3.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, STSWs, 517-335-7211
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons? (Permit Guidebook Chapter 4.3.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, STSWs, 517-335-7211
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance? (Permit Guidebook Chapter 4.3.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, STSWs, 517-335-7211
Does the project involve the installation of a hydrogen system ?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WHMD STSWs, 517-335-7211
PERSONAL LICENSES/CERTIFICATIONS		
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm Water or Groundwater)? (Permit Guidebook Chapters 3.1 , 3.2 , & 3.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Hotlink to Program Web Page (Web) Web3.1 , Web3.2 , Environmental Science and Services Division (ESSD), Operator Training 517-373-4755 and, Web3.5 Water Bureau (WB), Storm Water Program 517-241-8993
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator? (Permit Guidebook Chapter 3.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , ESSD, Operator Training 517-241-7199
Are you a water well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer? (Permit Guidebook Chapter 3.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Well Construction Unit 517-241-1377

OIL, GAS AND MINING

Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? (Permit Guidebook Chapter 4.1.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , Office of Geological Survey (OGS), Petroleum Geology and Production Unit 517-241-1515
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? (Permit Guidebook Chapter 5.6.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , Office of Geological Survey (OGS), Minerals and Mapping Unit, 517-241-1542
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore ? (Permit Guidebook Chapter 5.6.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve the surface or open-pit mining of metallic mineral deposits ? (Permit Guidebook Chapter 5.6.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines? (Permit Guidebook Chapter 5.6.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve mining coal ? (Permit Guidebook Chapter 5.6.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1542
Do you want to change the status of an oil or gas well (i.e. plug the well)? (Permit Guidebook Chapter 5.7.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells? (Permit Guidebook Chapter 5.7.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve plugging or deepening of an oil or gas well, or conveying rights in the well as an owner to another person? (Permit Guidebook Chapter 5.7.3 , 5.7.4 & 5.7.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve changing the status or plugging of a mineral well ? (Permit Guidebook Chapter 5.7.6 & 5.7.7)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells ? (5.7.8)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WHMD Radioactive Material and Standards Unit, 517-241-1275

ENVIRONMENTAL ASSISTANCE CENTER: 1-800-662-9278



February 6, 2018

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Family Farm and Home – Special Land Use and Site Plan Review #2
Location:	3685 East Grand River Avenue – north side of Grand River, west of S. Latson Road
Zoning:	RCD Regional Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from Family Farm and Home for special land use (application dated 1/30/18) and site plan (plans dated 1/23/18) review and approval.

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

A. Summary

1. In our opinion, the special land use standards of Section 19.03 are generally met; however, the use conditions of Section 7.02.02(d) must be met and any comments provided by the Township Engineer or Fire Department must be addressed.
2. The use conditions of Section 7.02.02(d) are generally met; however, we request the applicant clarify how the “staging area” will be used.
3. The applicant must provide clarification on any new landscaped areas proposed as part of this project.
4. We suggest a cross-access easement be provided on the subject site allowing future connection with the development to the east.
5. The proposed waste receptacle/enclosure does not comply with the standards of Section 12.04.
6. The Township may wish to request details of existing site lighting to ensure current standards are met.
7. At such time as new signage is proposed, the applicant must obtain approval and a permit from the Township prior to installation.

B. Proposal/Process

The project entails a new business within an existing multi-tenant commercial center (the space was formerly home to a TJ Maxx store), as well as outdoor display, sales and storage. Table 7.02 lists outdoor commercial display, sales or storage as a special land use in the RCD. Such uses are also subject to the use conditions of Section 7.02.02(d).

Procedurally, the Planning Commission is to review the special land use, site plan and impact assessment and provide a recommendation on each to the Township Board (following a public hearing). The Township Board has the final review/approval authority.



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

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

- 1. Master Plan.** The Township Master Plan identifies the subject site, as well as the adjacent properties along Grand River, as Regional Commercial. This category is intended for “higher intensity commercial uses that serve the comparison shopping needs of the entire community and the regional market.”

The description does not mention anything with respect to outdoor display, sales or storage, though it is worth noting that the large commercial store to the east has a similar accessory outdoor element.

- 2. Compatibility.** The area is developed with a variety of commercial uses. While outdoor uses do not appear to be overly prevalent in this area, the development adjacent to the east has a similar outdoor component (as noted above). Provided the use conditions for outdoor display, sales and storage are met, the proposal is generally expected to be compatible with the character of the area.
- 3. Public Facilities and Services.** As a developed site along the main commercial corridor through the Township, we anticipate necessary public facilities and services are in place; however, the Commission should consider any comments provided by the Township Engineer and Brighton Area Fire Department.
- 4. Impacts.** The use conditions of Section 7.02.02(d) are intended to limit on- or off-site impacts of outdoor display, sales and storage. Provided those standards are met, the proposal should not adversely impact adjacent or surrounding properties and/or uses.
- 5. Mitigation.** If additional concerns arise as part of the review process, the Township may require efforts to mitigate potential adverse impacts.

D. Use Conditions

Commercial outdoor display, sales or storage uses are subject to the following use conditions of Section 7.02.02(d):

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

The subject site contains a total 12.74 acres. This standard is met.

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

The revised submittal states that any such materials will be kept in the manufacturer's packaging; thus, there will not be any loosely stored materials.

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

The site plan identifies a concrete pad for the entire outdoor storage area. This standard is met.

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

Section 7.03 requires setbacks of 50 (rear) and 20 feet (side). The revised submittal identifies setbacks of 70' (rear) and 66' (side). This standard is met.

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

The revised submittal indicates that the building space for the proposed business contains 28,151 square feet of floor area. This standard is met.

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

The site has existing vehicular access from Grand River and no changes are proposed. The plans show a new overhead door and loading area on the east side of the building facing south.

The revised submittal includes a truck turning movement diagram demonstrating that such vehicles can adequately maneuver around the site.

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

The areas of the site impacted are to the south and east of the proposed outdoor storage area. Neither side provides a full buffer zone B; however, the storage area is enclosed with an 8-foot tall privacy fence.

As noted under this criterion, the Planning Commission may allow the screen fence in lieu of a buffer zone B.

The revised submittal indicates that the “staging area” will be used to store prepackaged items. In our opinion, the description provided is inadequate in that such items should be stored within the outdoor storage area. If the intent is that the staging area is for short term drop-off or pick-off, then the applicant should state such.

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

The special land use application states that “all stored items will not be stored higher than the screen provided.”

E. Site Plan Review

- 1. Dimensional Requirements.** The only dimensional standards affected by the request are setbacks for the outdoor storage area (addressed above) and an increase in impervious surface lot coverage due to the removal of the landscaped area.

A note on the revised submittal indicates that the increase in impervious surface will be mitigated by converting existing pavement/parking spaces to landscaped areas; however, the plans do not depict any new landscaped areas. The applicant must clarify this matter.

- 2. Building Materials and Design.** The proposal includes repairs to and painting of the building. The revised submittal states that the repairs will match the existing building.
- 3. Parking.** The proposal does not result in the need for additional parking spaces; however, the project will result in the loss of 19 spaces. The revised submittal includes parking calculations demonstrating that the site will still meet Ordinance standards in terms of the amount of parking (428 required; 447 provided).
- 4. Pedestrian and Vehicular Circulation.** The proposal does not entail any changes to the existing circulation pattern. However, we suggest the applicant be required to work with the adjacent property owner to the east in terms of providing shared/cross access.

More specifically, the adjacent development constructed a portion of a driveway connection within a cross-access easement; however, a cross-access easement has not yet been provided by the property owner for the subject site. We suggest this be provided as part of this project.

In response to this suggestion, the revised submittal includes a statement that “the current owner does not wish to provide shared/cross access with the adjacent property.”

- 5. Landscaping.** The submittal does not include a landscape plan, but does identify two new planters along the south side of the outdoor storage area. The revised submittal indicates that the planters will contain 10’ tall Arborvitae.
- 6. Waste Receptacle and Enclosure.** The revised submittal identifies a new waste receptacle/enclosure on the east side of the building. The details on Sheet A5.1 note the use of a PVC fence for the enclosure, which does not comply with Section 12.04.

Furthermore, waste receptacle areas are to be surfaced with reinforced concrete, which is not depicted. The applicant must upgrade the waste receptacle area for compliance with current Ordinance standards.

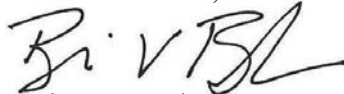
7. **Exterior Lighting.** The revised submittal states that existing site lighting will remain. The Township may wish to request additional details (such as fixture specifications and a photometric plan) to ensure that existing lighting is fully compliant with current standards (Section 12.03).
8. **Signs.** Sign details are not provided, although the building elevation drawing (Sheet A5.1) identifies an area for a new wall sign.

When a new sign is desired for the business, the applicant will need to obtain approval and a permit from the Township prior to installation.

9. **Impact Assessment.** The submittal includes an Impact Assessment prepared by Ashmark Construction, LLC (not dated). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

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

Respectfully,
LSL PLANNING, A SAFE BUILT COMPANY



Brian V. Borden, AICP
Planning Manager



January 30, 2018

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

Re: Family Farm and Home Site Plan Review #2

Dear Ms. Van Marter:

Tetra Tech conducted a second site plan review of the Family Farm and Home proposed site located at 3685 East Grand River Avenue (Grand River Plaza Shopping Center) in Howell. The petitioner is proposing to modify an existing retail outlet to meet the retail needs of a Family Farm and Home store. The submission included site plans, dated January 23, 2018, and a response letter.

Our first review resulted in four areas of concern. All comments were addressed except one:

1. The petitioner has stated that grades for the proposed paving area are not changing. The proposed area to be paved is currently grass adjacent to a parking area. The proposed area to be paved will require change in grades as the existing area is bordered in standard curb and gutter. At a minimum, the petitioner should provide slope arrows with approximate grade so that the Township can be confident the proposed paving will be constructed properly so that the new pavement is draining to the existing storm catch basin and not causing drainage issues for the retail or nearby restaurant facilities.

The last comment of the previous letter pertained to construction of an access road to the east shopping area. The petitioner has declined to construct the remainder of this drive, therefore, it is at discretion of the Planning Commission whether or not the access drive is a current priority.

Assuming the petitioner can add general grade information to the proposed outdoor storage area, we have no further engineering related concerns. Please call if you have any questions.

Sincerely,

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

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

A handwritten signature in blue ink, appearing to read 'Marguerite K. Davenport'.

Marguerite K. Davenport
Project Engineer

copy: Martin Renel, Ashmark Construction



BRIGHTON AREA FIRE AUTHORITY

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

February 1, 2018

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Family Farm & Home
3685 E. Grand River Avenue
Howell, MI 48843

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on January 25, 2018 and the drawings are dated January 23, 2018. The project is for the redevelopment of an existing 28,151 square foot Mercantile use occupancy that will changing occupant and renovating the structure to meet their needs. They are also proposing to redevelop a large greenbelt area and 19 parking spaces to be utilized as an outside storage and staging area.. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

1. The proposed outside storage area is shown to have a single gate at the front. This single gate is not compliant with egress requirements for the store. Exits #2 and #3 discharge into this enclosed area requiring additional egress from the area. This can be achieved by adding two dedicated egress gates equipped with approved panic hardware, signage and lighting in accordance with the IFC/MBC Chapter 10; or by adding a single egress gate equipped with approved panic hardware, signage and lighting in accordance with the IFC/MBC Chapter 10 and equipping the front gate with approved panic hardware, signage and lighting in accordance with the IFC/MBC Chapter 10. **(This has been addressed by the proposed installation of two egress gates with panic hardware from the storage area.)**
2. The level of alteration to the sprinkler system will require the Fire Department Connection (FDC) to be relocated to the front of the building and the connection changed to meet current local standards. Additional work is required on the sprinkler system relating to the split of the riser with Big Lots. **(I have spoken with the landlord representative and the applicant. The sprinkler system work will not warrant the relocation of the FDC and the sprinkler riser correction will be completed.)**
3. The building address shall be a minimum of 6" high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation. **(Applicant has agreed to proper addressing.)**
4. The Knox Box shall be provided with new keys to the structure at commencement of construction. **(Applicant has advised this will be complied with.)**

IFC 505.1

IFC 506.2



February 01, 2018

Page 2

Family Farm & Home

3685 E. Grand River Avenue

Site Plan Review

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

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

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

Family Farm & Home Impact Assessment

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

Martin J. Renel
Principal at ASHMARK Construction LLC
5640 West Maple Suite 300
West Bloomfield, MI 48322
28 years of Commercial Development and Construction experience.

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

See submitted plans by Metro Group Architects detailing these areas.

- 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 current site is an existing shopping center; the tenant is taking over the previous TJ Maxx location. We are requesting approval of creating an outside storage area for Family, Farm & Home Store. We do not intend any impact on the existing environmental conditions.

- d. **Impact on stormwater 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 the Livingston County Drain Commission at (517) 546-0040.

We will install soil erosion control as required by Livingston County Drain Commission during construction activities of the exterior storage area. We will insure proper dust control during construction activities.

- e. **Impact on surrounding land used:** 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.

We do not intend to have any impact on surrounding lands; since the use is not changing.

- f. **Impact on public facilities and services:** Describe the 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.

The impact on public facilities and services shall be consistent with the former use.

- g. **Impact on public utilities:** Describe 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 serviced with sanitary sewer, calculations for pre- and post development flows shall be provided in comparison with sewer line capacity. Expected sewage rates 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.

Please see Alpine Engineering letter dated January 3rd 2018 stating no impact on the existing stormwater system.

- h. **Storage and handling of any hazardous materials:** A 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,

Outside storage area to consist of: landscape mulch & bark, landscape products, patio stone/rock/gravel, peat/soil/earth products, Pots & Planters.

- 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. 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 contents of the detailed study shall include:

Description of existing daily and peak hour traffic on adjacent street(s) and a description of any sight distance limitations along the right-of-way frontage of the site.

The impact on traffic and Pedestrians shall be consistent with the former use.

Forecasted trip generation of the proposed use for the a.m. and p.m. peak hour and average daily traffic generated.

The impact on trip generation shall be consistent with the former use.

For any project with a completion date beyond one year at the time of site plan approval, the analysis shall also include a scenario analyzing forecasted traffic at date of completion along the adjacent street network using a forecast based either on historic annual percentage increases and/or on expected development in the area.

Our Completion date will not be beyond one year of approval.

Projected traffic generated shall be distributed (inbound v. outbound, left turn v. right turn) onto the existing street network to project turning movements at site driveways and nearby intersections. Rationale for the distribution shall be provided.

The impact on traffic (inbound/outbound, left/right turns) shall be consistent with the former use.

Capacity analysis at the proposed driveway(s) using the procedures outlined in the most recent edition of the *Highway Capacity Manual* published by the Transportation Research Board. Capacity analyses shall be provided for all street intersections where the expected traffic will comprise at least five-percent (5%) of the existing intersection capacity.

The capacity analysis shall be consistent with the previously approved shopping center.

Accident data for the previous three (3) years for roadway sections and intersections experiencing congestion or a relatively high accident rate, as determined by the township or staff from the Livingston County Road Commission or Michigan Department of Transportation.

N/A – Since this site has been previously approved.

Analysis of any mitigation measures warranted by the anticipated traffic impacts. Where appropriate, documentation shall be provided from the appropriate road agency regarding time schedule for improvements and method of funding.

N/A – Since this site has been previously approved.

A map illustrating the location and design of proposed access, including any sight distance limitations, dimensions from adjacent driveways and intersections within 250 feet of the edge of the property frontage, and other data to demonstrate that the driveway(s) will provide safe and efficient traffic operation and be in accordance with Article 15.

N/A – Since this site has been previously approved.

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

None required.



46892 West Road, Suite 109
Novi, Michigan 48377
Phone: (248) 926-3701
Fax: (248) 926-3765
Web: www.alpine-inc.net

January 2, 2018

Martin Renel
Ashmark Construction, LLC.
5640 West Maple Road, Suite 300
West Bloomfield, MI 48322

Re: **Proposed Family Farm & Home Interior Renovation**
3685 East Grand River Ave.
Howell, MI 48843

Dear Martin:

It's our understanding you desire to pave the existing greenbelt area located south of and adjacent to the proposed tenant's building space. There is an existing catch basin located south of the greenbelt area in the parking lot drive aisle which would receive the storm water runoff from the area to be paved. The 1996 Site Plan for the existing development shows an existing 18" diameter storm sewer outlet for the existing catch basin. Per your request we reviewed the existing 18" storm sewer capacity against the proposed paving improvement and found it to have adequate capacity. Drainage map and storm sewer calculation is attached.

If you have any questions or require additional information, please feel free to call our office at (248) 926-3701.

Regards,
Alpine Engineering, Inc.

Thomas Gizoni, PE

Attachment: Drainage Map
Storm Sewer Calculation



ALPINE
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

CLIENT: ASHMARK CONSTRUCTION, LLC		DATE: 2018-01-02
DRAINAGE MAP		DRAWN BY: TG
		CHECKED BY: TG/SD
3685 E. GRAND RIVER AVE.		
SECTION: 5	TOWNSHIP: 2N	RANGE: 5E
GENOA TOWNSHIP LIVINGSTON COUNTY MICHIGAN		FBK: 1/2 CHF: 17-516
		SCALE HOR 1" = 100 FT. VER 1" = FT.

EXISTING 18" STORM SEWER CAPACITY ANALYSIS

POST-DEVELOPMENT RUNOFF COEFFICIENT CALCULATION

LAND USE	AREA (A) (acres)	RUNOFF COEFFICIENT (C)
PAVEMENT	2.11	0.90
GRASS	0.59	0.20
AREA	2.70	

CALCULATE THE WEIGHTED RUNOFF COEFFICIENT:

$$C = \frac{\text{SUM} (A_i \times C_i)}{A} = \frac{(2.11 \times 0.90) + (0.59 \times 0.20)}{2.70}$$

$$= 0.75$$

CALCULATE THE 10-YR DESIGN STORM FLOW RATE TRIBUTARY TO THE EXISTING 18" STORM SEWER HEADING WEST:

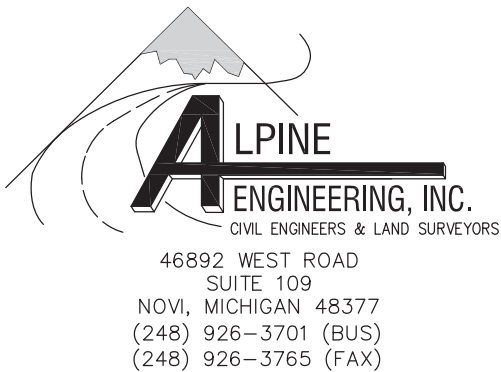
$$Q = C_w \cdot I \cdot A$$

$C_w =$	0.75		
$I =$	$(175 / (T + 25))$	$T =$	15
$A =$	2.70		

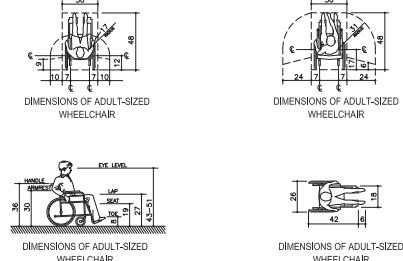
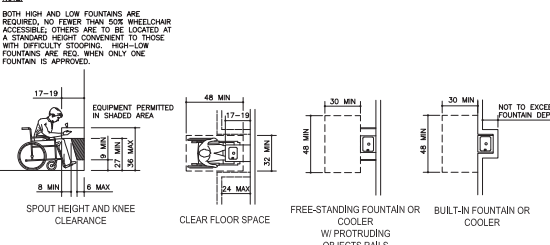
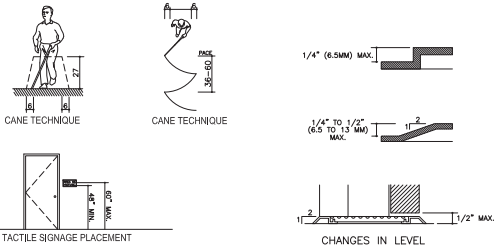
10 YEAR FLOW: = 8.82 cfs

EX. 18" PIPE CAPACITY

10 YEAR FLOW FROM CALC.'S:	8.82 cfs		
PIPE SIZE:	18	inch	
SLOPE:	0.75	%	
AREA:	1.77	s.f.	
n:	0.013		
CAPACITY:	9.12	c.f.s.	OK



CLIENT: ASHMARK CONSTRUCTION, LLC		DATE: 2018-01-02
STORM SEWER CALCULATION		DRAWN BY: TG
		CHECKED BY: TG/SD
3685 E. GRAND RIVER AVE.		0
SECTION: 5	TOWNSHIP: 2N	RANGE: 5E
GENOA TOWNSHIP LIVINGSTON COUNTY MICHIGAN		2/2
FBK:	17-516	
CHF:		
SCALE HOR 1" = FT. VER 1" = FT.		

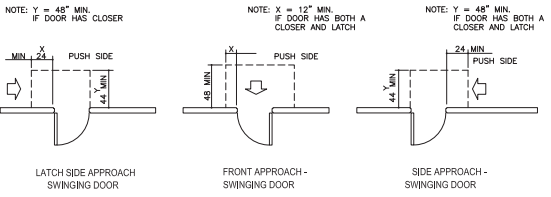
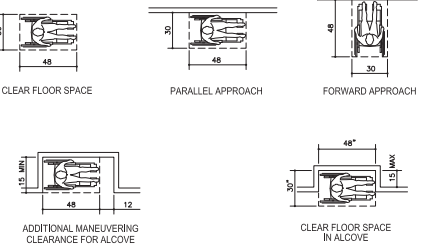
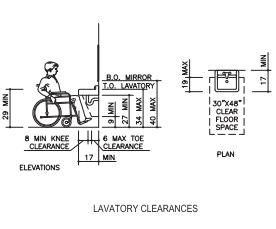
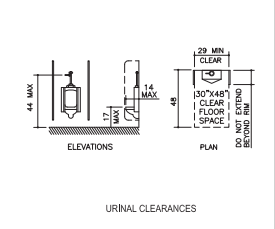
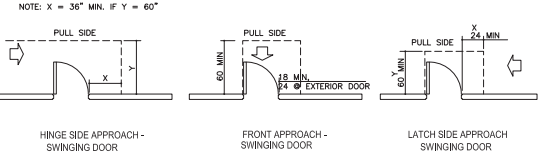


Section 4.3 Accessible Route

No Scale
A0.1 16

Section 4.15 Drinking Fountains

No Scale
A0.1 14

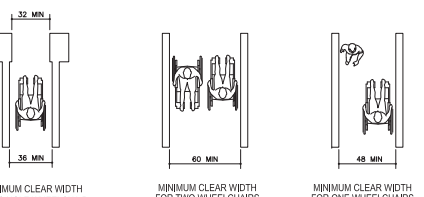
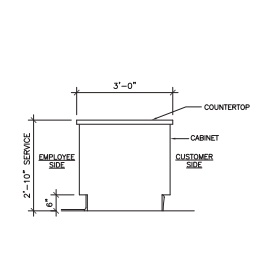
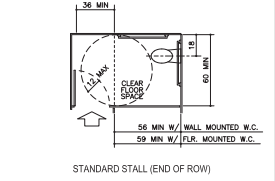
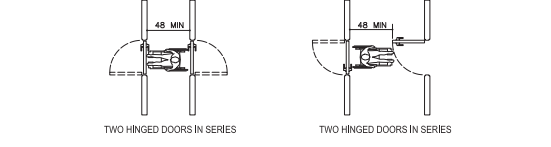
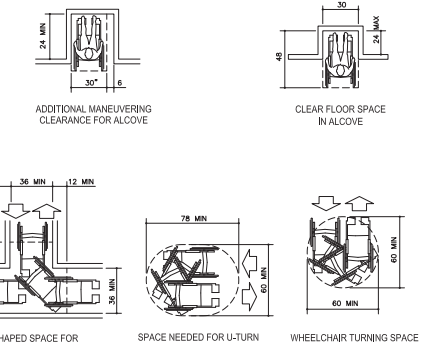
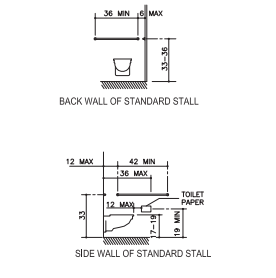
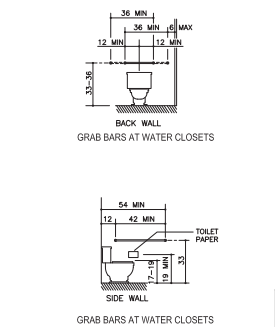
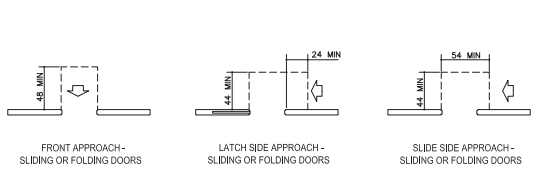


Section 4.16 Urinals

No Scale
A0.1 11

Section 4.19 Lav. & Mirror

No Scale
A0.1 10



Section 4.13 Doors

No Scale
A0.1 4

Section 4.17 Toilet Stalls

No Scale
A0.1 3

Typ. Section @ Counter

No Scale
A0.1 2

Section 4.2 Space Allowances

No Scale
A0.1 1

METRO GROUP ARCHITECTS
P.O. Box 7363
Ann Arbor, Michigan 48107
Phone: (734) 778-8999



Family Farm and Home
Interior Renovation
3685 East Grand River Ave
Howell, MI 48843

1/3/18 Site Plan Submission
12/22/17 Owner Review
Drawn: TML Checked: RDK

17129
Accessibility Guidelines

A0.1

General Site Plan Notes:

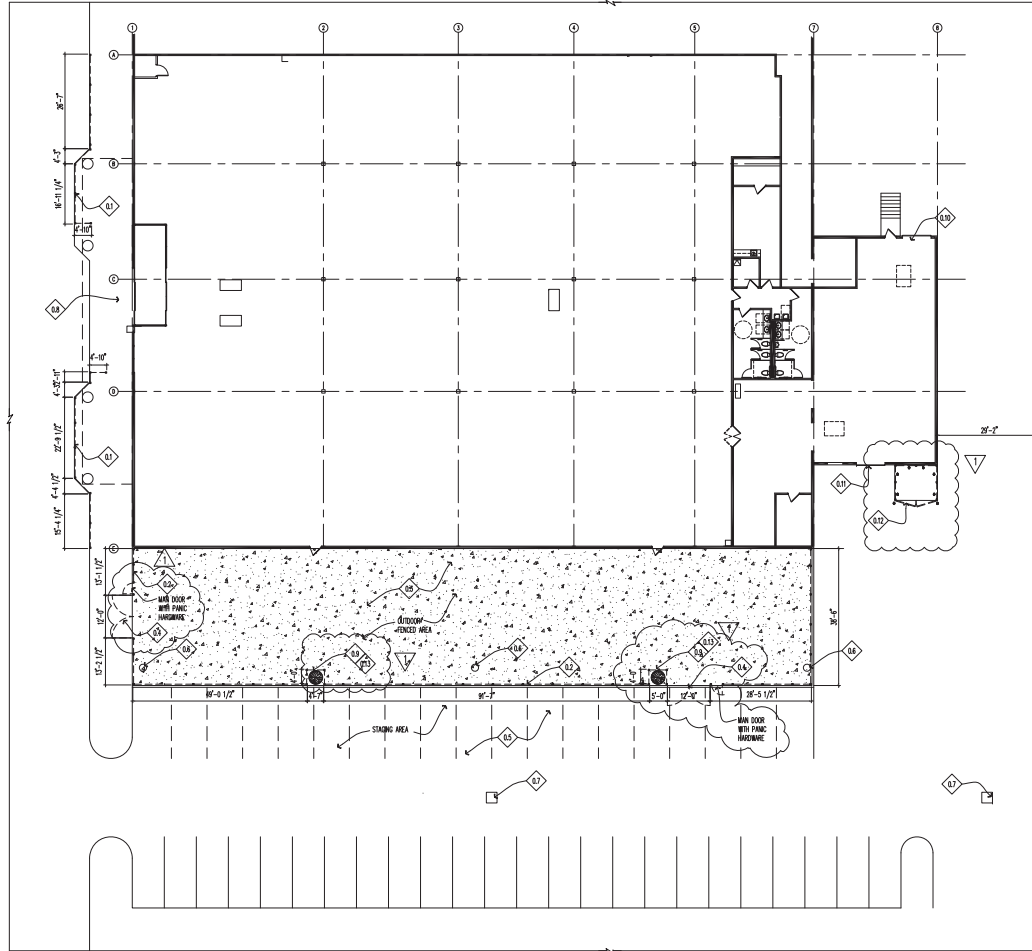
1. PLANS AND SPECIFICATIONS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
2. VERIFY ANY DISCREPANCIES BETWEEN STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & ARCHITECTURAL DRAWINGS TO ARCHITECT IMMEDIATELY.
3. COORDINATE ALL WORK WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONSTRUCTION DOCUMENTS, AND WITH APPLICABLE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS.
4. REFERENCE THE FOLLOWING SHEETS: GENERAL CONDITIONS & PLAN SYMBOLS, ACCESSIBILITY GUIDELINES, GENERAL SPECIFICATIONS.
5. MASONRY CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES.
6. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION.
7. SEE MEP DRAWINGS FOR MECHANICAL, ELECTRICAL, & PLUMBING INFORMATION.
8. MASONRY STEEL LANTERNS ABOVE DOORS WINDOWS, ETC TO BE SHOP PRIMED & PAINTED TO MATCH COLORS OF FRAMES.
9. PRIOR TO START OF WORK CONTRACTOR TO VERIFY DIMENSIONS OF BUILDING AND SITE. A NOTARY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.

General:

- 1. NEW 40" HIGH SCREEN
- 2. NEW 4'-0" HIGH PAC FENCE
- 3. NEW CONCRETE PAD FOR EXTERIOR STORAGE AREA
- 4. NEW 12'-0" WIDE GATE
- 5. REMOVE STRIPING FOR STAGING AREA
- 6. EXISTING 40'-0" HIGH LIGHT POLE
- 7. EXISTING STORM DRAIN
- 8. PATCH, REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALK
- 9. NEW PLANTER
- 10. EXISTING LOADING DOCK
- 11. NEW LOADING AREA
- 12. NEW DAMPSTER ENCLOSURE
- 13. NEW 12'-0" ASPHALTIC

Legend:

- 1. COLUMN DESIGNATION
- 2. NEW WALL
- 3. EXISTING DOOR (TO REMAIN)
- 4. EXISTING WALL (TO REMAIN)
- 5. NEW FENCING
- 6. EXISTING LIGHT POLE



Keyed Site Plan Notes

N.T.S.
FF&H-001

4

Architectural Site Plan

1/16"=1'-0"
FF&H-001

1

METRO GROUP ARCHITECTS
P.O. Box 7363
Ann Arbor, Michigan 48107
Phone: (734) 778-8999



Family Farm and Home
Interior Renovation
3685 East Grand River Ave
Hawthill, MI 48843

1/24/18 Addendum #1
1/3/18 Site Plan Submission
12/22/17 Owner Review

Drawn: MMH Checked: RDK



Reference North

171129

Architectural
Site
Plan

SP1.0



Aerial Site Plan

N.T.S.
FR&H-001

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 P.O. Box 7366
 Ann Arbor, Michigan 48107
 Phone: (734) 747-8999



Family Farm and Home
 Interior Renovation

3685 East Grand River Ave
 Howell, MI 48843

1/3/18 Site Plan Submission
 12/22/17 Owner Review

Drawn by: MMH Checked: RDK



Reference North

171129

Aerial
 Site
 Plan

SP1.1

Scope of work

THE FOLLOWING SCOPE OF WORK SHALL BE INCLUDED UNDER THIS PROJECT AS WELL AS ALL WORK SHOWN UNDER THE SCOPE OF THE CONSTRUCTION DOCUMENTS.

- EXISTING CEILING DELIVERED WITH ALL DAMAGED OR STAINED GRID AND TILES REPAIRED OR REPLACED.
- WALLS AND CEILING INSULATED TO SUITABLE "R" FACTOR FOR GEOGRAPHIC REGION.
- EXISTING STOREROOM WALL DELIVERED WITH ALL ATTACHED FLOATING WALLS DEMOLISHED AND REPAIRED ALONG WITH ALL WOOD SHIMS REMOVED, REPAIRED AND REPAINTED ABOVE THE SLAT BOARDS.
- EXISTING PERIMETER AND EXTERIOR WALLS DELIVERED WITH ALL ATTACHED FLOATING WALLS DEMOLISHED, REPAIRED AND REPAINTED ALONG WITH ALL WOOD SHIMS REMOVED, REPAIRED AND REPAINTED ABOVE THE EXISTING SLAT BOARDS.
- REMOVE THE EXISTING CASH OFFICE, FITTING ROOMS AND LAMINAY CLOSET ALONG THE LEFT SIDE OF THE DEMOLISHED PREMISES IN ADDITION REPAIR OR REPLACE THE FLOOR AND CEILING STRUCTURE AND FINISHES AS NEEDED TO PROVIDE TENANT CONTINUITY FOR ADDITIONAL SALES FLOOR AREA.
- EXISTING SPRINKLER HEADS INSTALLED OR MODIFIED, AS NEEDED, ACCORDING TO CODE.
- EXISTING ADA RESTROOMS, ACCORDING TO CODE, CLEANED AND DELIVERED IN GOOD WORKING ORDER.
- EXISTING COAT ROOM MODIFIED TO SERVE AS AN OFFICE WITH COUNTERTOP, INSTALLED IN A LOCATION MUTUALLY ACCEPTABLE TO LANDLORD AND TENANT.
- EXISTING LOUNGE MODIFIED TO SERVE AS A BREAKROOM WITH UPPER AND LOWER CABINETS AND SINK, INSTALLED IN A LOCATION MUTUALLY ACCEPTABLE TO LANDLORD AND TENANT.
- EXISTING AMTRONIC CLOSET WITH SLOP SINK DELIVERED CLEANED AND IN GOOD WORKING ORDER.
- BREAKING ROOM AT LEAST 8' 6" IF INSTALLED IN A LOCATION MUTUALLY ACCEPTABLE TO LANDLORD AND TENANT IN CLOTHING "TOP" FINISH.
- EXISTING REPAIRING ROOM AND DOUBLE SLING DOORS TO THE SALES AREA, DELIVERED IN GOOD WORKING ORDER.
- EXISTING HOOKTOP H.V.A.C., A MINIMUM OF 1 TON PER 400 SQ. FT. WITH THE SALES FLOOR AREA, DELIVERED FULLY OPERATIONAL TOGETHER WITH ANY GUARANTEES OR WARRANTIES WITHIN THE LEASE.
- EXISTING ELECTRICAL SERVICE DELIVERED IN GOOD WORKING ORDER AND TO A LOAD SUFFICIENT TO SERVICE THE EXISTING HVAC UNITS.
- EXISTING 1-8 LIGHT FIXTURES, DELIVERED IN GOOD WORKING ORDER AND REPLACED - 5000K 1-8, OR FLOOR SUPPLEMENTED TO ACHIEVE A 50 FOOT CANAL LEVEL AT 5 FEET ABOVE THE FINISHED FLOOR SURFACE.
- IN ADDITION TO THE CEILING LIGHTS LANDLORD SHALL RAISE THE HEIGHT OF THE EXISTING PERIMETER LIGHT FIXTURES TO A LEVEL AS DETERMINED BY TENANT TO BE IDENTIFIED BY TENANT. RAISE FIXTURES TO 11'
- QUAD POWER WA DROPS TO TWO CHECKOUTS, A CENTER DESK, AND REZEALING, INSTALLED IN LOCATIONS MUTUALLY ACCEPTABLE TO LANDLORD AND TENANT, INCLUDING DATA DROPS.
- ELECTRICAL OUTLETS ON 6 COLUMNS ON THE SALES FLOOR, INSTALLED IN LOCATIONS MUTUALLY ACCEPTABLE TO LANDLORD AND TENANT.
- EMERGENCY LIGHTING AND EXIT SIGNS PER CODE.
- ALL EMERGENCY DOORS TO BE FULLY SEALED WITH PANE HARDWARE AND ALARMS.
- PROVIDE THE MAINFRAME AND NETWORK BACKBONE (CABLE) NECESSARY TO PROPERLY MONITOR THE FIRE ALARM SYSTEM.
- EXISTING VCT FLOOR SHALL BE SPOT REPAIRED, CLEANED, AND REFINISHED (I.E. STRIP AND RE-WAX) AS NEEDED. FLOOR IS TO BE DELIVERED IN A LEVEL CONDITION.
- EXISTING STOREROOM, DOOR HARDWARE AND VESTIBULE DELIVERED IN GOOD OPERATING CONDITION AND GOOD WORKING ORDER.
- EXTERIOR FACADE REPAIRED, PAINTED AND READY FOR INSTALLATION OF TENANT'S STANDARD SIGN PACKAGE WITH A MINIMUM DIMENSION OF 40" WIDE X 12" HIGH TO ACCOMMODATE A 30" WIDE X 12" HIGH BUILDING SIGN. LANDLORD TO MAINTAIN EXISTING ELECTRICAL JUNCTION BOXES FOR THE FRONT TO MATCH SIGN TO ALLOW IF TENANT SO CHOOSES; TENANT'S INSTALLATION OF A BUILDING SIGN IN DIMENSIONS COMPATIBLE TO THE STORE FRONT SIGN, AS MAY BE PERMITTED BY LAWS.
- REPAIR AND REPAINT THE SALES CEILING UNDER THE CANOPY. IN ADDITION REPAIR THE OVERHUNG AND CORNER TOGETHER WITH INSTALLATION OF SCREENING AS REQUIRED, IN FRONT OF DEMOLISHED PREMISES, EXTENDING SOUTHERLY AS SHOWN ON THE SITE PLAN, TO BE REWORKED/REPAIRED AND LEVEL.
- EXISTING 3'-0" REAR METAL DOOR DELIVERED FULLY SEALED AND IN GOOD WORKING ORDER.
- EXISTING TRUCK DOOR, LEVELER AND OVERHEAD COILING DOOR TO BE FULLY SEALED, DELIVERED IN GOOD WORKING ORDER.
- OUTSIDE ROSE SPOUT ON FRONT OF BUILDING EXISTING TO REMAIN CONFORM IN WORKING ORDER.
- REMOVE AND INSTALL A CONCRETE PAD TO INSTALL THE GRASS AREA IMMEDIATELY TO THE SOUTH OF THE DEMOLISHED PREMISES, AND THE WEST PORT OF PARKING SPACE ADJACENT TO THE EXISTING LANDLORD WILL PROVIDE NO LESS THAN A 4" HIGH CHAIN LINK FENCE AND TWO 12' GATES INSTALLED AT BOTH ENDS IN LOCATIONS ACCEPTABLE TO LANDLORD AND TENANT. IN ADDITION THE CONCRETE PAD AND CHAIN LINK FENCE FOR 1-1/2" DIA. LA-BLOCKS SHALL PROVIDE ALL MINIMUM SCREENING NECESSARY FOR ALL OUTDOOR AREAS.
- ALL ELECTRICAL, PLUMBING, SEWER, LIGHTS, DOORS, HVAC SYSTEMS DELIVERED IN GOOD CONDITION AND FULLY OPERATIONAL. REPAIR NEW OR EXISTING.
- ADD AN ADDITIONAL SIGN BOX TO THE CURRENT CARSON'S PILEM SIGN STRUCTURE IN A SIZE THAT IS APPROXIMATELY THE SAME SIZE AS THE CURRENT SIGN READY FOR TENANT'S PANEL, TO BE INSTALLED (SEE EXHIBIT D).
- MODIFY THE EXISTING LOADING DOOR ROLL UP DOOR TO 9' HEIGHT, MODIFY EXISTING ROLL UP DOOR THE MEET NEW HEIGHT.
- ADD AN 8' WIDE X 8' TALL COILING OVERHEAD DOOR FROM THE RECEIVING AREA TO SIDE/REAR DRIVE IN LOCATION ACCEPTABLE TO TENANT.
- FULL CERTIFICATE OF OCCUPANCY, OR EQUIVALENT, TENDERED UPON COMMENCEMENT DATE FROM LANDLORD TO TENANT TO PERMIT TENANT TO COMMENCE INSTALLATION OF ITS FIXTURES AND MACHINERIES WITHIN THE DEMOLISHED PREMISES AND OUTDOOR AREAS.

