

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION PUBLIC HEARING  
APRIL 8, 2019  
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...** Review of a special use, site plan and environmental impact assessment for an amendment to a previously approved special use permit for a K-12 Livingston Christian School located within the Brighton Church of the Nazarene. The property in question is located at 7669 Brighton Road, Brighton, Michigan, being parcel #4711-25-400-059. The request is petitioned by Livingston Christian Schools.

- A. Recommendation of Special Use.
- B. Recommendation of Environmental Impact Assessment (3-11-19)
- C. Recommendation of Site Plan (3-11-19)

**OPEN PUBLIC HEARING #2...** Review of site plan and environmental impact assessment for a proposed 6,225 sq. ft. addition and parking lot expansion to the existing Transtar Autobody Technologies facility located at 2040 Heiserman Drive. The request is petitioned by ACS Build, Inc.

- A. Recommendation of Environmental Impact Assessment (3-20-19)
- B. Disposition of Site Plan (3-20-19)

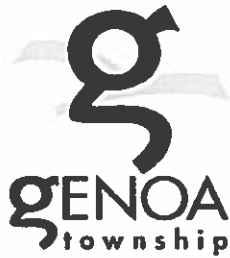
**OPEN PUBLIC HEARING # 3...** Discussion and review of a conceptual site plan for a proposed redevelopment. The property in question is located at 4525 E. Grand River Avenue, northwest corner of Grand River and Lawson Drive. The request is petitioned by Premier Genoa LLC.

**OPEN PUBLIC HEARING #4...** Consideration of Zoning Ordinance Text amendments to Article 3 of the Zoning Ordinance, entitled "Residential and Agricultural Districts".

- A. Recommendation of Text Amendments.

**ADMINISTRATIVE BUSINESS:**

- *Staff Report*
- *Approval of March 11, 2019 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



**GENOA CHARTER TOWNSHIP**  
**Special Land Use Application**

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

APPLICANT NAME & ADDRESS: Livingston Christian Schools 7669 Brighton Rd, Brighton, MI 48116  
*Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.*

APPLICANT PHONE: (503 ) 710-4306 EMAIL: rwiegand@livingstonchristianschools.org

OWNER NAME & ADDRESS: Brighton Nazarene Church

SITE ADDRESS: 7669 Brighton Rd, Brighton, MI. 48116 PARCEL #(s): 4711-25-400-059

OWNER PHONE: (810 ) 227-6600 EMAIL: THENAZ@THENAZ.ORG

Location and brief description of site and surroundings:  
Brighton Nazarene Church off Brighton Road located just east of Aljoann Rd

**Proposed Use:**

Currently being used as private Christian school with a maximum student total of 200. We would like to raise the total number of students to 280. No building improvements or site improvements are needed.

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

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

Private schools are listed as a Special Use for the current zoning and fits with the church on-site.

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

Raising the student total from 200 to 280 will have no additional impact on the general vicinity.

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

All of the essential infrastructure is in place and is able to accomodate the additional 80 students.



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

No

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

Private schools are listed as Special Use under the sites current zoning.

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

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

BY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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

Rob Wiggano of Livingston Christian Schools at RWiggano@LivingstonChristian  
Name Business Affiliation Email SCHOOLS.ORG

**FEE EXCEEDANCE AGREEMENT**

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

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

DATE: 3/12/19

PRINT NAME: ROBERT WIGGANO

PHONE: 503 710 4306



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

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

APPLICANT NAME & ADDRESS: Livingston Christian School 7669 Brighton Rd, Brighton, MI. 48116  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: Brighton Nazarene Church 7669 Brighton Rd, Brighton, MI 48116

SITE ADDRESS: 7669 Brighton Rd, Brighton, MI. 48116 PARCEL #(s): 4711-25-400-059

APPLICANT PHONE: (503) 710-4306 OWNER PHONE: (810) 227-6600

OWNER EMAIL: thenaz@thenaz.org

LOCATION AND BRIEF DESCRIPTION OF SITE: \_\_\_\_\_  
Brighton Nazarene Church off Brighton Rd just east of Aljoann Rd.

BRIEF STATEMENT OF PROPOSED USE: \_\_\_\_\_  
Currently being used as a Christian school with a maximum of 200 students. We would like to raise the student total to 280. No building improvements or site improvements will be needed.

THE FOLLOWING BUILDINGS ARE PROPOSED: No proposed Buildings.

**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: 7669 Brighton Rd, Brighton MI. 48116

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

1.) ROB WIGGAND of LIVINGSTON CHRISTIAN SCHOOLS at RWIGGAND@LIVINGSTON  
Name Business Affiliation E-mail Address

CHRISTIAN SCHOOLS.ORG

**FEE EXCEEDANCE AGREEMENT**

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

SIGNATURE: [Signature] DATE: 3/12/19  
PRINT NAME: ROBERT WIGGAND PHONE: 503 710 4306  
ADDRESS: \_\_\_\_\_

located at 7669 Brighton Road, Brighton. The request is petitioned by Brighton Church of the Nazarene.

**A. Disposition of amendment to special land use and site plan conditions.**

Moved by Hunt and supported by Lowe to approve the amendments to the special land use and site plan conditions for the Brighton Church of the Nazarene for the reasons found by the Planning Commission with the following conditions:

- The landscape plan provided by Landscape Design and Associates dated Oct. 2, 2017 is approved.
- The requirement for the Church to maintain the off-premise tree line along Aljoann Road right-of-way is eliminated. The maintenance responsibilities are transferred to the Worden lake homeowner’s association as provided by Article 3, Section 3, Item 1 in the Declaration of Covenants and Building and Use Restrictions as recorded in Liber 2925 Page 0082.
- The requirement for the skate park security guard is discontinued.

The motion carried unanimously.

**8. Consideration of a recommendation for approval with conditions regarding a special use application, environmental impact assessment and site plan for a proposed K-12 Livingston Christian School to be located within the Brighton Church of the Nazarene at 7669 Brighton Road, Brighton. The request is petitioned by Livingston Christian Schools.**

**A. Disposition of Special Use Application.**

Moved by Lowe and supported by Hunt to approve the Special Land Use permit with conditions. This approval is granted based upon finding consistent with the standards of section 19.03 of the Zoning Ordinance and furthermore the use is found to be consistent with the general character in the area, which includes a number of churches and schools. This approval is based upon compliance with the following conditions:

- Student enrollment shall not exceed 200 students with the full implementation of the site plan corresponding to this approval.
- An agreement shall be provided which defines the costs and responsibilities for implementation of the approved site plan between the Church of the Nazarene (landlord) and Livingston Christian Schools (tenant). This agreement shall be approved by the Township Attorney prior to issuance of the Special Land Use Permit and within the 60 day compliance period provided by 19.02.04(h). This agreement can be a copy of an amended lease agreement between the Livingston Christian Schools and the Church of the Nazarene.
- A copy of the Livingston Christian Schools annual report to the State of Michigan certifying the school enrollment shall be provided to the Township on or before December 1<sup>st</sup> of each year.

The motion carried unanimously.

**B. Disposition of Environmental Impact Assessment.**

Moved by Hunt and supported by Lowe to approve the environmental impact assessment dated November 14, 2017 which includes the Traffic Impact Study dated November 14, 2017. The motion carried unanimously.

**C. Disposition of Site Plan.**

Moved by Hunt and supported by Lowe to approve the site plan dated November 14, 2017 with the following conditions:

- A Land Use Permit will be required prior to any construction.
- All site plan application fee exceedances shall be paid prior to issuance of the Land Use Permit.
- Water tap fees due to the City of Brighton shall be paid prior to issuance of a Land Use Permit.
- Any future signage is subject to permitting and shall comply with the sign ordinance and be approved by the Township.
- All requirements of the Brighton Area Fire Authority shall be met.

The motion carried unanimously.

**9. Consideration of a recommendation for approval with conditions regarding a special use application, environmental impact assessment and site plan for proposed outdoor storage and parking lot improvements location at 5818 Sterling Drive, Howell. The request is petitioned by Dennis Cregar.**

**A. Disposition of Special Use Application.**

Moved by Ledford and supported by Hunt to approve the Special Land use permit because it has been found that the requested use meets the requirements of Section 19.03 and 8.02.02 of the Township Ordinance. The motion carried as follows: Ayes – Ledford, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nay – Croft.

**B. Disposition of Environmental Impact Assessment.**

Moved by Hunt and supported by Lowe to approve the Environmental Impact Assessment dated Nov. 14, 2017 as submitted. The motion carried as follows: Ayes – Ledford, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nay – Croft.

**C. Disposition of Site Plan.**

Moved by Lowe and supported by Skolarus to approve the site plan as submitted. The motion carried unanimously.

from the site. Pastor Walls stated he is willing to work with the neighbors. He was not aware of their concerns until last month's Planning Commission meeting.

The call to the public was closed at 7:16 pm.

**Moved** by Mortensen, seconded by Rauch, to recommend to the Township Board approval of amendments to the special land use and site plan conditions for the Brighton Church of the Nazarene as follows:

- The site plan design of Landscape Design and Associates dated October 2, 2017 showing is recommended.
- The requirement that the Church of the Nazarene maintain the tree line along the ROW should be removed with the assumption of the maintenance responsibilities be transferred to the homeowner's association of Worden Lake Subdivision. This is consistent with the covenant in the master deed of the subdivision on Worden Lake.
- It is recommended that a paid security individual on site of the Church of the Nazarene be discontinued.

These recommendations are made for the following reasons:

- The construction a few years ago of the 6-foot high, 700-foot long fence along Aljoann shields the view of the church and its activities from the neighborhood.
- There has been no reported incidents requiring continuation of a security guard and during operation of the skate park, there is a director and volunteers available.
- This amendment does not include the northeast portion of the site where there are plantings on the church property, which will continue to be maintained by the Church of the Nazarene.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #2...** (Tabled 10-10-17) Review of a special use application, environmental impact assessment and site plan for a proposed K-12 Livingston Christian Schools to be located within the Brighton Church of the Nazarene at 7669 Brighton Road, Brighton. The request is petitioned by Livingston Christian Schools.

Planning Commission Recommendation of Petition:

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

Commissioner Rauch asked to be excused from the discussion and motion as his children attend Livingston Christian Schools.

**Moved by** Mortensen, seconded Grajek, to excuse Commissioner Rauch. **The motion carried unanimously.**

Brett LaVanway of Boss Engineering, Steven Russo of Fleis & VandenBrink Engineering, Inc., and Rob Wiegand of Livingston Christian Schools were present.

Mr. LaVanway believes they have addressed all of the items requested at the previous Planning Commission meeting.

Mr. Borden reviewed his letter dated November 6, 2017.

- The general special land use standards have been met.
- The only deficiency with the specific use conditions is the east side parking lot setback.
- The site plan still shows an increase in building coverage; however, the building is not being expanded. This should be corrected.
- The Township can require looped or double-striped parking spaces for the modified parking area.
- When future signage is proposed, the applicant must obtain approval and a permit from the Township.
- They would like the applicant to describe where and how the students above the 3rd grade will be provided access to outdoor during the school day.
- They are suggesting that a method for the school to regularly report enrollment numbers to the Township be developed.

Mr. Wiegand stated that the play area is 7,300 square feet and the State of Michigan has approved this area for 250 kids. The school also believes this is sufficient for their students. They will also be utilizing the gymnasium for recess.

Ms. VanMarter asked to have a statement, such as "All of the children will use the playground or the gymnasium area during recess" added to the Impact Assessment.

Mr. Wiegand stated they have updated the lease agreement with the Church. Ms. VanMarter stated a letter was received from Pastor Walls stating that the church and the school have agreed to the proposed site plan. Commissioner Grajek asked if all of the site improvements have been agreed upon by the church and the school and has it been decided who will bear the cost. Mr. Wiegand stated this still needs to be discussed between the school and the church. They do not have bids yet. The commissioners would like to have an agreement between the church and the school submitted to the Township for review.

Mr. Markstrom stated that the applicant has completed the updated traffic study as requested. There was not a significant change from the study that was done in May of 2015.

Commissioner Mortensen questioned the Level of Service F on the traffic study. Mr. Russo stated there is a Level of Service F for the cars turning left out of the site onto

Brighton Road. This would cause a back-up on the site and not on the surrounding public streets.

Chairman Brown asked what the level of service will be on Aljoann. Mr. Russo stated he does not believe the level of service would be an F, as it is on the church site, but he cannot be sure without running the numbers.

Ms. VanMarter noted that there will be tap fees required to be paid to the City of Brighton. In 2015, the cost was \$81,000. She is not aware what it will be now and recommended the applicant check with the City of Brighton.

The call to the public was made at 8:01 pm.

Chairman Brown stated that a letter was received from Jay Johnson who is concerned with the traffic. He is suggesting using the church next door for a drop off and then the children could walk on the sidewalk to the church. He suggested a shuttle service be used during inclement weather.

The call to the public was closed at 8:04 pm.

**Moved** by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the special use application to permit Livingston Christian Schools to operate a school on the site of the Church of the Nazarene with the following conditions:

- The terms of the special use agreement insofar as responsibilities between the Church of the Nazarene and the Livingston Christian Schools will be spelled out in a way that is satisfactory to the Township attorney prior to the issuance of a special land use permit. The agreement can be a copy of the lease agreement between the Livingston Christian Schools and the Church of the Nazarene.
- A copy of the Livingston Christian Schools' annual report to the State of Michigan certifying the school enrollment shall be provided to the Township.

This recommendation for the special use application is made because the Planning Commission finds it is consistent with the requirements of Section 19.03 of the Township Zoning Ordinance, and furthermore, is consistent with the general character in the area, which consists of a number of churches and schools.

**The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the impact assessment with a revision date of October 25, 2017 to permit Livingston Christian Schools to operate a school on the site of the Church of the Nazarene with the following note added:

- "The playground will be confined to the outdoor area identified on the site plan reviewed tonight by the Planning Commission as well as the gymnasium".

**The motion carried unanimously.**



**Moved** by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the site plan dated October 25, 2017 to permit Livingston Christian Schools to operate a school on the site of the Church of the Nazarene with the following conditions:

- Correction on the site plan to indicate that the building coverage is 8.19 percent and not 6.99 percent.
- Parking spaces in the modified parking area will be double striped / looped
- Any future signage will need to be approved by the Township.
- The requests of the Engineer in his letter dated November 6, 2017 shall be met.
- The requests of the Brighton Area Fire Authority in their letter dated November 7, 2017 shall be met.
- The applicant shall play the required tap fees to the City of Brighton.

**The motion carried unanimously.**

### **NEW BUSINESS:**

**OPEN PUBLIC HEARING #3...** Review of a special use application, environmental impact assessment, and site plan for proposed outdoor storage and parking lot improvements located at 5818 Sterling Drive, Howell. The request is petitioned by Dennis Cregar.

#### Planning Commission Recommendation of Petition:

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

Mr. Brent LaVanway and Mr. Dennis Cregar were present. Mr. LaVanway stated that they would like to add fencing to screen their outdoor storage. They will be making improvements to the parking lot, which will include additional parking spaces. These spaces are used for employees as well as training and staff meetings that are occasionally held at this location. Additional improvements to the site will be signage and a dumpster enclosure. They will also be requesting to connect to public water and sewer.

Mr. Borden reviewed his letter dated November 1, 2017.

- The special land use standards of Article 19 are met.
- The Planning Commission will need to approve a six-foot privacy fence in lieu of Buffer Zone B for the accessory outdoor storage area.
- The Planning Commission has the authority to require the applicant to install the banked parking spaces if they feel they are necessary.
- He suggests adding a note to the impact assessment stating the applicant acknowledges he may be required to install the banked parking spaces if required by the Township.



love God.love all people.love in action

April 2, 2019

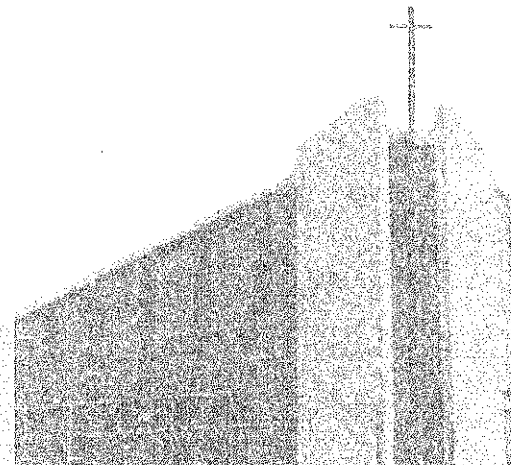
To Whom It May Concern:

In reference to Livingston Christian School's request to increase their enrollment, the Brighton Nazarene Church gives its approval for that increase.

Sincerely,

Pastor Ben Walls

Brighton Nazarene Church  
7669 Brighton Rd. Brighton, MI 48116  
810.227.6600 [www.thenaz.org](http://www.thenaz.org)





March 27, 2019

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
<b>Subject:</b>	Livingston Christian Schools – Special Land Use and Site Plan Review #1
<b>Location:</b>	7669 Brighton Road – northwest corner of Brighton and Aljoann Roads
<b>Zoning:</b>	SR Suburban Residential

Dear Commissioners:

At the Township’s request, we have reviewed the submittal from Livingston Christian Schools, including the special land use application (dated 3/12/19) and site plan (dated 3/11/19).

**A. Summary**

1. The special land use standards of Section 19.03 are generally met; however, any comments provided by the Township Engineer and/or Brighton Area Fire Authority must be addressed.
2. The proposed amendment does not alter the site’s general compliance with the use conditions of Section 3.03.02(1). The lone exception being a deficient parking lot setback that pre-dates the inclusion of a private school.
3. The applicant must complete any improvements required by the 2017 approval that have not been fully implemented.
4. If any required landscaping has been damaged or died since planting, it must be replaced.

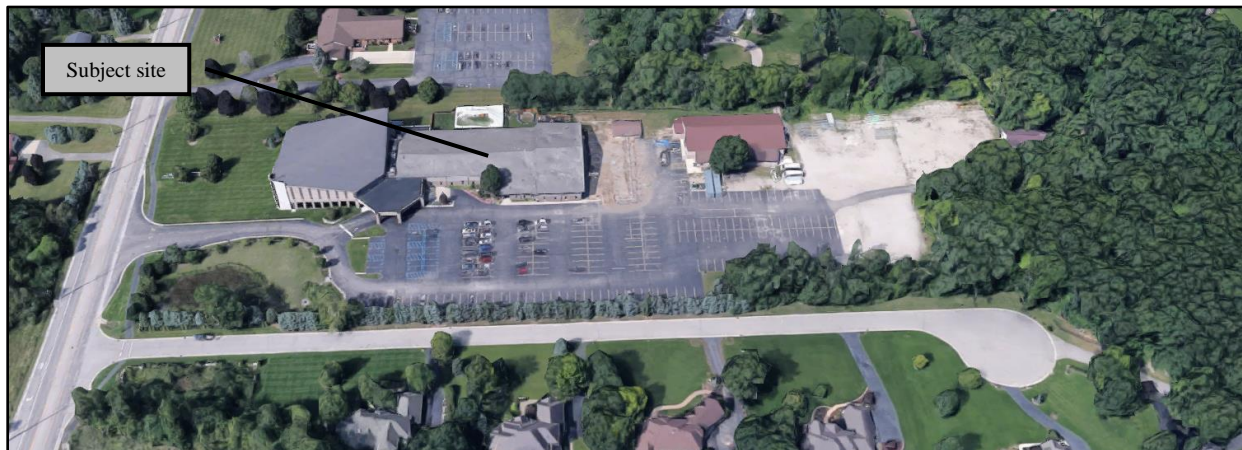
**B. Proposal/Process**

The applicant seeks to expand the enrollment for the existing private school to no more than 280 students. In 2017, the Township granted special land use and site plan approval for not more than 200 students.

Per Section 19.06, the current request constitutes a major amendment to an established special land use, which requires submittal/review of a new application.

Additionally, site plan review is required for all special land uses, though the applicant does not propose any exterior site or building improvements.

Procedurally, the Planning Commission is to review the requests for special land use, site plan and impact assessment and provide a recommendation on each to the Township Board following a public hearing.



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

### **C. Special Land Use Review**

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

- 1. Master Plan.** The Master Plan and Future Land Use Map identify the property as Low Density Residential, which is generally intended for single-family residences on 1-acre lots.

The Plan does not reference institutional uses within this category, though it is generally understood that uses such as churches and schools are quite common in residential areas. Additionally, one of the Plan's goals is to "accommodate a variety of land uses that are located in a logical pattern and complement community goals, the surrounding land uses, environment, capacity of roads and the sanitary sewer, and public water system capabilities."

Given this, we do not believe the proposed amendment will alter the favorable finding made during the 2017 approval.

- 2. Compatibility.** The site is adjacent to another institutional use, as well as a residential neighborhood. There are also other school facilities along Brighton Road.

Provided all of the improvements required of the 2017 approval have been properly implemented – most notably, the buffering along the east side of the property – expansion of the student enrollment as proposed, is not expected to alter the favorable finding made with the original approval.

- 3. Public Facilities and Services.** As a developed property along a major roadway, we anticipate necessary public facilities and services are in place. With that being said, the Commission should consider any comments provided by the Township Engineer and/or Brighton Area Fire Authority with respect to this standard.
- 4. Impacts.** The primary concerns over the initial request were tied to traffic impacts. The applicant previously instituted parking lot/driveway improvements, as well as an educational plan for staff, students and parents to alleviate these concerns.

Based on a study prepared by the applicant's engineer (letter dated March 11, 2019), the site is expected to be able to accommodate the increase in student enrollment from a traffic management standpoint without the need for further improvements.

Provided the Township Engineer concurs with the findings of the letter, off-site impacts are not anticipated.

**5. Mitigation.** If new concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

**D. Use Conditions**

As outlined in our 2017 review of the project, the use conditions of Section 3.03.02(1) for churches and similar places of worship, which include accessory private schools, are generally met.

The only item not met is the parking lot setback from the east side lot line, which was an established condition of the church long before inclusion of the school.

The current proposal to expand student enrollment does not alter the general compliance with this section of the Ordinance.

**E. Site Plan Review**

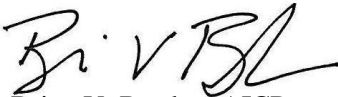
As previously noted, no exterior site or building improvements are proposed as part of the proposed amendment to the approved special land use and site plan. However, site plan review is required given the need for a new a special land use approval.

Our only comment is that any site improvements not fully implemented since the 2017 approval must be completed. Of note would be the replacement of any required landscaping that has been damaged or died since planting.

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](mailto:bborden@safebuilt.com).

Respectfully,

**SAFEBUILT STUDIO**



Brian V. Borden, AICP  
Planning Manager



April 3, 2019

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

**Re: Livingston Christian School Amendment  
Site Plan Review No. 1**

Dear Ms. Van Marter:

Tetra Tech conducted a review of the proposed Livingston Christian Schools future queuing/parking site plan last dated March 11, 2019. The plans and impact assessment were submitted by Boss Engineering on behalf of Livingston Christian Schools. Livingston Christian Schools is located at 7669 Brighton Road. The petitioner is proposing to increase their maximum student total from 200 students to 280 students.

Boss Engineering performed a parking and queuing study of the existing parking conditions with 196 students and found that the maximum cars in the parking lot at pick up and drop off times was 57 and the maximum number of vehicles queuing in the parking lot during this time was 18. Using this information Boss Engineering predicted parking and queuing levels for the proposed 280 students and their results show that the maximum number cars in the parking lot at pick up and drop off times will increase to 95, and the maximum number of vehicles queuing in the parking lot will increase to 30. The current parking lot has a capacity of 198 spaces and should be able to accommodate the increased number of cars in the parking lot. Based on the provided site plan and queuing study, any delay caused by queuing should be on-site and should not impact traffic on Brighton Road; therefore, we have no engineering related concerns to the proposed increase in students. However, we do recommend that as the student population grows, the same field review be performed at least annually to determine if the predictions of traffic movements is still applicable.

Please call or email if you have any questions.

Sincerely,

A blue ink signature of Gary J. Markstrom.

Gary J. Markstrom, P.E.  
Vice President

A blue ink signature of Shelby Scherdt.

Shelby Scherdt  
Project Engineer

**Tetra Tech**

401 South Washington Square, Suite 100, Lansing, MI 48933  
Tel 517.316.3930 Fax 517.484.8140 [www.tetrattech.com](http://www.tetrattech.com)



# BRIGHTON AREA FIRE AUTHORITY

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

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March 18, 2019

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Livingston Christian Schools -  
Request to increase student size from 200 to 280  
7669 Brighton Rd.  
Genoa Twp., MI

Dear Kelly,

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on March 13, 2019 and the drawings are dated March 11, 2019. The project is for the alteration of the access drives to accommodate the traffic flow of a proposed new school to be administered in an existing Assembly/Educational Occupancy. The plan review is based on the requirements of the International Fire Code (IFC) 2015 edition.

**The Brighton Area Fire Authority has no objection to the submittal and proposed vehicle circulation plan.**

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

Cordially,

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

Rick Boisvert, CFPS  
Fire Marshal

**IMPACT ASSESSMENT  
FOR  
SITE PLAN PETITION  
"LIVINGSTON CHRISTIAN SCHOOLS"  
GENOA TOWNSHIP, LIVINGSTON COUNTY  
MICHIGAN**

Prepared for:

**LIVINGSTON CHRISTIAN SCHOOLS  
7669 BRIGHTON ROAD  
BRIGHTON, MICHIGAN 48116  
(810) 900-1200**

Prepared by:

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

March 11, 2019

**19-045**



## INTRODUCTION

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

## DISCUSSION ITEMS

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

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

Prepared For :  
Livingston Christian Schools  
Client  
7669 Brighton Road  
Brighton, MI 48116  
(810) 900-1200

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

The site is located on the north side of Brighton Road immediately west of the Worden Lake Woods development and slightly west of the entrance to Brighton High School. The subject property is the current Livingston Christian Schools building and the Brighton Nazarene Church Facility. There is the existing church building, parking lot, detention basin and parsonage. The north end of the property is heavily wooded. There are established tree row buffers on the east and west property lines. The subject property and both adjacent properties are zoned Suburban Residential (SR). The Brighton Nazarene Church also owns the contiguous parcel to the north.

### **C. Impact on natural features: A written description of the environmental characteristics of the site prior to development and following development, i.e., topography, soils, wildlife, woodlands,**

**mature trees (eight-inch caliper or greater), wetlands, drainage, lakes, streams, creeks or ponds. Documentation by a qualified wetland specialist shall be required wherever the Township determines that there is a potential regulated wetland. Reduced copies of the Existing Conditions Map(s) or aerial photographs may accompany written material.**

The total site area is 16.43 acres. The front (south) portion of the site is the existing Church facility, associated parking lot, detention basin and parsonage. The developed site slopes south toward Brighton Road and the remainder of the site slopes north toward Worden Lake. The undeveloped portion of the site is predominantly wooded with the north end of the parcel terminating at Worden Lake. The USDA Soil Conservation Service soil classification for the site is Boyer-Oshtemo Loamy Sand.

There are no new buildings OR parking improvements needed.

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

Since this project is for increased enrollment and will not require any site development, no storm water management is being proposed. The site as a whole currently manages storm water through existing catch basins and pipes that discharge into an existing detention basin located towards the front of the site.

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

As previously stated, the site is the current home of the Brighton Nazarene Church. During the school year a portion of the Church is occupied by the Livingston Christian School (LCS).

In general, the site will see an increase in use due to proposed increased enrollment. Increased use would be during AM and PM peaks for short periods of time during school drop off and pick up times which again, would be offset from school start and dismissal times of Brighton High School.

**F. Impact on public facilities and services: Description of number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection. Letters from the appropriate agencies may be provided, as appropriate.**

The current use of the facility is for Sunday Church services however additional activities take place throughout the week. These activities vary from small group meetings to additional worship services. Typically, these occur during off peak traffic hours thus do not significantly impact the traffic on Brighton Road. The site is serviced by public water and a septic system. The public water is provided by the City of Brighton. The septic system is under the jurisdiction of the Livingston County Health Department.

LCS occupies a portion of the Church during the school year as a private Christian School. The hours of operation have been scheduled to minimize traffic impacts on Brighton Rd. For this submittal, an enrollment of 280 students was used.

Regarding coordination and communication between the school and church and potential impacts to visitors, schools and residents, agents representing both entities have been chosen. Part of these agents' duties are to have an open line of communication in coordinating and scheduling events to avoid any potential conflicts between the two entities. All events held at the church would be subject to approval by the church staff.

There will be minimal impact on Brighton Area Schools and very minimal impact on the police and fire departments.

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

The development is currently served by both public water and septic system and no changes to the site are planned.

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

There will be no hazardous materials used or disposed of on this site.

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

Please see the Parking Lot-Vehicle Queuing Report prepared by Boss Engineering dated March 11, 2019 (Appendix A, attached).

In addition to the Site Access and Circulation Evaluation and more in terms of on-site circulation and traffic the school will host a Family Fall Meeting prior to school starting where site circulation will be talked about with the parents and students. Informational handouts would be distributed covering the following items in terms of safe site circulation:

- Enter the parking lot and drive north, follow designated markings towards pick up/drop off area
- While unloading passengers put the car in park and stay clear of pedestrian crosswalk. Beware of parents and children standing in pedestrian marked areas and walking to and from designated parking area.
- Drivers depart the pick up/drop off zone by following the designated markings and exiting via the 2 parallel lanes.
- Vehicles designated for the school students and parents should remain locked at all times.

- Inform students and parents alike that you cannot make a right turn onto Brighton Rd then turnaround and head back east on Brighton Rd.

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

Prior analysis was completed by the Livingston County Road Commission and Fleis & Vandenbrink provided an updated Site Access and Circulation Evaluation dated 11-14-17.

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

The School requires a Special Use Permit to operate in a residentially zoned district.

**L. A list of all sources shall be provided.**

Genoa Township's *Submittal Requirements For Impact Assessment*

Genoa Township Zoning Ordinances

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

**APPENDIX A**

Parking Lot-Vehicle Queuing Report  
prepared by  
Boss Engineering  
3/11/19



3121 E. Grand River Howell, MI 48843  
517.546.4836 fax 517.548.1670  
www.bosseng.com

March 11, 2019

Genoa Township Zoning Department  
Attn: Kelly VanMarter  
2911 Dorr Road  
Brighton, MI 48116

RE: Livingston Christian School Parking Lot/Vehicle Queuing Study

Ms. VanMarter,

Boss Engineering has been hired by the Livingston Christian School (LCS) located at 7669 Brighton Road in Brighton, Michigan to observe queuing and parking during morning and afternoon drop off and pick up times. The results of this report are to aid in evaluating the potential of increasing enrollment in grades Pre-Kindergarten (PK) to 12<sup>th</sup> from the current number of 169 students to 280 students.

Background data supplied by LCS to inform parking needs and support the evaluation includes:

- LCS families with students in PK-12: 100
- LCS staff (park, don't drop off) with students in PK-12: 10
- Total Current LCS Staff: 26
- Total Future LCS Staff (for proposed 280 students): 29
- LCS student drivers (park, don't drop off): 12
- The above data shows a potential of 78 cars using the drop-off/pick-up line on a daily basis.
- This number DOES NOT include the following, which reduce that number:
  - carpools (estimate reduction of 8 vehicles)
  - families with 1/2 days students only: 4 (pick up at 11am)
  - families with all students involved in sports with practices/games after school (varies by sports and seasons from September-March)
  - estimated average number of cars using the drop-off/pick up line on a daily basis: 60

Boss Engineering staff observed queuing during morning drop-off time (7:45 a.m. to 8:15 a.m.) and afternoon pick-up time (2:45 p.m. to 3:15 p.m.) on three consecutive days: Tuesday through Thursday, March 5 through March 7, 2019. Parking lot occupancy numbers at the beginning and end of observation times, as well as times with the largest number of cars waiting in a queue for drop-off/pick-up or exiting onto Brighton Road are listed below:

- Tuesday, March 5, 2019
  - A.M. Drop-off: 7:45 a.m. (15) vehicles in parking lot
  - 7:51 a.m. (6) vehicles queuing to drop off
  - 7:59 a.m. (6) vehicles queuing to drop off
  - 7:55 a.m. (9) vehicles queuing to turn left onto Brighton Road
  - 8:14 a.m. (43) vehicles in parking lot

P.M. Drop-off: 2:45 p.m. (49) vehicles in parking lot  
3:03 p.m. (18) vehicles queuing to pick up  
3:09 p.m. (4) vehicles queuing to turn left onto Brighton Road  
3:15 p.m. (38) vehicles in parking lot

- Wednesday, March 6, 2019

A.M. Drop-off: 7:45 a.m. (19) vehicles in parking lot

7:50 a.m. (7) vehicles queuing to drop off

8:15 a.m. (42) vehicles in parking lot

P.M. Drop-off: 2:45 p.m. (57) vehicles in parking lot

2:59 p.m. (13) vehicles queuing to pick up

3:03 p.m. (4) vehicles queuing to turn left onto Brighton Road

3:15 p.m. (37) vehicles in parking lot

- Thursday, March 07, 2019

A.M. Drop-off: 7:45 a.m. (25) vehicles in parking lot

7:52 a.m. (9) vehicles queuing to drop off

7:52 a.m. (4) vehicles queuing to turn left onto Brighton Road

8:00 a.m. (4) vehicles queuing to turn left onto Brighton Road

8:15 a.m. (43) vehicles in parking lot

P.M. Drop-off: 2:45 p.m. (56) vehicles in parking lot

2:59 p.m. (18) vehicles queuing to pick up

3:01 p.m. (5) queuing to turn left onto Brighton Road

3:15 p.m. (29) vehicles in parking lot

Utilizing the maximum observed numbers and assuming the same conditions, we can extrapolate to forecast the increase of students from 169 now to the proposed 280. (Future maximum numbers were calculated by using the maximum observed number divided into the current total number of students – 169 – to assign the number of students per vehicle. The number of students per vehicle was then divided into the proposed future number of students – 280 – to arrive at the future maximum number.)

- Current Students: 169

Current Maximum Vehicles in Parking Lot at a.m. Drop Off Start and End: 25, 43

Current Maximum Vehicles in Parking lot at p.m. Pick Up Start and End: 57, 38

Current Maximum Vehicles Queuing for a.m. Drop Off: 9

Current Maximum Vehicles Queuing for p.m. Pick Up: 18

Current Maximum Vehicles Queuing to Turn Left onto Brighton Road at a.m. Drop Off: 9

Current Maximum Vehicles Queuing to Turn Left onto Brighton Road at p.m. Pick Up: 5

- Proposed Future Students: 280
  - Future Maximum Vehicles in Parking Lot at a.m. Drop Off Start and End: 42, 72
  - Future Maximum Vehicles in Parking lot at p.m. Pick Up Start and End: 95, 63
  - Future Maximum Vehicles Queuing for a.m. Drop Off: 15
  - Future Maximum Vehicles Queuing for p.m. Pick Up: 30
  - Future Maximum Vehicles Queuing to Turn Left onto Brighton Road at a.m. Drop Off: 15
  - Future Maximum Vehicles Queuing to Turn Left onto Brighton Road at p.m. Pick Up: 9

Based on these forecasted counts, no changes would be required to the parking lot capacity which has 198 spaces. Similarly, queuing counts for a.m. drop off (15) and p.m. pick up (30) would continue to be accommodated by the current parking lot configuration (see attached drawing).

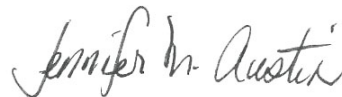
Because of the forecasted count of 15 vehicles queuing to turn left onto Brighton Road, the queue would back up into the parking lot and potentially impact those vehicles still queuing for pick up (see attached drawing). There would be a continued need for parent orientation to facilitate proper entry and exit onto Brighton Road.

Sincerely,

BOSS ENGINEERING COMPANY



Brent LaVanway, P.E.  
Vice President  
Director of Engineering



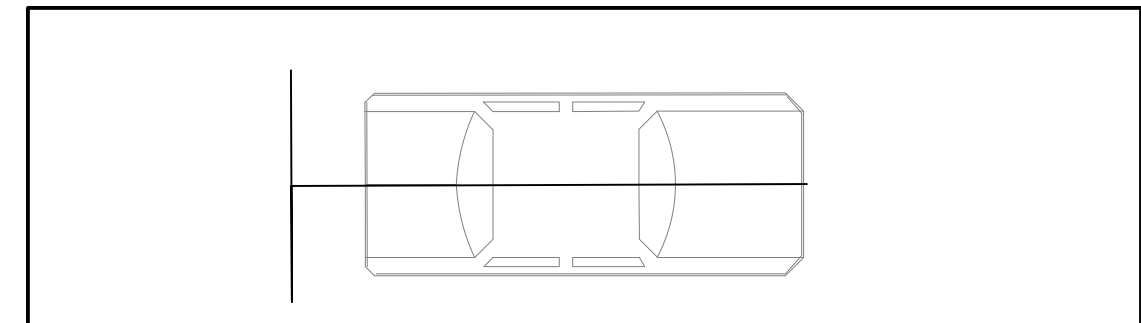
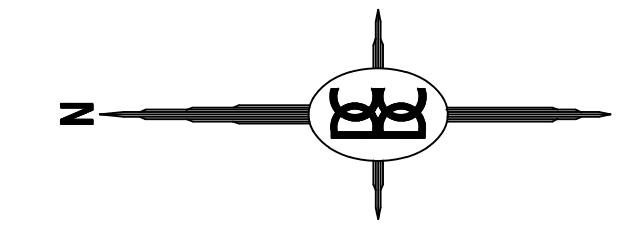
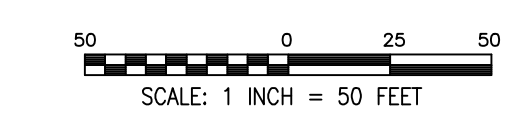
Jennifer M. Austin  
Project Landscape Architect



LEGEND	
PROPOSED (PR)	EXISTING (EX)
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]
[Symbol]	[Symbol]

CHURCH SITE DATA		
ZONING	EXISTING/REQUIRED	PROPOSED
AREA (GROSS)	SUBURBAN RESIDENTIAL(SR)	SUBURBAN RESIDENTIAL(SR)
AREA (NET)	3 ACRES (115000 SQ FT PER 100 PERSON SEATING CAPACITY)	16.43 ACRES
LOT WIDTH	100 FT	331.64 FT
USE	CHURCH	CHURCH
SETBACKS		
FRONT	40 FT	207.2 FT
SIDE	20 FT	26.83 FT
REAR	50 FT	214.6 FT
PARKING	50 FT	50.05 FT
MAX. LOT COVERAGE	20% BUILDING (8.19%) 35% IMPERVIOUS (23.07%)	8.19% 23.95%
PARKING - 1 SPACE PER 3 SEATS IN WORSHIP AREA (520 SEATS/3 = 174 SPACES)	200 SPACES (174 SPACES REQUIRED)	198 SPACES
	5 BARRIER FREE SPACES	15 BARRIER FREE SPACES
(FOR MAX CAPACITY SERVICES ARRANGEMENTS ARE MADE TO UTILIZE BRIGHTON HIGH SCHOOLS PARKING LOT)		
SOILS (PER U.S.D.A. SOIL SURVEY) BOYER-OSHTEMO LOAMY SANDS, 0 TO 2 PERCENT SLOPES		
NO NEW SIGNAGE PROPOSED		

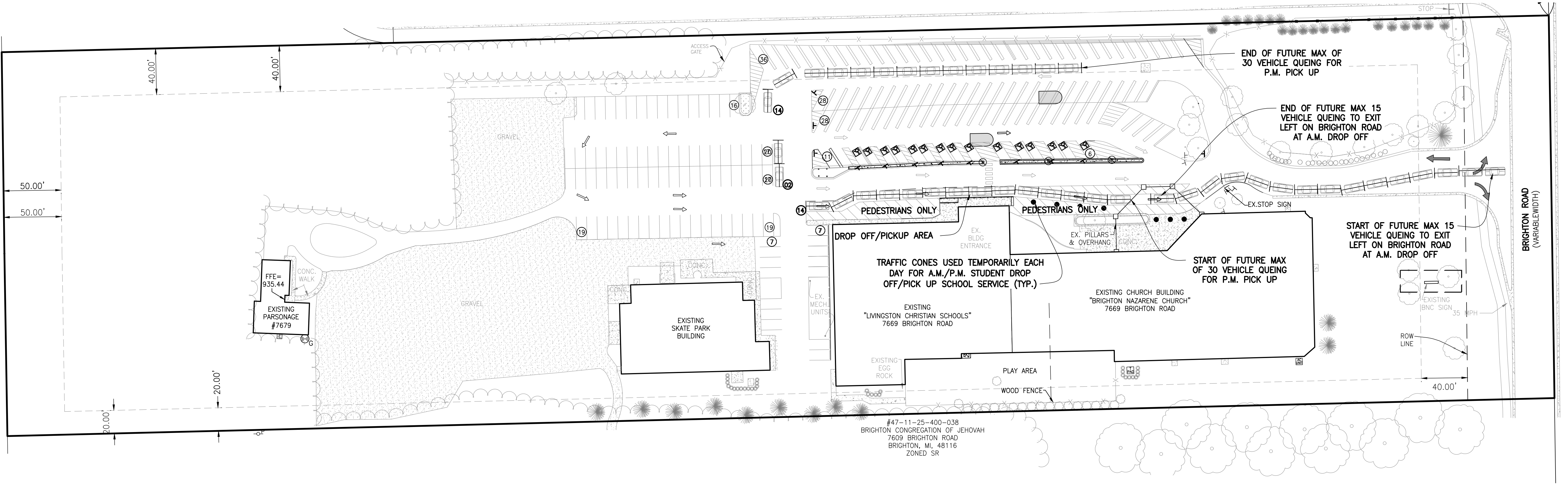
UPDATED PROPOSED SCHOOL SITE DATA (280 STUDENTS)		
ZONING	EXISTING/REQUIRED	PROPOSED
AREA (GROSS)	SUBURBAN RESIDENTIAL(SR)	SUBURBAN RESIDENTIAL(SR)
AREA (NET)	SEE LEFT	SEE LEFT
LOT WIDTH	SEE LEFT	SEE LEFT
USE	PRIVATE SCHOOL	PRIVATE SCHOOL
SETBACKS	SEE LEFT	SEE LEFT
MAX. LOT COVERAGE	SEE LEFT	SEE LEFT
PARKING SCHOOL - 1 SPACE PER TEACHER, FACULTY, ADMINISTRATOR AND FOR EACH 10 STUDENTS, IN ADDITION TO THE REQUIREMENTS FOR AUDITORIUM: (280 STUDENTS/10=28 SPACES) + 29 FACULTY = 57 SPACES		
PARKING AUDITORIUM- 1 SPACE PER EACH 3 SEATS OR 6 FEET OF BLEACHERS: (230 SEATS MAX. /3= 77 SPACES)	TOTAL SPACES REQUIRED: 162	TOTAL SPACES PROVIDED: 198



**STANDARD 20' X 9' QUEUING (STACKING) VEHICLE DETAIL**  
PER GENOA TOWNSHIP ZONING ORDINANCE ARTICLE 14.06.05  
(NO SCALE)

**SUMMARY OF FUTURE QUEUING/PARKING IMPACTS BASED ON PROJECTED 280 STUDENT COUNT:**

- FUTURE MAXIMUM VEHICLES IN PARKING LOT AT A.M. DROP OFF START AND END: 42, 72
- FUTURE MAXIMUM VEHICLES IN PARKING LOT AT P.M. PICK UP START AND END: 95, 63
- FUTURE MAXIMUM VEHICLES QUEUING FOR A.M. DROP OFF: 15
- FUTURE MAXIMUM VEHICLES QUEUING FOR P.M. PICK UP: 30
- FUTURE MAXIMUM VEHICLES QUEUING TO TURN LEFT ONTO BRIGHTON ROAD AT A.M. DROP OFF: 15
- FUTURE MAXIMUM VEHICLES QUEUING TO TURN LEFT ONTO BRIGHTON ROAD AT P.M. PICK UP: 9



- NOTES:**
- ALL ORANGE TRAFFIC CONES TO BE PLACED 9' ON CENTER
  - TRAFFIC CONES WILL BE PLACED TEMPORARILY TO ASSIST WITH SCHOOL SERVICE PICK-UP AND DROP-OFF. TRAFFIC CONES WILL THEN BE REMOVED FOR ANY CHURCH SERVICE OR RELATED ACTIVITY UNLESS OTHERWISE NOTED.
  - PROPOSED SCHOOL START AND END TIMES WILL BE 8:00AM AND 3:00PM RESPECTIVELY PROVIDING A 30 MINUTE SEPARATION OF START AND END TIMES OF BRIGHTON HIGH SCHOOL WHICH IS IN CLOSE PROXIMITY.
  - VOLUNTEER PARKING LOT ATTENDANTS WILL BE AVAILABLE TO HELP COORDINATE TRAFFIC PROCEDURES.
  - STUDENTS SHALL EXIT THEIR VEHICLES ON THE PASSENGER SIDE ONLY.
  - INSTRUCTIONAL PAMPHLETS SHALL BE DISTRIBUTED TO PARENTS EXPLAINING SITE CIRCULATION AND PROCEDURES BEFORE THE START OF EACH SCHOOL YEAR. A FALL FAMILY SCHOOL MEETING WILL ALSO BE HELD PRIOR TO THE START OF SCHOOL WHERE SITE CIRCULATION AND RULES WILL FURTHER BE DISCUSSED. THE FOLLOWING ITEMS WILL BE DISCUSSED:
    - ENTER PARKING LOT AND DRIVE NORTH, FOLLOW DESIGNATED MARKINGS TOWARDS PICK UP/DROPOFF AREA
    - WHILE UNLOADING PASSENGERS PUT THE CAR IN PARK AND STAY CLEAR OF PEDESTRIAN CROSSWALK. BEWARE OF PARENTS AND CHILDREN STANDING IN PEDESTRIAN MARKED AREAS AND WALKING TO AND FROM DESIGNATED PARENT PARKING AREA.
    - DRIVERS DEPART THE PICK UP/DROPOFF ZONE BY FOLLOWING THE DESIGNATED MARKINGS AND EXITING VIA 2 PARALLEL LANES.
    - LCS DESIGNATED PARKING AREA FOR PARENTS AND STUDENTS. VEHICLES SHOULD REMAIN LOCKED.
    - TURNING RIGHT ONTO BRIGHTON RD THEN TURNING AROUND AND HEADING BACK EAST ON BRIGHTON RD WILL NOT BE ALLOWED.
  - AT THE BEGINNING OF EACH SCHOOL YEAR, LCS WILL REPORT THE STUDENT COUNT TO THE TOWNSHIP.

**SITE PLAN NARRATIVE**

THE SITE PLAN DEPICTS A LAYOUT THAT IS CONSISTENT WITH THE RECOMMENDATIONS MADE BY FLIES & VANDENBRINK IN THEIR SITE ACCESS AND CIRCULATION EVALUATION DATED SEPTEMBER 19TH, 2017 AND UPDATED OCTOBER 24TH, 2017. THIS EVALUATION IS BASED UPON A 200 STUDENT ENROLLMENT WHICH CURRENTLY EXCEEDS THE NUMBER OF ENROLLED STUDENTS. THE PARKING LAYOUT HAS BEEN REVISED TO CREATE ONE-WAY CIRCULATION ON SITE WITH A CURB ISLAND AS A MEANS OF PHYSICAL SEPARATION BETWEEN THE PARKING AREA AND THE DROP OFF/PICK-UP AREA. ADDITIONALLY, THE MINIMUM OF TWO HUNDRED AND SIXTY FIVE (265) FEET OF ON-SITE LOADING SPACE HAS NOT ONLY BEEN MET BUT EXCEEDED BY ROUGHLY FORTY NINE (49) FEET. THROUGH THE USE OF INFORMATIONAL PAMPHLETS, PARKING LOT ATTENDANT VOLUNTEERS, AND A BEFORE THE SCHOOL YEAR MEETING EFFORT WILL BE MADE TO ENSURE SAFE AND EFFICIENT CIRCULATION THROUGH THE PROPOSED SITE. THE INTENT OF THIS SITE IS FOR LIVINGSTON CHRISTIAN SCHOOLS TO OCCUPY A PORTION OF SPACE WITHIN THE EXISTING BRIGHTON NAZERENE CHURCH. THE SCHOOL AND CHURCH FUNCTION AT DIFFERENT TIMES DURING THE WEEK.

**LCS & THE NAZ COMMUNICATION PROCESS**

A COMMUNICATION PROCESS BETWEEN THE NAZ AND LIVINGSTON CHRISTIAN SCHOOLS WAS ESTABLISHED IN THE PRELIMINARY MEETINGS DURING THE PLANNING STAGES OF THE SCHOOL MOVING INTO THE CHURCH. PRESENT AT THOSE MEETINGS WERE PASTOR BEN WALLS, TED NAST, LINDA CASWELL, SARAH SLATER, AND JENNIFER MACKINNON. MEGAN FARNSWORTH CURRENTLY SERVES AS BNC REP TO LCS.

ALL COMMUNICATION BETWEEN SCHOOL (LCS) REPRESENTATIVES, INCLUDING EMPLOYEES, STUDENTS AND FAMILIES, AND CHURCH (THE NAZ) REPRESENTATIVES, INCLUDING MINISTERIAL STAFF, LAY STAFF, AND CHURCH MEMBER/ATTENDEES REGARDING SCHOOL EVENTS TO BE HELD AT THE NAZ WILL BE PRESENTED TO MEGAN FARNSWORTH (MEGANF@THENAZ.ORG) BY JENNIFER MACKINNON (OFFICE@LIVINGSTONSCHEMISTSCHOOOLS.ORG). THE ONLY EXCEPTION TO THIS IS IN THE AREA OF ATHLETICS WHERE THE LCS ATHLETICS DEPARTMENT SECRETARY (CURRENTLY WENDY BURY WBURY@LIVINGSTONSCHEMISTSCHOOOLS.ORG) WILL CONTACT MEGAN DIRECTLY, KEEPING JENNIFER MACKINNON ADVISED OF THE ATHLETIC EVENTS THROUGH EMAIL AND/OR SHARED CALENDARS.

ALL EVENTS HELD AT THE NAZ ARE SUBJECT TO APPROVAL BY THE NAZ STAFF AND CONFIRMATION (OR NOT) IS SUBMITTED BY MEGAN FARNSWORTH TO JENNIFER MACKINNON TO COMMUNICATE TO THE REST OF THE SCHOOL.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITIES NOT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

BEFORE ANY CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITIES NOT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BEFORE ANY CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITIES NOT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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

**LIVINGSTON CHRISTIAN SCHOOL**  
**LIVINGSTON CHRISTIAN SCHOOLS**  
8877 WHITMORE LAKE RD  
WHITMORE LAKE, MI 48189  
(734) 878-9818

**FUTURE QUEUING/PARKING SITE PLAN**

DESIGNED BY: JA  
DRAWN BY: AEB  
CHECKED BY:  
SCALE 1" = 50'  
JOB NO. 19-045  
DATE 03/11/19  
SHEET NO. 1

NO BY REVISION PER DATE



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

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

APPLICANT NAME & ADDRESS: Brian McQuade, ACS Build, Inc., 28525 Beck Rd, Suite 118 Wixom, MI 48393  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: Transtar Autobody Technologies, Inc.

SITE ADDRESS: 2040 Heiserman Drive PARCEL #(s): 4711-13-100-030

APPLICANT PHONE: ( 248 ) 348-9911 OWNER PHONE: ( 810 ) 360-1611

OWNER EMAIL: tomg@tat-co.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Property is located on North of Pless and West of Euler in the Township of Genoa. There is an existing 60,000 S.F. building that manufactures automotive refinishing products.

BRIEF STATEMENT OF PROPOSED USE: The Proposed use is a 6,225 S. F addition to the existing building with additional parking.

THE FOLLOWING BUILDINGS ARE PROPOSED: New 6,225 S.F. addition

**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: Brian McQuade, ACS Build, Inc.,

ADDRESS: 28525 Beck Rd, Suite 118, Wixom, MI 48393

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

1.) Brian McQuade of ACS Build, Inc. at bmcquade@acsbuild.com  
Name Business Affiliation E-mail Address

**FEE EXCEEDANCE AGREEMENT**

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

SIGNATURE  DATE 2-26-2019  
PRINT NAME Brian McQuade, ACS Build, Inc., PHONE (248) 348-9911  
ADDRESS 28525 Beck Rd, Suite 118, Wixom, MI 48393



March 25, 2019

Planning Commission  
 Genoa Township  
 2911 Dorr Road  
 Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
<b>Subject:</b>	Transtar Autobody Technologies – Site Plan Review #2
<b>Location:</b>	2040 Heiserman Drive – northwest corner of Heiserman and Euler Road
<b>Zoning:</b>	PID Planned Industrial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan submittal for a building expansion of the Transtar Autobody Technologies facility (plans most recently dated 3/20/19).

**A. Summary**

1. A minor correction is needed to the building material depiction for the west elevation.
2. The proposed wall-mounted light fixtures will cast light outwards and do not meet Ordinance standards.
3. The applicant requests Planning Commission authorization to retain existing vegetation along the north side of the site in lieu of installing a Buffer Zone “A.”
4. The revised landscape plan does not incorporate the revisions to the proposed parking lot.
5. The plan should be corrected for consistency and 1 additional canopy tree is required.
6. The applicant seeks to donate to a tree fund in lieu of providing the detention pond plantings. In our opinion, a better option would be for the Commission to waive or modify this requirement per Section 12.02.13.

**B. Proposal/Process**

The applicant proposes a 6,225 square foot addition on the north side of the existing industrial building, which currently contains approximately 63,600 square feet of floor area. The proposal includes parking to support the addition, as well as new landscaping and a retention basin.

Industrial buildings with more than 40,000 square feet of floor area and the storage of hazardous materials are both special land uses in the IND. The latter was granted in 2012 and the size of the proposed addition is considered a minor amendment (less than 25% of the floor area) that does not require a new special land use review. As such, the proposal requires site plan review by the Planning Commission.

**C. Site Plan Review**

1. **Dimensional Requirements.** As shown in the following table, the project meets or exceeds the dimensional requirements of the IND:

	Min. Lot Req.		Minimum Yard Setbacks (feet)				Max. Lot Coverage (%)	Max. Height (feet)
	Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking Lot		
<b>IND</b>	1	150	85	25	80	20 front 10 side/rear	40% building 85% impervious	30
<b>Proposed</b>	10	661	105 (S) 85 (E)	320 (W)	225 (N)	80 front 100+ side/rear	16.3% building 32.6% impervious	22





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

- 2. Building Materials and Design.** The building elevation drawings depict the use of scored block and metal siding with a standing seam metal roof. The notes on Sheet A.201 indicate that materials and colors will match the existing building.

Our only comment is that an area noted as scored block on the west elevation is depicted as metal siding. We request the applicant correct the drawing for consistency/accuracy.

- 3. Pedestrian Circulation.** A connection is provided between the new parking lot and building entrance. No other changes are proposed to pedestrian circulation.
- 4. Vehicular Circulation.** The proposed parking area will be accessed by a connection to the T-turnaround for semi-trucks on the north side of the building.

Proposed drive aisles meet or exceed the dimensional standards of the Zoning Ordinance and no other changes are proposed impacting vehicular circulation.

- 5. Parking.** Sheet 4 of the site plan submittal includes updated parking calculations. As a result of the proposal, the site requires a minimum of 66 parking spaces, while a total of 78 are proposed (including the required barrier-free spaces).

The layout of the proposed parking area meets or exceeds the dimensional standards of Section 14.06 and a note has been added stating that parking spaces will be double striped.

- 6. Exterior Lighting.** The building elevation drawings note the inclusion of wall mounted light fixtures.

The revised submittal includes detail sheets; however, the fixtures proposed will cast light outwards, as opposed downwards. The applicant must provide alternative fixtures in accordance with Section 12.03.

7. **Landscaping.** The landscape plan (Sheet C6) has been reviewed for compliance with the standards of Section 12.02, as noted in the following table:

Standard	Required	Proposed	Notes
Parking lot (proposed)	2 canopy trees 260 SF landscaped area	1 canopy tree 800 SF landscaped area (approximately)	1 additional canopy tree is required
Buffer zone "A" (north)	50' width 33 canopy trees 66 evergreen trees 132 shrubs 6' wall or 3' berm	Existing vegetation to remain undisturbed	PC may waive/modify this requirement based on existing conditions
Detention pond	6 trees 53 shrubs	6 trees 53 shrubs	Requirements met

Additionally, the revised landscape plan does not match the revised site plan in terms of the proposed parking lot layout. Given an increase in spaces, 1 additional canopy tree is required for the parking lot, which should be added to the landscaped island on the south side of the drive aisle accessing the new parking lot.

Lastly, the applicant has requested a donation to a Township tree fund in lieu of providing the detention pond plantings due to the presence of existing vegetation.

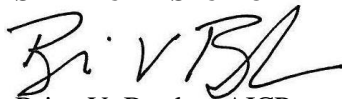
We do not feel this is an appropriate offer and the Ordinance does allow for alternatives. The Commission may waive or modify new planting requirements in the presence of mature vegetation to be preserved. The Commission could also allow these plantings elsewhere on site to limit the disruption to existing vegetation.

8. **Impact Assessment.** The submittal includes the Impact Assessment approved in 2012 related to the storage tanks, as well as an addendum related to the current proposal.

In short, the addendum states that the proposed project is expected to adversely impact natural features, public services/utilities, traffic or surrounding land uses.

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](mailto:bborden@safebuilt.com).

Respectfully,  
**SAFEBUILT STUDIO**



Brian V. Borden, AICP  
 Planning Manager



April 1, 2019

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

**Re: Transtar Building Addition  
Site Plan Review No. 2**

Dear Ms. Van Marter:

Tetra Tech has conducted a second site plan review of the proposed Transtar building addition plans last dated March 20, 2019. The plans were submitted by Greentech Engineering, Inc. on behalf of Transtar Autobody Technologies, Inc. Transtar Autobody Technologies is located on a 10.1-acre parcel at 2040 Heiserman Drive. The petitioner is proposing a 6,225-square-foot building addition on the north face of the existing 60,000-square-foot building.

A letter from the petitioner, included with the plans submitted on March 20, 2019, noted that the comments from the previous letter were addressed; however, upon review it does not look like the plans have been updated to include existing sanitary sewer lead and onsite existing water main as requested. We have repeated these comments below:

#### **GENERAL NOTES**

1. The petitioner is proposing a sanitary connection from the existing sanitary sewer on Euler Road to the proposed addition. The plans should also show the existing sanitary sewer connection on the existing building.
2. The petitioner should show the existing water service to the existing building. The plans show a hydrant at benchmark 2 and the onsite water main to that hydrant should be shown on the plans as well.

We recommend the petitioner address the above comments and resubmit the site plan for review. Please call or email if you have any questions.

Sincerely,

A blue ink signature of Gary J. Markstrom, written in a cursive style.

Gary J. Markstrom, P.E.  
Vice President

A blue ink signature of Shelby Scherdt, written in a cursive style.

Shelby Scherdt  
Project Engineer

**Tetra Tech**

401 South Washington Square, Suite 100, Lansing, MI 48933  
Tel 517.316.3930 Fax 517.484.8140 [www.tetrattech.com](http://www.tetrattech.com)



# BRIGHTON AREA FIRE AUTHORITY

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

March 29, 2019

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Transtar Autobody Technologies - Addition  
2040 Heiserman Drive  
Genoa Twp., MI

Dear Kelly,

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on March 21, 2019 and the drawings are dated February 26, 2019 with latest revisions dated March 20, 2019. The project is based on an existing 63,600 square foot chemical manufacturing and storage facility. The facility is proposing a 6,228 square foot addition to the rear of the structure. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

1. The landscaping plan has not been updated with the new layout.
2. The building addition shall be provided with an automatic sprinkler system. **(Noted to be provided as required.)**

**IFC 903**

3. The access road into the parking area is of great concern. The drive shall be a minimum of 26' wide. With a width of 26' wide, with the north side of the drive shall be marked as a fire lane. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in the submittal. 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 access to the structure are noted to be provided throughout construction.)**

**IFC D 102.1**

**IFC D 103.1**

**IFC D 103.6**

4. Access from the existing loading dock area with the curved drive creates a dead-end emergency vehicle access of over 190-feet. All dead-ends over 150-feet shall be provided with an approved turnaround. In addition, the sharp curve of the entrance would make reverse navigation very difficult even if the dead-end were to be reduced. A means of turnaround shall be provided for the dead-end and the curve straightened, softened and dead-end reduced below 150-feet. Access into the new parking area must meet the inside and outside turning radii of 30-feet inside and 50-feet outside. **(The drive has been widened to 26' and realigned to provide proper access, however, the dead-end has not been eliminated and is still exceeding 150'. This is measured from the threshold of the drive to the end of the last parking space.)**

**IFC D 103.3**

**IFC D 103.4**





March 29, 2019

Page 2

Transtar Autobody Technologies - Addition

2040 Heiserman Drive

Site Plan Review

5. A minimum vertical clearance of 13½ feet shall be maintained throughout and along the drive for emergency vehicles, including trees and plantings. **(This has been noted to be complied with.)**

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department. If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

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

Rick Boisvert, CFPS  
Fire Marshal

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

ACS Build, Inc.  
28525 Beck Road, Suite 118  
Wixom, MI 48393

GreenTech Engineering, Inc.  
51147 Pontiac Trail  
Wixom, MI 48393

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

See drawings in SPA and submission for property description location. The site is located approximately 1 mile north of I-96 and less than ¼ mile north of Grand River Avenue on Heiserman Drive.

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

The site is relatively flat grass area with some tree buffer between the building and Euler Road. Refer to the plans for additional grading, tree canopy, and site feature information. The proposed improvements are consistent with the land use and zoning. Refer to original Impact assessment dated September 5, 2012.

- d. **Impact on stormwater management:** Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the Livingston County Drain Commission at (517) 546-0040.

The impact on the existing stormwater is negligible. The majority of the area impacted by the addition and parking lot and building addition drain to the east. The roof was pitched and pavement sloped to drain to a retention basin on the east of the parking lot and building addition. The retention basin can hold 8.62" of rain for the drainage area at the top of the freeboard and 2.20" at the top of the storage volume. The overflow of the retention basin is on the north end into a swale, where a majority of the area of improvements drains to currently.

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

This project will be conducted in one phase. The applicant is proposing a 6,225 addition to include warehouse and office space, with an area to be used as a classroom environment for technical training and development of paint colors and application process. This will include one (1) downdraft enclosed paint booth and two (2) areas of hood ventilation paint booths. The project shall have the required parking, lighting and storm water management, environmental impact management associated with this type of development.

- f. **Impact on public facilities and services:** Describe the number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection. Letters from the appropriate agencies may be provided, as appropriate.

There is no expected impact on public facilities or services.

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

The project will have negligible impact to the existing facilities. See attached drawings for additional information. Water, gas, and electric will be connected internally to existing building. An additional sanitary lead will be added draining to the east. Storm water will be collected in a retention basin east of the improvements.

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

The development will have a list of all hazardous substances expected to be used, stored or disposed of on the site. The materials are to be used as in a classroom environment. There will be one (1) room for a color lab for the technical aspects of the paint and two (2) paint booths. The material used in the current facility is the same as what will be used in the new addition. Transtar is an automotive paint manufacturer.

**Impact on Traffic and Pedestrians:** A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the *Institute of Transportation Engineers Trip Generation Manual*, other published studies or actual counts of similar uses in Michigan. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets. The contents of the detailed study shall include:

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

The anticipated addition peak hour flow would be 12/hour. The improvements will utilize the existing entrance to the facility. Refer to plans.

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

24 vehicles/a.m., 24 vehicles/p.m.

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

Projected will be completed within one year.

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

Projected inbound 24/day, outbound 24/day, left turn 24/day, right turn 24/day.

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

Impact to existing roadway infrastructure is negligible.

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

Impact to existing roadway infrastructure is negligible.

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

Impact to existing roadway infrastructure is negligible.

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

The improvements will utilize the existing entrance to the facility. Refer to plans.

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

None

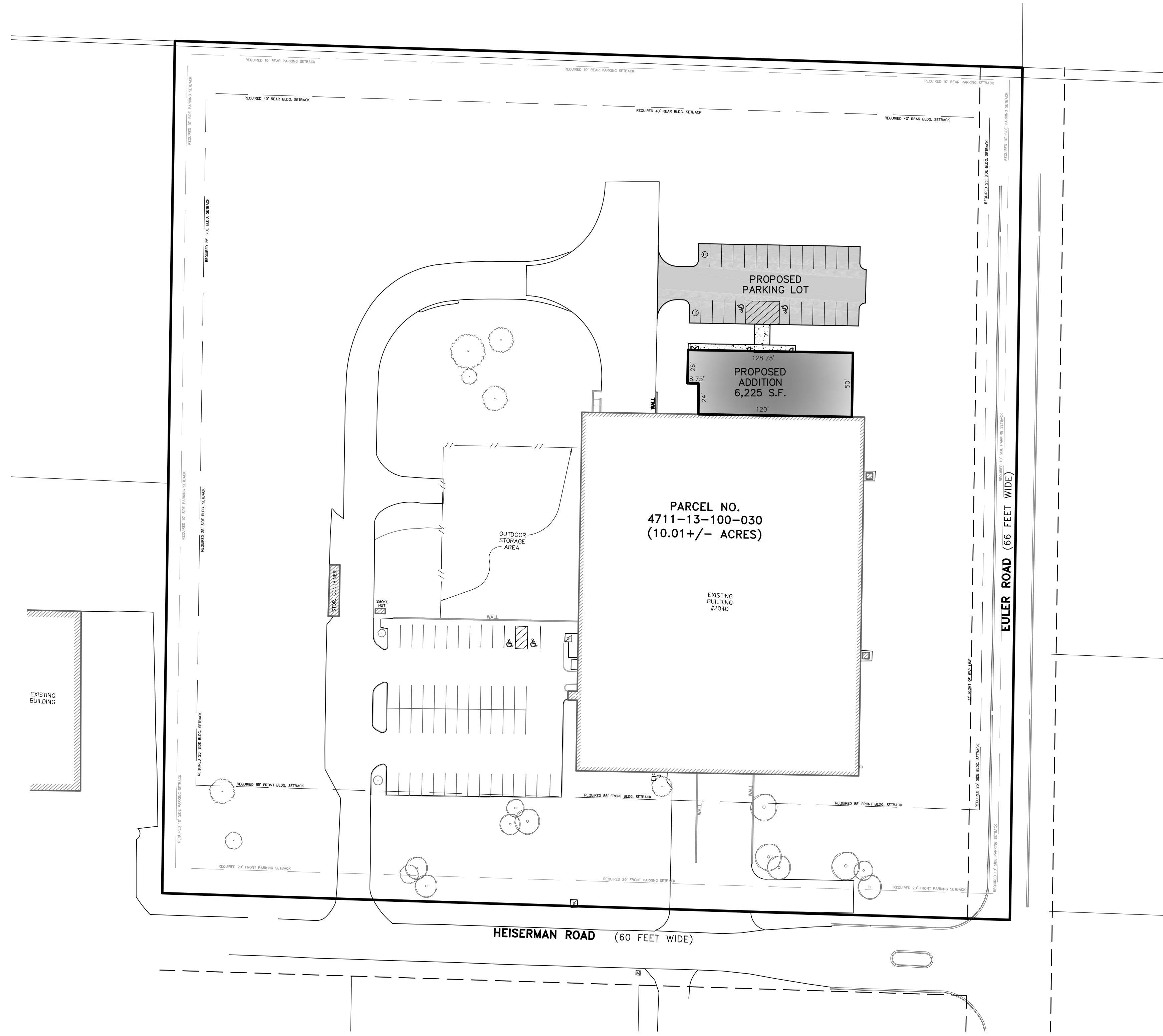
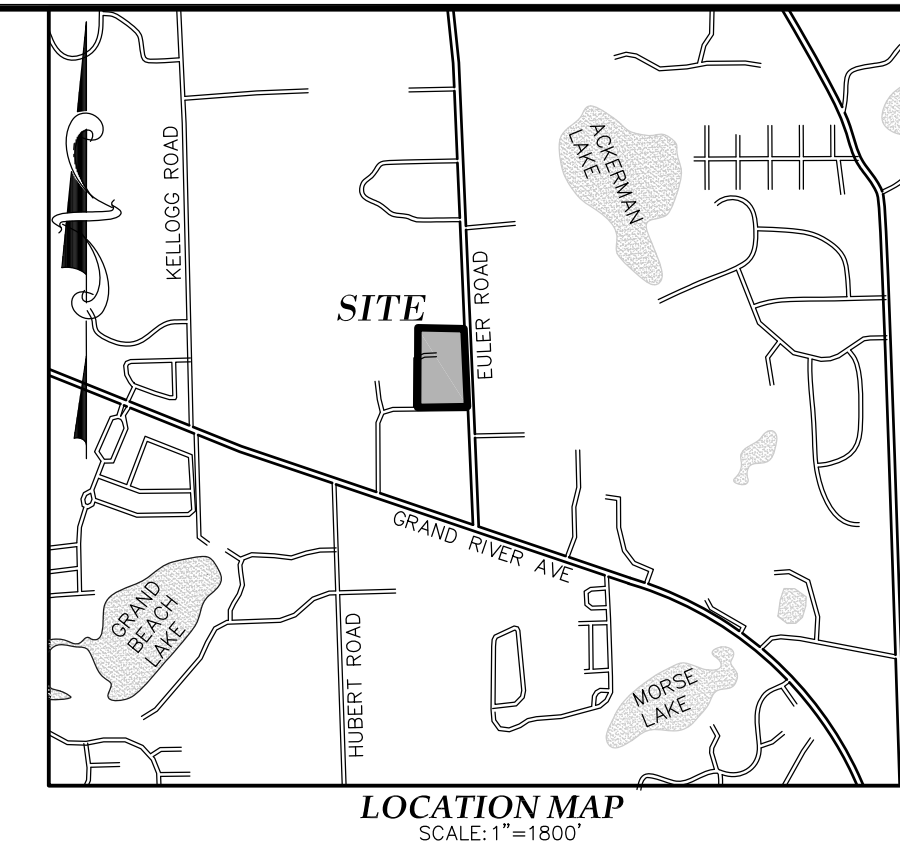
- j. **A list of all sources shall be provided.**

Original "Impact Assessment" dated September 5, 2012.  
Site Plans and Architectural plan/elevations dated 02-26-2019



# SITE PLANS for TRANSTAR AUTOBODY TECHNOLOGIES

## PARKING LOT AND BUILDING ADDITION GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



**SHEET INDEX:**

1	COVER SHEET
2	TOPOGRAPHIC SURVEY
3	DEMOLITION PLAN
4	DIMENSION & PAVING PLAN
5	GRADING, UTILITY & SESC PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
A.101	MAIN LEVEL FLOOR PLAN
A.102	MAIN LEVEL FLOOR PLAN
A.201	EXTERIOR ELEVATIONS

**GENERAL NOTES:**

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF GENOA TOWNSHIP.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
3. EXISTING EASEMENTS WILL BE SHOWN PER TITLE WORK, ONCE RECEIVED.
4. CONTRACTOR TO OBTAIN ALL REQUIRED APPROVALS AND PERMITS PRIOR TO THE START OF CONSTRUCTION.

**LEGAL DESCRIPTION:**  
PART OF SECTION 13, T. 2N., R. 5E., GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS:  
BEGINNING AT A POINT DISTANT S89°E 644.6 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE S89°E 661.6 FEET; THENCE SOUTH 665 FEET; THENCE N89°W 661.6 FEET; THENCE NORTH 665 FEET TO THE POINT OF BEGINNING, CONTAINS 10.01 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

**NOTE:**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
51147 Pontiac Trail, Wixom, MI 48393  
Phone: (248) 668-0700 Fax: (248) 668-0701

CLIENT: ACS BUILD, INC.  
**COVER SHEET**  
2040 HEISERMAN DRIVE - PARCEL NO 4711-13-100-030  
SECTION: 13 TOWNSHIP: 2 N LIVINGSTON COUNTY MICHIGAN  
RANGE: 5 E.

REVISIONS  
2019-3-20 PER REVIEW

SEAL

DATE: 02-26-2019  
DRAWN BY: RMS  
CHECKED BY: JMF

SCALE: 1" = 50 FT.  
VER: 1" = 1" FT.

1  
18-120

**NOT FOR CONSTRUCTION**

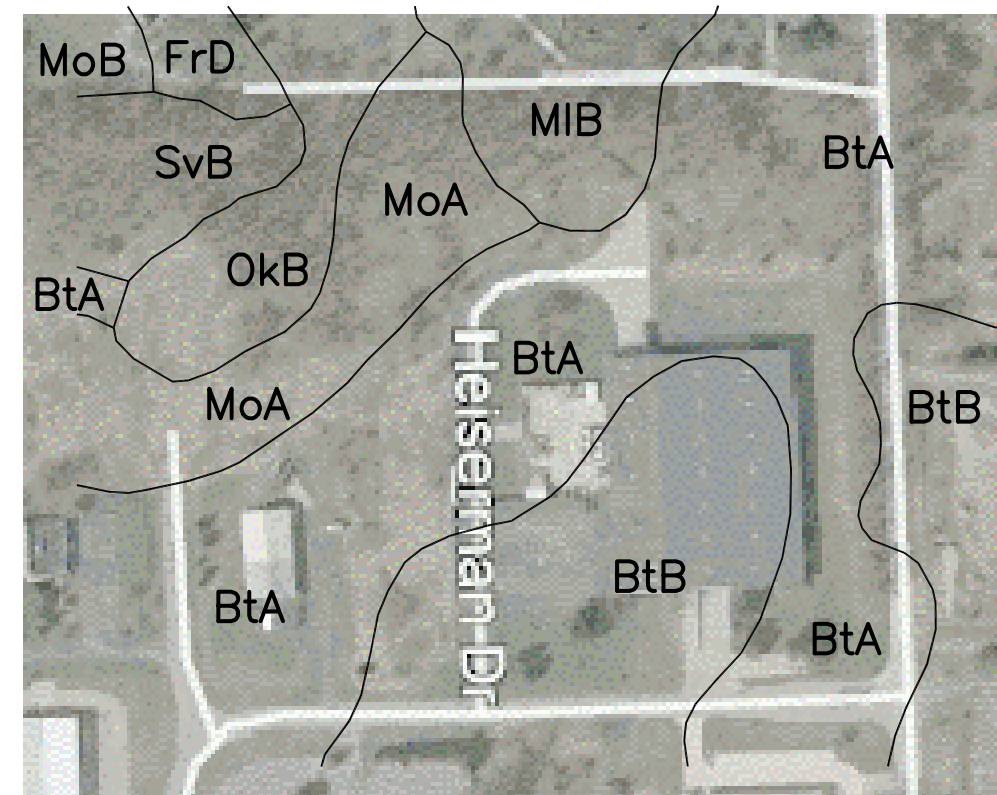




**LEGEND**

- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- MON FOUND CONCRETE MONUMENT
- EX. UTILITY POLE
- EX. LIGHTPOLE
- EX. GATE VALVE
- EX. CATCH BASIN
- EX. OVERHEAD LINES
- EX. FENCE
- SANITARY MANHOLE/SEPTIC COVER
- EX. AIR CONDITIONER
- EX. PEDESTAL
- EX. TELEPHONE/FIBER MARKER
- EX. TELEPHONE HANDHOLE
- EX. GATE VALVE & WELL
- EX. HYDRANT
- F.D.C. FIRE CONNECTION
- EX. BOLLARD
- EX. POST
- EX. SIGN
- EX. CLEANOUT
- EX. WELL
- EX. ELECTRIC METER
- EX. GAS METER
- EX. GAS FLAG
- EX. MAILBOX
- EX. BRUSH LINE
- EX. DECIDUOUS TREE
- EX. CONIFEROUS TREE
- ← EX. OVERLAND FLOW

**SOIL MAP**



Livingston County, Michigan (MI093)  
Map Unit Symbol Map Unit Name Acres in AOI Percent of AOI

BtA	Boyer-Oshtemo loamy sands, 0 to 2 percent slopes	11.2	47.1%
BtB	Boyer-Oshtemo loamy sands, 2 to 6 percent slopes	5.9	24.6%
FrD	Fox-Boyer complex, 12 to 18 percent slopes	0.4	1.7%
MIB	Metamora sandy loam, 0 to 4 percent slopes	1.4	5.9%
MoA	Miami loam, 0 to 2 percent slopes	2.2	9.4%
MoB	Miami loam, 2 to 6 percent slopes	0.2	0.9%
OkB	Okville fine sand, loamy substratum, 0 to 8 percent slopes	1.5	6.4%
SvB	Spinks-Okville loamy sands, 0 to 6 percent slopes	0.9	4.0%
Totals for Area of Interest		23.8	100.0%

**BENCHMARKS:**

**BM#1**  
ARROW ON HYDRANT 11'± NORTH OF EDGE OF HEISERMAN ROAD & 70'± EAST OF DRIVEWAY FOR #2404 HEISERMAN ROAD. ELEVATION: 979.04 N.A.V.D.88 DATUM

**BM#2**  
ARROW ON HYDRANT 30'± WEST OF NORTHWEST CORNER OF BUILDING #2404. ELEVATION: 978.46 N.A.V.D.88 DATUM

**SURVEY NOTES:**

- TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.
- A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.

**LEGAL DESCRIPTION:**

PART OF SECTION 13, T. 2N., R. 5E., GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS:  
BEGINNING AT A POINT DISTANT S89°E 644.6 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 13; THENCE S89°E 661.6 FEET; THENCE SOUTH 665 FEET; THENCE N89°W 661.6 FEET; THENCE NORTH 665 FEET TO THE POINT OF BEGINNING, CONTAINS 10.01 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

**FLOOD HAZARD STATEMENT:**

THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26093C0335D (COMMUNITY ID NO. 260843 - TOWNSHIP OF GENOA, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**NOTICE:**

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**NOTE:**

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**Zoning Map**

Genoa Charter Township  
Livingston County, Michigan

- Legend**
- AG
  - CE
  - RR
  - LDR
  - SR
  - LRR
  - UR
  - MDR
  - HDR
  - RPUD
  - MHP
  - RC
  - GC
  - NS
  - OS
  - NRPUD
  - IND
  - PID
  - PRF
  - MUPUD
  - RDPUD
  - Town Center

**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
51147 Pontiac Trail, Wyom, MI 48393  
Phone: (248) 668-0700 Fax: (248) 668-0701

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

**TOPOGRAPHIC SURVEY**  
CLIENT: ACS BUILD, INC.  
2040 HEISERMAN DRIVE - PARCEL NO 4711-13-100-030  
SECTION: 13  
TOWNSHIP: GENOA TOWNSHIP  
COUNTY: LIVINGSTON COUNTY  
MICHIGAN

REVISED 2019-3-20 PER REVIEW

DATE: 02-26-2019  
DRAWN BY: RMS  
CHECKED BY: JMF

SCALE: HOR 1"= 40 FT. VER 1"= 10 FT.

18-120

**NOT FOR CONSTRUCTION**



**BENCHMARKS:**

**BM#1**  
ARROW ON HYDRANT 11'± NORTH OF EDGE OF HEISERMAN ROAD & 70'± EAST OF DRIVEWAY FOR #2404 HEISERMAN ROAD. ELEVATION: 979.04 N.A.V.D.88 DATUM

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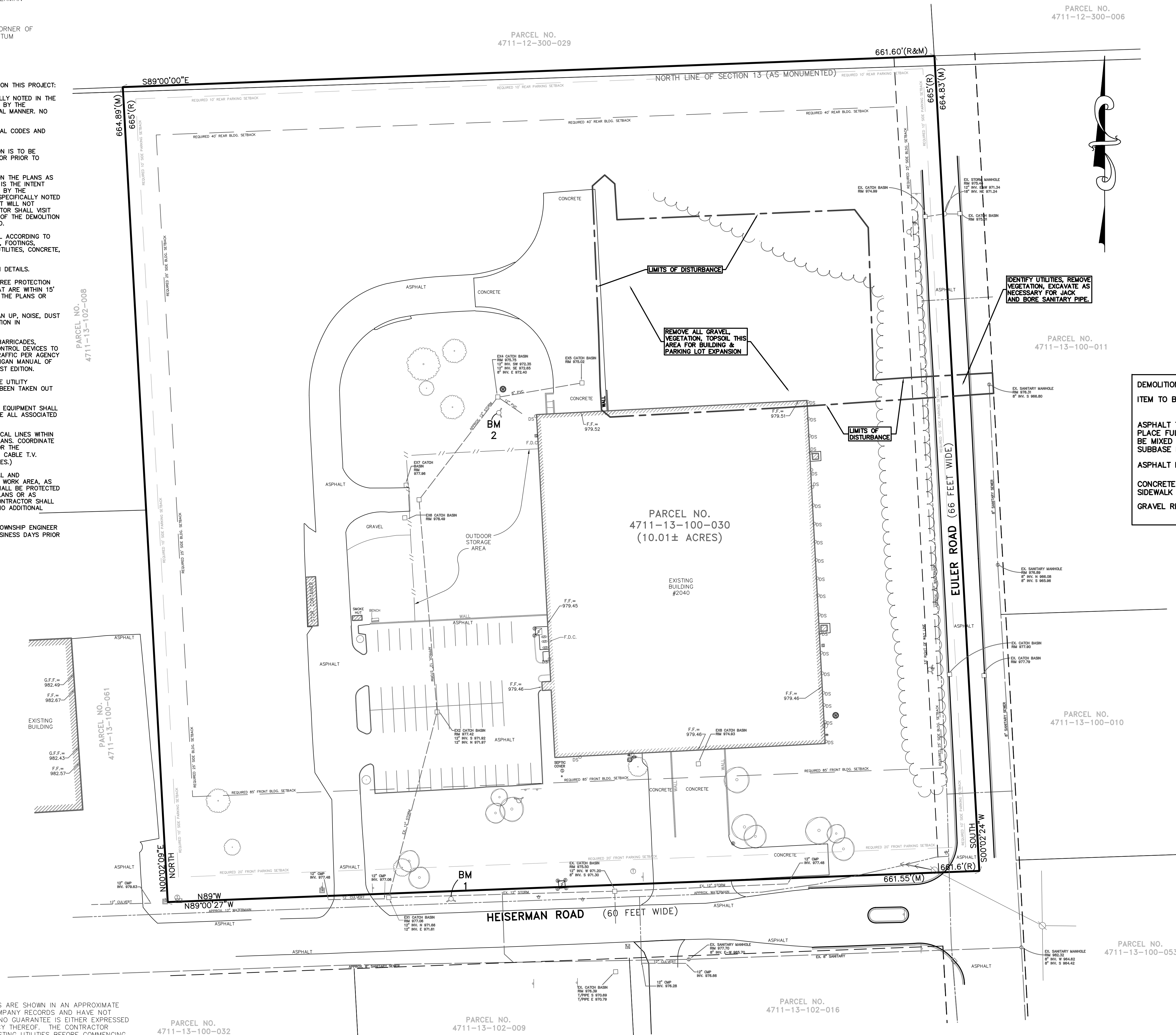
**DEMOLITION NOTES:**

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

- ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
- ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
- SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
- REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
- REFER TO LANDSCAPE PLANS FOR TREE PROTECTION DETAILS.
- THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15' OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
- ALL BUILDING GAS LEADS, METERS AND ASSOCIATED EQUIPMENT SHALL BE REMOVED AS SHOWN ON THE PLANS. COORDINATE ALL ASSOCIATED WORK WITH THE APPROPRIATE UTILITY COMPANY.
- REMOVE ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS. COORDINATE SHUTDOWNS AND REMOVALS WITH DETROIT EDISON OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY MISS DIG, GENOA TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

**NOTE:**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



**DEMOLITION LEGEND:**

ITEM TO BE REMOVED	SYMBOL
ASPHALT TO BE MILLED IN PLACE FULL DEPTH. MILLINGS TO BE MIXED WITH EXISTING SUBBASE MATERIAL	[Cross-hatched pattern]
ASPHALT REMOVAL	[Diagonal hatching]
CONCRETE PAVEMENT AND SIDEWALK REMOVAL	[Grid pattern]
GRAVEL REMOVAL	[Stippled pattern]

**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
51147 Pontiac Trail, Wixom, MI 48393  
Phone: (248) 668-0700 Fax: (248) 668-0701

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Know what's below  
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CLIENT: ACS BUILD, INC.  
**DEMOLITION PLAN**  
2040 HEISERMAN DRIVE - PARCEL NO 4711-13-100-030  
SECTION: 13  
TOWNSHIP: GENOA TOWNSHIP  
COUNTY: LIVINGSTON COUNTY  
MICHIGAN

REVISED  
2019-3-20 PER REVIEW

DATE: 02-26-2019  
DRAWN BY: RMS  
CHECKED BY: JMF

SCALE: HOR 1"= 40 FT.  
VER 1"= 10 FT.

3

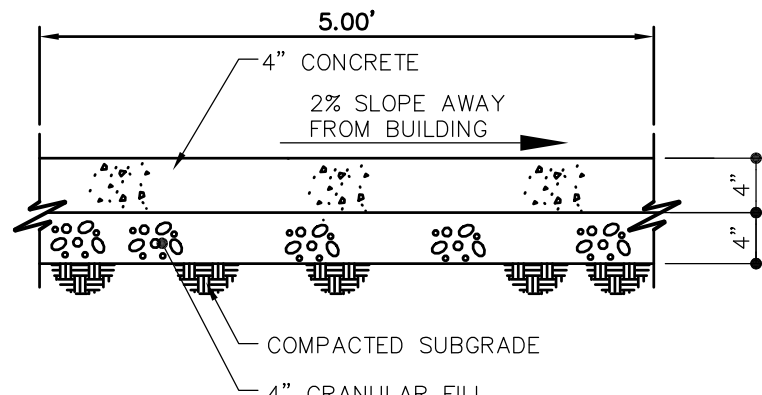
**NOT FOR CONSTRUCTION**



**BENCHMARKS:**

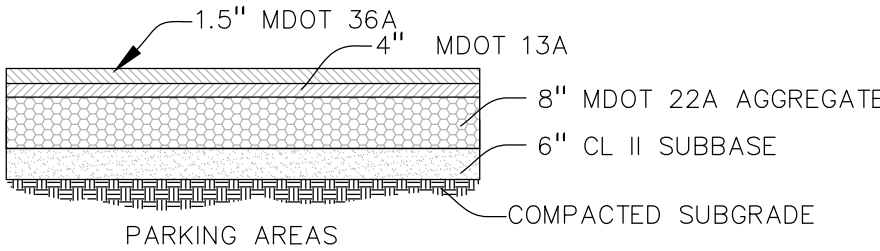
**BM#1**  
ARROW ON HYDRANT 11'± NORTH OF EDGE OF HEISERMAN ROAD & 70'± EAST OF DRIVEWAY FOR #2404 HEISERMAN ROAD. ELEVATION: 979.04 N.A.V.D.88 DATUM

**BM#2**  
ARROW ON HYDRANT 30'± WEST OF NORTHWEST CORNER OF BUILDING #2404. ELEVATION: 978.46 N.A.V.D.88 DATUM



**NOTE:**  
CONTRACTION JOINT SHALL BE 1/4" x 2 3/4" DEEP, SPACED AT 5'-0" INTERVALS. EXPANSION JOINTS SHALL BE 1/2" PREMOLDED FILLER, SPACED AT A MAXIMUM 30' APART. EXPANSION JOINTS TO BE PLACED BETWEEN NEW AND EXISTING CONCRETE.

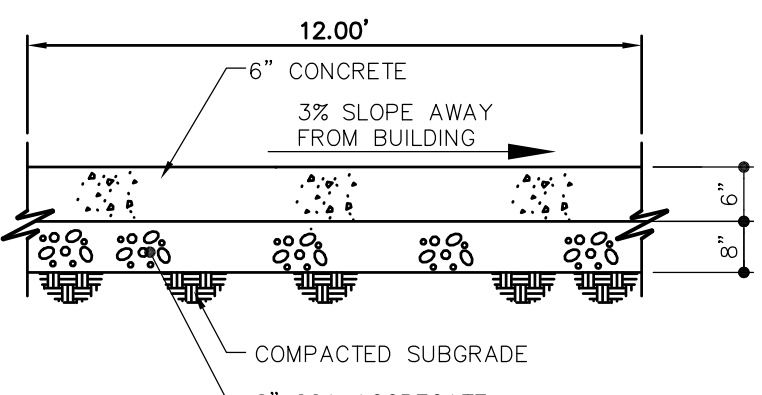
**5' WD. CONCRETE WALK**  
NO SCALE



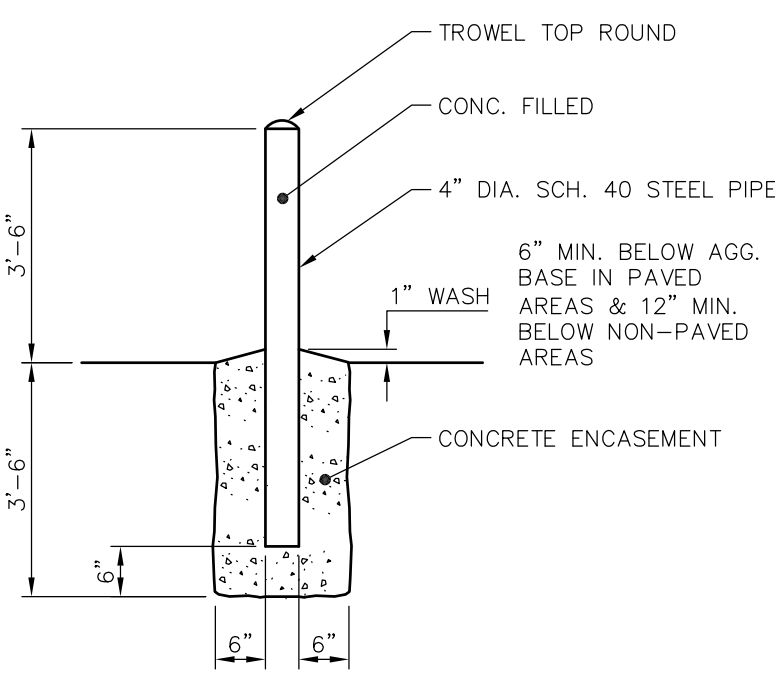
**PAVEMENT CROSS-SECTIONS**

**NOTE:**  
CONTRACTOR SHALL COORDINATE PAVEMENT SECTIONS WITH OWNER AND GEOTECHNICAL ENGINEERING CONSULTANT RECOMMENDATIONS PRIOR TO CONSTRUCTION.

**NOTE:**  
CONTRACTION JOINT SHALL BE 1/4" x 2 3/4" DEEP, SPACED AT 5'-0" INTERVALS. EXPANSION JOINTS SHALL BE 1/2" PREMOLDED FILLER, SPACED AT A MAXIMUM 30' APART. EXPANSION JOINTS TO BE PLACED BETWEEN NEW AND EXISTING CONCRETE.



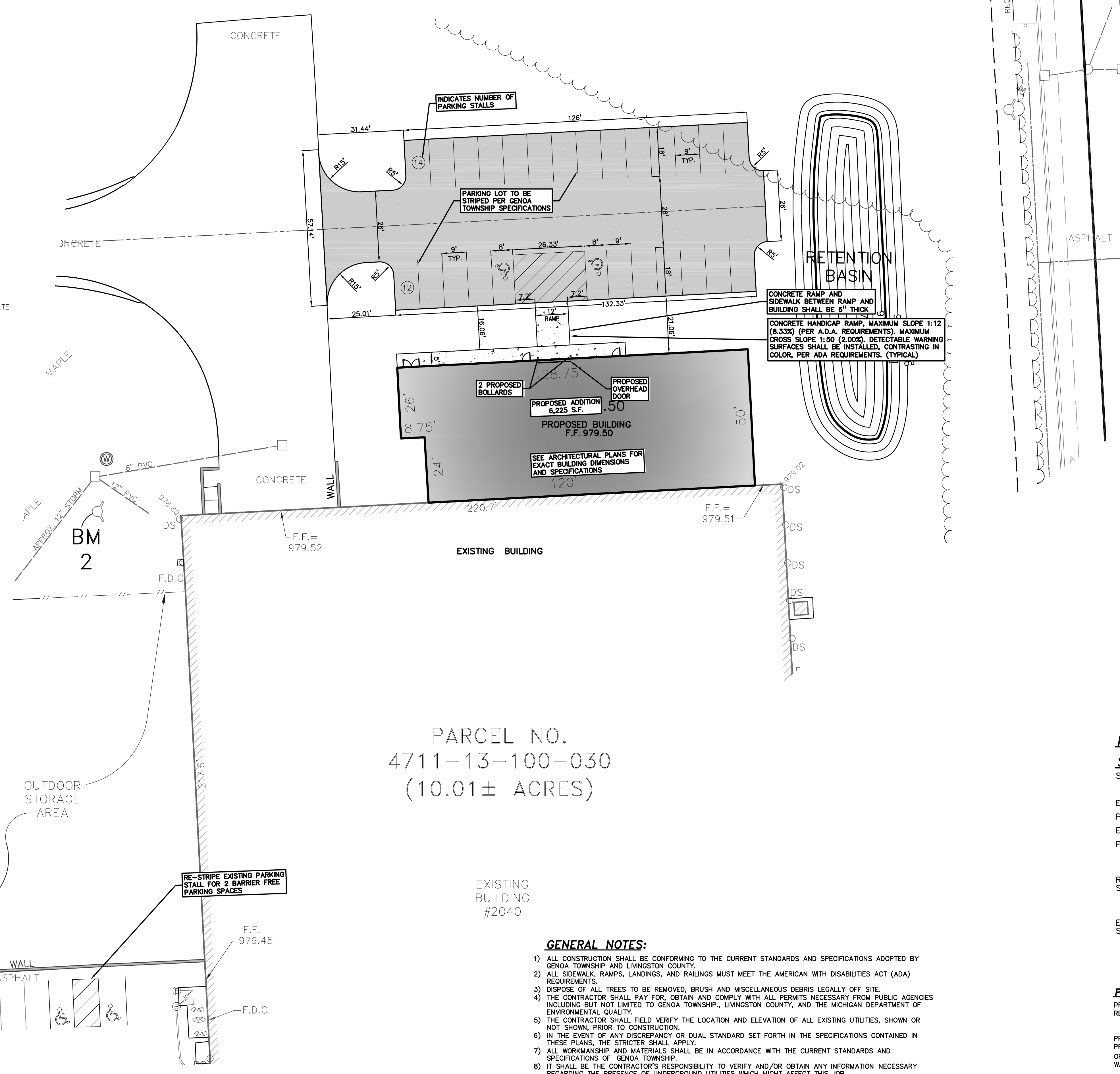
**12' WD. CONCRETE**  
NO SCALE



**BOLLARD DETAIL**  
NO SCALE

**NOTE:**

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PARCEL NO.  
4711-13-100-030  
(10.01± ACRES)

EXISTING BUILDING  
#2040

**GENERAL NOTES:**

- 1) ALL CONSTRUCTION SHALL BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY GENOA TOWNSHIP AND LIVINGSTON COUNTY.
- 2) ALL SIDEWALK, RAMPS, LANDINGS, AND RAILINGS MUST MEET THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS.
- 3) DISPOSE OF ALL TREES TO BE REMOVED, BRUSH AND MISCELLANEOUS DEBRIS LEGALLY OFF SITE.
- 4) THE CONTRACTOR SHALL PAY FOR, OBTAIN AND COMPLY WITH ALL PERMITS NECESSARY FROM PUBLIC AGENCIES INCLUDING BUT NOT LIMITED TO GENOA TOWNSHIP, LIVINGSTON COUNTY, AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY.
- 5) THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN, PRIOR TO CONSTRUCTION.
- 6) IN THE EVENT OF ANY DISCREPANCY OR DUAL STANDARD SET FORTH IN THE SPECIFICATIONS CONTAINED IN THESE PLANS, THE STRICTER SHALL APPLY.
- 7) ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF GENOA TOWNSHIP.
- 8) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
- 9) NO OUTDOOR STORAGE IS PROPOSED FOR THIS SITE.
- 10) STATE REQUIREMENTS FOR BARRIER FREE PARKING SPACES SUPERSEDE ANY TOWNSHIP REQUIREMENTS.
- 11) ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- 12) THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 13) ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- 14) ALL WORK SHALL BE COMPLETED IN ONE PHASE. MAINTAIN ACCESS TO EXISTING PARKING, DOCKS, AND STORAGE THROUGHOUT CONSTRUCTION.

**LEGEND**

EXISTING:	PROPOSED:
(R)	RECORDED
(M)	MEASURED
(F)	FOUND POST
(E)	COMMUNICATION/ELECTRIC
(S)	FIB/FCI/FIP/ANON
(X)	SECTION CORNER
(XX)	UTILITY POLE
(A)	GUY WIRE
(B)	MAILBOX
(C)	FLAG POLE
(D)	AIR CONDITIONER
(E)	LIGHT POLE
(F)	POST
(G)	BOLLARD
(H)	BOLLARD LIGHT
(I)	SIGNAL POLE
(J)	SIGN
(K)	DOWNSPOUT
(L)	CLEANOUT
(M)	INLET
(N)	CATCH BASIN
(O)	END SECTION
(P)	STORM MANHOLE
(Q)	SANITARY MANHOLE
(R)	MANHOLE
(S)	TELEPHONE MANHOLE
(T)	ELECTRIC MANHOLE
(U)	HYDRANT
(V)	GATE VALVE
(W)	WATER SHUT OFF
(X)	SOIL BORING
(Y)	CONIFEROUS TREE
(Z)	DECIDUOUS TREE
(AA)	LANDSCAPE TREE
(AB)	SANITARY SEWER
(AC)	STORM SEWER
(AD)	WATER MAIN
(AE)	GAS MAIN
(AF)	OVERHEAD LINES
(AG)	FENCE LINE
(AH)	RIGHT OF WAY
(AI)	ZONING LIMITS
(AJ)	PROPERTY BOUNDARY
(AK)	RETAINING WALL
(AL)	TREE LINE
(AM)	CONTOUR 1 FT. INCR.
(AN)	CONTOUR 5 FT. INCR.
(AO)	CURB & GUTTER
(AP)	SPILLOUT CURB & GUTTER
(AQ)	WETLAND BOUNDARY
(AR)	WETLAND BUFFER
(AS)	100 YEAR FLOODPLAIN

**HATCH LEGEND**

[Hatch Pattern]	ASPHALT
[Hatch Pattern]	CONCRETE
[Hatch Pattern]	PROPOSED BUILDING
[Hatch Pattern]	EXISTING BUILDING
[Hatch Pattern]	SIDEWALK

**PARCEL ID:** 4711-13-100-030

**SITE DATA:**  
SITE AREA: 10.10 ACRES GROSS

EXISTING ZONING: INDUSTRIAL  
PROPOSED ZONING: INDUSTRIAL  
EXISTING BUILDING: ±63,600 S.F. EXISTING BUILDING (GROSS)  
PROPOSED ADDITION: 6,228 S.F. PROPOSED ADDITION (GROSS)

REQUIRED BUILDING SETBACKS: FRONT: 85 FEET, SIDE: 25 FEET, REAR: 40 FEET

EX. PROP. BUILDING SETBACKS PROVIDED: FRONT: 105.55 FEET, EAST SIDE: 119.62 FEET, WEST SIDE: 314.15 FEET, REAR: 227.45 FEET

**PARKING DATA:**

PROPOSED PARKING REQUIRED: OFFICE: 1 SPACE/300 S.F. (25 SPACES), WAREHOUSE: 1 SPACE/1500 S.F. (41 SPACES), TOTAL REQUIRED: 66 SPACES, 4 BARRIER-FREE

PROPOSED PARKING PROVIDED: 26 SPACES, 4 BARRIER-FREE

OFFICE: 7,235 SF / 300 = 25 SPACES REQUIRED  
WAREHOUSE: 60,590 SF / 1500 = 41 SPACES REQUIRED

EXISTING PARKING SPACES: 53 SPACES (LESS 1 FOR BARRIER FREE) 52 SPACES  
TOTAL REQUIRED PARKING: 66 SPACES  
TOTAL PROVIDED PARKING: 78 SPACES (4 BARRIER FREE SPACES)

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**811**  
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CLIENT: ACS BUILD, INC.

**DIMENSION & PAVING PLAN**

2040 HEISERMAN DRIVE - PARCEL NO 4711-13-100-030  
SECTION: 13 TOWNSHIP: 21 N. L. GENOA TOWNSHIP LIVINGSTON COUNTY MICHIGAN RANGE: 5 E.

REVISED 2019-3-20 PER REVIEW

DATE: 02-26-2019

DRAWN BY: RMS

CHECKED BY: JMF

SCALE: 1"=20 FT. VER 1"=10 FT.

18-120

**NOT FOR CONSTRUCTION**



**BENCHMARKS:**

**BM#1**  
ARROW ON HYDRANT 11'± NORTH OF EDGE OF HEISERMAN ROAD & 70'± EAST OF DRIVEWAY FOR #2404 HEISERMAN ROAD. ELEVATION: 979.04 N.A.V.D.88 DATUM

**BM#2**  
ARROW ON HYDRANT 30'± WEST OF NORTHWEST CORNER OF BUILDING #2404. ELEVATION: 978.46 N.A.V.D.88 DATUM

**NOTICE:**

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**LEGEND**

Table with 2 columns: Symbol and Description. Includes symbols for existing storm, water main, sanitary, gas, iron pipe, utility pole, manhole, catch basin, clean out, hydrant, water shutoff, light pole, end section, sign, and proposed catch basin, manhole, end section, sanitary cleanout, row, storm sewer, sanitary sewer, water main, gate valve, hydrant, downspout connection, surface discharge downspout, existing right-of-way, and proposed right-of-way.

**GRADING AND DRAINAGE LEGEND:**

Table with 2 columns: Symbol and Description. Includes symbols for proposed spot grade elevation, top of pavement, top of walk, top of curb, gutter, finish grade, finish floor, and overland flow direction.

**SOIL EROSION LEGEND**

Table with 2 columns: Symbol and Description. Includes symbols for inlet filter and silt fence.

**GENERAL UTILITY NOTES**

- 1. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF GENOA TOWNSHIP.
2. MAINTENANCE OF THE STORMWATER RETENTION FACILITIES WILL BE THE RESPONSIBILITY OF THE OWNER.
3. REVIEWS AND APPROVAL OF THE STORM SEWER SYSTEM BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER AND GENOA TOWNSHIP.
4. THERE ARE NO PROPOSED FLOOR DRAINS IN SHOP AREA OF BUILDING, ONLY BATHROOM.
8. CALL MISS DIG 72 HOURS PRIOR TO ANY EXCAVATION ON THE SITE.
9. ALL FOOTING LEADS TO BE CONNECTED TO THE ON-SITE STORM SYSTEM.
10. THE PROPOSED BUILDING SHALL HAVE FIRE SUPPRESSION SYSTEM INSTALLED.

**RESTORATION NOTE:**

THE CONTRACTOR SHALL RESTORE AREAS DISTURBED FROM HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER, AND TO THE SATISFACTION OF THE OWNER. LANDSCAPE AREAS REQUIRING RESTORATION SHALL INCLUDE MIN. 3" TOPSOIL AND SOD. PAVEMENT AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, WITH THE APPLICABLE CROSS-SECTION TO MATCH EXISTING.

**EARTHWORK BALANCING NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

**GENOA SOIL EROSION CONTROL NOTES:**

- CONTRACTOR TO PLACE EROSION CONTROL MATS IN ALL DISTURBED AREAS WHICH HAVE A 3 ON 1 SLOPE OR STEEPER.
PERMANENT SOIL EROSION CONTROLS ARE REQUIRED TO BE INSTALLED WITHIN FIVE (5) DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGE.
INTERNAL AND EXTERNAL STREETS SHALL BE CLEANED OF ANY TRACKED MUD IMMEDIATELY FOLLOWING EACH MUD-TRACKING OCCURRENCE.
PRELIMINARY APPROVAL OF THE THE STORMWATER MANAGEMENT PLANS WILL BE REQUIRED BY GENOA TOWNSHIP.

**GRADING NOTES**

- 1. SUBGRADE PREPARATION FOR PAVEMENT AND UTILITIES SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER.
2. ACCEPTABLE FILL MATERIAL FROM UNDERCUTTING MAY BE USED AS ENGINEERED FILL AS APPROVED BY SOILS ENGINEER.
3. CONTRACTOR SHALL TEMPORARILY STOCKPILE TOP SOIL TO BE USED FOR FINAL GRADING.
4. REMOVE ANY EXISTING TOPSOIL, ORGANIC SOILS, VEGETATION, TREES AND OTHER DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE SOIL. TREES SHOULD BE COMPLETELY REMOVED. THE TOP 12 INCHES OF THE EXPOSED SUBGRADE AS WELL AS INDIVIDUAL FILL LAYERS SHOULD BE COMPACTED TO ACHIEVE A 95% COMPACTION LEVEL. (MODIFIED PROCTOR - ASTM D1557).
5. THE FINAL SUBGRADE SHOULD BE THOROUGHLY PROFFERED USING A FULLY LOADED TANDEM AXLE TRUCK UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CAN NOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
6. THE AGGREGATE BASE SHOULD BE COMPACTED TO ACHIEVE A 95 PERCENT COMPACTION LEVEL (MODIFIED PROCTOR - ASTM D1557). THE BASE AND SUBGRADE COMPACTION SHOULD EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVED EDGE.
7. ALL BITUMINOUS MATERIAL SHOULD BE COMPACTED TO A DENSITY OF 97% OF THE MAXIMUM DENSITY AS DETERMINED BY THE MARSHALL METHOD.
8. SAWCUT AND REMOVE EXISTING CURBS AND PAVEMENT AS NECESSARY FOR CONSTRUCTION.
9. FIELD VERIFY EXISTING PAVEMENT AND CURB ELEVATIONS WHERE PROPOSED PAVEMENT AND CURB MEETS EXISTING PAVEMENT AND CURB PRIOR TO CONSTRUCTION. PAVING CONTRACTOR SHALL TAKE EXTRA CARE TO ENSURE 1% MINIMUM PAVEMENT SLOPE IS ACHIEVED AND SHALL CONTACT DESIGN ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT IS APPARENT.
10. ADJUST ALL MANHOLE COVERS AS REQUIRED TO MATCH FINAL GRADES AND PROVIDE POSITIVE DRAINAGE.
11. NO GRADING TO TAKE PLACE ON ADJACENT PROPERTIES
12. ALL SIDEWALKS TO BE ADA COMPLIANT.
13. ALL SPOT GRADES SHOWN ON THIS PLANS ARE PROPOSED TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

**MAINTENANCE REQUIREMENTS:**

- 1. ALL SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. IF AT ANY TIME THE DEPTH OF SILT AND SEDIMENT COMES TO WITHIN 12" OF THE TOP OF ANY SILT FENCE, ALL SILT AND SEDIMENT SHALL BE REMOVED TO ORIGINAL GRADE
2. ALL TEMPORARY GRAVEL FILTERS SHOULD BE ADJUSTED AS TO LOCATION PER ACTUAL FIELD CONDITIONS. THE REMOVAL OF TRAPPED SEDIMENT AND THE CLEANOUT OR REPLACEMENT OF CLOGGED STONE MAY BE NECESSARY AFTER EACH STORM EVENT DURING THE PROJECT.
3. ONLY UPON STABILIZATION OF ALL DISTURBED AREAS MAY THE SILT FENCE AND TEMPORARY GRAVEL OR FABRIC INLET FILTERS BE REMOVED. ALL STORM SEWERS MUST ALSO BE CLEANED OF ALL SEDIMENT.

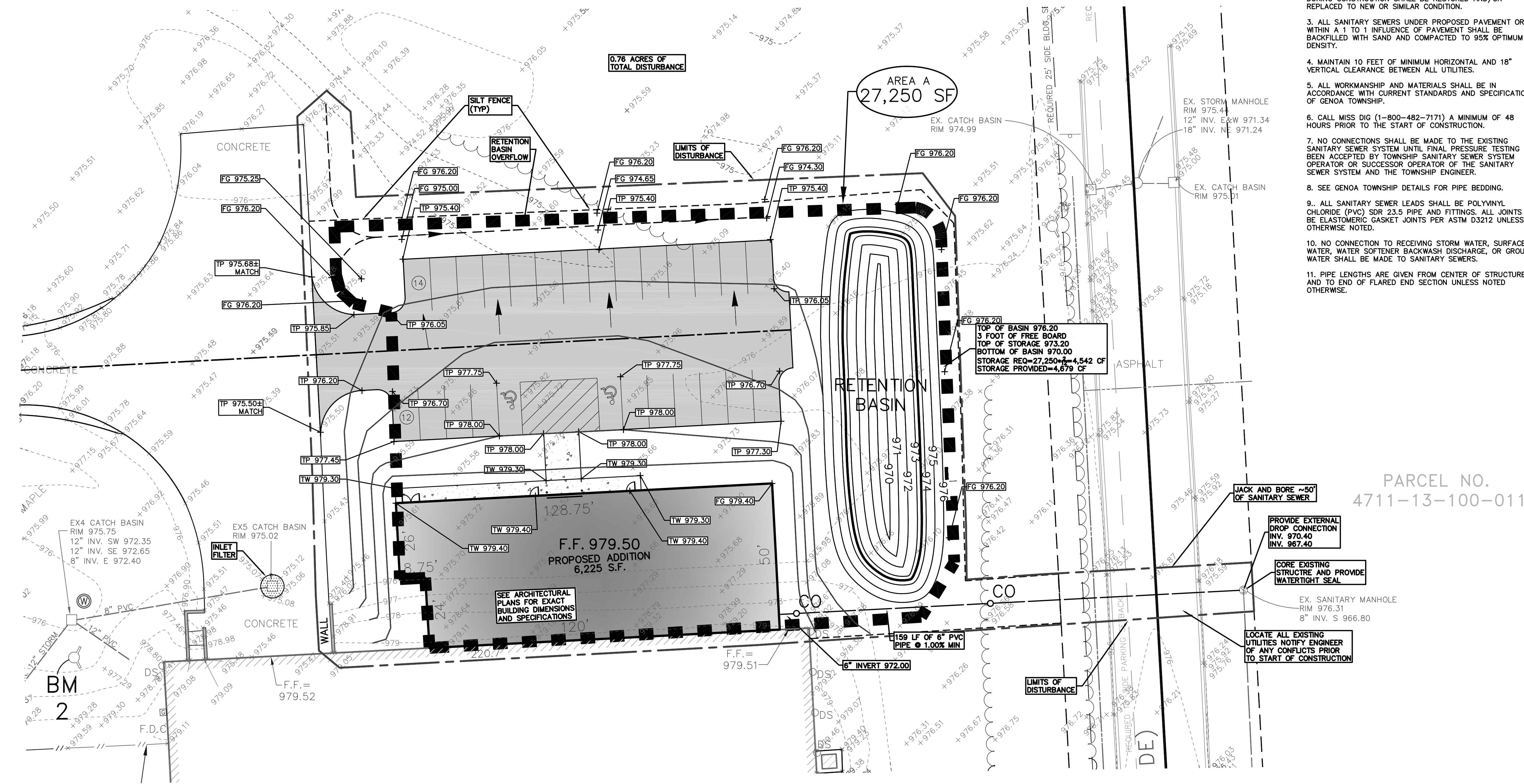
**SANITARY NOTES**

- 1. ALL NEW SANITARY SEWER SYSTEMS INSTALLED ARE SUBJECT TO GENOA TWP., OR LIVINGSTON COUNTY INSPECTION.
2. ROAD SHOULDERS, ROAD PAVEMENT, PARKING PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, DITCHES, DRAINAGE PIPES AND STRUCTURES, FENCES, LAWNS, TREES, BUSHES, MAILBOXES, STREET AND PUBLIC INFORMATION SIGNS, ADVERTISEMENT SIGNS, AND ITEMS NOT LISTED, DAMAGED DURING CONSTRUCTION SHALL BE RESTORED AND/OR REPLACED TO NEW OR SIMILAR CONDITION.
3. ALL SANITARY SEWERS UNDER PROPOSED PAVEMENT OR WITHIN A 1 TO 1 INFLUENCE OF PAVEMENT SHALL BE BACKFILLED WITH SAND AND COMPACTED TO 95% OPTIMUM DENSITY.
4. MAINTAIN 10 FEET OF MINIMUM HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.
5. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF GENOA TOWNSHIP.
6. CALL MISS DIG (1-800-482-7171) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
7. NO CONNECTIONS SHALL BE MADE TO THE EXISTING SANITARY SEWER SYSTEM UNTIL FINAL PRESSURE TESTING HAS BEEN ACCEPTED BY TOWNSHIP SANITARY SEWER SYSTEM OPERATOR OR SUCCESSOR OPERATOR OF THE SANITARY SEWER SYSTEM AND THE TOWNSHIP ENGINEER.
8. SEE GENOA TOWNSHIP DETAILS FOR PIPE BEDDING.
9. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
10. NO CONNECTION TO RECEIVING STORM WATER, SURFACE WATER, WATER SOFTENER BACKWASH DISCHARGE, OR GROUND WATER SHALL BE MADE TO SANITARY SEWERS.
11. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.

**SEQUENCE CONSTRUCTION:**

- 1. SOIL EROSION AND SEDIMENTATION CONTROL PRE-GRADING MEETING.
2. STAKE TREE CLEARING LIMITS AND INSTALL NATURAL FEATURES PROTECTION FENCING.
3. REMOVE TREE STEMS (NOT ROOT SYSTEMS).
4. INSTALL ALL PERIMETER SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING MUD TRACKING SURFACES.
5. GRUB (REMOVE TREE ROOT SYSTEMS) AND ROUGH GRADE SITE, STOCKPILE TOPSOIL (INSTALL TEMPORARY EROSION CONTROLS AROUND STOCKPILE PILES), INSTALL SWALE AND/OR CHANNEL EROSION CONTROLS.
6. INSTALL RETENTION PONDS.
7. STABILIZE THE ENTIRE RETENTION PONDS INCLUDING THE BOTTOM, SIDE SLOPES, AND BERMS WITH TEMPORARY OR PERMANENT VEGETATION.
8. INSTALL ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES TO PROTECT STABILIZED AREAS FROM SEDIMENTATION.
9. INSTALL SANITARY AND OTHER UTILITIES.
10. INSTALL CURBING AND SUB-BASE OF AREAS TO BE PAVED, THEN INSTALL WEAR COAT OF ASPHALT.
11. BEGIN BUILDING CONSTRUCTION.
12. FINAL GRADE SITE AND REDISTRIBUTE TOPSOIL. STABILIZE ALL DISTURBED WITH SOD, HYDROSEED APPLICATION, OR SEEDING UNDER A CRIMPED STRAW MULCH.
13. MONITOR AND MAINTAIN ALL EROSION CONTROLS THROUGH CONSTRUCTION SEQUENCE.

NOTE: SCHEDULE SUBJECT TO GENOA TOWNSHIP APPROVAL AND WEATHER.



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GREENTECH ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS. 51147 Pontiac Trail, Wixom, MI 48393. Phone: (248) 668-0700. Fax: (248) 668-0701.

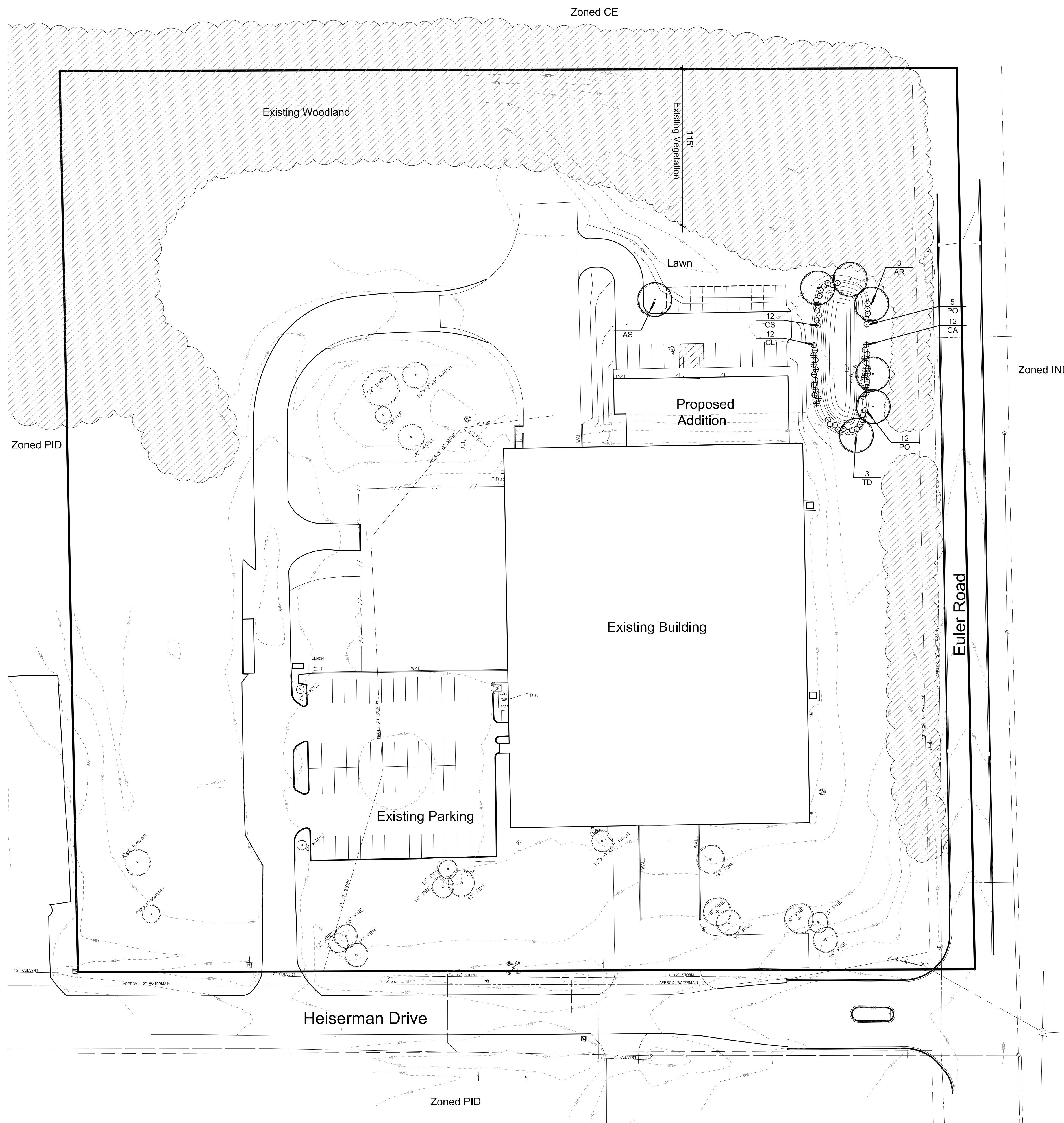
811 Know what's below Call before you dig.

CLIENT: ACS BUILD, INC. GRADING, UTILITY & SESC PLAN. 2040 HEISERMAN DRIVE - PARCEL NO 4711-13-100-030. SECTION: 13. TOWNSHIP: LIVINGSTON COUNTY. RANGE: 5 E. MICHIGAN.

REVISED 2019-3-20 PER REVIEW. DATE: 02-26-2019. DRAWN BY: RMS. CHECKED BY: JMF. SCALE: HOR 1"=20 FT. VER 1"=5 FT. 5. 18-120.

NOT FOR CONSTRUCTION





**Landscape Summary**

<b>Buffer Zone "A"</b>	
Buffer Zone Width	50'
Buffer Zone Width Provided	115'
Waiver is Requested Due to Existing Vegetation	
<b>Parking Lot Landscaping</b>	
Total Proposed Spaces	12 Spaces
Trees Required	1 Tree (12 / 10)
Trees Provided	1 Tree
<b>Detention Pond</b>	
Top of Bank Length	266 l.f.
Trees Required	5.3 Trees (1 per 50')
Trees Provided	6 Trees
Shrubs Required	53 Shrubs (10 per 50')
Shrubs Provided	53 Shrubs

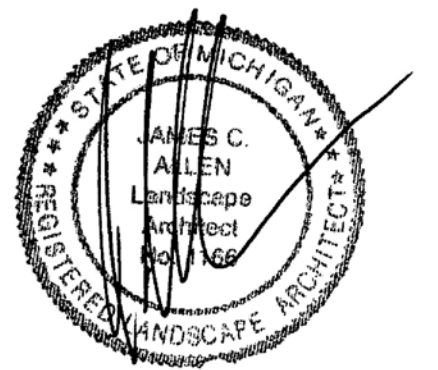
**Plant List**

sym.	qty.	botanical name	common name	caliper	spacing	root	height
AR	3	Acer rubrum	Red Maple	2.5"	as shown	B&B	
AS	1	Acer saccharum	Sugar Maple	2.5"	as shown	B&B	
CA	12	Cornus amomum	Silky Dogwood		as shown		24"
CL	12	Clethra alnifolia	Summersweet		as shown		24"
CS	12	Cornus sericea 'Arctic Fire'	Arctic Fire Red Twig Dogwood		as shown		24"
PO	17	Physocarpus opulifolius	Eastern Ninebark		as shown		24"
TD	3	Taxodium distichum	Bald Cypress	2.5"	as shown	B&B	

Notes:  
 All Landscaped Areas Shall be Provided with an Automatic Underground Irrigation System

All Disturbed Lawn Areas to be Repaired.

Seal:



Title:

**Landscape Plan**

Project:

**Transtar  
 Genoa Township, Michigan**

Prepared for:

Greentech Engineering, INC  
 51147 Pontiac Trail  
 Wixom, Michigan 48393  
 248.668.0700

Revision:

Submission  
 Revised

Issued:

April 2, 2018  
 February 27, 2019

Job Number:

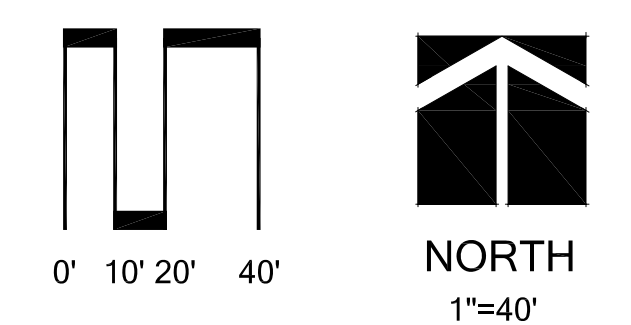
18-023

Drawn By:

jca

Checked By:

jca



Sheet No.





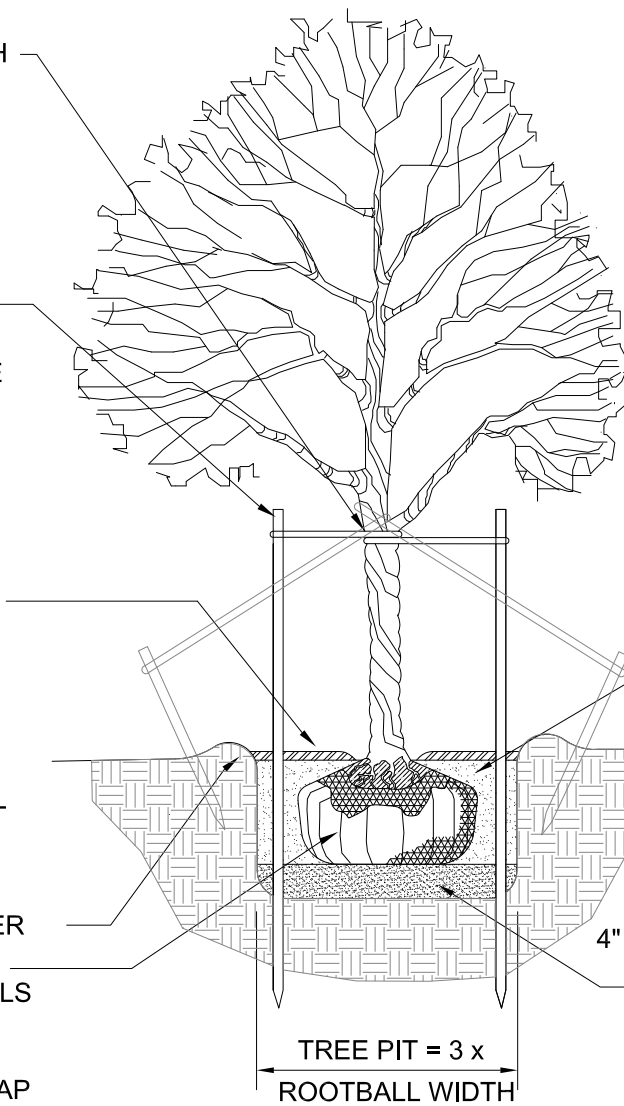
NOTE:  
 GUY DECIDUOUS TREES ABOVE  
 3" CAL. STAKE DECIDUOUS  
 TREES BELOW 3" CAL.

STAKE TREES AT FIRST BRANCH  
 USING 2"-3" WIDE BELT-LIKE  
 NYLON OR PLASTIC STRAPS.  
 ALLOW FOR SOME MINIMAL  
 FLEXING OF THE TREE.  
 REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,  
 MIN. 36" ABOVE GROUND FOR  
 UPRIGHT, 18" IF ANGLED. DRIVE  
 STAKES A MIN. 18" INTO  
 UNDISTURBED GROUND  
 OUTSIDE ROOTBALL. REMOVE  
 AFTER ONE YEAR.

MULCH 4" DEPTH WITH  
 SHREDDED HARDWOOD BARK,  
 NATURAL IN COLOR. LEAVE 3"  
 CIRCLE OF BARE SOIL AT BASE  
 OF TREE TRUNK. PULL ANY  
 ROOT BALL DIRT EXTENDING  
 ABOVE THE ROOT FLARE AWAY  
 FROM THE TRUNK SO THE ROOT  
 FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER  
 REMOVE ALL  
 NON-BIODEGRADABLE MATERIALS  
 COMPLETELY FROM THE  
 ROOTBALL. CUT DOWN WIRE  
 BASKET AND FOLD DOWN BURLAP  
 FROM TOP 1/2 OF THE ROOTBALL.



NOTE:  
 TREE SHALL BEAR SAME  
 RELATION TO FINISH GRADE AS  
 IT BORE ORIGINALLY OR  
 SLIGHTLY HIGHER THAN FINISH  
 GRADE UP TO 6" ABOVE GRADE,  
 IF DIRECTED BY LANDSCAPE  
 ARCHITECT FOR HEAVY CLAY  
 SOIL AREAS.

DO NOT PRUNE TERMINAL  
 LEADER. PRUNE ONLY DEAD OR  
 BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,  
 PLASTICS AND OTHER  
 MATERIALS THAT ARE  
 UNSIGHTLY OR COULD CAUSE  
 GIRDLING.

PLANTING MIXTURE:  
 AMEND SOILS PER  
 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.

SCARIFY SUBGRADE  
 AND PLANTING PIT  
 SIDES. RECOMPACT  
 BASE OF TO 4"  
 DEPTH.

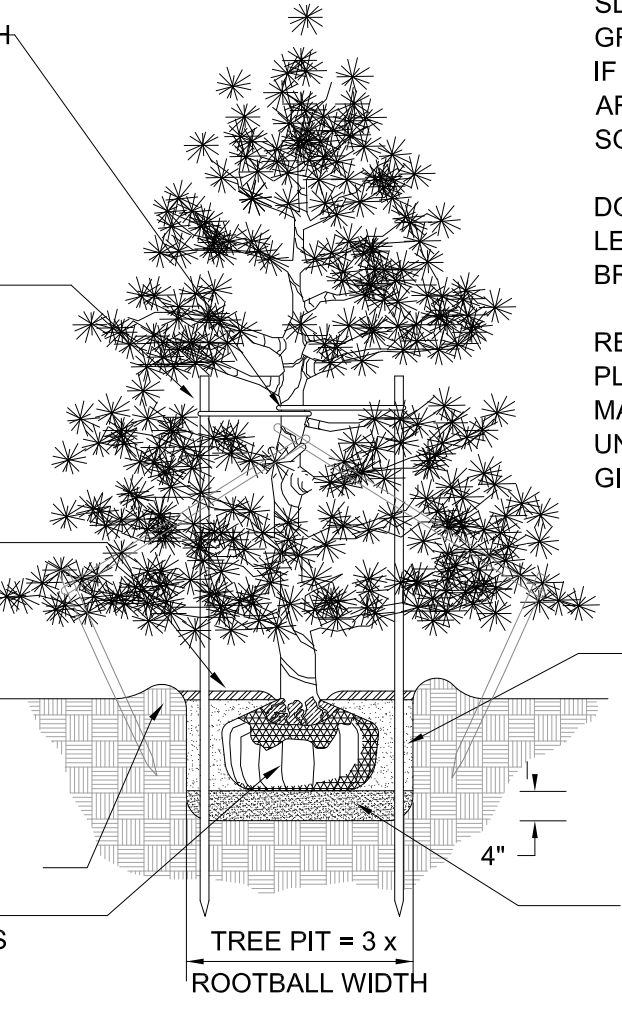
NOTE:  
 GUY EVERGREEN TREES ABOVE  
 12' HEIGHT. STAKE EVERGREEN  
 TREE BELOW 12' HEIGHT.

STAKE TREES AT FIRST BRANCH  
 USING 2"-3" WIDE BELT-LIKE  
 NYLON OR PLASTIC STRAPS.  
 ALLOW FOR SOME MINIMAL  
 FLEXING OF THE TREE.  
 REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,  
 MIN. 36" ABOVE GROUND FOR  
 UPRIGHT, 18" IF ANGLED. DRIVE  
 STAKES A MIN. 18" INTO  
 UNDISTURBED GROUND  
 OUTSIDE ROOTBALL. REMOVE  
 AFTER ONE YEAR.

MULCH 4" DEPTH WITH  
 SHREDDED HARDWOOD BARK,  
 NATURAL IN COLOR. LEAVE 3"  
 CIRCLE OF BARE SOIL AT BASE  
 OF TREE TRUNK. PULL ANY  
 ROOT BALL DIRT EXTENDING  
 ABOVE THE ROOT FLARE AWAY  
 FROM THE TRUNK SO THE ROOT  
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 BASKET AND FOLD DOWN BURLAP  
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 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.

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 AND PLANTING PIT  
 SIDES. RECOMPACT  
 BASE OF TO 4"  
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NOTE:  
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 IT BORE ORIGINALLY OR  
 SLIGHTLY HIGHER THAN FINISH  
 GRADE UP TO 4" ABOVE GRADE,  
 IF DIRECTED BY LANDSCAPE  
 ARCHITECT FOR HEAVY CLAY  
 SOIL AREAS.

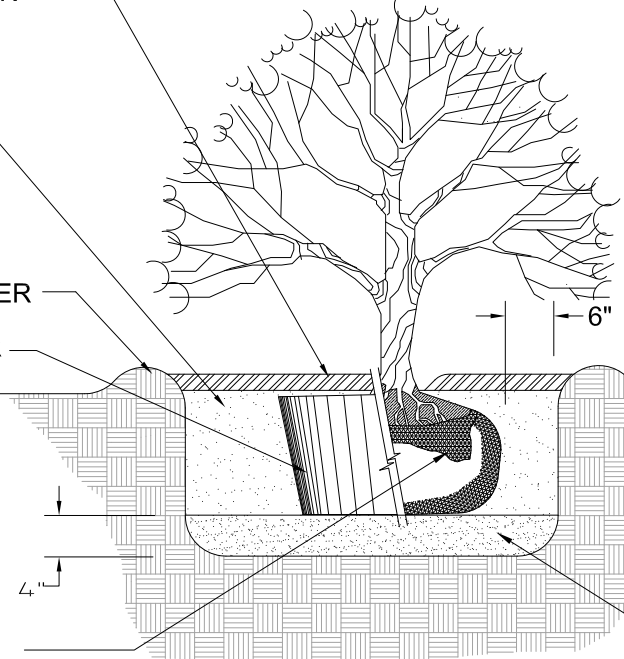
PRUNE ONLY DEAD OR BROKEN  
 BRANCHES.

REMOVE ALL TAGS, STRING,  
 PLASTICS AND OTHER  
 MATERIALS THAT ARE  
 UNSIGHTLY OR COULD CAUSE  
 GIRDLING.

MULCH 3" DEPTH WITH  
 SHREDDED HARDWOOD BARK,  
 NATURAL IN COLOR. PULL BACK  
 3" FROM TRUNK.

PLANTING MIXTURE:  
 AMEND SOILS PER  
 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.  
 MOUND EARTH TO FORM SAUCER

REMOVE ALL  
 NON-BIODEGRADABLE MATERIALS  
 COMPLETELY FROM THE  
 ROOTBALL. FOLD DOWN BURLAP  
 FROM TOP 1/2 OF THE ROOTBALL.



SCARIFY SUBGRADE  
 AND PLANTING PIT  
 SIDES. RECOMPACT  
 BASE OF TO 4"  
 DEPTH.

## DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

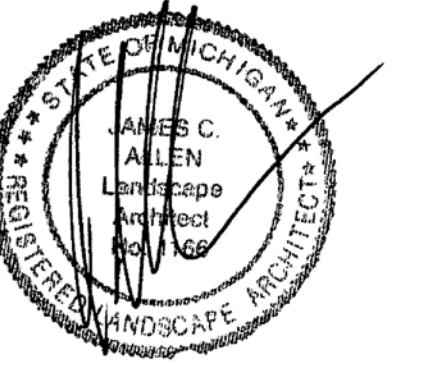
## EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

## SHRUB PLANTING DETAIL

NOT TO SCALE

Seal:



Title:

Landscape Details

Project:

Transtar  
 Genoa Township, Michigan

Prepared for:

Greentech Engineering, INC  
 51147 Pontiac Trail  
 Wixom, Michigan 48393  
 248.668.0700

Revision:

Submission  
 Revised

Issued:

April 2, 2018  
 February 27, 2019

Job Number:

18-023

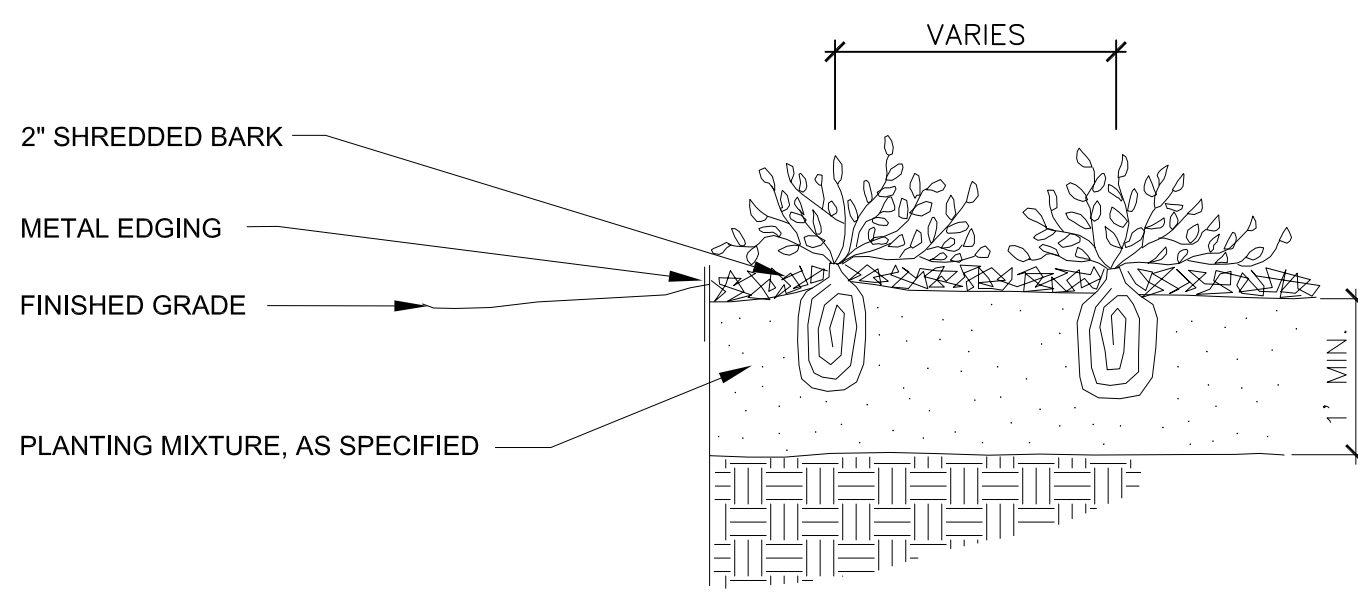
Drawn By:

jca

Checked By:

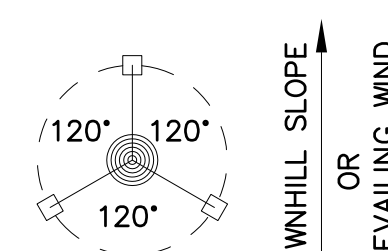
jca

Sheet No.



## PERENNIAL PLANTING DETAIL

Not to scale

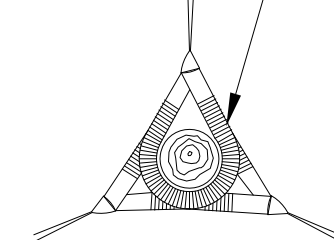


STAKING/GUYING LOCATION

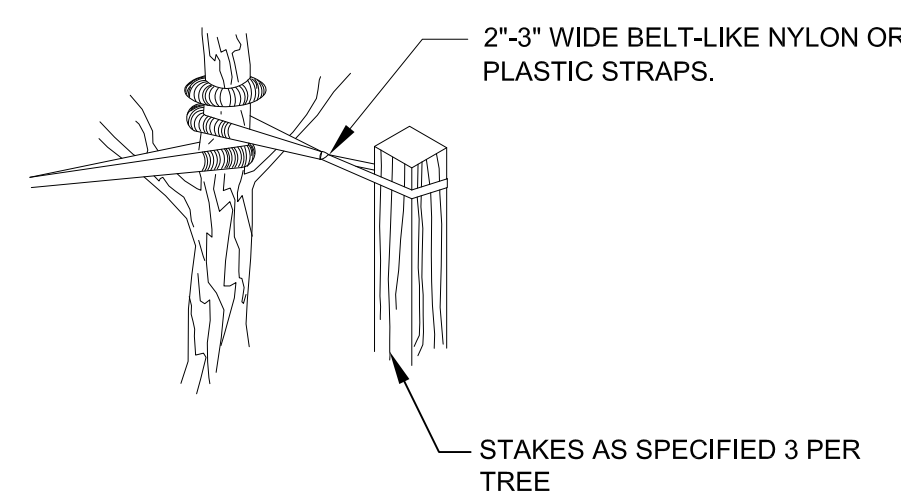
NOTE:  
 ORIENT STAKING/GUYING TO PREVAILING  
 WINDS, EXCEPT ON SLOPES GREATER  
 THAN 3:1 ORIENT TO SLOPE.

USE SAME STAKING/GUYING  
 ORIENTATION FOR ALL PLANTS WITHIN  
 EACH GROUPING OR AREA

2"-3" WIDE BELT-LIKE NYLON OR  
 PLASTIC STRAPS.



GUYING DETAIL



STAKING DETAIL

## TREE STAKING DETAIL

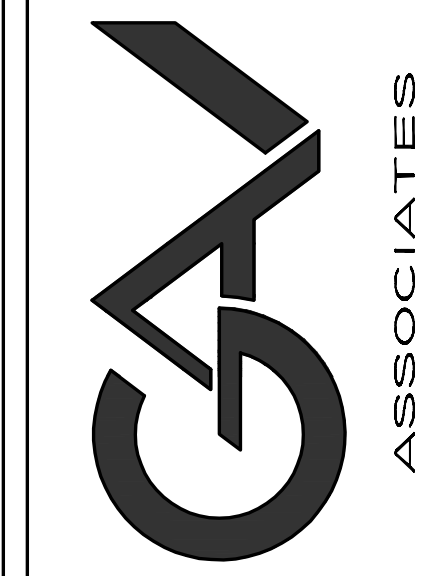
Not to scale



ISSUED FOR	DATE
PRELIM	1/16/18
	1/18/18
	3-22-18
SPA	4/1/18
	2/27/19

**ARCHITECTURAL DESIGN**  
 RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

G.A.V. ASSOCIATES, INC.  
 24001 ORCHARD LAKE RD., STE. 180A  
 FARMINGTON, MICHIGAN 48336  
 PH: (248) 988-9101  
 WEB: WWW.GAVASSOCIATES.COM

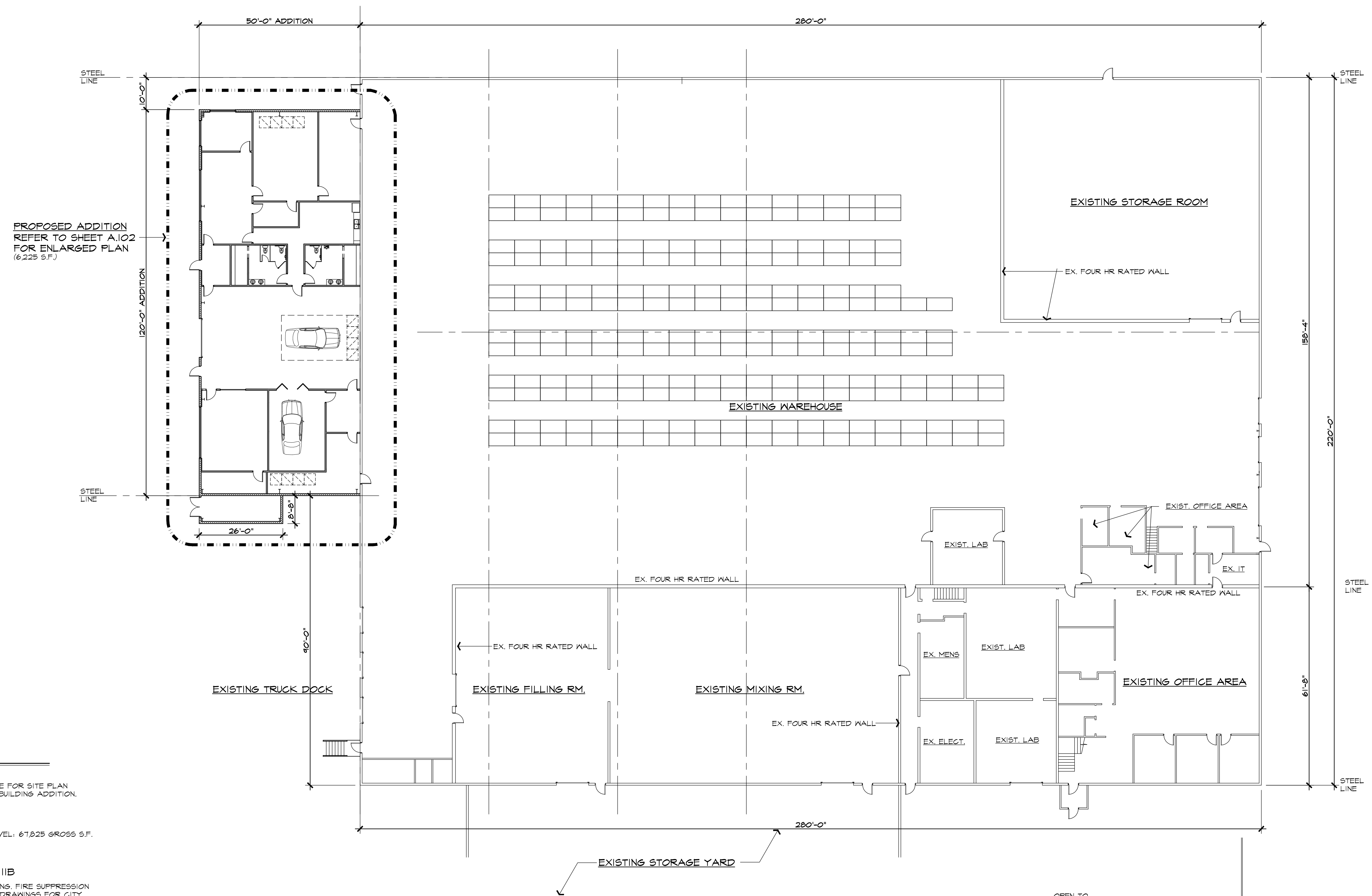


**ACSBUILD, INC.**  
 28525 Beck Road  
 Wixom, Mich. 48393  
 Ph: 248-348-9911  
 Fax: 248-348-9922

PROPOSED ADDITION FOR:  
 TRANSTAR, INC.  
 HEISERMAN DRIVE  
 BRIGHTON TWP., MI

DRAWN:	DESIGNED:	CHECKED:
SCALE:		
FILE NAME:		
JOB #: 18006		

SHEET TITLE  
 MAIN LEVEL FLOOR PLAN  
 SHEET #  
**A.101**



**DESIGN DATA**

**NOTE:**  
 PLANS BEING SUBMITTED BY ARE FOR SITE PLAN APPROVAL OF THE PROPOSED BUILDING ADDITION.

**BUILDING DATA**  
 TOTAL BUILDING AREA MAIN LEVEL: 67,825 GROSS S.F.

**USE GROUP:** B / S-1

**CONSTRUCTION CLASS:** IIB  
 FULLY FIRE SUPPRESSED BUILDING. FIRE SUPPRESSION CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CITY REVIEW OF PROPOSED ADDITION.

**CODE REFERENCE**

- \* MICHIGAN BUILDING CODE 2015
- \* MICHIGAN BARRIER FREE CODE & ICC/ANSI A117.1 2009
- \* MICHIGAN BARRIER FREE DESIGN LAM P.A. 1 OF 1966 AS AMENDED
- \* MICHIGAN MECHANICAL CODE 2015 (M.M.C.)
- \* MICHIGAN PLUMBING CODE 2015 (M.P.C.)
- \* INTERNATIONAL FUEL GAS CODE 2015 (I.F.G.C.)
- \* MBC 2012 CHAPTER 13 & MICHIGAN UNIFORM ENERGY CODE 2012 CHAPTER 5 AND PART 10a - RULES (ANSI/ASHRAE/IESNA STANDARD 90.1 2009)
- \* NATIONAL ELECTRICAL CODE 2014 N.E.C. W/ PART B AMENDMENTS(M.E.C.)
- \* INTERNATIONAL FIRE CODE 2015 (I.F.C.)
- \* PROJECT SHALL COMPLY W/ MBC 2015 CHP. 35

**ALLOWED BUILDING AREA SECTION 506**

**At VALUES**

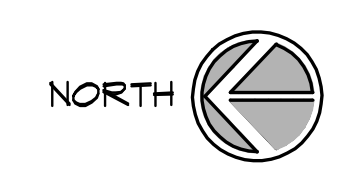
S-1 USE BASE AREA: 17,500 S.F.  
 B USE BASE AREA: 23,000 S.F.

**FRONTAGE INCREASE (506.3)**

$IF = [F/P - 0.25] W/30$   
 $= [(1192 / 1192 - 0.25) W/30$   
 $= .75$

**MAX. AREA (506.2.1)**

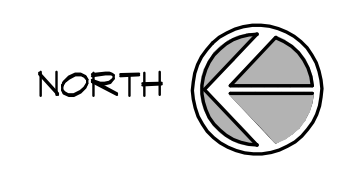
USE S-1 WORST CASE SINGLE OCCUPANCY, ONE STORY, FIRE SUPPRESSED  
 $A_q = At + (NS \times IF)$   
 $= 17,500 \times .75$   
 $= 13,125 \text{ S.F.}$   
 $At (S1 \text{ TABLE } 506.2) = 70,000 \text{ S.F.}$   
 $A_q = 70,000 + 13,125 = 83,125 \text{ S.F.}$   
 PROPOSED = 67,825 S.F.



**MAIN LEVEL FLOOR PLAN**

EX. MAIN LEVEL: 61,600 S.F.  
 PROPOSED ADDITION: 6,225 S.F.

SCALE: 1/16"=1'-0"



**EXISTING MEZZANINE FLOOR PLAN (OFFICE AREA)**

+/- 3,100 S.F.

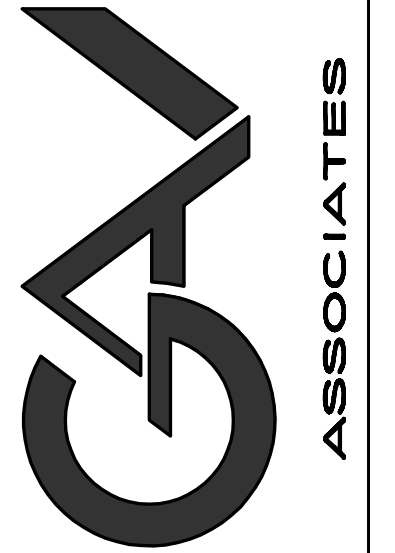
SCALE: 1/32"=1'-0"



ISSUED FOR	DATE
PRELIM.	12.19.18
	2.20.19
SFA	2.27.19
SFA	4.18

**ARCHITECTURAL DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. ASSOCIATES, INC  
24001 ORCHARD LAKE RD., STE. 180A  
FARMINGTON, MICHIGAN 48336  
PH: (248) 388-5191  
WEB: WWW.GAVASSOCIATES.COM



**ACSBUILD, INC.**  
28523 Beck Road  
Wyom, Mich. 48393  
Ph: 248-348-9911  
Fax: 248-348-9922

PROPOSED ADDITION FOR:  
TRANSTAR, INC.  
HEISERMAN DRIVE  
GENOA TWP., MI

DRAWN: DESIGNED: CHECKED:

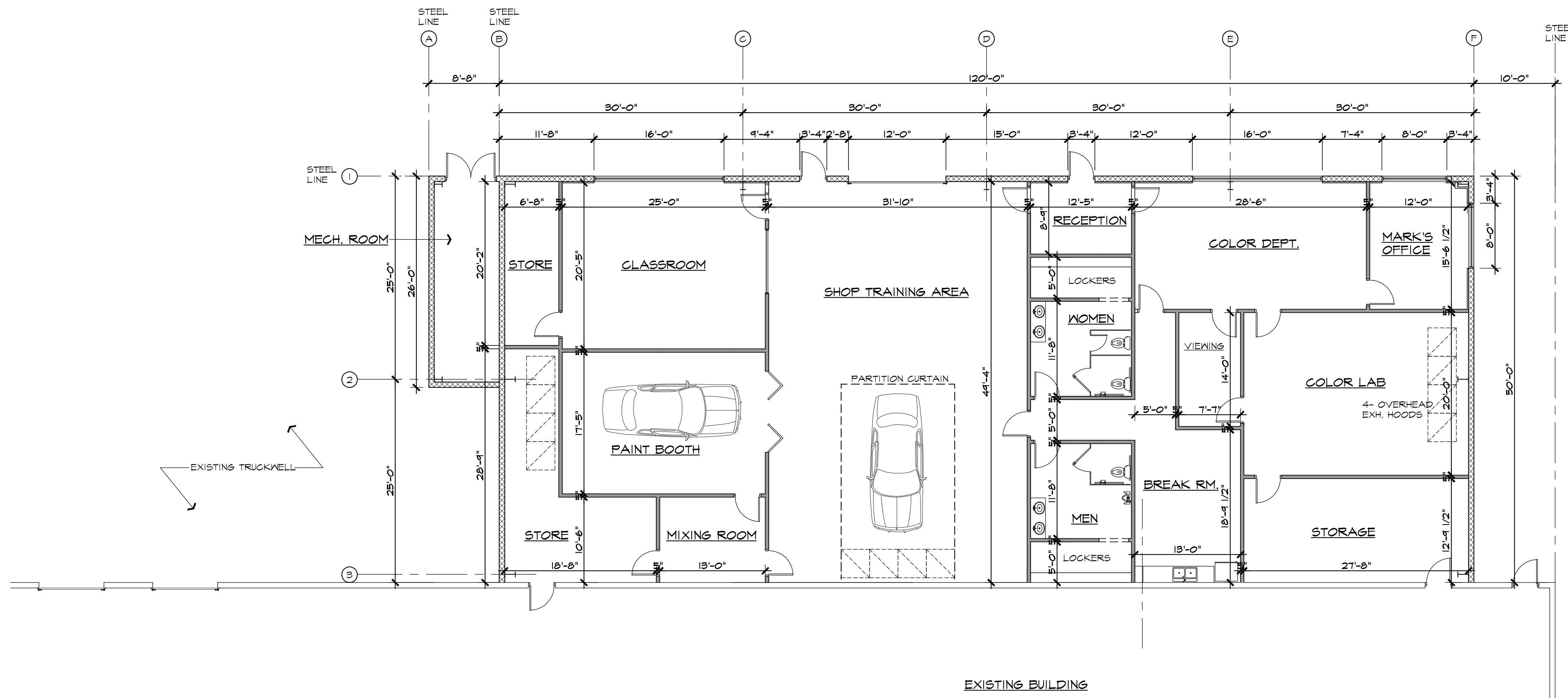
SCALE :

FILE NAME :

JOB # 18006

SHEET TITLE  
MAIN LEVEL  
FLOOR PLAN

SHEET #  
**A.102**



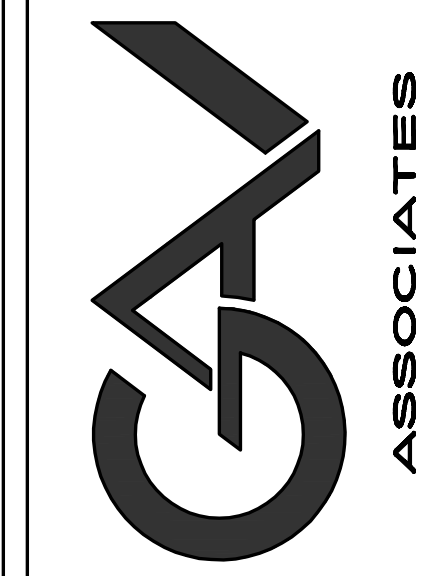
**BUILDING ADDITION FLOOR PLAN**  
6,000 S.F. SCALE: 1/8"=1'-0"



ISSUED FOR	DATE
SFA	4.1.18
	2.20.18
	2.21.18
SFA	2.27.18

**ARCHITECTURAL DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. ASSOCIATES, INC  
24001 ORCHARD LAKE RD., STE. 180A  
FARMINGTON, MICHIGAN 48336  
PH: (248) 988-9191  
WEB: WWW.GAVASSOCIATES.COM



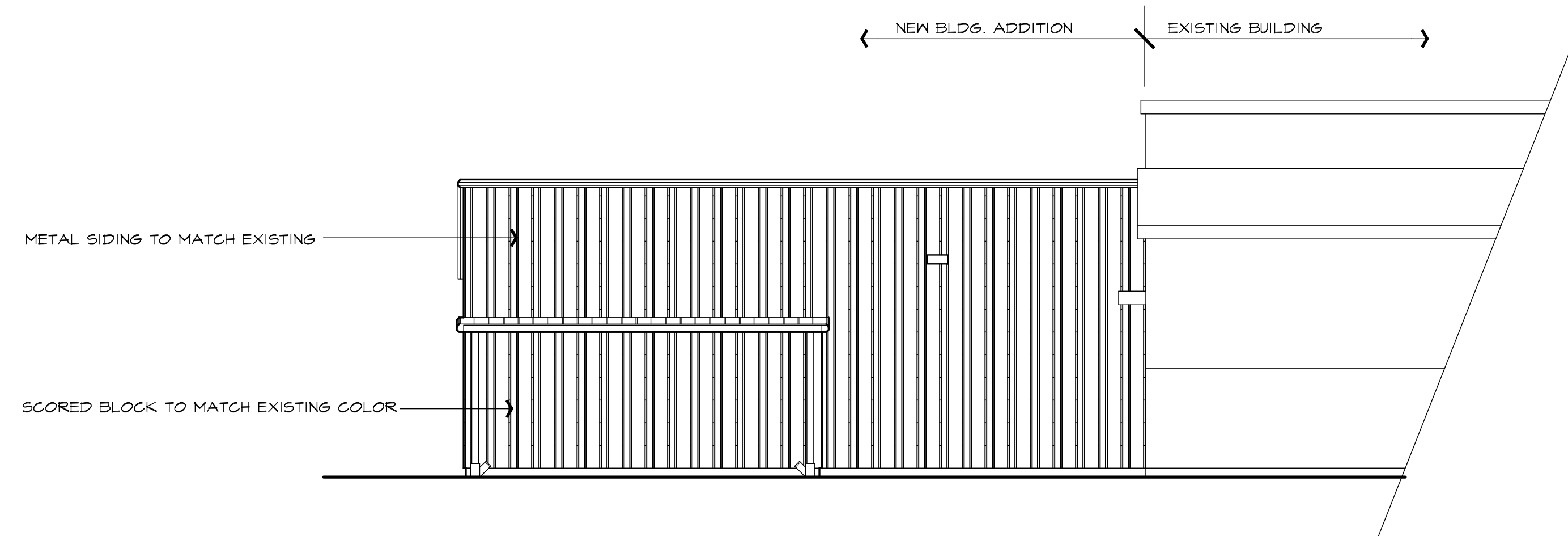
**ACSBUILD, INC.**  
28523 Beck Road  
Wyom, Mich. 48393  
Ph: 248-348-9911  
Fax: 248-348-9922

PROPOSED ADDITION FOR:  
TRANSTAR, INC.  
HEISERMAN DRIVE  
GENOA TWP., MI

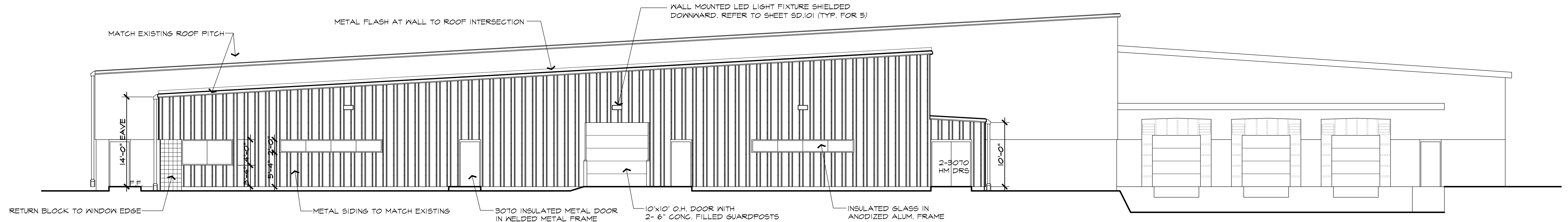
DRAWN:	DESIGNED:	CHECKED:
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SCALE :  
FILE NAME :  
JOB # 18006

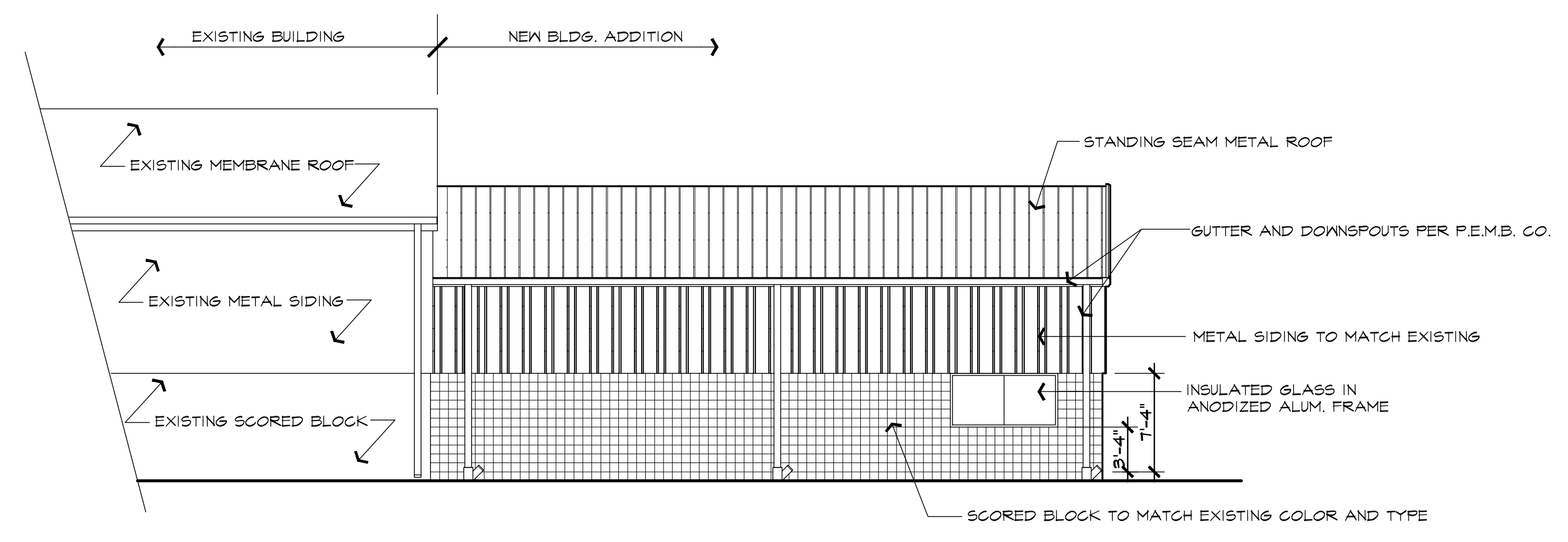
SHEET TITLE  
EXTERIOR ELEVATIONS  
SHEET #  
**A.201**



**WEST ELEVATION**  
SCALE: 1/8"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/8"=1'-0"



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"



**GENOA TOWNSHIP  
APPLICATION FOR CONCEPTUAL SITE PLAN REVIEW**

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT: Premier Genoa LLC

OWNER'S ADDRESS: 775 N. Second Street, Brighton, MI 48116

SITE ADDRESS: 4525 E Grand River Ave, Howell, MI 48843

TAX CODE NUMBER: 6 parcels ID # 11-09-200-005, -010,-015,-016, -014, -017

PHONE: Daniel Boorstein, (248) 790-5552, Vince DeAngelis (313) 657-2760

LOCATION AND BRIEF DESCRIPTION OF SITE:  
5.12 acres bounded by Grand River, Lawson Drive and White Horse Drive

THE PROPERTY IS OWNED BY: BMH Realty LLC - Attachment A

BRIEF STATEMENT OF PROPOSED USE:  
See Attached Statement – Exhibit C, plus support Exhibit D, Exhibit E & Exhibit F

THE FOLLOWING BUILDINGS ARE PROPOSED:  
See Attached Statement – Exhibit B

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: Vince DeAngelis, Special Projects Corrigan Oil

ADDRESS: 775 N. Second Street, Brighton, MI 48116

ARCHITECT OR ENGINEER'S SIGNATURE



\*AGENT (acting for owner) SIGNATURE

*\*A letter of Authorization from Property Owner is needed.*

**Contact Information** - Review Letters and Correspondence shall be forwarded to the following:  
1.) Daniel Boorstein, of SVI Properties, LLC at (248) 276-9292  
Name Business Affiliation Fax No.

2. Vince DeAngelis                      Corrigan Oil                      (810) 229-4970

**EXHIBIT A**

**Proof of Ownership**



LIVINGSTON COUNTY TREASURER'S CERTIFICATE



\* 2 0 0 8 R - 0 3 0 0 2 9 \*

2008R-030029

RECORDED ON  
10/23/2008 04:14:36PM

SALLY REYNOLDS  
REGISTER OF DEEDS

LIVINGSTON COUNTY, MI 48843

RECORDING: 16.00  
RENON: 4.00

PAGES: 3

I hereby certify that there are no TAX LIENS OR TITLES held by the State or any individual against the within description, and all TAXES are same as paid for five years previous to the date of this instrument or appear on the records in this office except as stated.

10-23-08 Dianne H. Hardy, Treasurer  
Sec 185 Act 266 1893 as Amended  
085 Taxes not examined Certificate # 14533

HOMESTEAD DENIALS NOT EXAMINED

WARRANTY DEED

1644508

THIS INDENTURE, made this 9th day of September, 2004, BETWEEN,

BERNERD E. KUHN'S, Trustee of the Bernerd E. Kuhns Living Trust under Agreement dated April 20, 2001, and BETTY JEAN KUHN'S, Trustee of the Betty Jean Kuhns Living Trust under Agreement dated April 20, 2001  
4483 East Grand River  
Howell, Michigan 48843

of the First Part, and

BMH REALTY, L.L.C.  
775 North 2nd Street  
Brighton, Michigan 48116

of the Second Part,

WITNESSETH, That said Party of the First Part, for and in consideration of FOUR HUNDRED TWENTY-FIVE THOUSAND and No/100 (\$425,000.00) Dollars to them in hand paid by the said Party of the Second Part, the receipt of which is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the Second Part its successors and assigns, FOREVER, all that certain piece or parcel of land situate and being in the Township of Genoa, County of Livingston, and State of Michigan, and described as follows, to-wit:

Part of the Northeast quarter of Section 9, Town 2 North, Range 5 East, Michigan, described as follows: Beginning at a point South 2° 24' West 636.58 feet from the North quarter corner of said Section 9; thence South 2° 24' West 172.53 feet; thence South 60° 0' East 141.66 feet along the Northerly right of way line of Grand River; thence North 30° 0' East 200.00 feet; thence North 72° 0' West 226.54 feet to the point of beginning.

Tax Parcel Number: 11-09-200-005-401-47070

Subject to easement in favor of Detroit Edison as recorded in Liber 2583, page 204, Livingston County Records.

Subject to other easements and restrictions as of record, if any.

The property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. The grantor grants to the grantee the right to make

1636509

STATE OF MICHIGAN  
REAL ESTATE TRANSFER TAX  
LIVINGSTON COUNTY, MI  
2008R-030029 23 Oct 2008  
00078326  
\$ 467.50 C \$ 3187.50 S

-1-

PETER B. VAN WINKLE, P.C. • 105 EAST GRAND RIVER • HOWELL • MICHIGAN 48843  
TELEPHONE: 517-546-2680

10-23-08 16:13 RCVD



PETER B. VAN WINKLE, P.C. • 105 EAST GRAND RIVER • HOWELL • MICHIGAN 48843  
TELEPHONE: 517-546-2680

all divisions under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: **To Have and to Hold** the said premises, as herein described, with the appurtenances, unto the said Party of the Second Part and to its and assigns, **FOREVER**. And the said Party of the First Part, for themselves, their successors and assigns, does covenant, grant, bargain and agree to and with said Party of the Second Part, its successors and assigns, that at the time of the delivery of these presents they are well seized of the above granted premises in fee simple: that they are free from all incumbrances whatever:

Except such as may have accrued since September 9, 2004, by or through the acts, negligence or omissions of parties other than Party of the First Part,

and that they will and their successors shall **Warrant and Defend** the same against all lawful claims whatsoever, except as noted above.

When applicable, pronouns and relative words shall be read as plural, feminine and neuter.

**In Witness Whereof**, The said Party of the First Part has set their hand the day and year first above written.

*Bernerd E. Kuhns*

**BERNERD E. KUHNS**  
Trustee of the Bernerd E. Kuhns Living Trust under Agreement dated April 20, 2001 *JF*

*Betty Jean Kuhns*

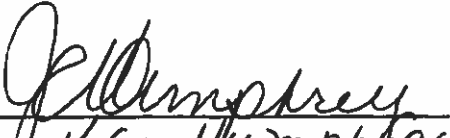
**BETTY JEAN KUHNS**  
Trustee of the Betty Jean Kuhns Living Trust under Agreement dated April 20, 2001 *JF*

STATE OF MICHIGAN            )  
  ) ss.  
COUNTY OF LIVINGSTON    )

On this 9th day of September, 2004, before me, a Notary Public in and for said County, personally appeared BERNERD E. KUHNS, Trustee of the Bernerd E. Kuhns Living Trust under Agreement dated April 20, 2001, and BETTY JEAN KUHNS, Trustee of the Betty Jean Kuhns

Living Trust under Agreement dated April 20, 2001, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

**J.C. HUMPHREY**  
**NOTARY PUBLIC, LIVINGSTON CO., MI**  
**MY COMM. EXPIRES FEBRUARY 6, 2009**  
**ACTING IN LIVINGSTON COUNTY**

  
Notary Public  
Livingston County, Michigan  
Acting in the County of Livingston  
My Commission Expires: 2.6.09

DRAFTED BY:  
Peter B. Van Winkle  
105 East Grand River  
Howell, Michigan 48843

RETURN TO: BMH Realty  
775 N. Second Street ✓  
Brighton, Mi 48116

PETER B. VAN WINKLE, P.C. • 105 EAST GRAND RIVER • HOWELL • MICHIGAN 48843  
TELEPHONE: 517-546-2680

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That ISAAC HOSKINS also known as ISAAC EDWARD HOSKINS, also known as ISAAC E. HOSKINS, a single man, whose address is 4525 E. Grand River, Howell, Michigan; CONVEY(S) AND WARRANT(S) TO: FREDERICK BERNARD CORRIGAN and DAVID MIKA, partners, whose address is 1040 E. Grand River, Brighton, Michigan, 48116, the following described premises situated in the Township of Genoa, County of Livingston, State of Michigan, to-wit:

Parcel 1: A part of the NE 1/4 of Section 9, T2N-R5E, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the North 1/4 corner of said Section 9; Thence S 02°24'00" W along the West line of "Charles Garlock" Survey #142-33, dated 2-2-77, 459.11 feet to the point of beginning of the parcel to be described; Thence S 67°30'00" E 612.00 feet; Thence S 05°09'00" W 205.00 feet; Thence N 64°27'40" W 106.63 feet; Thence N 60°00'00" W 274.00 feet; Thence N 72°00'00" W 226.54 feet; Thence N 02°24'00" E 177.47 to the point of beginning, containing 2.88 acres more or less.

Tax Code #11-09-200-016-201

Parcel 2: A part of the NE 1/4 of Section 9, T2N, R5E, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the North 1/4 corner of said Section 9; Thence S 02° 24'00" W along the West line of "Charles Garlock" Survey #142-33, dated 2-2-77, 809.11 feet to the Northerly right-of-way of Grand River Avenue; Thence S 60°00'00" E along the Northerly right-or-way of Grand River Avenue, 141.66 feet to the point of beginning of the parcel to be described; Thence N 30°00'00" E 200.00 feet; Thence S 60°00'00" E 274.00 feet; Thence S 25°32'20" W 217.67 feet to the Northerly right-of-way of Grand River Avenue; Thence N 60°00'00" W along said Northerly right-of-way 289.86 feet to the point of beginning, containing 0.65 acres more or less. Tax Code # 11-09-200-010-201 and #11-09-200-015-201

FOR THE FULL CONSIDERATION OF: TWO HUNDRED FIFTEEN THOUSAND NO/100 (\$215,000.00) DOLLARS.

SUBJECT TO: Easements, covenants, restrictions and encumbrances of record, Release of Right-of-Way to Livingston County recorded in Liber 153, page 70, and sewer assessment.

Dated this 4 day of December, 1992.

WITNESSES:

JOHN W. DRURY

PAMELA S. MITCHELL

STATE OF MICHIGAN

COUNTY OF LIVINGSTON

SIGNED AND SEALED:

ISAAC HOSKINS, AKA ISAAC EDWARD HOSKINS, and AKA ISAAC E. HOSKINS

ISAAC HOSKINS, AKA ISAAC EDWARD HOSKINS, and AKA ISAAC E. HOSKINS

LIVINGSTON COUNTY TREASURER'S CERTIFICATE I hereby certify that there are no TAX LIENS or TAXES paid by the state or any local authority in the within description, and all TAXES are same as paid for five years previous to the date of this instrument, or appear on the records in this office subject to record.

NANCY HAVEN... LIVINGSTON COUNTY, MI

AKA ISAAC EDWARD HOSKINS AKA ISAAC E. HOSKINS

The foregoing instrument was acknowledged before me this 4th day of December, 1992 by ISAAC HOSKINS, as his free act and deed. My commission expires: 3/24/96

Pamela S. Mitchell Notary Public, STATE OF LIVINGSTON COUNTY, Michigan, REAL ESTATE TRANSFER TAX 236.50

Prepared by: MICHAEL F. MERRITT Attorney at Law

USE: 1645 PAGE 0603

2.241

92

KNOW ALL MEN BY THESE PRESENTS: That FREDERICK BERNARD CORRIGAN and BONNIE M. CORRIGAN Husband and wife 3700 Flint Road, Brighton, MI 48116 Quit Claim to BMH REALTY, L.L.C., a Michigan Limited Liability Company 775 N. 2nd St., Brighton, MI 48116 Whose street number and postoffice address is the following described premises situated in the Township of Genoa County of Livingston and State of Michigan, to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

More commonly known as: 4525 Grand River Avenue

RECORDED MINNESOTA TITLE AGENCY, INC. 1998 DEC 12 A 9 32 NANCY HANLARD REGISTER OF DEEDS LIVINGSTON COUNTY, MI. 48003

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, for the sum of none.

Revenue exempt pursuant to MCL 207.526(a) and revenue exempt pursuant to MCL 207.505(a).

Dated this 2nd day of December 19 96

Signed in the presence of:

Signed by:

Les R. Pinks Esther R. Reber

Fredrick Bernard Corrigan BONNIE M. CORRIGAN

STATE OF MICHIGAN } ss. COUNTY OF Livingston } The foregoing instrument was acknowledged before me this 2nd day of December 19 96 by Frederick Bernard Corrigan and Bonnie M. Corrigan

Esther R. Reber Notary Public, Livingston County, Michigan

My Commission expires September 6, 19 97

Table with 3 columns: When Recorded Return To (BMH REALTY, L.L.C.), Send Subsequent Tax Bills To (GRANTEE), and Drafted by (Les R. Pinks).

Parcel 1: A part of the NE 1/4 of Section 9, T2N-R5E, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the North 1/4 corner of said Section 9; Thence S 02°24'00" W along the West line of "Charles Garlock" Survey #142-33, dated 2-2-77, 459.11 feet to the point of beginning of the parcel to be described; Thence S 67°30'00" E 612.00 feet; Thence S 05°09'00" W 205.00 feet; Thence N 64°27'40" W 106.63 feet; Thence N 60°00'00" W 274.00 feet; Thence N 72°00'00" W 226.54 feet; Thence N 02°24'00" E 177.47 feet to the point of beginning, containing 2.88 acres more or less.  
Tax Code #11-09-200-016-201

Parcel 2: A part of the NE 1/4 of section 9, T2N-R5E, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the North 1/4 corner of said Section 9; Thence S 02°24'00" W along the West line of "Charles Garlock" Survey #142-33, dated 2-2-77, 809.11 feet to the Northerly right-of-way of Grand River Avenue; Thence S 60°00'00" E along the Northerly right-of-way of Grand River Avenue, 141.66 feet to the point of beginning of the parcel to be described; Thence N 30°00'00" E 200.00 feet; Thence S 60°00'00" E 274.00 feet; Thence S 25°32'20" W 217.67 feet to the Northerly right-of-way of Grand River Avenue; Thence N 60°00'00" W along said Northerly right-of-way 289.86 feet to the point of beginning, containing .065 acres more or less.  
Tax Code #11-09-200-010-201 and #11-09-200-015-201

04073

RECORDED

2004 NOV 23 A 9:46

NANCY HAVILAND  
REGISTER OF DEEDS  
LIVINGSTON COUNTY, MI.  
48843

LIVINGSTON COUNTY TREASURER'S CERTIFICATE  
I hereby certify that there are no TAX  
LIENS or TITLES held by the state or any  
local against the within description  
and all TAXES are same as paid for this  
year is previous to the date of this certificate  
except as stated.

10086

11-15-04  
DHS  
Thomas H. Hardy, Treasurer  
LIVESTON COUNTY, MI.  
TREASURER

HOMESTEAD DENIALS NOT EXAMINED

WARRANTY DEED

1314  
660-  
4500-

KNOW ALL MEN BY THESE PRESENTS: That Marlene E. McNutt, trustee under Trust Agreement dated July 12, 1994, as amended whose address is 3717 Innisfree, Howell, MI 48843 Convey(s) and Warrant(s) to BMH Realty, L.L.C., a Michigan Limited Liability Company whose address is 775 N. Second Street, Brighton, MI 48116 the following described premises situated in the Township of Genoa, County of Livingston, and State of Michigan, to wit:

A part of the Northeast 1/4 of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the North 1/4 corner of said Section 9; thence South 02 degrees 24 minutes 00 seconds West along the West line of Charles Garlock Survey No. 142-33, dated February 2, 1977, 809.11 feet to the Northerly right-of-way of Grand River Avenue; thence South 60 degrees 00 minutes 00 seconds East along said Northerly right-of-way of Grand River Avenue, 431.52 feet to the point of beginning of the parcel to be described; thence North 25 degrees 32 minutes 20 seconds East 217.67 feet; thence South 64 degrees 27 minutes 40 seconds East 106.63 feet; thence South 05 degrees 09 minutes 00 seconds West 23.38 feet; thence South 16 degrees 19 minutes 00 seconds West 210 feet to the Northerly right-of-way of Grand River Avenue; thence North 60 degrees 00 minutes 00 seconds West along said Northerly right-of-way 148.90 feet to the point of beginning.

The grantor grants to the grantee the right to make all divisions under Section 108 of the land division act, Act No. 288 of the Public Acts of 1967.

This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

together with all singular the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining, for the sum of Six Hundred Thousand and No/100\*\*\*(\$600,000.00), pursuant to the terms of a land contract between the parties within named dated September 2, 2004.

subject to any and all easements, building and/or use restrictions appearing as of record, also subject to any liens or encumbrances such as may have attached subsequent to September 2, 2004 through the acts or omissions of persons other than grantors or their assigns.

Dated this 2<sup>nd</sup> day of September, 2004

Signed by:

STATE OF MICHIGAN  
Dept of Taxation  
Livingston County  
0150884 23 Nov 2004



REAL ESTATE \*  
TRANSFER TAX \*  
\$660.00-C \*  
\$4,500.00-S \*  
#0061623 \*

Marlene E. McNutt  
Marlene E. McNutt, trustee under Trust  
Agreement dated July 12, 1994, as amended

11-09-200-014

STATE OF MICHIGAN }  
 COUNTY OF LIVINGSTON } SS.

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of September, 2004, by Marlene E. McNutt, trustee under Trust Agreement dated July 12, 1994, as amended.



David T. Bittner  
 Notary Public, Livingston County, Michigan  
 My commission expires: 10/01/07

County Treasurer's Certificate		City Treasurer's Certificate	
When Recorded Return To: <u>Grantee</u> Name <hr/> Street Address <hr/> City, State and Zip <hr/>	Send Subsequent Tax Bills To: Grantee  	Drafted By: David T. Bittner Attorney at Law Business Address: 213 E. Grand River Howell, MI 48843 ↓	
Tax Parcel # 11-09-200-014-201-47070	Recording Fee \$	Revenue Stamps	



22

KNOW ALL MEN BY THESE PRESENTS: That FREDERICK BERNARD CORRIGAN and BONNIE M. CORRIGAN, Husband and wife, the address of which is 3700 Flint Road, Brighton, MI 48116. Quit Claim to BMH REALTY, L.L.C., a Michigan Limited Liability Company. Whose street number and postoffice address is 775 N. 2nd St., Brighton, MI 48116. the following described premises situated in the Township of Genoa County of Livingston and State of Michigan, to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

More commonly known as: 4525 Grand River Avenue

1996 DEC 12 A 9:33  
NANCY HAMIL AND  
REGISTRAR OF DEEDS  
LIVINGSTON COUNTY, MI  
48013

RECORDED

MINNESOTA TITLE AGENTS, INC.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, for the sum of none.

Revenue exempt pursuant to MCL 207.526(a) and revenue exempt pursuant to MCL 207.505(a).

Dated this 2nd day of December 19 96

Signed in the presence of:

Signed by:

Les R. Pinks  
Esther R. Reber  
Esther R. Reber

Frederick Bernard Corrigan  
FREDERICK BERNARD CORRIGAN  
Bonnie M. Corrigan  
BONNIE M. CORRIGAN

STATE OF MICHIGAN } ss.  
COUNTY OF Livingston }

The foregoing instrument was acknowledged before me this 2nd day of December

19 96 by Frederick Bernard Corrigan and Bonnie M. Corrigan

Esther R. Reber  
Esther R. Reber Notary Public,  
Livingston County, Michigan

My Commission expires September 6, 19 97

When Recorded Return To:  
BMH REALTY, L.L.C.  
775 N. 2nd St.,  
Brighton, MI 48116

Send Subsequent Tax Bills To:  
GRANTEE

Drafted by: Les R. Pinks  
P.O. Box 368  
Business Address: Trenton, MI 48183

Tax Parcel # Recording Fee Revenue Stamps

Part of the Northeast 1/4 of Section 9,  
Town 2 North, Range 5 East, described as: Beginning  
at a point that is distant South 02 degrees 24'00" West,  
459.11 feet along the North and South 1/4 line of Section 9 and South  
67 degrees 30'00" East 612.00 feet from the North 1/4 corner of said  
Section 9; thence South 05 degrees 09'00" West, 205.00 feet to an iron;  
thence South 16 degrees 19'11" West, 200.62 feet to an iron; thence  
North 19 degrees 06'45" East, 232.36 feet to an iron; thence 182.01 feet  
in a Northeasterly direction on a curve to the left having a Radius of  
293.63 feet, a Central Angle of 10 degrees 29'43", the Long Chord  
bearing North 13 degrees 51'54" East, 181.75 feet to a point; thence  
North 89 degrees 06'45" West, 44.87 feet to the point of beginning,  
containing 0.169 acres of land.  
Tax Code #11-09-200-017-201

## EXHIBIT B – Proposed Buildings

The proposed site plan and renderings will be part of a 5.12 acre PUD rezoning and it will include the following uses:

- A. Retaining the existing Sunoco gas station with 8 pump islands and separate propane and kerosene sales located just north and west of the 2,664 sf (per tax records) convenience store building.
- B. New development elements include;
  - ▶ 45,000 nrsf of indoor access, climate controlled self storage space
  - ▶ 7,000 sf of new in-line convenience retail
  - ▶ 3,700 sf of flex-office or flex-retail space (*connecting in-line retail with the storage*)
  - ▶ 2,336 sf of new outparcel, food-based retail
  - ▶ A new off site, storm water retention facility and related underground piping located just north of the proposed PUD site on the north side of White Horse Drive.

*The new drainage facility will be a private, self-contained utility which will serve not only the entire 5.12 acres of the PUD, but it will also have enough capacity for the development of the 4.08 acres on White Horse & Lawson Drives.*










# EXHIBIT C – Statement of Proposed Use

The primary purposes of the Genoa Township PUD zoning are to encourage:

1. Innovation in Land Use
2. Flexibility in Design

Innovation in business, as in real estate development, does not necessarily lead to ongoing success. As demonstrated by the list below, even some of America's most iconic and innovative companies lost their competitive edge, market leadership and, in most cases, even ceased to be going concerns. In spite of significant innovations that each of these companies brought to their respective marketplaces, failure was rooted in slow reaction to changing demands of their customers.

**Innovation + Flexibility = Long Term Viability.**

ICONIC AMERICAN COMPANY	MAJOR INNOVATION	CAUSE OF DEATH	SUCCESSOR FIRM(S)	
 Polaroid	Polaroid	Instant Developing Film	Lack of vision & investment in digital imaging	Apple iPhone & Android-based cell phones
 Blockbuster Video	Blockbuster Video	Mega stores renting movies & video games	Lack of vision & investment in alternate product delivery	Netflix & RedBox
 Pan Am Airlines	Pan Am Airlines	Computerized reservations, Jumbo Jets	Poor management, governmental regulation & lack of investment in new systems	United & American Airlines
 Borders Books	Border's Books	Mega stores selling books & other print media	Lack of vision & investment in online sales and content delivery	Amazon
 Pets.com	Pets.com	Early attempt at selling on "World Wide Web"	Lack of scalable e-commerce & warehouse management and poor customer service	PetsSmart (mix of both brick & mortar and online sales)
 Tower Records	Tower Records	Mega stores selling music	Inadequate investment in digital music, heavy debt from unique real estate locations	iTunes, Spotify, Pandora
 General Motors	General Motors	Conglomerate designing, manufacturing, marketing, financing of autos & trucks	Too much reliance on financing for profits, lack of innovation in core products	Post bankruptcy, General Motors Company LLC (reduced 12 brands to 6)
 K-Mart/Sears	K-Mart/Sears	Department stores, catalogue sales, discount retail. Served urban and suburban cores	Failure to adapt to online sales, lack of investment in stores & distribution system	Amazon & Walmart
 MySpace	MySpace	Online social media	Inability to respond to social media users with innovations to platform products	Facebook

## **EXHIBIT C – Statement of Proposed Use**

**The proposed site plan and project design is innovative in both its use mix and its layout. The development is a very attractive improvement to the existing site conditions and it is forward looking with flexibility features necessary to react to future market conditions and changing consumer needs to guarantee both near term and long term success.**

### **INNOVATIVE DESIGN**

The existing gas station is a viable use on the subject site and the Applicant intends to continue its operation based on strong demand for all of its gas services and the small limited retail sales. Modern gas station developments have long ago moved away from the old model of co-joining on premise auto repair services and today stations typically deploy a mix of convenience retail and fast food services.

The proposed plan has a 2,336 sf out lot building on the corner of Grand River and Lawson Drive and to the west of the gas station another 7,000 sf retail building (with another 3,700 sf of flex space, details below) along Grand River. New retail/service developments flanking the gas station will transform this location into a modern, consumer focused convenience hub serving the high volume traffic on Grand River (32,000+ daily trips) augmented by activity on and off the two nearby highway interchanges and benefitting the nearby residential subdivisions and growing commercial base.

Areas behind (north) and just west of the existing gas station currently provide access to propane and kerosene sales. These uses will be moved to the middle of the largest building on the site plan which will result in these operations relocated behind the gas station building, still allowing customer access, but obscuring view from Grand River. These uses will be further obscured by new landscaping features.

The vacant strip of land north of the station is currently used as warehousing and assembly space for a fence and gate company (Justice Fence). That mostly undeveloped 3.15 acre portion of the site is limited in its development capacity because of its narrow and elongated rectangular layout and its positioning behind both the gas station and the other existing 6,000 sf building on the corner of Grand River & Lawson Drive. That 6,000 sf building is currently leased to Total Pool & Spa, a provider of retail sales and services for pools and spas.

The proposed plan calls for the demolition of this older, unattractive building on the corner and replacing it with a building only 1/3 of its size. The reduction of square footage on the corner will expand and dramatically open up visibility to the site and significantly increase the landscape features along the frontage of both Grand River and Lawson Drive.

The proposed infill use to be placed on the narrow strip of land behind the gas station and behind the two planned new nodes of convenience retail and flex space is a two story, climate controlled 45,000 net rentable square foot, drive-inside self storage facility. This is a state of the art facility not currently developed in the area.

This use fits well physically on the site and provides high quality storage space to serve the needs of the community. Self storage is low traffic generator during off-peak times and its traffic patterns blend well with the mix of other retail and service uses which have higher trip generations during peak times. The two existing access points on Grand River and Lawson Drive will remain and a new access off of White Horse Drive will further help to distribute traffic around the site and integrate well with the road network.

## **EXHIBIT C – Statement of Proposed Use**

The back or northern portion of the 7,000 sf in-line retail-service building west of the gas station will feature another 3,700 sf of flex space. The intent of this space is to help incubate small businesses requiring some basic office use and immediately adjacent warehousing space. The goal is to help grow a new business or a satellite location of a business entering the marketplace and eventually develop a larger build-to-suit facility for one or more of these businesses on the vacant land north on Lawson Drive.

Notwithstanding the quantity of new development on the proposed site plan, the plan is a dramatic aesthetic improvement over the current uses on site. The proposed plan provides 25% open space and features high profile new attractive landscaped areas.

The transformation of the exiting site into a commercially viable cohesive plan with a dynamic new synergy of uses and a high end visual presentation is aided by the Applicant's purchase of the vacant land north of the site, on the north side of White Horse Drive. The southwest corner of that property will be built as a private storm water retention basin and related underground structures.

This basin is planned and sized to handle all storm water needs for the entire proposed site plan, plus it will reserve enough area to allow the remainder of the vacant land along Lawson Drive to be developed with productive uses. The aggregation of storm water facilities helps to improve the development prospect of all of the properties. This feature it will also serve to obscure the outdoor storage yard operated by Atlas Building Supply Company.

Currently, the entire 5.12 acre site drains into MDOT ROW along Grand River. Livingston County Drain Commission has confirmed there is no capacity in the public system to accept any new storm water drainage either from new development on the proposed site plan or from the vacant land north of White Horse Drive. The development plan will reduce all storm water discharge currently flowing from the site into the MDOT ROW, thus opening up new storm capacity in the area.

The cost to develop on-site private storm water systems for each parcel (vacant land south of White Horse Drive and vacant land north on White Horse & Lawson) would be prohibitive in light of the small development potential of each separate parcel. Developed independently, the proposed site would devote approximately half of its vacant land area to on-site retention, limiting the potential uses that could be built on the property. Further limiting the potential of the subject site is the presence of the existing gas station and its underground tanks. The presence the tanks would likely eliminate the option of permitting an open retention based on environmental concerns.

The soils to be removed from the proposed retention basin north of White Horse will be re-used on the subject site to re-grade land surrounding the gas station. The re-grading will raise the entire site and sculpt the extensive proposed new landscaping features.

### **FLEXIBLE DESIGN**

The Applicant intends to continue its current gas station operation based on current strong demand for gas and other fuel sales. However, the future of transportation and fuel types is on the precipice of a generational transformation. The advent of autonomous or self-driving vehicles will impact the number of individual vehicles on the road, most likely reducing gasoline demand, and development of highly advanced electric vehicles could eliminate a huge percentage of current demand for gasoline. Either of these coming innovations will impact the long term viability of retail gasoline demand from what we have known it to be for the last 100 years.

## EXHIBIT C – Statement of Proposed Use

Understanding this potential economic disruption and its impact on consumer demands, the proposed project has embedded a plan for its own obsolescence. An emerging tenet within the modern views of sustainable and energy efficient development, encouraged by planners and legislated and incentivized by local communities, is planned Adaptive Reuse. \*

- *Attached are Exhibits D & E which are two recent articles with highlighted sections outlining details and benefits of flexible and adaptive reuse which increases the life-cycle of real estate developments by allowing for physical morphing of facility uses to align with evolving business needs.*

The proposed site plan adheres to the concepts of flexibility in design and building type necessary for adaptive reuse. The proposed buildings are efficient in their initial form and design and they will be easily changeable to allow for future altered uses.

The initial storage structure will be a mix of masonry and insulated metal panels forming back walls of storage spaces. The interior of the building will be up-fit with the equipment necessary to operate a modern, class 'A' self storage business. The self storage units are easily removable and the exterior walls can be 'popped' out and changed with the addition of windows, doors or different exterior materials.

The building itself is a self supporting shell with a second floor served by an elevator core and stairwells. The lower level will be constructed with wide bays between major support columns. The upper level will be a completely open floor plate capable of any redevelopment or subdivision. Ground floor spaces can be subdivided with new glass and other upgraded exterior materials to become independent offices, retail or other service space.

A new central common atrium-style entry way can be added to the building and the upper level can then be converted into modern open floor plan office space or other uses. The height of both the ground floor and second floor will allow for the addition of drop ceilings and other mechanical, electrical and other HVAC services necessary to convert the use from storage into office, office-warehouse, retail or even lab space.

The gas station can be removed from the site entirely transforming the rear yard building into a higher profile Grand River frontage property. The area covered by the gas station can be converted into a parking field. Alternatively, this site plan remains flexible by its ownership of the vacant land on the north site of White Horse Drive. That area can be dedicated to expanded parking supporting a conversion of the storage building regardless of the future of the gas station.

The 7,000 sf in-line retail-services-flex space building will be constructed as more traditional single story masonry, steel and glass structure and it will be an independent structure but attached to the two-story storage building. A retail-service user in the 7,000 sf in-line space requiring more space (IE such as an optical shop selling eyewear, but requiring examine room or lab space) can expand into the 3,700 sf flex-space to accommodate their back-office or lab space need.

The joint storm water retention facility will serve both the 5.12 acre site and 4.08 acre property north of White Horse. The cost of developing the private storm water utility and related elements is a long term investment to insure the flexibility of the two sites. The building types, their placement and sizing within the proposed plan will benefit the area and the community today and the flexibility of these spaces will ensure that this site will remain viable and successful now and in the future, whatever direction and demands the future may bring.

## EXHIBIT D

### Adaptable Design: Making Buildings Easier to Renovate and Reuse

*Buildings are expensive and custom designed for specific purposes. Forward thinking clients know a building that can be adapted to new uses in the future is a better investment. Therefore, incorporating flexibility into the design from the beginning is a less expensive life cycle cost than implementing changes that were not anticipated.*

By William Albinson, AIA

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With the current emphasis in Sustainment, Restoration and Modernization (SRM) how can the need for adaptability, primarily related to new building design, be applied? In most cases the same characteristics that make buildings adaptable are what wise clients look for in those scheduled for renovation, modernization or repurposing.

#### PREVIOUS APPROACHES

Historically two somewhat radical approaches have been employed to achieve adaptive building status. The first is the temporary building, often used by the military when barracks and sometimes other building types were designed for limited life spans. The temporary building has become less favorable due to its level of sophistication and cost when compared against short life spans and early demolition.

The second approach to adaptable buildings is standardization. In the 1960s the School Construction Systems Development project (SCSD) funded by the Ford Foundation took progressive ideas in K-12 educational programming and combined them with standardized construction components to make it easy to build good schools quickly as demand expanded rapidly. The system was designed to maximize the ease of internal modification to changing enrollments and teaching needs.

SCSD, like the temporary building approach, was successful in some ways but was not a lasting solution to the issues of flexibility and adaptability. Its one size fits all approach had limited application due to locational factors, changing educational philosophies and technical advances combined with a lack of commitment to the system by clients.

#### CURRENT STATUS

We have accepted the idea that each building needs to be unique to its program and to fit reasonably into its context. Even when government agencies produce detailed programs and design guidelines, buildings often differ significantly from one to another. From the most general to the most detailed guidelines, there is seldom any guidance on how to design for flexibility and adaptability in the buildings we produce.

Yet we know a building's structure and skin will outlast its original use by several times. This means major internal modifications and modernizations and eventually renovation of the building for a new use. Therefore, the wise client commits to making the building adaptable in the initial design phase.

#### IS ADAPTABILITY ACHIEVABLE?

Can a client design-in adaptability while providing for the initial program and working within the project budget? The answer is yes, if that client is skillful and committed to buildings as



## EXHIBIT D

long-range investments. The result is a building with a longer life span and reduced overall costs.

Etegra has identified building characteristics that support these goals. They include the site and building configuration, building size, structural and mechanical systems. These parameters give clients a guide to design for future adaptation.

There are other factors that go into the design of a building or the selection of an existing building for acquisition. These factors, among which are location, context, architectural design quality, sustainability and construction cost, may be more important than adaptability. The objective then should be to include as many of the factors contributing to flexibility as possible while fulfilling the basic programmatic and design requirements of the project.

### **CHARACTERISTICS OF FLEXIBILITY AND ADAPTABILITY**

These characteristics affect the potential for modification, adaptation and reuse of buildings. The relative importance of each is dependent on the intended future use.

#### ***Site: Level, open, with extra land area.***

Flat, open, regularly shaped sites can accommodate a variety of what might be required for a new use. Equally, if not more important, is a site that is perhaps 30 percent larger than what is required by the original program. Such a site can accommodate the unknown requirements of a new use and changes over time. Examples are building additions, increased parking, changed land use regulations and more rigorous storm water runoff and security requirements.

#### ***Access: Multiple points.***

Vehicular access from more than one point. It allows for the separation of parking and service access, two uses in the same building, or a secure and an unsecure entry.

#### ***Building Footprint & Configuration: Single story 30,000 sf rectangle.***

Having up to 15 percent more building square footage than needed is a bonus for future use and adaptation. The greatest single characteristic of flexibility is having a single-story building. While this is not always an option, adaptation is complicated by additional stories. Note, however, that LEED as well as architectural best practice criteria favor multi-story buildings to promote energy and building material conservation.

A building with a rectangular footprint in about a 2:1 ratio is beneficial. Floor areas of 30,000- ft<sup>2</sup> and a maximum of 50-ft from outside wall to the center of the building are preferable, allowing for daylight entry and views to the outside.

#### ***Structure: Steel, 30-ft bays & generous floor to structure dimension.***

A structural grid with 30-ft bays and a 12-ft floor to bottom of structure avoids column conflicts and allows for above ceiling HVAC and data distribution. A steel structure provides adaptability and a capacity 10 percent above program requirements allows for additional loads such as special mechanical units, a green roof or a mezzanine. Minimizing the interior locations of shear walls and structural bracing increases flexibility substantially. Consider building bays with 50-ft or greater column spacing in part of the building to accommodate

## EXHIBIT D

unique future uses. In warehouse buildings consider going to 50-ft spacing throughout. Floor to floor height in office buildings should be 15-ft to 16-ft and in warehouses 28-ft to 30-ft for good adaptability.

### ***Exterior Walls: masonry & metal panels over steel framing.***

Many adaptable buildings are pre-engineered steel frame with metal siding and pitched metal roofs. If designed without windows, be aware of vertical spacing between steel girts allowing window installation in the future. No more than 20 to 40 percent window area using punched openings is energy efficient and, if placed on a 5-ft planning grid allow for effective partition locations. Greater levels of openings may allow for effective day lighting design and/or lead to sustainability credits. There is a tradeoff between future programs, energy and construction costs that should be considered.

### ***Energy: Extra mechanical and electrical capacity.***

Multiple air handling units are more flexible than central systems. Electrical power 20 percent above code requirements provides flexibility. Mechanical system capacity should also be 20 percent above initial needs. With variable volume systems this future capacity can result in substantial energy savings. In multi-story buildings, wet stacks with drains should be installed at 100-ft intervals for future use. Confirm that drain piping can be minimally sloped in the plenum to accommodate future plumbing requirements. Space above ceilings should be 30-in rather than the minimum 18-in. This allows for practical and economic adaptation of systems. Extra space in electrical closets allows for increased electrical and communication capacity.

### ***Data and Security: Allow for expansion.***

Recent experience reveals planning for increased data and security systems is critical. The 300-ft maximum run from server room to desktop computer will govern for some time and should be respected in locating server rooms. Provide server rooms or locations for them. Provide pathways for future fiber optic cable installation at least vertically between floors. Avoid small turning radii in pathways initially designed for copper cabling. If future use requires building level pathways for cabling, to support building program including digital signage, conference rooms, AV, multiple desktops, security system closets (or locations) and lobby areas big enough for the installation of security equipment will be needed. Numerous entrances and doors may require security wiring in the future.

### ***Floors and Roofs: Reinforced slabs or raised floors.***

Concrete floors with 6-in reinforced slabs allow for unplanned loads. Raised floors 6-in provide increased flexibility for power, data and special mechanical needs.

## GOOD MATCHES AND LIMITATIONS

It is important to keep in mind that no building can be made adaptable to all future uses. Some building types are more adaptable to prevalent reuse types than others. The typical warehouse or large floor office building is the most adaptable.

### ***Here are some adaptations or repurposing efforts that will work reasonably well:***

## EXHIBIT D

• Warehouse (also big box retail or supermarket) to office, lab, R&D and possibly school or child care center. The larger the building the more the changes that will bring light and contact with the outside to the internal spaces.

- Office Building to lab, R&D or possibly school.
- School to office, lab or possibly R&D.
- Hospital and retail buildings have some adaptability. Buildings originally designed for residential, entertainment or recreation may be limited to current uses.

### CHOICES FOR THE FUTURE

During the design phase of a project a level of adaptability can still be achieved by making wise choices. Some adaptable features will cost little or nothing, while others will require more significant investment.

The right time to consider adaptability is during the master planning of base areas and during the programming and budgeting of MILCON or SRM projects. Setting 5 to 10 percent of the budget aside for future adaptability can accomplish the goal.

Generally, flexibility in the form of more site area, square footage and column-free area within the building provides adaptability. This margin for accommodating the unknown or the unplanned for is the key to the future reuse of most buildings. Recognizing and achieving this margin is the challenge that knowledgeable clients work to accomplish; they are concerned with the future as well as the present.

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*William Albinson is Architect at Etegra, Inc. He can be reached by contacting Rebecca Thomas at [rebecca.thomas@etegra.com](mailto:rebecca.thomas@etegra.com).*

## EXHIBIT E



# <propmodo> METATRENDS 2019

The iconic recliner brand La-Z-Boy has been headquartered outside of Detroit, Michigan in its original, 1927 building for over 80 years. While the company might be known for comfortable home furnishings, their own home has had significant growing pains.

The old office had been remodeled fourteen different times over the decades and by the time the company decided to split it reportedly featured a mess of partitions, dead-ends and cubicles. The problem wasn't that their space wasn't designed right. Designers and builders in 1927 had no idea what the world would look like now much like we have no idea what shape it will take in 2211. The problem was that the design couldn't evolve with the times. Rather than being able to reconfigure the space for the company's needs they had to move out of their long-standing home into a brand new building.

La-Z-Boy isn't the only property owner to struggle with flexibility. Across the U.S. lie commercial properties that have been built to suit the needs of their time. Twenty six percent of the current commercial stock was built before 1960. Consequently, in sectors as diverse as health care, retail and lodging, these buildings are thousands of square feet smaller on average than their modern counterparts.

These figures tell us what you may already know: due to population, trends and standards of living, our building needs can change dramatically across just a few decades. Modern retail centers were built large to accommodate a big box trend that is now failing. Offices managers are knocking down corner offices to make way for open floor plans. Industrial spaces now resemble factories more than warehouses. Owners of older properties must adapt to trends that their original investors could not have foreseen.



## EXHIBIT E

Those involved in the commercial design process need to reevaluate traditional strategies of development. They need to incorporate flexible design into their properties, taking full advantage of today's technology to accommodate high standards and appeal to modern preferences. Only then can they create a property that stands the test of time.

Today, property stakeholders are able to work together through the entire building lifecycle, thanks to new tools and techniques. First, we'll dive into the future of flexible design. Then, from modern construction methods to mobility, we'll share the ideas that are allowing commercial spaces to transform as needed. Most corporate space is underutilized 60 percent of the time.

### The future of real estate is flexibility

Perhaps the most striking example of flexibility in commercial real estate is the growth of co-working. Freelancers and corporate employees alike are taking advantage of spaces built for adaptability. Whether workers need an open table or a private conference room, the intention of co-working spaces is to provide for a multitude of needs.

It's a sector that's seen rapid growth over the past several years. Research from real estate services firm JLL indicates that the flexible space and co-working sector has emerged as the primary growth driver in the market, claiming 29.4% of U.S. office absorption in the past year alone.

Additionally, according to JLL's newly released 2018 Occupancy Benchmarking Guide, most corporate space is underutilized 60 percent of the time. This becomes a massive financial opportunity for property stakeholders.

Commercial property owners can afford greater freedom in their lease terms through design options that keep their properties adaptable. As they adjust to meet the needs of their tenants, they'll enjoy higher occupancy rates and improved satisfaction. Office buildings with flexible features will likely prove far more profitable than their outdated counterparts.

Research proves that these features are well worth the investment. The Alternative Workplace Lab in Washington, DC, for example, was built in 1999 to test the feasibility of high-performance office space in a historic government building. To test this, the GSA team constructed three workspace "neighborhoods" in the open space.

The results look stellar. One of the teams using the workspace was able to configure workstations in as little as 90 minutes. The current tenant occupying the space was able to support a 150% increase in staff. All in all, the AWL research indicates that reconfigurable rooms, flexible utility distribution, and alternative work settings all allowed for speedier transformations and greater adaptability to tenant needs.

So what must property stakeholders embrace in order to keep commercial buildings flexible?

### The next industrial revolution

American history is littered with examples of technology that completely changed production quantities, efficiency and costs. Take the classic example: Eli Whitney's invention of the cotton gin in 1794. The cotton gin made the production process faster and easier, driving cotton to be one of the nation's biggest exports throughout the 19th century.

The industrial revolution showed us that processes can always be transformed. And though construction is traditionally resistant to change, it's easy to see that new building methods have the ability to lower costs and shorten timeframes in a slow-moving industry.

## EXHIBIT E

Companies involved in rethinking commercial construction are increasingly turning to modular solutions. In 2017, Marriott International announced plans to use modular construction for 13% of its North American hotel deals. It's easy to understand why; constructing sections of buildings offsite can reduce costs, increase quality control and speed up delivery of the finished product.

But prefabrication can also increase the flexibility of property design. Ryan Simonetti, co-founder of workplace solutions provider Convene, believes that breaking through industry norms is crucial to success. Modular construction can create a product that can continue to benefit the needs of his clients long after the initial build out. "Most of our R&D dollars right now are being used to create flexibility and reduce costs by having prefabricated components that came to be easily put up, taken down and reconfigured to change aesthetics or needs of users," he said. "It is impossible to say 'I know how people are going to work three years from now,' so you have to give yourself options to improve on what you build — based on needs."

**The industrial revolution showed us that processes can always be transformed.**

Despite the possibilities, offsite construction remains a challenging proposition for many companies in the U.S. A 2017 survey of members of the Construction Users Roundtable and the Construction Industry Institute indicates that 62% of respondents are still on the fence about modular construction.

"Rather than viewing offsite construction as a threat or disruption," the report reads, "Owner organizations that embrace it will be best-positioned to win in the built environment of today and tomorrow."

## What gets measured gets mobilized

change mid-construction to meet needs as the project evolved. Now, buildings are mapped as they are being built.

The development process for commercial properties benefits from building information modeling systems, or BIM. This tool is essentially a 3D design and modeling software that uses data to keep information up-to-date and accessible for all parties involved in building and design: architects, engineers, urban planners and more.

Every project built using BIM is actually built twice. First, the project is modeled virtually, with information provided on every part of the building lifecycle. This includes pricing, performance and even projected lifetimes. Then, this visualization informs the design and construction process in real-time as the physical building is brought to life.

Those involved in integrated design can use BIM software to facilitate multi-disciplinary coordination. Communication across all parties allows for a design to meet the needs of all stakeholders. All those who play a part in property design can see the effects of their decisions and overcome obstacles before they play out in reality.

This technology isn't just for the construction process, though. Post-occupancy, BIM models even have applications in facility management. Lincon Saki, PE and Principal Engineer at Southland Industries, comments, "With 3D modeling, the building owner is able to make rapid changes and decisions without increasing risks."

Of course, BIM is just one technology used to achieve flexibility. Engineers have found that there are many ways to keep a building adaptable in the future. For instance, selecting equipment that can handle future

## EXHIBIT E

permit changes allows a property to be used for alternative purposes. They'll also route HVAC, electrical and plumbing systems to allow a space to be more easily restructured.

"In general, while designing HVAC and plumbing systems, flexibility becomes an important parameter. Building owners and developers are now willing to pay premium to incorporate flexibility in their systems, as it allows them to broaden their prospective tenant base," Saki adds.

Property stakeholders appreciate the implementation of management systems that can easily be controlled and adapted. As business needs change, it is increasingly important that operations are easy to maintain even if a property is frequently changing hands.

### We're living (and working) differently

Flexible design necessitates the increased mobility of people. A workplace benefits from a certain degree of versatility in its layout, and reconfigurable furniture, de-mountable walls, and moveable desks, storage units and task lights lend themselves to easier rearrangement. Individual lighting and ventilation controls are also popular.

The goal with a flexible corporate space is to allow as much freedom to restructure an office as possible. Whether the building is home to a coworking space or is ready to adapt to the needs of a variety of tenants, it's crucial that property owners can accommodate alternate work spaces.

A residential property, similarly, must adapt to handle changing population needs. In cities faced with a booming influx of residents and a crippling lack of new housing, smaller units have driven flexible design in interesting ways. In cramped cities like New York and San Francisco, minimum square footage per unit can now be as low as 220 square feet.

With such little room to work with, multifamily developers focused on microunits are all about efficiency. Within a unit, residents may sleep on hideaway beds, work on built-in desks, and expand their tables when it's time to eat. More square footage is devoted to communal spaces, which function as living rooms, kitchens and social spaces alike.

Whether adapted from older structures or built new as modular units, buildings are becoming more prepared for the future. As the population trends toward telecommuting, smaller accommodations and flexible work situations, flexible design allows property developers to be less limited by the constraints of buildings intended for very different purposes.

### Adaptability leads to success

All properties have to adapt to the requirements of their tenants and to shifting population trends that affect what is required from a physical space. What's more, they have to do so in the most cost-effective ways possible.

Traditional design and building practices are not only ineffective, but they can be downright wasteful. Walking through the lifecycle of a traditionally-constructed property, like so many of the older stock we're dealing with today, shows us many potential obstacles.

For one, there's the cost of construction both monetarily and environmentally. Inefficiencies in the process can have a staggering effect on wallets, too: if one major event triggers the average construction delay of 30 percent, then a \$50 million project can turn into \$65 million. The EPA has indicated that the U.S. construction industry is responsible for 25% of non-industrial waste generation per year.

## EXHIBIT E

Even after a property is developed, traditional design can cost even more money down the road. Remodeling a commercial building for adaptive reuse after-the-fact is considered to be one of the most expensive projects a property owner can take on, as the very infrastructure of the property likely needs renovation. Even small oversights in construction can lead to headaches for the facilities managers that are tasked with running the building.

Instead, we should be developing properties for the future. The growth of prefabrication and building information modeling has given developers more control over the construction process, cutting back on waste and inefficiencies that slow down the process. Once buildings are in use, flexible design principles let them be reconfigured over time without the cost of pricey renovations.

Properties are serving a greater variety of needs than ever. People flit between work and home, needing increased connectivity in every environment. Living accommodations are shrinking in major cities, and communal spaces are calling for openness and mixed-use functionality.

No one has a crystal ball that can see into the future. This makes designing something as permanent as a building feel like shooting blindfolded at a moving target. But, there are steps that the construction, design and property industry can take to make the inevitable changes less costly. Successful design has to be flexible design if property owners want their developments to serve their needs decades into the future. While we can't always predict what the public will demand, we can be prepared to meet it. Our buildings, our children and our legacies depend on it.



**Holly Welles**

Holly Welles is a real estate and construction writer with an interest in the ways tech disrupts commercial spaces. She also manages her own residential real estate blog, The Estate Update.



**EXHIBIT F**

**Examples of Converted Facilities**



*Baker Hughes Joint Facility Administration Building Williston, ND - Crossland Construction Company*



*Six Guys Office and Warehouse - Saskatoon, SK - Con-Tech General Contractors, Ltd.*



*Siemens Cafe - Sacramento, CA - Spanda Industrial Inc.*





*CP Distributors - Saskatoon, SK - Con-Tech General Contractors Ltd.*



*Kossen Equipment - Richland, MS - Peoples Construction Corp.*



*Towns County Recreation/Conference Center - Hiawassee, GA - R.W. Allen, LLC*

NORTH 1/4 CORNER  
SECTION 9  
T. 2 N., R. 5 E.  
GENOA TOWNSHIP  
LIVINGSTON COUNTY  
MICHIGAN

# CERTIFIED LAND SURVEY

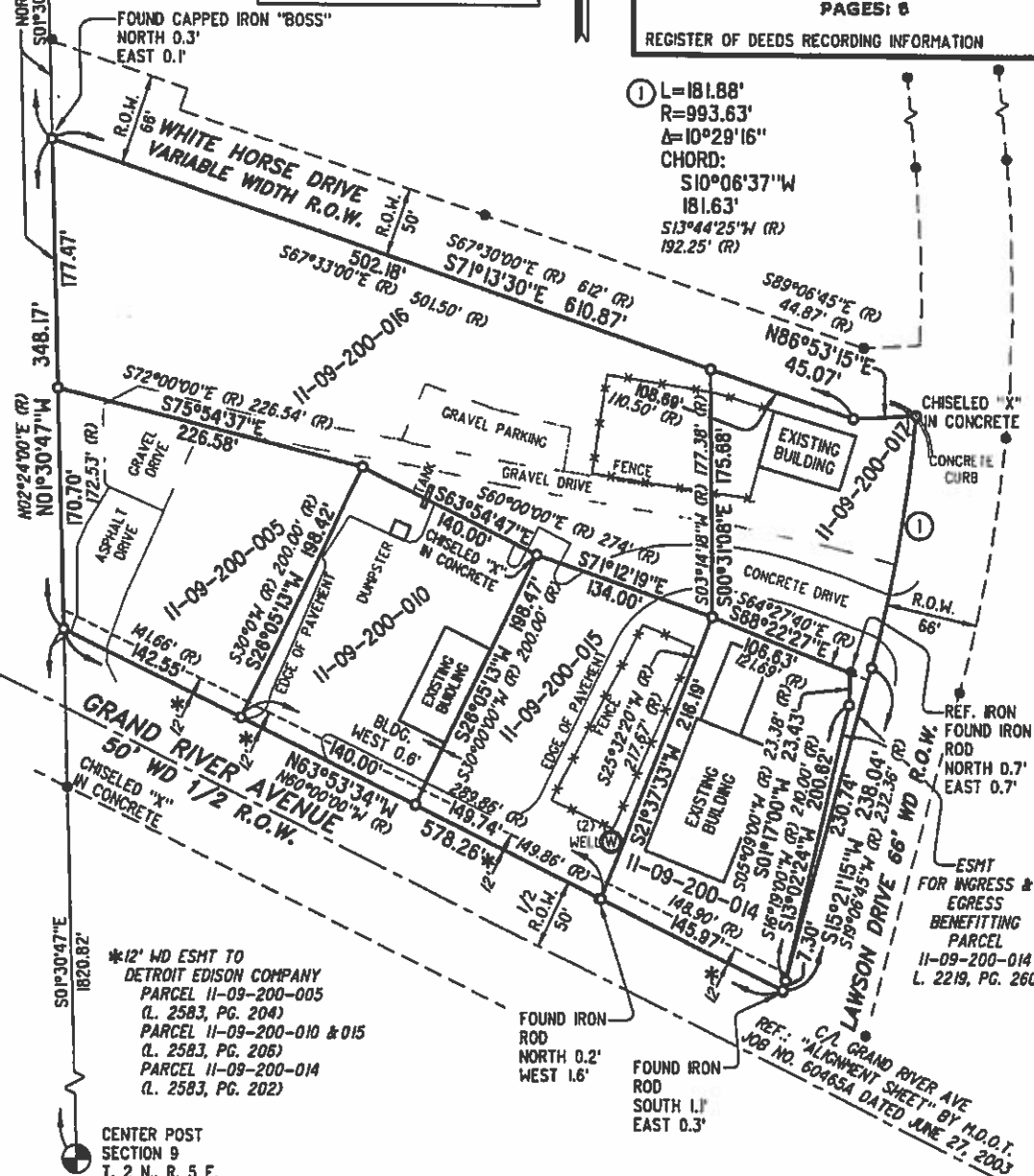


8 0 0 7 4 5 4  
Tx: 6004053

**2010S-0020**  
RECORDED ON  
06/29/2010 1:48:09 PM  
SALLY REYNOLDS  
REGISTER OF DEEDS  
LIVINGSTON COUNTY, MI 48343  
RECORDING: 25.00  
REMON: 4.00  
PAGES: 6

REGISTER OF DEEDS RECORDING INFORMATION

ACREAGE TABLE	
11-09-200-005	0.75± AC.
11-09-200-010	0.64± AC.
11-09-200-014	0.65± AC.
11-09-200-015	0.67± AC.
11-09-200-016	1.83± AC.
11-09-200-017	0.57± AC.



① L=181.88'  
R=993.63'  
Δ=10°29'16"  
CHORD:  
S10°06'37"W  
181.63'  
S13°44'25"W (R)  
192.25' (R)

\*12' WD ESMT TO  
DETROIT EDISON COMPANY  
PARCEL 11-09-200-005  
(L. 2583, PG. 204)  
PARCEL 11-09-200-010 & 015  
(L. 2583, PG. 206)  
PARCEL 11-09-200-014  
(L. 2583, PG. 202)

CENTER POST  
SECTION 9  
T. 2 N., R. 5 E.

REF.: "ALIGNMENT SHEET" BY M.D.O.J.  
JOB NO. 60465A DATED JUNE 27, 2003

○ = SET 1/2" x 18" IRON ROD WITH CAP STAMPED "MLL 38119"  
● = FOUND IRON  
■ = FOUND MONUMENT  
- - - = FENCE LINE  
L = LIBER  
PG = PAGE  
R = MEASUREMENT OF RECORD

SCALE: 1 INCH = 100 FEET | ALL DISTANCES SHOWN ARE IN FEET OR DECIMALS THEREOF.

CIVIL ENGINEERS  
LAND SURVEYORS

(810) 227-9533  
FAX (810) 227-9460  
EMAIL: [desine@desineinc.com](mailto:desine@desineinc.com)  
2163 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114

PREPARED FOR  
**BMH REALTY, LLC**

SECTION 9, TOWN 2 NORTH, RANGE 5 EAST  
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

JOB NO. 1-10-09-101693 | DATE 06/21/10 | FB B110  
DWG NO. 101693-132 | DRAWN LMC | SHEET 1 OF 6

MARIUSZ L. LUKOWICZ  
PROFESSIONAL SURVEYOR NO. 38119







March 28, 2019

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
<b>Subject:</b>	Premier Genoa LLC – Conceptual Site Plan Review
<b>Location:</b>	4525 E. Grand River Avenue – northwest corner of Grand River and Lawson Drive
<b>Zoning:</b>	GCD General Commercial District and OSD Office Service District

Dear Commissioners:

As requested, we have reviewed the conceptual site plan (dated 3/1/19) for Premier Genoa LLC. The applicant requests conceptual plan review for redevelopment of the 5.12-acre site.

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

**A. Summary**

1. The applicant will need to determine which type of PUD they wish to pursue – RD-PUD and NR-PUD being the best apparent options.
2. The project generally appears to meet the PUD eligibility criteria, though the applicant will need to clearly demonstrate the benefits of the project as part of a formal PUD submittal.
3. The predominant use proposed is climate-controlled indoor commercial storage, which has yet to be added to the GCD as an allowable use (though a draft Ordinance amendment has been prepared).
4. We anticipate such uses will include a host of conditions that the applicant should be familiar with.
5. The proposed buildings contain a significant amount of metal paneling and more EIFS than that of a typical PUD. This aspect of the project warrants discussion with the Commission.
6. The applicant should be prepared to present building material samples as part of this discussion.

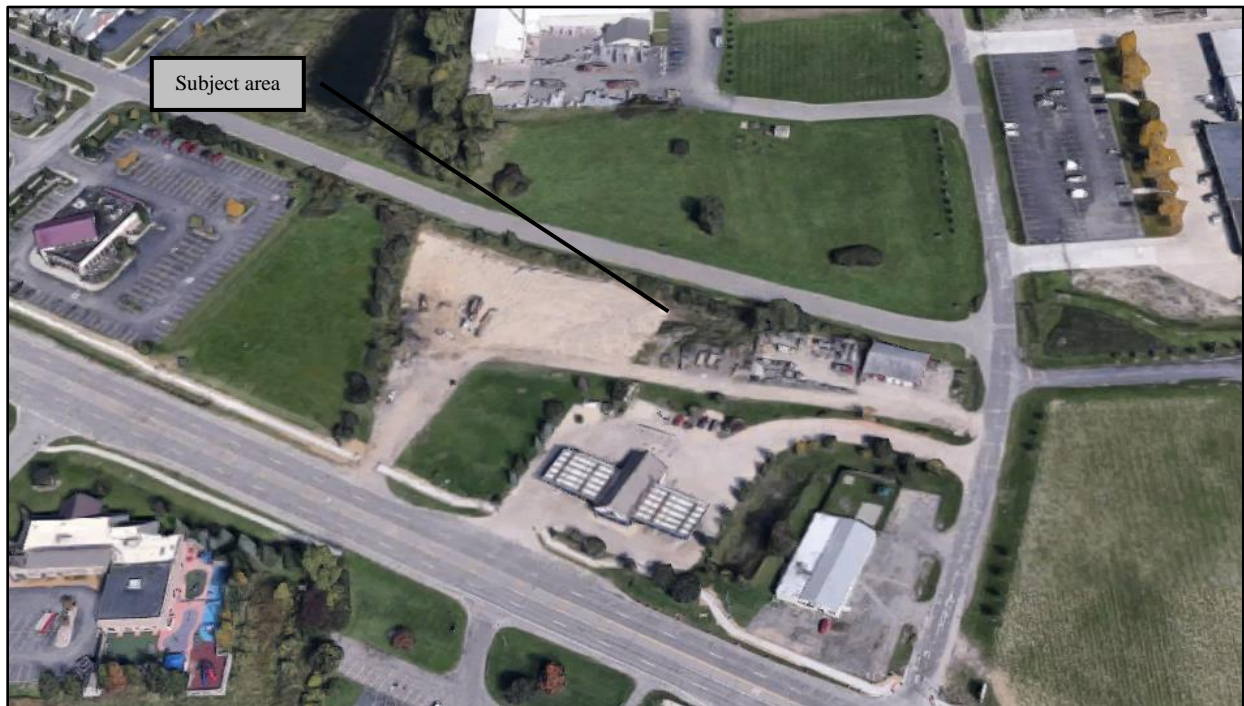
**B. Proposal/Process**

The applicant proposes to redevelop the property bounded by Grand River, Lawson Drive and Whitehorse Drive. The site currently contains 2 non-residential buildings that would be demolished and a gas station that would remain.

The proposed development includes over 90,000 square feet of building area with a mix of indoor/climate controlled self-storage (45,000 SF), retail (7,000 SF), flexible office/retail (3,700 SF), and food service (2,336 SF).

Based on the materials provided, the applicant appears headed towards a PUD; however, the exact type of PUD is not identified. In our opinion, either the RD-PUD (Redevelopment) or NR-PUD (Non-Residential) seem most likely.

Section 18.03.01 provides for a conceptual plan review whereby the Planning Commission and staff can provide direction to the applicant; however, no formal action is to be taken. If the project comes to fruition, a full PUD submittal must be provided in accordance with Article 10.



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

### C. Review Comments

- 1. PUD Qualifying Conditions.** Section 10.02 identifies the eligibility criteria for PUD consideration. At face value, the site and project generally appear to qualify, though the Board will need to grant a reduction in the minimum lot area and the applicant will need to identify the benefits of the project.
- 2. PUD Type.** As previously noted, the RD-PUD and NR-PUD would appear to be the best fits; however, each provides challenges.

The RD-PUD designation requires that all existing buildings be removed or renovated. It is unclear what the plan entails for the existing gas station. Under this designation, it would need to be renovated, at a minimum.

Alternatively, the NR-PUD has substantial site and building design regulations that would require careful consideration.

Prior to preparing a formal submittal, we encourage the applicant review Sections 10.03.04 and 10.03.05, respectively.

- 3. Uses.** At face value, current zoning and either PUD designation described above would allow for retail, flexible office/retail and food service. Climate-controlled indoor commercial storage is not currently allowed in the GCD; however, a draft amendment is in process that would allow this use with special land use approval.

At this time, the draft amendment includes several use conditions that the applicant should be aware of. Though it is only a draft and may change, the current version includes the following language:

Such buildings shall conform to the design and material standards of Section 12.01 and shall include a minimum of 25% window space (including spandrel or tinted glass) on all building elevations visible from a public or private road and the parking lot; however, internal overhead doors shall not be visible through the windows.

Exterior overhead 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. Building Materials/Design.** The building elevations on Sheet A-3 depict a significant amount of metal paneling and more EIFS than would typically be allowed in a PUD.

This aspect of the project, in particular, warrants additional discussion with the Commission. We encourage the applicant to bring building material samples to the meeting to aid in this part of this discussion.

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](mailto:bborden@safebuilt.com).

Respectfully,  
**SAFEBUILT STUDIO**



Brian V. Borden, AICP  
Planning Manager



April 3, 2019

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

**Re: Premier Genoa PUD  
Conceptual Site Plan Review No. 1**

Dear Ms. Van Marter:

Tetra Tech conducted a review of the proposed Premier Genoa PUD conceptual site plan last dated March 1, 2019. The plans and impact assessment were submitted by Desine Inc. on behalf of Premier Genoa LLC. The site consists of six partially developed parcels totaling 5.12 acres at 4525 E Grand River Avenue at the northwest quadrant of the Lawson Drive and Grand River Avenue intersection. The petitioner is proposing to retain the existing Sunoco gas station and develop 45,000 net rentable square feet of self-storage space, 7,000 square feet of retail space, 3,700 square feet of flex-office space, and 2,336 square feet of new food-based retail.

After reviewing the conceptual site and impact assessment we have no engineering concerns that need to be addressed for the conceptual plans. However, the following comments should be addressed on the final site plan:

#### **GENERAL NOTES**

1. It is unclear what will be happening to the existing building on parcel 11-09-200-014. A note should be added to explain any future use for that parcel. If nothing will be located on the parcel, curbing should be added to the proposed entry way until it is developed.

#### **SITE PLAN**

1. Parking calculations shall be included on the final plan as detailed in the Genoa Township Zoning Ordinance Section 14.04.
2. The drive aisles south and west of the proposed commercial/office building are shown as 24 feet wide. These should be increased to 26 feet wide or as required to meet the fire authority's needs.
3. Some parking spaces are currently shown as 16 feet long and should be increased to 18 feet.
4. The petitioner should consider extending the proposed sidewalk on the south side of the proposed self-storage to the sidewalk on the east side of the building to allow for people parking closer to the commercial/office proposed building to access the self-storage office.

**Tetra Tech**

401 South Washington Square, Suite 100, Lansing, MI 48933  
Tel 517.316.3930 Fax 517.484.8140 [www.tetrattech.com](http://www.tetrattech.com)

5. The petitioner should consider tying in the proposed sidewalk on the east side of the property to the existing sidewalk ramp on the northeast corner of the property.

### **DRAINAGE AND GRADING**

1. The final site plan shall include retention calculations for the proposed retention basin on the north side of White Horse Drive. The final site plan must also include soil boring data for the proposed retention basin area.
2. The final site plan must include storm pipe material and sizing information as well as catch basin sizing information.

### **WATER SERVICE**

1. As noted in the updated MHOG Design Standards, if the proposed storage facility and commercial/office building will be metered separately, the petitioner will be required to provide a designated meter closet for the separate meters and this should be shown on the site plan.
2. The site plan is currently showing separate fire suppression and water service lead lines from the proposed water main to the proposed building. Rather than having two separate leads, the domestic lead can branch off the fire suppression lead with an isolation valve closer to the building.
3. The site plan shows about 220 feet of proposed water main on the south side of White Horse Drive. This water main should be extended to connect to the existing water main on the east side of Lawson Drive with the addition of a hydrant. This will increase reliability and provide adequate hydrant coverage of the proposed self-storage building.
4. Sizing and material information for the proposed water main shall be included on the final site plan.

### **SANITARY SERVICE**

1. The petitioner should consider a separate sanitary sewer lead for the proposed self-storage building to connect to the existing sewer on the east side of Lawson Drive.

### **TRAFFIC**

1. A traffic plan will need to be included in the final site plans.

We recommend the petitioner address the above comments prior to submitting a final site plan for review. Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.  
Vice President



Shelby Scherdt  
Project Engineer



# BRIGHTON AREA FIRE AUTHORITY

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

April 3, 2019

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: BMH - Premier PUD  
4525 E. Grand River, Howell, MI  
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on March 21, 2019 and the drawings are dated March 1, 2019. The project is based on the proposed development of a two-story IIB construction 74,500 square foot mixed-use (S-1, B, M) structure. The large S-1 portion of the structure will be two-stories measuring 63,750 square feet. There will also be a single story 10,750 square foot mixed-use (B, M) attached to the north end of the S-1 structure. The largest portion of the structure will be used for climate controlled storage while the single story will be used for business and mercantile shops. The building will be fully sprinklered. This plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

1. The water main location on the proposed plan indicates a single new fire hydrant at the rear along White Horse Dr. and a single existing hydrant off the property across a neighboring roadway nearly 300' from the structure (hose lay). Fire flow requirements for this sized structure have been reduced 50% due to the fire sprinkler system being provided, this lowers the number of required hydrants to three (3) fire hydrants be provided for use, meaning two (2) additional hydrants are required on-site; to be located in the following locations: directly across the drive from the southeast corner of the storage building (near the 30' dimension arrow), and along the curb just north of the shared entrance monument sign near the shared entrance from Grand River. These locations not only provide proper fire flow, but proper spacing and provide for proper distance (100' or less) from the fire department connections.

**IFC 912.2**  
**IFC B105.1(2)**  
**IFC B105.2**  
**IFC C102.1**

2. The building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems*.

**IFC 903**

- A. The FDC's shall be located on the front of the building (Grand River). One shall be located at the southeast corner of the storage and the other on the front of the mixed-use portion of the structure.
- B. The location, size, gate valve, and connection of the fire protection leads shall be indicated on the utility site plan. The current lead is shown un-sized and enters into a hallway on the architectural plans.





April 3, 2019  
Page 2  
BMH - Premier PUD  
4525 E. Grand River  
Site Plan Review

- 3. The address(es) shall be displayed on the building and shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.

**IFC 505.1**

- 4. The access roads throughout the site shall be a minimum of 26-feet wide. This is accomplished throughout the project except the south (front) and southwest (side) of the mixed-use where the width is shown at 24-feet. This width must be increased to 26-feet in this area and maintained throughout the site. All curb-lines without designated parking including along White Horse Dr. shall be designated fire lanes and provided with proper signage. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in the submittal. 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.

**IFC D 103.6**  
**IFC D 103.1**  
**IFC D 102.1**  
**IFC D 103.3**

- 5. Provide the size of the above ground LPG tank so proper separation distance from the structure can be determined.
- 6. Access around building shall provide emergency vehicles with a turning radius of 30-feet inside and 50-feet outside. Provide an emergency vehicle circulation plan.
- 7. A minimum vertical clearance of 13½ feet shall be maintained throughout the site.
- 8. The location of key boxes (Knox Box) shall be indicated on future submittals. The Knox boxes shall be located adjacent to the main entrance door of the storage structure and each entrance top the mixed-use tenant spaces.

**IFC 506.1**

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

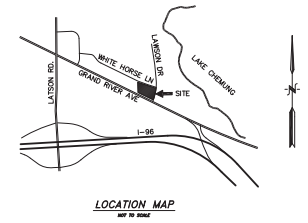
Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department. If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

Rick Boisvert, CFPS  
Fire Marshal

# CONCEPTUAL SITE PLAN FOR BMH - PREMIER P.U.D.

GENOA TOWNSHIP, MICHIGAN  
A PART OF THE NE 1/4 OF SECTION 9, T2N, R5E.  
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



**LEGAL DESCRIPTION**

Reference: Certified Land Survey as recorded in Document No. 20105-0230, Livingston County Records.

Situated in the Township of Genoa, County of Livingston and State of Michigan, and described as follows:

PARCEL No. 11-09-200-005

Commencing at the North 1/4 Corner of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence S81°30'47"E (302°24'00"W as recorded) 656.59 feet along the North-South 1/4 line of said Section 9 to the PLACE OF BEGINNING; thence S72°54'27"E 226.58 feet (S72°00'00"E 226.54 feet as recorded); thence S89°05'13"W 180.42 feet (S30°10'W 200.00 feet as recorded); thence N62°53'24"W 142.58 feet (N60°00'00"W 141.66 feet as recorded) along the Northwesterly line of Grand River Avenue (50 feet wide 1/2 Right-of-Way); thence N67°50'42"W 170.79 feet (N62°54'00"E 172.53 feet as recorded) along said North-South 1/4 line of Section 9 to the Place of Beginning. Being a part of the Northeast 1/4 of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 6.72 acres of land, more or less. Subject to and together with all assessments and restrictions affecting title to the described above premises.

PARCEL No. 11-09-200-010

Commencing at the North 1/4 Corner of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence S81°30'47"E 802.28 feet (S22°40'00"W 803.11 feet as recorded) along the North-South 1/4 line of said Section 9; thence S82°53'24"E 422.23 feet (S80°00'00"E 414.66 feet as recorded) along the Northwesterly line of Grand River Avenue (50 feet wide 1/2 Right-of-Way) to the PLACE OF BEGINNING; thence N20°00'17"E 186.42 feet (N10°00'00"E 200.00 feet as recorded); thence S82°54'47"E (S80°00'00"E as recorded) 140.00 feet; thence S28°00'14"W 186.42 feet (S30°00'00"W 200.00 feet as recorded); thence N62°53'24"W (N60°00'00"W as recorded) 140.00 feet along said Northwesterly line of Grand River Avenue to the Place of Beginning. Being a part of the Northeast 1/4 of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 2.64 acres of land, more or less. Subject to and together with all assessments and restrictions affecting title to the described above premises.

PARCEL No. 11-09-200-014

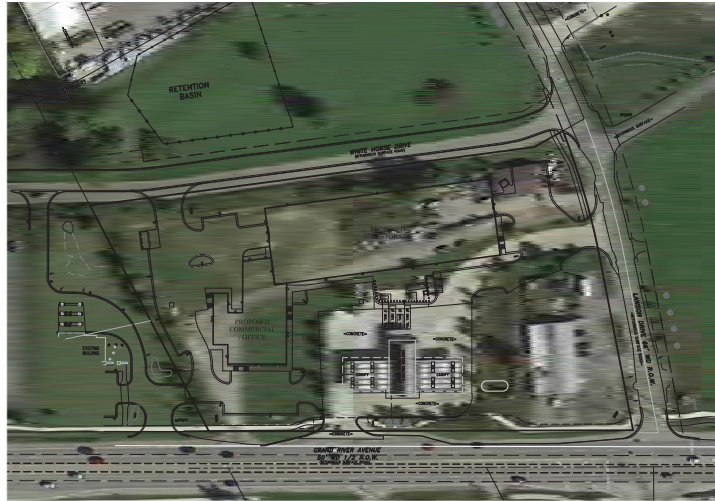
Commencing at the North 1/4 Corner of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence S81°30'47"E 802.28 feet (S22°40'00"W 803.11 feet as recorded) along the North-South 1/4 line of said Section 9; thence S82°53'24"E 432.23 feet (S80°00'00"E 432.52 feet as recorded) along the Northwesterly line of Grand River Avenue (50 feet wide 1/2 Right-of-Way) to the PLACE OF BEGINNING; thence N21°52'23"E 216.19 feet (N23°22'20"E 212.67 feet as recorded); thence S88°22'27"E 106.63 feet (S84°42'40"E 121.69 feet as recorded); thence S81°00'00"W 25.45 feet (S100°00'00"W 23.38 feet as recorded); thence S13°02'24"W 200.62 feet (S16°19'00"W 210 feet as recorded); thence S12°01'15"W 7.30 feet; thence N62°53'24"W 142.58 feet (N60°00'00"W 142.58 feet as recorded) along said Northwesterly line of Grand River Avenue to the Place of Beginning. Being a part of the Northeast 1/4 of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 2.68 acres of land, more or less. Together with a private wide easement for ingress and egress as recorded in Liber 2216, Page 263, Livingston County Records, also subject to and together with all assessments and restrictions affecting title to the described above premises.

PARCEL No. 11-09-200-016

Commencing at the North 1/4 Corner of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence S81°30'47"E 426.11 feet along the North-South 1/4 line of said Section 9 to the PLACE OF BEGINNING; thence S71°12'30"E 502.18 feet along the South line of White Horse Drive (Variable width Right-of-Way); thence S92°31'00"E 175.58 feet; thence N77°12'12"W 154.09 feet; thence N67°54'07"W 148.00 feet; thence N75°44'07"W 226.58 feet; thence N67°50'42"W 177.47 feet to the Place of Beginning. Being a part of the Northeast 1/4 of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 1.83 acres of land, more or less. Subject to and together with all assessments and restrictions affecting title to the described above premises.

PARCEL No. 11-09-200-017

Commencing at the North 1/4 Corner of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence S81°30'47"E 426.11 feet along the North-South 1/4 line of said Section 9; thence S71°12'30"E 502.18 feet along the South line of White Horse Drive (Variable width Right-of-Way) to the PLACE OF BEGINNING; thence S71°12'30"E 128.69 feet along said South line of White Horse Drive; thence N26°53'15"E 45.67 feet; thence Southwesterly 181.80 feet along the arc of a 584.65 foot radius curve to the right, through a central angle of 142°27'47" and ending in a long chord bearing S70°00'00"W 181.83 feet along the Westerly line of Lawson Drive (50 feet wide Right-of-Way); thence continuing S12°21'13"W 232.74 feet along said Westerly line of Lawson Drive; thence N12°21'13"W 200.62 feet; thence N67°12'00"E 25.45 feet; thence N88°22'27"W 106.63 feet; thence N62°51'06"W 175.68 feet to the Place of Beginning. Being a part of the Northeast 1/4 of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 0.57 acres of land, more or less. Subject to and together with all assessments and restrictions affecting title to the described above premises.



AERIAL PHOTOGRAPH  
SOLD BY - 608

AERIAL PHOTOGRAPH BY  
Google maps  
Aerial photographic imagery is an uncorrected image and is intended to be interpreted to the user with reasonable caution and precision, and may not accurately depict current site conditions.

**ENGINEER/SURVEYOR**  
DESINE INC.  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114  
PHONE: (810) 227-9533

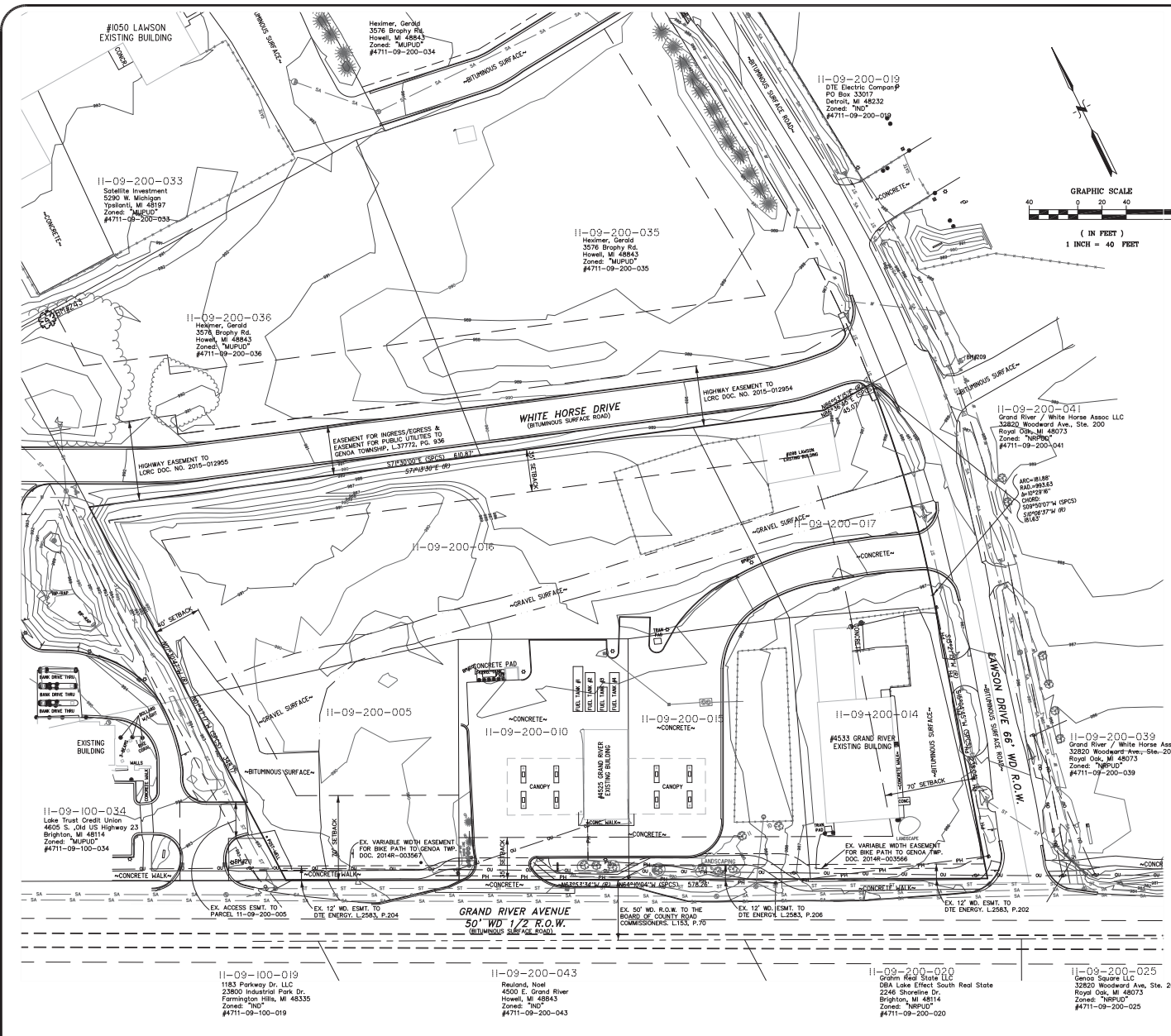
**DEVELOPER / APPLICANT**  
PREMIER GENOA LLC  
775 N. SECOND STREET  
BRIGHTON, MICHIGAN 48116

- SHEET INDEX**
- EX EXISTING CONDITIONS
  - SP SITE PLAN
- A-0 RENDERINGS
  - A-1 FLOOR PLAN - FIRST FLOOR
  - A-2 FLOOR PLAN - SECOND FLOOR
  - A-3 ELEVATIONS

REVISED	SCALE: AS NOTED
PROJECT No.: 183450	
DWG NAME: 3450 COV	
PRINT: MAR. 1, 2019	

3 WORKING DAYS BEFORE YOU DIG  
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(TOLL FREE)  
OR VISIT CALL811.COM





**BENCHMARK**  
 DATUM BASED ON "MS OPUS-85 SOLUTION REPORT," DATED MAY 25, 2011 AT 10:13 AM

**BENCHMARK #201 (PRIMARY)**  
 NORTHWEST CORNER OF "NEW" KEROSENE TANK PAD, LOCATED IN THE NORTHWESTERLY CORNER OF 52000 PROPERTY.  
 ELEVATION = 989.22 (NAVD 88)

**BENCHMARK #200**  
 TOP OF LIGHT POLE BASE, LOCATED NORTH OF DRIVE OFF OF LAWSON, NEAR THE SOUTHEAST PORTION OF PARCEL #11-09-100-016.  
 ELEVATION = 990.53 (NAVD 88)

**BENCHMARK #209**  
 ARROW OF HYDRANT, LOCATED ON LAWSON DRIVE, NORTH OF DRIVE FOR PARCEL #11-09-200-041.  
 ELEVATION = 989.90 (NAVD 88)

**BENCHMARK #210**  
 ARROW OF HYDRANT, LOCATED NEAR THE SOUTH SIDE OF DRIVE FOR REAR ENTRANCE OF BANK, PARCEL #11-09-200-024.  
 ELEVATION = 994.68 (NAVD 88)

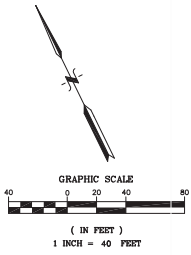
**BENCHMARK #211**  
 TOP EAST SIDE OF A LIGHT POLE BASE, LOCATED EAST OF THE SOUTH BANK ENTRANCE OF PARCEL #11-09-200-034, OFF GRAND RIVER.  
 ELEVATION = 993.82 (NAVD 88)

**BENCHMARK #240**  
 ARROW OF HYDRANT, LOCATED NEAR THE WEST SIDE OF LAWSON DRIVE, 794 FEET NORTH OF DRIVE FOR PARCEL #11-09-200-041.  
 ELEVATION = 989.90 (NAVD 88)

**BENCHMARK #241**  
 SPIKE IN THE EAST SIDE OF AN UTILITY POLE, LOCATED NEAR THE WEST SIDE OF LAWSON DRIVE, NEAR THE NORTHWEST CORNER OF PARCEL #11-09-200-034.  
 ELEVATION = 994.33 (NAVD 88)

**BENCHMARK #242**  
 SPIKE IN THE SOUTH SIDE OF AN UTILITY POLE, 2ND POLE WEST OF LAWSON DRIVE, 334 FEET SOUTH OF NORTH PROPERTY LINE OF PARCEL #11-09-200-033.  
 ELEVATION = 994.33 (NAVD 88)

**BENCHMARK #243**  
 SPIKE IN THE EAST SIDE OF A "O" TREE, LOCATED 424 FEET EAST OF THE NORTHWEST PROPERTY CORNER OF PARCEL #11-09-200-038.  
 ELEVATION = 993.69 (NAVD 88)



- LEGEND**
- = PISC. STRUCTURE (AS LABELED)
  - = WELL / MONITOR WELL
  - = BOLLARD
  - = SIGN
  - = FLAG POLE
  - = LIGHT FIXTURE / DECORATIVE LIGHT
  - = LIGHT BASE
  - = TRAFFIC POLE / TRAFFIC SIGNAL POLE
  - = OVERHEAD TRAFFIC SIGNAL
  - = UTILITY METERS & BOXES: ELECTRIC METER, GAS METER, WATER METER, PHONE, BELL, CITY, BUL, MAIL, BOX, UTIL, BOX
  - = AIR CONDITIONER UNIT
  - = UTILITY MANHOLE (AS LABELED)
  - = UTILITY POLE W/SUB WIRE
  - = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
  - = U/G UTILITY LINES: PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC UTILITIES
  - = EDGE OF WOODS / TREE DRP LINE
  - = DECIDUOUS TREE W/IDENTIFIER
  - = CONIFEROUS TREE W/IDENTIFIER
  - = FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
  - = GRASS PAV.
  - = EDGE OF DRIVEWAY
  - = CONCRETE CURB (UNLESS OTHERWISE STATED)
  - = SANITARY SEWER MANHOLE W/IDENTIFIER
  - = SANITARY SEWER PIPE
  - = CLEAN OUT
  - = STORM WATER MANHOLE W/IDENTIFIER
  - = CATCH BASIN W/IDENTIFIER
  - = CONTROL STRUCTURE
  - = FLARED END SECTION
  - = STORM WATER GRASSPIPE
  - = HYDRANT
  - = WATER SHUT OFF
  - = WATER GATE VALVE HELL / MANHOLE
  - = WATER VALVE BOX
  - = WATER MAIN
  - = GAS MANHOLE / GASOLINE COVER
  - = GAS SHUT OFF
  - = U/G GAS
  - = 1' CONTOUR
  - = 5' CONTOUR

**ZONING SCHEDULE**

PARCEL ID #	EXISTING ZONING	PROPOSED ZONING	SITE AREA (Ac.)
4711-09-200-005	OSD	NR-PUD	0.75
4711-09-200-010	GCD	NR-PUD	0.64
4711-09-200-014	GCD	NR-PUD	0.65
4711-09-200-015	GCD	NR-PUD	0.67
4711-09-200-016	GCD	NR-PUD	1.83
4711-09-200-017	GCD	NR-PUD	0.58
			<b>TOTAL AREA =</b>
			<b>5.12</b>

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**PREMIER GENOA**  
 (810) 227-9533  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 2183 PLESS DRIVE  
 BRIGHTON, MICHIGAN 48114

DESIGN/FA	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

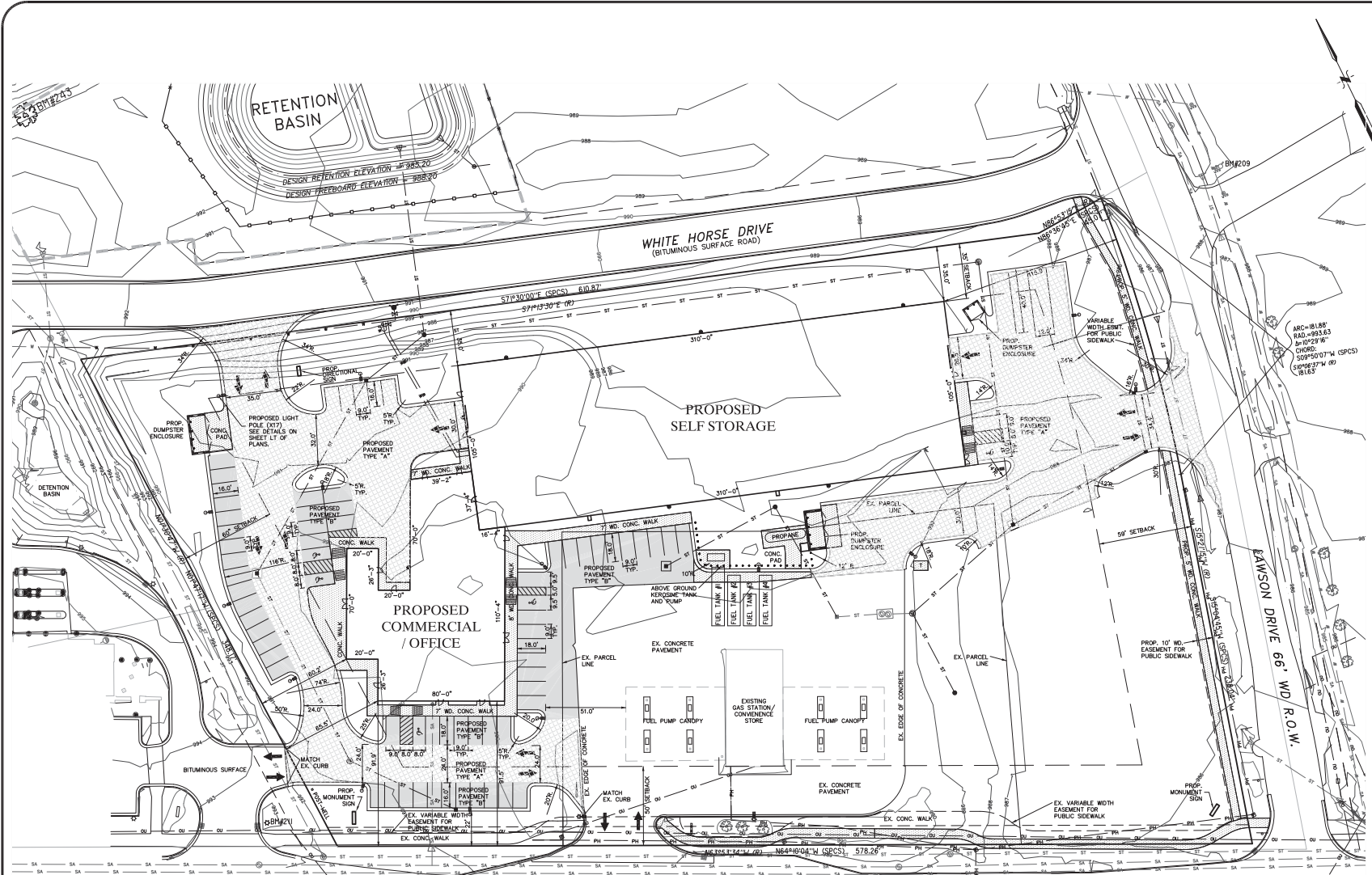
**BMH-PREMIER  
 P.U.D.**

**EXISTING CONDITIONS PLAN**

CLIENT:  
 PREMIER GENOA, LLC  
 775 N. SECOND ST.  
 BRIGHTON, MICHIGAN 48116

SCALE: 1/8" = 40'  
 PROJECT No.: 183450  
 DWG NAME: 3450 EX  
 ISSUED: MAR. 1, 2019

**EX**



**GRAPHIC SCALE**  
 30 15 0 15 30 45  
 ( IN FEET )  
 1 INCH = 30 FEET

**LEGEND**

- = HSG. STRUCTURE AS LABELED
- = WELL / MONITOR WELL
- = MOUND
- ⊙ = SIGN
- ⊙ = FLAG POLE
- ⊙ = LIGHT FIXTURE / RECREATION LIGHT
- ⊙ = LIGHT BASE
- ⊙ = TRAFFIC POLE / TRAFFIC SIGNAL POLE
- ⊙ = OVERHEAD TRAFFIC SIGNAL
- ⊙ = UTILITY METER OR BOX
- ⊙ = ELECTRIC METER, GAS METER, WATER METER, PHONE EXC. CITY BOX, MAIL BOX, ETC.
- ⊙ = AIR CONDITIONER UNIT
- ⊙ = UTILITY HANGAR GAS LABELED
- ⊙ = UTILITY POLE (UTILITY NAME)
- ⊙ = OVERHEAD UTILITY LINES (ELECTRIC, PHONOLINE)
- ⊙ = U.S. UTILITY LINES (PHONE, FIBER OPTIC, ELECTRIC, CABLE TV, GAS, UTILITY)
- = EDGE OF HOODS / TREE DWP LINE
- = RECREATION TREE W/UNDERFRET
- = CONTIGUOUS TREE W/UNDERFRET
- = CONTIGUOUS TREE W/UNDERFRET
- = FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
- = GROUND PALE
- = EDGE OF GRAVEL
- = CONCRETE CURB UNLESS OTHERWISE STATED
- = SANITARY SEWER HANGAR W/UNDERFRET
- = SANITARY SEWER PIPE
- = STORM WATER HANGAR W/UNDERFRET
- = CATCH BASIN W/UNDERFRET
- = CONTROL STRUCTURE
- = FLEMING END SECTION
- = STORM WATER DRAINAGE PIPE
- = HYDRANT
- = WATER SHUT OFF
- = WATER GATE VALVE WELL / HANGAR
- = WATER VALVE BOX
- = WATER MAIN
- = SIDE MANHOLE / BULKHEAD COVER
- = GAS SHUT OFF
- = U/S GAS
- = F CONTOR
- = F CONTOR

- BENCHMARK**  
 BATH HOUSE ON THIS PROJECT'S ELEVATION  
 MONUMENT: BATH HOUSE ON 2014 00-00-00  
 ELEVATION = 988.00 DAVID 880
- BENCHMARK #60 (PROPOSED)**  
 NORTHWEST CORNER OF "NEW" HYDROGEN  
 TANK WALL LABELED IN THE  
 NORTHWEST CORNER OF SINDCO  
 PROPERTY.  
 ELEVATION = 988.00 DAVID 880
- BENCHMARK #61 (PROPOSED)**  
 AREA OF HYDRANT LABELED NEAR THE  
 WEST SIDE OF LAWSON DRIVE, 754 FEET  
 NORTH OF SHOOT FOR PARCEL.  
 #10-00-00-004.  
 ELEVATION = 988.00 DAVID 880
- BENCHMARK #62**  
 SPINE IN THE EAST SIDE OF AN UTILITY  
 POLE, LOCATED NEAR THE WEST SIDE OF  
 LAWSON DRIVE, NEAR THE NORTHWEST  
 CORNER OF PARCEL #10-00-00-004.  
 ELEVATION = 988.00 DAVID 880
- BENCHMARK #63**  
 SPINE IN THE SOUTH SIDE OF AN UTILITY  
 POLE, ONE POLE WEST OF LAWSON DRIVE,  
 235 FEET SOUTH OF NORTH PROPERTY LINE  
 OF PARCEL #10-00-00-004.  
 ELEVATION = 988.00 DAVID 880
- BENCHMARK #64**  
 AREA OF HYDRANT LABELED NEAR THE  
 SOUTH SIDE OF DRIVE FOR NEAR ENTRANCE  
 OF BATH HOUSE, #10-00-00-004.  
 ELEVATION = 988.00 DAVID 880
- BENCHMARK #65**  
 SPINE IN THE EAST SIDE OF A 10" TREE,  
 LOCATED 460 FEET EAST OF THE  
 NORTHWEST PROPERTY CORNER OF PARCEL,  
 #10-00-00-004.  
 ELEVATION = 988.00 DAVID 880
- BENCHMARK #66**  
 TOP EAST SIDE OF A LIGHT POLE BASE,  
 LOCATED EAST OF THE SOUTH BANK  
 BURNING OF PARCEL #10-00-00-004,  
 OFF ROAD AREA.  
 ELEVATION = 988.00 DAVID 880

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 CIVIL ENGINEERS  
 LAND SURVEYORS  
 2183 PLEISS DRIVE  
 BRIGHTON, MICHIGAN 48114

DESIGNER/FA	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

**BMH - PREMIER P.U.D.**

**PROPOSED SITE PLAN**

CLIENT: PREMIER GENCO, LLC  
 775 N. SECOND ST.  
 BRIGHTON, MICHIGAN 48116  
 810-229-6323

SCALE: 1/8" = 30'-0"

PROJECT No.: 183450  
 DWG NAME: 3450 SP  
 ISSUED: MAR. 1, 2019

**SP**



# BMH - PREMIER - P.U.D. Howell, Michigan

PRELIMINARY, NOT FOR CONSTRUCTION



PROPOSED CONCEPT DESIGN : PERSPECTIVE



PROPOSED CONCEPT DESIGN : PERSPECTIVE



PROPOSED CONCEPT DESIGN : PERSPECTIVE



PROPOSED CONCEPT DESIGN : AERIAL VIEW

NOTE: THE ABOVE RENDERINGS HAVE NOT BEEN UPDATED TO MATCH CURRENT PLANS AND ELEVATIONS

2016 Copyright DRY ARCHITECTS 2016  
 4001 Lakeside Dr  
 Novi, MI 48242  
 (248) 348-8800  
**DRY**  
 DESIGN & ASSOCIATES, ARCHITECTS, INC.

Architects:

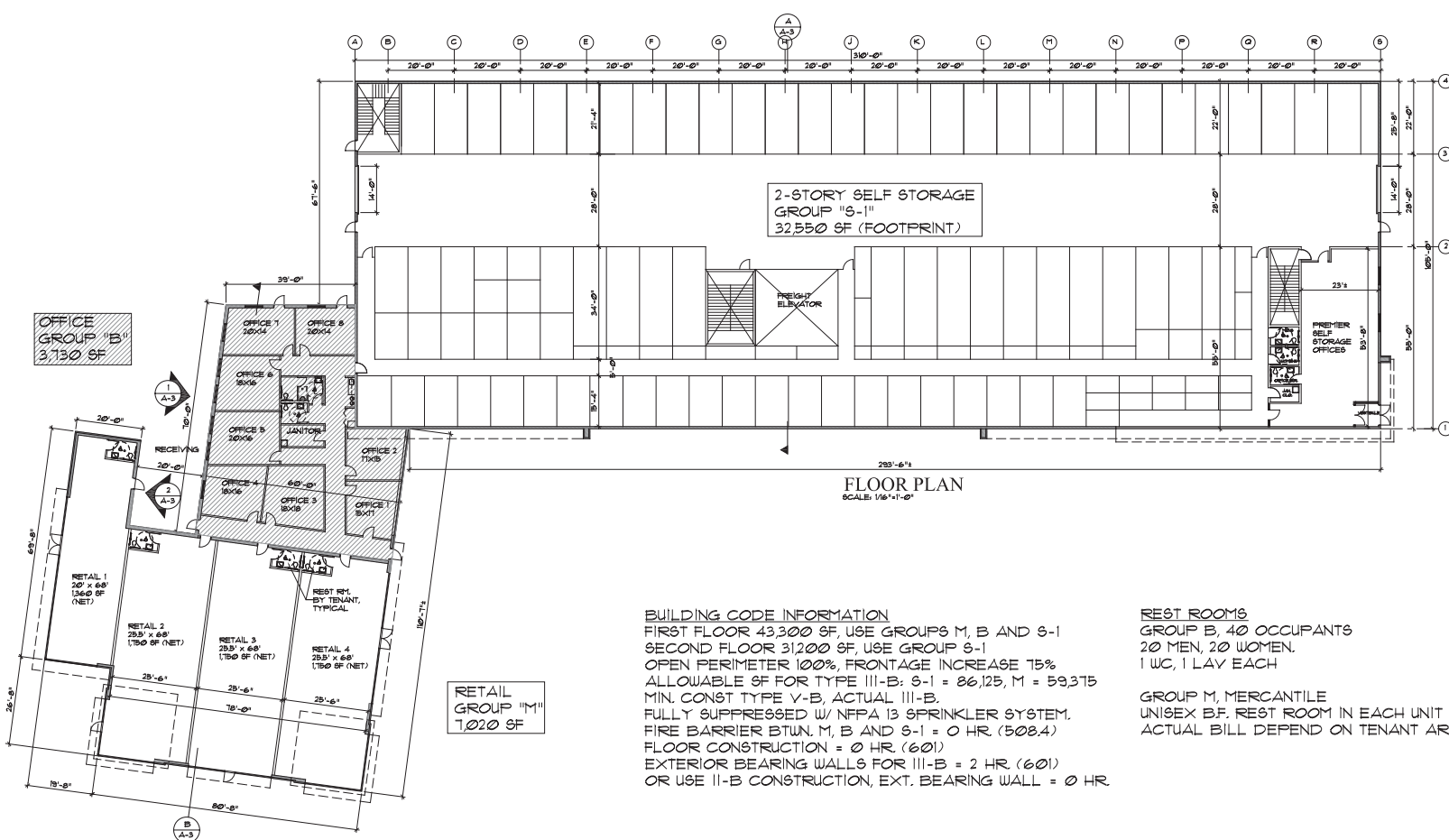
BMH-PREMIER P.U.D.  
 HOWELL, MI

COVER SHEET

Scale  
N/A

Date  
3/15/16

Sht. No.  
 A-0



2-STORY SELF STORAGE  
GROUP "S-1"  
32,550 SF (FOOTPRINT)

OFFICE  
GROUP "B"  
3,730 SF

RETAIL  
GROUP "M"  
7,020 SF

FLOOR PLAN  
SCALE: 1/8"=1'-0"

**BUILDING CODE INFORMATION**  
FIRST FLOOR 43,300 SF, USE GROUPS M, B AND S-1  
SECOND FLOOR 31,200 SF, USE GROUP S-1  
OPEN PERIMETER 100% FRONTAGE INCREASE 15%  
ALLOWABLE SF FOR TYPE III-B: S-1 = 86,125, M = 59,375  
MIN. CONST TYPE V-B, ACTUAL III-B.  
FULLY SUPPRESSED W/ NFPA 13 SPRINKLER SYSTEM.  
FIRE BARRIER BTUN, M, B AND S-1 = 0 HR (508.4)  
FLOOR CONSTRUCTION = 0 HR (601)  
EXTERIOR BEARING WALLS FOR III-B = 2 HR (601)  
OR USE II-B CONSTRUCTION, EXT. BEARING WALL = 0 HR.

**REST ROOMS**  
GROUP B, 40 OCCUPANTS  
20 MEN, 20 WOMEN.  
1 WC, 1 LAV EACH

GROUP M, MERCANTILE  
UNISEX B.F. REST ROOM IN EACH UNIT BY TENANT.  
ACTUAL BILL DEPEND ON TENANT AREAS.



PRELIMINARY, NOT FOR CONSTRUCTION



**BRIVAR**  
Construction Company

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1000 Parkside Ct  
Northville, MI 48157  
Phone: 248-783-8333  
www.drnarchitects.com

**Revisions:**

NO.	DESCRIPTION

BMH-PREMIER P.U.D.  
HOWELL, MI

FLOOR PLAN

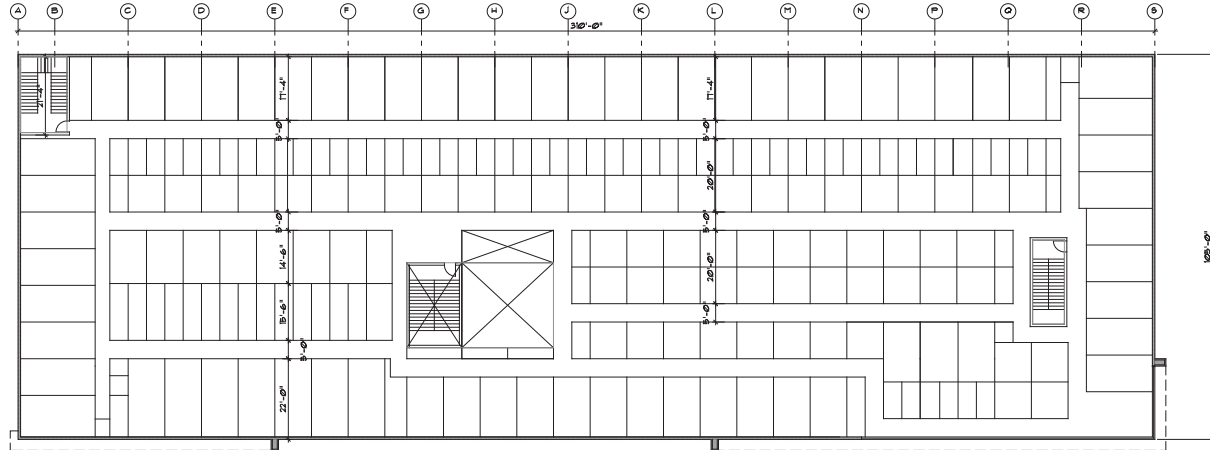


NORTH

Scale  
1/8"=1'-0"

Date  
3/18/18

Sht. No.  
A-2



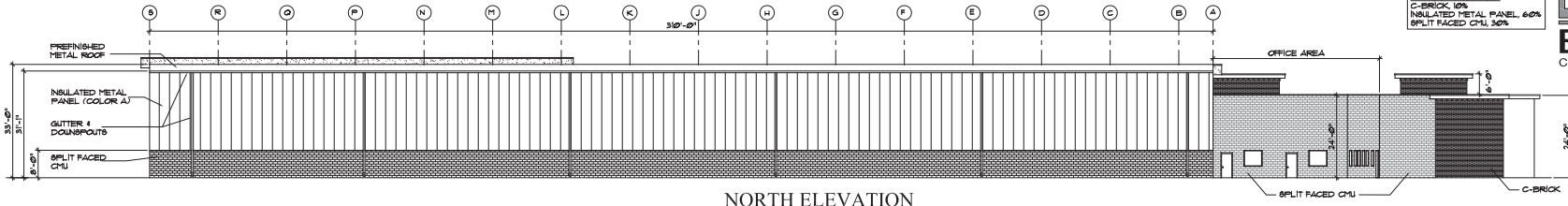
SECOND FLOOR  
31,200 SF GROSS

SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

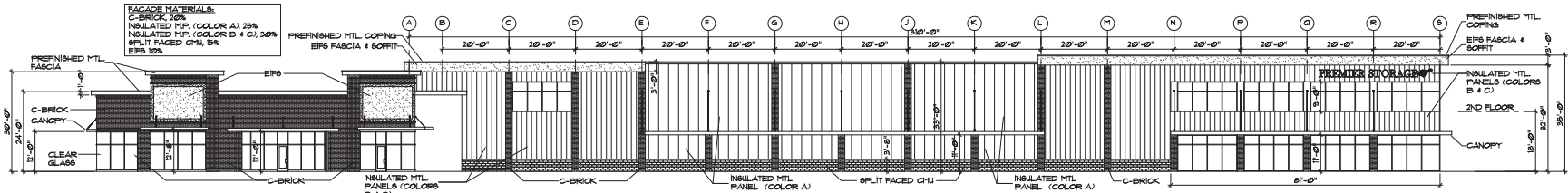
PRELIMINARY, NOT FOR CONSTRUCTION



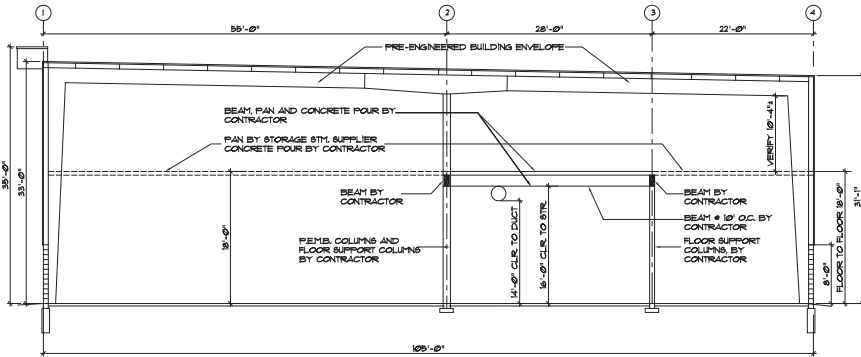
ARCHITECTS  
DRA & ASSOCIATES, ARCHITECTS, INC.



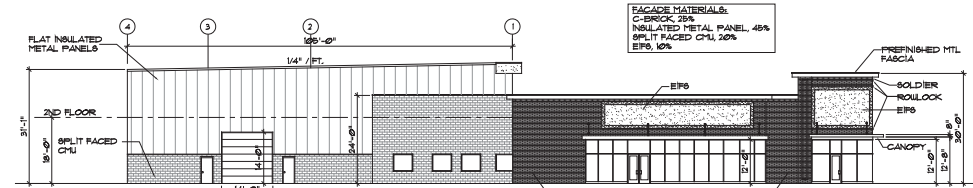
NORTH ELEVATION



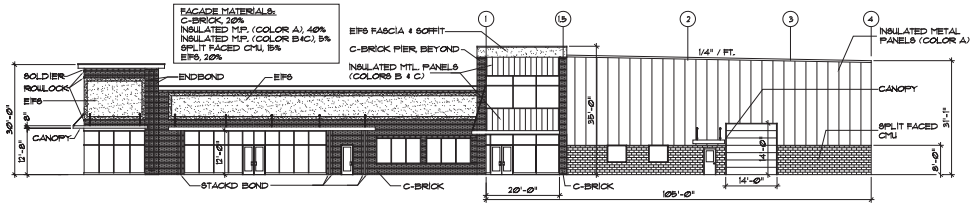
SOUTH ELEVATION



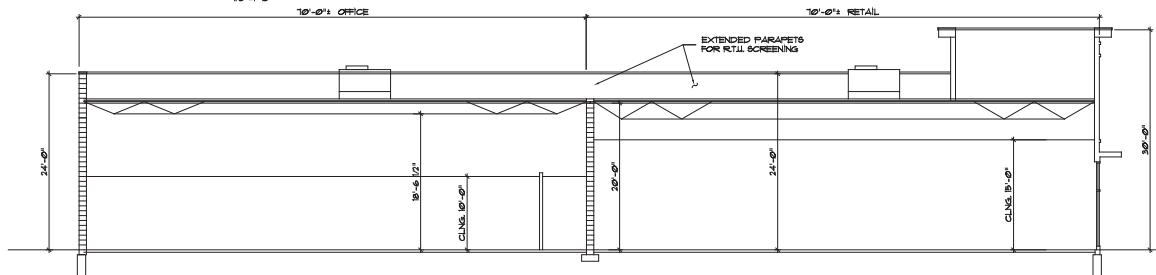
TYPICAL STORAGE BUILDING SECTION



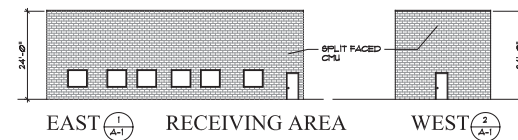
EAST ELEVATION



WEST ELEVATION



TYPICAL RETAIL & OFFICE BUILDING SECTION



EAST RECEIVING AREA WEST



BMH-PREMIER P.U.D.  
HOWELL, MI

ELEVATIONS

Scale  
1/8"=1'-0"

Date  
3/28/18

Sh. No.  
A-3





PROPOSED CONCEPT DESIGN : AERIAL VIEW : STORAGE FACILITY





PROPOSED CONCEPT DESIGN : AERIAL VIEW : STORAGE FACILITY





PROPOSED CONCEPT DESIGN : AERIAL VIEW : MIXED USE FACILITY





March 27, 2019

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
<b>Subject:</b>	Proposed amendment to Urban Residential District (Article 3 of the Zoning Ordinance)

Dear Commissioners:

As requested, we have prepared this memo to assist the Planning Commission with its consideration of amendments proposed to the UR Urban Residential zoning district contained in Article 3 of the Township Zoning Ordinance.

By way of recent meetings regarding a conceptual development plan, a gap in residential density was found between the Master Plan and Zoning Ordinance.

More specifically, the Small Lot Single Family Residential category in the Master Plan calls for single-family residential development of 2 to 3 dwelling units per acre of land. However, the comparable zoning districts of SR Suburban Residential and UR Urban Residential allow for a density of 2 to 2.4 units per acre (when public sanitary sewer is available), respectively.

The next zoning district in terms of density is MDR (Medium Density Residential), which allows for just over 4 units per acre.

As such, there is currently nothing in the Zoning Ordinance that properly addresses the density gap between 2 and 4 units per acre. UR is the closest fit; however, it results in an awkward density calculation that does not accurately reflect the guidance of the Master Plan.

The primary options to address this situation would be the creation of a new residential zoning district or an amendment to the existing UR District lot area requirements. Staff and our office believe the latter is the most appropriate method.

Accordingly, the draft amendment provided for your consideration entails a reduction in the minimum UR lot area from 18,000 square feet (2.4 units per acre) to 14,500 square feet (3 units per acre).

The sections impacted are limited to 3.02 Listing of Residential Districts and 3.04 Dimensional Standards.

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](mailto:bborden@safebuilt.com).

Respectfully,  
**SAFEBUILT STUDIO**

Brian V. Borden, AICP  
Planning Manager

- (h) Encourage wise use and development of lake shoreline in recognition of the existing small lot development patterns and the sensitive environmental ecosystem surrounding the lakes; and,
- (i) Prohibit any land use that would substantially interfere with the development, utilization or continuation of single family dwellings in the District.

3.01.03 **Medium Density Residential:** The Medium Density Residential (MDR) District is intended to provide detached single family residential on smaller lots and attached residential town-homes with individual entrances and garages. This district is intended for infill development within urban service areas of the Township planned for higher density residential with the necessary public water, public sewer, transportation and public services in place to support higher densities. The MDR district is intended to promote the goals and future land use map of the Genoa Township Master Plan.

3.01.04 **High Density Residential:** The High Density Residential District is intended to provide rental or individually owned duplexes and other multiple dwelling units at a density consistent with the infrastructure and land capabilities. This district is intended for infill development within urban service areas of the Township planned for higher density residential with the necessary public water, public sewer, transportation and public services in place to support higher densities. Special provisions are provided for various types of housing for the elderly in recognition of the need for such facilities and their relatively low impact in comparison with other multiple family uses of similar density. The HDR district is intended to promote the goals and future land use map of the Genoa Township Master Plan.

**Sec. 3.02 LISTING OF RESIDENTIAL DISTRICTS**

The Single Family Residential Districts of Genoa Township include:

<b>Table 3.02 Residential and Agricultural Districts</b>	
<b>District</b>	<b>Minimum Lot Area Per Dwelling Unit</b>
Agricultural (AG)	10 acre lot area
Country Estate (CE)	5 acre lot area
Rural Residential (RR):	2 acre lot area
Low Density Residential (LDR):	43,560 sq ft. lot area
Suburban Residential (SR):	21,780 sq. ft. lot area with public sanitary sewer 43,560 sq. ft. lot area without public sanitary sewer
Urban Residential (UR):	<del>18,000</del> 14,500 sq. ft. lot area; must have public water and sanitary sewer
Lakeshore Resort Residential (LRR):	12,800 sq. ft. lots of record in existence on 1/1/1991. 43,560 sq. ft. lots created after 1/1/1991 without public sanitary sewer 21,780 sq. ft. lots created after 1/1/1991 with public sanitary sewer
Medium Density Residential (MDR)	10,000 sq. ft. lot area with public sanitary sewer Duplexes and townhouses up to 5 units per acre
High Density Residential (HDR)	Duplexes, attached townhouses and apartments up to 8 units per acre

**Sec. 3.04 DIMENSIONAL STANDARDS**

3.04.01 **Residential Schedule of Area and Bulk Requirements.** All lots, buildings, and structures shall comply with the area height and bulk requirements in Table 3.04.01:

**Table 3.04.01 DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS**

District	Minimum Lot Size <sup>(m)</sup> or Maximum Density		Maximum Building Height		Principal Structure Minimum Yard Setback <sup>(g) (h) (i)</sup>				Max Lot Coverage	(Per Unit) Floor Area
	Min. Lot Area, Max. Units Per Acre <sup>(a) (b)</sup>	Width <sup>(c) (d)</sup>	Stories	Feet <sup>(e)</sup>	Front <sup>(f)</sup>	Smaller Side	Total 2 Sides	Rear		
<b>Agricultural (AG)</b>	40 acres for farms, 10 acres for non-farm dwellings		2	35	75	40	80	60	NA	980 sq. ft.
<b>Country Estate (CE)</b>	5 acres	220 ft	2	35	75	40	80	60	NA	1500 sq. ft.
<b>Rural Residential (RR)</b>	2 acres	200 ft	2	35	50	30	60	60	NA	1200 sq. ft.
<b>Low Density Residential (LDR)</b>	1 acre	150 ft	2	35	50	30	60	60	NA	980 sq. ft.
<b>Suburban Residential (SR)</b>	21,780 sq. ft., with public sewer; 1 acre without public sewer	100 ft	2	35	40	20	40	50	20% bldg, 35% imp. sur.	980 sq. ft.
<b>Urban Residential (UR)</b>	<del>18,000</del> 14,500 square feet per unit, requires public sewer and water	90 ft.	2	25	35	10 <sup>(j)</sup>	25 <sup>(j)</sup>	50	35% bldg, 50% imp. sur.	980 sq. ft.
<b>Lakeshore Resort Residential (LRR)</b>	12,800 square feet lots of record in existence on 1/1/91, requires public sanitary sewer 1 acre lots created after 1/1/91 without public sanitary sewer. 21,780 square foot lots created after 1/1/91 with public sanitary sewer.	80 ft	2	25	35	10 <sup>(k)</sup>	20 <sup>(k)</sup>	40	35% bldg, 50% imp. sur.	900 sq. ft.
<b>Medium Density Residential (MDR)</b>	10,000 sq. ft. per single family lot 5 units per acre for duplexes and attached townhomes Requires public sewer and water	75 ft	2	35	25 <sup>(l)</sup>	5 <sup>(l)</sup>	20 <sup>(l)</sup>	30	35% bldg footprint, max 50% impervious surface	900 sq. ft.
<b>High Density Residential (HDR)</b>	8 units per acre assuming all setbacks and other requirements can be met, min 21,780 sq. ft. per building Requires public sewer and water	165 ft	3	40	35 <sup>(l)</sup>	15 <sup>(l)</sup>	30 <sup>(l)</sup>	30	35% bldg footprint, max 50% impervious surface (bldg plus paved areas)	efficiency = 450 sq. ft. 1 bedroom = 600 sq. ft. 2 bedroom = 750 sq. ft. 3 bedroom = 900 sq. ft. each addl = 150 sq ft Ground floor = 500 sq ft/unit

(as amended 3/5/10)

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
MARCH 11, 2019  
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, Chris Grajek, Jeff Dhaenens, Jill Rickard, Marianne McCreary, and Jim Mortensen. Absent was Eric Rauch. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of Safebuilt Studio, and Gary Markstrom of Tetra Teach. There were twenty seven audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner McCreary, seconded by Commissioner Grajek, 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 a site plan and impact assessment requesting preliminary site condominium approval for a proposed 19 unit site condominium. The property in question is located on approximately 30.8 acres at 4242 Bauer Road (Parcel #4711-26-200-002) on the west side of Bauer Road, between White Pines Drive and Challis Road. The request is petitioned by John Moretti.

- A. Recommendation Environmental Impact Assessment (1-25-19)
- B. Recommendation of Preliminary Site Condominium Plan (2-20-19)

Mr. John Moretti, Jr., representing his father, John Moretti, and Mr. Philip Rasor, the engineer, were present.

Mr. Rasor showed the proposed site plan, which will include 19 dwellings. They have revised the access drives and provided a fire suppression system that now meets the requirements of the Brighton Area Fire Authority.

If they receive preliminary site plan approval, they will work with the Livingston County Drain Commissioner so they can use Mudd Lake for storm-water runoff and the

Livingston County Road Commission for the placement of the private road off of Bauer Road.

Mr. Borden stated that the applicant has addressed all of his concerns. He noted that there are additional items that will need to be submitted when the final site plan is presented for review.

Commissioner Mortensen questioned how the owner, whose home is adjacent to this property but not part of the development, will access his property. Mr. Rasor stated he will obtain an easement granting access to the private road and he will pay his share of the condominium maintenance fees.

Ms. Rickard noted that because the owner's home is located on a large lot, there should be a note in the master deed and bylaws that there may be a time when that property may be divided and developed further and those property owners may need access via the private drive as well.

Mr. Markstrom reviewed his February 25, 2019 letter. He stated that the applicant will address his concerns by working with the Livingston County Health Department, Road Commission, and Drain Commissioner.

Chairman Brown reviewed the Brighton Area Fire Department letter dated March 4, 2019.

1. The applicant is proposing three different alternatives for the 12,000-gallon tank under the cul-de-sac island. All three options are acceptable to the fire authority; the applicant needs to commit to one through further research. The Maintenance requirements for the alternative water supply shall be included in the Condominium By-Laws.
2. The dimensions of the roadway need to be reflected along the road and not just the construction detail. Each side of the one-way entrance shall be a minimum of 20-feet wide and the roadway a minimum of 26-feet wide. When scaled, neither meet this dimension.

Chairman Brown noted a letter was submitted to the Township this morning from Mr. Krebs of 7917 Goldwin Drive. He is concerned with the site distance of the access drive on Bauer Road. Mr. Rasor reiterated that once they receive preliminary site plan approval, they will work with the Livingston County Road Commission to confirm the site distance is acceptable. If it does not meet their approval, they will relocate the driveway.



The call to the public was made at 6:54 pm.

Mr. Todd Krebs of 7917 Goldwin Drive owns the property directly north of this site. He reiterated his concern regarding the site distance of the proposed drive. He is requesting a landscape buffer be placed between his property and the northernmost road of the access drive. He thinks the houses are going to be very nice.

Mr. Bill Rockwell of 4346 Argenta Drive stated that Mudd Lake flows into a stream that runs through his property. He noted that the applicant stated the development will not have a "significant" impact on the flow of Mudd Lake. He wants to make sure that the flow will not increase and possibly wash out the edges of the stream or the trees. He is also concerned that the lawns in this development will be treated with fertilizer and mosquito repellent and that will flow into the lake and then into the stream. He does not want the flow to decrease either.

Mr. Razor explained their proposal for the storm water control. Most of the drainage on the site currently drains into the lake. He noted that the Drain Commissioner will not approve a proposal that will alter the flow of the stream.

Mr. Richard Kettle of 4384 Argenta Drive would also be impacted by any changes to the stream. Two thirds of his property is a wetland and he wants to make sure that there will not be additional flow, or possible surges caused by heavy rains, due to this development. He is also concerned with the access drive off of Bauer Road. There is a lot of traffic on this road and people drive very fast.

Mr. Brian Dunleavy of 6701 Quaint Ridge Trail questioned if there will be an impact on the aquifer's water table due to the additional homes. Mr. Razor stated they had four test wells done and it was determined that there is adequate water on this site; however, they are waiting for the final approval from the Livingston County Health Department. Mr. Dunleavy would like a stewardship program in the by-laws to notify homeowners that what they put on their lawns will flow into the lake.

Mr. Don Baker of 6899 White Pines Drive borders the south side of this property. He noted that one of his neighbor's driveway is on the applicants property. Mr. Moretti stated the roadway doesn't enter onto the property but the ROW does. The applicant will be putting a landscape buffer along this ROW to eliminate the homeowner from accessing their property from White Pines Drive.

He asked if the sediment ponds will hold water. Mr. Razor stated they will hold water during a rain event; however, they are required to be designed to drain within 72 hours.

They are not permanently water filled. Mr. Baker stated there is an economic downtown anticipated in 18 months and he does not want half built houses and piles of dirt on this property in his backyard.

Mr. Steve Tousignant 6712 White Pines stated he agrees with his neighbors. They want to ensure that everything is done correctly. He is also concerned with pulling into and out of the subdivision. He does not want anything that is done on this site to further hinder their site lines exiting off of White Pines Drive. There was a discussion between Mr. Tousignant, the Planning Commission, and Mr. Rasor regarding a possible drop lane into White Pines Drive as well as onto the road entering into the proposed project.

Mr. Kratz questioned if it would be possible to lower the speed limit on Bauer Road. Ms. VanMarter stated it is the Livingston County Road Commission that determines the speed limit.

The call to the public was closed at 7:29 pm.

**Moved** by Commissioner Grajek, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Environmental Impact revised and dated 2/19/19 as presented. **The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Preliminary Site Condominium Plan dated 2/20/19 for 4242 Bauer Road, conditioned upon the following:

- The following documents will be required with a final submittal:
  - Condominium documents (Master Deed and By-Laws);
  - A detailed landscape plan;
  - Building designs/renderings
  - A detail of the residential entrance signage
- With regard to the landscape plan, consideration should be given for a buffer on the drive between the entrance drive and the house immediately to the north of the entrance, which is not part of the condominium
- The Township attorney shall review the condominium documents.
- It is recommended that the condominium by-laws include a caution to the homeowners about the extra sensitivity to environmental factors affecting the drainage into Mudd Lake.
- The applicant shall include language ensuring protection of the wetlands, natural feature setback and undisturbed wooded areas.
- The applicant must provide a Private Road Maintenance Agreement, including the financial and maintenance assurances required by Ordinance and the

agreement will cover the access road for the property at the north, which is not part of the condominium development.

- The master deed and/or by-laws should spell out that because of the road easement for the property to the north, future development on that property to the north may occur.
- The petitioner should request review by the Health Department regarding the location of the septic field on the property to the north of the development relative to its location next to Lot #15's well and septic field.
- The petitioner should review the landscaping plan to ensure that trees planted will not interfere with septic fields.
- The petitioner will follow recommendations made by the Township engineer in his letter dated February 25, 2019 and the Brighton Area Fire Authority letter dated March 4, 2019.

**The motion carried unanimously.**

Commissioner Dhaenens stated he appreciates the applicant listening to the comments made by the Planning Commission and the consultants and presenting a revised plan that was more fitting.

**OPEN PUBLIC HEARING # 2...** Review of a rezoning application, PUD application, PUD agreement, impact assessment, and conceptual PUD plan for a proposed planned industrial development with a new 67,000 sq. ft. indoor climate controlled storage building. The rezoning requested is from GCD to IND with a Planned Industrial District (PID) overlay located at 2528 Harte Drive, Brighton consisting of 10.62 acres on Parcel #4711-13-300-009. The request is petitioned by James Pappas of Fusco, Shaffer and Pappas, Inc.

- A. Recommendation of Rezoning and PUD Applications - GCD to IND (PUD)
- B. Recommendation of PUD Agreement (2-22-19)
- C. Recommendation of Environmental Impact Assessment (January 2019)
- D. Recommendation of Conceptual Site Plan (2-22-19)

Mr. Jim Pappas, the engineer, and Mr. Harte, the property owner, were present. They are proposing to building a climate controlled storage building with a sales office. There will also be a residential unit on the second story of the building for the caretakers of the storage facility. Mr. Pappas showed the site plan, building elevations, and proposed building materials. He reviewed the drainage plan, landscape plan, site access, and the proposed ground sign.

They will need to request an amendment to the PUD because it requires a two-acre acre minimum lot size and the lot split and they are requesting is one acre. They believe the proposed materials are attractive and appropriate for this location.

They will need to remove all of the trees on the site so they are proposing to replace as many trees as possible throughout the site.

They are installing a greenbelt around three sides of the building at the property line; however, they are requesting the requirement for the wall be waived. They do not believe it is in the best interest of the residential neighborhood that is adjacent to this property on three sides. Many of the kids use this site to “cut through” to Grand River to get to and from the bus stop. If they were to put up the wall, it would make it a much longer walk for them. They have installed a sidewalk throughout the site which will assist with these kids continuing to cut through the site.

The ground sign on Grand River is larger than allowed. Mr. Pappas noted that the Planning Commission can approve an increase in the size by 50 percent and if that is done, they would be within that limit. The existing building cannot be seen from Grand River, so it is important to have a larger sign for visibility. They also want to be able to have all of the businesses on this site have their name on the sign.

They have reviewed the engineer’s letter and will address his concerns and the Brighton Area Fire Authority has approved their design.

Mr. Borden reviewed his letter dated March 6, 2019. The applicant has addressed most of his comments. He did note that the Township Board can reduce or waive the minimum property size requirement because of the availability of water and sewer.

- Rezoning to IND on its own would not generally be considered compatible with the Township Master Plan; however, they believe that the inclusion of a request for the PID overlay mitigates this concern.
- The applicant has provided sample building materials; however, he would like to see the materials of the existing building on this site to see if they are compatible. Mr. Pappas showed a photograph of the existing building. It is brick with stone accents and a metal roof.
- While Mr. Borden feels the applicant did a great job in replacing the trees, given the extent of tree removal proposed, he encourages the applicant to retain additional healthy mature trees and/or possibly relocate them elsewhere on site.
- The planting requirements for the Buffer Zone “B” this have been met. The applicant is asking to have the Planning Commission waive the requirement for the wall. The Planning Commission has the discretion to waive this requirement.

- The Planning Commission may allow an increase the sign area based upon the nature of the development. However, the sign height needs to be reduced or included in the PUD Agreement as a deviation. Ms. VanMarter stated that the Genoa Business Park sign across the street is 10 feet 2 inches tall and the St. Joseph Mercy Woodland sign down Grand River is 12 feet, ½ inch. The applicant is proposing and 8-foot high sign.

Mr. Markstrom review his letter dated March 1, 2019. They have addressed his previous concerns. The items in his letter are procedural in nature.

- The petitioner has noted that they are currently working on getting approval from adjacent properties for their temporary grading easement. Documentation for these easements should be provided for the Township's records.
- The water main improvements will be public infrastructure and will require construction plan review and MDEQ permitting through MHOG. The petitioner will be required to provide easement documentation for the proposed water main prior to MDEQ permitting. This can be done after site plan approval.

All of the previous concerns of the Brighton Area Fire Authority have been met.

Chairman Brown provided suggested edits for the PUD Agreement. There was a discussion regarding the Agreement containing uses that are prohibited. It was suggested that the applicant amend the document to list the uses that are permitted, instead of what are prohibited.

The call to the public was made at 8:37 pm with no response.

**Moved** by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Rezoning of the Birkenstock property from General Commercial District (GCD) to Industrial (IND) with a Planned Industrial Development (PID) overlay, subject to the following:

- The Planning Commission finds that the qualifying conditions in Section 10.02 of the Township Ordinance are met with the proposed use of the property, including single ownership initiated by petition of the owner and other requirements in this section.

**The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the PUD Agreement dated February 22, 2019 for the Birkenstock property, subject to the following:



- The table of prohibited uses will be eliminated and replaced with selected and restricted permitted uses from the Office Service and Industrial zoning districts.
- The sign proposed at 8 feet high is allowed due to its consistency with other signs on Grand River Avenue and there are multiple businesses on this site located a considerable distance from Grand River.
- Approval of the deviation of one-acre minimum lot size due to the availability of shared municipal water for all three parcels.

**The motion carried unanimously.**

**Moved** by Commissioner Grajek, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Impact Assessment dated January 2019. **The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Conceptual Plan dated February 22, 2019 for the Birkenstock property, subject to the following:

- The building materials and the rendering of the existing building are acceptable and the samples will become Township property.
- The petitioner is encouraged to retain and/or relocate to the extent possible any healthy and mature trees.
- The wall requirement for the Buffer Zone “B” may be eliminated but the required plantings as depicted will remain.
- The sign proposed at 8 feet high is allowed due to its consistency with other signs on Grand River Avenue and there are multiple businesses on this site located a considerable distance from Grand River. The existing pole sign shall be removed.
- Details of the electronic messaging will be provided at the final PUD plan
- The requirements of the Township engineer in his letter dated March 1 shall be addressed.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #3...** Review of a site plan amendment for a proposed private road project known as “Misty Meadows” located on a vacant property to a previously approved project known as “Misty Meadows Private Road”.

A. Disposition of Site Plan Amendment (1-25-19)

Mr. Keith Genzel and Mr. Guy Genzel were present.

Mr. Borden stated the Township’s private road standards permit this road to be gravel.

Mr. Markstrom stated the proposal is acceptable and allowed by Township ordinance.

Commissioner Mortensen is concerned that the owners of the two lots that have already been sold were expecting a paved road and now it will be gravel. He would like letters from these two owners stating they are agreeable to the road being gravel. The applicant advised he will provide these letters.

The call to the public was made at 8:59 pm with no response.

**Moved** by Commissioner Mortensen, seconded by Commissioner Dhaenens, to approve the Site Plan Amendment dated January 25, 2019 for Misty Meadows to permit the asphalt private road to be replaced with gravel as shown on the site plan, subject to letters being provided to Township staff from lot owners within the subdivision agreeing to the change from asphalt to gravel. **The motion carried (Dhaenens - yes; Brown - yes; Mortensen - yes; Rickard - No; Grajek - yes).**

**OPEN PUBLIC HEARING #4...** Review of sketch plan application and sketch plan for a proposed 8,142 sq. ft. addition for Michigan Rod Products located at 1326 Grand Oak Drive. The request is petitioned by Asselin, McLane Architectural Group, LLC.

A. Disposition of Sketch Plan (2-20-19)

Mr. John Asselin, the architect, Mr. Tim Brown of Michigan Rod Products, and Mr. Kevin Johnson, the engineer, were present.

Mr. Asselin stated they are requesting a less than five percent addition to an existing building. Mr. Brown stated they have more work because one of their major competitors has gone out of business.

Mr. Borden reviewed his letter dated March 6, 2019. They have met all of his prior requirements; however, he made the following suggestions:

- The applicant should be required to update the parking calculations on Sheet C101 to include the proposed building addition.
- The applicant should inform the Township of the any increase in employees anticipated in conjunction with the proposed building addition. This may (or may not) impact the land-banked parking plan approved in 2016.
- If the landscape plan approved in 2016 was not fully implemented or if landscaping has died since planting, the applicant should be required to make improvements accordingly.

- If new lighting is proposed with the building addition, details must be provided.

Mr. Brown noted they have approximately five new employees. No new lighting is being proposed.

Mr. Markstrom reviewed his letter dated March 1, 2019.

- The proposed building addition is very close to the existing drive on the northwest and northeast corners of the addition. The petitioner should consider the use of protective bollards to protect the proposed building addition.
- The petitioner should ensure that there is adequate fire hydrant coverage for the proposed addition. Any structure on site must be within a 250-foot radius of a fire hydrant. He noted that the Brighton Area Fire Authority had this same concern.
- The proposed building addition creates 8,142 additional square feet of impervious surface. Detention calculations should be performed to ensure the existing detention pond can accommodate the increased impervious surface. These calculations should be included in the plans.

The Brighton Area Fire Authority letter dated February 27, 2019 contained the following comments:

- During the plan review process for previous additions to the structure, the fire authority addressed fire flow and fire hydrant placement on site through a compromise with the applicant to add a wall-hydrant supplied by the facility fire pump. The wall-hydrant was installed on the western third of the existing building in what is now the shadow of the new proposed addition is being constructed. The wall hydrant must be relocated to the front corner (Northwest) of the new addition.
- It should also be noted that it is the recommendation of the fire authority that the water main be extended an additional 450-feet along the drive and a new fire hydrant be placed across from the new addition in lieu of the wall hydrant. This will also provide water main for any future expansion or additional structures on the site, and allows the wall hydrant piping to be used for the new addition sprinkler protection.

The call to the public was made at 9:11 pm with no response.

**Moved** by Commissioner Mortensen, seconded by Commissioner Grajek, to approve the sketch plan dated February 20, 2019 for Michigan Rod Products, subject to the following:

- The recommendations of the Township Engineer in his letter date March 1, 2019 shall be met.



- The recommendations of the Brighton Area Fire Authority letter dated February 27, 2019 shall be met
- The applicant will verify with Township staff that the landscape plan approved in 2016 is fully implemented and that any plantings that have died since that time will be replaced.

**The motion carried unanimously.**

### ADMINISTRATIVE BUSINESS

#### **Staff Report**

Ms. VanMarter stated there will be a Planning Commission meeting in March.

There was a project approved in 2006 called Mountain Top Estates, which is located at Cunningham Lake and Mountain Road. It has been re-approved every two years since then. It has purchased by a new developer, and it was determined that changes were needed so they will need to come back to the Planning Commission. She noted that the developer started clearing trees without a permit so the Township issued a Stop Work Order.

She will be bringing amendments to Article III of the Zoning Ordinance at a Planning Commission meeting in the near future.

#### **Approval of the February 11, 2019 Planning Commission meeting minutes**

**Moved** by Commissioner McCreary, seconded by Commissioner Grajek, to approve the minutes of the February 11, 2019 Planning Commission Meeting as presented. **The motion carried unanimously.**

#### **Member Discussion**

There were no items to discuss this evening.

#### **Adjournment**

**Moved** by Commissioner Grajek, seconded by Commissioner Rickard, to adjourn the meeting at 9:23 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary