

**GENOA CHARTER TOWNSHIP BOARD**  
**Regular Meeting and Public Hearing**  
**August 6, 2018**  
**6:30 p.m.**

**AGENDA**

Call to Order:

Pledge of Allegiance:

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

**Approval of Consent Agenda:**

1. Payment of Bills.
2. Request to Approve Minutes: July 16, 2018
3. Request to amend the 2018 Grand River Sidewalk Project by \$8,000 to include a pedestrian signal at Hughes Road.
4. Request for approval of the purchase of aluminum boardwalk material from CMI Inc. in the amount of \$147,860 for the 2018 Grand River Sidewalk Project.
5. Request approval for the following sewer and rate adjustments become effective September 1, 2018 at the request of Utility Director Greg Tatara:
  - Increase the Lake Edgewood Conference Center Quarterly Water fee to \$4.28 per 1,000 gallons
  - Increase the Lake Edgewood Other Quarterly Water fee to \$4.10 per 1,000 gallons
  - Increase the Pine Creek quarterly water fee to \$3.74 per 1,000 gallons and increase the Quarterly Sewer Fee to \$4.50 per 1,000 gallons
  - Hold the applicable Brighton City Water Connection Fee at \$2,852 per REU and the sewer connection fee at \$7, 248 per REU

**Approval of Regular Agenda:**

6. Request for approval of Resolution No. 3, approving the project, cost estimates, special assessment district, and causing the special assessment roll to be prepared for Novel Estates Road Improvement Project.
  - A. Call to the Public.
  - B. Disposition of Resolution No. 3.
7. Request for approval of Resolution No. 4, acknowledging the filing of the special assessment roll, scheduling the second hearing, and directing the issuance of statutory notices for Novel Estates Road Improvement Project.
8. Request for approval of Resolution No. 3, approving the project, cost estimates, special assessment district, and causing the special assessment roll to be prepared for Earl Lake Road Improvement Project.
  - A. Call to the Public.
  - B. Disposition of Resolution No. 3.

9. Request for approval of Resolution No. 4, acknowledging the filing of the special assessment roll, scheduling the second hearing, and directing the issuance of statutory notices for Earl Lake Road Improvement Project.
10. Request for approval of Resolution No. 3, approving the project, cost estimates, special assessment district, and causing the special assessment roll to be prepared for Fendt Drive Road Improvement Project.
  - A. Call to the Public.
  - B. Disposition of Resolution No. 3.
11. Request for approval of Resolution No. 4, acknowledging the filing of the special assessment roll, scheduling the second hearing, and directing the issuance of statutory notices for Fendt Drive Road Improvement Project.
12. Request for approval of an amendment to Fund 261 (Future Roads) as submitted by Skolarus.
13. Request for approval of an amendment to Fund 264 (Roads and Lakes Special Assessment Districts and Projects) as submitted by Skolarus.
14. Request to enter into a closed session to consider material exempt from discussion or disclosure by state or federal statute, M.C.L. 15.268(h), Township attorney's letter dated July 19, 2018 as well as to consult with the Township attorney regarding settlement strategy in pending litigation, Livingston County Circuit Court Action No. 12-027123-CZ, M.C.L. 15.268(e).
15. Request for approval of a proposal from Tetra Tech for \$86,545 for the installation of three monitoring wells in Section 32 related to Oak Pointe Sewer.
16. Consideration of a request for approval of a rezoning (Ordinance Z-18-03) involving 74.8 acres of land located on the east side of Chilson Road, south of Brighton Road along the Township boundary with Hamburg Township on parcels 11-33-400-003 and 11-34-300-005. The application is petitioned by Chestnut Development LLC. and the requested rezoning is from Agricultural (AG) to Low Density Residential (LDR).
17. Consideration of a request for approval of a site plan and impact assessment requesting preliminary site condominium approval for a proposed 25 unit site condominium. The property in question is located on approximately 74.8 acres involving parcels 11-33-400-003 and 11-34-300-005 on the east side of Chilson Road, south of Brighton Road along the southern Township boundary with Hamburg Township. The request is petitioned by Chestnut Development LLC.
  - A. Disposition of Environmental Impact Assessment (6/19/18)
  - B. Disposition of Preliminary Site Plan (7/27/18)
18. Request to authorize the Township Attorney to proceed with litigation against Healy Homes related to required improvements at the intersection of Lawson Drive and Grand River Avenue.

Correspondence  
Member Discussion  
Adjournment

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

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: August 6,2018

TOWNSHIP GENERAL EXPENSES: Thru August 6,2018	\$112,430.80
July 27, 2018 Bi Weekly Payroll	\$98,432.62
OPERATING EXPENSES: Thru August 6,2018	\$628,477.02
TOTAL:	<u>\$839,340.44</u>

Check Date	Check	Vendor Name	Amount
<b>Bank FNBCK CHECKING ACCOUNT</b>			
07/13/2018	34562	CONSUMERS ENERGY	59.85
07/13/2018	34563	KRISTEN RENEE SAPIENZA	142.25
07/13/2018	34564	WELLNESS IQ	164.00
07/18/2018	34565	UNITED STATES TREASURY	84.57
07/18/2018	34566	ALLSTAR ALARM LLC	270.00
07/18/2018	34567	AT&T	241.39
07/18/2018	34568	BLUE CROSS & BLUE SHIELD OF MI	34,055.55
07/18/2018	34569	BULLSEYE TELECOM	404.81
07/18/2018	34570	EHIM, INC	6,575.77
07/18/2018	34571	HUBBELL, ROTH & CLARK, INC	641.30
07/18/2018	34572	MASTER MEDIA SUPPLY	322.78
07/18/2018	34573	SAFEBUILT STUDIO	3,559.66
07/18/2018	34574	SECURITY LOCK SERVICE,,INC	153.00
07/18/2018	34575	SEWARD PECK & HENDERSON PLLC	3,957.00
07/18/2018	34576	TETRA TECH INC	590.00
07/18/2018	34577	US BANK EQUIPMENT FINANCE	2,076.47
07/18/2018	34578	VERIZON WIRELESS	373.13
07/18/2018	34579	ETNA SUPPLY COMPANY	9,126.00
07/25/2018	34580	AT&T	31.86
07/25/2018	34581	BRIGHTON ANALYTICAL , L.L.C.	62.00
07/25/2018	34582	BS&A SOFTWARE	8,625.00
07/25/2018	34583	CHASE CARD SERVICES	145.56
07/25/2018	34584	COMCAST	190.16
07/25/2018	34585	FEDERAL EXPRESS	168.26
07/25/2018	34586	LEO'S CUSTOM SPRINKLER SERVICE INC	140.00
07/25/2018	34587	MASTER MEDIA SUPPLY	71.06
07/25/2018	34588	NEOFUNDS	5,010.00
07/25/2018	34589	NEOPOST USA INC	862.70
07/25/2018	34590	TRI COUNTY SUPPLY, INC.	176.96
07/27/2018	34591	MICHAEL ARCHINAL	500.00
07/27/2018	34592	DELUXE FOR BUSINESS	298.57
07/27/2018	34593	DELTA DENTAL	3,902.70
07/27/2018	34594	GUARDIAN	2,420.27
07/27/2018	34595	SHINE THROUGH WINDOW CLEANING	460.00
07/27/2018	34596	TERRY CROFT	47.96
07/27/2018	34597	WALMART COMMUNITY	55.34
07/30/2018	34598	242 COMMUNITY CHURCH	250.00
07/30/2018	34599	CHILSON HILLS BAPTIST CHURCH	200.00
07/30/2018	34600	CHURCH OF THE NAZARENE	200.00
07/30/2018	34601	CLEARY UNIVERSITY	383.37
07/30/2018	34602	ESRI	9,600.00
07/30/2018	34603	HORNUNG ELEMENTARY SCHOOL	200.00
07/30/2018	34604	THREE FIRES ELEMENTARY SCHOOL	200.00
07/30/2018	34605	242 COMMUNITY CHURCH	100.00
07/31/2018	34606	AMERICAN GENERAL LIFE INSURANC	296.50
07/31/2018	34607	B S & A SOFTWARE, INC.	15,035.00

**FNBCK TOTALS:**

Total of 46 Checks:	112,430.80
Less 0 Void Checks:	0.00
<b>Total of 46 Disbursements:</b>	<b>112,430.80</b>

Check Register Report For Genoa Charter Township  
 For Check Dates 07/27/2018 to 07/27/2018

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
07/27/2018	FNBCK	12655	KREUTZBERG, MICHELE F	172.20	158.24	0.00	Open
07/27/2018	FNBCK	EFT246	FLEX SPENDING (TASC)	1,495.77	1,495.77	0.00	Open
07/27/2018	FNBCK	EFT247	INTERNAL REVENUE SERVICE	22,635.92	22,635.92	0.00	Open
07/27/2018	FNBCK	EFT248	PRINCIPAL FINANCIAL	3,411.00	3,411.00	0.00	Open
07/27/2018	FNBCK	EFT249	PRINCIPAL FINANCIAL	1,170.34	1,170.34	0.00	Open

<b>Totals:</b>			Number of Checks: 005	28,885.23	28,871.27	0.00	
Total Physical Checks:			1		Dir. Dep.		
Total Check Stubs:			4		69,561.35		

69,561.35  
 \$98,432.62

Check Date	Check	Vendor Name	Amount
Bank 503FN DPW-UTILITIES #503			
07/11/2018	4356	TRACTOR SUPPLY CO.	85.49
07/11/2018	4357	WINDSTREAM	44.27
07/13/2018	4358	LOWE'S	748.70
07/13/2018	4359	MWEA	135.00
07/13/2018	4360	RED WING BUSINESS ADVANTAGE ACCOUNT	1,164.20
07/13/2018	4361	WEX BANK	4,440.60
07/16/2018	4362	POSTMASTER	1,441.72
07/18/2018	4363	ADVANCE AUTO PARTS	134.98
07/18/2018	4364	AUTO-LAB OF LIVINGSTON	1,532.91
07/18/2018	4365	BLACKBURN MFG. CO.	116.86
07/18/2018	4366	CHASE CARD SERVICES	3,819.92
07/18/2018	4367	FASTENAL COMPANY	69.37
07/18/2018	4368	MARSHALL'S EXPRESS	112.95
07/18/2018	4369	OHM ENGINEERING ADVISORS	11,790.00
07/18/2018	4370	PFEFFER, HANNIFORD, PALKA	1,265.00
07/18/2018	4371	RED WING BUSINESS ADVANTAGE ACCOUNT	203.99
07/18/2018	4372	ROYS AUTOWORKS CORP	409.76
07/18/2018	4373	STAPLES CREDIT PLAN	335.17
07/18/2018	4374	USA BLUEBOOK	2,601.92
07/18/2018	4375	VERIZON WIRELESS	667.87
07/18/2018	4376	VICTORY LANE QUICK OIL CHANGE	183.95
07/25/2018	4377	GENOA TOWNSHIP	250,000.00
07/27/2018	4378	GREG TATARA	700.00
07/27/2018	4379	HOME DEPOT CREDIT SERVICES	751.35
07/27/2018	4380	TESHA HUMPHRISS	250.00
07/27/2018	4381	MWEA	70.00

503FN TOTALS:

Total of 26 Checks:	283,075.98
Less 0 Void Checks:	0.00
Total of 26 Disbursements:	283,075.98

Check Date	Check	Vendor Name	Amount
Bank 592FN OAK POINTE OPERATING FUND #592			
07/16/2018	4314	AT&T	71.70
07/16/2018	4315	COOPER'S TURF MANAGEMENT LLC	795.00
07/16/2018	4316	DTE ENERGY	290.92
07/16/2018	4317	DUBOIS-COOPER	60.00
07/16/2018	4318	GENOA OCEOLA SEWER	150.73
07/16/2018	4319	GENOA TOWNSHIP D.P.W. FUND	38,878.16
07/16/2018	4320	K & J ELECTRIC, INC.	198.00
07/16/2018	4321	MICHIGAN CAT	5,752.17
07/16/2018	4322	NORTHWEST PIPE & SUPPLY	56.35
07/16/2018	4323	PFEFFER, HANNIFORD, PALKA	1,925.00
07/16/2018	4324	PFEFFER-HANNIFORD-PALKA	1,925.00
07/16/2018	4325	PRECISON CLIMATE SERVICES INC.	466.00
07/16/2018	4326	TETRA TECH INC	8,090.33
07/16/2018	4327	TLS CONSTRUCTION	1,288.00
07/16/2018	4328	UTILITIES INSTRUMENTATION SERVICE	819.00
07/25/2018	4329	AT&T LONG DISTANCE	40.46
07/25/2018	4330	AT&T	383.07
07/25/2018	4331	MHOG UTILITIES	39,799.10

592FN TOTALS:

Total of 18 Checks:	100,988.99
Less 0 Void Checks:	0.00
Total of 18 Disbursements:	100,988.99

07/31/2018 03:42 PM  
User: Angie  
DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP  
CHECK NUMBERS 3418 - 3500

Page: 1/1

Check Date	Check	Vendor Name	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #593			
07/18/2018	3418	BRIGHTON ANALYTICAL , L.L.C.	134.00
07/18/2018	3419	BULLSEYE TELECOM	226.46
07/18/2018	3420	CONSUMERS ENERGY	76.59
07/18/2018	3421	COOPER'S TURF MANAGEMENT LLC	1,225.00
07/18/2018	3422	GENOA OCEOLA SEWER	25.29
07/18/2018	3423	GENOA TOWNSHIP D.P.W. FUND	10,781.00
07/18/2018	3424	GRAINGER	1,760.59
07/18/2018	3425	NCL OF WISCONSIN	575.68
07/18/2018	3426	PFEFFER, HANNIFORD, PALKA	2,200.00
07/18/2018	3427	PVS NOLWOOD CHEMICALS, INC	932.00
07/18/2018	3428	MIDWEST POWER SYSTEMS, INC	223,200.00
07/25/2018	3429	BRIGHTON ANALYTICAL , L.L.C.	67.00
07/25/2018	3430	MHOG UTILITIES	33.44
07/31/2018	3431	BRIGHTON ANALYTICAL , L.L.C.	675.00

593FN TOTALS:

Total of 14 Checks:	241,912.05
Less 0 Void Checks:	0.00
Total of 14 Disbursements:	241,912.05

07/31/2018 03:44 PM  
User: Angie  
DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP  
CHECK NUMBERS 2201 - 4400

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Check Date	Check	Vendor Name	Amount
Bank 595FN PINE CREEK OPERATING FUND #595			
07/16/2018	2201	PFEFFER, HANNIFORD, PALKA	2,500.00

595FN TOTALS:

Total of 1 Checks:	2,500.00
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	2,500.00

**GENOA CHARTER TOWNSHIP BOARD**  
**Regular Meeting**  
**July 16, 2018**

**MINUTES**

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m., with the Pledge of Allegiance. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Robin Hunt, Jim Mortensen, Terry Croft, Diana Lowe and Jean Ledford. Also present were Township Manager, Michael Archinal; Township Attorney, Joe Seward; and three persons in the audience.

A Call to the Public was made with no response.

**Approval of Consent Agenda:**

Moved by Hunt and supported by Lowe to approve item 1, 3, and 4 under the Consent Agenda and move the minutes to the regular agenda for discussion. The motion carried unanimously.

**1. Payment of Bills.**

**2. Request for approval of a charitable gaming license for the Humane Society of Livingston County as requested by Silvia McFarland.**

**3. Request for approval of a proposal from Qualite Sports Lighting LLC for the repair of the sled hill lighting at a cost not to exceed \$6,210.00.**

**Approval of Regular Agenda:**

Moved by Ledford and supported by Croft to approve for action all items listed under the Regular Agenda. The motion carried unanimously.

**4. Request to Approve Minutes: June 18, 2018**

Moved by Lowe and supported Croft to approve the Minutes of the June 18<sup>th</sup> meeting correcting "consent" to "regular" meeting of the board. The motion carried unanimously.

**5. Consider a request for a Class C Liquor license for Mexicali Allies, LLC, a Michigan limited liability company to be located at the Newtowne Center 2608 E. Grand River, Howell, MI 48843 by Sandra Blake.**

Skolarus – May the board place conditions on this approval asking that permit be issued prior to approval? Attorney Seward – The license must stay within the township but may be placed in an escrow account for five years. Other conditions are not included in our Township Ordinance. Mortensen – We should revisit our Ordinance. Manager Archinal informed the applicant that connection fees are still being reviewed.

Moved by Mortensen and supported by Lowe to approve the Class C Liquor license for Mexicali Allies with reference to the development site as noted. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

**6. Consider a request to expand sanitary service to Tax Parcels 4711-06-300-017, 4711-06-300-018 and 4711-06-300-019.**



Moved by Skolarus and supported by Lowe to table at the petition's request. The motion carried unanimously.

**7. Request for approval of Resolution No. 1 (To proceed with the project and direct preparation of the plans and cost estimates) for the Novel Estates Road Improvement Project Special Assessment District (Winter 2018).**

Moved by Moved by Mortensen and supported by Ledford to approve Resolution No. 1 for Novel Estates Road Improvement Project changing the first Whereas to state "Clerk" and removing " Board of Trustees", further to create this resolution to agree with the wording of the Earl Lake first resolution. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

**8. Request for approval of Resolution No. 2 (To approve the project, scheduling the first hearing and directing the issuance of statutory notices) for the Novel Estates Road Improvement Project Special Assessment District (Winter 2018).**

Moved by Ledford and supported by Hunt to approve Resolution No. 2, correcting the project to read "winter 2018". The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

**9. Request for approval of Resolution No. 1 (To proceed with the project and direct preparation of the plans and cost estimates) for the Earl Lake Road Improvement Project Special Assessment District (Winter 2018).**

Moved by Lowe and supported by Mortensen to approve Resolution No. 1 correcting the date to be "winter 2018" and adding Exhibit A. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

**10. Request for approval of Resolution No. 2 (To approve the project, scheduling the first hearing and directing the issuance of statutory notices) for the Earl Lake Road Improvement Project Special Assessment District (Winter 2018)**

Moved by Skolarus and supported by Mortensen to approve Resolution No. 2 correcting the date to be "winter 2018" and adding additional language to Exhibit A. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

**11. Request for approval of Resolution No. 1 (To proceed with the project and direct preparation of the plans and cost estimates) for the Fendt Drive Improvement Project Special Assessment District (Winter 2018).**

Moved by Lowe and supported by Mortensen to approve Resolution No. 1, attaching Exhibit A with data as requested by Archinal, further to Amend the budget for Fund 264 to agree with the Fendt Drive Improvement Project Special Assessment District (Winter 2018). The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

**12. Request for approval of Resolution No. 2 (To approve the project, scheduling the first hearing and directing the issuance of statutory notices) for the Fendt Drive Improvement Project Special Assessment District (Winter 2018).**

Moved by Skolarus and supported by Lowe to approve Resolution No. 2 correcting the date to be (winter 2018) and adding a description of concrete work to Exhibit B. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

**13. Request for approval of a recommendation from the Election Commission for the following:**

**A. Approval of the list of poll workers working the Primary Election scheduled for August 7, 2018.**

Moved by Lowe and supported by Mortensen to approve the list of poll workers as recommended by the Election Commission. The motion carried unanimously.

**B. Approval of salaries for poll workers, staff, and set-up assistants for the August Primary.**

Moved by Ledford and supported by Lowe to approve the salaries as requested by the Election Commission. The motion carried unanimously.

**C. Approval for closing of the Township Hall on August 7, 2018 due to the Community Bible polling place moving to the Township Hall on that date.**

Moved by Lowe and supported by Mortensen to approve the closing of the Township Hall and provide a paid holiday for all employees due the due to the necessity of moving the Community Bible Church polling location to the Township Hall on Election Day. The motion carried unanimously.

**14. Introduction of a proposed rezoning and authorization of statutory notice for a public hearing on August 6, 2018 concerning approximately 74 acres of land located on the east side of Chilson Road, south of Brighton Road along the southern Township boundary with Hamburg Township involving parcels 11-33-400-003 and 11-34-300-005. The request is petitioned by Chestnut Development LLC and the requested rezoning is from Agricultural (AG) to Low Density Residential (LDR).**

Comment was asked of Attorney Seward. Seward – A couple issues with the court order have not yet been fulfilled. Orders should be resolved completely before proceeding. Counsel will meet with staff, the petitioner, and their attorney prior to the next meeting since the Court still maintains jurisdiction to enforce its orders. Rogers – the Court Order should be rectified first. Mortensen - This board should review the preliminary site plan as there is concern about water contamination and other potential water problems. The board was advised to proceed with the public hearing by Seward provided that all outstanding issues could be addressed.

Moved by Hunt and supported by Ledford to introduce and set the first reading of the proposed ordinance number A-18-03 and to set a public hearing before the Township Board on Monday, August 6, 2018 for the purpose of considering the proposed zoning map amendment. The motion carried unanimously.

**15. Discussion of basic life and AD & D coverage for township staff and elected officials.**

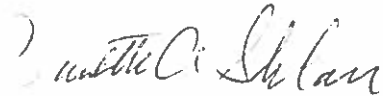
Mortensen asked for a copy of the spread related to other local municipalities regarding wages and benefits. No further action was taken by the board. Rogers – This request should only be

discussed during budget considerations. *Note: Insurance and other benefits related to this discussion usually are brought to the board by our Human Resource Director in October each year for consideration.)*

**16. Request for approval of a construction phase services proposal from Tetra Tech for 2018 Grand River sidewalk installation (Hughes to Kellogg) in the amount of \$39,800.**

Archinal – All easements are complete. Moved by Lowe and supported by Mortensen to approve the contract with Tetra Tech for the Grand /river sidewalk installation. The motion carried unanimously.


The regular Meeting of the Genoa Charter Township Board was adjourned at 7:50 p.m.



Paulette Skolarus, Clerk  
Genoa Charter Township

## MEMORANDUM

TO: Township Board

FROM: Michael Archinal 

DATE: 8/2/2018

RE: Hughes Road Pedestrian Signal Improvements

This year's sidewalk project has a western terminus at Hughes Road. The Livingston County Road Commission is asking for an improved pedestrian signal at Hughes Road. The signal will cost approximately \$8,000 which was not included in the original budget. Per the attached email I believe it is prudent to add this item to the project for the benefit of improved pedestrian safety.

Please consider the following action:

**Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to amend the 2018 Sidewalk Project budget by \$8,000 to include a pedestrian signal at Hughes Road.**

## Mike Archinal

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**From:** Mike Archinal  
**Sent:** Thursday, July 19, 2018 10:39 AM  
**To:** 'Markstrom, Gary'  
**Cc:** Kelly VanMarter; bill@genoa.org  
**Subject:** RE: Pedestrian Signal Improvements for Hughes Road Crossing

I have this on the August 6 Board agenda. I want to add this to this year's effort. Our project will encourage pedestrians to cross at Hughes whether we stop it short or not. Better to do it now.

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**From:** Markstrom, Gary [<mailto:Gary.Markstrom@tetrattech.com>]  
**Sent:** Wednesday, July 18, 2018 3:01 PM  
**To:** Mike Archinal  
**Cc:** Siwek, Joseph  
**Subject:** Pedestrian Signal Improvements for Hughes Road Crossing

Mike the road commission made a comment on the sidewalk plans that they want a pedestrian signal at the Hughes Road crossing. We are in the process of doing the design and getting it in the plan set for a quote from Jerry. Our estimate of the costs is attached . It adds about \$7600 to the project total. Let me know if this is going to be an issue with the overall budget and we will look for ways to postpone the work until the next phase. Probably could shorten the project some so no work at Hughes is done until the next phase.



# OPINION OF PROBABLE CONSTRUCTION COST

## Tetra Tech

7927 Nemco Way, Suite 100, Brighton, Michigan 48116

Telephone: (810) 220-2112 Fax: (810) 225-8458

PROJECT: LCRC - Grand River Sidewalk Improvements  
 LOCATION: Hughes at Grand River  
 BASIS FOR ESTIMATE:  CONCEPTUAL  PRELIMINARY  FINAL  
 WORK: Addition of Pedestrian Signals

DATE: Jun 14, 2018  
 PROJECT NO. \_\_\_\_\_  
 ESTIMATOR: K. Mazurek  
 CHECKED BY: \_\_\_\_\_  
 CURRENT ENR: \_\_\_\_\_

ITEM CODE	DESCRIPTION	PROJ. TOTAL	UNIT	UNIT PRICE	COST
8190260	Hh, Round	2	Ea	\$ 1,088.13	\$ 2,176.26
8200100	Pedestal, Alum	1	Ea	\$ 684.95	\$ 684.95
8200105	Pedestal, Fdn	1	Ea	\$ 856.06	\$ 856.06
8200336	TS, Pedestrian, One Way Bracket Arm Mtd (LED) Cour	1	Ea	\$ 1,033.60	\$ 1,033.60
8200345	TS, Pedestrian, One Way Pedestal Mtd (LED) Countdo	1	Ea	\$ 1,061.58	\$ 1,061.58
8190044	Conduit, Directional Bore, 3 inch	100	Ft	\$ 17.43	\$ 1,743.00
8190029	Conduit, DB, 1, 3 inch	10	Ft	\$ 11.56	\$ 115.60
<b>TOTAL OPINION OF PROBABLE CONSTRUCTION COST = \$</b>					<b>7,671.05</b>

## MEMORANDUM

TO: Township Board

FROM: Michael Archinal 

DATE: 8/2/2018

RE: 2018 Grand River Sidewalk  
Aluminum Pier Purchase

Attached you will find a quote from CMI Inc. for 16 6' X 30' aluminum boardwalk sections with associated hardware for this year's sidewalk project. As you are aware this year's project scope is on the north side of Grand River from Kellogg to Hughes. There is a large depression/wetland area between Bordine's and Cortland Condominiums. In the past we have spanned low areas with wooden boardwalk. Over time these sections have begun to fail. An aluminum from with trex type decking is proposed for this phase.

To save on sales tax and contractor's mark-up we are proposing to purchase the material directly from the supplier, CMI. The cost for this purchase is \$147,860. After this year's project the only remaining section to complete a continuous path across the entire Township will be from Hughes to the roadside park on Lake Chemung.

Please consider the following action:

**Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to approved the purchase of aluminum boardwalk from CMI in the amount of \$147,860 for the 2018 Grand River sidewalk project.**



# SALES QUOTATION AND ORDER FORM

1165 Northchase Pkwy SE Suite 300  
Marietta, Georgia 30067-6422  
770-933-8166 Fax 770-933-8363

PAGE: Page 1 of 2  
QUOTE NUMBER: 92689  
QUOTE DATE: 7/18/2018  
PO# OR JOB NAME:  
CUSTOMER: Genoa Charter Township

Bill To: Genoa Charter Township  
2911 Door Rd.  
Brighton, MI 48116

Ship To: Concrete Construction Yard  
5178 W. Grand River Avenue  
Jerry Stunberg 517-202-1044  
Fowlerville, MI 488836  
Fowlerville, MI 488836  
FAX NO.:  
CELL PHONE: () -  
PAGER:

CONTACT NAME: Mike Archinal  
OFFICE PHONE: 810-227-5225  
HOME PHONE:

CUSTOMER NO. 38282	SALESPERSON NAME Rick Dyc	Terms: Pre-Pay	TERMS STRICTLY ENFORCED 1 1/2% DELINQUENCY CHARGES
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Taxing Authority Tax Exempt No:

QTY ORDERED	ITEM	Tax	Type	UM	UNIT PRICE	EXTENDED PRICE
16	Pier - Alum - 6 x 30' Max 15 Pile Span, 100 psf L.L., side mounted Combination Rail w/Grabrail & Toe Rail each side, SS Type 316 Hardware	Y	SPA	EA	8,060.00	\$128,960.00
32	"6"Header Kit w/316SS Hardware	Y	SPA	EA	300.00	\$9,600.00
1	Freight & Handling	Y	INV	EA	9,300.00	\$9,300.00

Shipping Instructions:	Standard lead time is 60 days from acceptance and entry of order by CMI or final drawings approval. (Above lead time is for initial shipment)	Subtotal	\$147,860.00
		Sales Tax	8,313.60
		Total	\$156,173.60

Purchaser is solely responsible for determining the effectiveness, suitability, and safety of any particular use or application of the product. Seller does not warrant any designs, engineering, or installation of specific structures. Seller is not responsible for delivery delays, installation rates, or any consequential damages. Any claims are governed by the applicable expressed Limited Warranty for each specific product. CMI complies with State and Federal material supply notification requirements on Projects.

Sales Tax Exemption Certificates must be provided at the time of order if applicable.

The attached Terms and Conditions of Sale are an integral part of this Sales Quotation and Order Form

I understand that upon signing, this SALES QUOTATION becomes my ORDER and is a binding contract once it has been accepted by CMI in Atlanta.

X

Authorized Customer Signature      Date      Customer PO#      Sales Manager Signature      Date







1165 Northchase Pkwy SE Suite 300  
 Marietta, Georgia 30067-6422  
 770-933-8166 Fax 770-933-8363

## SALES QUOTATION AND ORDER FORM

PAGE: Page 2 of 2  
 QUOTE NUMBER: 92689  
 QUOTE DATE: 7/18/2018  
 PO# OR JOB NAME:  
 CUSTOMER: Genoa Charter Township

### TERMS and CONDITIONS of SALE

- 1. Quoted Prices:** are valid for 30 Days
- 2. Change Requests :** must be in writing and acknowledged by the Seller.
- 3. Sales Taxes:** for States other than AL, CA, FL, GA, KY, LA, MD, MI, NC, NJ, NY, OH, TN, TX, VA, WA are the responsibility of Purchaser. EXEMPTION CERTIFICATES MUST BE PROVIDED AT THE TIME OF THE ORDER
- 4. Shipping:** FOB Plant. Seller will select method of shipment and routing unless specified by Purchaser. Any additional costs for specified carriers, routing or services will be billed to Purchaser.
- 5. Freight Claims:** Purchaser is responsible for unloading and inspecting all materials upon arrival. A driver signature evidencing damages or shortage is required to file a claim with carrier.
- 6. Returns: Stock Inventory Products :** Requests for returns must be made in writing within 10 days of receipt and must have prior authorization of Seller. Returns must be shipped back freight prepaid within 10 days of approval and will incur a 25% restocking fee. Credit can only be issued for unused product returned in saleable condition in its original packaging. **Custom Products :** All sales are final and cannot be returned.
- 7. Credit Card Payments:** A 3% fee will be added when payment is made by credit card
- 8. Payment Terms:** Late payments are subject to a 1.5% per mo delinquency charge.
- 9. Purchase Orders:** containing any terms or conditions must be submitted and approved by seller with this Order.
- 10. Cancelled Orders: Non-Custom Product:** are subject to a 10% cancellation fee. **Custom Products :** All charges are calculated based on costs incurred.
- 12. Deposits / Payments : Custom Products:** Deposits and Progress Payments will be required.
- 13. Storage Charges :** Charges will be billed on Orders held up from shipment by the customer.
- 14. Applicable Law:** this transaction shall be governed by the laws of the State of Georgia.
- 15. Freight Charges:** Quoted freight, unless otherwise noted on quote, are exclusive of any SITE ACCESS costs. Buyer will be billed for all added charges related to site access in order to deliver to the installation site

**Acceptance:** I agree to the above terms and conditions of this contract and the prices stated herein.

\* Custom Products are those requiring special order materials and / or manufacture / fabrication


CMI is strictly a material supplier and is not an on-site project sub-contractor.  
 CMI does not engineer or design structures and is not responsible for any site evaluations or installations.





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

# MEMO

**TO:** Honorable Members of the Genoa Charter Township Board  
**FROM:** Greg Tatara, Utility Director  
**DATE:** July 27, 2018  
**SUBJECT:** Annual Rate Adjustments for the Lake Edgewood Water and Pine Creek Sewer & Water Customers served by the City of Brighton  
**MANAGER REVIEW:** 

For consideration at the August 6<sup>th</sup> Board Meeting is the proposed annual rate adjustments for the Lake Edgewood Water and Pine Creek Water/Sewer Systems serviced by the City of Brighton.

Please find attached a letter dated June 29, 2018 from the City of Brighton regarding their adopted 2018-2019 fee schedule for sewer and water use as well as connection fees. Correspondingly, please find attached a July 16<sup>th</sup> letter from Pfeffer, Hanniford, and Palka, which recommends the adjusted rates for these fees. These rates include the \$0.20 per 1,000 gallon administrative charge from Genoa Township to cover meter reading, meter replacement, billing, postage, collection, and other fees. As staff, we concur with the proposed adjustments, and we recommend that the effective date of the changes be September 1<sup>st</sup>, 2018. This date corresponds with a new billing cycle for Lake Edgewood Water and Pine Creek Sewer and Water Customers.

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

Moved by \_\_\_\_\_, supported by \_\_\_\_\_ that September 1, 2018, the following sewer and water rate adjustments will become effective:

- Increase the Lake Edgewood Conference Center Quarterly Water Fee to \$4.28 / 1,000 gallons from \$4.14/1,000 gallons;
- Increase the Lake Edgewood Other Quarterly water fee to \$4.10 / 1,000 gallons from \$3.97/1,000 per 1,000 gallons;
- Increase the Pine Creek quarterly water fee to \$3.74 / 1,000 gallons from \$3.62/1,000 gallons and Increase the Quarterly Sewer Fee to \$4.50 / 1,000 gallons from \$4.24 per 1,000 gallons; and
- Hold the applicable Brighton City water connection fee at \$2,852 per REU and the sewer connection at \$7,248 per REU.

## SUPERVISOR

Gary T. McCririe

## CLERK

Paulette A. Skolarus

## TREASURER

Robin L. Hunt

## MANAGER

Michael C. Archinal

## TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell



**PFEFFER • HANNIFORD • PALKA**  
Certified Public Accountants

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

Members  
AICPA Private Practice Companies Section  
MACPA

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

July 16, 2018

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

Dear Greg:

As you have requested we have reviewed the City of Brighton's revised fee schedule effective July 1, 2018 for Lake Edgewood Water and Pine Creek Water/Sewer.

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

1. Lake Edgewood - Conference Center Quarterly Usage Fee - Water  
The water fee should increase to \$4.28 per 1,000 gallons from \$4.14 per 1,000 gallons.
2. Lake Edgewood - Other Quarterly Usage Fee - Water  
The water fee should increase to \$4.10 per 1,000 gallons from \$3.97 per 1,000 gallons.
3. Pine Creek Quarterly Usage Fee - Water and Sewer  
The water fee should increase to \$3.74 per 1,000 gallons from \$3.62 per 1,000 gallons.  
The sewer fee should increase to \$4.50 per 1,000 gallons from \$4.24 per 1,000 gallons.
4. Pine Creek Connection Fees  
The water connection fee remains the same at \$2,852 per REU.  
The sewer connection fee remains the same at \$7,248 per REU.

If you should have any questions please call.

Sincerely,

PFEFFER, HANNIFORD & PALKA  
Certified Public Accountants

Kenneth J. Palka



# CITY OF BRIGHTON

June 29, 2018

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

Mr. Archinal:

The City of Brighton's adopted FY 2017-2018 Fee Schedule for Sewer and Water user and connection fees, as they relate to Genoa Township, are listed below. These rates are effective July 1, 2017 — 8

	<u>Pine Creek</u>	<u>Dillon</u>	<u>Northstar</u>	<u>Lake Edgewood</u>
<b>Water:</b>				
Commodity (1,000 gal.)-	\$3.54	\$3.90	\$4.08 <i>Conf Center</i>	\$3.90 <i>other</i>
PILOT (bi-monthly)	\$16.66			
<b>Sewer:</b>				
Commodity	\$4.30			
Administrative	\$19.95			
<b>Connection Fees (Per REU):</b>				
Water		\$2,802		
Sewer		\$7,198		

Please contact me if you have any questions at 810.225.9283.

Sincerely,

Gretchen Gomolka, Finance Director

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

200 N. First St. Brighton, MI 48116  
 (810) 227-1911  
 www.brightoncity.org

Resolution No. 3 – Novel Estates Road Improvement Project  
Reimbursement Special Assessment Project (Winter 2018)

**TOWNSHIP OF GENOA**

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on August 6, 2018, at 6:30 p.m., there were:

PRESENT:

ABSENT: None

The following preamble and resolution were offered by \_\_\_\_\_ and seconded by \_\_\_\_\_

**Resolution Approving Project, Cost Estimates, Special Assessment District and Causing the Special Assessment Roll to be Prepared**

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

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

WHEREAS, The Board of Trustees of the Township has declared its intention to make the improvement and tentatively designated the special assessment district against which the cost of the improvement Novel Estates Road Improvement Project is to be assessed is described in Exhibit B.

WHEREAS, on August 6, 2018 a public hearing was held to hear any objections to the Timberview Road Improvement Project and to the special assessment district and notice of the hearing was provided pursuant to the requirements of Act No 188, Michigan Public Acts of 1954, as amended;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board approves the completion of the Project and approves the plans and cost estimates for the Project, which are on file with the Township Clerk and which are identified as “Plans and Cost Estimates for the Novel Estates Road Improvement Project and Reimbursement Special Assessment Project (Winter 2018 Tax Roll).”

2. The Township Board determines that the Special Assessment District for the Project shall consist of the parcels identified in Exhibit B. The term of the Special Assessment District shall be for eight years.

3. The Township Board has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds; the cost of the project is \$137,000.00 with a Township contribution of \$34,250.00 to the district at 0% interest for eight years.

4. The Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll stating that the roll was made pursuant to a resolution of the Township Board adopted on a specified date, and that in making the assessment roll the supervisor, according to his or her best judgment, has conformed in all respects to the directions contained in the resolution and the statutes of the State of Michigan.

5. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

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

YES:

NO:

ABSENT:

#### CLERK'S CERTIFICATE

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

\_\_\_\_\_  
Paulette A. Skolarus, Genoa Township Clerk  
August 6, 2018

## EXHIBIT A

### NOVEL ESTATES ROAD IMPROVEMENT PROJECT

#### DESCRIPTION OF PROJECT AN EIGHT-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:

- Total cost of the project - \$137,000.00
- Township Contribution of \$34,250.00
- Total amount per parcel - \$2,506.10
- Amount per year for eight years @ 0% Interest - \$313.27
- 71% of homeowners signing the petition

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

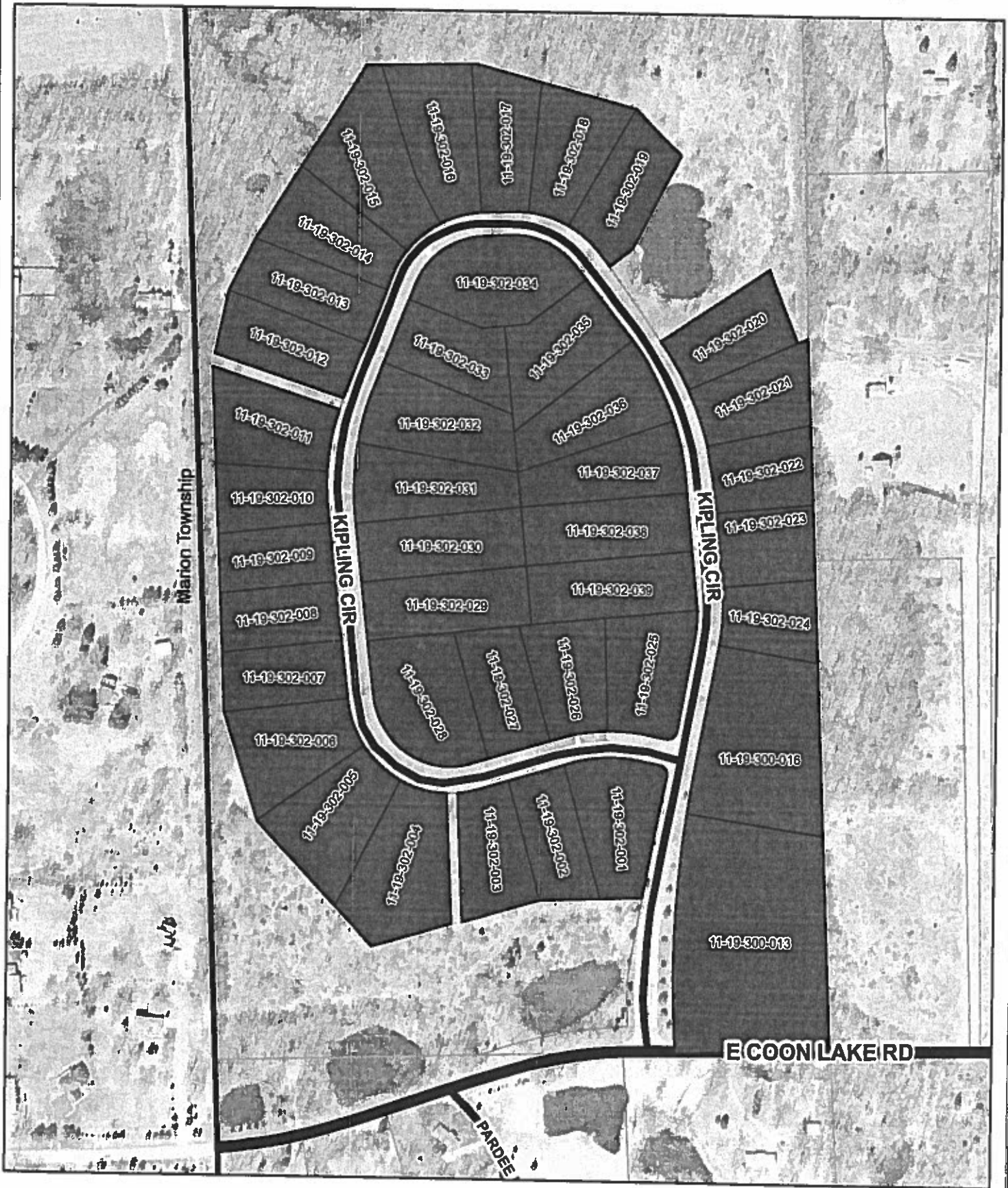
- Removing the existing asphalt
- Undercutting the existing base approximately 12 inches
- Installing subgrade underdrains, Geotextile stabilization
- Adding new 21AA limestone aggregate base to stabilize the roadway
- Placing 4.0 inches of new hot mix asphalt pavement.

***Note: This project will include a Township General Fund contribution of \$34,250.00. Should Novel Estates return to the township with a second petition for the additional roadwork before 15 years has elapsed, the maximum Township contribution will be \$6,750.00 for the second project. This action is based upon a maximum contribution of \$1,000.00 per parcel or 25% of the project contributed with reference to the Township policy related to special assessment districts.***

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-19-300-013	071618a, Novel Estate	2,506.09	ROHN RICHARD & TABITHA 3838 KIPLING CIRCLE
4711-19-302-002	071618a, Novel Estate	2,506.09	PORTO, DENNIS & THERESA 3523 KIPLING CIRCLE
4711-19-302-005	071618a, Novel Estate	2,506.09	DUEY DAINEL H & NANCY M 3559 KIPLING CIRCLE
4711-19-302-008	071618a, Novel Estate	2,506.09	HUFFMAN, DENNIS & MARISA E 3595 KIPLING CIRCLE
4711-19-302-011	071618a, Novel Estate	2,506.09	WALL, MICHAEL & ELAINE 3631 KIPLING CIRCLE
4711-19-302-014	071618a, Novel Estate	2,506.09	SZKUTNICKI KATHLEEN 3669 KIPLING CIRCLE
4711-19-302-017	071618a, Novel Estate	2,506.09	MARSON BEATRICE TRUST 3705 KIPLING CIRCLE
4711-19-302-020	071618a, Novel Estate	2,506.09	GRAHAM, WALTER & JUDITH LTS 9.3 3753 KIPLING CIRCLE
4711-19-302-023	071618a, Novel Estate	2,506.09	BEHRINGER, DALE R. & JEANNETTE PO BOX 2212
4711-19-302-026	071618a, Novel Estate	2,506.09	MOORE, GREGORY & RENEE 3518 KIPLING CIRCLE
4711-19-302-029	071618a, Novel Estate	2,506.10	PRUDHOMME JILL & MICHAEL T 3592 KIPLING CIRCLE
4711-19-302-032	071618a, Novel Estate	2,506.10	MCGRATH STACY & ANDREW 3634 KIPLING CIRCLE
4711-19-302-035	071618a, Novel Estate	2,506.10	PURCHASE DAVID & LINDA LIFE EST. 3738 KIPLING CIRCLE
4711-19-302-038	071618a, Novel Estate	2,506.10	HAMMACK JUSTIN 3782 KIPLING CIRCLE
4711-19-300-016	071618a, Novel Estate	2,506.10	METRO JOHN & SHARON 3819 KIPLING CIRCLE
4711-19-302-003	071618a, Novel Estate	2,506.10	LOVELL, JEFFREY L. & MELISSA D. 3535 KIPLING CIRCLE
4711-19-302-006	071618a, Novel Estate	2,506.10	LAMARAND DANIEL & DENISE 3571 KIPLING CIRCLE
4711-19-302-009	071618a, Novel Estate	2,506.10	HAAR ELIZABETH & ROBERT 3607 KIPLING CIRCLE
4711-19-302-012	071618a, Novel Estate	2,506.10	SYPUŁA, DANIEL & CAROLINE 3645 KIPLING CIRCLE
4711-19-302-015	071618a, Novel Estate	2,506.10	HARTFORD, DEAN & JAN 3681 KIPLING CIRCLE
4711-19-302-018	071618a, Novel Estate	2,506.10	BALL JUDITH REVOCABLE TRUST 3717 KIPLING CIRCLE
4711-19-302-021	071618a, Novel Estate	2,506.10	STRAIGHT DAWN 3765 KIPLING CIRCLE
4711-19-302-024	071618a, Novel Estate	2,506.10	ROSENTHAL, ROBERT & LYNN 3801 KIPLING CIRCLE
4711-19-302-027	071618a, Novel Estate	2,506.10	EVANGELISTA, DOUGLAS & VICKI 3530 KIPLING CIRCLE
4711-19-302-030	071618a, Novel Estate	2,506.10	FOGUTH MICHAEL & BROOKE LIFE EST. 3604 KIPLING CIRCLE
4711-19-302-033	071618a, Novel Estate	2,506.10	STREIGHT, ROBERT R. 3658 KIPLING CIRCLE
4711-19-302-036	071618a, Novel Estate	2,506.10	HOYES DARCY 3750 KIPLING CIRCLE



PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-19-302-039	071618a, Novel Estate	2,506.10	KULA, PETE & RENEE 3796 KIPLING CIRCLE
4711-19-302-001	071618a, Novel Estate	2,506.10	MACHLAB HASSAN 26609 WILSON DR
4711-19-302-004	071618a, Novel Estate	2,506.10	COLON, JOSEPH & LISA 3547 KIPLING CIRCLE
4711-19-302-007	071618a, Novel Estate	2,506.10	GABRIELE, JOSEPH & JENNIFER 3583 KIPLING CIRCLE
4711-19-302-010	071618a, Novel Estate	2,506.10	BREAKS, RICHARD E. & DEBRA M. 3619 KIPLING CIRCLE
4711-19-302-013	071618a, Novel Estate	2,506.10	HALL MICHAEL A & WHITE CHERYL L 3657 KIPLING CIRCLE
4711-19-302-016	071618a, Novel Estate	2,506.10	GRANT JORDAN 3693 KIPLING CIRCLE
4711-19-302-019	071618a, Novel Estate	2,506.10	THAYER SCOTT & TINA 3729 KIPLING CIRCLE
4711-19-302-022	071618a, Novel Estate	2,506.10	KLEIN FRANK & HAYDEN JILL TRUST 3777 KIPLING CIRCLE
4711-19-302-025	071618a, Novel Estate	2,506.10	BLAIR BOBBY & JANET LIFE ESTATE 3810 KIPLING CIRCLE
4711-19-302-028	071618a, Novel Estate	2,506.10	AXER CHRISTOPHER & CHRISTINE 2383 ITSELL RD.
4711-19-302-031	071618a, Novel Estate	2,506.10	BRIGHAM, JEFFREY & SHELLEY 3616 KIPLING CIRCLE
4711-19-302-034	071618a, Novel Estate	2,506.10	MOORE SCOTT E & MICHELLE Y 3700 KIPLING CIRCLE
4711-19-302-037	071618a, Novel Estate	2,506.10	PATTERSON REV. LIVING TRUST 3770 KIPLING CIRCLE
# OF PARCELS: 41	TOTALS:	102,750.00	



# Novel Estates Proposed Special Assessment District

Parcel lines are approximate. Not intended for survey purposes.

Resolution No. 4 – Novel Estates Road Improvement Project (Winter 2018)

**TOWNSHIP OF GENOA**

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on August 6, 2018, at 6:30 p.m., there were

PRESENT:

ABSENT: None.

The following preamble and resolution were offered by

**Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing, and Directing the Issuance of Statutory Notices**

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Novel Estates Road Improvement Project within the Township as described in Exhibit A (the “Project”); in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

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

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled “Special Assessment Roll for the Novel Estates Road Improvement Project (Winter 2018)” (the “Proposed Roll”) and has filed the Proposed Roll with the Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Clerk.
2. The Township Board acknowledges that the Township Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the direction of the Township Board and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan.
3. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing to review and hear objections on the Proposed Roll.
4. The second public hearing will be held on Monday, August 20, 2018 at 6:30 p.m. at the offices of Genoa Township, Livingston County, Michigan.
5. The Township Clerk is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township board of

review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Clerk shall be similar to the notice attached as Exhibit C and shall be mailed by first class mail on or before August 7, 2018. Following the mailing of the notices, the Township Clerk shall complete the affidavit of mailing similar to the affidavit set forth in Exhibit D.

6. The Township Clerk is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before August 10, 2018 and August 17, 2018. The notice shall be in a form substantially similar to the notice attached as Exhibit C.

7. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

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

YES:

NO: None.

ABSENT. None.

#### CLERK'S CERTIFICATE

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

---

Paulette A. Skolarus, Clerk  
Genoa Charter Township  
August 6, 2018

## EXHIBIT A

### NOVEL ESTATES ROAD IMPROVEMENT PROJECT

#### DESCRIPTION OF PROJECT AN EIGHT-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:

- Total cost of the project - \$137,000.00
- Township Contribution of \$34,250.00
- Total amount per parcel - \$2,506.10
- Amount per year for eight years @ 0% Interest - \$313.27
- 71% of homeowners signing the petition

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

- Removing the existing asphalt
- Undercutting the existing base approximately 12 inches
- Installing subgrade underdrains, Geotextile stabilization
- Adding new 21AA limestone aggregate base to stabilize the roadway
- Placing 4.0 inches of new hot mix asphalt pavement.

***Note: This project will include a Township General Fund contribution of \$34,250.00. Should Novel Estates return to the township with a second petition for the additional roadwork before 15 years has elapsed, the maximum Township contribution will be \$6,750.00 for the second project. This action is based upon a maximum contribution of \$1,000.00 per parcel or 25% of the project contributed with reference to the Township policy related to special assessment districts.***

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-19-300-013	071618a, Novel Estate	2,506.09	ROHN RICHARD & TABITHA 3838 KIPLING CIRCLE
4711-19-302-002	071618a, Novel Estate	2,506.09	PORTO, DENNIS & THERESA 3523 KIPLING CIRCLE
4711-19-302-005	071618a, Novel Estate	2,506.09	DUEY DAINEL H & NANCY M 3559 KIPLING CIRCLE
4711-19-302-008	071618a, Novel Estate	2,506.09	HUFFMAN, DENNIS & MARISA E 3595 KIPLING CIRCLE
4711-19-302-011	071618a, Novel Estate	2,506.09	WALL, MICHAEL & ELAINE 3631 KIPLING CIRCLE
4711-19-302-014	071618a, Novel Estate	2,506.09	SZKUTNICKI KATHLEEN 3669 KIPLING CIRCLE
4711-19-302-017	071618a, Novel Estate	2,506.09	MARSON BEATRICE TRUST 3705 KIPLING CIRCLE
4711-19-302-020	071618a, Novel Estate	2,506.09	GRAHAM, WALTER & JUDITH LTS 9.3 3753 KIPLING CIRCLE
4711-19-302-023	071618a, Novel Estate	2,506.09	BEHRINGER, DALE R. & JEANNETTE PO BOX 2212
4711-19-302-026	071618a, Novel Estate	2,506.09	MOORE, GREGORY & RENEE 3518 KIPLING CIRCLE
4711-19-302-029	071618a, Novel Estate	2,506.10	PRUDHOMME JILL & MICHAEL T 3592 KIPLING CIRCLE
4711-19-302-032	071618a, Novel Estate	2,506.10	MCGRATH STACY & ANDREW 3634 KIPLING CIRCLE
4711-19-302-035	071618a, Novel Estate	2,506.10	PURCHASE DAVID & LINDA LIFE EST. 3738 KIPLING CIRCLE
4711-19-302-038	071618a, Novel Estate	2,506.10	HAMMACK JUSTIN 3782 KIPLING CIRCLE
4711-19-300-016	071618a, Novel Estate	2,506.10	METRO JOHN & SHARON 3819 KIPLING CIRCLE
4711-19-302-003	071618a, Novel Estate	2,506.10	LOVELL, JEFFREY L. & MELISSA D. 3535 KIPLING CIRCLE
4711-19-302-006	071618a, Novel Estate	2,506.10	LAMARAND DANIEL & DENISE 3571 KIPLING CIRCLE
4711-19-302-009	071618a, Novel Estate	2,506.10	HAAR ELIZABETH & ROBERT 3607 KIPLING CIRCLE
4711-19-302-012	071618a, Novel Estate	2,506.10	SYPULA, DANIEL & CAROLINE 3645 KIPLING CIRCLE
4711-19-302-015	071618a, Novel Estate	2,506.10	HARTFORD, DEAN & JAN 3681 KIPLING CIRCLE
4711-19-302-018	071618a, Novel Estate	2,506.10	BALL JUDITH REVOCABLE TRUST 3717 KIPLING CIRCLE
4711-19-302-021	071618a, Novel Estate	2,506.10	STRAIGHT DAWN 3765 KIPLING CIRCLE
4711-19-302-024	071618a, Novel Estate	2,506.10	ROSENTHAL, ROBERT & LYNN 3801 KIPLING CIRCLE
4711-19-302-027	071618a, Novel Estate	2,506.10	EVANGELISTA, DOUGLAS & VICKI 3530 KIPLING CIRCLE
4711-19-302-030	071618a, Novel Estate	2,506.10	FOGUTH MICHAEL & BROOKE LIFE EST. 3604 KIPLING CIRCLE
4711-19-302-033	071618a, Novel Estate	2,506.10	STREIGHT, ROBERT R. 3658 KIPLING CIRCLE
4711-19-302-036	071618a, Novel Estate	2,506.10	HOYES DARCY 3750 KIPLING CIRCLE

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-19-302-039	071618a, Novel Estate	2,506.10	KULA, PETE & RENEE 3796 KIPLING CIRCLE
4711-19-302-001	071618a, Novel Estate	2,506.10	MACHLAB HASSAN 26609 WILSON DR
4711-19-302-004	071618a, Novel Estate	2,506.10	COLON, JOSEPH & LISA 3547 KIPLING CIRCLE
4711-19-302-007	071618a, Novel Estate	2,506.10	GABRIELE, JOSEPH & JENNIFER 3583 KIPLING CIRCLE
4711-19-302-010	071618a, Novel Estate	2,506.10	BREAKS, RICHARD E. & DEBRA M. 3619 KIPLING CIRCLE
4711-19-302-013	071618a, Novel Estate	2,506.10	HALL MICHAEL A & WHITE CHERYL L 3657 KIPLING CIRCLE
4711-19-302-016	071618a, Novel Estate	2,506.10	GRANT JORDAN 3693 KIPLING CIRCLE
4711-19-302-019	071618a, Novel Estate	2,506.10	THAYER SCOTT & TINA 3729 KIPLING CIRCLE
4711-19-302-022	071618a, Novel Estate	2,506.10	KLEIN FRANK & HAYDEN JILL TRUST 3777 KIPLING CIRCLE
4711-19-302-025	071618a, Novel Estate	2,506.10	BLAIR BOBBY & JANET LIFE ESTATE 3810 KIPLING CIRCLE
4711-19-302-028	071618a, Novel Estate	2,506.10	AXER CHRISTOPHER & CHRISTINE 2383 ITSELL RD.
4711-19-302-031	071618a, Novel Estate	2,506.10	BRIGHAM, JEFFREY & SHELLEY 3616 KIPLING CIRCLE
4711-19-302-034	071618a, Novel Estate	2,506.10	MOORE SCOTT E & MICHELLE Y 3700 KIPLING CIRCLE
4711-19-302-037	071618a, Novel Estate	2,506.10	PATTERSON REV. LIVING TRUST 3770 KIPLING CIRCLE
# OF PARCELS: 41	TOTALS:	102,750.00	

EXHIBIT C

Genoa Charter Township  
Livingston County, Michigan

NOTICE OF PUBLIC HEARING  
UPON A PROPOSED NOVEL ESTATES ROAD IMPROVEMENT PROJECT

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on August 20, 2018; at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review the following proposed special assessment district:

GENOA CHARTER TOWNSHIP  
NOVEL ESTATES ROAD IMPROVEMENT PROJECT (Winter 2018)

DESCRIPTION OF PROJECT  
AN EIGHT-YEAR SPECIAL ASSESSMENT DISTRICT  
WITH PROJECTED COSTS AS FOLLOWS:

- Total cost of the project - \$137,000.00
- Township Contribution of \$34,250.00
- Total amount per parcel - \$2,506.10
- Amount per year for eight years @ 0% Interest - \$313.27
- 71% of homeowners signing the petition

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

- Removing the existing asphalt
- Undercutting the existing base approximately 12 inches
- Installing subgrade underdrains, Geotextile stabilization
- Adding new 21AA limestone aggregate base to stabilize the roadway
- Placing 4.0 inches of new hot mix asphalt pavement.

***Note: This project will include a Township General Fund contribution of \$34,250.00. Should Novel Estates return to the township with a second petition for the additional roadwork before 15 years has elapsed, the maximum Township contribution will be \$6,750.00 for the second project. This action is based upon a maximum contribution of \$1,000.00 per parcel or 25% of the project contributed with reference to the Township policy related to special assessment districts.***



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

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

4711-19-300-013	4711-19-300-016	4711-19-302-001
4711-19-302-002	4711-19-302-003	4711-19-302-004
4711-19-302-005	4711-19-302-006	4711-19-302-007
4711-19-302-008	4711-19-302-009	4711-19-302-010
4711-19-302-011	4711-19-302-012	4711-19-302-013
4711-19-302-014	4711-19-302-015	4711-19-302-016
4711-19-302-017	4711-19-302-018	4711-19-302-019
4711-19-302-020	4711-19-302-021	4711-19-302-022
4711-19-302-023	4711-19-302-024	4711-19-302-025
4711-19-302-026	4711-19-302-027	4711-19-302-028
4711-19-302-029	4711-19-302-030	4711-19-302-031
4711-19-302-032	4711-19-302-033	4711-19-302-034
4711-19-302-035	4711-19-302-036	4711-19-302-037
4711-19-302-038	4711-19-302-039	

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

(4) The preliminary plans and cost estimates for the proposed Project and the boundaries of the Special Assessment District are now on file in the office of the Township Clerk for public inspection. The Township Board has received petitions signed by more than (71%) seventy-one percent of property owners within the proposed district. Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to file written objections to the Project with the Township Board. Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to file written objections to the Project with the Township Board. Any person objecting to the proposed Project or the proposed Special Assessment District shall file an objection in writing with the Township Clerk before the close of the August 20, 2018 hearing or within such further time as the Township Board may grant.

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

(6) The Supervisor of the Township has reported to the Township Board of Trustees and filed in the office of the Township Clerk for public examination a special assessment roll prepared by

him covering all properties within the Special Assessment District benefited by the proposed Novel Estates Road Improvement Project (the "Project"). Said assessment roll has been prepared for the purpose of assessing a portion of the costs of the construction of the Project and work incidental thereto within the aforesaid Novel Estates Road Improvement assessment district as more particularly shown on the plans of the Township engineers on file with the Township Clerk at 2911 Dorr Road, Brighton, Michigan 48116 which assessment is in the total amount of \$137,000.00. Said roll may be examined at the office of the Township Clerk during regular business hours until the time of said hearing and may further be examined at the hearing.

(7) The assessing officer has further reported that the assessment against each parcel of land within said district is such relative portion of the whole sum levied against all parcels of land in said district as the benefit to such parcels bears to the total benefit to all parcels of land in said district.

(8) Record owners and any party in interest of land have the right to object in person or to file written objections to the special assessment roll, to the petition, to the improvement and to the special assessment district. Any person objecting in writing to the special assessment roll, the petition, the improvement, or the proposed special assessment district shall file the objection with the Township Clerk before the close of the August 20, 2018 hearing or within such further time as the Township Board may grant. Appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the state tax tribunal.

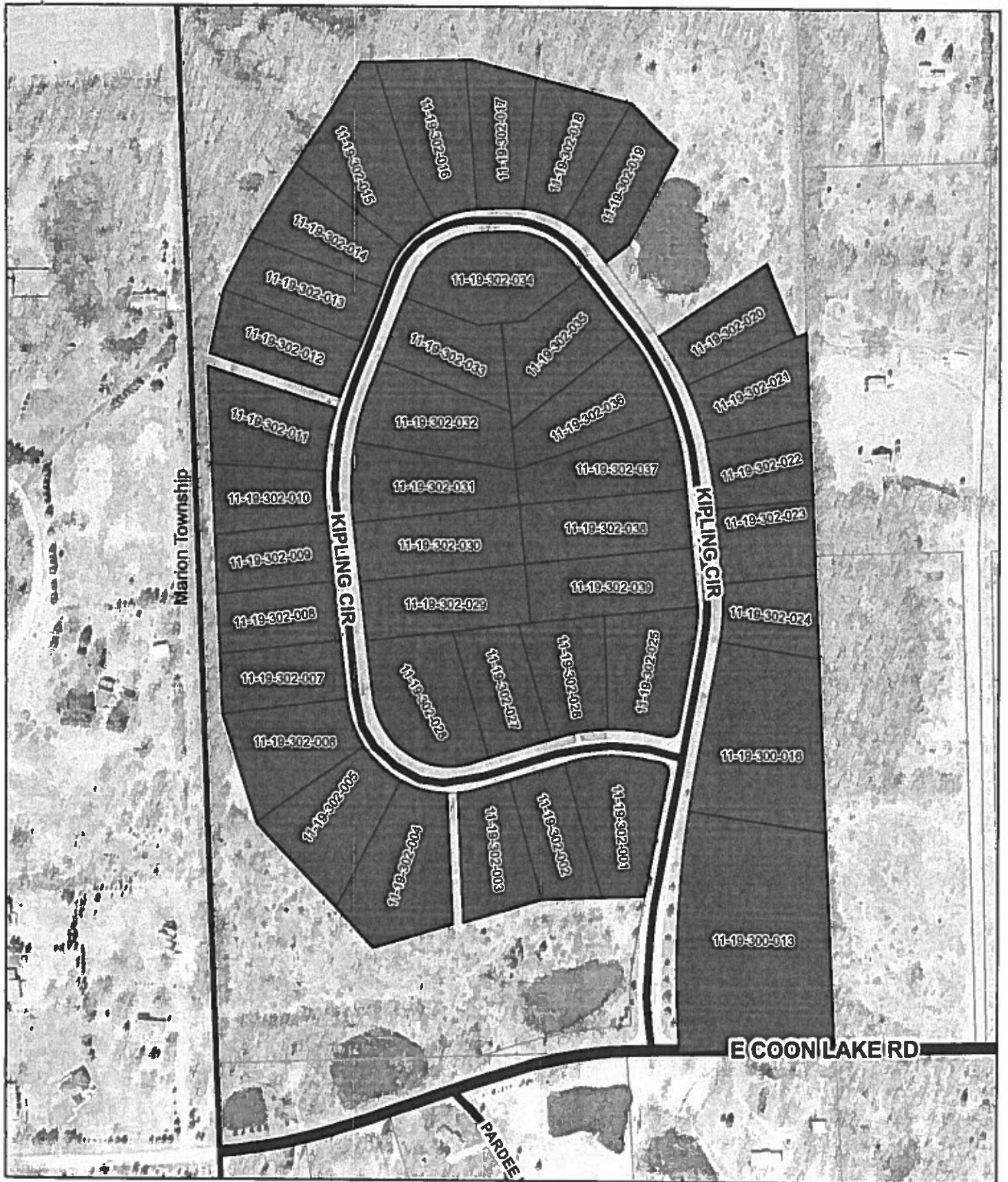
(9) The owner or any person having an interest in the real property who protests in person or in writing at the hearing may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the special assessment roll is confirmed.

This notice is given by order of the Genoa Township Board

Dated: August 6, 2018

Paulette A. Skolarus, Clerk  
Genoa Charter Township Board

(Press/Argus 08/10/2018 & 08/17/2018)



N



# Novel Estates Proposed Special Assessment District

Parcel lines are approximate. Not intended for survey purposes.

EXHIBIT D

AFFIDAVIT OF MAILING

STATE OF MICHIGAN     )  
  )  
COUNTY OF LIVINGSTON)

PAULETTE A. SKOLARUS, being first duly sworn, deposes and says that she personally prepared for mailing, and did on August 7, 2018, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Genoa; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Paulette A. Skolarus, Clerk  
Genoa Charter Township Board  
August 7, 2018

Resolution No. 3 – Earl Lake Road Improvement Project  
Reimbursement Special Assessment Project (Winter 2018)

**TOWNSHIP OF GENOA**

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on August 6, 2018, at 6:30 p.m., there were:

PRESENT:

ABSENT: None

The following preamble and resolution were offered by \_\_\_\_\_ and seconded by \_\_\_\_\_

**Resolution Approving Project, Cost Estimates, Special Assessment District and Causing the Special Assessment Roll to be Prepared**

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

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

WHEREAS, The Board of Trustees of the Township has declared its intention to make the improvement and tentatively designated the special assessment district against which the cost of the improvement Earl Lake Road Improvement Project is to be assessed is described in Exhibit B.

WHEREAS, on August 6, 2018 a public hearing was held to hear any objections to the Earl Lake Road Improvement Project and to the special assessment district and notice of the hearing was provided pursuant to the requirements of Act No 188, Michigan Public Acts of 1954, as amended;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board approves the completion of the Project and approves the plans and cost estimates for the Project, which are on file with the Township Clerk and which are identified as “Plans and Cost Estimates for the Earl Lake Road Improvement Project and Reimbursement Special Assessment Project (Winter 2018 Tax Roll).”

2. The Township Board determines that the Special Assessment District for the Project shall consist of the parcels identified in Exhibit B. The term of the Special Assessment District shall be for eight years.

3. The Township Board has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds; the cost of the project is \$242,000.00 with a Township contribution of \$58,000.00 to the district at 0% interest for eight years.

4, The Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll stating that the roll was made pursuant to a resolution of the Township Board adopted on a specified date, and that in making the assessment roll the supervisor, according to his or her best judgment, has conformed in all respects to the directions contained in the resolution and the statutes of the State of Michigan.

5. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

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

YES:

NO:

ABSENT:

#### CLERK'S CERTIFICATE

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

\_\_\_\_\_  
Paulette A. Skolarus, Genoa Township Clerk  
August 6, 2018

## EXHIBIT A

### EARL LAKE ROAD IMPROVEMENT PROJECT

#### DESCRIPTION OF PROJECT AN 8-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:

- Total Cost of the project - \$242,000.00
- Township contribution - \$58,000.00
- Total amount per parcel \$3,172.41
- Amount per year for 8 years @ 0% interest is 396.55
- 67.24% of homeowners signing the petition

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

- Project will include paving to the unpaved portion of Eastdale
- Crushing the existing asphalt
- Reshaping and compacting the pulverized material
- Placing 3.5” of new hot mix asphalt in two lifts
- Install 2.0’ aggregate shoulders along the edge of the new pavement
- Turf restoration where necessary to blend into lawns
- Remove a portion of existing driveways where necessary
- Repave to match the new elevation of the roadway.
- Publications and notices required by law

**Total project cost - \$242,000.00**

Total project cost - \$242,000.00 with a township contribution of \$58,000.00 with the balance of \$184,000.00 equally distributed between 58 parcels over 8 years (\$396.55 annually).

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-06-201-001	071618b, Earl Lake Rd	3,172.42	TANGEMAN DAVID & KRISTIN 180 MEADOWVIEW
4711-06-201-002	071618b, Earl Lake Rd	3,172.42	NOTHHELPER JOSEPH F 170 WESTDALE
4711-06-201-003	071618b, Earl Lake Rd	3,172.42	GIESE, HELEN F. 160 WESTDALE
4711-06-201-004	071618b, Earl Lake Rd	3,172.42	MOORE JENNIFER L 150 WESTDALE
4711-06-201-005	071618b, Earl Lake Rd	3,172.42	FRENCH STEVEN W & KYLE A 140 WESTDALE
4711-06-201-006	071618b, Earl Lake Rd	3,172.42	KING, SUE E. 130 WESTDALE
4711-06-201-007	071618b, Earl Lake Rd	3,172.42	STEVENS KRYSTA & KEVIN 120 WESTDALE
4711-06-201-008	071618b, Earl Lake Rd	3,172.42	O'CONNOR DENNIS 110 WESTDALE
4711-06-201-009	071618b, Earl Lake Rd	3,172.42	CERESA JO ANN 100 WESTDALE
4711-06-201-010	071618b, Earl Lake Rd	3,172.42	TASSIE, KENNETH R. & WENDY L 92 WESTDALE
4711-06-201-011	071618b, Earl Lake Rd	3,172.42	LOVELY ROBERT A 84 WESTDALE
4711-06-201-012	071618b, Earl Lake Rd	3,172.42	GUARD, DEAN R. & CHERYL M. P.O. BOX 1554
4711-06-201-013	071618b, Earl Lake Rd	3,172.42	MITCHELL, MARK C. 91 WESTDALE
4711-06-201-014	071618b, Earl Lake Rd	3,172.42	KERN, LESLIE & ELAINE 101 WESTDALE
4711-06-201-015	071618b, Earl Lake Rd	3,172.42	PORTER JULIANNA 111 WESTDALE
4711-06-201-016	071618b, Earl Lake Rd	3,172.42	FIELDER ANN MARIE LIFE EST. 121 WESTDALE
4711-06-201-017	071618b, Earl Lake Rd	3,172.42	ZOHR ZACHARY & JANICE 145 WESTDALE
4711-06-201-018	071618b, Earl Lake Rd	3,172.42	MOORE STEVEN N. 165 WESTDALE
4711-06-201-019	071618b, Earl Lake Rd	3,172.42	REAMER KENNETH, DEBORAH & CATHLEEN 144 MEADOWVIEW
4711-06-201-020	071618b, Earl Lake Rd	3,172.42	HALL THOMAS & GAIL LTS 9.3 132 MEADOWVIEW
4711-06-201-021	071618b, Earl Lake Rd	3,172.42	ROCKEY, DENNIS & MARY 120 MEADOWVIEW
4711-06-201-022	071618b, Earl Lake Rd	3,172.42	CALLAGHAN, DONALD & JOLENE 108 MEADOWVIEW
4711-06-201-023	071618b, Earl Lake Rd	3,172.41	CACH BRITTANY & KEILMAN TRENTON 96 MEADOWVIEW
4711-06-201-024	071618b, Earl Lake Rd	3,172.41	STEVENS MICHAEL 84 MEADOWVIEW
4711-06-201-025	071618b, Earl Lake Rd	3,172.41	SOEHL, HOWARD & LINDA 85 MEADOWVIEW
4711-06-201-026	071618b, Earl Lake Rd	3,172.41	ZACHMANN SARAH 95 MEADOWVIEW
4711-06-201-027	071618b, Earl Lake Rd	3,172.41	BYERS JASON M & PITCHER MICHELLE L 109 MEADOWVIEW



PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-06-201-028	071618b, Earl Lake Rd	3,172.41	CYNTEVE PARTNERS LLC 6345 TROPHY AVE
4711-06-201-029	071618b, Earl Lake Rd	3,172.41	ENDRES RACHEL 133 MEADOWVIEW
4711-06-201-030	071618b, Earl Lake Rd	3,172.41	BANISTER ELISA LTS 9.3 145 MEADOWVIEW
4711-06-201-031	071618b, Earl Lake Rd	3,172.41	HUTCHESON, DANIEL R. 5271 LAKE FOREST BLVD
4711-06-201-032	071618b, Earl Lake Rd	3,172.41	O'KOPSKI, DENNIS & BELINDA 190 EASTDALE
4711-06-201-033	071618b, Earl Lake Rd	3,172.41	RUSSELL GEORGE & HELEN TRUST 176 EASTDALE
4711-06-201-034	071618b, Earl Lake Rd	3,172.41	PADDOCK JESSIE M 152 EASTDALE
4711-06-201-035	071618b, Earl Lake Rd	3,172.41	NESBIT, BARBARA 148 EASTDALE
4711-06-201-036	071618b, Earl Lake Rd	3,172.41	WOOLFORD, JASON & MARIA 142 EASTDALE
4711-06-201-037	071618b, Earl Lake Rd	3,172.41	PERRY, ALLAN & GRACIELA 130 EASTDALE
4711-06-201-039	071618b, Earl Lake Rd	3,172.41	COGAN LOIS M TRUST 118 EASTDALE
4711-06-201-040	071618b, Earl Lake Rd	3,172.41	CARPENTER TIMOTHY M & LINDSAY K 106 EASTDALE
4711-06-201-041	071618b, Earl Lake Rd	3,172.41	FREDRICK, RICK & SANDRA 90 EASTDALE
4711-06-201-043	071618b, Earl Lake Rd	3,172.41	CLARK WENDY K P O BOX 323
4711-06-201-044	071618b, Earl Lake Rd	3,172.41	COOPER, WM. & JOYCE 81 EASTDALE
4711-06-201-045	071618b, Earl Lake Rd	3,172.41	COLLINS PATRICK & 93 EASTDALE
4711-06-201-047	071618b, Earl Lake Rd	3,172.41	SALEWSKY LIVING TRUST 107 EASTDALE
4711-06-201-048	071618b, Earl Lake Rd	3,172.41	HEROLD TRUST 119 EASTDALE
4711-06-201-049	071618b, Earl Lake Rd	3,172.41	BERNARD INVESTMENT GROUP LLC 43155 MAIN STREET STE 2204C4
4711-06-201-051	071618b, Earl Lake Rd	3,172.41	GILLILAND, GARY & BARBARA 137 EASTDALE
4711-06-201-052	071618b, Earl Lake Rd	3,172.41	JOHNSON SIMONE LIFE TRUST 149 EASTDALE
4711-06-201-053	071618b, Earl Lake Rd	3,172.41	WILLMORE MAX & GLADYS LTS 9.3 155 EASTDALE
4711-06-201-055	071618b, Earl Lake Rd	3,172.41	BENYEI-VERSTREATE KINGA A 161 EASTDALE
4711-06-201-056	071618b, Earl Lake Rd	3,172.41	LYBRINK, ROSS J. 167 EASTDALE
4711-06-201-058	071618b, Earl Lake Rd	3,172.41	HIEBER, JEFFREY & LORI 173 EASTDALE
4711-06-201-059	071618b, Earl Lake Rd	3,172.41	MILU, HOWARD R. & JUDITH S. 175 EASTDALE
4711-06-201-060	071618b, Earl Lake Rd	3,172.41	KUHN JULIE 179 EASTDALE

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-06-201-061	071618b, Earl Lake Rd	3,172.41	O'KOPSKI, JACK & DARLENE 185 EASTDALE
4711-06-201-062	071618b, Earl Lake Rd	3,172.41	GROSS TRUST 195 EASTDALE
4711-06-201-063	071618b, Earl Lake Rd	3,172.41	MEADOWVIEW/EAST GRAND RIVER LLC 19436 STEFANI AVE
4711-06-201-064	071618b, Earl Lake Rd	3,172.41	J.J. JINKLEHEIMER & CO., INC. 2705 E. GRAND RIVER
# OF PARCELS: 58	TOTALS:	184,000.00	

Oceola Township



N



# Earl Lake Heights No. 1 Proposed Special Assessment District

Parcel lines are approximate. Not intended for survey purposes.

Resolution No. 4 – Earl Lake Road Improvement Project (Winter 2018)

**TOWNSHIP OF GENOA**

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on August 6, 2018, at 6:30 p.m., there were

PRESENT: .

ABSENT: None.

The following preamble and resolution were offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

**Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing, and Directing the Issuance of Statutory Notices**

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Earl Lake Road Improvement Project within the Township as described in Exhibit A (the “Project”); in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

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

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled “Special Assessment Roll for the Earl Lake Road Improvement Project (Winter 2018)” (the “Proposed Roll”) and has filed the Proposed Roll with the Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Clerk.
2. The Township Board acknowledges that the Township Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the direction of the Township Board and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan.
3. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing to review and hear objections on the Proposed Roll.
4. The second public hearing will be held on Monday, August 20, 2018 at 6:30 p.m. at the offices of Genoa Township, Livingston County, Michigan.
5. The Township Clerk is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township board of

review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Clerk shall be similar to the notice attached as Exhibit C and shall be mailed by first class mail on or before August 7, 2018. Following the mailing of the notices, the Township Clerk shall complete the affidavit of mailing similar to the affidavit set forth in Exhibit D.

6. The Township Clerk is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before August 10, 2018 and August 17, 2018. The notice shall be in a form substantially similar to the notice attached as Exhibit C.

7. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

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

YES:

NO:

ABSENT. None.

#### CLERK'S CERTIFICATE

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

---

Paulette A. Skolarus, Clerk  
Genoa Charter Township  
August 6, 2018

EXHIBIT A  
EARL LAKE ROAD IMPROVEMENT PROJECT

DESCRIPTION OF PROJECT  
AN 8-YEAR SPECIAL ASSESSMENT DISTRICT  
WITH PROJECTED COSTS AS FOLLOWS:

- Total Cost of the project - \$242,000.00
- Township contribution - \$58,000.00
- Total amount per parcel \$3,172.41
- Amount per year for 8 years @ 0% interest is 396.55
- 67.24% of homeowners signing the petition

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

- Project will include paving to the unpaved portion of Eastdale
- Crushing the existing asphalt
- Reshaping and compacting the pulverized material
- Placing 3.5” of new hot mix asphalt in two lifts
- Install 2.0’ aggregate shoulders along the edge of the new pavement
- Turf restoration where necessary to blend into lawns
- Remove a portion of existing driveways where necessary
- Repave to match the new elevation of the roadway.
- Publications and notices required by law

**Total project cost - \$242,000.00**

Total project cost - \$242,000.00 with a township contribution of \$58,000.00 with the balance of \$184,000.00 equally distributed between 58 parcels over 8 years (\$396.55 annually).

Population: Special Assessment District (071618b)

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-06-201-001	071618b, Earl Lake Rd	3,172.42	TANGEMAN DAVID & KRISTIN 180 MEADOWVIEW
4711-06-201-002	071618b, Earl Lake Rd	3,172.42	NOTHHELPER JOSEPH F 170 WESTDALE
4711-06-201-003	071618b, Earl Lake Rd	3,172.42	GIESE, HELEN F. 160 WESTDALE
4711-06-201-004	071618b, Earl Lake Rd	3,172.42	MOORE JENNIFER L 150 WESTDALE
4711-06-201-005	071618b, Earl Lake Rd	3,172.42	FRENCH STEVEN W & KYLE A 140 WESTDALE
4711-06-201-006	071618b, Earl Lake Rd	3,172.42	KING, SUE E. 130 WESTDALE
4711-06-201-007	071618b, Earl Lake Rd	3,172.42	STEVENS KRYSTA & KEVIN 120 WESTDALE
4711-06-201-008	071618b, Earl Lake Rd	3,172.42	O'CONNOR DENNIS 110 WESTDALE
4711-06-201-009	071618b, Earl Lake Rd	3,172.42	CERESA JO ANN 100 WESTDALE
4711-06-201-010	071618b, Earl Lake Rd	3,172.42	TASSIE, KENNETH R. & WENDY L 92 WESTDALE
4711-06-201-011	071618b, Earl Lake Rd	3,172.42	LOVELY ROBERT A 84 WESTDALE
4711-06-201-012	071618b, Earl Lake Rd	3,172.42	GUARD, DEAN R. & CHERYL M. P.O. BOX 1554
4711-06-201-013	071618b, Earl Lake Rd	3,172.42	MITCHELL, MARK C. 91 WESTDALE
4711-06-201-014	071618b, Earl Lake Rd	3,172.42	KERN, LESLIE & ELAINE 101 WESTDALE
4711-06-201-015	071618b, Earl Lake Rd	3,172.42	PORTER JULIANNA 111 WESTDALE
4711-06-201-016	071618b, Earl Lake Rd	3,172.42	FIELDER ANN MARIE LIFE EST. 121 WESTDALE
4711-06-201-017	071618b, Earl Lake Rd	3,172.42	ZOHR ZACHARY & JANICE 145 WESTDALE
4711-06-201-018	071618b, Earl Lake Rd	3,172.42	MOORE STEVEN N. 165 WESTDALE
4711-06-201-019	071618b, Earl Lake Rd	3,172.42	REAMER KENNETH, DEBORAH & CATHLEEN 144 MEADOWVIEW
4711-06-201-020	071618b, Earl Lake Rd	3,172.42	HALL THOMAS & GAIL LTS 9.3 132 MEADOWVIEW
4711-06-201-021	071618b, Earl Lake Rd	3,172.42	ROCKEY, DENNIS & MARY 120 MEADOWVIEW
4711-06-201-022	071618b, Earl Lake Rd	3,172.42	CALLAGHAN, DONALD & JOLENE 108 MEADOWVIEW
4711-06-201-023	071618b, Earl Lake Rd	3,172.41	CACH BRITTANY & KEILMAN TRENTON 96 MEADOWVIEW
4711-06-201-024	071618b, Earl Lake Rd	3,172.41	STEVENS MICHAEL 84 MEADOWVIEW
4711-06-201-025	071618b, Earl Lake Rd	3,172.41	SOEHL, HOWARD & LINDA 85 MEADOWVIEW
4711-06-201-026	071618b, Earl Lake Rd	3,172.41	ZACHMANN SARAH 95 MEADOWVIEW
4711-06-201-027	071618b, Earl Lake Rd	3,172.41	BYERS JASON M & PITCHER MICHELLE L 109 MEADOWVIEW

Population: Special Assessment District (071618b)

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-06-201-028	071618b, Earl Lake Rd	3,172.41	CYNTEVE PARTNERS LLC 6345 TROPHY AVE
4711-06-201-029	071618b, Earl Lake Rd	3,172.41	ENDRES RACHEL 133 MEADOWVIEW
4711-06-201-030	071618b, Earl Lake Rd	3,172.41	BANISTER ELISA LTS 9.3 145 MEADOWVIEW
4711-06-201-031	071618b, Earl Lake Rd	3,172.41	HUTCHESON, DANIEL R. 5271 LAKE FOREST BLVD
4711-06-201-032	071618b, Earl Lake Rd	3,172.41	O'KOPSKI, DENNIS & BELINDA 190 EASTDALE
4711-06-201-033	071618b, Earl Lake Rd	3,172.41	RUSSELL GEORGE & HELEN TRUST 176 EASTDALE
4711-06-201-034	071618b, Earl Lake Rd	3,172.41	PADDOCK JESSIE M 152 EASTDALE
4711-06-201-035	071618b, Earl Lake Rd	3,172.41	NESBIT, BARBARA 148 EASTDALE
4711-06-201-036	071618b, Earl Lake Rd	3,172.41	WOOLFORD, JASON & MARIA 142 EASTDALE
4711-06-201-037	071618b, Earl Lake Rd	3,172.41	PERRY, ALLAN & GRACIELA 130 EASTDALE
4711-06-201-039	071618b, Earl Lake Rd	3,172.41	COGAN LOIS M TRUST 118 EASTDALE
4711-06-201-040	071618b, Earl Lake Rd	3,172.41	CARPENTER TIMOTHY M & LINDSAY K 106 EASTDALE
4711-06-201-041	071618b, Earl Lake Rd	3,172.41	FREDRICK, RICK & SANDRA 90 EASTDALE
4711-06-201-043	071618b, Earl Lake Rd	3,172.41	CLARK WENDY K P O BOX 323
4711-06-201-044	071618b, Earl Lake Rd	3,172.41	COOPER, WM. & JOYCE 81 EASTDALE
4711-06-201-045	071618b, Earl Lake Rd	3,172.41	COLLINS PATRICK & 93 EASTDALE
4711-06-201-047	071618b, Earl Lake Rd	3,172.41	SALEWSKY LIVING TRUST 107 EASTDALE
4711-06-201-048	071618b, Earl Lake Rd	3,172.41	HEROLD TRUST 119 EASTDALE
4711-06-201-049	071618b, Earl Lake Rd	3,172.41	BERNARD INVESTMENT GROUP LLC 43155 MAIN STREET STE 2204C4
4711-06-201-051	071618b, Earl Lake Rd	3,172.41	GILLILAND, GARY & BARBARA 137 EASTDALE
4711-06-201-052	071618b, Earl Lake Rd	3,172.41	JOHNSON SIMONE LIFE TRUST 149 EASTDALE
4711-06-201-053	071618b, Earl Lake Rd	3,172.41	WILLMORE MAX & GLADYS LTS 9.3 155 EASTDALE
4711-06-201-055	071618b, Earl Lake Rd	3,172.41	BENYEI-VERSTREATE KINGA A 161 EASTDALE
4711-06-201-056	071618b, Earl Lake Rd	3,172.41	LYBRINK, ROSS J. 167 EASTDALE
4711-06-201-058	071618b, Earl Lake Rd	3,172.41	HIEBER, JEFFREY & LORI 173 EASTDALE
4711-06-201-059	071618b, Earl Lake Rd	3,172.41	MILU, HOWARD R. & JUDITH S. 175 EASTDALE
4711-06-201-060	071618b, Earl Lake Rd	3,172.41	KUHN JULIE 179 EASTDALE



Population: Special Assessment District (071618b)

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-06-201-061	071618b, Earl Lake Rd	3,172.41	O'KOPSKI, JACK & DARLENE 185 EASTDALE
4711-06-201-062	071618b, Earl Lake Rd	3,172.41	GROSS TRUST 195 EASTDALE
4711-06-201-063	071618b, Earl Lake Rd	3,172.41	MEADOWVIEW/EAST GRAND RIVER LLC 19436 STEFANI AVE
4711-06-201-064	071618b, Earl Lake Rd	3,172.41	J.J. JINKLEHEIMER & CO., INC. 2705 E. GRAND RIVER
# OF PARCELS: 58	TOTALS:	184,000.00	

EXHIBIT C

Genoa Charter Township  
Livingston County, Michigan

NOTICE OF PUBLIC HEARING  
UPON A PROPOSED EARL LAKE ROAD IMPROVEMENT PROJECT

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on August 20, 2018; at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review the following proposed special assessment district:

GENOA CHARTER TOWNSHIP  
EARL LAKE ROAD IMPROVEMENT PROJECT (Winter 2018)

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

11-06-201-001	11-06-201-021	11-06-201-043
11-06-201-002	11-06-201-022	11-06-201-044
11-06-201-003	11-06-201-023	11-06-201-045
11-06-201-004	11-06-201-024	11-06-201-047
11-06-201-005	11-06-201-025	11-06-201-048
11-06-201-006	11-06-201-026	11-06-201-049
11-06-201-007	11-06-201-027	11-06-201-051
11-06-201-008	11-06-201-028	11-06-201-052
11-06-201-009	11-06-201-029	11-06-201-053
11-06-201-010	11-06-201-030	11-06-201-055
11-06-201-011	11-06-201-031	11-06-201-056
11-06-201-012	11-06-201-032	11-06-201-058
11-06-201-013	11-06-201-033	11-06-201-059
11-06-201-014	11-06-201-034	11-06-201-060
11-06-201-015	11-06-201-035	11-06-201-061
11-06-201-016	11-06-201-036	11-06-201-062
11-06-201-017	11-06-201-037	11-06-201-063
11-06-201-018	11-06-201-039	11-06-201-064
11-06-201-019	11-06-201-040	
11-06-201-020	11-06-201-041	

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

(4) The preliminary plans and cost estimates for the proposed Project and the boundaries of the Special Assessment District are now on file in the office of the Township Clerk for public inspection. The Township Board has received petitions signed by more than (67%) sixty-seven percent of property owners within the proposed district. Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to file written objections to the Project with the Township Board. Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to file written objections to the Project with the Township Board. Any person objecting to the proposed Project or the proposed Special Assessment District shall file an objection in writing with the Township Clerk before the close of the August 20, 2018 hearing or within such further time as the Township Board may grant.

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

(6) The Supervisor of the Township has reported to the Township Board of Trustees and filed in the office of the Township Clerk for public examination a special assessment roll prepared by him covering all properties within the Special Assessment District benefited by the proposed Earl Lake Road Improvement Project (the "Project"). Said assessment roll has been prepared for the purpose of assessing a portion of the costs of the construction of the Project and work incidental thereto within the aforesaid Novel Estates Road Improvement assessment district as more particularly shown on the plans of the Township engineers on file with the Township Clerk at 2911 Dorr Road, Brighton, Michigan 48116 which assessment is in the total amount of \$242,000.00. Said roll may be examined at the office of the Township Clerk during regular business hours until the time of said hearing and may further be examined at the hearing.

(7) The assessing officer has further reported that the assessment against each parcel of land within said district is such relative portion of the whole sum levied against all parcels of land in said district as the benefit to such parcels bears to the total benefit to all parcels of land in said district.

(8) Record owners and any party in interest of land have the right to object in person or to file written objections to the special assessment roll, to the petition, to the improvement and to the special assessment district. Any person objecting in writing to the special assessment roll, the petition, the improvement, or the proposed special assessment district shall file the objection with the Township Clerk before the close of the August 20, 2018 hearing or within such further time as the Township Board may grant. Appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the state tax tribunal.

(9) The owner or any person having an interest in the real property who protests in person or in writing at the hearing may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the special assessment roll is confirmed.

This notice is given by order of the Genoa Township Board

Dated: August 6, 2018

Paulette A. Skolarus, Clerk  
Genoa Charter Township Board

(Press/Argus 08/10/2018 & 08/17/2018)

Oceola Township



N



# Earl Lake Heights No. 1 Proposed Special Assessment District

Parcel lines are approximate. Not intended for survey purposes.

EXHIBIT D

AFFIDAVIT OF MAILING

STATE OF MICHIGAN     )  
  )  
COUNTY OF LIVINGSTON)

PAULETTE A. SKOLARUS, being first duly sworn, deposes and says that she personally prepared for mailing, and did on August 7, 2018, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Genoa; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Paulette A. Skolarus, Clerk  
Genoa Charter Township Board  
August 7, 2018

Resolution No. 3 – Fendt Road Improvement Project  
Reimbursement Special Assessment Project (Winter Tax Roll 2018)

**TOWNSHIP OF GENOA**

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on August 6, 2018, at 6:30 p.m., there were

PRESENT:

ABSENT: None

The following preamble and resolution were offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Resolution Approving Project, Cost Estimates, Special Assessment District and Causing the Special Assessment Roll to be Prepared**

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

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

WHEREAS, The Board of Trustees of the Township has declared its intention to make the improvement and tentatively designated the special assessment district against which the cost of the improvement Fendt Road Improvement Project is to be assessed is described in Exhibit B.

WHEREAS, on August 6, 2018 a public hearing was held to hear any objections to the Fendt Road Improvement Project and to the special assessment district and notice of the hearing was provided pursuant to the requirements of Act No 188, Michigan Public Acts of 1954, as amended;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board approves the completion of the Project and approves the plans and cost estimates for the Project, which are on file with the Township Clerk and which are identified as “Plans and Cost Estimates for the Fendt Road Improvement Project and Reimbursement Special Assessment Project (Winter 2018 Tax Roll).”
2. The Township Board determines that the Special Assessment District for the Project shall consist of the parcels identified in Exhibit B. The term of the Special Assessment District shall be for five years.

3. The Township Board has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

4, The Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll stating that the roll was made pursuant to a resolution of the Township Board adopted on a specified date, and that in making the assessment roll the supervisor, according to his or her best judgment, has conformed in all respects to the directions contained in the resolution and the statutes of the State of Michigan.

5. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

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

YES:

NO: None.

ABSENT: None.

#### CLERK'S CERTIFICATE

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

---

Paulette A. Skolarus, Clerk  
Genoa Charter Township Board  
August 6, 2018



## EXHIBIT A

### FENDT DRIVE ROAD IMPROVEMENT PROJECT

#### DESCRIPTION OF PROJECT A 5-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:

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

##### **Asphalt**

- Remove 10' from approaches
- Remove curb and gutters
- Excavate for crown/grade for paving
- Asphalt paving, 5"3C, 1.5" LVSP
- Grade approaches for drainage
- Pave approaches
- Shoulders from excavated stone

##### **Concrete**

- Remove and replace concrete area from Grand Oaks to beginning of gravel road, also use the cul-de-sac
- All concrete will be 9" reinforced with a 6 bag mix with mid-range curing compound will be used with steel mesh, fiber mesh and lane times
- Concrete joints will be sealed with hot tar approx. 20,625.09 square feet 9" concrete
- Permits and fees will be paid by owner.

**Total project cost - \$406,945.04**

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-08-201-001	071618c, Fendt Dr Rd	47,333.78	PATTERSON, BLYTHE & ALAN 1258 FENDT DR
4711-08-201-012	071618c, Fendt Dr Rd	53,814.38	BRIGGS & ALLISON HOWELL LLC 751 S LATSON UNIT C
4711-08-201-005	071618c, Fendt Dr Rd	32,851.62	L & H REALTY ENTERPRISES LLC 1172 FENDT DR #100
4711-08-201-006	071618c, Fendt Dr Rd	32,788.62	R & K ENTERPRISES OF HOWELL LLC 1167 FENDT DR
4711-08-201-007	071618c, Fendt Dr Rd	37,210.38	RHODES DON & SHIRLEY 1247 FENDT DR.
4711-08-201-008	071618c, Fendt Dr Rd	37,458.46	FALCON ASSET MANAGEMENT LLC 1201 FENDT DR
4711-08-201-009	071618c, Fendt Dr Rd	37,458.46	GREG LEBLANC HOLDINGS LLC 1225 FENDT DR
4711-08-201-010	071618c, Fendt Dr Rd	37,626.18	J.R. DEVELOPMENT, INC. 1247 FENDT DR.
4711-08-200-007	071618c, Fendt Dr Rd	56,469.34	HUNTER DEVELOPMENT PO BOX 930129
4711-08-200-006	071618c, Fendt Dr Rd	33,933.82	ITC TRANSMISSION 27175 ENERGY WAY
# OF PARCELS: 10	TOTALS:	406,945.04	



Parcel lines are approximate. Not intended for survey purposes.

# Fendt Drive Parcels

Resolution No. 4 – Fendt Drive Road Improvement Project (Winter 2018)

**TOWNSHIP OF GENOA**

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on August 6, 2018, at 6:30 p.m., there were

PRESENT: .

ABSENT:

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

**Resolution Acknowledging the Filing of the Special  
Assessment Roll, Scheduling the Second Hearing,  
and Directing the Issuance of Statutory Notices**

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Fendt Drive Road Improvement Project within the Township as described in Exhibit A (the “Project”); in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

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

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled “Special Assessment Roll for the Fendt Drive Road Improvement Project (Winter 2018)” (the “Proposed Roll”) and has filed the Proposed Roll with the Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Clerk.
2. The Township Board acknowledges that the Township Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the direction of the Township Board and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan.
3. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing to review and hear objections on the Proposed Roll.
4. The second public hearing will be held on Monday, August 20, 2018 at 6:30 p.m. at the offices of Genoa Township, Livingston County, Michigan.
5. The Township Clerk is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township board of review, as supplemented by any subsequent changes in the names or addresses of such owners or

parties listed thereon. The notice to be mailed by the Township Clerk shall be similar to the notice attached as Exhibit C and shall be mailed by first class mail on or before August 7, 2108. Following the mailing of the notices, the Township Clerk shall complete the affidavit of mailing similar to the affidavit set forth in Exhibit D.

6. The Township Clerk is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before August 10, 2018 and August 17, 2018. The notice shall be in a form substantially similar to the notice attached as Exhibit C.

7. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

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

YES:

NO:

ABSENT. None.

#### CLERK'S CERTIFICATE

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

---

Paulette A. Skolarus, Clerk  
Genoa Charter Township Board  
August 6, 2018

## EXHIBIT A

### FENDT DRIVE ROAD IMPROVEMENT PROJECT

#### DESCRIPTION OF PROJECT A 5-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:

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

##### **Asphalt**

- Remove 10' from approaches
- Remove curb and gutters
- Excavate for crown/grade for paving
- Asphalt paving, 5"3C, 1.5" LVSP
- Grade approaches for drainage
- Pave approaches
- Shoulders from excavated stone

##### **Concrete**

- Remove and replace concrete area from Grand Oaks to beginning of gravel road, also use the cul-de-sac
- All concrete will be 9" reinforced with a 6 bag mix with mid-range curing compound will be used with steel mesh, fiber mesh and lane times
- Concrete joints will be sealed with hot tar approx. 20,625.09 square feet 9" concrete
- Permits and fees will be paid by owner.

**Total project cost - \$406,945.04**

FENDT 2018  
 ASPHALT WITH CONCRETE CUL-DE-SAC/APPROACH

TAX I.D.	OWNER	F.F.	FF \$	FF COST	PRO RATA SHARE	TOTAL COST	ANNUAL COST*
11-08-201-001	Patterson, Blythe & Alan	633.75	28	\$ 17,745.00	\$ 29,588.78	\$ 47,333.78	\$ 9,466.76
11-08-201-012	Briggs & Allison Howell LLC	865.2	28	\$ 24,225.60	\$ 29,588.78	\$ 53,814.38	\$ 10,762.88
11-08-201-005	L & H Realty Enterprises LLC	116.53	28	\$ 3,262.84	\$ 29,588.78	\$ 32,851.62	\$ 6,570.32
11-08-201-006	R & K Enterprises of Howell LLC	114.28	28	\$ 3,199.84	\$ 29,588.78	\$ 32,788.62	\$ 6,557.72
11-08-201-007	Rhodes Don & Shirley	272.2	28	\$ 7,621.60	\$ 29,588.78	\$ 37,210.38	\$ 7,442.08
11-08-201-008	Falcon Asset Management	281.06	28	\$ 7,869.68	\$ 29,588.78	\$ 37,458.46	\$ 7,491.69
11-08-201-009	Greg LeBlanc Holdings LLC	281.06	28	\$ 7,869.68	\$ 29,588.78	\$ 37,458.46	\$ 7,491.69
11-08-201-010	J.R. Development Inc.	287.05	28	\$ 8,037.40	\$ 29,588.78	\$ 37,626.18	\$ 7,525.24
11-08-200-007	Hunter Development	960.02	28	\$ 26,880.56	\$ 29,588.78	\$ 56,469.34	\$ 11,293.87
11-08-200-006	ITC Holdings	155.18	28	\$ 4,345.04	\$ 29,588.78	\$ 33,933.82	\$ 6,786.76
	TOTAL			\$ 111,057.24	\$ 295,887.80	\$ 406,945.04	

PROJECT BUDGET	\$ 406,945.00
TOTAL SPREAD	\$ 406,945.04

\*5 YEAR AMORTIZATION

EXHIBIT C

Genoa Charter Township  
Livingston County, Michigan

NOTICE OF PUBLIC HEARING  
UPON A PROPOSED FENDT DRIVE ROAD IMPROVEMENT PROJECT

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on August 20, 2018; at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review the following proposed special assessment district:

GENOA CHARTER TOWNSHIP  
FENDT DRIVE ROAD IMPROVEMENT PROJECT (Winter 2018)

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

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

**Asphalt**

- Remove 10' from approaches
- Remove curb and gutters
- Excavate for crown/grade for paving
- Asphalt paving, 5"3C, 1.5" LVSP
- Grade approaches for drainage
- Pave approaches
- Shoulders from excavated stone

**Concrete**

- Remove and replace concrete area from Grand Oaks to beginning of gravel road, also use the cul-de-sac
- All concrete will be 9" reinforced with a 6 bag mix with mid-range curing compound will be used with steel mesh, fiber mesh and lane times
- Concrete joints will be sealed with hot tar approx. 20,625.09 square feet 9" concrete
- Permits and fees will be paid by owner.



**Total project cost - \$406,945.04**

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

4711-08-201-001	4711-08-201-005	4711-08-201-006
4711-08-201-007	4711-08-201-008	4711-08-201-009
4711-08-201-010	4711-08-201-012	4711-08-200-007
4711-08-200-006		

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

(4) The preliminary plans and cost estimates for the proposed Project and the boundaries of the Special Assessment District are now on file in the office of the Township Clerk for public inspection. The Township Board has received petitions signed by more than (70%) seventy percent of property owners within the proposed district. Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to file written objections to the Project with the Township Board. Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to file written objections to the Project with the Township Board. Any person objecting to the proposed Project or the proposed Special Assessment District shall file an objection in writing with the Township Clerk before the close of the September 18, 2017 hearing or within such further time as the Township Board may grant.

(5) The Township has received petitions signed by owners of more than fifty-six percent (56%) of the total frontage within the Fendt Drive Road Improvement Project within the Township in accordance with Act No. 188, Michigan Public Acts of 1954, as amended.

(6) The Supervisor of the Township has reported to the Township Board of Trustees and filed in the office of the Township Clerk for public examination a special assessment roll prepared by him covering all properties within the Special Assessment District benefited by the proposed Fendt Drive Road Improvement Project (the "Project"). Said assessment roll has been prepared for the purpose of assessing a portion of the costs of the construction of the Project and work incidental thereto within the aforesaid Timberview Road Improvement assessment district as more particularly shown on the plans of the Township engineers on file with the Township Clerk at 2911 Dorr Road, Brighton, Michigan 48116 which assessment is in the total amount of \$406,945.04. Said roll may be examined at the office of the Township Clerk during regular business hours until the time of said hearing and may further be examined at the hearing.

(7) The assessing officer has further reported that the assessment against each parcel of land within said district is such relative portion of the whole sum levied against all parcels of land in said district as the benefit to such parcels bears to the total benefit to all parcels of land in said district.

(8) Record owners and any party in interest of land have the right to object in person or to file written objections to the special assessment roll, to the petition, to the improvement and to the special assessment district. Any person objecting in writing to the special assessment roll, the petition, the improvement, or the proposed special assessment district shall file the objection with the Township Clerk before the close of the August 20, 2018 hearing or within such further time as the Township Board may grant. Appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the state tax tribunal.

(9) The owner or any person having an interest in the real property who protests in person or in writing at the hearing may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the special assessment roll is confirmed.

This notice is given by order of the Genoa Township Board

Dated: August 6, 2018

Paulette A. Skolarus, Clerk  
Genoa Charter Township Board

(Press/Argus 08/10/2018 & 08/17/2018)

Population: Special Assessment District (071618c)

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-08-201-001	071618c, Fendt Dr Rd	47,333.78	PATTERSON, BLYTHE & ALAN 1258 FENDT DR
4711-08-201-012	071618c, Fendt Dr Rd	53,814.38	BRIGGS & ALLISON HOWELL LLC 751 S LATSON UNIT C
4711-08-201-005	071618c, Fendt Dr Rd	32,851.62	L & H REALTY ENTERPRISES LLC 1172 FENDT DR #100
4711-08-201-006	071618c, Fendt Dr Rd	32,788.62	R & K ENTERPRISES OF HOWELL LLC 1167 FENDT DR
4711-08-201-007	071618c, Fendt Dr Rd	37,210.38	RHODES DON & SHIRLEY 1247 FENDT DR.
4711-08-201-008	071618c, Fendt Dr Rd	37,458.46	FALCON ASSET MANAGEMENT LLC 1201 FENDT DR
4711-08-201-009	071618c, Fendt Dr Rd	37,458.46	GREG LEBLANC HOLDINGS LLC 1225 FENDT DR
4711-08-201-010	071618c, Fendt Dr Rd	37,626.18	J.R. DEVELOPMENT, INC. 1247 FENDT DR.
4711-08-200-007	071618c, Fendt Dr Rd	56,469.34	HUNTER DEVELOPMENT PO BOX 930129
4711-08-200-006	071618c, Fendt Dr Rd	33,933.82	ITC TRANSMISSION 27175 ENERGY WAY
# OF PARCELS: 10	TOTALS:	406,945.04	



Parcel lines are approximate. Not intended for survey purposes.

## Fendt Drive Parcels

EXHIBIT D

AFFIDAVIT OF MAILING

STATE OF MICHIGAN     )  
  )  
COUNTY OF LIVINGSTON)

PAULETTE A. SKOLARUS, being first duly sworn, deposes and says that she personally prepared for mailing, and did on August 7, 2018, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Genoa; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Paulette A. Skolarus, Clerk  
Genoa Charter Township Board  
August 7, 2018

07/24/2018

## BUDGET REPORT FOR GENOA TOWNSHIP

Future Roads Fund 261

1st amendment

GL NUMBER	DESCRIPTION	2013-14 ACTIVITY	2014-15 ACTIVITY	2015-16 ACTIVITY	2016-17 ACTIVITY	2017-18 ACTIVITY	2018-19 APPROVED BUDGET	2018-19 ACTIVITY	2018-19 REQUESTED BUDGET
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## ESTIMATED REVENUES

261-000-664-000	INTEREST	520	801	612	130	1,537	800	971	800
261-000-674-000	NEW ACCOUNT	139,416							
261-000-699-000	OPERATING TRANSFER IN	250,000	250,000	426,000	150,000	500,000	500,000		500,000
261-000-699-264	TRANS IN FROM 264				500,000				
<b>TOTAL ESTIMATED REVENUES</b>		<b>389,936</b>	<b>250,801</b>	<b>426,612</b>	<b>650,131</b>	<b>501,537</b>	<b>500,800</b>	<b>971</b>	<b>500,800</b>

## APPROPRIATIONS

261-330-717-000	MISC ROADS-CRACK SEAL						20,000		20,000
261-441-804-000	DUST CONTROL			59,209	56,790	70,484	70,000	46,443	70,000
261-470-802-000	NORTH SHORE ROAD IMPROVEMENT			14,000					
261-471-803-000	GRAND OAKS ROAD IMPROVEMENT				200,000				
261-472-804-000	GOLF CLUB			33,116					
261-473-805-000	MCCLEMENTS			14,268					
261-477-809-000	TRI LAKES			136,999	11,714				
261-477-810-000	SUNDANCE TRAIL				30,000				
261-477-811-000	HUGHES ROAD				44,434		200,000	193,730	200,000
261-477-813-000	WILDWOOD DRIVE				7,798				
261-477-817-000	LATSON ROAD SIGNAL						150,000		150,000
261-477-818-000	HACKER AND LAWSON					120,372			
261-477-819-000	TIMBERVIEW					49,000			
261-477-820-000	OAK POINTE HONORS					44,000			
261-477-821-000	NOVEL ESTATES								34,250
261-477-822-000	EARL LAKE								58,000
261-906-956-000	MISC EXPENSE/AUDIT	719	1,985	624	180	580		140	
261-906-968-001	COON LAKE OVERLAY	283,764							
261-966-999-264	TRANS OUT TO 264				500,000				
<b>TOTAL APPROPRIATIONS</b>		<b>284,483</b>	<b>1,985</b>	<b>258,216</b>	<b>850,916</b>	<b>284,436</b>	<b>440,000</b>	<b>240,313</b>	<b>532,250</b>

<b>NET OF REVENUES/APPROPRIATIONS - FUND 261</b>		<b>105,453</b>	<b>248,816</b>	<b>168,396</b>	<b>(200,785)</b>	<b>217,101</b>	<b>60,800</b>	<b>(239,342)</b>	<b>(31,450)</b>
BEGINNING FUND BALANCE		833,822	939,276	1,188,092	1,356,488	1,155,703	1,372,804		1,372,804
ENDING FUND BALANCE		939,275	1,188,092	1,356,488	1,155,703	1,372,804	1,433,604	(239,342)	1,341,354

07/26/2018

## BUDGET REPORT FOR GENOA TOWNSHIP

Roads &amp; Lakes SAD Fund 264

1st Amendment

GL NUMBER	DESCRIPTION	2013-14 ACTIVITY	2014-15 ACTIVITY	2015-16 ACTIVITY	2016-17 ACTIVITY	2017-18 ACTIVITY THRU 03/31/18	2018-19 APPROVED BUDGET	2018-19 ACTIVITY	2018-19 REQUESTED BUDGET
ESTIMATED REVENUES									
264-000-665-000	INTEREST	918	811	1,121	680	1,826	1,500	1,165	1,500
264-000-699-101	TRANSFER IN - FUND # 101	500,000	250,000	450,000	600,000	150,000	150,000		150,000
264-000-699-261	TRANSFER IN- FUND 261				500,000				
264-448-450-000	SAD PRINCIPAL - WHITE PINES LIGHTS	758	891	848	705	767	800	38	800
264-451-695-000	PROFESSIONAL FEES	(2,000)	(2,000)						
264-470-450-000	SAD PRINCIPAL - FENDT DRIVE W-22				(915)		48,040		81,389
264-470-678-000	NORTH SHORE ROAD IMPROVE SAD			11,897					
264-470-682-000	NORTH SHORE RDS ASSOCIATION			11,898					
264-471-450-000	SAD PRINCIPAL - GRAND OAKS-W-20				138,037	142,649	125,000	4,962	125,000
264-471-671-000	OTHER INCOME-GRAND OAKS- LCRC					157,793			
264-472-450-000	SAD PRINCIPAL - RED OAKS-W-22	69,149	69,143	59,762	59,268	59,811	56,600	14,150	56,600
264-473-450-000	SAD PRINCIPAL - GLENWAY DRIVE	17,861	15,628	15,628	15,628				
264-474-450-000	SAD PRINCIPAL - SUNRISE PARK-S-20				135,947	130,693	124,902	7,386	124,902
264-475-688-000	SAD PRINCIPAL GRAND BEACH-W-20				9,336		9,336		9,336
264-476-450-000	SAD PRINCIPAL - TIMBERVIEW-W-22					46,469	42,167	861	42,167
264-476-699-261	TRANSFER IN # 261 - TIMBERVIEW					49,000			
264-477-450-000	SAD PRINCIPAL - SUNDANCE TR-W-21				37,020	27,323	23,304	514	23,304
264-477-687-000	OP HONORS-SAD				178,000				
264-478-450-000	SAD PRINCIPAL- HOMESTEAD TR-W-20				38,333	37,171	35,429		35,429
264-479-450-000	SAD PRINCIPAL- E COON LAKE RD-S-21				26,961	19,608	19,607	1,225	19,607
264-480-699-261	TRANSFER IN # 261 - OAK POINTE HONORS					44,000			
264-482-450-000	SAD PRINCIPAL - HILLENDALE-S-20						7,535		7,535
264-484-450-000	EARL LAKE SAD								23,000
264-484-699-261	EARL LAKE TRANS IN FROM 261								58,000
264-485-450-000	NOVEL ESTATES SAD PRIN								12,845
264-485-699-261	NOVEL ESTATES TRANS IN FROM 261								34,250
264-570-450-000	SAD PRINCIPAL - LAKE CHEMUNG-W21	58,649	54,395	54,196	53,349	118,033	68,325	6,075	68,325
264-571-450-000	SAD PRINCIPAL - PARDEE LAKE-W-20	24,055	24,055	24,054	26,000	26,000	25,000	4,837	25,000
264-572-450-000	SAD PRINCIPAL - GRAND BEACH WEEDS					9,336		147	
264-573-450-000	SAD PRINCIPAL- E/W CROOKED LK S-18	21,272	21,136	20,419	19,434	19,161	18,500	224	18,500
TOTAL ESTIMATED REVENUES		690,662	434,059	649,823	1,837,783	1,039,640	756,045	41,584	917,489

1st Amendment		2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2018-19	2018-19
		ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	APPROVED	ACTIVITY	REQUESTED
GL NUMBER	DESCRIPTION					THRU 03/31/18	BUDGET		BUDGET
APPROPRIATIONS									
264-448-801-000	PROJECT COSTS - WHITE PINES LIGHTS	700	824	661	841	767	800	249	800
264-470-801-000	PROJECT COSTS - FENDT DRIVE W-22			22,197			242,000		406,945
264-471-801-000	PROJECT COSTS - GRAND OAKS			1,980	619,730				
264-472-801-000	PROJECT COSTS - RED OAKS	740,703				7,110			
264-474-801-000	PROJECT COSTS - SUNRISE PARK			4,415	535,114				
264-475-801-000	PROJECT COSTS - MOUNTAIN/MYSTIC/MILROY				508				
264-476-801-000	PROJECT COSTS - TIMBERVIEW		6,170			265,698			
264-477-801-000	PROJECT COSTS - SUNDANCE TRAIL			1,700	155,742				
264-477-816-000	PINE RIDGE PAVING-EXPENSES				1,007				
264-478-801-000	PROJECT COSTS - HOMESTEAD TRAIL			1,320	177,880				
264-479-801-000	PROJECT COSTS - E COON LAKE ROAD				124,405				
264-480-801-000	PROJECT COSTS - OAK POINTE HONORS				660	217,645			
264-482-801-000	PROJECT COSTS - HILLENDALE					1,519	21,000	20,605	21,000
264-484-801-000	EARL LAKE PROJECT COSTS W-2018								242,000
264-485-801-000	NOVEL ESTATES PROJECT COST W 2018								137,000
264-570-801-000	PROJECT COSTS - LAKE CHEMUNG	48,222	43,728	52,169	57,672	29,582	60,000	15,816	60,000
264-571-801-000	PROJECT COSTS - PARDEE LAKE	25,095	30,071	21,456	24,866	21,952	30,000	22,510	30,000
264-572-801-000	PROJECT COSTS - GRAND BEACH WEEDS				1,080	9,230	10,000	5,996	10,000
264-573-801-000	PROJECT COSTS - E/W CROOKED LAKE WEEEDS	47,226	8,906	12,851	10,920	23,866	50,000		50,000
264-574-801-000	PROJECT COSTS - ROUND LAKE					1,619			
264-906-956-000	MISC EXPENSE	638	599	729	3,529	9,310	3,500	1,000	3,500
264-966-999-261	TRANS OUT TO FUND #261				500,000				
TOTAL APPROPRIATIONS		862,584	90,298	119,478	2,213,954	588,298	417,300	66,176	961,245
NET OF REVENUES/APPROPRIATIONS - FUND 264									
		(171,922)	343,761	530,345	(376,171)	451,342	338,745	(24,592)	(43,756)
BEGINNING FUND BALANCE		816,648	644,725	988,487	1,518,832	1,142,661	1,594,003		1,594,003
ENDING FUND BALANCE		644,726	988,486	1,518,832	1,142,661	1,594,003	1,932,748	(24,592)	1,550,247





## MHOG Utility Department

2911 Dorr Road  
Brighton, MI 48116  
810-227-5225  
[www.mhog.org](http://www.mhog.org)

# Memorandum

**To:** Genoa Township Board  
**From:** Tesha Humphriss, Utility Engineer  
Greg Tatara, Utility Director  
**Date:** August 2, 2018  
**Re:** Chestnut Springs Proposed Residential Wells  
**Manager:**   
**Review:** \_\_\_\_\_

Tonight, in conjunction with the site plan approval for the proposed Chestnut Springs Development, we are seeking approval of a proposal to perform a hydrogeologic investigation of the property.

In 2000, Genoa Township entered into a Consent Agreement with the State of Michigan due to high levels of sodium and chloride (salt) in the effluent from the Oak Pointe wastewater treatment plant, located at the northwest corner of Brighton Road and Oak Pointe Drive. The effluent was discharged to groundwater, and was suspected of affecting downgradient drinking water wells. As a result, the Township installed numerous wells around the plant to delineate the extent of sodium and chloride exceeding drinking water standards. The remedial investigation determined that groundwater travels south and south westerly from the old plant site and is believed to eventually discharge to the Chilson Impoundment. The highest effluent concentrations discharged from the plant peaked in 2002, and we have observed these high concentrations move downgradient and reduce with time. To mitigate impacts to downgradient residents, the Township has provided, maintained, and upgraded point of use reverse osmosis units for homes in the impacted area.

In 2015, the customers of Oak Pointe sanitary sewer system invested over \$6,000,000 to cease discharge at the plant site and convert it to a pump station for treatment at a nearby WWTP, with surface water discharge instead of ground water discharge. This has effectively reduced the groundwater concentrations directly downgradient of the plant site. No wells exceed the drinking water criteria for sodium; however, the highest concentrations of chloride have recently been detected north of the proposed Chestnut Springs development. Chloride does not have a health based limit concentration as sodium does; however, it has an aesthetic criteria concentration of 250 mg/L. In addition to the aesthetic impact causing the water to taste salty, it also results in regulatory requirements such as providing a notice of migration to affected properties and continued monitoring.

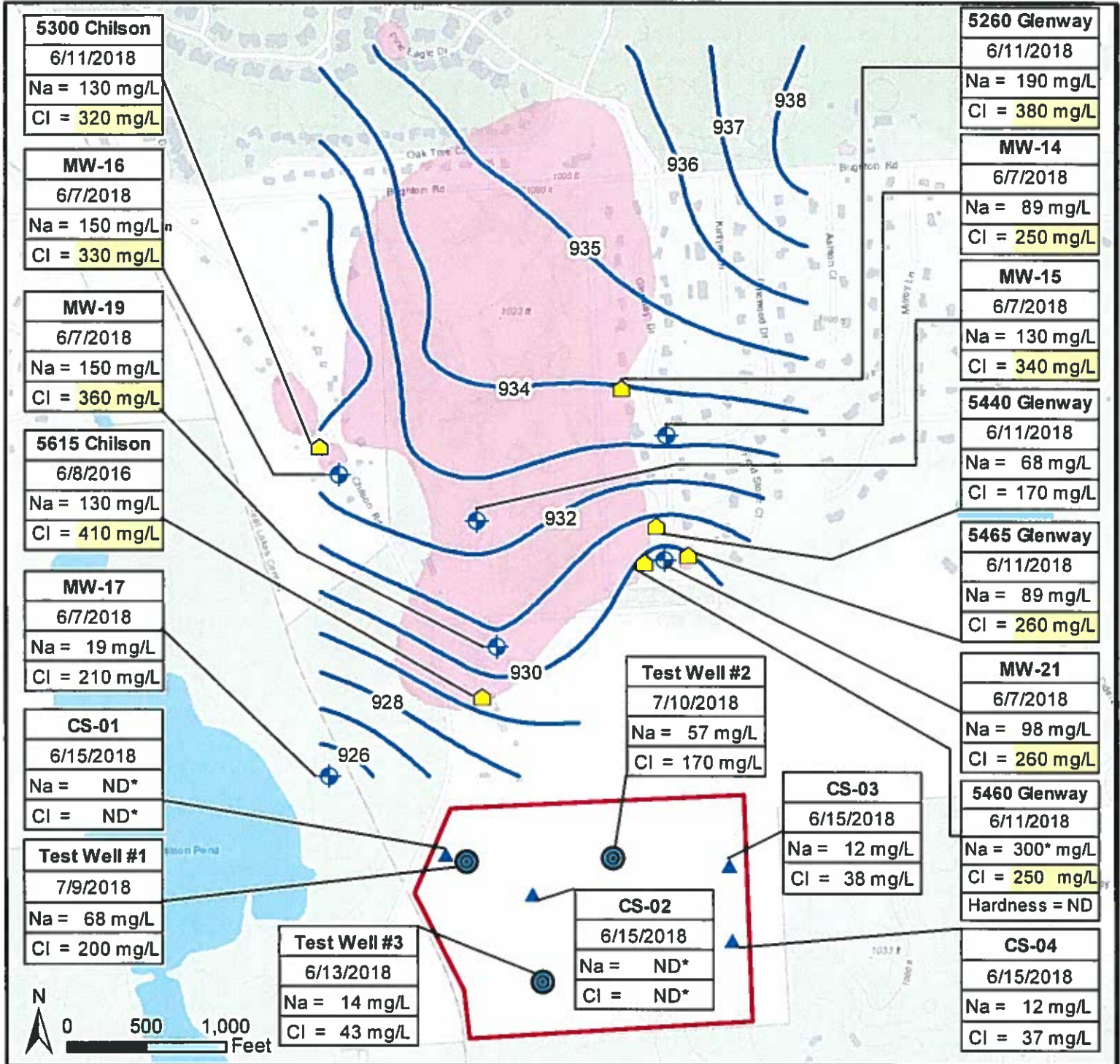
Currently, the Township does not have any monitoring wells located between the southern limits of the chloride plume and the proposed Chestnut Springs Development. We have not

installed additional wells due to the fact that there were no downstream receptors (private wells) between the limits of the plume and the Chilson Impoundment. Without a potential receptor, the Township planned to monitor the plume until it dissipated over time and/or discharged to the Chilson Impoundment. The highest chloride concentrations are now located in the 15 year time of travel from the old plant site, which is directly north of the proposed development. Since the petitioner is proposing private wells at this development, each site is now a potential receptor and will need to be monitored. In addition, data shown in the attached plume map shows that two of the test wells installed on the property are above background levels for both sodium and chloride.

From the test wells, clearly there is an increase in sodium and chloride concentrations from the Oak Pointe plume, and with this limited data the vertical and horizontal extent of these impacts is not known. Given this recent data, it is important for the Township to perform an investigation and set up for long term monitoring of this property. From a regulatory standpoint, if no further investigation is conducted, the MDEQ would require each future property receive a Notice of Migration and be placed on a residential sampling protocol. In addition, the State will likely require additional monitoring wells be installed to delineate the southern extent of the plume.

It is our recommendation that additional monitoring well installation will provide a proactive approach to mitigate a potential future problem. Therefore, we recommend that the Township work with the petitioner to quickly further evaluate the groundwater at the Chestnut Springs site. Preliminarily, the Township would install up to three monitoring wells to provide the necessary background data to further evaluate installation of private groundwater supply wells. It is possible that these monitoring wells may identify a confining layer and a clean source of ground water on the property. If a clean source of groundwater is not found on the site, the likely remediation will be installation of reverse osmosis units in all homes with full disclosure of the plume migration, should this development be approved. In this case the new monitoring wells will still be required for long term monitoring and protection of future residential wells.

Please find attached a proposal from Tetra Tech to perform ground water profiling and well installation at three locations at the proposed Chestnut Springs Development. This proposal reflects the worst case scenario for delineation and documentation of the ground water conditions on the property. We ask the board to adopt this proposal and ask the developer to grant permission for access to install and monitor these ground water wells.



<b>5300 Chilson</b>
6/11/2018
Na = 130 mg/L
Cl = 320 mg/L

<b>MW-16</b>
6/7/2018
Na = 150 mg/L
Cl = 330 mg/L

<b>MW-19</b>
6/7/2018
Na = 150 mg/L
Cl = 360 mg/L

<b>5615 Chilson</b>
6/8/2016
Na = 130 mg/L
Cl = 410 mg/L

<b>MW-17</b>
6/7/2018
Na = 19 mg/L
Cl = 210 mg/L

<b>CS-01</b>
6/15/2018
Na = ND*
Cl = ND*

<b>Test Well #1</b>
7/9/2018
Na = 68 mg/L
Cl = 200 mg/L

<b>Test Well #3</b>
6/13/2018
Na = 14 mg/L
Cl = 43 mg/L

<b>Test Well #2</b>
7/10/2018
Na = 57 mg/L
Cl = 170 mg/L

<b>CS-03</b>
6/15/2018
Na = 12 mg/L
Cl = 38 mg/L

<b>CS-02</b>
6/15/2018
Na = ND*
Cl = ND*

<b>5260 Glenway</b>
6/11/2018
Na = 190 mg/L
Cl = 380 mg/L

<b>MW-14</b>
6/7/2018
Na = 89 mg/L
Cl = 250 mg/L

<b>MW-15</b>
6/7/2018
Na = 130 mg/L
Cl = 340 mg/L

<b>5440 Glenway</b>
6/11/2018
Na = 68 mg/L
Cl = 170 mg/L

<b>5465 Glenway</b>
6/11/2018
Na = 89 mg/L
Cl = 260 mg/L

<b>MW-21</b>
6/7/2018
Na = 98 mg/L
Cl = 260 mg/L

<b>5460 Glenway</b>
6/11/2018
Na = 300* mg/L
Cl = 250 mg/L
Hardness = ND

<b>CS-04</b>
6/15/2018
Na = 12 mg/L
Cl = 37 mg/L

- 2017 Groundwater Potentiometric Surface Elevation Contour, in Feet 1, 2
- 2017 Extent of Chloride Impacts (> 250 mg/L)
- Proposed Area for Development
- Chestnut Springs surface water sample locations (\*ND = Non Detect)
- Chestnut Springs Test Well Locations

1. Highlighted results exceeded Part 201 Criteria.
2. \* = Water softener is suspected to cause elevated sodium results. Further analysis pending.
3. Groundwater elevations were obtained from the monitoring wells on June 23, 2017.
4. Groundwater elevation contours were interpolated in Surfer 10 using Kriging default settings.
5. Surface water samples from Chestnut Springs represent background concentrations for surface water.

**FOR DISCUSSION ONLY**

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



July 31, 2018

Ms. Tesha Humphriss  
Genoa Charter Township  
2911 Dorr Road  
Brighton, Michigan 48116

**Re: Revised Proposal for Groundwater Profiling and Well Installation  
Chestnut Development  
Genoa Charter Township, Michigan**

Dear Ms. Humphriss:

As requested, Tetra Tech is pleased to submit this proposal for environmental investigation and support services at the Chestnut Development Site located on Chilson Road in Genoa Township, Michigan (Figure 1). This proposal includes the following tasks:

- Project Planning and Coordination
- Groundwater Investigation
- Well Survey
- Reporting

### **SCOPE OF WORK**

#### **Task 1: Project Planning and Coordination**

Tetra Tech will complete the following preparatory activities prior to implementing field work:

- Prepare a Health and Safety Plan based on proposed tasks and current site conditions;
- Secure agreements and procurements with service providers;
- Call MISS DIG and review existing reference maps for subsurface utility locating; and
- Obtain all necessary permits for installation of monitoring wells at the site.

The cost estimate for this task includes preparation and participation in conference call meetings with stakeholders to discuss and coordinate the necessary steps for executing and completing the scope of work.

#### **Task 2: Groundwater Investigation**

Groundwater at the proposed development property will be assessed vertically and horizontally to determine whether chloride concentrations are elevated above background values. Tetra Tech proposes vertical groundwater profiling and installation of up to six permanent monitoring wells in three locations. At each location, a shallow and deep monitoring well will be installed. This approach will provide information regarding current groundwater conditions at the proposed development site and will provide means for long term monitoring if necessary. The well installation is estimated to be completed in a total of twelve business days, in three weekly shifts. Proposed well locations are depicted on **Figure 1**.



#### *Soil Boring, Vertical Profiling and Well Installation*

Tetra Tech has selected sonic drilling technology as the preferred drilling method to advance up to 3 soil borings up to a depth of 200 feet, and complete up to six well installations. Sonic drilling technology offers the advantage of continuous soil recovery and sampling, and minimizes the volume of cuttings produced by drilling. A Tetra Tech geologist will be on site to oversee the drilling operations and log the recovered geologic material.

Tetra Tech has selected photometric analysis for field screening of chloride. Prior to drilling, this method will be tested by collecting water from nearby residential homes with known concentrations of chloride. Field staff will select locations with relatively low chloride concentrations (<100 mg/L), moderate concentrations (>100 - <250 mg/L), and elevated concentrations (>250 mg/L). Laboratory data will be compared to field screening data to develop a calibration curve and approximate actual values for chloride and to ensure correlation of field screening methods.

Soil boring and well installations will be completed as follows:

- A 4-inch diameter core barrel and 6-inch diameter over-ride casing will be advanced continuously through the formation.
- The recovered geologic material will be observed and logged by the on-site geologist, and any unusual observations will be reported on the boring log and photographed.
- Groundwater vertical profiling will be completed in 20-foot intervals from 60 to 200 ft bgs in each of the three locations. At each interval, groundwater will be allowed to enter the down-hole tooling, and a submersible pump will be used to first purge and then collect a sample for field screening.
- Photometric analysis will be used as the field screening method to provide real-time qualitative values of chloride.
- The target maximum depth of drilling will be 200 feet. The boring may be terminated at a shallower depth in the event field observations indicate chloride concentrations are near background values.
- Monitoring wells will be installed at target screen depths corresponding to the lowest and the highest field screening chloride values between 60 and 200 ft bgs, yielding monitoring wells representative of the range of groundwater quality with respect to chloride concentrations.
- If vertical profiling does not indicate a difference in chloride concentration of more than 10% between the lowest and highest field screening values, monitoring wells will be installed at 45-55 ft bgs and 110-120 ft bgs within the most permeable interval based on soil lithology.
- Soil cuttings will be scattered at the borehole head as drilling and well installation is complete.

#### *Well Development and Groundwater Sampling*

Well development will occur within a minimum of 24 hours after installation using purge and surge methods. A submersible pump will be deployed to within 1 foot of the total depth of the well. At least three well casing volumes will be purged from each well. The pump will be surged periodically across the well screen to suspend settled solids and create outward flow of water in the gravel pack. At the end of well development, samples will be collected for laboratory analysis of sodium and chloride. Water generated by development of the wells will be dispersed at the well head.



**Task 3: Well Survey**

Tetra Tech will survey top-of-casing elevations, ground elevations and horizontal coordinates of all completed monitoring installations. Horizontal coordinated will be surveyed in international feet and referenced to the North American Datum of 1983 (NAD 83). Elevations will be surveyed in feet and referenced to the North American Vertical Datum of 1988 (NAVD 88). Existing monitoring wells in the vicinity with known elevations will also be surveyed to determine if a correction factor should be applied so that datasets can be pooled.

**Task 4: Reporting**

Tetra Tech will prepare a summary report of the work described above and findings. The report will include a description of field investigation activities, data summary tables, and figures depicting soil boring and monitoring well locations.

**SCHEDULE**

Tetra Tech is prepared to begin coordinating drilling immediately upon written authorization. At the time of this proposal, the drilling subcontractor, Cascade Drilling of Flint, Michigan, is available starting the week of August 13. Tasks described in the above scope of work will be completed in the order described, with well survey to be completed on a separate mobilization following well installation.

**KEY PERSONNEL**

Daniel Sopoci will serve as the project manager for this project. Mr. Sopoci has managed projects for Genoa Charter Township since 2007. Mr. Sopoci has extensive experience with various investigation techniques including vertical profiling and is adept at maximizing efficiency in the field.

Other key personnel include Ms. Lesa Sweet, Principal Hydrogeologist, who will provide technical oversight and review; Mr. Marco Capodivacca, Senior Project Geologist, who will assist in project coordination and oversight of field operations; and Staff Geologists Mr. Nathaniel Jessee and Mr. Matthew Mahony who will assist in the field. Other Tetra Tech staff will be assigned as required to complete this project.

**COMPENSATION**

Compensation for our personnel directly engaged in the scope of this project will be on a time and materials basis in accordance with our May 9, 2018 Consulting Services Agreement and attached Work Authorization. Tetra Tech will not invoice Genoa Township for more than this amount without written authorization.

Task	Description	Tetra Tech Labor and Expenses	Subcontractors (Drilling and Laboratory)	Total
1	Project Planning and Coordination	\$ 3,547	--	\$ 3,547
2	Groundwater Investigation	\$ 14,391	\$ 64,240	\$ 78,631
3	Well Survey	\$ 1,500	--	\$ 1,500
4	Reporting	\$ 2,867	--	\$ 2,864
<b>TOTALS</b>		<b>\$ 22,305</b>	<b>\$ 64,240</b>	<b>\$ 86,545</b>



**ASSUMPTIONS**

This proposal is based on the following assumptions:

- The site is fully accessible to drilling equipment and access to the site is granted prior planned field activities;
- Three target drilling areas will be marked by others that avoid conflicts with proposed site development while remaining accessible following prospective development. The target drilling location of a minimum 20-foot by 20-foot area in a relatively flat area;
- No impediments that will lengthen the drilling and installation time will be encountered; and
- Soil cuttings and purge water can be disposed of on the ground surface and no containerization and off-site disposal is required.

**GENERAL COST SAVINGS**

Tetra Tech has prepared this proposal with the following cost saving strategies:

- Select an efficient drilling technique to maximize soil recovery and reduce drilling timeframe;
- Employ cost effective vertical profiling techniques and use qualitative and quantitative field tests to collect real-time data and determine the most appropriate intervals for well installation; and
- Co-locate shallow and deep screened wells at each location to reduce installation time.

If this proposal is acceptable to you, please sign and return the attached Work Authorization. We appreciate this opportunity to provide environmental services to Genoa Charter Township and look forward to working with you on this project. Please call us at 734-213-4073 if you have any questions or would like to discuss this proposal further.

Sincerely,

Daniel Sopoci, CHMM  
Associate Scientist

Marco Capodivacca  
Senior Project Geologist

Attachments:

Figure 1 – Location of Proposed Monitoring Wells  
Work Authorization



Exhibit A

WORK AUTHORIZATION

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**TO:** Tetra Tech, Inc.

**FROM:** Genoa Charter Township

**WORK AUTHORIZATION NO.:** 1

**PROJECT TITLE:** *Groundwater Profiling and Well Installation*

**PROJECT LOCATION:** *Chestnut Development Site, Genoa Township, Michigan*

Pursuant to the terms and conditions of the Consulting Services Agreement dated (*enter MSA date*), this Work Authorization hereby authorizes Tetra Tech, Inc. to perform the specific services and under the particular conditions set forth herein:

1. **SCOPE OF WORK:** *Refer to the attached July 31, 2018 proposal*
2. **COMPENSATION:** *Time and Materials not to exceed \$86,545 without written authorization*
3. **BILLING SCHEDULE:** *Monthly*
4. **TIME FOR COMMENCEMENT:** *Upon written authorization*
5. **TIME FOR COMPLETION:** *End of October, 2018*
6. **REPORTING REQUIREMENTS:** *Summary Report with Well Installation Map*
7. **OTHER PROVISIONS:** *None*

Upon execution of this Work Authorization, Client and Tetra Tech agree to bound by and comply with all the terms and conditions contained in the above referenced Consulting Services Agreement, except as modified by the specific terms and conditions, if any, contained herein.

**APPROVED AND ACCEPTED BY:**

*Client's Name*  
(Client)

Tetra Tech, Inc.  
(Consultant)

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

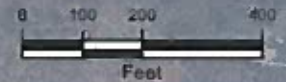
Date: \_\_\_\_\_



P:\Projects\Genoa Township\POA\POA\2016 1645 03\Chestnut\_Development\GIS\KDP\Planning.mxd - mrcs.c.pedivacca



-  Proposed Monitoring Well
-  Installed Test Well
-  Development Footprint
-  Extent of Chloride Impacts (>250 mg/L) as of 2017



710 AVIS DRIVE, SUITE 100  
ANN ARBOR, MI 48106  
PHONE: 734.213.2644

**FOR DISCUSSION  
PURPOSES ONLY**

GENOA TOWNSHIP

CHESTNUT SPRINGS DEVELOPMENT  
GENOA TOWNSHIP, MICHIGAN

**LOCATION OF PROPOSED MONITORING WELLS**

Project No: 62872016  
Date: 6/28/2016  
Designed by: MC

FIGURE  
**1**

Bar Measures 1 Inch

Copyright: Tetra Tech



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

## MEMORANDUM

**TO:** Honorable Board of Trustees

**FROM:** Kelly VanMarter, Assistant Township Manager/Community Development Director

**DATE:** August 2, 2018

**RE:** Chestnut Springs Rezoning Ordinance No. Z-18-03

MANAGERS REVIEW: 

In consideration of the approval recommendations by both the Township Planning Commission on 6/11/18 and the Livingston County Planning Commission on 7/18/18 please find the attached proposed ordinance for your review. The proposed ordinance involves rezoning of approximately 74.82 acres located east of Chilson Road, south of Brighton Road along the Genoa/Hamburg Township line. The proposed rezoning is to go from Agricultural (AG) to Low Density Residential (LDR) zoning district.

Based on the aforementioned approval recommendations and the criteria stated in the Zoning Ordinance I provide the following for your consideration:

**REZONING – REQUIRES ROLL CALL VOTE**

Moved by \_\_\_\_\_, supported by \_\_\_\_\_ to approve and adopt Ordinance No. Z-18-03. The proposed amendment to the Zoning Map is consistent with Section 22.04 of the Township Zoning Ordinance.

**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

## ORDINANCE NO. Z-18-03

### AN ORDINANCE TO AMEND THE ZONING MAP OF THE CHARTER TOWNSHIP OF GENOA BY REZONING PARCELS 4711-33-400-003 AND 4711-34-300-005 (74.82 ACRES) FROM AGRICULTURAL (AG) TO LOW DENSITY RESIDENTIAL (LDR).

**THE CHARTER TOWNSHIP OF GENOA HEREBY ORDAINS that the Zoning Map, as incorporated by reference in the Charter Township of Genoa's Zoning Ordinance, is hereby amended as follows:**

Real property containing 74.82 acres with parcel ID numbers 4711-33-400-003 and 4711-33-300-005 situated on the east side of Chilson Road, south of Brighton Road along the southern Township boundary with Hamburg Township, which is more particularly described as follows:

Part of the Southeast  $\frac{1}{4}$  of Section 33 and the Southwest  $\frac{1}{4}$  of Section 34, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: BEGINNING at the Southeast Corner of said Section 33, also being the Southwest Corner of said Section 34; thence along the South line of said Section 33, being the Hamburg-Genoa Township line, S  $86^{\circ}51'02''$  W, 1005.29 feet (previously surveyed as S  $87^{\circ}12'20''$  W)  
Thence along the Easterly line of the Ann Arbor Railroad (66 foot wide), the following 4 courses on the arc of a curve left, 188.78 feet, said curve has a radius of 1233.00 feet, a central angle of  $08^{\circ}46'20''$  and a long chord which bears N  $09^{\circ}20'42''$  W, 188.59 feet (previously recorded as N  $08^{\circ}59'24''$  W);  
Thence along the arc of a curve left, 300.68 feet, said curve has a radius of 1504.99 feet, a central angle of  $11^{\circ}26'49''$  and a long chord which bears N  $19^{\circ}27'17''$  W, 300.18 feet (previously surveyed as N  $19^{\circ}05'59''$  W);  
Thence along the arc of a curve left, 184.66 feet, said curve has a radius of 9470.15 feet, a central angle of  $01^{\circ}07'02''$  and a long chord which bears N  $25^{\circ}44'13''$  W, 184.66 feet (previously surveyed as N  $25^{\circ}22'55''$  W);  
thence N  $26^{\circ}17'44''$  W 382.92 feet, (previously surveyed as N  $25^{\circ}56'26''$  W);  
thence along the centerline of centerline of Chilson Road (66 foot wide Right of Way), N  $22^{\circ}02'33''$  E, 363.80 feet (previously surveyed as N  $22^{\circ}23'51''$  E); thence along the North line of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of said Section 33, S  $86^{\circ}50'49''$  E, 1189.30 feet (previously surveyed as N  $87^{\circ}12'07''$  E);  
thence along the North line of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 34, N  $86^{\circ}41'47''$  E, 1028.59 feet (previously surveyed as N  $87^{\circ}03'05''$  E); thence along the East line of the West 30 acres of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 34, S  $02^{\circ}44'41''$  E, 1329.93 feet (previously surveyed as S  $02^{\circ}23'23''$  E); thence along the South line of said Section 34 and the Hamburg-Genoa Township line S  $86^{\circ}49'56''$  W, 1031.98 feet (previously surveyed as S  $87^{\circ}11'14''$  W to the Point of Beginning. Containing 67.12 acres, more or less and subject to the rights of the public over Chilson Road. Also subject to any other easements or restrictions of record.

Also including land west of CSX railroad described as:

Part of the Southeast  $\frac{1}{4}$  of Section 33, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Southeast Corner of said Section 33; thence along the South line of said Section 33, being the Hamburg-Genoa Township line, S  $86^{\circ}51'02''$  W (previously surveyed as S  $87^{\circ}12'20''$  W), 1071.32 feet to the POINT OF BEGINNING of the parcel to be described; thence continuing along the South line of Section 33, S  $86^{\circ}51'02''$  W (previously surveyed as S  $87^{\circ}12'20''$  W), 411.00 feet; thence N  $03^{\circ}08'58''$  W (previously surveyed as N  $02^{\circ}47'41''$  W), 132.00 feet; thence S  $86^{\circ}51'02''$  W (previously surveyed as S  $87^{\circ}12'20''$  W), 281.36 feet; thence along the centerline of Chilson Road, (66 foot wide Right of way), N  $22^{\circ}51'40''$  E (previously surveyed as N  $23^{\circ}12'58''$  E), 15.92 feet; thence continuing along the centerline of Chilson Road, N  $23^{\circ}26'54''$  E (previously surveyed as N  $23^{\circ}48'12''$  E), 864.76 feet; thence along the Westerly line of the Ann Arbor Railroad (66 foot wide), the following 4 courses: thence S  $26^{\circ}17'44''$  E 325.62 feet, (previously surveyed as S  $25^{\circ}56'26''$  E); thence along the arc of a curve right, 183.38 feet, said curve has a radius of 9404.15 feet, a central angle of  $01^{\circ}07'02''$  and a long chord which bears S  $25^{\circ}44'13''$  E (previously surveyed as S  $25^{\circ}22'55''$  E), 183.37 feet; thence along the arc of a curve right, 287.49 feet, said curve has a radius of 1438.99 feet, a central angle of  $11^{\circ}26'49''$  and a long chord which bears S  $19^{\circ}27'17''$  E (previously surveyed as S  $19^{\circ}05'59''$  E), 287.02 feet; thence along on the arc of a curve right, 176.58 feet, said curve has a radius of 1167.00 feet, a central angle of  $08^{\circ}40'11''$  and a long chord which bears S  $09^{\circ}23'47''$  E, 176.42 feet (previously recorded as S  $09^{\circ}02'29''$  E) to the Point of Beginning. Containing 7.69 acres, more or less and subject to the rights of the public over Chilson Road. Also subject to any other easements or restrictions of record.

Shall be rezoned from the Agricultural (AG) to Low Density Residential (LDR) zoning classification. The Township Planning Commission and Township Board, in strict compliance with the Township Zoning Ordinance and with Act 184

of the Public Acts of 1943, as amended, reclassified the Property as a Low Density Residential (LDR) District finding that such classification properly achieved the purposes of Section 22.04 of the Township's Zoning Ordinance (as amended),

**Severability** If any provision of this Ordinance is found to be invalid, than the remaining portions of this Ordinance shall remain enforceable.

**Effective Date** This Ordinance shall be effective upon publication in a newspaper of general circulation as required by law.

On the motion to adopt the Ordinance the following vote was recorded:

**Yeas:**

**Nays:**

**Absent:**

I hereby approve the adoption of the foregoing Ordinance this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Paulette A. Skolarus  
Township Clerk

\_\_\_\_\_  
Bill Rogers  
Township Supervisor

Township Board First Reading: July 16, 2018

Date of Publication of Proposed Ordinance: July 22, 2018

Township Board Second Reading and Adoption: for consideration August 6, 2018

Date of Publication of Ordinance Adoption: tbd

Effective Date: tbd



**GENOA CHARTER TOWNSHIP**  
**Application for Re-Zoning**

APPLICANT NAME: Chestnut Development LLC ADDRESS: 6253 Grand River Ave. Suite 700, Brighton, MI 48114

OWNER NAME: Applicant is the property owner ADDRESS: \_\_\_\_\_

PARCEL #(s): 4711-33-400-003 & 4711-34-300-005 PRIMARY PHONE: ( 810 ) 599-3984

EMAIL 1: steve@chestnutdev.com EMAIL 2: office@chestnutdev.com

We, the undersigned, do hereby respectfully make application to and petition the Township Board to amend the Township Zoning Ordinance and change the zoning map of the township of Genoa as hereinafter requested, and in support of this application, the following facts are shown:

**A. REQUIRED SUBMITTAL INFORMATION**

1. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties;
2. The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, and proof of consent from the property owner;
3. It is desired and requested that the foregoing property be rezoned from:

AG to LDR

4. A site plan illustrating existing conditions on the site and adjacent properties; such as woodlands, wetlands, soil conditions, steep slope, drainage patterns, views, existing buildings, sight distance limitations, relationship to other developed sites, and access points in the vicinity;
5. A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers access spacing, any requested service drives and other site design factors;
6. A written environmental assessment, a map of existing site features as described in Article 18 describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district;
7. A written description of how the requested rezoning meets Sec. 22.04 "Criteria for Amendment of the Official Zoning Map."
8. The property in question shall be staked prior to the Planning Commission Public Hearing.

**B. DESCRIBE HOW YOUR REQUESTED RE-ZONING MEETS THE ZONING ORDINANCE CRITERIA FOR AMENDING THE OFFICIAL ZONING MAP:**

1. How is the rezoning consistent with the goals, policies and future land use map of the Genoa Township Master Plan, including any subareas or corridor studies. If not consistent, describe how conditions have changed since the Master Plan was adopted?

The re-zoning request is consistent with the current master plan.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Are the site's physical, geological, hydrological and other environmental features suitable for the host of uses permitted in the proposed zoning district?

Yes

3. Do you have any evidence that a reasonable return on investment cannot be received by developing the property with one (1) of the uses permitted under the current zoning?

The current AG zoning would not allow for a reasonable return with the required infrastructure.

4. How would all the potential uses allowed in the proposed zoning district be compatible with surrounding uses and zoning in terms of views, noise, air quality, the environment, density, traffic impacts, drainage and potential influence on property values?

The LDR zoning is compatible with the surrounding and is significantly less intensive than a previous PUD for the property.

5. Are infrastructure capacity (streets, sanitary sewer, water, and drainage) and services (police and fire protection, etc.) sufficient to accommodate the uses permitted in the requested district?

Yes, the 25 lots will not adversely affect such services.

6. Is there a demonstrated demand in Genoa Township or the surrounding area for the types of uses permitted in the requested zoning district? If yes, explain how this site is better suited for the zoning than others which may be planned or zoned to accommodate the demand.

Yes, single family home sites are in demand and this site has suitable soils, access and availability to utilities to service such.

7. If you have a particular use in mind, is another zoning district more appropriate? Why should the Township re-zone the land rather than amend the list of uses allowed in another zoning district to accommodate your intended use?

No

8. Describe any deed restrictions which could potentially affect the use of the property.  
There are no current deed restrictions on the property.

**C. AFFIDAVIT**

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

BY: Steve Gronow

ADDRESS: 6253 Grand River Brighton 48114

[Signature]  
SIGNATURE

The following contact should also receive review letters and correspondence:

Name: Jami Fyke Email: office@chestnutdev.com

Business Affiliation: Office Manager

**FEE EXCEEDANCE AGREEMENT**

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

PROJECT NAME: Chestnut Park Chestnut Springs

PROJECT LOCATON & DESCRIPTION: East side of Chilson Rd between Brighton Rd and Bishop Lake Rd. 25 Unit residential development.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: Steve Gronow PHONE: 810 599-3984

COMPANY NAME & ADDRESS: Chestnut Development  
6253 Grand River Brighton 48114

Moved by Skolarus and supported by Lowe to approve Resolution No. 2 correcting the date to be (winter 2018) and adding a description of concrete work to Exhibit B. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

**13. Request for approval of a recommendation from the Election Commission for the following:**

**A. Approval of the list of poll workers working the Primary Election scheduled for August 7, 2018.**

Moved by Lowe and supported by Mortensen to approve the list of poll workers as recommended by the Election Commission. The motion carried unanimously.

**B. Approval of salaries for poll workers, staff, and set-up assistants for the August Primary.**

Moved by Ledford and supported by Lowe to approve the salaries as requested by the Election Commission. The motion carried unanimously.

**C. Approval for closing of the Township Hall on August 7, 2018 due to the Community Bible polling place moving to the Township Hall on that date.**

Moved by Lowe and supported by Mortensen to approve the closing of the Township Hall and provide a paid holiday for all employees due to the necessity of moving the Community Bible Church polling location to the Township Hall on Election Day. The motion carried unanimously.

**14. Introduction of a proposed rezoning and authorization of statutory notice for a public hearing on August 6, 2018 concerning approximately 74 acres of land located on the east side of Chilson Road, south of Brighton Road along the southern Township boundary with Hamburg Township involving parcels 11-33-400-003 and 11-34-300-005. The request is petitioned by Chestnut Development LLC and the requested rezoning is from Agricultural (AG) to Low Density Residential (LDR).**

Comment was asked of Attorney Seward. Seward – A couple issues with the court order have not yet been fulfilled. Orders should be resolved completely before proceeding. Counsel will meet with staff, the petitioner, and their attorney prior to the next meeting since the Court still maintains jurisdiction to enforce its orders. Rogers – the Court Order should be rectified first. Mortensen - This board should review the preliminary site plan as there is concern about water contamination and other potential water problems. The board was advised to proceed with the public hearing by Seward provided that all outstanding issues could be addressed.

Moved by Hunt and supported by Ledford to introduce and set the first reading of the proposed ordinance number A-18-03 and to set a public hearing before the Township Board on Monday, August 6, 2018 for the purpose of considering the proposed zoning map amendment. The motion carried unanimously.

**15. Discussion of basic life and AD & D coverage for township staff and elected officials.**

Mortensen asked for a copy of the spread related to other local municipalities regarding wages and benefits. No further action was taken by the board. Rogers – This request should only be



**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
June 11, 2018  
6:30 P.M.  
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present were Chairman Doug Brown, Jim Mortensen, Chris Grajek, Jill Rickard and Marianne McCreary. Absent were Eric Rauch and Jeff Dhaenens. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of Safebuilt Studio, Joe Siwek of Tetra Tech, and an audience of nine.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner Grajek, seconded by Commissioner Mortensen, to approve the agenda as presented.

CALL TO THE PUBLIC: The call to the public was made at 6:32 pm with no response.

OLD BUSINESS

**OPEN PUBLIC HEARING # 1... Review of a request of a rezoning application and impact assessment to rezone approximately 61 acres from Agriculture (AG) to Low Density Residential (LDR) for the following parcels: 11-33-400-003 and 11-34-300-005. The parcels are located on the east side of Chilson Road, south of Brighton Road along the southern Township boundary with Hamburg Township. The request is petitioned by Chestnut Development LLC.**

- A. Recommendation of rezoning
- B. Recommendation of Environmental Impact Assessment

Mr. David LeClair of Livingston Engineering was present and representing the property owner, Steve Gronow. They are requesting to rezone 67 acres from Agricultural (AG) to Low Density Residential (LDR). The Master Plan Future Land Use Map shows this area as being zoned LDR so they feel the rezoning is appropriate.

Mr. Borden agrees that the Master Plan Future Land Use Map designates this area as LDR. He noted that the proposed rezoning is consistent with the zoning and uses in the surrounding area.

Commissioner McCreary questioned if the applicant will need a permit from the DEQ for the wetlands on the site. Mr. LeClair stated yes, they will need a DEQ permit for their storm water discharge. One wetland is regulated; however, they are waiting to learn if the other one is regulated.

The Call to the Public was made at 6:52 pm.

Mr. David Keller owns the 103-acre parcel to the north of this site. For safety reasons, he would like the Planning Commission to require the developer to put up a fence and possibly a landscaped berm to restrict people who will be living in this area from entering into his property. They have a 3-acre pond and large well-drilling equipment.

Chairman Brown advised Mr. Keller that State law prohibits conditions being placed on a rezoning; however, it could be discussed during the next item on the agenda, which is the Site Plan approval for this property.

The call to the public was closed at 6:55 pm.

**Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the rezoning of two parcels: 11-33-400-003 and 11-34-300-005 known as Chestnut Springs and as depicted on a Site Plan prepared by Livingston Engineering dated May 2, 2018 from Agriculture to Low Density Residential. This recommendation is made because the Planning Commission finds that the rezoning is consistent with the requirements of Section 22.04 of the Township Ordinance and is consistent with the surrounding uses, which are also Low Density Residential.**

**The motion carried unanimously.**

**Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Environmental Impact Assessment for two parcels: 11-33-400-003 and 11-34-300-005 known as Chestnut Springs and as depicted on a Site Plan prepared by Livingston Engineering dated May 2, 2018 conditioned upon the following:**

- At this time, descriptions of the site plan details will be removed from the statement by Township Staff until such time as the site plan is recommended for approval by the Planning Commission and forwarded to the Township Board.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #2... Review of a request of a site plan and impact assessment requesting preliminary site condominium approval for a proposed 25-unit site condominium. The property in question is located on approximately 61 acres involving parcels: 11-33-400-003 and 11-34-300-005 on the east side of Chilson Road, south of Brighton Road along the southern Township boundary with Hamburg Township. The request is petitioned by Chestnut Development LLC.**

- A. Recommendation of Environmental Impact Assessment
- B. Recommendation of Preliminary Site Plan

Mr. David LeClair of Livingston Engineering was present and representing the owner, Steve Gronow. He showed and reviewed the proposed site plan. They are proposing 25 units, 24 of which are 1 acre + parcels and then there is one 25 acre parcel where the wetland is located. There will be paved, private roads. There will be an association so the owners will own the homes and the property, but all maintenance will be done by the association. There will be individual wells and septic systems.

They would like lenience from the Township for the following items:

1. The planting requirements around the wetlands. There is existing vegetation.

May 31, 2018

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
<b>Subject:</b>	Proposed rezoning from AG to LDR Review #2
<b>Location:</b>	East side of Chilson Road, south of Brighton Road (along Genoa/Hamburg Twp. Border)
<b>Zoning:</b>	AG Agricultural District

Dear Commissioners:

At the Township's request, we have reviewed the revised submittal proposing rezoning of a 61-acre site along Chilson Road from AG Agricultural to LDR Low Density Residential. The intent of the proposed rezoning is for the development of 24 residential units on 1-acre minimum lots.

This proposal has been reviewed in accordance with the Genoa Township Zoning Ordinance and Master Plan.

**A. SUMMARY**

1. We find the proposed rezoning consistent with the review standards of Article 22; however, we defer to the Township Engineer, Utilities Director and Fire Department for any comments related to infrastructure compatibility or capacity.
2. The Master Plan Future Land Use map identifies the site as Low Density Residential, which is consistent with the proposed rezoning.
3. The residential areas surrounding the site are mostly zoned LDR, which is compatible with the proposed rezoning.
4. The host of uses permitted in LDR are compatible with the site and surrounding area.

**B. PROCESS**

As described in Article 22 of the Zoning Ordinance, the process to amend the Official Township Zoning Map is as follows:

1. The Township Planning Commission holds a public hearing on the rezoning and makes its recommendation to the Township Board;
2. The Livingston County Planning Commission reviews the request and makes its recommendation to the Township Board; and
3. The Township Board considers the recommendations and takes action to grant or deny the rezoning request.

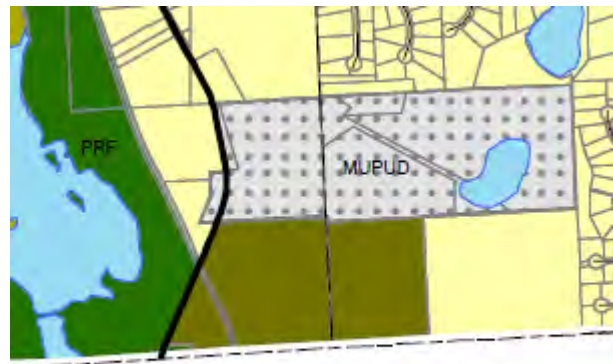
**C. AREA OVERVIEW**

The site is located on the east side of Chilson Road, south of Brighton Road, and on the border with Hamburg Township. Current zoning, as well as existing and planned land uses in the area are as follows:

<b>Existing Land Use</b>	
<b>Site</b>	Vacant
<b>North</b>	Single Family Housing
<b>East</b>	Single Family Housing
<b>South</b>	Brighton Recreation Area
<b>West</b>	Chilson Impoundment

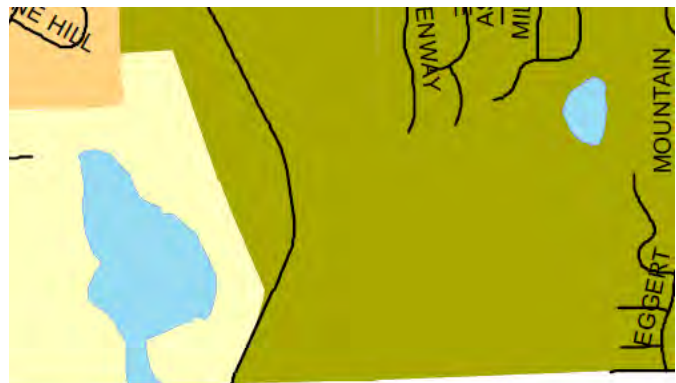


<b>Zoning</b>	
<b>Site</b>	AG
<b>North</b>	MUPUD
<b>East</b>	LDR
<b>South</b>	Hamburg Township
<b>West</b>	PRF and LDR



**Hamburg Township**

<b>Master Plan</b>	
<b>Site</b>	Low Density Residential
<b>North</b>	Low Density Residential
<b>East</b>	Low Density Residential
<b>South</b>	Hamburg Township
<b>West</b>	Agriculture/Country Estate and Low Density Residential



**HAMBURG TOWNSHIP**

## **D. REZONING REVIEW**

- 1. Consistency with the goals, policies and future land use map of the Genoa Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.***

The Township Master Plan and Future Land Use map identify the site and much of the surrounding area as Low Density Residential. Single family residential uses in these areas will typically be located on lots with a minimum area of 1 acre.

This proposed rezoning to LDR is consistent with the Master Plan.

- 2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.***

There are several wetlands on the site as shown on the preliminary site plan. The proposed development would preserve these wetlands and will generally be compatible with the natural features on site and in the surrounding area.

- 3. The ability of the site to be reasonably developed with one (1) of the uses permitted under the current zoning.***

The residential districts allow a similar set of permitted and special land uses. The agricultural uses currently permitted in the AG District would not be allowed in the Low Density Residential district, but such uses are not likely conducive to the sensitive natural features on the site.

- 4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.***

The primary intent of the Single Family Residential districts is to provide for single family dwellings meeting a range of lot sizes and neighborhood character. Single family dwellings, their associated uses, and other uses of similar impact are allowed in the LDR District. These uses are all compatible with the surrounding areas, as there are other single-family neighborhoods nearby.

- 5. The capacity of Township infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.***

We defer to the Township Engineer, Utilities Director, and Brighton Area Fire Authority for any comments they may have under this criterion.

- 6. The apparent demand for the types of uses permitted in the requested zoning district in the Township in relation to the amount of land in the Township currently zoned to accommodate the demand.***

The development of other single-family housing in the surrounding area may be viewed as evidence of demand for this type of housing in this area of the Township. Rezoning to LDR would be consistent with the existing development pattern in the area.

7. *Where a rezoning is reasonable given the above criteria, a determination the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.*

Single family housing is also permitted in the AG District; however, agricultural uses are not overly compatible with the sensitive natural features of this site. As such, amending the list of uses is not appropriate in this case. In our opinion, rezoning to LDR is the more appropriate option in this case.

8. *The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*

We are unaware of any rezoning applications associated with this site in the past year.

Should you have any questions concerning this matter, please do not hesitate to contact our office. We can be reached by phone at (248) 586-0505, or via e-mail at [bborden@safebuilt.com](mailto:bborden@safebuilt.com) and [steve.hannon@safebuilt.com](mailto:steve.hannon@safebuilt.com).

Respectfully,  
SAFEBUILT STUDIO



Brian V. Borden, AICP  
Planning Manager



Stephen Hannon, AICP  
Planner

May 31, 2018

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

Re: **Chestnut Springs**  
**(Parcels #4711-33-400-003, #4711-34-300-005)**  
**Rezoning and Site Plan Review #2**

Dear Ms. VanMarter:

As requested, we have performed a second review of the above-referenced rezoning request and site plan as prepared by Livingston Engineers on behalf of Chestnut Development LLC, last dated May 23, 2018. The 67 acre parcel is located on the east side of Chilson Road at the southern boundary of the Township. The Petitioner is proposing to rezone the site from Agriculture (AG) to Low Density Residential (LDR) and develop 25 single family home sites served by a private road.

The majority of our previous comments have been addressed by the revised plans, however several need input from the planning commission to resolve. Those have been repeated in this letter. In addition, the issue regarding the groundwater quality and impacts from the former Oak Pointe WWTP as detailed in the May 31, 2018, memorandum from Tesha Humphriss need further investigation as to the viability of on-site drinking water wells.

#### **GENERAL NOTES**

1. The rezoning from AG to LDR is fairly minimal. The parcel will need to provide on-site water and sanitary sewer systems plus stormwater management.
2. Given the groundwater quality concerns further delineation of the chloride plume needs to be performed prior to finalizing the individual well siting and construction. The Utility System Engineer has prepared a memorandum summarizing the status of the local groundwater monitoring performed by the Township and outlining a plan for further evaluation of the local aquifer to determine if individual wells will be impacted and if so, what can be done to limit these impacts. At this time, the petitioner is being asked to provide approvals for three monitoring wells on-site.
3. A final grading and site development plan needs to be submitted for review and approval.

#### **TRAFFIC/ROADWAYS**

1. The development will be served by a private road terminating in a cul-de-sac. The road is proposed to be 1900 feet long which exceeds the maximum length for a dead-end street of 1,000 feet. Given the natural features contained on the site it would be impossible to loop the road back to the entrance. The road will also have only 25 lots being served which generates a minimal amount of traffic. Subject to review by the Brighton Area Fire Authority, we would support a variance for the length of street.

2. The location of the private road intersection with Chilson Road should be reviewed and approved by the Livingston County Road Commission. Confirmation of this permit should be submitted for the Township's records.

### **DRAINAGE AND GRADING**

1. All drainage, grading, and soil erosion control measures for future improvements to the property shall be designed in compliance with the regulations established by the Livingston County Drain Commissioner's office.
2. A final grading and road construction plan will need to be submitted for review and approval. The preliminary plan submitted is suitable for the rezoning approval.
3. The petitioner is proposing to use the interior regulated wetland as a detention pond. They indicated that a wetlands permit is in process with the MDEQ. Any action on the proposed site plan should be contingent on receipt of the wetlands permit and any mitigating measures shown on the plans. Also, a management plan should be prepared and submitted that restricts the use of road salts as these have been shown to create a cross contamination of the groundwater aquifer.
4. The petitioner is proposing end of pipe plunge pools to manage sediment discharge to the detention area. Since these are between lots and near the wetland a maintenance plan should be prepared or the pools relocated towards the roadway ditch line to facilitate future maintenance activities.

### **UTILITIES**

1. The residential community is proposed to be served with individual on-site wells and septic systems. Documentation from the Livingston County Health Department verifying the suitability of the soils for these systems should be submitted for the Township's records.

The rezoning from AG to LDR presents minimal engineering issues and we therefore have no objections to the proposed rezoning with the 25 unit site plan as the concept.

Given the unknown limits of the groundwater contamination and its associated impact on the use of individual wells we recommend the site plan approval be delayed until the analysis is performed.

If you have any questions or comments, please call.

Sincerely,



Gary J. Markstrom, P.E.  
Vice President





# BRIGHTON AREA FIRE AUTHORITY

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

June 4, 2018

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Chestnut Development  
67.12 acre parcel E. of Chilson Rd. between Brighton Rd. & Bishop Lake Rd.  
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on May 24, 2018 and the drawings are dated May 2, 2018 with latest revisions dated May 23, 2018. The project is a 24 unit single family home development. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

There is no municipal water supply in this area of the township. This development is proposed with a single access point off of Chilson Road. There are three long shared driveways off of the primary road that each service between two and four lots.

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

1. The primary access road shall be a minimum of 26' wide, not including gravel shoulders. The plan indicates a road width of 22' with a 5' gravel shoulder on either side. With a width of 26' wide, one side of the street shall be marked as a fire lane. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in future submittals. **(Addressed in plans. Roads have been increased to 26 feet wide with a 3 foot shoulder.)**  
IFC 503.2.2  
IFC D103.6.1
2. The width of the three shared driveways is not indicated on the plan. The three shared driveway widths shall be a minimum of 20' wide. Based on the length of the shared driveways it is recommended to provide each drive with a means to turn around at each of the dead ends. Turn arounds may be provided using a 120' Hammerhead, 60' "Y" or 96' diameter cul-de-sac. **(Addressed in plans. In speaking with the developer, a compromise was made to allow the shared driveways to be 18 feet wide with the required turnarounds.)**  
IFC D103.4  
IFC Table D103.4
3. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.  
IFC 503.2.3
4. Provide details regarding fire flow requirements, and how they will be accomplished for the development. Fire flow requirements are outlined below.



June 4, 2018

Page 2

Chestnut Development

67.12 acre parcel E. of Chilson Rd. between Brighton Rd. & Bishop Lake Rd.

Site Plan Review

**507.1 Required water supply.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

**507.2 Type of water supply.** A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. (Example: accessible pond, underground tank, well driven hydrant capable of flowing 250 gallons per minute.)

**507.2.1 Private fire service mains.** Private fire service mains and appurtenances shall be installed in accordance with NFPA 24.

**507.2.2 Water tanks.** Water tanks for private fire protection shall be installed in accordance with NFPA 22.

**507.3 Fire flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. **(A dry hydrant is being installed at the end of the shared driveway located on the east side of the property. The hydrant will provide access to the body of water on the east side of the property.)**

5. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

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 that reads "D Bunge".

Derrick Bunge  
Lieutenant Fire Inspector



# Livingston County Department of Planning

July 19, 2018

Genoa Charter Township Board of Trustees  
c/o Polly Skolarus, Township Clerk  
Genoa Charter Township Hall  
2911 Door Road  
Brighton, MI 48116

Kathleen J. Kline-Hudson  
AICP, PEM  
Director

Robert A. Stanford  
AICP, PEM  
Principal Planner

Scott Barb  
PEM  
Principal Planner

**Re: Livingston County Planning Commission Review  
Of Chestnut Springs Rezoning Z-25-18**

Dear Genoa Charter Township Trustees:

The Livingston County Planning Commission met on Wednesday, July 18, 2018 and reviewed the rezoning request referenced above. The County Planning Commissioners made the following recommendation:

**Z-25-18: Approval.**

The proposed rezoning to LDR Low Density Residential is consistent with surrounding residential zoning and the master plan designation of LDR Low Density Residential for the site. Additionally, the proposed Chestnut Springs residential development should not have a detrimental impact on surrounding Brighton Recreation Area lands.

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county actions.

Sincerely,

Kathleen J. Kline-Hudson, Director

Enclosures

c: Doug Brown, Chair Genoa Charter Township Planning Commission  
Kelly VanMarter, Assistant Township Manager/Community  
Development Director, Genoa Charter Township

Department Information

Administration Building  
304 E. Grand River Avenue  
Suite 206  
Howell, MI 48843-2323

•  
(517) 546-7555  
Fax (517) 552-2347  
•

Web Site  
co.livingston.mi.us

Meeting minutes and agendas are available at: <http://www.livgov.com/plan/Pages/agendas.aspx>

**C. Z-25-18: GENOA TOWNSHIP – REZONING**

**Current Zoning:** AG: Agriculture  
**Proposed Zoning:** LDR: Low Density Residential  
**Section / Proponents:** Section 33 and 34 / Chestnut Development

**Township Master Plan:** The Genoa Charter Township Master Plan designates the site and the parcels immediately surrounding it to the north and east, as LDR Low Density Residential. The master plan defines this future land use category as follows:

*Low Density Residential: These areas are designated for single-family residential use, located on the fringe between the rural residential and the more urbanized areas of the Township. While these areas are not planned for sewer service, they have fewer environmental constraints found in the Rural Residential. Single-family residential uses within these areas will be located on lots of at least 1 acre in size.*

To the south of the site in Hamburg Township, the adjacent land is master planned Public and Private Recreational Facilities (Brighton Recreation Area) and Rural Low Density Single Family Residential (2 acres) where a small residential subdivision is located.

**County Comprehensive Plan:** The Livingston County Comprehensive Plan (as amended) designates this site as Residential. The Plan describes this designation as follows:

*Residential - Residential areas are located mainly in the southeast quadrant of the county. This quadrant has had the largest number of new residents move in over the last decade, and is the most built out area of the county. Over 40% of the county's population lived in Residential areas in 2000. It is characterized by fairly dense residential, commercial, and to some extent industrial development, although less dense and intense than uses found in the cities and villages. Residential areas are not without their rural character and scenic vistas. However, few agricultural lands in Residential areas are expected to exist twenty years from now. New residential developments in these areas should be compact and make the best use of sewer and water if it is available, and cluster projects should be utilized when appropriate to preserve open space and scenic vistas. Projects such as planned unit developments that are not feasible in Cities/Villages or Primary Growth Areas because of parcel size or similar restrictions should be channeled into Residential areas. Limited commercial and industrial growth is appropriate.*

**Township Planning Commission Recommendation: Approval.** The Genoa Charter Township Planning Commission recommended APPROVAL of this rezoning at their June 11, 2018 meeting. The public hearing for this rezoning was also held on June 11, 2018. At the public hearing there was one comment from an adjacent land owner about fencing and buffering the site from his land.

**Staff Recommendation: Approval.** The proposed rezoning to LDR Low Density Residential is consistent with surrounding residential zoning and the master plan designation of LDR Low Density Residential for the site. Additionally, the proposed Chestnut Springs residential development should not have a detrimental impact on surrounding Brighton Recreation Area lands.

**Commission Discussion:** Commissioners briefly discussed the area surrounding the proposed rezoning.

**Public Comment:** None.

**Commissioner Action:**

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER ABRAMSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ANDERSON.  
Motion passed: 5-0

# LIVINGSTON COUNTY PLANNING DEPARTMENT – ZONING REVIEW

<b>CASE NUMBERS:</b> COUNTY: Z-25-18	<b>LOCATION: Genoa Charter Township</b> <b>SECTION NUMBER: 33 and 34</b> <b>TOTAL ACREAGE: 74.8 Acres</b>	<b>APPLICANT/OWNER:</b> Chestnut Development/Chestnut Development
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**CURRENT ZONING:**  
AG Agriculture

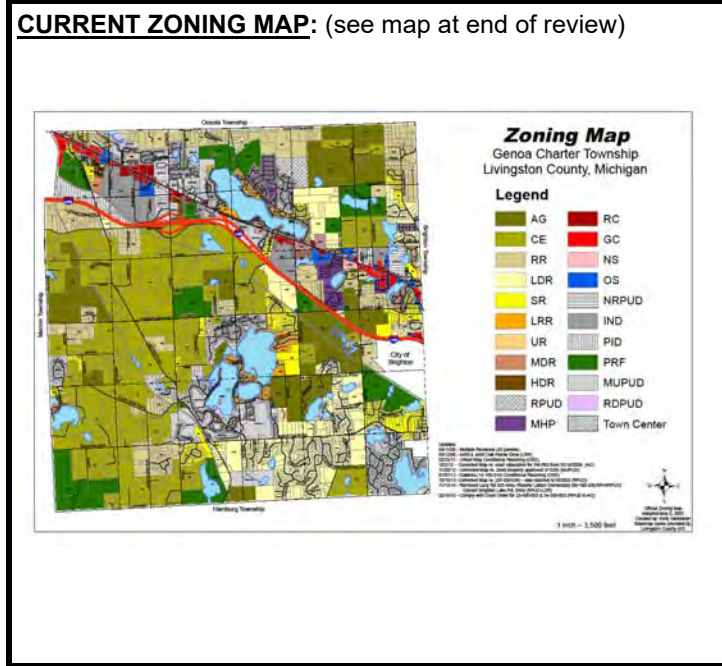
**PERMITTED/SPECIAL USES (Not all inclusive):**  
Permitted: Single-family detached dwellings; accessory home occupations; accessory uses, buildings and structures; keeping of pets; farms; tree and sod farms, greenhouses, nurseries; storing, packaging and processing of farm produce; accessory farm labor housing; accessory roadside stands and commercial cider mills selling only produce grown on the premises; pet cemetery; commercial stables and kennels.  
Special: A second single family home or dwelling unit on a site of at least 40 acres for use by members of the immediate family or employees of the farm operation; bed and breakfast inns; accessory roadside stands and commercial cider mills selling product not grown on the premises.

**MINIMUM LOT AREA:** 10 acre

**REQUESTED ZONING:**  
LDR Low Density Residential

**PERMITTED/SPECIAL USES (Not all inclusive):**  
Permitted: Single-family detached dwellings; accessory home occupations; accessory uses, buildings and structures; keeping of pets; adult foster care homes; foster family homes; essential public services; publicly owned parks and recreation areas; private non-commercial parks.  
Special:  
Bed and breakfast inns, adult foster care small group homes; group day care homes, places of worship, schools; public buildings and uses; golf courses.

**MINIMUM LOT AREA:** 1 acre



**LOCATION:** The site is located on the east side of Chilson Road, southeast of the intersection of Chilson Road and Brighton Road, in Sections 33 and 34 of Genoa Charter Township.

**LAND USE:** Vacant.

**ESSENTIAL FACILITIES:**  
**SANITARY SEWER:** on-site septic  
**WATER SUPPLY:** domestic well  
**ACCESS ROAD(S):** Chilson Road - Paved primary roadway

**TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:**

The Genoa Charter Township Planning Commission recommended APPROVAL of this rezoning at their June 11, 2018 meeting. The public hearing for this rezoning was also held on June 11, 2018. At the public hearing there was one comment from an adjacent land owner about fencing and buffering the site from his land.

**ENVIRONMENTAL CONDITIONS:**

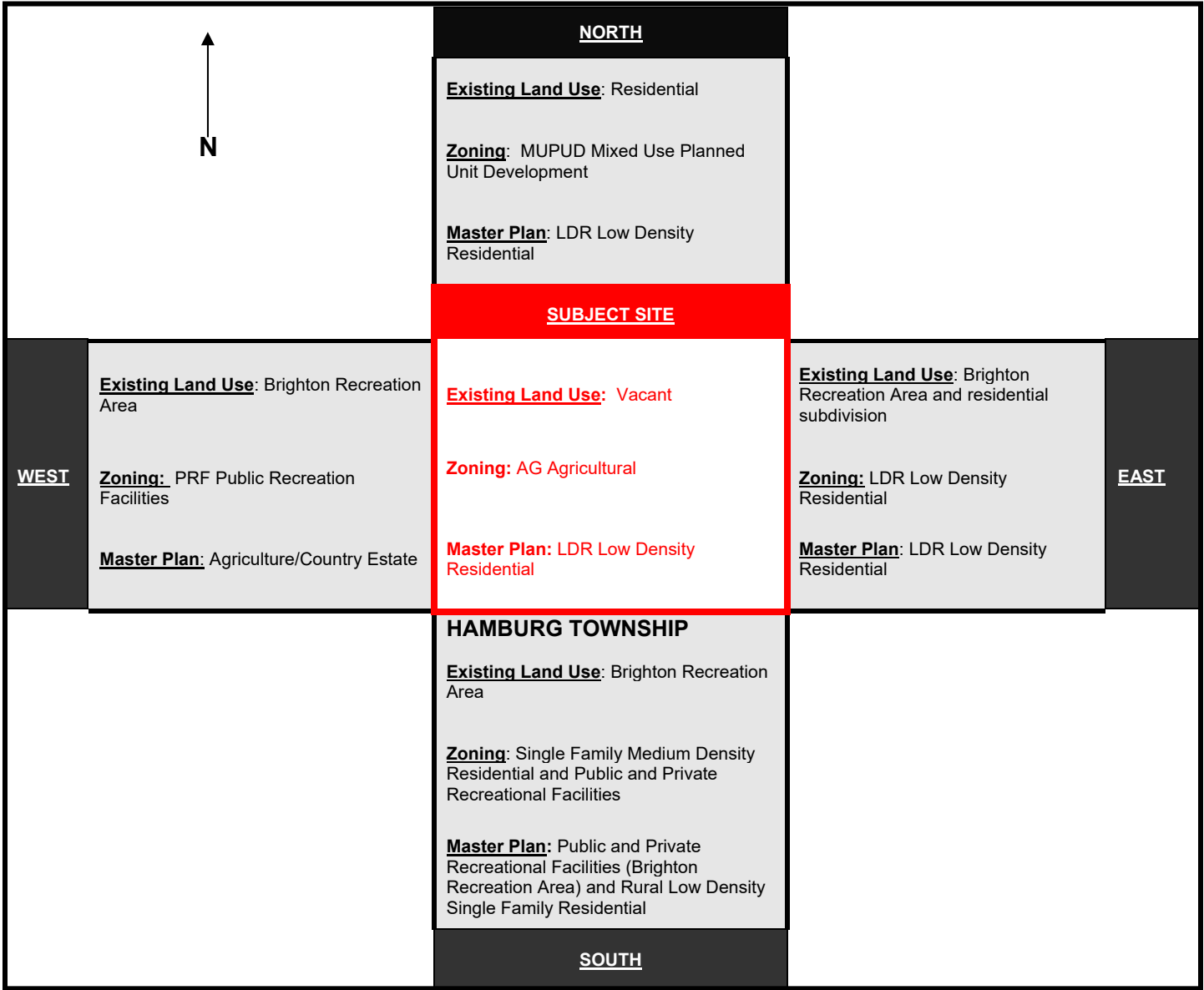
**Soils/Topography:** The Livingston County Soil Survey indicates that the primary soil on-site is well-drained Boyer Oshtemo loamy sands of 0-12% slope. These soils present only slight limitations for non-farm development. The soil survey also indicates that the northeastern corner of the site was a former gravel pit with muck soils adjacent to the west surrounding a wetland. A large swath of muck soil is also present at the southeast corner of the site.

**Wetlands:** The National Wetland Inventory indicates that a portion of a 26+ acre wetland is present near the northeast corner of the site where the muck soils are present. Additionally, three smaller wetlands are present on the western side of the site. Two of these wetlands are located entirely on the site and they are both less than 3 acres in size. The third small wetland in this area is only partially located on-site, and it is noted as less than 5 acres in size.

**Vegetation:** The site appears to be sparsely vegetated except for scrub/shrub vegetation that surrounds the wetlands and muck soils.

**Natural Areas:** There are no Priority 1,2 or 3 natural areas located on this site.

**CURRENT LAND USE, ZONING, AND MASTER PLANNING MATRIX:** The graphic below provides a general overview of the existing uses, zoning and future land use designations of the subject site and the immediately adjacent parcels.



**TOWNSHIP MASTER PLAN:**

The Genoa Charter Township Master Plan designates the site and the parcels immediately surrounding it to the north and east, as LDR Low Density Residential. The master plan defines this future land use category as follows:

**Low Density Residential:** *These areas are designated for single family residential use, located on the fringe between the rural residential and the more urbanized areas of the Township. While these areas are not planned for sewer service, they have fewer environmental constraints found in the Rural Residential. Single family residential uses within these areas will be located on lots of at least 1 acre in size.*

To the south of the site in Hamburg Township, the adjacent land is master planned Public and Private Recreational Facilities (Brighton Recreation Area) and Rural Low Density Single Family Residential (2 acres) where a small residential subdivision is located.

**COUNTY COMPREHENSIVE PLAN:**

The Livingston County Comprehensive Plan (as amended) designates this site as **Residential**. The Plan describes this designation as follows:

**Residential** - *Residential areas are located mainly in the southeast quadrant of the county. This quadrant has had the largest number of new residents move in over the last decade, and is the most built out area of the county. Over 40% of the county's population lived in Residential areas in 2000. It is characterized by fairly dense residential, commercial, and to some extent industrial development, although less dense and intense than uses found in the cities and villages. Residential areas are not without their rural character and scenic vistas. However, few agricultural lands in Residential areas are expected to exist twenty years from now. New residential developments in these areas should be compact and make the best use of sewer and water if it is available, and cluster projects should be utilized when appropriate to preserve open space and scenic vistas. Projects such as planned unit developments that are not feasible in Cities/Villages or Primary Growth Areas because of parcel size or similar restrictions should be channeled into Residential areas. Limited commercial and industrial growth is appropriate.*

**COUNTY PLANNING STAFF COMMENTS:**

This rezoning amendment is for the construction of Chestnut Springs residential development consisting of 25 single-family site condominiums.

The proposed residential use of the site is consistent with the Genoa Township Future Land Use designation of Low Density Residential land use. The requested LDR Low Density Residential zoning is also consistent with adjacent residential zoning to the north, east and south (Hamburg Township), and is a lower density than much of the surrounding residential zoning.

The Impact Assessment prepared for the site states: "The developer is currently in the process of acquiring a permit for the activities that impact the MDEQ regulated wetlands, including detention and grading activities." and "In general, the natural wetland features on site will be undisturbed and utilized as part of the natural aesthetic of the development."

The character of this area is greatly influenced by the presence of the Brighton Recreation Area, which is partially adjacent to the site on three sides. Much of the land area is vacant recreation land or rural residential development. The proposed Chestnut Springs will blend with the land use pattern of the area.

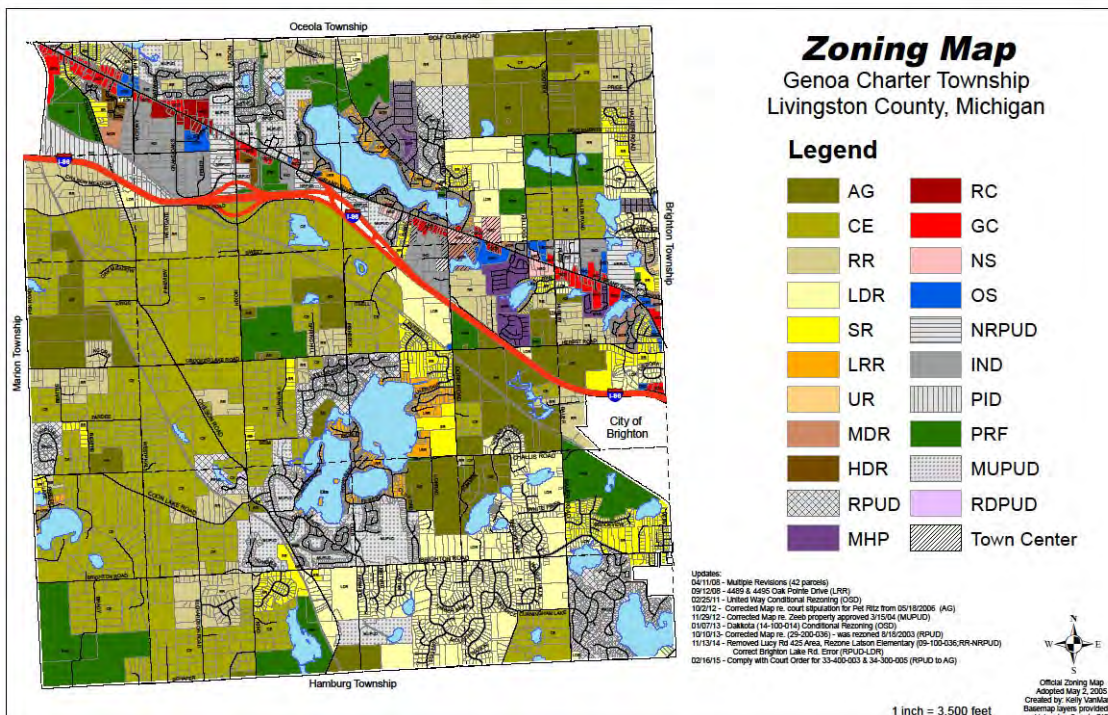
**COUNTY PLANNING STAFF RECOMMENDATION:**

**Approval.** The proposed rezoning to LDR Low Density Residential is consistent with surrounding residential zoning and the master plan designation of LDR Low Density Residential for the site. Additionally, the proposed Chestnut Springs residential development should not have a detrimental impact on surrounding Brighton Recreation Area lands.

## Genoa Charter Township Land Use - Sections 33 and 34



## Genoa Charter Township Zoning - Sections 33 and 34





**Impact Assessment  
for  
Chestnut Springs  
Genoa Charter Township  
Livingston County, Michigan**

**Prepared By**

**Livingston Engineering  
3300 S. Old US-23  
Brighton, MI 48114  
(810) 225-7100  
May 2, 2018**

This impact assessment has been prepared in accordance with section 18.07 of the Genoa Township, Livingston County, Michigan Zoning Ordinance. This section states that developments of this nature shall include such a report for review as part of the site plan/re-zoning review and approval process. As such, this report has been prepared to provide the required information and project overview of the development, in accordance with current township requirements.

## **I. Party Responsible for preparation of Impact Statement**

This impact assessment has been prepared by Livingston Engineering, a professional services company offering civil engineering, land surveying, and site planning services throughout southeast Michigan. Livingston Engineering is licensed to provide engineering and surveying services in Michigan, as well as engineering licenses in the states of Arizona, Colorado, New Mexico, Tennessee and Utah.

## **II. Site Location**

The subject site contains approximately 67.12 acres located in the Southwest  $\frac{1}{4}$  of section 33 and the Southwest  $\frac{1}{4}$  of section 34 of Genoa Township, Livingston County, Michigan. This parcel is located on the east side of Chilson Rd between Brighton Rd and Bishop Lake Rd. It is bordered on all sides by vacant parcels, with similar land use to the North and Southeast. State land owned by the DNR borders the property on the East, West, and South. The only developed residential area adjacent to the site is the Pine Lake Subdivision located on the very Southeast corner of the site. A location map and aerial photograph of the subject site is included in this report as Exhibit “A” and Exhibit “B” respectively.

Currently, the site is zoned AG (Agricultural) and is to be re-zoned LDR (Low Density Residential). The site is bordered on the East LDR, to the West by PRF (Public and Recreational Facilities), and to the North by MUPUD (Mixed Use PUD) A copy of the Genoa Township Zoning Map is included in this report as Exhibit “C”.

The South property line of the subject parcel is the Geno/Hamburg Township border, and parcels to the south are DNR state land zoned PPRF (Public and Private Recreational Facilities) and RAA (Single Family Low Density Residential).

### **III. Impact on Natural Features**

Currently, the site is vacant and consists of an open field with a small pond and several scattered trees, and several regulated wetlands. A wetland delineation map has been included as Exhibit “G”. The developer is currently in the process of acquiring a permit for the activities that impact the MDEQ regulated wetlands, including detention and grading activities.

Soils on the site consist primarily of Boyer-Oshtemo loamy sands. Miami loam is described as very deep, well drained soils. A soils map of the subject site is included as Exhibit “D”.

As depicted in Exhibit “E”, the site drains from North to South, and half of the site drains toward a draw through the Eastern wetland which ultimately outlets into the Huron river and the other half drains into onsite wetlands along the West and South side of the property. Storm water runoff will be collected and directed into an existing on-site wetland, with an outlet structure that outlets to the draw on the East side of the site. All regulated wetland impact activities are currently in the permitting process with the MDEQ.

Landscape treatments will be placed along the entrance, and canopy trees will be provided for individual lots. In general, the natural wetland features on site will be undisturbed and utilized as part of the natural aesthetic of the development.

### **IV. Impact on Storm Water Management**

The proposed development will provide storm water quality and flood control treatment using an on-site existing wetland, located on the northwest corner of the site. The wetland detention is

designed to meet the current standards of the Livingston County Drain Commissioner's Office and those of Genoa Township. The wetland detention pond is designed to capture storm water runoff from the subject site. Water quality will be provided to storm runoff prior to release into the wetland detention area by utilizing a combination of sediment traps/pools, check dams, and vegetative buffers.

An outlet structure designed in accordance with the Livingston County Drain Commissioner's Office will be provided in the proposed wetland/detention area to control the release rate and provide an emergency overflow route for volume in exceedance of the 100-year storm volume.

Storm water runoff from the adjacent property located to the North of the subject site that currently drains to the existing wetland draw on the East side of the site will continue.

During construction, soil erosion and dust control measures will be implemented. Best management practices including silt fence, check dams, and inlet filter mechanisms will be utilized during this time. For dust control, soil watering to keep the site in a moisture optimum condition will be performed with a water truck on an as needed basis. Upon completion of mass grading and earthmoving operations, permanent restoration including topsoil, seed and mulch along with landscape installation will be performed.

A soil erosion and sedimentation control permit will be required prior to the start of any site grading or construction.

## **V. Impact on Surrounding Land Uses**

As proposed, this development will be in conformance with the future land use map as part of the current township master plan. Re-zoning of the site to LDR will be similar to the adjacent properties.

Access to this site will be from Chilson Rd.

Noise levels are expected to be that of a typical single family residential neighborhood, within township standards.

No Site lighting is proposed for this development.

**VI. Impact on Public Facilities and Services.**

The development proposes 25 single family residential lots. The developers target demographic for buyers will be retirement aged individuals looking to downsize their home and reduce yard maintenance. As such, the project is not expected to have undesirable effects on local schools or recreation facilities.

As this project is consistent with the township's master plans future land use for this area along Chilson Rd, it is not anticipated that this facility will adversely affect emergency services such as fire and police.

**VII Impact on Public Utilities**

Each lot will be serviced by an individual well and septic system.

Electric and gas service will be extended on-site via underground installation.

**VIII. Storage and Handling of Any Hazardous Materials**

There is no plan for storage or handling of any hazardous materials on this site.

**IX. Impact on Traffic**

The location of the site is well suited for a development of this nature. It is located along Chilson Rd that has an existing two(2) lane cross section one eastbound lane, and one westbound lane. Using the ITE Trip Generation Manual, 7th ed., for Single-Family

Detached Housing based on number of dwelling units (see Exhibit F & G), we calculated the following trips using the average rate for the A.M. and P.M. peak hours of traffic:

A.M. peak hour:

$$0.70 \times (25 \text{ units}) + 12.05 = 29.55 \text{ trips} \times 74\% \text{ (exiting)} \\ = 21.87 \text{ directional trips}$$

P.M. peak hour:

$$\ln(T) = 0.89 \times \ln(25 \text{ units}) + 0.61 = 3.47 \\ e^{(3.47)} = 32.29 \text{ trips} \times 64\% \text{ (entering)} \\ = 20.67 \text{ directional trips}$$

As calculated above, the development, under the fully developed conditions shown in this site plan, will generate less than 22 directional trips in both the A.M. and P.M. peak hours of traffic. Therefore, a traffic impact assessment or traffic impact study is not required by the Township per the Township Zoning Ordinance for the subject development.

The Livingston County Road Commission Sight Distance Review has been applied for and is in process.

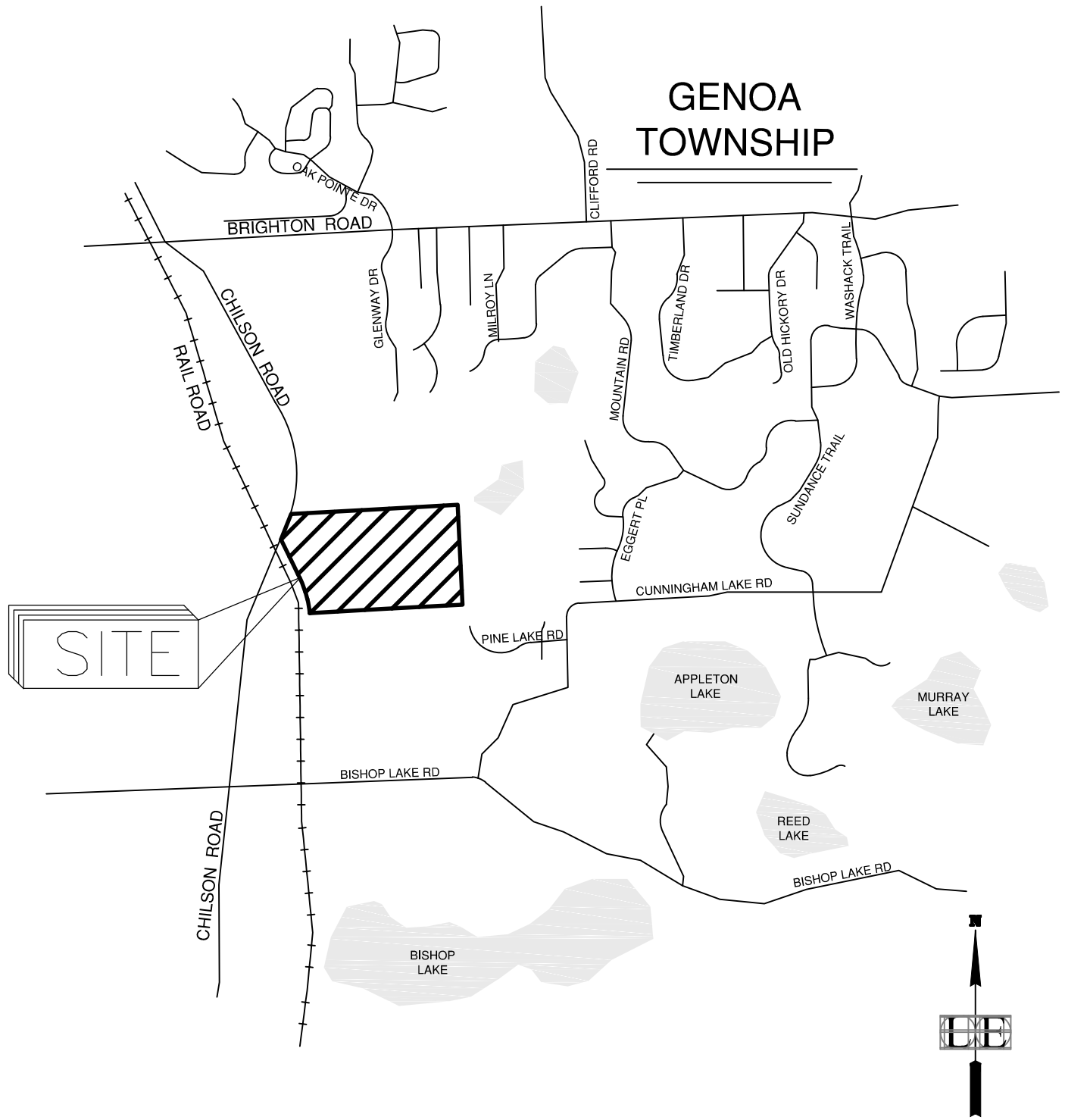
## **X. Historic and Cultural Resources**

It is not believed that this development will have any impact on any historic and/or cultural resources pertaining to the subject parcel and no known historic and/or cultural resources exist on this site that will be affected by this development.

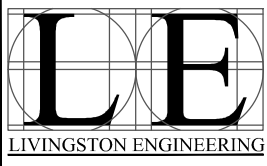
## **XI. Special Provisions**

No special provisions are part of this project.

# EXHIBIT A LOCATION MAP



FILE: C:\Users\User\Dropbox (Liveng)\Projects\2011\11216-2 Chestnut Genoa Chilson Rd\admin\DATA\Impact Assessment\11216-2\_Impact Assessment\_Exhibits.dwg



**DRAWN** MJB    **DATE** 5/2/2018    **SHEET No.** 1 of 6    **JOB No.** 11216-2

# EXHIBIT B

## AERIAL



**SITE**

Chestnut Park

Chilson Impoundment

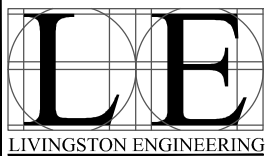
Baetcke La

Appleton Lake

Little Appleton Lake

Reed Lake

Bishop Lake



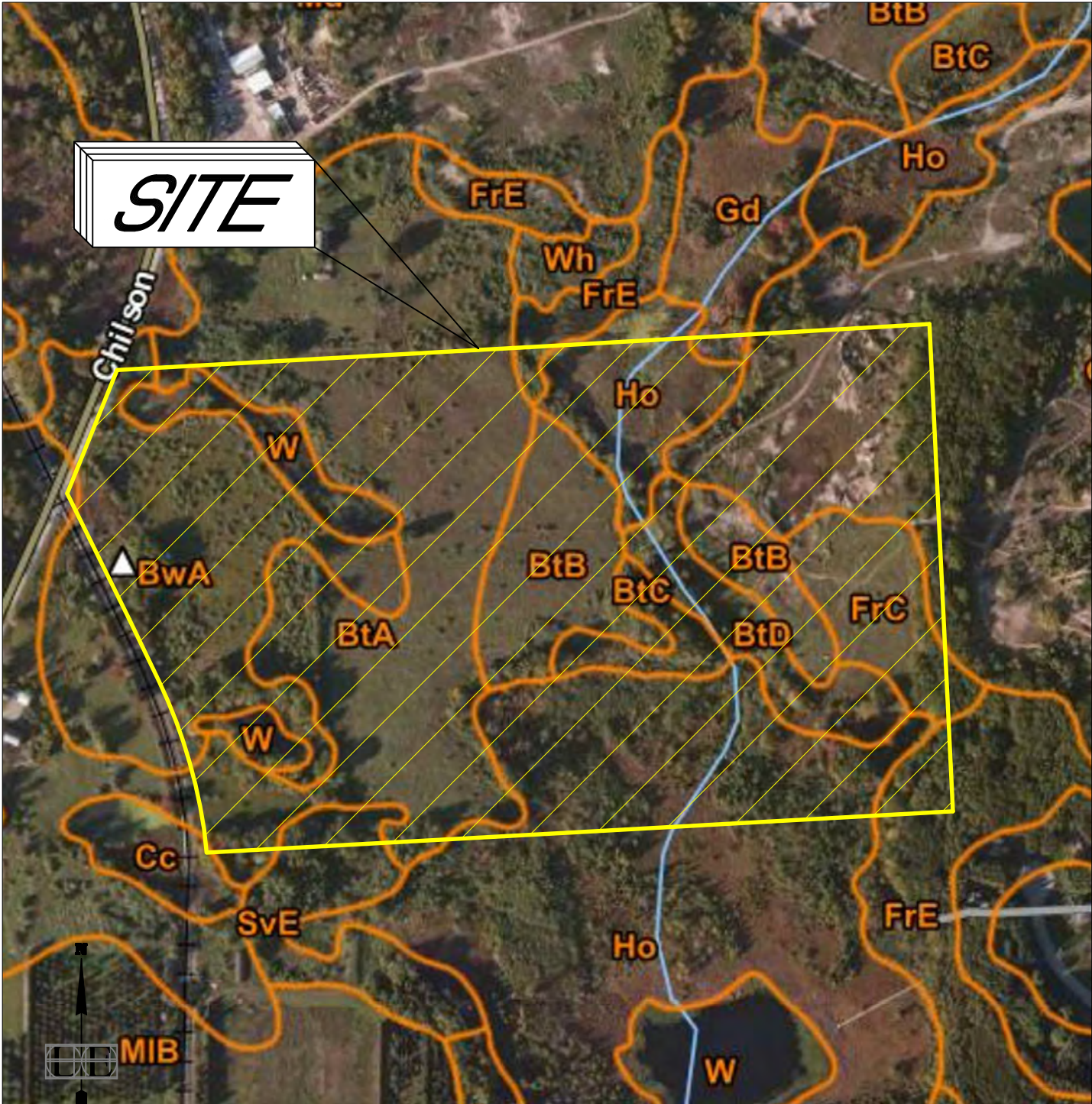
SCALE	0'	2,000'	4,000'
	SCALE: 1"=2,000'		
DRAWN	MJB	DATE	5/2/2018
SHEET No.	2 of 6	JOB No.	11216-2

**DESCRIPTION**  
 CHESTNUT SPRINGS  
 Impact Assessment  
 Village of Fowlerville, Livingston County, MI



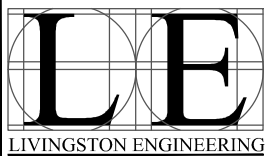
# EXHIBIT C

## SOIL MAP



*SITE*

FILE: C: \Users\User\Dropbox (Living)\Projects\2011\11216-2 Chestnut Genoa Chilson Rd\admin\DATA\Impact Assessment\11216-2\_Impact Assessment\_Exhibits.dwg

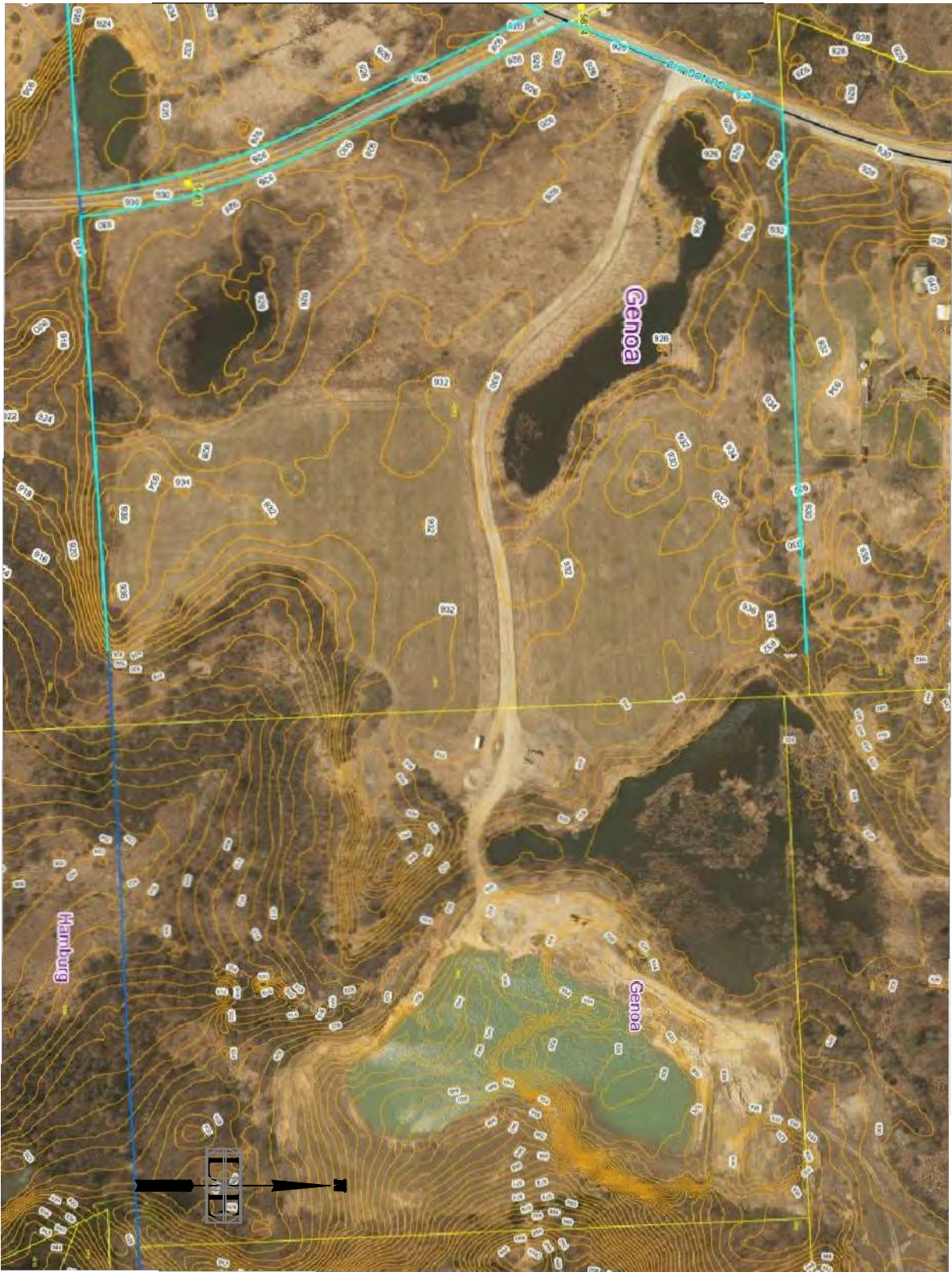


<b>SCALE</b>	0'                      400'                      800'  SCALE: 1"=400'	
<b>DRAWN</b> MJB	<b>DATE</b> 5/2/2018	<b>SHEET No.</b> 3 of 6
		<b>JOB No.</b> 11216-2

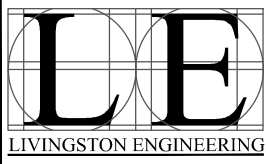
**DESCRIPTION**  
 CHESTNUT SPRINGS  
 Impact Assessment  
 Village of Fowlerville, Livingston County, MI

# EXHIBIT D

## EXISTING DRAINAGE



FILE: C:\Users\User\Dropbox (Liveng)\Projects\2011\11216-2 Chestnut Genoa Chilson Rd\admin\DATA\Impact Assessment\11216-2\_Impact Assessment\_Exhibits.dwg



SCALE	0'	300'	600'
	SCALE: 1" = 300'		
DRAWN	MJB	DATE	5/2/2018
SHEET No.	4 of 6	JOB No.	11216-2

DESCRIPTION
CHESTNUT SPRINGS
Impact Assessment
Village of Fowlerville, Livingston County, MI
114

# EXHIBIT E

## TRAFFIC AM

### Single-Family Detached Housing (210)

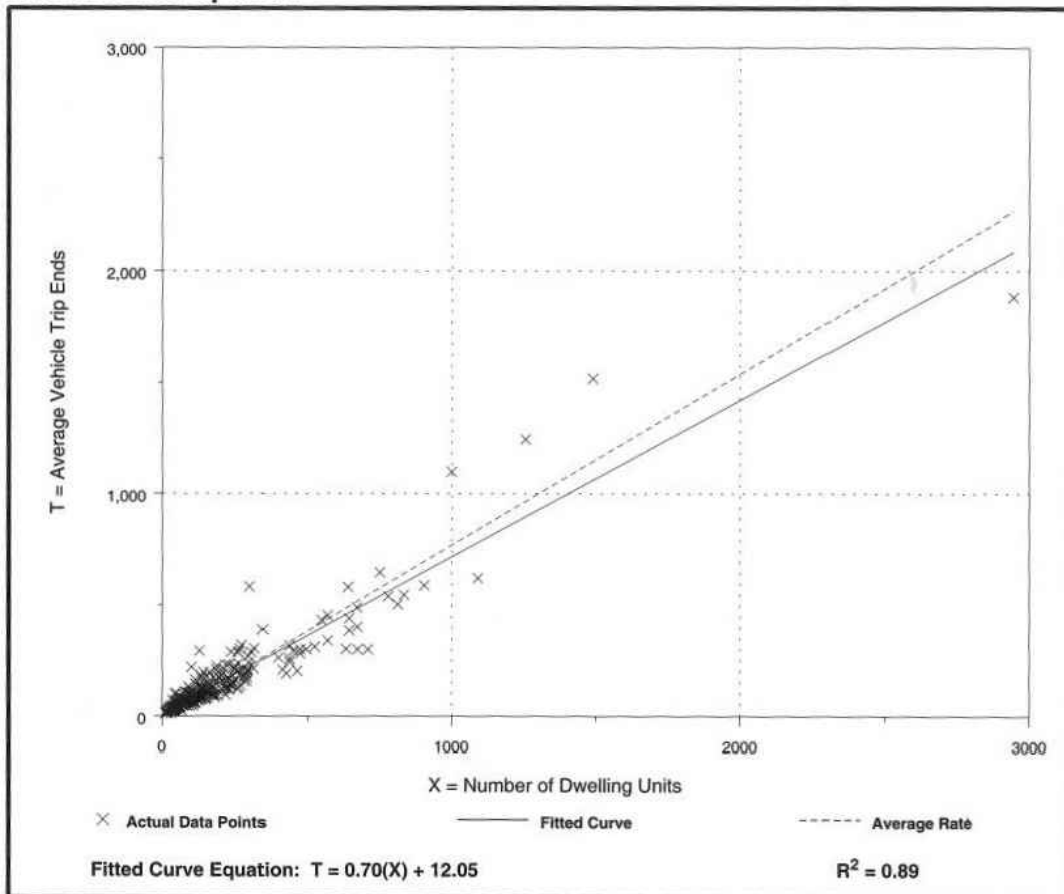
Average Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
A.M. Peak Hour of Generator

Number of Studies: 335  
Avg. Number of Dwelling Units: 183  
Directional Distribution: 26% entering, 74% exiting

#### Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.33 - 2.27	0.91

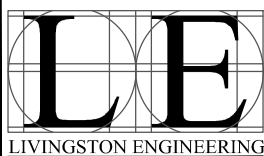
#### Data Plot and Equation



Trip Generation, 7th Edition

272

Institute of Transportation Engineers



SCALE  
NOT TO SCALE

DESCRIPTION  
CHESTNUT SPRINGS  
Impact Assessment  
Village of Fowlerville, Livingston County, MI

DRAWN MJB    DATE 5/2/2018    SHEET No. 5 of 6    JOB No. 11216-2

# EXHIBIT F

## TRAFFIC PM

### Single-Family Detached Housing (210)

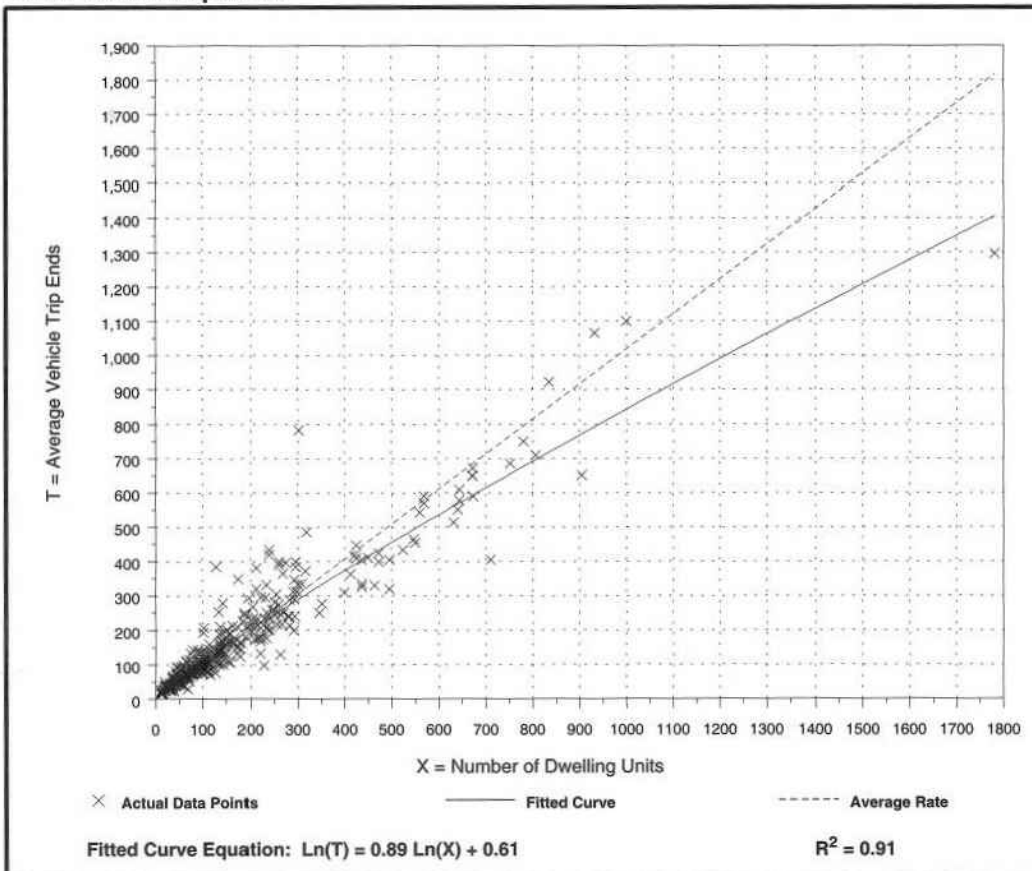
Average Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
P.M. Peak Hour of Generator

Number of Studies: 354  
Avg. Number of Dwelling Units: 176  
Directional Distribution: 64% entering, 36% exiting

#### Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.05

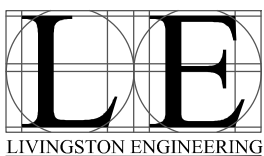
#### Data Plot and Equation



Trip Generation, 7th Edition

273

Institute of Transportation Engineers



SCALE  
NOT TO SCALE

DESCRIPTION  
CHESTNUT SPRINGS  
Impact Assessment  
Village of Fowlerville, Livingston County, MI  
116

DRAWN MJB    DATE 5/2/2018    SHEET No. 6 of 6    JOB No. 11216-2

# EXHIBIT G



This figure depicts the approximate location of the Property and the on-site wetlands, as delineated by Niswander Environmental on September 7, 2017. The wetland boundaries as depicted are approximate; a topographical survey by a registered surveyor will be necessary to determine the exact size, shape, and location of the wetlands present on the Property.

**Figure 1. Overall Wetland Location Map**

NE 1505 Chestnut Hill Delineation  
Client: Chestnut Development  
Sections 33 & 34 of Genoa Township  
Livingston Co., MI (T02N,R05E)  
Delineation Date: September 7, 2017  
Map Created: September 8, 2017

0 125 250 500  
Feet

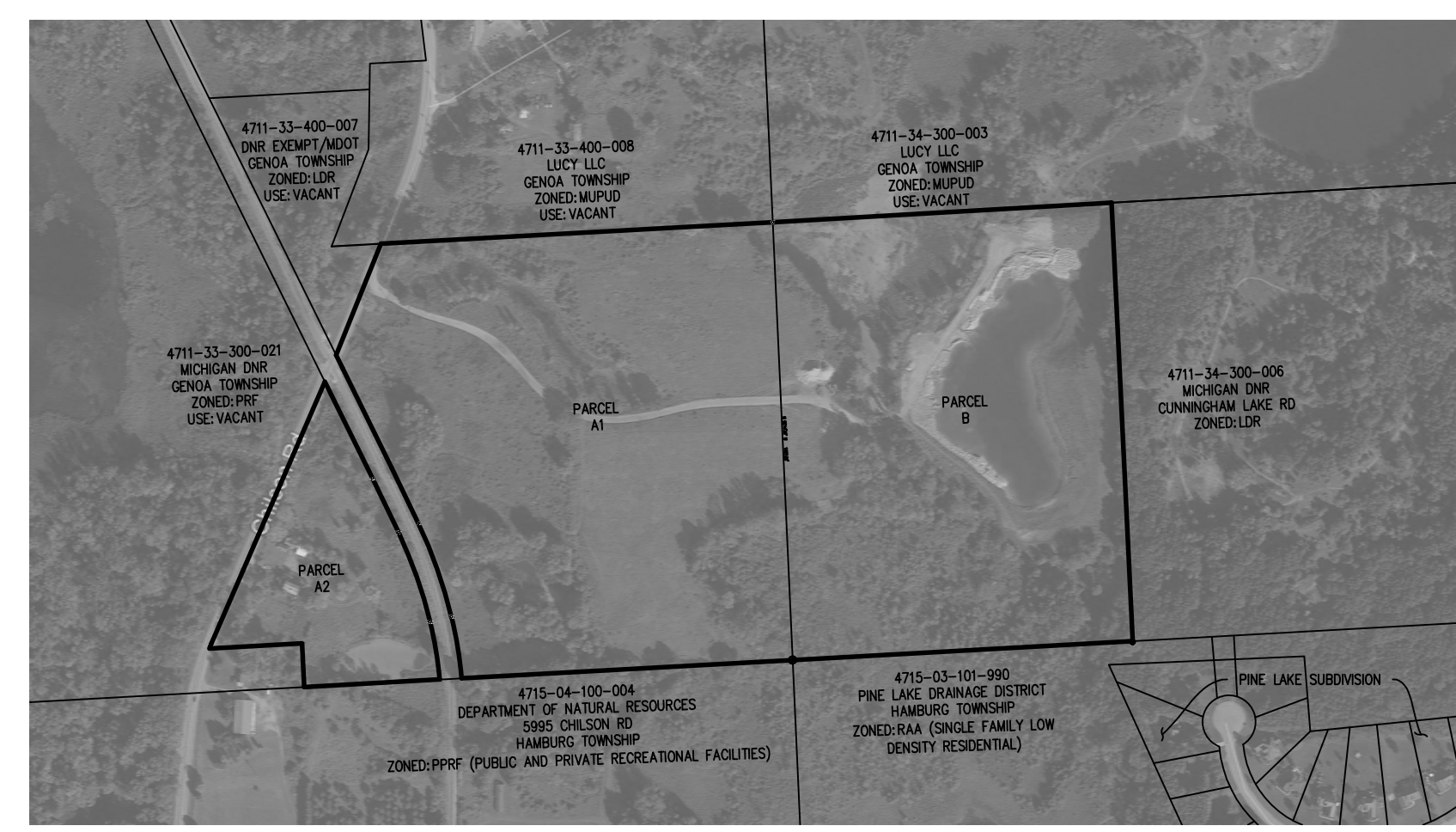
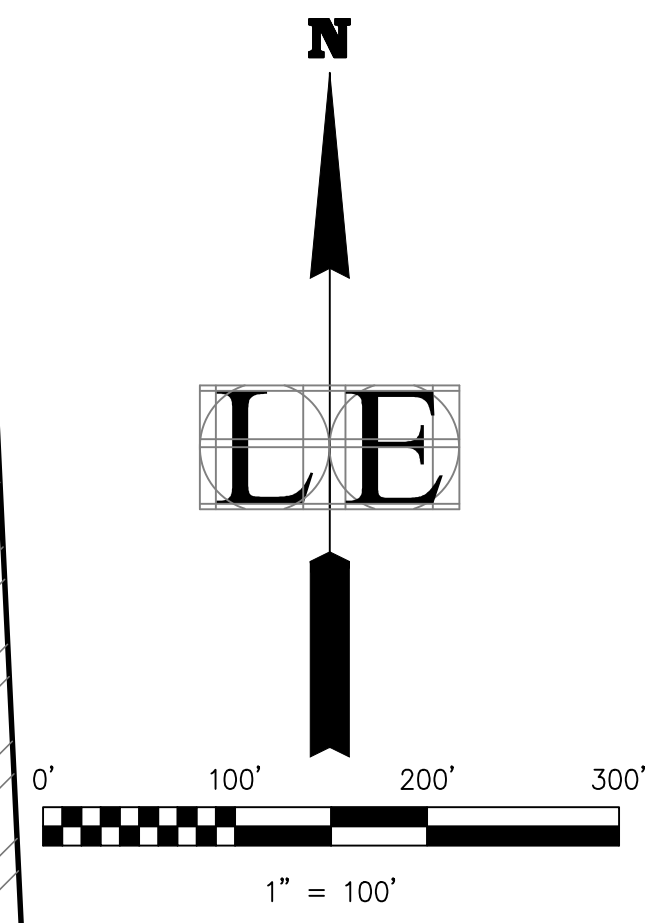
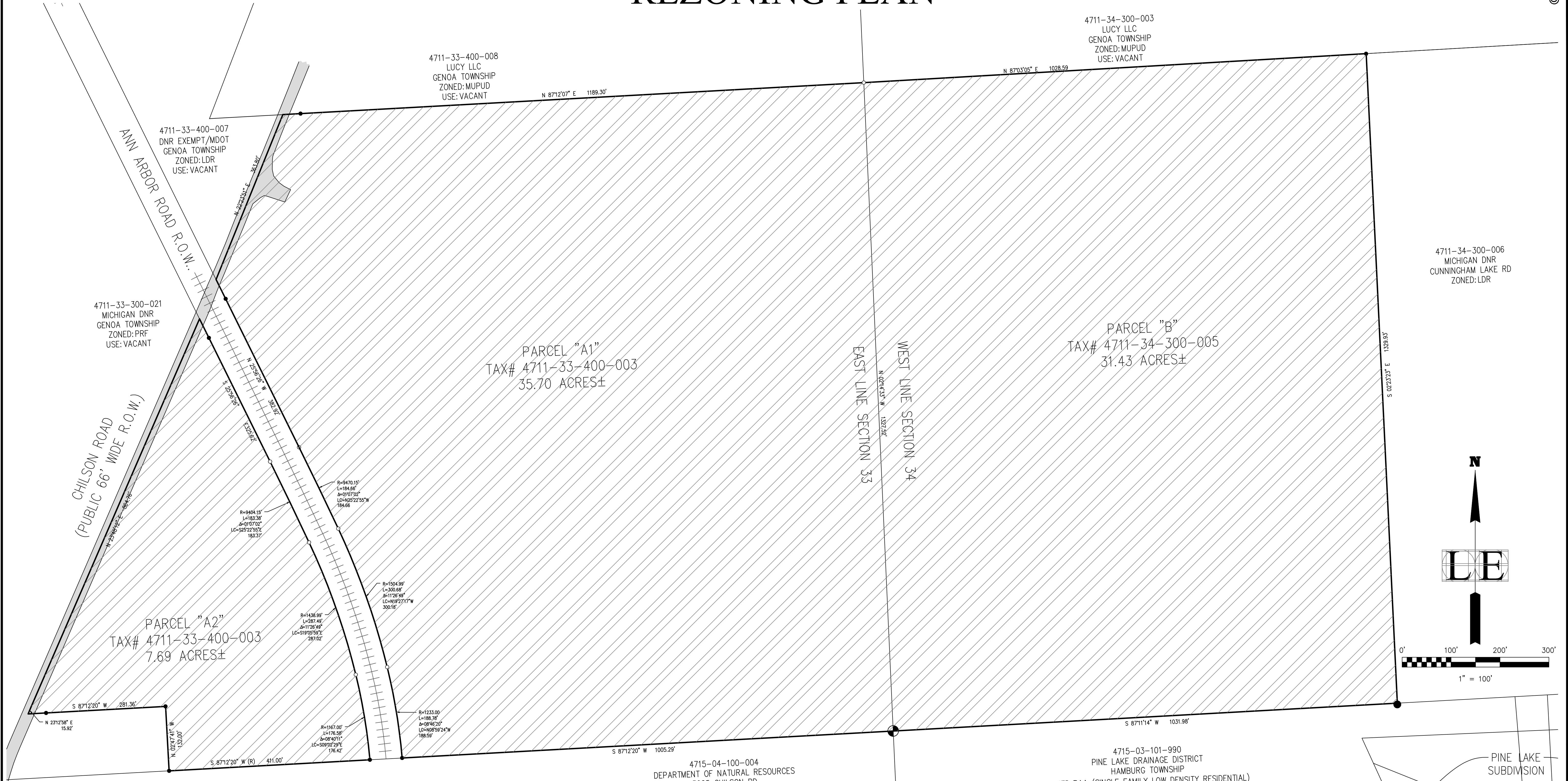


**NISWANDER**  
**ENVIRONMENTAL**

9436 Maltby Road, Brighton, MI 48116  
810.225.0539 office | 810.225.0653 fax  
117

# REZONING PLAN

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**SITE AERIAL**  
SCALE: 1" = 500'

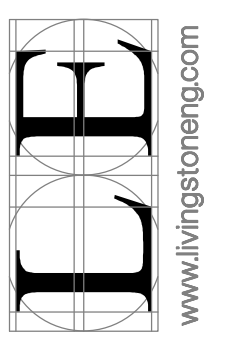
## LEGEND

 = AREA TO BE REZONED (74.82 ACRES±)

## REZONING

CURRENT ZONING: AG (AGRICULTURAL)  
PROPOSED REZONING: LDR (LOW DENSITY RESIDENTIAL)

**LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING  
3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7100  
FAX: (810) 225-7699  
www.livingstoneng.com



Client  
**CHESTNUT DEVELOPMENT, LLC**  
6203 GRAND PRAIRIE AVE SUITE 700  
BRIGHTON, MI 48114  
810.588.3884

**REZONING PLAN**  
PARCELS: 4711-33-400-003 & 4711-34-300-005  
CHILSON RD, GENOA TWP., LIVINGSTON COUNTY, MICHIGAN

DATE

REVISIONS

Drawn: MJB	Checked:	Approved:	Date: 7/23/2018
Scale:	Vertical: 1" = 100'	Horizontal:	

FILE: C:\Users\jusera\Dropbox (Living)\Projects\2011\11216-2\_Chestnut Genoa Chilson Rd\dwg\Rezoning Plan\11216-2\_Rezoning Plan.dwg

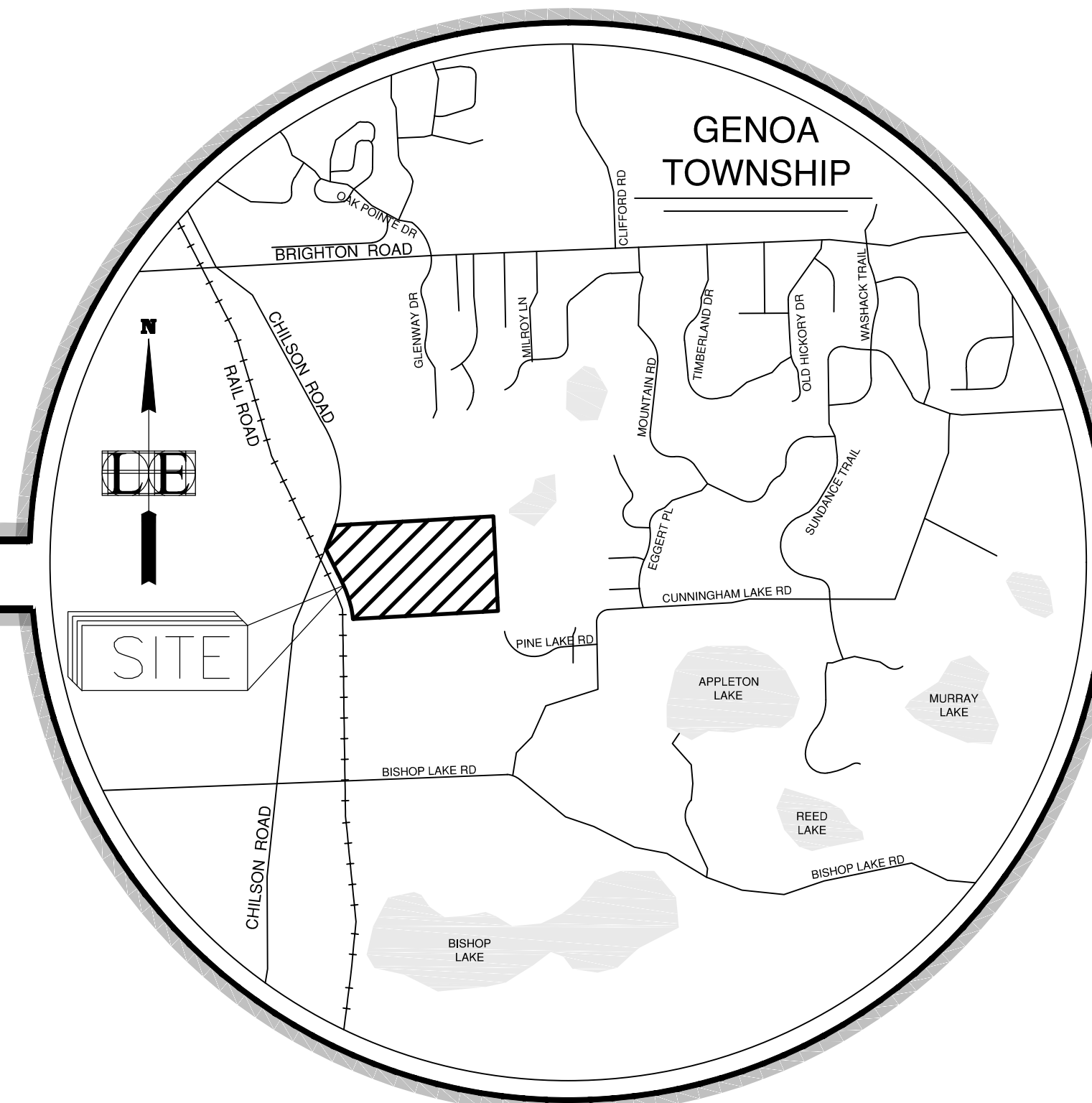
# SITE PLAN FOR CHESTNUT SPRINGS CHILSON RD GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

## SHEET INDEX

01	COVER SHEET
02	EXISTING CONDITIONS
03	OVERALL LAYOUT
04	PRELIMINARY GRADING PLAN
05	STORMWATER MANAGEMENT PLAN
L1	LANDSCAPE PLAN & DETAILS

## GENERAL NOTES

- Property is zoned: AG (Agricultural). Property is to be rezoned to LDR (Low Density Residential) concurrently with Site Plan Approval process.
- Contractor is responsible for protecting all existing and proposed utilities from damage during all stages of construction.
- The engineer and applicable agency must approve, prior to construction, any alteration, or variance from these plans.
- All signs shall meet the requirements of the Genoa Township Zoning Ordinance.
- Underground dry utilities shall be extended from existing locations to service this site as required by utility companies.
- Soils are majority Boyer-Oshtemaw loamy sands (U.S.D.A. "Soil Survey of Livingston Co.").
- All construction shall be performed in accordance with the current standards and specifications of Genoa Township and Livingston County.
- The contractor shall telephone Genoa Township 72 hours before beginning any construction.
- Three working days prior to any excavation, the Contractor shall telephone MISS DIG (800-482-7171) for the location of underground utilities and shall also notify representatives of other utilities located in the vicinity of the work. It shall be the Contractor's responsibility to verify and/or obtain any information necessary regarding the presence of underground utilities which might affect this job.
- On-site wetlands have been flagged as determined by Niswander Environmental on September 7, 2017.
- Site plan use: Residential
- Site storm drainage will be detained on site prior to being released to wetland.
- Property to be serviced by individual well and septic.
- Roadway within this development shall be private.



**LOCATION MAP**  
NOT TO SCALE

## SITE DATA TABLE

	REQUIRED
LOT AREA	1 AC. (min)
LOT WIDTH	150 FT (min)
LOT COVERAGE	NA
FLOOR AREA (PER UNIT)	980 SF (min)
<b>BUILDING SETBACKS:</b>	
FRONT	50 FT (min)
SIDE	30 FT (min)
REAR	60 FT (min)
WETLAND	25 FT (min)

## LEGAL DESCRIPTION

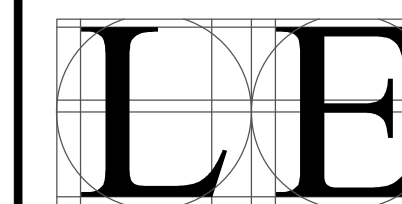
Part of the Southeast ¼ of Section 33 and the Southwest ¼ of Section 34, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: BEGINNING at the Southeast Corner of said Section 33, also being the Southwest Corner of said Section 34; thence along the South line of said Section 33, being the Hamburg-Genoa Township line, S 86°51'02" W, 1005.29 feet (previously surveyed as S 87°12'20" W) Thence along the Easterly line of the Ann Arbor Railroad (66 foot wide), the following 4 courses on the arc of a curve left, 188.78 feet, said curve has a radius of 1233.00 feet, a central angle of 08°46'20" and a long chord which bears N 09°20'42" W, 188.59 feet (previously recorded as N 08°59'24" W); Thence along the arc of a curve left, 300.68 feet, said curve has a radius of 1504.99 feet, a central angle of 11°26'49" and a long chord which bears N 19°27'17" W, 300.18 feet (previously surveyed as N 19°05'59" W); Thence along the arc of a curve left, 184.66 feet, said curve has a radius of 9470.15 feet, a central angle of 01°07'02" and a long chord which bears N 25°44'13" W, 184.66 feet (previously surveyed as N 25°22'55" W); thence N 26°17'44" W 382.92 feet, (previously surveyed as N 25°56'26" W); thence along the centerline of centerline of Chilson Road (66 foot wide Right of Way), N 22°02'33" E, 363.80 feet (previously surveyed as N 22°23'51" E); thence along the North line of the South 1/2 of the Southeast ¼ of said Section 33, S 86°50'49" E, 1189.30 feet (previously surveyed as N 87°12'07" E); thence along the North line of the South 1/2 of the Southwest ¼ of said Section 34, N 86°41'47" E, 1028.59 feet (previously surveyed as N 87°03'05" E); thence along the East line of the West 30 acres of the Southwest ¼ of the Southwest ¼ of said Section 34, S 02°44'41" E, 1329.93 feet (previously surveyed as S 02°23'23" E); thence along the South line of said Section 34 and the Hamburg-Genoa Township line S 86°49'56" W, 1031.98 feet (previously surveyed as S 87°11'14" W to the Point of Beginning, Containing 67.12 acres, more or less and subject to the rights of the public over Chilson Road. Also subject to any other easements or restrictions of record.

## OWNER / DEVELOPER



**CHESTNUT DEVELOPMENT, LLC**  
6253 GRAND RIVER AVE. SUITE 700  
BRIGHTON, MI 48114  
PHONE: 810.599.3984  
EMAIL: OFFICE@CHESTNUTDEV.COM

## ENGINEER



**LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD U.S.23, BRIGHTON, MI 48114  
http://www.livingstoneng.com PHONE: (810) 225-7100 FAX: (810) 225-7699

## PERMITS & APPROVALS

AGENCY	REQUIRED	STATUS
GENOA TOWNSHIP GENOA TOWNSHIP FIRE DEPARTMENT LIVINGSTON COUNTY DRAIN COMMISSIONER LIVINGSTON COUNTY ROAD COMMISSION LIVINGSTON COUNTY HEALTH DEPARTMENT MDEQ	APPROVAL APPROVAL S.E.S.C. PERMIT APPROACH PERMIT SITE DISTANCE APPROVAL WELL & SEPTIC PERMITS WETLAND IMPACT PERMITS	APPROVED 5/29/2018

## UTILITY DISCLAIMER



Know what's below.  
Call before you dig.

Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call MISS DIG at 811 or 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.

**CHESTNUT SPRINGS  
GENOA TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN**

ENGINEER'S SEAL

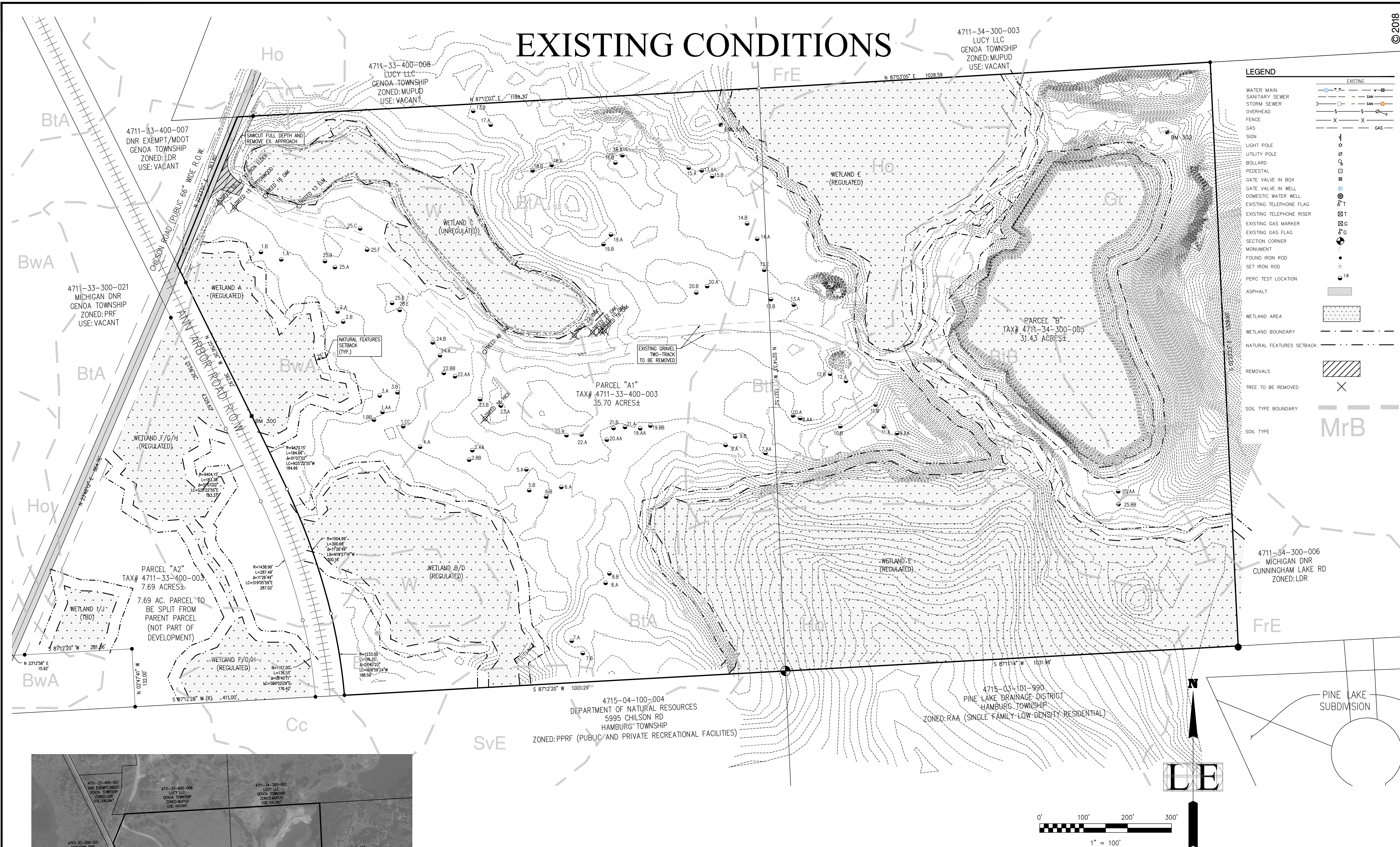
REVISIONS	DATE
PER TWP CONSULTANT REVIEW COMMENTS	5/23/18
PER TWP REVIEW COMMENTS	6/20/18
TWP BOARD SUBMITTAL	7/27/18

PROJECT No. 11216-2

SHEET 1 OF 6

DATE: May 2, 2018

# EXISTING CONDITIONS



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CIVIL ENGINEERING SURVEYING PLANNING  
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PHONE: (810) 225-7100 FAX: (810) 225-7699  
www.livingstoneng.com

**LE**

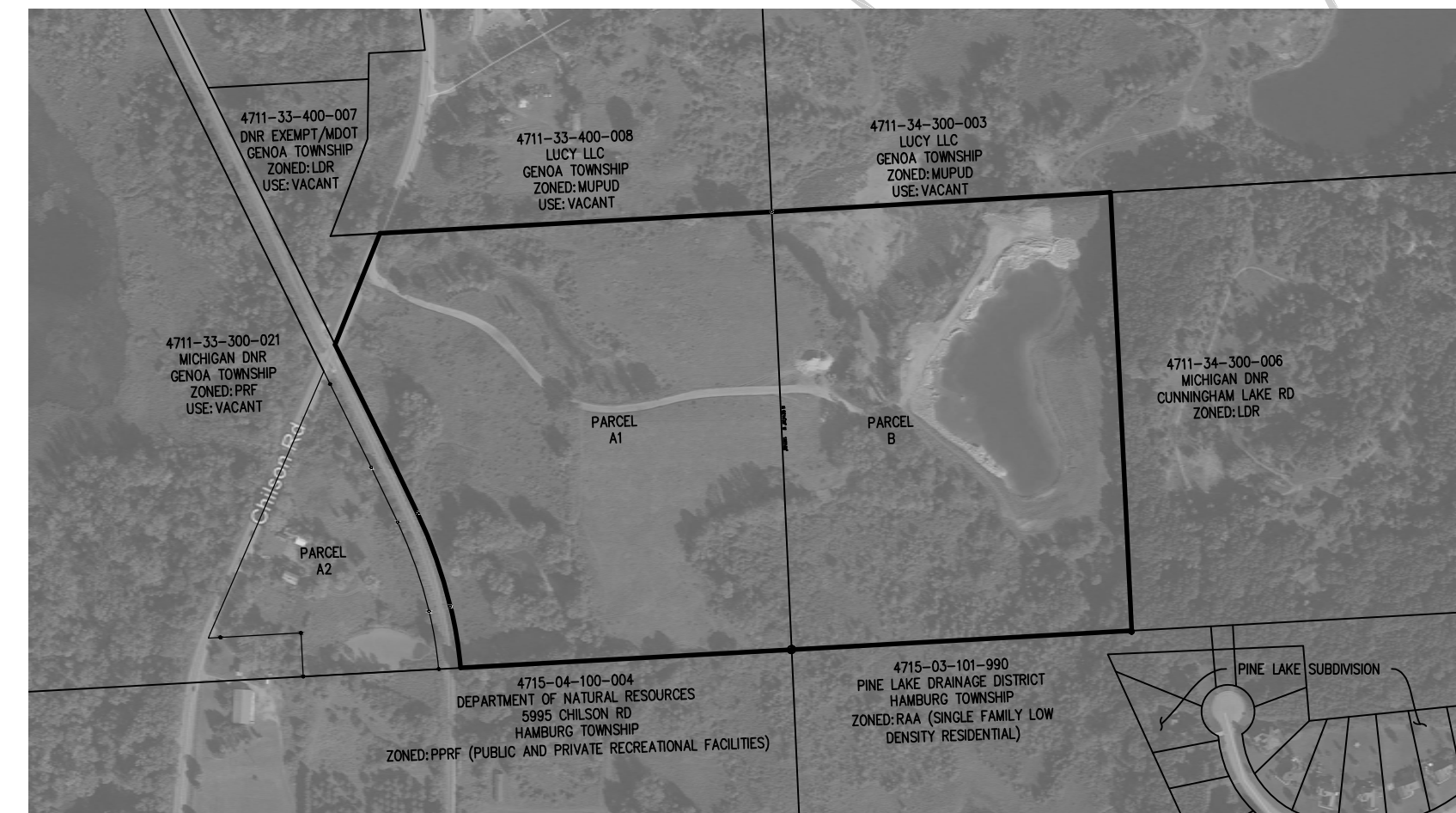
Client  
**CHESTNUT DEVELOPMENT, LLC**  
628 GRAND PRAIRIE AVE SUITE 700  
BRIGHTON, MI 48114  
810.588.3884

**CHESTNUT SPRINGS**  
CHILSON RD, GENOA TWP, LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
EXISTING CONDITIONS

REVISIONS	DATE
PER TWP CONSULTANT REVIEW COMMENTS	5/23/2018
PER TWP CONSULTANT REVIEW COMMENTS	6/11/2018
PER TWP REVIEW COMMENTS	6/20/2018
TWP BOARD SUBMITTAL	7/27/2018

Drawn: MJB  
Checked:  
Approved:  
Date: 5/23/2018

Job No. **11216-2**  
Scale:  
Vertical: **1" = 100'**  
Horizontal:



**SITE AERIAL**  
SCALE: 1" = 500'

### N.R.C.S. SOIL SURVEY - CLASSIFICATIONS

BIA	Boyer-Oshtemo loamy sands, 0 to 2 percent slopes
BIB	Boyer-Oshtemo loamy sands, 2 to 6 percent slopes
BIC	Boyer-Oshtemo loamy sands, 6 to 12 percent slopes
BID	Boyer-Oshtemo loamy sands, 12 to 18 percent slopes
BWA	Bronson loamy sand, 0 to 2 percent slopes
Cc	Carlisle muck, 0 to 2 percent slopes
FrC	Fox-Boyer complex, 6 to 12 percent slopes
FrE	Fox-Boyer complex, 18 to 25 percent slopes
Gr	Gravel pits
Ho	Houghton muck, 0 to 1 percent slopes
SvE	Spinks-Oakville loamy sands, 18 to 25 percent slopes
W	Water

### GENERAL NOTES:

- ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
- ALL REMOVAL MATERIALS, INCLUDING TREES AND STUMPS, SHALL BE PROPERLY DISPOSED OF AT AN OFF-SITE LOCATION.
- DEVELOPMENT AREA IS COMPRISED OF PARCEL A1 AND PARCEL B (67.13 ACRES). PARCEL A1 IS BEING SPLIT FROM THE PARENT PARCEL AS PART OF THE DEVELOPMENT.
- REZONING AREA IS MADE UP OF PARCEL A1, PARCEL A2 AND PARCEL B (74.82 ACRES).

### BENCHMARKS

<b>BENCHMARK #300</b> FOUND IRON: ±368 FT SE OF CHILSON RD ALONG THE RAILROAD ROW N:370142.95' E:13261141.39' ELEVATION= 924.70 NAVD88 DATUM	<b>BENCHMARK #301</b> SET IRON: ±78' SOUTH OF NORTH PROPERTY LINE & ±91' WEST OF THE EAST LINE OF SECTION 33 N:370805.98' E:13262209.08' ELEVATION= 931.33 NAVD88 DATUM	<b>BENCHMARK #302</b> SET IRON: ±154' SOUTH OF NORTH PROPERTY LINE & ±105' WEST OF THE EAST PROPERTY LINE N:370788.47' E:13263225.57' ELEVATION= 930.43 NAVD88 DATUM
--	---	--

**811** Know what's below.  
Call before you dig.





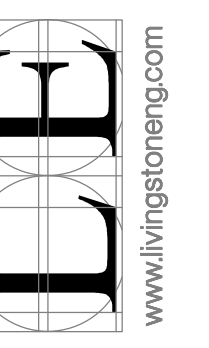
Know what's below.  
Call before you dig.

# OVERALL LAYOUT

## LEGEND

EXISTING		PROPOSED	
CONTOUR		CONTOUR	
WATER MAIN		WATER MAIN	
SANITARY SEWER		SANITARY SEWER	
STORM SEWER		STORM SEWER	
SIGN		ASPHALT	
TREE		CONCRETE	
ASPHALT			
CONCRETE			

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Client  
CHESTNUT DEVELOPMENT, LLC  
6885 GRAND RIVER AVE. SUITE 100  
BRIGHTON, MI 48114  
810.586.3884  
www.livingstoneng.com

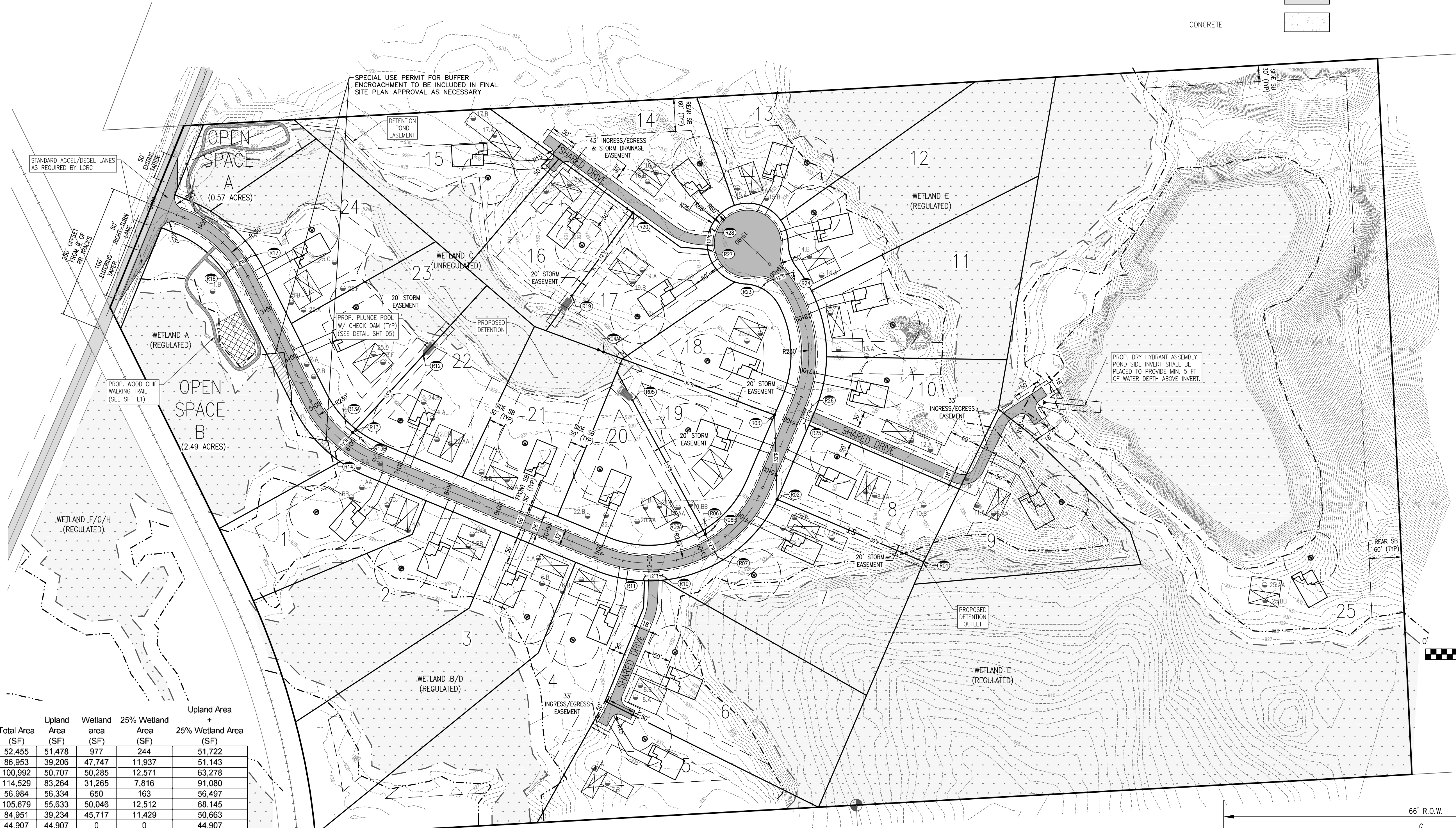
CHESTNUT SPRINGS  
CHILSON RD., GENOA TWP., LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
OVERALL LAYOUT

REV	DATE	DESCRIPTION
1	5/23/2018	PER TWP CONSULTANT REVIEW COMMENTS
2	6/11/2018	PER TWP CONSULTANT REVIEW COMMENTS
3	6/29/2018	PER TWP REVIEW COMMENTS
4	7/27/2018	TWP BOARD SUBMITTAL

Drawn: MJB  
Checked:  
Approved:  
Date: 5/22/2018

Job no. 11216-2  
Scale:  
Vertical: 1" = 10'  
Horizontal: 1" = 100'

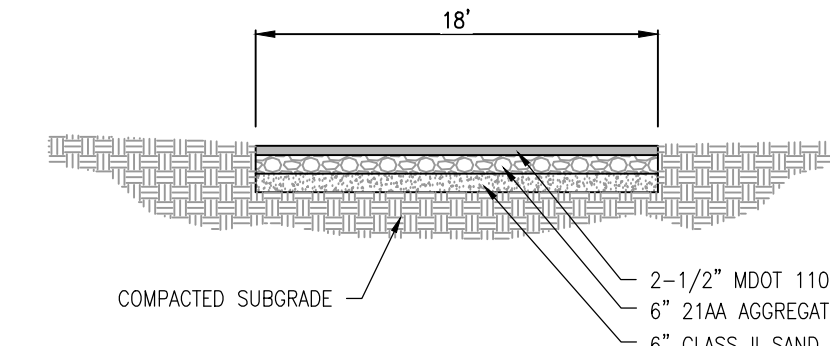
03



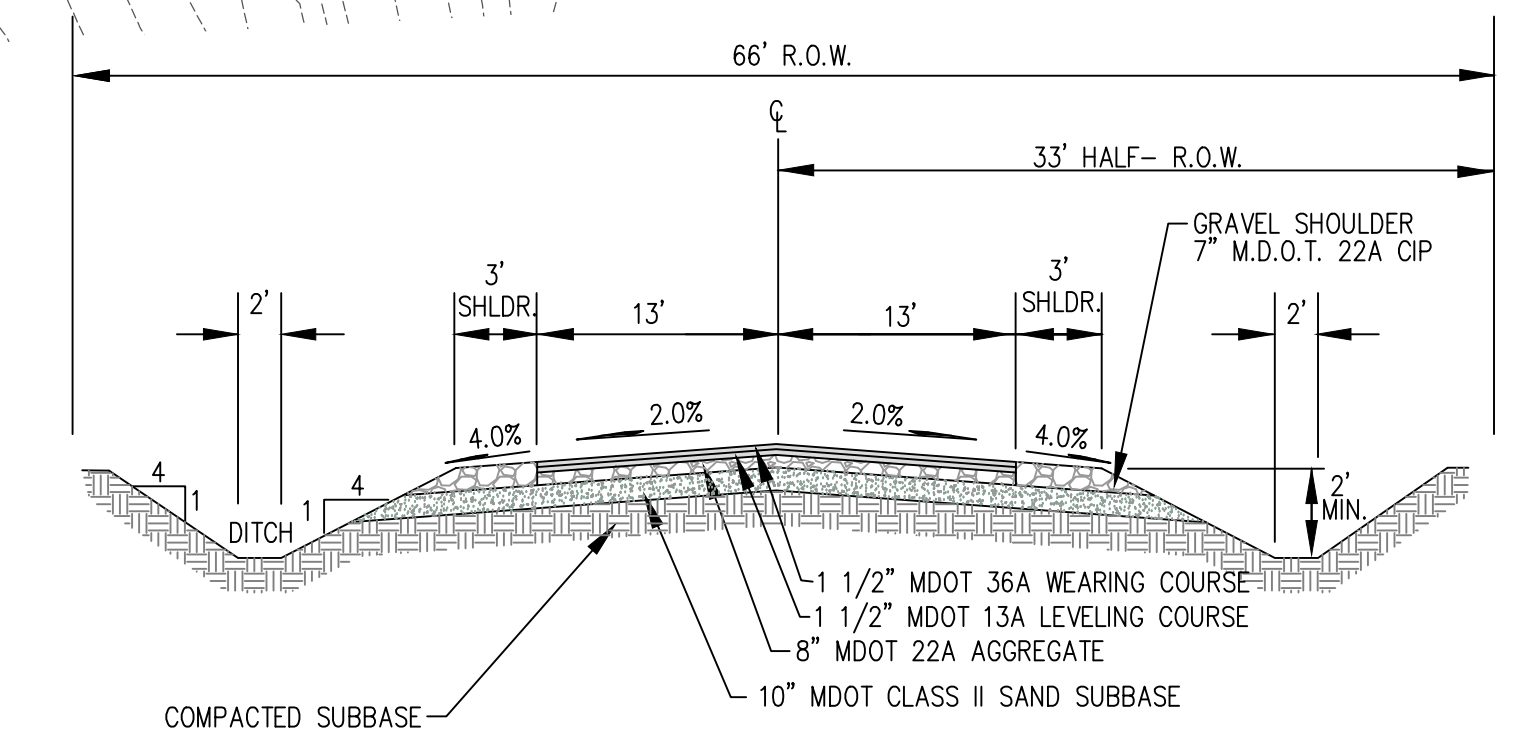
Lot #	Total Area (SF)	Upland Area (SF)	Wetland Area (SF)	25% Wetland Area (SF)	Upland Area + 25% Wetland Area (SF)
1	52,455	51,478	977	244	51,722
2	86,953	39,206	47,747	11,937	51,143
3	100,992	50,707	50,285	12,571	63,278
4	114,529	83,264	31,265	7,816	91,080
5	56,984	56,334	650	163	56,497
6	105,679	55,633	50,046	12,512	68,145
7	84,951	39,234	45,717	11,429	50,663
8	44,907	44,907	0	0	44,907
9	72,041	53,247	18,794	4,699	57,946
10	61,499	53,657	7,842	1,961	55,618
11	85,428	39,051	46,377	11,594	50,645
12	94,327	27,038	67,289	16,822	43,860
13	67,830	37,418	30,412	7,603	45,021
14	66,762	66,762	0	0	66,762
15	74,032	56,176	17,856	4,464	60,640
16	48,845	43,491	5,354	1,339	44,830
17	47,051	42,891	4,160	1,040	43,931
18	43,688	43,679	9	2	43,681
19	43,807	43,258	549	137	43,395
20	44,133	44,030	103	26	44,056
21	57,040	39,466	17,574	4,394	43,860
22	55,191	40,651	14,540	3,635	44,286
23	59,515	38,529	20,986	5,247	43,776
24	69,657	35,377	34,280	8,570	43,947
25	998,210	277,828	720,382	180,096	457,924
OS A	24,792	14,083	10,709	2,677	16,760
OS B	108,406	41,410	66,996	16,749	58,159

## SITE DATA TABLE

LOT AREA	REQUIRED
LOT WIDTH	150 FT (min)
LOT COVERAGE	NA
FLOOR AREA (PER UNIT)	980 SF (min)
BUILDING SETBACKS:	REQUIRED
FRONT	50 FT (min)
SIDE	30 FT (min)
REAR	60 FT (min)
NATURAL FEATURE	25 FT (min)



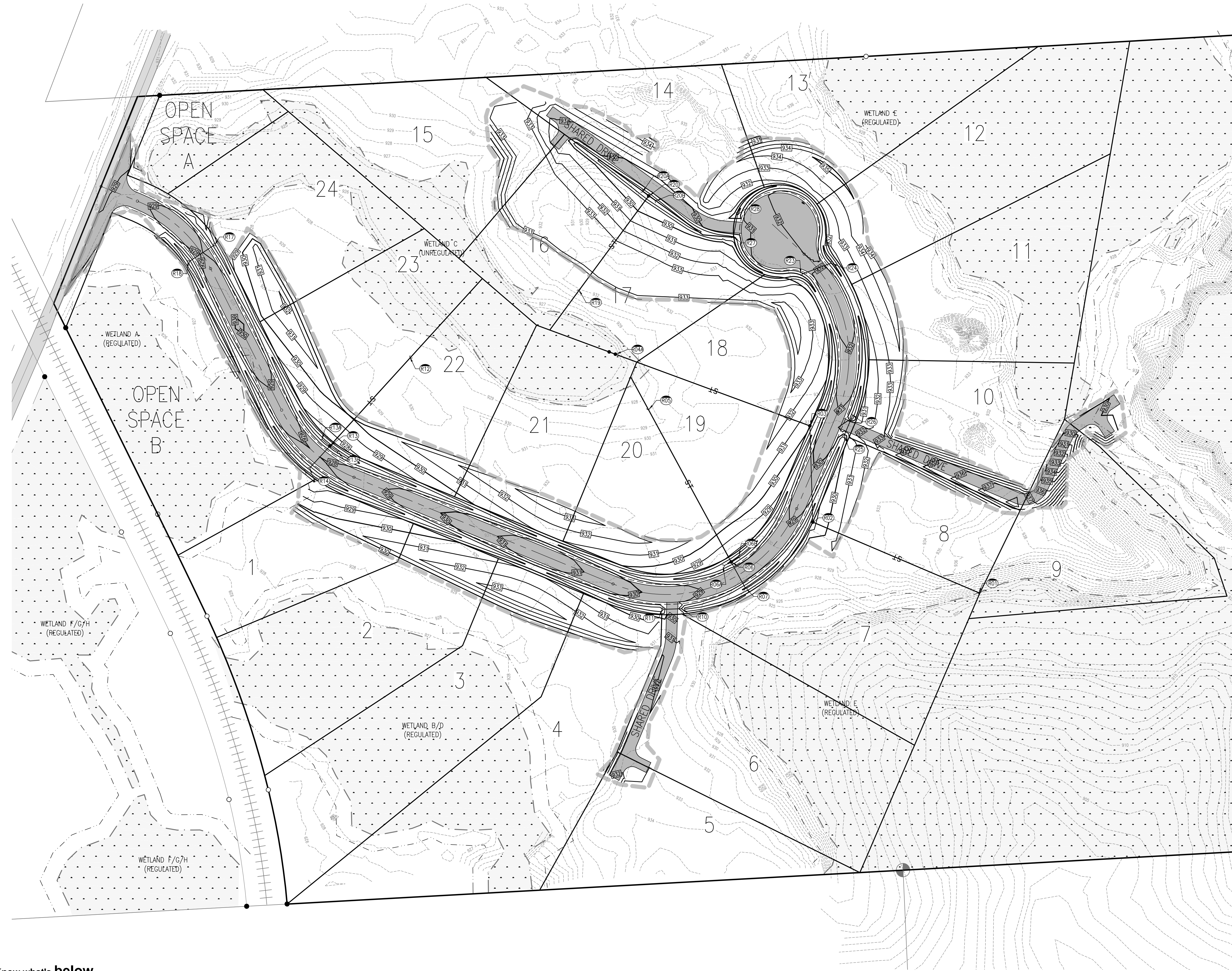
SHARED DRIVE CROSS SECTION  
NOT TO SCALE



ROAD CROSS SECTION  
NOT TO SCALE

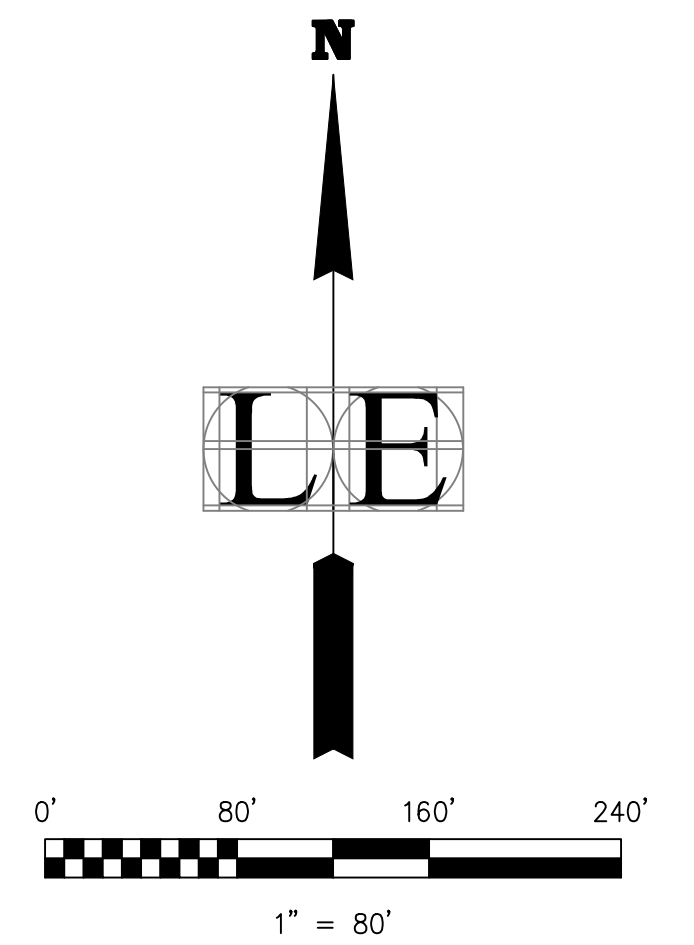
FILE:C:\Users\User\Dropbox (Living)\Projects\2011\1216-2 Chestnut Genoa Chilson Rd\Draws\Site Plan\11216-2\_03\_Overall Layout.dwg

# PRELIMINARY GRADING PLAN



**LEGEND**

PR. SPOT GRADE	
PR. CONTOUR	
DRAINAGE ARROW	
PR. SILT FENCE	
LIMITS OF GRADING	
INLET FILTER	



FILE:C:\Users\User\Desktop (Living)\Projects\11216-2\_Chestnut\_Cenosa\_Chilson\_Rd.dwg\Site Plan\11216-2\_04\_Preliminary Grading Plan.dwg



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**LE**  
www.livingstoneng.com

Client  
**CHESTNUT DEVELOPMENT, LLC**  
683 GRAND RIVER AVE SUITE 700  
BRIGHTON, MI 48114  
810.598.3884

**CHESTNUT SPRINGS**  
CHILSON RD, CENOSA TWP, LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
PRELIMINARY GRADING PLAN

REVISIONS	DATE
PER TWP CONSULTANT REVIEW COMMENTS	5/23/2018
PER TWP CONSULTANT REVIEW COMMENTS	6/17/2018
PER TWP REVIEW COMMENTS	6/29/2018
TWP BOARD SUBMITTAL	7/27/2018

Drawn: MJB	Checked:	Approved:	Date: 5/23/2018
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Job No. **11216-2**

Scale:

Vertical: **T = 80'**

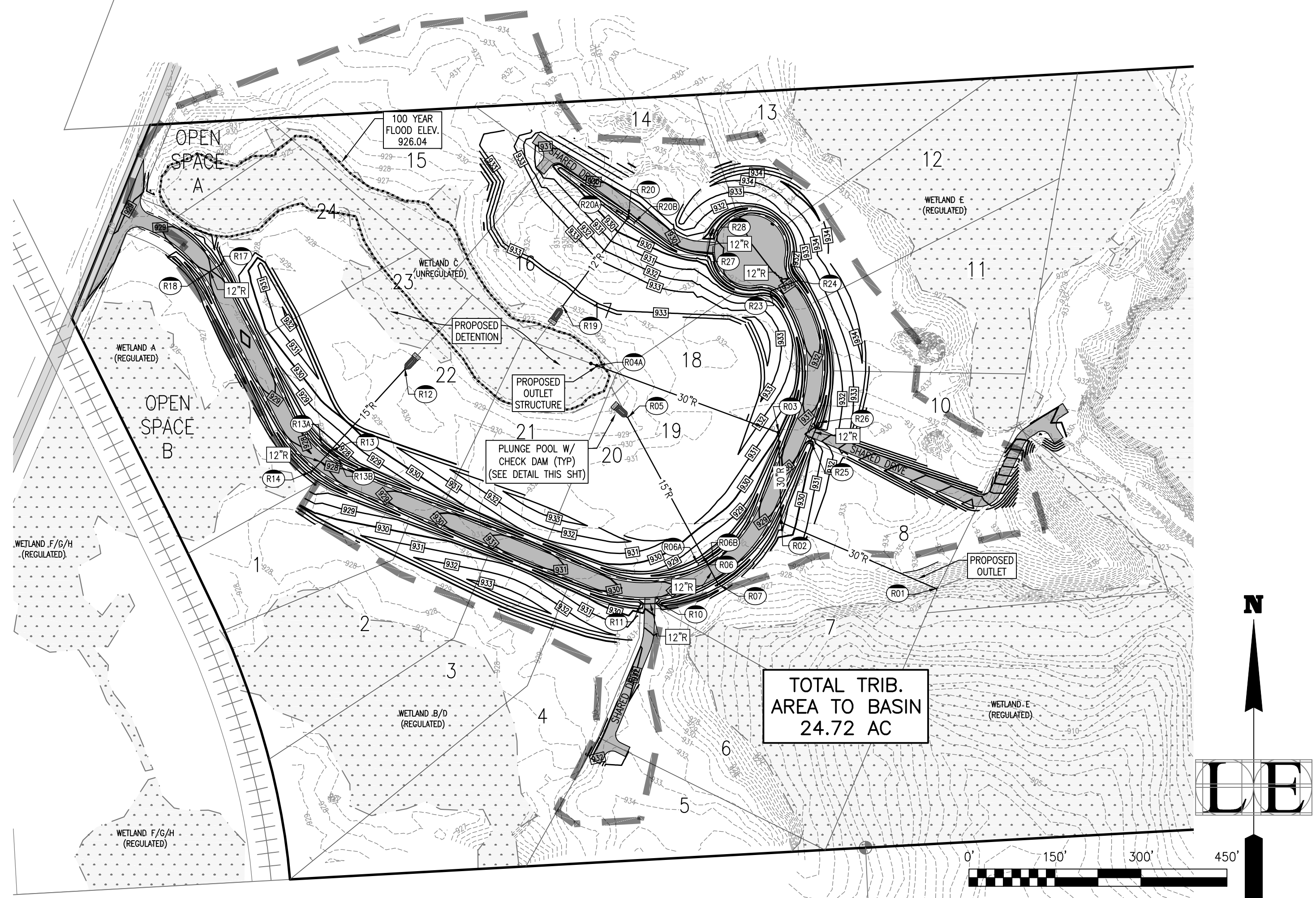
Horizontal:

**04**

# STORMWATER MANAGEMENT PLAN

## LEGEND

- OVERALL DETENTION TRIBUTARY AREA
- STORM SEWER DRAINAGE DIVIDE LINE
- STORM STRUCTURE
- STORM SEWER DRAINAGE AREA



## STORMWATER MANAGEMENT NARRATIVE

STORM CONVEYANCE CONSISTS OF A COMBINATION OF OPEN ROAD-SIDE DITCHES AND STORM SEWER TO CONVEY WATER TO THE DETENTION AREA. THE DETENTION AREA MAKES USE OF AN ON-SITE UNREGULATED WETLAND (WETLAND C) FOR DETENTION. PRIOR TO EMPTYING INTO THE WETLAND/DETENTION AREA, A COMBINATION OF PLUNGE POOLS WITH CHECK DAMS AND VEGETATIVE FILTERS WILL PROVIDE THE WATER QUALITY AND SEDIMENT DEPOSITION COMPONENTS OF THE SYSTEM.

AN IDEO PERMIT IS CURRENTLY BEING PROCESSED FOR ALL WETLAND IMPACT ACTIVITIES INCLUDING THE DETENTION OUTLET REGULATED WETLAND E.

DETENTION VOLUME WAS CALCULATED USING THE LIVINGSTON COUNTY DRAIN COMMISSIONERS METHOD FOR A 100 YEAR STORM. OUR CALCULATIONS SHOW THAT THE STATIC HIGH WATER ELEVATION IN THE POND WILL INCREASE APPROXIMATELY 6 INCHES WITH A 100-YEAR STORM VOLUME ADDED TO THE EXISTING WETLAND/DETENTION POND.

AN OUTLET STRUCTURE IS BEING PROVIDED TO OUTLET WATER ABOVE THE STATIC HIGH WATER ELEVATION AT A PRE-DEVELOPED RELEASE RATE OF 0.2 CFS PER ACRE INTO REGULATED WETLAND "E" ON THE EAST SIDE OF THE DEVELOPMENT. WETLAND "E" CONNECTS TO SMALL CREEKS AND FLOW CHANNELS DOWNSTREAM FROM OUR PARCEL AS PART OF THE HURON RIVER WATERSHED.

THE OUTLET STRUCTURE WILL ALSO PROVIDE AN EMERGENCY OVERFLOW AT THE 100-YEAR FLOOD VOLUME TO ALLOW WATER TO FLOW FREELY PAST THE RESTRICTED ORIFICES, AND PREVENT WATER FROM EXCEEDING THE DESIGN FLOOD ELEVATION.

PIPE SIZING HAS BEEN APPROXIMATED AND DETAILED DESIGN CALCULATIONS WILL BE PROVIDED FOR CONSTRUCTION PLANS FOR BOTH THE OUTLET STRUCTURE AND THE STORM SEWER SIZING.

**Required Detention Volume**  
Livingston County Drain Commissioner's Office Detention Methodology  
Project: Chilson Park  
LE Job No. = 11216-2

Area, A =	23.18 Ac.
C =	0.30 Ave. Runoff Coefficient
K =	6.954
Allowable Q =	4.64 cfs (0.2 cfs per acre)

DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN RUNOFF x A x C	OUTFLOW DURATION x Q	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2751	19130	1390.8	17740
10	600	7.86	4716	32795	2781.6	30013
15	900	6.88	6192	43059	4172.4	38887
20	1200	6.11	7332	50987	5563.2	45424
30	1800	5.00	9000	62586	8344.8	54241
60	3600	3.24	11664	81111	16689.6	64422
90	5400	2.39	12906	89748	25034.4	64714
120	7200	1.90	13680	95131	33379.2	61752
180	10800	1.34	14472	100638	50068.8	50569

Required Volume, V = 64714 cf

**STORM WATER DETENTION POND CALCULATIONS**  
Project: CHESTNUT SPRINGS  
Livingston Engineering Project No. 11216-2  
Livingston County Drain Commission Method

### I. Common Items and Assumptions:

- A. First Flush =  $(0.5'12) \times \text{area} \times \text{developed C}$
- B. Bankfull Flood =  $5.160 \times \text{area} \times \text{developed C}$
- C. Detention Volume Equation  
 $V = ((A_1 + A_2) / 2) \times H$   
where,  $A_1$  = Area at top of storage elevation  
 $A_2$  = Area at bottom of storage elevation  
 $H$  = Depth of analysis

### II. Detention Pond Volumes:

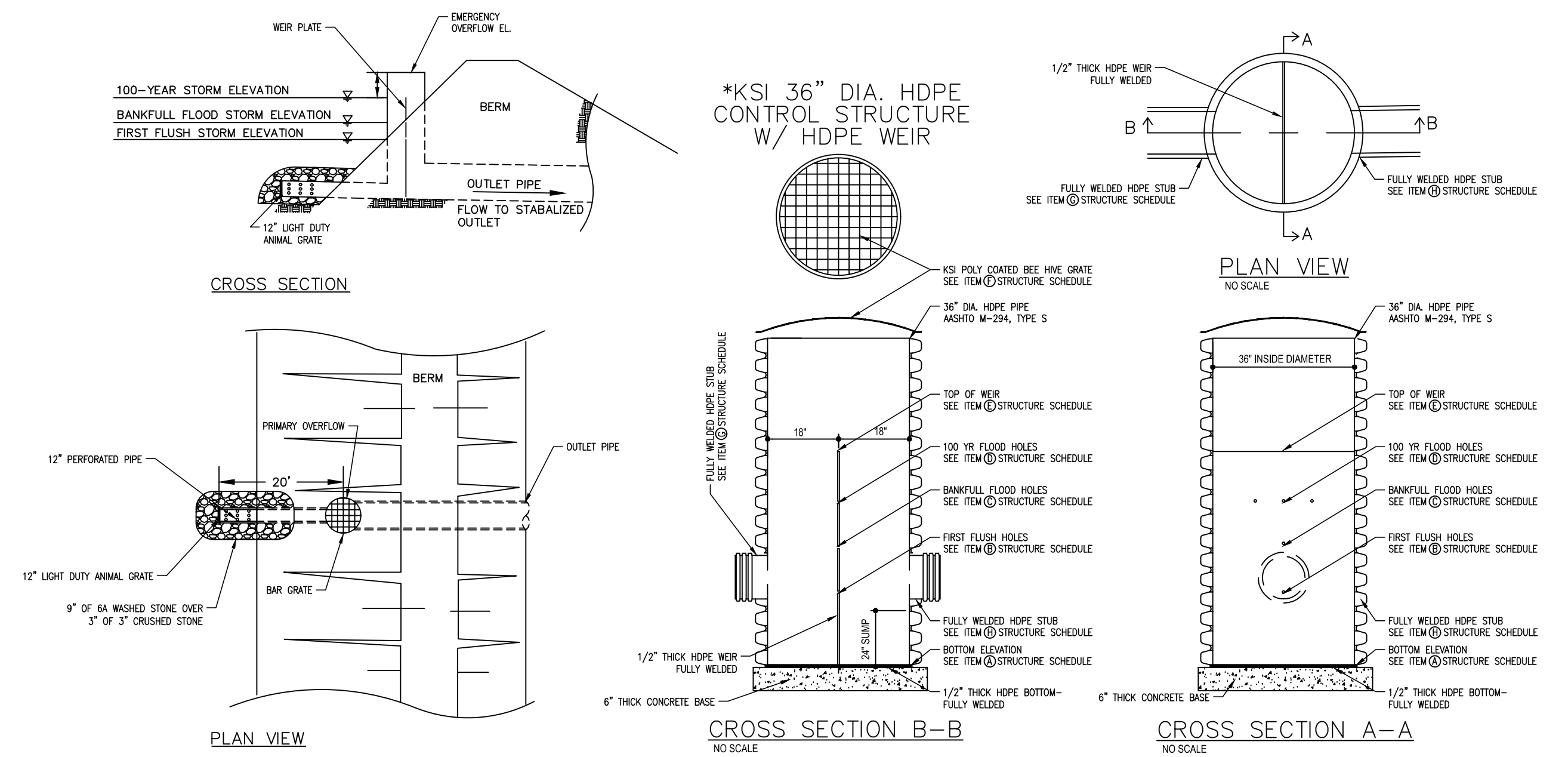
A. First Flush, Bankfull Flood and 100-year Storm Event			
1. Contributing Area =	23.18 Ac.		
2. Developed Runoff Coefficient	Area (A), Ac.	Coefficient (C)	A x C
Rooftop / Asphalt Area	2.87	0.90	2.58
Gravel Area	0.44	0.70	0.31
Lawn/Landscaped Area	19.88	0.20	3.98
Totals:	23.18		6.86
Developed C =	$6.86 / 23.18$	=	0.3
3. First Flush Volume:	$V = (0.5'12) \times 43,560 \times 0.30 \times 23.18 = 12622 \text{ CF}$		
4. 100-Year Flood Volume:	$Q_A = (0.20 \times 23.18) = 4.64 \text{ CFS}$ $V_f = 4.64 \times 23.18 = 64714 \text{ CF}$		
B. Detention Volume Proposed	Elev.	Area (sf)	Vol (cf)
	925.5	109756	
	926.0	121484	60122
	927.0	139008	130246
			190368 CF

The following interpolations determine the pond water elevations for the three different storm events:

100 Yr. Flood:	927.0	-	926.0	=	x	-	926.0
	190368	-	60122		64714	-	60122

$x = 926.04$

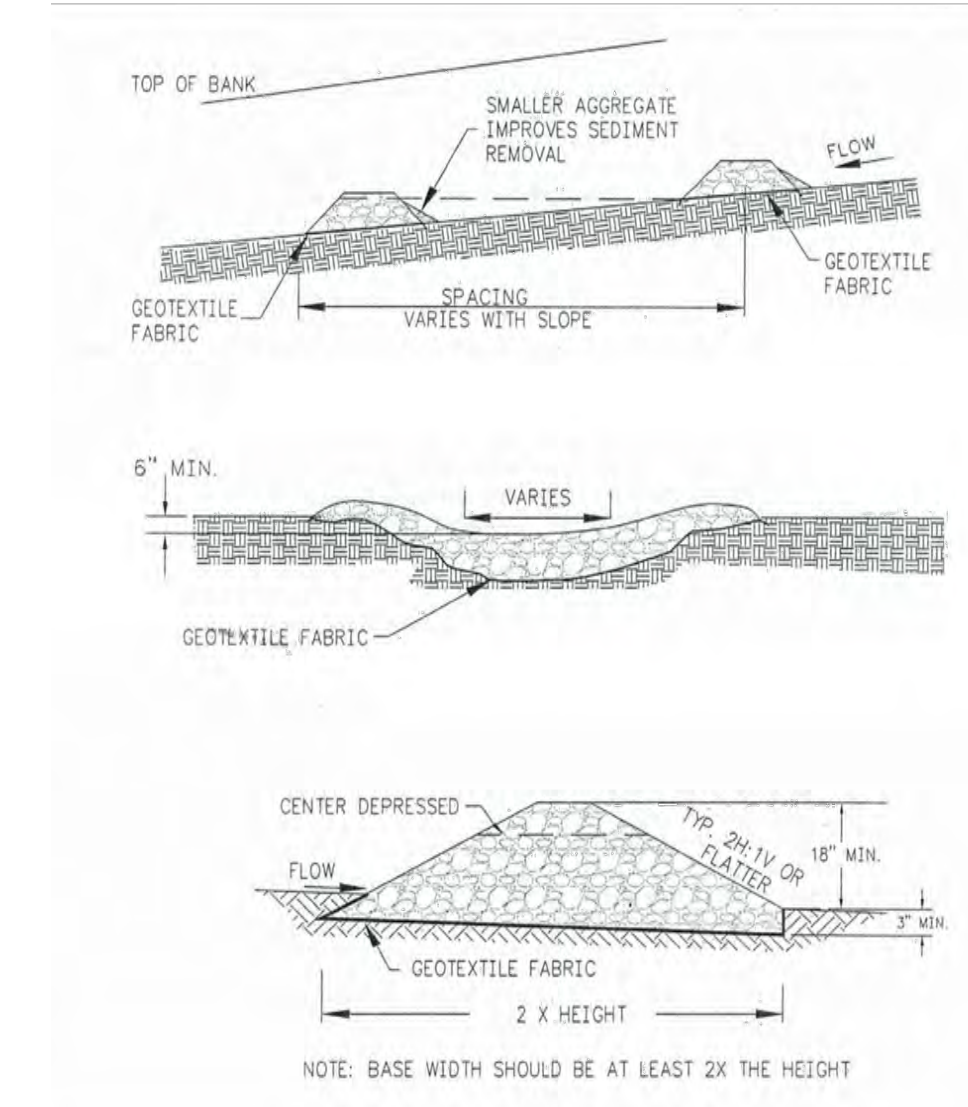
This yields a pond water elevation of 926.04 for the 100 Yr. Storm Event



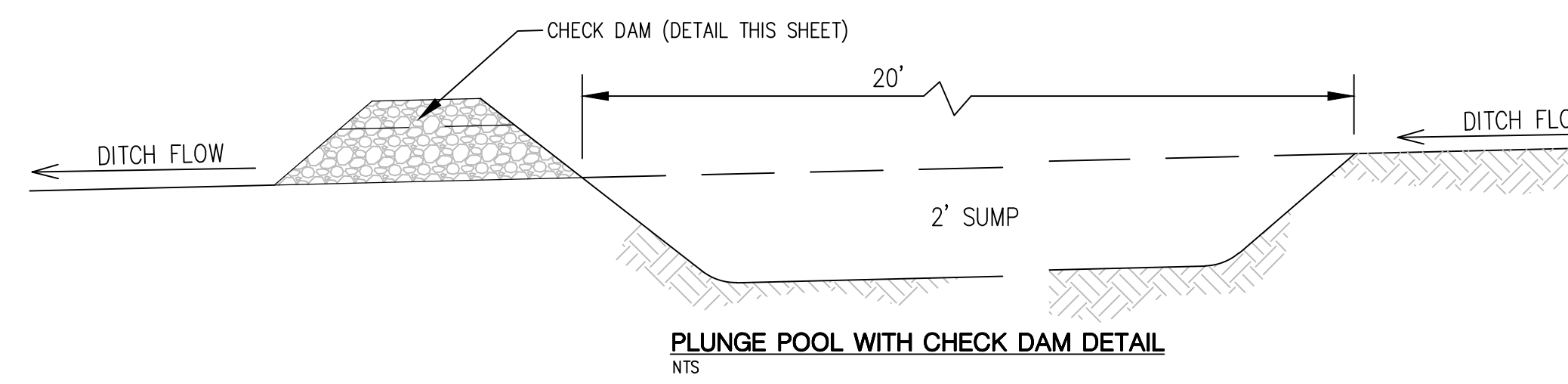
## OUTLET STRUCTURE DETAIL

NOT TO SCALE

DETAIL PROVIDED BY THE FOLLOWING SUPPLIER:  
KENNEDY SYSTEMS INC.(KSI) • 2111 SAGE LAKE ROAD • PRESCOTT, MICHIGAN 48756 • 800-699-4046  
\*OR ENGINEER APPROVED EQUAL



## CHECK DAM DETAIL



## PLUNGE POOL WITH CHECK DAM DETAIL

NTS

FILE:C:\Users\User\Desktop (Living)\Projects\2011\11216-2\_Chestnut Springs\Site Plan\11216-2\_05\_SWMP.dwg



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www.livingstoneng.com

**LE**

Client: **CHESTNUT SPRINGS**  
CHILSON RD., GENOA TWP., LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
STORMWATER MANAGEMENT PLAN

REVISIONS	DATE
PER TWP CONSULTANT REVIEW COMMENTS	5/23/2018
PER TWP CONSULTANT REVIEW COMMENTS	6/11/2018
PER TWP REVIEW COMMENTS	6/29/2018
TWP BOARD SUBMITTAL	7/27/2018

Drawn: MJB  
Checked:  
Approved:  
Date: 5/22/2018

Job No.: 11216-2  
Scale:  
Vertical: T = 1/8" = 10'  
Horizontal:

05



Know what's below.  
Call before you dig.

# LANDSCAPE PLAN & DETAILS

## LANDSCAPE REQUIREMENTS:

GENOA TOWNSHIP ZONING ORDINANCE, ARTICLE 12: SITE DEVELOPMENT REGULATIONS

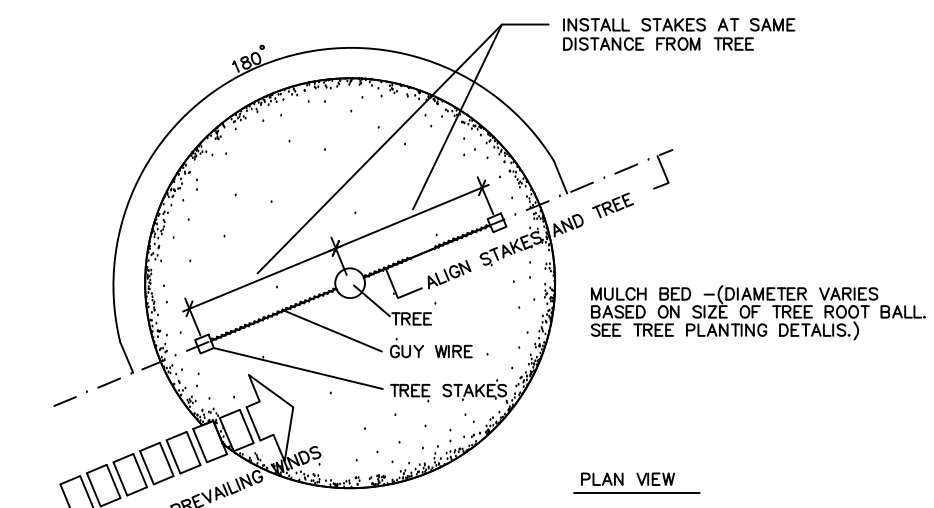
SECTION 12.02: GREENBELTS, LANDSCAPE MATERIALS & SCREENING	REQUIRED	PROVIDED
12.02.02: RESIDENTIAL STREET TREES	2 CANOPY TREES SHALL BE PROVIDED ALONG A PUBLIC STREET OR PRIVATE ROAD FOR EACH RESIDENTIAL UNIT. (TOTAL UNITS ALONG PRIVATE ROAD = 19)	38 CANOPY TREES
12.02.05: DETENTION/RETENTION POND LANDSCAPING	DETENTION/RETENTION PONDS SHALL BE LANDSCAPED TO PROVIDE A NATURAL SETTING IN OPEN SPACE AREAS.	REQUESTING WAIVER FROM REQUIREMENTS BASED ON EXISTING WETLAND BOUNDARY & VEGETATION AROUND THE PROPOSED DETENTION POND.

## LEGEND

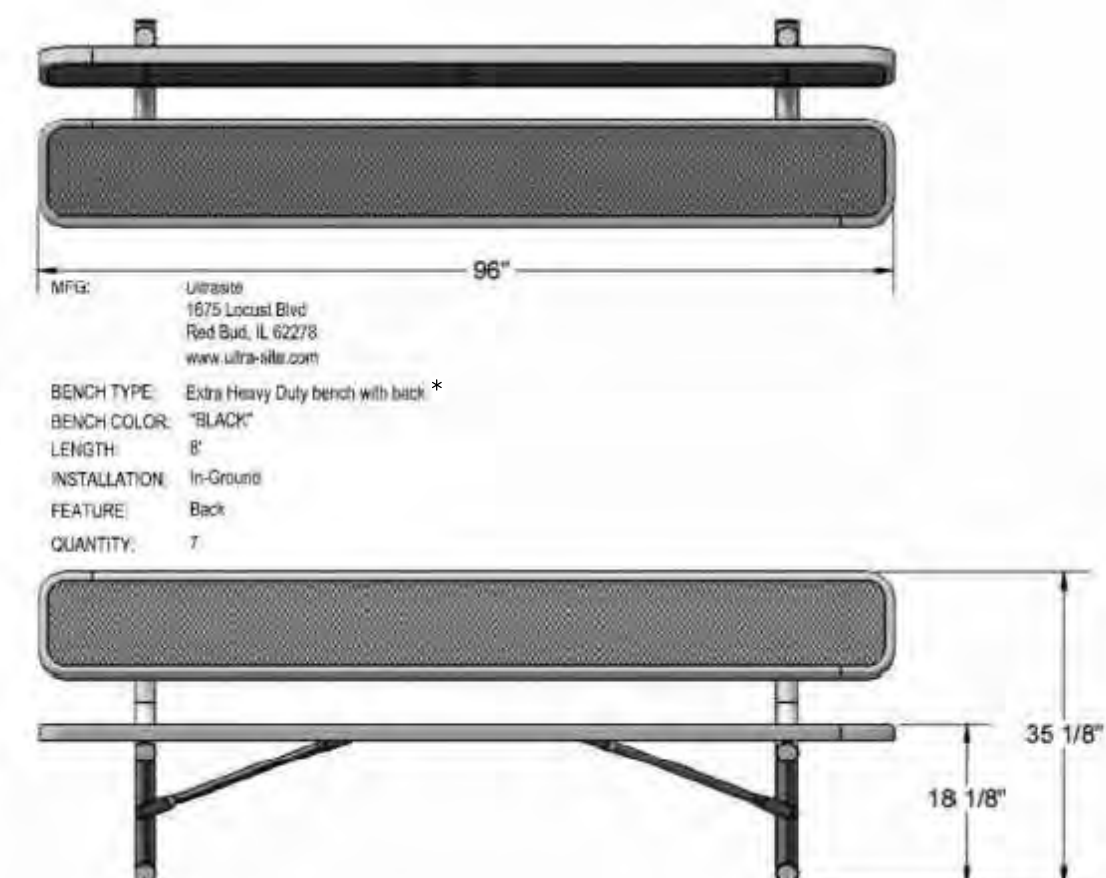
- PROPOSED
- CANOPY TREE
  - EVERGREEN TREE
  - ORNAMENTAL TREE
  - PLANTING TAG
- QTY  
TYPE

## NOTES

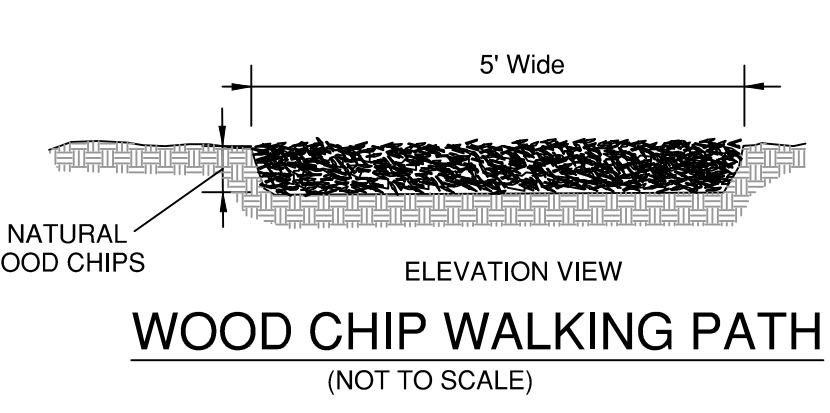
- The contractor(s) shall verify the location of all underground utilities prior to construction.
- Plants shall conform to the sizes as shown on the drawings and shall be of sound health. All measurements such as spread, ball size, height, caliper and quality designations shall be in conformance to the latest edition of the American Standards for Nursery Stock.
- All evergreen tree species are to be full, dense plants branched fully to the ground.
- Prune all dead and broken branches from all plants immediately after installation.
- Planting soil mixture shall be prepared on-site by mixing 3 parts topsoil to 1 part existing site soils to 1 part peat, adding 5 lbs. of superphosphate to each cubic yard of the mixture.
- Organic mulch requirements: shade trees, ornamental trees and evergreen trees - 6" of shredded bark; shrubs and shrub beds - 4" of shredded bark; ground cover beds and perennial flowers - mulch with 1" of peat.



Stake Placement Detail  
FOR EVERGREEN AND DECIDUOUS TREES

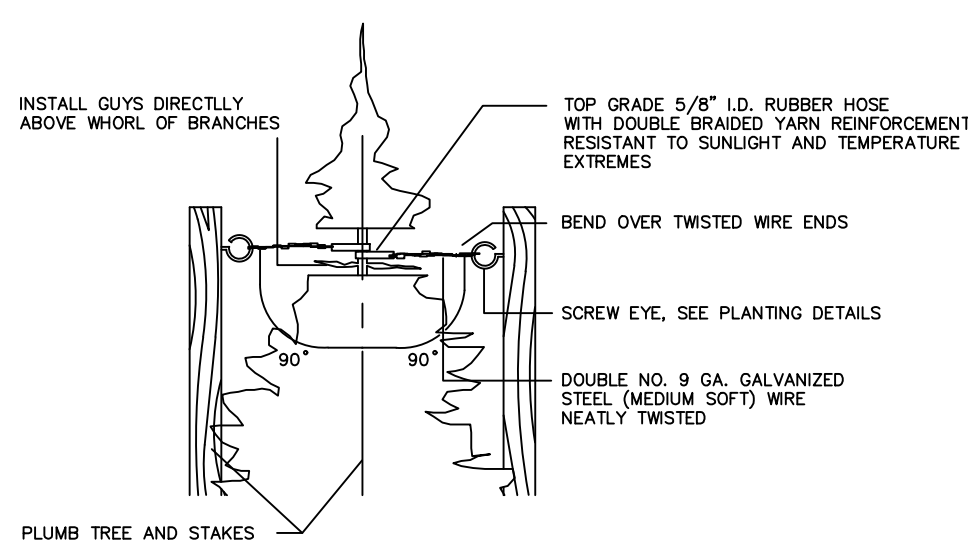


BENCH DETAIL  
(NOT TO SCALE)

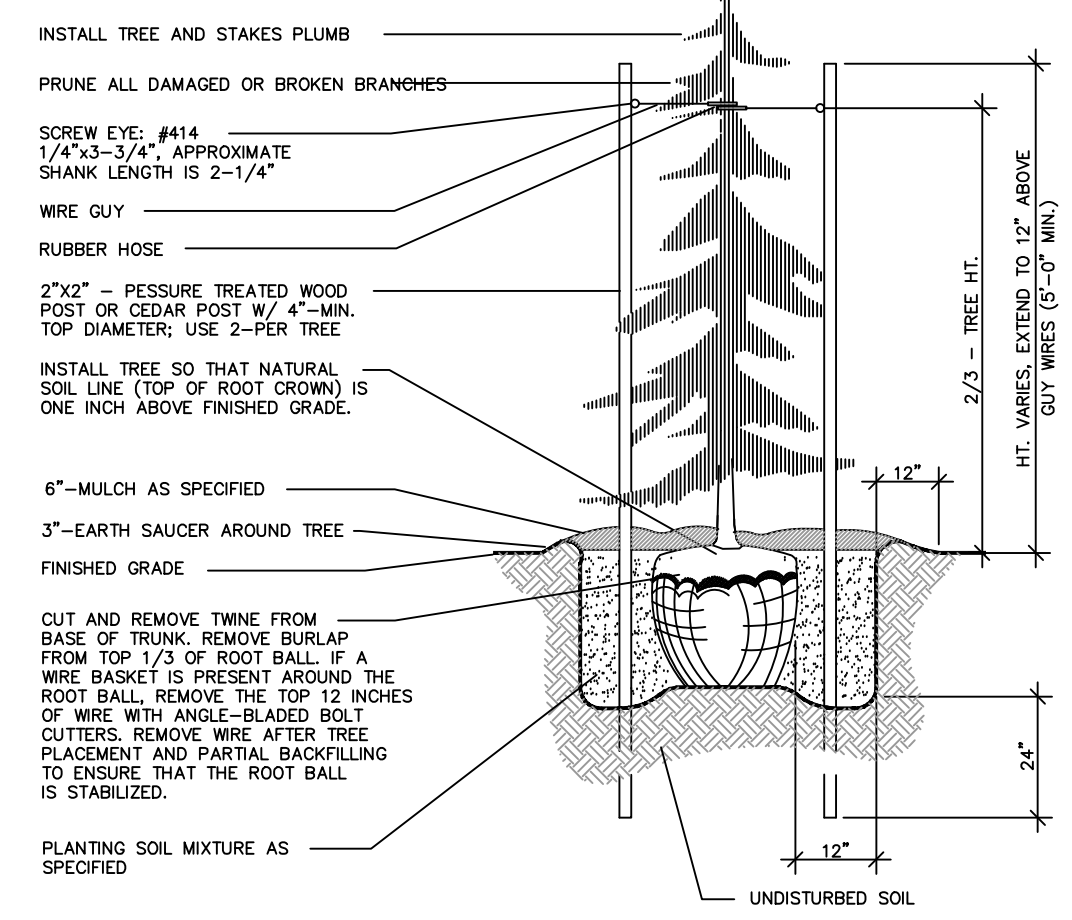


## Planting List

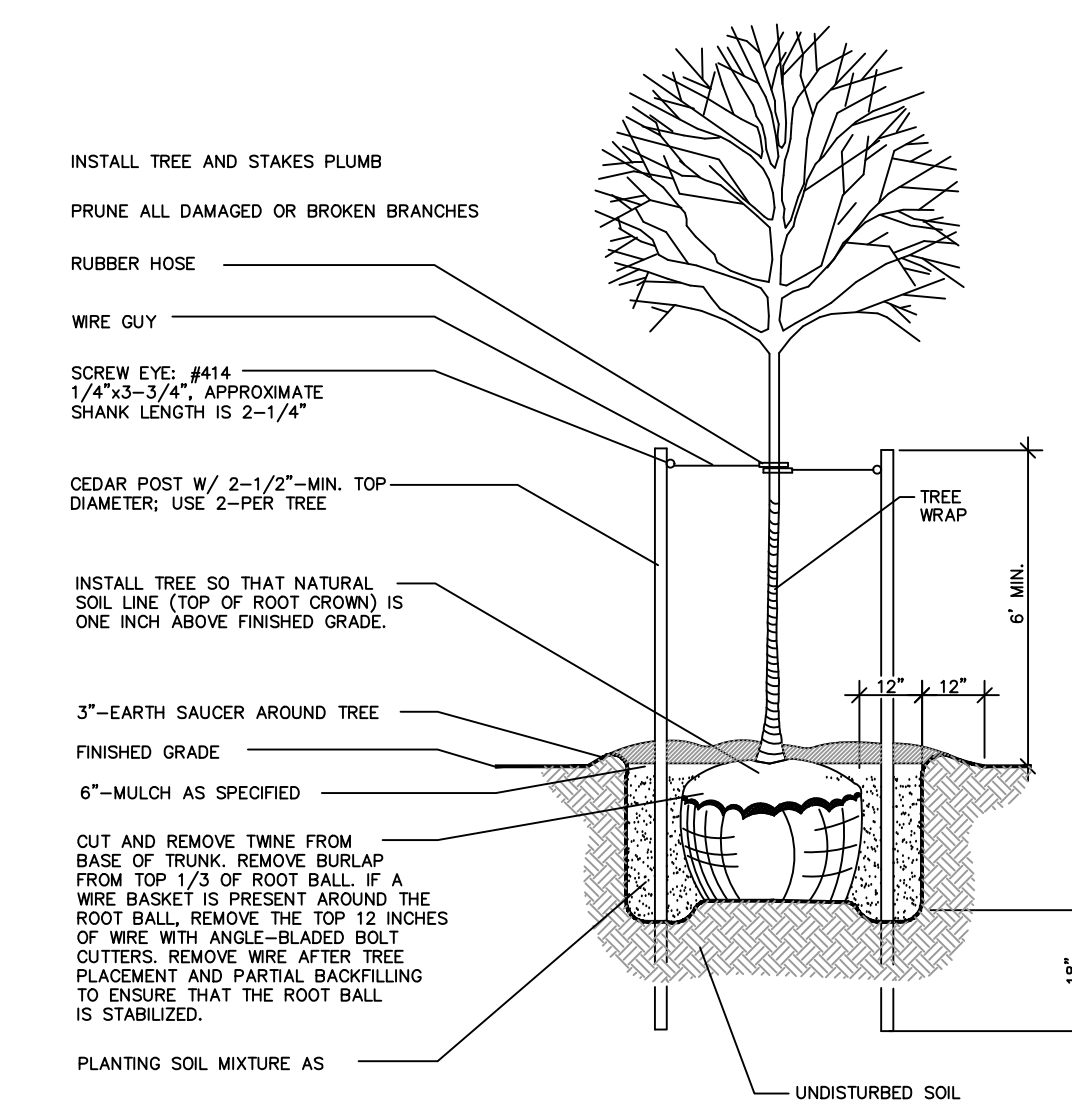
Canopy Trees				Min. Size		Root
Key	Qty	Genus	Common Name	Caliper	Height	
AC	12	Acer rubrum	Red Maple	2.5"	6'	B & B
QU	13	Quercus Alba	White Oak	2.5"	6'	B & B
TI	17	Tilia cordata	Little Leaf Linden	2.5"	6'	B & B
Evergreen Trees				Min. Size		Root
Key	Qty	Genus	Common Name	Caliper	Height	
PA	4	Picea abies	Norway Spruce	6"	6'	B & B
PG	4	Picea glauca	White Spruce	6"	6'	B & B
Ornamental Trees				Min. Size		Root
Key	Qty	Genus	Common Name	Caliper	Height	
MP	7	Malus 'Prairifire'	Prairifire Flowering Crab	2"	2"	B & B
MS	3	Malus 'Sekir'	Sekirk Crab	2"	2"	B & B



Guy Installation Detail  
FOR EVERGREEN AND DECIDUOUS TREES

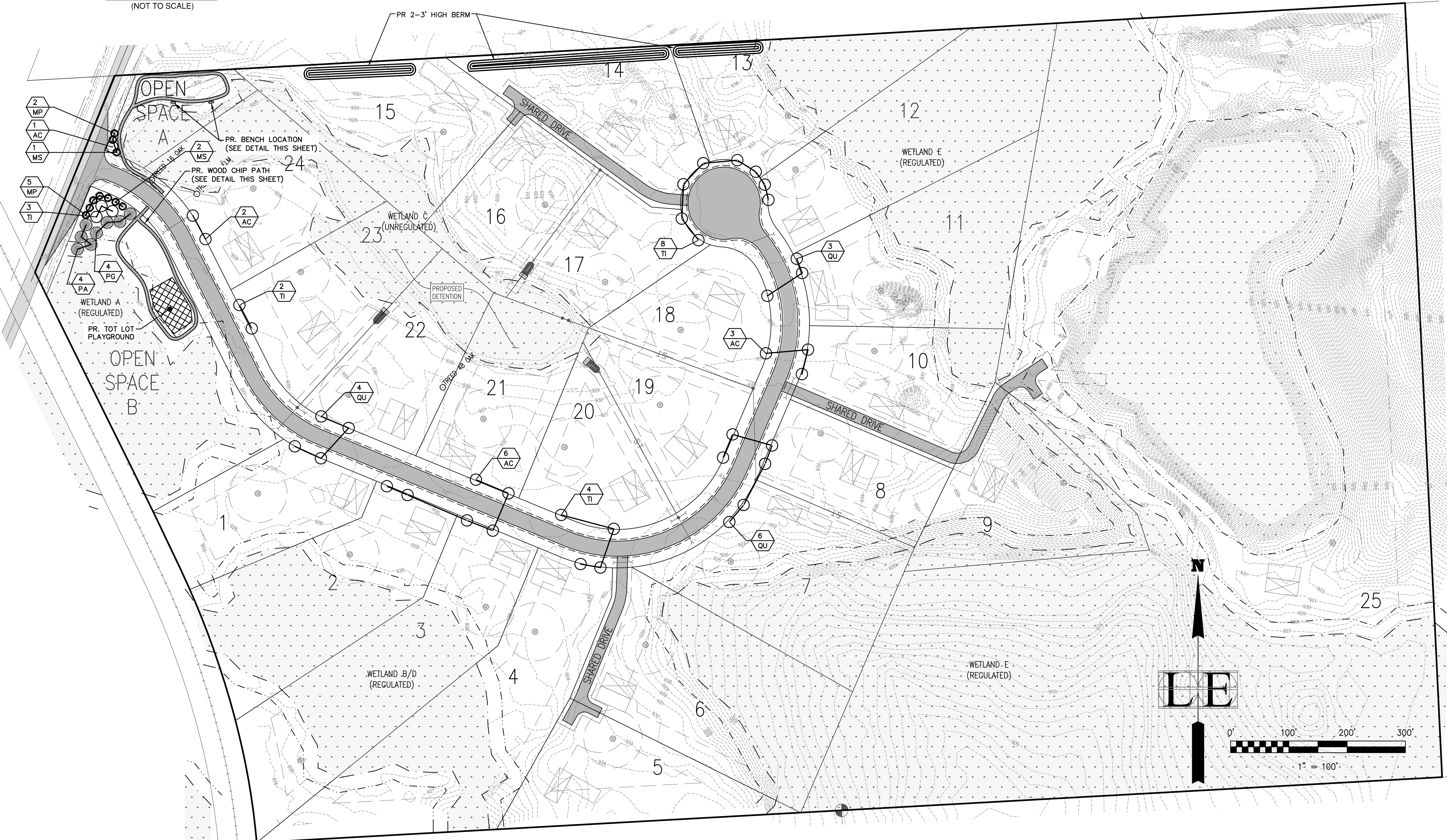


Evergreen Tree Planting/  
Staking Detail



Deciduous Tree Planting/  
Staking Detail

UNDER 3" IN CALIPER



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PHONE: (810) 225-7100 FAX: (810) 225-7699  
www.livingstoneng.com

**LE**

Client: **CHESTNUT DEVELOPMENT, LLC**  
6885 GRAND RIVER AVE. SUITE 100  
BRIGHTON, MI 48114  
810.598.9884

**CHESTNUT SPRINGS**  
CHILSON RD., GENOA TWP., LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
LANDSCAPE PLAN & DETAILS

REVISIONS	DATE
PER TWP CONSULTANT REVIEW COMMENTS	5/23/2018
PER TWP CONSULTANT REVIEW COMMENTS	6/11/2018
PER TWP REVIEW COMMENTS	6/29/2018
TWP BOARD SUBMITTAL	7/27/2018

Drawn: MJB  
Checked:  
Approved:  
Date: 5/23/2018

Job No: 11216-2  
Scale:  
Vertical: T = 100'  
Horizontal:

**L1**

FILE:C:\Users\User\Dropbox (Living)\Projects\2011\11216-2 Chestnut Springs\Site Plan\11216-2\_L1\_Landscape\_Plan.dwg



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

## MEMORANDUM

**TO:** Honorable Board of Trustees

**FROM:** Kelly VanMarter, Assistant Township Manager/Community Development Director

**DATE:** August 2, 2018

**RE:** Chestnut Springs  
 Preliminary Site Condominium

**MANAGERS REVIEW:**  .....

In consideration of the approval recommendation by the Township Planning Commission on 7/09/18 please find the attached project case file for Chestnut Springs. The applicant is seeking preliminary condominium approval for a 67.12 acre site located east of Chilson Road, south of Brighton Road along the Genoa/Hamburg Township line. The applicant proposes a 25-unit residential development with minimum 1-acre lot sizes, a private road and common open space. The proposal is for each home to be owned separately with the rest of the area on the lot to be kept in common ownership (site condominium).

Procedurally, Section 12.07 requires both preliminary and final approval for condominium plans. Both reviews go through the Planning Commission for a recommendation to the Township Board who has approval authority. Based on the conditions established within the Planning Commission recommendation, I offer the following for your consideration:

Moved by \_\_\_\_\_, seconded by \_\_\_\_\_, to approve the Impact Assessment dated June 19, 2018 for Chestnut Springs, subject to the following:

- 1.) Reference to the sodium chloride groundwater concern as well as description of planned mitigation measures shall be added to the impact assessment for the final condominium site plan review process.

Moved by \_\_\_\_\_, seconded by \_\_\_\_\_, to approve the preliminary site condominium plan dated July 27, 2018, subject to the following:

**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

- 1.) The line indicating the edge of the regulated wetland surrounding the pond on lot 25 will be added back to the plan.
- 2.) The applicant shall describe why the access road around the north side of the pond was removed from the plans upon submittal for final site condominium approval.
- 3.) In regard to the wetlands on site, the applicant shall comply with all requirements and procedures of Article 13 which shall include but is not limited to the following:
  - a. Variances or special use permits for impacts on the natural features setback as applicable.
  - b. Judicious effort shall be made through final site condo design to preserve the non-MDEQ regulated wetland. Use of non-MDEQ regulated wetlands as detention or retention ponds may be allowed, following review of such plans by the Township Engineer.
  - c. The applicant shall ensure that homes and appurtenances adjacent to the natural features setback can be constructed without impact to the setback.
- 4.) The applicant shall obtain all other governmental regulatory approvals, including water quality from the Livingston County Health Department and wetland permits from the Department of Environmental Quality.
- 5.) In regard to the groundwater concerns the applicant shall provide access easements for well installation, water testing and sampling by the Township.
- 6.) The Township Attorney shall approve the Master Deed, Bylaws, and covenants covering maintenance including, but not limited to:
  - a. Rights for Township inspection of wells;
  - b. Maintenance agreements of common areas;
  - c. Protection of the required natural features setback areas as well as wetland protection measures for both the regulated and non-regulated wetlands;
  - d. Private Road Maintenance Agreement, which includes the financial and maintenance assurances;
  - e. Education of the property owners on the potential harm of using salt on paved areas.
- 7.) All requirements of Tetra Tech's letter dated June 26, 2018 will be met.
- 8.) All requirements of the Brighton Area Fire Authority's letter dated June 22, 2018 shall be met.

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

Sincerely,



Kelly VanMarter  
Assistant Township Manager/Community Development Director



**GENOA CHARTER TOWNSHIP**  
**Application for Site Plan Review**

**TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:**

APPLICANT NAME & ADDRESS: Chestnut Development LLC, 6253 Grand River Ave. Suite 700, Brighton, MI 48114  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: Applicant is the property owner

SITE ADDRESS: \_\_\_\_\_ PARCEL #(s): 4711-33-400-003 & 4711-34-300-005

APPLICANT PHONE: (810) 599-3984 OWNER PHONE: (\_\_\_\_) \_\_\_\_\_

OWNER EMAIL: office@chestnutdev.com

LOCATION AND BRIEF DESCRIPTION OF SITE: 61 acres of undeveloped land, located on the East side of Chilson Rd between Brighton Rd and Bishop Lake Rd. Site is generally described as open grassland with very few trees. Several wetlands exist on site.

BRIEF STATEMENT OF PROPOSED USE: 25 unit residential development to be re-zoned LDR and designed to meet LDR standards. Minimum 1 acre lot sizes with additional common open space provided. Site access by construction of a paved, open ditch, private road. All lots to be serviced by well and septic.

THE FOLLOWING BUILDINGS ARE PROPOSED: 25 single family residential homes.

**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: \_\_\_\_\_

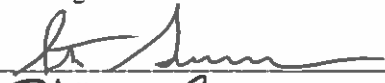
ADDRESS: 6253 Grand River Brighton 48114

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

(.) Michael Bearman of Livingston Engineering at mike@livingstoneng.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 5.2.18  
PRINT NAME Steve Gronow PHONE 8105995147  
ADDRESS 6253 Grand River Brighton 48114



Mr. David Keller owns the 103-acre parcel to the north of this site. For safety reasons, he would like the Planning Commission to require the developer to put up a fence and possibly a landscaped berm to restrict people who will be living in this area from entering into his property. They have a 3-acre pond and large well-drilling equipment.

Chairman Brown advised Mr. Keller that State law prohibits conditions being placed on a rezoning; however, it could be discussed during the next item on the agenda, which is the Site Plan approval for this property.

The call to the public was closed at 6:55 pm.

**Moved** by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the rezoning of two parcels: 11-33-400-003 and 11-34-300-005 known as Chestnut Springs and as depicted on a Site Plan prepared by Livingston Engineering dated May 2, 2018 from Agriculture to Low Density Residential. This recommendation is made because the Planning Commission finds that the rezoning is consistent with the requirements of Section 22.04 of the Township Ordinance and is consistent with the surrounding uses, which are also Low Density Residential.

**The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Environmental Impact Assessment for two parcels: 11-33-400-003 and 11-34-300-005 known as Chestnut Springs and as depicted on a Site Plan prepared by Livingston Engineering dated May 2, 2018 conditioned upon the following:

- At this time, descriptions of the site plan details will be removed from the statement by Township Staff until such time as the site plan is recommended for approval by the Planning Commission and forwarded to the Township Board.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #2... Review of a request of a site plan and impact assessment requesting preliminary site condominium approval for a proposed 25-unit site condominium. The property in question is located on approximately 61 acres involving parcels: 11-33-400-003 and 11-34-300-005 on the east side of Chilson Road, south of Brighton Road along the southern Township boundary with Hamburg Township. The request is petitioned by Chestnut Development LLC.**

- A. Recommendation of Environmental Impact Assessment
- B. Recommendation of Preliminary Site Plan

Mr. David LeClair of Livingston Engineering was present and representing the owner, Steve Gronow. He showed and reviewed the proposed site plan. They are proposing 25 units, 24 of which are 1 acre + parcels and then there is one 25 acre parcel where the wetland is located. There will be paved, private roads. There will be an association so the owners will own the homes and the property, but all maintenance will be done by the association. There will be individual wells and septic systems.

They would like lenience from the Township for the following items:

1. The planting requirements around the wetlands. There is existing vegetation.

2. The Road commission required them to move the entrance drive further from the railroad tracks so they are encroaching 20 feet into the wetland, which does not meet the Township's requirements.
3. The road length is 1,900 feet, which is longer than the allowable maximum length of 1,000 feet.

They do exceed the open space requirement by approximately three times.

Mr. Borden reviewed his letter of June 1, 2018. The following items were noted:

- The site plan approval is contingent upon the Township Board's approval of the rezoning, which was recommended by the Planning Commission earlier this evening.
- Condominium documents are required. Mr. Borden is recommending that the areas that are to be undisturbed and remain natural be clearly noted in these documents.
- Details for Unit 25 must be provided
- The plans must include a clear delineation of the natural feature setbacks, specifically the walking trails and roads and drives.
- The applicant should provide a copy of the MDEQ permit.
- A private road maintenance agreement shall be provided.
- The applicant shall provide proof that the park/open space requirements are met and their preservation must be shown in the condominium documents.

Mr. Siwek reviewed Tetra Tech's letter dated May 31, 2018. The following items were noted:

- Due to the groundwater quality concerns on this site, the petitioner has agreed to install monitoring wells prior to the development.
- A final grading and site development plan must be submitted and comply with the Livingston County Drain Commissioner
- They agree to allow the 1,900 foot road. The natural features on this site would make it impossible to loop the road back to the entrance.
- All drainage, grading, and soil erosion control measures must be approved by the Livingston County Drain Commissioner.
- The applicant shall obtain an MDEQ permit to use the wetland as a detention pond.
- The pipe plunge pools that will be managing the sediment discharge for the detention area are located near lots and the wetland area; the applicant should prepare a maintenance plan or relocate them towards the roadway ditch for easier maintenance.
- The Livingston County Health Department shall approve the suitability of the soils for the wells and septic systems.

Commissioner Rickard questioned the storm water plan. Mr. LeClair showed the retention pond as well as the location where it will discharge. Commissioner Rickard advised the petitioner that an easement must be obtained since it will be going through Lot #7.

Mr. LeClair reviewed the three shared drives and which parcels each will service.

Commissioner McCreary questioned if the petitioner would consider eliminating the shared driveways. Mr. LeClair stated he has engineered several communities with shared driveways and they seem to work well. Because of the irregularly shaped lots and the wetlands, it would not be possible to develop these lots as they would not be able to be accessed from the main roadway that runs through the community.

Commissioner Grajek noted there is an error on the cover sheet of the plans. It notes 67 acres; however, the site plan is not for the entire 67 acres that were previously recommended for rezoning this evening.

The call to the public was made at 7:36 pm.

Mr. David Keller reiterated his concerns requesting a fence and berm be installed between this property and his.

The call to the public was closed at 7:37 pm.

The Commissioners questioned if the plans presented this evening are ready to be recommended for approval. There are concerns regarding the drinking water source, there is an outstanding legal issue in regard to the former sand extraction on the property between the owner and the Township, engineering concerns, the detention pond, regulated wetlands, and the legal description.

Mr. LeClair stated that the regulatory approvals are typically obtained between preliminary and final site plan approval. He does not believe the engineer's comments need to be addressed until the construction phase of the project nor do the comments from the planning consultant need to be addressed in order to receive preliminary site plan approval. The wells for the groundwater quality are being drilled right now and they will be providing that information to the Township. The property owner has also granted permission to the Township to do surface water testing.

Mr. Steven Gronow stated that they will be addressing the monitoring wells and the access to these wells in their by-laws and master deed.

The Commissioners were in agreement that this item should be tabled this evening. Mr. LeClair requested the Commissioners provide him with feedback on the three requests they have, specifically, the planting requirements around the wetland, the road length, and their encroachment into the wetlands for the access drive.

Chairman Brown and Commissioners Mortensen and Rickard are in favor of granting the requests. Mr. Borden noted that the wetland encroachment is not able to be addressed during Site Plan approval process. It would need to have a Special Land Use Permit.

**Moved** by Commissioner Grajek, seconded by Commissioner Rickard, to table the recommendation of the Environmental Impact Assessment and Preliminary Site Plan for Chestnut Springs until the July 9, 2018 meeting. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #3... Consideration of Zoning Ordinance Text amendments to Article 10 of the Zoning Ordinance, entitled "Planned Unit Development" and Article 25, entitled "Definitions". The ordinance is proposed to be amended to add standards and definitions related to "Interchange Commercial PUD" and "Interchange Campus PUD".**

A. Recommendation of Text Amendments

Ms. VanMarter provided a history of the rezoning discussion and proposed development for the Interchange Commercial PUD, which is the area to the south of I-96 and on the west side of Latson Road. The property owner is interested in developing it as industrial.

She reviewed the changes that she is proposing, which includes the definitions for different types of industrial uses. All of them would be permitted uses. She is also suggesting that all buildings exceeding 40,000 square feet require a Special Lane Use Permit.

Other changes are the permitted uses, site dimensional requirements, and architectural requirements in the Interchange Campus PUD zoning

2. The new plan shall remove the display area that is still shown.  
**The motion carried unanimously.**

**OPEN PUBLIC HEARING #2... Review of a request of a site plan and impact assessment requesting preliminary site condominium approval for a proposed 25-unit site condominium. The property in question is located on approximately 74.8 acres involving Parcels #11-33-400-003 and #11-34-300-005 on the east side of Chilson Road, south of Brighton Road, along the southern Township boundary with Hamburg Township. The request is petitioned by Chestnut Development, LLC.**

- A. Recommendation of Environmental Impact Assessment**
- B. Recommendation of Preliminary Site Plan**

Mike Bearman of Livingston Engineering and Steve Gronow, the owner, were present.

Mr. Bearman reviewed the changes they made based on the comments made at the previous Planning Commission meeting. The information regarding the groundwater has not been received as of yet. They are requesting to have this information submitted during final site plan approval. He stated that the DEQ has determined that Wetland C is not regulated.

Mr. Borden stated the applicant has addressed many of his concerns. He reviewed his additional comments from his June 26, 2018 letter.

1. The site plan approval is contingent upon the Township Board's approval of the rezoning
2. Condominium documents are required. Mr. Borden is recommending that the areas that are to be undisturbed and remain natural, as well as their maintenance plan, be clearly noted in these documents.
3. He would still like the building envelope shown for Lot #25.
4. There are encroachments into the 25-foot natural feature setback around the wetland areas, which will require special land use approval. It is also likely that building construction will result in at least temporary encroachment due to the configuration of several building envelopes. He encourages the applicant to minimize the number of units that encroach, even if temporarily, and requests that any such areas be repaired/restored to their prior condition.
5. The applicant should provide a copy of the MDEQ permit to the Township.
6. The applicant must provide a Private Road Maintenance Agreement, which includes the financial and maintenance assurances required by the Ordinance
7. The applicant shall provide proof that the park/open space requirements are met and their preservation must be shown in the condominium documents.

Mr. Siwek reviewed his letter from June 26, 2018. The applicant has addressed some of his concerns and others can be addressed during final site plan approval.

1. A final grading and site development plan must be submitted and comply with the Livingston County Drain Commissioner
2. They agree to allowing the 1,900 foot road. The natural features on this site would make it impossible to loop the road back to the entrance.
3. All drainage, grading, and soil erosion control measures must be approved by the Livingston County Drain Commissioner.
4. The applicant shall obtain an MDEQ permit to use the wetland as a detention pond.
5. A permit for the private road intersection with Chilson Road must be obtained from the Livingston County Road Commission.

He believes that preliminary site plan approval can be granted without the groundwater testing information being provided. This will be addressed during final site plan approval.

It was noted that the applicant has addressed all of the concerns of the Brighton Area Fire Authority's concerns.

Ms. VanMarter stated that although Wetland C is not regulated, it connects to Wetland E which is regulated. She has asked the DEQ for clarification if it changes the status Wetland C. If that is the case, then the same requirements for all wetlands shall also apply to Wetland C.

The call to the public was made at 7:39 pm with no response.

**Moved** by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Impact Assessment dated June 19, 2018 for Chestnut Springs, subject to the following:

1. Approval by the Township Board of the rezoning of the property from Agriculture to Low Density Residential
2. Approval by the Township Board of the preliminary site plan dated June 20, 2018.

**The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the preliminary site plan dated June 20, 2018 for Chestnut Springs, conditioned upon the following:

- 1) Approval by the Township Board of rezoning the property to Low Density Residential.
- 2) Approval of the Impact Assessment dated June 19, 2018.
- 3) Clarification to the Township Board regarding the location of the building envelope and setbacks for Lot #25.
- 4) Further acknowledgement by the petitioner of the following:
  - a) The requirements for the final site plan will, at a minimum, include the following:
    - i) Following all procedures of Article 13 of the Township Zoning Ordinance.
    - ii) Obtaining all other governmental regulatory approvals, including water quality from the Livingston County Health Department.
    - iii) Providing access easements for water testing and sampling by the Township.
    - iv) Providing an access easement for a groundwater monitoring well at a location determined by the Township Engineer.
    - v) Approval by the Township Attorney of the Master Deed, Bylaws, and covenants covering maintenance including, but not limited to, rights for Township inspection of wells, maintenance agreements of common areas, including a Private Road Maintenance Agreement, which includes the financial and maintenance assurances, and educating the property owners on the potential harm of using salt on paved areas.
    - vi) The condominium Master Deed and covenants shall clearly note the protected areas that are to be undisturbed and remain natural so the residents do not encroach.
- 5) Requirements of Tetra Tech's letter dated June 26, 2018 will be met.
- 6) Requirements of the Brighton Area Fire Authority's letter dated June 22, 2018 shall be met.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #3... Consideration of Zoning Ordinance Text amendments to Article 10 of the Zoning Ordinance, entitled "Planned Unit Development" and Article 25, entitled "Definitions". The ordinance is proposed to be amended to add standards and definitions related to "Interchange Commercial PUD" and "Interchange Campus PUD".**

June 26, 2018

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
<b>Subject:</b>	Chestnut Springs – Site Plan Review #3
<b>Location:</b>	East side of Chilson Road, south of Brighton Road (along Genoa/Hamburg Twp. Border)
<b>Zoning:</b>	AG Agricultural District

Dear Commissioners:

At the Township’s request, we have reviewed the revised preliminary condominium plan (most recently dated 6/20/18) for Chestnut Springs, a 67.12-acre site along Chilson Road south of Brighton Road. The applicant proposes a 25-unit residential development with minimum 1-acre lot sizes, a private road and common open space.

The overall project includes a request to rezone the site from AG to LDR. The Commission recommended approval of the rezoning at their June 11, 2018 meeting. This recommendation has been forwarded to the Livingston County Planning Commission for their consideration.

We have reviewed the revised submittal for compliance with the applicable provisions of the Genoa Township Zoning Ordinance.

**A. SUMMARY**

1. If favorable action is considered, it should be contingent upon Township Board approval of the proposed rezoning to LDR.
2. Condominium documents will be required with the final condominium plan submittal. We suggest these documents clearly note the areas that are to be undisturbed and remain natural and make it clear that residents cannot encroach into said areas (for lawn, gardens, decks/patios, etc.). The documents must also provide for preservation and maintenance of the open space areas.
3. The plans do not depict a building envelope for Unit 25, nor does the dimensional table note the upland/wetland or pond areas for this unit.
4. The project includes encroachments into the 25-foot natural feature setback around the wetland areas, which will require special land use approval. This includes portions of the private road and use of wetland area “C” for storm water management. It is also likely that building construction will result in at least temporary encroachment due to the configuration of several building envelopes. We encourage the applicant to minimize the number of units that encroach, even if temporary, and request that any such areas be repaired/restored to their prior condition.
5. Once obtained, we request the applicant provide a copy of their MDEQ permit to the Township.
6. The applicant must provide a Private Road Maintenance Agreement, which includes the financial and maintenance assurances required by the Ordinance.
7. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.



*Aerial view of site and surroundings (looking north)*

## **B. PROPOSAL/PROCESS**

The applicant proposes to build 25 single-family residences on minimum 1-acre lots. The proposal is for each house to have a separate owner, but for the rest of the area on the lot to be kept in common ownership (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 PLAN REVIEW**

- 1. Submittal Requirements.** As previously discussed, the applicant will need to include the condominium documents (master deed and by-laws) with their final condominium plan submittal.

Per our prior comments, we suggest the condominium documents reference the wetland areas and the natural feature setback from such and identify the areas to be preserved as “to remain natural and undisturbed.”

Association rules must also be clear that the wetlands and buffer areas cannot be encroached upon or converted into manicured lawn. The applicant may wish to note that those residences abutting (or very near) the natural feature setback line may have limitations for exterior construction of decks/patios.

The revised plan does not identify the building envelope for Unit 25, though a sample building location has been added in the southeast portion of the site. Additionally, there is no indication of the wetland/upland areas or the size of the pond for Unit 25 in the dimensional table.

Lastly, once obtained, we request the applicant provide the Township with a copy of their MDEQ permit.

- 2. Dimensional Requirements.** The LDR District requires minimum lot sizes of 1-acre (area) and 150 feet (width). Based on the plan and table on Sheet 03, Units 1-24 meet or exceed these standards. We believe Unit 25 is also compliant; however, as noted above, additional information is needed.

The revised plan also provides for building envelopes in accordance with minimum LDR setbacks.

- 3. Natural Feature Setback.** Section 13.02.04 requires a 25-foot setback from the edge of a regulated wetland.

The revised plans highlight 2 areas of encroachment near the entrance from Chilson Road. These areas include grading and construction of the private road within the 25-foot setback area.

Additionally, the project proposes to utilize wetland areas for storm water management (detention outlets) and utility (dry hydrant) purposes.

Lastly, several of the units will likely require some amount of disturbance, even if temporary, for building construction due to the size/shape of the building envelope. We encourage the applicant to locate the buildings in a manner to avoid disturbance where possible. In those instances where disturbances cannot be avoided, we request the applicant repair/restore the area to its prior condition.

All of the project elements noted above will require special land use approval in accordance with Section 13.02.04(d).

- 4. Pedestrian Circulation.** The plan includes woodchip walking trails within the open spaces near Chilson Road. While portions of the trails encroach into the 25-foot setback noted above, the Ordinance exempts trails and recreational areas from this regulation.
- 5. Vehicular Circulation.** The project includes a private road with 3 separate shared driveway extensions. As noted above, portions of the road near the intersection with Chilson Road encroach into the natural feature setback.

Section 15.04 requires 16-foot wide shared driveways within a 33-foot easement and restricts access to no more than 4 residences. The proposal complies with these standards.

Driveway construction must also be suitable for emergency vehicles. The plans include a cross-section noting the use of asphalt; however, we defer to the Fire Authority to ensure their needs are met.

Private roads are regulated under Section 15.05. We defer to the Township Engineer for a detailed review of the proposed road design; however, we would like to note that a Private Road Maintenance Agreement must be provided demonstrating the financial and maintenance assurances.

- 6. Landscaping.** The landscape plan provides 42 canopy trees, 8 evergreen trees and 10 ornamental trees.

Of note, the plan proposes 2 canopy trees for each of the 19 lots along the proposed private road and 4 canopy trees, 8 evergreen trees and 10 ornamental trees at the entrance to the neighborhood.

The proposed detention pond does not include the required landscaping given that this area is part of the existing wetlands. The applicant requests a waiver from these planting requirements per Section 12.02.13, which allows the Planning Commission to waive the landscaping provisions based on factors including existing wetland, floodplain, and poor soils areas.



7. **Park/Open Space.** Section 12.06 requires that residential developments with more than 20 units provide a playground area and/or pedestrian trail system with an area of at least 1,500 square feet per unit.

The plan identifies two open space areas (A and B) near the Chilson Road frontage. These areas include woodchip walking trails (both), a tot lot playground (B) and park benches (A).


The Ordinance requires a minimum recreational area of 37,500 square feet, while the revised plan indicates that the upland portion of both open space areas contains 55,493 square feet (total land area is 133,198 square feet, including wetland areas).


The condominium documents will need to include language that the association will preserve and maintain these open space areas.

8. **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. We can be reached by phone at (248) 586-0505, or via e-mail at [bborden@safebuilt.com](mailto:bborden@safebuilt.com) and [steve.hannon@safebuilt.com](mailto:steve.hannon@safebuilt.com).

Respectfully,  
**SAFEBUILT STUDIO**

  
Brian V. Borden, AICP  
Planning Manager

  
Stephen Hannon, AICP  
Planner

June 26, 2018

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

Re: **Chestnut Springs**  
**(Parcels #4711-33-400-003, #4711-34-300-005)**  
**Rezoning and Site Plan Review #3**

Dear Ms. VanMarter:

As requested, we have performed a third review of the above-referenced rezoning request and site plan as prepared by Livingston Engineers on behalf of Chestnut Development LLC, last dated June 20, 2018. The 67 acre parcel is located on the east side of Chilson Road at the southern boundary of the Township. The Petitioner is proposing to rezone the site from Agriculture (AG) to Low Density Residential (LDR) and develop 25 single family home sites served by a private road.

The majority of our previous comments have been addressed by the revised plans, however several are still in progress of being resolved. Those have been repeated in this letter. In addition, the issue regarding the groundwater quality and impacts from the former Oak Pointe WWTP is being investigated with the installation of test wells, and samples are undergoing testing to verify the viability of on-site drinking water wells.

#### **GENERAL NOTES**

1. The rezoning from AG to LDR is fairly minimal. The parcel will need to provide on-site water and sanitary sewer systems plus stormwater management. Given the groundwater quality concerns further delineation of the plume needs to be performed prior to finalizing the individual well siting and construction. The Township Engineer has prepared a memorandum outlining a plan for performing this groundwater flow and testing analysis to determine if individual wells will be impacted and, if so, what can be done to limit these impacts. Test wells have been installed, and samples are currently being tested at a laboratory.
2. A Final grading and site development plan needs to be submitted for review and approval.

#### **TRAFFIC / ROADWAYS**

1. The development will be served by a private road terminating in a cul-de-sac. The road is proposed to be 1900 feet long which exceeds the maximum length for a dead-end street of 1,000 feet. Given the natural features contained on the site it would be impossible to loop the road back to the entrance. The road will also have only 25 lots being served which generates a minimal amount of traffic. Subject to review by the Brighton Area Fire Authority, we would support a variance for the length of street. Documentation from the Brighton Area Fire Authority verifying the approval of the road should be submitted for the Township's records.
2. The location of the private road intersection with Chilson Road is being reviewed for approval by the Livingston County Road Commission. Confirmation of this permit should be submitted for the Township's records once completed.

## **DRAINAGE AND GRADING**

1. All drainage, grading, and soil erosion control measures for future improvements to the property shall be designed in compliance with the regulations established by the Livingston County Drain Commissioner's office.
2. A final grading and road construction plan will need to be submitted for review and approval. The preliminary plan submitted is suitable for the rezoning approval.
3. The petitioner is proposing to use the interior regulated wetland as a detention pond. They indicated that a wetlands permit is in process with the MDEQ. Any action on the proposed site plan should be contingent on receipt of the wetlands permit and any mitigating measures shown on the plans. Additionally, a management plan should be prepared and included in a master deed that restricts the use of road salts, as these have been shown to create a cross contamination of the groundwater aquifer.
4. The proposed lots extend across the wetland being used as a detention basin. As such, we recommend easements be prepared and shown on the site plan around the proposed detention pond for each unit that borders it. This will protect the future owners from inadvertent impacts caused by the other riparian owners.
5. The petitioner is proposing end of pipe plunge pools to manage sediment discharge to the detention area. Since these are between lots and near the wetland a maintenance plan should be prepared or the pools relocated towards the roadway ditch line to facilitate future maintenance activities. As no relocation of the pools has occurred, a maintenance plan should be included in the master deed provided for the Township's records.

## **UTILITIES**


1. The residential community is proposed to be served with individual on-site wells and septic systems. Approval from the Livingston County Health Department is in progress and documentation verifying the suitability of the soils for these systems should be submitted for the Township's records.

The rezoning from AG to LDR presents minimal engineering issues and we therefore have no objections to the proposed rezoning with the 25 unit site plan as the concept.

Given the unknown limits of the groundwater contamination and its associated impact on the use of individual wells we recommend the site plan approval be delayed until the analysis of the test well samples is complete.

If you have any questions or comments, please call.

Sincerely,



Gary J. Markstrom, P.E.  
Vice President



# BRIGHTON AREA FIRE AUTHORITY

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

June 27, 2018

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Chestnut Development  
67.12 acre parcel E. of Chilson Rd. between Brighton Rd. & Bishop Lake Rd.  
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on June 22, 2018 and the drawings are dated May 2, 2018 with latest revisions dated June 20, 2018. The project is a 24 unit single family home development. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

There is no municipal water supply in this area of the township. This development is proposed with a single access point off of Chilson Road. There are three long shared driveways off of the primary road that each service between two and four lots.

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

1. The primary access road shall be a minimum of 26' wide, not including gravel shoulders. The plan indicates a road width of 22' with a 5' gravel shoulder on either side. With a width of 26' wide, one side of the street shall be marked as a fire lane. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in future submittals. **(Addressed in plans. Roads have been increased to 26 feet wide with a 3 foot shoulder.)**  
IFC 503.2.2  
IFC D103.6.1
2. The width of the three shared driveways is not indicated on the plan. The three shared driveway widths shall be a minimum of 20' wide. Based on the length of the shared driveways it is recommended to provide each drive with a means to turn around at each of the dead ends. Turn arounds may be provided using a 120' Hammerhead, 60' "Y" or 96' diameter cul-de-sac. **(Addressed in plans. In speaking with the developer, a compromise was made to allow the shared driveways to be 18 feet wide with the required turnarounds.)**  
IFC D103.4  
IFC Table D103.4
3. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.  
IFC 503.2.3
4. Provide details regarding fire flow requirements, and how they will be accomplished for the development. Fire flow requirements are outlined below.



June 27, 2018

Page 2

Chestnut Development

67.12 acre parcel E. of Chilson Rd. between Brighton Rd. & Bishop Lake Rd.

Site Plan Review

**507.1 Required water supply.** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

**507.2 Type of water supply.** A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow. (Example: accessible pond, underground tank, well driven hydrant capable of flowing 250 gallons per minute.)

**507.2.1 Private fire service mains.** Private fire service mains and appurtenances shall be installed in accordance with NFPA 24.

**507.2.2 Water tanks.** Water tanks for private fire protection shall be installed in accordance with NFPA 22.

**507.3 Fire flow.** Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. **(A dry hydrant is being installed at the end of the shared driveway located on the east side of the property. The hydrant will provide access to the body of water on the east side of the property.)**

5. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

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 that reads "D Bunge".

Derrick Bunge  
Lieutenant Fire Inspector

cc: Amy Ruthig-Genoa Twp.

**Impact Assessment  
for  
Chestnut Springs  
Genoa Charter Township  
Livingston County, Michigan**

**Prepared By**

**Livingston Engineering  
3300 S. Old US-23  
Brighton, MI 48114  
(810) 225-7100  
May 2, 2018  
Revised June 19, 2018**

This impact assessment has been prepared in accordance with section 18.07 of the Genoa Township, Livingston County, Michigan Zoning Ordinance. This section states that developments of this nature shall include such a report for review as part of the site plan/re-zoning review and approval process. As such, this report has been prepared to provide the required information and project overview of the development, in accordance with current township requirements.

## **I. Party Responsible for preparation of Impact Statement**

This impact assessment has been prepared by Livingston Engineering, a professional services company offering civil engineering, land surveying, and site planning services throughout southeast Michigan. Livingston Engineering is licensed to provide engineering and surveying services in Michigan, as well as engineering licenses in the states of Arizona, Colorado, New Mexico, Tennessee and Utah.

## **II. Site Location**

The subject site contains approximately 74.8 Acres for the rezoning (parcels 4711-33-400-003 and 4711-34-300-005) and 67.12 acres for the Chestnut Springs development, located in the Southwest ¼ of section 33 and the Southwest ¼ of section 34 of Genoa Township, Livingston County, Michigan. These parcels are located on the east side of Chilson Rd between Brighton Rd and Bishop Lake Rd. They are bordered on all sides by vacant parcels, with similar land use to the North and Southeast. State land owned by the DNR borders the property on the East, West, and South. The only developed residential area adjacent to the site is the Pine Lake Subdivision located on the very Southeast corner of the site. A location map and aerial photograph of the subject site is included in this report as Exhibit “A” and Exhibit “B” respectively.

Currently, the site is zoned AG (Agricultural) and is to be re-zoned LDR (Low Density Residential). The site is bordered on the East

LDR, to the West by PRF (Public and Recreational Facilities), and to the North by MUPUD (Mixed Use PUD) A copy of the Genoa Township Zoning Map is included in this report as Exhibit “C”.

The South property line of the subject parcel is the Genoa/Hamburg Township border, and parcels to the south are DNR state land zoned PPRF (Public and Private Recreational Facilities) and RAA (Single Family Low Density Residential).

### **III. Impact on Natural Features**

Currently, the site is vacant and consists of an open field with a small pond and several scattered trees, and both regulated and unregulated wetlands. A wetland delineation map has been included as Exhibit “G”. The developer is currently in the process of acquiring a permit for the activities that impact the MDEQ regulated wetlands, including detention outlet and grading activities.

Soils on the site consist primarily of Boyer-Oshtemo loamy sands. Miami loam is described as very deep, well drained soils. A soils map of the subject site is included as Exhibit “D”.

As depicted in Exhibit “E”, the site drains from North to South, and half of the site drains toward a draw through the Eastern wetland which ultimately outlets into the Huron river and the other half drains into onsite wetlands along the West and South side of the property. Storm water runoff will be collected and directed into an existing on-site wetland, with an outlet structure that outlets to the draw on the East side of the site. All regulated wetland impact activities are currently in the permitting process with the MDEQ.

Landscape treatments will be placed along the entrance, and canopy trees will be provided for individual lots. In general, the natural wetland features on site will be undisturbed and utilized as part of the natural aesthetic of the development.



#### **IV. Impact on Storm Water Management**

The proposed development will provide storm water quality and flood control treatment using an on-site existing wetland, located on the northwest corner of the site. The wetland detention is designed to meet the current standards of the Livingston County Drain Commissioner's Office and those of Genoa Township. The wetland detention pond is designed to capture storm water runoff from the subject site. Water quality will be provided to storm runoff prior to release into the wetland detention area by utilizing a combination of sediment traps/pools, check dams, and vegetative buffers.

An outlet structure designed in accordance with the Livingston County Drain Commissioner's Office will be provided in the proposed wetland/detention area to control the release rate and provide an emergency overflow route for volume in exceedance of the 100-year storm volume.

Storm water runoff from the adjacent property located to the North of the subject site that currently drains to the existing wetland draw on the East side of the site will continue.

During construction, soil erosion and dust control measures will be implemented. Best management practices including silt fence, check dams, and inlet filter mechanisms will be utilized during this time. For dust control, soil watering to keep the site in a moisture optimum condition will be performed with a water truck on an as needed basis. Upon completion of mass grading and earthmoving operations, permanent restoration including topsoil, seed and mulch along with landscape installation will be performed.

A soil erosion and sedimentation control permit will be required prior to the start of any site grading or construction.

#### **V. Impact on Surrounding Land Uses**

As proposed, this development will be in conformance with the future land use map as part of the current township master plan.

Re-zoning of the site to LDR will be similar to the adjacent properties.

Access to this site will be from Chilson Rd.

Noise levels are expected to be that of a typical single family residential neighborhood, within township standards.

No Site lighting is proposed for this development.

**VI. Impact on Public Facilities and Services.**

The development proposes 25 single family residential lots. The developers target demographic for buyers will be retirement aged individuals looking to downsize their home and reduce yard maintenance. As such, the project is not expected to have undesirable effects on local schools or recreation facilities.

As this project is consistent with the township's master plans future land use for this area along Chilson Rd, it is not anticipated that this facility will adversely affect emergency services such as fire and police.

**VII Impact on Public Utilities**

Each lot will be serviced by an individual well and septic system.

Electric and gas service will be extended on-site via underground installation.

**VIII. Storage and Handling of Any Hazardous Materials**

There is no plan for storage or handling of any hazardous materials on this site.

## **IX. Impact on Traffic**

The location of the site is well suited for a development of this nature. It is located along Chilson Rd that has an existing two(2) lane cross section one eastbound lane, and one westbound lane. Using the ITE Trip Generation Manual, 7th ed., for Single-Family Detached Housing based on number of dwelling units (see Exhibit F & G), we calculated the following trips using the average rate for the A.M. and P.M. peak hours of traffic:

### A.M. peak hour:

$$\begin{aligned} 0.70 \times (25 \text{ units}) + 12.05 &= 29.55 \text{ trips} \times 74\% \text{ (exiting)} \\ &= 21.87 \text{ directional trips} \end{aligned}$$

### P.M. peak hour:

$$\begin{aligned} \ln(T) &= 0.89 \times \ln(25 \text{ units}) + 0.61 = 3.47 \\ e^{(3.47)} &= 32.29 \text{ trips} \times 64\% \text{ (entering)} \\ &= 20.67 \text{ directional trips} \end{aligned}$$

As calculated above, the development, under the fully developed conditions shown in this site plan, will generate less than 22 directional trips in both the A.M. and P.M. peak hours of traffic. Therefore, a traffic impact assessment or traffic impact study is not required by the Township per the Township Zoning Ordinance for the subject development.

The Livingston County Road Commission Sight Distance Review has been applied for and is in process.

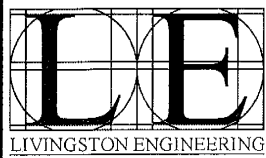
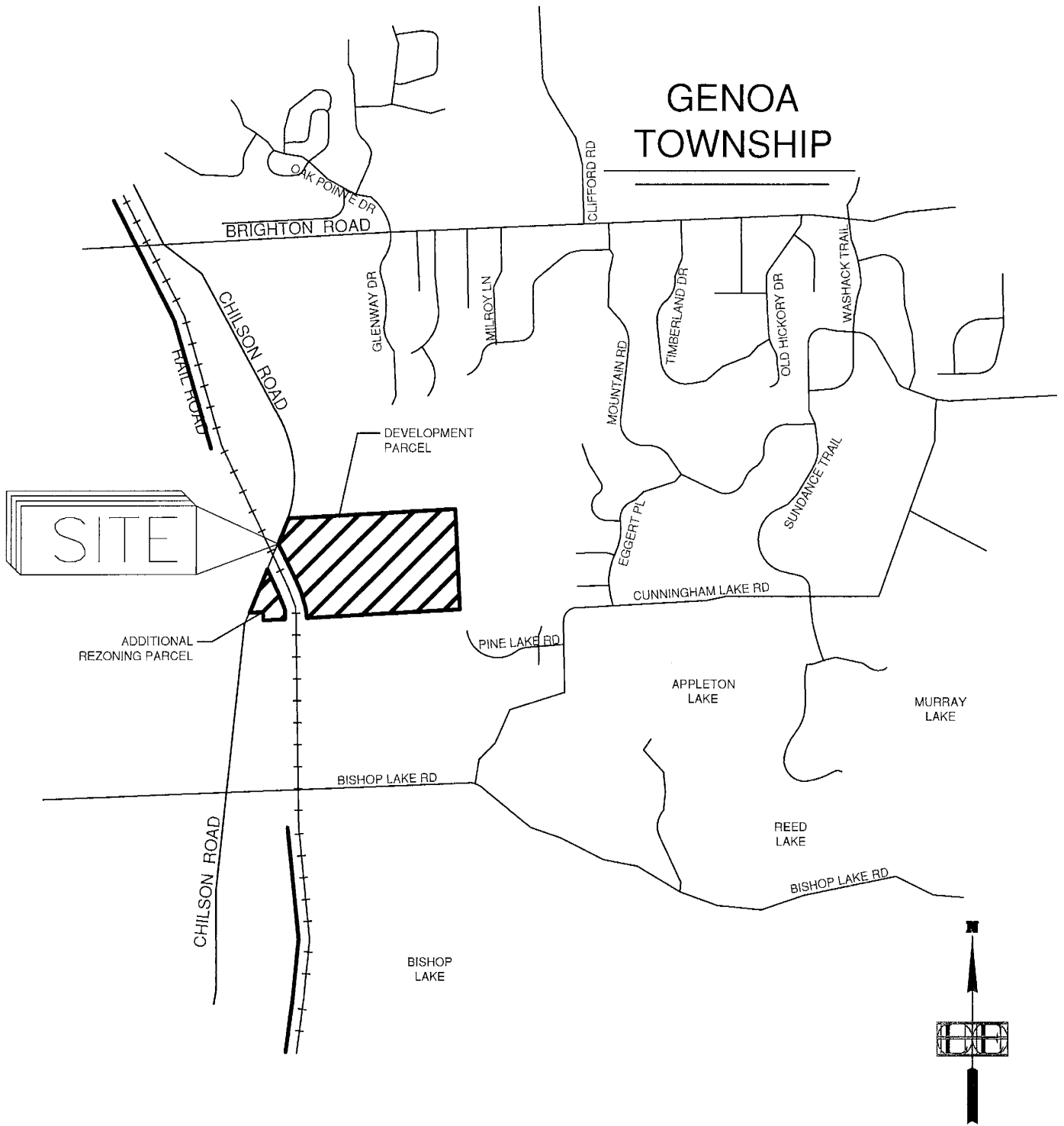
## **X. Historic and Cultural Resources**

It is not believed that this development will have any impact on any historic and/or cultural resources pertaining to the subject parcel and no known historic and/or cultural resources exist on this site that will be affected by this development.

## **XI. Special Provisions**

No special provisions are part of this project.

# EXHIBIT A LOCATION MAP



SCALE  
NOT TO SCALE

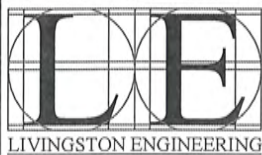
**DESCRIPTION**  
CHESTNUT SPRINGS  
Impact Assessment  
Genoa Township, Livingston County, MI  
148

**DRAWN** MJB    **DATE** 5/2/2018    **SHEET No.** 1 of 6    **JOB No.** 11216-2

REVI: 06/19/18

# EXHIBIT B

## AERIAL

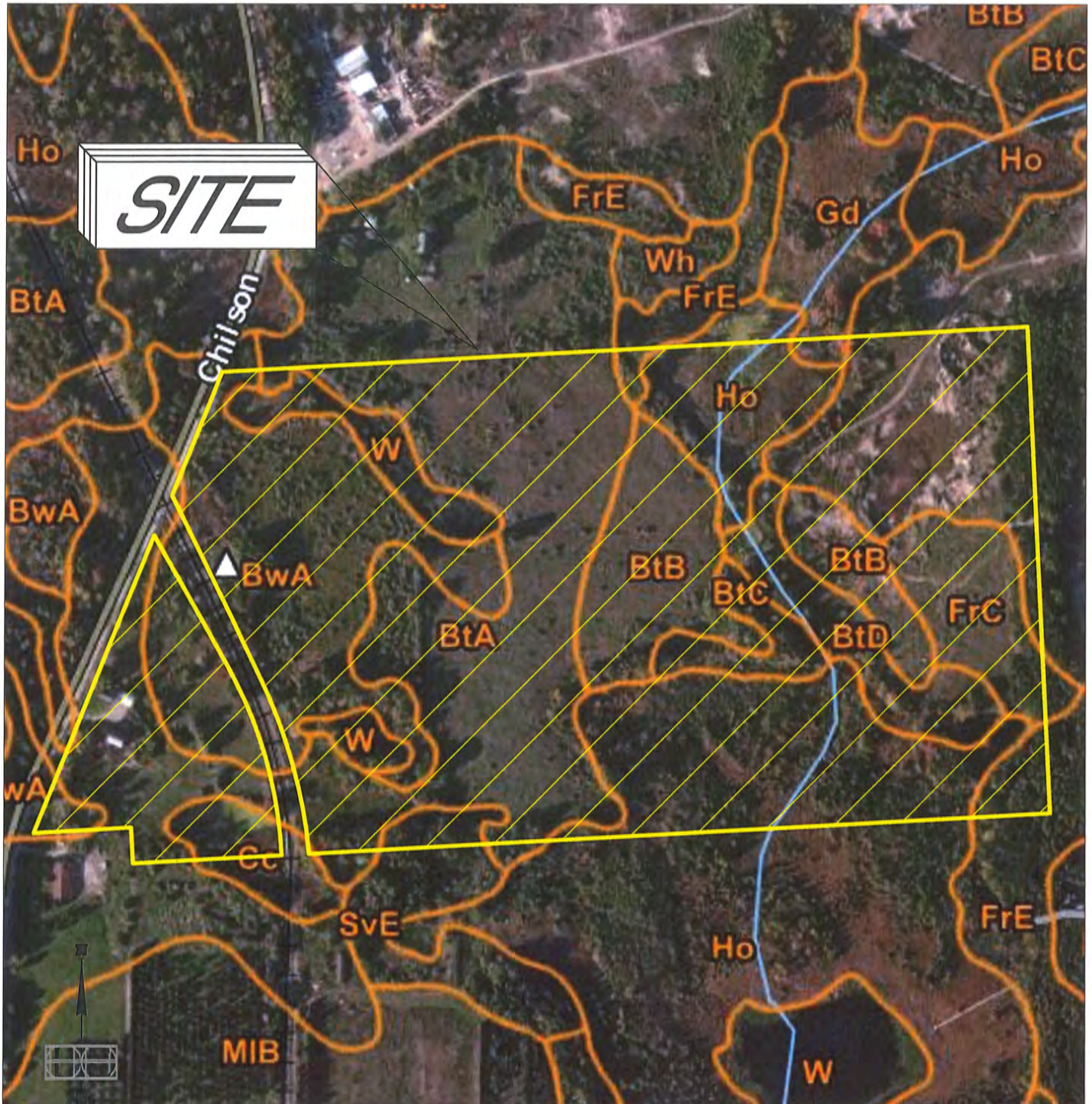


SCALE		0'	2,000'	4,000'
SCALE: 1"=2,000'				
DRAWN	MJB	DATE	5/2/2018	SHEET No. 2 of 6
		JOB No.	11216-2	

DESCRIPTION
CHESTNUT SPRINGS
Impact Assessment
Genoa Township, Livingston County, MI
149

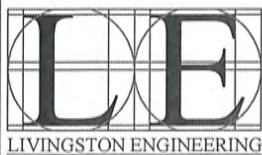
# EXHIBIT C

## SOIL MAP



**SITE**

FILE: C:\Users\User\Dropbox (Liveng)\Projects\2011\11216-2 Chestnut Genoa Chilson Rd\admin\DATA\Impact Assessment\11216-2\_Impact Assessment\_Exhibits.dwg



SCALE	0'      400'      800'		
	SCALE: 1"=400'		
DRAWN	MJB	DATE	5/2/2018
		SHEET No.	3 of 6
		JOB No.	11216-2

DESCRIPTION
CHESTNUT SPRINGS
Impact Assessment
Genoa Township, Livingston County, MI
150

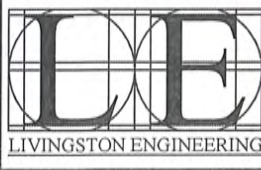
REVI: 06/19/18

# EXHIBIT D

## EXISTING DRAINAGE



I:\Users\User\Dropbox (Liveng)\Projects\2011\11216-2 Chestnut Genoa Chilson Rd\admin\DATA\Impact Assessment\11216-2\_Impact Assessment\_Exhibits.dwg



SCALE		0'                      350'                      700'	
		SCALE: 1"=350'	
DRAWN	MJB	DATE	5/2/2018
SHEET No.	4 of 6	JOB No.	11216-2

DESCRIPTION
CHESTNUT SPRINGS
Impact Assessment
Genoa Township, Livingston County, MI
151

REV: 06/19/18

# EXHIBIT E

## TRAFFIC AM

### Single-Family Detached Housing (210)

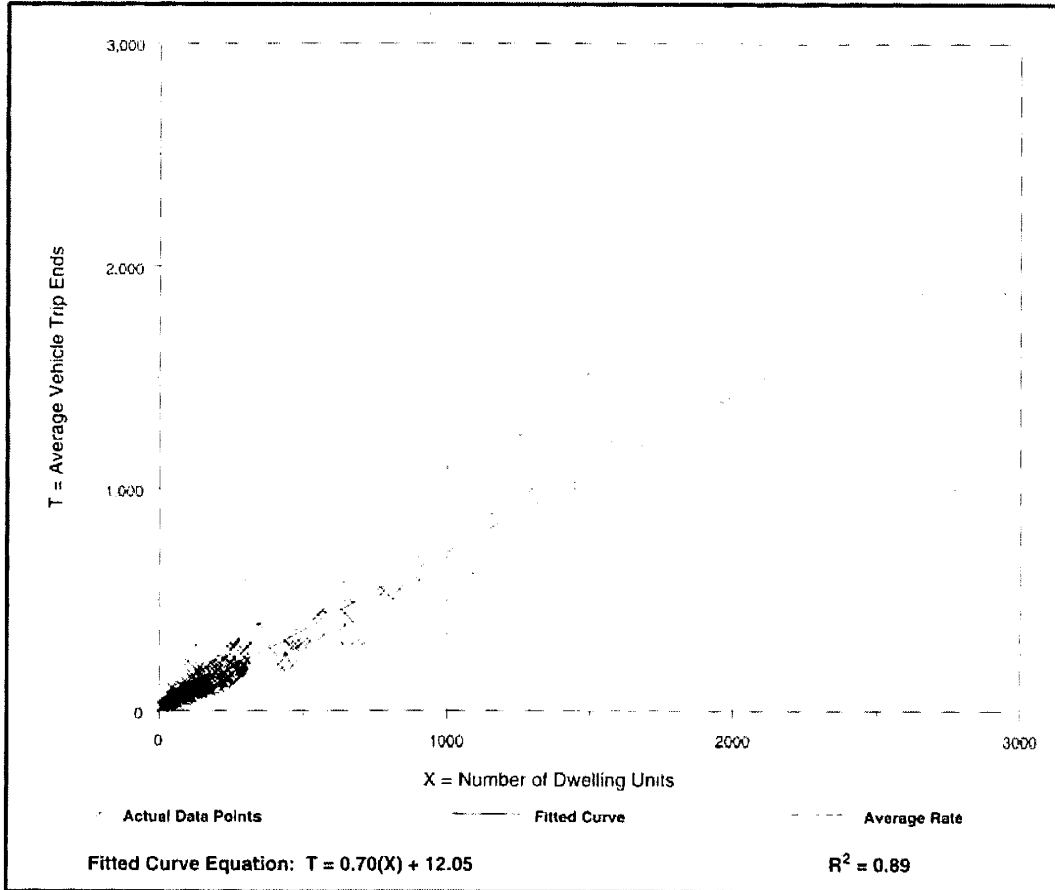
Average Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
A.M. Peak Hour of Generator

Number of Studies: 335  
Avg. Number of Dwelling Units: 183  
Directional Distribution: 26% entering, 74% exiting

#### Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.77	0.33 - 2.27	0.91

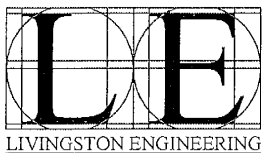
#### Data Plot and Equation



Trip Generation, 7th Edition

272

Institute of Transportation Engineers



SCALE  
NOT TO SCALE

DESCRIPTION  
CHESTNUT SPRINGS  
Impact Assessment  
Genoa Township, Livingston County, MI  
152

DRAWN MJB    DATE 5/2/2018    SHEET No. 5 of 6    JOB No. 11216-2

REV1: 06/19/18

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# EXHIBIT F

## TRAFFIC PM

### Single-Family Detached Housing (210)

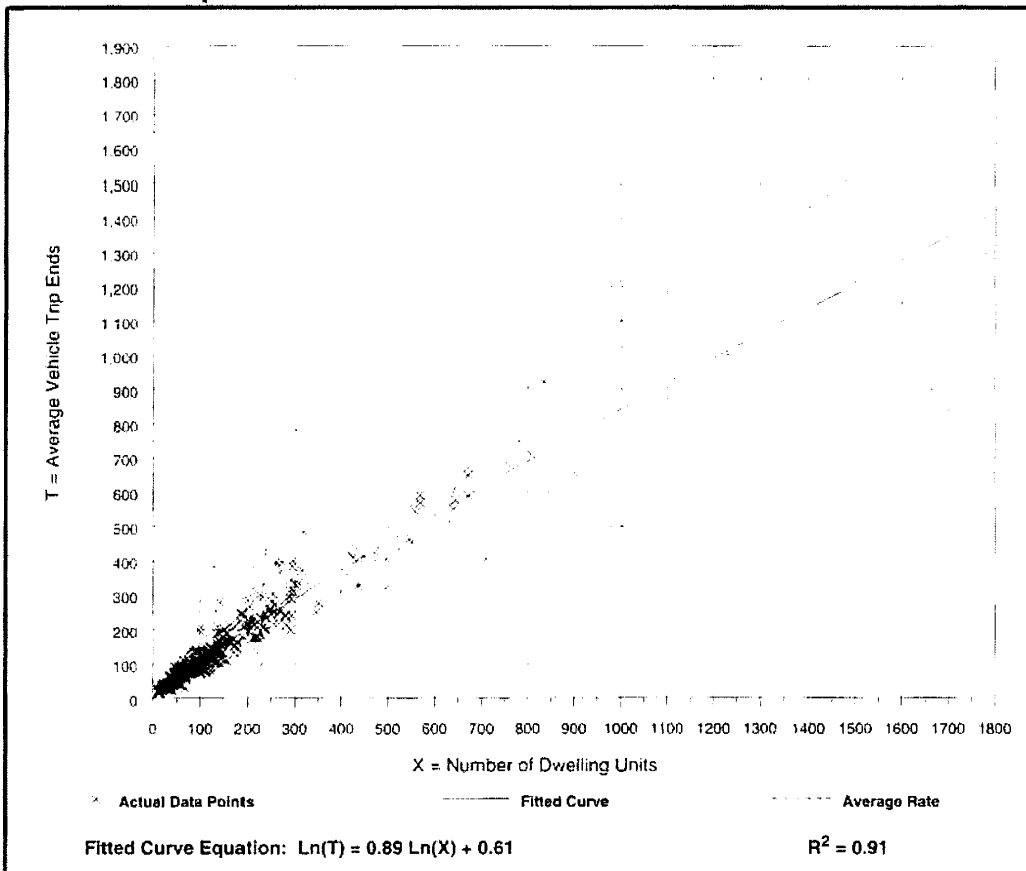
Average Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
P.M. Peak Hour of Generator

Number of Studies: 354  
Avg. Number of Dwelling Units: 176  
Directional Distribution: 64% entering, 36% exiting

#### Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.02	0.42 - 2.98	1.05

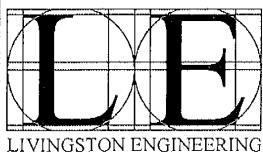
#### Data Plot and Equation



Trip Generation, 7th Edition

273

Institute of Transportation Engineers



SCALE  
NOT TO SCALE

DESCRIPTION  
CHESTNUT SPRINGS  
Impact Assessment  
Genoa Township, Livingston County, MI  
153

DRAWN MJB    DATE 5/2/2018    SHEET No. 6 of 6    JOB No. 11216-2

REV1: 06/19/18

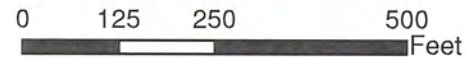
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# EXHIBIT G



**Figure 1. Overall Wetland Location Map**

NE 1505 Chestnut Hill Delineation  
Client: Chestnut Development  
Sections 33 & 34 of Genoa Township  
Livingston Co., MI (T02N,R05E)  
Delineation Date: September 7, 2017  
Map Created: September 8, 2017



	<b>NISWANDER ENVIRONMENTAL</b>	9436 Maltby Road, Brighton, MI 48116 810.225.0539 office   810.225.0653 fax 154
---	--------------------------------	---

# EXHIBIT F



**Figure 1. Wetlands L & K Flagging Location Map**

NE 1505 Chestnut Hill Delineation  
Client: Chestnut Development  
Sections 33 & 34 of Genoa Township  
Livingston Co., MI (T02N,R05E)  
Delineation Date: June 13, 2018  
Map Created: June 13, 2018

0 100 200 400  
Feet



9436 Maltby Road, Brighton, MI 48116  
810.225.0539 office | 810.225.0653 fax  
155

# SITE PLAN FOR

# CHESTNUT SPRINGS

## CHILSON RD

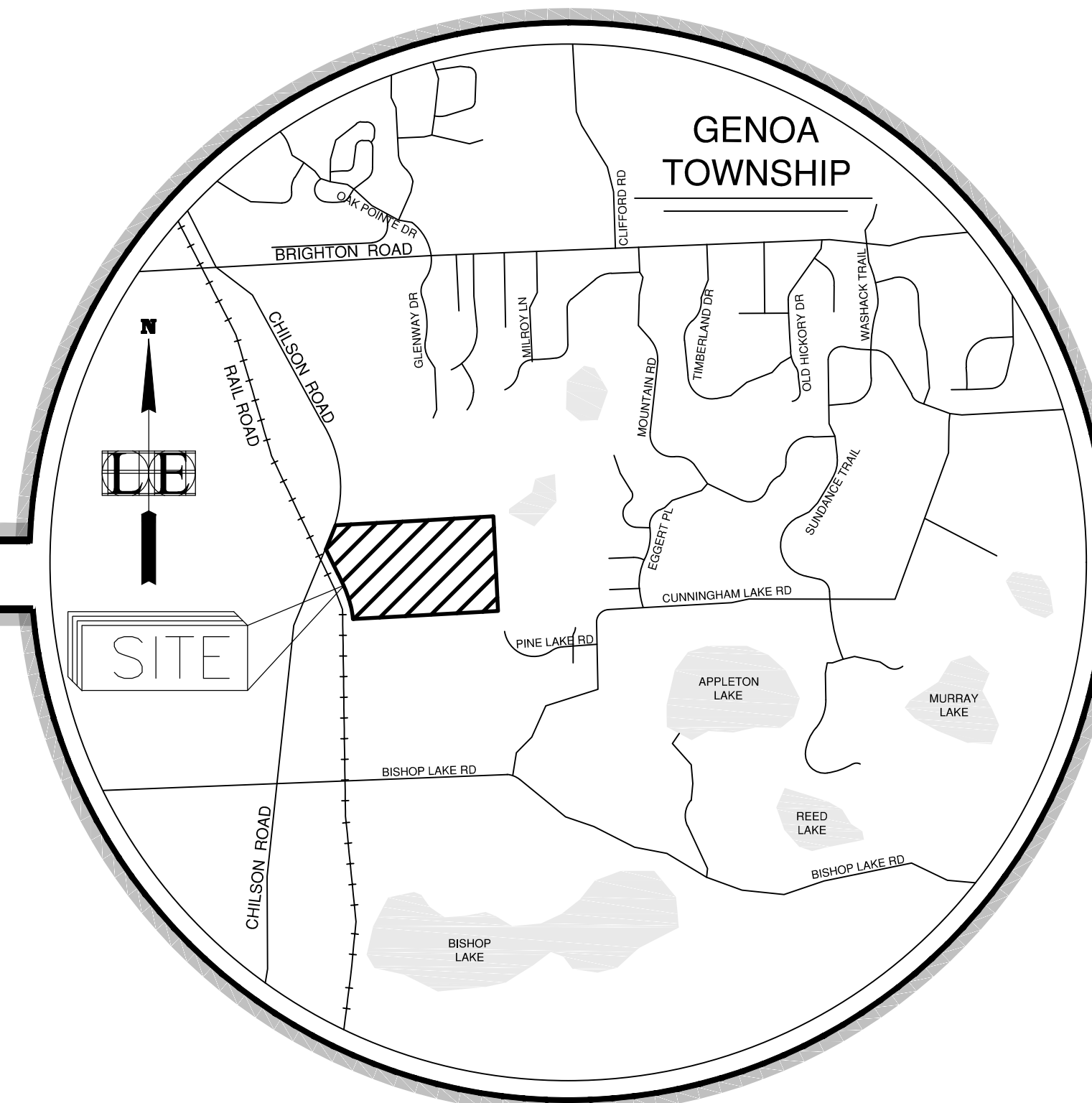
## GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

### SHEET INDEX

- 01 COVER SHEET
- 02 EXISTING CONDITIONS
- 03 OVERALL LAYOUT
- 04 PRELIMINARY GRADING PLAN
- 05 STORMWATER MANAGEMENT PLAN
- L1 LANDSCAPE PLAN & DETAILS

### GENERAL NOTES

1. Property is zoned: AG (Agricultural). Property is to be rezoned to LDR (Low Density Residential) concurrently with Site Plan Approval process.
2. Contractor is responsible for protecting all existing and proposed utilities from damage during all stages of construction.
3. The engineer and applicable agency must approve, prior to construction, any alteration, or variance from these plans.
4. All signs shall meet the requirements of the Genoa Township Zoning Ordinance.
5. Underground dry utilities shall be extended from existing locations to service this site as required by utility companies.
6. Soils are majority Boyer-Oshtemaw loamy sands (U.S.D.A. "Soil Survey of Livingston Co.").
7. All construction shall be performed in accordance with the current standards and specifications of Genoa Township and Livingston County.
8. The contractor shall telephone Genoa Township 72 hours before beginning any construction.
9. Three working days prior to any excavation, the Contractor shall telephone MISS DIG (800-482-7171) for the location of underground utilities and shall also notify representatives of other utilities located in the vicinity of the work. It shall be the Contractor's responsibility to verify and/or obtain any information necessary regarding the presence of underground utilities which might affect this job.
10. On-site wetlands have been flagged as determined by Niswander Environmental on September 7, 2017.
11. Site plan use: Residential
12. Site storm drainage will be detained on site prior to being released to wetland.
13. Property to be serviced by individual well and septic.
14. Roadway within this development shall be private.



**LOCATION MAP**  
NOT TO SCALE

### SITE DATA TABLE

	REQUIRED
LOT AREA	1 AC. (min)
LOT WIDTH	150 FT (min)
LOT COVERAGE	NA
FLOOR AREA (PER UNIT)	980 SF (min)
<b>BUILDING SETBACKS:</b>	
FRONT	50 FT (min)
SIDE	30 FT (min)
REAR	60 FT (min)
WETLAND	25 FT (min)

### LEGAL DESCRIPTION

Part of the Southeast ¼ of Section 33 and the Southwest ¼ of Section 34, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: BEGINNING at the Southeast Corner of said Section 33, also being the Southwest Corner of said Section 34; thence along the South line of said Section 33, being the Hamburg-Genoa Township line, S 86°51'02" W, 1005.29 feet (previously surveyed as S 87°12'20" W) Thence along the Easterly line of the Ann Arbor Railroad (66 foot wide), the following 4 courses on the arc of a curve left, 188.78 feet, said curve has a radius of 1233.00 feet, a central angle of 08°46'20" and a long chord which bears N 09°20'42" W, 188.59 feet (previously recorded as N 08°59'24" W); Thence along the arc of a curve left, 300.68 feet, said curve has a radius of 1504.99 feet, a central angle of 11°26'49" and a long chord which bears N 19°27'17" W, 300.18 feet (previously surveyed as N 19°05'59" W); Thence along the arc of a curve left, 184.66 feet, said curve has a radius of 9470.15 feet, a central angle of 01°07'02" and a long chord which bears N 25°44'13" W, 184.66 feet (previously surveyed as N 25°22'55" W); thence N 26°17'44" W 382.92 feet, (previously surveyed as N 25°56'26" W); thence along the centerline of centerline of Chilson Road (66 foot wide Right of Way), N 22°02'33" E, 363.80 feet (previously surveyed as N 22°23'51" E); thence along the North line of the South 1/2 of the Southeast ¼ of said Section 33, S 86°50'49" E, 1189.30 feet (previously surveyed as N 87°12'07" E); thence along the North line of the South 1/2 of the Southwest ¼ of said Section 34, N 86°41'47" E, 1028.59 feet (previously surveyed as N 87°03'05" E); thence along the East line of the West 30 acres of the Southwest ¼ of the Southwest ¼ of said Section 34, S 02°44'41" E, 1329.93 feet (previously surveyed as S 02°23'23" E); thence along the South line of said Section 34 and the Hamburg-Genoa Township line S 86°49'56" W, 1031.98 feet (previously surveyed as S 87°11'14" W to the Point of Beginning, Containing 67.12 acres, more or less and subject to the rights of the public over Chilson Road. Also subject to any other easements or restrictions of record.

### OWNER / DEVELOPER



**CHESTNUT DEVELOPMENT, LLC**  
6253 GRAND RIVER AVE. SUITE 700  
BRIGHTON, MI 48114  
PHONE: 810.599.3984  
EMAIL: OFFICE@CHESTNUTDEV.COM

### ENGINEER

**LE LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD U.S.23, BRIGHTON, MI 48114  
http://www.livingstoneng.com PHONE: (810) 225-7100 FAX: (810) 225-7699

### PERMITS & APPROVALS

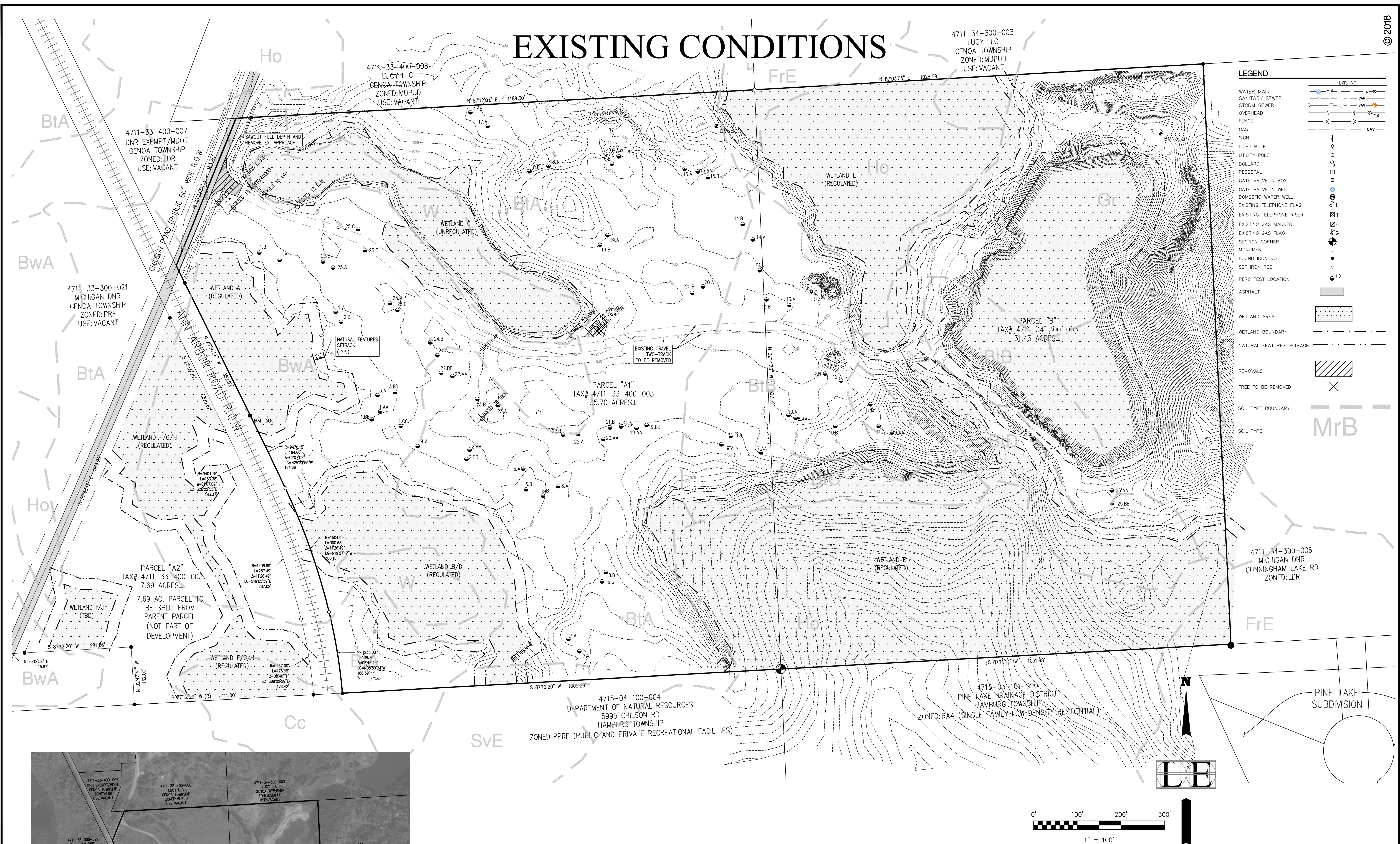
AGENCY	REQUIRED	STATUS
GENOA TOWNSHIP GENOA TOWNSHIP FIRE DEPARTMENT LIVINGSTON COUNTY DRAIN COMMISSIONER LIVINGSTON COUNTY ROAD COMMISSION LIVINGSTON COUNTY ROAD COMMISSION LIVINGSTON COUNTY HEALTH DEPARTMENT MDEQ	APPROVAL APPROVAL S.E.S.C. PERMIT APPROACH PERMIT SITE DISTANCE APPROVAL WELL & SEPTIC PERMITS WETLAND IMPACT PERMITS	APPROVED 5/29/2018

### UTILITY DISCLAIMER

**811 Know what's below. Call before you dig.**  
Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call MISS DIG at 811 or 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.

<b>CHESTNUT SPRINGS</b>		<b>ENGINEER'S SEAL</b>
<b>GENOA TOWNSHIP</b>		
<b>LIVINGSTON COUNTY, MICHIGAN</b>		
<b>SITE PLAN</b>		
<b>REVISIONS</b>	<b>DATE</b>	<b>PROJECT No. 11216-2</b>
PER TWP CONSULTANT REVIEW COMMENTS	5/23/18	
PER TWP REVIEW COMMENTS	6/20/18	<b>SHEET 1 OF 6</b>
TWP BOARD SUBMITTAL	7/27/18	<b>DATE: May 2, 2018</b>

# EXISTING CONDITIONS



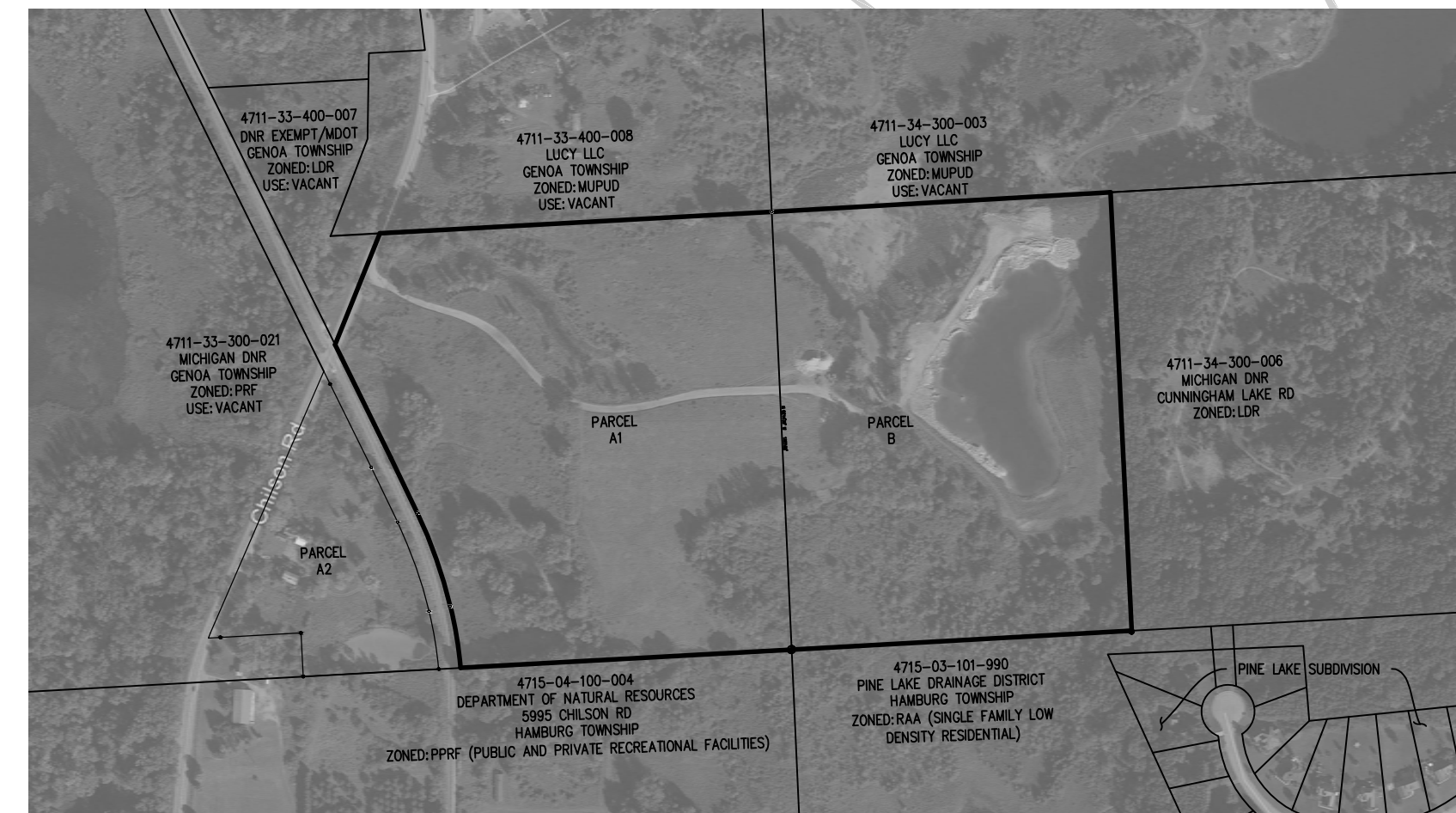
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**LIVINGSTON ENGINEERING**  
 CIVIL ENGINEERING SURVEYING PLANNING  
 3300 S. OLD US. 23, BRIGHTON, MI 48114  
 PHONE: (810) 225-7100 FAX: (810) 225-7699  
 www.livingstoneng.com

Client  
**CHESTNUT DEVELOPMENT, LLC**  
 680 GRAND PRAIRIE AVE SUITE 700  
 BRIGHTON, MI 48114  
 810.588.3884

**CHESTNUT SPRINGS**  
 CHILSON RD, GENOA TWP, LIVINGSTON COUNTY, MICHIGAN  
 SITE PLAN  
 EXISTING CONDITIONS

REVISIONS	DATE
PER TWP CONSULTANT REVIEW COMMENTS	5/23/2018
PER TWP CONSULTANT REVIEW COMMENTS	6/11/2018
PER TWP REVIEW COMMENTS	6/20/2018
TWP BOARD SUBMITTAL	7/27/2018

Drawn: MJB  
 Checked:  
 Approved:  
 Date: 5/23/2018  
 Job No. **11216-2**  
 Scale:  
 Vertical: **T = 100'**  
 Horizontal:



**SITE AERIAL**  
 SCALE: 1" = 500'

### N.R.C.S. SOIL SURVEY - CLASSIFICATIONS

- BtA Boyer-Oshtemo loamy sands, 0 to 2 percent slopes
- BtB Boyer-Oshtemo loamy sands, 2 to 6 percent slopes
- BtC Boyer-Oshtemo loamy sands, 6 to 12 percent slopes
- BtD Boyer-Oshtemo loamy sands, 12 to 18 percent slopes
- BwA Bronson loamy sand, 0 to 2 percent slopes
- Cc Carlisle muck, 0 to 2 percent slopes
- FrE Fox-Boyer complex, 6 to 12 percent slopes
- FrE Fox-Boyer complex, 18 to 25 percent slopes
- Gr Gravel pits
- Ho Houghton muck, 0 to 1 percent slopes
- SvE Spinks-Oakville loamy sands, 18 to 25 percent slopes
- W Water

### GENERAL NOTES:

1. ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
2. ALL REMOVAL MATERIALS, INCLUDING TREES AND STUMPS, SHALL BE PROPERLY DISPOSED OF AT AN OFF-SITE LOCATION.
3. DEVELOPMENT AREA IS COMPRISED OF PARCEL A1 AND PARCEL B (67.13 ACRES). PARCEL A1 IS BEING SPLIT FROM THE PARENT PARCEL AS PART OF THE DEVELOPMENT.
4. REZONING AREA IS MADE UP OF PARCEL A1, PARCEL A2 AND PARCEL B (74.82 ACRES).

### BENCHMARKS

- BENCHMARK #300  
 FOUND IRON:  
 ±368 FT SE OF CHILSON RD ALONG THE RAILROAD ROW  
 N:370142.95'  
 E:13261141.39'  
 ELEVATION= 924.70  
 NAVD88 DATUM
- BENCHMARK #301  
 SET IRON:  
 ±78' SOUTH OF NORTH PROPERTY LINE & ±91' WEST OF THE EAST LINE OF SECTION 33  
 N:370805.98'  
 E:13262209.08'  
 ELEVATION= 931.33  
 NAVD88 DATUM
- BENCHMARK #302  
 SET IRON:  
 ±154' SOUTH OF NORTH PROPERTY LINE & ±105' WEST OF THE EAST PROPERTY LINE  
 N:370788.47'  
 E:13263225.57'  
 ELEVATION= 930.43  
 NAVD88 DATUM



FILE:C:\Users\User\Desktop (Living)\Projects\2011\11216-2\_Chestnut Springs\Site Plan\11216-2\_02\_Existing Conditions.dwg



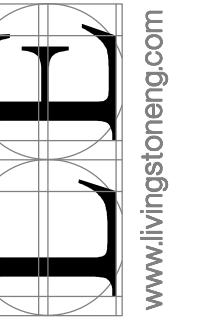
Know what's below.  
Call before you dig.

# OVERALL LAYOUT

## LEGEND

EXISTING		PROPOSED	
CONTOUR		CONTOUR	
WATER MAIN		WATER MAIN	
SANITARY SEWER		SANITARY SEWER	
STORM SEWER		STORM SEWER	
SIGN		ASPHALT	
TREE		CONCRETE	
ASPHALT			
CONCRETE			

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Client  
CHESTNUT DEVELOPMENT, LLC  
6885 GRAND RIVER AVE. SUITE 100  
BRIGHTON, MI 48114  
810.586.3884  
www.livingstoneng.com

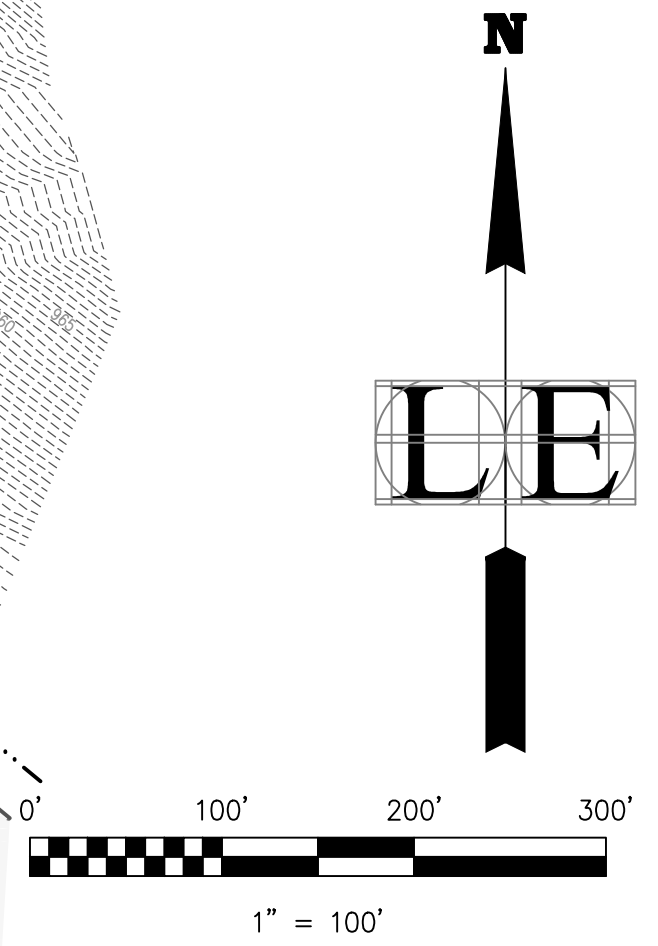
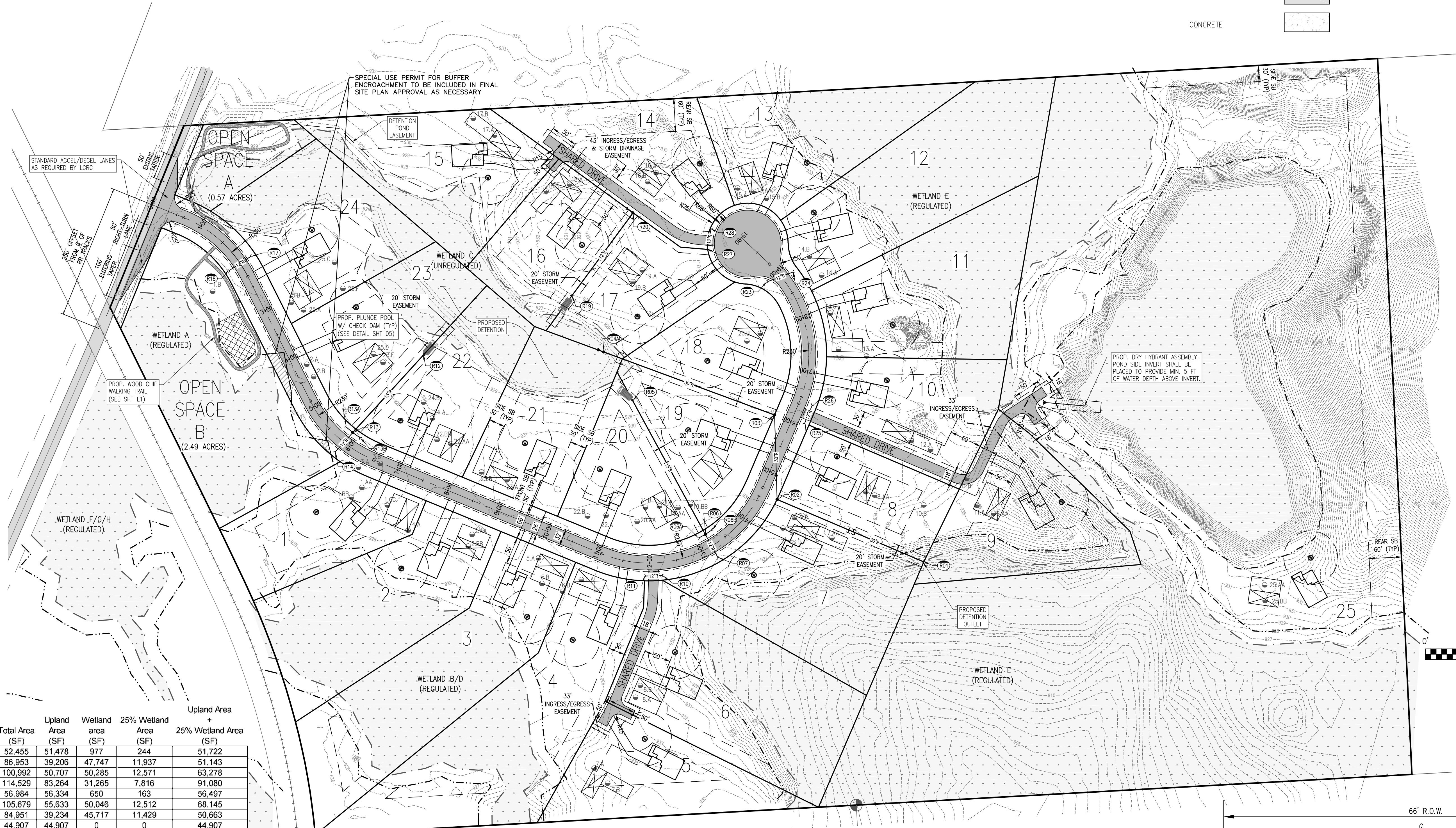
CHESTNUT SPRINGS  
CHILSON RD., GENOA TWP., LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
OVERALL LAYOUT

REV	DATE	DESCRIPTION
1	5/23/2018	PER TWP CONSULTANT REVIEW COMMENTS
2	6/11/2018	PER TWP CONSULTANT REVIEW COMMENTS
3	6/29/2018	PER TWP REVIEW COMMENTS
4	7/27/2018	TWP BOARD SUBMITTAL

Drawn: MJB  
Checked:  
Approved:  
Date: 5/22/2018

Job no. 11216-2  
Scale:  
Vertical: 1" = 10'  
Horizontal: 1" = 100'

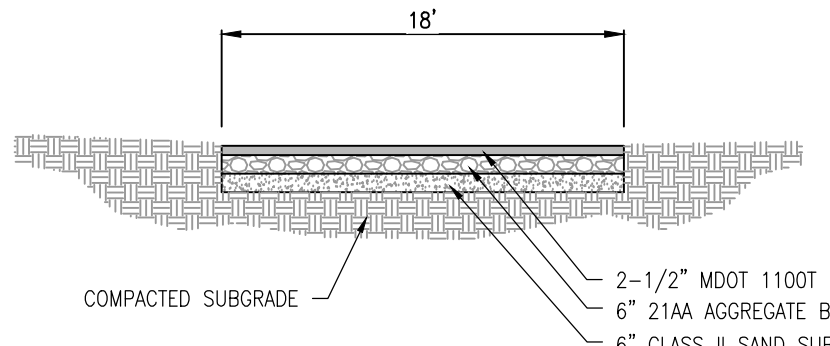
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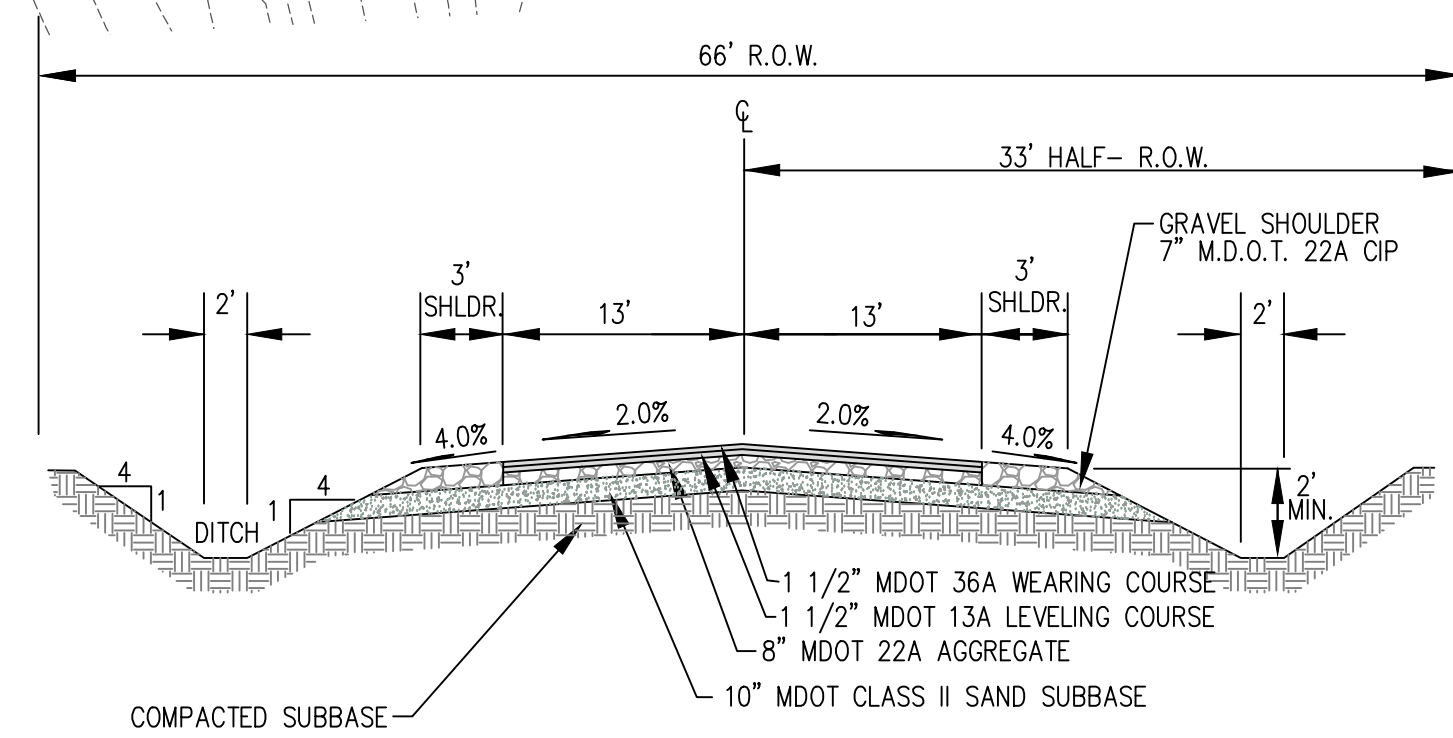
Lot #	Total Area (SF)	Upland Area (SF)	Wetland Area (SF)	25% Wetland Area (SF)	Upland Area + 25% Wetland Area (SF)
1	52,455	51,478	977	244	51,722
2	86,953	39,206	47,747	11,937	51,143
3	100,992	50,707	50,285	12,571	63,278
4	114,529	83,264	31,265	7,816	91,080
5	56,984	56,334	650	163	56,497
6	105,679	55,633	50,046	12,512	68,145
7	84,951	39,234	45,717	11,429	50,663
8	44,907	44,907	0	0	44,907
9	72,041	53,247	18,794	4,699	57,946
10	61,499	53,657	7,842	1,961	55,618
11	85,428	39,051	46,377	11,594	50,645
12	94,327	27,038	67,289	16,822	43,860
13	67,830	37,418	30,412	7,603	45,021
14	66,762	66,762	0	0	66,762
15	74,032	56,176	17,856	4,464	60,640
16	48,845	43,491	5,354	1,339	44,830
17	47,051	42,891	4,160	1,040	43,931
18	43,688	43,679	9	2	43,681
19	43,807	43,258	549	137	43,395
20	44,133	44,030	103	26	44,056
21	57,040	39,466	17,574	4,394	43,860
22	55,191	40,651	14,540	3,635	44,286
23	59,515	38,529	20,986	5,247	43,776
24	69,657	35,377	34,280	8,570	43,947
25	998,210	277,828	720,382	180,096	457,924
OS A	24,792	14,083	10,709	2,677	16,760
OS B	108,406	41,410	66,996	16,749	58,159

### SITE DATA TABLE

	REQUIRED
LOT AREA	1 AC. (min)
LOT WIDTH	150 FT (min)
LOT COVERAGE	NA
FLOOR AREA (PER UNIT)	980 SF (min)
BUILDING SETBACKS:	
FRONT	50 FT (min)
SIDE	30 FT (min)
REAR	60 FT (min)
NATURAL FEATURE	25 FT (min)



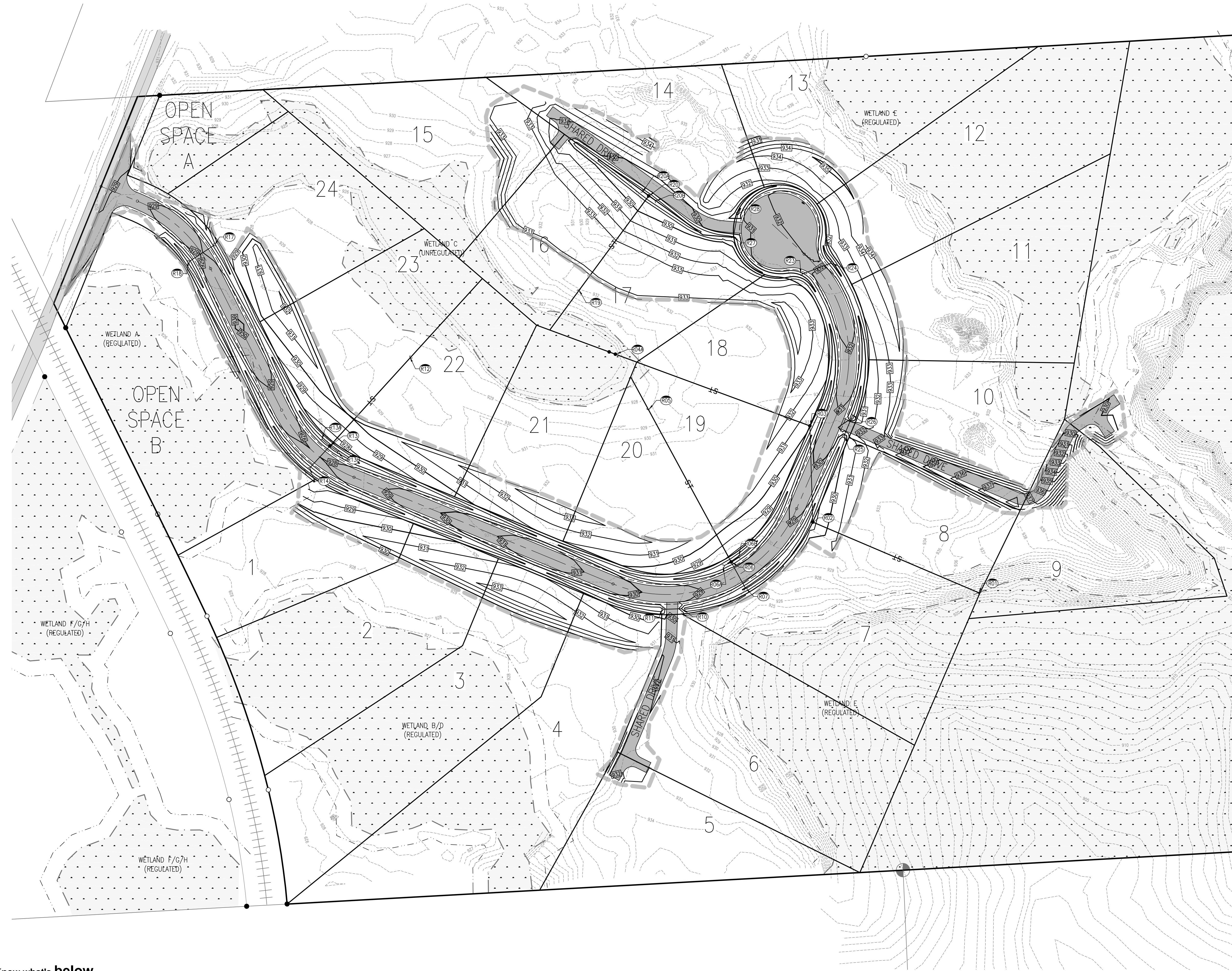
SHARED DRIVE CROSS SECTION  
NOT TO SCALE



ROAD CROSS SECTION  
NOT TO SCALE

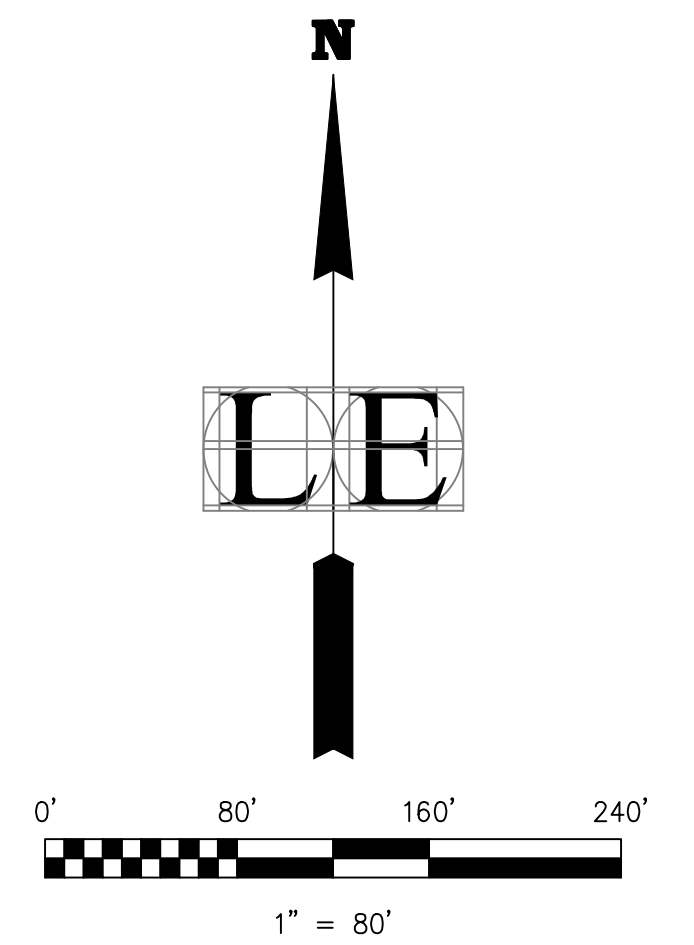
FILE:C:\Users\User\Dropbox (Living)\Projects\2011\11216-2 Chestnut Springs\Site Plan\11216-2\_03\_Overall Layout.dwg

# PRELIMINARY GRADING PLAN



**LEGEND**

PR. SPOT GRADE	
PR. CONTOUR	
DRAINAGE ARROW	
PR. SILT FENCE	
LIMITS OF GRADING	
INLET FILTER	



FILE:C:\Users\User\Desktop (Living)\Projects\11216-2\_Chestnut\_Cenosa\_Chilson\_Rd.dwg\Site Plan\11216-2\_04\_Preliminary Grading Plan.dwg



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CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7100 FAX: (810) 225-7699

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www.livingstoneng.com

Client  
**CHESTNUT DEVELOPMENT, LLC**  
626 GRAND RIVER AVE SUITE 700  
BRIGHTON, MI 48114  
810.598.3884

**CHESTNUT SPRINGS**  
CHILSON RD, CENOVA TWP, LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
PRELIMINARY GRADING PLAN

REVISIONS	DATE
PER TWP CONSULTANT REVIEW COMMENTS	5/23/2018
PER TWP CONSULTANT REVIEW COMMENTS	6/17/2018
PER TWP REVIEW COMMENTS	6/29/2018
TWP BOARD SUBMITTAL	7/27/2018

Drawn: MJB	Checked:	Approved:	Date: 5/2/2018
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Job No. **11216-2**

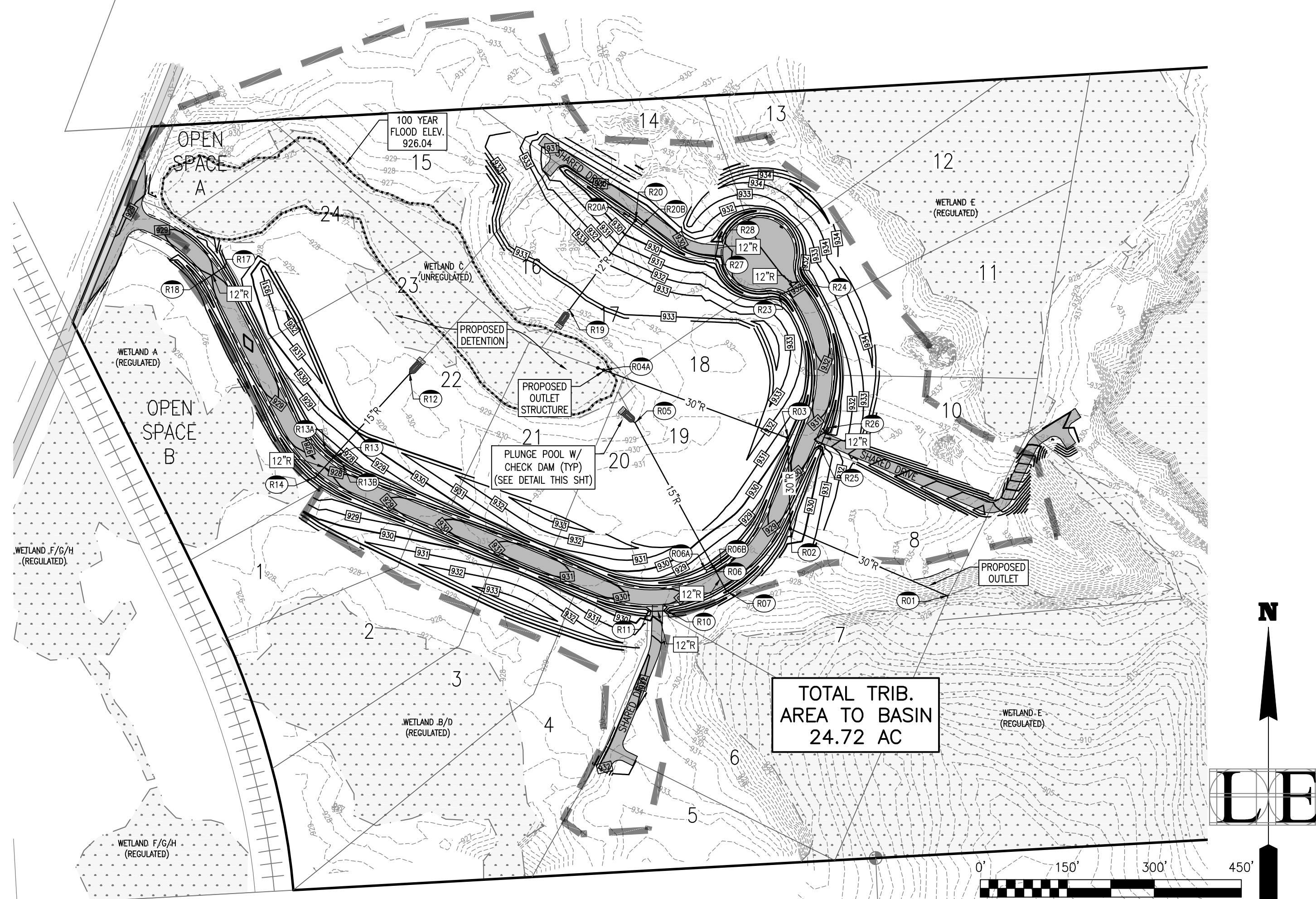
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**04**

# STORMWATER MANAGEMENT PLAN

## LEGEND

- OVERALL DETENTION TRIBUTARY AREA
- STORM SEWER DRAINAGE DIVIDE LINE
- STORM STRUCTURE
- STORM SEWER DRAINAGE AREA



TOTAL TRIB. AREA TO BASIN 24.72 AC

## STORMWATER MANAGEMENT NARRATIVE

STORM CONVEYANCE CONSISTS OF A COMBINATION OF OPEN ROAD-SIDE DITCHES AND STORM SEWER TO CONVEY WATER TO THE DETENTION AREA. THE DETENTION AREA MAKES USE OF AN ON-SITE UNREGULATED WETLAND (WETLAND C) FOR DETENTION. PRIOR TO EMPTYING INTO THE WETLAND/DETENTION AREA, A COMBINATION OF PLUNGE POOLS WITH CHECK DAMS AND VEGETATIVE FILTERS WILL PROVIDE THE WATER QUALITY AND SEDIMENT DEPOSITION COMPONENTS OF THE SYSTEM.

AN MDEO PERMIT IS CURRENTLY BEING PROCESSED FOR ALL WETLAND IMPACT ACTIVITIES INCLUDING THE DETENTION OUTLET REGULATED WETLAND E.

DETENTION VOLUME WAS CALCULATED USING THE LIVINGSTON COUNTY DRAIN COMMISSIONERS METHOD FOR A 100 YEAR STORM. OUR CALCULATIONS SHOW THAT THE STATIC HIGH WATER ELEVATION IN THE POND WILL INCREASE APPROXIMATELY 6 INCHES WITH A 100-YEAR STORM VOLUME ADDED TO THE EXISTING WETLAND/DETENTION POND.

AN OUTLET STRUCTURE IS BEING PROVIDED TO OUTLET WATER ABOVE THE STATIC HIGH WATER ELEVATION AT A PRE-DEVELOPED RELEASE RATE OF 0.2 CFS PER ACRE INTO REGULATED WETLAND "E" ON THE EAST SIDE OF THE DEVELOPMENT. WETLAND "E" CONNECTS TO SMALL CREEKS AND FLOW CHANNELS DOWNSTREAM FROM OUR PARCEL AS PART OF THE HURON RIVER WATERSHED.

THE OUTLET STRUCTURE WILL ALSO PROVIDE AN EMERGENCY OVERFLOW AT THE 100-YEAR FLOOD VOLUME TO ALLOW WATER TO FLOW FREELY PAST THE RESTRICTED ORIFICES, AND PREVENT WATER FROM EXCEEDING THE DESIGN FLOOD ELEVATION.

PIPE SIZING HAS BEEN APPROXIMATED AND DETAILED DESIGN CALCULATIONS WILL BE PROVIDED FOR CONSTRUCTION PLANS FOR BOTH THE OUTLET STRUCTURE AND THE STORM SEWER SIZING.

**Required Detention Volume**  
Livingston County Drain Commissioner's Office Detention Methodology  
Project: Chilson Park  
LE Job No. = 11216-2

Area, A = 23.18 Ac.  
C = 0.30 Ave. Runoff Coefficient  
K = 6.954  
Allowable Q = 4.64 cfs (0.2 cfs per acre)

DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN RUNOFF x A x C	OUTFLOW DURATION x Q	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2751	19130	1390.8	17740
10	600	7.86	4716	32795	2781.6	30013
15	900	6.88	6192	43059	4172.4	38887
20	1200	6.11	7332	50987	5563.2	45424
30	1800	5.00	9000	62586	8344.8	54241
60	3600	3.24	11664	81111	16689.6	64422
90	5400	2.39	12906	89748	25034.4	64714
120	7200	1.90	13680	95131	33379.2	61752
180	10800	1.34	14472	100638	50068.8	50569

Required Volume, V = 64714 cf

## STORM WATER DETENTION POND CALCULATIONS

Project: CHESTNUT SPRINGS  
Livingston Engineering Project No. 11216-2  
Livingston County Drain Commission Method

### I. Common Items and Assumptions:

- A. First Flush =  $(0.5'12) \times \text{area} \times \text{developed C}$
- B. Bankfull Flood =  $5.160 \times \text{area} \times \text{developed C}$
- C. Detention Volume Equation  
 $V = (A_1 + A_2) \times H$   
where,  $A_1$  = Area at top of storage elevation  
 $A_2$  = Area at bottom of storage elevation  
 $H$  = Depth of analysis

### II. Detention Pond Volumes:

- A. First Flush, Bankfull Flood and 100-year Storm Event
- 1. Contributing Area = 23.18 Ac.
- 2. Developed Runoff Coefficient

Area (A), Ac.	Coefficient (C)	A x C
Rooftop / Asphalt Area	0.90	2.58
Gravel Area	0.44	0.31
Lawn/Landscaped Area	0.20	3.98
Totals:	23.18	6.86

- Developed C =  $6.86 / 23.18 = 0.3$
- 3. First Flush Volume:  
 $V = (0.5'12) \times 43,560 \times 0.30 \times 23.18 = 12622 \text{ CF}$
- 4. 100-Year Flood Volume:  
 $Q_A = (0.20 \times 23.18) = 4.64 \text{ CFS}$   
 $V_f = 64714 \text{ CF}$

### B. Detention Volume Proposed

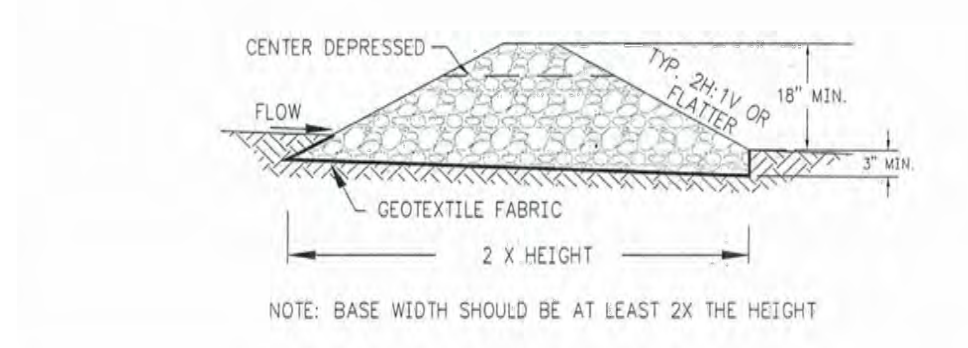
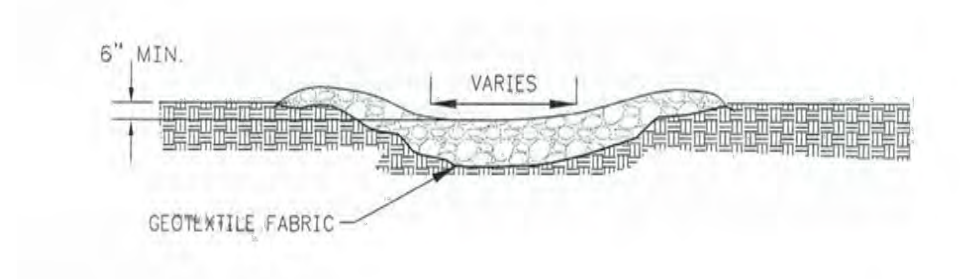
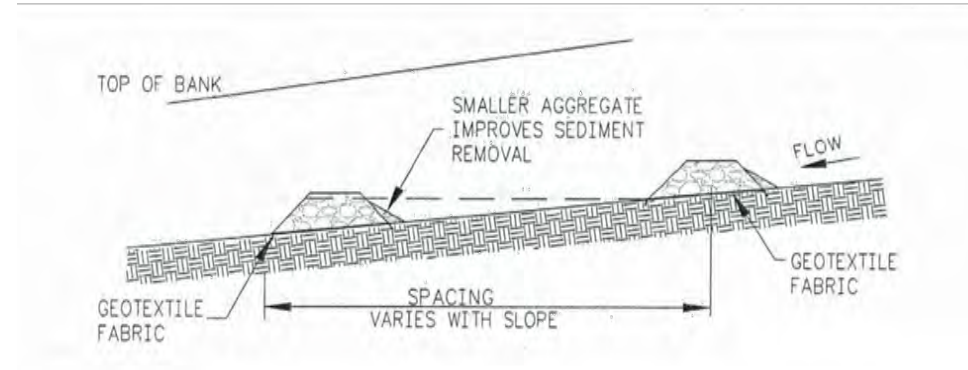
Elev.	Area (sf)	Vol (cf)	Acc. Vol (cf)
Elev <sub>0</sub> = 925.5	109756		
926.0	121484	60122	60122
927.0	139008	130246	190368
Total:			190368 CF

The following interpolations determine the pond water elevations for the three different storm events:

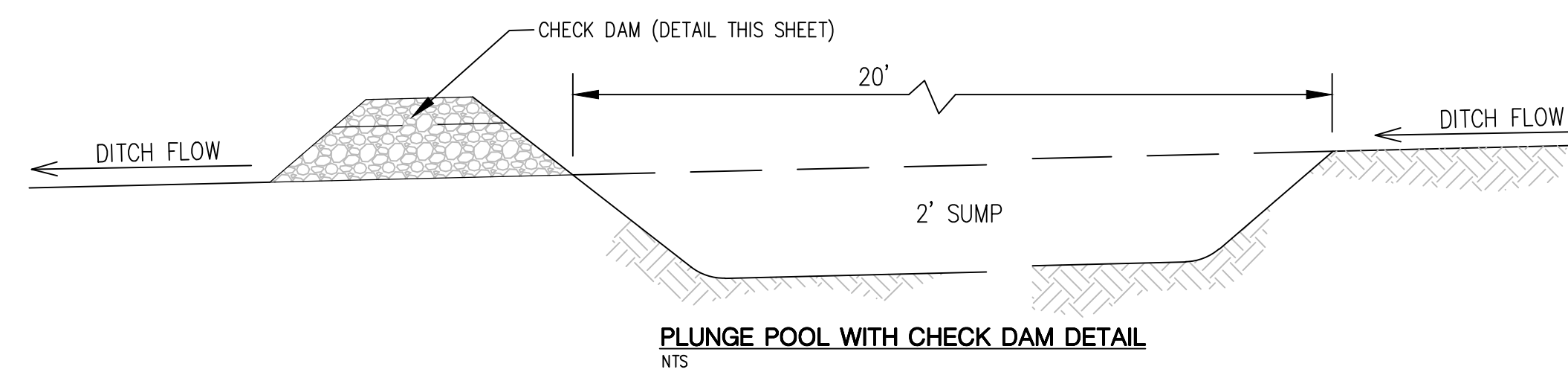
100 Yr. Flood:	927.0	926.0	x	926.0
	190368	60122	64714	60122

$x = 926.04$

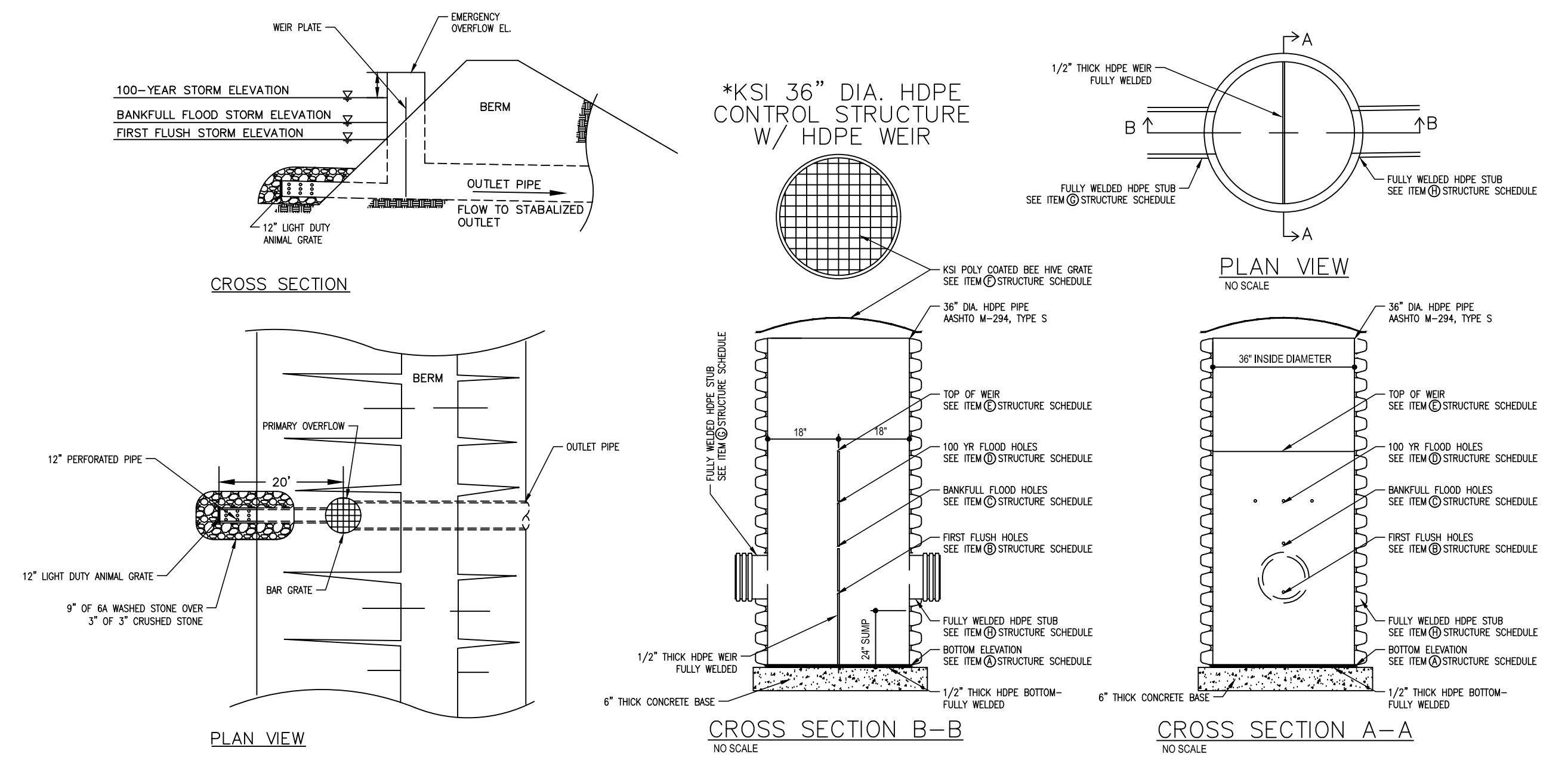
This yields a pond water elevation of 926.04 for the 100 Yr. Storm Event



CHECK DAM DETAIL



PLUNGE POOL WITH CHECK DAM DETAIL



## OUTLET STRUCTURE DETAIL

NOT TO SCALE

DETAIL PROVIDED BY THE FOLLOWING SUPPLIER:  
KENNEDY SYSTEMS INC.(KSI) • 2111 SAGE LAKE ROAD • PRESCOTT, MICHIGAN 48756 • 800-699-4046  
\*OR ENGINEER APPROVED EQUAL



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**LE**

Client: **CHESTNUT SPRINGS**  
CHILSON RD., GENOA TWP., LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
STORMWATER MANAGEMENT PLAN

REVISIONS	DATE
PER TWP CONSULTANT REVIEW COMMENTS	5/23/2018
PER TWP CONSULTANT REVIEW COMMENTS	6/11/2018
PER TWP CONSULTANT REVIEW COMMENTS	6/29/2018
TWP BOARD SUBMITTAL	7/27/2018

Drawn: MJB  
Checked: \_\_\_\_\_  
Approved: \_\_\_\_\_  
Date: 5/22/2018

Job: 11216-2  
Scale: \_\_\_\_\_  
Vertical: \_\_\_\_\_  
Horizontal: \_\_\_\_\_

05





Know what's below.  
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# LANDSCAPE PLAN & DETAILS

## LANDSCAPE REQUIREMENTS:

GENOA TOWNSHIP ZONING ORDINANCE, ARTICLE 12: SITE DEVELOPMENT REGULATIONS

SECTION 12.02: GREENBELTS, LANDSCAPE MATERIALS & SCREENING	REQUIRED	PROVIDED
12.02.02: RESIDENTIAL STREET TREES	2 CANOPY TREES SHALL BE PROVIDED ALONG A PUBLIC STREET OR PRIVATE ROAD FOR EACH RESIDENTIAL UNIT. (TOTAL UNITS ALONG PRIVATE ROAD = 19)	38 CANOPY TREES
12.02.05: DETENTION/RETENTION POND LANDSCAPING	DETENTION/RETENTION PONDS SHALL BE LANDSCAPED TO PROVIDE A NATURAL SETTING IN OPEN SPACE AREAS.	REQUESTING WAIVER FROM REQUIREMENTS BASED ON EXISTING WETLAND BOUNDARY & VEGETATION AROUND THE PROPOSED DETENTION POND.

## LEGEND

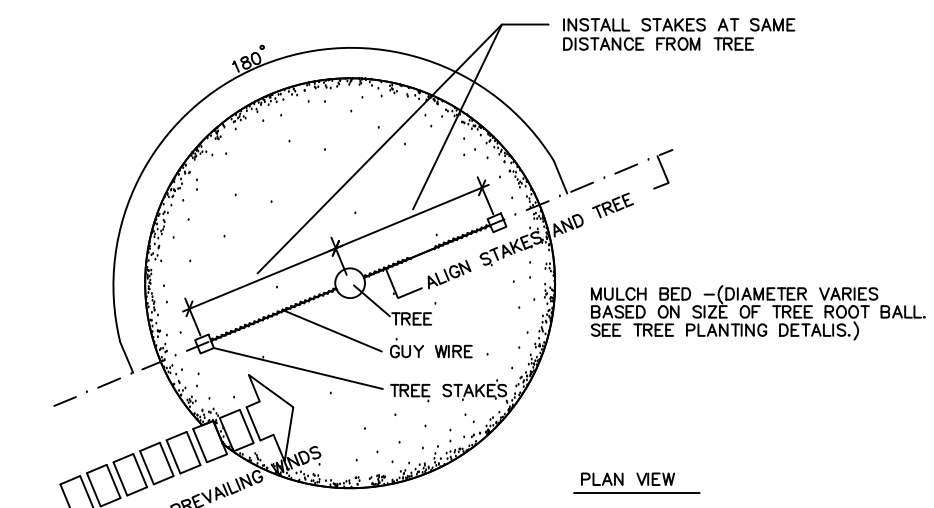
PROPOSED

CANOPY TREE	
EVERGREEN TREE	
ORNAMENTAL TREE	
PLANTING TAG	

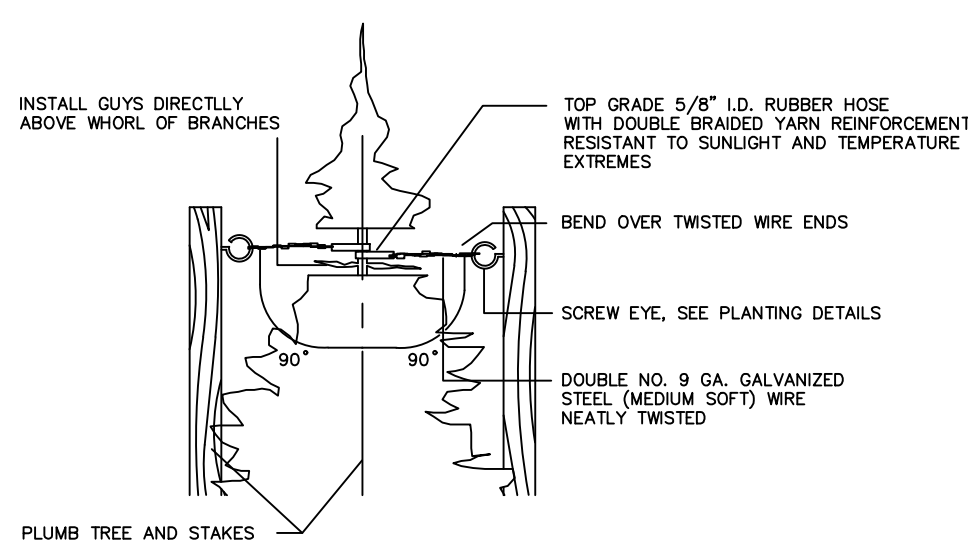
QTY TYPE

## NOTES

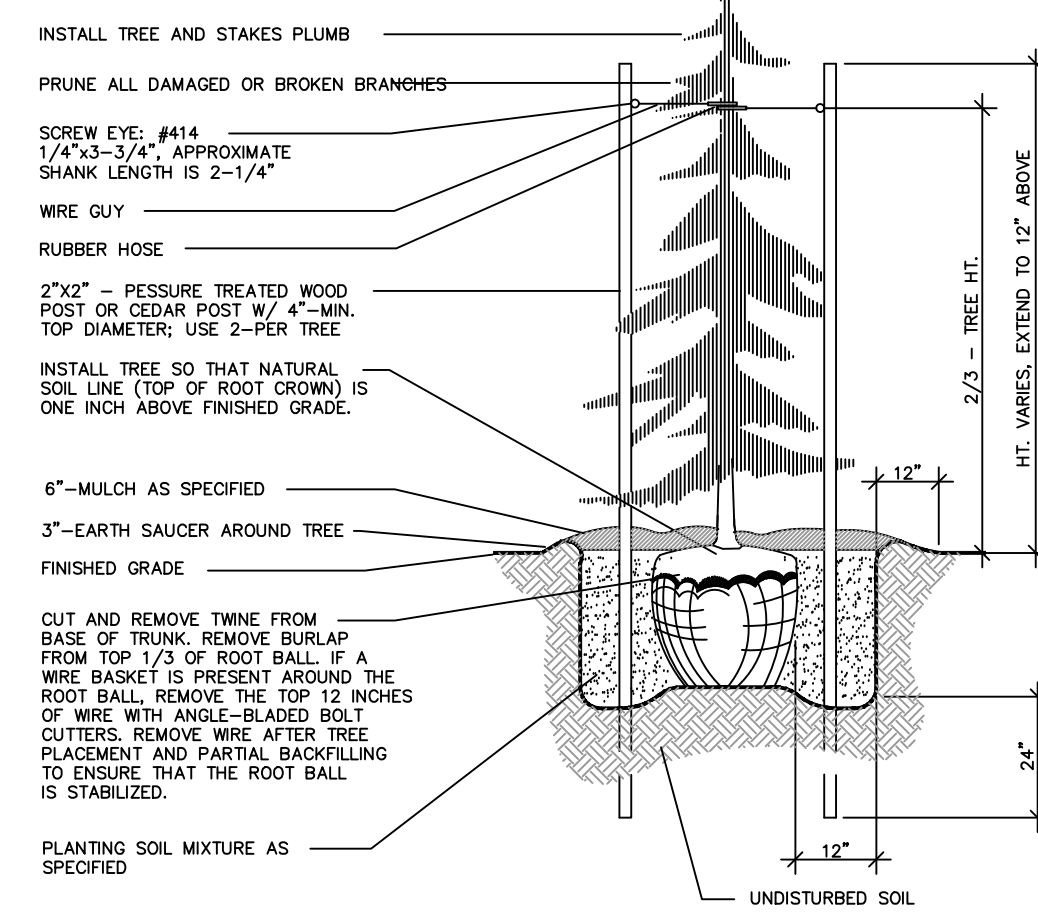
- The contractor(s) shall verify the location of all underground utilities prior to construction.
- Plants shall conform to the sizes as shown on the drawings and shall be of sound health. All measurements such as spread, ball size, height, caliper and quality designations shall be in conformance to the latest edition of the American Standards for Nursery Stock.
- All evergreen tree species are to be full, dense plants branched fully to the ground.
- Prune all dead and broken branches from all plants immediately after installation.
- Planting soil mixture shall be prepared on-site by mixing 3 parts topsoil to 1 part existing site soils to 1 part peat, adding 5 lbs. of superphosphate to each cubic yard of the mixture.
- Organic mulch requirements: shade trees, ornamental trees and evergreen trees - 6" of shredded bark; shrubs and shrub beds - 4" of shredded bark; ground cover beds and perennial flowers - mulch with 1" of peat.



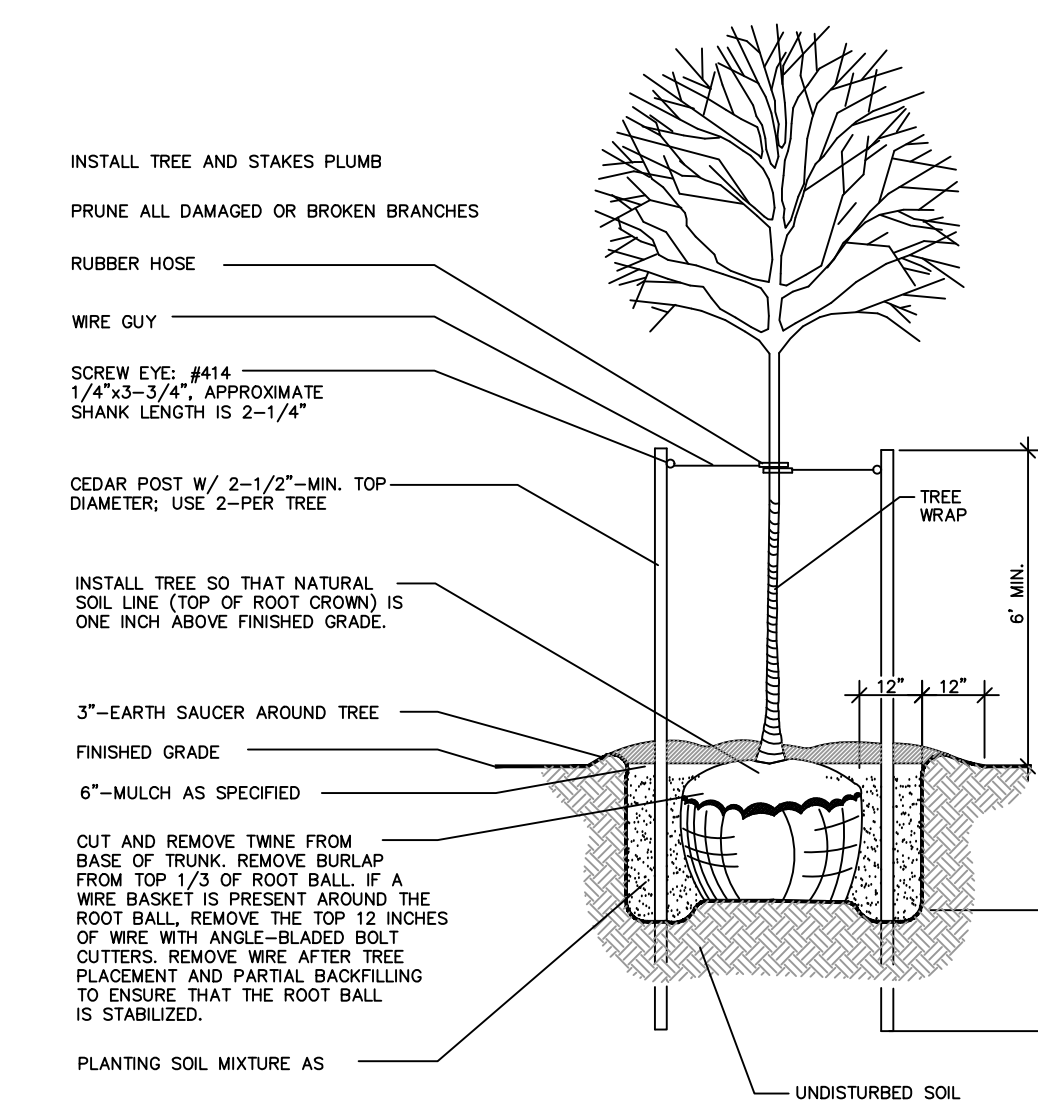
Stake Placement Detail  
FOR EVERGREEN AND DECIDUOUS TREES



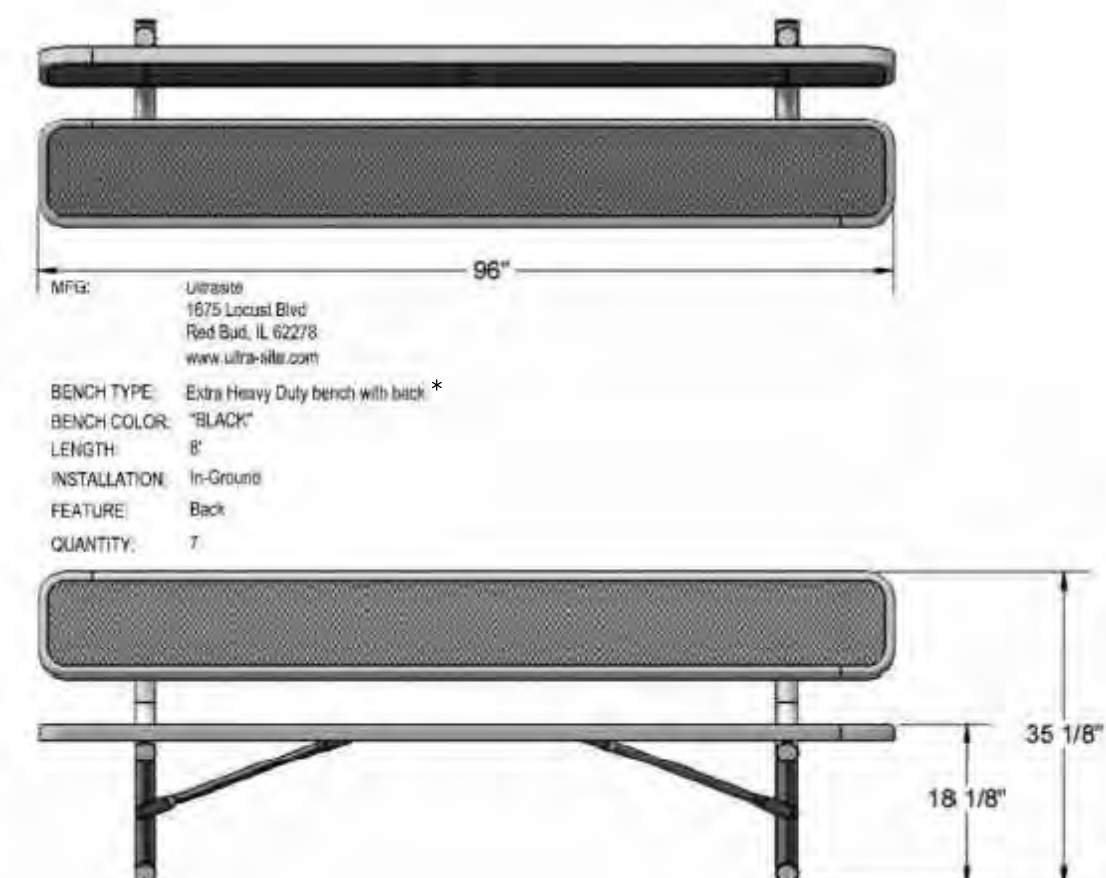
Guy Installation Detail  
FOR EVERGREEN AND DECIDUOUS TREES



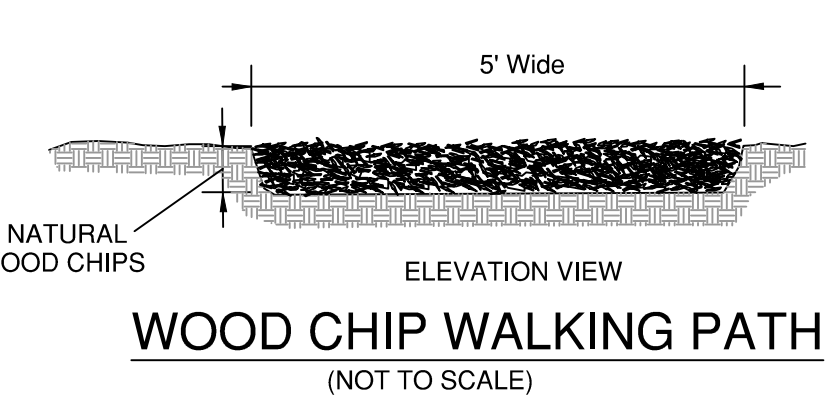
Evergreen Tree Planting/  
Staking Detail



Deciduous Tree Planting/  
Staking Detail



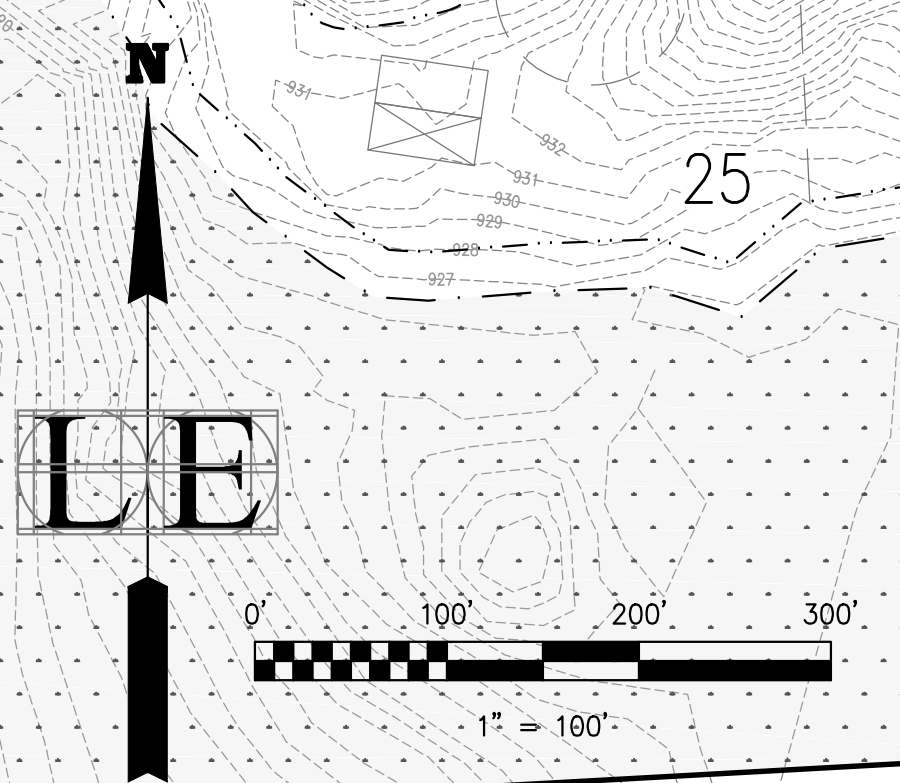
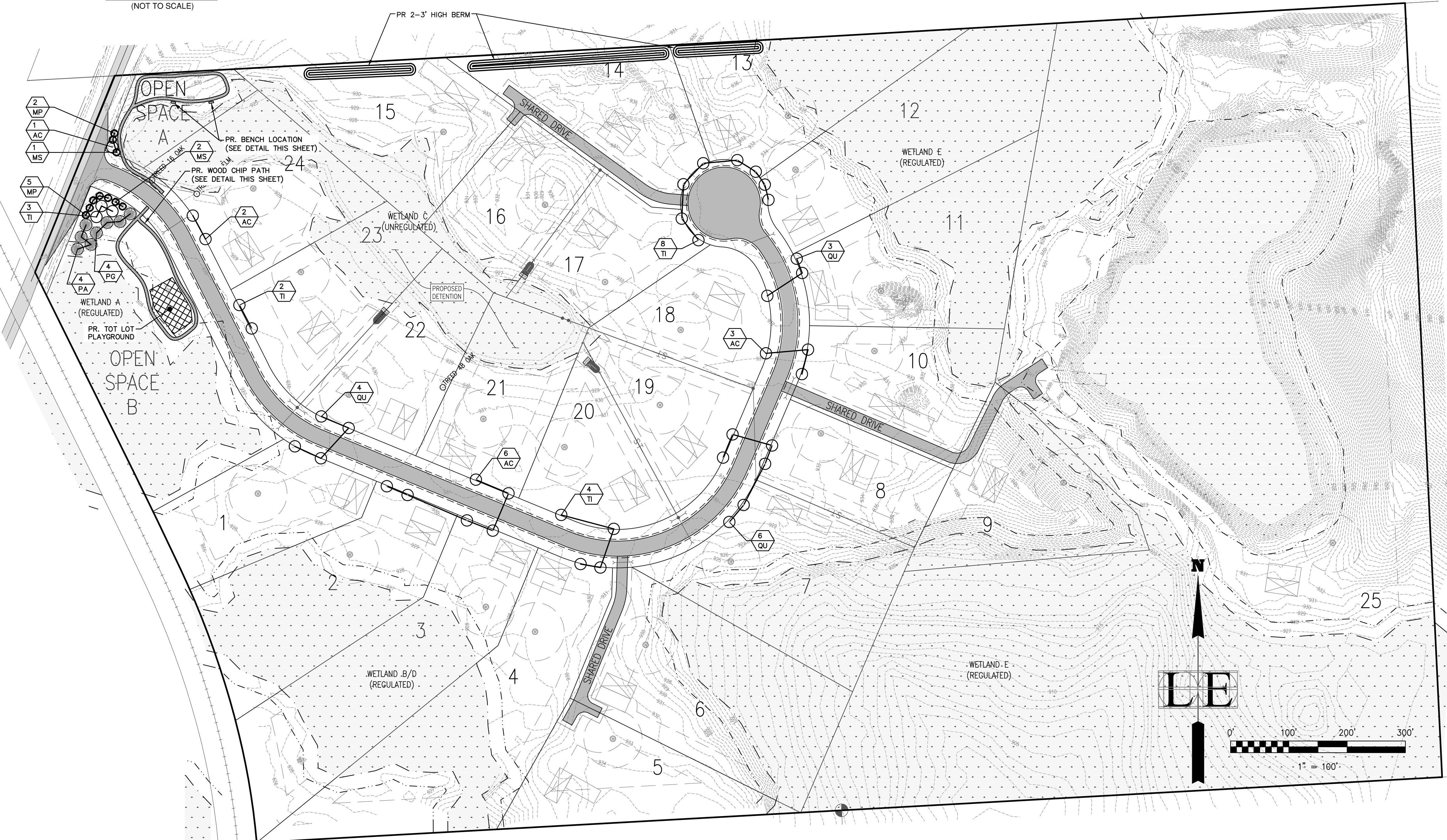
BENCH DETAIL  
(NOT TO SCALE)



WOOD CHIP WALKING PATH  
(NOT TO SCALE)

## Planting List

Canopy Trees				Min. Size		Root
Key	Qty	Genus	Common Name	Caliper	Height	
AC	12	Acer rubrum	Red Maple	2.5"	6'	B & B
QU	13	Quercus Alba	White Oak	2.5"	6'	B & B
TI	17	Tilia cordata	Little Leaf Linden	2.5"	6'	B & B
Evergreen Trees				Min. Size		Root
Key	Qty	Genus	Common Name	Caliper	Height	
PA	4	Picea abies	Norway Spruce	6"	6'	B & B
PG	4	Picea glauca	White Spruce	6"	6'	B & B
Ornamental Trees				Min. Size		Root
Key	Qty	Genus	Common Name	Caliper	Height	
MP	7	Malus 'Prainfire'	Prairie Fire Flowering Crab	2"	2"	B & B
MS	3	Malus 'Sekirk'	Sekirk Crab	2"	2"	B & B



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6885 GRAND RIVER AVE SUITE 100  
BRIGHTON, MI 48114  
810.598.9884

**CHESTNUT SPRINGS**  
CHILSON RD., GENOA TWP., LIVINGSTON COUNTY, MICHIGAN  
SITE PLAN  
LANDSCAPE PLAN & DETAILS

REVISONS	DATE
Drawn: MJB	5/23/2018
Checked: PER TWP CONSULTANT REVIEW COMMENTS	6/11/2018
Approved: PER TWP CONSULTANT REVIEW COMMENTS	6/29/2018
Date: 5/23/2018	7/27/2018

Job no. 11216-2  
Scale: Vertical: 1" = 10'  
Horizontal: 1" = 100'

**L1**

FILE:C:\Users\User\Dropbox (Living)\Projects\2011\11216-2 Chestnut Springs\Site Plan\11216-2\_L1\_Landscape\_Plan.dwg

# **Board Correspondence**



# LIVINGSTON COUNTY, MICHIGAN

## LIVINGSTON COUNTY BOARD OF COMMISSIONERS

304 E. Grand River Avenue - Suite 201 - Howell MI 48843

**DONALD S. PARKER, CHAIRMAN**  
**DENNIS L. DOLAN, VICE-CHAIRMAN**

**TEL: (517) 546-3520**  
**FAX: (517) 546-7266**

July 24, 2018

Bill Rogers, Supervisor  
Genoa Charter Township  
2911 Dorr Road  
Brighton, MI 48116

Dear Bill,

We wish to thank you, your staff, the Genoa Township Board of Trustees and Planning Commission for the wonderfully cooperative relationship we have experienced with the Township on the development of Fillmore County Park.

Thank you for your expertise regarding the development of the park and for your financial contribution towards the establishment of this recreational amenity in Genoa Township.

We will keep you informed on the progress of this endeavor.

With Appreciation,

Gary Childs, District 9 County Commissioner,  
Chair, Livingston County Parks &  
Open Space Advisory Committee

Kathleen J. Kline-Hudson, Director  
Livingston County Planning Department

c: **Mike Archinal, Township Manager**  
Kelly VanMarter, Assistant Township Manager/Community Development Director

To Brad 8/4/14

Cromaine District Library  
Regular Board Meeting  
Thursday, December 11, 2014

APPROVED

Members Present: Black, Cafmeyer, Chapman, Lewis, Sargent, Thompson  
Members Absent: None  
Staff Present: Director Marlow  
Guests: Barbara Rentola, Janice Yaklin

I. President Lewis called the meeting to order at 7:00 p.m. in the Cromaine Village Library Community Room.

II. **Approval of agenda** Agenda Approval

President Lewis noted that there are no Finance Committee meeting minutes. (The Committee met just before the Board meeting.) Minutes will be provided in the January Board packet. Member Thompson moved to approve the agenda, seconded by Member Black. Passed unanimously.

III. **Approval of Consent Calendar** Consent Calendar Approval

Member Cafmeyer moved to approve the consent calendar, seconded by Member Sargent. Passed unanimously.

- A. Approval of regular meeting minutes, 11/20/14
- B. Acknowledge receipt of the November Financial Report and payment of November invoices totaling \$119,859.83 and payroll obligations totaling \$66,774.07.
- C. Director's Report
- D. Committee Reports
 

Community Relations	November 20
Personnel	Cancelled
Planning	December 4
Finance	omitted due to timing of meeting

IV. **Call to the Public:** No Response Call to the Public

V. **Director's Report Update** – The Director shared the following verbally: Director's Update

Volunteers gave 274.5 hours in the last two months, including 69.25 from teens and 205.25 from adults. We are grateful for the increasing number of staff who are stepping up to volunteer at some of our most fun events as several of our adult volunteers travel to places warm during the winter months. Check out the bulletin board in the Youth area and the Frozen display case—both mostly created by the teen volunteers.

There were no decisions or action to be taken from the November 20, 2014 Board of Trustees meeting.

We believe our financial reports are finally back on track and that variances are now reporting correctly. Investment income is looking better than anticipated, especially as the months from July through December tend to be our declining

balance months (until taxes start arriving in late December). We are overspent in Community Relations in both the Operating and Gift budgets, some of which is due to using Gift Fund fund balance to cover summer music concerts for 2014.

We were delighted to receive a check for \$600 from Walmart of Hartland. Carol Taggart had pursued this grant and was having difficulty connecting with the in-store staff who could give an answer on the likelihood of it being awarded by the headquarters. Hartland Township also received a \$500 grant from Walmart for the Hartland Family Winterfest activity. The Walmart grant will be used to help with the community match for the 2015 Big Read – “Old School” by Tobias Wolff.

Big Read 2015 planning was mostly completed by Carol before her move to Michigan Humanities Council. Carol shared that since 2006, of the 1200 Big Read grants, only four other organizations have received more Big Read grants than Cromaine.

The Trustee recruitment process has been activated with postings of the vacancy announcement on both libraries’ bulletin boards, at the Circulation desks, and at the Youth desk, plus emailing of the announcement to the six Township offices. Brochures and applications are available at each of the libraries and are provided to you so that you can recruit as well. The information is on the web site tonight. At least five individuals have been invited to apply. The deadline for application is January 5, so that the Personnel Committee may review applicants, and, if at all possible, a new trustee will be appointed at the January 15, 2015 board meeting. This will enable Cromaine to comply with the 45-day (from Linda Smith’s resignation on November 20) deadline for filling trustee vacancies.

Additional comments have been received from many of our community about the failed ballot proposal. Most are sincere deep regret that the ballot proposal failed. In one instance, the patrons discussed it as if talking about the death of a person. Another told the staffer that she had deliberately stayed away out of sadness and dismay—she had not visited in over a month. Some are angry, some are just sad. Just today, two patrons at Crossroads were shocked and disappointed to hear that the proposal had failed.

Comments about the closing of Crossroads have also been coming in:

“Several patrons who normally go to Crossroads on Fridays expressed disappointment that Crossroads is now closed on Fridays and Saturdays. On Friday, Dec. 5th, there were two instances in which patrons wanted to get a book that was at Crossroads, and unhappy that they would need to wait until Sunday to get books.”

“On Sunday, 12/7/14, a man asked if anyone has complained about the reduced hours. I told him that our director would have any information about that and I could have her call him. He just said that we should be using our savings to build the expansion and leave Crossroads hours the same. I told him that the savings we have has a purpose and that he could ask about that by calling Ceci, or attending a meeting if he could. I asked for his name, but he refused. He did not seem like he was upset, just curious.”

“I have heard from about 3 people who have not liked the new hours.”

“A gentleman in his late 20s stopped by looking for a private/quiet room to study. He said he often studies at Crossroads, but since they’re closed today he ventured over here and was disappointed to find that we do not have private meeting rooms. We had a pleasant chat, but afterwards I noticed he only stuck around for a minute or two before leaving the building.”

President Lewis asked if there were any questions for the Library Director. Trustee Sargent asked how Emily Idzior is doing. The Director replied that she sees her doctor on December 15 and we need her released to return on December 16, which we sincerely hope she’ll be able to do. Heather Draft, our new 20-hour Youth Librarian, is covering hours her first week to get us through. Emily’s knee was fractured in two places and at last report she still had swelling and limited movement. She has been placed on a medical leave which holds her job for 12 weeks. At December 15, she’ll have used six of those weeks.

## VI. Discussion

### A. Strategic Plan

Strategic Plan

The trustees reviewed the list of options for going forward following the failed ballot proposal. Each option was discussed, some in great detail, and obstacles and benefits of each were examined. The Director asked that the trustees narrow down the list of options so that only the most likely or viable would be researched for the Planning Committee’s further consideration. Only the consensus on each option is reported here, not the individual trustee’s comments. The options which were rejected at this time and will not be considered further (unless warranted by other circumstances) are: Go out again right away in February 2015 or May 2015; Go forward with renovations using fund balance; Build a small addition (less than 4,000 square feet) using fund balance; Close Crossroads June 30 in order to save more money even faster, possibly to build an addition without bond funding; Reduce programs offering only what will fit in the Community Room or within calendar and Community Room; replace branch with a mobile service of some kind, e.g., bookmobile; Relocate branch to a more affordable location in rent, e.g., educational service agency or other retail space.

The options that the Board has chosen for the Planning Committee to pursue are: Go out 18 months from now--August 2016 Presidential Primary or November 2016 General Election; Just ask for bond proposal to renovate, less than \$3 million; Build a completely new library closer to M-59; Do nothing--just fix what gets broken as it breaks; Add portables to provide youth-only program room and separate teen space.

Member Thompson commented that everyone who worked so hard on the proposal should be commended. All had done such a good job and with so much support, for the 2014 proposal to not pass is very disappointing.

### B. Library Closing Calendar for 2015

Library Closing

Library Closing Calendar has no unusual closings.

Calendar for 2015

**C. Resolution Regarding Health Care**

The Resolution Regarding Health Care is done annually. Cromaine has met all of the intent of lowering taxpayers' support of health costs for employees.

Health Care Resolution

**D. Policies (Finance) – 6005, Investment of Library Funds; 6007, Investment Charter; 6015, Budget**

Policies 6005 - Investment of Library Funds and 6007 - Investment Charter were discussed by the Finance Committee and do not warrant revision. Policy 6015 - Budget has a question to be answered and will be brought back to the Board at the January 2015 meeting.

Policies for Review

**Decision**

**VII. A. Library Closing Calendar for 2015**

Member Black moved to approve the Library closing calendar for 2015 as presented, seconded by Member Thompson. Passed unanimously.

Library Closing Calendar for 2015

**B. Resolution 2014-18: EXEMPTION FROM MICHIGAN PUBLIC ACT 152 OF 2011 “THE PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT”**

Member Thompson moved to approve Resolution 2014-18, EXEMPTION FROM MICHIGAN PUBLIC ACT 152 OF 2011 “THE PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT”, Member Black seconded. A roll call vote was taken for approval of the resolution. Ayes: Black, Cafmeyer, Chapman, Lewis, Sargent, Thompson Nays: None

Health Care Resolution 2014-18

**VII. Information**

Upcoming meeting dates include:

Upcoming Meeting Dates

Dec 18	Planning Committee, 5:00 pm, Director’s Office
Jan 6	Planning Committee, 5:00 pm, Director’s Office
Jan 7	Personnel Committee, 5:00 pm, Director’s Office
Jan 13	Planning Committee, 5:00 pm, Director’s Office
Jan 14	Finance Committee, 1:00 pm, Director’s Office
Jan 15	Board of Trustees meeting, 7:00 pm, Village Community Room
Jan 19	Planning Committee, 5:00 pm, Director’s Office

**VIII. Agenda Items for Next Meeting**

- Organizational Meeting:
  - Board Orientation
  - Election of Officers
  - Committee assignments will be delayed, pending appointment of a new trustee

Agenda Items for Next Meeting

**Bank Resolution**

- Meeting Calendar Set (Resolution)
- Change Signers on Bank Accounts, if Warranted (Resolution)
- Committee meeting dates will be delayed, pending committee assignments
- Updated Resolution Table of Contents included in Board Packet
- Review of Second-Quarter Statistics
- Strategic Plan
- Policy Review:
  - Policy 6015 - Budget
  - Policy 6020 – Purchasing (Finance)
  - Policy 6025 – Library Credit Card (Finance)
  - Policy 6026 – Electronic Financial Transactions (Finance)
- Appointment of new trustee, if possible

**IX. Call to the Public:**

**Public Call**

Janice Yaklin responded: "thank you for keeping options open and for working so hard to do that and for working with us." She wished the board Happy Holidays. Don Thompson asked Janice her thoughts on the options discussed tonight. Janice replied that the bookmobile would enable us to attract those of our taxpayers who live in outlying parts of the Townships--there are many--and they were less supportive of the ballot proposal. Don replied that there so many out there that are closer to Fenton, Linden, Howell, Brighton, but they need to look at their tax bill and see where their services are provided. Janice noted that her experience in outreach in New York City was very positive and made a big difference in the support the library received--because the library was where the taxpayers are. Whether that's a bookmobile, a vending machine with library materials, or programs, Cromaine needs to attract non-users. Don said that's what marketing is supposed to do and why we've invested so much in marketing and have been able to raise percentage of population with library cards from 18% to where it is today. Janice noted that she uses her car to transport materials to Village Manor Retirement Center and that a bookmobile or book-van could do much more. Member Chapman commented that she has concerns with employee use of their own vehicles to do library work. Janice said she isn't complaining, and is happy to do that, but if the service is expanded, there needs to be support for getting materials and programs out to the farther parts of the service area.

**X. Motion by Member Thompson, seconded by Member Sargent to adjourn at 8:20 pm.**

**Adjournment**

**MARY CAFMEYER, SECRETARY**

Barbara Rentola, Recording Secretary  
Cromaine District Library Board

Documents distributed to the Board for/at this meeting:

- 11/20/14 Proposed Minutes

Cromaine District Library – Board Meeting  
December 11, 2014



- November 2014 Financial Reports & Checks Issued Totals
- November 2014 CDL Investment Performance Report
- Director's Report, 12/11/14
- CDL Statistics for November 2014 & updated CDL 4-year Circulation Graphs
- Community Relations Committee Minutes, 10/23/14
- Planning Committee Minutes, 12/4/14
- Planning committee list of options for next steps with Director's memo attached
- Library Closing Calendar 2015
- Resolution 2014-18, Exemption from Michigan Public Act 152 of 2011 "The Publicly Funded Health Insurance Contribution Act"
- Individual Trustee and Board (as a whole) Evaluations with Director's memo attached
- Trustee Vacancy Announcement
- Trustee Vacancy Brochure
- Trustee Vacancy Application
- January 2015 Program Calendar
- *Board & Administrator, December 2014*



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

August 2, 2018

State of Michigan  
Department of Environmental Quality  
Water Resources Division  
Lansing District Office  
P. O. Box 30242  
Lansing, MI 48909

Site Name: 47-4501 Oak Pointe Drive-Brighton-Perri Island  
Submission Number: HND-7SQQ-1BCY6  
Date: July 16, 2018

To Whom It May Concern;

Genoa Charter Township is in receipt of your recent correspondence regarding the above referenced site. Please be advised that this request violates the Township Zoning Ordinance in two ways:

- Section 11.04.05(b) allows a single dock per parcel not two.
- Section 13.02(d) requires an undisturbed natural setback of 25' from a regulated wetland. The proposed beach area and docks violate this requirement.

The 60'X60' beach area is excessive and not a right enjoyed by other parcels with regulated wetland adjacent to the shoreline. A single narrow boardwalk and dock extending into the lake is typical and we don't want to set a precedent with this application. While this proposal will only impact less than 0.07 acre of wetland, we are concerned that other neighboring properties will then make similar requests.

Please consider the sensitive and environmental features of this parcel. Our wetlands should be preserved and protected and Genoa Township is asking that further encroachment into this regulated wetland be denied.

Sincerely,

Paulette A. Skolarus, Clerk  
Genoa Charter Township

CC: Kelly VanMarter  
Genoa Township Board

**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

State of Michigan  
Department of Environmental Quality  
Water Resources Division  
Lansing District Office  
P.O. Box 30242  
Lansing, MI 48909

RE: Subject 47-4501 Oak Ponte Drive, Brighton, Perri Island  
Submission Number HND-65QQ-1BC46

In response to your request for comments, we want to express our opposition to Submission Number HND-65QQ-1BC46. Our address is 4514 Lakeshore Ct, which is diagonally across from the access dock to W. Crooked Lake and adjacent to the pontoon travel path to Perri Island.

As the summer has progressed, we have become increasingly alarmed with the significant increase in boat traffic to and from Perri Island and the risk of injury, or worse, to our Grandchildren, as well as our neighbors' children and Grandchildren, who play, swim, paddle board and kayak in the water just beyond our dock areas which are right in the path that the pontoon boat travels from its access point to Perri island.

On many days, the number of round trips has been 20 or more---and often made by people who do not appear to know how to safely operate a pontoon boat. On two different occasions, I have observed a pontoon boat touching my neighbors sand beach (on which their small children often play) while trying to navigate their way out of the dock and onto W. Crooked Lake. On other occasions, I have noticed near misses to the adjacent boats and docks owned by the 3 of us nearest to their dock. In addition, on several other occasions, the boats appeared to be carrying a large number of people, far exceeding the rated capacity.

It is quite obvious that the Island renters have hosted several very large party's for a wide variety of purposes. On several occasions, the easement was completely full of parked vehicles, which on more than one occasion overflowed the easement and required parking in the street. With the large number of people on the island, I can only assume that the septic/sewage system on the island may have been overwhelmed, resulting in serious negative impact to the water quality in the lake.

The above situation, created by converting Perri Island into a rental property ([www.vrbo.com/4939393ha](http://www.vrbo.com/4939393ha)), is already a huge safety problem, environmental threat, and nuisance.

And now we just received your notice about a request which greatly expands the beach and docking facilities at Perri Island---including the installation of a 60 by 60 ft beach, a 40 by 6 ft boardwalk, and a 60 ft by 4 ft dock, and the replacement of an existing dock with 56 buy 4 ft

dock with an attached 15 by 10 foot platform---all of which would enable increased usage of Perri Island by even larger groups of people, and encroach on an area in W.Crooked Lake that is already the most travelled area on the lake, resulting in more difficult navigation and additional risk of accidents.

If this DEQ Submission is approved, it will substantially worsen the current situation by enabling more boats and much larger partys of people who have no ownership or interest in maintaining W. Crooked Lake and the surrounding area as a valued entity.

I have also read the letters submitted by our neighbors Paul and Cecille Henderson, and Michael and Judy Daubenmier, and we are in complete agreement with the inputs that they have made.

In summary, we are extremely concerned about  
---the negative impact to the safety of our children and grandchildren  
---the negative impact on the environment and water quality  
---the danger of increased lake traffic around Perri Island and  
---further disruption to the peaceful environment of West Crooked Lake

In addition, the proposed further commercialization would likely be a negative impact on property values of the Oak Pointe Homeowners that border Perri island and the lake path taken to access Perri Island.

For all of the above reasons, we strongly oppose this Submission Number HND-65QQ-1BC46.

Respectfully submitted,

  
Richard J. and Karen M. Rachner  
4514 lakeshore Ct,  
Brighton, Mi 48116  
248-761-0131  
[rrachner@hotmail.com](mailto:rrachner@hotmail.com)



8/1/2018

Cc: Genoa Township ✓  
Oak Pointe Community Association  
Oak Pointe Homeowners Association

**State of Michigan  
Department of Environmental Quality**

Water Resources Division  
Lansing District Office  
P.O. Box 30242  
Lansing, Michigan 48909  
517-284-6665

Site Name: 47-4501 Oak Pointe Drive-Brighton-Perri Island  
Submission Number: HND-6SQQ-1BCY6  
Date: July 16, 2018

**PUBLIC NOTICE**

Mr. Joseph Perri, 6870 Grand River Avenue, Brighton, Michigan 48114, has applied to this office for a permit under authority of Part 301, Inland Lakes and Streams, and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The applicant proposes to place approximately 376 cubic yards of clean sand fill to construct an approximately 60-foot long by 60-foot wide beach area in 0.056 acre of wetland and extending approximately 10 feet onto bottomland of West Crooked Lake; construct a permanent 40-foot long by 6-foot wide elevated, open pile boardwalk through wetland and a permanent 60-foot long by 4-foot wide elevated, open pile dock extending from the boardwalk over West Crooked Lake; replace an existing dock with a new permanent 56-foot long by 4 foot wide elevated, open pile dock with a 15-foot long by 10-foot wide platform; and use an approximately 0.008 acre area of wetland as a landing area for boats and construction equipment. Project proposes to impact a total of 0.064 acre of wetland. No mitigation is proposed. The project is located on an island in West Crooked Lake, known as Perri Island, in T02N, R05E, Section 28, Genoa Township, Livingston County, Michigan.

**THIS NOTICE IS NOT A PERMIT**

The proposed project may also be regulated by one or more additional parts of the NREPA that are administered by the Department of Environmental Quality (DEQ), Water Resources Division (WRD). The requirements of all applicable parts are considered in determining if a permit can be issued. When a permit application is received requesting authorization to work in or over the inland waters of the State of Michigan, pursuant to Part 301, and Part 303, of the NREPA, the NREPA provides that the DEQ submit copies for review to the department of public health; the city, village, or township and county where the project is to be located; the local soil conservation district; and any local watershed council organized under Part 311, Local River Management, of the NREPA. Additional notification is provided to certain persons as required by statute or determined by the DEQ.

Those persons wanting to make comments on the proposed project shall furnish this office with their written comments no later than 20 days from the date of this notice. Written comments will be made part of the record and should reference the above application number. Objections must be factual, specific, and fully describe the reasons upon which any objection is founded. Unless a written request is filed with the DEQ within the 20-day public comment period, the DEQ may make a decision on the application without a public hearing. The determination as to whether a permit will be issued or a public hearing held will be based on an evaluation of all relevant factors, including the public comments received and the effect of the proposed work on

Public Notice: Mr. Joseph Perri  
Site Name: 47-4501 Oak Pointe Drive-Brighton-Perri Island  
Submission Number: HND-6SQQ-1BCY6  
Date: July 16, 2018

the public trust or interest, including navigation, fish, wildlife, and pollution. The specific permit decision criteria can be found in the parts of the NREPA applicable to this application and listed above. Copies of these parts of the NREPA are available on the public notice Web site. Public comments received will also be considered.

The entire copy of the public notice package may be viewed at the WRD's district office listed on the top of this public notice or online at:  
<https://miwaters.deq.state.mi.us/miwaters/#!/external/publicnotice/search>. To access the public notice page online, search for the public notice by location or applicant name, and view by clicking on the "Documents" tab. Comments may be sent electronically by clicking on the "Add Comment" tab. A hard copy of the public notice may be requested by calling the above number.

cc:

Mr. Joseph Perri, Applicant  
Ms Julie Oakes, DNR, Wildlife Division  
Ms. Sara Thomas, DNR, Fisheries Division  
Livingston County Clerk  
Genoa Township Clerk  
Livingston County Drain Commissioner  
Livingston County Health Department  
Livingston County Conservation District  
Local Postmaster  
Livingston County CEA

Huron River Watershed Council  
Ms. Sherri Slocum, Holland Engineering  
Adjoining Property Owners, See file

**M D E Q / U S A C E J O I N T P E R M I T  
A P P L I C A T I O N**

**WEST CROOKED LAKE ISLAND DOCK PROJECT**

LIVINGSTON COUNTY, MICHIGAN

*Submitted to:*

Michigan Department of Environmental Quality  
Land and Water Management Division  
Lansing District Office  
525 W. Allegan Road, Lansing, MI 48909

*Submitted for:*

Mr. Joe Perri  
6870 Grand River Ave.  
Brighton, MI  
48114

April 19, 2018

**HOLLAND**  
ENGINEERING

*Prepared by:*

Holland Engineering, Inc.  
Travelers Tower I  
26555 Evergreen Road, Suite 430  
Southfield, MI 48076

Project No. 17-07-017

April 19, 2018

Mr. Jeff Pierce  
Michigan Department of Environmental Quality  
Land & Water Management Division  
Lansing District Office  
525 W. Allegan Road  
Lansing, MI 48909  
989-355-4264  
[PierceJ2@michigan.gov](mailto:PierceJ2@michigan.gov)

**Re: Perri West Crooked Lake Island Dock Project  
Joint Permit Application  
Livingston County, Michigan**

Dear Mr. Pierce:

On behalf of Mr. Joe Perri Holland Engineering, Inc. (HEI) is submitting the enclosed Joint Permit Application for the proposed West Crooked Lake Island Dock Project located in Livingston County, Michigan. (T02N, R05E, 28). This project involves the construction of a recreational beach, dock, and landing area on West Crooked Lake Island.

Enclosed you will find a complete Joint Permit Application package including the following:

- Application Form
- Attachment A. Wetland Assessment Map
- Attachment B: Cross-section Drawings

**Holland Engineering, Inc.**

Travelers Tower 1  
26555 Evergreen Road, Suite 430  
Southfield MI 48076

248-827-7322 **phone**  
248-827-7549 **fax**  
[HollandEngineering.com](http://HollandEngineering.com)



The permit fee will be paid to the MDEQ in MiWaters. Please feel free to contact me, Ms. Sherry Slocum at (616) 648-0088 with any questions or if additional information is needed.

Sincerely,  
**Holland Engineering, Inc.**



Sherry Slocum  
Manager, Environmental Services

Enclosures

**JOINT PERMIT APPLICATION**



<b>AGENCY USE</b>	Previous USACE File Number	<b>Date Received</b>	DEQ- WRD- LDO	DEQ File Number HND-6SQQ-1BCY6
	USACE File Number		RCVD 4-20-2018	Fee received \$

- Validate that all parts of this checklist are submitted with the application package. Fill out application and additional pages as needed.
- All items in Sections 1 through 9 are completed.
  - Project-specific Sections 10 through 20 are completed.
  - Dimensions, volumes, and calculations are provided for all impact areas.
  - All information contained in the headings for the appropriate Sections (1-20) are addressed, and identified attachments (♦) are included.
  - Map, site plan(s), cross sections; one set must be black and white on 8 1/2 by 11 inch paper; photographs.
  - Application fee is attached.

**1 Project Location Information** For Latitude, Longitude, and TRS info anywhere in Michigan see [www.mcqi.state.mi.us/wetlands/](http://www.mcqi.state.mi.us/wetlands/)

Project Address (road, if no street address) 4501 OAK POINTE DR.	Zip Code 48116	Municipality (Township/Village/City) Genoa Township	County Livingston
Property Tax Identification Number(s) 11-28-200-001	Latitude 4 2 5 3 N	Township/Range/Section (TRS) T 20N N or S; R 05E E or W; Sec 28 OR Private Claim # _____	
Subdivision/Plat and Lot Number	Longitude - 8 3 8 5 W		

**2 Applicant and Agent Information**

Owner/Applicant (individual or corporate name) Joseph Perri	Agent/Contractor (firm name and contact person) Holland Engineering., c/o Sherry Slocum
Mailing Address 6870 Grand River Ave.	Mailing Address 26555 Evergreen Road, Suite 430
City Brighton State MI Zip Code 48114	City Southfield State MI Zip Code 48076
Contact Phone Number Fax (517) 404-8404	Contact Phone Number Fax (248) 837-7549 (616) 648-0088
Email jperri@remax.net	E-mail sslocum@hollandengineering.com

No  Yes Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? ♦ If no, attach letter(s) of authorization from all property owners including the owner of the disposal site.

Property Owner's Name (If different from applicant)	Mailing Address
Contact Phone Number	City State Zip Code

**3 Project Description**

Project Name Perri Island	Preapplication File Number - - -P
Name of Water body West Crooked Lake	Date project staked/flagged

<p>The proposed project is on, within, or involves (check all that apply)</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> an inland lake (5 acres or more)</li> <li><input type="checkbox"/> a pond (less than 5 acres)</li> <li><input type="checkbox"/> a stream, river, ditch or drain</li> <li><input type="checkbox"/> a legally established County Drain Date Drain was established</li> <li><input type="checkbox"/> a channel/canal</li> <li><input type="checkbox"/> 500 feet of an existing water body</li> <li><input type="checkbox"/> a Great Lake or Section 10 Waters</li> <li><input checked="" type="checkbox"/> a wetland</li> <li><input type="checkbox"/> a 100-year floodplain</li> <li><input type="checkbox"/> a dam</li> <li><input type="checkbox"/> a designated high risk erosion area</li> <li><input type="checkbox"/> a designated critical dune area</li> <li><input type="checkbox"/> a designated environmental area</li> </ul>	<p>Project Use</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> private</li> <li><input type="checkbox"/> commercial</li> <li><input type="checkbox"/> public/government</li> <li><input type="checkbox"/> project is receiving federal/state transportation funds</li> <li><input type="checkbox"/> Wetland Restoration</li> <li><input type="checkbox"/> other</li> </ul>
---	---

Indicate the type of permit being applied for:  General Permit  Minor Project  Individual (All other projects.) ♦ See Appendix C.

Written Summary of All Proposed Activities

A sand beach is proposed as the island does not currently have a recreational beach area. A dock is proposed to increase the access to the island.

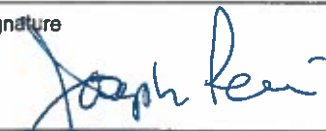
Construction Sequence and Methods

Conventional construction techniques will be used. Construction sequence is proposed as follows: 1. Identify and Protect Cri



<b>4 Project Purpose, Use and Alternatives</b> <i>Attach additional sheets as necessary.</i>					
Describe the purpose of the project and its intended use; include any new development or expansion of an existing land use. This project will provide the homeowner a beach and dock to use for recreational purposes. The only access to the island is by watercraft and there is not currently a beach front area for the homeowner to use.					
Describe the alternatives considered to avoid or minimize resource impacts. Include factors such as, but to limited to, alternative locations, project layout and design, and construction technologies. For utility crossings include alternative routes and construction methods. The large majority of the island shoreline is undeveloped, with a wetland border. The area used for the beach and dock are a small portion of the overall property.					
<b>5 Locating Your Project Site</b> <i>Attach a legible black and white map with a North arrow.</i>					
Names of roads of closest intersection There are not any roads on the island. The only access is by boat.					
Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body The dock for the property is located off Oak Pointe Drive, north of Lake Shore Court.					
Description of buildings on the site (color; 1 or 2 story, other)			Description of adjacent landmarks or buildings (address; color; etc)		
A two story white house is the primary residence.					
How can your site be identified if there is no visible address? It is the southmost island in West Crooked Lake.					
<b>6 Easements and Other Permits</b>					
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property? * If yes, attach a copy. Provide copies of court orders and legal lake levels if applicable.					
List all other federal, interstate, state, or local agency authorizations including required assurances for Critical Dune Area projects.					
Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial
<b>7 Compliance</b>					
If a permit is issued, when will the activity begin? (M/D/Y) Spring 2018			Proposed completion date (M/D/Y) 10/2018		
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Has any construction activity commenced or been completed in a regulated area? * If Yes, identify the portion(s) underway or completed on drawings or attach project specifications and give completion date(s).					
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Were the regulated activities conducted under a DEQ and/or USACE permit? * If Yes, list the permit numbers					
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Are you aware of any unresolved violations of environmental law or litigation involving the property? * If Yes, attach explanation.					
<b>8 Adjoining Property Owners</b> <i>Provide current mailing addresses. Attach additional sheets/labels for long lists.</i>					
<input type="checkbox"/> Established Lake Board	Contact Person	Mailing Address	City	State and Zip Code	
<input type="checkbox"/> Lake Association					
List all adjoining property owners. If you own the adjoining lot, provide the requested information for the first adjoining parcel that is not owned by you.					
Property Owner's Name		Mailing Address	City	State and Zip Code	
The project is on an island without adjacent					



<b>9 Applicant's Certification</b>		<i>Read carefully before signing.</i>	
<p>I am applying for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application; that it is true and accurate; and, to the best of my knowledge, that it is in compliance with the State Coastal Zone Management Program. I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information on this application is untrue. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow representatives of the DEQ, USACE, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site before and during construction and after the completion of the project. I understand that I must obtain all other necessary local, county, state, or federal permits and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity. I understand that the payment of the application fee does not guarantee the issuance of a permit.</p>			
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Agent/Contractor <input type="checkbox"/> Corp. or Public Agency / Title	Printed Name Joseph Perri	Signature 	Date 1/30/18



<b>10 Projects Impacting Inland Lakes, Streams, Great Lakes, Wetlands or Floodplains</b>			
<ul style="list-style-type: none"> <li>Complete only those sections A through M applicable to your project.</li> <li>If your project impacts wetlands also complete Section 12. If your project impacts regulated floodplains also complete Section 13.</li> <li>To calculate volume in cubic yards (cu yd), multiply the average length in feet (ft) times the average width (ft) times the average depth (ft) and divide by 27. Example: (25 ft long x 10 ft wide x 2 feet deep) / 27 = 18.5 cubic yards</li> <li>Some projects on the Great Lakes require an application for conveyance prior to Joint Permit Application completeness. <ul style="list-style-type: none"> <li>Provide a black and white overall site plan, with cross-section and profile drawings. Show existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures, land change activities and soil erosion and sedimentation control measures. Review Appendix B and EZ Guides for aid in providing complete site-specific drawings.</li> <li>Provide tables for multiple impact areas or multiple activities such as multiple fill areas or multiple culverts. Include your calculations.</li> </ul> </li> </ul>			
<b>Water Level Elevation</b>			
On inland waters <input type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> other		Observed water elevation (ft)	date of observation (M/D/Y)
On a Great Lake <input type="checkbox"/> IGLD 85 <input type="checkbox"/> surveyed <input type="checkbox"/> converted from observed still water elevation.			
<b>A. PROJECTS REQUIRING FILL (See All Sample Drawings)</b>			
<ul style="list-style-type: none"> <li>Attach a site plan and cross-section views to scale showing maximum and average fill dimensions with calculations.</li> <li>For multiple impact areas on a site provide a table with location, dimensions and volumes for each fill area.</li> </ul>			
Purpose	<input type="checkbox"/> bioengineered shore protection	<input type="checkbox"/> boat ramp	<input type="checkbox"/> boat well <input type="checkbox"/> bridge or culvert <input type="checkbox"/> crib dock
	<input type="checkbox"/> riprap	<input type="checkbox"/> seawall	<input type="checkbox"/> swim area <input checked="" type="checkbox"/> other
Dimensions of fill (ft)	Total volume (cubic yards)	Volume below OHWM (cubic yards)	
Length 60 Width Varie Maximum Depth 2	376 (beach & landing area)		
Maximum water depth in fill area (ft) 4	Area filled (sq ft) 2,788	Will filter fabric be used under proposed fill? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, type)	
Fill will extend 10 feet into the water from the shoreline and upland 20 feet out of the water.			
Type of clean fill	<input type="checkbox"/> peastone % <input checked="" type="checkbox"/> sand %	<input type="checkbox"/> gravel %	<input type="checkbox"/> other %
Source of clean fill	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> on-site <input type="checkbox"/> other	<ul style="list-style-type: none"> <li>If on-site, show location on site plan.</li> <li>If other, attach description of location.</li> </ul>	
<b>B. PROJECTS REQUIRING DREDGING OR EXCAVATION (See Sample Drawings)</b>			
<ul style="list-style-type: none"> <li>Refer to <a href="http://www.mi.gov/jointpermit">www.mi.gov/jointpermit</a> for spoils disposal and authorization requirements.</li> <li>Attach a site plan and cross-section views to scale showing maximum and average dredge or excavation dimensions with calculations.</li> <li>For multiple impact areas on a site provide a table with location, dimensions and volumes for each dredge/excavation area.</li> </ul>			
Purpose	<input type="checkbox"/> boat ramp	<input type="checkbox"/> boat well	<input type="checkbox"/> bridge or culvert <input type="checkbox"/> maintenance dredge
	<input type="checkbox"/> navigation	<input type="checkbox"/> pond/basin	<input type="checkbox"/> other
Dimensions (ft)	Total volume (cu yds)	Volume below OHWM (cu yds)	
Length Width Maximum Depth			
Has this same area been previously dredged?	<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, provide date and permit number:	
Will the previously dredged area be enlarged?	<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, when and how much?	
Is long-term maintenance dredging planned?	<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, how often?	
Dredge or Excavation Method <input type="checkbox"/> Hydraulic <input type="checkbox"/> Mechanical <input type="checkbox"/> other			
Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site		
	For disposal, provide a <ul style="list-style-type: none"> <li>Detailed spoils disposal area location map and site plan with property lines.</li> <li>Letter of authorization from property owner of spoils disposal site, if disposed off-site.</li> </ul>		
	For volumes less than 5,000 cu yards, has proposed dredge material been tested for contaminants within the past 10 years? <input type="checkbox"/> No <input type="checkbox"/> Yes <ul style="list-style-type: none"> <li>If Yes, provide test results with a map of sampling locations.</li> </ul>		
<b>C. PROJECTS REQUIRING RIPRAP (See Sample Drawings 2, 3, 8, 12, 14, 22, and 23)</b>			
Riprap water ward of the ordinary high water mark: dimensions (ft)	length	width	depth
			Volume(cu yd)
Riprap landward of the ordinary high water mark: dimensions (ft)	length	width	depth
			Volume(cu yd)
Type and size of riprap (inches)	Will filter fabric or pea stone be used under proposed riprap?		
<input type="checkbox"/> field stone <input type="checkbox"/> angular rock <input type="checkbox"/> other	<input type="checkbox"/> No <input type="checkbox"/> Yes, Type		



<input type="checkbox"/> <b>D. SHORE PROTECTION PROJECTS</b> (See EZ Guides and Sample Drawings 2, 3, and 17. Complete Sections 10A, B, and/or C.)			
♦ For bioengineering projects include the list of native plants/seeds, if available.			
Type and length (ft)	<input type="checkbox"/> bioengineering (ft)	<input type="checkbox"/> revetment (ft)	<input type="checkbox"/> riprap (ft) <input type="checkbox"/> seawall/bulkhead (ft)
Structure is	<input type="checkbox"/> new <input type="checkbox"/> repair <input type="checkbox"/> replacement of an existing structure	Will the existing structure be removed? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Proposed Toe Stone (linear feet)		Distance of project from adjacent property lines (ft)	
Distance of project from an obvious fixed structure (example - 50 ft from SW corner of house)			
For bioengineering projects indicate the structure type <input type="checkbox"/> brush bundles <input type="checkbox"/> coir log <input type="checkbox"/> live stakes <input type="checkbox"/> tree revetment <input type="checkbox"/> other			
<input checked="" type="checkbox"/> <b>E. DOCK - PIER – MOORING PILINGS</b> (See Sample Drawing 10)			
♦ Attach a copy of the property legal description, mortgage survey, or a property boundary survey report.			
Dock Type <input type="checkbox"/> open pile <input type="checkbox"/> filled <input type="checkbox"/> crib <input type="checkbox"/> floating <input type="checkbox"/> cantilevered <input type="checkbox"/> spring piles <input type="checkbox"/> piling clusters <input checked="" type="checkbox"/> other			
Is the structure within the applicant's riparian area interest area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes ♦ Show parcel property lines on the site plan.			
Proposed structure dimensions (ft) length 100 width 4-6		Use <input checked="" type="checkbox"/> private <input type="checkbox"/> public <input type="checkbox"/> commercial	
Dimensions of nearest adjacent structures (ft) length N/A width N/A		Distance of dock from adjacent property lines (ft) N/A	
<input type="checkbox"/> <b>F. BOAT WELL</b> (See EZ Guide. Complete Sections 10A and 10B)			
Dimensions (ft) length		width	depth
			Number of boats
Type of sidewall stabilization <input type="checkbox"/> concrete <input type="checkbox"/> riprap <input type="checkbox"/> steel <input type="checkbox"/> vinyl <input type="checkbox"/> wood <input type="checkbox"/> other			
Volume of backfill behind sidewall stabilization (cu yd)		Distance of boat well from adjacent property lines (ft)	
<input type="checkbox"/> <b>G. BOAT RAMP</b> (See EZ Guide. Complete sections 10A, 10B, and 10C for mattress and pavement fill, dredge, and riprap)			
Type <input type="checkbox"/> new <input type="checkbox"/> existing <input type="checkbox"/> maintenance/improvement		Use <input type="checkbox"/> private <input type="checkbox"/> public <input type="checkbox"/> commercial	
Existing overall boat ramp dimensions (ft)		Type of construction material	
length	width	depth	<input type="checkbox"/> concrete <input type="checkbox"/> wood <input type="checkbox"/> stone <input type="checkbox"/> other
Proposed overall ramp dimensions (ft)		Proposed ramp dimensions (ft) below ordinary high water mark	
length	width	depth	length width depth
Number of proposed skid piers	Proposed skid pier dimensions (ft)		Distance of ramp from adjacent property lines (ft)
	length	width	
<input type="checkbox"/> <b>H. BOAT HOIST – ROOFS</b> (See EZ Guide)			
Type <input type="checkbox"/> cradle <input type="checkbox"/> side lifter <input type="checkbox"/> other		Located on <input type="checkbox"/> seawall <input type="checkbox"/> dock <input type="checkbox"/> bottomlands	
Hoist dimensions, including catwalks (ft) length width			
Area occupied, including cat walks (sq ft)		Distance of hoist from adjacent property lines (ft)	
Permanent Roof <input type="checkbox"/> No <input type="checkbox"/> Yes		Maximum Roof Dimensions (ft): length width height	
♦ If Yes, how is the roof supported?			
<input type="checkbox"/> <b>I. BOARDWALKS and DECKS in WETLANDS or FLOODPLAINS</b> (See Sample Drawings 5 and 6. Complete Sections 12 and/or 13)			
♦ Provide a table for multiple boardwalks and decks proposed in one project; include locations and dimensions.			
<b>Wetlands</b>		<b>Floodplains</b>	
Boardwalk <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Deck <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Boardwalk <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Deck <input type="checkbox"/> on pilings <input type="checkbox"/> on fill
Dimensions (ft)	Dimensions (ft)	Dimensions (ft)	Dimensions (ft)
length width	length width	length width	length width
<input type="checkbox"/> <b>J. INTAKE PIPES</b> (See Sample Drawing 16) or <b>OUTLET PIPES</b> (See Sample Drawing 22)			
If outlet pipe, discharge is to <input type="checkbox"/> inland lake <input type="checkbox"/> stream, drain or river <input type="checkbox"/> overland flow <input type="checkbox"/> Great Lake <input type="checkbox"/> wetland <input type="checkbox"/> other			
Number of pipes	Pipe diameters and invert elevations	Does pipe discharge below the OHWM?	<input type="checkbox"/> No <input type="checkbox"/> Yes
		Is the water treated before discharge?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Type <input type="checkbox"/> headwall <input type="checkbox"/> end section <input type="checkbox"/> other		Dimensions of headwall OR end section (ft)	
		length	width height



<input type="checkbox"/> <b>K. MOORING and NAVIGATION BUOYS</b> (See EZ Guide for Sample Drawing)				
♦ Provide a site plan showing the distances between each buoy and from the shore to each buoy, and depth (ft) of water at each location. ♦ Provide cross-section drawing(s) showing anchoring system(s) and dimensions.				
Purpose of buoy <input type="checkbox"/> mooring <input type="checkbox"/> navigation <input type="checkbox"/> scientific structures <input type="checkbox"/> swimming <input type="checkbox"/> other				
Number of buoys	Dimensions of buoys (ft) width                      height                      swing radius                      chain length		Boat Lengths	Type of anchor system
Buoy Location: Latitude                      N                      Longitude                      --                      W.    ♦ Provide a table for multiple buoys.				
Do you own the property along the shoreline?		<input type="checkbox"/> No <input type="checkbox"/> Yes	♦ If No, attach an authorization letter from the property owner(s).	
Do you own the bottomlands?		<input type="checkbox"/> No <input type="checkbox"/> Yes	♦ If No, attach an authorization letter from the property owner(s).	
<input type="checkbox"/> <b>L. FENCES</b>				
♦ Provide an overall site plan showing the proposed fencing through streams, wetlands or floodplains. ♦ Provide a drawing of fence profile showing the design, dimension, post spacing, mesh, and distance from ground to bottom of fence.				
Purpose of fence <input type="checkbox"/> Airport <input type="checkbox"/> Cervidae <input type="checkbox"/> Livestock <input type="checkbox"/> Residential <input type="checkbox"/> Security <input type="checkbox"/> Other				
Total length (ft) of fence through streams                      wetlands                      floodplains		Fence height (ft)	Fence type and material	
<input type="checkbox"/> <b>M. OTHER</b> - e.g., structure removal, maintenance or repair, aerator, dry fire hydrant, gold prospecting, habitat structures, scientific measuring devices, soil borings, or survey activities.				
Structure description, dimensions and volumes. Complete Sections 10A-C as applicable.				
<input checked="" type="checkbox"/> <b>Expansion of an Existing or Construction of a New Lake or Pond</b> (See Sample Drawings 4 and 15)				
♦ Complete Section 10J for outlets and Section 17 for water control structures. ♦ Provide elevations, cross-sections and profiles of outlets, dams, dikes, water control structures and emergency spillways to nearest water bodies.				
Which best describes your proposed water body use (check all that apply)				
<input type="checkbox"/> mining <input type="checkbox"/> recreation <input type="checkbox"/> storm water retention basin <input type="checkbox"/> wastewater basin <input type="checkbox"/> wildlife <input type="checkbox"/> other				
Water source for lake/pond				
<input type="checkbox"/> groundwater <input type="checkbox"/> natural springs <input type="checkbox"/> Inland Lake or Stream <input type="checkbox"/> storm water runoff <input type="checkbox"/> pump <input type="checkbox"/> sewage <input type="checkbox"/> other				
Location of the lake/basin/pond <input type="checkbox"/> floodplain <input type="checkbox"/> wetland <input type="checkbox"/> stream (inline) <input type="checkbox"/> upland				
Maximum dimensions (ft) length                      width                      depth		Maximum Area: <input type="checkbox"/> acres <input type="checkbox"/> sq ft		
Has the there been a hydrologic study performed on the site?		<input type="checkbox"/> No <input type="checkbox"/> Yes	♦ If Yes, provide a copy.	
Has the DEQ conducted a wetland assessment for this parcel?		<input type="checkbox"/> No <input type="checkbox"/> Yes	♦ If Yes, provide a copy or WIP number:	
Has a professional wetland delineation been conducted for this parcel?		<input type="checkbox"/> No <input type="checkbox"/> Yes	♦ If Yes, provide a copy with data sheets.	
Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site For disposal, provide a ♦ Detailed spoils disposal area location map and site plan with property lines. ♦ Letter of authorization from property owner of spoils disposal site, if disposed off-site.			





**12 Activities That May Impact Wetlands** (See Sample Drawings 8 & 9). Complete other Sections as applicable.

- Locate your site and wetland information with the DEQ Wetlands Map Viewer at [www.mcgi.state.mi.us/wetlands/](http://www.mcgi.state.mi.us/wetlands/)
- For information on the DEQ's Wetland Identification Program (WIP) visit [www.mi.gov/wetlands](http://www.mi.gov/wetlands).
  - ➔ Provide a detailed site plan with labeled property lines, upland and wetland areas, and dimensions and volumes of wetland impacts.
  - ➔ Complete the wetland dredge and wetland fill dimension information below for each impacted wetland area.
  - ➔ Attach tables for multiple impact areas or activities.
  - ➔ Attach at least one cross-section for each wetland dredge and/or fill area; show wetland and upland boundaries on the cross-section.

Has the DEQ conducted a wetland assessment for this parcel?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy or WIP number:		
Has a professional wetland delineation been conducted for this parcel?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	➔ If Yes, provide a copy with data sheets		
Is there a recorded DEQ easement on the property?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide the easement number		
Did the applicant purchase the property before October 1, 1980?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide documentation.		
Is any grading or mechanized land clearing proposed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, label the locations on the site plan.		
Has any of the proposed grading or mechanized land clearing been completed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, label the locations on the site plan		
Proposed Activity	<input type="checkbox"/> boardwalk or deck (Section 10I) <input type="checkbox"/> bridges and culverts (Section 14) <input type="checkbox"/> dewatering <input type="checkbox"/> draining surface water <input type="checkbox"/> fences (Section 10L) <input type="checkbox"/> fill or dredge <input type="checkbox"/> septic system <input type="checkbox"/> stormwater discharge (Section 10J)	<input type="checkbox"/> designated environmental area <input type="checkbox"/> driveway / road <input type="checkbox"/> restoration <input checked="" type="checkbox"/> other		
<b>FILL</b>	Dimensions maximum length (ft) 60 maximum width (ft) 60	Area <input checked="" type="checkbox"/> acres <input type="checkbox"/> sq ft 0.064 (beach, landing ar	Average depth (ft) 2	Volume (cu yd) 376
<b>DREDGE</b>	Dimensions maximum length (ft) maximum width (ft)	Area <input type="checkbox"/> acres <input type="checkbox"/> sq ft	Average depth (ft)	Volume (cu yd)
<b>Spoils Disposal</b>	Dredged or excavated spoils will be placed <input checked="" type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site For disposal, provide a ➔ Detailed spoils disposal area location map and site plan with property lines. ➔ Letter of authorization from property owner of spoils disposal site, if disposed off-site.			
<b>Septic System</b>	The proposed project will be serviced by: <input type="checkbox"/> public sewer <input type="checkbox"/> private septic system ➔ Show system on plans.			
If a private septic system is proposed, has an application for a permit been made to the County Health Department? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, has a permit been issued? <input type="checkbox"/> No <input type="checkbox"/> Yes ➔ Provide a copy of the permit.				
Describe the wetland impacts, the proposed use or development, and the alternatives considered: This project will provide the homeowner a beach, landing area, and dock to use for recreational purposes. The only access to the island is by watercraft and there is not currently a beach front area for the homeowner to use.				
Does the project impact more than 1/3 acre of wetland? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes ➔ If Yes, submit a Mitigation Plan with the type and amount of mitigation proposed. For more information go to <a href="http://www.mi.gov/wetlands">www.mi.gov/wetlands</a>				
Describe how impacts to waters of the United States will be avoided and minimized: The beach location was selected based on choose an area where the wetland is narrow and the project would have the lowest impact. The boat landing area is also located in an area where the wetland is narrow and would have the lowest impact. The total impact is a small portion of the wetland on the site and less than 0.10 acres.				
Describe how the impact to waters of the United States will be compensated. OR Explain why compensatory mitigation should not be required for the proposed impacts. The wetland impact occurring is minor and the minimum necessary for the homeowner to use the proper				

CLUBCORP HOLDINGS INC  
PO BOX 790830  
SAN ANTONIO, TX, 78279-0830

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BRIGHTON, MI, 48116

HASHEM AKHAVAN-TAFTI TRUST  
PO BOX 3910  
SOUTHFIELD, MI, 48037-3910

MICHAEL & JUDITH DAUBENMIER  
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PAUL E. & CECILE R HENDERSON  
4502 LAKESHORE CT  
BRIGHTON, MI, 48116

RICHARD J. & KAREN RACHNER  
4514 LAKESHORE CT  
BRIGHTON, MI, 48116

AHMEDANI BRIAN & DANA  
4526 LAKESHORE CT  
BRIGHTON, MI, 48116

FORCIER FAMILY REVOCABLE TRUST  
4495 OAK POINTE DR.  
BRIGHTON, MI, 48116

LARRY H & CHRISTA WHITE  
4489 OAK POINTE DR.  
BRIGHTON, MI, 48116

KURT & NANCY MC DONALD  
4261 HOMESTEAD  
HOWELL, MI, 48843

JACK LEWIS  
4243 HOMESTEAD  
HOWELL, MI, 48843

PATRICIA & DAVE KOZAR  
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MARC & MELINDA O'BRIAN  
4225 HOMESTEAD  
HOWELL, MI, 48843

JACKIE & LYNDA WILLIAMS LIFE EST  
4219 HOMESTEAD  
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MURIEL MCGRATH WACLAWEK  
4203 HOMESTEAD  
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RICHARD WEATHERLY TRUST  
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CRAIG KOSS  
1100 VICTOR WAY STE 50  
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JEFFREY & JENNIFER SAMPSON  
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BRIGHTON, MI, 48116

RICHARD ZIMINSKY  
4342 HIGHCREST  
BRIGHTON, MI, 48116

JAMES L & KELLI B MATTHEW  
4336 HIGHCREST  
BRIGHTON, MI, 48116

BURNETT MELISA & ROGER  
4330 HIGHCREST  
BRIGHTON, MI, 48116

RICKY J & NOELLE A KANGAS  
4620 HUNTINGTON DR  
BRIGHTON, MI, 48116

FRED & LAUREN BODNAR  
4074 ANCHOR LN  
BRIGHTON, MI, 48116

DONALD VONBUSKIRK REV TRUST  
4312 HIGHCREST  
BRIGHTON, MI, 48116

LAWRENCE OLLEARIS  
4300 HIGHCREST  
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JANET E. GRISCOM  
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JOHN & CONNIE BOOKER LIVING TRUST  
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BLAIR M BOWMAN REV LIVING TRUST  
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THOMAS RAFFERTY  
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PB DEVELOPMENT LLC  
46100 GRAND RIVER AVE.  
NOVI, MI, 48374

MILOSTAN LIFE ESTATE  
4228 HIGHCREST  
BRIGHTON, MI, 48116

JON & BONNIE UNRUH  
4220 HIGHCREST  
BRIGHTON, MI, 48116

January 12, 2018

Mr. Jeff Pierce  
Michigan Department of Environmental Quality  
Land & Water Management Division  
Lansing District Office  
525 W. Allegan Road  
Lansing, MI 48909  
989-355-4264  
[PierceJ2@michigan.gov](mailto:PierceJ2@michigan.gov)

**Re: Perri West Crooked Lake Island Dock Project  
Joint Permit Application  
Livingston County, Michigan**

Dear Mr. Pierce:

Holland Engineering, Inc. (HEI) will be completing the submittal of the Joint Permit to the Michigan Department of Environmental Quality (MDEQ) on my behalf for the West Crooked Lake Island Dock Project located in Livingston County, Michigan. Please be advised that I have no objection to Holland Engineering, Inc. acting as my agent in making this application to the MDEQ for the above referenced project. Please contact me at your convenience if you should have any questions.

Sincerely,



Joe Perri  
West Crooked Lake Island  
(517) 404-8404

## TECHNICAL MEMORANDUM

**Client:** Mr. Joseph Perri  
**Project:** West Crooked Island Dock  
**Location:** Livingston County, MI  
**Project No.:** 17-07-017  
**Date:** June 27, 2018

**Re: MDEQ Permit Submission Number: HND-6SQQ-1BCY6**

On behalf of Mr. Joe Perri, Holland Engineering, Inc. (HEI) completed the submittal of the Joint Permit Application for the proposed West Crooked Lake Island Dock Project located in Livingston County, Michigan. (T02N, R05E, 28). Upon the MDEQ request, an additional fee was submitted in MiWaters on May 16, 2018.

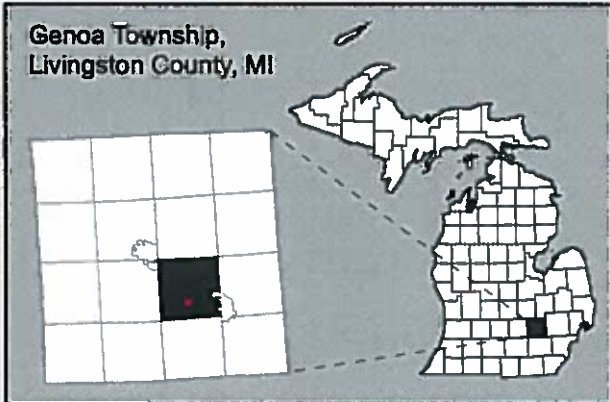
On May 18, 2018, HEI completed a site visit to the Perri Island. At that time, the wetland was formally delineated. Based on the delineation, the restoration conducted in 2017 led to the creation of 0.15 acres of new emergent/shrub-scrub wetland. For your reference, a map showing the wetland delineated by Niswander Environmental and the restored wetland is attached to this letter. The proposed project would impact 0.08 acres of emergent wetland. The proposed impact is significantly less than newly created wetlands. Additionally, while the MDEQ limits the beach size per parcel, the majority of parcels on West Crooked Lake have between 100-200 feet of waterfront while Perri Island has 1,218 feet. Therefore, the island has the equivalent of 6 parcels of waterfront. Based on the newly created wetland, the size of the parcel, the preservation of 1,114 feet of water front, it is our belief this project should be allowed a 100 foot beach.

**ATTACHMENT A.  
WETLAND MAP**

# NE 1466 Delineation Map



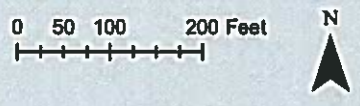
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**Legend**

 Delineated Wetland (0.95 ac)

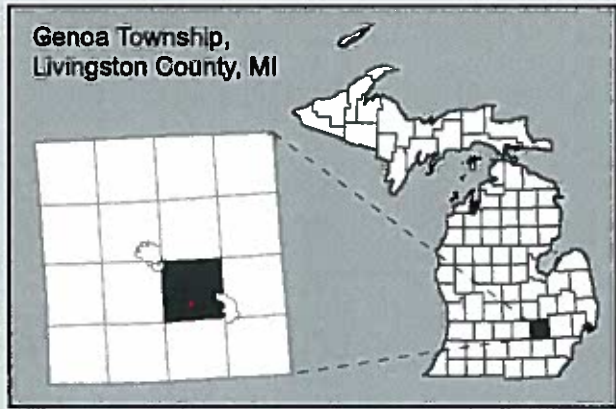
**HOLLAND**  
ENGINEERING



**Perri Site  
Wetland Delineation Map**  
T02N, R05E, S28 - Brighton Quad

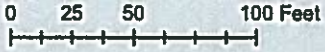


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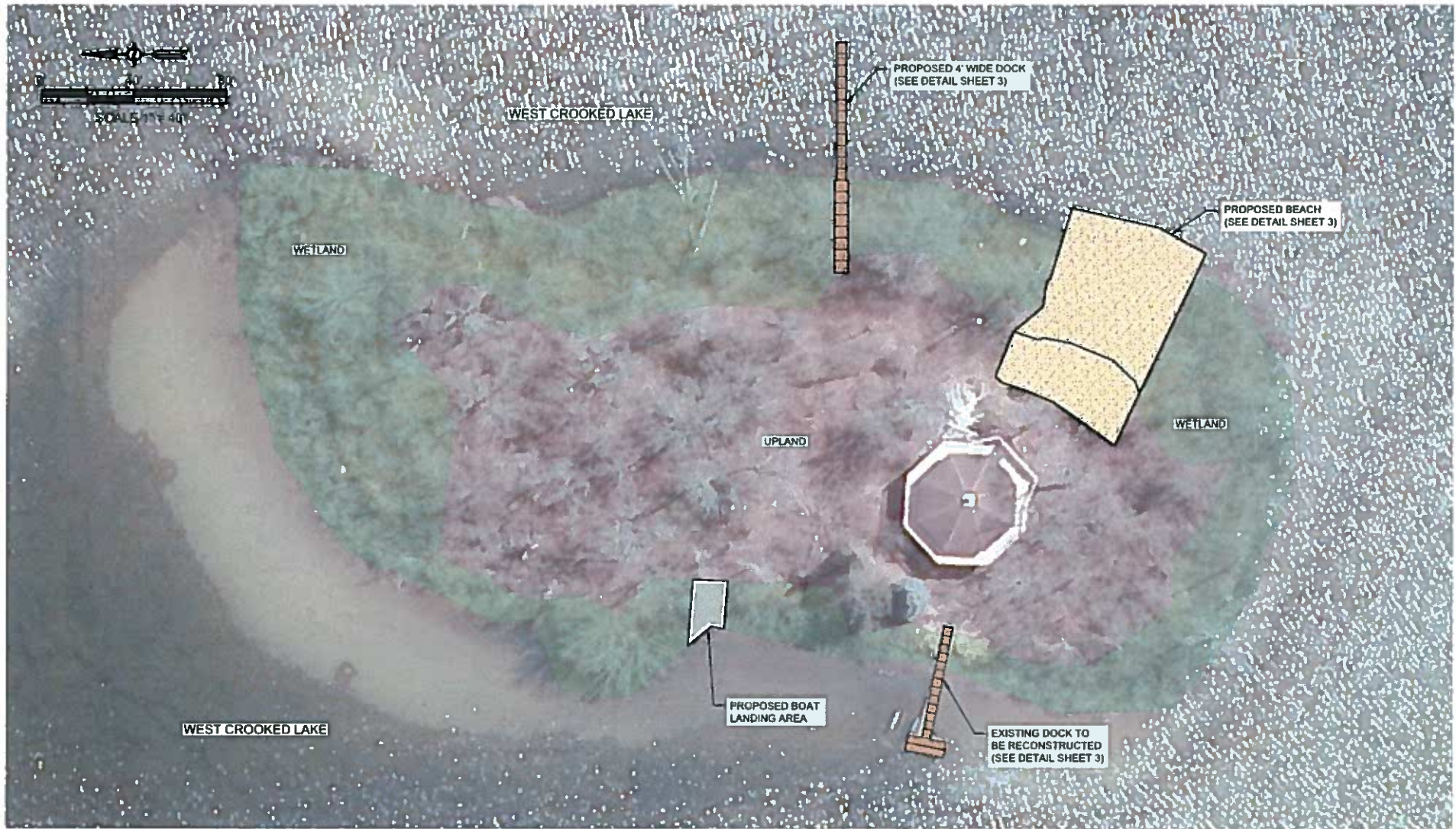


**Legend**

-  HEI Wetland Delineation Line
-  Added HEI Wetland
-  3rd Party Delineation







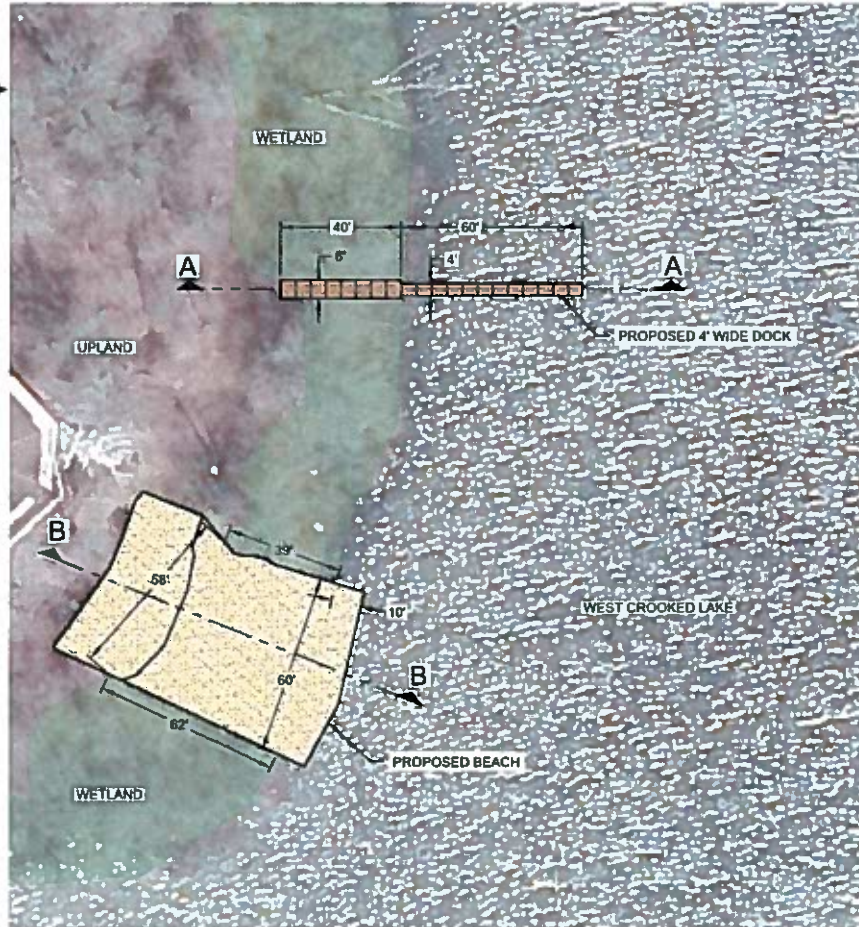
**HOLLAND**  
ENGINEERING

ENGINEERING | SURVEYING | PIPELINE SERVICES  
 229 Haven Boulevard, Suite 2 | 28355 Evergreen Rd, Suite 408  
 Freeland, Michigan 49423-2766 | Southfield, Michigan 48078  
 T 616-362-6630 F 616-362-2118 T 248-427-7322 F 248-427-7549  
 www.hollandengineering.com

**OVERALL PLAN**  
**1.8 ACRE CROOKED LAKE PROPERTY**  
**SECTION 28, T02N, R05E**  
**GENOA TOWNSHIP, LIVINGSTON CO., MI.**

DATE: 07-12-2010	HEI PROJECT # 17.10-017
SCALE: 1" = 40'	DRAWN BY: PGM
DWG NO. 17-07-017_20	SHEET 1 of 3

**ATTACHMENT D.**  
**CROSS-SECTION DRAWINGS**



**PROPOSED DOCK & BEACH PLAN**  
1" = 40'



**EXISTING DOCK & LANDING PLAN**  
1" = 20'

**HOLLAND  
ENGINEERING**

ENGINEERING | SURVEYING | PIPELINE SERVICES  
 229 Main Street, Suite 2 | Holland, Michigan 49423-3706 | T 616-292-0630 F 616-292-2114 | www.hollandengineering.com  
 20555 Evergreen Rd., Suite 430 | Southfield, Michigan 48076 | T 248-827-7322 F 248-827-7349

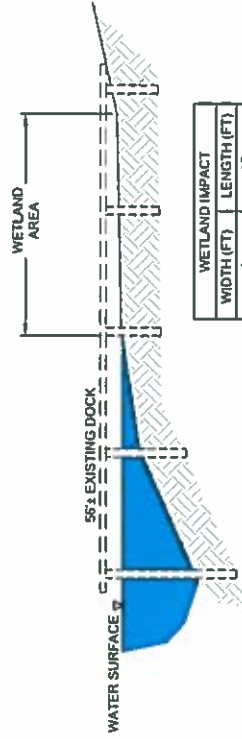
**WETLAND IMPACT AREAS**  
 1.8 ACRE CROOKED LAKE PROPERTY  
 SECTION 28, T02N, R05E  
 GENOA TOWNSHIP, LIVINGSTON CO., MI.

DATE: 07-12-2018	HEI PROJECT # 17-10-017
SCALE: AS SHOWN	DRAWN BY: PGM
DWG NO. 17-07-017_20	SHEET: 2 of 3



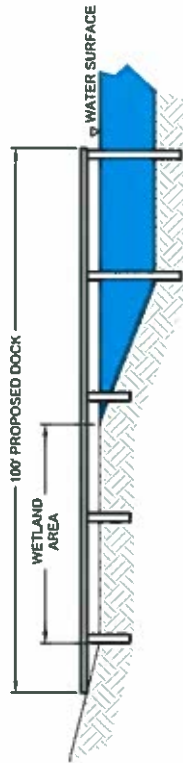
WETLAND IMPACT VOLUMES			
DEPTH (IN)	WIDTH (FT)	LENGTH (FT)	TOTAL AREA (AC)
0	15	VARIES	0.008
			TOTAL (CU YD)
			0

SECTION C-C  
NO SCALE



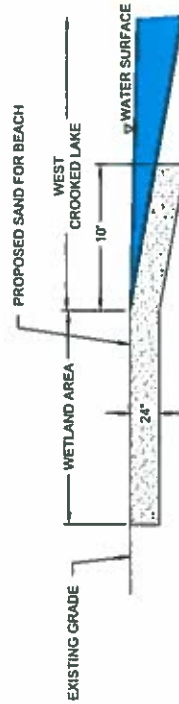
WETLAND IMPACT	
WIDTH (FT)	LENGTH (FT)
4	17

SECTION D-D  
NO SCALE



WETLAND IMPACT	
WIDTH (FT)	LENGTH (FT)
4 - 6	40

SECTION A-A  
NO SCALE



WETLAND IMPACT VOLUMES			
DEPTH (IN)	WIDTH (FT)	LENGTH (FT)	TOTAL AREA (AC)
24	VARIES	VARIES	0.056
			TOTAL (CU YD)
			376

SECTION B-B  
NO SCALE

# HOLLAND

## ENGINEERING

ENGINEERING, SURVEYING, & PIPELINE SERVICES  
 2214 North Eastwood, Suite 2 | 2600 Corporate Rd, Suite 409  
 Jackson, Michigan 48423-2706 | Southfield, Michigan 48066  
 1-949-362-9626 | 1-810-424-1116 | 1-800-621-7222 | 7-306-071-7146  
 www.hollandengineering.com

CROSS SECTIONS  
 1.8 ACRE CROOKED LAKE PROPERTY  
 SECTION 28, T02N, R05E  
 GENOA TOWNSHIP, LIVINGSTON CO., MI.

DATE: 07-12-2018	NET PROJECT # 17-10-017
SCALE: AS SHOWN	DRAWN BY: PGM
DWG NO.: 17-07-017_20	SHEET: 3 of 3