Reflected Ceiling Keyed Notes:

- ◆ CLEAN AND RE-LAMP ALL LIGHT FIXTURES THROUGHOUT EXISTING SPACE-PROVIDE 500K 0 5'-0" AFF THROUGHOUT
- ◆ RAISE ALL EXIST PERIMETER LIGHTS TO 11'-0" AFF
- ◆ EXISTING CEILING AT 12'-0" AFF TO REMAIN
- ◆ EXTEND LIGHTING, CEILING GRID, CEILING TILES AND FIRE PROTECTION INTO THE AREA- MATCH EXISTING CEILING GRID AND FINISH
- ◆ PROVIDE NEW LIGHT IN BREAKING ROOM- CEILING AT 12'-0" AFF
- ◆ EXISTING UNIT HEATER TO REMAIN
- ◆ DISABLE A/C FROM EXISTING HAV UNIT- ALL OUTDOOR AND A/C UNIT TO REMAIN
- ◆ RE-INSTALL RED WALL ACCENT LIGHTING AT 9'-0" AFF
- ◆ PATCH AND REPAIR CEILING GRID AND TILE AT ALL WALL BOUNDARIES (TYP)

NOTE: KEEP 7'-0" MIN. HEAD CLEARANCE BELOW ALL OBJECTS OVER WALKWAYS UNLESS OTHERWISE NOTED.

General Notes:

- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MECHANICAL AND ELECTRICAL INFORMATION AND LOCATION (I.E. DIFFUSERS, LIGHTS ETC), NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- PRIOR TO INSTALLATION OF LIGHT FIXTURES, COORDINATE WITH MECHANICAL CONTRACTOR LOCATION OF DUCT WORK, SO AS NOT TO INTERFERE WITH LIGHT FIXTURE LOCATIONS, NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL LIGHTING FIXTURES ON SALES FLOOR ARE TO BE ROUTED THROUGH DAMPER PANELS- REFER TO ELECTRICAL DRAWINGS.

Legend:

- ⊙ EXIT SIGN
- ⊕ EMERGENCY LIGHT FIXTURE
- ⊕ CEILING LIGHT
- ⊙ EXIT LIGHT
- ⊕ TRACK LIGHTING AT STAFF
- 2x4 FLUORESCENT LIGHT FIXTURE
- ▭ EXISTING PERIMETER LIGHTING

General Floor Plan Notes:

- PLANS AND SPECIFICATIONS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.
- REPORT ANY DISCREPANCIES BETWEEN STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING & ARCHITECTURAL DRAWINGS TO ARCHITECT IMMEDIATELY.
- ALL PENETRATIONS THROUGH FIRE RATED CONSTRUCTION TO BE FIRE STOPPED PER MICHIGAN BUILDING CODE.
- COORDINATE ALL WORK WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONSTRUCTION DOCUMENTS, AND WITH APPLICABLE STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS.
- BLOCKING SHALL BE FIRE RESISTANT WHERE REQUIRED BY CODE AND INSTALLED FOR THE PROPER PROTECTION OF ALL WALL ATTACHED ITEMS. CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIAL.
- ALL EMERGENCIES ARE TO THE FINISH FACE OF PARTITION OR SURFACE UNLESS OTHERWISE NOTED
- G.C. SHALL SUPPLY & INSTALL SURFACE MOUNTED FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODES, LOCATION PER LOCAL CODES & FIRE MARSHALL.
- ALL WALLS SHALL EXTEND 6" ABOVE DESIGNATED CEILING HEIGHT UNLESS OTHERWISE NOTED.
- REFERENCE THE FOLLOWING SHEETS: GENERAL CONDITIONS & PLAN SYMBOLS, ACCESSIBILITY GUIDELINES, GENERAL SPECIFICATIONS.
- FIRE STOPPING TO BE PROVIDED ALONG OUTSIDE EXTERIOR WALL PERIMETER AT WALL/ROOF INTERSECTION, REFER TO SECTIONS & DETAILS. FIRE BUILDING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALL & PARALLEL ROWS OF STUDS OR STAGGERED STUDS HORIZONTALLY AT INTERSECTIONS NOT EXISTING TO FEEL.
- MASONRY CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES
- SEE STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION.
- SEE MEP DRAWINGS FOR MECHANICAL, ELECTRICAL, & PLUMBING INFORMATION.
- MASONRY STEEL LUTELS ABOVE DOORS WINDOWS, ETC TO BE SHAP PRIMED & PAINTED TO MATCH COLORS OF FRAMES.
- PRIOR TO START OF WORK CONTRACTOR TO VERIFY DIMENSIONS OF BUILDING & NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
- REFER TO STRUCTURAL DRAWINGS FOR MINIMUM GAUGE OF STUDS, TYP.
- REFER TO PLAN & SPECIFICATIONS FOR DIFFERENT WALL CAVITY THICKNESSES.
- SEE SHEET A&I FOR ALL ROOM FINISHES AND DOOR SCHEDULE.
- ALL PENETRATION AT TENANT FINISHING WALLS MUST BE PATCHED AND REPAIRED AND MUST MAINTAIN FIRE RATING AND SMOKE STOP.

General:

- ◆ NEW COP. BD. WALL FROM FINISH FLOOR TO 4" ABOVE CEILING
- ◆ EXISTING TOILET ROOM TO REMAIN- CLEAN AND REPAIR AS REQUIRED
- ◆ NEW COUNTER WITH NEW SINK AND UPPER AND LOWER CABINETS
- ◆ NEW COUNTER
- ◆ NEW 9'-0" X 8'-0" OVERHEAD DOOR
- ◆ WOODY DOOR OPENING TO 9'-0" X 8'-0"
- ◆ EXISTING LADDER TO ROOF TO REMAIN
- ◆ EXTEND VCT FLOOR, CEILING, AND FIRE PROTECTION INTO THE AREA- MATCH EXISTING FLOORING, CEILING TILE AND HEIGHT TO EXISTING SALES FLOOR
- ◆ NEW CHECK OUT COUNTERS- COORDINATE LOCATION WITH TENANT
- ◆ NEW DESK- COORDINATE LOCATION WITH TENANT
- ◆ REPAIR EXISTING STOREROOM, EPS AND SOFFIT
- ◆ EXISTING SLOP SINK- CLEAN AND REPAIR AS REQUIRED
- ◆ EXISTING PAINTED EXIT STRIPS TO REMAIN ON FLOOR
- ◆ WELD SHUT EXISTING COMPACTOR DOOR ON INTERIOR AND EXTERIOR

Legend:

- ⊙ COLUMN DEMOLITION
- ▭ NEW WALL
- ▭ NEW WINDOW
- ▭ NEW DOOR
- ⊙ DOOR TAG
- ⊙ WINDOW TAG
- ▭ EXISTING DOOR (TO REMAIN)
- ▭ EXISTING WALL (TO REMAIN)

General Notes:

- G.C. TO COORDINATE ALL DEMOLITION WORK WITH TENANT & LANDLORD
 - G.C. TO FIELD VERIFY EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT/TENANT'S CONSTRUCTION PROJECT MANAGER BEFORE CONSTRUCTION BEGINS.
 - ALL ITEMS TO BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND THE REQUIREMENTS OF THE LANDLORD & TENANT.
 - G.C. TO NOTE ALL UTILITIES THAT WILL BE AFFECTED BY CONSTRUCTION & INCLUDE IN BID THE NECESSARY CHARGES & FEES INCURRED FROM UTILITY COMPANY(S) FOR SAID WORK.
 - ANY HAZARDOUS MATERIAL FOUND SHALL BE REPORTED TO THE LANDLORD & ARE TO BE REMOVED BY THE OWNER BEFORE CONSTRUCTION BEGINS.
 - PRIOR TO DEMOLITION, ELECTRICAL SUBCONTRACTOR SHALL DISCONNECT ALL ELECTRICAL CIRCUITS SERVING THE EXISTING SPACE EXCEPT FIRE ALARM &/OR SMOKE DETECTORS. MARK ALL CIRCUITS THAT REMAIN.
 - G.C. TO REMOVE ALL WIRING & CONDUIT BACK TO SOURCE THAT IS NOT BEING USED.
 - G.C. TO CAP &/OR REMOVE ALL WATER SUPPLY & SANITARY WASTE LINES BACK TO SOURCE NOT INDICATED TO BE RE-USED. INSPECT SITE TO DETERMINE EXTENT OF EXISTING TO BE REMOVED/CAPPED.
 - EXISTING FLOORING TO BE REMOVED. CLEAN AND PREP FOR NEW FLOOR FINISHES.
 - PROVIDE ALL NECESSARY TRENCHING FOR PLUMBING AS REQUIRED; REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
 - G.C. SHALL COORDINATE WITH OWNER'S REP. THE ITEMS TO BE SALVAGED OR DEPOSITED. SALVAGED ITEMS SHALL BE HANDLED SUCH THAT NO FURTHER DAMAGE OCCURS TO EACH PARTICULAR ITEM.
 - REMOVE EXISTING MEZZANINE AND STAIR PATCH AND REPAIR EXISTING WALLS AND FLOOR AS REQUIRED.
- General:
- ◆ EXISTING STUD WALLS AND ELECTRICAL EQUIPMENT TO REMAIN, REMOVE NOWAY EQUIPMENT ONLY
 - ◆ REMOVE EXISTING COMPACTOR AND ALL EQUIPMENT, BLOCK AND FENCE
 - ◆ REMOVE EXISTING BOX WALL AND PREPARE FOR NEW LOADING AREA
 - ◆ PREPARE ALL FLOORS TO RECEIVE NEW FLOOR FINISHES
 - ◆ REMOVE ALL SLAT WALL AND WALL DIVIDERS FROM EXISTING WALLS, PATCH AND REPAIR WALL FOR NEW FINISH (TYP)
 - ◆ EXISTING UNIT HEATER TO REMAIN
 - ◆ DISABLE A/C, UNIT AND OUTDOOR TO REMAIN
 - ◆ PATCH AND MATCH FLOOR DAMAGED BY WALL REMOVAL
 - ◆ REMOVE EXISTING CEILING AND PREPARE FOR NEW CEILING- RAISE TO 12'-0" AFF
 - ◆ REMOVE RED WALL ACCENT LIGHTING AND SAVE FOR RE-INSTALLATION
 - ◆ EXISTING PAINTED EXIT PATH TO REMAIN
 - ◆ INCREASE OPENING HEIGHT TO 9'-0" AFF
 - ◆ NEW OPENING TO 8'-0" X 8'-0" OVERHEAD DOOR

General Demolition Notes:

- COORDINATE ALL DEMOLITION WORK WITH MECHANICAL AND ELECTRICAL CONSTRUCTION DOCUMENTS, AND WITH APPLICABLE MECHANICAL AND ELECTRICAL CONTRACTORS. SALVAGED ITEMS AND ITEMS TO BE RE-USED ON NEW WORK ARE INDICATED ON THE DOCUMENTS, ITEMS TO BE RE-USED SHALL BE CLEANED AND STORED, AND PROTECTED FROM DAMAGE.
- DEMOLITION PLANS AND SPECIFICATIONS DO NOT FULLY REPRESENT ALL DEMOLITION WORK REQUIRED TO INSTALL NEW WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, BUT ARE INTENDED TO SERVE AS GENERAL DEMOLITION GUIDELINES.
- ALL WORK INDICATED WITH DASHED LINES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
- ALL WORK INDICATED WITH SOLID LINES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- WHERE ITEMS ARE REMOVED, PATCH SURFACES TO MATCH ADJACENT SURFACES TO OR TO RECEIVE NEW FINISHES BEHIND SCREENS. PATCHING OF NEW OR EXISTING SURFACES SHALL EXTEND TO THE NEAREST NATURAL BREAK OR TERMINATION FOR A CLEAN, NATURAL, UNDEFINABLE APPEARANCE AT THE END OF CONSTRUCTION.
- REMOVE OR REPLACE EXISTING WALLS AND CEILING LOCATED IN UNLINED AREAS TO COMPLETE ALL NEW ROOM, BEFORE SHOWN ON THE DRAWINGS IS NOT. COORDINATE ALL WORK WITH MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS.

Landlord's Scope of Work

N.T.S. FF&H 4

Ref. Ceil. Plan Legend

1/8"=1'-0" FF&H-cel 3

Keyed Floor Plan Notes

1/8"=1'-0" FF&H-demo 2

Demo Notes/Legend

1/8"=1'-0" FF&H-demo 1

METRO GROUP ARCHITECTS

P.O. Box 7363
Ann Arbor, Michigan 48107
Phone: (734) 774-8999



Family Farm and Home
Interior Renovation

3685 East Grand River Ave
Hawley, MI 48843

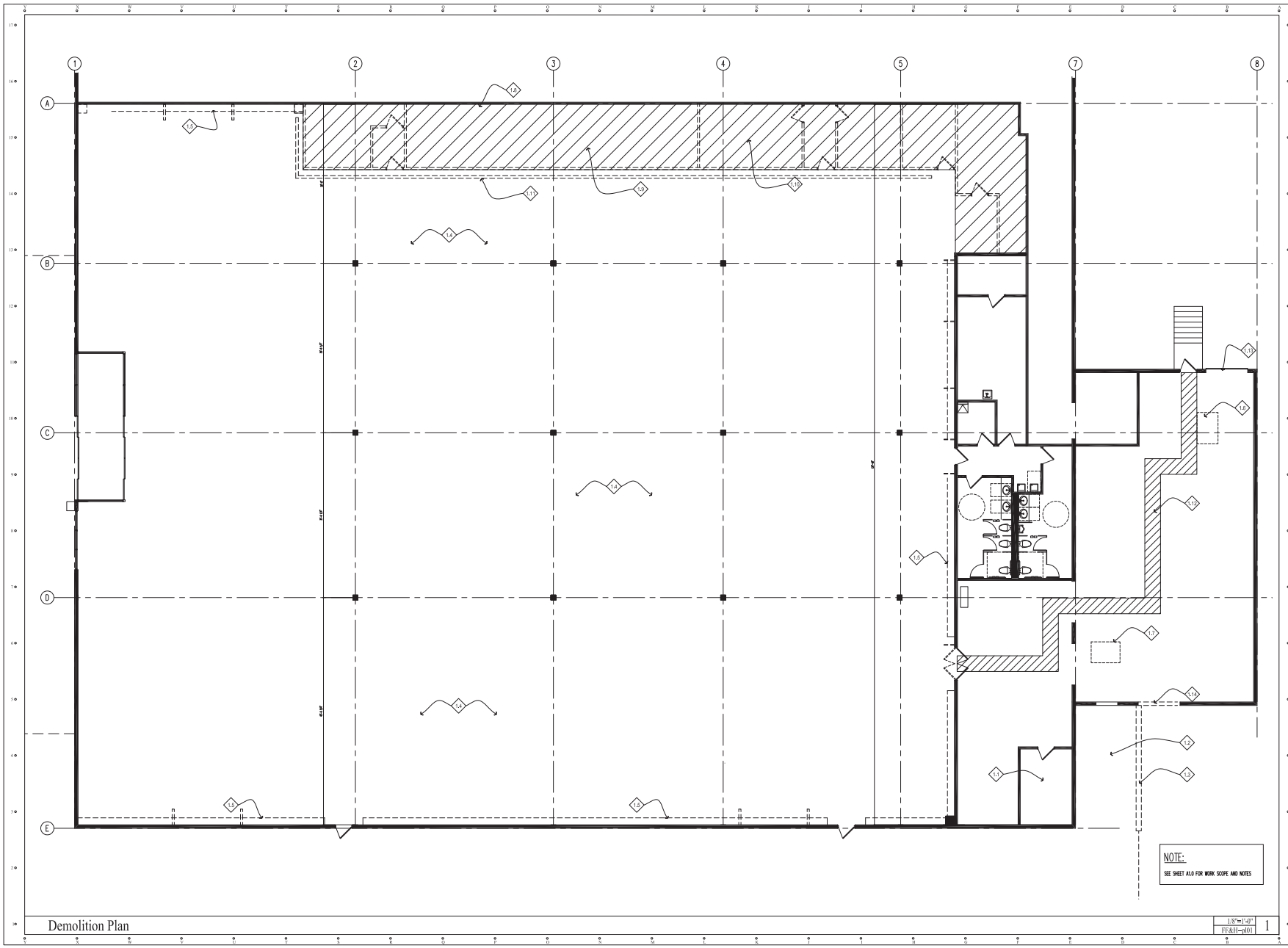
1/3/18 Site Plan Submission
12/22/17 Owner Review

Drawn: MMH Checked: RDK

17129

Demolition, Floor Plan, Reflected Ceiling Plan Notes

A1.0



Demolition Plan

1/8"=1'-0"
FR&H-001

1

P.O. Box 7363
 Ann Arbor, Michigan 48107
 Phone: (734) 775-8999

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Family Farm and Home
 Interior Renovation
 3685 East Grand River Ave
 Howell, MI 48843

1/3/18 Site Plan Submission
 12/22/17 Owner Review

Drawn: MMH Checked: RDK

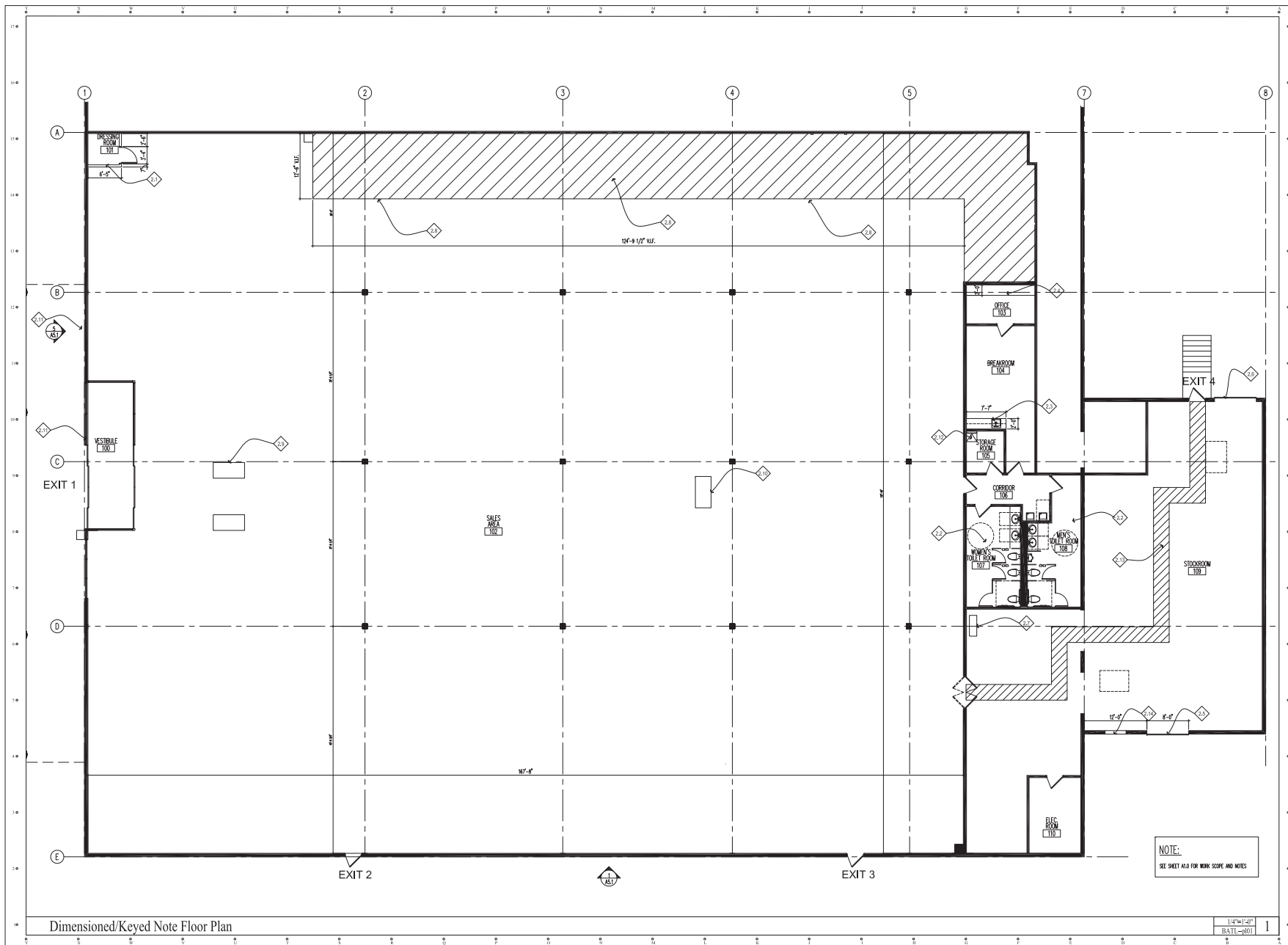


Reference North

171129

Demolition Plan

A1.1



Dimensioned/Keyed Note Floor Plan

1/4"=1'-0"
BATL-7101

1

METRO GROUP ARCHITECTS
P.O. Box 7363
Ann Arbor, Michigan 48107
Phone: (734) 775-8999



Family Farm and Home
Interior Renovation

3685 East Grand River Ave
Hewlett, MI 48843

1/3/18 Site Plan Submission
12/22/17 Owner Review

Drawn: MMH Checked: RDK



Reference North

171129

Dimensioned/Keyed Note
Floor Plan

A2.1



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: St. John Providence, Mark Yagerlender
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: St. John Providence, 28000 Dequindre Rd., Warren, Michigan 48092

SITE ADDRESS: N/E corner Latson Rd. and I-96 PARCEL #(s): 47-11-09-100-039

APPLICANT PHONE: (248) 454-6567 OWNER PHONE: (248) 849-5773

OWNER EMAIL: Mark.Yagerlender@ascensionhealth.org

LOCATION AND BRIEF DESCRIPTION OF SITE: Former school site being
redeveloped by Ascension Health into a mixed use commercial
development adjacent to existing medical office building.

BRIEF STATEMENT OF PROPOSED USE: Creation of site condominium for
future development.

THE FOLLOWING BUILDINGS ARE PROPOSED: None at this time.

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: Mark Yagerlender, Regional Director, Real Estate - MI and WI

ADDRESS: 18000 West Nine Mile Road, Suite 1200, Southfield, Michigan 48034

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

1.) Melissa A. Coatta of Hubbell, Roth & Clark, Inc. at mcoatta@hrcengr.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: *Mark Yagerlener* DATE: 1/5/2018
PRINT NAME: Mark Yagerlener PHONE: (248) 849 - 5773 / 248. 798.8919
ADDRESS: 18000 West Nine Mile Road, Suite 1200, Southfield, Michigan 48034

REQUIRED SITE PLAN CONTENTS

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

<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>ITEM</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application form and fee: A completed application form and payment of a non-refundable application fee. (A separate escrow fee may be required for administrative charges to review the site plan submittal.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applicant information: The name and address of the property owner and applicant, interest of the applicant in the property, the name and address of the developer, and current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, such as an option or purchase agreement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale: The site plan should be drawn at an engineers scale on sheets measuring 24x36 inches at the scale noted below.

<u>ACREAGE</u>	<u>SCALE</u>
160 or more	1" = 200'
5- 159.9	1" = 100'
2- 4.99	1" = 50'
1- 1.99	1" = 30'
0- .99	1" = 20'

COVER SHEET CONTAINING

<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name and address of the project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address and professional seal of the architect, engineer, surveyor or landscape architect responsible for preparation of the site plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A complete and current legal description and size of property in acres and square feet. Where a metes and bound description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or angles or bearings shall be based upon a boundary survey and shall correlate with the legal description.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A small location sketch of sufficient size and scale to locate the property within the Township.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title block with north arrow, date of preparation and any revisions.

EXISTING CONDITION SHEETS ILLUSTRATING

<input checked="" type="checkbox"/>	<input type="checkbox"/>	All existing lot lines and dimensions, including setback lines and existing or proposed easements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing topography (minimum contour interval of two feet)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing natural features such as streams, marshes, ponds; wetlands labeled with size and type (upland, emergent, etc)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing woodlands shall be shown by an approximate outline of the total canopy; individual deciduous trees of eight inch caliper or larger and individual evergreen trees six feet in height or higher, where not a part of a group of trees, shall be accurately located and identified by species and size (caliper for deciduous, height for evergreen).

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Soil characteristics of the parcel to at least the detail as provided by the Soil Conservation Service Soil Survey of Livingston County. A separate map or overlay at the same scale as the site plan map may be used. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the site. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indication of existing drainage patterns, surface or water bodies. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | The limits of any wetland regulated by the MDEQ, including attachment of any MDEQ approved wetland determination or documentation that an application for an MDEQ review has been submitted. If an MDEQ regulated wetland is to be impacted, an indication of the status of application for an MDEQ wetland permit or copy of a permit including description of any wetland migration required attached. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Aerial photograph indicating the limits of the site, surrounding land uses and street system. |

PROPOSED PROJECT INFORMATION

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Base information: The location of all existing buildings, structures, street names and existing right-of-way, utility poles, towers, drainage ditches, culverts, pavement, sidewalks, parking areas and driveways on the property and within one-hundred feet of the subject property (including driveways on the opposite side of any street). Notes shall be provided indicating those which will remain and those which are to be removed. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Building information: Footprints, dimensions, setbacks, typical floor plans, and a sketch of any rooftop or ground mounted equipment to scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Building elevations: Elevation drawings shall be submitted illustrating the building design and height, and describing construction materials for all proposed structures. Elevations shall be provided for all sides visible from an existing or proposed public street or visible to a residential district. The Planning Commission may require color renderings of the building. Proposed materials and colors shall be specified on the plan and color chips or samples shall also be provided at the time of site plan review. These elevations, colors, and materials shall be considered part of the approval site plan (as amended 4/15/95). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Building and lot coverage: Percentage of building coverage and impervious surface ratio (all paved areas and building v. total lot area) compared to the percentages specified in the Table of Dimensional Standards Article 4. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | For residential developments: Number of units for each project phase divided by acreage exclusive of any public right-of-way or private road access easement; lot area for each lot; and a description of the number of each unit by size and number of bedrooms; if a multi-phase development is proposed, identification of the areas included in each phase. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | For commercial and office uses: The Gross Floor Area and Useable Floor Area of each use or lease space. For industrial uses: The floor area devoted to industrial uses and the area intended for accessory office use. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Streets, driveways, and circulation: The layout and dimensions of proposed lots, streets and drives (including grades, existing or proposed right-of-way or easement and pavement width, number of lanes and typical cross section showing surface and sub base materials and dimensions, |

grades of all entrances and exits, location and typical detail of curbs, intersection radii), access points (including deceleration or passing lanes, distance from adjacent driveways or street intersection), sidewalks (width, pavement type and distance from street) and recreation areas. Written verification of any access easements or agreements for shared access or driveway curb return extending beyond the property line shall be required.

Utilities: Existing and proposed locations of utility services (with sizes), degrees of slope of sides of retention/detention ponds; calculations for size of storm drainage facilities; location of electricity and telephone poles and wires; location and size of surface mounted equipment for electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks and drain fields; location of manholes, catch basins and fire hydrants; location, size, and inverts for storm and sanitary sewers, any public or private easements; notes shall be provided clearly indicating which existing services will remain and which will be removed.

Grading and drainage: A site grading plan for all developments where grading will occur, with existing and proposed topography at a minimum of two (2) foot contour intervals and with topography extending a minimum of twenty (20) feet beyond the site in all directions and a general description of grades within fifty (50) feet, and further where required to indicate stormwater runoff into an approved drain or detention/retention pond so as to clearly indicate cut and fill required. All finished contour lines are to be connected to existing contour lines at or before the property lines. A general description and location of the stormwater management system shall be shown on the grading plan. The Township Engineer may require detailed design information for any retention/detention ponds and stormwater outfall structures or basins. If MDEQ regulated wetlands are to be used, status of MDEQ permit application or copy of permit with attached conditions shall be provided.

Landscape and screening: A landscape plan indicating proposed ground cover and plant locations and with common plant name, number, and size at installation. For any trees over eight (8) inch caliper to be preserved. A detail shall be provided to illustrate protection around the tree's drip line. Berms, retaining walls or fences shall be shown with elevations or cross section from the surrounding average grade. The location, type and height of proposed fences shall be described.

Waste receptacles: Location of proposed outdoor trash container enclosures; size, typical elevation, and vertical section of enclosures; showing materials and dimensions in compliance with Zoning Ordinance Standards.

Signs: Locations of all signs including location, size, area type, height, and method of lighting. Note that all regulatory signs shall meet the standards from the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).

Lighting: Details of exterior lighting including location, height, method of shielding and style of fixtures.

Parking: Parking, storage and loading/unloading areas, including the dimensions of typical space, aisle, and angle of spaces. The total number of parking and loading/unloading spaces to be provided and the method by which the required parking was calculated shall be noted.

The applicant shall erect flagged stakes at the perimeter points of the property to assist Township officials and staff in reviewing the site.



PERMIT INFORMATION

The Department of Environmental Quality (DEQ) has prepared a list of key questions to help identify what departmental permits, licenses, or approvals of a permit-like nature may be needed for a project. By contacting the appropriate offices listed below, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the process. While this list covers the existence of permits and approvals required from the DEQ, it is not a comprehensive list of all legal responsibilities (i.e. planning requirements and chemical storage regulations may apply). A useful way to learn whether any other requirements will apply is to go through the Self Environmental Assessment in the Michigan Manufacturers Guide, online at: http://www.michigan.gov/deq/0,1607,7-135-3310_4148-15820--,00.html.

KEY QUESTIONS: (DEQ Permit and Licensing Guidebook Chapter)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If "Yes," refer to the DEQ Permit and Licensing Guidebook Section(s), the Web Page, or Call the Program:
CONSTRUCTION PERMITS			
Permit to Install: Does the project involve installation, construction, reconstruction, relocation, or alteration of any process equipment (including air pollution control equipment) which has the potential to emit air contaminants? (Permit Guidebook Chapter 5.1.3)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , AQD, Permit Section, 517-373-7023
Asbestos Notification: Does the project involve renovating or demolishing all or portions of a building? (Notification is required for all renovations and demolitions, even if the structure never contained asbestos.)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , AQD Asbestos NESHAP Program 517-373-7064
Soil Erosion and Sedimentation Control (SESC): Does the project involve an earth change activity within 500 feet of a lake or stream, or will the project disturb an area greater than one acre in size? (Permit Guidebook Chapter 5.3.5)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact Your Local SESC Agency: http://www.deq.state.mi.us/sesca/ Web , WB, SESC Program, 517-335-3178
Does the project involve construction which will disturb one or more acre that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? (Permit Guidebook Chapter 5.2.1)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , WB, Permits Section, 517-241-8993 or appropriate DEQ District Office
Does the project involve construction or alteration of any sewage collection or treatment facility? (Permit Guidebook Chapter 5.3.1)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , Appropriate District Office, WB, Part 41 Construction Permit Program
Does the project involve construction of a community water supply well or the extension of a water supply from an existing water system? (Permit Guidebook Chapter 5.3.2)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , Appropriate DEQ District Office, WB, Community Water Supply Program
Does the project involve construction of a water supply well (a private, irrigation, process, or public water well)?	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Contact a Registered Well Driller , Web , Local Health Department Contacts , Non Community Water Supply, Web
Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? (Permit Guidebook Chapter 5.4.1)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web , Appropriate DEQ District Office, WHMD 517-335-4035
Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste ? (Permit Guidebook Chapter 5.4.2)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	Web 5.4.2 , WHMD, Hazardous Waste Section, 517-373-9875
CONSTRUCTION PERMITS (LAND/WATER FEATURE)			
Does the project involve filling, dredging, placement of structures, draining, or use of a wetland ? (Permit Guidebook Chapter 5.5.6)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	(Permit Application, Web), Web Land & Water Management Division (LWMD), Permit Consolidation Unit, 517-373-9244
Storm Water Discharge to Wetlands: Will storm water be collected, stored, or treated in a wetland area from a public road, industrial, commercial, or multi-unit residential development? (Permit Guidebook Chapter 5.5.6)	Y <input type="checkbox"/>	N <input checked="" type="checkbox"/>	(Permit Application, Web), Web LWMD, Permit Consolidation Unit, 517-373-9244

Great Lakes: Does the project involve construction, filling, or dredging below the Ordinary High Water Mark of one of the Great Lakes? (Permit Guidebook Chapter 5.5.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Inland Lakes and Streams: Does the project involve any dredging, filling, placement of structures, or the operation of a marina within an inland waterbody (e.g. lake, river, stream, drain, creek, ditch, or canal), enlargement of a waterbody, or excavation of a pond within 500 feet of a waterbody? (Permit Guidebook Chapter 5.5.7)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Storm Water Ponds and Discharges to Inland Lakes/Streams, or Great Lakes: Will storm water from any road or any other part of the development be discharged either directly or ultimately to an inland waterbody, or one of the Great Lakes; or will a storm water pond be constructed within 500 feet of an inland waterbody? (Permit Guidebook Chapters 5.5.7 & 5.5.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web5.5.7 , Web5.5.1 LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve placement of fill, earth moving, or placement of structures within the 100-year floodplain of a watercourse? (Permit Guidebook Chapter 5.5.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area ? (Permit Guidebook Chapter 5.5.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area ? (Permit Guidebook Chapter 5.5.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web5.5.1 , Web5.5.4 , Web5.5.6 , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area ? (Permit Guidebook Chapter 5.5.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web , LWMD, Permit Consolidation Unit, 517-373-9244
Does the project involve construction of a dam , weir or other structure to impound flow? (Permit Guidebook Chapters 5.5.7 & 5.5.8)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	(Permit Application Web), Web5.5.7 , Web5.5.8 , LWMD, Dam Safety Program, 517-241-9862
CONSTRUCTION PERMITS (SECTOR SPECIFIC)		
Does the project involve a subdivision or site condominium project utilizing individual on-site subsurface disposal systems or individual wells? (Permit Guidebook Chapter 5.3.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, 517-241-1345
Does the project involve the construction or modification of a campground ? (Permit Guidebook Chapter 5.3.6)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, 517-241-1340
Does the project involve the construction or modification of a public swimming pool ? (Permit Guidebook Chapter 5.3.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web DEQ, WB, Drinking Water & Environmental Health Section (DWEHS), 517-241-1340
OPERATIONAL PERMITS		
Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant ; or 25 tons per year or more of any combination of hazardous air pollutants ? (Permit Guidebook Chapter 5.1.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , AQD, Permit Section, 517-373-7023
NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water ? (Permit Guidebook Chapter 5.2.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Appropriate District Office, or National Pollutant Discharge Elimination (NPDES) Permit Program 517-241-1346
Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? (Permit Guidebook Chapter 5.2.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Permits Section, 517-241-8993 or appropriate DEQ District Office

Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? (Permit Guidebook Chapter 5.2.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Groundwater Permits Program, 517-373-8148
Does the project involve the drilling or deepening of wells for waste disposal ? (Permit Guidebook Chapter 5.7.8)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? (Permit Guidebook Chapter 4.4.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , Appropriate DEQ District Office, WHMD 517-335-4035
Does the project involve the on-site treatment, storage, or disposal of hazardous waste ? (Permit Guidebook Chapters 4.4.3 , & 4.4.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Hazardous Waste Section, 517-373-9875
Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? (Web Site)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WHMD, Appropriate DEQ District Office
Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Radioactive Material and Standards Unit, 517-241-1275
Do you desire to develop a withdrawal of over 2,000,000 gallons of water per day from any source other than the Great Lakes and their connecting waterways? Or, do you desire to develop a withdrawal of over 5,000,000 gallons of water per day from the Great Lakes or their connecting waterways? (Permit Guidebook Chapter 5.2.6)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, Source Water Protection Unit, 517-241-1318
CHEMICAL ADDITION PROJECTS		
Are you using chemicals or materials in, or in contact with, drinking water at any point in the water works system ? (Permit Guidebook Chapter 5.2.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Appropriate District Office, Public Water Supply Program 517-241-1318
Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc) in a water body (i.e. lake, pond or river)? (Permit Guidebook Chapter 5.2.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Aquatic Nuisance Control and Remedial Action Unit 517-241-7734
Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? (Permit Guidebook Chapter 5.2.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Surface Water Assessment Section 517-373-2190
OPERATIONAL PERMITS (SECTOR SPECIFIC)		
Does the project involve the transport of some other facility's non-hazardous liquid waste ? (Permit Guidebook Chapter 4.2.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Transporter Program, 586-753-3850
Does the project involve the transport hazardous waste ? (Permit Guidebook Chapter 4.2.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Transporter Program, 586-753-3850
Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? (Permit Guidebook Chapter 5.1.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , AQD, Acid Rain Permit Program, 517-373-7023
Is the project a dry cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? (Permit Guidebook Chapter 4.1.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , DEQ, Air Quality Division (AQD), 517-241-1324
Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? (Permit Guidebook Chapter 4.1.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , ESSD, Laboratory Services Section 517-335-9800

Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? (Permit Guidebook Chapter 4.1.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , Waste and Hazardous Materials Division (WHMD), Medical Waste Regulatory Program 517-241-1320
Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? (Permit Guidebook Chapter 4.2.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, Septage Program 517-241-1318
Do you store, haul, shred or process scrap tires ? (Permit Guidebook Chapters 4.2.2 or 4.4.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Storage Tank and Solid Waste Section 517-241-2924
Does the project involve the operation of a public swimming pool ? (Permit Guidebook Chapter 4.1.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web DEQ, WB, Drinking Water & Environmental Health Section (DWEHS), 517-241-1340
Does the project involve the operation of a campground ? (Permit Guidebook Chapter 4.1.6)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, 517-241-1340
Do you engage in the business of hauling bulk water for drinking or household purposes (except for your own household use)? (Permit Guidebook Chapter 4.2.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, DWEHS, Noncommunity Unit, 517-241-1370
Does the project involve composting over 200 cubic yards of yard clippings? (Permit Guidebook Chapter 4.4.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Storage Tank and Solid Waste Section 517-241-2924
STORAGE TANKS (CONSTRUCTION AND OPERATION)		
Does the project involve the installation of an aboveground storage tank for a flammable or combustible liquid (under 200 degrees Fahrenheit)? (Permit Guidebook Chapter 4.3.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, Storage Tank and Solid Waste Section (STSWs), 517-335-7211
Does the project involve the installation of a compressed natural gas dispensing station with storage? (Permit Guidebook Chapter 4.3.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, STSWs, 517-335-7211
Does the project involve the installation of a liquefied petroleum gas container filling location or storage location that has a tank with a capacity of more than 2,000 gallons or has two (2) or more tanks with an aggregate capacity of more than 4,000 gallons? (Permit Guidebook Chapter 4.3.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, STSWs, 517-335-7211
Does the project involve the installation, removal, or upgrade of an underground storage tank containing a petroleum product or a hazardous substance? (Permit Guidebook Chapter 4.3.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WHMD, STSWs, 517-335-7211
Does the project involve the installation of a hydrogen system ?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WHMD STSWs, 517-335-7211
PERSONAL LICENSES/CERTIFICATIONS		
Are you designated by your facility to be the Certified Operator to fulfill the requirements of a wastewater discharge permit (NPDES including Storm Water or Groundwater)? (Permit Guidebook Chapters 3.1 , 3.2 , & 3.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Hotlink to Program Web Page (Web) Web3.1 , Web3.2 , Environmental Science and Services Division (ESSD), Operator Training 517-373-4755 and, Web3.5 Water Bureau (WB), Storm Water Program 517-241-8993
Are you a drinking water operator in charge of a water treatment or water distribution system, back-up operator, or shift operator? (Permit Guidebook Chapter 3.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , ESSD, Operator Training 517-241-7199
Are you a water well drilling contractor, pump installer, dewatering well contractor or dewatering well pump installer? (Permit Guidebook Chapter 3.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , WB, Well Construction Unit 517-241-1377

OIL, GAS AND MINING

Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? (Permit Guidebook Chapter 4.1.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , Office of Geological Survey (OGS), Petroleum Geology and Production Unit 517-241-1515
Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? (Permit Guidebook Chapter 5.6.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , Office of Geological Survey (OGS), Minerals and Mapping Unit, 517-241-1542
Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore ? (Permit Guidebook Chapter 5.6.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve the surface or open-pit mining of metallic mineral deposits ? (Permit Guidebook Chapter 5.6.3)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines? (Permit Guidebook Chapter 5.6.4)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1542
Does the project involve mining coal ? (Permit Guidebook Chapter 5.6.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1542
Do you want to change the status of an oil or gas well (i.e. plug the well)? (Permit Guidebook Chapter 5.7.1)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells? (Permit Guidebook Chapter 5.7.2)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve plugging or deepening of an oil or gas well, or conveying rights in the well as an owner to another person? (Permit Guidebook Chapter 5.7.3 , 5.7.4 & 5.7.5)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Permits and Bonding Unit, 517-241-1528
Does the project involve changing the status or plugging of a mineral well ? (Permit Guidebook Chapter 5.7.6 & 5.7.7)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells ? (5.7.8)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	Web , OGS, Minerals and Mapping Unit, 517-241-1532
Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background?	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	WHMD Radioactive Material and Standards Unit, 517-241-1275

ENVIRONMENTAL ASSISTANCE CENTER: 1-800-662-9278



February 7, 2018

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	St. John Providence – Site Condominium Plan Review #2
Location:	East side of Latson Road, between Grand River Avenue and I-96
Zoning:	NR-PUD Non-Residential Planned Unit Development District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from St. John Providence requesting site condominium review/approval for a portion of the Latson School PUD property.

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

A. Summary

1. The applicant must address any comments provided by the Township Attorney with respect to the Master Deed.
2. Some of the proposed building envelopes depicted do not meet the setback requirements established by the PUD Agreement. The applicant has acknowledged this and stated that future development will either comply with the applicable standards or an amendment to the PUD will be sought.
3. The applicant must address any comments provided by the Township Engineer.

B. Proposal/Process

The applicant proposes to establish a site condominium on a portion of the subject property. The proposal entails 6 site condominium units, distinct from the existing medical building in the northwest portion of the site (which would remain its own parcel separate from the site condominium). The detention basin is also included as a general common element of the proposed site condominium.

Section 12.07 requires both preliminary and final approval for condominium plans.

Procedurally, both reviews go through the Planning Commission for a recommendation to the Township Board, who has final approval authority.

C. Site Condominium Plan Review

1. **Condominium Documents.** The submittal includes a Master Deed for the Genoa Township Medical Complex Condominium, as required by Section 12.07.02. The applicant must address any comments provided by the Township Attorney.



Aerial view of site and surroundings prior to recent construction activities (looking east)

- 2. Dimensional Requirements.** Each of the 6 units proposed meets or exceeds the minimum dimensional standards for a lot, as established by the PUD Agreement for this site (1-acre area and 120' of width).

The plan identifies proposed building envelopes; however, not all of building depictions comply with the setback requirements established by the PUD Agreement. Of note are Units 1 and 4, which are shown as future expansions of the existing medical building; thus, providing zero lot line setbacks where the buildings connect.

The applicant has acknowledged this situation and indicates that future development will either comply or the owner will seek amendment to the PUD, which will be subject to Township review in accordance with Article 10 of the Zoning Ordinance.

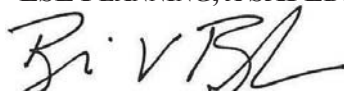
- 3. Circulation.** The plan includes an easement over the main driveway connection to S. Latson Road, as well as cross access easements between each of the proposed Units within the site condominium.

Additionally, the submittal states that "once the site plans are developed for the Units, sidewalks will be connected and easements written." Vehicular and pedestrian connections throughout the site are required by the PUD Agreement.

- 4. Grading, Drainage and Utilities.** We defer to the Township Engineer for review/comment.

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

Respectfully,
LSL PLANNING, A SAFE BUILT COMPANY


Brian V. Borden, AICP
Planning Manager



January 29, 2018

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

Re: St. Johns Providence Condominium Site Plan Review #2

Dear Ms. Van Marter:

Tetra Tech conducted a site plan review of the revised St. Johns Providence condominium plans and documents submitted by Hubbell, Roth, & Clark, Inc. The submission included site plans dated January 23, 2018, the site master deed, a response letter to the first review, and previous site documents pertaining to storm drainage and grading.

A review of the revised plans and additional documents resulted in no further engineering concerns for the approval of the site condominium per Zoning Ordinance Section 12.07. This site is an atypical submission for site plan review because much of the information required for a site plan is not known at the time of review. For future site plan reviews please note:

- Each unit will require a site plan review of specific utility plans and usage.
- As they are built, the water and sewer utilities, because they are a public utility extensions, will require review through the MHOG Construction Plan Review process.
- The stormwater detention calculations will require updates based on each unit's development plans. The composite runoff coefficient and detention volumes will need to be updated as each unit is developed.
- All new construction will be required to meet the engineering and construction standards of the authority having jurisdiction at the time of the construction.

Let us know if you have any questions.

Sincerely,

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

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

A handwritten signature in blue ink, appearing to read 'Marguerite K. Davenport'.

Marguerite K. Davenport
Project Engineer

copy: Melissa Coatta, Hubbell, Roth & Clark, Inc.



BRIGHTON AREA FIRE AUTHORITY

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

February 02, 2018

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

St. John Providence Site Condo
NE corner of Latson & I-96
Howell, MI 48843

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on January 8, 2018 and the drawings are dated January 1, 2018. The project is for the creation of site condominium for future mixed use development. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

The Brighton Area Fire Authority has no further comments from the previous letter as it relates to the unit split.

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".

Rick Boisvert, CFPS
Fire Marshal

IMPACT ASSESSMENT
ASCENSION HEALTH – PARCEL 11-09-100-039
SITE CONDO
GENOA TOWNSHIP, LIVINGSTON COUNTY, MI

JANUARY 4, 2018

HRC NO. 20160752

The following assessment follows the requirements of Section 18.07 “Written Impact Assessment Requirements” of the Genoa Township Zoning Ordinance

A. Prepared for

Ascension Health
18000 West Nine Mile Road
Suite 1200
Southfield, Michigan 48034

Prepared by:

Hubbell, Roth & Clark Inc., Consulting Engineers
555 Hulet Drive, P.O. Box 824
Bloomfield Hills, Michigan 48303-0824

B. Description of the site including improvements, natural feature, and location.

The 14.57 acre former Latson Elementary School site (1201 S. Latson Road) is located northeast of the new I-96 interchange at Latson Road. The previous buildings and utilities have been removed from the site and Livingston Ambulatory Facility was built on the site in 2016. There are two (2) existing commercial drives located on the west side of the site at the Grand Oaks intersection and at the northwest corner of the site. The concrete drives have been constructed for three lanes each.

The site is relatively flat and gently slopes from the Northwest to the Southeast eventually surface draining into the MOOT R.O.W. for I-96 and the west bound Latson Road off ramp. The elevations range from 1017 at the Grand Oaks drive entry to 994 at the southeast corner of the parcel.

Existing on-site utilities include an 8" sanitary sewer along Latson Road. An 8" public water main is located approximately 15 feet south of the north property line. There are existing stormwater catch basins that previously conveyed runoff to the southern portion of the property.

Adjacent properties include:

North - Genoa Place Apartments - Zoned - HDR
East - Genoa Place Apartments - Zoned - HDR
South - MDOT - I-96
West - Lowes Home Centers - Zoned – NRPUD

C. Impact on Natural Features:

The site is relatively flat gently sloping from the NW to the SE. USDA Soil conservation Service "Soil Survey of Livingston county, Michigan", indicates native soils consist of:

1. MoB - Miami loam, 2-6 percent slopes. Surface runoff is slow, permeability is moderate and erosion hazard is slight.

Vegetative cover for the includes low grasses and beginning succession growth. There are no canopy trees present on the parcel south of the Livingston Ambulatory Facility.

The national wetland inventory indicates no regulated wetland areas exist on the site.

D. Impact on stormwater management and description of soil erosion control measures.

The proposed site condo will not impact current stormwater management built for Livingston Ambulatory Facility and proposed FlagStar Bank. In the future when the other units of the site condominium request approvals for surface runoff during construction, they will utilize BMPs and methods set forth by The Livingston County Drain Commissioner. These methods will include temporary and permanent seeding, mulching/blanketing, silt fence, silt sacks. Construction may include periods of dust, vibration noise and smoke but will be controlled to the extent possible. Dust will be controlled using appropriate dust suppression measures.

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 would negatively impact adjacent properties.

This parcel is identified as Regional Commercial in Master Plan and be developed as a Nonresidential Planned Unit Development. The first phase is planned s a 3 story, 60,000 SF medical office building located on the northern portion of the site was built in 2016. This site currently has house physician offices and medical support services related to medical practice. The offices are compatible with normal business hours associated with retail or other allowable uses within the NRPUD classification.

The second (approximately - 10,000 SF) and third phases (approximately - 40,000 SF) are planned to be medical related facilities and may include additional medical office floor space as well as an outpatient surgical center. All of these services are consistent with similar and allowable uses within the NRPUD designation. The configuration of the medical portion of the development shields the main parking area from the adjacent residential uses. The site plan includes generous buffers between the adjacent uses to provide adequate separation from adjoining properties.

The south portion of the site will be developed to include allowable uses such as retail, restaurants or financial services. These uses generally operate within normal business hours between 8 AM and 10 PM. The locations of these facilities places later hour businesses further from the adjacent residential development. In addition, the location of these services is well suited to the I-96 access thus reducing additional traffic impacts further north on Latson Road. The second building will be the Flagstar Bank, which has received Township approval. The site condo that the application is requesting will prepare the site for future uses, as well as provide for a method to operate and maintain the site for the future, to insure it remains an asset to the Township.

F. Impact on public facilities and services.

The future outlot uses within the development will support its share of the service cost through appropriate taxing methods, the Master Deed clearly defines the unit owner's responsibilities and how they will be paid for.

G. Impact on public utilities.

The future outlot development will be served by public water and sewer systems currently located on the site. Per the South Latson Utility Study Prepared by Tetra Tech, the existing systems have sufficient capacity to serve the anticipated development.

H. Storage or handling of hazardous materials.

All hazardous wastes related to the site condominium and the medical office building will comply with current health requirements and include required emergency planning procedures and protocols. No other hazardous waste related uses are planned for the site

I. Traffic Impact Study.

The traffic report will be furnished as a part of future site plans for the units of the site condominium as they request approval for their specific uses.

J. Historical and Cultural Resources.

There are no historical or culturally significant features related to this site.

MASTER DEED

GENOA TOWNSHIP MEDICAL COMPLEX CONDOMINIUM

(Act 59, Public Acts of 1978, as amended)

This Master Deed is made and executed on December 12, 2017, by **St. John Providence**, a Michigan nonprofit corporation (hereinafter referred to as "Developer"), whose address is 28000 Dequindre Rd., Warren, Michigan 48092, in pursuance of the provisions of the Michigan Condominium Act (being Act 59 of the Public Acts of 1978, as amended) (hereinafter referred to as the "Act").

WITNESSETH

WHEREAS, the Developer desires by recording this Master Deed, together with the Condominium Bylaws attached hereto as Exhibit A and together with the Condominium Subdivision Plan attached hereto as Exhibit B (both of which are hereby incorporated by reference and made a part hereof), to establish the real property described in Article II below, together with the improvements located and to be located thereon, and the appurtenances thereto, as a Condominium Project under the provisions of the Act.

NOW, THEREFORE, the Developer does, upon the recording hereof, establish the **Genoa Township Medical Complex Condominium** as a business Condominium under the Act and does declare that the Genoa Township Medical Complex Condominium (hereinafter referred to as the "Condominium", "Project", or the "Condominium Project"), shall, after such establishment, be held, conveyed, hypothecated, encumbered, leased, rented, occupied, improved, or in any other manner utilized, subject to the provisions of the Act, and to the covenants, conditions, restrictions, uses, limitations and affirmative obligations set forth in this Master Deed and Exhibits A and B hereto, all of which shall be deemed to run with the land and shall be a burden and a benefit to the Developer, its successors and assigns, and any persons acquiring or owning an interest in the said real property, their grantees, successors, heirs, executors, administrators and assigns. In furtherance of the establishment of said Condominium Project, it is provided as follows:

ARTICLE I
TITLE AND NATURE

The Condominium Project shall be known as "Genoa Township Medical Complex Condominium". The Condominium Project is established in accordance with the Act. The building and units contained in the Condominium, including the number, boundaries, dimensions and area of each unit therein are set forth completely in the Condominium Subdivision Plan attached as Exhibit B

hereto. The Condominium Project contains individual Units, and each Unit is intended for business use and is capable of individual utilization on account of having its own entrance from and exit to a Common Element (or other designated ingress/egress area) of the Condominium Project. Each Co-owner in the Condominium Project shall have an exclusive right to his Unit and shall have undivided and inseparable rights to share with other Co-owners the Common Elements of the Condominium Project as are designated by this Master Deed.

ARTICLE II **LEGAL DESCRIPTION**

The land which is submitted to the Condominium Project established by this Master Deed is particularly described as follows:

Part of the Northwest 1/4 of Section 9, T.2N., R.5E., Genoa Township, Livingston County, Michigan, described as follows: Commencing at the Northwest corner of said Section 9; thence along the West line of said Section 9 South 01 Degrees 46 Minutes 12 Seconds East 718.36 feet; thence North 88 Degrees 08 Minutes 18 Seconds East 445.82 feet to the Point of Beginning; thence North 88 Degrees 08 Minutes 18 Seconds East 254.18 feet; thence South 1 Degrees 46 Minutes 12 Seconds East 995.34 feet; thence North 74 Degrees 17 Minutes 55 Seconds West 134.50 feet; thence North 80 Degrees 34 Minutes 02 Seconds West 243.16 feet; thence North 88 Degrees 29 Minutes 51 Seconds West 222.00 feet; thence North 45 Degrees 07 Minutes 09 Seconds West 114.42 feet; thence North 1 Degrees 46 Minutes 12 Seconds West 182.00 feet; thence South 89 Degrees 34 Minutes 04 Seconds West 33.00 feet; thence North 01 Degrees 46 Minutes 12 Seconds West 83.88 feet; thence along a curve to the right 50.44 feet, said curve having a radius of 68.99 feet, a central angle of 41 Degrees 53 Minutes 09 Seconds and a chord bearing North 69 Degrees 30 Minutes 29 Seconds East 49.32 feet; thence North 89 Degrees 58 Minutes 49 Seconds East 176.23 feet; thence along a curve to the left 13.34 feet, said curve having a radius of 104.96 feet, a central angle of 07 Degrees 16 Minutes 56 Seconds and a chord bearing North 86 Degrees 21 Minutes 36 Seconds East 13.33 feet; thence North 82 Degrees 43 Minutes 14 Seconds East 52.67 feet; thence along a curve to the right 24.31 feet, said curve having a radius of 192.00 feet, a central angle of 07 Degrees 15 Minutes 07 Seconds and a chord bearing North 86 Degrees 20 Minutes 47 Seconds East for 24.29 feet; thence North 89 Degrees 59 Minutes 16 Seconds East 119.72 feet; thence North 00 Degrees 00 Minutes 00 Seconds East 320.56 feet; thence South 90 Degrees 00 Minutes 00 Seconds East 16.82 feet; thence North 00 Degrees 00 Minutes 16 Seconds East 55.56 feet; thence South 90 Degrees 00 Minutes 00 Seconds East 116.35 feet; thence North 00 Degrees 00 Minutes 00 Seconds East 114.96 feet; thence North 90 Degrees 00 Minutes 00 Seconds West 136.34 feet; thence North 00 Degrees 00 Minutes 16 Seconds East 40.80 feet to the Point of Beginning.

Said property contains 384,337 square feet, or 8.82 acres, more or less and subject to easements, restrictions and governmental limitations.

Tax Parcel I. D. Number: 4711-09-100-039

Commonly Known as: ____ S. Latson Road, Genoa Township

All of the above being subject to easements, restrictions, rights-of-way and reservations of record, as well as all governmental limitations.

ARTICLE III **DEFINITIONS**

Certain terms are utilized not only in this Master Deed and Exhibits A and B hereto, but are or may be used in various other instruments such as, by way of example and not limitation, the Articles of Incorporation, corporate Bylaws, Rules and Regulations of the Genoa Township Medical Complex Condominium Association, a Michigan non-profit corporation, deeds, mortgages, liens, land contracts, easements, and other instruments affecting the establishment of, or transfer of, interests in the Condominium. Wherever used in such documents or any other pertinent instruments, the terms set forth below shall be defined as follows:

3.01 Act. The "Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended.

3.02 Association. "Association" means the Genoa Township Medical Complex Condominium Association, the non-profit corporation organized under Michigan law of which all Co-owners shall be members, which corporation shall administer, operate, manage and maintain the Condominium. Any action required of or by, or permitted to the Association shall be exercisable by its Board of Directors unless specifically reserved to its members by the Condominium Documents or the laws of the State of Michigan.

3.03 Common Elements. "Common Elements", where used without modification, shall mean both the General Common Elements and the Limited Common Elements described in Article IV hereof.

3.04 Condominium Bylaws. "Condominium Bylaws" means Exhibit A hereto, being the Bylaws setting forth the substantive rights and obligations of the Co-owners and required by Section 53 of the Act to be recorded as part of the Master Deed.

3.05 Condominium Documents. "Condominium Documents", wherever used, means and includes this Master Deed and Exhibits A and B hereto, the Articles of Incorporation, Bylaws and Rules and Regulations, if any, of the Association, as the same may be amended from time to time.

3.06 Condominium Premises. "Condominium Premises" means and includes the land described in Article II above, and the buildings, all improvements and structures thereon, and all easements, rights and appurtenances belonging to Genoa Township Medical Complex Condominium as described herein.

3.07 Condominium Project. "Condominium Project", "Condominium", or "Project" means the Genoa Township Medical Complex Condominium as a Condominium Project established in conformity with the provisions of the Act. The Condominium Project and the Land within it are adjacent to a parcel of land containing a medical office building that is owned by Genoa Healthcare Investors, LLC, or its affiliate or their respective successors in interest (the "M.O.B. Owner").

3.08 Condominium Subdivision Plan. "Condominium Subdivision Plan" means the Livingston County Condominium Subdivision Plan No. _____, attached hereto as Exhibit B.

3.09 Consolidating Master Deed. "Consolidating Master Deed" means the final amended Master Deed which shall describe the Genoa Township Medical Complex Condominium as a completed Condominium Project and shall reflect the Convertible Areas (as defined herein) converted from time to time to increase the size of Condominium Units or to create new General or Limited Common Elements under Article VI and the final Condominium Premises adjusted for land added to or removed from the

Condominium from time to time under Article VII. The Consolidating Master Deed shall also express percentages of value pertinent to each Unit as finally readjusted. Such Consolidating Master Deed, when recorded in the Office of the Livingston County Register of Deeds, shall supersede the previously recorded Master Deed and all amendments thereto for Genoa Township Medical Complex Condominium.

3.10 Co-owner. "Co-owner" means a person, firm, corporation, partnership, association, trust or other legal entity or any combination thereof who or which own one or more Units in the Condominium Project, and shall include a land contract vendee. The term "Owner" wherever used, shall be synonymous with the term "Co-owner".

3.11 Developer. "Developer" shall mean **St. John Providence**, Michigan LARA No. 715598, a Michigan nonprofit corporation, which has made and executed this Master Deed, and its successors and assigns.

3.12 Development Period. "Development Period" shall mean that certain period of time beginning on the date of recording of this Master Deed and ending with the date of recording of the Consolidated Master Deed with the Livingston County Register of Deeds.

3.13 First Annual Meeting. "First Annual Meeting" means the first meeting of the members of the Association at which the members elect at least one (1) member of the Board of Directors of the Association.

3.14 Proportionate Share. "Proportionate Share" assigned to each Unit within the Condominium shall be determined based upon the relative size of each Unit to the Project, and will be calculated as follows: The square footage of a Unit divided by the total square footage of all Units within the Project.

3.15 Telecommunications System. "Telecommunications System" means a system or videotext, telephone, broad band cable, satellite dish(es) serving the entire Project, if any, earth antenna and similar telecommunication services.

3.16 Township. "Township" shall mean Genoa Township.

3.17 Unit. "Unit" shall mean the space constituting a single complete Unit in the Condominium, as such space may be described on Exhibit B hereto, and shall have the same meaning as the term "Condominium Unit" as defined in the Act. Each Unit will contain its own designated parking areas, which will not be deemed Common Elements of the Condominium. However, the parking areas within each Unit will be subject to the other provisions of this Master Deed, including Section 10.06.

Wherever any reference herein is made to one gender, the same shall include a reference to any and all genders where the same would be appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where the same would be appropriate.

ARTICLE IV **COMMON ELEMENTS**

The Common Elements of the Project described in Exhibit B attached hereto and the respective responsibilities for maintenance, decoration, repair or replacement thereof are as follows:

4.01 General Common Elements. The following Common Elements are General Common Elements:

(a) **Land.** The land described in Article II hereof, including all landscaping within the Project located outside the Unit boundaries, all landscaped and safety islands, drives, sidewalks, parking spaces, and trash collection areas including the screening around any trash collection area;

(b) **Improvements.** The private roadways; the common sidewalks (if any); and the lawns, trees, shrubs, and other improvements not located within the boundaries of a Unit (all structures and improvements located within the boundaries of a Unit shall be owned in their entirety by the Co-owner of the Unit within which they are located and shall not, unless expressly provided in the Condominium Documents, constitute Common Elements);

(c) **Electrical.** The electrical transmission system throughout the Project up to, but not including, the point of lateral connection for service to each Unit;

(d) **Gas.** The natural gas line network and distribution system throughout the Project, up to, but not including, the point of lateral connection for service to each building now located or subsequently constructed within Unit boundaries;

(e) **Water.** The underground sprinkling system for the Common Elements and the water distribution system throughout the Project up to, but not including, the point of lateral connection for service to each building now located or subsequently constructed within Unit boundaries;

(f) **Sanitary Sewer.** The sanitary sewer system throughout the Project, up to, but not including, the point of lateral connection for service to each building now located or subsequently constructed within Unit boundaries;

(g) **Storm Drainage.** The storm drainage and water retention system throughout the Project;

(h) **Irrigation System.** The sprinkler system which provides irrigation to all of the General Common Elements and landscaping throughout the Project.

(i) **Telephone.** The telephone wiring system throughout the Project up to, but not including, the point of lateral connection for service to each building now located or subsequently constructed within Unit boundaries;

(j) **Telecommunications.** The cable television and other telecommunications systems installed throughout the Project up to, but not including, the point of lateral connection for service to each building now located or subsequently constructed within Unit boundaries;

(k) **Project Entrance Improvements.** Any entry signage and other improvements located at or near the entrance to the Project;

(l) **Flagpoles.** All flagpoles erected by the Developer throughout the Project;

(m) **Outdoor Lighting.** Outdoor lighting located on or serving any portion of the Project, including but not limited to Project signs;

(n) **Storm Water Detention Basin.** The storm water detention basin within the Condominium Project, and any underground detention facility which may be developed within the detention basin if any storm water detention basin(s) are converted to an underground facility (the "Detention Basin"); and

(o) **Other.** Such other elements of the Project not herein specifically designated as General or Limited Common Elements which are not enclosed within the boundaries of a Unit or any Limited Common Elements, and which are intended for common use by the Co-owners of all Units, or are necessary to the existence, upkeep and safety of the Project.

Some or all of the utility lines, systems (including mains and service leads) and equipment described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility lines, systems and equipment shall be General Common Elements only to the extent of the Co-owners' interest therein, if any, and Developer makes no warranty whatever with respect to the nature or extent of such interest, if any. Per the Subdivision Plan attached as Exhibit B, except for the Detention Basin, the General Common Elements comprise an immaterial portion (less than 1%) of the Condominium Land area.

4.02 Limited Common Elements. The Common Elements described below are Limited Common Elements, in that they serve at least one but not all of the Co-owners. They are assigned as follows:

(a) **Utility Service Lines.** The pipes, ducts, wiring and conduits supplying service to or from a Unit for electricity, gas, water, sewage, telephone, television and other utility or telecommunication services, up to and including the point of lateral connection with a General Common Element of the Project or utility line or system owned by the local public authority or company providing the service;

(b) **Subterranean Land.** The subterranean land located within Unit boundaries, from and below a depth of 20 feet as shown on the Condominium Subdivision Plan, including all utility and supporting lines located on or beneath that land;

(c) **Subsurface Improvements.** The portion of any footing or foundation extending more than 20 feet below surrounding grade level;

(d) **Yard Areas.** The portion of any yard area designated as a Limited Common Element on the Condominium Subdivision Plan, which is limited in use to the Unit of which it is a part;

(e) **Delivery Boxes.** The mail and paper box that is located on a Unit or is permitted by the Association to be located on the General Common Elements to serve a Condominium Unit;

(f) **Driveways and Walkways.** The portion of any driveway and walkway, if any, exclusively serving the building(s) constructed within a Unit, located within the boundary of said Unit; and

(g) **Miscellaneous.** Any other improvement designated as a Limited Common Element appurtenant to a particular Unit or Units in the Subdivision Plan or in any future amendment to the Master Deed made by Developer or the Association.

Per the Subdivision Plan attached as Exhibit B, the Limited Common Elements comprise an immaterial portion (less than 1%) of the Condominium Land area. If no specific assignment of one or

more of the Limited Common Elements described in this section has been made in the Subdivision Plan, Developer (during the Development Period) and the Association (after the Development Period has expired) reserve the right to designate each such space or improvement as a Limited Common Element appurtenant to a particular Unit or Units by subsequent amendment to this Master Deed.

4.03 Responsibilities for Maintenance, etc. The respective responsibilities for the maintenance, decoration, repair and replacement of the Common Elements are as follows:

(a) **General Common Elements.** The responsibility for and costs of maintenance, repair and replacement of all General Common Elements shall be borne by the Association. However, the M.O.B. Owner will also channel water from its property into the Detention Basin, and Developer will ensure that the M.O.B. Owner timely and properly contributes to the Association a commercially reasonable amount to contribute to the cost of repairing and maintaining the Detention Basin, which amount will be commensurate with the M.O.B. Owner's use of the Detention Basin.

(b) **Limited Common Elements.** The responsibility for and costs of maintenance, repair and replacement of each Limited Common Element described in Article IV, Section 4.02 above, shall be borne by the Co-owner of the Unit(s) served by such Limited Common Elements, except as stated in Section 4.04 below. Notwithstanding anything contained in this Master Deed or the Bylaws to the contrary, whenever a Limited Common Element is assigned to more than one Unit in the Condominium Project (e.g., all the Parking Areas referenced in Section 4.02), the cost for maintenance, repair and replacement of that Limited Common Element shall be shared and paid by the Co-Owners of all of such Units served by said Limited Common Element, based upon the Proportionate Share of each Unit as determined and defined in Section 3.14 of this Master Deed. Notwithstanding anything contained in this Master Deed to the contrary, the responsibility for repair, reconstruction, and replacement of the Limited Common Elements following a casualty loss shall be governed by Article VI of the Condominium Bylaws attached hereto as Exhibit A. Unit 2 has been designed so that it has no limited common elements assigned to it.

(c) **Damage by Co-owner, Guests, etc.** Each Co-owner shall be responsible for damages to the Project or costs to the Association resulting from damage to or misuse of any of the Common Elements by him, or his guests, agents, invitees or tenants, or the guests, agents or invitees of his tenants.

(d) **Use of Units, Common Elements.** No Co-owner shall use his Unit or the Common Elements in any manner inconsistent with the purposes of the Project or in any manner which will interfere with or impair the rights of any other Co-owner in the use and enjoyment of his Unit or the Common Elements.

(f) **Failure of Co-owner to Maintain.** In the event a Co-owner shall not maintain, repair or replace those Common Elements for which the Co-owner is responsible as described above, the Association may maintain, repair or replace the same and charge the cost of any such maintenance, repair or replacement to that Co-owner by adding such cost to the monthly assessment of that Co-owner or otherwise.

4.04 Detention Basin Operation and Maintenance. Pursuant to this Article IV, notwithstanding Section 4.03(b) above, the Association shall be responsible for the maintenance, replacement and repair of the Detention Basin, in compliance with all applicable laws, ordinances and codes, and subject to any easements affecting the Condominium as may be reflected in the Condominium Documents.

ARTICLE V
UNIT DESCRIPTION AND PERCENTAGE OF VALUE

5.01 Description of Unit. Each Unit in the Condominium Project is described in this paragraph with reference to the Condominium Subdivision Plan of the Genoa Township Medical Complex Condominium, as surveyed by Hubbell, Roth & Clark, Inc., registered engineers and land surveyors, and attached hereto as Exhibit B. Each Unit shall include all that space contained within the interior unpainted walls and ceilings (not a suspended ceiling if one is constructed) and from the slabfloor, all as shown on the floor plans and sections in Exhibit B hereto and delineated with heavy outlines.

5.02 Percentages of Value and Voting Rights. The percentage of value assigned to each Unit is set forth below. The percentages of value were computed on the basis of the number of square feet (projected or actual) of the area of each Unit compared to the total number of square (projected or actual) feet of all Units within the Project, with the resulting percentages reasonably adjusted to total precisely one hundred (100%) percent. The percentage of value assigned to each Unit shall be determinative of each Co-owner's respective share in the proceeds and expenses of administration and the value of such Co-owner's vote at meetings of the Association of Co-owners on matters voted on by value. The total value of the Project is one hundred (100%) percent. The formula for assigning percentages of value in the Project is as follows:

Usable square footage (estimated or actual) was obtained from the architectural drawings developed for the Project dated December 8, 2016. Each Unit was allocated a pro-rata share by dividing each Unit's usable square footage (estimated or actual) by the total usable square footage (estimated or actual) for the Project.

The resulting pro-rata share percentage for each Unit was then multiplied by the total common area square footage for the Project.

The resulting gross square footage for each Unit was then multiplied by the estimated purchase price for the Project to obtain a total value.

The estimated purchase price for each Unit was added together. The percentage value was obtained by multiplying each Unit's estimated purchase price by the sum of all of the estimated purchase prices.

Each Unit number as it appears on the Condominium Subdivision Plan and the percentage of value assigned to each Unit are set forth below:

<u>Unit No.</u>	<u>% Project</u>
Unit 1	12.85%
Unit 2	12.85%
Unit 3	12.85%
Unit 4	23.12%

Unit 5	17.25%
Unit 6	<u>21.08%</u>
Total	<u>100.00%</u>

5.03 Modification of Units. The dimensions of Units or Limited Common Elements may be modified, in the Developer's sole discretion, by enlargement or reduction in size, by an amendment effected solely by the Developer without the consent of any other person so long as such modifications do not unreasonably impair or diminish the appearance of the Project or other materially significant attribute or amenity of any Unit which adjoins or is proximate to the modified Unit or Limited Common Element. Further, the Developer may, in connection with any such amendment, readjust percentages of value and Proportionate Share for all Units in a manner which gives reasonable recognition to such Unit or Limited Common Element modifications based upon the method originally used to determine the percentages of value and Proportionate Share for the Project. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have unanimously consented to such amendment or amendments to this Master Deed to effectuate the foregoing and, subject to the limitations set forth herein, the proportionate reallocation of percentages of value and the Proportionate Share of existing Units which Developer or its successors may determine necessary in conjunction with such amendment or amendments. All such interested persons irrevocably appoint Developer or its successors as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. Notwithstanding the foregoing provisions, Developer may not modify the scope or size of Unit 2 without the Co-owner of Unit 2's prior written consent, which that Co-owner may withhold in its sole discretion.

ARTICLE VI **CONVERTIBLE AREA**

6.01 Designation of Convertible Areas. All Common Elements shall be designated as "Convertible Areas".

6.02 Developer's Right to Convert. Any other provision of this Master Deed notwithstanding, the Developer reserves the right within a period ending fifteen (15) years after the date of recordation of this Master Deed to convert any of the Convertible Areas as follows: Common Elements may be converted from General Common Elements or Limited Common Elements to other General Common Elements, Limited Common Elements or additions to Units and new appurtenant Limited Common Elements for the purpose of expanding Units, building modifications, and adding such features as entryways, vestibules or other additions.

6.03 Compatibility of Improvements. All improvements constructed within the Convertible Areas described above shall be reasonably compatible with the structures and improvements in other portions of the Condominium Project.

6.04 Restrictions on Conversion. There are no restrictions on the right of the Developer to create new General Common Elements, Limited Common Elements or to add to Units and create new appurtenant Limited Common Elements from the Convertible Areas of the Project, other than as explicitly set forth herein. The consent of any Co-owner is not required in relation to the election of the Developer. There is no obligation on the part of the Developer to convert any portion of the

Convertible Area described in this Article nor is there any obligation to convert portions thereof in any particular order, nor to construct particular improvements thereon in any specific locations.

6.05 Amendment of Master Deed. The conversion of any part of the Convertible Areas shall be given effect by an appropriate amendment or amendments to this Master Deed in the manner provided by law, which amendment or amendments shall be prepared by and at the discretion of the Developer. Such amendment or amendments to the Master Deed shall also contain such definitions of General or Limited Common Elements as may be necessary. If the conversion results in the creation of new Units or additions to existing Units, the Developer shall recompute the Proportionate Share and the percentages of value based upon the method originally used to compute the Proportionate Share and percentages of value for the Project. Such amendments may be effectuated without the necessity of re-recording an entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto; provided, however, that a Consolidating Master Deed, when recorded, shall supersede the previously recorded Master Deed and all amendments thereto.

6.06 Consent of Interested Parties. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing conversion. All such interested persons irrevocably appoint the Developer as their agent and attorney-in-fact for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing.

6.07 Waiver of Conversion Limitation. Section 31(g) of the Act limits, to six (6) years after the recording of the Master Deed, the time within which condominium project conversion rights generally may be exercised by a Developer. Inasmuch as this Condominium is a business condominium project which may take considerably longer than six (6) years to develop, the ordinary six (6) year contraction limitation is inappropriate for this development. Thus, this Article VI provides that the Developer's rights to convert the Project extend for a period ending fifteen (15) years from the date of recording the Master Deed. Accordingly, all Co-owners, mortgagees and other persons interested or to become interested in the Condominium from time to time hereby expressly waive any right which they, or any of them, may have under the Act to require the exercise by Developer of its conversion rights with respect to the Condominium within six (6) years.

ARTICLE VII

EXPANSION OR CONTRACTION OF THE CONDOMINIUM

7.01 Right to Expand. As of the date this Master Deed is recorded, the Developer intends to establish a Condominium Project consisting of six (6) Units, all of which shall be located on the land described in Article II hereof, all as shown on the Condominium Subdivision Plan. However, the Developer reserves the right to establish a Condominium Project consisting of more Units than described above to acquire additional property comprising less than one (1) acre, owned by the M.O.B. Owner to develop a new access drive or related uses (the "Expansion Area"); provided that Developer will at all times materially comply with all applicable ordinances of the Township, including the Genoa Township Zoning Ordinance.

The Developer shall have the right to expand the Condominium Project to include the Expansion Area with additional business condominium units(s) containing a maximum of two (2) additional business condominium Unit(s), which additional Unit(s) shall be substantially compatible in nature and appearance with other existing Units in the Condominium. All Condominium Units constructed

on the land which may be added to the Project are restricted exclusively to medical and related commercial/office use. Therefore, any other provisions of this Master Deed to the contrary notwithstanding, the number of buildings and/or Units in this Condominium Project may, at the option of the Developer from time to time, within a period ending fifteen (15) years after the date of recordation of this Master Deed, be increased as aforesaid to any number determined by the Developer in its sole judgment, but in no event shall the number of new Units be less than one (1) nor more than eight (8).

7.02 Contraction; Withdrawal of Land. The Developer reserves the right to withdraw land from the Condominium Project. In connection with any such contraction of the Condominium Project, the Developer unconditionally reserves the right to withdraw from the Condominium Project such portion or portions of the land described in Article II (as it may be amended from time to time) as is not reasonably necessary to provide access to or otherwise serve the Units included in the Condominium Project as so contracted. The Developer reserves the right to use the portion of the land so withdrawn to establish, in its sole discretion, a rental development, a separate condominium project (or projects) or any other form of development.

7.03 Restrictions on Expansion. There are no restrictions on the election of the Developer to expand or contract the Project other than as explicitly set forth herein or in the Act. The consent of any Co-owner is not required in relation to the election of the Developer. There is no obligation on the part of the Developer to add to the Condominium Project any portion of the area of future development described in this Article VII nor is there any obligation to add portions thereof in any particular order, nor to construct particular improvements thereon in any specific locations. The Developer may establish on land designated as proposed future development on the Condominium Subdivision Plan, which is not included in the Condominium, a rental development, a separate condominium project (or projects) or any other development.

7.04 Amendment of Master Deed. Such enlargement or reduction in the size of this Condominium Project shall be given effect by an appropriate amendment or amendments to this Master Deed in the manner provided by law, which amendment or amendments shall be prepared by and at the discretion of the Developer and in which the Proportionate Share as set forth in Article III and the percentages of value set forth in Article V hereof shall be proportionately readjusted in order to preserve a total value of 100% for each building in the case of Proportionate Share, and 100% for the entire Project in the case of percentages of value resulting from such amendment or amendments to this Master Deed. No Unit may incur a material adjustment in its size without the prior written consent of the Unit's Co-owner, which consent the Co-owner may withhold in its sole discretion. The precise determination of the readjustments in Proportionate Share and percentages of value shall be within the sole judgment of Developer and the affected Co-owner. Such readjustments, however, shall reflect a continuing reasonable relationship among Proportionate Share and percentages of value based upon the original method of determining the Proportionate Share described in Article III and percentages of value described in Article V. Such amendment or amendments to the Master Deed shall also contain such further definitions of General Common Elements or Limited Common Elements as may be necessary to adequately describe the buildings and Units in the Condominium Project as so enlarged. Such amendments may be effected without the necessity of re-recording an entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto; provided, however, that a Consolidating Master Deed, when recorded, shall supersede the previously recorded Master Deed and all amendments thereto.

7.05 Waiver of Expansion/Contraction Limitation. Section 32(c) and Section 33(c) of the Act limit, to six (6) years after the recording of the Master Deed, the time within which condominium project

expansion or contraction rights generally may be exercised by a Developer. Inasmuch as this Condominium Project is a business condominium project which may take considerably longer than six (6) years to develop, the ordinary six (6) year expansion/contraction limitation may not be appropriate for this development. Thus, this Article VII provides that the Developer's rights to expand and/or contract the Project extends for a period ending fifteen (15) years after the date of recording the Master Deed. Accordingly, all Co-owners, mortgagees and other persons interested or to become interested in the Condominium from time to time hereby expressly waive any right which they, or any of them, may have under the Act to require the exercise by Developer of its expansion/contraction rights with respect to the Condominium within six (6) years.

7.06 Consent of Interested Parties. Subject to the other provisions of this Master Deed, if an amendment to this Master Deed is properly and duly approved, all of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing and to any proportionate reallocation of Proportionate Share and percentages of value of Units which Developer may determine necessary in conjunction with such amendment or amendments. All such interested persons irrevocably appoint Developer as their agent and attorney-in-fact for the purpose of execution of such amendment or amendments to this Master Deed and all other documents necessary to effectuate the foregoing.

ARTICLE VIII **RELOCATION OF UNIT BOUNDARIES**

The boundaries between Units may be relocated after the Development Period in accordance with the following procedures. The Co-owners whose Units will be affected by such boundary relocation shall by written application request the Board of Directors of the Association to amend this Master Deed to relocate the boundary. Upon receipt of such written application, and if approved by the Board of Directors, the Board shall cause to be prepared, executed and recorded an amendment to this Master Deed effecting the relocation of the boundary. Such amendment to this Master Deed shall identify the Units affected by the boundary relocation, shall state that the boundary between those Units is being relocated by agreement of the Co-owners of said Units and shall contain language conveying the relevant portions of the existing Units to the appropriate Co-owner(s). If the Co-owners whose Units will be affected by the boundary relocation have specified in their written application a reasonable reallocation as between the Units involved of their respective Proportionate Shares or aggregate undivided interest in the Common Elements appertaining to those Units, the amendment to this Master Deed shall reflect that reallocation. If the Co-owners involved shall not specify such reallocation or if the reallocation specified in the written application is not reasonable, the Association Board shall make a reasonable reallocation of the aggregate undivided interest in the Common Elements and the Proportionate Shares appertaining to those Units and the amendment to this Master Deed shall reflect that reallocation. If the Co-owners whose Units are affected by the boundary relocation have specified in their written application a reasonable reallocation as between the Units involved of the aggregate number of votes in the Association allocated to the Units, the amendment to this Master Deed shall reflect that reallocation. If the Co-owners involved shall not specify such reallocation or if the reallocation specified in the written application is not reasonable, the Association shall make a reasonable reallocation of the aggregate number of votes in the Association allocated to the Units and the amendment to this Master Deed shall reflect that reallocation. Such amendments may be effected without the necessity of re-recording the entire Master Deed or the Exhibits thereto and may incorporate by reference all or any pertinent portions of this Master Deed and the Exhibits hereto. No relocation of a boundary may occur without the prior written consent of all or the mortgagees affected by such relocation. The Co-owners of the Units affected by such boundary relocation shall pay all costs related to the relocation of the

boundary, including, but not limited to, all costs incurred by the Association relating to the amendment to this Master Deed which effectuates such relocation.

ARTICLE IX
SALE OF UNITS; RIGHT OF FIRST REFUSAL; AND PURCHASE OPTION

Sections 9.01 – 9.04 below apply to all Units, except for Unit 2. The provisions of this Article IX which apply to Unit 2 are set forth in in Section 9.05 below.

9.01 Proposed Sale of Units. Written notice of any proposed sale of a Unit by a Co-owner must be submitted by such Co-owner to the Board of Directors of the Association prior to the execution of a purchase agreement. No Unit may be sold by a Co-owner other than the Developer without the consent of the Board. The Board may withhold consent based on factors relating to a prospective purchaser's financial qualifications, hospital affiliation and intended use. Any purchase agreement executed in contravention of this provision shall be null and void.

9.02 Right of First Refusal. The Developer shall have a right of first refusal ("Right of First Refusal") with respect to any proposed sale of a Unit. In the event a Co-owner shall receive a bona fide offer ("Offer") from an independent party ("Independent Third Party") to purchase such Co-owner's Unit, which offer the Co-owner wishes to accept, the Co-owner shall give the Developer written notice (the "Notice") of such offer within five (5) days after Co-owner's election to accept the Independent Third Party Offer. The Notice shall include a description of the proposed terms of sale, including the purchase price, down payment, financing, and all other material terms. The Developer shall have twenty-one (21) days after the receipt of the Notice to elect to exercise its Right of First Refusal to purchase the Unit on the same terms and conditions as set forth in the Notice, or such Right of First Refusal shall expire. The Developer shall exercise the Right of First Refusal by giving written notice to the Co-owner of Developer's election to purchase the Unit on the same terms and conditions as set forth in the Notice within twenty-one (21) days after the Developer's receipt of the Notice; provided that the Developer will have the same or greater due diligence rights with respect to the Right of First Refusal as those set forth in Section 9.03 below. If the Developer shall fail to give written notice to the Co-owner of its election to exercise its Right of First Refusal within such twenty-one (21) day period, the Right of First Refusal shall expire with respect to the offer set forth in the Notice, and the Co-owner shall have the right to consummate the sale with the Independent Third Party. If for any reason the Co-owner shall not consummate the sale of the Unit within one-hundred eighty (180) days after the termination of the Developer's Right of First Refusal, the Developer shall retain a Right of First Refusal for any other subsequent bona fide offers to purchase the Unit that the Co-owner desires to accept.

9.03 Purchase Option. As long as Developer or Ascension Health of St. Louis, Missouri (or an affiliate or subsidiary of Developer or Ascension Health), owns a Unit in the Condominium, the Developer shall have an irrevocable option to purchase any Unit following the default of the Co-owner of that Unit under Article III of the Condominium Bylaws (the "Purchase Option"). The Developer may exercise the Purchase Option at any time after a default under Article III of the Condominium Bylaws, via written notice to the defaulting Co-owner (the "Seller") that the Developer is exercising the Purchase Option. The date upon which the Developer delivers its written notice to the Seller will be the "Option Exercise Date."

Not less than five (5) days following the Option Exercise Date, Seller will order for delivery to the Developer a commitment for a policy of title insurance without standard exceptions issued by a title insurance company acceptable to the Developer (the "Title Company") dated concurrently or after the Option Exercise Date, in the amount of the Purchase Price (as defined below), committing to insure the

Developer as the holder of marketable title to the Unit free and clear of all liens, claims and subject only to encumbrances of record and, current easements, zoning regulations and building and use restrictions and such items set forth in the commitment to which the Developer approves in writing ("Permitted Exceptions"). If the title commitment fails to show marketable title to the Unit in the condition set forth above, the Developer will so notify Seller in writing within fifteen (15) days after receipt of such title commitment specifying the defects claimed and the desired remedy. Seller will have thirty (30) days from and after the date such notice is delivered to Seller to cure any defects and, having done so, will cause the title commitment to be modified to reflect the same and will deliver the revised title commitment to the Developer. If Seller fails or refuses to cure any defects set forth in such notice and furnish the revised commitment within the thirty (30)-day period, then the Developer may, at its sole option, upon written notice to Seller, either (i) waive such defects and proceed with the purchase as herein provided, or (ii) cure such defects, whereupon Seller will immediately reimburse the Developer for any and all reasonable costs, including reasonable attorneys' fees and costs of collection, incurred to cure the defect, and will defend, indemnify and hold the Developer harmless from and against any and all such defects and liabilities, and the Purchase Price will be reduced by the costs incurred by the Developer in curing such defects.

The "Purchase Price" of any Unit subject to the Purchase Option will be the fair market value of the Unit as determined by an appraisal for the Unit performed by a reputable appraiser engaged by the Developer, the cost of which appraisal will be deducted from the purchase price proceeds at the closing referenced below.

Within ten (10) days following the Option Exercise Date, Seller will forward to the Developer any documents in Seller's possession or available to Seller that relate to the physical structure and/or condition of the Unit subject to the Purchase Option, including but not limited to engineering and architectural drawings and reports, environmental reports and studies and surveys. The Developer or its agents (including but not limited to its consultants, engineers and the local building inspector) will have a period of thirty (30) days from and after the Option Exercise Date, to conduct audits and to inspect the Unit (at the Developer's expense) in whatever manner the Developer deems necessary, including without limitation, to conduct investigations with respect to the land and the condition thereof, including environmental conditions. At any time prior to the expiration of such 30-day inspection period, the Developer, in its sole and absolute discretion if it is dissatisfied with the results of such inspection and investigations for any reason whatsoever, may elect to rescind, cancel and terminate its Purchase Option by sending a written notice to such effect to Seller during such period. Upon the Developer's election to so rescind, cancel and terminate the Purchase Option, the purchase transaction contemplated hereby will be terminated, and Seller will continue to own the Unit, subject to the provisions of the Condominium Documents.

The sale of the Property pursuant to the Purchase Option will be closed within sixty (60) days after the Option Exercise Date. The closing will be held at the offices of the Title Company. At the closing, a) Seller will deliver to the Developer a duly executed statutory form of warranty deed to the Unit in recordable form and subject only to Permitted Exceptions, b) Seller and the Developer will execute and deliver to each other a closing statement showing the amounts by which the Purchase Price will be adjusted as of the closing date, and c) Seller and the Developer will execute and deliver on the closing date any other documents or perform any other acts required to be executed or performed by this Article or necessary to consummate the transactions referenced herein. Property taxes and other applicable items will be apportioned between the parties on the basis that the Developer owns the Unit on the closing date.

9.04 Other. Notwithstanding any other provisions of this Master Deed or the other Condominium Documents, a Unit may not be sold or leased to a hospital other than a hospital owned by Developer or Ascension Health of St. Louis, Missouri (or an affiliate or subsidiary of Ascension Health or Developer).

9.05 Unit 2. During the fifteen (15) year period beginning on the date this Master Deed is recorded with the Livingston County Register of Deeds, if the Owner of Unit 2 intends to make a sale or ground lease conveyance (a "Transfer") of all or apportion of Unit 2: (a) the Unit 2 Owner will notify Developer in writing of the Unit 2 Owner's intention to make a Transfer; (b) the Unit 2 Owner will provide Developer with all of the relevant and material information that the Unit 2 Owner provides to any potential purchaser or ground tenant (a "Potential Purchaser") in connection with the proposed Transfer; (c) Developer shall then be permitted to participate in any Transfer bidding/negotiation process with the Unit 2 Owner on the same basis as any other Potential Purchaser; (d) if Developer is the successful bidder for the Transfer, the Unit 2 Owner shall not "shop" Developer's bid to any other Potential Purchaser; and (e) the Unit 2 Owner shall not provide the other Potential Purchasers the same "no shop" commitment. If Developer is the successful bidder under this right of first offer, then the Unit 2 Owner and Developer will pursue and administer the Transfer pursuant to their mutually agreeable written Transfer agreement(s). If Developer is not the successful bidder on a particular Transfer, Developer will execute a document indicating Developer's release of the applicable right of first offer; provided that Developer will have a continuing right of first offer regarding any future Transfer(s). Notwithstanding the foregoing provisions, Flagstar Bank or its successor in interest ("Flagstar"), may in its sole and absolute discretion reject any offer or counter-offer submitted by Developer which is below the fair market value of the Unit 2 property, as the fair market value may be reasonably determined by Flagstar. The right of first offer restrictions on Unit 2 under this Section will automatically expire after the 15-year period referenced above.

ARTICLE X **EASEMENTS**

10.01 Easements for Maintenance of Encroachments, Access and Support. If any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to shifting, settling or moving of a building, or due to survey errors, or construction deviations, reciprocal easements for the benefit of the Co-owners shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for maintenance thereof after rebuilding in the event of any destruction. There shall be easements to the benefit of the Co-owners and the Association to, through and over those portions of the land, structures, buildings, improvements, floors and walls contained therein for the continuing maintenance, repair and replacement of all utilities and related fixtures, including water, sanitary sewer, gas, electricity and telephone and all Common Elements in the Condominium. There shall exist easements of support with respect to any Unit interior wall which supports a Common Element.

10.02 Easements Retained by the Developer.

(a) **Easement for Ingress, Egress and Parking.** The Developer reserves for the benefit of itself and the land described in Article II, or any portion or portions thereof, perpetual easements for the unrestricted use of all roads, driveways and walkways in the Condominium for the purpose of ingress to and egress from all or any portion of the parcel described in Article II. As long as such easements exist, all expenses of maintenance, repair, replacement and resurfacing of any road, drive or walkway referred to in this Article shall be shared by this Condominium and any developed portions of the contiguous land described in Article II. The Association shall be responsible for the

maintenance of such road or roads. Any Co-owner that installs any roads, driveways and walkways will bear the cost of installation.

(b) **Utility Easements.** The Developer reserves for the benefit of itself and the land described in Article II, or any portion or portions thereof, perpetual easements to utilize, tap, tie into, extend and enlarge all utility mains located on the Condominium Premises, including, but not limited to, water, gas, electricity, telephone, cable TV, storm and sanitary sewer mains. If the Developer or a Co-owner (with Developer or Association approval) utilizes, taps, ties into, extends or enlarges any utilities located on the Condominium Premises, it shall be obligated to pay all of the expenses reasonably necessary to restore the Condominium Premises to their state immediately prior to such utilization, tapping, tying-in, extension or enlargement. All expenses of maintenance, upkeep, repair and replacement of the utility mains described in this Article shall be the responsibility of the Association. The Co-owners of this Condominium shall be responsible from time to time for payment of a pro-rata share of said expenses, which share shall be determined by the Bylaws. The foregoing expenses are to be so paid and shared only if such expenses are not borne by a governmental agency or public utility. Further, the expense sharing shall be applicable only to utility mains and all expenses of maintenance, upkeep, repair and replacement of utility leads shall be borne by the Association, to the extent such leads are located on the Condominium, and by the Co-owner or Co-owners of the land described in Article II or any portion thereof upon which are located buildings which such lead or leads service.

10.03 Grant of Easements by Association. The Association, acting through its lawfully constituted Board of Directors shall be empowered and obligated to grant such easements, licenses, rights-of-entry and rights-of-way over, under and across the Condominium Premises for utility purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium or for the benefit of any other land described in Article II hereof; subject, however, to the approval of the Developer so long as the Developer shall offer a Unit for sale.

10.04 Easements for Maintenance, Repair and Replacement. The Developer, the Association and all public or private utilities shall have such easements as may be necessary over the Condominium Premises, including all Units and Common Elements, to fulfill any responsibilities of maintenance, repair, decoration, or replacements which they or any of them are required or permitted to perform under the Condominium Documents. These easements include, without any implication of limitation, the right of the Association to obtain access during reasonable hours and upon reasonable notice to water meters, sprinkler controls and valves and other Common Elements located within any Unit or its appurtenant Limited Common Elements.

In addition, all Co-owners whose Limited Common Element electrical service, gas, water, telecommunication, or sanitary sewer lines pass through an adjacent Co-Owner's Unit or the Limited Common Elements assigned to an adjacent Co-Owner's Unit, shall have such easements as may be necessary over and through such adjacent Unit and Common Elements to fulfill any responsibilities of maintenance, repair, or replacement which such Co-Owner is required to perform under the Condominium Documents for that portion of the electrical, gas, sanitary sewer, telecommunications, or water lines and other General or Limited Common Elements located within any adjacent Unit or its appurtenant Limited Common Elements.

10.05 Dedication of Certain Easements, Utilities, Rights-of-Way, and Detention Basins. Developer reserves the right to grant easements over, under and across the Condominium Premises for streets, storm sewer systems and utilities and to dedicate rights-of-way, utilities, and detention basins to the public, appropriate governmental agencies or public utility companies and to transfer title of

utilities, rights-of-way, and detention basins to state, county or local governments for such consideration as the Developer shall determine in its sole discretion. Any such dedication, easement or transfer of title may be made by the Developer without the consent of any Co-owner, mortgagee or other person who now or may hereafter have an interest in the Condominium Project, by recordation of an appropriate instrument of conveyance and an appropriate amendment to this Master Deed and to Exhibit B hereto, recorded in the Livingston County Register of Deeds. Once dedication is complete, as evidenced by recordation of an instrument confirming acceptance of the dedication by the applicable municipality, the Association shall no longer be responsible for repairs, maintenance or replacement of the dedicated areas or improvements. All of the Co-owners and mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed to effectuate the foregoing grant of easements or dedications. All such interested persons irrevocably appoint the Developer as agent and attorney to execute such deeds, assignments or amendments to the Master Deed and all other documents necessary to effectuate the foregoing. After the sale of the last Unit by the Developer, this right shall be assigned to the Association and may be exercised by the Association on behalf of all of the Co-owners of the Condominium.

10.06 Parking. Each Unit will contain its own designated parking areas within the boundaries of the Unit (each a "Unit Parking Area" and collectively the "Unit Parking Areas"), which will comply with a) all applicable laws, ordinances and municipal rules; b) the provisions of this Master Deed; c) the Association Bylaws and other governing documents; and d) any commercially reasonable rules issued by the Association from time to time. The Unit Parking Areas will not be deemed Common Elements of the Condominium, and each Unit Parking Area within a Unit will generally be used by the Co-owner of the Unit (and the Co-owner's principals, employees, representatives, customers, patients, guests, invitees, vendors and services providers – the "Permitted Users"). Notwithstanding the fact that the Unit Parking Areas are not Common Elements, Developer hereby establishes a mutual, reciprocal and permanent easement over, across and through all the Unit Parking Areas (the "Parking Area Easement"), whereby the Co-owner of each Unit will permit the Co-owners (and Permitted Users) of all other Units to have reasonable ingress and egress to and from all the other Unit Parking Areas. The Parking Area Easement will be effective twenty-four (24) hours a day, seven (7) days a week, three hundred sixty-five (365) days a year. The Co-owners (and their Permitted Users) of the Unit Parking Areas will use reasonable efforts not to obstruct or interfere with any other Unit Parking Areas. The Association may issue reasonable rules to further govern parking within the Condominium, as it deems necessary and appropriate. The Parking Area Easement shall be binding upon and inure to the benefit of the Co-owners and their respective successors and assigns. The easement hereby granted, the restrictions hereby imposed, and the agreements herein contained shall, with respect to the Parking Area Easement, be an appurtenant easement running with the land.

10.07 Planned Unit Development Agreement. The Condominium Project is subject to a Planned Unit Development Agreement dated June 16, 2014 (Instrument No. 2015R-001603), as amended, between Developer and Genoa Charter Township.

ARTICLE XI **AMENDMENTS**

11.01 Amendments by Developer and Association. Except as specifically provided in this Master Deed, amendments may be made and recorded by Developer or by the Association without the consent of Co-owners or mortgagees if the amendment does not materially alter or change the rights of a Co-owner or mortgagee or if it is for one or more of the purposes stated in Section 11.03 hereof. Certain provisions of this Master Deed require the written consent of the affected Co-owner to facilitate

an amendment to this Master Deed. Unless otherwise stated in this Master Deed, any amendment made by the Association must be approved by the Co-owners of a simple majority of the number of Units in the condominium (unless a greater majority is specified in the Condominium Bylaws).

11.02 Amendments Requiring Two-Thirds (2/3) Approval. Except as otherwise provided herein, the Master Deed, Condominium Bylaws and Condominium Subdivision Plan may be amended by the Developer or the Association, even if the amendment will materially alter or change the rights of the Co-owners or mortgagees, with the consent of not less than two-thirds (2/3) of the votes of all Co-owners in number and in value, and two-thirds (2/3) of the votes of the mortgagees. A mortgagee shall have one (1) vote for each mortgage held. The Association may make no amendment without the written consent of the Developer as long as the Developer owns any Units in the Condominium or has the right to enlarge the Condominium.

11.03 Amendments Not Requiring Two-Thirds (2/3) Approval. Notwithstanding any contrary provision of this Master Deed or the Condominium Bylaws (but subject to the limitation contained in Section 11.01), the Developer reserves the right to amend materially this Master Deed or any of its Exhibits for any of the following purposes:

(a) To redefine Common Elements and/or adjust percentages of value and Proportionate Share in connection therewith, to redefine any Converted Area, to equitably allocate the Association's expenses among the Co-owners and to make any other amendments specifically described and permitted to the Developer in any provision of this Master Deed;

(b) To modify the types and sizes of unsold Condominium Units and their appurtenant Limited Common Elements and/or percentages of value and Proportionate Share, and to modify the General Common Elements in the area of unsold Units;

(c) To amend the Condominium Bylaws, subject to any restrictions on amendments stated therein;

(d) To correct arithmetic errors, typographical errors, survey or plan errors, deviations in construction or any similar errors in the Master Deed, Condominium Subdivision Plan or Condominium Bylaws or to correct errors in the boundaries or locations of improvements;

(e) To clarify or explain the provisions of the Master Deed or its Exhibits;

(f) To comply with the Act or rules promulgated thereunder or with any requirements of any governmental or quasi-governmental agency or any financing institution providing or proposing to provide a mortgage on any Unit or to satisfy the title requirements of the title insuring or proposing to insure title to any Unit;

(g) To make, define or limit easements affecting the Condominium Premises;

(h) To record an "as-built" Condominium Subdivision Plan and/or Consolidating Master Deed and/or to designate any improvements shown on the Plan as "must be built", subject to any limitations or obligations imposed by the Act;

(i) To facilitate mortgage loan financing for existing or prospective Co-owners and to enable the purchase or insurance of such mortgage loans by any institutional participant in the secondary mortgage market which purchases or insures mortgages;

- (j) To subdivide any Unit(s) that it owns.

The foregoing amendments may be made without the consent of Co-owners or mortgagees. The rights reserved to Developer herein may not be amended except by or with the consent of the Developer, subject to the limitation set forth in Section 11.04 below.

11.04 Prohibited Amendments. Notwithstanding any other provision of this Article XI, the method or formula used to determine the percentages of value and Proportionate Share of Units in the Condominium, as described in Article V and Article III hereof, and any provisions relating to the ability or terms under which a Co-owner may rent a Unit, may not be modified without the Consent of each affected Co-owner and mortgagee. A Co-owner's Condominium Unit dimensions or appurtenant Limited Common Elements may not be modified without the Co-owner's consent.

ST. JOHN PROVIDENCE
a Michigan nonprofit corporation

By: *Patrick McGuire*

Name: Patrick McGuire

Its: CFO

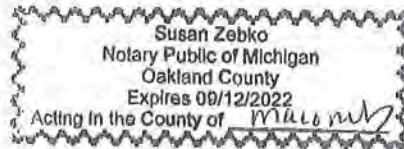
STATE OF MICHIGAN)
) ss.
COUNTY OF Macomb)

The foregoing instrument was acknowledged before me this 12th day of December, 2017, by Patrick McGuire, the CFO of St. John Providence, a Michigan nonprofit corporation, on behalf of said corporation.

Susan Zebko
Notary Public SE
~~Macomb~~ Oakland County, Michigan
My Commission Expires: 9/12/2022
Acting in Macomb County, Michigan

DRAFTED BY AND WHEN
RECORDED RETURN TO:

Mark R. Adams, Esq.
Hall, Render, Killian, Heath & Lyman, PLLC
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Suite 1200, Columbia Center
Troy, Michigan 48084



Tax Parcel I. D. Number: 4711-09-100-039

ST. JOHN PROVIDENCE
a Michigan nonprofit corporation

By: *Patrick McGuire*

Name: Patrick McGuire

Its: CFO

STATE OF MICHIGAN)
) ss.
COUNTY OF Macomb)

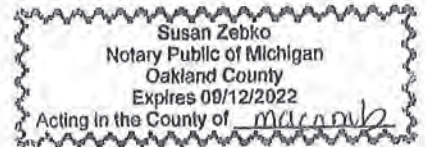
The foregoing instrument was acknowledged before me this 12th day of December, 2017, by Patrick McGuire, the CFO of St. John Providence, a Michigan nonprofit corporation, on behalf of said corporation.

Susan Zebko
Notary Public
Oakland County, Michigan
My Commission Expires: 9/12/2022
Acting in Macomb County, Michigan

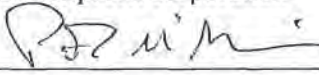
DRAFTED BY AND WHEN
RECORDED RETURN TO:

Mark R. Adams, Esq.
Hall, Render, Killian, Heath & Lyman, PLLC
201 W. Big Beaver Road
Suite 1200, Columbia Center
Troy, Michigan 48084

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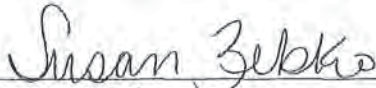
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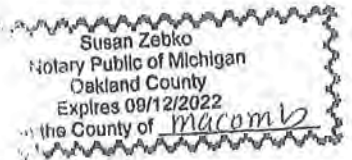


EXHIBIT A

CONDOMINIUM BYLAWS
GENOA TOWNSHIP MEDICAL COMPLEX CONDOMINIUM

ARTICLE I
ASSOCIATION OF CO-OWNERS

Section 1. Association of Co-owners. Genoa Township Medical Complex Condominium, is a business/commercial Condominium Project located in the Township of Genoa, Livingston County, Michigan, to be administered by an Association of Co-owners which shall be a non-profit corporation (hereinafter called the "Association"), organized under the applicable laws of the State of Michigan, and responsible for the management, maintenance, operation and administration of the Common Elements, easements and affairs of the Condominium Project in accordance with the Master Deed, these Bylaws, the Articles of Incorporation, Bylaws and duly adopted Rules and Regulations of the Association, and the laws of the State of Michigan. All Co-owners in the Condominium Project and all persons using or entering upon or acquiring any interest in any Unit therein or the Common Elements thereof shall be subject to the provisions and terms set forth in the aforesaid Condominium Documents.

Section 2. Membership and Voting Rights. Membership in the Association and voting by members of the Association shall be in accordance with the following provisions:

(a) **Membership.** Each Co-owner shall be a member of the Association and no other person or entity shall be entitled to membership.

(b) **Membership Appurtenant to Unit.** The share of a Co-owner in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to its Unit in the Condominium.

(c) **Vote.** Except as limited in these Bylaws, each Co-owner shall be entitled to one (1) vote for each Unit owned when voting by number and one (1) vote, the value of which shall be equal to the total of the percentages allocated to the Units owned by such Co-owner as set forth in Article V of the Master Deed, when voting by value. Voting shall be by value except in those instances when voting is specifically required to be both in value and in number.

(d) **Eligibility to Vote.** No Co-owner, other than the Developer, shall be entitled to vote at any meeting of the Association until it has presented evidence of ownership of a Unit in the Condominium Project to the Association. No Co-owner, other than the Developer, shall be entitled to vote prior to the First Annual Meeting of Members held in accordance with Section 4 of this Article I. The vote of each Co-owner may only be cast by the individual representative designated by such Co-owner in the notice required in subparagraph (e) below or by a proxy given by such individual representative. The Developer shall be entitled to one (1) vote for each Unit which it owns when voting by number and one (1) vote, the value of which shall be equal to the percentage of value for all such Units, when voting by value. A Co-owner's right to vote may be revoked by the Association pursuant to the provisions of Article XII, Section 1(d) of these Bylaws.

(e) **Designation of Voting Representative.** Each Co-owner shall file a written notice with the Association designating the individual representative who shall vote at meetings of the Association and receive all notices and other communications from the Association and receive all notices

and other communications from the Association on behalf of such individual representative designated, the number or numbers of the Unit or Units owned by the Co-owner, and the name and address of each person, firm, corporation, limited liability company, partnership, association, trust or other entity who is the Co-owner. The individual representative designated may be changed by the Co-owner at any time by filing a new notice in the manner herein provided.

(f) Annual Meeting. There shall be an annual meeting of the members of the Association commencing with the First Annual Meeting held as provided in Section 4 of this Article I. Other meetings may be provided for in the Bylaws of the Association. Notice of time, place and subject matter of all meetings as provided in the corporate Bylaws of the Association, shall be given to each Co-owner by mailing the same to each individual representative designated by the respective Co-owners.

(g) Quorum. The presence in person or by proxy of more than fifty (50%) percent in value of the Co-owners qualified to vote shall constitute a quorum for holding a meeting of the members of the Association, except for voting on questions specifically required herein to require a greater quorum. The written vote of any person furnished at or prior to any duly called meeting at which meeting said person is not otherwise present in person or by proxy shall be counted in determining the presence of a quorum with respect to the questions upon which the vote is cast.

(h) Voting. Votes may be cast in person or proxy or by a writing duly signed by the designated voting representative not present at a given meeting in person or by proxy. Proxies and any written votes must be filed with the Secretary of the Association at or before the appointed time of each meeting of the members of the Association. Cumulative voting shall not be permitted.

(i) Majority. A majority, except where otherwise provided herein, shall consist of more than fifty (50%) percent in value of those qualified to vote and present in person or by proxy (or written vote, if applicable) at a given meeting of the members of the Association.

Section 3. Meetings; Place of Meeting. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Co-owners as may be designated by the Board of Directors. Meetings of the Association shall be conducted in accordance with Roberts Rules of Order, or some other generally recognized manual of parliamentary procedure, when not otherwise in conflict with the Condominium Documents (as defined in the Master Deed) or the laws of the State of Michigan.

Section 4. First Annual Meeting. The First Annual Meeting of members of the Association may be convened only by the Developer and shall be called within i) one hundred twenty (120) days after more than fifty (50%) percent in number of the Units that may be created in the Condominium have been conveyed and the purchasers thereof qualified as members of the Association; or ii) fifty-four (54) months after the first conveyance of legal or equitable title to a non-Developer Co-owner of a Unit in the Condominium, whichever occurs first. Developer may call meetings of members for informative or other appropriate purposes prior to the First Annual Meeting of members and no such meeting shall be construed at the First Annual Meeting of members. The date, time and place of such meeting shall be set by the Board of Directors, and at least ten (10) days' written notice thereof shall be given to each Co-owner. The phrase "Units that may be created" as used in this paragraph and elsewhere in the Condominium Documents refers to the maximum number of Units which the Developer is permitted under the Condominium Documents to include in the Condominium.

Section 5. Annual Meetings. Annual Meetings of members of the Association shall be held in the month of October of each succeeding year after the year in which the First Annual Meeting is held, on such date and at such time and place as shall be determined by the Board of Directors; provided,

however, that the second annual meeting shall not be held sooner than eight (8) months after the date of the First Annual Meeting. At such meetings there shall be elected by ballot of the Co-owners a Board of Directors in accordance with the requirements of these Bylaws. The Co-owners may also transact at annual meetings such other business of the Association as may be properly come before them.

Section 6. Special Meetings. It shall be the duty of the President to call a special meeting of the Co-owners as directed by resolution of the Board of Directors. The President shall also call a special meeting upon a petition signed by one-third (1/3) of the Co-owners presented to the Secretary of the Association, but only after the First Annual Meeting has been held. Notice of any special meeting shall state the time and place of such meeting and the purposes thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 7. Notice of Meetings. It shall be the duty of the Association Secretary (or other Association officer in the Secretary's absence) to serve a notice of each annual or special meeting, stating the purpose thereof as well as of the time and place where it is to be held, upon each Co-owner of record, at least ten (10) days but not more than sixty (60) days prior to such meeting. The mailing, postage prepaid, of a notice to the representative of each Co-owner at the address shown in the notice required to be filed with the Association by Article I, Section 2(e) of these Bylaws shall be deemed notice served. Any member may, by written waiver of notice signed by such member, waive such notice, and such waiver, when filed in the records of the Association, shall be deemed due notice.

Section 8. Adjournment. If any meeting of Co-owners cannot be held because a quorum is not in attendance, the Co-owners who are present may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called.

Section 9. Order of Business. The order of business at all meetings of the members shall be as follows: (a) roll call to determine the voting power represented at the meeting; (b) proof of notice of meeting or waiver of notice; (c) reading of minutes of preceding meeting; (d) reports of officers; (e) reports of committees; (f) appointment of inspector of elections (at annual meetings or special meetings held for the purpose of election of directors or officers); (g) election of directors (at annual meetings or special meetings held for such a purpose); (h) unfinished business; and (i) new business. Meetings of members shall be chaired by the most senior officer of the Association present at such meeting. For purposes of this Section, the order of seniority of officers shall be President, Vice President, Secretary and Treasurer.

Section 10. Action without Meeting. Any action which may be taken at a meeting of the members (except for the election or removal of directors) may be taken without a meeting by written ballot of the members. Ballots shall be solicited in the same manner as provided in Section 7 above for the giving of notice of meetings of members. Such solicitation shall specify: (a) the number of responses needed to meet the quorum requirements; (b) the percentage of approvals necessary to approve the action; and (c) the time by which ballots must be received in order to be counted. The form of written ballot shall afford an opportunity to specify a choice between approval and disapproval of each matter and shall provide that, where the member specifies a choice, the vote shall be cast in accordance therewith. Approval by written ballot shall be constituted by receipt within the time period specified in the solicitation of: (i) a number of ballots which equals or exceeds the quorum which would be required if the action were taken at a meeting; and (ii) a number of approvals which equals or exceeds the number of votes which would be required for approval if the action were taken at a meeting at which the total number of votes cast was the same as the total number of ballots cast.

Section 11. Consent of Absentees. The transactions of any meeting of members, either annual or special, however called and noticed, shall be as valid as though made at a meeting duly held

after regular call and notice, if a quorum be present either in person or by proxy or by absentee ballot; and if, either before or after the meeting, each of the members not present in person or by proxy, or absentee ballot, signs a written waiver of notice, or a consent to the holding of such meeting, or an approval of the minutes thereof. All such waivers, consents, or approvals shall be filed with the corporate records or made a part of the minutes of the meeting.

Section 12. Minutes: Presumption of Notice. Minutes or a similar record of the proceedings of meetings of members, when signed by the President or Secretary, shall be presumed truthfully to evidence the matters set forth therein. A recitation in the minutes of any such meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

Section 13. Records. The Association shall keep detailed books of accounts showing all expenditures and receipts of Association administration which shall specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association and the Co-owners. Such accounts and all other Association records shall be open for inspection by the Co-owners and their mortgagees during reasonable working hours. The books of accounts shall be reviewed at least annually by qualified independent accountants, but need not be certified. Any institutional holder of a first mortgage lien on any Unit in the Condominium shall be entitled to receive a copy of such annual audited or reviewed financial statement within ninety (90) days following the end of the Association's fiscal year upon request therefore. The costs of any such audit and any accounting expenses shall be expenses of Association administration.

ARTICLE II **BOARD OF DIRECTORS**

Section 1. Board of Directors. The affairs of the Association shall be governed by the Board of Directors, all of whom shall serve without compensation and who must be members in good standing of the Association, except for the first Board of Directors of the Association and any successors thereto elected by the Developer prior to the First Annual Meeting of Members held pursuant to Section 4 of Article I.

Section 2. Election of Directors.

(a) **First Board of Directors.** The Board of Directors shall be comprised of at least three (3) but not more than five (5) persons, two of whom are elected by non-Developer Co-owners and three of whom are appointed by the Developer. The initial Board will be comprised of three (3) persons appointed by the Developer. Thereafter, elections for non-Developer Co-owner directors shall be held as provided in subsection (b) below. The terms of office shall be two (2) years. The directors shall hold office until their successors are elected and hold their first meeting.

(b) **Election of Directors at and after First Annual Meeting.**

- (i) Not later than one hundred twenty (120) days after conveyance of legal or equitable title to non-Developer Co-owners of fifty (50%) percent in number of the Units that may be created, two (2) of the five (5) directors shall be elected by non-Developer Co-owners. Not later than one hundred twenty (120) days after conveyance of legal or equitable title to non-Developer Co-owners of seventy-five (75%) percent of the Units (the "Transitional Control Date"), the non-Developer Co-owners shall elect all directors on the Board, except that the Developer shall have the right to designate one (1) director as long as the Developer owns at least

ten (10%) percent of the Units in the Condominium.

- (ii) Regardless of the percentage of Units which have been conveyed, upon the expiration of fifty-four (54) months after the first conveyance of legal or equitable title to a non-Developer Co-owner of a Unit in the Condominium, the non-Developer Co-owners have the right to elect a number of members of the Board of Directors equal to the percentage of Units they own, and the Developer has the right to elect a number of members of the Board of Directors equal to the percentage of Units which are owned by the Developer and for which all assessments are payable by the Developer. This election may increase, but shall not reduce, the minimum election and designation rights otherwise established in subsection (i) above. Application of this subsection does not require a change in the size of the Board of Directors.
- (iii) If the calculation of the percentage of members of the Board of Directors that the non-Developer Co-owners have the right to elect under subsection (ii), or if the product of the number of the members of the Board of Directors multiplied by the percentage of Units held by the non-Developer Co-owners under subsection (b) results in a right of non-Developer Co-owners to elect a fractional number of members of the Board of Directors, then a fractional election right of .5 or greater shall be rounded up to the nearest whole number, which number shall be the number of members of the Board of Directors that the non-Developer Co-owners have the right to elect. After application of this formula, the Developer shall have the right to elect the remaining members of the Board of Directors. Application of this subsection shall not eliminate the right of the Developer to designate one (1) director as provided in subsection (i).
- (iv) At the First Annual Meeting, three (3) directors shall be elected for a term of two (2) years and two (2) directors shall be elected for a term of one (1) year. At such meeting, all nominees shall stand for election as one slate and the three (3) persons receiving the highest number of votes shall be elected for a term of two (2) years and the two (2) persons receiving the next highest number of votes shall be elected for a term of one (1) year. At each annual meeting held thereafter, either two (2) or three (3) directors shall be elected, depending upon the number of directors whose terms expire. After the First Annual Meeting, the term of office (except for two (2) of the directors elected at the First Annual Meeting) of each director shall be two (2) years. The directors shall hold office until their successors have been elected and hold their first meeting.
- (v) Once the Co-owners have acquired the right hereunder to elect a majority of the Board of Directors, annual meetings of Co-owners to elect directors and conduct other business shall be held in accordance with the provisions of Article I, Section 5 hereof.

(d) **Powers and Duties.** The Board of Directors shall have all powers and duties necessary for the administration of the affairs of the Association and may do all acts and things as are not

prohibited by the Condominium Documents or required thereby to be exercised by duties imposed by these Bylaws, or any further duties which may be imposed by resolution of the members of the Association or which may be set forth in the Association Bylaws, the Board of Directors shall be responsible specifically for the following:

(1) Management and administration of the affairs of and maintenance of the Condominium Project and the Common Elements thereof.

(2) To levy and collect assessments from the members of the Association and to use the proceeds thereof for the purposes of the Association.

(3) To carry insurance and collect and allocate the proceeds thereof.

(4) To rebuild improvements after casualty.

(5) To contract for and employ persons, firms, corporations, or other agents to assist in the management, operation, maintenance and administration of the Condominium Project.

(6) To acquire, maintain and improve, and to buy, operate, manage, sell, convey, assign, mortgage or lease any real or personal property (including any Unit in the Condominium and easements, rights-of-way and licenses) on behalf of the Association in furtherance of any of the purposes of the Association.

(7) To grant easements, rights of entry, rights of way, and licenses to, through, over, and with respect to the Common Elements of the Condominium on behalf of the members of the Association in furtherance of any of the purposes of the Association and to dedicate to the public any portion of the Common Elements of the Condominium subject to the provisions of the Master Deed; provided, however, that any such action shall also be approved by affirmative vote of more than sixty (60%) percent of all Co-owners.

(8) To borrow money and issue evidences of indebtedness in furtherance of any and all of the purposes of the business of the Association, and to secure the same by mortgage, pledge, or other lien on property owned by the Association; provided, however, that any such action shall also be approved by affirmative vote of more than fifty (50%) percent of all of the members of the Association in value.

(9) To make rules and regulations in accordance with Article VII, Section 7 of these Bylaws.

(10) To establish such committees as it deems necessary, convenient or desirable and to appoint persons thereto for the purpose of implementing the administration of the Condominium and to delegate to such committees any function or responsibilities which are not by law or the Condominium documents required to be performed by the Board.

(11) To enforce the provisions of the Condominium Documents.

(e) **Management Agent.** The Board of Directors may employ for the Association a professional management agent (which may include the Developer or any person or entity related thereto) at a reasonable compensation established by the Board to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed in Section 2(d) of this Article II, and the

Board may delegate to such management agent any other duties or powers which are not by law or by the Condominium Documents required to be performed by or have the approval of the Board of Directors or the members of the Association. If the Board does employ a professional management agent for the Association, the Board shall secure the written approval of each institutional holder of a first mortgage lien on any Unit in the condominium prior to terminating such professional management agent (or any successor thereto) and assuming self-management. The Board shall not be authorized to enter into any contract with a professional management agent, or any other contract providing for services by the Developer, sponsor or builder, in which the maximum term is greater than three (3) years or which is not terminable by the Association upon ninety (90) days written notice thereof to the other party and no such contract shall violate the provisions of Section 55 of the Act.

St. John Providence, a Michigan nonprofit corporation ("St. John") shall have a right of first refusal with respect to any management contract with a bona fide management agent being contemplated by the Board. Prior to executing a management contract with any management agent other than St. John, the Board shall forward such contract to St. John, which shall have the option to become the management agent pursuant to the same terms and conditions of such contract. St. John shall have thirty (30) days to review such contract. If St. John chooses to enter into the management contract, it shall execute same and forward an executed copy to the Board within said thirty-day period, and the Board shall execute same on behalf of the Association.

Should St. John choose not to become the management agent, its right of first refusal shall apply to any renewal contracts with an existing manager or new contracts with a new manager.

(f) Actions of First Board of Directors. All of the actions (including, without limitation, the adoption of these Bylaws and any Rules and Regulations for the corporation, and any undertakings or contracts entered into with others on behalf of the corporation) of the first Board of Directors of the Association named in its Articles of Incorporation or any successors thereto elected by the Developer before the First Annual Meeting of Members shall be binding upon the Association in the same manner as though such actions had been authorized by a Board of Directors duly elected by the members of the Association at the first or any subsequent annual meeting of members so long as such actions are within the scope of the powers and duties which may be exercised by any board of directors as provided in the Condominium Documents.

(g) Vacancies. Vacancies in the Board of Directors which occur after the Transitional Control Date caused by any reason other than the removal of a director by a vote of the members of the Association shall be filled by vote of the majority of the remaining directors, even though they may constitute less than a quorum, except that the Developer shall be solely entitled to fill the vacancy of any director whom it is permitted in the first instance, under these Bylaws, to designate. Vacancies among non-Developer Co-owner elected directors which occur prior to the Transitional Control Date may be filled only through election by non-Developer Co-owners and shall be filled in the manner specified in Section 2(b) of this Article.

(h) Removal. At any regular or special meeting of the Association duly called with due notice of the removal action proposed to be taken, any one (1) or more of the directors may be removed with or without cause by the affirmative vote of more than fifty (50%) percent of all of the Co-owners qualified to vote and a successor may then and there be elected to fill the vacancy thus created. Any director whose removal has been proposed by the Co-owners shall be given an opportunity to be heard at the meeting. The Developer may remove and replace any or all of the directors appointed by it at any time or from time to time in its sole discretion. Any director elected by the non-Developer Co-owners to serve before the First Annual Meeting of members may be removed before the First Annual Meeting by the non-Developer Co-owners in the same manner set forth in subsection 2(h) above for removal of

directors generally.

(i) **First Meeting.** The first meeting of the newly elected Board of Directors shall be held within ten (10) days after election at such place as shall be fixed by the directors at the meeting at which such directors were elected, and no notice shall be necessary to the newly elected directors in order legally to constitute such meeting, providing a majority of the whole Board shall be present.

(j) **Regular Meetings.** Regular meetings of the Board of Directors may be held at such times and places as shall be determined from time-to-time by a majority of the Board of Directors, but at least one (1) such meeting shall be held during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each director, personally, by mail, telephone or telegraph, at least five (5) days prior to the date named for such meeting.

(k) **Special Meetings.** Special meetings of the Board of Directors may be called by the President upon three (3) days' notice to each director, given personally, by mail, telephone or telegraph, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or Secretary in like manner and on like notice on the written request of two (2) directors.

(l) **Waiver of Notice.** Before any meeting of the Board of Directors, any director may, in writing, waive receipt of notice of such meeting and such written waiver shall be deemed equivalent to the receipt of notice of the meeting by such director. Attendance by a director at any meeting of the Board shall be deemed a waiver of receipt of notice by him of the time and place thereof. If all directors are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

(m) **Quorum.** At all meetings of the Board of Directors, a majority of the directors shall constitute a quorum for the transaction of business, and the acts of the majority of the directors at a meeting at which a quorum is present shall be the acts of the Board of Directors. If, at any meeting of the Board of Directors, there is less than a quorum present, the majority of those persons may adjourn the meeting to a subsequent time upon twenty-four (24) hours' prior written notice delivered to all directors not present. At any such adjourned meeting, any business which might have been transacted at the meeting as originally called may be transacted without further notice. The joinder of a director in the action of a meeting by signing and concurring in the minutes thereof, shall constitute the presence of such director for purposes of determining a quorum.

(n) **Closing of Board of Directors' Meetings to Members: Privileged Minutes.** The Board of Directors, in its discretion, may close a portion or all of any meeting of the Board of Directors to the members of the Association or may permit members of the Association to attend a portion or all of any meeting of the Board of Directors. Any member of the Association shall have the right to inspect, and make copies of, the minutes of the meetings of the Board of Directors; provided, however, that no member of the Association shall be entitled to review or copy any minutes of meetings of the Board of Directors to the extent that said minutes reference privileged communications between the Board of Directors and counsel for the Association, or any other matter to which a privilege against disclosure pertains under Michigan Statute, common law, the Michigan Rules of Evidence, or the Michigan Court Rules.

(o) **Action by Written Consent.** Any action permitted to be taken by the Board of Directors at a meeting of the Board shall be valid if consented to in writing by the requisite majority of the Board of Directors.

(p) **Actions of First Board of Directors Binding.** All of the actions (including, without limitation, the adoption of these Bylaws and any rules and regulations, policies or resolutions for the Association, and any undertakings or contracts entered into with others on behalf of the Association) of the First Board of Directors of the Association named in its Articles of Incorporation or any successors thereto appointed by the Developer before the First Annual Meeting of members shall be binding upon the Association in the same manner as though such actions had been authorized by a Board of Directors duly elected by the members of the Association at the First Annual Meeting of members or at any subsequent annual meeting of members, provided that such actions are within the scope of the powers and duties which may be exercised by any Board of Directors as provided in the Condominium Documents.

(q) **Fidelity Bonds.** The Board of Directors may require that all officers and employees of the Association handling or responsible for Association funds shall be covered by adequate fidelity bonds. The premiums on such bonds shall be expenses of Association administration.

Section 3. Officers. The principal officers of the Association shall be a President, who shall be a member of the Board of Directors, and a Secretary/Treasurer. The directors may appoint such other officers as, in their judgment, may be necessary. Any two (2) offices except that of President and Secretary/Treasurer may be held by one (1) person.

(a) **Election.** The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board and shall hold office at the pleasure of the Board.

(b) **Removal.** Upon affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and his successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called for such purpose. No such removal action may be taken, however, unless the matter shall have been included in the notice of such meeting. The officer who is proposed to be removed shall be given an opportunity to be heard at the meeting.

(c) **President.** The President shall be the chief executive officer of the Association. The President shall preside and may vote at all meetings of the Association and of the Board of Directors. The President shall have all of the general powers and duties which are usually vested in the office of the President of an association, including, but not limited to, the power to appoint committees from among the members of the Association from time-to-time as the President may in the President's discretion deem appropriate to assist in the conduct of the affairs of the Association.

(d) **Secretary/Treasurer.** The Secretary/Treasurer shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Association and shall have charge of the corporate seal, if any, and of such books and papers as the Board of Directors may direct. The Secretary/Treasurer shall have responsibility for the Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. The Secretary/Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name and to the credit of the Association, and in such depositories as may, from time-to-time, be designated by the Board of Directors. The Secretary/Treasurer shall perform all duties incident to the office of Secretary/Treasurer.

(e) **Duties.** The officers shall have such other duties, powers and responsibilities as shall, from time-to-time, be authorized by the Board of Directors.

Section 4. Indemnification of Directors and Officers. Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including actual and reasonable counsel fees and accounts paid in settlement incurred by or imposed upon him in connection with any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative and whether formal or informal, to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except as otherwise prohibited by law; provided, that, in the event of any claim for reimbursement or indemnification thereunder based upon a settlement by the director or officer seeking such reimbursement or indemnification, the indemnification herein shall apply only if the Association (with the director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled. At least ten (10) days prior to payment of any indemnification which it has approved, the Association shall notify all Co-owners thereof.

(a) **Directors' and Other Officers' Insurance.** The Association may provide liability insurance for every director and every officer of the Association for the same purposes provided above in this Section 4 and in such amounts as may reasonably insure against potential liability arising out of the performance of their respective duties. With the prior written consent of the Association, a director or an officer of the association may waive any liability insurance for such director's or officer's personal benefit. No director or officer shall collect for the same expense or liability under this Section 4 however, to the extent that the liability insurance provided herein to a director or officer was not waived by such director or officer and is inadequate to pay any expenses or liabilities otherwise properly indemnifiable under the terms hereof, a director or officer shall be reimbursed or indemnified only for such excess amounts under Section 5 above.

Section 5. Advisory Committee. Reserved.

ARTICLE III **ASSESSMENTS**

Section 1. Personal Property Taxes. The Association shall be assessed as the person or entity in possession of any tangible personal property of the Condominium owned or possessed in common by the Co-owners, and personal property taxes based thereon shall be treated as expenses of Association administration.

Section 2. Assessments for Common Elements. All costs incurred by the Association in satisfaction of any liability arising within, caused by or in connection with the Common Elements or the administration of the Condominium, including but not limited to reasonable attorney fees incurred in the collection of unpaid assessments, shall be expenses of Association administration within the meaning of the Act, and all sums received as proceeds of, or pursuant to, any policy of insurance carried by the Association securing the interests of the Co-owners against liabilities or losses arising within, caused by or connected with the Common Elements or the administration of the Condominium shall be receipts of Association administration. The Condominium has been designed so that except for the Detention Basin servicing the Condominium (which is a General Common Element), Common Elements comprise an immaterial portion (less than 1%) of the total land area of the Condominium. Further, Unit 2 has been designed so that it has no limited common elements assigned to it.

Section 3. Determination of Assessments. Assessments shall be determined in accordance with the following provisions:

(a) **Budget.** The Board of Directors of the Association shall establish an annual budget in advance for each fiscal year and such budget shall project all expenses for the forthcoming year which may be required for the proper operation, management and maintenance of the Condominium Project, including a reasonable allowance for contingencies and reserves.

(b) **Reserve Fund.** An adequate reserve fund for maintenance, repairs and replacement of those Common Elements that must be replaced on a periodic basis must be established in the budget and must be funded at least annually from the proceeds of the regular monthly payments as set forth in Section 4 below rather than by special assessments as set forth in Section 3(d) below. The reserve fund shall, at a minimum, be equal to ten (10%) percent of the Association's current annual budget on a non-cumulative basis. The funds contained in the reserve fund will only be used for major repairs and replacements of Common Elements. Since the minimum standard required by this Section may prove to be inadequate for this particular Condominium, the Association of Co-owners should carefully analyze the Condominium Project to determine if a greater amount should be set aside or if additional reserve funds should be established for other purposes from time to time.

(c) **General and Additional Assessments.** Upon adoption of an annual budget by the Board of Directors, copies of said budget shall be delivered to each Co-owner and the general assessment for said year shall be established based upon said budget, although the delivery of a copy of the budget to each Co-owner shall not affect or in any way diminish the liability of any Co-owner for any existing or future assessments. Should the Board of Directors, at any time determine, in the sole discretion of the Board of Directors: (1) that the assessments levied are or may prove to be insufficient to pay the costs of operation and management of the Condominium, (2) to provide replacement of existing Common Elements, (3) to provide additions to the Common Elements not exceeding Twenty-Five Thousand Dollars (\$25,000.00) annually, or (4) in the event of emergencies, the Board of Directors shall have the authority to increase the general assessment or to levy such additional assessment or assessments as it shall deem to be necessary. The discretionary authority of the Board of Directors to levy assessments pursuant to this subparagraph shall rest solely with the Board of Directors for the benefit of the Association and the members thereof, and shall not be enforceable by any creditors of the Association or members thereof. General assessments shall not be levied without the prior approval of more than sixty (60%) percent of all Board members.

(d) **Special Assessments.** Special assessments, in addition to those required in (c) above, may be made by the Board of Directors from time to time and approved by the Co-owners as hereinafter provided to meet other needs or requirements of the Association, including, but not limited to: (1) assessments for capital improvements or additions to the Common Elements at a cost exceeding Twenty-Five Thousand Dollars (\$25,000.00) per year, (2) assessments to purchase a Unit upon foreclosure of the lien for assessments described in Section 6 hereof, or (3) assessments for any other appropriate purpose not elsewhere herein described. Special assessments referred to in this subparagraph (d) (but not including those assessments referred to in subparagraph 3(c) above which shall be levied in the sole discretion of the Board of Directors) shall not be levied without the prior approval of more than eighty (80%) percent of all Co-owners in value. The discretionary authority of the Board of Directors to levy assessments pursuant to this subparagraph shall rest solely with the Board of Directors for the benefit of the Association and the members thereof, and shall not be enforceable by any creditors of the Association or member thereof.

Section 4. Apportionment of Assessments and Penalty for Default. All assessments levied against the Co-owners to cover expenses of Association administration shall be apportioned among and paid by the Co-owners in accordance with the percentage of value allocated to each Unit in Article V of the Master Deed without increase or decrease for the existence of any rights to the use of Limited

Common Elements appurtenant to a Unit. Annual assessments as determined in accordance with Article III, Section 3(c) above shall be payable by Co-owners in twelve (12) equal monthly installments, commencing with acceptance of a deed to a Unit, or a land contract vendee's interest in a Unit, or with acquisition of fee simple title to a Unit by any other means. The payment of an assessment shall be in default if such assessment, or any part thereof, is not paid to the Association in full on or before the due date for such payment. Assessments in default shall be subject to a late charge of One Hundred Dollars (\$100.00) for each month the assessments are paid late or are in arrears. Each Co-owner (whether one or more persons) shall be, and remain, personally liable for the payment of all assessments (including fines for late payments and costs of collection and enforcement pertinent to its Unit which may be levied while such Co-owner is the owner thereof). Payments on account of installments of assessments in default shall be applied as follows: first, to costs of collection and enforcement of payment, including reasonable attorneys' fees; second, to any interest charges and fines for late payment on such installments; and third, to installments in default in order of their due dates.

Section 5. Waiver of Use or Abandonment of Unit. No Co-owner may exempt himself from liability for its contribution toward the expenses of Association administration by waiver of the use or enjoyment of any of the Common Elements, by the abandonment of its Unit or because of uncompleted repair work or the failure of the Association to provide service to the Condominium.

Section 6. Enforcement. The Association may enforce collection of delinquent assessments by a suit at law for a money judgment or by foreclosure of the statutory lien that secures payment of assessments. Each Co-owner, and every person who from time to time has any interest in the Project, shall be deemed to have granted to the Association the unqualified right to elect to foreclose such lien either by judicial action or by advertisement. The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated herein by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions. Further, each Co-owner and every other person who from time to time has any interest in the Project, shall be deemed to have authorized and empowered the Association to sell or to cause to be sold the Unit with respect to which the assessment(s) is or are delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by Michigan law. Each Co-owner of a Unit in the Project acknowledges that at the time of acquiring title to such Unit, it was notified of the provisions of this Section and that it voluntarily, intelligently and knowingly waived notice of any proceedings brought by the Association to foreclose by advertisement the lien for nonpayment of assessments and a hearing on the same prior to the sale of the subject Unit. Notwithstanding the foregoing, neither a judicial foreclosure action nor a suit at law for a money judgment shall be commenced, nor shall any notice of foreclosure by advertisement be published, until the expiration of ten (10) days after mailing, by ordinary mail addressed to the representative designated in the written notice required to be filed with the Association, of a written notice that one or more installments of the annual assessment levied against the pertinent Unit is or are delinquent and that the Association may invoke any of its remedies hereunder if the default is not cured within ten (10) days after the date of mailing. Such written notice shall be accompanied by a written affidavit of an authorized representative of the Association that sets forth (i) the affiant's capacity to make the affidavit, (ii) the statutory and other authority for the lien, (iii) the amount outstanding, and (iv) the legal description of the subject Unit(s) and the name(s) of the Co-owner(s) of record. Such affidavit shall be recorded in the Office of the Register of Deeds in the County in which the Project is located prior to the commencement of any foreclosure proceeding, but it need not have been recorded as of the date of mailing as aforesaid. If the delinquency is not cured within the ten (10) day period, the Association may take such remedial action as may be available to it hereunder or under such remedial action as may be available to it hereunder or under Michigan law. If the Association elects to foreclose the lien by advertisement, the Association shall so notify the representative designated above and shall inform such representative that he may request a

judicial hearing by bringing suit against the Association. The expenses incurred in collecting unpaid assessments, including interest, costs, actual attorneys' fees (not limited to statutory fees) and advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the Co-owner in default and shall be secured by the lien on its Unit. In the event of default by any Co-owner in the payment of any installment of the annual assessment levied against its Unit, the Association shall have the right to declare all unpaid installments of the annual assessment for the pertinent fiscal year immediately due and payable. A Co-owner in default shall not be entitled to utilize any of the General Common Elements of the Project and shall not be entitled to vote at any meeting of the Association so long as such default continues; provided, however, that the defaulting Co-owner shall continue to have rights of ingress and egress over and across the General Common Elements to Units owned by him. In a judicial foreclosure action, a receiver may be appointed to collect a reasonable rental for the Unit from the Co-owner thereof or any persons claiming under him.

Section 7. Liability of Mortgagee. Notwithstanding any other provisions of the Condominium Documents, the holder of any first mortgage covering any Unit in the Project which comes into possession of the Unit pursuant to the remedies provided in the mortgage or by deed (or assignment) in lieu of foreclosure, or any purchaser at a foreclosure sale, shall take the property free of any claims for unpaid assessments or charges against the mortgaged unit which accrue prior to the time such holder comes into possession of the Unit (except for claims for a pro-rata share of such assessments or charges resulting from a pro-rata reallocation of such assessments or charges to all Units including the mortgaged Unit).

Section 8. Developer's Responsibility for Assessments. Except for Occupied Units (as defined below) owned by the Developer, the Developer, even though a member of the Association, shall not be responsible for payment of the monthly assessment for any Units owned by it. However, the Developer shall pay a proportionate share of the Association's current maintenance expenses actually incurred from time to time based upon the ratio of Completed Units owned by the Developer at the time the expense is incurred to the total number of Completed Units, as defined below, in the Condominium. In no event shall the Developer be responsible for payment of any assessments for deferred maintenance, reserves for replacement, for capital improvements or other special assessments, except with respect to Occupied Units owned by it. The Developer shall not be responsible at any time for payment of said monthly assessment or payment of any expenses whatsoever with respect to unbuilt Units notwithstanding the fact that such unbuilt Units may have been included in the Master Deed. "Occupied Unit" shall mean a Unit used as an office or for other commercial or medical use permitted by these bylaws. "Completed Unit" shall mean a Unit with respect to which a certificate of occupancy has been issued by the local public authority. Developer shall maintain at its own expense Units which are not Completed Units and will reimburse the Association for any expense incurred by the Association relating to such units.

Section 9. Property Taxes and Special Assessments. All property taxes and special assessments levied by any public taxing authority shall be assessed in accordance with Section 131 of the Act.

Section 10. Mechanic's Lien. A mechanic's lien otherwise arising under Act No. 179 of the Michigan Public Acts of 1891, as amended, shall be subject to Section 132 of the Act.

Section 11. Statement of Unpaid Assessments. Pursuant to provisions of the Act, the Purchaser of any Condominium Unit may request a statement of the Association as to the outstanding amount of any unpaid Association assessments thereof, whether regular or special. Upon written request to the Association accompanied by a copy of the executed purchase agreement pursuant to which the

Purchaser holds right to acquire a Unit, the Association shall provide a written statement of such unpaid assessments as may exist or a statement that none exist, which statement shall be binding upon the Association for the period stated therein. Upon the payment of the sum within the period stated, the Association's lien for assessments as to such Unit shall be deemed satisfied; provided, however, that the failure of a Purchaser to request such statement at least five (5) days prior to the closing of the purchase of such Unit, shall render any unpaid assessments and the lien securing same, fully enforceable against such Purchaser and the Unit itself, to the extent provided by the Act. Under the Act, unpaid assessments constitute a lien upon the Unit and the proceeds of sale thereof prior to all claims except real property taxes and first mortgages of record.

ARTICLE IV **ARBITRATION**

Section 1. Scope and Election. Disputes, claims or grievances arising out of or relating to the interpretation or the application of the Condominium Documents, or any disputes, claims or grievances arising among or between Co-owners, and the Association shall, upon the election and written consent of the parties to any such disputes, claims or grievances (which consent shall include an agreement of the parties that the judgment of any circuit court of the State of Michigan may be rendered upon any award pursuant to such arbitration) and upon written notice to the Association, be submitted to arbitration and the parties thereto shall accept the arbitrator's decision as final and binding, provided that no question affecting the claim of title of any person to any fee or life estate in real estate is involved. The Commercial Arbitration Rules of the American Arbitration Association, as amended, and in effect from time to time hereafter shall be applicable to any such arbitration.

Section 2. Judicial Relief. In the absence of the election and written consent of parties pursuant to Section 1 above, no Co-owner or the Association shall be precluded from petitioning the courts to resolve any such disputes, claims or grievances.

Section 3. Election of Remedies. Such election and written consent by Co-owners or the Association to submit any such dispute, claim or grievance to arbitration shall preclude such parties from litigating such dispute, claim or grievance in the courts.

ARTICLE V **INSURANCE**

Section 1. Association Coverage. The Association shall carry fire and extended coverage, vandalism and malicious mischief and liability insurance, directors and officers liability insurance and workmen's compensation insurance, if applicable, pertinent to the ownership, use and maintenance of the Common Elements, both Limited and General Common Elements, and certain other portions of the Condominium Project as set forth below, and such insurance, other than title insurance, shall be carried and administered in accordance with the following provisions:

(a) Responsibilities of Co-owners and Association. All such insurance shall be purchased by the Association for the benefit of the Association, and the Co-owners and their mortgagees, as their interest may appear, and provision shall be made for the issuance of certificates of mortgagee endorsements to the mortgagees of Co-owners. Each Co-owner must obtain insurance coverage at its own expense upon its Unit in addition to the coverage carried by the Association. It shall be each Co-owner's responsibility to determine by personal investigation or from its own insurance advisors the nature and extent of insurance coverage adequate to its needs and thereafter to obtain insurance coverage for its personal property and any additional fixtures, equipment and trim (as referred to in subsection (b) below) located within its Unit, and also for alternative office expense in the event of fire and business

interruption insurance, and the Association shall have absolutely no responsibility for obtaining such coverages. The Association, as to all policies which it obtains, and all Co-owners, as to all policies which they obtain, shall use their best efforts to see that all property and liability insurance carried by the Association or any Co-owner shall contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against any Co-owner or the Association. Because Unit 2 has no limited common elements assigned to it, Unit 2 will not share in the cost of any insurance purchased by the Association which applies to limited common elements.

(b) Insurance of Common Elements and Fixtures. All Common Elements (General and Limited) of the Condominium Project shall be insured against fire and other perils covered by a standard extended coverage endorsement, in an amount equal to the current insurable replacement value, excluding foundation and excavation costs, as determined annually by the Board of Directors of the Association in consultation with the Association's insurance carrier and/or its representatives in light of commonly employed methods for the reasonable determination of replacement costs. Such coverage shall be effected upon an agreed-amount basis for the entire Condominium Project with appropriate inflation riders in order that no co-insurance provisions shall be invoked by the insurance carrier in a manner that will cause loss payments to be reduced below the actual amount of any loss (except in the unlikely event of total project destruction if the insurance proceeds failed, for some reason, to be equal to the total cost of replacement). All information in the Association's records regarding insurance coverage shall be made available to all Co-owners upon request and reasonable notice during normal business hours so that Co-owners shall be enabled to judge the adequacy of coverage and, upon the taking of due Association procedures, to direct the Board at a properly constituted meeting to change the nature and extent of any applicable coverages, if so determined. Upon such annual re-evaluation and effectuation of coverage, the Association shall notify all Co-owners of the nature and extent of all changes in coverages. Such coverage shall also include interior walls within any Unit and the pipes, wires, conduits and ducts contained therein and shall further include all fixtures. Any improvements made by a Co-owner within its Unit shall be covered in insurance obtained by and at the expense of said Co-owner; provided that, if the Association elects to include such improvements under its insurance coverage, any additional premium cost to the Association attributable thereto shall be assessed to and borne solely by said Co-owner and collected as part of the assessments against said Co-owner under Article III hereof.

(c) Premium Expenses. All premiums upon insurance purchased by the Association pursuant to these Bylaws shall be expenses of Association administration.

(d) Proceeds of Insurance Policies. Proceeds of all insurance policies owned by the Association shall be received by the Association, held in a separate account and distributed to the Association, and the Co-owners and their mortgagees as their interest may appear; provided, however, whenever repair or reconstruction of the Condominium shall be required as provided in Article VI of these Bylaws, the proceeds of any insurance received by the Association as a result of any loss requiring repair or reconstruction shall be applied for such repair or reconstruction.

Section 2. Authority of Association to Settle Insurance Claims. Each Co-owner, by ownership of a Unit in the Condominium Project, shall be deemed to appoint the Association as its true and lawful attorney-in-fact to act in connection with all matters concerning the maintenance of fire and extended coverage, vandalism and malicious mischief, liability insurance, officer's and director's liability insurance and workmen's compensation insurance, if applicable, pertinent to the Condominium Project, its Unit and the Common Elements appurtenant thereto with such insurer as may, from time to time, provide such insurance for the Condominium Project. Without limitation of the generality of the foregoing, the Association as said attorney shall have full power and authority to purchase and maintain such insurance, to collect and remit premiums therefore, to collect proceeds and to distribute the same to the Association, the Co-owners and respective mortgagees, as their interest may appear (subject always to the

Condominium Documents), to execute releases of liability and to execute all documents and to do all things on behalf of such Co-owner and the Condominium as shall be necessary or convenient to the accomplishment of the foregoing.

ARTICLE VI **RECONSTRUCTION OR REPAIR**

Section 1. Determination to Reconstruct or Repair. If any part of the Condominium property shall be damaged by fire, casualty or other occurrence, the determination of whether or not it shall be reconstructed or repaired shall be made in the following manner:

(a) **Partial Damage.** If the damaged property is a Common Element or a Unit, the property shall be rebuilt or repaired if any Unit in the Condominium is tenantable, unless it is determined by a unanimous vote of all of the Co-owners in the Condominium that the Condominium shall be terminated.

(b) **Total Destruction.** If the Condominium is so damaged that no Unit is tenantable, the damaged property shall not be rebuilt and the Condominium shall be terminated, unless seventy-five percent (75%) or more of the Co-owners in value agree to reconstruction by vote or in writing within ninety (90) days after the destruction.

Section 2. Repair in Accordance with Plans and Specifications. Any such reconstruction or repair shall be substantially in accordance with the Master Deed and the plans and specifications for the Project to a condition as comparable as possible to the condition existing prior to damage unless the Co-owners shall unanimously decide otherwise.

Section 3. Co-owner Responsibility for Repair

(a) **Definition of Responsibility.** If the damage is only a part of a Unit which is the responsibility of a Co-owner to maintain and repair, it shall be the responsibility of the Co-owner to repair such damage in accordance with Section 4 hereof. In all other cases of damage caused by fire, casualty, or other occurrence, including, but not limited to, damage to the General and/or Limited Common Elements, the responsibility for reconstruction and repair shall be that of the Association notwithstanding anything contained in the Master Deed or these Bylaws to the contrary.

Section 4. Damage to Interior of Unit. Each Co-owner shall be responsible for the reconstruction, repair and maintenance of the interior of its Unit, including, but not limited to, floor coverings, wall coverings, window shades, draperies, blinds, interior walls (but not any Common Elements therein), interior trim, furniture, light fixtures and all appliances, whether free-standing or built-in. If damage to interior walls within a Co-owner's Unit or to pipes, wires, conduits, ducts or other Common Elements therein is covered by insurance held by the Association, then the reconstruction or repair shall be the responsibility of the Association in accordance with Section 5. If any other interior portion of a Unit is covered by insurance held by the Association for the benefit of the Co-owner, the Co-owner shall be entitled to receive the proceeds of insurance relative thereto and if there is a mortgagee endorsement, the proceeds shall be payable to the Co-owner and the mortgagee jointly. In the event of substantial damage to or destruction of any Unit or any part of the Common Elements, the Association promptly shall so notify each institutional holder of a first mortgage lien on any of the Units in the Condominium.

Section 5. Association Responsibility for Repair. The Association shall be responsible for the reconstruction, repair and maintenance of the Common Elements (General and Limited) and any

incidental damage to a Unit caused by the damage to such Common Elements or the reconstruction, repair or maintenance thereof. Immediately after a casualty causing damage to property for which the Association has the responsibility of maintenance, repair and reconstruction, the Association shall obtain reliable and detailed estimates of the cost to replace the damaged property in a condition as good as that existing before the damage. If the proceeds of insurance are not sufficient to defray the estimated costs of reconstruction or repair required to be performed by the Association, or if at any time during such reconstruction or repair, the funds for the payment of the costs thereof are insufficient, assessments shall be made against all Co-owners (based upon their respective "Proportionate Shares" of the applicable Limited Common Elements, or if damage is to a General Common Element, then based upon their respective percentages of value) for the cost of reconstruction or repair of the damaged property in sufficient amounts to provide funds to pay the estimated or actual costs of repair.

Section 6. Timely Reconstruction and Repair. If damage to Common Elements or a Unit adversely affects the appearance of the Project, the Association or Co-owner responsible for the reconstruction, repair and maintenance thereof shall proceed with replacement of the damaged property without delay, and shall complete such replacement within six (6) months after the date of the occurrence which caused damage to the property.

Section 7. Eminent Domain. The following provisions shall control upon any taking by eminent domain:

(a) **Taking of Common Elements.** If any portion of the General Common Elements is taken by eminent domain, the award therefore shall be allocated to the Co-owners in proportion to their respective percentages of value. If any portion of the Limited Common Elements is taken by eminent domain, the award therefore shall be allocated to the Co-owner(s) of the Unit(s) to which those particular Limited Common Elements were assigned based upon their respective Proportionate Shares. The Association, acting through its Board of Directors, may negotiate on behalf of all Co-owners for any taking of Common Elements and any negotiated settlement approved by more than two-thirds (2/3) of Co-owners based upon assigned voting rights shall be binding on all Co-owners.

(b) **Taking of a Unit.** If a Unit is taken by eminent domain, the undivided interest in the Common Elements appertaining to the Unit shall thenceforth appertain to the remaining Units, being allocated to them in proportion to their respective undivided interest in the Common Elements. The court shall enter a decree reflecting the reallocation of undivided interests produced thereby, and the award shall include, without limitation, just compensation to the Co-owner of the Unit taken for its undivided interest in the Common Elements (based upon that Unit's Proportionate Share with respect to the Limited Common Elements appertaining to that Unit), as well as for the Unit.

(c) **Taking of a Portion of a Unit.** If portions of a Unit are taken by eminent domain, the court shall determine the fair market value of the portions of the Unit not taken. The undivided interest for each Unit in the Common Elements appertaining to the Unit shall be reduced in proportion to the diminution in the fair market value of the Unit resulting from the taking. The portions of undivided interest in the Common Elements thereby divested from the Co-owners of a Unit shall be reallocated among the other Units in the Condominium Project in proportion to their respective undivided interest in the Common Elements. A Unit partially taken shall receive the reallocation in proportion to its undivided interest as reduced by the court under this subsection. The court shall enter a decree reflecting the reallocation of undivided interest produced thereby, and the award shall include just compensation to the Co-owner of the Unit partially taken for that portion of the undivided interest in the Common Elements divested from the Co-owner and not revested in the Co-owner pursuant to subsection (d), as well as for that portion of the Unit taken by eminent domain.

(d) **Taking of a Portion of a Unit - Complete Taking.** If the taking of a portion of a Unit makes it impractical to use the remaining portion of that Unit for a lawful purpose permitted by the Condominium Documents, then the entire undivided interest in the Common Elements appertaining to that Unit shall thenceforth appertain to the remaining Units, being allocated to them in proportion to their respective undivided interests in the Common Elements. The remaining portion of that Unit shall thenceforth be a General Common Element. The court shall enter an order reflecting the reallocation of undivided interest produced thereby, and the award shall include just compensation to the Co-owner of the Unit for the Co-owner's entire undivided interest in the Common Elements and for the entire Unit.

(e) **Reallocation of Votes and Expenses of Association Administration.** Votes in the Association and liability for future expenses of Association administration appertaining to the Unit taken or partially taken by eminent domain shall thenceforth appertain to the remaining Units, being allocated to them in proportion to the relative voting strength in the Association. A Unit partially taken shall receive a reallocation as though the voting strength in the Association was reduced in proportion to the reduction in the undivided interest in the General Common Elements.

Section 8. Priority of Mortgagee Interests. Nothing contained in the Condominium Documents shall be construed to give a Condominium Unit Owner, or any other party, priority over any rights of first mortgagees of Condominium Units pursuant to their mortgages in the case of a distribution to Condominium Unit Owners of insurance proceeds or condemnation awards for losses to or a taking of Condominium Units and/or Common Elements.

ARTICLE VII **RESTRICTIONS**

Section 1. Use. The restrictions in this Article apply only to a Unit that is used for medical or health care related purposes. Except for, as applicable, the Developer or Units owned by the Developer, (i) no Unit in the Condominium shall be used to provide any service which is a Covered Clinical Service as that term is defined in MCLA 333.22203(10), or any subsequent legislation; (ii) a Unit in the Condominium may only be used to furnish Permitted Services (as defined below) to the Unit user's "own patients" (For purposes of this Section 1, the term "own patients" shall mean persons who specifically seek out and request the professional services of a user of a Unit for purposes unrelated to the provision of Permitted Services, or who are referred for professional services unrelated to the provision of Permitted Services); (iii) no user of a Unit shall market or promote the provision of Permitted Services in the Unit to any person; and (iv) the Unit user shall not enter into any sharing arrangement with other Units in the Condominium for the purpose of providing Permitted Services as described herein without the prior written consent of the Association.

"Permitted Services" shall include the following:

1. Echocardiography of any type (including Doppler)
2. Pulmonary Function Tests
3. Nuclear Stress Test
4. DCG (Holter Monitor)
5. EKG
6. Fluoroscopy
7. General Laboratory Tests
8. General Radiology Studies
9. Mammography
10. Physical Therapy
11. Infusion Services

12. Emergency Medical Services
13. Pharmacy
14. Antenatal Diagnostic Evaluations
15. Brain Stem Evoked Potentials
16. Sleep Lab
17. Durable Medical Equipment

The foregoing restrictions on Permitted Services will not apply to a Unit that is not used for medical or health care related purposes (e.g., a bank or other financial institution).

Section 1.1. Ethical and Religious Directives for Catholic Health Facilities.

(a) **General Restriction.** So long as any Unit in the Condominium (except for Unit 2) is operated as a medical or other health care facility, every Co-owner, and all tenants, occupants and other users of each Unit, shall observe the Ethical and Religious Directives for Catholic Health Care Services (Fifth Edition) (the "Directives"), as the same may be amended from time to time, a current copy of which shall be kept on file at the Association's offices. No Unit shall be used for the performance of any abortion or other procedures for the purpose, or with the probable consequences, of causing interruption of a known pregnancy. The Co-owner, tenants, occupants and users of each Unit shall, to the fullest extent permitted by law, refrain from any action which is inconsistent with Catholic values regarding the sacredness of life. The restrictions in this Article VII, Section 1.1 may not be waived or modified.

(b) **Unit 2 Restriction.** Unit 2 will specifically not be subject to the restrictions in the immediately preceding subsection. Unit 2 will instead be subject to the following restrictions: No Unit 2 Co-owner shall knowingly perform or authorize the performance of sterilizations, abortions, euthanasia or assisted suicide at the Unit 2 site. Any Unit 2 Co-owner shall otherwise use reasonable good faith efforts to interpret and apply these Bylaws, and to conduct its affairs at Unit 2 in a manner that allows the Condominium to fulfill its obligations under the Directives, without, however, binding the Unit 2 Co-owner to conform to any or all of the specific Directives.

Section 2. Leasing and Rental.

(a) **Right to Lease.** A Co-owner may lease its Unit for the same purposes set forth in Sections 1 and 1.1 of this Article; provided, that written disclosure of such lease transaction is submitted to the Board of Directors of the Association in the manner specified in subsection (b) below. No Co-owner shall lease more than thirty percent (30%) of the space in its Unit in the Condominium, or its entire Unit in the Condominium for more than thirty percent (30%) of time determined on the basis of a five-day work week, and no Co-owner shall lease and no tenant shall be permitted to occupy except under a written lease, the initial term of which is at least twelve (12) months, unless specifically approved in writing by the Association. Such written lease shall (i) require the lessee to comply with the Condominium Documents and rules and regulations of the Association, (ii) provide that failure to comply with the Condominium Documents and rules and regulations constitutes a default under the lease, and (iii) provide that the Board of Directors has the power to terminate the lease or to institute an action to evict the tenant and for money damages after fifteen (15) days' prior written notice to the Condominium Unit Co-owner, in the event of a default by the tenant in the performance of the lease. The Board of Directors may suggest or require a standard form lease for use by Unit Co-owners. Each Co-owner of a Condominium Unit shall, promptly following the execution of any lease of a Condominium Unit, forward a conformed copy thereof to the Board of Directors. Under no circumstances shall transient tenants be accommodated. For purposes of this Section 2(a), a "transient tenant" is a non-Co-owner residing in a

Condominium Unit for less than sixty (60) days, who has paid consideration therefor. The terms of all leases, occupancy agreements and occupancy arrangements shall incorporate, or be deemed to incorporate, all of the provisions of the Condominium Documents. Tenants and non-Co-owner occupants shall comply with all of the conditions of the Condominium Documents and all leases, rental agreements, and occupancy agreements shall so state. The Developer may lease any number of Units in the Condominium in its discretion.

(b) Leasing Procedures. A Co-owner, including the Developer, desiring to rent or lease a Unit shall disclose that fact in writing to the Association at least ten (10) days before presenting a lease form to a potential lessee of the Unit and, at the same time, shall supply the Association with a copy of the exact lease form for its review for its compliance with the Condominium Documents. If the Developer desires to rent Units before the Transitional Control Date, it shall notify either the Advisory Committee or each Co-owner in writing.

(c) Violation of Condominium Documents by Tenants or Non-Co-owner Occupants. If the Association determines that the tenant or non-Co-owner occupant has failed to comply with the conditions of the Condominium Documents, the Association shall take the following action:

- (1) The Association shall notify the Co-owner by certified mail advising of the alleged violation by the tenant or non-Co-owner occupant.
- (2) The Co-owner shall have fifteen (15) days after receipt of such notice to investigate and correct the alleged breach by the tenant or non-Co-owner occupant or advise the Association that a violation has not occurred.
- (3) If after fifteen (15) days the Association believes that the alleged breach is not cured or may be repeated, it may institute on its own behalf or derivatively by the Co-owners on behalf of the Association, if it is under the control of the Developer, an action for eviction against the tenant or non-Co-owner occupant and simultaneously for money damages in the same action against the Co-owner and tenant or non-Co-owner occupant for breach of the conditions of the Condominium Documents. The relief set forth in this subsection may be by summary proceeding. The Association may hold both the tenant or non-Co-owner occupancy and the Co-owner liable for any damages caused by the Co-owner or tenant or non-Co-owner occupant in connection with the Condominium Unit or the Condominium and for actual legal fees incurred by the Association in connection with legal proceedings hereunder.

(d) Arrearage in Condominium Assessments. When a Co-owner is in arrearage to the Association for assessments, the Association may give written notice of the arrearage to a tenant occupying a Co-owner's Condominium Unit under a lease or rental agreement and the tenant, after receiving the notice, shall deduct from rental payments due the Co-owner the arrearage and future assessments as they fall due and pay them to the Association. The deductions shall not be a breach of the rental agreement or lease by the tenant.

The form of lease used by any Co-owner shall explicitly contain the foregoing provisions.

(e) Inapplicability to any St. John Providence Entity and Unit 2. The provisions set forth in this Section 2 are not applicable in the event that St. John Providence, a Michigan nonprofit corporation, or any parent, affiliate or subsidiary thereof, is the lessor or lessee of a Unit. Further, the

provisions set forth in this Section 2 are not applicable in the event that the Co-owner of Unit 2, or any parent, affiliate or subsidiary thereof, is the lessor or lessee of a Unit; provided that the Unit 2 Co-owner will comply with the other provisions of these Bylaws and the Condominium Master Deed.

In addition, all Co-owners will fully comply with the provisions set forth in the Condominium Master Deed and a Co-owner's violation of any provision of Article IX of the Condominium Master Deed will constitute an immediate default under these Condominium Bylaws.

Section 3. Alterations and Modifications. No Co-owner shall make alterations in exterior appearance or make structural modifications to its Unit (including interior walls through or in which there exist easements for support or utilities) or make changes in any of the Common Elements, Limited or General, without the express written approval of the Board of Directors including (but not by way of limitation) exterior painting or the erection of signage, antennas, satellite dishes, lights, aerials or other exterior attachments or modifications, nor shall any Co-owner damage or make modifications or attachments to Common Elements or Joint Use Limited Common Elements. The Board of Directors may approve only such modifications as do not impair the soundness, safety, utility or appearance of the Condominium.

Section 4. Prohibited Activities. No immoral, improper, unlawful or offensive activity shall be carried on in any Unit or upon the Common Elements, nor shall anything be done which may be or become an annoyance or a nuisance to the Co-owners of the Condominium, nor shall any unreasonably noisy activity be carried on in any Unit or on the Common Elements. No Co-owner shall do or permit anything to be done or keep or permit to be kept in its Unit or on the Common Elements anything that will increase the rate of insurance on the Condominium without the written approval of the Association, and each Co-owner shall pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition.

Section 5. Aesthetics. The Common Elements shall not be used for storage of supplies, materials, personal property or trash or refuse of any kind, except as provided in duly adopted rules and regulations of the Association. Trash receptacles shall be maintained in areas designated therefore at all times and shall not be permitted to remain elsewhere on the Common Elements except for such short periods of time as may be reasonably necessary to permit periodic collection of trash. In general, no activity shall be carried on nor condition maintained by a Co-owner either in its Unit or upon the Common Elements, which spoils the appearance of the Condominium.

Section 6. Advertising; Signs. Except for St. John Providence's right to identify the Condominium as a St. John Providence or Ascension Health facility, no signs or other advertising devices shall be displayed which are visible from the exterior of a Unit or on the Common Elements, including "For Sale" signs, without the written consent of the Association, which shall not be unreasonably withheld. In no event, however, may an exterior sign identify a non-St. John hospital.

Section 7. Rules and Regulations. Reasonable regulations consistent with the Act, the Master Deed and these Bylaws, concerning the use of the Common Elements may be made and amended from time to time by any Board of Directors or its successors elected by the Developer, as provided in Article II of these Bylaws. Copies of all such regulations and amendments thereto shall be furnished to all Co-owners and shall become effective thirty (30) days after mailing or delivery thereof to the designated voting representative of each Co-owner. Any regulation or amendment may be revoked at any time by the affirmative vote of more than fifty (50%) percent of all Co-owners in value except that the Co-owners may not revoke any regulations or amendment prior to said first Annual Meeting of the entire Association.

Section 8. Right of Access of Association. The Association or its duly authorized agents shall have access to each Unit and any Limited Common Elements appurtenant thereto from time to time, during reasonable working hours, upon notice to the Co-owner thereof, as may be necessary for the maintenance, repair or replacement of any of the Common Elements. The Association or its agents shall also have access to each Unit and any Limited Common Elements appurtenant thereto at all times without notice as may be necessary to make emergency repairs to prevent damage to the Common Elements or to another Unit. It shall be the responsibility of each Co-owner to provide the Association means of access to its Unit and any Limited Common Elements appurtenant thereto during all periods of absence and in the event of the failure of such Co-owner to provide means of access, the Association may gain access in such manner as may be reasonable under the circumstances and shall not be liable to such Co-owner for any necessary damage to its Unit and any Limited Common Elements appurtenant thereto caused thereby or for repair or replacement of any doors or windows damaged in gaining such access.

Section 9. Co-owner Maintenance. Each Co-owner shall maintain its Unit and any Limited Common Elements appurtenant thereto for which it has maintenance responsibility under Section 4.03 of the Master Deed in a safe, clean and sanitary condition. Each Co-owner shall also use due care to avoid damaging any of the Common Elements including, but not limited to, the telephone, water, gas, plumbing, electrical or other utility conduits and systems and any other elements in any Unit which are appurtenant to or which may affect any other Unit. Each Co-owner shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common Elements by it, its employees, guests, agents or invitees, unless such damages or costs are covered by insurance carried by the Association in which case there shall be no such responsibility (unless reimbursement to the Association is excluded by virtue of a deductible amount in which case the responsible Co-owner shall bear the expense to the extent of the deductible amount). Each individual Co-owner shall indemnify the Association and all other Co-owners against such damages and costs, including attorneys' fees, and all costs or damages to the Association may be assessed to and collected from the responsible Co-owner in the manner provided in Article III hereof.

Section 10. Reserved Rights of Developer. None of the restrictions contained in this Article VII shall apply to the commercial activities or signs or billboards, if any, of the Developer during the development and sales period as defined hereinafter, or of the Association in furtherance of its powers and purposes set forth herein and in its Articles of Incorporation and Bylaws as the same may be amended from time to time. For the purposes of this Section, the Development and Sales Period shall be deemed to continue so long as Developer owns any Units which it offers for sale. Until all Units in all phases of the Condominium Project are sold by Developer, Developer shall have the right to maintain a sales office, a business office, a construction office, model Units, promotional signs, devices and materials, storage areas, reasonable parking incident to the foregoing and such access to, from and over the Project as may be reasonable to enable development and sale of all Units in all phases of the Project by Developer. Developer shall pay all costs related to the Units or Common Elements used by the Developer for such purposes and shall restore such Units or Common Elements upon termination of use.

Section 11. Telecommunications Equipment.

(a) **General Common Elements and Joint Use Limited Common Elements.** No telecommunications equipment, of any type, may be placed on the General Common Elements or on Limited Common Elements which are shared by two or more Co-owners ("Joint Use Limited Common Elements") unless both of the following conditions have been met:

- (i) The telecommunications equipment has been approved by the Association (after the end of the Development and Sales Period, as defined in Section 10 above), or the Developer (during the Development

and Sales Period); and

- (ii) The proposed telecommunications equipment is for the benefit of the members of the Association at large or limited in availability to the Co-owners of all Units which share the Joint Use Limited Common Elements.

(b) Exclusive Use Limited Common Elements. Satellite dishes must meet applicable guidelines and legal requirements, must be located on the roof and they must not be visible from the road, and must be attached to the building, unless such placement would preclude reception of an acceptable quality signal. In the event placement of the satellite dish in accordance with the foregoing would preclude receipt of an acceptable quality signal, a Co-owner must apply to the Board of Directors of the Association to confirm the necessity for an alternate location for the satellite dish. The Board of Directors of the Association may impose reasonable rules and regulations on the use of any Limited Common Elements which are assigned to the exclusive use of one Co-owner (referred to in this Section 11 as ("Exclusive Use Limited Common Elements")) for the placement of telecommunications equipment that does not unreasonably delay a Co-owner's access to telecommunications services and otherwise complies with the then-applicable Federal Communications Commission's (or its successors) rules with respect to telecommunications equipment installation on commonly owned property. With respect to telecommunications equipment and service providers, any Co-owner installing or having such equipment installed shall provide written notice to the Association not less than twelve (12) hours prior to installation so that the Association has an opportunity to assure that the telecommunications equipment is not installed on General Common Elements or on Joint Use Limited Common Elements, or in violation of applicable rules. The Co-owner installing or having such equipment installed shall provide the name of the service provider and the name of the owner of the telecommunications equipment to the Association so that the Association will know who to contact in the event telecommunications equipment is damaged, installed in an unsafe manner or is maintained in an unsafe or unsightly manner.

(c) No Appropriation. Any telecommunications equipment installed on or in an Exclusive Use Limited Common Element may not appropriate any General Common Elements or Joint Use Limited Common Elements, nor pass through any General Common Elements or Joint Use Limited Common Elements, without the Association's prior written approval.

(d) No Air Space Benefits. Co-owners seeking to install telecommunications equipment should take notice of the fact that the General Common Elements also include, under applicable legal theory as recognized in FCC Rulings, the air space of the Condominium Project, as well as all General Common Elements, specifically identified in the Condominium Documents. Therefore, telecommunications equipment to be placed on General Common Elements are subject to the approval rights as set forth in Section 11(a) and would be subject to approval, as would telecommunications equipment placed on Joint Use Limited Common Element building walls and roofs which project into General Common Element air space.

(e) Definitions. The term "telecommunications equipment" for purposes of this section is to be interpreted as broadly as possible to include antennae and satellite dishes governed by FCC Rulings.

(f) Insurance/Damage to Common Elements. Each Co-owner installing any telecommunication equipment shall be responsible for obtaining liability insurance for such installation. The Co-owner shall also be responsible for any damage to the Common Elements and any Units resulting

from the installation and maintenance of such telecommunications equipment.

(g) This Section is intended to provide the Association with the ability to approve installation of telecommunications equipment consistent with Federal Telecommunications Commission orders, FCC 98-273, 99-360, and 00-366, implementing Section 207 of the Federal Telecommunications Act of 1996, Public Law No. 104-104, 110 Stat 114 (1996) and amending 47 C.F.R sec.1.4000.

(h) **Tenants/Leases.** No Tenant of space within a Unit may install any telecommunications equipment outside of its, her, or its leased space (including, but not limited to, the roof or exterior walls of any building within the Condominium Project) without the prior written consent of the Co-owner/Landlord and the Association. All buildings within the Condominium Project are occupied by multiple tenants who share the roof and walls.

ARTICLE VIII **MORTGAGES**

Section 1. Notice to Association. Any Co-owner who mortgages its Unit shall notify the Association of the name and address of the mortgagee, and the Association shall maintain such information in a file entitled "Mortgages of Units". The Association may, at the written request of a mortgagee of any such Unit, report any unpaid assessments due from the Co-owner of such Unit. The Association shall give to the holder of any first mortgage covering any Unit in the Project written notification of any default in the performance of the obligations of the Co-owner of such Unit that is not cured within sixty (60) days.

Section 2. Insurance. The Association shall notify each mortgagee appearing in said book of the name of each company insuring the condominium against fire, perils covered by extended coverage, and vandalism and malicious mischief and the amounts of such coverage.

Section 3. Notification of Meetings. Upon request submitted to the Association, any institutional holder of a first mortgage lien on any Unit in the Condominium shall be entitled to receive written notification of every meeting of other members of the Association and to designate a representative to attend such meeting

ARTICLE IX **AMENDMENTS**

Section 1. Proposal. Amendments to these Bylaws may be proposed by the Board of Directors of the Association acting upon the vote of the majority of the Directors or by one third (1/3) in number of the members, or by instrument in writing signed by them; provided that any provisions in these Bylaws that apply to a specific Unit may not be amended without the affirmative vote of the affected Unit Co-owner.

Section 2. Meeting. Upon any such amendment being proposed, a meeting for consideration of the same shall be duly called in accordance with the provisions of the Association Bylaws.

Section 3. Voting. These Bylaws may be amended by the Co-owners at any regular annual meeting or a special meeting called for such purpose, by an affirmative vote of not less than two-thirds (2/3) of the votes of all Co-owners in number and in value. The Association may make no amendment

without the written consent of the Developer, however, as long as the Developer owns any Units in the Condominium or has the right to enlarge the Condominium.

Section 4. Reservation of Rights by Association and Developer. These Bylaws may be amended by the Developer or the Board of Directors upon proposal of amendments by Developer without approval from any person to make such amendments as shall not materially affect the rights of any member of the Association.

The Developer may materially amend the Condominium Documents as provided in Section 11.03 of the Master Deed, except that the Developer may not materially amend the Condominium Documents so as to modify the method or formula used to determine the percentage of value of Units in the Condominium for other than voting purposes. A Co-owner's Condominium Unit dimensions or appurtenant Limited Common Elements may not be modified without the Co-owner's consent.

Section 5. When Effective. Any amendment to these Bylaws (but not the Association Bylaws) shall become effective upon recording of such amendment in the Office of the Register of Deeds in the county where the condominium is located. Without the prior written approval of sixty-six and two-thirds (66-2/3%) percent of the holders of first mortgage liens on any Unit in the Condominium, no amendment to these Bylaws shall become effective which materially affects the rights of any mortgagee. Notwithstanding anything contained in these Bylaws or the Master Deed to the contrary, first mortgagees are entitled to vote on amendments to the Condominium documents only under the following circumstances.

- (a) Termination of the Condominium Project.
- (b) A change in the method or formula used to determine the percentage of value assigned to a Unit subject to the mortgagee's mortgage.
- (c) A reallocation of responsibility for maintenance, repair, replacement, or decoration for a condominium Unit, its appurtenant Limited Common Elements, or the General Common Elements from the Association to the Condominium Unit subject to the mortgagee's mortgage.
- (d) Elimination of a requirement for the Association of Co-owner's to maintain insurance on the Project as a whole or a Condominium Unit subject to the mortgagee's mortgage or reallocation of responsibility for obtaining or maintaining, or both, insurance from the Association to the Condominium Unit subject to the mortgagee's mortgage.
- (e) The modification or elimination of an easement benefiting the Condominium Unit subject to the mortgagee's mortgage.
- (f) The partial or complete modification, imposition, or removal of leasing restrictions for Condominium Units in the Condominium Project.

Section 6. Binding. A copy of each amendment to the Bylaws shall be furnished to every member of the Association after adoption; provided, however, that any amendment to the Bylaws that is adopted in accordance with this Article shall be binding upon all persons who have an interest in the Project irrespective of whether such persons actually receive a copy of the amendment.

ARTICLE X **COMPLIANCE**

The Association of Co-owners and all present or future Co-owners, tenants, future tenants, or any

other persons acquiring an interest in or using the facilities of the Project in any manner are subject to and shall comply with the Act, as amended, and the mere acquisition, occupancy or rental of any Unit or an interest therein or the utilization of or entry upon the Condominium premises shall signify that the Condominium Documents are accepted and ratified. If the Condominium Documents conflict with the provisions of the Statute, the Statute shall govern.

ARTICLE XI **DEFINITIONS**

All terms used herein shall have the same meaning as set forth in the Master Deed to which these Bylaws are attached as an Exhibit or as set forth in the Act.

ARTICLE XII **REMEDIES FOR DEFAULT**

Section 1. Any default by a Co-owner shall entitle the Association or another Co-owner or Co-owners to the following relief:

(a) **Legal Action.** Failure to comply with any of the terms or provisions of the Condominium Documents shall be grounds for relief, which may include without intending to limit the same, an action to recover sums due for damages, injunctive relief, foreclosure of lien (if default in payment of assessment) or any combination thereof, and such relief may be sought by the Association, or if appropriate, by an aggrieved Co-owner or Co-owners.

(b) **Recovery of Costs.** In any proceeding arising because of an alleged default by any Co-owner, the Association, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees (not limited to statutory fees) as may be determined by the court, but in no event shall any Co-owner be entitled to recover such attorneys' fees.

(c) **Removal and Abatement.** The violation of any of the provisions of the Condominium Documents shall also give the Association or its duly authorized agents the right, in addition to the rights set forth above, to enter upon the Common Elements or into any Unit, where reasonably necessary, and summarily remove and abate, at the expense of the Co-owner in violation, any structure, thing or condition existing or maintained contrary to the provisions of the Condominium Documents. The Association shall have no liability to any Co-owner arising out of the exercise of its removal and abatement power authorized herein.

(d) **Revocation of Voting Rights.** In addition to the other rights and remedies available to the Association in these Bylaws, upon a Co-owner's default under any provision of Article VII of these Bylaws, the Board of Directors will have the irrevocable right to immediately and completely revoke the defaulting Co-owner's voting rights under these Bylaws via written notice to the defaulting Co-owner. The defaulting Co-owner's voting rights will remain revoked until the default is completely cured and the Board of Directors notifies the defaulting Co-owner in writing that the revocation has been terminated and the defaulting Co-owner's voting rights have been restored.

Section 2. **Assessment of Fines.** The violation of any of the provisions of the Condominium Documents by any Co-owner shall be grounds for assessment by the Association, acting through its duly constituted Board of Directors, of monetary fines for such violations. No fine may be assessed unless rules and regulations establishing such fine have first been duly adopted by the Board of Directors of the Association and notice thereof given to all Co-owners in the same manner as prescribed in Article III hereof. Thereafter, fines may be assessed only upon notice to the offending Co-owners as prescribed in said Article III, and an opportunity for such Co-owner to appear before the Board no less

than seven (7) days from the date of the notice and offer evidence in defense of the alleged violations. All fines duly assessed may be collected in the same manner as provided in Article III of these Bylaws. No fine shall be levied for the first violation. No fine shall exceed One Hundred Dollars (\$100.00) for the second violation, Five Hundred Dollars (\$500.00) for the third violation, or One Thousand Dollars (\$1,000.00) for any subsequent violation.

Section 3. Non-Waiver of Right. The failure of the Association or of any Co-owner to enforce any right, provision, covenant or condition which may be granted by the Condominium Documents shall not constitute a waiver of the right of the Association or of any such Co-owner to enforce such right, provision, covenant or condition in the future.

Section 4. Cumulative Rights, Remedies and Privileges. All rights, remedies and privileges granted to the Association or any Co-Owner or Co-owners pursuant to any terms, provisions, covenants or conditions of the aforesaid Condominium Documents shall be deemed to be cumulative and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party thus exercising the same from exercising such other additional rights, remedies or privileges as may be available to such party at law or in equity.

Section 5. Enforcement of Provisions of Condominium Documents. A Co-owner may maintain an action against the Association and its officers and Directors to compel such persons to enforce the terms and provisions of the Condominium Documents. A Co-owner may maintain an action against any other Co-owner for injunctive relief or for damages or any combination thereof for non-compliance with the terms and provisions of the Condominium Documents or the Act.

ARTICLE XIII RIGHTS RESERVED TO DEVELOPER

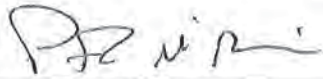
Any or all of the rights and powers granted or reserved to the Developer in the Condominium Documents or by law, including the right and power to approve or disapprove any act, use or proposed action or any other matter or thing, may be assigned by it to any other entity or to the Association. Any such assignment or transfer shall be made by appropriate instrument in writing in which the assignee or transferee shall join for the purpose of evidencing its consent to the acceptance of such powers and rights and such assignee or transferee shall thereupon have the same rights and powers as herein given and presented to the Developer. Any rights and powers reserved or retained by Developer or its successors shall expire and terminate, if not sooner assigned to the Association, at the conclusion of the sale of the last Unit owned by the Developer in the Condominium Project. The immediately preceding sentence dealing with the expiration and termination of certain rights and powers granted or reserved to the Developer is intended to apply, insofar as the Developer is concerned, only to Developer's rights to approve and control the administration of the Condominium and shall not, under any circumstances, be construed to apply to or cause the termination and expiration of any real property rights granted or reserved to the Developer or its successors and assigns in the Master Deed and elsewhere (including, but not limited to, restrictions, access easements, utility easements and all other easements created and reserved in such documents which shall not be terminable in any manner hereunder and which shall be governed only in accordance with the terms of their creation or reservation and not hereby).

ARTICLE XIV SEVERABILITY

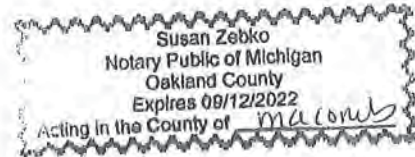
If any of the terms, provisions, or covenants of these Bylaws or the Condominium Documents are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not

affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such documents or the remaining portions of any terms, provision or covenants held to be partially invalid or unenforceable.

These Bylaws are effective as of the 12th, day of December, 2017.



Patrick McGuire
CFO of St. John Providence





0 25' 50' 100'
SCALE: 1" = 50'

BASIS OF BEARINGS

BASIS OF BEARING ORIGINATES FROM MICHIGAN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP ROUTE 1-96, CONTROL SECTION 47065, SHEET NO.37, THE NORTH LINE OF SAID SECTION 8 IS ASSUMED TO BEAR SOUTH 87 DEGREES 15 MINUTES 42 SECONDS WEST.

FLOODPLAIN NOTE

EXAMINATION OF THE FLOOD INSURANCE RATE MAP (COMMUNITY-PANEL NUMBER 26093C03300 DATED SEPTEMBER 17, 2008) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE ORIGRAM OF 1969 INDICATES SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BENCHMARKS (USGS)

- BM-1 1018.90 TOP OF NORTHEAST STRAIN BOLT ON STRAIN POLE BASE AT NORTHEAST CORNER OF ENTRANCE TO *1225 S. LATSON OPPOSITE GRAND OAKS
- BM-2 1010.25 NORTH RIM CATCH BASIN 35' +/- WEST OF CENTERLINE SECOND ISLAND FROM SOUTH AND 200' +/- SOUTH OF OF SOUTH ENTRANCE TO *1225 S. LATSON

ZONING

PARCEL IS ZONED NRPUD

SURVEYOR'S CERTIFICATE

I, GARY M. CHALICE, PROFESSIONAL LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 2015R-026720/2016R-036019, AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THE REQUIRED MONUMENTS AND IRONS HAVE NOT BEEN PLACED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED AND SHALL BE PLACED IN THE GROUND WITHIN ONE YEAR OF THE DATE ON WHICH THE MASTER DEED IS RECORDED, THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF PUBLIC ACTS OF 1978 AS AMENDED, THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NO. 59 OF PUBLIC ACTS OF 1978 AS AMENDED,

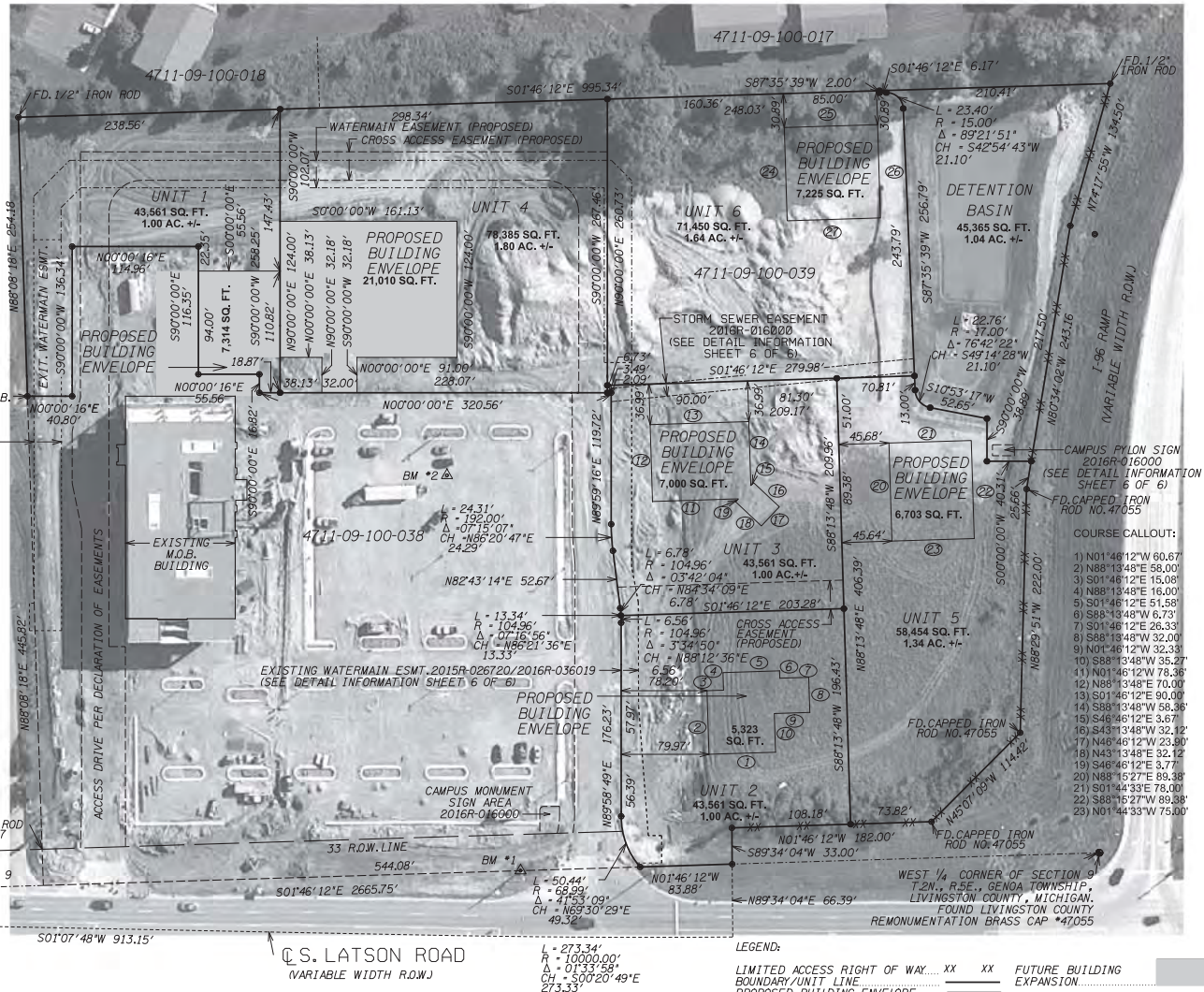
GARY M. CHALICE
PROFESSIONAL SURVEYOR
LICENSE NO. 55939
HUBBELL, ROTH & CLARK
555 HULET DR.
BLOOMFIELD HILLS, MI 48303

DATE:

4711-09-100-018
25' WD. WATERMAIN ESM.T.
2015R-026720/2016R-036019

GOVERNMENT CORNER WITNESSES

- NORTHWEST CORNER OF SECTION 9, T.2N., R.5E., GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.
- N65°E 62.21' FOUND REMON NAIL/TAG W/ SIDE UTILITY POLE.
- S50°E 33.38' FOUND REMON NAIL/TAG N/SIDE 24" OAK.
- S30°E 90.80' FOUND REMON NAIL/TAG W/SIDE UTILITY POLE.
- S10°E 113.34' FOUND NAIL/TAG W/SIDE 24" OAK.
- FOUND MONUMENT BOX WITH LIVINGSTON COUNTY REMONUMENTATION BRASS CAP STAMPED WITH SURVEYOR NO. 47055
- WEST 1/4 CORNER OF SECTION 9, T.2N., R.5E., GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.
- N75°E 86.53' FOUND REMON NAIL/TAG SOUTH SIDE 18" OAK
- S75°E 69.75' FOUND REMON NAIL/TAG SOUTH SIDE 18" OAK
- N75°W 159.30' FOUND REMON NAIL/TAG SOUTH SIDE 15" OAK
- S40°W 72.13' FOUND REMON NAIL/TAG NW SIDE 30" HICKORY
- FOUND MONUMENT BOX WITH LIVINGSTON COUNTY REMONUMENTATION BRASS CAP STAMPED WITH SURVEYOR NO. 47055
- NORTHWEST CORNER OF SECTION 9 T.2N., R.5E., GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.
- FOUND LIVINGSTON COUNTY REMONUMENTATION BRASS CAP *47055



COURSE CALLOUT:

1)	N01°46'12"W	60.67'
2)	N88°13'48"E	58.00'
3)	S01°48'12"E	15.08'
4)	N88°13'48"E	16.00'
5)	S01°46'12"E	51.68'
6)	S88°13'48"W	6.73'
7)	S01°46'12"E	26.33'
8)	S88°13'48"W	32.00'
9)	N01°48'12"W	32.33'
10)	S88°13'48"W	35.27'
11)	N01°46'12"W	78.36'
12)	N88°13'48"E	70.00'
13)	S01°46'12"E	90.09'
14)	S88°13'48"W	58.36'
15)	S46°46'12"E	3.67'
16)	S43°13'48"W	32.12'
17)	N46°46'12"W	23.80'
18)	N43°13'48"E	32.12'
19)	S46°46'12"E	3.77'
20)	N88°15'27"E	89.38'
21)	S01°42'33"E	78.00'
22)	S58°15'27"W	89.38'
23)	N01°44'33"W	75.00'

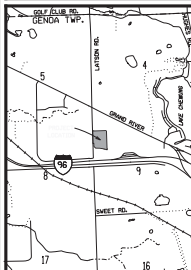
LEGEND:

- LIMITED ACCESS RIGHT OF WAY... XX FUTURE BUILDING
- BOUNDARY/UNIT LINE..... EXPANSION.....
- PROPOSED BUILDING ENVELOPE.....
- BENCHMARK.....
- PROPERTY CORNER TO BE SET.....
- MONUMENT TO BE SET.....

HRC
HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
PHONE: (248) 454-0300
FAX (Int. Floor): (248) 554-0312
FAX (Ext. Floor): (248) 539-2592
WEB SITE: <http://www.hrc-eng.com>

01/23/18	MUNICIPAL COMMENTS
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	
DRAWN	
CHECKED	
APPROVED	



GENOA TOWNSHIP MEDICAL COMPLEX CONDOMINIUM

AERIAL EXHIBIT

HRC JOB NO.	2016030	SCALE	1" = 50'
DATE	JUNE 13, 2017	SHEET NO.	1

PROPOSED FEBRUARY 1, 2018



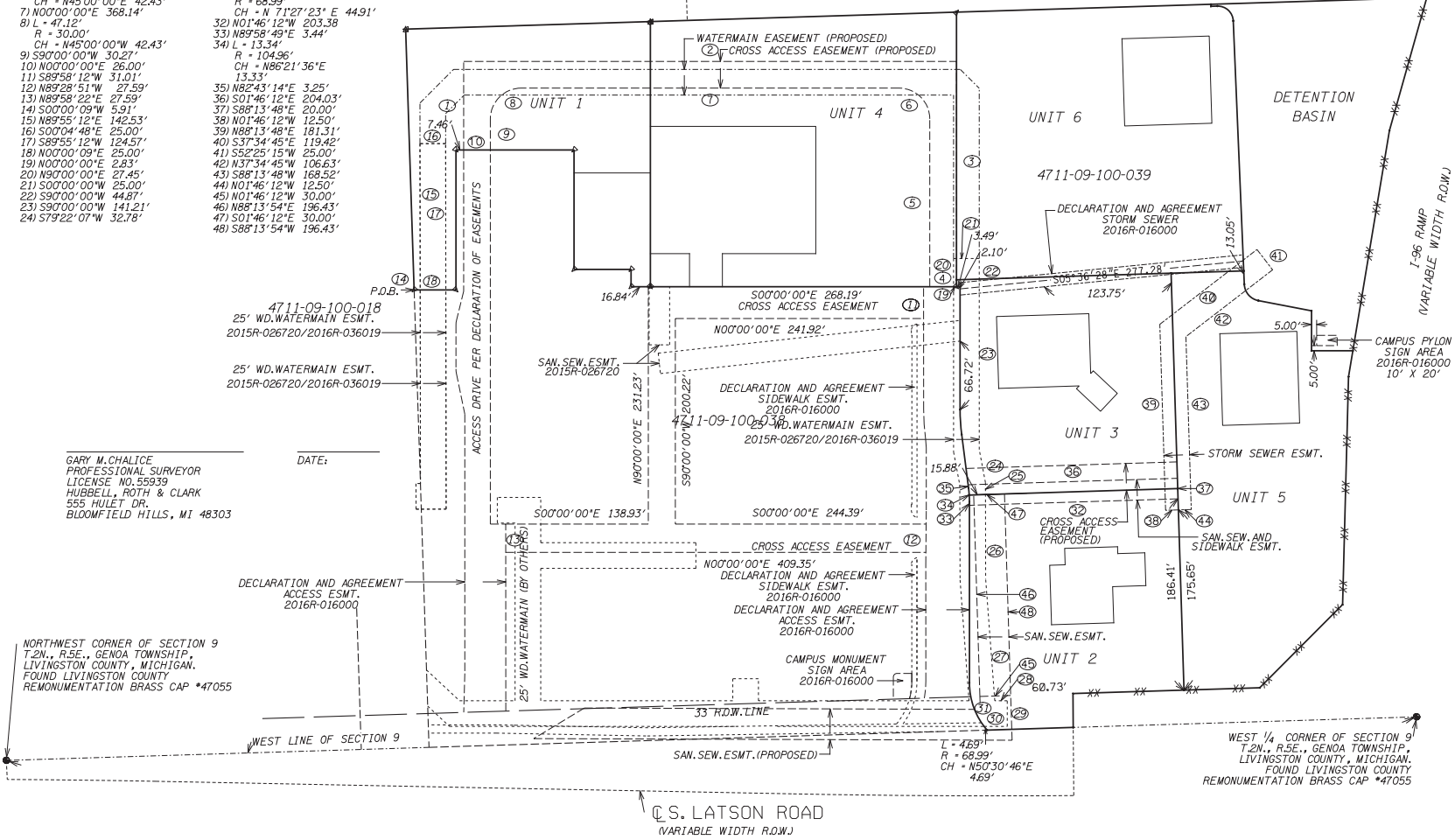
0 25' 50' 100'
SCALE: 1" = 50'

EASEMENT COURSE CALLOUT:

- | | |
|-------------------------|---------------------------|
| 1) N90°00'00"E 86.27' | 25) S89°51'11"W 11.62' |
| 2) S00°00'00"E 480.14' | 26) S89°51'11"W 82.23' |
| 3) S90°00'00"W 219.44' | 27) S85°43'36"W 118.95' |
| 4) N00°00'00"E 26.00' | 28) S00°00'00"W 12.14' |
| 5) N90°00'00"E 163.44' | 29) S90°00'00"W 25.00' |
| 6) L = 47.12' | 30) N00°00'00"E 22.54' |
| R = 30.00' | 31) L = 45.73' |
| CH = N45°00'00"E 42.43' | R = 68.99' |
| 7) N00°00'00"E 368.14' | CH = N 71°27'23" E 44.91' |
| 8) L = 47.12' | 32) N01°46'12"W 203.38 |
| R = 30.00' | 33) N89°58'49"E 3.44' |
| CH = N45°00'00"W 42.43' | 34) L = 13.34' |
| 9) S90°00'00"W 30.27' | R = 104.96' |
| 10) N00°00'00"E 26.00' | CH = N86°21'36"E |
| 11) S89°58'12"W 31.01' | 13.33' |
| 12) N89°28'51"W 27.59' | 35) N82°43'14"E 3.25' |
| 13) N89°28'22"E 27.59' | 36) S01°46'12"E 204.03' |
| 14) S00°00'09"W 5.91' | 37) S88°13'48"E 20.00' |
| 15) N89°55'12"E 142.53' | 38) N01°46'12"W 12.50' |
| 16) S00°04'48"E 25.00' | 39) N88°13'48"E 181.31' |
| 17) S89°55'12"W 124.57' | 40) S37°34'45"E 119.42' |
| 18) N00°00'09"E 25.00' | 41) S52°25'15"W 25.00' |
| 19) N00°00'00"E 2.83' | 42) N37°34'45"W 106.63' |
| 20) N90°00'00"E 27.45' | 43) S88°13'48"W 168.52' |
| 21) S00°00'00"W 25.00' | 44) N01°46'12"W 12.50' |
| 22) S90°00'00"W 44.87' | 45) N01°46'12"W 30.00' |
| 23) S90°00'00"W 141.21' | 46) N88°13'54"E 196.43' |
| 24) S79°22'07"W 32.78' | 47) S01°46'12"E 30.00' |
| | 48) S88°13'54"W 196.43' |

4711-09-100-017

4711-09-100-018



GARY M. CHALICE
PROFESSIONAL SURVEYOR
LICENSE NO. 55939
HUBBELL, ROTH & CLARK
555 HULET DR.
BLOOMFIELD HILLS, MI 48303

DATE:

DECLARATION AND AGREEMENT
ACCESS ESMT.
2016R-016000

NORTHWEST CORNER OF SECTION 9
T.2N., R.5E., GENOA TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN.
FOUND LIVINGSTON COUNTY
REMONUMENTATION BRASS CAP *47055

CAMPUS MONUMENT
SIGN AREA
2016R-016000
L - 4.89'
R = 68.99'
CH = N50°30'46"E
4.89'

WEST 1/4 CORNER OF SECTION 9
T.2N., R.5E., GENOA TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN.
FOUND LIVINGSTON COUNTY
REMONUMENTATION BRASS CAP *47055

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

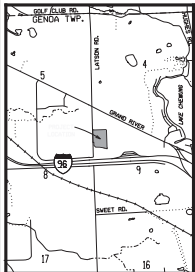
555 HULET DRIVE
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PHONE: (248) 454-0300
FAX (2nd Floor): (248) 554-0312
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WEB SITE: <http://www.hrc-eng.com>



DESIGNED	
DRAWN	
CHECKED	
APPROVED	
DATE	
ADD. COMMENTS - BY OTHERS	
ADDITIONS AND/OR REVISIONS	



GENOA TOWNSHIP
MEDICAL COMPLEX
CONDOMINIUM

EASEMENT PLAN

HRC JOB NO. 20160030	SCALE 1" = 50'
DATE JUNE 13, 2017	SHEET NO. 6

PROPOSED FEBRUARY 1, 2018

DATE = 21-Jan-2016 04:42 PM

JOB NO. = 20160030

JOB FILE = 20160030

DATE =

JOB FILE =

JOB NAME =



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

Memorandum

TO: Esteemed Planning Commissioners
FROM: Kelly VanMarter, Assistant Township Manager
DATE: February 7, 2018
RE: Article 10 Amendments

As many of you recall, the Township's Master Plan was amended in 2013. A primary focus of the 2013 amendment was the inclusion of a sub-area plan for the new Latson Road interchange on the south side of I-96. As a follow-up to the Master Plan, Township staff has been working on Zoning Ordinance updates to promote the goals and objectives of the plan.

Development interest in the South Latson interchange area has been increasing and plans for utility extensions to service this area are ongoing. In an effort to ensure zoning options are in place for the marketing and development of this area we have prepared draft text amendments to Article 10 of the Zoning Ordinance. The proposed amendments would provide for two new Planned Unit Development zoning districts for both an interchange commercial and an interchange campus area. The framework for the new districts is based on the language in the Master Plan which I have included in the following pages for your reference. The new districts also use select standards from the existing non-residential Planned Unit Development (NRPUD) sections of Article 10 to promote consistency both north and south of I-96.

Following the Master Plan sub-area, please find the proposed marked-up Article 10 text amendment in the attached for your review. I look forward to discussing this with you on Monday. Please let me know if you have any questions.

Sincerely,

Kelly VanMarter

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

E. I-96/Latson Road Subarea Plan

At the time this Master Plan update was prepared, a new full service I-96 interchange was under construction at Latson Road. The new interchange includes an overpass connecting Latson and Nixon Roads and a widening to five lanes between Grand River Avenue and the C.S.X. Railroad tracks. Nixon Road, renamed to S. Latson Road, would be improved to a paved, two lane roadway from the railroad south to Chilson Road. Grand Oaks Drive and Beck Road have been realigned to accommodate the interchange ramps.

With the development of the new interchange, Latson Road will be an important gateway to both north and south Genoa Township. Access to the area south of I-96 will dramatically change, necessitating a specific subarea plan to guide development decisions. The subarea plan is intended to address the following:

- Manage traffic around the new I-96 interchange and the intersection of Latson and Grand River Avenue to maintain a level of service that will meet the needs of travelers, protect the significant investment of the interchange, and allow some well-managed intensification of land use near the interchange.
- Encourage high-quality design for the land uses surrounding the interchange to create a gateway that presents a positive image to the community for residents, businesses and visitors.
- Protect the established rural and suburban residential areas south of I-96 through preservation of natural features, limiting density and preventing the intrusion of nonresidential uses outside of identified boundaries where land use change has been planned.
- Identify a secondary area along S. Latson Road where some additional land use change may be considered once a principal use has been established and approved.

The Latson Road Subarea Plan includes the following recommendations for when the interchange is completed, as illustrated on the subarea map (See Map 10):

- The land on the east and west side of Latson Road between I-96 and Grand River Avenue is planned for Regional Commercial and will be rezoned for a mixed-use PUD (NR-PUD). This PUD should include the following:
 - A diversified mixture of uses that may include commercial and office/research and development.
 - A mixture of uses that will diversify traffic generated from the site by spreading out the peak hour over times that minimize impact to the interchange's peak hour traffic.

Planning for the Latson/Nixon Road Corridor when the I-96 interchange is completed:

- *Manage traffic and access around interchange.*
- *Create community gateway with distinctive character.*
- *Diversified mixture of land uses.*
- *High quality architecture.*
- *Streetscape and landscaping improvements along Latson and Grand River.*
- *Protect character of rural residential neighborhoods south of I-96.*
- *Reevaluate the plan yearly to respond to development and market factors.*

- Access management that will minimize the number of driveways and protect the efficiency of traffic flow along Latson Road between the interchange and Grand River Avenue.
 - Distinct and prominent architectural features of enhanced character, which reflect the importance of the site's location and create a positive visual landmark for this gateway to the community.
 - Extensive landscaping along Latson Road and Grand River Avenue to enhance the appearance of these corridors and the gateway to the community.
 - Uniformity in design through coordination of architectural styles, landscaping, ornamental lighting, pedestrian circulation and vehicular access.
- The areas immediately south of the interchange along S. Latson Road are planned for Interchange Commercial, as described in Section B above. This area is intended to accommodate the needs of interstate traffic and should complement, not duplicate the commercial areas north a long Latson and Grand River.
 - The areas adjacent to the Interchange Commercial area as depicted on the map are planned for Interchange Campus uses. This area can be served by utility extensions and is intended to be a well-planned, campus setting.
 - Residential development along S. Latson Road south of the Interchange Campus area will remain at large lot residential densities. The intent is to protect the residential character and natural features through lower density development (Future Transition Area on Map X).
 - As the areas designated for Interchange Commercial and Campus are approved for significant development, areas south currently planned residential should be reevaluated for potential supporting uses, conditional upon the utility and roadway capacities, as shown as Future Transition Area on Map 10. This plan is intended to be flexible, balancing the impacts of new development on the infrastructure system, accommodating new uses dependent on surrounding uses, and limiting the negative impacts on existing nearby uses.

Interchange Commercial Examples



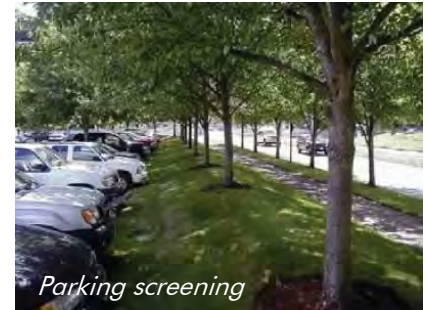
South Latson Interchange Design Guidelines

Streetscape

Streetscape improvements, such as street lights, landscaping, wayfinding signage, and pathways, should be integrated into the interchange commercial and campus developments. This will contribute to the unified, high-quality development the Township would like to project at the new interchange.

- As part of the development of the South Latson campus, a landscaped median should be installed south of the railroad. This will not only help beautify the corridor but improve safety by restricting left-turns.

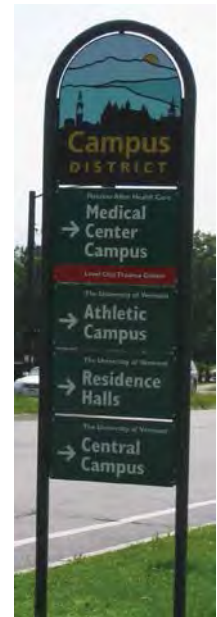
- Ornamental street lighting should be included along South Latson and within the new development itself to contribute toward the site’s unified design.
- South Latson should be well landscaped, not only in the median, but along the frontage, with street trees and knee walls or hedgerows screening parking.
- Gateway and wayfinding signs should be installed at the interchange welcoming visitors to the Township and directing them to major landmarks. This signage should be consistent with that proposed along Grand River and for the Town Center. Elements of a gateway entrance sign should include lighting, landscaping, and masonry material.
- Pathways should be installed on both sides of South Latson and connect to the interior of the site. Buildings and parking should all have pedestrian connections to the pathway network.



Access and Circulation

In order to efficiently accommodate new traffic that is likely to result from new development, having a coordinated circulation and access plan is essential.

- A signalized intersection should be located approximately ¼ mile south of the railroad at Sweet Road. This should be the primary entrance to campus Area A as identified on the Subarea Map.
- An additional entrance to Area A should be located halfway between the signalized intersection and the railroad tracks and be right-in/right-out.
- Area A’s ring road should be sensitive of the wetland/wooded area in its southeast corner and provide stub roads for future connections to the south.
- Area B should be accessed via the newly realigned Beck Road which can be extended and configured into a loop road.
- Area B’s loop road should be sensitive to the wetland/natural areas at the south of the site.
- Auxiliary campus uses on the east side of South Latson across from Area A should be primarily accessed via the signalized intersection. Additional access points north and south of the signalized intersection should be right-in/right-out. A frontage road will help provide convenient access for these businesses and should continue south for future connections.
- No access points other than Beck Road should be allowed on South Latson at the interchange north of the railroad tracks. Businesses fronting South Latson at this location should share access off Beck Road.

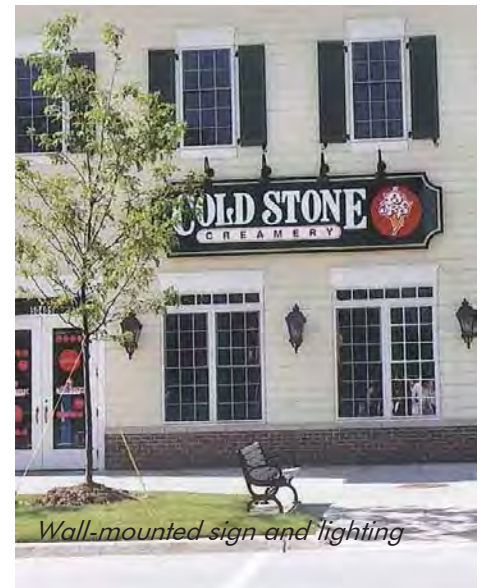


- Access to the Future Transition Area should be integrated into the overall circulation plan for Areas A and B.
- Further access management standards are included in the Township's zoning ordinance and MDOT's Access Management Manual

Building and Site Design

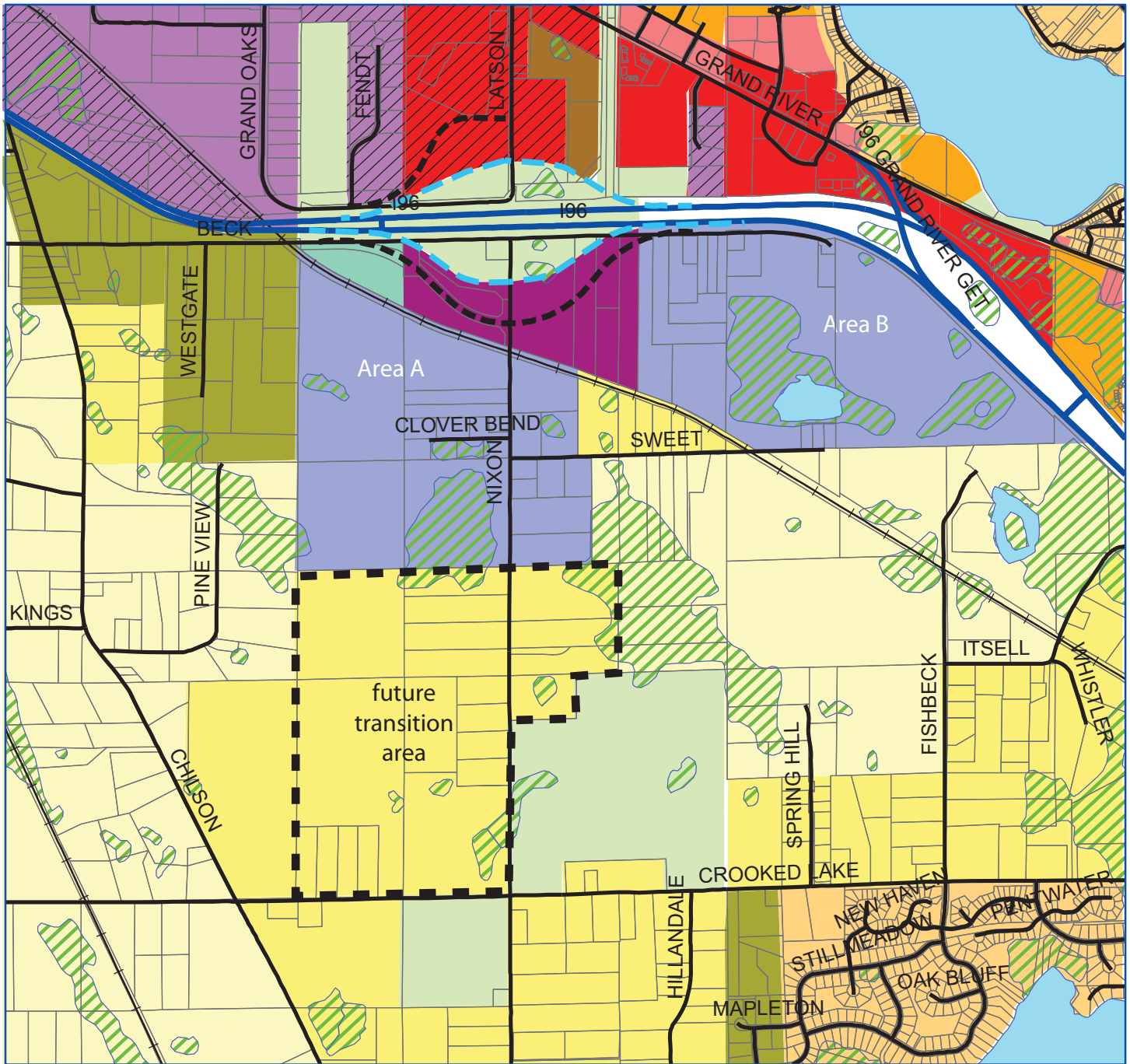
In order to establish a cohesive, high-quality campus at the South Latson interchange, it will be important to have consistent building and site design features.

- Entrances should be well defined and easily accessible by pedestrians.
- Buildings should orient toward South Latson where possible with parking given a less dominant presence along the corridor.
- Parking should be buffered with landscaping or decorative fencing.
- Understanding that a user like a hospital may need several stories for its patient wings, this plan seeks not to require a maximum building height. More importantly, any new building built along South Latson fronting the corridor should be built at a pedestrian scale at its Latson frontage.
- Stormwater should be consolidated and treated through low-impact design and retention ponds that contribute to the existing natural character of the site.
- Building orientation should be sensitive to wetlands and existing natural features and be situated to maximize the sight lines and pedestrian access to enjoy them.
- Materials should be of high quality brick, stone, glass, or similar, reflective of a well-designed modern research park or medical campus.
- Loading zones and waste receptacles should be well delineated and appropriately screened (see zoning ordinance).
- Lighting should be directed downward and fully shielded to eliminate an outward or upward glare, providing for adequate public safety without overly illuminating a site or building.
- Site lighting should consist of decorative fixtures, such as goose neck fixtures, and be architecturally integrated with the building style, materials and color. Pole fixtures should be located within landscaped islands or behind the curb or sidewalk.
- Monument signs should be well landscaped and have masonry bases.



- Signs should be comprised of an interesting design that adds interest to the business and the streetscape. Signs that have the appearance of a box sign are discouraged.
- Signs should be architecturally integrated with their surroundings in terms of size, shape, color, texture and lighting and not promote visual competition with other signs in the area.





- | | | | |
|---|--------------------------------|--------------------------------|--|
| AGRICULTURE/COUNTRY ESTATE - 5 acres per unit | NEIGHBORHOOD COMMERCIAL | INTERCHANGE CAMPUS | interchange transition area - future land use and the utility service area will be reconsidered in this area concurrent with a proposal for actual campus uses |
| LARGE LOT RURAL RESIDENTIAL - 2 acres per unit | GENERAL COMMERCIAL | INTERCHANGE COMMERCIAL | |
| LOW DENSITY RESIDENTIAL - 1 acre per unit | REGIONAL COMMERCIAL | | |
| SMALL LOT SINGLE FAMILY RESIDENTIAL - 2 to 3 units per acre | MIXED-USE TOWN CENTER | Beck and Grand Oaks Relocation | |
| MEDIUM DENSITY RESIDENTIAL - 5 units per acre | OFFICE | New Ramps | |
| HIGH DENSITY RESIDENTIAL - 8 units per acre | INDUSTRIAL | I-96 | |
| MANUFACTURED HOUSING | RESEARCH AND DEVELOPMENT | Wetlands | |
| | PUBLIC/INSTITUTIONAL/UTILITIES | | |
| | PRIVATE RECREATION | | |

**Map 10:
I-96 Interchange
Latson/Nixon Road Subarea Plan**

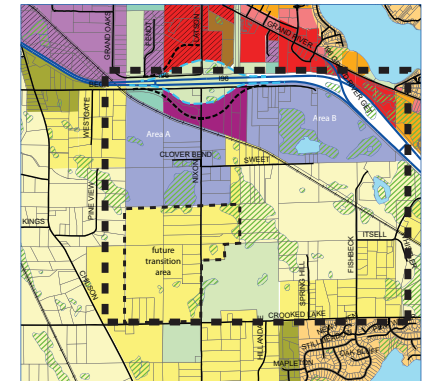
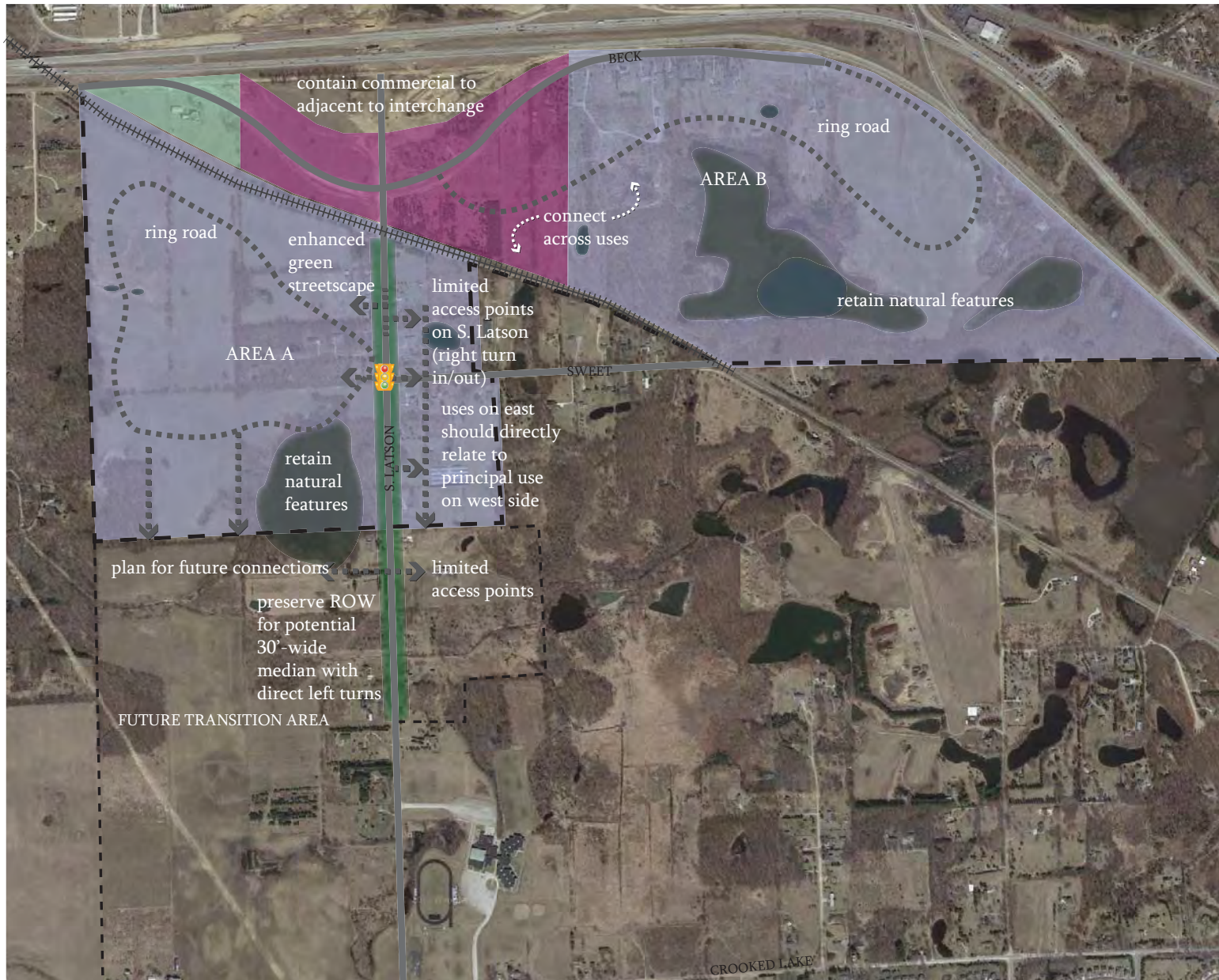


October 2013

Data Sources:
Base Map: Genoa Township



I-96/Latson Subarea Schematic Plan

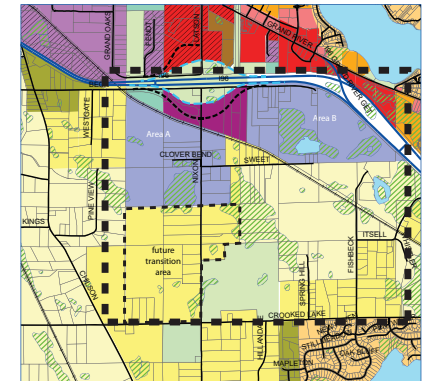


Future Transition Area - future land use and the utility service area will be reconsidered in this area as the campus area is developed with primary uses

- Office
- Interchange Campus
- Interchange Commercial



I-96/Latson Subarea Concept Plan Map 12



Future Transition Area - future land use and the utility service area will be reconsidered in this area as the campus area is developed with primary uses

This Concept Plan is meant to illustrate the principles of the Future Land Use categories of Interchange Campus and Commercial. This is not intended to be a detailed plan that will be built as indicated, but as a reference for the general circulation, building, greenspace, and connectivity/access concepts for the redevelopment of this area.



10-22-13



Image Source: Google

**ARTICLE 10
PLANNED UNIT DEVELOPMENT**

Sec. 10.01 PURPOSE

- 10.01.01 **Purpose.** The purpose of this Section is to permit the coordinated development on larger sites, protect significant natural features present which the property owner and Township wish to preserve, to provide the opportunity to mix compatible uses or residential types, or allow clustering of residential units to preserve common open space and natural features.
- 10.01.02 **Innovation in Land Use.** The PUD standards are provided as a design option to permit flexibility in the regulation of land development; to encourage innovation in land use, form of ownership and variety in design, layout, and type of structures constructed; to preserve significant natural features and open space; to promote efficient provision of public services and utilities; to minimize adverse traffic impacts; to provide adequate housing and employment; to encourage development of convenient recreational facilities; and to encourage the use and improvement of existing sites when the uniform regulations contained in other zoning districts alone do not provide adequate protection and safeguards for the site or its surrounding areas. The PUD standards are not intended to avoid the imposition of standards and requirements of other zoning classifications rather than to achieve the stated purposes herein set forth.
- 10.01.03 **Flexibility in Design.** For properties approved for PUD designation, these PUD standards provide the developer with flexibility in design and permit variation of the specific bulk, area, and in some specified situations the density requirements of this Ordinance on the basis of the total PUD plan, subject to the approval of the PUD plan by the Planning Commission and Township Board in accordance with the requirements as herein set forth.
- 10.01.04 **Types of PUD's.** This article provides for ~~five-seven~~ (~~57~~) types of PUD: a residential overlay, a planned industrial/corporate district, a mixed use PUD district, a redevelopment PUD, ~~and~~ a non-residential PUD District, ~~and two separate PUD Districts for the S. Latson Road interchange area~~. The residential PUD, planned industrial PUD and redevelopment PUD are overlay districts that include supplementary standards, which apply simultaneously, or replace, standards of the underlying residential zoning district. The mixed use PUD, ~~and~~ non-residential PUD, ~~and two interchange PUDs~~ are separate zoning districts.

(as amended 12/31/06)

Sec. 10.02 QUALIFYING CONDITIONS

The following provisions shall apply to all planned unit developments:

- 10.02.01 **Single Ownership.** The planned unit development site shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.
- 10.02.02 **Initiated by Petition.** A PUD zoning classification may be initiated only by a petition.
- 10.02.03 **Minimum Site Area.** The site shall have a minimum area of twenty (20) acres of contiguous land, provided such minimum may be reduced by the Township Board as follows:
- (a) The minimum area requirement may be reduced to five (5) acres for sites served by both public water and sanitary sewer.
 - (b) The minimum lot area may be waived for sites zoned for commercial use (NSD, GCD or RCD) where the site is occupied by a nonconforming commercial, office or industrial building, all buildings on the site are proposed to be removed or rehabilitated and a use permitted within the underlying zoning district is proposed. The Township Board shall only permit the PUD on the smaller site where it finds that the flexibility in dimensional standards is necessary to allow for innovative design in redeveloping the site and an existing blighted situation will be eliminated. (as amended 12/31/06)
 - (c) Interchange Commercial and Campus PUDs: the Township Board may waive the minimum lot area where the design elements of a proposed development are integrated into and consistent with the broader Latson Road Subarea Plans with compatible land uses
- 10.02.04 **Benefits.** The PUD site plan shall provide one or more of the following benefits not possible under the standards of another zoning district, as determined by the Planning Commission:
- (a) preservation of significant natural or historic features;
 - (b) a complementary mixture of uses or a variety of housing types;
 - (c) common open space for passive or active recreational use;
 - (d) mitigation to offset impacts; or,
 - (e) redevelopment of a nonconforming site where creative design can address unique site constraints. (as amended 12/31/06)
- 10.02.05 **Sewer and Water.** The site shall be served by public sewer and public water. The Township may approve a residential PUD that is not served by public sewer or water, provided all lots shall be at least one (1) acre in area and the requirements of the County Health Department shall be met.

Sec. 10.03 TYPES OF PUD ZONING DESIGNATION

A property meeting the qualifying conditions may be rezoned to an appropriate PUD District, based on the standards shown in the following table and appropriate standards contained elsewhere in this Zoning Ordinance. The rezoning shall be concurrent with the approval of a PUD Conceptual Plan. The PUD designation shall be noted in the application, and on the Official Zoning Map upon approval.

District Name	Type of District	Permitted Uses	Special Land Uses	Additional Provisions
Residential Planned Unit Development (RPUD)	Overlay of a residential district	Open space or cluster housing projects with one or more types of residential uses	Same as underlying residential district	Sec. 10.03.01
Planned Industrial Parks (PID)	Overlay district of an Industrial District	Uses permitted in the Industrial and Office-Service Districts	Special land uses of the Industrial and Office-Service District	Sec. 10.03.02
Mixed Use Planned Unit Development (MU-PUD)	Separate zoning district	A mixture of public, residential, commercial, recreational or open space uses.	Special land uses of the zoning districts applicable to each PUD component.	Sec. 10.03.03
Redevelopment Planned Unit Development (RDPUD)	Overlay of a commercial district	Same as underlying district	Same as underlying district	Sec. 10.03.04
Non-residential Planned Unit Development (NR-PUD)	Separate zoning district	A mixture of public, office, commercial, light industrial, recreational and open space uses. See Sec. 10.03.05(c).	Special land uses of the zoning districts applicable to each PUD component.	Sec. 10.03.05
<u>Interchange Commercial PUD (ICPUD)</u>	<u>Separate zoning district</u>	<u>See Sec. 10.03.06 c</u>	<u>Special land uses of the General Commercial or Regional Commercial District, as may be approved by the Township, except those specifically listed in Sec. 10.03.06 c</u>	<u>Sec. 10.03.06</u>
<u>Interchange Campus PUD (CAPUD)</u>	<u>Separate zoning district</u>	<u>See Sec. 10.03.07 c</u>	<u>See Sec. 10.03.07 c</u>	<u>Sec. 10.03.07</u>

(as amended 12/31/06)

10.03.01 Residential PUD

- (a) **Density:** Residential density shall be determined by a parallel plan that illustrates how the site could be developed as a conventional subdivision or site plan, meeting all applicable township and county zoning and subdivision requirements. The Township shall review the design and determine the number of buildable lots that could be feasibly constructed, taking into consideration any wetlands or other non-buildable land. This number shall be the maximum number of dwelling units allowable for the RPUD. Where the underlying zoning is multiple family, density shall be determined based upon the underlying zoning district and the definition of density. Where the Township Master Plan recommends a different zoning district that the current zoning, a rezoning of the underlying zoning district consistent with the Master Plan may be considered concurrently with the Residential PUD overlay.
- (b) **Dimensional Standards:** The dimensional standards of the underlying zoning district shall be complied with, provided the lot area, lot width and setback requirements may be reduced with the resultant area preserved as open space. A table shall be provided on the site plan indicating the cumulative reduction in lot areas and the corresponding

amount of open space being preserved. Wetland setbacks may not be reduced. The Planning Commission may approve an RPUD without public water and sewer provided all lots shall be at least one (1) acre in area and the requirements of the County Health Department are met.

- (c) **Open Space:** All land within an RPUD that is not devoted to a residential unit, roadway or other improvement shall be set aside as common open space for recreation or conservation. The amount of open space shall be at least equal to the total area that proposed lots are reduced below the underlying zoning's minimum lot area; provided a minimum of twenty five percent (25%) of the site shall be open space. Common open space shall be planned in locations that are visible and accessible. The open space shall contain some form of active recreational facility such as a play-area. The common open space shall be located to preserve significant natural features, central to the residents of the development, along the county road frontage, adjacent to adjoining residential or to connect open spaces throughout the development. The open space along the exterior public roads shall generally have a depth of at least one hundred (100) feet, either landscaped or preserved in a natural wooded condition. The PUD agreement shall set forth open space protection measures as provided for in section 10.05.04.

10.03.02 Planned Industrial District (PID)

- (a) **Dimensional Standards:** All buildings, structures, accessory structures and parking areas shall meet the minimum setback standards of the Industrial District, as specified in the Table of Dimensional Standards, along the exterior boundaries of the PID site. Internal setbacks shall be determined by the Planning Commission during review of the PID concept plan. Maximum building height shall be consistent with the standards for the Industrial District.
- (b) **Lot Areas:** Minimum lot area shall be two (2) acres except up to twenty five percent (25%) of the total number of lots may be between one and one-half (1-1/2) and two (2) acres in area.
- (c) **Design Standards:** Buildings shall utilize high quality architecture and landscaping that create a research and office-park environment with primary use of masonry material, such as brick, stone or split face block, and glass on buildings and landscaping along internal roadways and around the perimeter of the PID. Metal paneling and plain concrete masonry units shall constitute no more than twenty-five percent (25%) of the facades of buildings visible from the internal roadway or any adjoining public roadway. (as amended 12/31/06)

10.03.03 Mixed Use PUD

- (a) **Uses:** A mixed use PUD shall include a mixture of uses that are considered by the Planning Commission to be consistent with the Master Plan. A concept plan shall be prepared for the PUD that divides the PUD into components for various uses. Each component of the PUD shall be designated as a specific zoning district (e.g. Medium Density Residential or Office-Service). Areas devoted to each type of use shall be designated on the PUD Concept Plan. The concept plan may provide for vertical mixture of uses, such as office or residential above commercial. The mixed use PUD can be a mixture of housing types such as single family and multiple family or a mixture of uses such as residential and non-residential. The Planning Commission

shall determine the appropriate mixture of uses and how much of the PUD land area shall be occupied by residential uses, nonresidential uses, recreational area, or open space. The Planning Commission shall make this determination based upon the concept plan's ability to provide an integrated mixture of uses, maintain compatibility with surrounding uses, and meet the standards of section 10.07. The list of permitted uses shall be established by the Planning Commission in the PUD agreement. Not more than fifty percent (50%) of the PUD acreage shall be devoted to commercial, office or industrial and not less than fifty percent (50%) of the PUD acreage shall be devoted to open space, preserved natural features or residential use.

- (b) **Open Space:** A minimum twenty five percent (25%) of the site shall be open space. Such open space shall be dispersed throughout the site and linked through greenway or pedestrian corridors or located along road frontages. A minimum of 50% of the required open space shall be usable upland area.
- (c) **Dimensional Requirements:** All area and bulk dimensional standards shall comply with the dimensional standards for the associated zoning district designated on the PUD concept plan. To encourage flexibility and creativity consistent with the intent of the PUD, the Township may permit specific departures from the requirements of the Zoning Ordinance as a part of the approval process. Any regulatory modification shall be approved through a finding by the Township that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. Residential portions of a PUD shall comply with section 10.03.01.
- (d) **Parking.** To encourage a true integration of mixed uses and improved efficiency in land use, the Planning Commission may permit the overlap in parking requirements between uses that have alternating peak-parking demands or where the mixture of uses on a site would result in multi-purpose trips. Approval for the parking reduction shall be based upon documentation submitted by the applicant indicating the types of uses, intensity and characteristics of the parking demands for such uses.

10.03.04 Redevelopment PUD

- (a) A redevelopment PUD overlay shall only be applied to sites that have been previously developed for the purpose of a commercial, office, or industrial use, where redevelopment of the site will be an enhancement to the site and surrounding area, where all buildings on the site are proposed to be removed or renovated and a use permitted within the underlying zoning district is proposed. The redevelopment PUD shall only be applied to a site where the Township determines that flexibility in dimensional standards is necessary to allow for innovative design in redeveloping a site with constraints and where a clear public benefit is being derived.
- (b) To encourage flexibility and creativity consistent with the intent of the PUD, the Township may permit specific departures from the requirements of the Zoning Ordinance as a part of the approval process. Any regulatory modification shall be approved through a finding by the Township that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards. A parallel plan shall be provided showing how the site could be redeveloped without the use of the PUD to allow the Planning Commission to evaluate whether the modifications to dimensional standards are the minimum necessary to allow redevelopment of the site, while still meeting the spirit and intent of the ordinance.

- (c) A table shall be provided on the site plan that specifically details all deviations from the zoning regulations. This specification should include ordinance provisions from which deviations are sought, the reasons the deviations are necessary and mechanisms to be utilized to mitigate any impacts. Only those deviations consistent with the intent of this ordinance shall be considered. As a condition of approving such deviations, the Township may attach such additional conditions deemed necessary for the protection of the public health, safety, and welfare in lieu of the regulations. (as amended 12/31/06)

10.03.05 Non-residential Planned Unit Developments

- (a) Size of Uses:
 - (1) A maximum sixty percent (60%) of the site, exclusive of public rights of way shall contain retail commercial uses such as shopping centers or freestanding retail/department stores including areas required for storm water, setbacks, parking and landscaping associated with such uses. The remainder of the site shall include open space, manufacturing, research and development, office, lodging, restaurants and/or entertainment related uses.
 - (2) No more than two retail uses shall have an individual floor area of 100,000 square feet or more, and no other individual commercial use shall have a floor area over 60,000 square feet.
- (b) A minimum twenty five percent (25%) of the site shall be open space. Such open space shall be dispersed throughout the site and linked through greenway or pedestrian corridors. Open space is defined as undisturbed areas of key natural features, landscaped open space or pedestrian plaza areas, which commonly include outdoor seating and gathering areas. Detention areas shall comprise no more than 50% of the required open space and if visible from the roadway, parking lot, residential dwellings, primary entrances to buildings or other predominant views shall only be counted toward this requirement if designed to provide a natural appearance as described below.
- (c) Permitted Uses: All uses permitted by right or by special land use approval in the Commercial, Office and Public and Recreational Facilities Districts (NSD, OS, GCD, RCD and PRF) are permitted by right or special use under the PUD. Permitted uses shall also include Manufacturing Research or Research and Development Uses, defined as low intensity industrial uses that include a large office or laboratory component and that manufacture, package, assemble or treat finished or semi finished products from previously prepared material but do not process raw materials. The following are exceptions to the list of permitted uses:
 - (1) Auto sales, new and used
 - (2) Auto/gasoline service stations of any type, principal or accessory
 - (3) Auto maintenance or repair establishment of any type
 - (4) Automobile wash, automatic or self serve

- (5) Banquet halls, assembly halls, dance halls, private clubs, fraternal order halls, lodge halls or similar places of assembly except where accessory to a permitted office or lodging use
 - (6) Carnivals, fairs, commercial cider mills and amusement parks
 - (7) Churches
 - (8) Convenience stores with gasoline sales
 - (9) Permanent or temporary dome structures
 - (10) Fruit stands (outdoor sales of fruit and nursery goods) except when accessory to a permitted use
 - (11) Kennels, of any kind
 - (12) Laundromats
 - (13) Leasing or sales or display of trucks, trailers, boats, recreational vehicles, construction equipment and similar vehicles
 - (14) Mini storage warehouses
 - (15) Outdoor commercial display, sales, storage or temporary staging of items as a principal or accessory use, unless screened from public view
 - (16) Outdoor private recreation facilities such as, but not limited to, miniature golf, driving ranges, batting cages, go cart tracks, and in line skating rinks
 - (17) Restaurants with drive through facilities, except Township Board may approve up to one upon determination that the project shall be integrated into the design concept for the overall PUD
 - (18) Educational establishments including public schools, parochial schools, vocational trade schools, colleges, universities and commercial schools such as dance academies or martial arts studios
 - (19) Industrial uses, except for a research and development uses, and micro breweries associated with a restaurant
 - (20) Any other use not specifically authorized under the appropriate zoning district
- (d) Traffic Circulation, Operations and Access
- (1) A traffic impact study shall be provided as described in Article 18. Such study shall evaluate the impact of the project at each access point and existing major intersections where volumes from the PUD are projected increase daily or hourly volumes by 5% or more. The traffic study shall include methods to mitigate impacts, and describe timing and responsibility for funding such improvements.

- (2) Access shall be limited to one major entrance along any arterial, excluding an entrance designed solely for truck traffic. Additional access points shall only be considered if spaced at least 500 feet apart and a traffic impact study demonstrates overall traffic operations and safety will be improved.
 - (3) Access points shall be at least 600 feet from the intersection of arterial roadways or interchange ramps provided the spacing may be modified by the Township, with input from road agency staff, to minimize conflicts with traffic operations at intersections or existing access points, or to meet signal spacing standards if it is determined the access may require signalization.
 - (4) Main access points shall be spaced from existing signalized intersections to ensure proper spacing and progression if the main access point is signalized in the future. The site design shall direct traffic flow to use the main access points.
 - (5) Interior drives shall provide circulation between uses.
 - (6) Stacking or queuing depth at site access points shall be sufficient to accommodate expected peak hour volumes without conflict to inbound or internal circulation.
 - (7) Additional right of way shall be provided to accommodate improvements to the existing arterial roadway system that are planned or required to mitigate traffic associated with the PUD.
 - (8) A pedestrian circulation system shall be provided throughout the site and along existing arterials.
- (e) Site Design. The following site elements shall be provided:
- (1) An extensively landscaped greenbelt shall be provided along existing public streets. Said greenbelt shall include closely spaced street trees and hedge rows to screen the parking lot. Low, undulating (horizontal and vertical) berms or an architectural feature (decorative stone or brick wall, wrought iron fencing, or combination) may be permitted.
 - (2) Site design and landscaping shall diminish the prominence of parking lots as viewed from public streets
 - (3) A Township entranceway landmark shall be provided near the intersection of any arterial streets or expressway ramps. The type and design of said landmark shall be determined as part of the conceptual plan approval.
 - (4) Pedestrian gathering and seating plazas, greenways and tree lined drives shall be within parking lots and throughout the site to provide an inviting pedestrian environment, protection of the pedestrian from vehicular circulation for improve traffic operations and views.
 - (5) One parking lot tree shall be provided for each 2000 square feet of paved parking, including aisles, service areas, driveways and drives. At least 1/2 of

the parking lot trees shall be within the parking lot inside islands or medians. A majority of the islands shall be a minimum 18 feet wide. Landscape areas shall be irrigated.

- (6) Ornamental lighting shall be provided along arterials and throughout major circulation drive within the site.
 - (7) Other site amenities to create a pedestrian scale environment shall be provided such as bike racks, benches, information kiosks, art, planters or streetscape elements to separate mainline buildings from the parking lots.
 - (8) Any detention areas visible from the roadway, parking lot, residential dwellings, primary entrances to buildings or other predominant views shall have a maximum 6:1 slope and be designed to have a natural appearance, such as variable shape, natural arrangement of landscape materials, aerated fountains, and use of boulder accent walls or other similar design features.
 - (9) Unless otherwise provided in the PUD agreement, Signs shall comply with the standards of Article 16, provided sign types and materials shall be consistent with the overall architectural design of the PUD, and all freestanding signs shall be monument type with a base to match the building materials and landscaping around the sign integrated into the overall landscape plan. Wall and monument signs shall be channel cut letters on non illuminated background panels. Temporary window signs shall be prohibited.
- (f) Architecture. Information on architecture and building design (elevations or perspectives, materials and description of design standards) shall be submitted with the concept plan and comply with the following:
- (1) Architecture throughout the development shall be compatible based on a design theme established with the Concept Plan and described in the PUD Agreement.
 - (2) Buildings shall utilize high quality architecture with variable building lines, peaked roofs, architectural accents, and brick facades. Peaked roof lines shall not be designed to create false, parapet style facades.
 - (3) The depth of the front building line shall be varied to break up the building massing.
 - (4) The predominant material utilized on facades that are visible from a public right of way or parking lots shall be brick. Other materials may be used for architectural accents, provided such materials shall have the appearance of wood or cut or cast stone.
 - (5) A building or buildings shall face (front facade or side elevation with appearance of a front facade) the intersection of existing arterial streets. The building(s) shall have distinct architecture that creates a prominent landmark at the intersection, with no loading or utility areas that face the intersection. There shall be a landscaped plaza in front of the building or between buildings. Parking shall be behind this building where practical.

- (g) Utilities. The Concept Plan shall include a Utility Master Plan, based on guidelines provided by the Township Engineer. The Utility Master Plan shall show connection points to existing utilities, and concepts for the layout, size and phasing of utilities.

10.03.06 Interchange Planned Unit Developments (Commercial and Campus)

(a) Intent. The intent of the Interchange PUDs is to promote comprehensive and long-term planning of appropriate land uses, innovative architectural design, high quality building materials, and a walkable environment for visitors and travelers.

(b) Master Plan and Subarea Plans. All Interchange PUD proposals shall demonstrate conformance to the land use, site design, and access management strategies and recommendations of the Genoa Township Master Plan and Subarea Plans.

(c) Land Use.

(1) ICPUD: permitted land uses include restaurants (fast food, sit-down, and take out), auto/gasoline service stations, retail/service, hotels, entertainment (movie theaters, indoor commercial recreation, etc.), conference centers, financial institutions, and offices. The Township may permit additional uses as part of the approval process. The list of permitted uses proposed for a development shall be included in the PUD Agreement for review and approval by the Township. All proposed uses shall comply with the conditions of Section 7.02.02.

(2) CAPUD: principal permitted uses include medical and dental offices, hospitals, professional office, colleges, universities and specialized training, and indoor commercial recreation.

Special land uses shall include manufacturing research or research and development uses, defined as low intensity industrial uses that include a large office or laboratory component and that manufacture, package, assemble or treat finished or semi-finished products from previously prepared material, but do not process raw materials.

Restaurants (those permitted by right in the NSD) and professional and business service establishments (as identified in Table 7.02) are allowed, but must be ancillary to a principal permitted use or special land use.

(d) Site Design. All Interchange PUD proposals shall comply with the standards of Section 10.03.05 e above

(e) Architecture. All Interchange PUD proposals shall comply with the standards of Section 10.03.05 f above.

(f) Access Management and Connectivity.

(1) ICPUD:

a. No access points other than Beck Road are permitted along South Latson Road between the interchange and the rail line.

- b. Development shall incorporate shared access points to limit the number of driveways along Beck Road and shall comply with Section 15.06 Access Management.
- c. Acceptable road levels of service (LOS) shall be maintained by careful access management strategies and road improvements.
- d. Sites shall be designed to incorporate cross-access easements and connectivity for vehicular, bicycle, and foot traffic.

(2) CAPUD:

- a. The primary access to the area west of South Latson Road, south of the railroad, shall be aligned with Sweet Road.
- b. Secondary access points shall be limited and/or restricted. Restricted driveways shall be designed to be intuitive with minimal signage. All access points shall be aligned with access points across the road and shall be separated from other intersections and access points on the same side of the road by at least 500 feet.
- c. Sites shall be designed to incorporate frontage roads, service roads, and cross-access easements to allow connectivity for vehicular, bicycle, and foot traffic. The use of landscaped boulevards is encouraged.

(g) Utilities. The Concept Plan shall include a Utility Master Plan, based on guidelines provided by the Township Engineer. The Utility Master Plan shall show connection points to existing utilities, and concepts for the layout, size, and phasing of utilities, which shall include water, sewer and stormwater.

(h) Future Transition Area. Appropriately timed incremental southward expansion of the CAPUD is anticipated. Evaluation factors for expansion include the following considerations:

- (1) Amount and capacity of undeveloped land remaining within the growth framework areas, which shall be used to satisfy the demand for development prior to expanding boundaries.
- (2) Projected population growth within the Township and demand for additional land areas for development.
- (3) Present and planned sewer capacity.
- (4) The capacity and condition of the road system.
- (5) The ability of the Township, County and other public agencies to provide necessary services to the new growth areas and the additional resulting population.
- (6) Impact on public health, safety and welfare.
- (7) Changes to conditions considered at the time of the subarea plan.

- (8) Inclusion of integrated open space for active and passive recreation.
- (9) Environmental constraints and sensitivity.
- (10) Adverse impact to adjacent or nearby property.
- (11) Sensitive transitions to residential and agricultural land can achieved.
- (12) Other relevant criteria deemed appropriate by the Township.

Sec. 10.04 APPLICATION AND REVIEW PROCEDURE

10.04.01 Process for rezoning to appropriate PUD designation, Conceptual PUD Plan, Environmental Impact Statement and PUD Agreement.

- (a) An optional pre-application workshop with the Planning Commission may be requested by the applicant to discuss the appropriateness of a PUD concept, solicit feedback and receive requests for additional materials supporting the proposal. An applicant desiring such a workshop shall request placement on the Planning Commission agenda.
- (b) The applicant shall prepare and submit to the Zoning Administrator a request for rezoning to the appropriate PUD designation. The application shall include all Conceptual Submittal items listed in Section 10.05 and shall be submitted in accordance with the procedures and requirements set by resolution of the Township Board.
- (c) The Planning Commission shall review the rezoning request, the Conceptual PUD Site Plan, the Impact Statement and PUD Agreement, conduct a public hearing, and make a recommendation to the Township Board and Livingston County Planning Commission based on the review standards of Section 10.07. Notice of public hearing shall be provided for in accordance with section 21.05.
- (d) Within thirty (30) days following receipt of a recommendation from the Planning Commission, the Livingston County Planning Commission shall conduct a public hearing on the requested PUD rezoning and make a recommendation for approval or denial to the Township Board.
- (e) The applicant shall make any revisions to incorporate conditions noted by the Planning Commission and submit the required copies to the Zoning Administrator to provide sufficient time for review prior to the Township Board meeting.
- (f) Within ninety (90) days following receipt of a recommendation from the Planning Commission and Livingston County, the Township Board shall conduct a public hearing on the requested PUD rezoning, Conceptual PUD Site Plan and PUD Agreement and either approve, deny or approve with a list of conditions made part of the approval. Notice of public hearing shall be provided for in accordance with section 21.05. The Township Board may require a resubmittal of the application reflecting the conditions for approval by the Zoning Administrator, and Township consultants if appropriate. (as amended 12/31/06)

10.04.02 **Expiration:** Approval of the Conceptual PUD Site Plan by the Township Board shall confer upon the owner the right to proceed through the subsequent planning phase for a period not to exceed two (2) years from date of approval. If application for Final PUD Site Plan approval is not requested within this time period, resubmittal of a new PUD concept plan and application shall be required. The Township Board may extend the period up to an additional two (2) years, if requested in writing by the applicant prior to the expiration date.

10.04.03 **Process for Final PUD Site Plan(s)**

- (a) The applicant shall submit the required copies of all necessary information meeting the requirements of Section 10.06 of this ordinance to the Zoning Administrator at least thirty (30) days prior to the Planning Commission meeting at which the Planning Commission shall first review the request. If the PUD involves a platted subdivision, the Final Site Plan may be processed concurrently as a Preliminary Plat.
- (b) Upon submission of all required materials and fees, the Planning Commission shall review the Final PUD Plan, the Impact Statement, and PUD Agreement and make a recommendation to the Township Board based on the review standards of Section 10.08.
- (c) The applicant shall make any revisions to incorporate conditions noted by the Planning Commission and submit the required copies to the Zoning Administrator to provide sufficient time for review prior to the Township Board meeting.
- (d) Within ninety (90) days following receipt of a recommendation from the Planning Commission, the Township Board shall conduct a public hearing on the requested Final PUD Plan, the Environmental Impact Statement, and PUD Agreement and either approve, deny or approve with a list of conditions made part of the approval. The Township Board may require a resubmittal of the application reflecting the conditions for approval by the Zoning Administrator, and Township consultants if appropriate. (as amended 3/5/10)
- (e) If the Final PUD Site Plan was approved with conditions, the applicant shall submit a revised site plan to the Zoning Administrator for approval prior to the issuance of any building permits.

Sec 10.05 CONCEPTUAL SUBMITTAL REQUIREMENTS

The purpose of the conceptual review is to provide a mechanism whereby the applicant can obtain a substantial review of the proposed project in order to prepare final site engineering and architecture plans, and to execute necessary agreements between the applicant and the Township. The required number of copies of each of the following items shall be submitted by the applicant or as required by the Township:

- 10.05.01 Current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, such as an option or purchase agreement.
- 10.05.02 A completed application form, supplied by the Zoning Administrator, and an application fee. A separate escrow deposit may be required for administrative charges to review the PUD submittal.

- 10.05.03 An Impact Assessment meeting the requirements of Article 18. A traffic impact study may be required at the discretion of the Township or as otherwise stated in this ordinance which meets the requirements of Article 18.
- 10.05.04 A complete PUD Agreement for review which shall:
- (a) Set forth the conditions upon which the approval is based, with reference to the approved Site Plan or Plat Plan and Impact Statement and a description of all deviations from Township regulations that have been requested and approved.
 - (b) When open space or common areas are indicated in the PUD plan for use by the residents, the open space or common areas shall be conveyed in fee, placed under a conservation easement or otherwise committed by dedication to an association of the residents, and the use shall be irrevocably dedicated in perpetuity and retained as open space for park, recreation, conservation or other common uses.
 - (c) Set forth a program and financing for maintaining common areas and features, such as walkways, signs, lighting and landscaping.
 - (d) Assure that trees and woodlands will be preserved as shown on the site plan, or replaced on a caliper for caliper basis.
 - (e) Assure the construction, improvement and maintenance of all streets and necessary utilities (including public water, wastewater collection and treatment) to mitigate the impacts of the PUD project through construction by the developer, bonds or other satisfactory means, for any and all phases of the PUD. In the case of phased PUD's this requirement shall be reviewed at the time of any final site plan approval.
 - (f) Address any other concerns of the Township regarding construction and maintenance.
- 10.05.05 Sheet size of submitted drawings shall be at least 24-inches by 36 inches, with graphics at an engineer's scale.
- 10.05.06 Cover Sheet providing:
- (a) the applicant's name;
 - (b) the name of the development;
 - (c) the preparer's name and professional seal of architect, engineer, surveyor or landscape architect indicating license in the State of Michigan;
 - (d) date of preparation and any revisions;
 - (e) north arrow;
 - (f) property lines and dimensions;
 - (g) complete and current legal description and size of property in acres;
 - (h) small location sketch of the subject site and area within one-half mile; and scale;

- (i) zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the PUD site;
- (j) lot lines and all structures on the property and within one-hundred (100) feet of the PUD property lines;
- (k) location of any access points on both sides of the street within one-hundred (100) feet of the PUD site along streets where access to the PUD is proposed.

10.05.07 A Plan Sheet(s) labeled Existing Site Conditions, including the location of existing buildings and structures, rights-of-way and easements, significant natural and historical features, existing drainage patterns (by arrow), surface water bodies, floodplain areas, wetlands over two acres in size, the limits of major stands of trees and a tree survey indicating the location, species and caliper of all trees with a caliper over eight (8) inches, measured four feet above grade. This sheet shall also illustrate existing topography of the entire site at two (2) foot contour intervals and a general description of grades within one-hundred (100) feet of the site. A reduced copy of this sheet may be included in the Impact Statement.

10.05.08 For projects with a residential component, a concept plan that illustrates how the site could be practically developed under current zoning standards. This drawing may be used to determine the base density of the project.

10.05.09 A Conceptual PUD Site Plan Sheet including:

- (a) Conceptual layout of proposed land use, acreage allotted to each use, residential density overall and by underlying zoning district (calculations shall be provided for both overall and useable acreage), building footprints, structures, roadways, parking areas, drives, driveways, pedestrian paths, gathering areas and identification signs. Calculations of the size of uses to confirm compliance with Section 10.03.04 for the Non-residential PUD option.

Note: Useable area is total area less public road rights-of-way, year-round surface water bodies, and MDNR regulated wetlands.

- (b) Building setbacks and spacing.
- (c) General location and type of landscaping proposed (evergreen, deciduous, berm, etc.) noting existing trees over eight inches in caliper to be retained, and any woodlands that will be designated as "areas not to be disturbed" in development of the PUD.
- (d) A preliminary layout of contemplated storm water drainage, detention pond location, water supply and wastewater disposal systems, any public or private easements, and a note of any utility lines to be removed.
- (e) Calculations to demonstrate compliance with minimum open space requirements shall be provided.
- (f) Preliminary architectural design information shall be provided to the satisfaction of the Township.

- (g) If a multi-phase Planned Unit Development is proposed, identification of the areas included in each phase. For residential uses identify the number, type, and density proposed by phase.
- (h) A Utility Master Plan shall be required based on guidelines provided by the Township Engineer. The Utility Master Plan shall show connection points to existing utilities, and concepts for layout, size and phasing of utilities.

Sec. 10.06 FINAL PUD SITE PLAN SUBMITTAL REQUIREMENTS

The final submittal shall include the required number of copies of each of the following items:

- (a) All materials required by Article 18, Site Plan Review, including an Impact Statement and Traffic Impact Statement as required.
- (b) A hydrologic impact assessment describing the existing ground and surface water resources including, but not limited to, a description of the water table, direction of groundwater flow, recharge and discharge areas, lake levels, surface drainage, floodplains, and water quality as well as the projected impact of the proposed development on such resources, in particular impacts associated with water supply development, wastewater disposal, and storm water management.
- (c) A final copy of the approved PUD Agreement that meets the requirements outlined in Section 10.05.04.
- (d) Non-Residential Projects: Additional information required for a complete review under the standards of Section 10.03.04.
- (e) Any other additional information deemed appropriate by the Township.

Sec. 10.07 STANDARDS FOR APPROVAL OF CONCEPTUAL PUD SITE PLAN

10.07.01 **Standards for Approval.** Based upon the following standards, the Planning Commission may recommend denial, approval, or approval with conditions, and the Township Board may deny, approve, or approve with conditions the proposed planned unit development.

- (a) The planned unit development meets the qualification requirements.
- (b) The uses proposed shall have a beneficial effect, in terms of public health, safety, welfare, or convenience, on present and future potential surrounding land uses. The uses proposed will not adversely affect the public utility and circulation system, surrounding properties, or the environment. The public benefit shall be one which could not be achieved under the regulations of the underlying district alone, or that of any other zoning district.
- (c) The planned unit development is generally consistent with the goals, objectives and land use map of the Master Plan.
- (d) Judicious effort has been used to preserve significant natural and historical features, surface and underground water bodies and the integrity of the land.

- (e) Public water and sewer facilities are available or shall be provided for by the developer as part of the site development. The Planning Commission may approve an RPUD without public water and sewer, provided all lots shall be at least one (1) acre in area and the requirements of the County Health Department are met.
- (f) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within and to the site is provided. Roads and driveways shall comply with the Township Subdivision Control Ordinance, Livingston County Road Commission standards and the private road regulations of Article 15, as applicable. Drives, streets and other elements shall be designed to discourage through traffic, while promoting safe and efficient traffic operations within the site and at its access points. The site shall provide for inter-connection of roads and the future integration of circulation between adjacent sites.
- (g) Common open space shall be provided including natural areas, community greens, plazas and recreation areas. The open space and all other elements shall be in an appropriate location, suitably related to each other, the site and surrounding lands. The common open space may either be centrally located along the road frontage of the development, located to preserve significant natural features, or located to connect open spaces throughout the development. Connections with adjacent open space, public land or existing or planned pedestrian/bike paths may be required by the Township. Grading in the open space shall be minimal, with the intent to preserve existing significant topographic features, where such resources exist.
- (h) Any deviations from the applicable zoning regulations are reasonable and meet the intent of this Article.

10.07.02 **Conditions.** The Township Board may impose additional reasonable conditions to: 1) insure that public services and facilities affected by a Planned Unit Development will be capable of accommodating increased service and facility loads caused by the Planned Unit Development, 2) protect the natural environment and conserve natural resources and energy, 3) insure compatibility with adjacent uses of land, and 4) promote the use of land in a socially and economically desirable manner.

Sec. 10.08 FINAL PUD SITE PLAN APPROVAL STANDARDS

Based upon the following standards, the Planning Commission may recommend denial, recommend approval, or approval with conditions, and the Township Board may deny, approve with conditions the proposed planned unit development.

10.08.01 **Consistency with Preliminary PUD.** The Final PUD Plan and associated documents shall be reviewed for consistency with the approved Conceptual PUD Plan, PUD Agreement and associated documents and any conditions required by the Township.

10.08.02 **Final Site Plan Review.** The Final PUD Plan and associated documents shall be reviewed in accordance with Article 18 Site Plan Review, Township Subdivision Regulations, Township Condominium Ordinance and any other applicable regulatory document.

10.08.03 **Non-residential.** Non-residential PUD projects shall be reviewed for compliance with the standards set forth in Section 10.03.04.

- 10.08.04 **Conditions.** The Township may impose additional reasonable conditions to: 1) insure that public services and facilities affected by a Planned Unit Development will be capable of accommodating increased service and facility loads caused by the Planned Unit Development, 2) protect the natural environment and conserve natural resources and energy, 3) insure compatibility with adjacent uses of land, and 4) to promote the use of land in a socially and economically desirable manner.
- 10.08.05 **Phases.** For a PUD that is being developed in phases, final site plan approval for each phase shall be conditioned upon continued compliance of all phases with the Conceptual PUD Plan and PUD Agreement, as may be amended by the Township. The Township Board may postpone the approval of any final site plan for subsequent phases until previously approved phases of the PUD are brought into compliance with the requirements of the Conceptual PUD Plan and PUD Agreement.

Sec. 10.09 SCHEDULE OF CONSTRUCTION

- 10.09.02 **Construction.** Final site plan approval of a PUD, PUD phase or a building within a PUD shall be effective for a period of three (3) years. Further submittals under the PUD procedures shall be accepted for review upon a showing of substantial progress in development of previously approved phases, or upon a showing of good cause for not having made such progress.
- 10.09.04 **Residential Phasing.** In the development of a PUD, the percentage of one-family dwelling units under construction, or lots sold, shall be at least in the same proportion to the percentage of multiple family dwelling units under construction at any one time, provided that this Section shall be applied only if one-family dwelling units comprise twenty-five (25%) percent or more of the total housing stock proposed for the PUD. Non-residential structures designed to serve the PUD residents shall not be built until the PUD has enough dwelling units built to support such non-residential use. The Planning Commission may modify this requirement in their conceptual or final submittal review process.

Sec. 10.10 APPEALS AND VIOLATIONS

- 10.10.01 **Zoning Board of Appeals:** The Zoning Board of Appeals shall have the authority to hear and decide appeal requests by individual lot owners for variances from the Genoa Township Zoning Ordinance following final approval of the PUD. However, the Zoning Board of Appeals shall not have the authority to reverse the decision of the Township Board on a PUD concept, or final site plan, change any conditions placed by the Planning Commission, or Township Board or grant variances to the PUD site plan, written PUD agreement or the requirements of this article.
- 10.10.02 **Violations:** A violation of the PUD plan or agreement shall be considered a violation of this Ordinance.

Sec. 10.11 AMENDMENTS AND DEVIATIONS FROM APPROVED FINAL PUD SITE PLAN

- 10.11.01 **Deviations following approval:** Deviations following approval of the Final PUD Site Plan may occur only when an applicant or property owner who was granted Final PUD Site Plan approval notifies the Zoning Administrator of the proposed amendment to such approved site plan in writing, accompanied by a site plan illustrating the proposed change. The request shall be received prior to initiation of any construction in conflict with the approved Final PUD Site Plan.

10.11.02 **Procedure:** Within fourteen (14) days of receipt of a request to amend the Final PUD Site Plan, the Zoning Administrator shall determine whether the change is major, warranting review by the Planning Commission, or minor, allowing administrative approval, as noted below.

10.11.03 **Minor changes:** The Zoning Administrator may approve the proposed revision upon finding the change would not alter the basic design nor any conditions imposed upon the original plan approval by the Planning Commission. The Zoning Administrator shall inform the Planning Commission of such approval in writing. The Zoning Administrator shall consider the following when determining a change to be minor.

- (a) For residential buildings, the size of structures may be reduced; or increased by five percent (5%), provided the overall density of units does not increase and the minimum square footage requirements are met.
- (b) Gross floor area of non-residential buildings may be decreased; or increased by up to five percent (5%) or 10,000 square feet, whichever is smaller.
- (c) Floor plans may be changed if consistent with the character of the use.
- (d) Horizontal and/or vertical elevations may be altered by up to five percent (5%).
- (e) Relocation of a building by up to five (5) feet, if consistent with required setbacks and other standards.
- (f) Designated "Areas not to be disturbed" may be increased.
- (g) Plantings approved in the Final PUD Landscape Plan may be replaced by similar types of landscaping on a one-to-one or greater basis. Any trees to be preserved which are lost during construction may be replaced by at least two (2) trees of the same or similar species.
- (h) Improvements or slight relocation of site access or circulation, such as inclusion of deceleration lanes, boulevards, curbing, pedestrian/bicycle paths, etc.
- (i) Changes of building materials to another of higher quality, as determined by the Zoning Administrator.
- (j) Slight modification of sign placement or reduction of size.
- (k) Internal rearrangement of parking lot which does not affect the number of parking spaces or alter access locations or design.
- (l) Changes required or requested by the Township, County or state for safety reasons.

10.11.04 **Major Changes:** Where the Zoning Administrator determines the requested amendment to the approved Final PUD Site Plan is major, resubmittal to the Planning Commission shall be required. Should the Planning Commission determine that the modifications to the Final PUD Site Plan significantly alter the intent of the Conceptual PUD Site Plan, a revised conceptual PUD Site Plan shall be submitted according to the procedures outlined in Section 10.04 illustrating the modification shall be required.

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
DECEMBER 11, 2017
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:32 p.m. Present were Chairman Doug Brown, Jim Mortensen, Eric Rauch, Chris Grajek, John McManus, and Jill Rickard. Absent were. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of LSL PLanning, and an audience of 6.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by McManus, seconded by Mortensen, to approve the agenda as presented.

CALL TO THE PUBLIC: The call to the public was made at 6:33 pm with no response.

OPEN PUBLIC HEARING #1... Consideration of Zoning Ordinance Text amendments to Article 7 of the Zoning Ordinance, entitled "Commercial and Service Districts", Table 7.02 and Section 7.02.02 is proposed to be amended to revise multiple conditions and to add standards related to "Dog Daycare Centers" and "Veterinary Clinics". The request is petitioned by Genoa Charter Township.

- Planning Commission Recommendation of Petition:
 - A. Recommendation of Zoning Ordinance Text Amendment.

Ms. VanMarter stated that as a result of the discussion at the November Planning Commission meeting, staff revised the text that had been presented. She reviewed the changes.

One of the items of concern for the Planning Commission last month was the handling of the pet waste and its potential to enter into the storm water system. Ms. VanMarter spoke to the Utilities Director for Farmington Hills and the problem that they had with a pet daycare in their jurisdiction was that the animal waste was being either washed off by the business or the rainwater was washing the waste into a ditch, which allowed it to enter into the storm sewer system. They have since installed the special canine grass

that Ms. VanMarter spoke about at last month's meeting. She has added language to the ordinance to address this.

She presented an analysis comparing other like uses that outlines the requirements in each zoning, such as setbacks, noise control, waste management, outdoor areas, length of overnight stay, etc.

Mr. Borden stated that he believes when the correct limits and requirements are put on these types of uses, it will protect the Township, the owner, as well as any of the neighboring businesses. Additionally, these uses will require a Special Land Use Permit so that gives the Township a lot of control and protection before approving a request for these types of uses.

Commissioner Rauch feels that some measurable data point needs to be provided to a petitioner so that they can be sure that the materials they use for their building will meet the requirements of noise control of the Township. Ms. VanMarter agrees. She has included such language in the proposed ordinance, specifically, "Walls, partitions and floor/ceilings assemblies separating dog daycare facilities from adjacent uses shall adequately soundproofed with a sound transmission class over sixty (60) and shall be constructed so that there will be no emission of noise detrimental to surrounding properties". She noted that 80 decibels is the limit in the ordinance in the commercial district.

This led to a discussion regarding the different setback requirements shown for different zoning districts. Commissioner Mortensen would like them to be consistent. He is not comfortable with putting a dog daycare facility within 300 feet of a residential neighborhood. Commissioner Grajek feels different setback requirements are appropriate for the different zoning districts. Commissioners discussed what the setbacks should be. Ms. VanMarter noted that the Township has a general noise ordinance so this can also be applied for these uses. Commissioner Rickard would like to have a noise ordinance specific to the sections of the ordinance being discussed this evening. Commissioner Mortensen agrees with Commissioner Rauch's suggestion of having something that can be measured. Commissioner Rauch stated a sound study, similar to a traffic study, could be required. The Township would set the standards or limits and the applicant would need to comply.

Chairman Brown stated that the Planning Commission could recommend to the Township Board approval of the Veterinary Clinics only at this point and that further review of the Dog Daycare Center be done.

Ms. VanMarter stated that the entire ordinance is being updated so one or both of these proposed amendments can be revised now or as part of the larger update.

All of the Commissioners agree that overnight stays should not be allowed for the Veterinary Clinics.

The call to the public was made at 7:36 pm.

Gary Laundroche, who represents Master Kihl, who owns the building where Dr. Bradford would like to open her veterinary clinic, stated that the plan that Dr. Bradford has submitted for her business includes a plan for sound management.

The call to the public was closed at 7:38 pm.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of Zoning Ordinance Text amendments to Article 7 of the Zoning Ordinance for various small animal businesses, including veter clinics, animal shelters, etc. with the following condition:

- It shall be added to the documents reviewed by the Planning Commission tonight the requirement that any of these businesses must provide a noise study by a sound engineer that meets the Township Noise Ordinance at the property line and demonstrate that in the case of multi-tenant buildings, that the noise level at the common wall is acceptable to Township Staff and the Township Engineer prior to submission to the Township Board.

This recommendation is made because the Planning Commission believes animal care is an expanding industry and with the changes in shopping habits of the general public, there are an increased number of vacant store fronts.

The motion carried unanimously.

Administrative Business:

- Staff Report

Ms. VanMarter had nothing to report.

- Approval of the November 13, 2017 Planning Commission meeting minutes

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to approve the minutes of the November 13, 2017 Planning Commission Meeting as presented.

The motion carried unanimously.

- Member Discussion

Commissioner Mortensen stated that all items that were recommended for approval by the Planning Commission last month were approved by the Township Board.

Ms. VanMarter stated that Commissioner Figurski has resigned her position on the Planning Commission after serving over 48 years on the Commission, the ZBA, and the Board of Review.

- Adjournment

Moved by Commissioner McManus, seconded by Commissioner Rauch, to adjourn the meeting at 7:51 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT