

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
OCTOBER 9, 2018 (TUESDAY)
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

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

OPEN PUBLIC HEARING #1...Request to POSTPONE TO NOVEMBER 13, 2018 review of a special use, site plan and environmental impact assessment for the re-use of an existing commercial building for a proposed pet day care for Dog Town – Kitty City. The property in question is located at 3557 E. Grand River Avenue Howell. The request is petitioned by Paula Vanderkarr.

OPEN PUBLIC HEARING #2...Review of sketch plan for the re-use of an existing commercial building for a proposed retail thrift store located at 2700 E. Grand River Avenue Howell. The request is petitioned by Volunteers of America.

A. Disposition of Sketch Plan

OPEN PUBLIC HEARING #3...Review of an amendment to a previously approved St. Joseph Mercy Health Planned Unit Development agreement in regards to signage located at 7575 W. Grand River. The request is petitioned by St. Joseph Mercy Brighton.

OPEN PUBLIC HEARING #4... Review and discussion of Zoning Ordinance Text amendments to Articles 8-9.

ADMINISTRATIVE BUSINESS:

- *Staff Report*
- *Approval of September 10, 2018 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*

From: [Paula Vanderkarr](#)
To: [Amy Ruthig](#)
Subject: Re: Letter request
Date: Wednesday, October 03, 2018 2:53:52 PM
Attachments: [image001.png](#)
[image001.png](#)

Good Afternoon Amy,
Could you please take me off the October 13,2018 meeting and put me on the November 13th meeting.

Paula Vanderkarr

Dog Town & Kitty City, L.L.C.



On Wed, Oct 3, 2018 at 11:47 AM Amy Ruthig <amy@genoa.org> wrote:

Good Morning,

Kelly spoke with you in regards to a letter for a request to be tabled. I was looking to see if you have submitted that letter yet. It only has to be a short email or letter.

Any help is greatly appreciated.

Thank You,

[Amy Ruthig](#)

[Zoning Official](#)



[Genoa Charter Township](#)



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

GENOA

AUG 22 2018

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Volunteers of America Mt. 21415 Civic Center Drive
If applicant is not the owner, a letter of Authorization from Property Owner is needed. Southfield Mt. 48076

OWNER'S NAME & ADDRESS: _____

SITE ADDRESS: 2700 E. Grand River Howell Mt. PARCEL #(s): 11-06-200-102

APPLICANT PHONE: (248) 941-9326 OWNER PHONE: ()

LOCATION AND BRIEF DESCRIPTION OF SITE: located on lot of southeast
of Grand River across from the intersection of Milkenview
lane. Site has been used previously as a furniture store.

BRIEF STATEMENT OF PROPOSED USE: Retail Thrift store

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: Building will be renovated,
Parking lot to receive new asphalt, landscaping added

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: [Signature]

ADDRESS: 21415 Civic Center Drive Southfield Mt. 48076

Contact Information - Review Letters and Correspondence shall be forwarded to the following:		
<u>1) BRETT LAVANWAY</u>	of <u>BOSS ENGINEERING</u>	at <u>BRETTL@BOSSENG.COM</u>
Name	Business Affiliation	Email Address

FEE EXCEEDANCE AGREEMENT	
All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.	
SIGNATURE: <u>[Signature]</u>	DATE: <u>8/17/18</u>
PRINT NAME: <u>Brian Wilbur</u>	PHONE: <u>248-941-9326</u>

Chairman Brown reviewed the Brighton Area Fire Authority's letter dated September 5, 2018. They are requiring an additional fire hydrant on the site. They also have concerns with the parking spaces.

The Call to the Public was made at 7:29 pm.

Ms. Stephanie Dallakian owns the building directly west of the building in the front of this building. That building's elevation is higher than the buildings to the west. She questioned how the runoff will be controlled. She would like to have landscaping around the fencing.

Mr. Steve Seek of 3536 Snowden Lane is concerned with the sound and the smell from this use. He questioned if the dogs will be left outside alone for a long time.

Mr. Robert Peterson of 3429 East Grand River, which is two properties away from this site, stated there is natural drain in his backyard. He questioned if animals will be left overnight.

Mr. Jim Strand of 3445 Dewdrop Lane is concerned with the waste from the pets. He does not believe it will be cleaned in the winter time. The evaporation of the liquid waste will put the bacteria into the air and that will attract bugs. Those bugs will transport that bacteria into the neighborhoods. He is also concerned with the noise.

The call to the public was closed at 7:46 pm.

There was a discussion about having a small canine grass area in the front of the building for dogs that need to relieve themselves when they are being dropped off or picked up.

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to table the request from Paula Vanderkarr until the October 9, 2018 Planning Commission meeting. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... Review of sketch plan for the re-use of an existing commercial building for a proposed retail thrift store located at 2700 E. Grand River Avenue, Howell. The request is petitioned by Volunteers of America.

A. Disposition of Sketch Plan

Brent Lavanaway of Boss Engineering, Alex Brodrick and Brian Wilbur of Volunteers of America and Jeff Peltier, the architect, were present.

Mr. Lavanaway reviewed the project and showed the site plan and colored renderings of all elevations. They will be repaving the parking lot, adding pavement to the rear of the building to accommodate more parking space, adding a sidewalk along Grand River, and adding landscape islands in the parking lot.

Mr. Brodrick provided a history of Volunteers of America and explained what services they provide.

Mr. Borden reviewed his letter of August 30, 2018. The following ordinance requirements must be met:

- The rear parking setback does not meet the requirements; however, the Planning Commission can waive that requirement because there is a shared access driveway.

- The loading zone should be shown on the site plan.
- The applicant is proposing a six-foot-wide sidewalk; however, the ordinance requires an eight-foot-wide sidewalk.
- The proposed wall mounted light fixtures do not meet the ordinance standards. They must be downward directed, shielded, and cut off style. Mr. Lavanaway stated they will need to add additional poles at the rear of the site because they cannot get full coverage of the lot with that style light.

Mr. Borden had the following suggestions:

- Pedestrian connection and crosswalk striping / signage could be provided across the front drive aisle.
- Greenbelt trees should be provided, pending MDOT approval.
- Additional plantings should be provided in the southeast corner of the site.
- The nonconforming pole sign should be replaced with a ground sign. Mr. Lavanaway stated they are unable to put in a monument sign in the greenbelt because it is MDOT Right-of-Way.
- The applicant should provide how and when deliveries will be accepted and processed and an overflow / after-hours drop-off area should be added to the rear of the building. Mr. Wilbur stated they are open from 9 am to 5 pm, seven days a week, to accept donations. They will also have bins at the rear of the site where people can drop off items after hours.

Commissioner Rauch is concerned with the rear row of parking and the drive aisle width because one way traffic is proposed. Mr. Lavanaway stated those concerns were also noted in the Brighton Area Fire Authority's letter; however, they need to meet the parking requirements of the Township as well as the needs of Volunteers of America. Mr. Borden stated what is being proposed is permitted per the ordinance.

Mr. Markstrom reviewed his letter dated September 4, 2018.

- He is also concerned with the drive aisle width.
- He suggests that the applicant disconnect from the existing well and connect to the existing municipal water main.
- This site drains storm water to an off-site retention pond. The Livingston County Drain Commissioner (LCDC) is working on establishing a drainage district for this area. He suggests this plan be sent to them for their review and approval.
- Curb and drainage structures should be included around the parking lot perimeter to control storm water and vehicle access to the site. The locations of these structures would be dependent upon the response received from the LCDC.

The Planning Commission discussed if this request should be approved prior to the drainage district being established. Ms. VanMarter stated the LCDC is working on establishing the district. It is a very long and detailed process. Historically, when items come before the Township that are part of a drainage district, the Township defers to the LCDC.

Chairman Brown reviewed the Brighton Area Fire Authority's letter dated September 5, 2018.

The issue of the drive aisle width was discussed further because of the Fire Authority's concerns. Mr. Lavanaway stated they are working on complying with their requirements. This may cause them to lose some parking spaces, which would bring them below the Township's requirements.

Commissioner Mortensen feels there were a lot of changes discussed this evening. He would suggest tabling this item and having the applicant meet with Staff again before returning to the Planning Commission.

The call to the public was made at 9:03 pm.

Wayne Tenpenny, who owns the building, stated he has been trying to sell his building for two years. This applicant has done a lot of work and spent money in their planning to purchase the building. They will be making improvements to the building and this site. He is sure they will follow through on what they agree to and meet all of the requirements. He does not see the need for a delay.

The call to the public was closed at 9:09 pm.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to table the request from Volunteers of America. **The motion carried unanimously.**

OPEN PUBLIC HEARING #3... Review and discussion of a conceptual site plan for a proposed 3,360 sq. ft. credit union with three drive-thru lanes for Vibe Credit Union. The property in question is located on vacant parcels located on the east side of S. Latson Road, south of Grand River Avenue (11-04-300-017 and 11-09-100-004). The request is petitioned by Vibe Credit Union.

Mr. Mark Zimmerman, the architect, was present. He provided details of the project, showed a site plan, colored renderings, and building material samples. Vibe Credit Union will be purchasing the two properties near the corner of Grand River and Latson Road and combining them into one parcel.

The Commissioners provided comments to the petitioner to consider when returning with site plan approval.

Mr. Borden reviewed his letter dated August 29, 2018.

- The proposed rear yard setback of 43 feet does not meet the 50 foot setback requirement.
- The proposed building materials appear to exceed the maximum amount of metal allowed. Because this is a conceptual plan review, building design and materials should be discussed with the Commission as they do have discretion with regard to building materials.

This item was discussed further. Mr. Zimmerman stated that Vibe wants to stay with this design and these materials. He is unsure if they would be willing to change to meet the ordinance requirements for natural materials.

Mr. Zimmerman has copies of all of the consultants' review letters to address during site plan development.

OPEN PUBLIC HEARING #4... Review and discussion of Zoning Ordinance Text amendments to Article 8-0.

Moved by Commissioner Rickard, seconded by Commissioner Mortensen to table the review and discussion of Zoning and Text amendments due to the late hour. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

October 1, 2018

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Volunteers of America –Sketch Plan Review #2
Location:	2700 E. Grand River Avenue – south side of E. Grand River, east of Chilson Road
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised sketch plan submittal from Volunteers of America (dated 9/21/18) for re-use of and exterior improvements to an existing commercial building/site.

A. Summary

1. The Commission may reduce the rear parking setback given the presence of shared access drives.
2. We suggest pavement markings be provided noting the circulation pattern through the parking lot.
3. The landscape plan is deficient in terms of total plantings; however, there are existing site limitations precluding full compliance.
4. The Planning Commission has discretion to waive or modify landscaping requirements, although the larger parking island(s) could accommodate some of the required trees.
5. There is a minor inconsistency on the landscape plan for the number of Little Business Daylilies.

B. Proposal/Process

The project entails re-use of an existing commercial building for a new retail thrift store.

Overall, the project includes interior renovations and exterior site improvements (parking lot and driveways, landscaping, lighting, signage and repairing/repainting portions of the building).

Procedurally, the Planning Commission has review and approval authority over sketch plans.

C. Sketch Plan Review

1. **Dimensional Requirements.** The only dimensional standard impacted by the proposal is a new row of parking along the rear lot line. This element of the project does not provide the required setback (10’); however, Section 14.06.11 allows the Commission to reduce or waive this requirement given the presence of a shared access driveway.

As a side note, the site impervious/pervious narrative on Sheet 3 indicates an overall decrease in impervious surface lot coverage as a result of the project.

2. **Building Materials and Design.** The primary materials on the existing building are CMU and EIFS. The elevation drawings provided (Sheet A2) note the only changes as repair and painting of the existing building, as well as the installation of new canopies above the windows.

The revised submittal includes a color rendering (Sheet CO), which shows earth-toned colors on the building, along with blue canopies.



Aerial view of site and surroundings (looking south)

3. Parking. The proposed parking has been reviewed for compliance with the standards of Article 14, as follows:

	Required	Proposed	Comments
Parking Spaces Retail (1/250 SF gross floor area)	81	82	In compliance
Barrier Free Spaces	4	4	In compliance
Dimensions Spaces (75 to 90-degree) Drive aisle width (two-way) Drive aisle width (one-way)	9' x 18' 24' 18'	9' x 18' 26' (minimum) 18' (minimum)	In compliance
Loading Between 5,000 SF and 60,000 SF	2	2	In compliance

4. Pedestrian Circulation. The revised plan includes the required 8-foot wide bike path, along with internal sidewalks around the building between parking/drives and the building itself.

As was discussed at the previous meeting, the applicant has also added a crosswalk connecting the public sidewalk with the building entrance.

5. Vehicular Circulation. The site has two existing shared driveways with access to/from Grand River and cross-access with the developed properties to the east and west.

The proposed parking lot layout includes a mix of two-way (east and west shared driveways) and one-way (front drop-off zone and rear parking lot) circulation.

Signage is proposed to help patrons navigate the parking lot, though we suggest pavement markings also be provided to ensure proper function.

The Commission should also consider any comments provided by the Township Engineer.

6. Waste Receptacle and Enclosure. The proposed waste receptacle and enclosure have been reviewed for compliance with the standards of Section 12.04, as follows:

	Requirement	Proposed	Comments
Location	Rear yard or non-required side yard	Rear yard	Requirement met
Access	Clear access w/ out damaging buildings/vehicles	Sufficient maneuvering area for refuse removal vehicles	Requirement met
Base design	9' x 15' concrete pad	12' x 20' concrete pad	Requirement met
Enclosure	Must have lid 3-sided enclosure w/ gate Constructed of brick or wood 6' height	Lid provided 3 sides w/ vinyl gate across 4 th Brick matching building 6'-4" height	Requirements met

7. Landscaping. The revised landscape plan (Sheet L-1) has been reviewed for compliance with the standards of Section 12.02, as noted in the following table:

Location	Requirements*	Proposed	Comments
Greenbelt	20' width 8 canopy trees	20' width (in r-o-w) 2' tall hedge (50 shrubs)	Hedge requires authorization from MDOT; applicant notes limitations for tree plantings (r-o-w and utilities)
Parking lot	820 SF landscaped area 9 canopy trees	7 landscaped islands w/ shrubs and perennials	Based on our estimate, SF is met; PC could require trees in the larger island(s)
Buffer Zone C (E)	10' width 11 trees OR 44 shrubs	0' to 55' width 3 trees	The existing shared driveway prevents full compliance
Buffer Zone C (W)	10' width 11 trees OR 44 shrubs	0' width No plantings	The existing shared driveway prevents full compliance
Buffer Zone C (S)	10' width 16 trees OR 48 shrubs	1' to 19' width 4 trees	The proposed parking setback reduction prevents full compliance

* Section 12.02.13 gives the Commission the authority to reduce or waive planting requirements.

The landscape plan and table of plantings are inconsistent in terms of the number of Little Business Daylilies.

8. Exterior Lighting. The submittal includes a photometric plan and fixture details proposing the use of 11 wall mounted fixtures and 2 parking lot light poles.

The photometric plan complies with Ordinance requirements and the newly proposed fixtures are downward directed and cut-off, with light shining downward.

9. Signs. The submittal includes details of proposed signage. The proposed wall sign (35 square feet) is well within the sign area allowed for this building (100 square feet). The proposal also includes re-use of an existing nonconforming sign, by attaching a 33.3 square foot sign to an existing pole.

10. Miscellaneous. As was suggested in our initial review letter and discussed at the previous meeting, the applicant has added a second drop-off area at the rear of the building for overflow or after hours donations.

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

Respectfully,
SAFE BUILT STUDIO



Brian V. Borden, AICP
 Planning Manager



September 26, 2018

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

Re: Volunteers of America Sketch Plan Review #2

Dear Ms. Van Marter:

Tetra Tech has conducted a second review of the site plan documents from Boss Engineering dated September 21, 2018, for the referenced project. The petitioner is proposing to remodel an existing building, located at 2700 E. Grand River Ave, Howell, MI, into a retail thrift store.

The petitioner has addressed most of our initial concerns, however there appear to be several concerns that we believe require additional revisions to the plans.

- The petitioner should show the existing sanitary sewer lead connection and existing service connection from the well on the plans.
- The Genoa township design standards require concrete curbing on all sides of parking lot. Curb and drainage structures should be included around the parking lot perimeter to control stormwater and vehicle access to the site. Placement of drainage structures shall be dependent on the response from the LCDC.

The petitioner should revise the site plan to address the above comments prior to approval. The stormwater control is the major engineering item that needs to be addressed through the LCDC.

If you have any questions, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary Markstrom', written over a white background.

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

copy: Brent LaVanway, P.E. Boss Engineering



BRIGHTON AREA FIRE AUTHORITY

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

October 3, 2018

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Volunteers of America
2700 E. Grand River
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on September 24, 2018 and the drawings are dated August 22, 2018 with latest revisions dated September 21, 2018. The project is based on the renovation of an existing building and site currently used as a Mercantile occupancy. The building has an overall square footage of approximately 20,170, not including the walkout basement level. The parcel is 1.85 acres and located along E. Grand River. The construction type is believed to be Type IIIB and appears to have numerous fire walls separating the structure into three fire areas that are not properly maintained.

The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

All comments from previous submittal have been fully addressed in the revised submittal.

1. The water main location is not indicated on the submittal. Provide the location of the water main and the closest hydrant(s) to the site. A hydrant shall be located so that there is a hydrant within 400' hose-lay of all parts of the building. **(The water main has been included and shows the nearest hydrant at the northeast corner of the building. This hydrant covers within 400' of all parts of the building as required.)**
2. The rear drive of the structure will be utilized for the emergency vehicle access for the site due to the front access not being capable of maintaining proper clear width under current layout. The drive along the rear shall be maintained at a minimum of 26' in width due to height of the building at the rear exceeding 30' from lowest level of emergency vehicle access. This drive width shall be maintained for the entire length (West to East) of the structure. With a width of 26' wide, the building side of the drive shall be marked as a fire lane every 25' where there are no designated parking areas. The access drive to the East of the structure is dimensioned at 22.1' and is required to be a minimum of 26' clear width and is also required to be signed with fire lane signage along the building side of the drive. Include the location of the additional proposed fire lane signage. Access roads to site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds. **(The rear access drive has been reconfigured to accommodate both one-way traffic dimensions and aerial access road width. The drive is 20' wide at the southwest portion where the building is a single story, and transitions to a 26.3' wide at the two-story portion of the building. The eastern drive has been widened to 26.1' and is compliant. All signage and details are included as required.)**



October 3, 2018

Page 2

Volunteers of America

2700 E. Grand River

Site Plan Review

IFC D 103.6

IFC D 103.1

IFC D 102.1

IFC D 103.3

3. Measuring from the highest to the lowest contour line and the distance between them, it is 8/58-feet or approximately 13.8% slope along this drive. The slope along this drive far exceeds the maximum 10% permitted for an emergency vehicle access drive. The slope must be revised to be within permissible limits. **(The slope is shown as 10% on Sheet 3 and the contour line dimensions appear to prove it. When scaled it is slightly less at 9.7% which is acceptable .)**
4. Access around building shall provide emergency vehicles with a minimum turning radius 30'-inside and 50'-outside. **(Noted on Sheet 3)**
5. A minimum vertical clearance of 13 ½ feet shall be maintained throughout the site. **(Noted on Sheet 3)**
6. The structure is an existing nonconforming. It appears to be provided with two firewalls that originally separated the structure into three fire areas. Over time these fire walls have been penetrated and opened without approval or permitting. Based on the square footage, occupancy classification and construction type, the building exceeds allowable square footage. There are numerous options to bring the structure back into code compliance that are required to be evaluated by an architect. It is recommended that the building be provided with fire sprinklers in lieu of repairing the fire separations to maintain the open space desired for the layout. The fire sprinkler system will also permit the reduction of the rear aerial access drive width from 26' to 20' as originally proposed. **(The structure is currently being evaluated by an architect for code compliance.)**
7. Provide architectural drawings to the fire authority for review of egress and emergency access to the structure. Provide for all levels of the building including the basement.
8. The building shall include the building address on the building. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation. **(Noted on Sheet 3)**
IFC 505.1
9. The location of a key box (Knox Box) shall be indicated on future submittals. The Knox box will be located adjacent to the front door of the structure. **(Location identified at the main entrance on Sheet 3)**
IFC 506.1
10. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor. **(Architect and owners information is provided on the cover sheet.)**

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



*October 3, 2018
Page 3
Volunteers of America
2700 E. Grand River
Site Plan Review*

in conjunction with the Building Department.

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

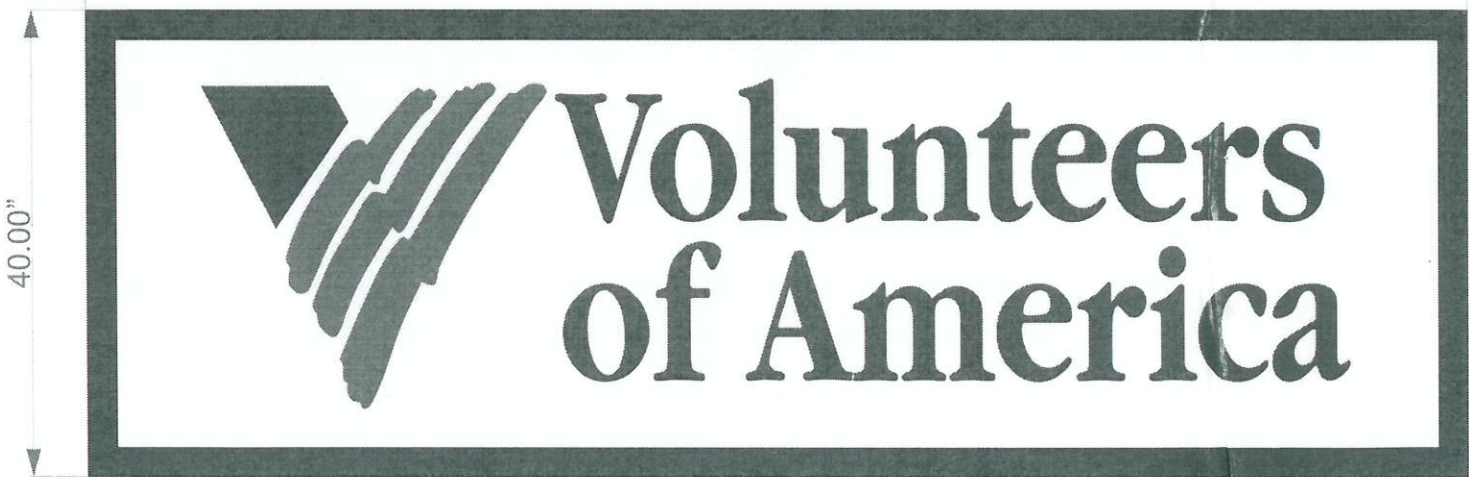
Cordially,

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

Rick Boisvert, CFPS
Fire Marshal



120.00"



40.00"

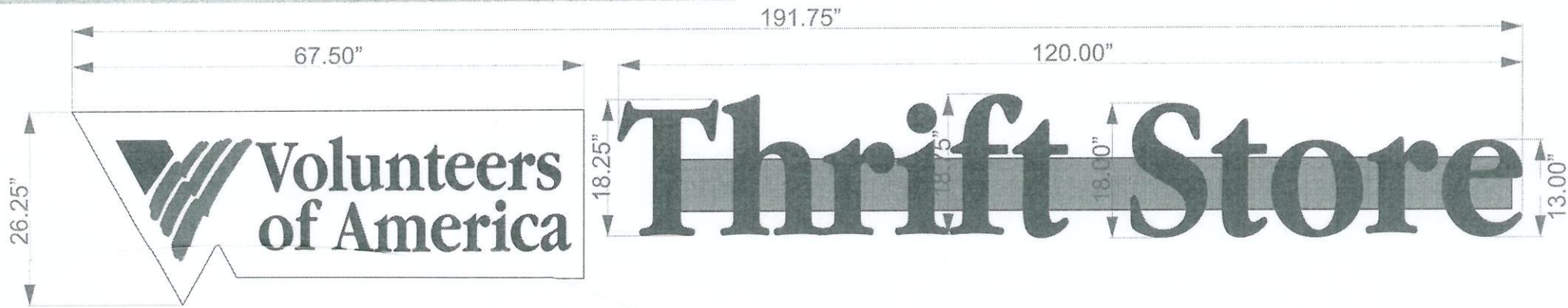
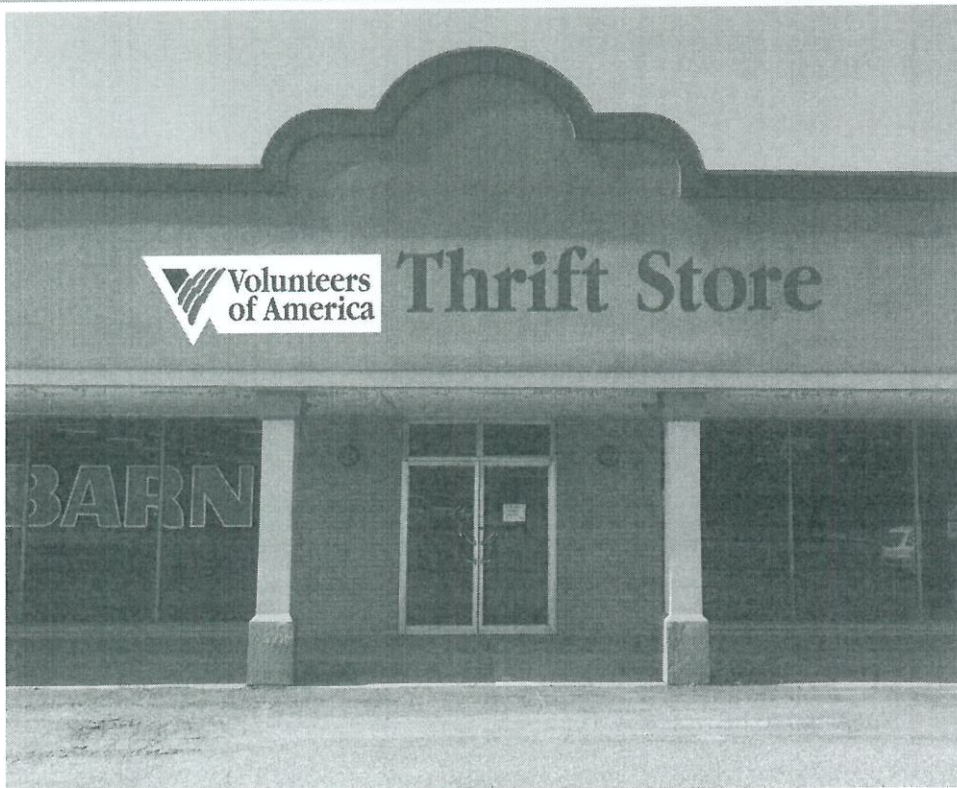
Double Sided 11.75" Wide Cabinet
 Face: 3/16" White Polycarbonate
 Retainer: 1.25"
 Decoration: Digital Print as Shown Above
 Material: White Translucent
 Laminate: Avery 2080 Matte



CUSTOMER APPROVAL: _____ DATE: _____
Distribution or exhibition of this design other than personnel of your company is expressly forbidden under stated agreement. In the event that such an exhibition should occur, Bill Carr Signs will be compensated for a minimum of \$300 to 15% of the proposed sign project.

Salesperson Sean Africo
 COMPUTER CODE: Volunteers of America - Pole Sign
 DRAWING SCALE: NA DATE: 8.15.2018 DESIGNED BY: AMP





New Front Lit Channel Letters
 Face: 3/16" Red Acrylic
 Trim: 3/4" Red
 Returns: 4" Red Aluminum
 LED Lit

Mounted on Raceway
 Raceway Painted to Match Building

Capsule
 Face: 3/16" White Polycarbonate
 Trim: 3/4" White
 Returns: 4" White Aluminum
 LED Lit
 Mounted on Raceway
 Raceway Painted to Match Building



CUSTOMER APPROVAL: _____ DATE: _____
Distribution or exhibition of this design other than personnel of your company is expressly forbidden under stated agreement. In the event that such an exhibition should occur, Bill Carr Signs will be compensated for minimum of \$400 to 15% of the proposed sign project.

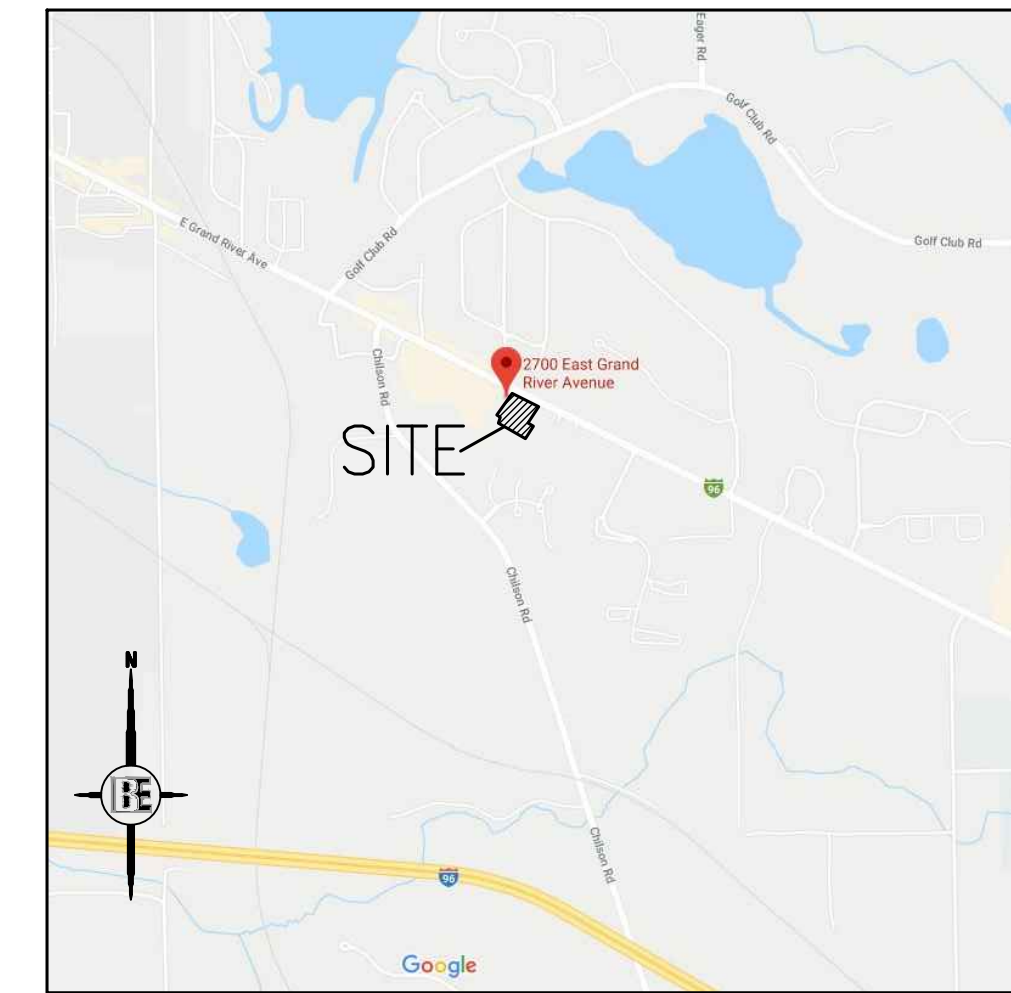
Salesperson Sean Africa
 COMPUTER CODE: Volunteers of America - Channel Letters
 DRAWING SCALE: NA DATE: 8.15.2018 DESIGNED BY: AMD



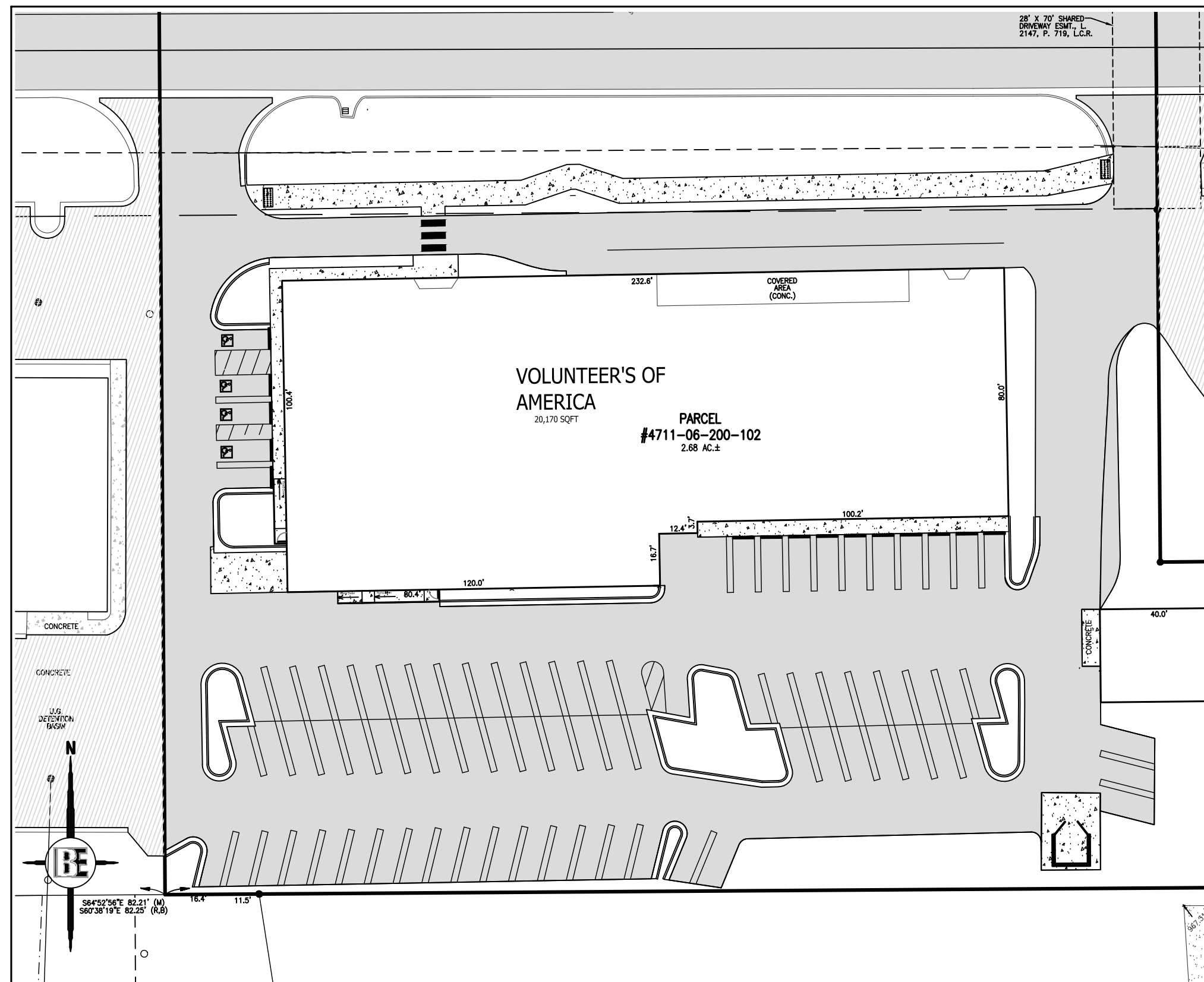
SITE/CONSTRUCTION PLANS FOR VOLUNTEERS OF AMERICA PART OF THE NE QUARTER, SECTION 8 GENOA TOWNSHIP, LIVINGSTON COUNTY, MI

PROPERTY DESCRIPTION:

DESCRIPTION OF PARCEL #4711-06-200-102
PER LIVINGSTON COUNTY TAX ROLL:
SEC. 6 T2N, R5E, COMM E 1/4 COR, TH N02*17'07"E
594.63 FT, TH N60*39'00"W 2143.33 FT TO POB, TH
S29*52'49"W 183.46 F TH S60*01'58"E 35.46 FT, TH
S29*52'49"W 105.14 FT, TH N60*01'58"W 356.85 FT,
TH N29*52'49"E 288.62 FT S60*06'45"E 321.39 FT TO
POB. CONT 1.85 AC M/L. SPLIT FROM 016, 017, 018,
064 & 067 11/99



LOCATION MAP
NO SCALE



OVERALL SITE MAP
NO SCALE

CONSTRUCTION NOTES

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

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN
5	LANDSCAPE PLAN
6	PHOTOMETRIC PLAN
7	CONSTRUCTION DETAILS
SHEET NO.	DRAWINGS BY OTHERS- ARCHITECTURAL
A1	FLOOR PLAN
A2	ELEVATIONS

VOLUNTEERS OF AMERICA

PROJECT ARCHITECT:

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VOLUNTEERS OF AMERICA
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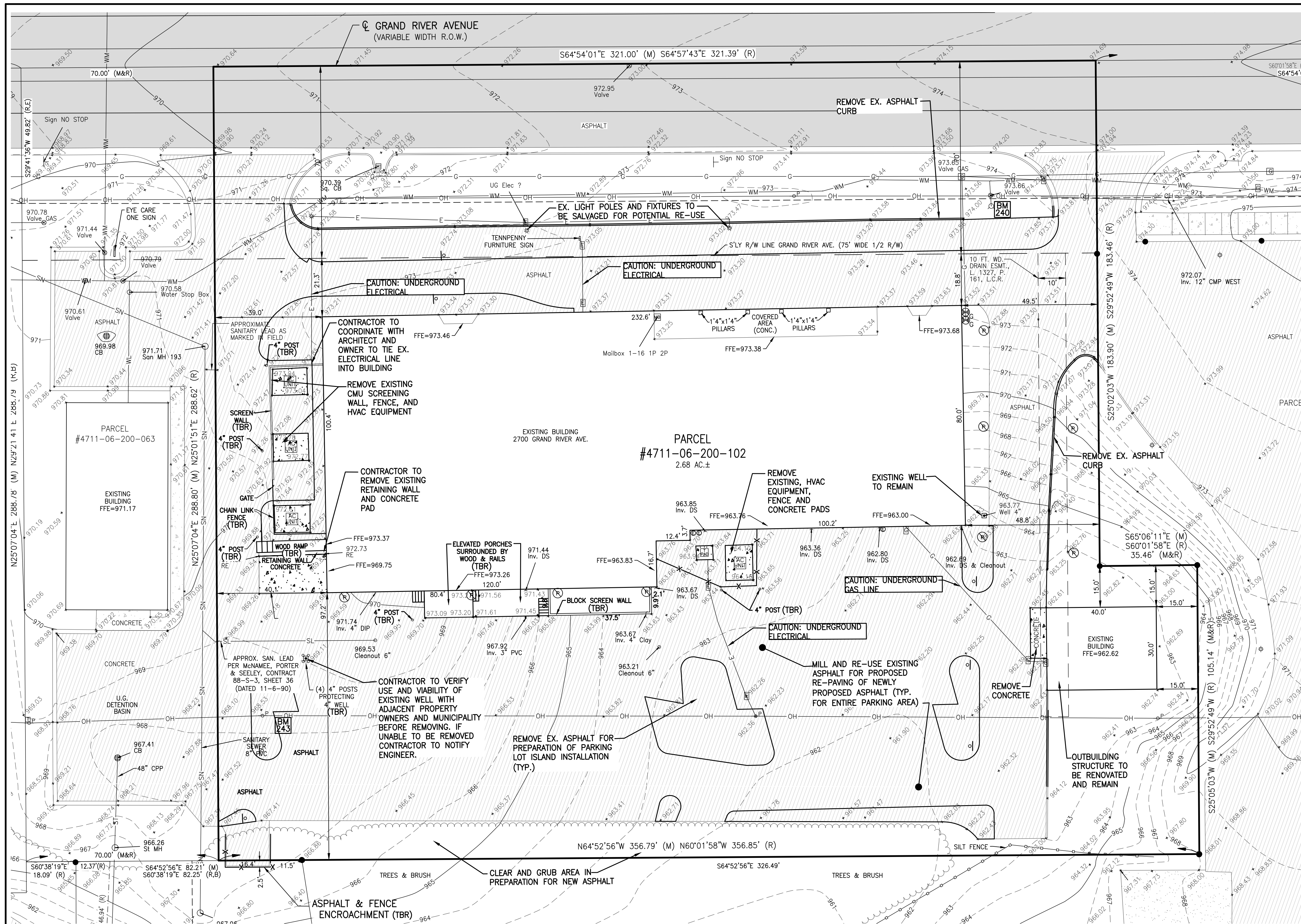
PREPARED BY:

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

INDEMNIFICATION STATEMENT

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

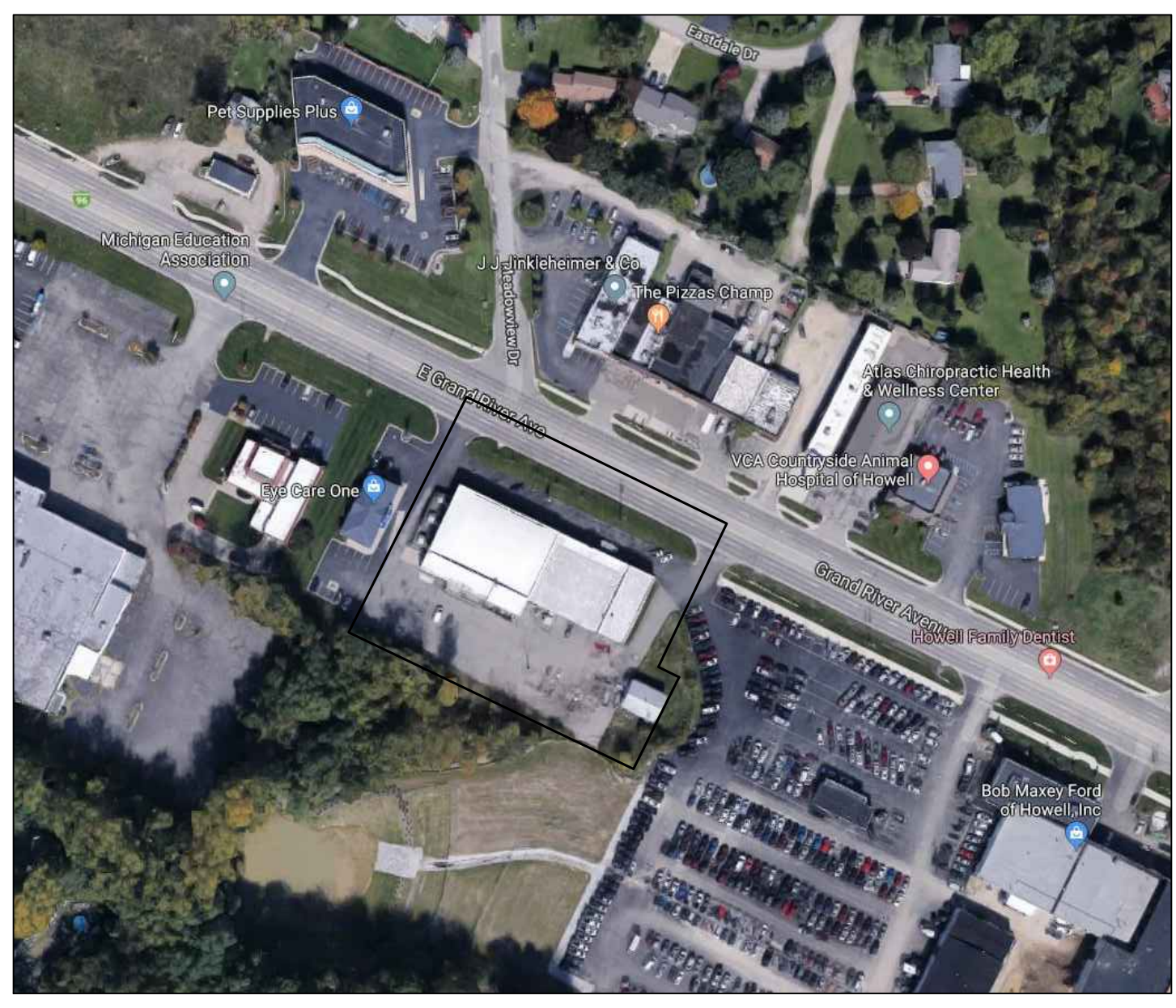
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1	CH	BL	PER TOWNSHIP REVIEW	9-21-18
	NO	BY	REVISION	DATE
				ISSUE DATE: 8-22-18
				JOB NO. 18-307



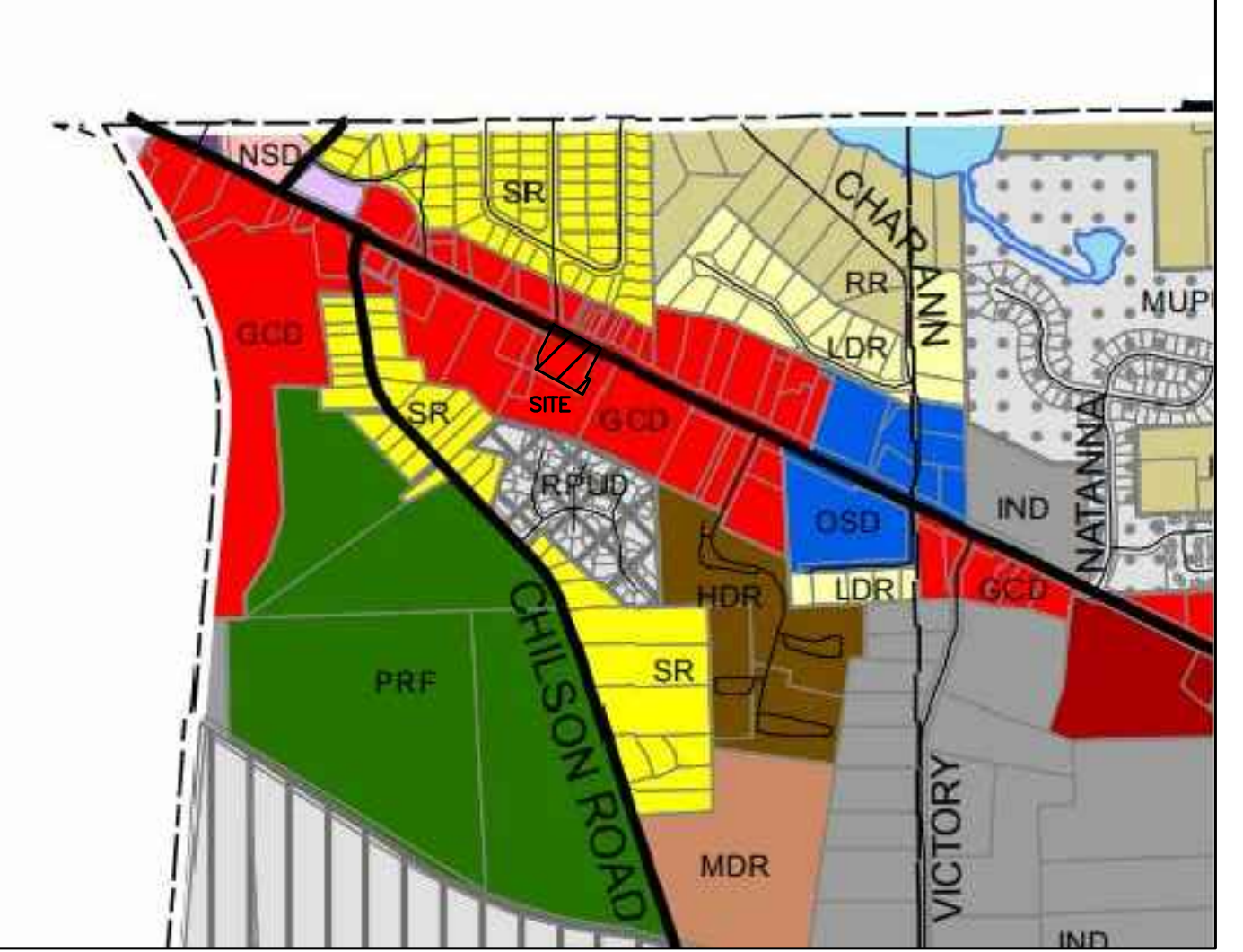
- GENERAL SURVEY NOTES:**
- CURRENT ZONING: GCD (GENERAL COMMERCIAL DISTRICT)
 - MINIMUM SETBACK REQUIREMENTS:
FRONT = 70 FEET / 35 FEET NO PARKING IN FRONT
SIDES = 10 FEET
REAR = 50 FEET
 - SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 - EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 - CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
 - SUBJECT PROPERTY IS DESIGNATED AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN (ZONE X) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), FOR THE TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, MAP NUMBER 2609302507D, PANEL 307 OF 495, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
 - ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.
 - BEARINGS WERE ESTABLISHED FROM A PREVIOUS SURVEY BY BOSS ENGINEERING, JOB NO. 96500, AS RECORDED IN LIBER 2131, PAGE 176, LIVINGSTON COUNTY RECORDS.
 - EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 - ELEVATIONS WERE ESTABLISHED RELATIVE TO BENCHMARK INFORMATION BY BOSS ENGINEERING AS SHOWN ON JOB NO. 00621, DATED 1/29/2001. (NGVD29 DATUM)

- EXISTING CONDITIONS NOTES:**
- DUE TO EXISTING UTILITY SERVICES TO BUILDING CONTRACTOR IS TO USE EXTREME CARE WHEN WORKING ONSITE.
 - ROOF DOWNSPOUTS ARE TO BE REPAIRED AND MODIFIED AS NECESSARY TO DISCHARGE AT GRADE.

SOILS INFORMATION:
MoB- MIAMI LOAM; 2%-6% SLOPES



SITE AERIAL (NO SCALE)



GENOA ZONING MAP (NO SCALE)

LEGEND	
900	EXISTING CONTOUR
922.00	EXISTING SPOT ELEVATION
→	STORM DRAINAGE FLOW
—P—	POWER POLE
—G—	GUY WIRE
⊙	HYDRANT
⊙	GATE VALVE
⊙	WATER MANHOLE
⊙	MANHOLE
⊙	STORM CATCH BASIN (BEEHIVE)
⊙	STORM CATCH BASIN (SQUARE)
⊙	STORM INVERT
⊙	WELL
⊙	TRANSFORMER PAD
⊙	TELEPHONE RISER
⊙	U.G. TELEPHONE MARKER
⊙	GAS METER
⊙	GAS RISER
⊙	U.G. GAS MARKER
⊙	ELECTRICAL RISER
⊙	U.G. ELECTRICAL MARKER
⊙	CABLE TV RISER
⊙	U.G. CABLE TV MARKER
⊙	MAILBOX
⊙	AIR CONDITIONING UNIT
⊙	LIGHT POLE
⊙	ORNAMENTAL LIGHT
⊙	SIGN
⊙	DECIDUOUS TREE
⊙	CONIFEROUS TREE
⊙	SOIL BORING
⊙	IRON SET
⊙	IRON FOUND
⊙	MONUMENT
⊙	SECTION CORNER
⊙	MARSH SYMBOL
—SN—	SANITARY SEWER
—WM—	WATER MAIN
—ST—	STORM SEWER
—G—	GAS MAIN
—E—	ELECTRIC
—T—	TELEPHONE
—OH—	OVERHEAD WIRES
—X—	FENCE
⊙	GAS PUMP
⊙	ANTENNA
⊙	SATELLITE DISH
⊙	NEWSPAPER BOX
⊙	PARKING METER
⊙	PHONE BOOTH
⊙	PUMP CHAMBER
⊙	CONC.
⊙	SAN MH
⊙	SANITARY MANHOLE
⊙	ST MH
⊙	STORM MANHOLE
⊙	CENTERLINE
⊙	LIBER
⊙	PAGE
⊙	L.C.R.
⊙	LIVINGSTON COUNTY RECORDS
⊙	(R&M)
⊙	RECORD AND MEASURED
⊙	P.O.B.
⊙	POINT OF BEGINNING
⊙	HANDICAP SYMBOL
⊙	HUB
⊙	WOOD LATH SET
⊙	(TBR)
⊙	TO BE REMOVED

EXISTING SITE NARRATIVE

EXISTING SITE IS LOCATED AT 2700 E. GRAND RIVER AVE HOWELL, MI AND IS IDENTIFIED BY TAX ID # 11-06-200-102. THE PROPOSED SITE PREVIOUSLY EXISTED AS TENPENNY FURNITURE. THE SITE CURRENTLY HAS ANGLED PARKING ALONG THE FRONTAGE OF THE PROPERTY WITH NO LANDSCAPING EXCEPT FOR THE MOWED AREA WITHIN THE MDOT RIGHT OF WAY. THE MAJORITY OF THE SITE CONSISTS OF ASPHALT PARKING AND AISLES THAT RANGES FROM MODERATE TO POOR CONDITION. THE EXISTING POLE MOUNTED SIGN IS CURRENTLY LOCATED IN FRONT OF THE BUILDING WITHIN THE ASPHALT PARKING LOT. ON THE WEST SIDE OF THE EXISTING BUILDING IS A SCREENING WALL AND CHAINLINK FENCE THAT ENCOMPASSES SOME MECHANICAL EQUIPMENT. THE REAR OF THE BUILDING HAS A WOODEN DECK STRUCTURE THAT IS IN POOR CONDITION ALONG WITH A CMU WALL AND ANOTHER CHAINLINK FENCE AREA THAT CONTAINS SOME ADDITIONAL MECHANICAL EQUIPMENT. THE LOWER LEVEL OF THE BUILDING AS WELL AS THE OUTBUILDING STRUCTURE USED TO FUNCTION AS A SEPARATE BUSINESS (CAR DETAILING) BUT, THAT TENANT HAS ALSO MOVED OUT OF THE BUILDING. NO LANDSCAPING EXISTS IN THE REAR OF SITE EXCEPT FOR SOME GRASSED AREAS TOWARDS THE SOUTH AND EAST SIDES. SITE LIGHTING APPEARS TO BE ABSENT FROM THE EXISTING SITE EXCEPT FOR SOME BUILDING MOUNTED LIGHTS. THE SITE APPEARS TO CONTAIN A WELL FROM WHICH IT DRAWS IT'S WATER AND IS CONNECTED TO M.H.O.G SANITARY SEWER. THE ELEVATIONS OF SITE VARY FROM RELATIVELY FLAT IN THE FRONT OF THE BUILDING TO HAVING SOME MILD TO MODERATE SLOPES IN THE BACK.

SITE BENCHMARKS (NGVD29 DATUM):

- BM #235 = RAILROAD SPIKE FD. IN UTILITY POLE AT NW CORNER OF GRAND RIVER & MEADOWVIEW. M.P.S. B.M. #168. ELEVATION = 972.12
- BM #240 = "X" ON TOP OF FLANGE, 5/2" HYDRANT, 38" NORTH-EASTERLY OF THE NE CORNER OF BUILDING #2700 GRAND RIVER, 19'± SOUTHERLY OF THE SOUTHERLY B/C OF GRAND RIVER AVE. ELEVATION = 974.77
- BM #242 = PK NAIL/TAG E/S P. POLE, 10'± SOUTHEASTERLY OF THE SE CORNER OF BUILDING #2650 GRAND RIVER. ELEVATION = 964.62
- BM #243 = FD. TWISTED GALVANIZED NAIL N/S P. POLE, 50'± SW CORNER OF BUILDING #2650 GRAND RIVER. ELEVATION = 968.97
- BM #244 = GIN NAIL FD. E/S POWER POLE, 94"± NORTHEASTERLY OF THE NE CORNER OF BUILDING #2650 GRAND RIVER, 16'± SOUTHERLY OF THE SOUTHERLY B/C OF GRAND RIVER AVE. ELEVATION = 970.15

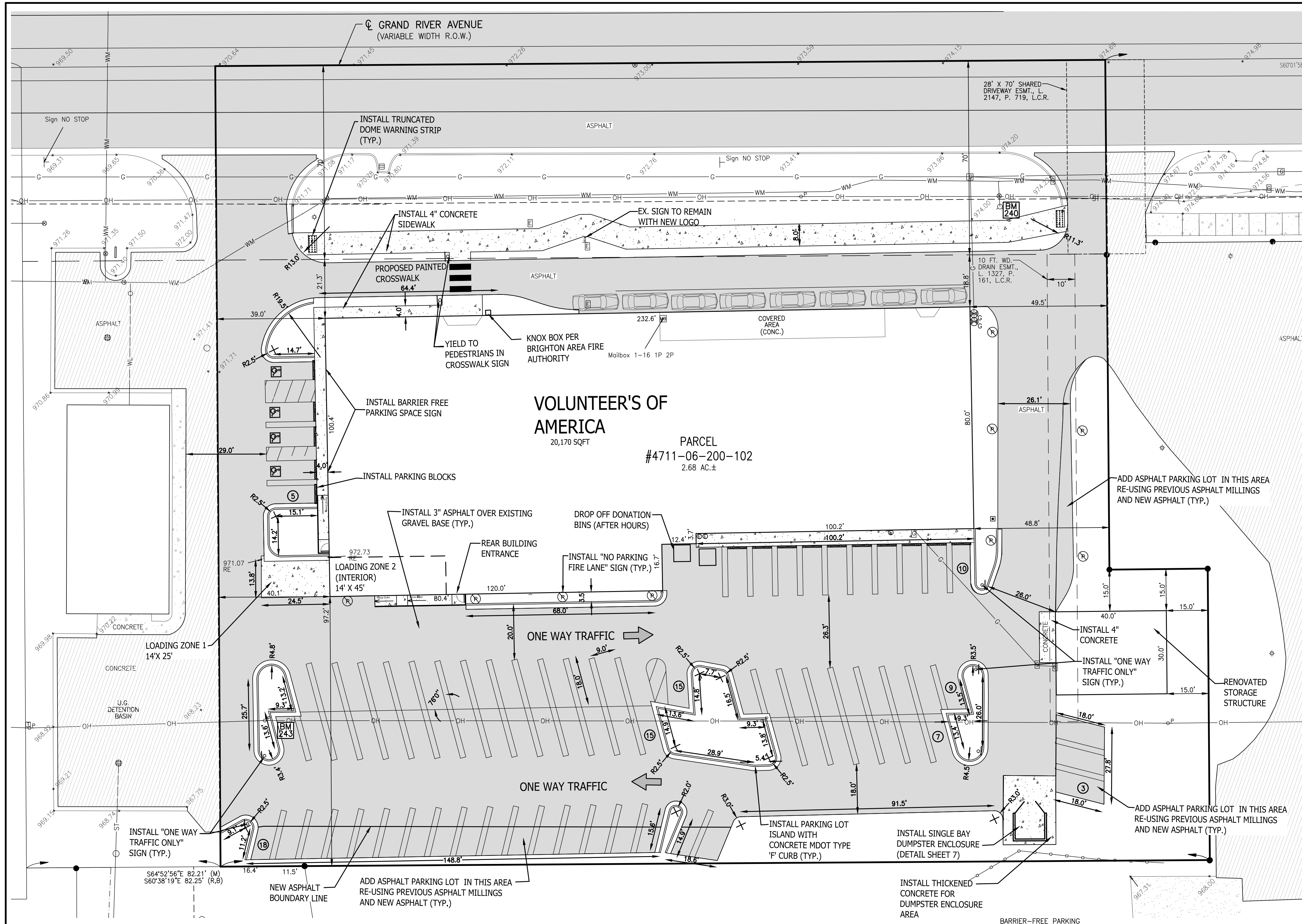
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PONTIAC MI. 48340
800.352.1515

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT	PREPARED FOR	TITLE
DATE	REVISION PER	NO
9-21-18		
CH	PER TOWNSHIP REVIEW	NO
CH	DESIGNED BY:	
CH	DRAWN BY:	
	CHECKED BY:	
	SCALE	1" = 20'
	JOB NO.	18-307
	DATE	8-22-18
	SHEET NO.	2

BE BOSS Engineering



SITE IMPROVEMENTS NARRATIVE

AS PREVIOUSLY DESCRIBED ON SHEET 2 UNDER THE EXISTING CONDITIONS NARRATIVE CERTAIN ELEMENTS OF THE PROPOSED SITE ARE IN NEED OF REPAIR /UPDATING. THE PROPOSED SITE PLAN WOULD INCLUDE MILLING OF THE EXISTING ASPHALT TO BE RE-USED IN RE-PAVING PORTIONS OF THE SITE THAT REQUIRE NEW ASPHALT, REMOVING THE WOODEN DECK STRUCTURE ALONG WITH SOME OF THE CMU SCREENING WALLS THAT ARE IN POOR CONDITION, ADDING LANDSCAPING TO BUILDING FRONTAGE AS WELL AS REAR PARKING LOT, ADDING A CONCRETE SIDEWALK ALONG THE FRONTAGE OF THE SITE ESSENTIALLY CONTINUING THE SIDEWALK RECENTLY INSTALLED TO THE PROPERTY ON THE EAST, AND IMPROVING SITE CIRCULATION. INTERIOR RENOVATIONS WILL ALSO BE MADE TO HELP IMPROVE THE OVERALL APPEARANCE OF THE BUILDING. THE PROPOSED USE WILL REMAIN SIMILAR IN THAT THE BUILDING WILL STILL FUNCTION AS A RETAIL STORE THAT HAS AREAS FOR SORTING AND STORAGE. THE LOWER LEVEL AND OUTBUILDING WILL BE THE AREAS DEDICATED TO STORAGE PURPOSES.

SITE NOTES

- BUILDING MOUNTED LIGHTS WILL BE PLACED STRATEGICALLY AROUND THE BUILDING TO PROVIDE SUFFICIENT ILLUMINATION FOR THE DESIGNATED PARKING AREAS.
- MECHANICAL EQUIPMENT IF GROUND MOUNTED WILL BE ADEQUATELY SCREENED OR BE MOVED TO THE ROOF.
- LOWER LEVEL OF BUILDING WILL BE USED STRICTLY AS STORAGE SPACE ALONG WITH THE OUTBUILDING STRUCTURE AFTER RENOVATED.
- MDOT RIGHT OF WAY PERMIT WILL BE OBTAINED PRIOR TO INSTALLING SIDEWALK AND LANDSCAPING ADJACENT TO PROPOSED BYPASS LANE.
- SIDEWALK AND LANDSCAPING ALONG BYPASS LANE ARE DEPENDENT UPON MDOT APPROVAL OF PERMIT TO WORK WITHIN RIGHT OF WAY.
- SEE SHEET 7 FOR ANY DETAILS NOT SHOWN ON THIS SHEET.
- BUILDING WILL UTILIZE EXISTING SANITARY LEADS AND WATER LINE FROM ON-SITE WELL. NO CHANGES ARE PROPOSED TO ANY EXISTING UTILITIES.
- DONATION BINS WILL BE ACCESSIBLE FOR AFTER HOURS DONATIONS.
- DELIVERIES AND UTILIZATION OF LOADING AREAS WILL BE DURING NON-BUSINESS HOURS. MOST DELIVERIES ARE DONE WITH A SMALL BOX TRUCK.

LEGEND

PROPOSED (PR)	EXISTING (EX)	
900	900	CONTOUR
T/C		STORM DRAINAGE FLOW
XXX.XX	922.08	SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
FG	FG	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RIM	RIM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARWARD STRUCTURE
ES	ES	END-SECTION
GV	GV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
MANHOLE	MANHOLE	MANHOLE
INLET / CATCHBASIN	INLET / CATCHBASIN	INLET / CATCHBASIN
FLARED END-SECTION	FLARED END-SECTION	FLARED END-SECTION
GATE VALVE	GATE VALVE	GATE VALVE
HYDRANT	HYDRANT	HYDRANT
UTILITY POLE	UTILITY POLE	UTILITY POLE
FENCE	FENCE	FENCE
SIGN	SIGN	SIGN
NOT FIELD VERIFIED TO BE REMOVED	NOT FIELD VERIFIED TO BE REMOVED	NOT FIELD VERIFIED TO BE REMOVED
COMPACTED SAND BACKFILL	COMPACTED SAND BACKFILL	COMPACTED SAND BACKFILL
SANITARY SEWER LABEL	SANITARY SEWER LABEL	SANITARY SEWER LABEL
STORM SEWER LABEL	STORM SEWER LABEL	STORM SEWER LABEL
WATER MAIN LABEL	WATER MAIN LABEL	WATER MAIN LABEL
SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
SILT FENCE	SILT FENCE	SILT FENCE
LIMITS OF GRADING/CLEARING	LIMITS OF GRADING/CLEARING	LIMITS OF GRADING/CLEARING
WETLAND BOUNDARY	WETLAND BOUNDARY	WETLAND BOUNDARY
"NO PARKING FIRE LANE" SIGN	"NO PARKING FIRE LANE" SIGN	"NO PARKING FIRE LANE" SIGN

SITE IMPERVIOUS/PERVIOUS NARRATIVE

IN ORDER TO ACCOMMODATE THE SOUTHERN MOST ROW OF PARKING ON THE SITE, EXISTING VEGETATED OR SOFTSCAPE AREAS NEEDED TO BE CLEARED AND REPLACED WITH ASPHALT. ONE OF THE GOALS OF THIS OCCUPATION OF THE SITE BY THE PROPOSED APPLICANT IS TO KEEP THE EXISTING STORMWATER DRAINAGE PATTERNS INTACT AND THE AMOUNT OF RUN-OFF THE SAME. BELOW IS THE CALCULATION SHOWING HOW THIS SITE ACHIEVES THAT GOAL:

EXISTING AMOUNT OF PERVIOUS/SOFTSCAPE AREA CHANGED TO IMPERVIOUS : 2,615 SQFT (ADDITION TO PARKING LOT TO ACCOMMODATE SOUTHERN MOST ROW OF PARKING, WIDENING EASTERN DRIVE, ACCOMMODATING 3 NEW PARKING SPACES NEAR DUMPSTER)

PERVIOUS/SOFTSCAPE AREA ADDED TO THE PLAN:

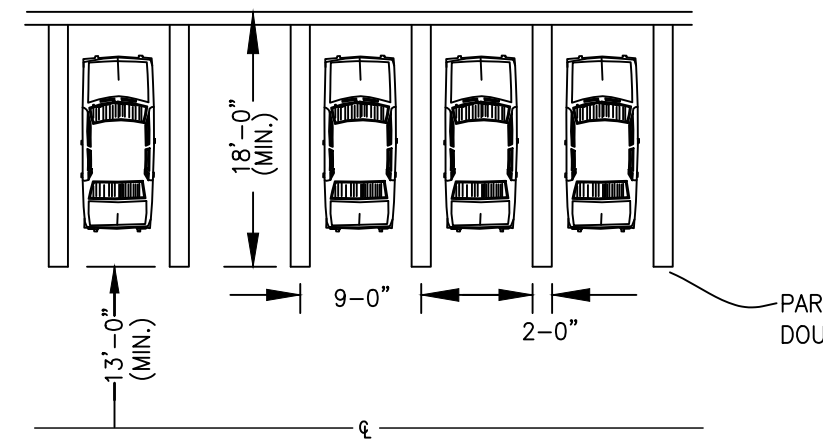
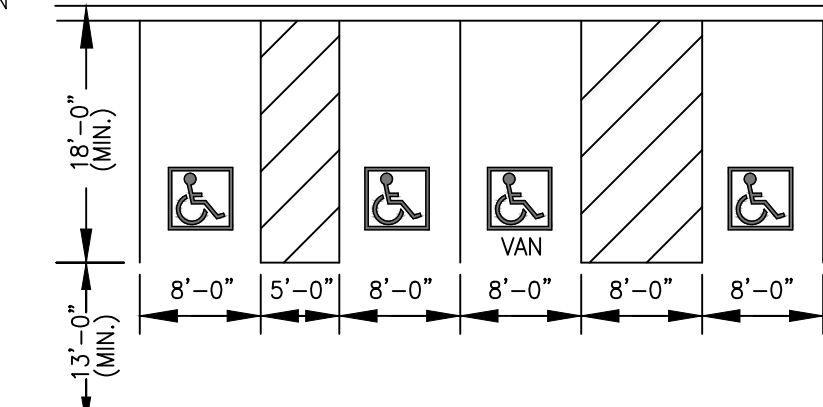
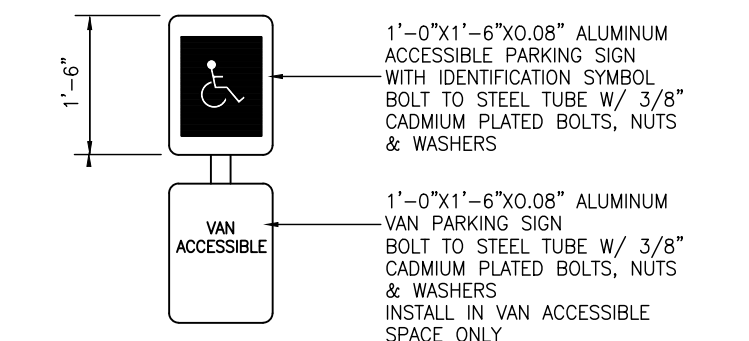
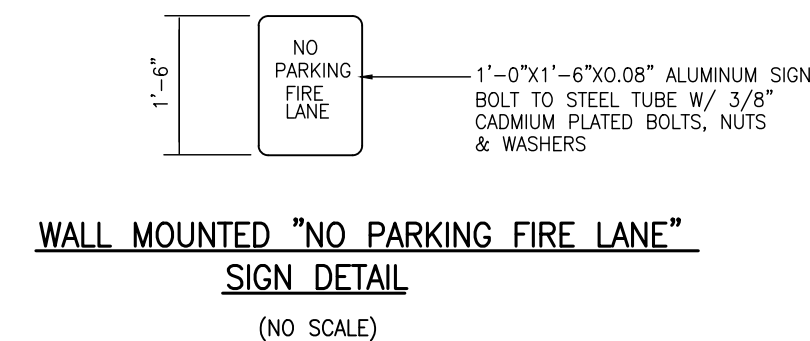
- PARKING PENINSULAS & GREEN SPACE ALONG SOUTHERN PROPERTY LINE = 840 SQFT
- 3 PARKING LOT ISLANDS (IN MIDDLE OF LOT) = 1,351 SQFT
- 3' PLANTING BED ALONG FRONT PROPOSED SIDEWALK = 1,070 SQFT
- PLANT BED AGAINST THE BUILDING NEAR REAR ENTRANCE = 245 SQFT
- SQUARE PLANT BED NEAR HANDICAPPED PARKING = 287 SQFT
- NORTHWEST BUILDING CORNER PLANT BED = 362 SQFT

TOTAL PERVIOUS AREA ADDED= 4,155 SQFT

NET PERVIOUS/IMPERVIOUS

PERVIOUS ADDED = 4,155 SQFT
PERVIOUS DELETED = 2,615 SQFT

NET GAIN IN PERVIOUS AREA ON SITE = 1,540 SQFT



SITE DATA

- ZONING - GCD - GENERAL COMMERCIAL DISTRICT
- SITE AREA - 1.85 AC
- MAX. BLDG. HT. ALLOWED - 35 FT/2 STORIES PROVIDED: NO CHANGE
- MAX LOT COVERAGE - 35% BUILDING, 75% IMPERVIOUS PROVIDED:
- SETBACKS PROVIDED
FRONT - 70 FT., 35 FT IF NO PARKING 18.18 FT. (EXISTING)
SIDE - 15 FT. 39.0 FT.
REAR - 50 FT. 97.2 FT.
- PARKING:
RETAIL - 1 SPACE PER 250 SQ. FT. GROSS LEASABLE FLOOR SPACE.
PARKING REQUIRED = 20,170 SQ. FT. / 250 SQFT = 81 SPACES
PARKING PROVIDED = 82 SPACES (INCLUDING 4 BARRIER FREE SPACES)
- ALL BUILDING SIGNAGE SHALL COMPLY WITH THE GENOA TOWNSHIP ZONING ORDINANCE. THE EXISTING POLE MOUNTED SIGN IS TO REMAIN AND WILL REFLECT THE NEW TENANT'S BUSINESS NAME.

EMERGENCY ACCESS ROUTE NOTE:
THE EMERGENCY ACCESS ROUTE AROUND THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO MAINTAIN A MINIMUM TURNING RADIUS OF 30' INSIDE AND 50' OUTSIDE AND SHALL ALLOW A MINIMUM VERTICAL CLEARANCE OF 13.5 FT.

BUILDING ADDRESS NOTE:
THE BUILDING IS TO HAVE THE ADDRESS NUMBERS ON THE BUILDING. THE NUMBERS ARE TO BE A MINIMUM OF 6' HIGH AND OF CONTRASTING COLORS AND BE CLEARLY VISIBLE FROM THE STREET (LATSON ROAD). THE LOCATION AND SIZE SHALL BE VERIFIED PRIOR TO INSTALLATION.

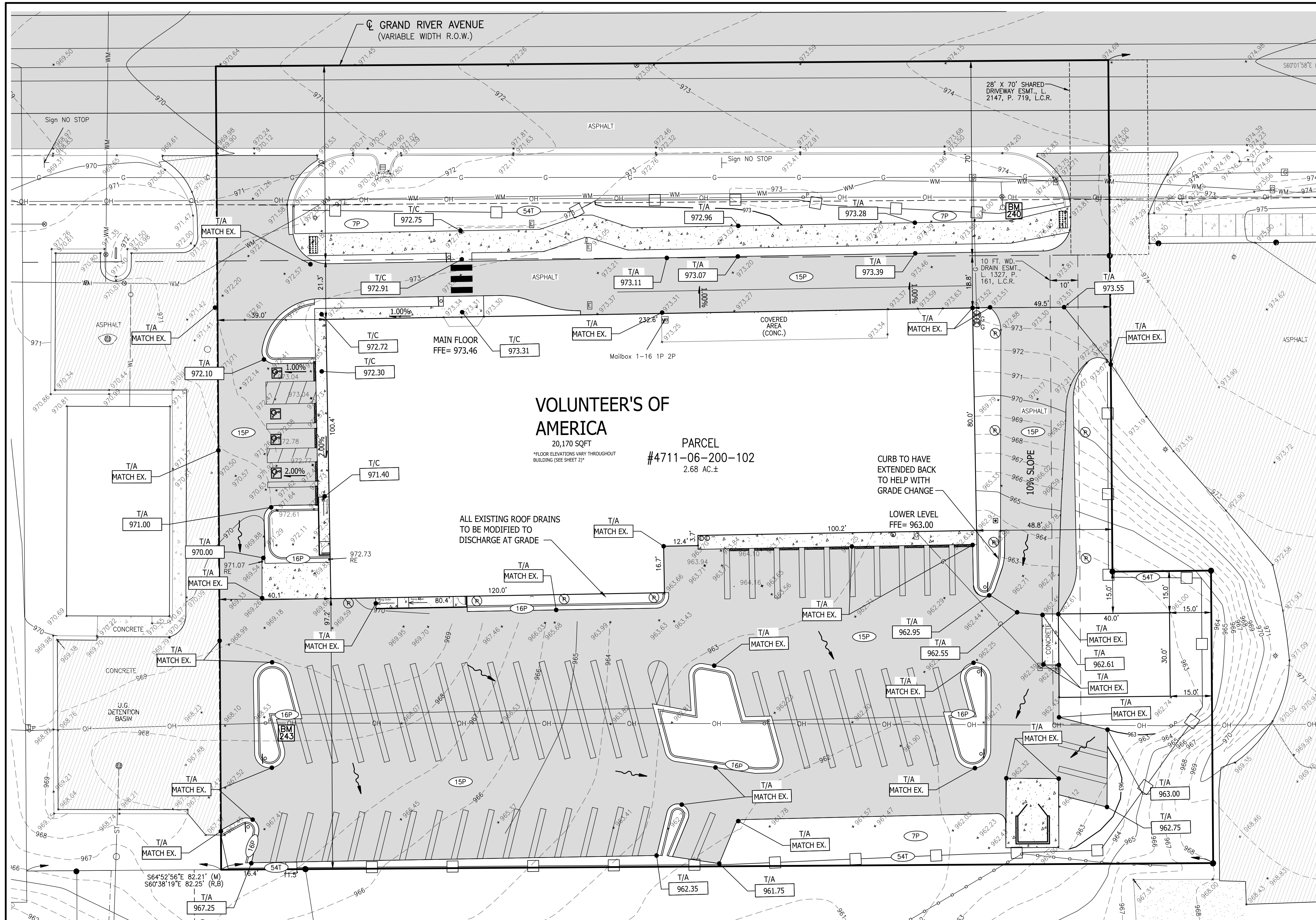
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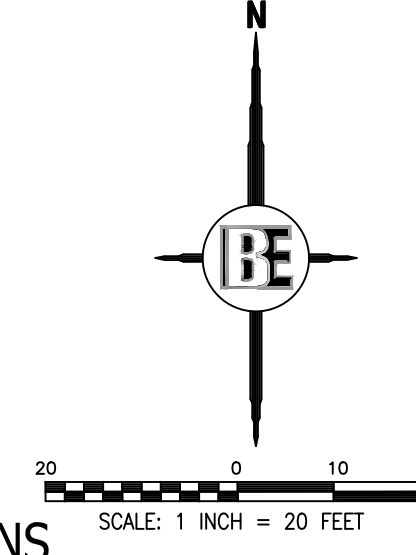
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PONTIAC MI. 48340
800.552.1515

SITE PLAN

PROJECT	PREPARED FOR	TITLE
1. CH PER TOWNSHIP REVIEW	DATE	9-21-18
IND BY	REVISION PER	
DESIGNED BY:	CH	
DRAWN BY:	CH	
CHECKED BY:		
SCALE	1" = 20'	
JOB NO.	18-307	
DATE	8-22-18	
SHEET NO.	3	



7		EFFECTIVE ON LARGE AREAS. MULCH BARRIERS USED TO PROVIDE IMMEDIATE PROTECTION UNTIL GRASS IS ROOTED. SHOULD INCLUDE PREPARED TOPSOIL. (SEE DETAIL THIS SHEET)
15		PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY. PREPARED SURFACE WILL HELP SLOW VELOCITY.
16		KEEPS HIGH VELOCITY RUNOFF FROM LEAVING PAVED SURFACE. COLLECTS AND CONDUITS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED MANHOUSING.
54		USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)



T = TEMPORARY, P = PERMANENT
 TOTAL AREA TO BE DISTURBED = 71,092.5 F. (1.63 AC.)

STORMWATER NARRATIVE-EXISTING CONDITIONS

STORMWATER IN THE FRONT OF THE SITE CURRENTLY SHEET FLOWS INTO THE MDOT R.O.W AND EVENTUALLY INTO A CATCH BASIN NEAR THE NORTHWEST CORNER OF THE PROPERTY. STORMWATER FOR THE REAR PORTION OF THE SITE SHEET FLOWS TOWARDS THE SOUTH OF THE PROPERTY WHICH IS THE LOWEST POINT ON THE SITE. THE ADJACENT PROPERTY TO THE EAST UTILIZES A LARGE BASIN THAT MANAGES ITS STORMWATER BUT ALSO THE STORMWATER FROM A NUMBER OF ADJACENT PROPERTIES INCLUDING THE PROPOSED SITE. * PLEASE NOTE NO STORM STRUCTURES CURRENTLY EXIST ON-SITE.

STORMWATER NARRATIVE-PROPOSED LAYOUT

THE PROPOSED STORMWATER MANAGEMENT PLAN WILL NOT DIFFER FROM THE CURRENT DRAINAGE PATTERNS ON-SITE. THE PARKING LOT WILL BE RE-PAVED TO MATCH/MEET EXISTING GRADES (WHERE NOT SPECIFIED OTHERWISE) AND CURB ISLANDS WILL BE ADDED. OVERALL THE SITE WILL CONTINUE TO SHEET FLOW TOWARDS THE REAR OF THE SITE AND DRAIN INTO THE ADJACENT BASIN LOCATED TO THE SOUTH. THE FRONT OF THE SITE WILL CONTINUE TO DRAIN TOWARDS THE MDOT R.O.W WITH IMPROVED SLOPES.

LIVINGSTON COUNTY SOIL EROSION PERMIT TEMPLATE
TEMPORARY CONTROLS AND SEQUENCE

- NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.
- IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974 THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK. PERMITTING STANDARDS
- 36" M.D.O.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
- ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.
- PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET. SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.

STORM DRAINS

- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
- BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFFLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
- ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
- IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.

STABILIZATION

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

SOIL EROSION CONTROL

CUTTING, FILLING AND GRADING SHALL BE MINIMIZED AND THE NATURAL TOPOGRAPHY OF THE SITE SHALL BE PRESERVED TO THE MAXIMUM POSSIBLE EXTENT, EXCEPT WHERE SPECIFIC FINDINGS DEMONSTRATE THAT MAJOR ALTERATIONS WILL STILL MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE.

DEVELOPMENT SHALL BE STAGED TO KEEP THE EXPOSED AREAS OF SOIL AS SMALL AS PRACTICABLE.

SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED BETWEEN THE DISTURBED AREA AND ANY WATERCOURSES, INCLUDING RIVERS, STREAMS, CREEKS, LAKES, PONDS AND OTHER WATERCOURSES; WETLANDS; OR ROADWAYS ON OR NEAR THE SITE.

SEDIMENT RESULTING FROM ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE THAT WATER LEAVES THE SITE.

TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR AWAY FROM THE SITE SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.

TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AFTER PERMANENT SOIL EROSION CONTROL MEASURES HAVE BEEN IMPLEMENTED. ALL SITES SHALL BE STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES.

IF LAKES, PONDS, CREEKS, STREAMS, OR WETLANDS ARE LOCATED ON OR NEAR THE SITE, EROSION CONTROL MEASURES WHICH DIVERT RUNOFF AND TRAP SEDIMENT MUST BE PROVIDED AT STRATEGIC LOCATIONS. STRAW BALE BERMS MAY BE USED AS TEMPORARY STORMWATER DIVERSION STRUCTURES, BUT WILL NOT BE CONSIDERED SUFFICIENT FOR TRAPPING SEDIMENT. THE USE OF SEDIMENT BASINS, FILTER FABRIC, VEGETATED BUFFER STRIPS, AND ROCK FILTERS IN LIEU OF STRAW BALE BERMS SHALL BE STRONGLY ENCOURAGED. OTHER MEASURES MAY BE REQUIRED IF REASONABLY DETERMINED TO BE NECESSARY TO PROTECT A WATERCOURSE OR WETLAND.

WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHEN SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED.

PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY UNDISTURBED LAND AREA SHALL BE COMPLETED WITHIN 15 (FIFTEEN) CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

VEGETATED BUFFER STRIPS SHALL BE CREATED OR RETAINED ALONG THE EDGES OF ALL LAKES, PONDS, CREEKS, STREAMS, OTHER WATERCOURSES, OR WETLANDS.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL RECEIVE REGULAR MAINTENANCE TO ASSURE PROPER FUNCTIONING.

THE PERMANENT SOIL EROSION CONTROLS WILL BE MAINTAINED BY USA 2. GO.

SOIL EROSION CONTROL - SEQUENCE OF OPERATION (NEW CONSTRUCTION)

INSTALL CRUSHED CONCRETE ACCESS DRIVE AND TEMPORARY CULVERTS AT THE SITE ENTRANCE AS INDICATED ON THE PLANS. (ONE DAY)

INSTALL SILT FENCE OR SIMILAR APPROVED SILT BARRIER ALONG PROPERTY LINES AND AROUND SENSITIVE NATURAL FEATURES AS INDICATED ON THE PLANS. (ONE DAY)

IF INDICATED ON CONSTRUCTION PLANS, SEDIMENTATION BASINS, DETENTION POND, ETC., SHALL BE CONSTRUCTED PRIOR TO THE INSTALLATION OF ANY OTHER WORK.

STRIP EXISTING TOPSOIL, VEGETATION AND ORGANIC MATTER FROM BUILDING PAD AND PARKING AREAS. COMMENCE LAND BALANCE AND MASS GRADING OPERATIONS. MAINTAIN A MINIMUM BUFFER OF 15' OF EXISTING VEGETATION WHEREVER POSSIBLE AROUND SITE PERIMETER. STOCK PILES SHOULD BE LOCATED AWAY FROM EXISTING DRAINAGE FACILITIES. (TWO DAYS)

EXCAVATE AND INSTALL UNDERGROUND UTILITIES. INSTALL PEASTONE INLET FILTERS AROUND ALL NEW STORM SEWER FACILITIES AS INDICATED ON THE PLANS. EXISTING AND PROPOSED STORM SEWER FACILITIES SHALL BE PROTECTED FROM EROSION AND SEDIMENT INFILTRATION AT ALL TIMES. (FOUR DAYS)

COMMENCE FINAL GRADING AND TRIMMING OPERATIONS. PREPARE SUBGRADE FOR INSTALLATION OF PROPOSED PAVEMENT. (TWO DAYS)

SEED AND MULCH ALL DISTURBED SITE AREAS AND INSTALLED SITE LANDSCAPING. (ONE DAY)

REMOVE CONSTRUCTION DEBRIS AND JET VAC NEWLY INSTALLED STORM SEWER SYSTEM AS REQUIRED BY THE MUNICIPALITY. (TWO DAYS)

REMOVE ALL REMAINING TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PERMANENT MEASURES ARE ESTABLISHED. (ONE DAY)

WHENEVER POSSIBLE, THE SITE SHALL BE GRADED TO WITHIN SIX INCHES (6") OF THE PROPOSED FINISH GRADE PRIOR TO INSTALLATION OF UNDERGROUND FACILITIES.

STAGING OF PROPOSED WORK SHALL BE COMPLETED BY THE CONTRACTOR AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.

THE TEMPORARY SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY RSP CONSTRUCTION AT PHONE NUMBER (248) 747-3773.

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

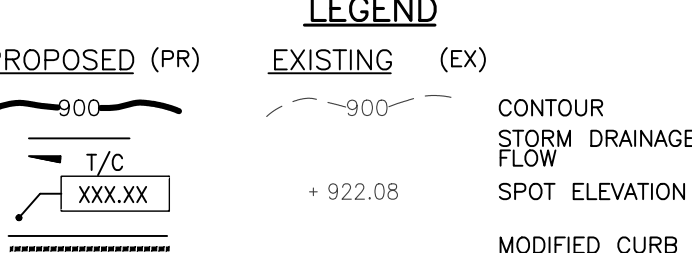
1 DAY	1. INSTALL SILT FENCE AND STORM DRAINAGE PROTECTION.
5 DAYS	2. ASPHALT MILLING
120 DAYS	3. BEGIN BUILDING RENOVATIONS
7 DAYS	4. INSTALL PAVEMENT, CURB, AND WALKS
3 DAY	5. FINE GRADE, SPREAD TOPSOIL AND SEED.
1 DAY	6. REMOVE ALL EROSION CONTROL STRUCTURES.

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

ACTIVITY	DAILY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH		X	X	X
CLEAN INLETS		X	X	X
COLLECT LITTER		X	X	X
SWEEP PAVED AREAS		X	X	X
SCRAPE PAVED AREAS	X			X

CONTROLS & MEASURES NARRATIVE

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



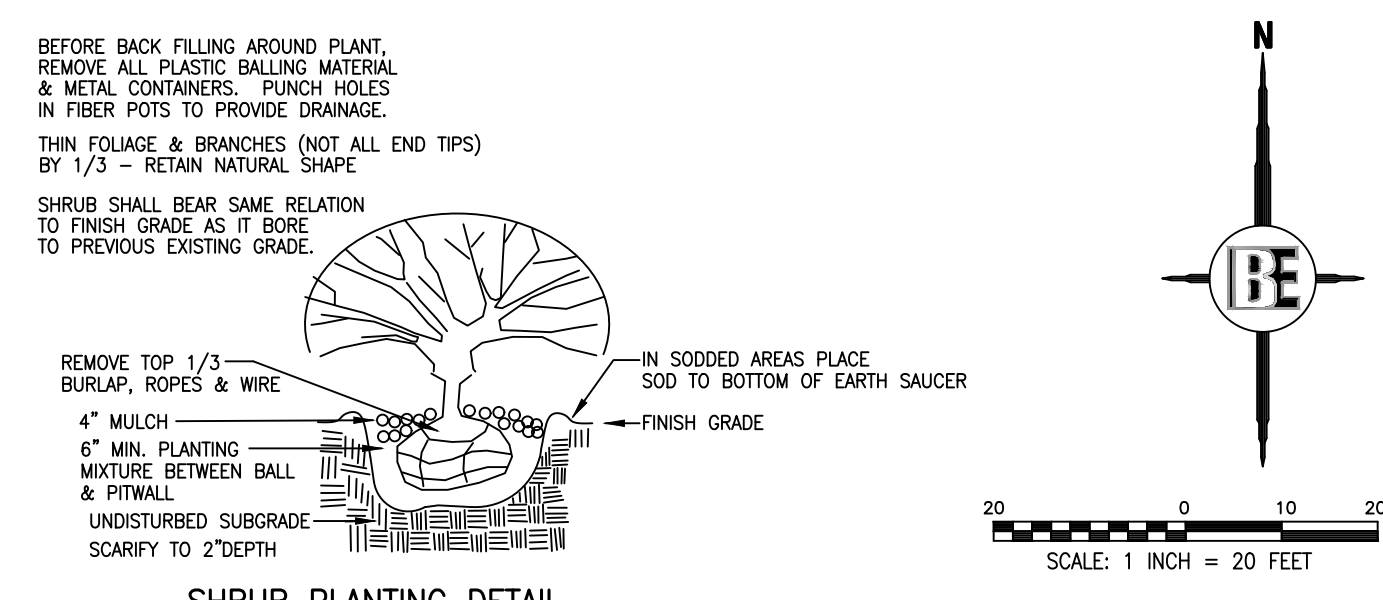
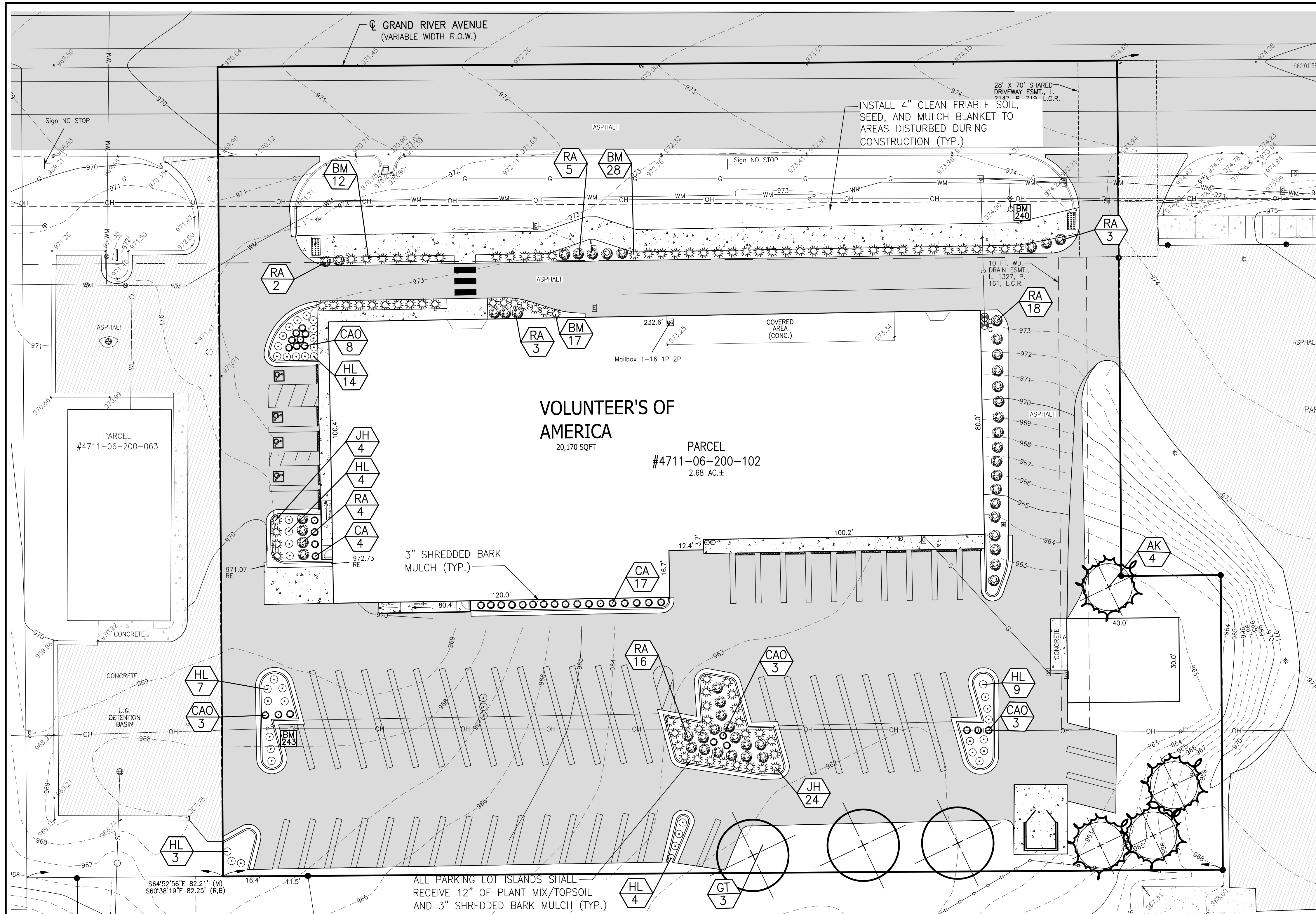
NOTES:
 -THE TIMING IN THE CONSTRUCTION SEQUENCE IS AN APPROXIMATION OF THE AMOUNT OF TIME NEEDED FOR EACH STEP/PROCESS. SOME STEPS WILL BE GOING ON CONCURRENTLY WITH OTHERS (IE. THE BUILDING WILL BE AMIDST CONSTRUCTION WHILE CURB AND GUTTER WILL BE INSTALLED) BUT THE OVERALL ORDER OF EVENTS WILL BE AS LISTED TO ENSURE PROPER SITE CONSTRUCTION ACTIVITY MAINTENANCE.
 -STRUCTURAL SEDIMENT CONTROLS NEED TO BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS AS WELL AS WITHIN 24 HOURS AFTER A STORM EVENT.

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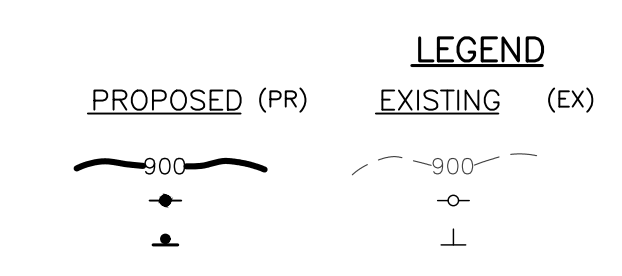
VOLUNTEERS OF AMERICA
 618 E. WALTON BLVD
 PONTIAC MI. 48340
 900.552.1515

GRADING, DRAINAGE, & SESC PLAN

PROJECT: VOLUNTEERS OF AMERICA
 PREPARED FOR: []
 TITLE: GRADING, DRAINAGE, & SESC PLAN
 DATE: 9-21-18
 REVIEW PER: []
 REVISION PER: []
 DESIGNED BY: CH
 DRAWN BY: CH
 CHECKED BY: []
 SCALE: 1" = 20'
 JOB NO. 18-307
 DATE: 8-22-18
 SHEET NO. 4



SHRUB PLANTING DETAIL (NO SCALE)



GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY AND SHALL BE NURSERY GROWN. ALL SIZES AND MEASUREMENTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
3. ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF 12 INCHES AND BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
4. PLANTING MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL FROM ON SITE, 1 PART PEAT, AND 5 POUNDS OF SUPERPHOSPHATE PER CUBIC YARD OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED TO A UNIFORM CONSISTENCY.
5. ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A 4 INCH LAYER OF SHREDDED BARK MULCH.
6. ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
7. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
8. EDGING, WHERE NOTED ON THE PLANS, SHALL BE BLACK ALUMINUM EDGING, 3/16" X 4". INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
9. SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUEGRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4 INCH, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10 INCHES BY 18 INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36 HOURS AFTER CUTTING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF ONE MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.

ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.

SEED MIXTURE SHALL BE AS FOLLOWS:

KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES: ADELPHI, RUGBY, GLADE OR PARADE)	30%
RUBY RED OR DAWSON RED FINE FESCUE	30%
ATLANTA RED FESCUE	20%
PENNFINE PERENNIAL RYE	20%

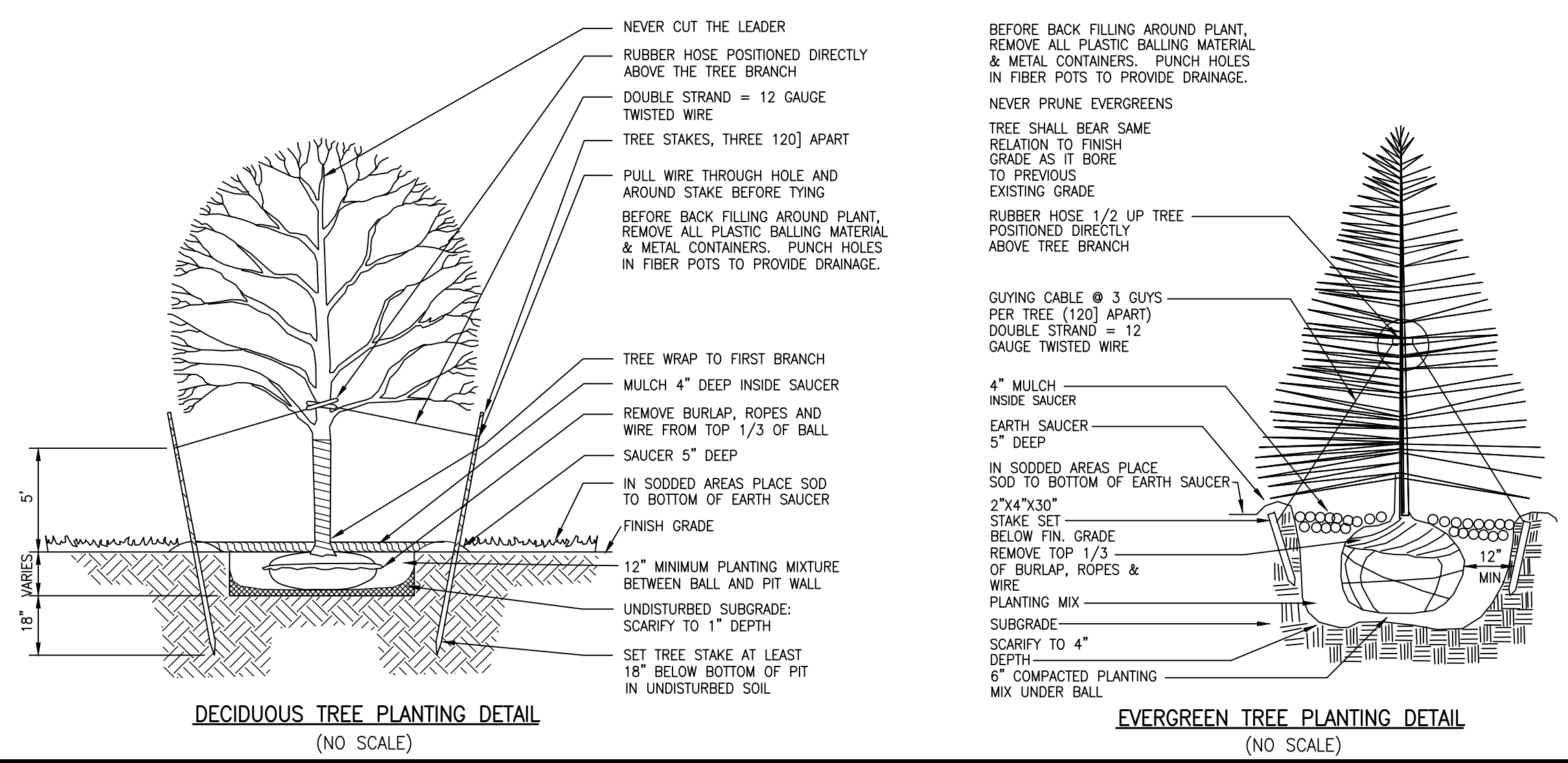
THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 POUNDS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL LAYER SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-20-10 ANALYSIS:

10% NITROGEN: A MINIMUM OF 25% FROM A UREA-FORMALDEHYDE SOURCE
 20% PHOSPHATE
 10% POTASH: SOURCE TO BE POTASSIUM SULFATE OR POTASSIUM NITRATE.

THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 POUNDS OF BULK FERTILIZER PER 1000 SQUARE FEET.

11. ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 4 INCH LAYER OF CLEAN, FRIABLE TOPSOIL. THIS SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.
13. ALL PLANT MATERIALS SHALL BE FREE OF WEEDS, INSECTS AND DISEASE.

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
TREES					
AK	4	<i>Abies koreana</i>	Korean Fir	6' ht.	B - B
GT	3	<i>Gleditsia tricanthos</i> var. <i>inermis</i>	Thornless Honeylocust	2.5" cal.	B - B
SHRUBS					
BM	57	<i>Buxus microphylla</i>	Littleleaf Boxwood	24" ht.	Cont.
JH	28	<i>Juniperus horizontalis</i>	Creeping Juniper	24" sprd.	Cont.
RA	51	<i>Rhus aromatica</i>	Gro-Lo Sumac	24" ht.	Cont.
PERENNIALS					
CA	21	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Reed Grass	3 gal.	Cont.
CAO	17	<i>Calamagrostis acutiflora</i> 'Overdam'	Overdam Reed Grass	3 gal.	Cont.
HL	49	<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	2 gal.	Cont.



DECIDUOUS TREE PLANTING DETAIL (NO SCALE)

EVERGREEN TREE PLANTING DETAIL (NO SCALE)

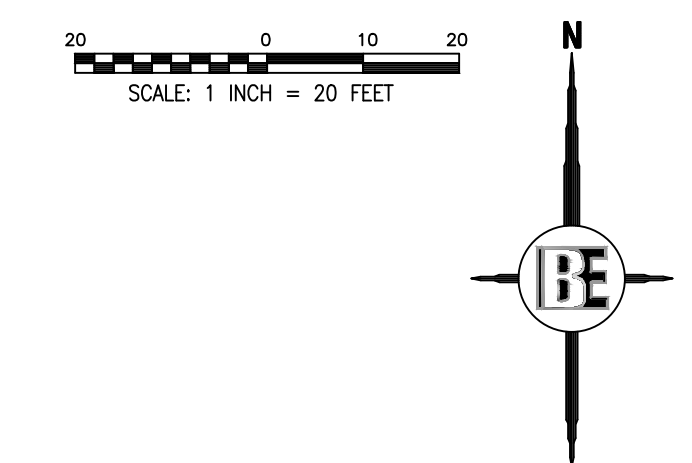
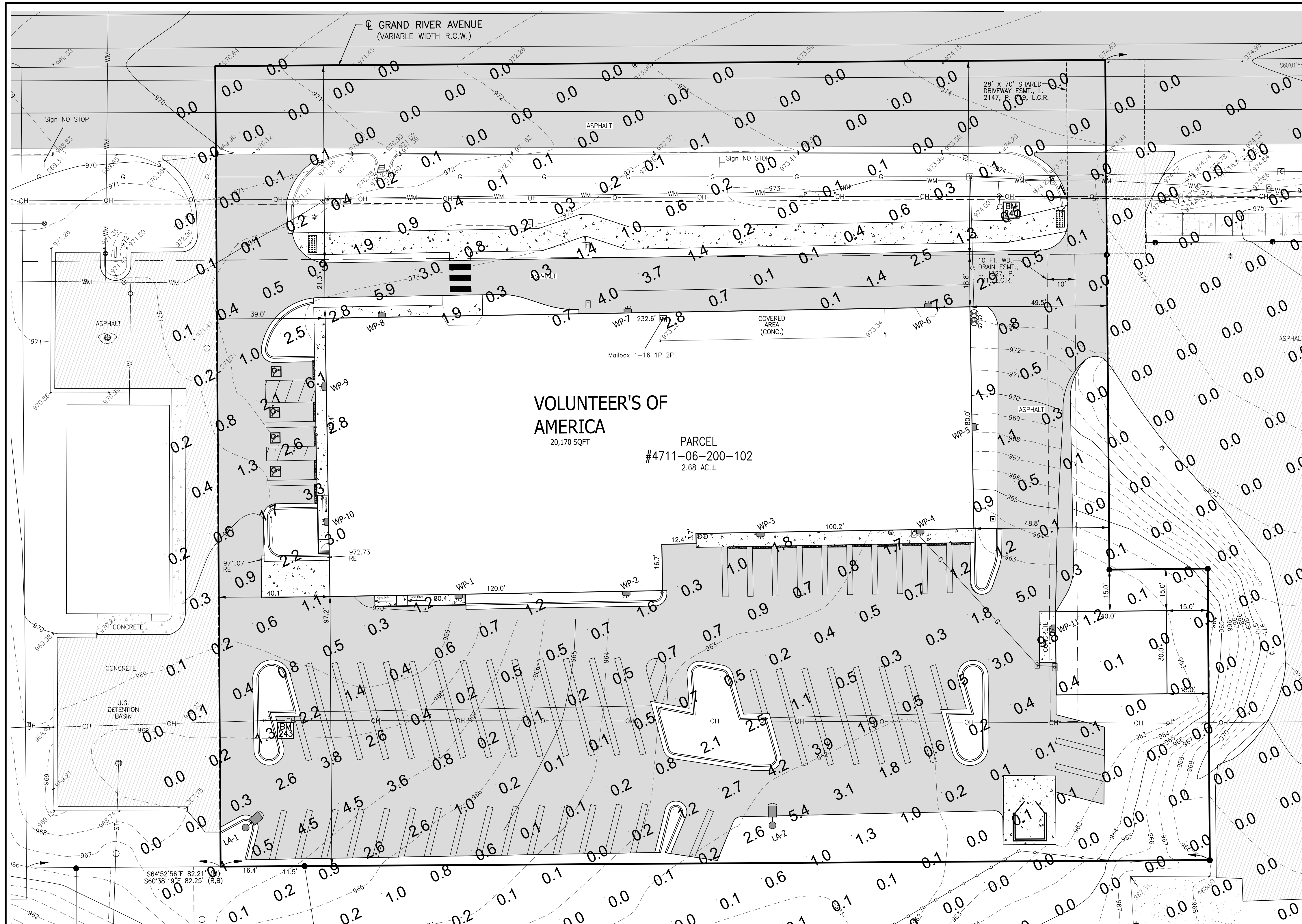
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LANDSCAPE PLAN

PROJECT	PREPARED FOR	TITLE
DATE	REVISION PER	DATE
1. CH	PER TOWNSHIP REVIEW	9-21-18
IND BY	REVISION PER	DATE

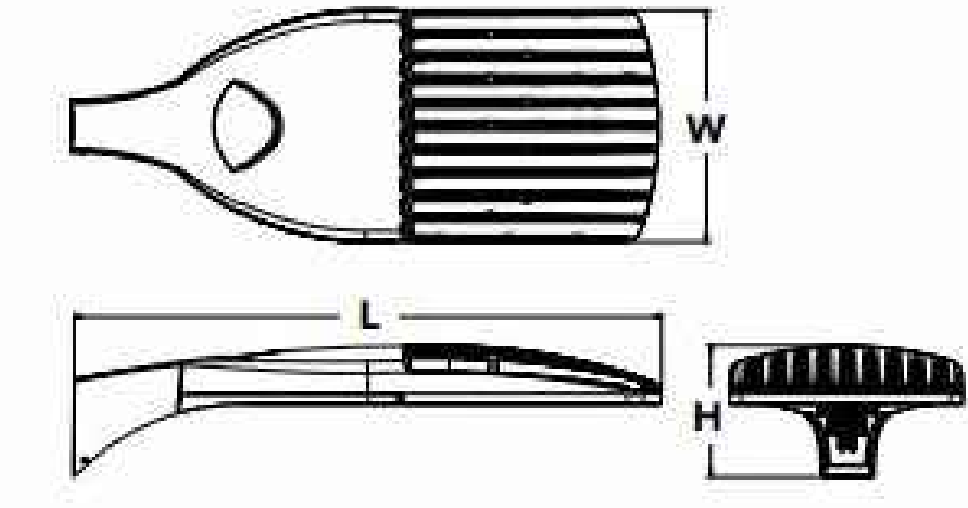
DESIGNED BY: CH
 DRAWN BY: CH
 CHECKED BY:
 SCALE 1" = 20'
 JOB NO. 18-307
 DATE 8-22-18
 SHEET NO. 5



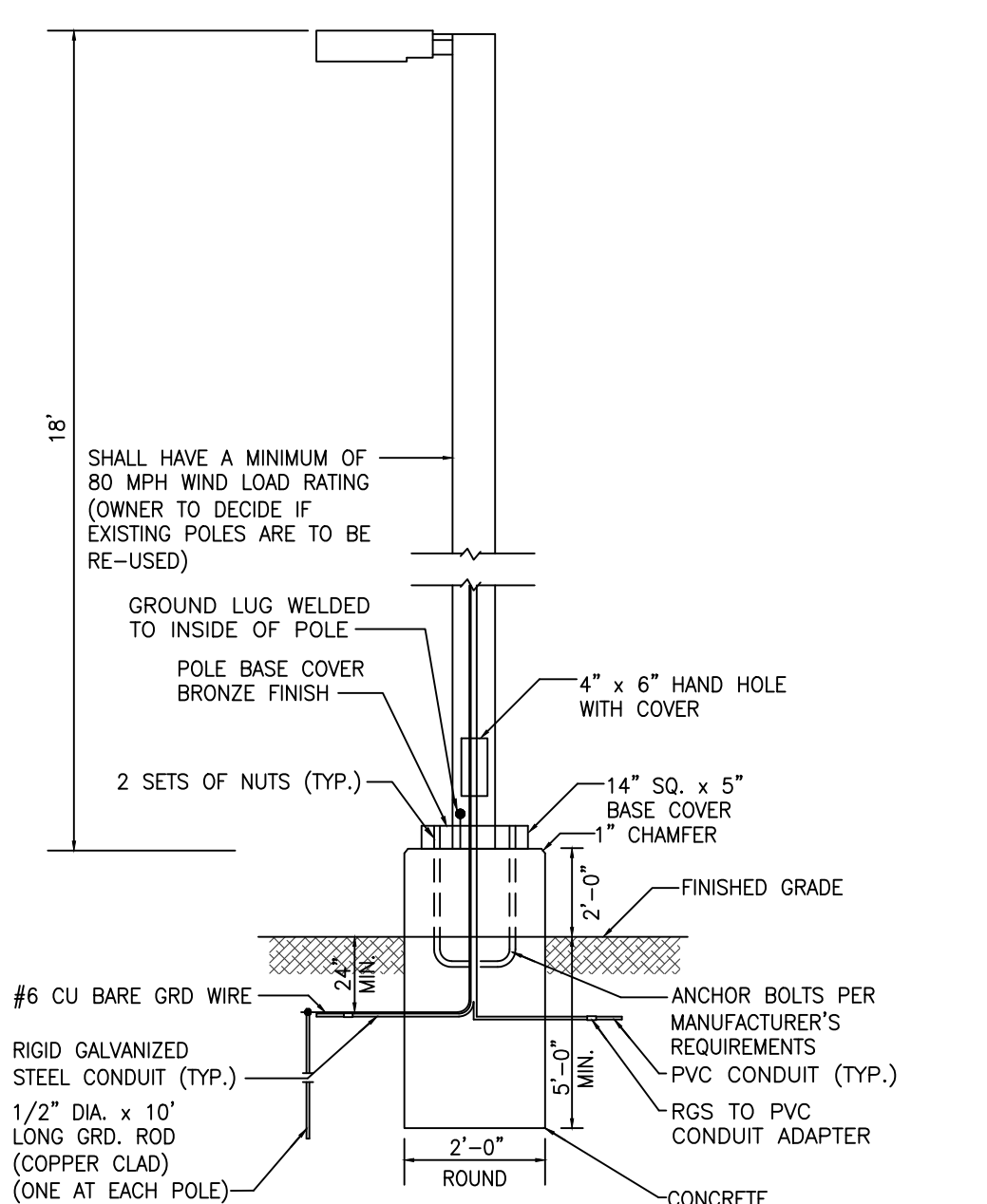
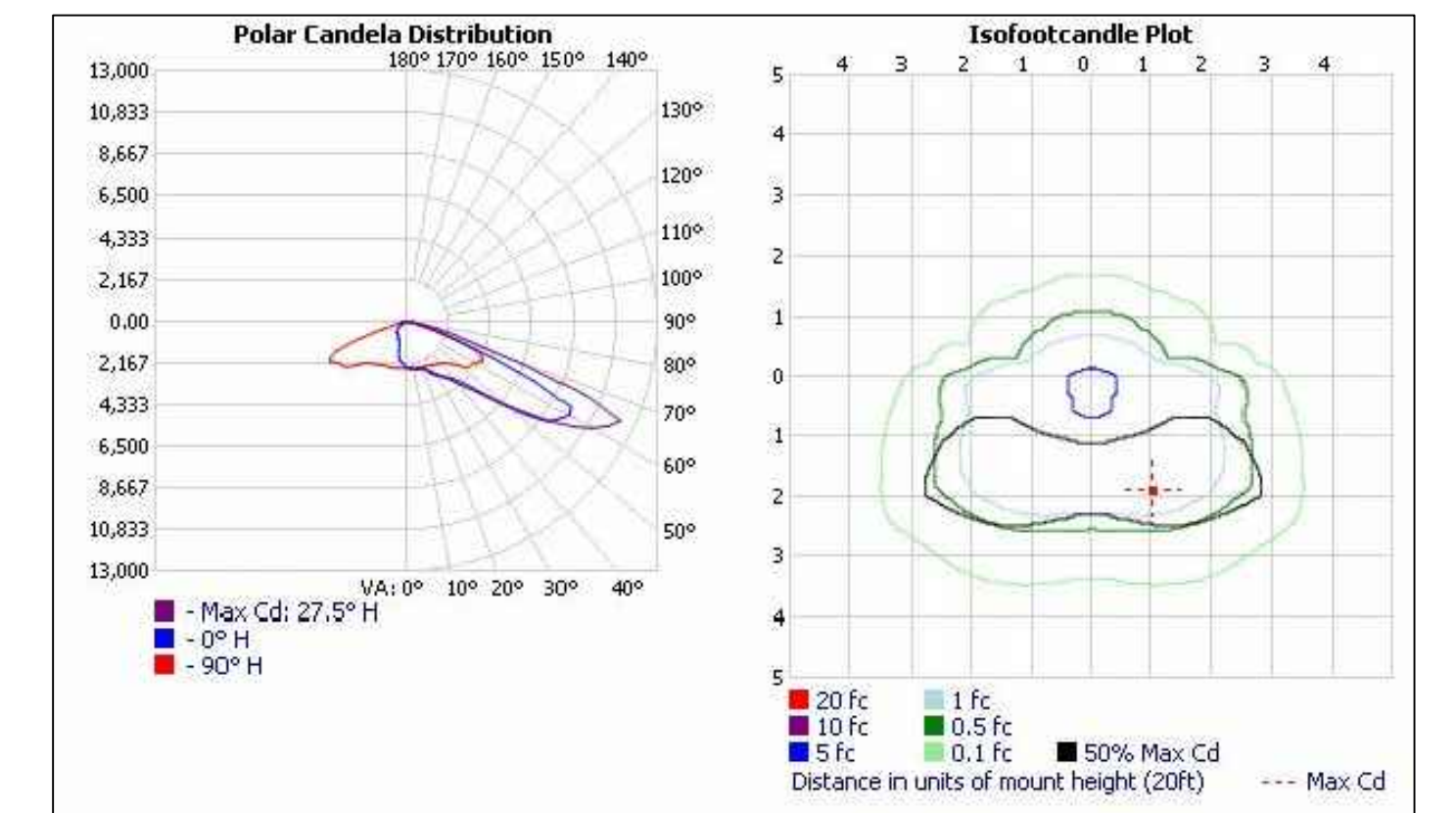
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www.bosseng.com



Specifications
 EPA: 1.01 ft² (0.09 m²)
 Length: 33" (838 mm)
 Width: 13" (330 mm)
 Height: 7-1/2" (190 mm)
 Weight (max): 27 lbs (12.2 kg)



POLE MOUNTED LIGHT FIXTURE



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

LIGHTING LEGEND

- WALL MOUNTED LIGHT FIXTURE
- POLE MOUNTED LIGHT FIXTURE
- FOOT CANDLES ON SITE
- FOOT CANDLES OFF SITE

GENERAL LIGHTING NOTES

- THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- ELECTRICAL ENGINEER RESPONSIBLE FOR FINAL PLACEMENT AND WIRING SCHEMATIC OF FIXTURES.

SITE LIGHTING SUMMARY

LIGHTING LEVELS ARE SHOWN IN FOOTCANDLES AT GRADE
 AVERAGE SITE LIGHTING LEVEL: 0.6 FC.
 MAX. LIGHT LEVEL ALLOWED AT THE PROPERTY LINE: 1.0 FC.
 MAX. LIGHT LEVEL PROPOSED AT THE PROPERTY LINE: 1.0 FC.
 MAX. LIGHT LEVEL PROPOSED AT ROAD: 0.1 FC

LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	DESCRIPTION	CATALOG NUMBER	LAMP	FILE	LUMENS	LLF	POLE DESCRIPTION	MOUNTING HEIGHT
WP	11	LITHONIA- DSWX2 LED WITH 2 LIGHT ENGINES, 20 LED'S, 1000mA DRIVER, 5000K LED	DSWX2 LED 20C 1000 50K TFTM MVOLT	LED	N/A	ABSOLUTE	.93	WALL MOUNTED	20' @SOUTH WALL 15' @EAST, NORTH & WEST WALLS	
LA	2	LITHONIA- DSK1 LED P6 50K TFTM MVOLT W/ HOUSE SIDE SHIELD	DSX1 LED P6 50K TFTM MVOLT HS	LED	N/A	ABSOLUTE	.93	RE-USE EXISTING ONSITE POLE	20'	

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

Specifications Luminaire
 Width: 18-1/2" (47.0 cm)
 Depth: 10" (25.4 cm)
 Height: 7-5/8" (19.4 cm)

Back Box (BBW)
 Width: 5-1/2" (14.0 cm)
 Depth: 1-1/2" (3.8 cm)
 Height: 4" (10.2 cm)

Weight: 21 lbs (9.5 kg)
 Weight: 1 lbs (0.5 kg)

WALL MOUNTED LIGHT FIXTURE

VOLUNTEERS OF AMERICA
 ENGINEERS PLANNERS LANDSCAPE ARCHITECTS

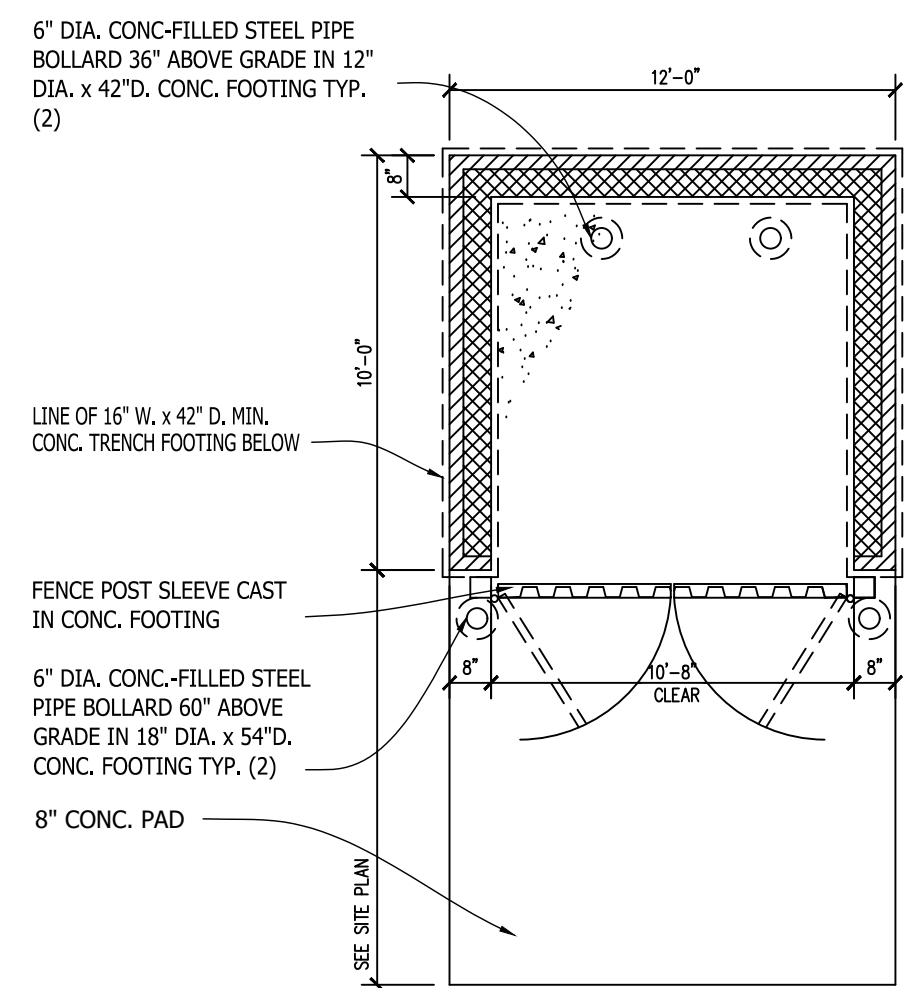
VOLUNTEERS OF AMERICA
 618 E. WALTON BLVD
 PONTIAC MI, 48340
 800.552.1515

PHOTOMETRIC PLAN

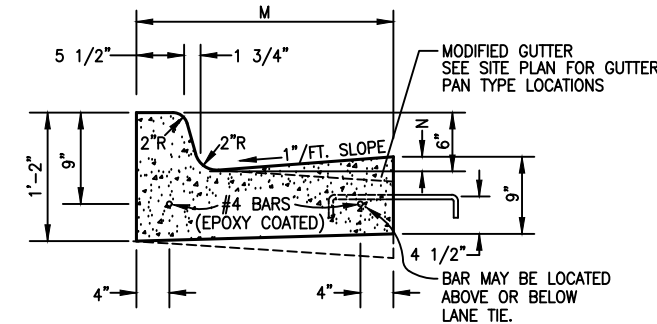
PROJECT	PREPARED FOR	TITLE	DATE
VOLUNTEERS OF AMERICA		PHOTOMETRIC PLAN	9-21-18

NO.	BY	PER	TOWNSHIP	REVISION	PER
1	CH	CH			

DESIGNED BY: CH
 DRAWN BY: CH
 CHECKED BY:
 SCALE: 1" = 20'
 JOB NO. 18-307
 DATE: 8-22-18
 SHEET NO. 6

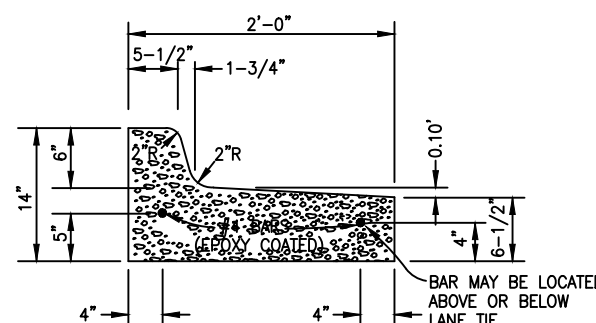


REFUSE ENCLOSURE PLAN
NO SCALE

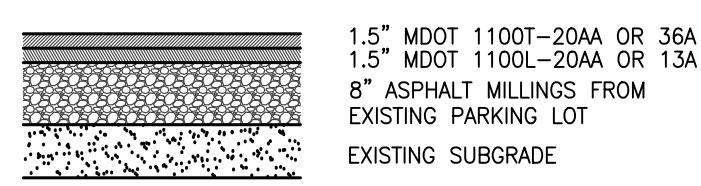


DETAIL	DIMENSIONS	LANE	CONCRETE
		TEST	(CUTOFF/LIN.FT.)
F1	1'-0"	7/8"	AS SHOWN
F2	1'-0"	7/8"	OMITTED
F3	2'-0"	1 1/8"	AS SHOWN
F4	2'-0"	1 1/8"	OMITTED
F5	2'-0"	1 1/8"	AS SHOWN
F6	2'-0"	1 1/8"	OMITTED

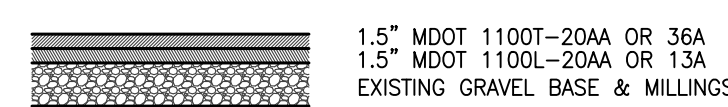
CONCRETE CURB & GUTTER
TYPE F
(NO SCALE)



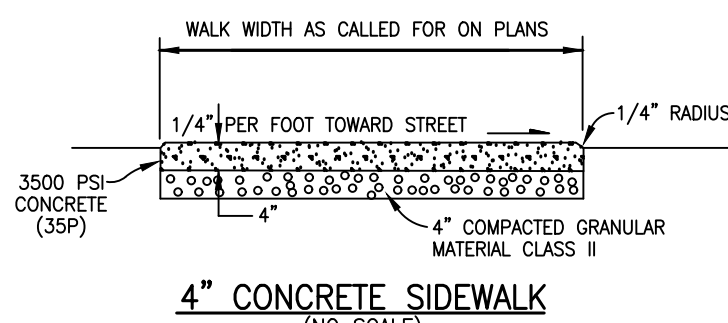
MODIFIED BARRIER
(M.D.O.T. TYPE F4) FOR ISLANDS ONLY
(NO SCALE)



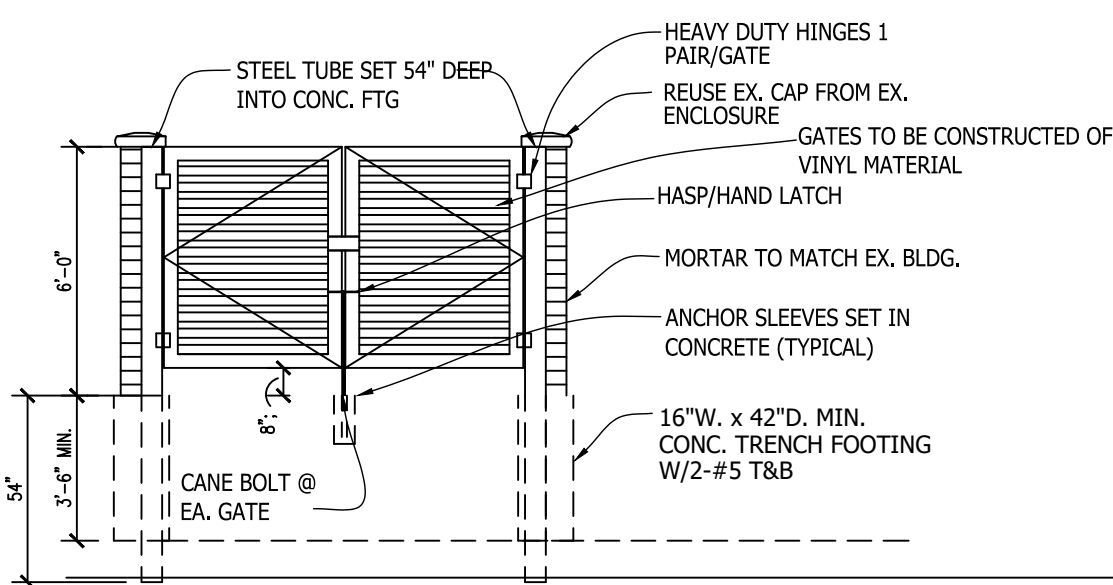
NEW ASPHALT SECTION
(NO SCALE)



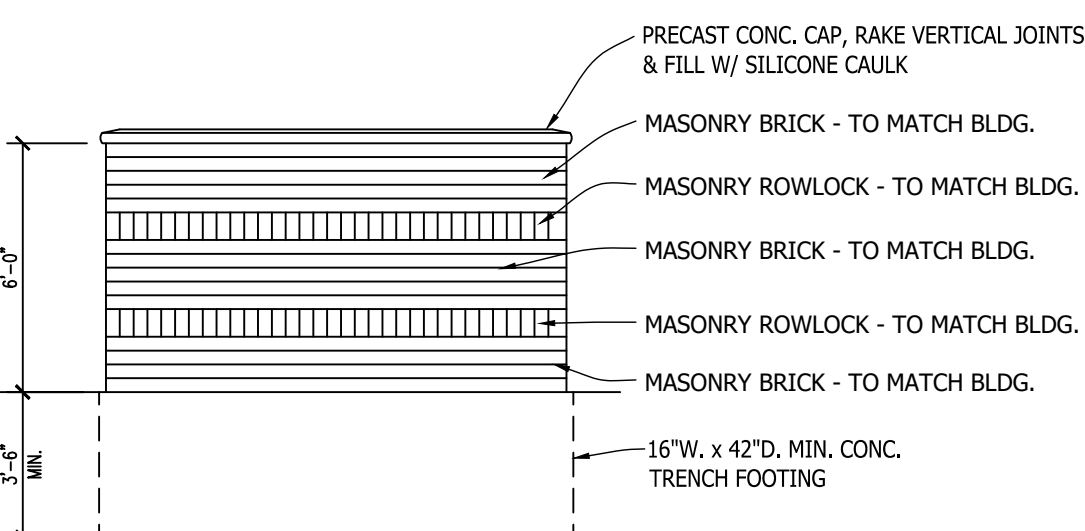
RE-PAVING ASPHALT SECTION
(NO SCALE)



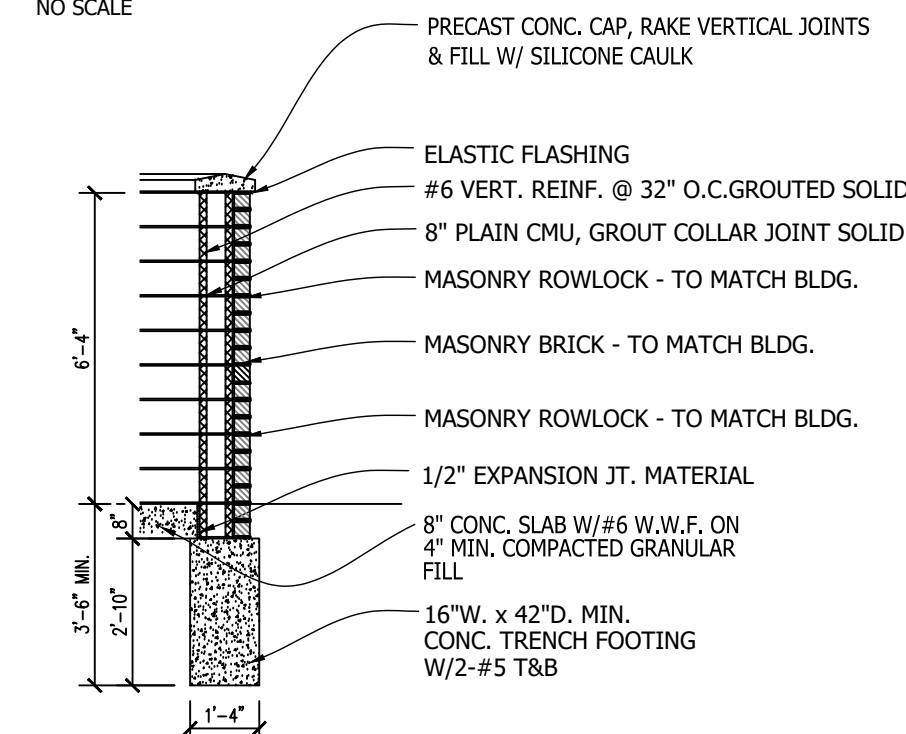
4" CONCRETE SIDEWALK
(NO SCALE)



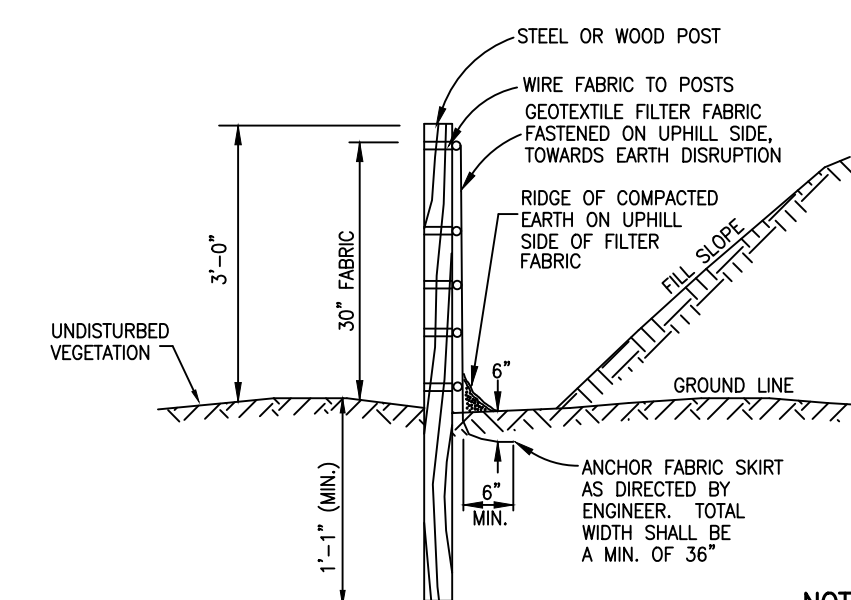
REFUSE ENCLOSURE FRONT ELEVATION
NO SCALE



REFUSE ENCLOSURE REAR ELEVATION
NO SCALE

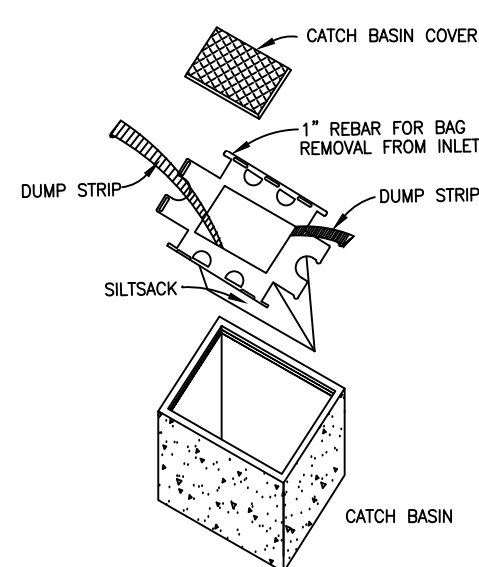


REFUSE ENCLOSURE WALL SECTION
NO SCALE

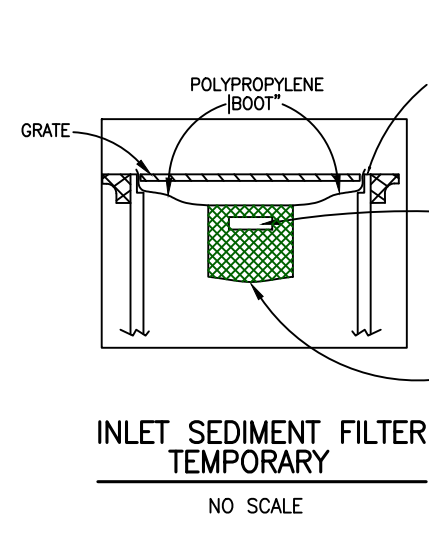


SILT FENCE DETAIL
NO SCALE

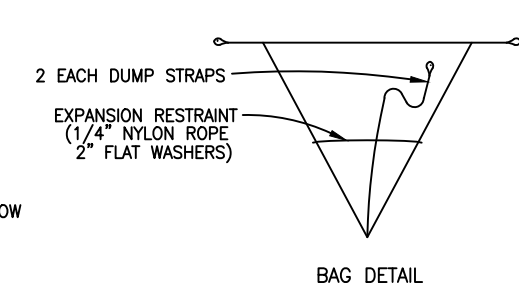
NOTE:
A SILT FENCE WITH AT LEAST ONE SECTION OF THE FENCE (6-8 FT)
TURNED UPSLOPE AT EACH END TO FORM A "RETURN" IS NEEDED.



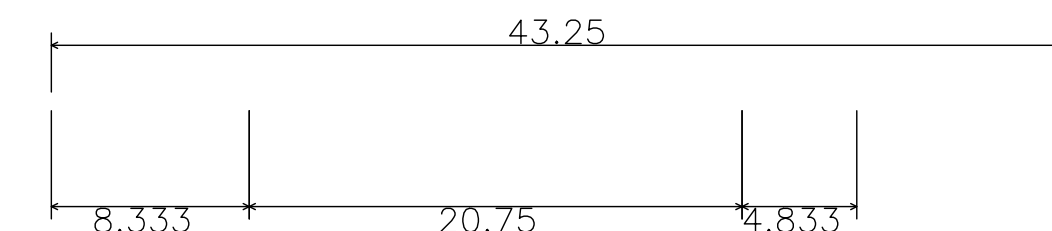
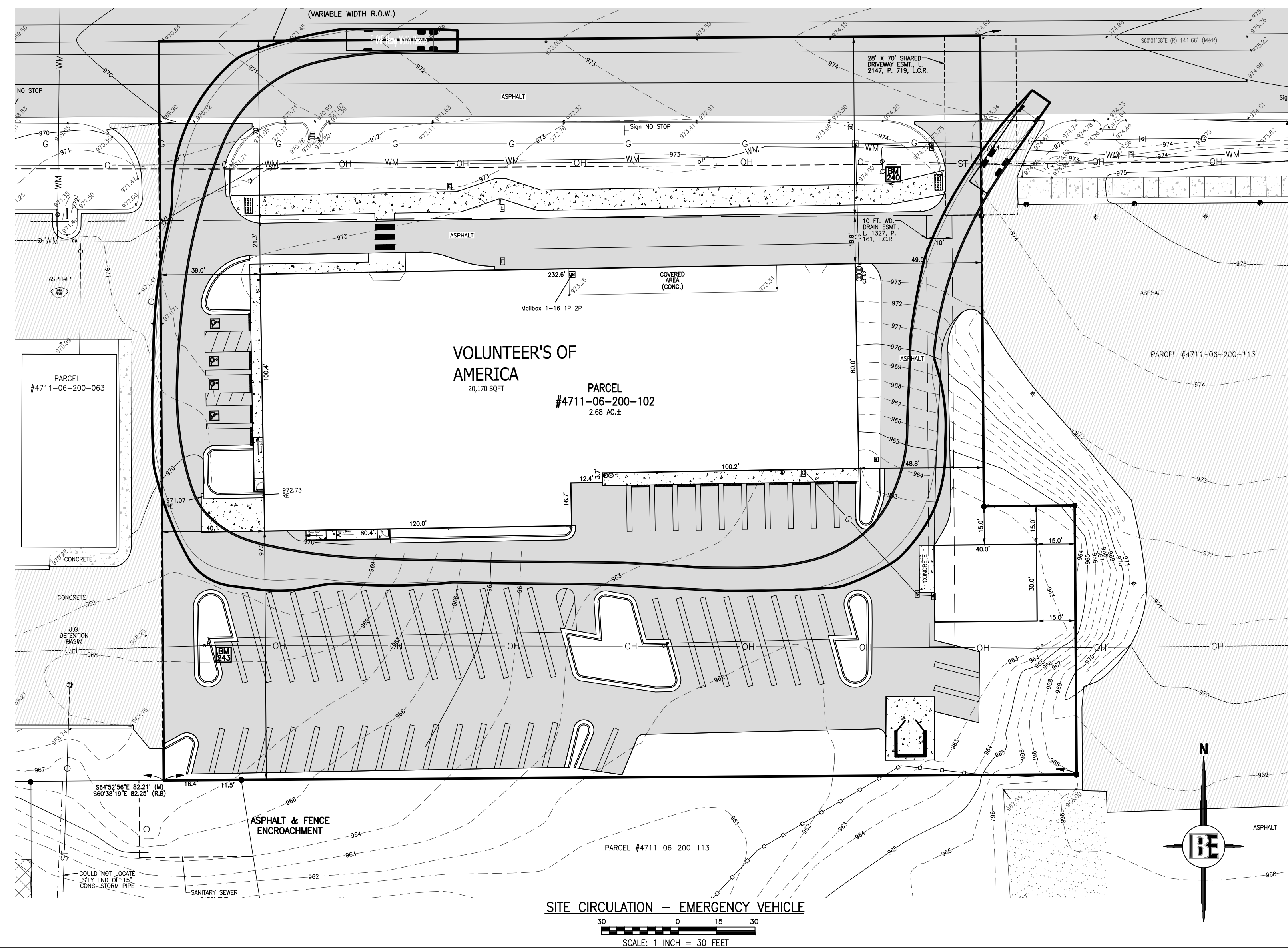
GATE POST DETAIL
NO SCALE



INLET SEDIMENT FILTER
TEMPORARY
NO SCALE



BAG DETAIL
NO SCALE



E-ONE Heavy Walkin Rescue
Overall Length 43.250ft
Overall Width 8.333ft
Overall Body Height 11.000ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 45.00°

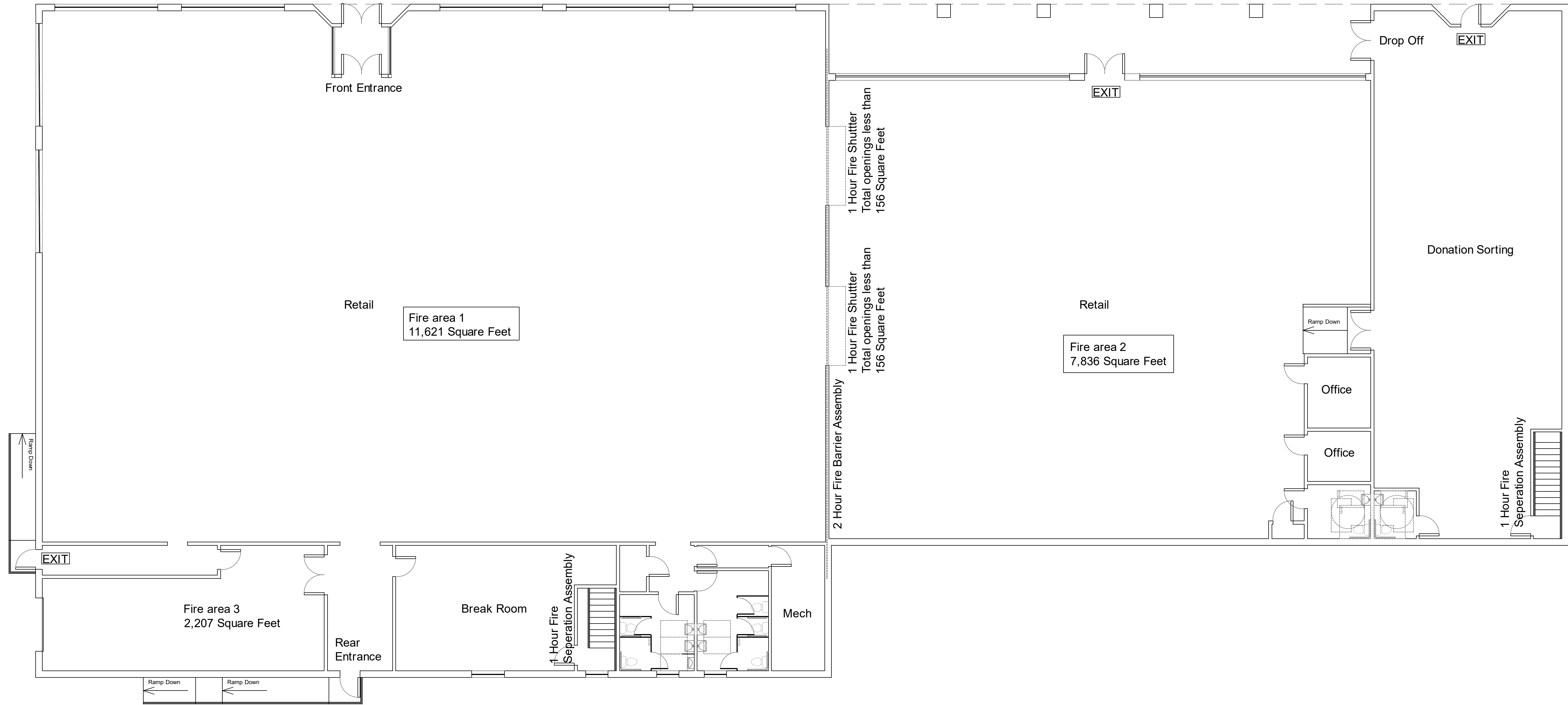
EMERGENCY VEHICLE TEMPLATE

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

VOLUNTEERS OF AMERICA
VOLUNTEERS OF AMERICA
618 E. WALTON BLVD
PONTIAC MI. 48340
800.352.1515

PROJECT	PREPARED FOR	TITLE
DESIGNED BY: CH	DRAWN BY: CH	CHECKED BY:
SCALE 1" = 20'	JOB NO. 18-307	DATE 8-22-18
DATE 8-22-18	SHEET NO. 7	

Use Group: M_Mercantile
 Construction Type: IIIB
 Base Allowable Area: 12,500 Square Feet
 Modifier for single use building: $12,500 + (((280' / 556') - .25) * 12,500) = 15,670$ Square Feet per fire area



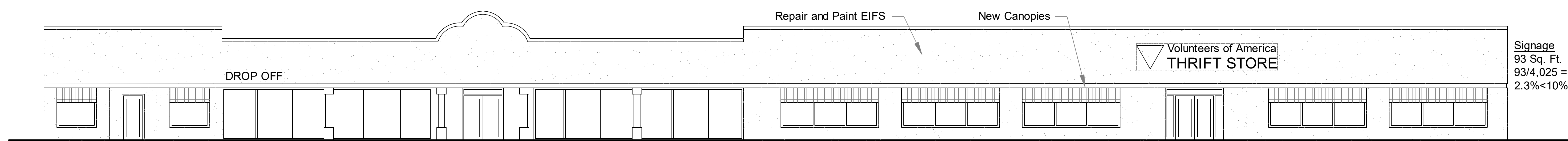
Floor Plan

1/8"=1'-0"

Scale
 1/8"=1'-0"

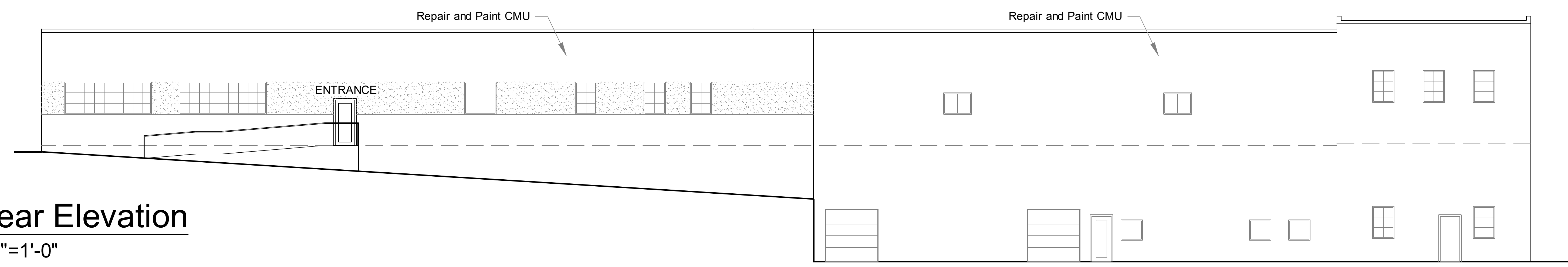
Date
 09/19/2018

Sheet
A1
 1 of 1



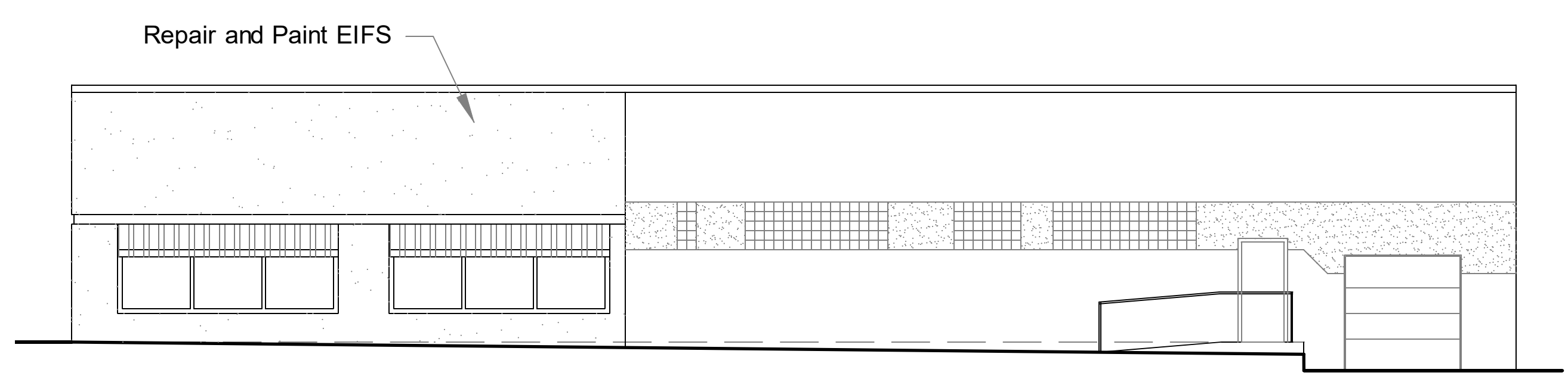
Front Elevation

1/8"=1'-0"



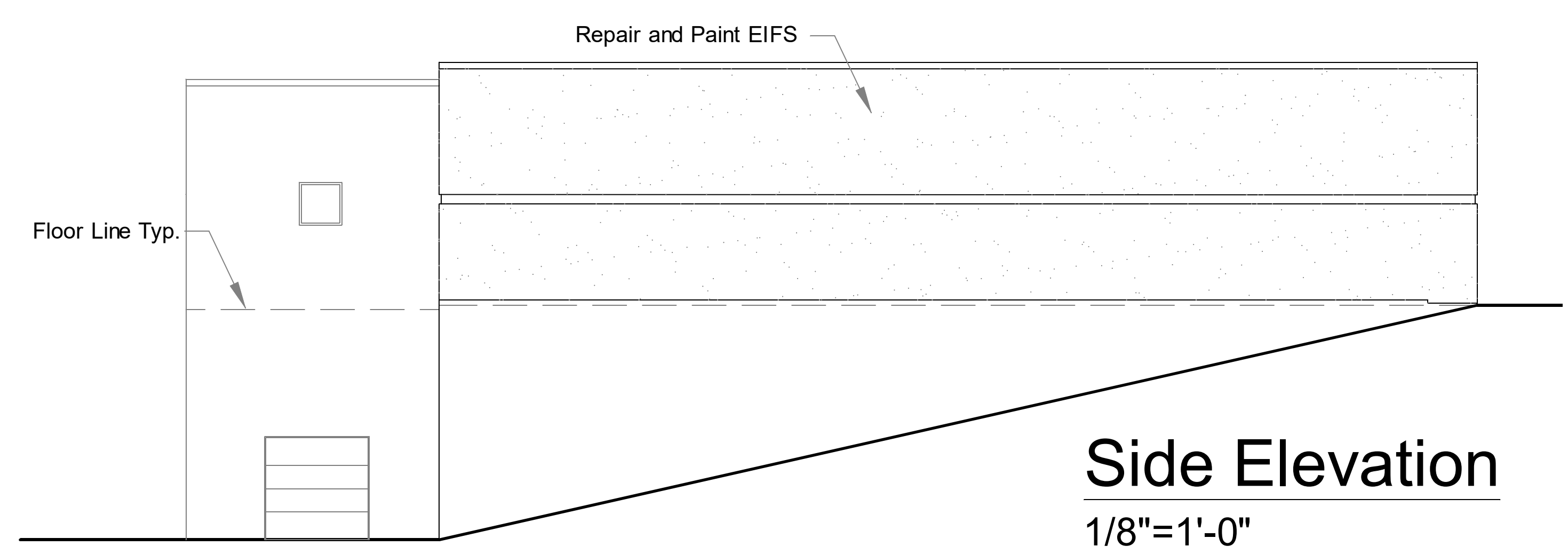
Rear Elevation

1/8"=1'-0"



Side Elevation

1/8"=1'-0"



Side Elevation

1/8"=1'-0"



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

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

OWNER'S NAME & ADDRESS: _____

SITE ADDRESS: _____ PARCEL #(s): _____

APPLICANT PHONE: (734) 712-2047 OWNER PHONE: (734) 712-2047


OWNER EMAIL: _____

LOCATION AND BRIEF DESCRIPTION OF SITE: _____

BRIEF STATEMENT OF PROPOSED USE: _____

THE FOLLOWING BUILDINGS ARE PROPOSED: _____

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

BY:  Agent of St. Joseph Mercy Health System


ADDRESS: _____

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

1.) _____ of _____ at _____
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:  Agent of St. Joseph Mercy Health System DATE: _____
PRINT NAME: _____ PHONE: _____
ADDRESS: _____



October 2, 2018

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Saint Joseph Mercy Health System – Amendment to approved PUD
Location:	7575 East Grand River Avenue – north side of Grand River, west of Bendix Road
Zoning:	NRPUD Non-Residential Planned Unit Development

Dear Commissioners:

At the Township’s request, we have reviewed the proposed amendment to the Saint Joseph Mercy Health System PUD.

The submittal includes a draft amendment to Section 5.2 Signage of the PUD Agreement, as well as details and a color rendering of proposed entry signage.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and provide the following comments for your consideration.

A. Summary

1. The applicant proposes to amend the text of the PUD Agreement to allow a ground sign of up to 120 square feet in area within the central entry drive to the site.
2. The sign detail submitted proposes a 12.25-foot tall sign with 82.3 square feet of area on the east side of the entry drive.
3. The applicant needs to explain the inconsistencies between the draft language and details with respect to sign area and location.
4. We request the applicant explain why such a substantial height increase is needed. (If the height is granted, it should also be added to the Agreement language.)
5. The applicant needs to identify the material used for the base of the sign and whether new landscaping is proposed around the sign.

B. Proposal/Process

The applicant requests review and approval of an amendment to the PUD Agreement for the Saint Joseph Mercy Health System PUD. The draft amendment includes a single component – a larger entry sign along Grand River Avenue.

Section 10.11.04 requires Planning Commission review of amendments to an approved Final PUD Plan that are considered “major.” If the Commission determines that the proposed amendment significantly alters the intent of the approved Conceptual PUD Plan, then they may require submittal of a new concept plan.

Following review of the proposed amendment, the Planning Commission may make a recommendation to the Township Board, who has final approval authority.



Aerial view of site and surroundings (looking north)

C. PUD Agreement

As noted above, the proposed amendment is related only to the allowance of a larger ground sign at the Grand River Avenue entrance.

The Township's sign regulations currently do not permit ground signs larger than 72 square feet and 6 feet in height; however, a 10% increase in sign area is allowed when extensive landscaping and decorative brick base is provided. Furthermore, a footnote to the sign regulations allows PUDs to provide for specific sign standards.

The current PUD Agreement allows a 72 square foot ground sign at the east entry from Grand River Avenue. The proposed amendment would allow for a ground sign of up to 120 square feet at the central entry from Grand River Avenue.

The sign details included in the submittal depict a 12.25-foot tall sign with 82.3 square feet of sign area. These details also note that the existing sign is 85 square feet in area. As such, the proposed sign is slightly smaller in area, but considerably taller (12.25' proposed versus 5.5' existing).

The applicant should reconcile the draft language with the detail provided. More specifically, the draft language notes up to 120 square feet in the central entry, while the details show 82.3 square feet on the east side of the entry drive. Any signage in the central landscaped island must be located so as to not obstruct views of motorists and pedestrians.

Additionally, we request the applicant explain to the Commission why the substantial height increase is needed. If the additional height is granted, it should also be added to the draft language.

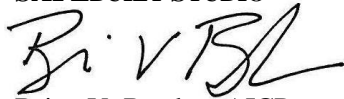
Lastly, the applicant needs to confirm the material of the sign base (should be brick matching the building) and whether any landscaping is proposed around the new sign.

While we are not overly concerned about the request for a larger sign on such a large site, the above questions need to be answered to the Township's satisfaction.

Genoa Township Planning Commission
St. Joseph's Health PUD
PUD Amendment Review #2
Page 3

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

Respectfully,
SAFEBUILT STUDIO

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

Brian V. Borden, AICP
Planning Manager

AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AMENDMENT is made this ____ day of _____, 2018, between TRINITY HEALTH – MICHIGAN, dba SAINT JOSEPH MERCY HEALTH SYSTEM (formerly known as MERCY HEALTH SERVICES), a Michigan nonprofit corporation, whose address is 5301 E. Huron River Drive, P.O. Box 992, Ann Arbor, Michigan 48106 (the "Owner") and TOWNSHIP OF GENOA, a general law township, whose address is 2911 Dorr Road, Brighton, Michigan 48116 (the "Township").

RECITALS

WHEREAS, the Township and the Owner previously entered into a Planned Unit Development (PUD) Agreement, dated August 2, 1999 (the "PUD Agreement");

WHEREAS, the Owner has requested approval from the Township to enhance the existing entry signage and install new signage along Grand River Avenue; and

WHEREAS, the Township Board has approved the proposed change to the signage.

NOW THEREFORE, the parties mutually desire to enter into this Amendment and agree to modify the PUD Agreement as follows:

1. SIGNAGE. The following language in Section 5.2 Signage:

5.2.1 one (1) ground sign at the east entry from Grand River Avenue of up to seventy-two square feet (72 SF) area;

5.2.2 one (1) ground sign at the east entry from Grand River Avenue of up to seventy-two square feet (72 SF) area;

is hereby amended and restated as follows:

5.2.1 one (1) ground sign at the central entry from Grand River Avenue of up to one hundred twenty square feet (120 SF) area;

5.2.2 Reserved.

2. CONTROLLING TERMS. All other provisions of the PUD Agreement shall remain in full force and effect. In the event that the terms of this Amendment conflict with, vary from or modify the terms and provisions of the PUD Agreement, then in such event, the terms and provisions of this Amendment shall control and govern the rights and obligations of the parties.

This PUD Agreement has been executed by a duly authorized representative of the Owner as of the date first set forth above.

WITNESSES: SAINT JOSEPH MERCY HEALTH SYSTEM

By: _____
John O'Malley, President, St. Joseph Mercy Livingston
Hospital & Brighton Health Center

STATE OF MICHIGAN]
] ss
COUNTY OF LIVINGSTON]

The foregoing instrument was acknowledged before me this ___ day of _____, 2018, by John O'Malley, President, St. Joseph Mercy Livingston and Brighton Health Center, on behalf of Saint Joseph Mercy Health System.

Notary Public:
Livingston County, Michigan
My commission expires: _____

APPROVED by the Township Board for the Township of Genoa on the ___ day of _____, 2018, at a meeting duly called and held.

WITNESSES: GENOA TOWNSHIP

By: _____
Its Supervisor: Bill Rogers

By: _____
Its Clerk: Paulette Skolarus

STATE OF MICHIGAN]
] ss
COUNTY OF LIVINGSTON]

The foregoing instrument was acknowledged before me this ___ day of _____, 2018, by Bill Rogers, Supervisor and Paulette Skolarus, Clerk of Genoa Township, a general law township, on behalf of said township.

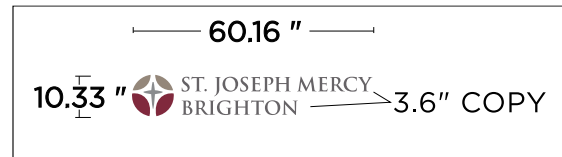
Notary Public:
Livingston County, Michigan
My commission expires: _____



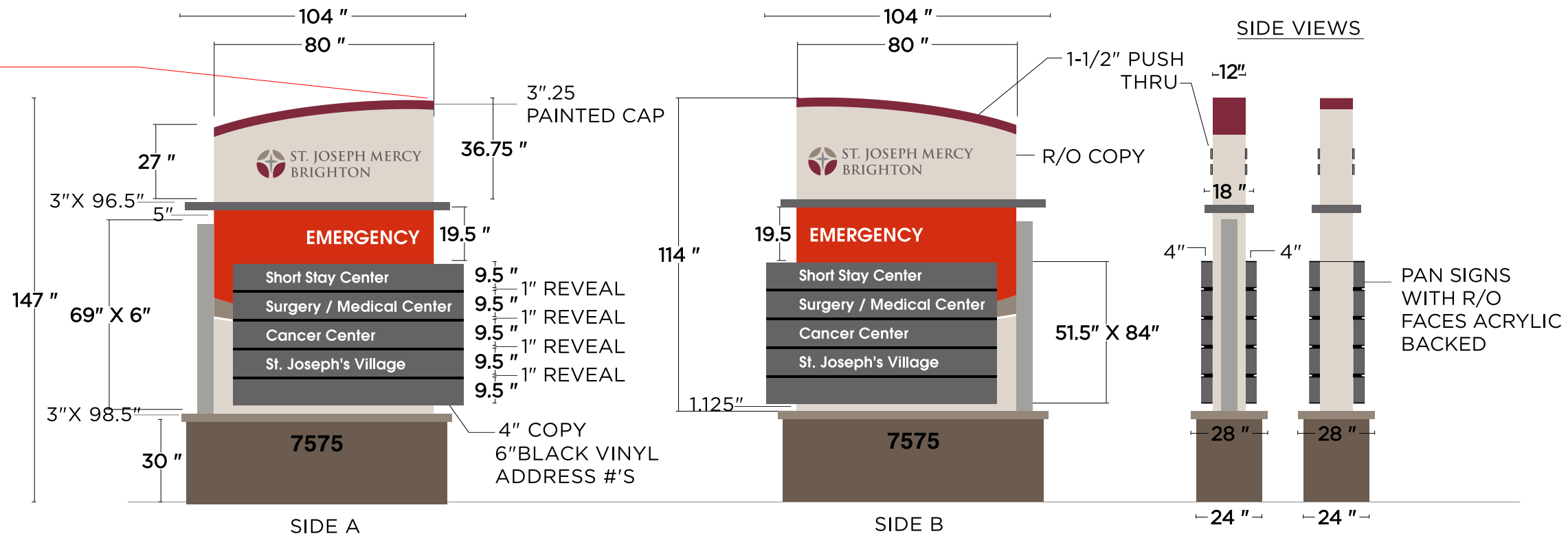
LOCATION 79

COLOR CHART		
PMS 506 C	PMS WARM GRAY 11	PMS COOL GRAY 7
PMS WARM GRAY 2	PMS WARM GRAY 8	Pantone 485 (for EMERGENCY only)
PMS COOL GRAY 11	BLACK	

LOGO SIZE ON SIGN



*NOTE: HIGH SIDE OF SIGN GOES TOWARDS ROAD



JOB NAME:

SJMH

LOCATION:

BRIGHTON MI

ACCOUNT REP: JR

DESIGNER: LE

REVISION:

NOTES:

(1) D/F INTERNALLY

ILLUMINATED

DIRECTIONAL SIGN

FILE NAME:

SJM-1-A 101917-LE

SCALE:

1/4"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.



THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: _____

DATE: _____



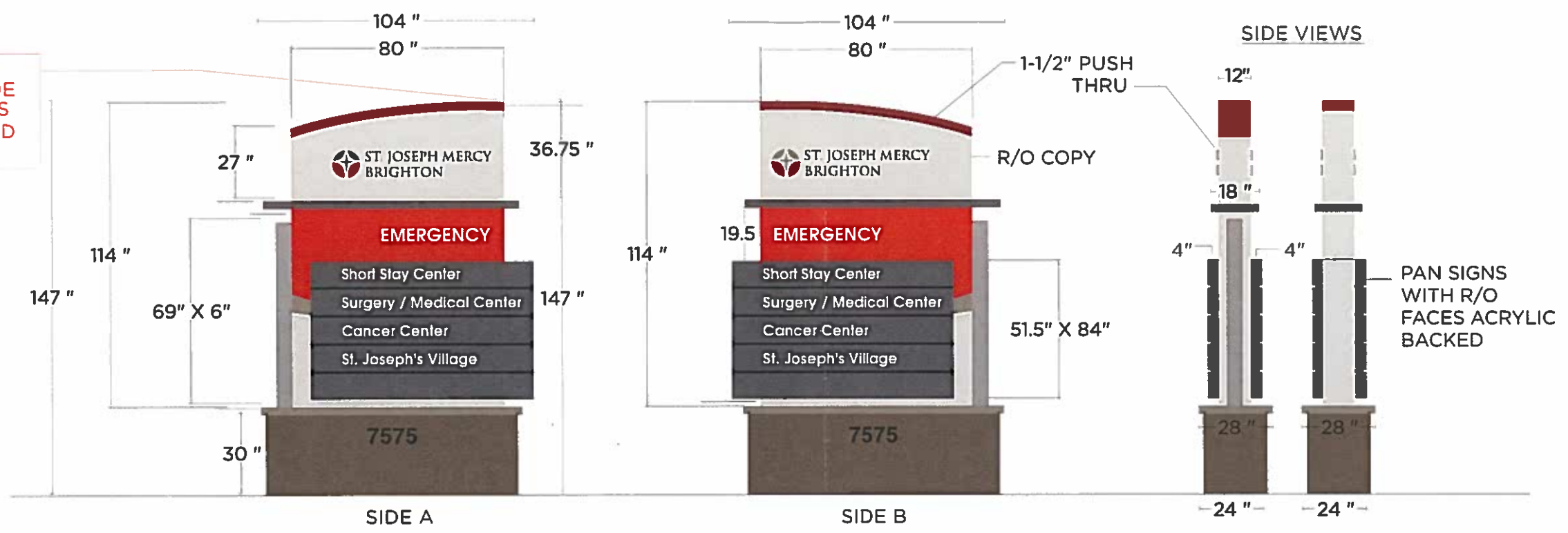
INTERNATIONAL SIGN ASSOCIATION

MIDWEST SIGN ASSOCIATION

PROPOSED SIGN
 114" X 104" (82.3 SQUARE FEET)

PROPOSED SIGN TO GO IN PLACE OF EXISTING SIGN
 AND WILL KEEP THE SAME SETBACK AS EXISTING SIGN

*NOTE: HIGH SIDE OF SIGN GOES TOWARDS ROAD



EXISTING SIGN
 67" X 184" (85 SQUARE FEET)

JOB NAME:
 SJMH

LOCATION:
 BRIGHTON MI

ACCOUNT REP: JR

DESIGNER: LE

REVISION:

NOTES:
 (1) D/F INTERNALLY
 ILLUMINATED
 DIRECTIONAL SIGN

FILE NAME:
 SJM-1-A 101917-LE-P

SCALE:
 1/4"=1'

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JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: _____ **DATE:** _____



NEW SIGN TO REMAIN SAME SETBACK AS EXISTING SIGN SHOWN IN THESE PHOTOS

**EXISTING SIGN
 67" X 184" (85 SQUARE FEET)**



JOB NAME:
 SJMH

LOCATION:
 7575 GRAND RIVER AVE
 BRIGHTON MI

ACCOUNT REP: JR

DESIGNER: LE

REVISION:

NOTES:
 (1) D/F INTERNALLY
 ILLUMINATED
 DIRECTIONAL SIGN

FILE NAME:
 EXISTING SIGNS

SCALE:
 1/4"=1'

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JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: _____

DATE: _____



INTERNATIONAL SIGN ASSOCIATION

SIGNAGE SITE PLAN - ST. JOSEPH MERCY HEALTH-BRIGHTON

7575 GRAND RIVER AVE, BRIGHTON, MI 48114



2240 Lansing Ave, Jackson, MI 49202
517 784 3720 | www.johnsonsign.com



EXISTING
MONUMENT SIGN
LOCATION

NEW MONUMENT SIGN
TO GO IN SAME PLACE
AS EXISTING SIGN
AND WILL REMAIN THE
SAME SETBACKS

S/B FROM EDGE OF RD= 56'
S/B FROM EDGE OF CURB= 45'
S/B FROM SIDEWALK= 17 1/2'

JOB NAME:
SJMh

LOCATION:
7575 GRAND RIVER AVE
BRIGHTON, MI

ACCOUNT REP: _____

DESIGNER: _____

REVISION: _____

NOTES:

FILE NAME:
SITE PLAN

SCALE:
1/2"=1'

This design and all material appearing hereon constitute the original unpublished work of Johnson Sign Co. may not be duplicated, used or disclosed without written consent.

THIS SIGN IS INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).

JOHNSON SIGN CO DOES NOT PROVIDE PRIMARY ELECTRIC TO SIGN LOCATION RESPONSIBILITY OF OTHERS

CUSTOMER APPROVAL: _____

DATE: _____



INTERNATIONAL SIGN ASSOCIATION

**ARTICLE 8
INDUSTRIAL DISTRICT**

Sec. 8.01 STATEMENT OF PURPOSE

8.01.01 **Industrial District:** The Industrial (IND) District is intended to primarily accommodate research, wholesale and warehouse activities and light industrial operations whose external, physical effects are restricted to the district and in no manner affect in a detrimental way any of the surrounding districts. The Industrial District is intended for the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, shall not be permitted, except as provided for as Special Land Uses.

Sec. 8.02 PERMITTED AND SPECIAL LAND USES

8.02.01 **List of Uses:** In the industrial district, land, buildings and structures shall be used only for one or more of the following uses. Land and/or buildings in the districts indicated at the top of Table 8.02 may be used for the purposes denoted by a “P” in the column below by right. Land and/or buildings in the districts indicated at the top of Table 8.02 may be used for the purposes denoted by “S” after special land use approval in accordance with the general and specific standards of Article 19 Special Land Uses. A notation of “- -” indicates that the use is not permitted within the district. The “Req.” column indicates additional requirements or conditions applicable to the use.

Table 8.02 Schedule of Industrial Uses		
	IND	Req.
Manufacturing		
Manufacturing, fabricating, processing, packaging and/or assembling of products indoors from previously prepared materials, such as; bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, paper, plastics, rubber, precious or semiprecious metal or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood (excluding saw mills) and yarns, excluding leather and food processing, with a floor area under 40,000 square feet	P	
Automotive assembly or manufacturing	S	
Bakeries	P	
Bottling and packaging except canning	S	
Breweries, distilleries and wineries	S	
Cement, concrete, gypsum, plaster and nonmetallic mineral products manufacturing	S	8.02.02(a)
Cement and concrete product or ready-mix operations requiring elevator storage tanks, conveyors and batching equipment and asphalt batch plant, asphalt mixing, batching or paving plants	S	8.02.02(a)
Chemicals and allied products manufacturing including chemical compounding, plastics manufacturing, the manufacturing of paint, lacquer, enamel, or varnish	S	
Contractors offices and buildings with only indoor storage of equipment and machinery	P	
Contractors yards with outdoor storage of equipment and machinery	S	8.02.02(b)
Electronic equipment manufacturing	P	

Table 8.02 Schedule of Industrial Uses		
	IND	Req.
Extractive uses, such as sand and gravel mining	S	8.02.02(c)
Food processing including canning, meat and dairy products processing	S	
Foundry, smelting or refining of metals or ores, wrought iron, annealing or heat treating plants	S	
Freezer locker plants and cold storage	S	
Furniture and fixtures manufacturing	P	
Landfills	S	8.02.02(d)
Lumber mills	S	
Metal work involving the use of grinding or cutting tools such as manufacturing tools, dyes, jigs, automatic screw machines, arc welding, acetylene torch cutting, brazing or similar processes	S	
Paper and allied products manufacturing	S	
Petroleum refineries or storage facilities	S	
Plastics manufacturing, molding and extrusion	S	
Print shops and book publishing	P	
Research and development facilities, testing laboratories	P	
Salvage yard or junk yard	S	8.02.02(e)
Textile mills and apparel production	P	
Truck terminals	S	
Warehousing establishments	P	
Wood product manufacturing, including pattern making, millwork, cabinet making, Formica counters, prefabricated wood trusses, pallets, skids, and similar products.	P	
Any permitted use over 40,000 square feet of total floor area	S	
Any manufacturing use involving wet processes or the use of water in processing	S	8.02.02(f)
Commercial		
Adult regulated uses	S	8.02.02(g)
Auto repair establishments (major and minor) including accessory retail of new auto parts, but not including salvage yards	P	8.02.02(h)
Automobile body repair	P	
Business services (mailing, copying, data processing, etc.)	P	
Central dry cleaning plants	S	
Child care centers, pre-school, commercial day care	S	
Commercial outdoor display, sales and storage of building/lumber supplies and similar materials	S	8.02.02(b)
Indoor retail sales and storage of building/lumber supplies, home improvement items and similar materials	P	
Outdoor display, sales and storage of building/lumber supplies, landscaping and similar materials	S	8.02.02(b)
Health clubs/fitness centers	S	
Indoor commercial recreation (skating, bowling, soccer, dance academies, arcades, indoor shooting/archery ranges)	S	8.02.02(i)
Indoor commercial storage (including boat storage)	P	
Kennels, commercial	S	8.02.02(m)

Table 8.02 Schedule of Industrial Uses		
	IND	Req.
Leasing and rental of automobiles, truck and trailers, which may include outdoor storage or display of vehicles	S	8.02.02(b)
Mini-storage <u>—</u> indoors	P	8.02.02(j)
Mini-storage with outdoor storage	S	8.02.02(j)
Professional or corporate offices	P	
Personal service, retail and restaurants within office or industrial building or within an office park	S	8.02.02(k)
Retail sales of goods assembled, manufactured, compounded, processed, packaged or treated from previously prepared materials, or repaired or stored, on the premises	S	8.02.02(l)
Radio and television studios	P	
Public or Institutional		
Animal Shelters	S	8.02.02(m)
<u>Banquet halls, assembly halls, dance halls, private clubs, fraternal order halls, lodge halls or other similar places of assembly, gaming establishments</u>	<u>P</u>	
Shelters and rehabilitation centers for philanthropic or non-profit institutions	S	8.02.02(n)
<u>Churches, temples and similar places of worship and related facilities</u>	<u>P</u>	
Composting centers	P	8.02.02(o)
Electric power stations and heating plants	S	
Essential public services, public service buildings and public service storage yards	P	8.02.02(p)
Public parks/open space/boat launches	P	
Urgent care, medical centers/clinics	S	
Vocational/technical training facilities	P	
Office Service and Medical Uses		
<u>Dog day care</u>	<u>P</u>	<u>8.02.02(m)</u>
<u>Kennel</u>	<u>P</u>	<u>8.02.02(m)</u>
<u>Medical offices of doctors, dentists, optometrists, chiropractors, psychiatrists, psychologists and similar or allied professions, including clinics, and urgent care centers</u>	<u>P</u>	
Accessory Uses		
Any use with outdoor equipment/material storage and all other open air businesses	S	8.02.02(b)
Accessory fuel storage or use of hazardous materials	S	13.07
Accessory uses, buildings and structures customarily incidental to any of the above	P	

(as amended 12/31/06 and 3/5/10)

8.02.02 Use Conditions: Uses noted above shall only be allowed where the following requirements are complied with:

- (a) Cement and concrete product or ready-mix operations requiring elevator storage tanks, conveyors and batching equipment and asphalt batch plant, asphalt mixing, batching or paving plants shall comply with the following requirements:

- (1) All structures, vehicle, and equipment storage and stockpiles of materials shall meet the setback requirements of the district. No outdoor storage shall be permitted in any required yard (setback).
 - (2) All property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. All buildings, operations and storage areas shall be setback a minimum of six hundred (600) feet from the property line of all residential uses and all residential zoning districts.
 - (3) A buffer zone B shall be provided on all sides adjoining non-residential uses, including the road frontage.
 - (4) A transportation plan shall be provided showing access to the site and detailing the projected amount of truck traffic. All means of access to the property shall be from primary roads as classified by the Livingston County Road Commission as a Primary Road or having a right-of-way of at least eight six (86) feet. The applicant shall submit the proposed routings to the Livingston County Road Commission for their review relative to the physical and design capabilities of these routes to accommodate the truck traffic. Correspondence from the Livingston County Road Commission indicating their comments shall be included as part of this application. The truck routes shall not traverse through residential neighborhoods to access county primary roads or highways.
 - (5) All loading and truck maneuvering shall be accommodated on-site. All private access roads, truck storage and staging areas shall be treated so as to create a dust-free surface. The access drive from the site shall be paved with a surface of asphalt or concrete for a distance of at least one hundred (100) feet from the right-of-way of the public road. Provisions shall also be made to remove aggregates, fillers, dirt, dust, mud, sludge, or other debris from the vehicles before they leave the site.
 - (6) Provisions shall be made for the on-site reduction and containment of dust and other particulate matter. Emissions from operation and material handling (i.e., loading; unloading, storage, transfer or hauling) shall be controlled at all times by the periodic or routine application of water to the surface of materials unless natural moisture is sufficient to control emissions. All emissions shall be in accordance with the requirements of Section 13.05. (as amended 3/5/10)
- (b) Outdoor Sales or Storage (as a permitted or accessory use, including sales or storage of: building/lumber supply, contractors yards, garden/landscape supplies, nurseries, greenhouses, stone, farm implements, automobiles, trucks, recreational vehicles, mobile homes, boats, jet skis, mowing equipment, construction equipment and similar materials or equipment) shall comply with the following requirements:
- (1) Minimum lot area shall be one (1) acre.
 - (2) Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
 - (3) All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for

all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.

- (4) No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the outdoor display, sales or storage use is located. Any approved outdoor sales or display with a parking lot shall meet the required parking lot setback; provided the Planning Commission may require additional landscaping screening or ornamental fencing.
- (5) The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.
- (6) All loading and truck maneuvering shall be accommodated on-site.
- (7) All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.
- (8) The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Boats and recreational vehicles may exceed the height of the fence provided that they are setback from the fence a distance equal to their height. Storage of materials up to the height of the adjacent building wall may be permitted in the rear yard if it is illustrated on the site plan, the rear yard does not abut a residential district or face an expressway, and such storage is confined to within twenty (20) feet of the building.

(c) Extractive Uses, such as sand and gravel mining

Sand and gravel deposits represent nonrenewable natural resources that may be necessary and beneficial to the economy of the Township and the regional area about it shall comply with the following requirements. The basic nature of such removal operations must, however, be conducted in such a manner that will insure compatibility with existing and proposed development and insure the proper restoration of the land. It is, therefore, the intent of this section to provide procedures and requirements for reviewing such requests that will reflect both the existing and future needs of the Township and its residents.

- (1) Application, review and permit renewal procedures shall be in accordance with the special land use requirements of Article 19.
- (2) The following additional information shall be included with the site plan material required by Article 18:
 - a. Report by a qualified soil scientist, soils engineer or geologist regarding the effect the proposed operation will have upon the watershed of the area, with particular attention being devoted to the water table, and, if water bodies are to be created, the anticipated permanence of such.
 - b. A detailed description of the method of operation including an operations and restoration plan for the extraction of the natural resources deposits. The operations and restoration plan shall include the following:

1. A progressive cell unit mining plan: a plan that divides the mining area into section and delineates the progressive mining proposal on the extractive resources available.
2. A transportation plan showing access to the site, proposed truck traffic and planned on-site roads. The applicant shall submit these proposed routings to the Livingston County Road Commission for their review relative to the physical and design capabilities of these routes to accommodate the potential traffic. Correspondence from the Livingston County Road Commission indicating their comments shall be included as part of this application.
3. An overburden and stockpiling plan: a plan which shows how the top soil will be stripped and stored on the site as well as the stockpiling of the extracted sand or gravel.
4. A re-vegetation plan: a plan which shows the staging of restoration through the grading process as well as replacing the top soil and the planting of grasses, trees and shrubs.
5. End Use Plan: a plan which shows the ultimate use of the property once restored to assure the Township the site is being restored in accordance with the Township Master Plan.
6. A detailed explanation of how the applicant intends to comply with the operating requirements of this section.

(3) Operating Requirements:

- a. Basic Conditions: The removal of sand, gravel, limestone or similar materials by excavation, stripping, mining or otherwise taking, and including on-site operations appurtenant to the taking, including washing, grading, sorting, (excluding grinding operations) shall be carried on within the limits of an area approved for such activities. All extractions from new pits begun subsequent to the effective date of this Ordinance shall be washed, graded, and further processed and/or stored within the limits of the area approved, and no natural resource extracted outside the limits of this area shall be brought in for washing, grading, or further processing, excepting the event of a public emergency as declared by the Township Board of the Township of Genoa, requiring the use of said natural resource. Resource related industries including, but not limited to: gravel grinding operations, concrete mixing plants and asphalt batching plants shall not be permitted as a part of the operation unless the activity is located in a Zoning District which would permit such a use.
- b. Setbacks: Excavation, washing and stockpiling of extract-ed material shall not be conducted closer than fifty (50) feet to the outer boundary of the area approved for extractive operation. The setback area shall not be used for any use in conjunction with the extractive operation, except access roads, public notice signs identifying occupation. Greenbelt plantings and landscaping shall be provided in the setback area as required by the Township Board.

Said setback may be varied by the Board of Appeals when the outer boundary of the area approved for extractive activities abuts a body of water. In granting said variance, the Board of Appeals shall establish a specific setback so as to secure public safety. To reduce the effects of airborne dust, dirt, and noise, all equipment for loading, weighing, and other operations structures shall not be built closer than three hundred (300) feet from any public street right-of-way or from any adjoining residentially zoned district.

- c. Minimum frontage along a primary road: Each tract of land for extractive development shall have a minimum frontage of two hundred and fifty (250) feet along a primary road as classified by the Livingston County Road Commission, or a roadway with a right-of-way of at least eighty six (86) feet. The Township Board may waive this standard if the tract has no frontage but is fronted by an active extractive operation, whose timetable for development would not be in conflict with the proposed operation then written permission for access to major or secondary thoroughfare must be secured from owner in fee and leaseholder, if any.
- d. Access: All means of access to the property shall be from primary roads as classified by the Livingston County Road Commission as a Primary Road or have a right-of-way of at least eight six (86) feet. No access shall be allowed from residential streets. All private access roads shall be treated so as to create dust-free surface for a distance of three hundred (300) feet from any public access road. Arrangements shall also be made to minimize dust on public access routes traveled in the Township.
- e. Fencing: Any excavation which operation results in, or produces for a period of at least one (1) month during the year, collections of water or slopes as described below shall be subject to the following safety requirements:
 - 1. Where slopes steeper than thirty (30) degrees exist for a period of one (1) month or more, access to such slopes shall be barred by a cyclone fence or similarly effective barrier at least six (6) feet high; at least fifty (50) feet outside the edge of the excavation, with suitable gates controlling access to the excavation area.
 - 2. Where collections of water are one (1) foot or more in depth for any period of at least one (1) month, and occupying an area of two hundred (200) square feet or more, access to such collections shall be similarly fenced, as required in (a) above, for slopes.
 - 3. In those instances where the extractive area is situated in marginal land areas consisting of swamp land, or is bounded by natural bodies of water, the fence shall be required only on those sides accessible to public rights-of-way or as the Township Board may determine as requiring fencing so as to secure safety. The Township Board may require the posting of signs "KEEP OUT - DANGER" as needed.
- f. Slopes: Finished slopes of the banks of the excavation shall in no event exceed a minimum of five (5) feet to one (1) foot (five feet horizontal to one foot vertical) and where ponded water results from the operations, this slope must be maintained and extended into the water to a depth of five (5) feet.

in a manner which prevents leakage of battery fluid. No fluids removed from vehicles shall be applied as a dust control method.

- (7) The front obscuring fence shall be setback the same distance as a building in the industrial zoning district, and all such fences shall be setback a minimum of five-hundred (500) feet from any residential use or district.
 - (8) In order to protect surrounding areas, the crushing of vehicles or any part thereof shall be limited to daylight hours, provided that such activities shall not be conducted on Sundays or federally recognized holidays.
 - (9) The applicant must demonstrate that the activities of the salvage yard will comply with all state and federal regulations.
 - (10) The Planning Commission may impose other conditions which have a reasonable relationship to the health, safety and general welfare of Genoa Township. These conditions can include a provision for an annual inspection by the Zoning Administrator to ensure continuing compliance with the above standards.
- (f) Industrial use involving wet processes or the use of water in processing shall comply with the following requirements:
- (1) Such uses shall demonstrate to the satisfaction of the Township Engineer that there will be no impact to public water and sanitary sewer capacity.
 - (2) Industrial pretreatment of all waste discharges shall be provided on-site.
- (g) Adult regulated uses shall comply with the following requirements:
- (1) In the development and execution of this section, it is recognized that there are some uses which, because of their nature, are recognized as having serious objectionable, operations characteristics, particularly when several of them are concentrated under certain circumstances, thereby having deleterious effect upon adjacent areas. Special regulations of these uses are necessary to insure that these adverse effects will not contribute to the blighting, deteriorating, and/or down grading of the area and the adjacent areas. The Township believes control or regulation is for the purpose of preventing the overcrowding of such uses into a particular location and requires, instead, their dispersal throughout the industrial zones of the Township to thereby minimize their adverse impact on any specific neighborhood.
 - (2) The prohibition against the establishment of more than one adult regulated use, within 1,000 feet of each other and other incompatible uses, serves to avoid the clustering of such uses, avoids the deleterious effects of blight and devaluation of both business and residential property values, and prevents the deleterious effect of blight and devaluation of recreation, educational and/or religious uses.
 - (3) Distance limitations shall be measured along a straight line forming the shortest distance between any portion of the subject parcel and parcels zoned residential or occupied by uses specified herein.

- (4) Concern for, and pride in, the orderly planning and development of the neighborhood and area should be encouraged and fostered in those persons who comprise the business and residential segments of that neighborhood and area.
- (5) Unless and until approval is obtained, it shall be unlawful to hereafter establish any adult regulated use as defined herein.
- (6) Any adult regulated use/building shall be at least 1,000 feet from any of the following, except as otherwise provided by item (9) below.
 - a. Another existing adult regulated use
 - b. Public, private or parochial school
 - c. Library
 - d. Park, playground or other recreation facility which admits minors
 - e. Day care center or nursery schools
 - f. Church, convent, monastery, synagogue or other similar place of worship
 - g. Any Class C establishment licensed by the Michigan Liquor Control Commission
 - h. Specially designated dealer's or specially designated merchant's establishments as defined in this ordinance
 - i. Pool or billiard halls
 - j. Arcades
 - k. Pawn shops
 - l. Hotels, motels or bed and breakfast inns
 - m. Dance clubs catering primarily to teenagers, ice or roller skating rinks, movie theaters and other similar uses which typically cater to teenagers
 - n. Any residential district
- (7) Any adult regulated use/building offering material described in this ordinance shall comply with the following performance standards:
 - a. That any display of adult oriented material be shielded from public view either placed behind a counter, or by providing a separately established room which would have restricted access controlled by the owner or employees;
 - b. That all access to adult orientated material be restricted to person 18 years of age or older;
 - c. That signage be posted regarding the restrictions to this type of material; and
 - d. That the location of the counter or room be limited to an area away from the main entry.
- (8) Site and building requirements:
 - a. Building size shall not exceed 5,000 square feet of gross floor area.
 - b. The building and site shall be designed, constructed and maintained so material such as a display, decoration or sign depicting, describing, or relating to specific sexual activities or specified anatomical areas, as defined in this ordinance, cannot be observed by pedestrians or motorists on a public right of way or from an adjacent land use. No exterior door or window on the premises shall be kept open at any time while the business is in operation.
 - c. Use shall be located within a freestanding building. A shared/common wall or shopping center shall not be considered to be a freestanding building.

- d. The building shall provide sufficient sound absorbing insulation so noise generated inside said premises shall not be audible anywhere on any adjacent property or public right of way.
 - e. The Township Board may require a wall, fence or berm in conjunction with landscaping to provide an appropriate screen in consideration of views from public streets, distance and surrounding land uses.
 - f. The hours of operation shall be approved by the Township Board.
 - g. Access shall be from a major thoroughfare.
 - h. Any adult regulated use, which allows customers to remain on the premises while viewing live, filmed or recorded entertainment or while using or consuming the products or services supplied on the premises, shall provide at least one security guard on duty outside the premises. Security guard provided will patrol the grounds and parking areas at all times while the business is in operation.
 - i. A license is required.
- (9) The Township Board may waive the location provision requiring minimum distances between adult regulated uses and those uses identified in item (6) above. Waiver exceptions from the location provision would be from any residential zoning district, public, private, or parochial school or church, convent, monastery, synagogue or other similar place of worship if all of the following findings are made after a public hearing:
- a. The proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this ordinance will be observed.
 - b. The proposed use will not contribute to, create, enlarge and/or encourage a blighted or deteriorated area.
 - c. All applicable regulations of this ordinance will be observed.
 - d. There is no other reasonable location in the township at which the use is suited.
 - e. It shall be unlawful to hereafter establish any regulated use if the proposed regulated use will be within a 1,000 foot radius of any residential zoning district, public, private, or parochial school or church, convent, monastery, synagogue or other similar place of worship. This prohibition relative to the establishment of a regulated use near residential zoning district shall be waived upon the presentation to the Township Board of a validated petition requesting such waiver, signed by 51 % of those persons owning, residing or doing business within 1,000 feet of the proposed location. The Township Board shall adopt rules and regulations governing the procedure for securing any petition of consent which may be provided for in this section of the ordinance. The rules shall provide that the circulator of the petition requesting a waiver shall subscribe to an affidavit attesting to the fact that the petition was circulated in accordance with said rules and that the circulator personally witnessed the signatures on the petition and that the same were affixed to the petition by the person whose name appeared thereon. The Township Board shall not consider the waiver of location requirements until the above-described petition, if required, shall have been filed and verified.
- (10) Prior to granting a permit for any adult regulated use, the Township Board may impose any such conditions or limitations authorized by law in connection with the grant of special uses.

- (11) An adult regulated use granted pursuant to the terms of this ordinance may not be re-established after discontinuance for a period of 90 consecutive days without a new grant of approval by the township. (as amended 8/6/03)

- (h) Automobile repair establishments shall comply with the following requirements:
 - (1) Access driveways shall meet the standards of Article 15; turning movements may be restricted in consideration of traffic conditions. Only one driveway shall be permitted from each street unless the Planning Commission determines additional driveways will be consistent with the purpose of Article 15.
 - (2) Where adjoining residentially zoned or used property, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may approve a landscaped berm as an alternative.
 - (3) All repair work shall be conducted completely within an enclosed building. Garage doors shall not face any public roadway except as approved by the Planning Commission under the following circumstances:
 - a. For through garages where doors are provided on the front and rear of the building;
 - b. Garages located on corner or through lots; and,
 - c. Where the Planning Commission determines that a rear garage would have a negative impact on an abutting residential district.

Under these circumstances the Planning Commission may require additional landscape screening above and beyond what is required for street frontage landscaping.
 - (4) There shall be no outdoor storage or display of vehicle components and parts, supplies or equipment, except within an area defined on the site plan approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.
 - (5) Storage of wrecked, partially dismantled, or other derelict vehicles is prohibited, unless such storage is required under police or court order. Vehicles shall not be stored outdoors for more than seven (7) days in any thirty (30) day period.
 - (6) The applicant shall submit a Pollution Incidence Protection Plan (PIPP) as part of the Impact Assessment. The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as: special check valves, drain back catch basins and automatic shut off valves.

- (i) Recreation: Indoor commercial recreation: bowling alleys, ice arenas, skating rinks, cinemas, theaters, etc.) shall comply with the following requirements:
 - (1) The principal and accessory buildings and structures shall be not be located within one-hundred (100) feet of any residential district or permitted use.

- (2) All uses shall be conducted completely within a fully enclosed building.
- (j) Mini- or Self Storage Warehouses shall comply with the following requirements:
 - (1) Minimum lot size shall be three (3) acres.
 - (2) Minimum building and parking setback shall be fifty (50) feet from any public street right-of-way line, fifty (50) feet setback from any residential district and twenty-five (25) feet from any non-residential zoning district.
 - (3) The front yard and any side yards adjacent to residential districts shall include wrought iron or similar decorative fencing and evergreen plantings spaced a maximum of ten (10) feet apart on center.
 - (4) All storage shall be completely within enclosed buildings or structures, unless a separate Special Land Use Permit is granted for commercial outdoor storage on the premises.
 - (5) A structure for a resident manager may be allowed on the site.
 - (6) The use shall be limited to storage only.
- (k) Personal service, retail and restaurants within office or industrial building or within an office park provided the combined floor area is a minimum twenty-five percent (25%) of the building's gross floor area and all pedestrian access is from inside the building, and any exterior sign shall have a maximum size of ten (10) square feet
- (l) Retail sales of goods assembled, manufactured, compounded, processed, packaged or treated from previously prepared materials, or repaired or stored, on the premises, provided the building floor area devoted to retail sales comprises no more than twenty-five percent (25%) of principal building floor area and the outdoor sales area comprises no more than twenty-five percent (25%) of the minimum required lot area

~~(m) Animal Shelters and Commercial Kennels shall comply with the following requirements:~~

~~(m) Kennels, animal shelters, and dog day care shall comply with the following requirements:~~

- ~~(1) For kennels housing dogs, the minimum lot size shall be two (2) acres for the first four (4) dogs and an additional one-third (1/3) acre for each one (1) additional dog.~~
- ~~(2) Building wherein dogs are kept, dog runs, and/or exercise areas shall not be located nearer than one hundred and fifty (150) feet to any lot line and two hundred (200) feet from the road right-of-way and any residential zoning district.~~
- ~~(3) Such facilities shall be subject to other conditions and requirements necessary to ensure against the occurrence of any possible nuisance (i.e., fencing, sound-proofing, sanitary requirements). Such facilities shall be subject to other conditions and requirements necessary to ensure against the occurrence of any possible nuisance (i.e., fencing, sound-proofing, sanitary requirements). The application shall include a floor plan for the facility that indicates noise insulation measures.~~

- ~~(4) All enclosures for breeding, rearing, shelter, or other uses in connection with harboring of animals, shall be hard surfaces and provided with proper drains for washing with water pressure.~~
- ~~(6) All animals shall be kept indoors between the hours of 10:00 PM and 6:00 AM.~~
- ~~(7) An operations/management plan must be submitted for review.~~
- ~~(8) All shelters shall be operated in conformance with all applicable county and state regulations and operated by a licensed operator.~~
- ~~(9) All enclosures for breeding, rearing, shelter, or other uses in connection with harboring of animals, shall be hard surfaces and provided with proper drains for washing with water pressure.~~
- ~~(10) The applicant may be required to post a financial guarantee, the amount of which to be determined by the Township board, before a permit is granted or renewed.~~
- ~~(11) The Planning Commission may reduce these requirements for use of existing buildings if impacts to neighboring properties and tenants can be mitigated.~~
- ~~(1) Building wherein animals are kept, dog runs, cat cages, and/or exercise areas shall not be located nearer than one hundred (150) feet from any lot line and two hundred (200) feet from the road right of way and any residential zoning district.~~
- ~~(2) An operations/management plan must be submitted for review.~~
- ~~(3) All shelters shall be operated in conformance with all applicable county and state regulations and operated by a licensed operator.~~
- ~~(4) The application shall include a floor plan for the facility that indicates noise insulation measures.~~
- ~~(5) All enclosures for breeding, rearing, shelter, or other uses in connection with harboring of animals, shall be hard surfaces and provided with proper drains for washing with water pressure.~~
- ~~(6) Such facilities shall be subject to other conditions and requirements necessary to ensure against the occurrence of any possible nuisance (i.e., fencing, sound proofing, sanitary requirements).~~
- (n) Shelters and rehabilitation centers for philanthropic or non-profit institutions shall comply with the following requirement:
 - (1) The site shall not be located within five hundred (500) feet of a residential zoning district. (as amended 12/31/06)
- (o) Composting Centers shall comply with the following requirements:
 - (1) The site plan and Impact Assessment shall clearly illustrate the layout of composting operation, including: buildings, staging area, parking, on-site truck maneuvering

- (truck turning radii shall be illustrated), curing area, landscaped buffers, sales area and fencing.
- (2) Commercial composting operations shall be at least five hundred (500) feet from any residential district.
 - (3) All composting operations shall be at least two hundred (200) feet from the boundary of any lake, stream, drain, wetland or other surface water body. The applicant shall describe procedures for managing stormwater runoff and preventing pollution of surface water bodies or groundwater. Groundwater quality monitoring devices shall be provided.
 - (4) Documentation shall be provided indicating soils percolate and are not characterized by a high water table.
 - (5) The applicant shall describe acceptable details on control of odors.
 - (6) A landscaped buffer zone A, as described in Section 12.02, shall be provided on all sides adjacent to a residential district. A landscaped buffer zone B shall be provided on all other sides unless specifically waived by the Planning Commission in consideration of adjacent uses and topographic features.
 - (7) Access shall be provided solely on Class A truck routes.
 - (8) All storage areas shall be enclosed in a building.
 - (9) Temporary signs shall be prohibited.
- (p) Essential Public Service Buildings, Structures and Storage Yards shall comply with the following requirements:
- (1) The minimum lot size shall be three (3) acres.
 - (2) An open air fence six (6) feet in height shall be constructed on the boundary property lines.
 - (3) Electric or gas regulator equipment and apparatus shall be setback a minimum of thirty (30) feet from all lot lines.
 - (4) Essential Public Service Storage Yards shall be screened from any adjacent residential district by a buffer zone B, as described in section 12.02.

Sec. 8.03 DIMENSIONAL STANDARDS

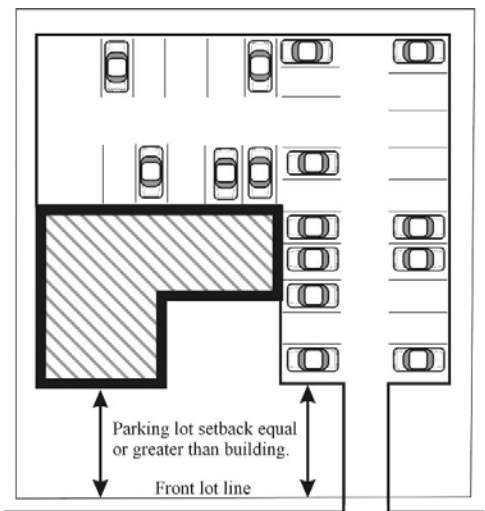
8.03.01 **Industrial Schedule of Area and Bulk Requirements.** All lots, buildings, structures and parking areas shall comply with the area height and bulk requirements in Table 8.03.01:

Table 8.03.01 DIMENSIONAL STANDARDS – INDUSTRIAL DISTRICT								
District	Min. Lot Area ^(a)	Min. Lot Width ^{(b)(c)}	Minimum Yard Setbacks Required Yard ^{(d)(e)(f)}				Max. Lot Coverage ^(k)	Max. Height ^(l)
			Front Yard ^{(g)(h)(i)(j)}	Side Yard	Rear Yard	Parking Lot		
Industrial District (IND)	1 acre	150 ft.	85 ft. if parking in the front yard 50 ft. if no parking in the front yard	25 ft. 50 ft. if adjacent to residential district	40 ft. 80 ft. if adjacent to residential district	20 ft. 10 ft. side and rear	40% bldg. 85% impervious surface	30 ft. 2 stories

(as amended 12/31/06)

8.03.02 Footnotes to Table 8.03.01:

- (a) **Lot Area with Shared Access:** The Planning Commission may allow the lot area and width to be reduced to 20,000 square feet and 80 foot lot width where:
 - (1) The Planning Commission determines that the use will not adversely impact surrounding land uses and there is sufficient area to provide the buffers required by section 12.02; and,
 - (2) The site has shared driveways with adjacent uses, and all access management requirements of section 15.06 are complied with or the lot is within an industrial park with access to a road that only serves the industrial park.
- (b) **Lot Width:** Minimum lot width is measured at the required front yard setback distance from right-of-way. Measurement for flag shaped lots shall be at the point where the narrow access strip joins the larger section of the lot, as determined by the Zoning Administrator.
- (c) **Depth to Width Ratio:** Lot Depth shall be no greater than four (4) times the width.
- (d) **Landscape Buffers:** See landscape buffer zone and screening requirement in section 12.02 based on adjacent zoning.
- (e) **Natural Features Setback:** All structures shall be setback a minimum of twenty five (25) feet from an MDEQ regulated wetland and seventy (70) feet from the shoreline of a lake.
- (f) **Projections into Yards:** Projections into required yards are permitted for certain architectural features as described in section 11.01.04.
- (g) **Use of Front Yard:** Except for necessary drives, walks and approved signs, or as authorized by Special Land Use, the required front yard shall not be used for loading, storage or accessory structures.
- (h) **Landscape Greenbelt:** The front yard shall include a landscaped greenbelt as required by section 12.02.
- (i) **Detention Ponds:** Detention ponds shall be prohibited in the front yard, unless the Township Engineer determines there is no reasonable alternative due to existing topography and natural drainage problems or the pond is incorporated into a natural landscaped area and approved by the Planning Commission.
- (j) **Front Yard Setback Reduction:** The reduced front yard setback is allowed for sites that do not have parking in the front yard. The parking lot, including parking spaces and drive aisles must be located in the rear yard or the side yard where the parking lot is located no closer to the front lot line than the front wall of the building, with the exception of driveways providing access from the road and service drives or frontage roads providing cross-access to adjacent lots.



(as amended 12/31/06)

- (k) **Impervious surface:** Impervious surface shall be determined as the total ground square footage of the building footprint plus the total of all paved surfaces.
- (l) **Exceptions to Height Limitations:** See exceptions to maximum height required for mechanical equipment; cornices; spires; cupolas; for institutional uses etc. in section 11.01.05.

Sec. 8.04 ADDITIONAL SITE DEVELOPMENT STANDARDS

8.04.01 All Permitted and Special Land Uses shall comply with all applicable provisions of this Zoning Ordinance including those listed below.

- (a) Article 11, General Provisions, shall be adhered to for general dimensional standards, calculation of (buildable) lot area, access to dedicated streets, projections into yards, supplementary height regulations, principal building, structure or use, determination of "similar uses", changes in tenancy/ownership, voting place, temporary buildings and structures, open storage, parking and repair of vehicles, essential public services, wireless communication facilities, fences, walls and screens, reception antennas and towers and wind energy conversion systems. (as amended 3/5/10)
- (b) Article 12, Site Development Regulations, shall be adhered to for commercial, office and industrial architecture, greenbelts, landscape materials and screening, exterior lighting, waste receptacles and non-motorized pathways and sidewalks.
- (c) Article 13, Environmental Protection Regulations, shall be adhered to for, clearing of woodlands and earth changes prior to development, wetland protection standards, floor drains, stormwater management and performance standards. (as amended 12/31/06)
- (d) Article 14, Parking and Loading-Unloading Standards, shall be adhered to for all parking.
- (e) Article 15, Access Management and Private Road Standards, shall be adhered to for all commercial driveways, shared driveways and private roads.
- (f) Article 16, Sign Standards, shall be adhered to for all signage.
- (g) Article 18, Site Plan Review and Impact Statement, shall be adhered to for the submission, review and approval of site plans for non-single family residential uses.
- (h) Article 19, Special Land Uses, shall be adhered to for the submission, review and approval of all special land uses.
- (i) Article 20, Land Divisions, shall be adhered to for all applications to divide land. Where a subdivision plat is required, the requirements of the Township Subdivision Control Ordinance shall be followed.

**ARTICLE 9
GENOA TOWN CENTER OVERLAY DISTRICT**

Sec. 9.01 PURPOSE

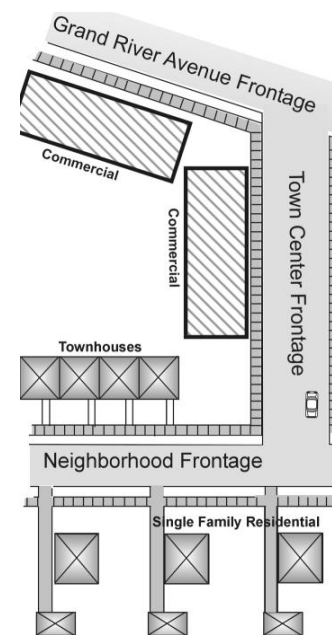
9.01.01 The Genoa Town Center Overlay District is provided specifically for the development or redevelopment of land within the Town Center Area designated in the Master Plan surrounding the intersection of Grand River Avenue and Dorr Road. The intent is to facilitate the development of a traditional, pedestrian-oriented town center with mixed-use buildings containing retail and service uses on the first floor and residential or office on upper floors, similar to the traditional downtown character of Brighton and Howell. The commercial components are to be complemented by surrounding residential development within a walkable distance consisting of townhouses and single family residential that follow traditional neighborhood design principles, with pedestrian oriented streetscapes and a system of neighborhood open spaces. Development shall be in accordance with the guidelines outlined in the Genoa Township Master Plan.

Sec. 9.02 SCOPE OF APPLICATION AND ESTABLISHMENT OF FRONTAGE ZONES

9.02.01 **Establishment of Genoa Town Center Overlay Zone.** The Genoa Town Center Overlay District is established as an overlay district with the boundaries depicted on the official Zoning Map.

9.02.02 **Frontage Zones.** Within the Genoa Town Center Overlay District frontage zones shall be established for the purpose of prescribing requirements for building form, lot dimensions, architectural design, parking lot location and streetscape treatments. Each site shall be regulated based upon its frontage as follows:

- (a) Requirements shall be established for all sites that front on Grand River Avenue or Dorr Road. These frontages are intended to be commercial and mixed-use in nature. Because of the function of these roads as county primary roadways, specific treatment is necessary for these frontages.
- (b) Requirements shall be established for uses that are non-residential or mixed use and front on a street other than Grand River Avenue or Dorr Road, including any new public or private roads proposed as part of a development. These frontages are intended to be commercial and mixed-use in nature with on-street parking and a strong pedestrian orientation. This shall be referred to Town Center Street Frontages.
- (c) Requirements shall be established for uses that front on a residential street. A residential street shall be a block where the majority of frontage is occupied by single family residences or townhouses. This shall be referred to Neighborhood Street Frontages.
- (d) Street frontage zones shall be established on a block-by-block basis. A single street may be divided along its length with separate Town Center and Neighborhood blocks. Opposing sides of the street shall have the same street frontage zone designation. For lots located on the corner of an intersection of two street types, the Town Center Street Frontage may wrap around the corner onto the other street frontage for the building located on the corner. (e.g. at the intersection of a Town Center Street Frontage and Neighborhood street frontage, the building on the corner may be designed to the requirements of the Town Center Street Frontage on both street frontages.)



9.02.03 **Scope of Application.** The Genoa Town Center Overlay District is established as an overlay district that is applied over the existing zoning districts. Use and development of land within the overlay district shall be regulated as follows:

- (a) Any existing use shall be permitted to continue and as long as no physical changes requiring site plan approval are proposed, the continued use of the site shall be allowed subject to the underlying zoning requirements. If any major change or expansion to the use is proposed, as defined by the site plan applicability section of Article 18, then the site shall be brought into compliance with the requirements of the Genoa Town Center Overlay District to the maximum extent practical, as determined by the Planning Commission.
- (b) Where a new use is established on a site within an existing building, the use and site shall be subject to the requirements of the Genoa Town Center Overlay District. Where there are existing buildings or structures that do not comply with all of the requirements of this overlay district, then the site shall be brought into compliance with the requirements of the overlay district to the maximum extent practical, as determined by the Planning Commission.
- (c) Where a new building is proposed, the use and site shall be subject to the requirements of the Genoa Town Center Overlay District.

Sec. 9.03 TYPES OF BUILDINGS AND USES PERMITTED

9.03.01 Buildings and uses shall be permitted based upon the site’s frontage zone as follows:

Frontage Zones:	Grand River Avenue and Dorr Road Frontages	Town Center Street Frontage	Neighborhood Street Frontage
Residential Uses			
Single family residential and two family residential, including accessory apartments	Not permitted to front on, but may back towards Grand River or Dorr with a greenbelt and frontage on an internal street.	Not permitted	Permitted
Townhouses, row houses, and similar attached dwellings with individual entrances and garages	Not permitted to front on, but may back towards Grand River or Dorr with a greenbelt and frontage on an internal street	Permitted	Permitted
Multiple family residential with common entrances	Permitted above the first floor in mixed-use buildings with a commercial use on the first floor at up to 28 units/acre	Permitted above the first floor in mixed-use buildings with a commercial use on the first floor at up to 28 units/acre	Not permitted
Live/work units with a dwelling unit on the upper floor above a first floor space under the same ownership that can be used for a commercial use	Permitted	Permitted	Special land use

GENOA TOWNSHIP ZONING ORDINANCE

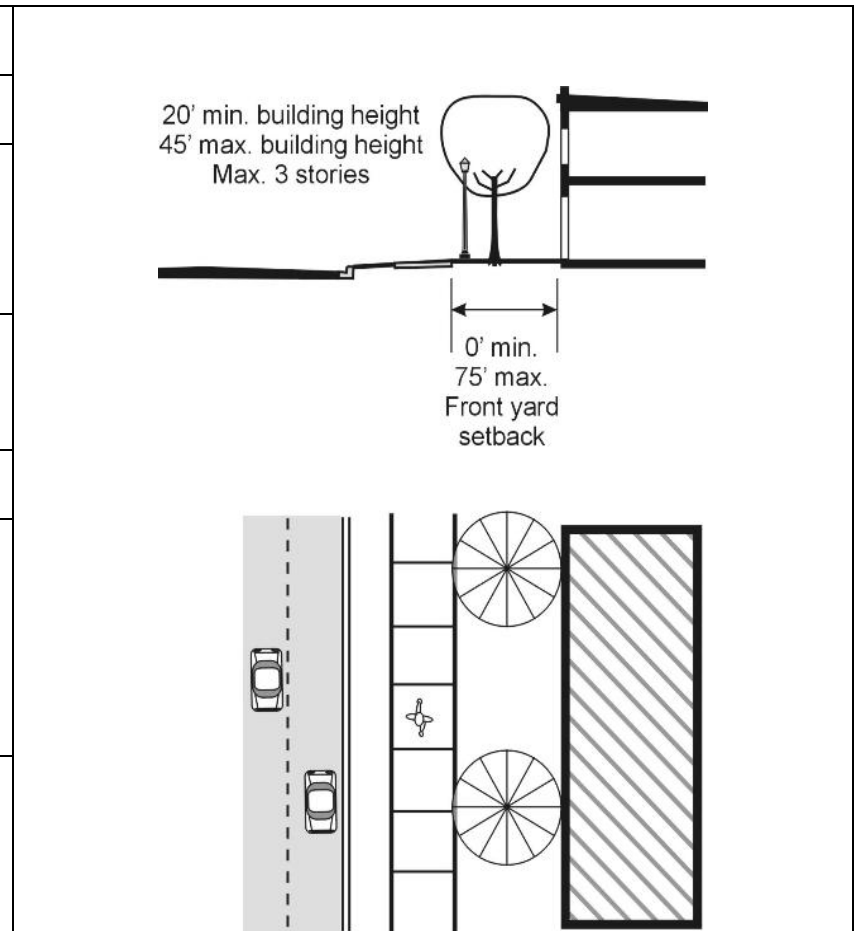
Frontage Zones:		Grand River Avenue and Dorr Road Frontages	Town Center Street Frontage	Neighborhood Street Frontage
Civic Uses				
Churches, temples and similar places of worship		Permitted	Permitted	Permitted
Elementary schools, public, private or parochial, including latch-key and other accessory programs		Permitted	Permitted	Permitted
Public/government buildings such as; township/state/county offices, public museums, libraries and community centers		Permitted	Permitted	Permitted
Farmers market		Permitted	Permitted	Not permitted
Parks, common greens, plazas, public gathering places and open space		Permitted	Permitted	Permitted
Essential public services		Permitted	Permitted	Permitted
Commercial Uses				
Retail establishments	Floor area 30,000 sq. ft. or less	Permitted	Permitted	Not permitted
	Floor area between 30,000 sq. ft. and 60,000 sq. ft.	Special land use	Special land use	Not permitted
Boat and recreational vehicle sales		Special land use	Not permitted	Not permitted
Banquet halls, assembly halls, dance halls, private clubs, fraternal order halls, lodge halls or other similar places of assembly		Permitted	Permitted	Not permitted
Child care centers, preschool and commercial day care		Permitted	Permitted	See 9.03.04 below
Personal service establishments		Permitted	Permitted	Not permitted
Health clubs, fitness centers, gyms and aerobic clubs		Permitted	Permitted	Not permitted
Dry cleaning drop-off stations		Permitted	Permitted	Not permitted
Banks		Permitted	Permitted	Not permitted
Offices		Permitted	Permitted	Not permitted
Medical offices		Permitted	Permitted	Not permitted
Restaurants, taverns, bars, delicatessen, food carryout, and similar establishments serving food or beverages, including sidewalk cafes, but excluding drive-in and drive-through.		Permitted	Permitted	Not permitted
Bed and breakfast inns		Permitted	Permitted	Special land use
Hotels		Permitted	Permitted	Not permitted
Accessory home occupations		Permitted	Permitted	Permitted
<u>Outdoor recreation</u>		<u>Special land use</u>	<u>Special land use</u>	<u>Special land use</u>

- 9.03.02 **Commercial Use Standards.** The commercial uses listed above shall be subject to the applicable use conditions of section 7.02.02.
- 9.03.03 **Drive-Through Windows.** Accessory drive-through windows may only be permitted with special land use approval for pharmacies and banks; provided there shall be no more than one drive-through window and the drive-through shall be located on the rear of the building where it is not visible from a public street. All other drive-through uses are prohibited.
- 9.03.04 **Residential Care Facilities.** Adult and child residential care facilities that are permitted or allowed as special land uses shall be allowed, subject to the requirements contained in Article 3.
- 9.03.05 **Live/work Units.** Live/work units shall be dwelling units attached with common side walls wherein the main floor of each unit is designed to accommodate a small business with upper floors utilized for dwelling purposes. The first floor space of each unit shall be designed to be utilized as an office or retail store with a commercial storefront that is at grade with the sidewalk. The upper floors shall include a dwelling unit with the unit designed to be under single occupancy as an integral unit. Live/work units shall meet the design standards applicable to mixed-use buildings.
- 9.03.06 **Mixed Use Required for Large Sites.** Any site that is larger than 20 acres shall provide a mixture of uses, such that no less than 30% of the total land area contains commercial and no less than 30% of the total land area is residential. Any site where the underlying zoning is residential shall be at least 60% residential, or in the case of split zoning, that portion of the site with an underlying residential zoning shall be at least 60% residential. For the purpose of this section, a site shall constitute a single parcel or multiple adjacent parcels under single ownership and shall include sites that are developed in phases or subdivided for separate development.

Sec. 9.04 DIMENSIONAL REQUIREMENTS

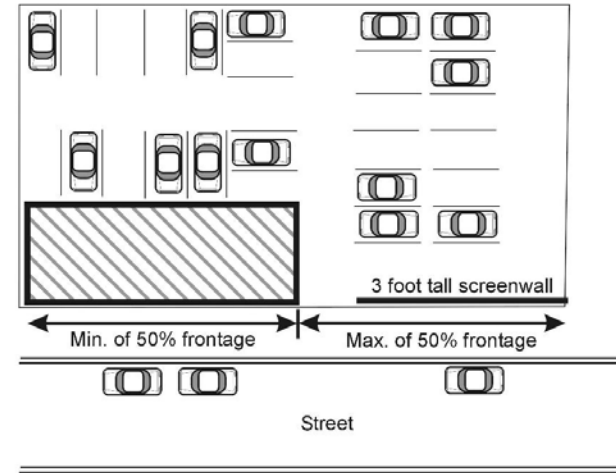
9.04.01 **Grand River Avenue and Dorr Road Frontages.** Sites with frontage along Grand River Avenue or Dorr Road shall meet the following dimensional requirements:

Lot Area	None.
Lot Width	None.
Front Yard and Building Frontage Requirements	Minimum 0-foot front yard setback. Maximum 75-foot front yard setback. Building façade shall occupy a minimum of 40% of the frontage length between the min. and max. setback.
Side Yard	A zero side setback may be permitted where a fire wall is provided along the side lot line. Where a fire wall is not provided, buildings shall be spaced a minimum of 10 feet.
Rear Yard	Minimum 25-foot rear yard setback.
Building Height	Minimum 20-foot building height. Maximum 45-foot building height; except buildings lots adjoining Lake Chemung shall have a maximum 35 foot building height Maximum 3 stories. The first story shall be a minimum of 12 feet in height.
Accessory Buildings	Accessory buildings shall be located in the side or rear yard and shall meet at least 5 feet behind the principal setbacks applicable to principal building.

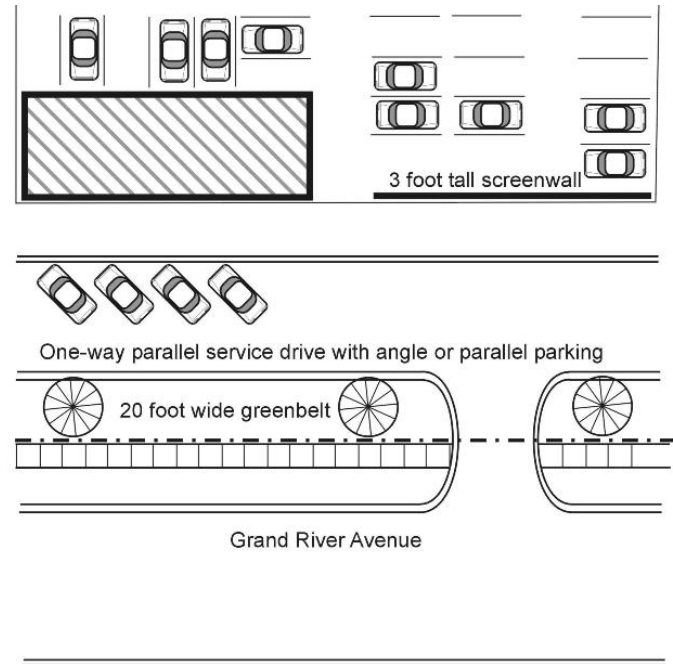


Parking Lot Location

- (a) Parking shall be permitted in the side or rear yards.
- (b) Parking in the side yard shall be set back at least a distance equal to the building.
- (c) A 3 foot high screenwall shall be provided between the parking and public sidewalk. Openings may be provided for vehicular and pedestrian access. The openings shall not be greater than 24 feet for vehicles and 6 feet for pedestrians.
- (d) Parking areas shall not occupy more than 50% of the lot frontage. The frontage shall be calculated based upon the width of the lot.

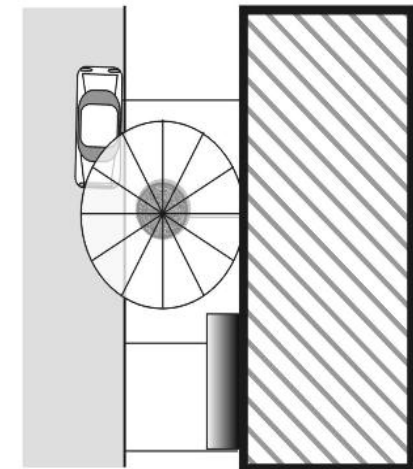
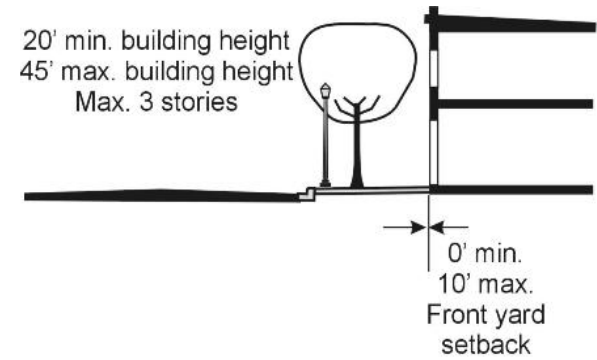


- (e) A single row of parking shall be permitted in the front yard along Grand River Avenue only with a parallel service drive and a 20-foot deep greenbelt along Grand River Avenue. This parking shall not be counted against the 50% maximum parking lot frontage above.
- (f) Parking shall not be permitted between the building façade and the front lot line within 30 feet of the corner of any roadway intersection.



9.04.02 **Town Center Street Frontage.** Sites with frontage along Town Center Streets shall meet the following dimensional requirements:

Lot Area	None.
Lot Width	None.
Front Yard and Building Frontage Requirements	Minimum 0-foot front yard setback. Maximum 10-foot front yard setback. The building façade shall occupy no less than 60% of the frontage length. The building façade shall be built to the minimum front setback within 30 feet of any block corner.
Building Frontage Exceptions	Exceptions to the maximum front yard setback and building frontage requirements may be granted by the planning commission when the front yard area is used for the following purposes listed below. (a) Providing a public gathering area or plaza that offers seating, landscape enhancements, public information and displays, fountains, outdoor seating or other pedestrian amenities. (b) Intersection clear distance. (c) The building is used for public or quasi-public/institutional purposes with a plaza or open space area provided in the front yard.
Side Yard	A zero side setback may be permitted where a fire wall is provided along the side lot line. Where a fire wall is not provided, buildings shall be spaced a minimum of 10 feet.
Rear Yard	Minimum 25-foot rear yard setback.
Building Height	Minimum 20-foot and 2 story building height. Maximum 45-foot and 3 stories building height. The first story shall be a minimum of 12 feet in height.



<p>Accessory Buildings</p>	<p>Accessory buildings shall be located in the side or rear yard and shall meet at least 5 feet behind the principal setbacks applicable to principal building.</p>	
<p>Parking Lot Location</p>	<p>(a) On-street parking spaces located along the frontage of the lot shall be included in calculating the number of parking spaces required. At least 51% of the length of the space must be within the lot frontage in order to be counted for that building.</p> <p>(b) Parking shall be permitted in the rear yard.</p> <p>(c) Parking in the side yard shall be set back a distance at least to the principal building. A 3 foot high screenwall shall be provided between the parking and public sidewalk. Openings may be provided for vehicular and pedestrian access. The openings shall not be greater than 24 feet for vehicles and 6 feet for pedestrians.</p> <p>(d) Parking areas shall not occupy more than 40% of the lot frontage. The frontage shall be calculated based upon the width of the lot.</p>	<p>Parking permitted in side and rear yard</p> <p>3 foot tall screenwall</p> <p>Min. of 60% frontage Max. of 40% frontage</p> <p>Street</p>

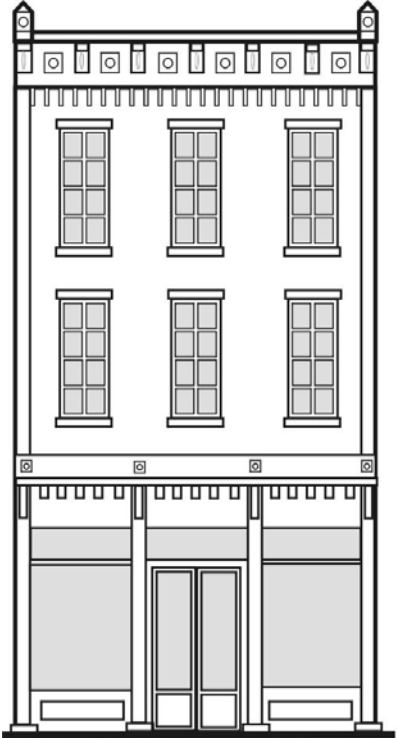
9.04.03 **Neighborhood Street Frontage.** Sites with frontage along Neighborhood Streets shall meet the following dimensional requirements:

<p>Lot Area/Density</p>	<p>Single family: Minimum 5,000 square foot lot area; minimum 4,500 square feet for lots with rear alley. Townhouses: Up to 14 units per acre permitted-by-right; the Township Board may grant special land use approval for up to 28 units per acre.</p>	<p style="text-align: center;">Single family residential placement</p>
<p>Lot Width</p>	<p>Single family: Minimum 50-foot lot width; minimum 45 foot lot width for lots with driveway access to a rear alley. Townhouses: No minimum.</p>	
<p>Front Yard Requirements</p>	<p>Single family: Minimum 20-foot front yard setback. Townhouses: Minimum 5-foot front yard setback.</p>	
<p>Building length</p>	<p>Maximum 180 feet.</p>	
<p>Side Yard</p>	<p>Single family: Minimum 5-foot side yard setback with a total of 15 feet on both sides; a total of 10 feet on both sides where garage access is from a rear alley. Townhouses: No side yard between units. Minimum 15-foot setback from single family lot and 15 foot spacing between groups of buildings.</p>	
<p>Rear Yard</p>	<p>Minimum 25-foot rear yard setback for principal buildings.</p>	
<p>Building Height</p>	<p>Minimum 2 stories. Maximum 3 stories – not including ½ stories. Maximum 35-foot building height.</p>	<p style="text-align: center;">Townhouse building placement</p>
<p>Accessory Buildings</p>	<p>Detached garages and other accessory buildings shall be located in the rear yard only and shall be setback a minimum of 3 feet from the rear and side lot lines. Attached garages shall be permitted; provided the garage is setback at least 5 feet behind the front building line of the living portion of the dwelling and the garage wall facing the street is less than 50% of the total length of the street-facing building façade. Accessory buildings shall be subject to the regulations of section 11.04; except accessory buildings may be up to 2 stories, and 20 feet in height and may include an accessory apartment in the second floor.</p>	
<p>Parking Lot Location</p>	<p>On-street parking shall be permitted and may be credited towards meeting off-street parking requirements. Parking shall be in the side or rear yard. For single family residential, parking shall be permitted in a front yard driveway; provided the garage does not project into the front yard.</p>	

- 9.04.04 **Corner/Through Lots.** Sites that are located at the corner of the intersection of two different street frontage sites shall be required to meet the dimensional requirements of each frontage on the respective sides of the building. Sites that have face and back towards two different street frontage sites shall be required to meet the dimensional requirements of each frontage on the respective sides of the building.
- 9.04.05 **Civic Uses.** Sites developed with civic uses such as schools, churches, libraries, government offices and parks require specific architectural treatment and design that is unique from other uses. The Planning Commission may permit modifications to the dimensional and building height requirements as part of the site plan review. In considering the modifications, the Planning Commission shall determine that the design of the building, location of the building, and parking and the relationship of the site design to the streetscape, and adjacent buildings are in keeping with the intended character of the Genoa Town Center.
- 9.04.06 **Greenbelts and Buffer Zones.** The greenbelt requirements of Article 12 shall not be required in the Genoa Town Center Overlay District, except at the outer perimeter of the Overlay District. The street tree requirement of section 9.06.01 and the screening wall requirements of section 9.07.05 and 9.07.06 shall apply in instead of the landscape buffer requirements of Article 12. Where a use within the Genoa Town Center Overlay District adjoins a use that is outside of the Genoa Town Center Overlay District, then the buffer zone requirements of Article 12 shall be met. Within the Genoa Town Center Overlay District, where a non-residential use adjoins a residential use, the Planning Commission may require a fence or hedge row between the non-residential use and the residential use, in addition to any screening wall requirements of section 9.07.

Sec. 9.05 ARCHITECTURAL REQUIREMENTS

9.05.01 **Commercial architecture.** Non-residential buildings and mixed-use buildings (with residential in upper floors) shall meet the following architectural design requirements:

<p>Building types permitted</p>	<p>Nonresidential and mixed-use buildings shall be designed with traditional styles of architecture, similar to that found in downtown Brighton and Howell. Buildings shall front onto the sidewalk with windows, doors, and architectural detailing customary of traditional storefronts and contain varying materials, and appearances.</p>	 <p>Traditional architectural styles similar to downtown Brighton and Howell.</p> <p>Mixed use building with retail on main level and office or residential on upper floors.</p> <p>Main pedestrian entrance located on street front.</p>
<p>Front façade requirements</p>	<p>All buildings shall have a main entrance that is located on at least one street front. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas. For buildings longer than 100 feet, there shall be a minimum of one usable entrance every full 50 feet of frontage along the Town Center Street Front and shall provide architectural variation to visually break the building up.</p>	
<p>Corner buildings</p>	<p>Buildings situated at a corner shall possess a level of architectural design that incorporates accents and details that accentuate its prominent location. This can be accomplished through height projections incorporated into a design feature such as additional height, a building peak, tower, or similar accent with the highest point located at the intersecting corner. Alternatively, a pedestrian plaza may be provided at the corner of the intersecting streets. A main entrance must be on a street-facing wall and either at the corner or within 25 feet of the corner.</p>	
<p>Building materials</p>	<p>The following exterior finish materials are required on the front façade and any façade facing a street, or parking area. These requirements do not include areas devoted to windows and doors.</p> <ul style="list-style-type: none"> (a) All walls exposed to public view from the street, or parking area shall be constructed of not less than 75% modular brick or stone. Panel brick and tilt-up brick textured paneling shall not be permitted. (b) The remaining façade may include wood siding or fiber cement siding. Exterior insulation finish systems (EFIS) may be used for architectural detailing above the first floor. (c) Buildings that have upper stories shall be designed to create a distinct and separated ground floor area through the use of accent such as a cornice, change in material or textures, or an awning or canopy between the first and second stories. 	

Windows and doors

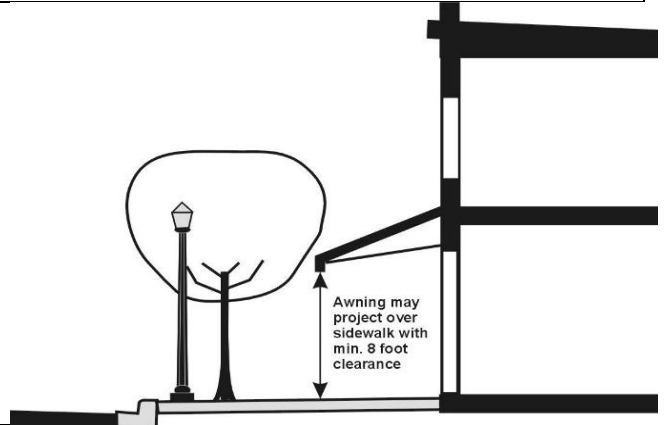
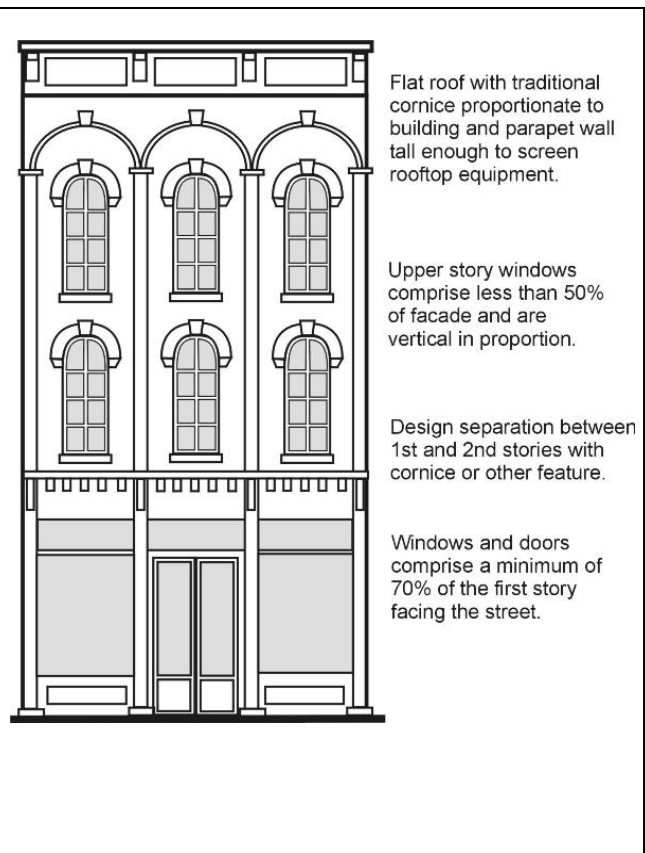
- (a) Storefront/Ground Floor. No less than 70% of the storefront/ground floor façade shall be clear glass panels and doorway. Required window areas shall be either windows that allow views into retail space, working areas or lobbies, pedestrian entrances, or display windows set into the wall. Windows shall not be blocked with opaque materials or the back of shelving units. The bottom of the window must be no more than 4 feet above the adjacent exterior grade.
- (b) The front entranceway shall be inset a minimum of three feet from the front building wall.
- (c) Upper Story. Openings above the first story shall be a maximum of 50% of the total façade area. Windows shall be vertical in proportion.

Roof design


- (a) Unless otherwise approved by the planning commission, buildings should have flat roof appearance from the street with a decorative cornice that is designed proportionate to the size of the building and length of the wall.
- (b) The planning commission may permit a pitched roof. Mansard roofs shall not be permitted on single story buildings. Pitched and mansard roofs shall not be permitted with eaves below a height of 20 feet. All roof edges shall be accentuated in a manner proportionate to the size of the building and length of the wall.
- (c) Flat roofs shall be enclosed by parapets.
- (d) All rooftop mounted equipment shall be screened from view on all sides of the building.
- (e) Parapets and other screening treatment shall use high quality building materials and shall blend with the design of the building in terms of color, materials, scale and height.

Awnings

- (a) Awnings may project over the public sidewalk with a minimum 8 foot clearance provided from the sidewalk, but may not extend beyond the street curb.
- (b) Awnings shall be are positioned immediately above the ground floor window area of the façade and have a straight shed that projects from the building at a straight angle with open sides.
- (c) Awnings shall be constructed of a durable, material such as canvas or steel. High-gloss or plasticized awnings are prohibited.
- (d) Awnings shall not be internally illuminated and any signs shall be illuminated by fixtures located above the awning and directed downward.



9.05.02 **Residential architecture.** Townhouses and single family residential dwellings shall meet the following architectural design requirements:

<p>Building design</p>	<p>Residential buildings shall utilize high-quality traditional architecture, such as but not limited to: Arts & Crafts, Colonial, Gothic Revival, Italianate, Tudor, Victorian and other traditional styles characteristic of the Mid-western United States and with historic buildings characteristic of Livingston County. Typical elevations shall be approved by the Planning Commission as part of the development’s design guidelines or a pattern book. Identical or similar buildings or elevations may not be repeated more frequently than every sixth house along the same side of any street.</p>	<p>Townhouses with traditional architectural style.</p> <p>Pedestrian orientation towards street with front porch or front stoop.</p> <p>Garages located to rear or side not visible from street frontage.</p>
<p>Front façade</p>	<p>All residential units shall provide a pedestrian door facing the front lot line. A stoop or porch (plus steps) shall not extend any nearer than 3 feet to the sidewalk in front of the lot. All dwellings shall include a front porch or front stoop with steps. The front façade of all residential units shall be at least 15% windows or doors. The finished floor elevation shall be no less than 2 feet and no more than 7 feet above the exterior sidewalk elevation in front of the building or from the ground elevation once construction is complete. ADA accessible ramps may project into all yard setbacks.</p>	
<p>Building material</p>	<p>All buildings shall utilize high-quality building materials that are in keeping with traditional architectural styles. Permitted wall materials include, brick, stone, wood and fiber cement siding. Vinyl siding shall not be utilized, except the Planning Commission may permit limited use of vinyl siding on facades not visible from the street.</p>	
<p>Garages</p>	<p>Detached garages shall be located in the rear yard and may be accessed by a rear alley or in single family dwellings by a driveway that runs from the front yard to the rear along the side of the dwelling. Attached garages may be permitted; provided the garage is setback at least 5 feet behind the front building line of the living portion of the dwelling and the garage wall facing the street is less than 50% of the total length of the street-facing building façade.</p>	

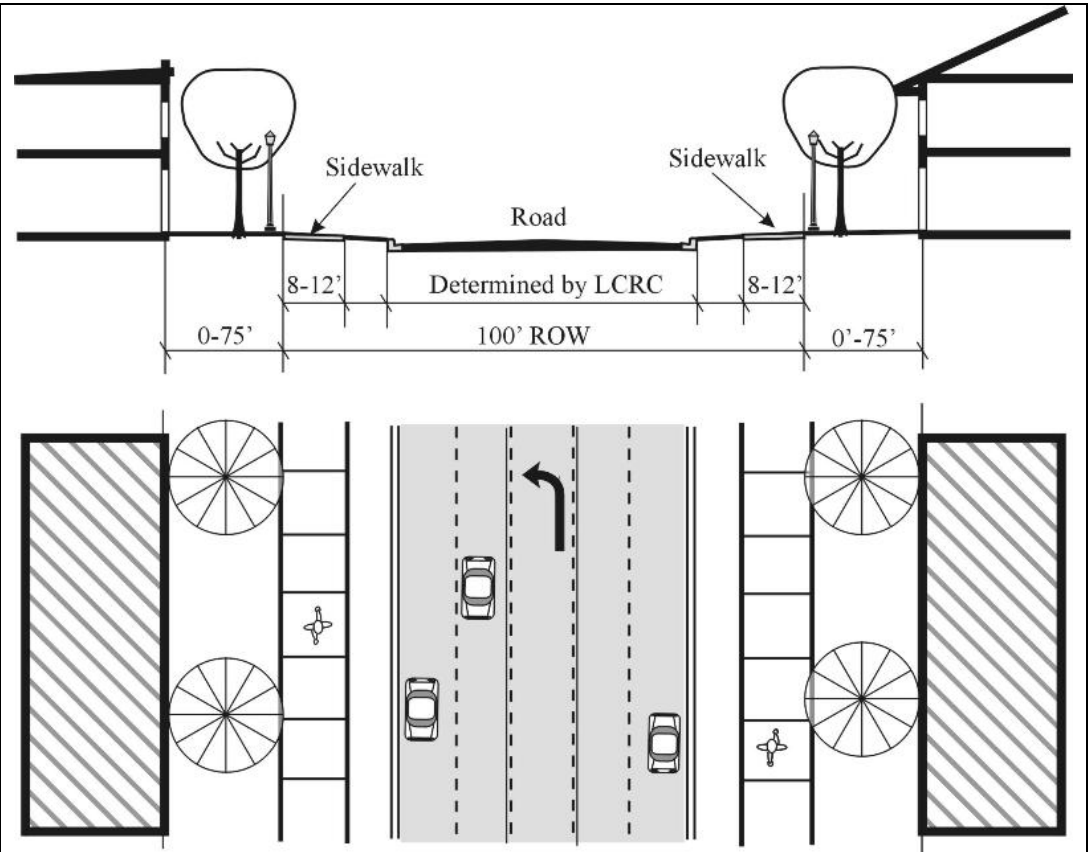
(as amended 3/5/10)

- 9.05.03 **Modifications.** The ~~Township Board~~Planning Commission may approve deviations to the architectural requirements of this section, ~~following the recommendation of the Planning Commission~~, in order to achieve the objectives of this article through the use of creativity and flexibility in development and design. Each deviation shall require a finding that the design standard sought to be deviated from would, if no deviation was permitted, prohibit an enhancement that would be in the public interest. A front elevation drawing of the proposed building shall be provided superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block, which shall be utilized to evaluate the proposed building design based upon all of the following criteria:
- (a) Innovations in architectural design may be permitted, provided the building design shall be in keeping with the desired character of the Town Center, as articulated in the Master Plan, and the proposed building fits within the context of adjacent buildings along the block.
 - (b) The building shall be oriented towards the front sidewalk and maintain or enhance the continuity of the pedestrian oriented environment.
 - (c) The roof design shall not be out of character with other buildings along the block and shall be within the minimum and maximum height requirements of the overlay district.
 - (d) The exterior finish materials shall be of equal or better quality and durability as those permitted herein, with the intent to allow for new technologies in building material while maintaining the desired character of the Town Center.
 - (e) Ground floor windows shall be provided along the front sidewalk to maintain the pedestrian orientation of the streetscape and upper story windows shall not be incompatible with the rhythm and proportions of windows on other buildings along the block.

Sec. 9.06 STREETScape REQUIREMENTS

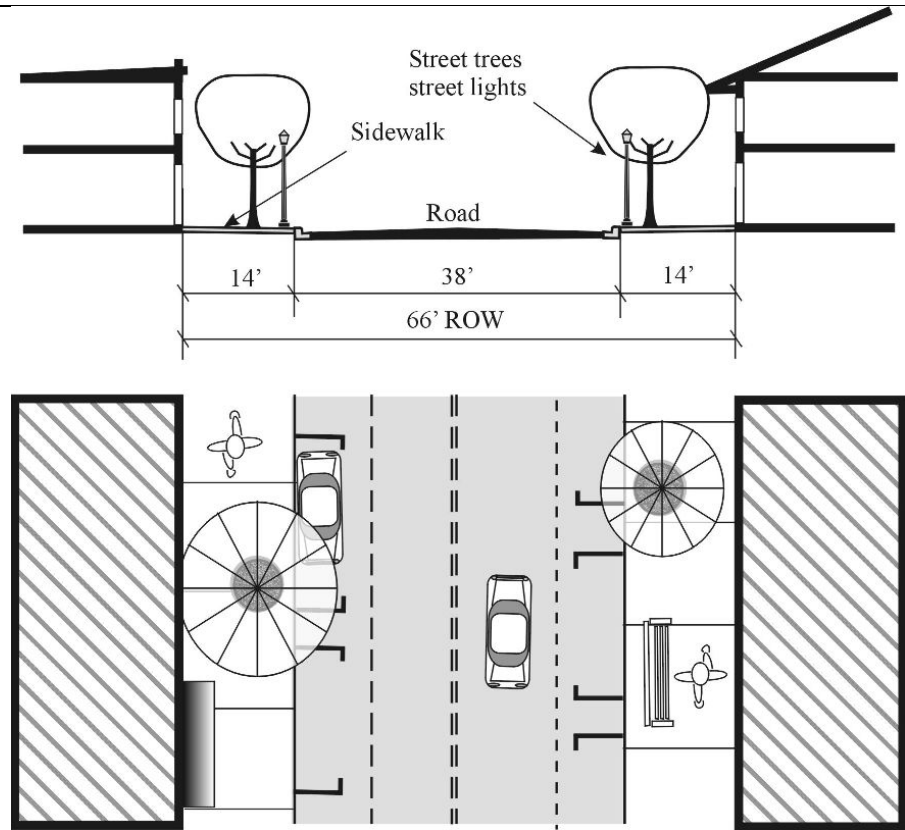
9.06.01 **Streets:** An interconnected street and sidewalk network shall be provided to unify neighborhoods and provide more convenient access to businesses and community facilities. Streets shall be designed to meet the following requirements based upon the frontage of the site:

Grand River Avenue and Dorr Road Frontages	
Street width	As determined by Road Commission.
Right-of-Way width	As determined by Road Commission.
On-street parking	Permitted with Road Commission approval. Permitted on parallel service drives.
Sidewalks	Sidewalks shall be a minimum of 12 feet wide concrete and provided on both sides of the street. The planning commission may allow the sidewalk width to be reduced to not less than 8 feet for frontages that will not be occupied by uses having sidewalk cafes.
Street trees	One canopy tree for every 40 feet of frontage planted within a 20 foot wide greenbelt.
Street lights	Pedestrian scale ornamental street lighting shall be provided along all sidewalks and within parking areas. Street lighting shall be spaced no more than 80 feet. The Planning Commission, based on a recommendation from the Township Planner, shall approve the street light fixture type and intensity.



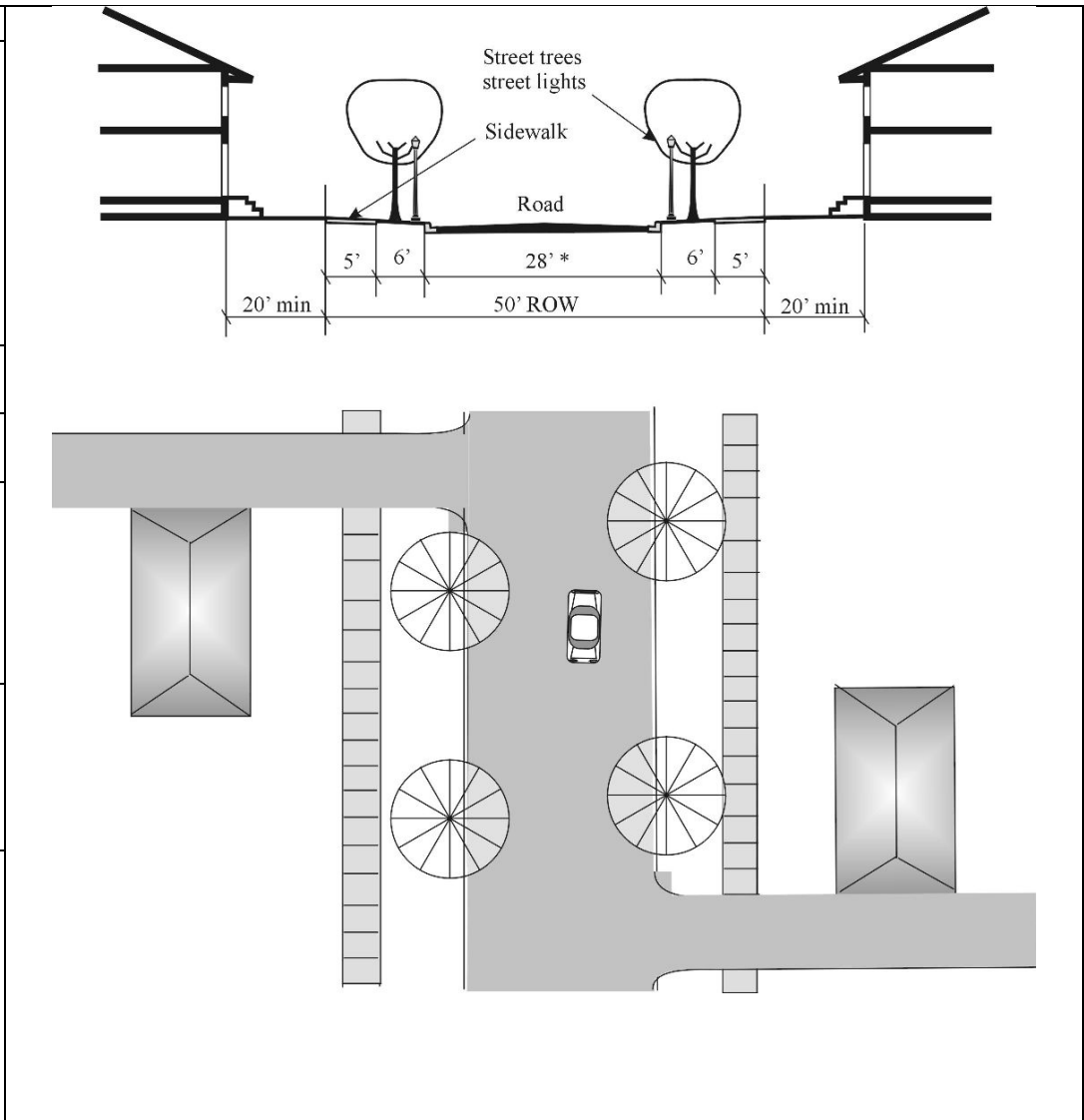
(as amended 3/5/10)

Town Center Street Frontage	
Street width	Minimum 38 feet wide measured back to back of curb.
Right-of-Way width	Minimum 66 feet.
On-street parking	Permitted on both sides.
Sidewalks	Sidewalks shall be a minimum of 14 feet wide concrete and provided on both sides of the street. The planning commission may allow the sidewalk width to be reduced to not less than 8 feet for frontages that will not be occupied by uses having sidewalk cafes.
Street trees	One canopy tree for every 40 feet of frontage planted within a planters or tree grates within sidewalk.
Street lights	Pedestrian scale ornamental street lighting shall be provided along all sidewalks and within parking areas. Street lighting shall be spaced no more than 80 feet. The Planning Commission, based on a recommendation from the Township Planner, shall approve the street light fixture type and intensity.



(as amended 3/5/10)

Neighborhood Street Frontage	
Street width	Minimum 28 feet wide measured back to back of curb * The Planning Commission may reduce the width of a street serving only single family residential uses to no less than 24 feet where parking is only allowed on one side of the street and no parking signs are posted on the other side of the street.
Right-of-Way width	Minimum 50 feet
On-street parking	Permitted on both sides
Sidewalks	Sidewalks shall be a minimum of 5 feet wide concrete and provided on both sides of the street. Sidewalks shall be 7 feet wide where abutting a parking space or a road curb
Street trees	One canopy tree for every 40 feet of frontage planted within a 5 foot wide green planting strip located between the curb and sidewalk
Street lights	Pedestrian scale ornamental street lighting shall be provided along all sidewalks and within parking areas. Street lighting shall be spaced no more than 300 feet. The Planning Commission, based on a recommendation from the Township Planner, shall approve the street light fixture type and intensity.



(as amended 3/5/10)

9.06.02 **Street Design Standards.** All streets shall be constructed to meet the requirements of the Livingston County Road Commission or the Genoa Township private road standards of Article 15, except as provided for in this Article. Streets shall meet the width requirements noted in the tables above; provided, bump-outs may be permitted at intersections, crosswalks and at intermediate points along long blocks to enhance pedestrian safety. Sidewalks shall be constructed to meet the requirements of 12.05, except as provided for in this Article.

9.06.03 **Traffic Calming.** ~~The use of traffic e~~Calming devices such as raised intersections, lateral shifts, and traffic circles are encouraged as alternatives to conventional traffic control measures. Whenever an irreconcilable conflict exists among vehicular and pedestrian usage, the conflict should be resolved in favor of the pedestrian unless in the best interest of public safety.

9.06.04 **Alleys.** Alleys shall be permitted in all areas of the Genoa Town Center Overlay Zone and shall be required where necessary to provide access to parking lots, loading areas and garages on the rear of dwelling units. Alleys serving as access to residential garages shall have a minimum pavement width of 20 feet and be located within a 30 foot wide easement. Alleys accessing commercial parking lots and loading areas shall have a minimum width of 28 feet.

9.06.05 **Sidewalk Cafes.** For uses with outdoor seating or temporary display areas a minimum of 5 feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained. Pedestrian circulation and access to the building entrance shall not be impaired by tables, chairs, and other encumbrances.

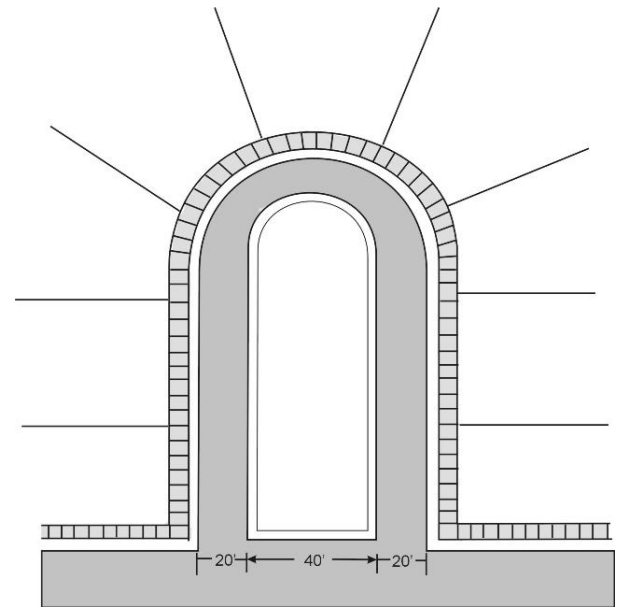
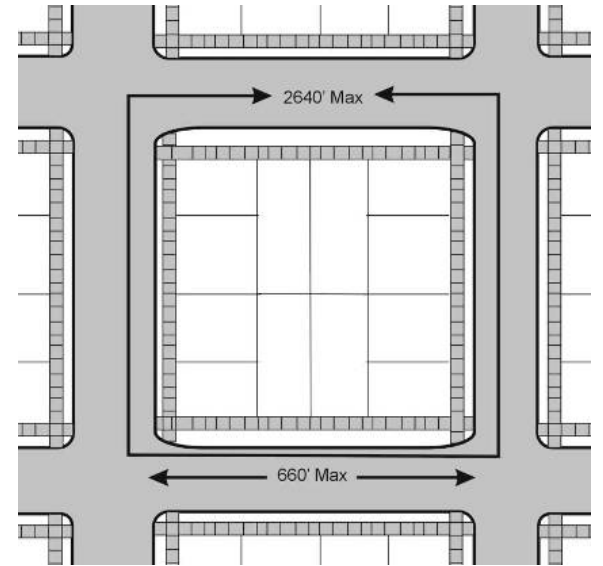
9.06.06 **Maximum Block Size.** The maximum length of any block shall be 660 feet and the maximum perimeter of any block shall be 2,640 feet, measured along the right-of-way lines. The Planning Commission may allow larger block sizes where a block will contain recreational areas or natural features that would be impacted by road crossings. (as amended 8/24/07)

9.06.07 **Street Connections.** The Genoa Town Center Overlay District shall be developed as an integrated area with an interconnected street network. Street connections shall be provided to all adjacent parcels within the Overlay Districts. The use of cul-de-sacs and dead-end streets shall be prohibited. In locations where it is not possible to provide a through street, the Planning Commission may allow a looped drive with a common green in the center. The circular drive around the green shall be at least 20 feet wide, measured face to face of curb. The green shall be no less than 40 feet at its narrowest dimension.

9.06.08 **Street Furniture.** Benches and trash receptacles shall be provided in park, and plaza areas and along sidewalks where the Planning Commission determines that pedestrian activity will benefit from these facilities.

9.06.09 **Bicycle Facilities.** Developments shall be designed to accommodate bicycle travel, including the provision of bike paths, bike lanes and bike racks at destination points such as shopping and recreational facilities.

9.06.10 **Street Trees.** Streets shall be designed with street trees planted in a manner appropriate to their function. Commercial streets shall have trees which ~~complement~~complement the face of the buildings and which shade the sidewalk. Residential streets shall provide for an appropriate canopy, which shades both the street and sidewalk, and serves as a visual buffer between the street and the home. Street trees shall meet the landscape plant material and size requirements of Article 12.



Sec. 9.07 PARKING AND LOADING

- 9.07.01. **Parking Requirements.** Parking lots shall conform to the requirements of Article 14, Off-street Parking and Loading. Because the regulations of this section are intended to encourage pedestrian/transit friendly design and compact mixed-use development that requires less reliance on automobiles, the Planning Commission shall have the discretion to reduce the number of parking spaces required by Article 14 by up to 30%.
- 9.07.02 **On-street Parking.** On-street parking shall be permitted in all areas of the Genoa Town Center and may be credited towards meeting off-street parking requirements of Article 14.
- 9.07.03 **Location.** Off-street parking shall be located ~~in the rear yard to the maximum extent practical. Parking may be permitted in the side yard where it is setback a distance equal to the building, does not occupy more than 40% of the frontage along a single block (50% along Grand River or Dorr) and a 3 foot tall brick screenwall that serves as an extension of the adjacent building is provided between the parking and the sidewalk~~according to the requirements of section 9.04.
- ~~9.07.04 **Grand River Avenue.** A single (1) row of parking may be provided along the Grand River Avenue frontage. This parking shall be along a parallel service drive that is separated from Grand River Avenue by a 20 foot deep greenbelt.~~
- 9.07.~~05~~04 **Screening & Landscaping.** Where parking is visible from a street, it shall be screened by a 3 foot tall brick screenwall located between the parking lot and the sidewalk. Where a parking lot for a non-residential use is adjacent to a residential use, a 6 foot tall brick screen wall shall be provided between the parking lot, including drives, and the residential use instead of the greenbelt required by Article 12. Where the commercial parking lot is separated from the residential use by an alley, then the screenwall may be reduced to 3 feet in height; provided however, the Planning Commission may also require a 6 foot tall brick wall or wood/vinyl fence on the residential side of the alley. Parking lot landscaping shall be provided as required by Article 12, except the area of landscape islands and number of parking lot trees may be reduced to half the normal requirement for parking that is located in the rear yard.
- 9.07.~~06~~05 **Loading Areas.** Loading areas shall be provided for uses required to have loading areas by Article 14, Off-street Parking and Loading. The Planning Commission may allow shared loading areas and waste receptacles between adjacent uses where shared use and maintenance easements are provided. All loading areas shall be screened from any adjacent residential areas and from view of any street by a 6 foot tall brick wall. Waste receptacle enclosures shall meet the requirements of Article 13.

Sec. 9.08 OPEN SPACE REQUIREMENTS

The proposed development shall be designed to create cohesive community neighborhoods through a network of spaces such as parks, plazas and common open space areas for passive or active recreation and resident interaction. All site plan submissions shall include an open space and landscape plan that provides all of the following:

- 9.08.01. **Residential Open Space.** Areas dedicated to or associated with residential uses shall set aside a minimum of 25% of the land area for open space, which shall contain some form of active recreational facility such as a park or play-area. Each open space area shall be of a design, shape, size and

location with street frontage to allow for use by residents for both active and passive recreation. Recreational improvements such as playground equipment, benches, picnic tables, gazebos and pathways shall be provided.

- 9.08.02 **Non-residential Open Space.** Areas dedicated to non-residential or mixed-use shall set aside a minimum of 15% of the land area for open spaces such as plazas, common greens or parks; provided the Planning Commission may permit a portion of this open space to be transferred into an adjacent residential area that is part of the same development. The Township Board may approve use of open plaza areas for temporary open air markets, bandshells or ice-skating rinks. Where open space is provided for public events, the Township Board may require the provision of public restroom facilities.
- 9.08.03 **Common Green Focal Point.** Open space needs to include at least one area that provides a focal point for the neighborhood and town center, such as the provision of one or more central squares or common greens.
- 9.08.04 **Natural Areas.** The Planning Commission shall require any natural areas with significant mature woodlands or landmark trees to be preserved as open space or otherwise incorporated into the development's design to ensure the preservation of these natural features.
- 9.08.05 **Public Art.** Art shall be incorporated in the form of sculptures, fountains or murals as part of the open space system, within plazas and along sidewalks at key, highly visible locations.

Sec. 9.09 OTHER REQUIREMENTS AND REVIEW PROCESS

- 9.09.01 **Other Regulations.** The proposed development shall be in accordance with all other applicable regulations of this ordinance. Where there is a conflict between the requirements of the Genoa Town Center Overlay District and the requirements of another article of the Zoning Ordinance, then the requirements of the Genoa Town Center Overlay District shall govern.
- 9.09.02 **Fences.** The fence requirements of section 11.04.04 shall apply to all residential uses, except that maximum 6-foot tall privacy fences may be permitted on the side and rear lot lines of any residential lot behind the front building line of the dwelling. All fencing shall be constructed of wood, vinyl with the appearance of painted wood, wrought iron or aluminum with the appearance of wrought iron. Brick or stone walls shall also be permitted in locations and to the height of permitted fencing. As part of the approval for any residential development, the Planning Commission shall approve a pattern book that illustrates typical fencing types, materials and colors that will be used for individual lots.
- 9.09.03 **Signs.** The sign requirements of Article 16 shall apply to all uses, except marquee signs, blade or projecting signs and sandwich board signs (or A-frame signs) may be permitted instead of free standing monument signs. Marquee, blade and projecting signs may project over the public sidewalk with a minimum 8 foot vertical clearance provided from the sidewalk, but may not extend beyond the street curb. Sandwich board signs (or A-frame signs) may be placed on the sidewalk; provided they do not block pedestrian passage on the sidewalk.
- 9.09.04 **Review Process.** The site plan review procedures and requirements of Article 18 shall be followed for all development proposals within the Genoa Town Center Overlay District, except all final site plans shall be approved by the Township Board, based upon the recommendation of the Planning Commission. All special land uses shall be reviewed following the procedures and requirements of Article 19.

9.09.05 **Allowed Flexibility.** It is recognized that certain existing site conditions may prohibit full compliance with this Section. The Planning Commission may modify the standards of this Section, after considering the criteria below:

1. Demonstration by the applicant that there is a unique situation with the property that makes it impractical to fully comply with the standards herein.
2. The proposed development is consistent with the Genoa Township Master Plan, as amended.
3. The proposed development is consistent with the Intent of this District.
4. The proposed modification will not prevent or complicate logical extensions of streets, infrastructure, parking, open space, or development of adjacent properties.
5. The modification is the minimum necessary to allow reasonable development that is consistent with the intent of the Zoning Ordinance and the Genoa Township Master Plan.
6. The proposed development will not impair public safety.
7. The modification is not simply for convenience of the development.
8. The design will improve compatibility with adjacent residential uses.
9. Seek modification where property conditions limit applicability of a standard.

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
September 10, 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, Marianne McCreary, Eric Rauch and Jill Rickard. Absent was Jeff Dhaenens. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Gary Markstrom of Tetra Teach, Brian Borden of Safebuilt Studio, and an audience of 24.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

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

OPEN PUBLIC HEARING # 1... Review of special use, site plan, and environmental impact assessment for the re-use of an existing commercial building for a proposed pet day care for Dog Town - Kitty City. The property in question is located at 3557 E. Grand River Avenue, Howell. The request is petitioned by Paula Vanderkarr.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment
- C. Recommendation of Site Plan

Mr. Brian Biskner with Powell Engineering and Ms. Paula Vanderkarr were present. Mr. Biskner provided a review of the business and showed the proposed site plan and fencing material samples. They will be using canine grass in the dog area. The stone underneath the artificial grass allows the liquid waste to filter more quickly into the ground. The solid waste will be collected and placed into trash containers.

They are asking for relief with some of the landscaping requirements. They are hoping to use the existing vegetation in the rear of the property to meet the requirements. This area is already quite dense. They are not proposing any landscaping along the east and west property lines as they would like to use the existing vegetation in that area also.

There was a discussion regarding the material that will be below the area where the canine grass will be placed and how it will properly filter the pet waste. Mr. Biskner stated the stone that will be under the grass will be the primary location that will trap the bacteria from the liquid waste. Ms. Vanderkarr has spoken to the canine grass company and they advised that 95% of pet waste is water and 5% is protein and other waste.

Commissioner Rickard would like to see additional engineering done to ensure that the bacteria from the pet waste will not enter into the storm sewer system.

Mr. Borden reviewed his letter dated August 29, 2018. The general special land use standards are met; however, with regard to the use standards, the following is still required:

- A noise impact study shall be done

Ms. Biskner stated that the sound study has not been completed at that time. She anticipates it being done within a week to 10 days. Commissioner Mortensen stated he will not vote for a recommendation for approval without the sound study being provided to the Planning Commission.

- The proposed fence does not match the existing building so the applicant will need to explain why the proposed fence is compatible with the building.

Commissioner Rauch believes the type of fence required could be determined by the sound study. Perhaps a masonry wall would be more appropriate. Commissioner Mortensen agrees and stated that if that is the case, he would like to see a rendering of the wall.

- Approvals from outside agencies are needed

Mr. Borden stated these approvals are typically obtained after approval by the Township Board.

Since writing his letter, the applicant provided parking details. They are proposing some parallel parking. He would like to see these spaces marked as "Employee Only" and have the patrons use the other parking spaces. He would also like to have the handicap accessible space relocated.

Additional comments from Mr. Borden's letter are:

- The parking lot pavement should be repaired / improved
- Landscape improvements shall be made. He noted that a revised plan with additional landscaping has been provided; however, he has not been able to review it in detail as of yet.
- The existing floodlights must be removed
- The existing, non-conforming pole sign should be removed and replaced with a ground sign. Because the applicant is not the property owner, she would not be responsible for replacing the sign. Commissioner Mortensen would like the property owner to be required to replace the sign.

Mr. Markstrom reviewed his letter dated August 28, 2018.

- The existing well should be abandoned to ensure there is no cross-contamination with the municipal water supply
- The private sanitary lead between the two buildings and grinder pump are not shown
- The private water lead between the buildings should be shown on the plans

There are no major changes being made to the site and some of the impervious surface is being removed, by removing the asphalt and installing the canine grass. He agrees with Mr. Borden that if pavement issues exist, it should be repaired.

Chairman Brown reviewed the Brighton Area Fire Authority's letter dated September 5, 2018. They are requiring an additional fire hydrant on the site. They also have concerns with the parking spaces.

The Call to the Public was made at 7:29 pm.

Ms. Stephanie Dallakian owns the building directly west of the building in the front of this building. That building's elevation is higher than the buildings to the west. She questioned how the runoff will be controlled. She would like to have landscaping around the fencing.

Mr. Steve Seek of 3536 Snowden Lane is concerned with the sound and the smell from this use. He questioned if the dogs will be left outside alone for a long time.

Mr. Robert Peterson of 3429 East Grand River, which is two properties away from this site, stated there is natural drain in his backyard. He questioned if animals will be left overnight.

Mr. Jim Strand of 3445 Dewdrop Lane is concerned with the waste from the pets. He does not believe it will be cleaned in the winter time. The evaporation of the liquid waste will put the bacteria into the air and that will attract bugs. Those bugs will transport that bacteria into the neighborhoods. He is also concerned with the noise.

The call to the public was closed at 7:46 pm.

There was a discussion about having a small canine grass area in the front of the building for dogs that need to relieve themselves when they are being dropped off or picked up.

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to table the request from Paula Vanderkarr until the October 9, 2018 Planning Commission meeting. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... Review of sketch plan for the re-use of an existing commercial building for a proposed retail thrift store located at 2700 E. Grand River Avenue, Howell. The request is petitioned by Volunteers of America.

A. Disposition of Sketch Plan

Brent Lavanaway of Boss Engineering, Alex Brodrick and Brian Wilbur of Volunteers of America and Jeff Peltier, the architect, were present.

Mr. Lavanaway reviewed the project and showed the site plan and colored renderings of all elevations. They will be repaving the parking lot, adding pavement to the rear of the building to accommodate more parking space, adding a sidewalk along Grand River, and adding landscape islands in the parking lot.

Mr. Brodrick provided a history of Volunteers of America and explained what services they provide.

Mr. Borden reviewed his letter of August 30, 2018. The following ordinance requirements must be met:

- The rear parking setback does not meet the requirements; however, the Planning Commission can waive that requirement because there is a shared access driveway.

- The loading zone should be shown on the site plan.
- The applicant is proposing a six-foot-wide sidewalk; however, the ordinance requires an eight-foot-wide sidewalk.
- The proposed wall mounted light fixtures do not meet the ordinance standards. They must be downward directed, shielded, and cut off style. Mr. Lavanaway stated they will need to add additional poles at the rear of the site because they cannot get full coverage of the lot with that style light.

Mr. Borden had the following suggestions:

- Pedestrian connection and crosswalk striping / signage could be provided across the front drive aisle.
- Greenbelt trees should be provided, pending MDOT approval.
- Additional plantings should be provided in the southeast corner of the site.
- The nonconforming pole sign should be replaced with a ground sign. Mr. Lavanaway stated they are unable to put in a monument sign in the greenbelt because it is MDOT Right-of-Way.
- The applicant should provide how and when deliveries will be accepted and processed and an overflow / after-hours drop-off area should be added to the rear of the building. Mr. Wilbur stated they are open from 9 am to 5 pm, seven days a week, to accept donations. They will also have bins at the rear of the site where people can drop off items after hours.

Commissioner Rauch is concerned with the rear row of parking and the drive aisle width because one way traffic is proposed. Mr. Lavanaway stated those concerns were also noted in the Brighton Area Fire Authority's letter; however, they need to meet the parking requirements of the Township as well as the needs of Volunteers of America. Mr. Borden stated what is being proposed is permitted per the ordinance.

Mr. Markstrom reviewed his letter dated September 4, 2018.

- He is also concerned with the drive aisle width.
- He suggests that the applicant disconnect from the existing well and connect to the existing municipal water main.
- This site drains storm water to an off-site retention pond. The Livingston County Drain Commissioner (LCDC) is working on establishing a drainage district for this area. He suggests this plan be sent to them for their review and approval.
- Curb and drainage structures should be included around the parking lot perimeter to control storm water and vehicle access to the site. The locations of these structures would be dependent upon the response received from the LCDC.

The Planning Commission discussed if this request should be approved prior to the drainage district being established. Ms. VanMarter stated the LCDC is working on establishing the district. It is a very long and detailed process. Historically, when items come before the Township that are part of a drainage district, the Township defers to the LCDC.

Chairman Brown reviewed the Brighton Area Fire Authority's letter dated September 5, 2018.

The issue of the drive aisle width was discussed further because of the Fire Authority's concerns. Mr. Lavanaway stated they are working on complying with their requirements. This may cause them to lose some parking spaces, which would bring them below the Township's requirements.

Commissioner Mortensen feels there were a lot of changes discussed this evening. He would suggest tabling this item and having the applicant meet with Staff again before returning to the Planning Commission.

The call to the public was made at 9:03 pm.

Wayne Tenpenny, who owns the building, stated he has been trying to sell his building for two years. This applicant has done a lot of work and spent money in their planning to purchase the building. They will be making improvements to the building and this site. He is sure they will follow through on what they agree to and meet all of the requirements. He does not see the need for a delay.

The call to the public was closed at 9:09 pm.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to table the request from Volunteers of America. **The motion carried unanimously.**

OPEN PUBLIC HEARING #3... Review and discussion of a conceptual site plan for a proposed 3,360 sq. ft. credit union with three drive-thru lanes for Vibe Credit Union. The property in question is located on vacant parcels located on the east side of S. Latson Road, south of Grand River Avenue (11-04-300-017 and 11-09-100-004). The request is petitioned by Vibe Credit Union.

Mr. Mark Zimmerman, the architect, was present. He provided details of the project, showed a site plan, colored renderings, and building material samples. Vibe Credit Union will be purchasing the two properties near the corner of Grand River and Latson Road and combining them into one parcel.

The Commissioners provided comments to the petitioner to consider when returning with site plan approval.

Mr. Borden reviewed his letter dated August 29, 2018.

- The proposed rear yard setback of 43 feet does not meet the 50 foot setback requirement.
- The proposed building materials appear to exceed the maximum amount of metal allowed. Because this is a conceptual plan review, building design and materials should be discussed with the Commission as they do have discretion with regard to building materials.

This item was discussed further. Mr. Zimmerman stated that Vibe wants to stay with this design and these materials. He is unsure if they would be willing to change to meet the ordinance requirements for natural materials.

Mr. Zimmerman has copies of all of the consultants' review letters to address during site plan development.

OPEN PUBLIC HEARING #4... Review and discussion of Zoning Ordinance Text amendments to Article 8-0.

Moved by Commissioner Rickard, seconded by Commissioner Mortensen to table the review and discussion of Zoning and Text amendments due to the late hour. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

- Staff Report

Ms. VanMarter had nothing to report.

Approval of the July 9, 2018 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Rauch, to approve the minutes of the July 9, 2018 Planning Commission Meeting as presented. **The motion carried unanimously.**

- Member Discussion

There were no items discussed.

- Adjournment

Moved by Commissioner Rickard, seconded by Commissioner McCreary, to adjourn the meeting at 10:07 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT