

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
August 19, 2019
6:30 p.m.

AGENDA

Call to Order:

Pledge of Allegiance:

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

Approval of Consent Agenda:

1. Payment of Bills.
2. Request to Approve Minutes: August 5, 2019
3. Request Board approval to adjust the 2017 Winter Tax roll removing the Refuse Special Assessment charge in the amount of \$121.00 for parcel number 4711-07-400-031, as requested by the Township Treasurer.

Approval of Regular Agenda:

4. Public hearing for the Fendt Drive Road Maintenance Project (Winter 2018).
 - A. Call to the Property Owners and to the Public.
 - B. Request for approval of Resolution #5 [confirming the special assessment roll] for the Fendt Drive Road Improvement Project Special Assessment District (Winter 2018). (Roll Call Vote)
5. Consideration of a recommendation for approval of the environmental impact assessment for a proposed 358 sq. ft. building expansion and parking lot expansion for Enterprise Rental Car located at 7184 Grand River Avenue, Brighton. The request is petitioned by Enterprise Leasing Company.
6. Request to approve resolution to adopt procedures for granting and removing real property exemptions as requested by the assessor. (Roll Call Vote)
7. Request to direct staff to solicit an amended proposal from TLS Construction for land balancing and installation of two sports courts.
8. Receive Notice of Assessment and Apportionment hearing from the Livingston County Drain Commissioner.

Correspondence
Member Discussion
Adjournment

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

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: August 19, 2019

TOWNSHIP GENERAL EXPENSES: Thru August 19, 2019	\$64,465.84
August 9, 2019 Bi Weekly Payroll	\$94,663.84
OPERATING EXPENSES: Thru August 19, 2019	\$212,087.41
TOTAL:	<u>\$371,217.09</u>

check Date	Check	Vendor Name	Amount
	ank FNBCK CHECKING ACCOUNT		
			114.84
07/31/2019	35432	SHARON STONE	161.70
07/31/2019	35433	UNITED STATES TREASURY	15,666.00
08/06/2019	35434	B S & A SOFTWARE, INC.	124.68
08/06/2019	35435	CONTINENTAL LINEN SERVICE	1,885.00
08/06/2019	35436	COOPER'S TURF MANAGEMENT LLC	191.99
08/06/2019	35437	DTE ENERGY	118.56
08/06/2019	35438	DTE ENERGY	181.98
08/06/2019	35439	FEDERAL EXPRESS	18.21
08/06/2019	35440	LAURA GAMBINO	83.50
08/06/2019	35441	OFFICE EXPRESS INC.	565.00
08/06/2019	35442	PERFECT MAINTENANCE CLEANING	1,655.00
08/06/2019	35443	ROCKET ENTERPRISE INC	735.00
08/06/2019	35444	TETRA TECH INC	81.90
08/06/2019	35445	TRI COUNTY SUPPLY, INC.	71.25
08/06/2019	35446	AMERICAN AQUA	164.00
08/07/2019	35447	WELLNESS IQ	38,464.73
08/07/2019	35448	BLUE CROSS & BLUE SHIELD OF MI	75.00
08/12/2019	35449	BRANDON VANMARTER	1,344.31
08/12/2019	35450	COMCAST	210.33
08/12/2019	35451	CONSUMERS ENERGY	20.00
08/12/2019	35452	GREEN OAK TWP TREASURER'S OFC	58.29
08/12/2019	35453	MARY KRENCICKI	1,710.00
08/12/2019	35454	LAKESIDE SERVICE COMPANY, INC	70.00
08/12/2019	35455	LIVINGSTON CO ASSESSORS ASSOCIATION	179.57
08/12/2019	35456	MICHIGAN OFFICE SOLUTIONS	515.00
08/13/2019	35457	LIVINGSTON PRESS & ARGUS	

FNBCK TOTALS:

Total of 26 Checks:	64,465.84
Less 0 Void Checks:	0.00
Total of 26 Disbursements:	<u>64,465.84</u>

For Check Dates 08/09/2019 to 08/09/2019

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
/09/2019	FNBC	12996	CZUPRENSKI, BRIAN	55.97	51.69	0.00	Open
/09/2019	FNBC	12997	OTT, BRITON	201.40	186.00	0.00	Open
/09/2019	FNBC	EFT364	FLEX SPENDING (TASC)	1,032.12	1,032.12	0.00	Open
/09/2019	FNBC	EFT365	INTERNAL REVENUE SERVICE	22,538.66	22,538.66	0.00	Open
/09/2019	FNBC	EFT366	PRINCIPAL FINANCIAL	3,116.00	3,116.00	0.00	Open
/09/2019	FNBC	EFT367	PRINCIPAL FINANCIAL	2,181.07	2,181.07	0.00	Open
/09/2019	FNBC	EFT368	INTERNAL REVENUE SERVICE	39.36	39.36	0.00	Open

totals: Number of Checks: 007 29,164.58 29,144.90 0.00
Total Physical Checks: 2 Dir. Dep.
Total Check Stubs: 5 65,518.94

65,518.94
\$ 94,663.84

Check Date	Check	Vendor Name	Amount
Bank 503FN DPW-UTILITIES #503			
07/30/2019	4717	GENOA OCEOLA SWR & WTR AUTHORI	26,679.00
07/30/2019	4718	LAKE EDGEWOOD	5,101.00
07/30/2019	4719	MHOG	42,398.00
07/30/2019	4720	OAK POINTE OPERATING S/W	9,859.00
07/30/2019	4721	OAK POINTE OPERATING S/W	8,535.00
08/05/2019	4722	GENOA TOWNSHIP	1,282.00
08/08/2019	4723	AK SERVICE DRIVER TESTING	50.00
08/08/2019	4724	ODEN TRAINING	240.00
08/08/2019	4725	TRACTOR SUPPLY CO.	274.45
08/09/2019	4726	WEX BANK	4,270.69
08/12/2019	4727	WINDSTREAM	48.29
08/12/2019	4728	GENOA TOWNSHIP	100,000.00
08/13/2019	4729	CHASE CARD SERVICES	1,872.72
08/13/2019	4730	STAPLES CREDIT PLAN	82.63
503FN TOTALS:			
Total of 14 Checks:			200,692.78
Less 0 Void Checks:			0.00
Total of 14 Disbursements:			200,692.78

Check Date	Check	Vendor Name	Amount
Bank 592FN OAK POINTE OPERATING FUND #592			
08/05/2019	4642	CONSUMERS ENERGY	102.77
08/05/2019	4643	DTE ENERGY	270.43
08/05/2019	4644	DTE ENERGY	604.28
08/06/2019	4645	DTE ENERGY	205.41
08/06/2019	4646	DTE ENERGY	5,855.90
08/12/2019	4647	BRIGHTON ANALYTICAL , L.L.C.	185.00
08/13/2019	4648	AT&T LONG DISTANCE	87.77
08/13/2019	4649	AT&T	179.05
592FN TOTALS:			
Total of 8 Checks:			7,490.61
Less 0 Void Checks:			0.00
Total of 8 Disbursements:			7,490.61

Check Date	Check	Vendor Name	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #593			
08/06/2019	3628	BRIGHTON ANALYTICAL , L.L.C.	67.00
08/06/2019	3629	CONSUMERS ENERGY	18.49
08/06/2019	3630	DTE ENERGY	3,618.62
08/06/2019	3631	GORDON FOOD SERVICE	59.96
08/13/2019	3632	CONSUMERS ENERGY	139.95
593FN TOTALS:			
Total of 5 Checks:			3,904.02
Less 0 Void Checks:			0.00
Total of 5 Disbursements:			3,904.02

Pine Creek Checks
No A/P checks issued for this Board Packet

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting & public Hearing
August 5, 2019

MINUTES

Supervisor Rogers called the Regular Meeting of the Genoa Charter Township Board to order at 6:30 p.m. at the Township Hall with the Pledge of Allegiance. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Jean Ledford, Terry Croft, Jim Mortensen and Diana Lowe. Also present were Township Manager Michael Archinal and approximately 25 persons in the audience.

A Call to the Public was made with the following response: Daniel Kehn – I want to thank Genoa Township for their contribution to the soccer benches. This was a project close to my heart. The benches were built with donations from friends and family, especially my grandfather, Joe Mackle. We have \$322.00 to return to Genoa Township after the completion of this project. Skolarus suggested that the balance could be used toward the new basketball courts that the township will be constructing this fall.

A second call to the public was made with the following response: Linda Rolley – I am here with regard to the pet cemetery. I would like to see that land remain as agricultural. I have ten pets buried there and it is a special place for our pets to go. Alisha Lazalo – I have two pets buried there and would ask that the township preserve the property without having to dig up our pets. Betty Steward – I am a widow and have two pets buried there I would like to have them removed but you need experts to do that. It is difficult to adhere to the restricted schedule. The township should keep the zoning agricultural. Dee, from Whispering Pines Pet Cemetery in Ypsilanti, read a four page typed document outlining the problem with the Heavenly Acres Pet Cemetery and the attorney requests for vacating the animals. A picture of the cemetery depicted excavations where owners had tried to remove their animals that were buried there. The Board was asked to put pressure on Ms. Pollesch asking for more time to remove the deceased animals. Fred Tinker – This has been a harrowing experience. In 2005 I put my pet to rest at Heavenly acres. I visit at least twice a year and it would be nice if my pet could remain as this is very difficult for me.

Approval of Consent Agenda:

Moved by Mortensen and supported by Croft to approve all items under the Consent Agenda as requested. The motion carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: July 15, 2019

Approval of Regular Agenda:

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

3. Request for approval to combine Precincts 12 and 7. This combination will allow the Pinckney Schools, Brighton Area Schools and the Brighton District Library elections to coordinate and save expense for both schools and library district in the future. This action was recommended by the Genoa Township Election Commission on April 11, 2019.

Moved by Lowe and supported by Ledford to approve the Combination of Precincts 12 and 7 as requested by Skolarus. The motion carried unanimously.

4. Request for approval of participation in the Edinburgh Drive micro-surfacing project at 25% of the project cost.

Moved by Lowe and supported by Ledford to approve the request for financial support for Edinburgh Drive as requested, not to exceed 25% of the total cost and to require the receipt of all funds from property owners prior to the commencement of construction. The motion carried unanimously.

5. Conduct second reading and consider for adoption ordinance number Z-19-03 regarding Zoning Ordinance Text Amendments involving changes to Article 7 entitled “Commercial and Service Districts” and Article 25 entitled “Definitions” to modify existing and add new uses and related definitions.

A Call to the Public was made with no response. Moved by Skolarus and supported by Lowe to approve the request for approval of Ordinance Z-19-03 as submitted. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Lowe, Mortensen, Skolarus and Rogers Nays – None. Absent - Hunt

Correspondence:

A resolution was received from the Secretary of the Board of Education of Brighton Area Schools for a bond proposal in the amount of \$60,216,499.00 to be placed on a special election ballot to be held on Tuesday, Nov. 5, 2019.

Correspondence was also received from Ann Arbor SPARK outlining their achievements.

Member Discussion:

Skolarus asked Township Assistant Manager Kelly VanMarter what the future use plan was for the Heavenly Acre's site considering the comments addressed to the Board this evening. VanMarter – The property will be either agricultural or country estate.

Archinal – The basketball courts are still on the drawing board. We should have a definitive recommendation for you at the next meeting.

The regular meeting and public hearing of the board was adjourned at 7:07 p.m.



Paulette A. Skolarus, Clerk
Genoa Charter Township Board

Genoa Charter Township
2911 Dorr Road
Brighton, MI 48116
810-227-5225

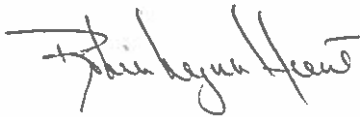
Memo

To: Genoa Township Board
From: Robin L. Hunt, Township Treasurer
Date: 8/14/2019
Re: Correction to the 2017 Refuse (X0012) Charge

Please consider my request to amend parcel #4711-07-400-031 removing the \$121.00 Refuse fee levied on the 2017 Winter tax roll.

This parcel # was combined with parcel #4711-07-400-015 and split into parcel #4711-07-400-032 & #4711-07-400-033, both of which also received the refuse fee on the 2017 Winter tax.

Please let me know if you have any questions. Thank you for your consideration.



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

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.	
<table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px;">This tax is due by: 02/28/2018</td> </tr> </table>	This tax is due by: 02/28/2018
This tax is due by: 02/28/2018	
After 02/28/2018 additional interest and fees apply	
2017 Winter Tax for Prop #: 4711-07-400-031	

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

Make Check Payable To: GENOA TOWNSHIP

Property Addr: 2892 BECK RD

TOTAL AMOUNT DUE:	122.21
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4711-07-400-031

Amount Remitted: _____

To: MUYLEART CHRISTOPHER J
 2892 BECK RD
 HOWELL MI 48843

Please return top portion with payment

GENOA TOWNSHIP 2017 Winter

<p style="text-align: center;">MESSAGE TO TAXPAYER</p> <p>THE 2017 WINTER TAXES ARE DUE FEBRUARY 28, 2018. TO AVOID PENALTIES, PAYMENT MUST BE RECEIVED IN OUR OFFICE NO LATER THAN THE DUE DATE. OFFICE HOURS ARE MON-FRI 9:00-5:00. PAYMENTS CAN BE MADE AT THE TWP, ONLINE, OR PAY BY MAIL TO: GENOA TOWNSHIP, 2911 DORR RD., BRIGHTON, MI 48116. CREDIT CARD PAYMENTS CANNOT BE MADE AT THE TOWNSHIP.</p> <p style="text-align: center;">ROBIN L. HUNT, TREASURER</p>	<p style="text-align: center;">PAYMENT INFORMATION</p> <p>WHEN PAYING IN PERSON PLEASE BRING THIS ENTIRE FORM WITH YOU FOR A STAMPED PAID RECEIPT.</p> <p>GENOA TOWNSHIP OFFICES WILL BE CLOSED FOR THE HOLIDAYS 12/25, 12/26, & 1/1/18. YEAR END TAX PAYMENTS CAN BE MADE IN PERSON ON TUESDAY 1/2/18.</p>																					
<p style="text-align: center;">PROPERTY INFORMATION</p> <p>Property Assessed To: MUYLEART CHRISTOPHER J 2892 BECK RD HOWELL, MI 48843</p> <p style="text-align: right;">HOWELL</p> <p>Prop #: 4711-07-400-031 School: 47070</p> <p>Prop Addr: 2892 BECK RD</p> <p>Legal Description: SEC 7 T2N R5E COMM E 1/4 TH W 965.61 FT TO POB TH S 528 FT TH E 165 FT TH S 869.37 FT TH S28°W 719.34 FT TH N57°W 200 FT TH S81°W 44.90 FT TH N02°W 1930.75 FT TH E 462 FT TO POB CONT 22.63 AC COMB 97 FR 028, 029, 030 Split on 05/09/2017 with 4711-07-400-015 into 4711-07-400-032, 4711-07-400-033;</p>	<p style="text-align: center;">TAX DETAIL</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Taxable Value:</td> <td style="width: 10%; text-align: right;">0</td> <td style="width: 20%;">401 RESIDENTIAL-IM</td> </tr> <tr> <td>State Equalized Value:</td> <td style="text-align: right;">0</td> <td>Class: 401</td> </tr> <tr> <td>Homestead %:</td> <td style="text-align: right;">100.0000</td> <td></td> </tr> </table> <p>Princ. Residence Exemption Has Reduced Bill By: \$ 0.00</p> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p style="text-align: center; font-size: small;">Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.</p> </div>	Taxable Value:	0	401 RESIDENTIAL-IM	State Equalized Value:	0	Class: 401	Homestead %:	100.0000													
Taxable Value:	0	401 RESIDENTIAL-IM																				
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Homestead %:	100.0000																					
<p style="text-align: center;">OPERATING FISCAL YEARS</p> <p>The taxes on bill will be used for governmental operations for the following fiscal year(s):</p> <p>County: 01-01-17 - 12-31-17 Twn/Cty: 04-01-17 - 03-31-18 School: 07-01-17 - 06-30-18 State: 10-01-17 - 09-30-18</p> <p>Does NOT affect when the tax is due or its amount</p>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; font-weight: normal;">DESCRIPTION</th> <th style="text-align: right; font-weight: normal;">MILLAGE</th> <th style="text-align: right; font-weight: normal;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td>REFUSE</td> <td></td> <td style="text-align: right;">121.00</td> </tr> <tr> <td colspan="2" style="padding-top: 20px;">Total Tax</td> <td style="text-align: right;">0.00000</td> </tr> <tr> <td>Administration Fee</td> <td></td> <td style="text-align: right;">1.21</td> </tr> <tr> <td>TOTAL AMOUNT DUE</td> <td></td> <td style="text-align: right;">122.21</td> </tr> <tr> <td>PREV. PAYMENTS</td> <td></td> <td></td> </tr> <tr> <td>BALANCE DUE</td> <td></td> <td style="text-align: right;">122.21</td> </tr> </tbody> </table>	DESCRIPTION	MILLAGE	AMOUNT	REFUSE		121.00	Total Tax		0.00000	Administration Fee		1.21	TOTAL AMOUNT DUE		122.21	PREV. PAYMENTS			BALANCE DUE		122.21
DESCRIPTION	MILLAGE	AMOUNT																				
REFUSE		121.00																				
Total Tax		0.00000																				
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BALANCE DUE		122.21																				

MEMORANDUM

TO: Township Board

FROM: Michael Archinal 

DATE: 8/14/2019

RE: Fendt Drive Revised Resolution #5

After the Special Assessment District for Fendt Drive was approved the property owners asked to change the project from asphalt with a concrete approach to all concrete. This resulted in an increase in project cost of \$24,385. The change is within the statutorily permitted 10% exceedance. A new Resolution #5 Confiirming the Special Assessment Roll is required. Since one of the payments has already been collected the increase will be spread over the next four years per the attached spreadsheet.

A Roll Call vote for this resolution is required.

Resolution No. 5 Revised – Fendt Drive Road Improvement
Project (Winter 2018)

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of the Genoa Charter Township, Livingston County, Michigan, (the “Township”) held at the Township Hall on August 19, 2019, at 6:30 p.m., there were

PRESENT: Croft, Hunt, Ledford, Lowe, Mortensen, Rogers, and Skolarus.

ABSENT: None

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

Resolution Confirming Special Assessment Roll

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Fendt Drive Road Improvement Project (Winter 2018) within the Township as described in Exhibit A (the “Project”) and in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

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

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

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

WHEREAS, the Township Board conducted the public hearing on the Proposed Roll on August 20, 2018.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Roll Confirmed. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Board hereby confirms the Special Assessment Roll for the Fendt Drive Road Improvement Project (Winter 2018) (the “Roll”).
2. Future Installments - Principal. The Township Board determines that each special assessment shall be paid in five installments. The first installment shall be due July 1, 2019. The project total has increased from \$406,945.04 to \$431,331.07. The difference of \$24,386.03 will be spread across the roll over the remaining four years per the attached spreadsheet titled “FENDT 2018 REVISED WITH ALL CONCRETE.”
3. Future Installments - Interest. All unpaid installments shall not bear interest.

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

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

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

YES:

NO: None.

ABSENT: None.

CLERK'S CERTIFICATE

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

Paulette A. Skolarus, Genoa Charter Township Clerk

Exhibit B

Warrant

WARRANT

TO: Treasurer
Genoa Township
Livingston County, Michigan

I certify that attached to this Warrant is a true copy of the special assessment roll for the Genoa Township Fendt Drive Road Improvement Project (Winter 2018) (the "Roll") confirmed by the Township Board on August 19, 2019 (the "Confirming Resolution"). You are hereby directed to proceed to collect the amounts due on such Roll in accordance with this Warrant, the Confirming Resolution and the statutes of the State of Michigan.

Paulette A. Skolarus,
Genoa Charter Township Clerk

FENDT 2018
REVISED WITH ALL CONCRETE

TAX I.D.	OWNER	F.F.	FF \$	FF COST	PRO RATA SHARE	TOTAL COST	2018 LEVY	REV. ANNUAL
11-08-201-001	Patterson, Blythe & Alan	633.75	29	\$ 18,378.75	\$ 31,630.75	\$ 50,009.50	\$ 9,466.76	\$ 10,135.69
11-08-201-012	Briggs & Allison Howell LLC	865.2	29	\$ 25,090.80	\$ 31,630.75	\$ 56,721.55	\$ 10,762.88	\$ 11,489.67
11-08-201-005	L & H Realty Enterprises LLC	116.53	29	\$ 3,379.37	\$ 31,630.75	\$ 35,010.12	\$ 6,570.32	\$ 7,109.95
11-08-201-006	R & K Enterprises of Howell LLC	114.28	29	\$ 3,314.12	\$ 31,630.75	\$ 34,944.87	\$ 6,557.72	\$ 7,096.79
11-08-201-007	Rhodes Don & Shirley	272.2	29	\$ 7,893.80	\$ 31,630.75	\$ 39,524.55	\$ 7,442.08	\$ 8,020.62
11-08-201-008	Falcon Asset Management	281.06	29	\$ 8,150.74	\$ 31,630.75	\$ 39,781.49	\$ 7,491.69	\$ 8,072.45
11-08-201-009	Greg LeBlanc Holdings LLC	281.06	29	\$ 8,150.74	\$ 31,630.75	\$ 39,781.49	\$ 7,491.69	\$ 8,072.45
11-08-201-010	J.R. Development Inc.	287.05	29	\$ 8,324.45	\$ 31,630.75	\$ 39,955.20	\$ 7,525.24	\$ 8,107.49
11-08-200-007	Hunter Development	960.02	29	\$ 27,840.58	\$ 31,630.75	\$ 59,471.33	\$ 11,293.87	\$ 12,044.37
11-08-200-006	ITC Holdings	155.18	29	\$ 4,500.22	\$ 31,630.75	\$ 36,130.97	\$ 6,786.76	\$ 7,336.05
	TOTAL			\$ 115,023.57	\$ 316,307.50	\$ 431,331.07		

PROJECT BUDGET	\$ 431,331.00
TOTAL SPREAD	\$ 431,331.07

***5 YEAR AMORTIZATION**



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

MEMORANDUM

TO: Honorable Board of Trustees

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

DATE: August 15, 2019

RE: **Enterprise Rent-A-Car Building Addition and Site Improvements
7184 Grand River Avenue, Brighton**

MANAGER'S REVIEW: _____

Attached please find the project case file regarding a 358 square foot building addition, parking lot paving, dumpster enclosure, landscaping, and detention basin for Enterprise Rental Car located at 7184 Grand River Avenue, Brighton.

Procedurally, the Planning Commission has authority over the site plan and issues a recommendation to the Board regarding the Environmental Impact Assessment. The Planning Commission heard the case at the June 24th and July 8, 2019 meetings. At the July meeting, the Commission approved the site plan and recommended Board approval of the Impact Assessment. In this regard, please consider the following action:

Moved by _____, Supported by _____ to approve the Environmental Impact Assessment dated March 26, 2019 provided all conditions of the Planning Commission in regard to the site plan are satisfied and any review fee overages are paid prior to issuance of a land use permit.

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

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP

APR - 3 2019

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Enterprise Leasing Company of Detroit LLC, 29301 Grand River Ave, Farmington Hills, MI 48336
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Scott Matthew Underwood, 2588 E Jones Rd Howell MI 48855

SITE ADDRESS: 7184 Grand River Ave, Brighton MI 48114 **PARCEL #(s):** _____

APPLICANT PHONE: (517) 202-8238 **OWNER PHONE:** (810) 923-4500

OWNER EMAIL: scott.j.inman@ehi.com

LOCATION AND BRIEF DESCRIPTION OF SITE: 7184 Grand River Ave, Brighton MI 48114. We currently operate
an Enterprise Rent A Car on-site. The site contains a single story building with an attached garage for vehicle preparation.

There is a paved parking area located off of Grand River. There is a graveled lot in the rear where the dumpster pad is located inside
an enclosure. I have attached a site plan for more details.

BRIEF STATEMENT OF PROPOSED USE: There is no use change. We would like to expand an existing garage by
roughly 376 sq ft. This would allow us to vacuum and wipe down two vehicles at the same time. This would create efficiencies in our
operation and allow us to more quickly service the communities car rental needs. We would continue to operate Enterprise Rent
A Car on site. Secondly, and not contingent on the wash bay addition, we would like to asphalt the existing gravel surface.

THE FOLLOWING BUILDINGS ARE PROPOSED: We are proposing to add roughly an additional 376 sq ft to
to the existing garage. I have attached a building diagram for reference.

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: Scott Inman

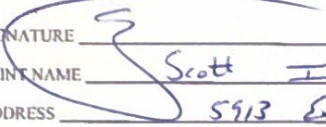
ADDRESS: 5913 Executive Dr. 300 Lansing MI 48911

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

1.) Scott Inman of Enterprise Holdings, Inc. at scott.j.inman@ehi.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 4-22-19
PRINT NAME Scott Inman PHONE (517) 202-8238
ADDRESS 5913 Executive Dr Suite 300, Lansing MI 48911

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JULY 8, 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, Jeff Dhaenens, Marianne McCreary, Jim Mortensen, Chris Grajek, and Eric Rauch. Absent was Jill Rickard. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of SafeBuilt Studio, and Gary Markstrom of Tetra Tech. There were six 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.

OLD BUSINESS:

OPEN PUBLIC HEARING #1... Review of an environmental impact assessment and a site plan for a proposed 358 sq. ft. building expansion and parking lot expansion for Enterprise Rental Car located at 7184 Grand River Avenue, Brighton. The request is petitioned by Enterprise Leasing Company.

A. Recommendation of Environmental Impact Assessment (3-26-19)

B. Disposition of Site Plan (7-2-19)

Mr. Scott Inman with Enterprise Rental Car and Ryan Rudolph from Rayne Construction were present. Mr. Rudolph believes that they have provided all of the information that was requested by the Township and consultants.

Mr. Markstrom stated that the applicant has addressed his concerns. There are some minor items that he can address with the applicant and revised before presentation to the Township Board.

Mr. Borden stated his items have been addressed; however, he had some points to note that were stated in his letter dated July 1, 2019.

1. The Commission may allow building materials that do not comply with Section 12.01 (too much vinyl siding) since they will match the existing building.
2. The parking calculations on Sheet C2.0 need to be corrected and 2 additional barrier-free parking spaces are required. Mr. Rudolph stated he can add the spaces per his suggestion.
3. The applicant should provide specification sheets for the proposed light fixtures.
4. The landscape plan is deficient in buffer zone B and detention pond plantings. The applicant did make modifications to the original plan; however, they are still missing the required amount of plantings. The Planning Commission can modify this requirement; however, he recommends that the buffer zone plantings be required. Mr. Rudolph noted that there are existing plantings in that area; however, they can add additional plantings as required.

The call to the public was made at 6:45 pm with no response.

Moved by Commissioner Grajek, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 26, 2019 as written. **The motion carried unanimously.**

Moved by Commissioner Grajek, seconded by Commissioner Dhaenens, to approve the Site Plan dated July 2, 2019 with the following conditions:

- Allowing the use of vinyl siding, which does not meet ordinance, due to the existing siding used on the building.
- Two barrier free spaces shall be added and approved by staff.
- Lighting will be converted to LED lighting throughout the development and spec sheets shall be provided.
- Additional plantings shall be included in the buffer zone to the rear, which can be approved by staff.
- Compliance with the Engineer's review letter July 2, 2019.

The motion carried unanimously.

NEW BUSINESS:

OPEN PUBLIC HEARING #2... Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Home Depot. The

3. The discharge of the detention pond shall be addressed and approved by the Township Engineer.
4. The requirements of the Fire Department shall be complied with.
5. The corrections to the building and landscaping as requested by the Township planner shall be made.
6. All conditions of the Township Engineer and Township Planner in their respective review letters shall be addressed.
7. Construction plan review and necessary utility easements shall be required.
8. The building materials submitted this evening are acceptable and will become property of the Township.

Supported by Commissioner Rauch.

Motion carried unanimously.

OPEN PUBLIC HEARING #2... Review of an environmental impact assessment and a site plan for a proposed 358 sq. ft. building expansion and parking lot expansion for Enterprise Rental Car located at 7184 Grand River Avenue, Brighton. The request is petitioned by Enterprise Leasing Company.

Scott Inman with Enterprise and Andre Brooks the designer were present. Mr. Inman states that they are looking to expand their current car wash facility. They have a single bay and would like to have 2 wash bays to be more efficient and better serve their customers. They are proposing to come off 8 feet to the south with a building addition. They are also asking as an extra request to be able to pave the existing gravel parking lot. They initially were only going to ask for the building addition but decided to add the parking area since they were already going through the process. This request is to improve customer service.

Chairman Brown asked if the customer parking is currently in the back. Mr. Inman responded that it is.

Brian Borden presents his review letter dated June 4, 2019. Procedurally the Planning Commission recommends the impact assessment and approves the site plan. There are minor inconsistencies on the building addition size that need to be corrected in addition to lot area calculations that need to be provided. Mr. Brooks indicates that he provided a response letter to Mrs. VanMarter to address these issues. The new lot coverage amount is 54% impervious.

Mr. Borden indicates that the proposed building materials are not to current ordinance standards but they Planning Commission has discretion to allow them to match the existing building. The drive aisle is 20 feet and the ordinance standard is 24 feet. The applicant shall indicate compliance with the aisle width standard. Mr. Brooks responds that the dimensioning plan shows that it is the required 24 feet.

Mr. Borden states that they should make the small correction to the parking numbers and also he is suggesting consideration of eliminating non-conformities if possible. Non-conforming issues such as lighting or signs can be considered. Mr. Inman responds that they have upgraded to LED light fixtures and he has pictures if they are needed.

Mr. Borden suggests one additional Grand River greenbelt tree be planted to meet the ordinance requirement. In addition, more information is needed to confirm compliance with the waste receptacle standards. Mr. Brooks stated that sheet C-3 contains the waste receptacle standards. Mr. Borden reviews the details and approves.

Chairman Brown requested that the truck cap in the weeds on the east side and the dishwasher in the weeds on the west side be cleaned up. Mr. Inman agreed to have them cleaned up.

Gary Markstrom reviewed his letter dated June 4, 2019. A cross section of the parking lot needs to be provided to comply with Zoning Ordinance requirements. The dumpster is located in the back-out area of the last 2 parking spots. The dumpster should be moved or these parking spaces eliminated. Mr. Brooks indicated they will remove the last 2 spaces. Mr. Markstrom has considerable drainage and grading concerns. The design of the plans will overflow the basin to the swale and the basin will not drain totally. There are no soil borings to show the basin will infiltrate. Mr. Brooks states they have designed this to a 100 year storm. The basin will dewater by gravity and infiltration and it will push to the swale. Commissioner Rickard states this is not a good plan and it does not handle the water properly. Mr. Brooks states that usually you drain the restricted overflow to a storm sewer but there isn't that option here. Mr. Markstrom needs to have soil borings to show infiltration. The 12 inch pipe will not function as shown and the pond will overflow at every storm. Mr. Brooks states they can provide borings and there is 150 feet of the perforated pipe to help with the infiltration. Commissioner Rauch is concerned with a water backup onto the daycare property creating a trespass issue. Mr. Markstrom requests that they show the grading out of the west side of the building to show the swale and they need to show where the water is going since the plans show the catch basin on the daycare property and not in the road right of way. Chairman Brown asked how long it will take to get soil borings. Mr. Brooks states it would take 2 – 3 weeks.

Commissioner Rauch inquired if the main priority was the building expansion and not the parking was there a way to approve just the building addition. Mr. Inman agreed that the building addition for the additional wash bay was the most important item. Mr. Markstrom stated he wouldn't have too much to review if it was just the building addition since the area is already paved.

Mr. Brooks asked to talk about the drainage. For the 100 year storm this plan will function the same as it does now. This is the same condition. Commissioner Rauch explained that this more than a Township issue. The plans have to meet the requirements of the Livingston County Drain Commissioner. The Township review is for compliance with the County standards. You cannot get a permit from them for the plans as shown. Mr. Markstrom stated he is unable to issue an approval letter for the plans in their current form. Mr. Brooks states that he has talked to the County and they comply with their rules.

Commissioner Rauch asked Mr. Borden if there was a way to just approve a portion of the plans to allow the building addition. Mr. Borden responded that it would be difficult to pick and choose because there are other elements on the plans like the dumpster and landscaping. It would be best to break out the things they needed with the building and present updated plans. Ms. VanMarter indicated that there is limited availability for the next meeting scheduled for July 8 because the consultants need time to review. Mr. Borden and Mr. Markstrom indicated they would need updated plans by this Wednesday to try and comment back in time for the next meeting. Ms. VanMarter stated she would do her best to work with the applicant to get them on the next meeting but they would have to get revised plans in within the next day or two.

Mr. Brooks states that the parking calculations were fixed in response to the Safebuilt letter item number 6. He also wanted clarification if the existing shrubs could be counted as credit towards the landscaping as indicated in the first review letter. Mr. Borden responded that they have to show the shrubs on the landscape plan if they want them to be included. Mr. Brooks asked if they could approve the project contingent on the stormwater issues being resolved with the engineer. Mr. Markstrom stated that poor infiltration soils could change the whole layout of the site plan so the approval should not be granted.

The call to the public was made at 8:00pm with no response.

- A. Recommendation of Environmental Impact Assessment (3-26-19)
- B. Disposition of Site Plan (5-22-19)

At the request of the petitioner, it was **Moved** by Commissioner Rauch to postpone the recommendation of the environmental impact assessment and disposition of the site plan to the July 8, 2019 Planning Commission meeting for a proposed 358 sq. ft. building expansion and parking lot expansion for Enterprise Rental Car located at 7184 Grand River Avenue, Brighton. Supported by Commissioner Grajek.

Motion carried unanimously.

OPEN PUBLIC HEARING #3...Review of a site plan amendment for material modifications to the existing Courtyard Marriott located at 7799 Conference Center Drive, Brighton. The request is petitioned by Robert Nofar, and Paul Krysinski, Axis Construction.

Paul Krysinski with Axis Construction and Robert Nofar the owner were present. This is a corporate mandated improvement to the building façade. The design is from Marriott Courtyard and includes a new porte cochere along with updated building materials. They have provided pictures of similar treatments on a different location. They are maintaining at least 80% of the existing masonry and adding Nichiha wooden fiber board panels with EFIS accents along with LED lighting.

Brian Borden reviewed his letter dated June 21, 2019. The porte cochere is only 19 feet wide and must be used for one-way circulation only. Mr. Krysinski confirmed that the porte cochere is only one-way. Mr. Borden states that the proposed lighting in the porte cochere shall comply with the Township ordinance. Mr. Krysinski responded that the lighting is concealed within the canopy and will be below the 10 foot-candle maximum established in the ordinance.

Mr. Borden stated that the plans show 3 wall signs while the property received a variance which allows them to have 2 wall signs with a combined maximum size of 150 square feet. Mr. Nofar asked for a variance to allow the 3 signs. Mr. Borden responded that an application to the Zoning Board of Appeals would be required.

Mr. Borden indicated that the proposed Nichiha panels and EFIS may be over the maximum 25% established in the ordinance. Commissioner Rauch stated that the commission recently approved something similar for Aldi and he supports the proposed finishes. The Nichiha is a very good product. Mr. Borden is concerned that any EFIS at grade level may be susceptible to damage where it comes into contact with pedestrians or vehicles. Mr. Krysinski responded that the EFIS is only proposed low on the building in areas adjacent to landscape areas. Only the Nichiha is proposed where it may be adjacent to people or cars.

Chairman Brown reviews the Fire Department letter. The porte cochere must have 13.5 feet of vertical clearance.

The call to the public was held at 8:24pm with no response.

- A. Disposition of Site Plan Amendment.



August 13, 2019

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

**Re: Enterprise Addition
Board Submittal Site Plan Review**

Dear Ms. Van Marter:

Tetra Tech has conducted a fourth site plan review of the Enterprise Rental Car Garage Expansion plans last dated August 5, 2019. The plans were submitted by ABE Associates, Inc. on behalf of Enterprise Leasing Company of Detroit LLC. The property includes 1.25 acres located at 7184 West Grand River Avenue with an existing 1425-square-foot building. The petitioner is proposing a 396-square-foot garage addition and parking lot improvements.

The above referenced site plan was approved by the planning commission on July 8, 2019, with the condition that the plans would be revised to comply with our review letter dated July 2, 2019. The updated site plan addresses the comments from our previous letter, and we have no further engineering related concerns to the site plan.

Please call or email if you have any questions.

Sincerely,

A blue ink signature of Gary J. Markstrom, P.E., 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

July 1, 2019

Planning Commission
 Genoa Township
 2911 Dorr Road
 Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Enterprise Rental Car – Site Plan Review #3
Location:	7184 Grand River Avenue – south side of Grand River, east of Hubert Road
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan submittal for a building expansion at the Enterprise Rental Car site (plans most recently dated 6/25/19).

A. Summary

1. The Commission may allow building materials that do not comply with Section 12.01 (too much vinyl siding) since they will match the existing building.
2. The parking calculations on Sheet C2.0 need to be corrected and 2 additional barrier-free parking spaces are required.
3. We request the applicant provide specification sheets for the proposed light fixtures.
4. The landscape plan is deficient in buffer zone and detention pond plantings.

B. Proposal/Process

The applicant proposes a 358 square foot addition to the existing building. The site plan review application notes that the expansion is for a garage space used to clean vehicles – the current operation can only accommodate 1 vehicle at a time and the expansion would allow for a second.

The project also includes paving of the rear gravel parking/vehicle storage lot, a new waste receptacle, additional landscaping, and a detention pond at the rear of the site.

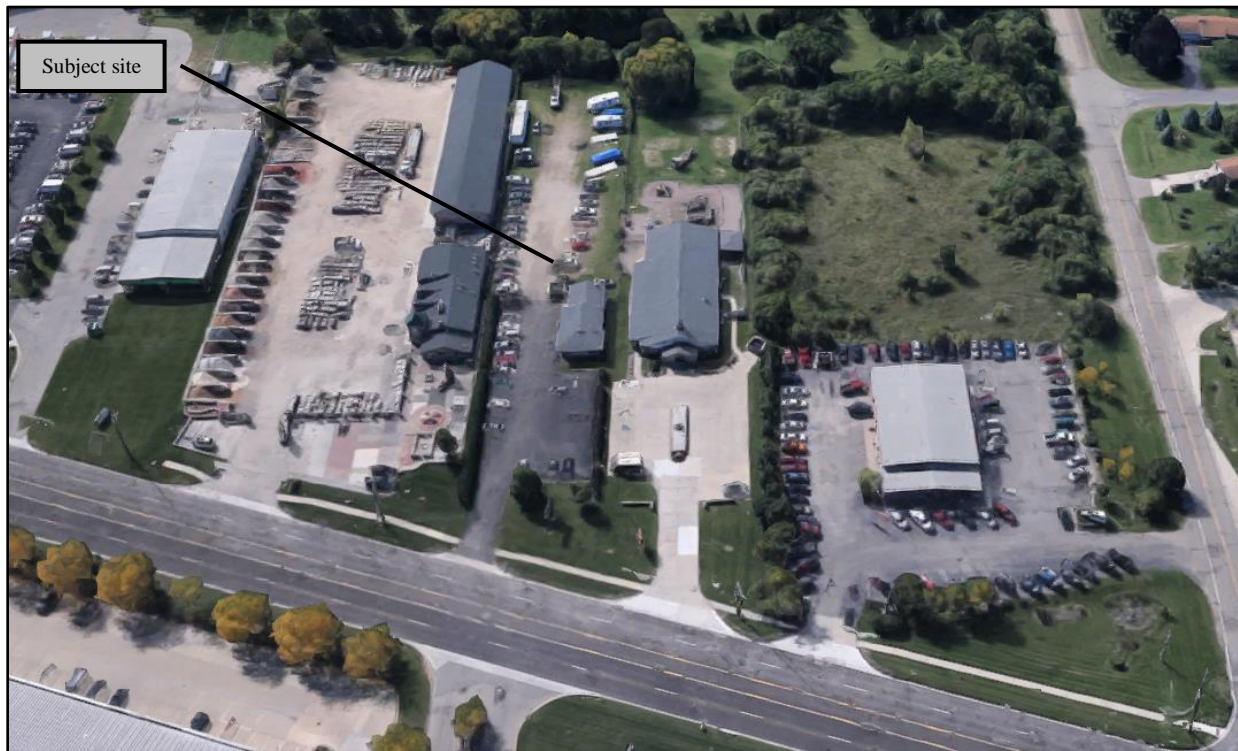
Automobile rental facilities are listed as special land uses in the GCD. In accordance with Section 19.16, existing special land uses may be expanded by up to 25% without the need for special land use review.

As such, the project requires only site plan review/approval by the Planning Commission.

C. Site Plan Review

1. **Dimensional Requirements.** As shown in the table below, the existing site and proposed improvements have been reviewed for compliance with the dimensional requirements of the GCD:

	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		
GCD	1	150	70	15	50	20 front 10 side/rear	35% building 75% impervious	35
Proposed	1.24	100	167	9 (W) 55 (E)	268	63 front 10 sides 100+ rear	4% building 54% impervious	13.5



Aerial view of site and surroundings (looking south)

- 2. Building Materials and Design.** The building elevation drawings note the use of vinyl siding matching the existing building.

While the amount of vinyl siding exceeds the limits established by Section 12.01, the Ordinance allows the Commission to modify these requirements for expansion of existing buildings where the proposed design and materials match (Section 12.01.08b).

- 3. Parking.** The Ordinance does not include a parking standard specific to automobile rentals. The closest fit is that of automobile sales, which requires 1 space for each 200 square feet of gross leasable area, plus 3 spaces for each service bay.

The revised plans include parking calculations noting the need for 11 spaces and indicating that 48 are provided. However, the plan depicts a total of 54 spaces. The calculations should be corrected accordingly.

Additionally, given the total amount of parking proposed, 3 barrier-free spaces are required, though only 1 is provided.

The amount of parking provided is excessive based on Section 14.02; however, this is an existing condition that is not changing – the area is simply being paved, which will improve the overall condition of the site.

- 4. Exterior Lighting.** During the June 24, 2019 Planning Commission meeting, the applicant stated that existing light pole fixtures would be swapped out for new LED fixtures. We request the applicant provide specification sheets for the proposed light fixtures.

5. Landscaping. The revised landscape plan (Sheet C4.0) has been reviewed for compliance with the standards of Section 12.02, as noted in the following table:

Standard	Required	Proposed	Comments
Greenbelt	20' width 3 canopy trees	55' width 2 existing trees 1 proposed tree	In compliance
Parking lot	6 canopy trees 560 SF landscaped area	6 trees 640 SF landscaped area	In compliance
Buffer zone "B" (south)	20' width 3 canopy trees 3 evergreen trees 12 shrubs 6' wall or 3' berm	20+' width 4 canopy trees	Deficient by 2 trees and 12 shrubs, as well as a wall or berm
Detention pond	5 trees 50 shrubs	1 tree 50 shrubs	Deficient by 4 trees

6. Waste Receptacle and Enclosure. The plan proposes a new waste receptacle in the rear yard. The location, enclosure and concrete base pad comply with the requirements Section 12.04. The revised plans also provide for better vehicular access to/from and around the proposed waste receptacle area.

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

Respectfully,
SAFEBUILT STUDIO



Brian V. Borden, AICP
 Planning Manager



BRIGHTON AREA FIRE AUTHORITY

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

June 3, 2019

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Enterprise Rental Car
7184 Grand River
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on May 23, 2019, and previously on April 10, 2019. The drawings are dated November 15, 2018. The project is based on an existing Type II-B, 1,898 square foot Business-use with outside vehicle storage. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

The size of the alteration and scope of work does not warrant a full fire code application to the project as it does not increase the hazard. The site will remain as an existing non-conforming site in regards to fire code for access and water supply.

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

cc: Amy Ruthig - Genoa Twp.

APR - 3 2019

RECEIVED

Environmental Impact Statement

to support

Application for Site Plan Review

Project: An approximately 396 sq foot addition to the existing wash bay. Secondary request to asphalt existing gravel lot.

submitted to

Genoa Township Planning Commission

by

Enterprise Rent A Car

7184 West Grand River Avenue

Brighton, MI 48114

Prepared by: Scott Inman

Facilities Specialist for Enterprise Holdings Inc.

on

March 26th, 2019

A. Name and address of Person responsible for preparation of the impact assesmet and a brief statement:

Scott Inman, Group Facilities Specialist for Enterprise Leasing Company of Detroit, LLC with Group Headquartered at 29301 Grand River Avenue, Farmington Hills, Michigan 48336.

This assessment statement is very similar to the one submitted in 2004. The project up for review is an approximately 396 sq ft addition to the project granted in 2004. The environmental impact has not/or is expected to change with this small addition.

B. Map and written description/analysis of site:

The project site is located at 7184 West Grand River Avenue in Brighton Michigan 48114. The site covers approximately 1.4 acres with approximately 7000 square feet of that dedicated to asphalt driveway and parking lot. There is an existing building that is approximately 1425 square foot.

C. Impact on natural features:

Landscape and frontage sidewalk was added to the site in 2004 per the Genoa Township Board. We do not expect any change to the natural features since the existing use will remain the same.

D. Impact on storm water management:

Minimal impact to the storm water since the disruption of grade and change in impervious surfaces will be minimal. We would follow township requirements for any asphalt parking lot addition.

E. Impact on surrounding land use:

Dust control measures will be used, as appropriate during construction. No other change in impact since the expansion will be used in the same manner as the current structure.

F. Impact on public facilities and services:

No impact is expected on the public utilities. The addition will tie into the existing oil-water separator which is serviced four times a year. No additional water usage is expected. The same

quantity of vehicles will be prepared. The addition would allow us to do this more efficiently. i.e two at time.

G. Impact on public utilities

No impact as this project expands efficiencies, not the volume of car preparations. The same use that currently exists.

H. Storage and handling of any hazardous material:

No hazardous materials will be used, stored, or disposed of on this site.

I. Impact on traffic and pedestrians:

The hours of operations will remain the same. We are currently open 8am-6pm Monday through Friday and 9am-12pm Saturday-Sunday. No impact is anticipated as the use of the addition will remain the same.

J. Special Provisions:

No provisions exist that would prohibit this wash bay addition. The use remains that same as exist today.

RECEIVED 5-22-19

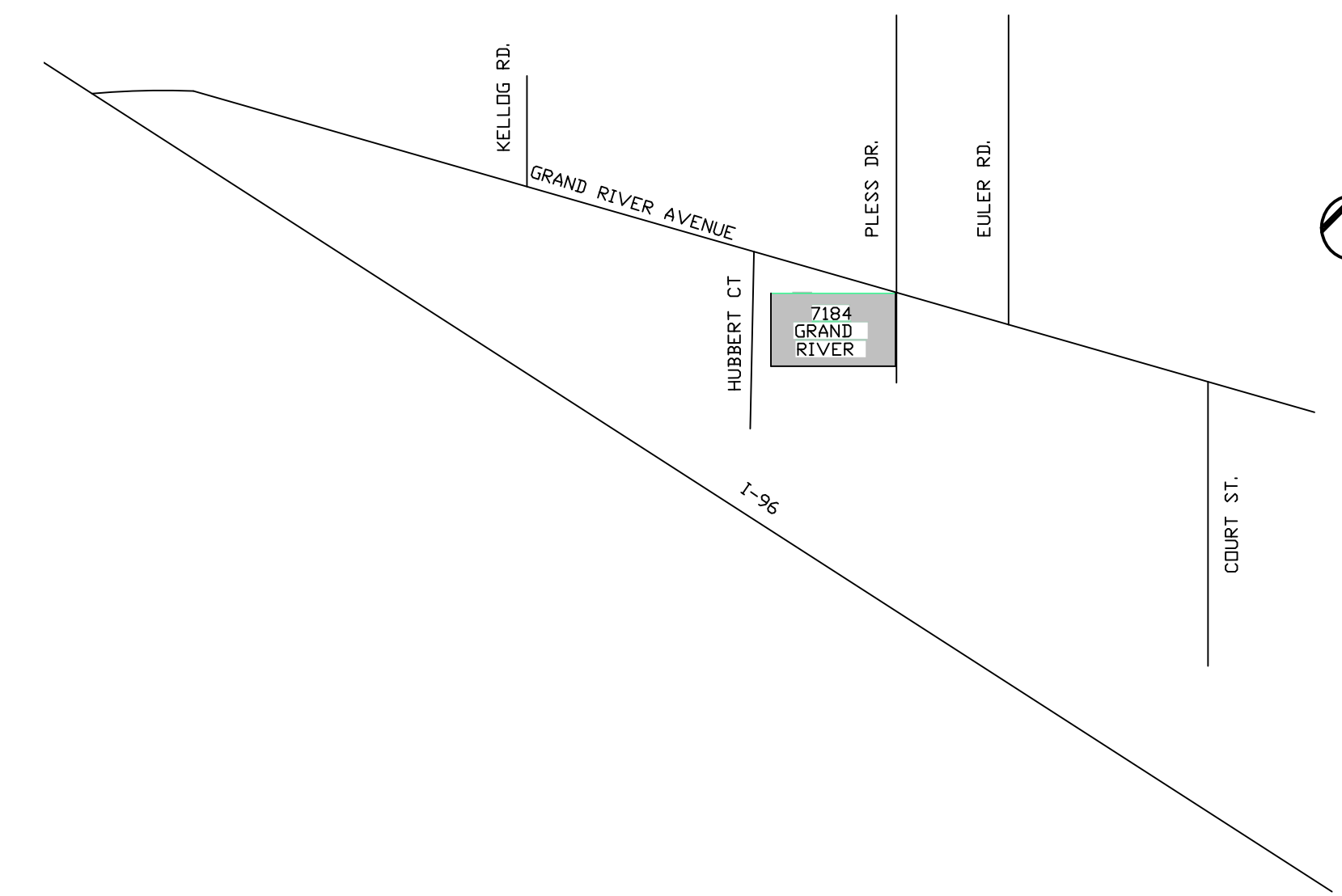


440 BURROUGHS ST.
SUITE 605
DETROIT, MI 48202
Phone: (313) 961-5170
Fax: (800) 451-2165

OWNER
ENTERPRISE
RENTAL CAR

PROJECT
GARAGE
EXPANSION
7184 GRAND RIVER
BRIGHTON, MI
48116

ENTERPRISE RENTAL CAR GARAGE EXPANSION



LOCATION PLAN

BUILDING CODES

2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS

LEGAL DESCRIPTION

7184 GRAND RIVER, BRIGHTON, MI 48116

SEC 13 T2N R5E BEG AT A POINT DISTANT, N 89°41'40"E 659.19 FT, N 1°01'10"W 594.36 FT & N 89°39'15"W 188.90 FT FROM W 1/4 COR OF SEC 13, TH N 1°01'10"W 564.74 FT, TH N 71°08'30"W ALONG THE C.L. OF GRAND RIVER, 100 FT, TH S 1°01'10"E 589.91 FT, TH S 85°39'15"E 94.45 FT TO POB, SPLIT FR 019, 1.24AC M/L

OWNER: ENTERPRISE RENTAL CAR

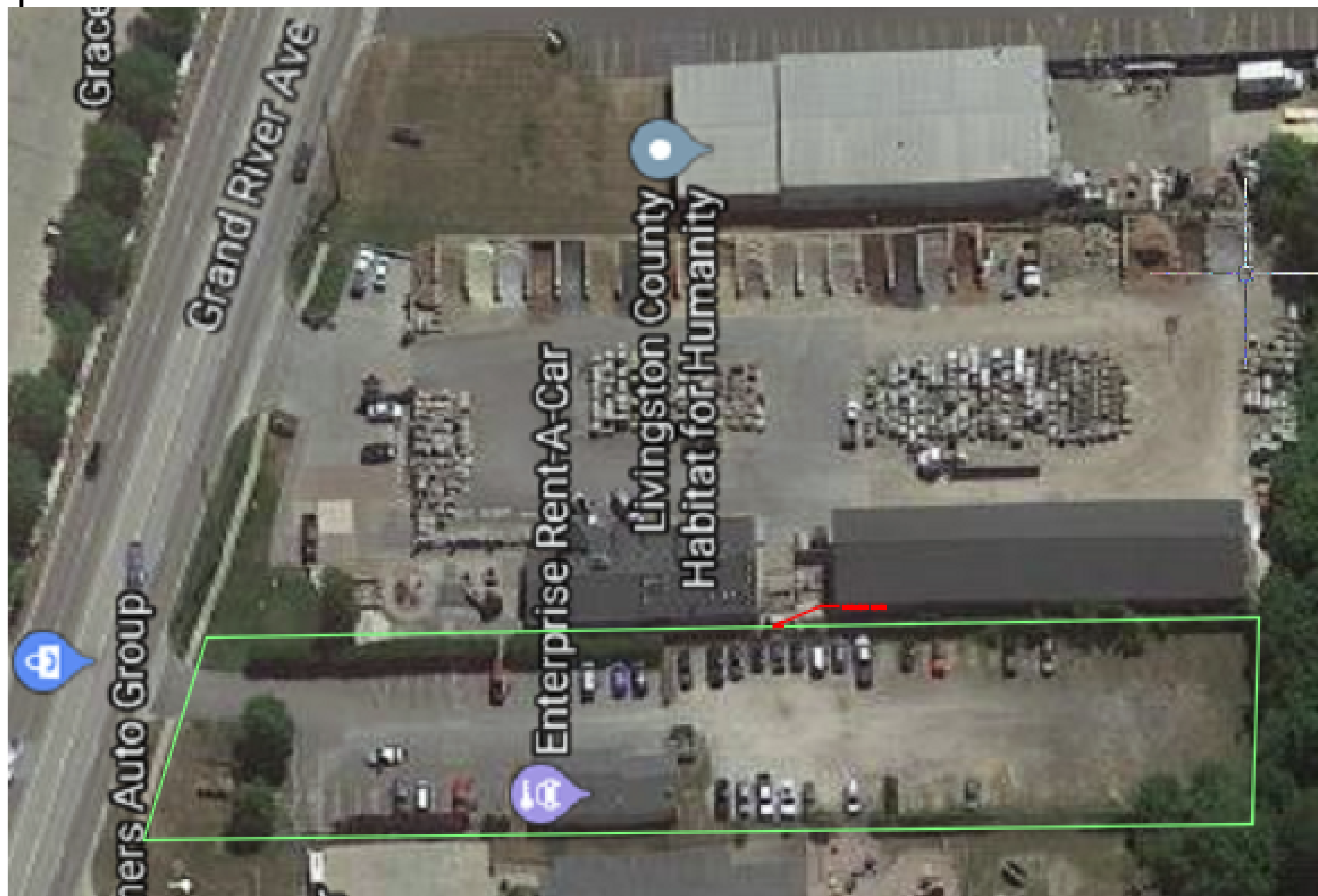
PARCEL NO.: 4711-99-000-713

DRAWINGS

- CS1.0 COVER SHEET
- A1.0 EXISTING FLOOR PLAN
- A2.0 PROPOSED FLOOR PLAN
- A3.0 ELEVATIONS
- C1.0 EXISTING SITE PLAN / SURVEY
- C2.0 PROPOSED SITE PLAN
- C3.0 PROPOSED DIMENSIONING PLAN
- C4.0 PLANTING PLAN
- E1.0 ELECTRICAL PLAN
- M1.0 MECHANICAL PLAN

PROJECT INFORMATION

LOCATION	7184 Grand River, Brighton, MI, 48116
CURRENT BUILDING USE	Rental Car Company
PROPOSED BUILDING USE	Rental Car Company
ZONING CLASSIFICATION	GC: General Commercial
ADJACENT SITE ZONING	GC
BUILDING CODE	2015 Michigan Building Code
ADA COMPLIANCE	ANSI-117.1 Accessibility Standard
USE GROUPS	B: Rental Car Company
FIRE RATING	Not Sprinklered
LEASED SPACE AREA	1,806 sq. ft.
PAVED AREA	10,070 sq. ft. Existing paved Lot
SITE LIGHTING	Light fixtures on Building
OCCUPANT LOAD	5
NO. OF EXITS REQUIRED	1 Required (3 Provided)
CONSTRUCTION CLASSIFICATION	Type IIB
FRONT YARD	48.00 ft.
REAR YARD	6.00 ft.
SIDE YARD	446.00 ft.
# OF OCCUPANTS	5
BUILDING AREA	1.9 GSF
BUILDING HEIGHT	13'-6"
OFF-STREET PARKING	20 Spaces
TRASH REMOVAL	Dumpster, private
PROJECT COMPLETION	N/A



EXISTING SITE PLAN

SCALE: NTS



REVISIONS

BY	REVISIONS	DATE

Review comments

Date:	11/15/18
Scale:	AS NOTED
Drawn:	ARB
Job:	2018111
Sheet	

SHEET TITLE

COVER SHEET

CS-1



440 BURROUGHS ST.
SUITE 605
DETROIT, MI 48202
Phone: (313) 961-5170
Fax: (800) 451-2165

OWNER
ENTERPRISE
RENTAL CAR

PROJECT
GARAGE
EXPANSION
7184 GRAND RIVER
BRIGHTON, MI
48234



BY	REVISIONS	DATE

Review comments	
Date:	11/12/18
Scale:	AS NOTED
Drawn:	ARB
Job:	
Sheet	

SHEET TITLE
FLOOR PLANS

A1.0

DEMOLITION NOTES:

ARCHITECTURAL WORK
REMOVE ALL EXISTING ARCHITECTURAL WORK THAT IS REQUIRED TO BE REPLACED WITH NEW INCLUDING FLOORS, BASES, CEILINGS, WALLS, ECT. TO CLEAR AREAS FOR NEW ARCHITECTURAL WORK.

CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE ITEMS BEING REMOVED AND STORED FOR INSTALLATION IN THE NEW GARAGE ADDITION.

CONTRACTOR SHALL SHORE UP CEILINGS AND WALLS NECESSARY FOR DEMOLITION AND NEW CONSTRUCTION ACTIVITIES.

MECHANICAL WORK
REMOVE ALL EXISTING MECHANICAL WORK TO CONFORM TO NEW LAYOUT INCLUDING PIPING, PLUMBING, FIXTURES, ABANDONED DUCT WORK, DEVICES, CONTROLS, ECT. TO CLEAR AREAS FOR NEW MECHANICAL WORK. CAP AND ABANDON ALL PLUMBING FOR NEW LAYOUT.

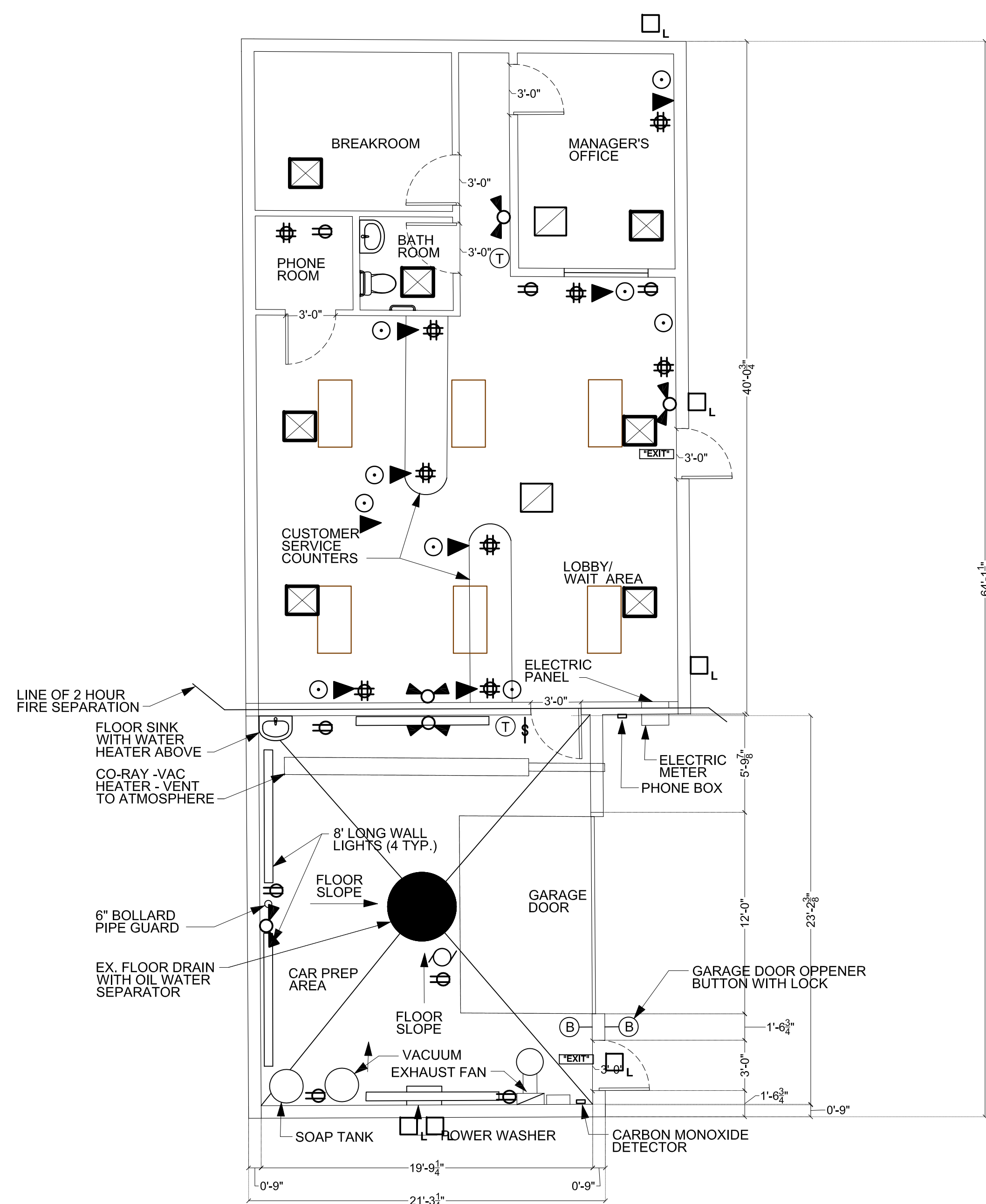
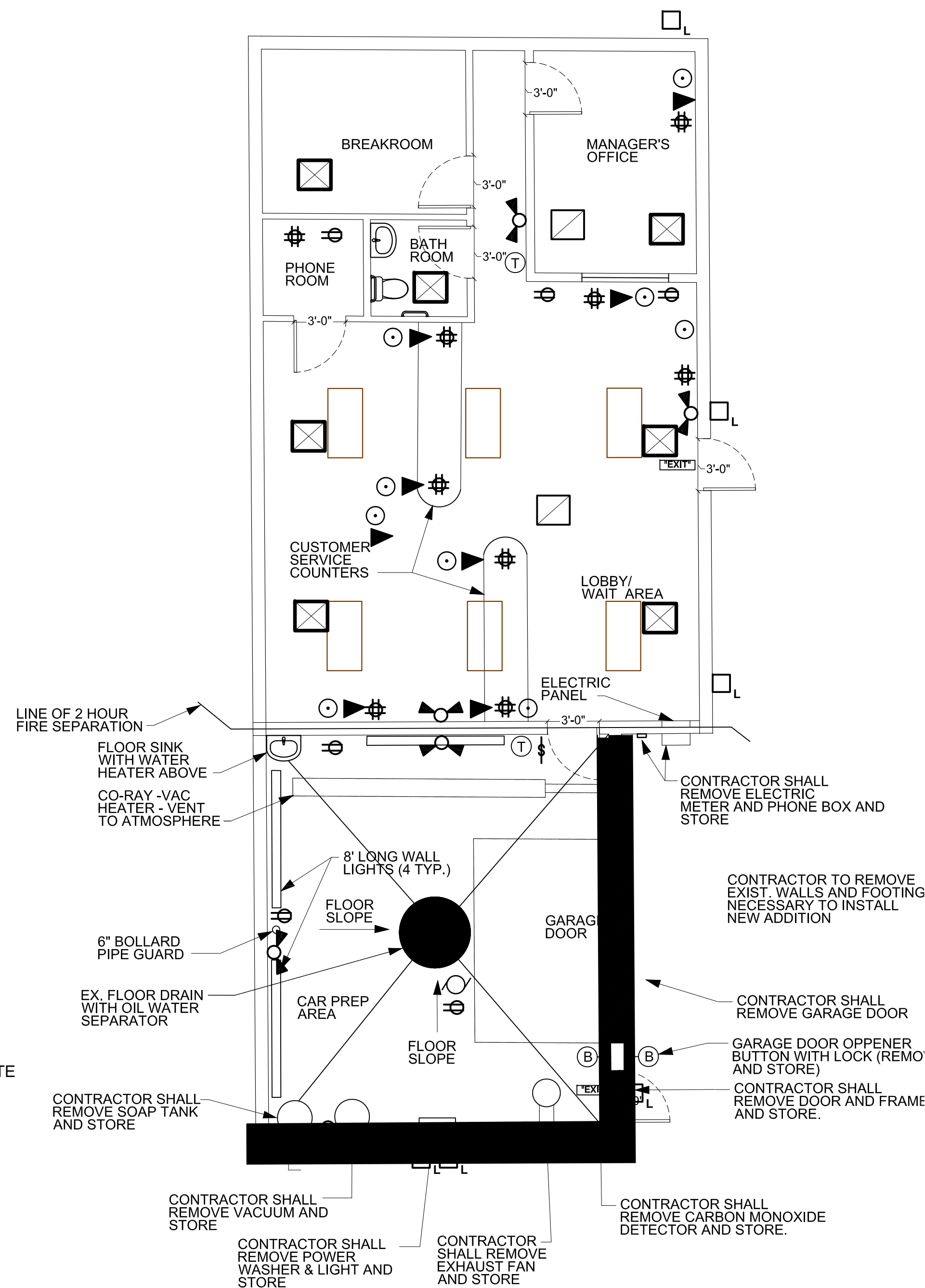
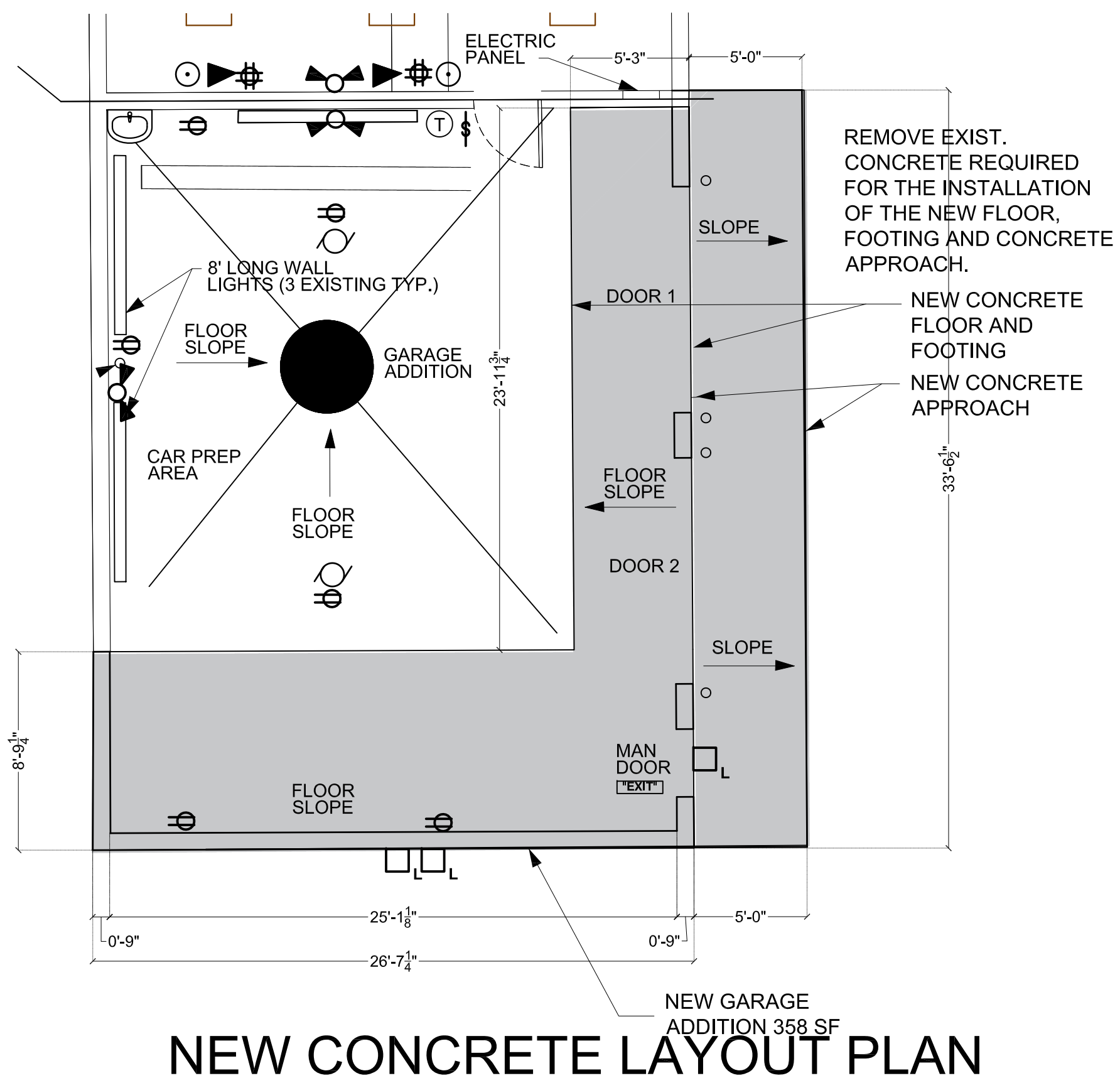
ELECTRICAL WORK
REMOVE ALL EXISTING ELECTRICAL WORK TO CONFORM TO NEW LAYOUT INCLUDING CONDUIT, FIXTURES, LIGHTING, WIRING, POWER SWITCHES, DEVICES, ECT. FROM CEILINGS AND WALLS TO CLEAR AREAS FOR NEW ELECTRICAL WORK. EXISTING DISTRIBUTION CIRCUITS FROM MAIN DISTRIBUTION PANEL IN AREAS OF RENOVATION TO BE REWORKED AND REDEVELOPED FOR NEW ELECTRICAL DEMANDS.

REPAIR ALL EXISTING DISTURBED FINISHES DUE TO NEW CONSTRUCTION WORK TO CONFORM TO NEW LAYOUT. CAP AND ABANDON ALL PLUMBING FOR NEW LAYOUT.

REVIEW ALL DEMOLITION WORK WITH OWNER OR ARCHITECT BEFORE STARTING WORK.

CONTRACTOR SHALL REMOVE AND STORE ALL EQUIPMENT AND COMPONENTS SHOWN AS REMOVE. ALL HARDWARE, ELECTRICAL, CONTROLS, MECHANICAL, DOORS AND FRAME, GARAGE DOOR OPENER AND CONTROLS SHALL BE INVENTORIED AND STORED FOR REINSTALLATION IN THE NEW GARAGE ADDITION.

CONTRACTOR SHALL EXERCISE CARE WHEN REMOVING EQUIPMENT SO THEY ARE NOT DAMAGED DURING REMOVAL AND STORAGE. CONTRACTOR SHALL INFORM OWNER OF EQUIPMENT THAT WILL REQUIRE REPLACEMENT OR IF CERTAIN COMPONENTS OF THE EQUIPMENT WAS NOT ABLE TO BE SALVAGED AND IT WILL REQUIRE REPLACEMENT.



BUILDING AREA:
 NEW CAR PREP AREA: = 358 SQ. FT.
 CAR PREP BAY: = 505 SQ. FT.
 OFFICE AREA: = 943 SQ. FT.
 TOTAL GROSS BUILDING AREA: = 1,806 SQ. FT.

PERCENTAGE OF NEW BUILDING AREA:
 NEW CAR PREP AREA: = 358 SQ. FT.
 EXISTING CAR PREP BAY: = 505 SQ. FT.
 OFFICE AREA: = 943 SQ. FT.
 EXISTING GROSS BUILDING AREA: = 1,448 SQ. FT.
 PERCENTAGE OF NEW CONSTRUCTION AREA: = 20%

NOTE:
 VERIFY ALL NEW CEILING HEIGHTS IN FIELD.

NEW FLOOR:
 CONTRACTOR SHALL PROVIDE POSITIVE FLOW FROM THE EDGE OF THE NEW CONCRETE FLOOR TOWARD THE EXISTING DRAIN. CONTRACTOR SHALL PROVIDE DOWELS TO JOIN NEW CONCRETE SLAB WITH THE EXISTING CONCRETE SLAB AT 2' O.C. NEW CONCRETE SLAB SHALL MATCH THE EXISTING SLAB THICKNESS.

CONSTRUCTION NOTES:
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY COMPONENTS.
 PROVIDE FRP BOARD ON 5/8" DUROCK ON 5/8" WATERBOARD AT ALL NEW WALLS IN CAR PREP BAY FROM FINISH FLOOR UP TO 8'-0" (SEE DETAIL ON SHEET A3.0)

ARCHITECTURAL WORK
 CONTRACTOR SHALL INSTALL ALL NEW ARCHITECTURAL WORK THAT IS REQUIRED INCLUDING FOOTING, FLOORS, BASES, CEILINGS, WALLS, ECT. IN ACCORDANCE WITH GENOA TOWNSHIP AND LIVINGSTON COUNTY CODES AND STANDARDS.

MECHANICAL WORK
 CONTRACTOR SHALL INSTALL NEW MECHANICAL WORK TO CONFORM TO NEW LAYOUT INCLUDING PIPING, PLUMBING, FIXTURES, DUCT WORK, DEVICES, CONTROLS, ECT. IN ACCORDANCE WITH GENOA TOWNSHIP AND LIVINGSTON COUNTY CODES AND STANDARDS. ABANDON ALL PLUMBING FOR NEW LAYOUT. CONTRACTOR SHALL RECONNECT ALL ITEMS THAT WERE STORED AND BEING REUSED IN THE NEW GARAGE ADDITION.

ELECTRICAL WORK
 CONTRACTOR SHALL INSTALL ALL ELECTRICAL WORK TO CONFORM TO NEW LAYOUT INCLUDING CONDUIT, FIXTURES, LIGHTING, WIRING, POWER SWITCHES, DEVICES, ECT. FROM CEILINGS AND WALLS FOR NEW ELECTRICAL WORK. CONTRACTOR TO REWORK NEW DISTRIBUTION TO EXISTING DISTRIBUTION CIRCUITS FROM MAIN DISTRIBUTION PANEL IN AREAS OF RENOVATION TO BE REWORKED AND REDEVELOPED FOR NEW ELECTRICAL DEMANDS.

CONTRACTOR TO REPAIR ALL DISTURBED FINISHES DUE TO NEW CONSTRUCTION WORK TO CONFORM TO NEW LAYOUT.

CONTRACTOR TO INSTALL ELECTRIC METER AT LOCATION SHOWN ON THE PLANS.

CONTRACTOR SHALL PROVIDE TEMPORARY POWER AS NEEDED FOR THE REMOVAL OF THE EXISTING ELECTRIC METER AND COMPONENTS.

CONTRACTOR SHALL INSTALL PHONE BOX AND LINES AT THE LOCATION SHOWN ON THE PLANS.

CONTRACTOR SHALL PROVIDE TEMPORARY PHONE SERVICE AS NEEDED DURING THE REMOVAL OF THE EXISTING PHONE LINES.

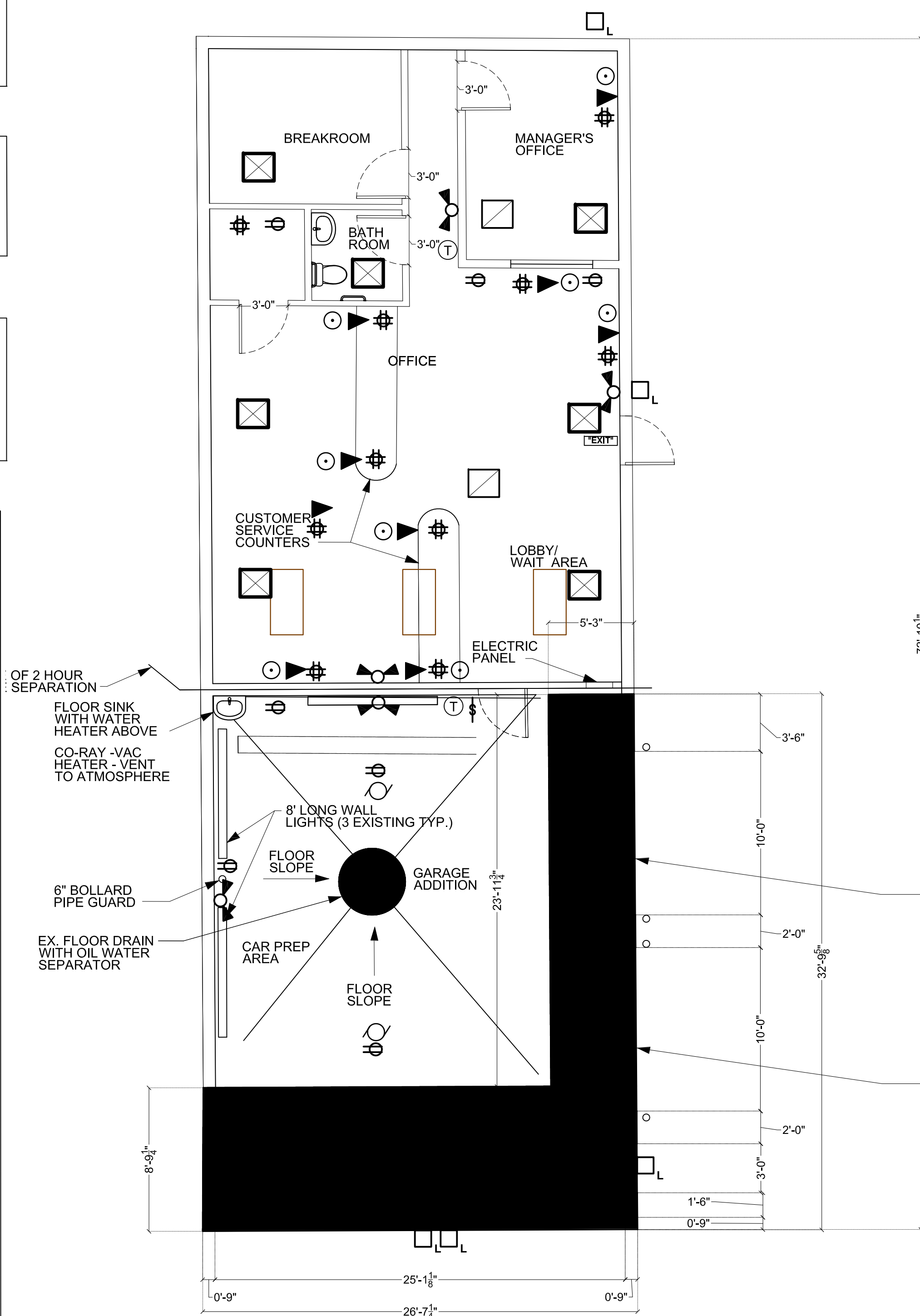
REVIEW ALL DEMOLITION WORK WITH OWNER OR ARCHITECT BEFORE STARTING WORK.

SEE SHEET A1.0 FOR LAYOUT OF NEW CONCRETE FLOOR AND CONCRETE APPROACH INTO NEW GARAGE ADDITION. CONTRACTOR SHALL REMOVE EXISTING CONCRETE AND FOOTING NECESSARY FOR THE INSTALLATION OF THE NEW CONCRETE.

PAINT:
 CONTRACTOR SHALL USE ENTERPRISE CUSTOM COLORS. CONTRACTOR SHALL USE PM 200 FLAT (B30W201) DOVER WHITE, WHITE PACKAGE COLOR ON CEILING AND INTERIOR WALLS.

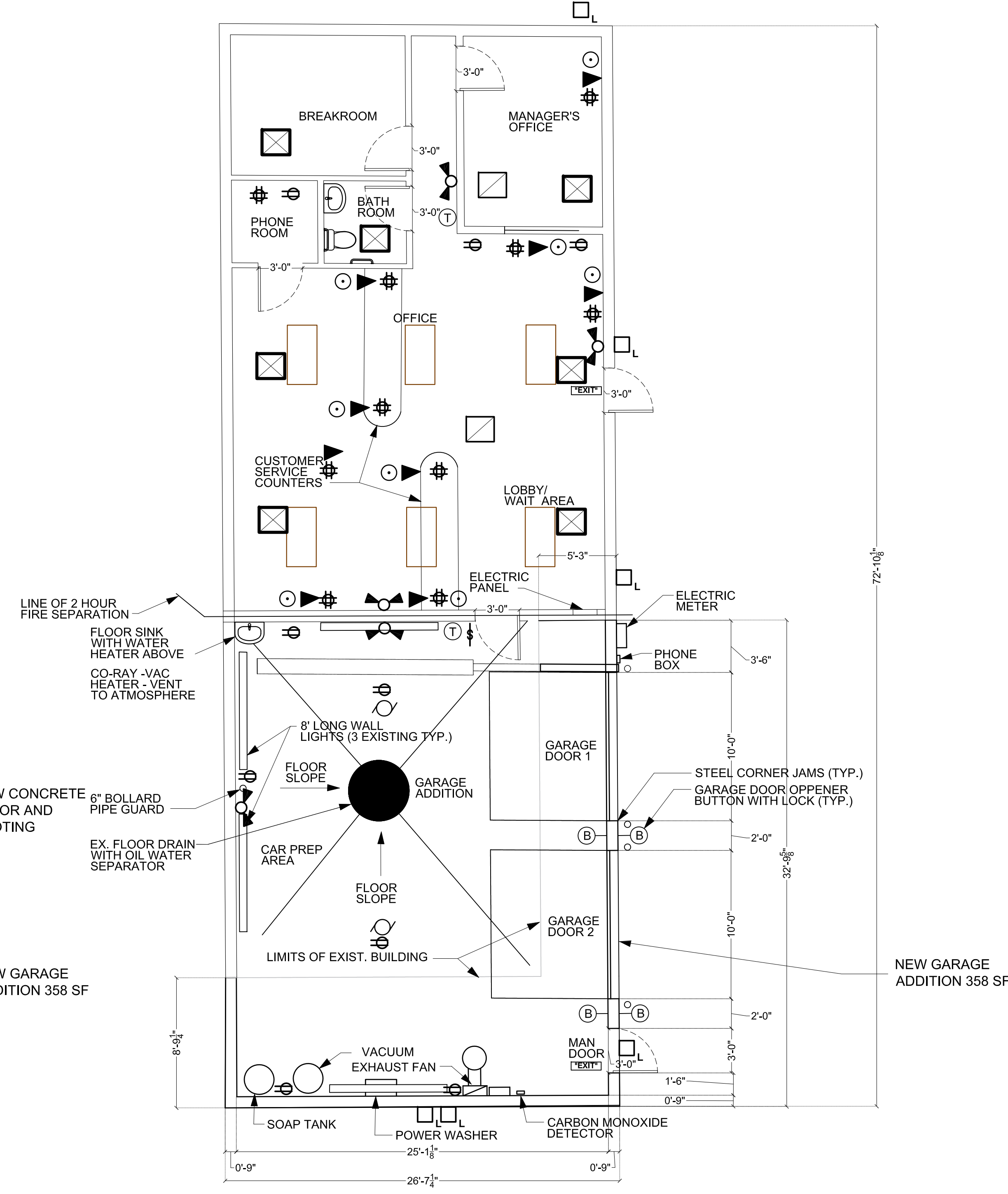
ROOM FINISH:
 NEW CAR PREP AREA FLOOR MATERIAL SHALL BE SEALED CONCRETE. THE BASE SHALL CONSIST OF NEW EXPOXY PAINT OR FRP PANEL. WALLS SHALL BE NEW EXPOXY OR FRP PANEL. CEILING SHALL BE NEW PAINT ON NEW DRYWALL. NEW 5 1/2" BLANKET INSULATION SHALL BE INSTALLED ABOVE NEW CEILING.

GARAGE DOORS:
 NEW GARAGE DOORS SHALL BE 10' WIDE BY 8' HIGH INSULATED GARAGE DOOR. DOOR MATERIAL SHALL CONSIST OF INSULATED METAL DOOR. FRAME MATERIAL SHALL BE PAINTED. DOOR HARDWARE SHALL BE FROM OVERHEAD DOOR. CONTRACTOR TO PROVIDE GARAGE DOOR OPENER AND STEEL JAM CHANNELS - FULL HEIGHT.



PROPOSED ADDITION PLAN

SCALE: 3/16" = 1'-0"



PROPOSED FLOOR PLAN

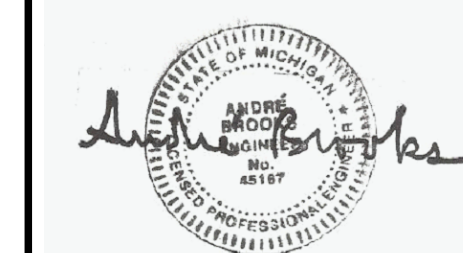
SCALE: 3/16" = 1'-0"



440 BURBROUGHS ST.
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 DETROIT, MI 48202
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 Fax: (800) 451-2165

OWNER
 ENTERPRISE
 RENTAL CAR

PROJECT
 GARAGE
 EXPANSION
 7184 GRAND RIVER
 BRIGHTON, MI
 48234



BY	REVISIONS	DATE
	RESUBMIT	5/21/19

Review comments	
Date:	4/3/19
Scale:	AS NOTED
Drawn:	ARB
Job:	
Sheet	

SHEET TITLE
 FLOOR PLANS

A2.0



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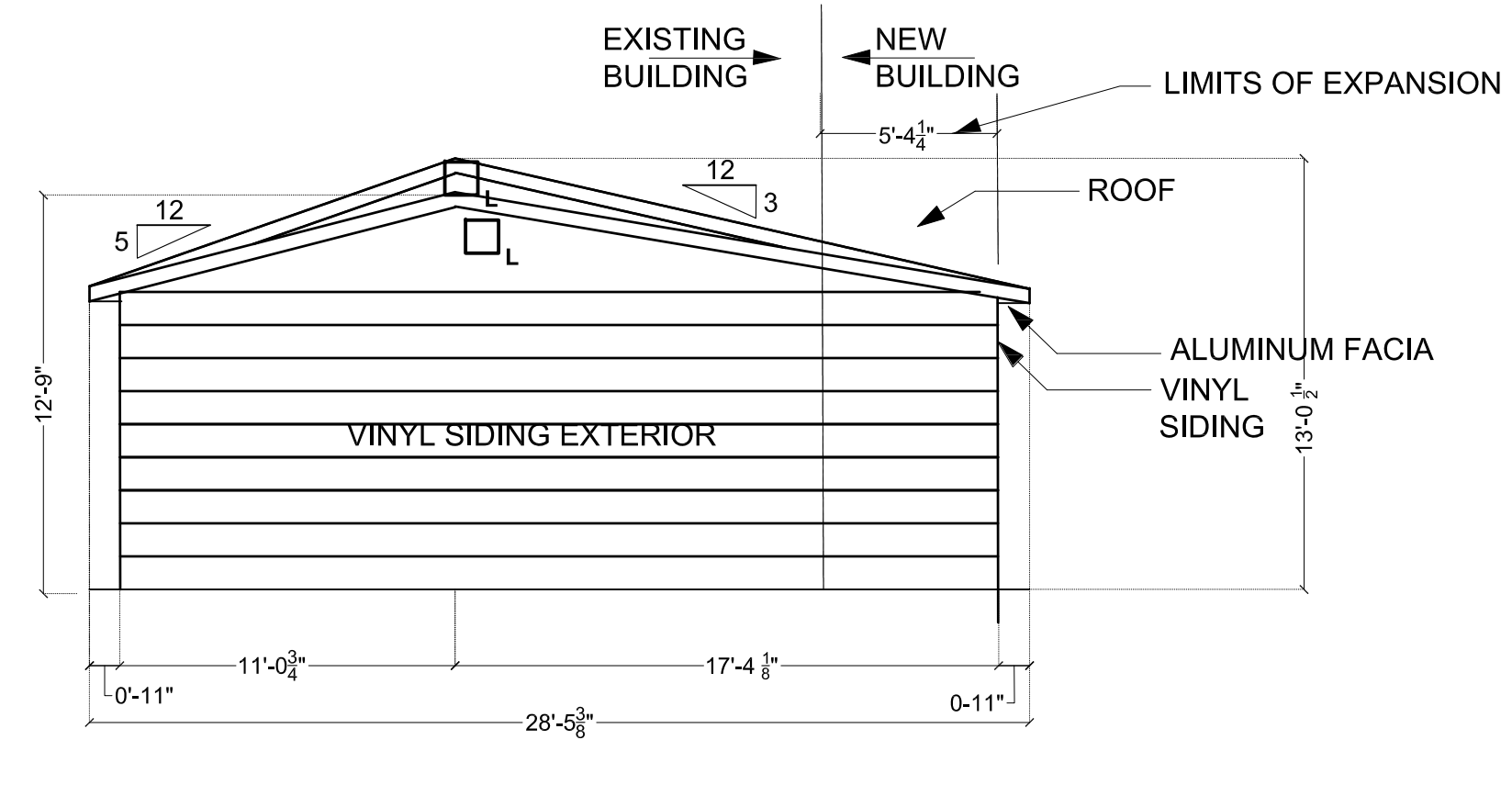
PROJECT
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BRIGHTON, MI
48234



BY	REVISIONS	DATE

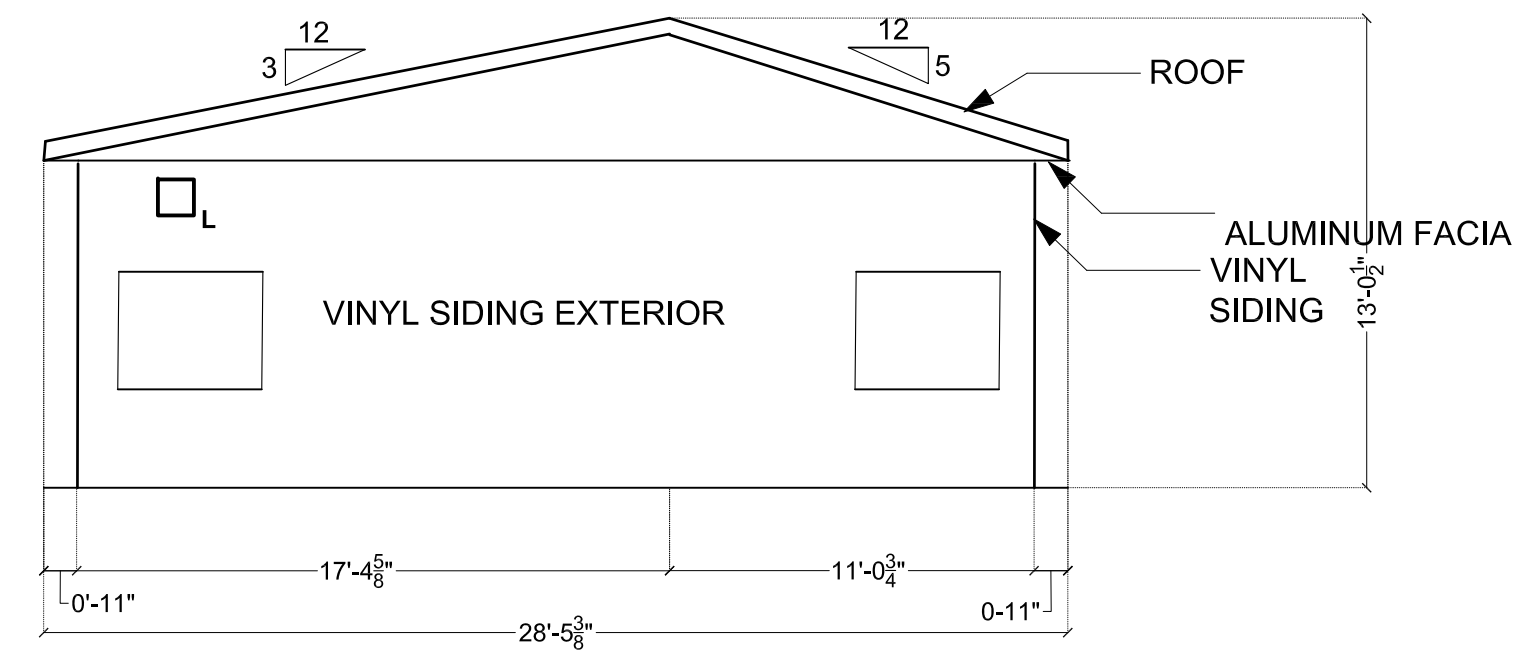
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NORTH ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

240' SELF SEAL ASPHALT SHINGLES ON #15 FELT ON 1/2" CDX PLYWOOD OVER PRE-ENGINEERED SCISSOR ROOF TRUSSES AT 2'-0" ON CENTER

ALUMINUM DRIP EDGE AND GUTTER
ALUMINUM FACIA AND SOFFIT WITH CONTINUOUS VENT

HORIZONTAL VINYL SIDING ON 1/2" SHEETING BOARD (TO MATCH EXISTING)

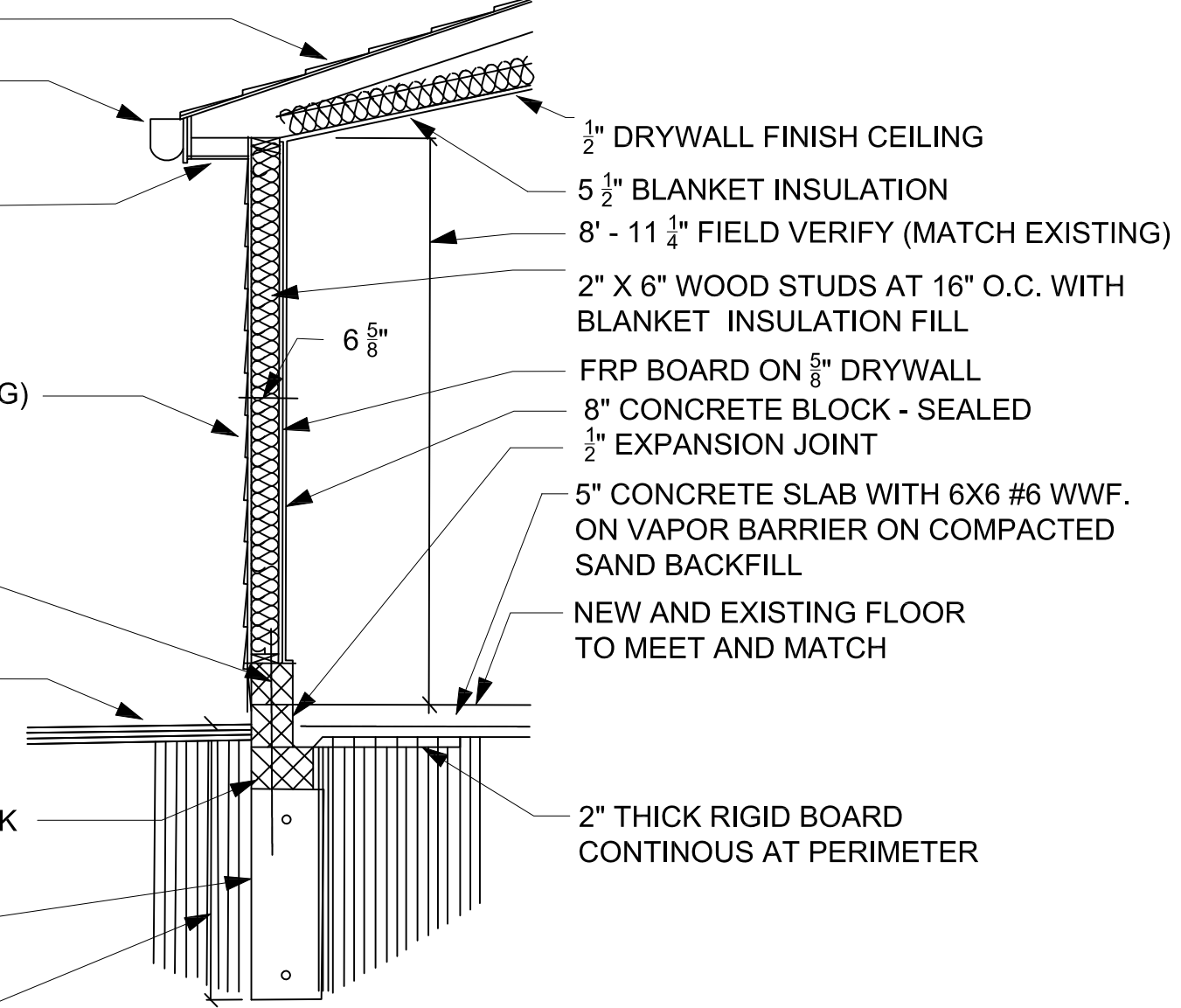
#5 VERTICAL REINFORCING BAR AT 4'-0" O.C.

APPROXIMATE LINE OF FINISH GRADE / PAVING

DENSE WEIGHT CONCRETE LEVELING BLOCK (SLUSH FULL CORES)

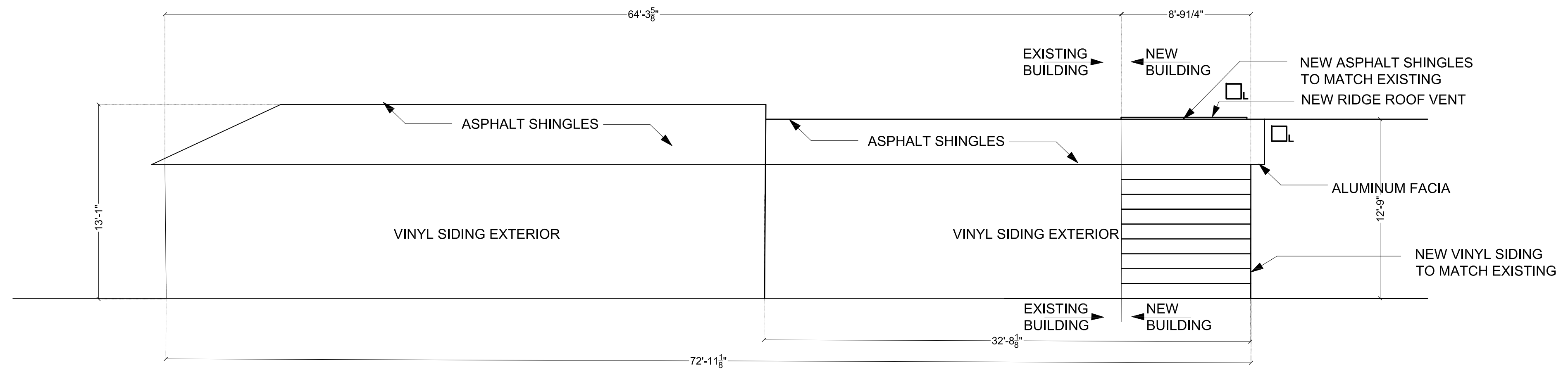
14" POURED TRENCH FOOTING WITH 2 #5 BARS CONTINUOUS TOP AND BOTTOM

42" MIN.



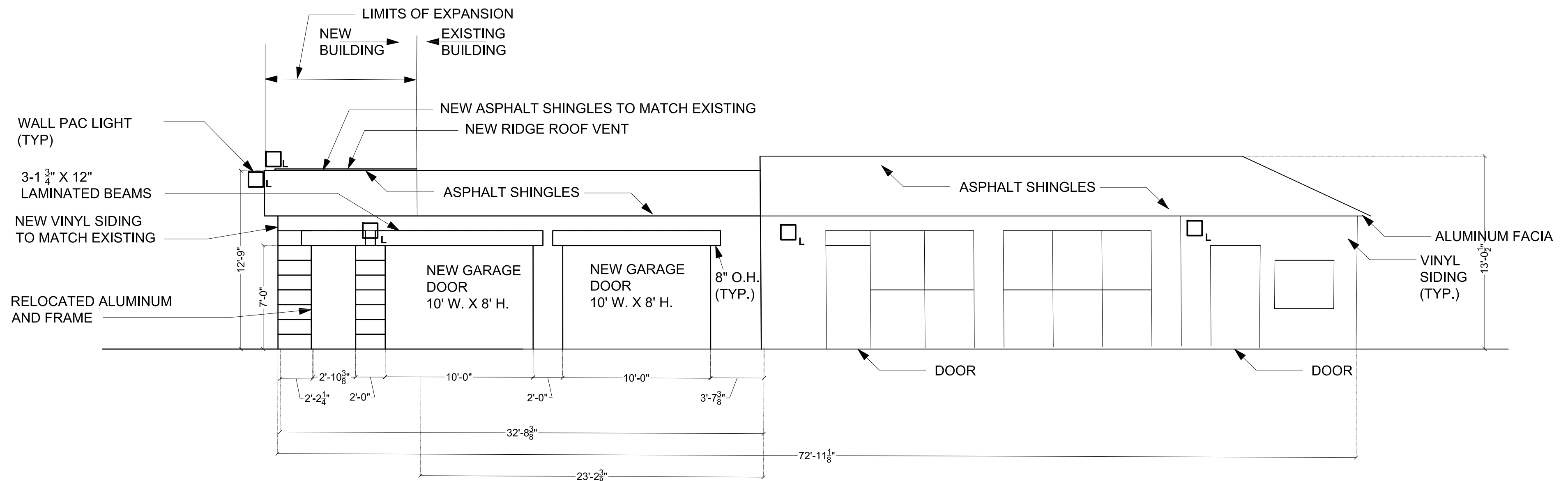
WALL DETAIL

SCALE: N.T.S.



EAST ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"

SHEET TITLE
ELEVATIONS

A3.0



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OWNER

**ENTERPRISE
RENTAL CAR**

PROJECT

**GARAGE
EXPANSION
7184 GRAND RIVER
BRIGHTON, MI
48116**

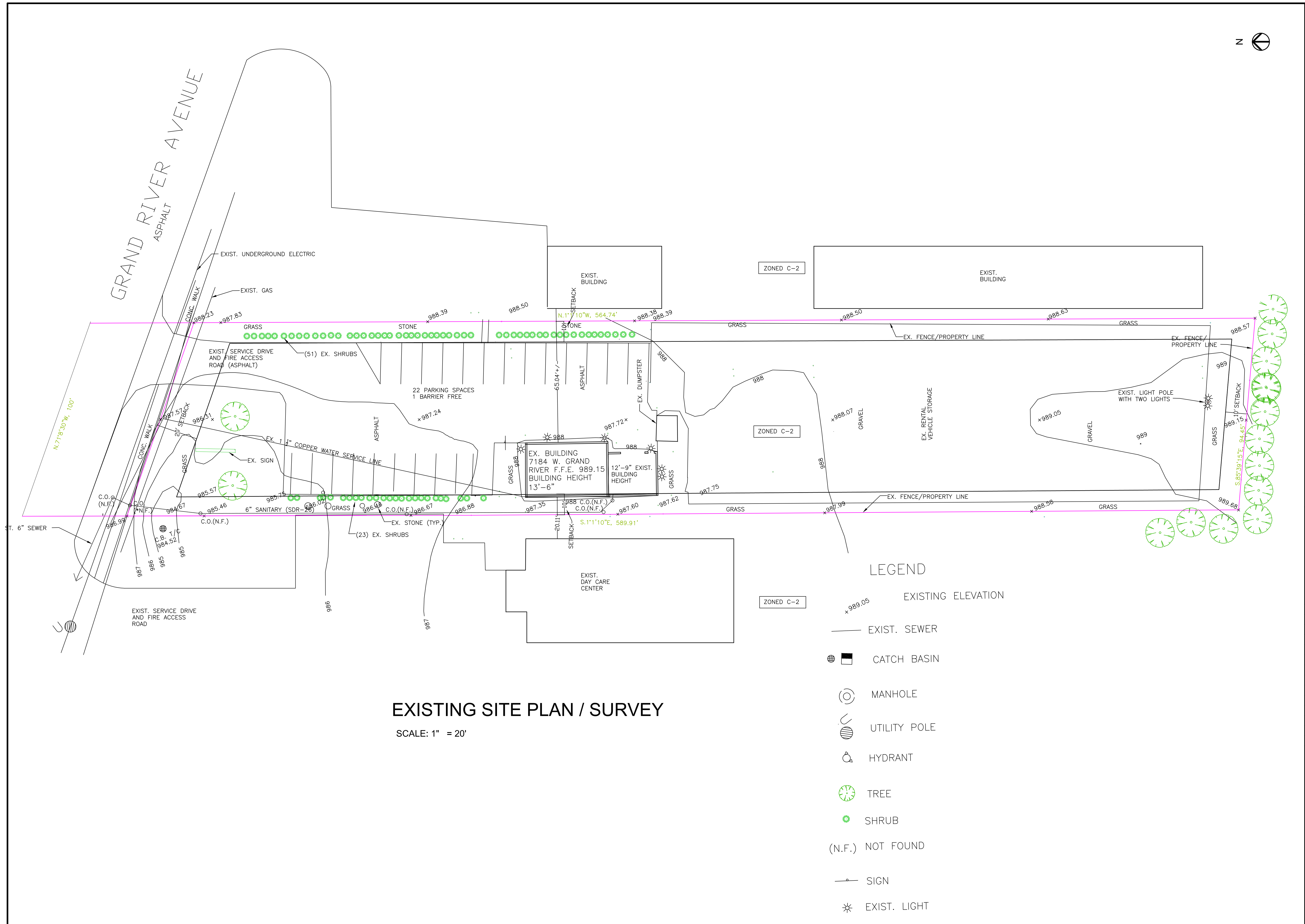


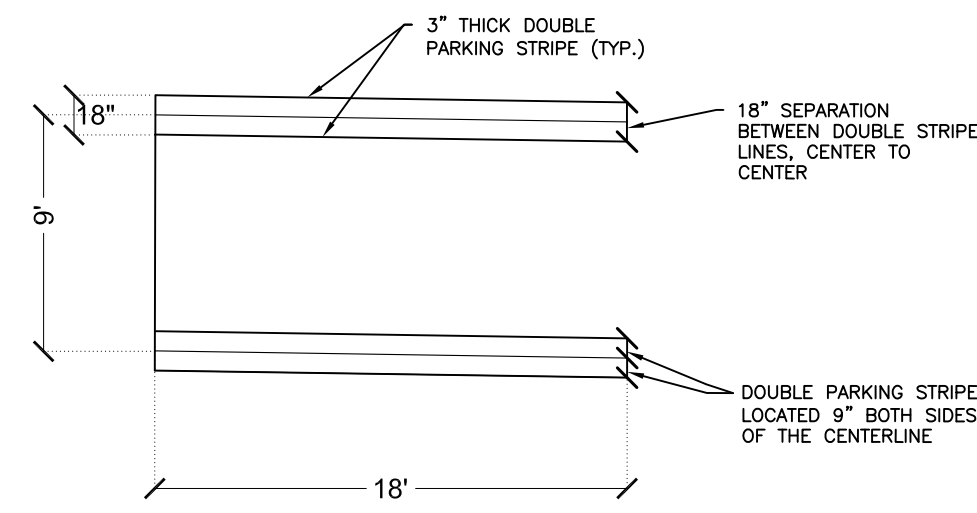
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SHEET TITLE

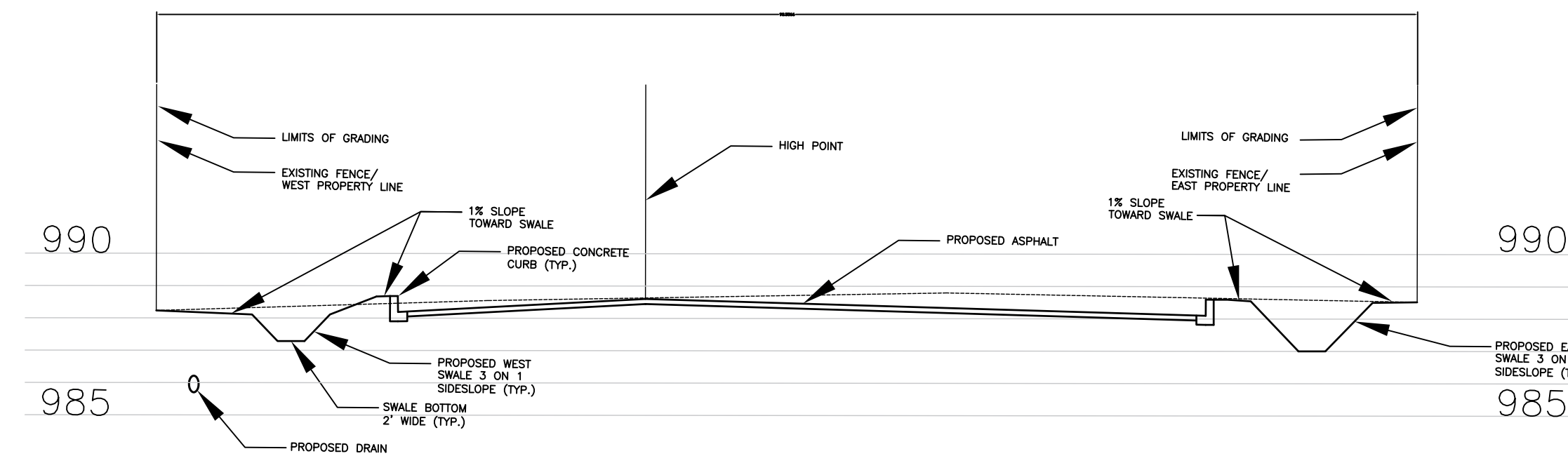
**EXISTING SITE
PLAN / SURVEY**

C1.0

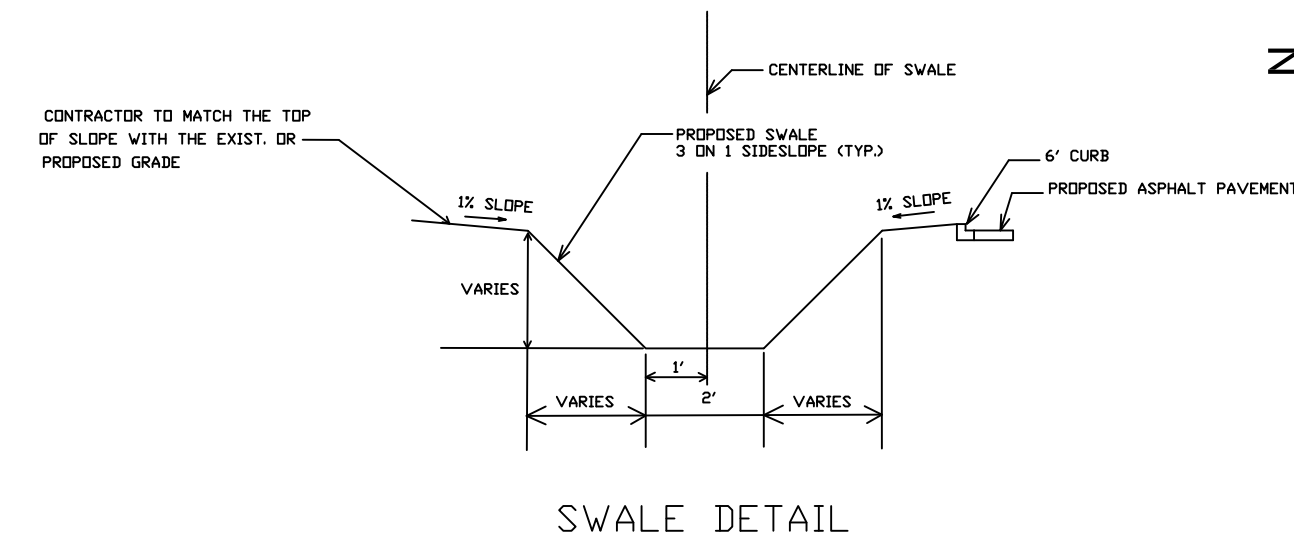




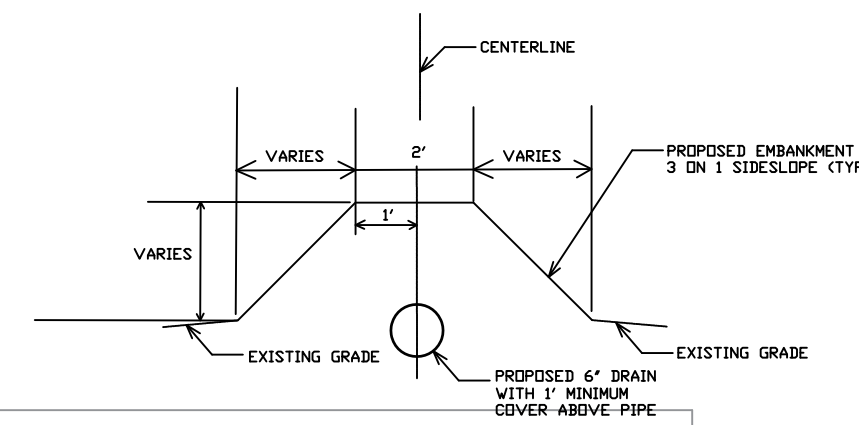
DOUBLE PARKING STRIPE DETAIL
N.T.S.



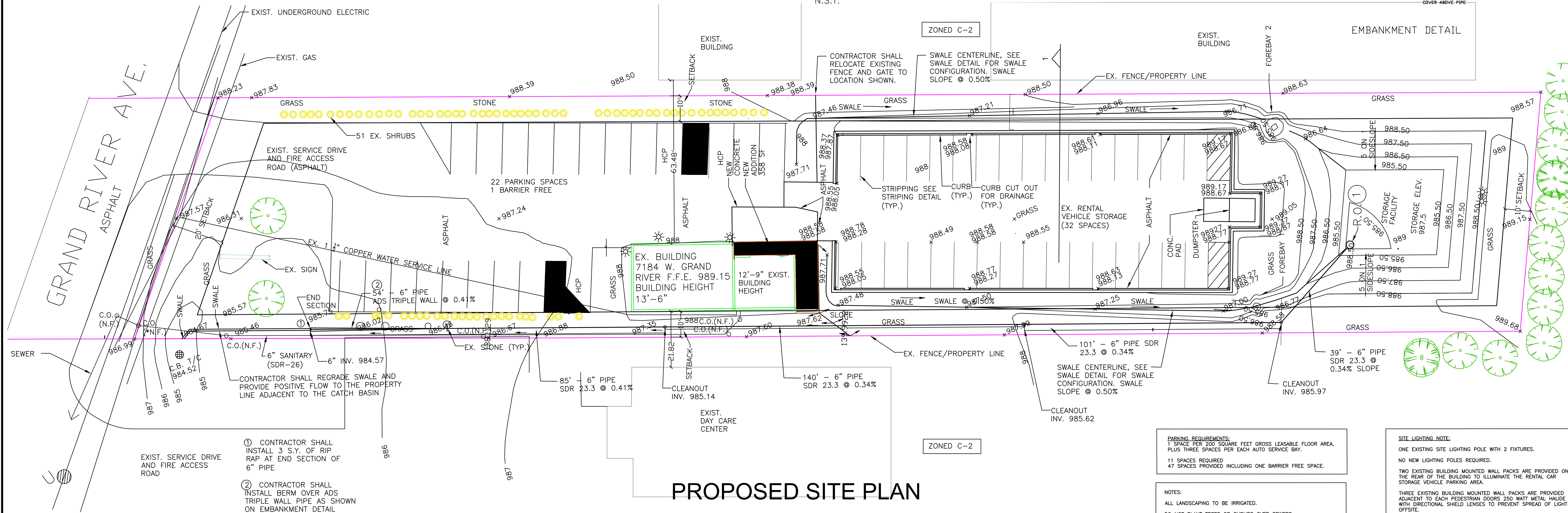
SECTION 1
N.T.S.



SWALE DETAIL



EMBANKMENT DETAIL



PROPOSED SITE PLAN

SCALE: 1" = 20'

Enterprise Brighton Storage Calculations

Tributary Area = 0.63
Compound Runoff Coefficient (C) = 0.53
Design Constant (K1) = 0.33
Allowable Outflow Rate (Qo) = 0.13

1	2	3	4	5	6	7
Duration (Minutes)	Duration (Seconds)	Intensity (100 Yr Storm) (In.Hr)	Col. # 2 x Col. # 3 Inches	Inflow Volume = Col. 4 x K1 (Cu. Ft.)	Outflow Volume = Col. # 2 x Qo (Cu. Ft.)	Storage Volume = Col. 5 - Col. 6 (Cu. Ft.)
5	300	9.17	2751	907.83	39	868.83
10	600	7.86	4716	1556.28	78	1478.28
15	900	6.88	6192	2043.36	117	1926.36
20	1200	6.11	7332	2419.56	156	2263.56
30	1800	5	9000	2970	234	2736
60	3600	3.24	11664	3849.12	468	3381.12
90	5400	2.39	12906	4258.98	702	3556.98
120	7200	1.9	13680	4514.4	936	3578.4
180	10800	1.34	14472	4775.76	1404	3371.76

Enterprise Brighton Storage Volume Calculations
7/2/2019

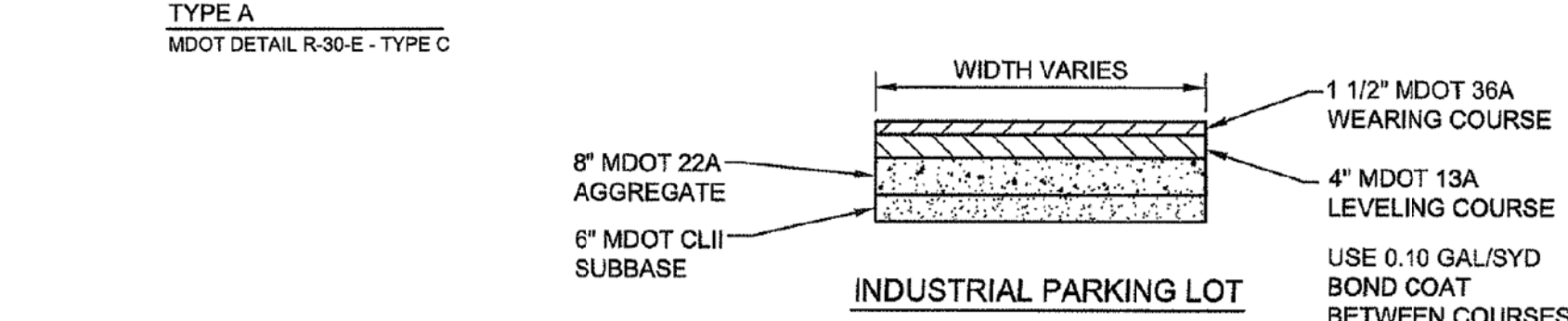
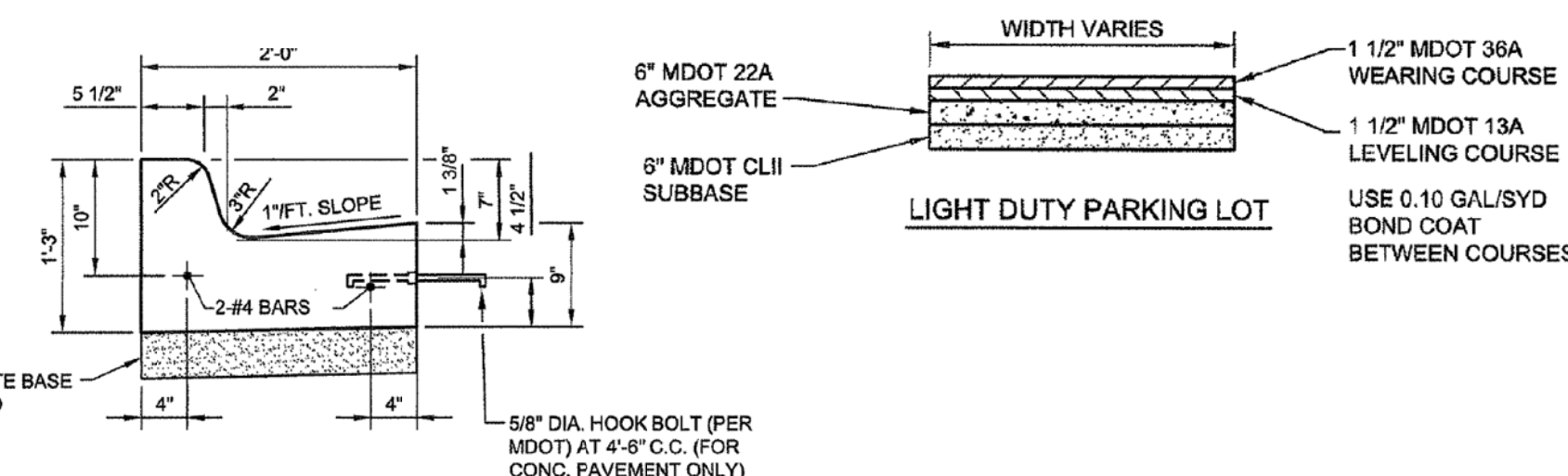
Elevation	Depth	Width	Avg. Width	Length	Avg. Length	Volume	Accumulated Volume
986.1	0	37		43			
987.1	1	47	42	53	48	2016	2016
988.1	2	57	52	63	58	3016	5032
988.5	2.4	62	59.5	68	65.5	3897.25	8929.25

R.O. 1 W/2' SUMP
TOP 987.5
6" PIPE NW INV. 986.1
SUMP BOTTOM 983.50

ORIFACE SIZING (H = 2.4 FT.)
 $A = \frac{Q}{CFS}$
 $0.62 \sqrt{2GH}$
 $A = 0.13 / 7.70 = 0.017 \text{ FT}^2$
 $D = 1 \frac{3}{4}" \text{ DIA. HOLE}$

1 - 1,336 CF X 5% = 60 CF
2 - 2,664 CF X 5% = 120 CF

NOTES:
6" PIPE SHALL BE ADS TRIPLE WALL/SMOOTH DRAIN PIPE WITH AN N VALUE OF 0.009



PARKING REQUIREMENTS:
1" SPACE PER 300 SQUARE FEET GROSS LEASABLE FLOOR AREA, PLUS THREE SPACES PER EACH AUTO SERVICE BAY.
11 SPACES REQUIRED
47 SPACES PROVIDED INCLUDING ONE BARRIER FREE SPACE.

NOTES:
ALL LANDSCAPING TO BE IRRIGATED.
DO NOT PLANT TREES OR SHRUBS OVER SEWERS.

PARKING IN REAR:
PARKING IN REAR IS FOR STORAGE OF ENTERPRISE CAR RENTAL VEHICLES ONLY. THE PUBLIC WILL PARK IN SPACES PROVIDED IN THE FRONT AND SIDE OF THE BUILDING.
32 SPACES PROVIDED

BASIN OUTLET PIPE:
THE BASIN OUTLET PIPE SHALL BE PVC SDR 23.3. THE RISER OUTLET PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE GENOA TOWNSHIP AND THE LIVINGSTON COUNTY DRAIN COMMISSIONER STANDARDS.

EXISTING/NEW PAVEMENT:
CONTRACTOR SHALL INSTALL NEW PAVEMENT AT THE SAME ELEVATION OF THE EXIST. PAVEMENT WHEN NEW PAVEMENT ABUTS EXIST. PAVEMENT.

EXISTING/UNDERGROUND UTILITIES:
CONTRACTOR SHALL VERIFY THE EXISTING ELEVATION OF ALL UTILITY CROSSINGS TO ENSURE A CONFLICT DOES NOT EXIST BETWEEN THE EXISTING UTILITY AND THE PROPOSED 6" DRAIN.

HEAVY DUTY PAVEMENT:
CONTRACTOR SHALL INSTALL INDUSTRIAL GRADE ASPHALT IN THE 24FOOT WIDE DRIVE AISLE OF THE PARKING LOT. SEE DETAIL ON SHEET C2.0.

SITE LIGHTING NOTE:
ONE EXISTING SITE LIGHTING POLE WITH 2 FIXTURES.
NO NEW LIGHTING POLES REQUIRED.
TWO EXISTING BUILDING MOUNTED WALL PACKS ARE PROVIDED ON THE REAR OF THE BUILDING TO ILLUMINATE THE RENTAL CAR STORAGE VEHICLE PARKING AREA.

THREE EXISTING BUILDING MOUNTED WALL PACKS ARE PROVIDED ADJACENT TO EACH PEDESTRIAN DOORS 250 WATT METAL HALIDE WITH DIRECTIONAL SHIELD LENSES TO PREVENT SPREAD OF LIGHT OFFSITE.

STANDPIPE RISER OUTLET:
THE BASIN OUTLET SHALL BE A 36" CMP RISER PIPE WITH A CONCRETE BOTTOM AND A 2' SUMP. A TRASH RACK SHALL BE INSTALLED AROUND THE ORIFACE OPENING. THE RISER OUTLET SHALL BE INSTALLED IN ACCORDANCE WITH THE GENOA TOWNSHIP AND THE LIVINGSTON COUNTY DRAIN COMMISSIONER STANDARDS. CONTRACTOR SHALL DRILL A 1 1/2" HOLE AT ELEVATION 986.10 FOR THE ORIFACE OUTFLOW.

SITE LIGHTING NOTE:
ONE EXISTING SITE LIGHTING POLE WITH 2 FIXTURES.
NO NEW LIGHTING POLES REQUIRED.
TWO EXISTING BUILDING MOUNTED WALL PACKS ARE PROVIDED ON THE REAR OF THE BUILDING TO ILLUMINATE THE RENTAL CAR STORAGE VEHICLE PARKING AREA.

THREE EXISTING BUILDING MOUNTED WALL PACKS ARE PROVIDED ADJACENT TO EACH PEDESTRIAN DOORS 250 WATT METAL HALIDE WITH DIRECTIONAL SHIELD LENSES TO PREVENT SPREAD OF LIGHT OFFSITE.

1.24 ACRES



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OWNER
ENTERPRISE RENTAL CAR

PROJECT
**GARAGE EXPANSION
7184 GRAND RIVER
BRIGHTON, MI
48116**

BY	REVISIONS	DATE
	RESUBMIT	5/21/19
	REVISION	6/17/19
	REVISION	6/25/19
	REVISION	7/2/19
	REVISION	8/5/19

Review comments
Date: 4/3/19
Scale: AS NOTED
Drawn: ARB
Job: 2018121
Sheet

SHEET TITLE
PROPOSED SITE PLAN

C2.0



Know what's below.
Call before you dig.



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OWNER
ENTERPRISE RENTAL CAR

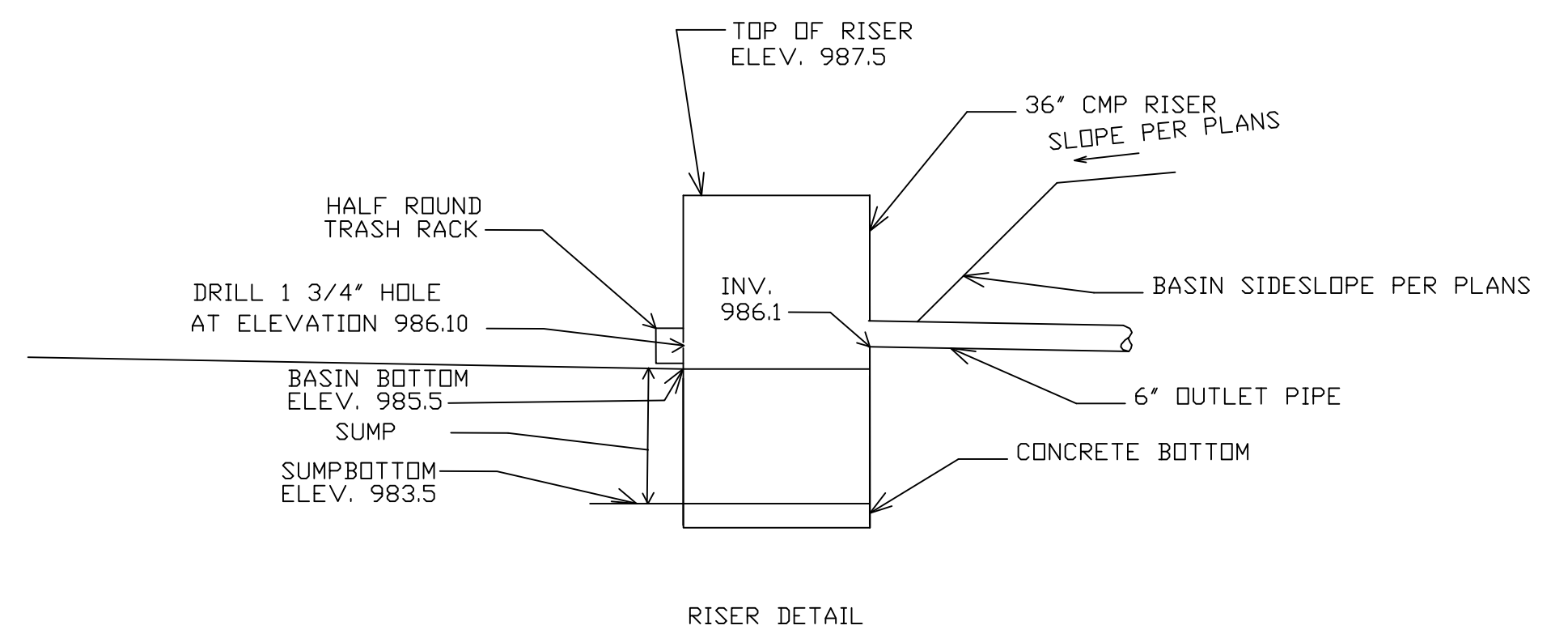
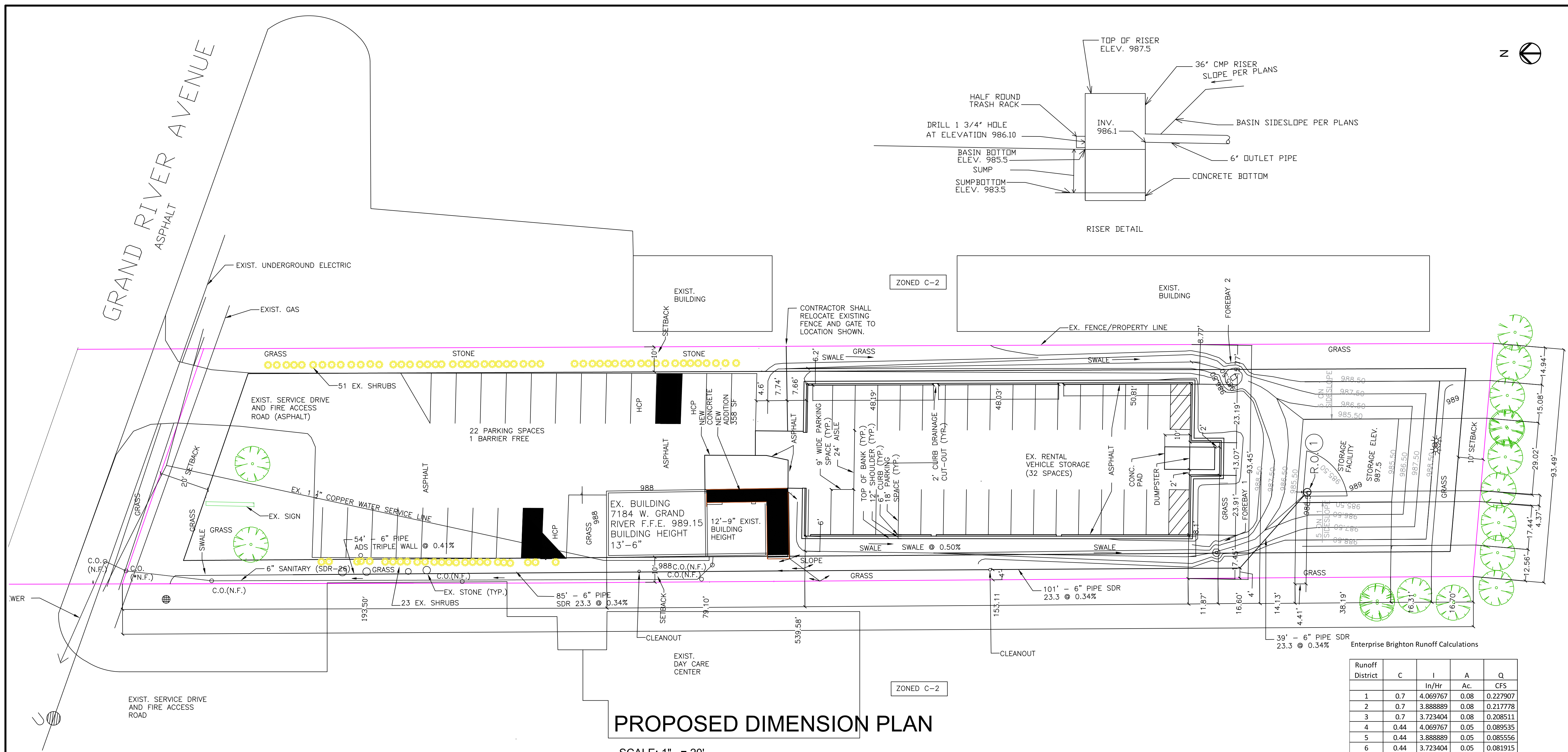
PROJECT
GARAGE EXPANSION
7184 GRAND RIVER BRIGHTON, MI 48116

BY	REVISIONS	DATE
	RESUBMIT	5/21/19
	REVISION	6/17/19
	REVISION	6/25/19
	REVISION	7/2/19
	REVISION	8/4/19

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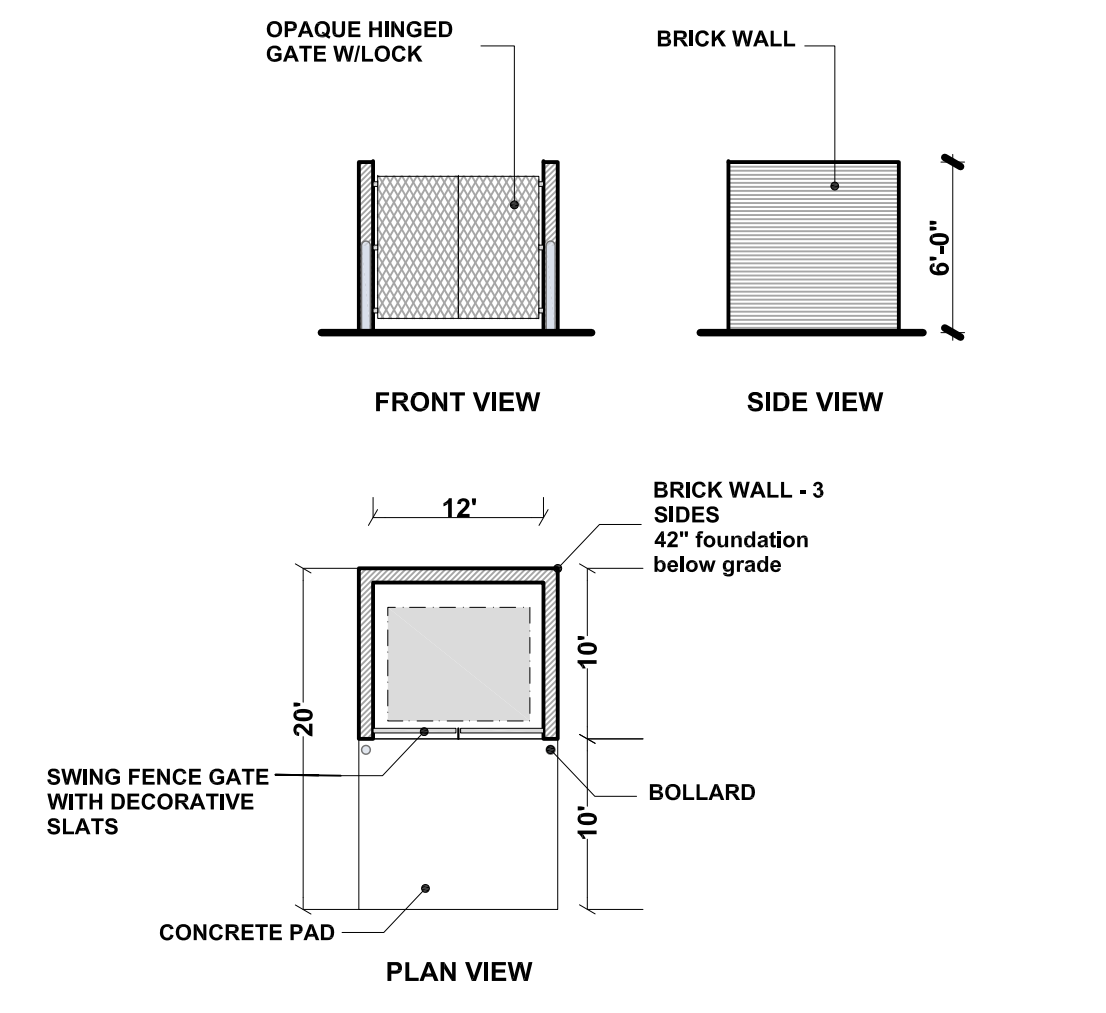
SHEET TITLE
PROPOSED DIMENSION PLAN

C3.0

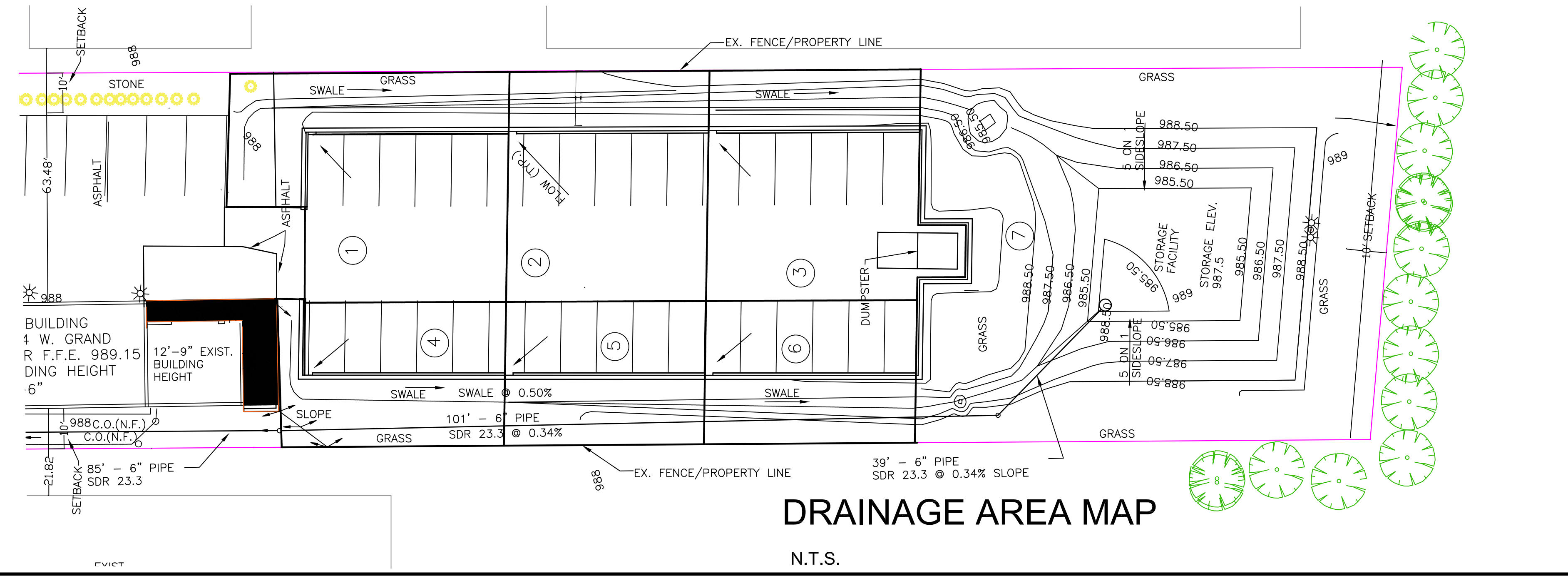


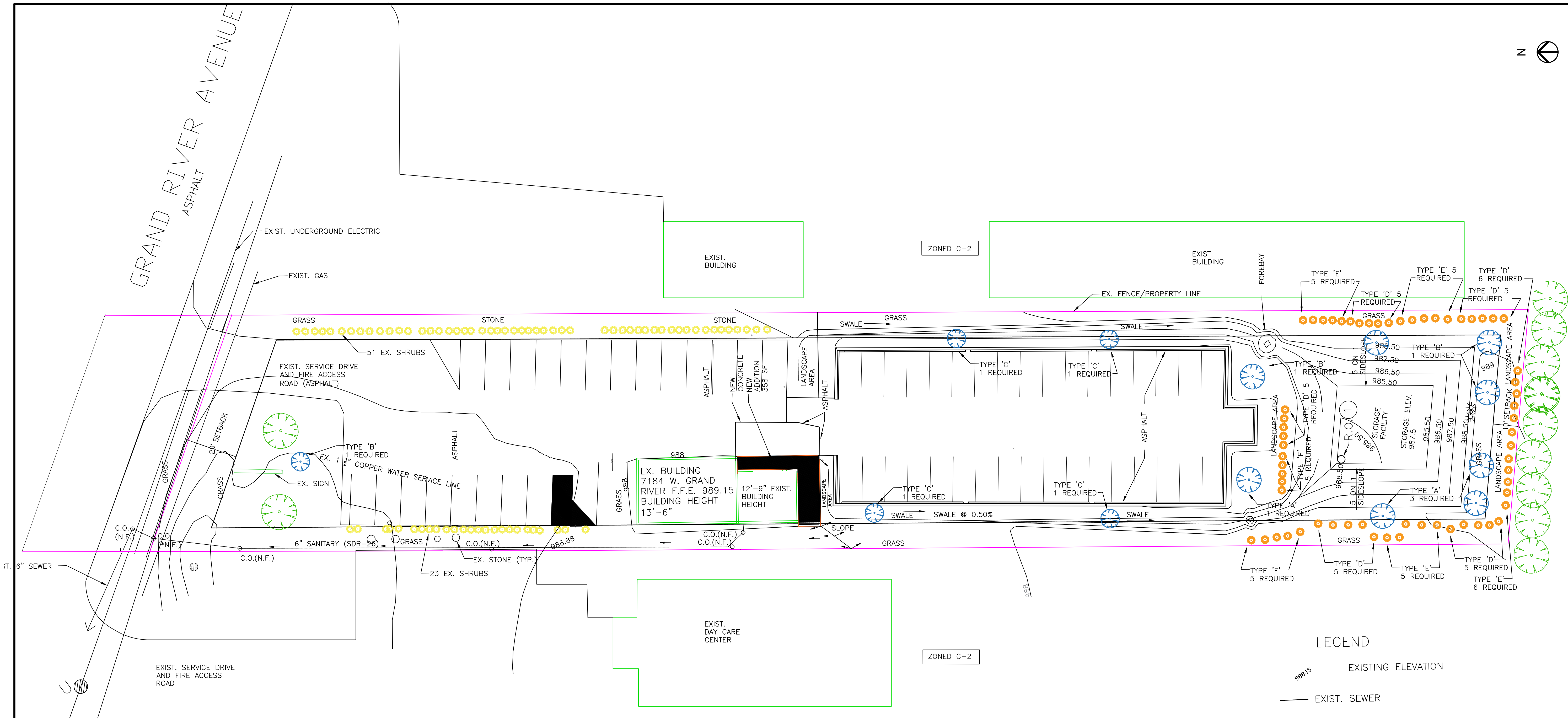
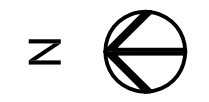
Enterprise Brighton Runoff Calculations

Runoff District	C	I	A	Q
		In/Hr	Ac.	CFS
1	0.7	4.069767	0.08	0.227907
2	0.7	3.888889	0.08	0.217778
3	0.7	3.723404	0.08	0.208511
4	0.44	4.069767	0.05	0.089535
5	0.44	3.888889	0.05	0.085556
6	0.44	3.723404	0.05	0.081915
7	0.53	4.069767	0.13	0.280407



NOTE: THE DUMPSTER PICK-UP PAD SHALL BE 6" THICK 3500 PSI CONCRETE WITH 6" GAGE 6"x6" WIRE MESH.





EXIST. LANDSCAPE SCHEDULE

ITEM	QUANTITY
SHRUBS	74
TREES	2

NOTE: EXISTING LANDSCAPE SCHEDULE ONLY INCLUDES EXISTING LANDSCAPING

NEW LANDSCAPE SCHEDULE

KEY	QUANTITY	COMMON NAME	SIZE	ROOTS
'A'	4	AMERICAN HORNBEAM	2 1/2" CAL	B & B
'B'	4	BLACK SPUCE	2 1/2" CAL	B & B
'C'	4	SNOFOZAM WEEPING CHERRY	2 1/2" CAL	B & B
'D'	25	TECHNY ARBORVITAE	6' HEIGHT	B & B
'E'	25	ALBERTA DWARF SPRUCE	6' HEIGHT	B & B

NOTE: NEW LANDSCAPE SCHEDULE ONLY INCLUDES NEW LANDSCAPING

PROPOSED PLANTING PLAN

SCALE: 1" = 20'



Know what's below.
Call before you dig.

LEGEND

- 989.15 EXISTING ELEVATION
- EXIST. SEWER
- ⊕ CATCH BASIN
- ⊙ MANHOLE
- ⊙ UTILITY POLE
- ⊙ HYDRANT
- ⊙ NEW TREE
- NEW SHRUB
- (N.F.) NOT FOUND
- SIGN
- ⊙ R.O. ① RISER OUTLET
- P.D. ① PIPE DISCHARGE
- FLOW DIRECTION
- ⊙ EXIST. TREE
- EXIST. SHRUB

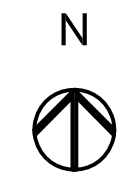
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	REVISION	8/5/19

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SHEET TITLE

**PROPOSED
PLANTING PLAN**

C4.0



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OWNER
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PROJECT
GARAGE
EXPANSION
7184 GRAND RIVER
BRIGHTON, MI
48234



BY	REVISIONS	DATE
	RESUBMIT	5/21/19

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Job:	
Sheet	

SHEET TITLE

ELECTRICAL
PLANS

E1.0

SITE LIGHTING NOTE:

ONE EXISTING SITE LIGHTING POLE WITH 2 FIXTURES.
NO NEW LIGHTING POLES REQUIRED.
TWO EXISTING BUILDING MOUNTED WALL PACKS ARE PROVIDED ON THE REAR OF THE BUILDING TO ILLUMINATE THE RENTAL CAR STORAGE VEHICLE PARKING AREA.
THREE EXISTING BUILDING MOUNTED WALL PACKS ARE PROVIDED ADJACENT TO EACH PEDESTRIAN DOORS AND ONE ON THE FRONT OF BUILD, ALL 250 WATT METAL HALIDE WITH DIRECTIONAL SHIELD LENSES TO PREVENT SPREAD OF LIGHT OFFSITE.

CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE ITEMS BEING REMOVED AND STORED FOR INSTALLATION IN THE NEW GARAGE ADDITION. CONTRACTOR SHALL REMOVE AND STORE THE FOLLOWING ITEMS FOR RE-INSTALLATION IN THE NEW GARAGE ADDITION: GARAGE DOOR OPENER, SOAP TANK, POWER WASHER, VACUUM, EXHAUST FAN, LIGHT, LIGHTS \ON REAR EXTERIOR OF BUILDING, CARBON MONOXIDE DETECTOR, EXIT SIGN, GARAGE DOOR OPENER BUTTON, SENSORS, ELECTRIC METER, PHONE BOX, ECT.

REMOVE ALL EXISTING ELECTRICAL WORK TO CONFORM TO NEW LAYOUT INCLUDING CONDUIT, FIXTURES, LIGHTING, WIRING, POWER SWITCHES, DEVICES, ECT. FROM CEILINGS AND WALLS TO CLEAR AREAS FOR NEW ELECTRICAL WORK. EXISTING DISTRUBUTION CIRCUITS FROM MAIN DISTRUBUTION PANEL IN AREAS OF RENOVATION TO BE REWORKED AND REDEVELOPED FOR NEW ELECTRICAL DEMANDS.
REVIEW ALL DEMOLITION WORK WITH OWNER OR ARCHITECT BEFORE STARTING WORK.

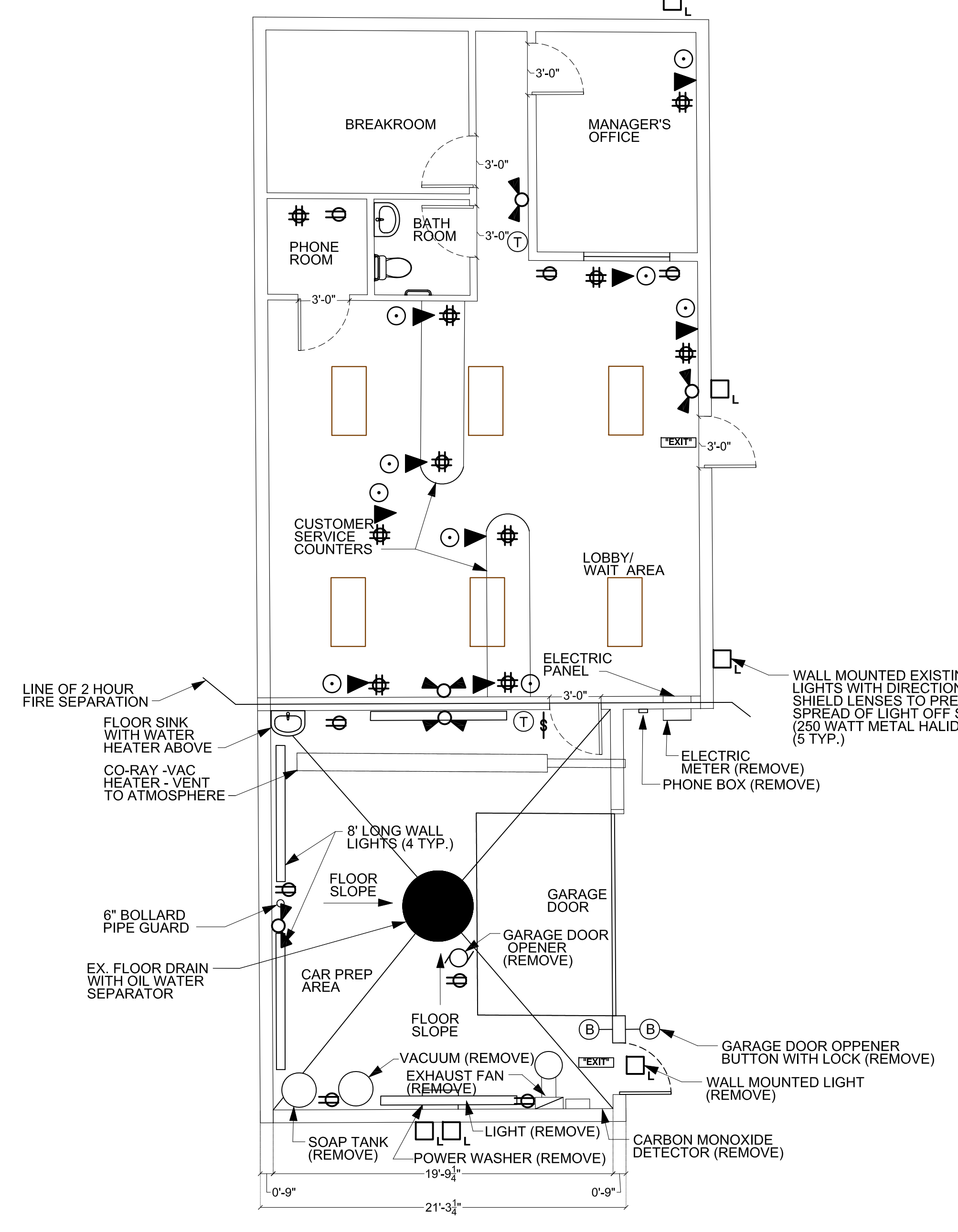
CONSTRUCTION NOTES:

CONTRACTOR SHALL VERIFY ALL DIMENSION PRIOR TO COMMENCING ANY WORK OR ORDERING ANY COMPONENTS.
PROVIDE FRP BOARD ON 3/8" DUROCK ON 5/8" WATERBOARD AT ALL NEW WALLS AT CAR PREP BAY FROM FINISH FLOOR UP TO 8'-0" (SEE DETAIL THIS SHEET)
ELECTRICAL WORK
CONTRACTOR SHALL INSTALL ALL ELECTRICAL WORK TO CONFORM TO NEW LAYOUT INCLUDING CONDUIT, FIXTURES, LIGHTING, WIRING, POWER SWITCHES, DEVICES, ECT. FROM CEILINGS AND WALLS FOR NEW ELECTRICAL WORK. CONTRACTOR TO REWORK NEW DISTRIBUTION TO EXISTING DISTRIBUTION CIRCUITS FROM MAIN DISTRIBUTION PANEL IN AREAS OF RENOVATION TO BE REWORKED AND REDEVELOPED FOR NEW ELECTRICAL DEMANDS.
CONTRACTOR TO REPAIR ALL DISTURBED FINISHES DUE TO NEW CONSTRUCTION WORK TO CONFORM TO NEW LAYOUT.
CONTRACTOR TO INSTALL ELECTRIC METER AT LOCATION SHOWN ON THE PLANS.
CONTRACTOR SHALL PROVIDE TEMPORARY POWER AS NEEDED FOR THE REMOVAL OF THE EXISTING ELECTRIC METER AND COMPONENTS.
CONTRACTOR SHALL INSTALL PHONE BOX AND LINES AT THE LOCATION SHOWN ON THE PLANS.
CONTRACTOR SHALL PROVIDE TEMPORARY PHONE SERVICE AS NEEDED DURING THE REMOVAL OF THE EXISTING PHONE LINES. REVIEW ALL DEMOLITION WORK WITH OWNER OR ARCHITECT BEFORE STARTING WORK.

ELECTRICAL SYMBOL LEGEND

SQUARE LIGHT	DUPLEX OUTLET
GARAGE DOOR OPENER	CEILING MTD. LT. FIXT.
EX. 2X4 LIGHT	ELEC. SWITCH
EX. TUBE LIGHT	FIRE EXTINGUISHER
NEW LED LIGHT	CAMERA
NEW LED LIGHT	SMOKE DETECTOR
NEW LED LIGHT	EXIT SIGN
SWITCH	BATT. OPERATED EMER. LT.
DUPLEX PLUG	

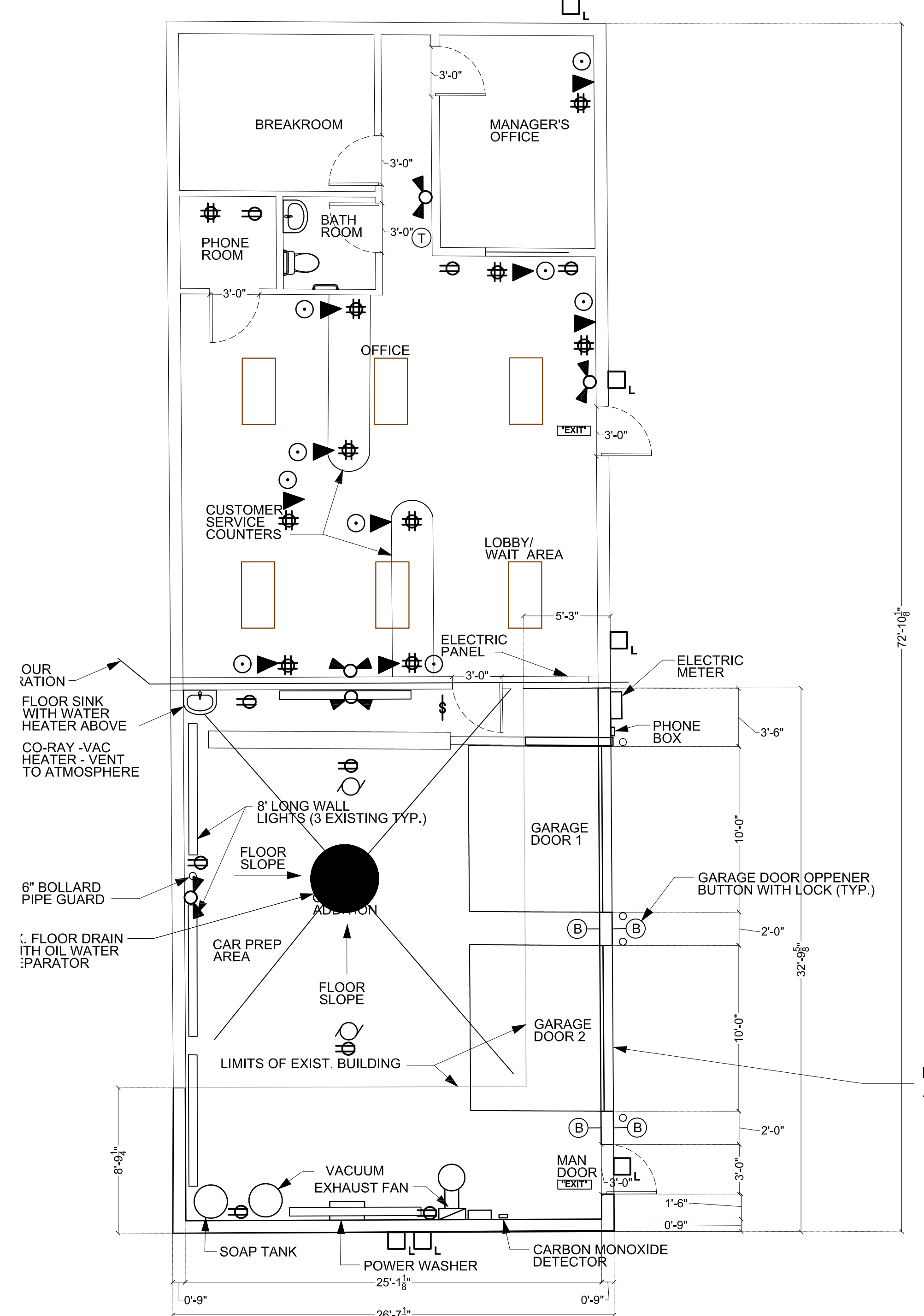
ALL WORK AND MATERIALS SHALL CONFORM TO THE 2015 ELECTRICAL CODES AND BE INSTALLED PER GENOA TOWNSHIP AND LIVINGSTON COUNTY CODES AND STANDARDS.
CONTRACTOR SHALL PROPERLY GROUND ALL ELECTRICAL EQUIPMENT AND COMPONENTS.
ALL POWER WIRE SIZES AND CONDUIT SIZES TO BE DETERMINED BY THE ELECTRICAL CONTRACTOR.
ALL SECURITY DEVICES, CONTROLS AND LOW VOLTAGE WIRING BY CONTRACTOR.
CONTRACTOR SHALL REVIEW EXISTING CONDITIONS FOR PROPER CLEARANCE FOR LIGHTING FIXTURE AND COMPONENT PLACEMENT.
CONTRACTOR TO PROVIDE ALL FINAL CONNECTIONS AND HOOK-UPS ON ALL VOLTAGE OF 110 OR GREATER.
ELECTRICAL CONTRACTOR SHALL BALANCE ALL EXISTING LEGS OF THE EXISTING ELECTRICAL PANEL AND LABEL ALL CIRCUITS.



NOTE:
VERIFY ALL DIMENSIONS IN FIELD.

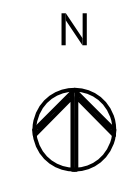
EXISTING LIGHTING PLAN

SCALE: 3/16" = 1'-0"



PROPOSED LIGHTING PLAN

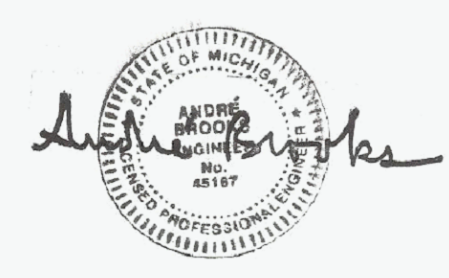
SCALE: 3/16" = 1'-0"



440 BURROUGHS ST.
SUITE 605
DETROIT, MI 48202
Phone: (313) 961-5170
Fax: (800) 451-2165

OWNER
ENTERPRISE
RENTAL CAR

PROJECT
GARAGE
EXPANSION
7184 GRAND RIVER
BRIGHTON, MI
48234



NO.	BY	REVISIONS	DATE
		RESUBMIT	5/21/19
Review comments			
Date:	4/3/19		
Scale:	AS NOTED		
Drawn:	ARB		
Job:			
Sheet			

SHEET TITLE
MECHANICAL
PLANS

M1.0

CONTRACTOR SHALL REMOVE AND STORE THE BACKFLOW PREVENTOR CONNECTED TO THE POWER WASHER. CONTRACTOR SHALL REINSTALL THE BACKFLOW PREVENTOR IN THE NEW GARAGE ADDITION.

CONTRACTOR SHALL INSTALL BACKFLOW PREVENTOR IN ACCORDANCE WITH GENOA TOWNSHIP AND LIVINGSTON COUNTY CODES AND STANDARDS.

CONSTRUCTION NOTES:

CONTRACTOR SHALL VERIFY ALL DIMENSION PRIOR TO COMMENCING ANY WORK OR ORDERING ANY COMPONENTS.

MECHANICAL WORK
REMOVE ALL EXISTING MECHANICAL WORK TO CONFORM TO NEW LAYOUT INCLUDING PIPING, PLUMBING, FIXTURES, ABANDONED DUCT WORK, DEVICES, CONTROLS, ECT. TO CLEAR AREAS FOR NEW MECHANICAL WORK. CAP AND ABANDON ALL PLUMBING FOR NEW LAYOUT.

CONTRACTOR TO REPAIR ALL DISTURBED FINISHES DUE TO NEW CONSTRUCTION WORK TO CONFORM TO NEW LAYOUT.

CONTRACTOR TO INSTALL EQUIPMENT AT THE LOCATIONS SHOWN ON PLANS. CONTRACTOR SHALL CONNECT ALL PLUMBING, VENTS, DRAINS, ECT. FOR PROPER OPERATION OF EQUIPMENT IN ACCORDANCE WITH GENOA TOWNSHIP AND LIVINGSTON COUNTY CODES AND STANDARDS.

REWORK AND EXTEND EXISTING HOT AND COLD WATER, WASTE LINE AND VENTS FOR NEW PLUMBING FIXTURE LAYOUT. CAP ALL ABANDONED PLUMBING BEHIND OR BELOW ALL NEW OR EXISTING FINISHES.

ALL COPPER WATER LINES ABOVE FLOOR.

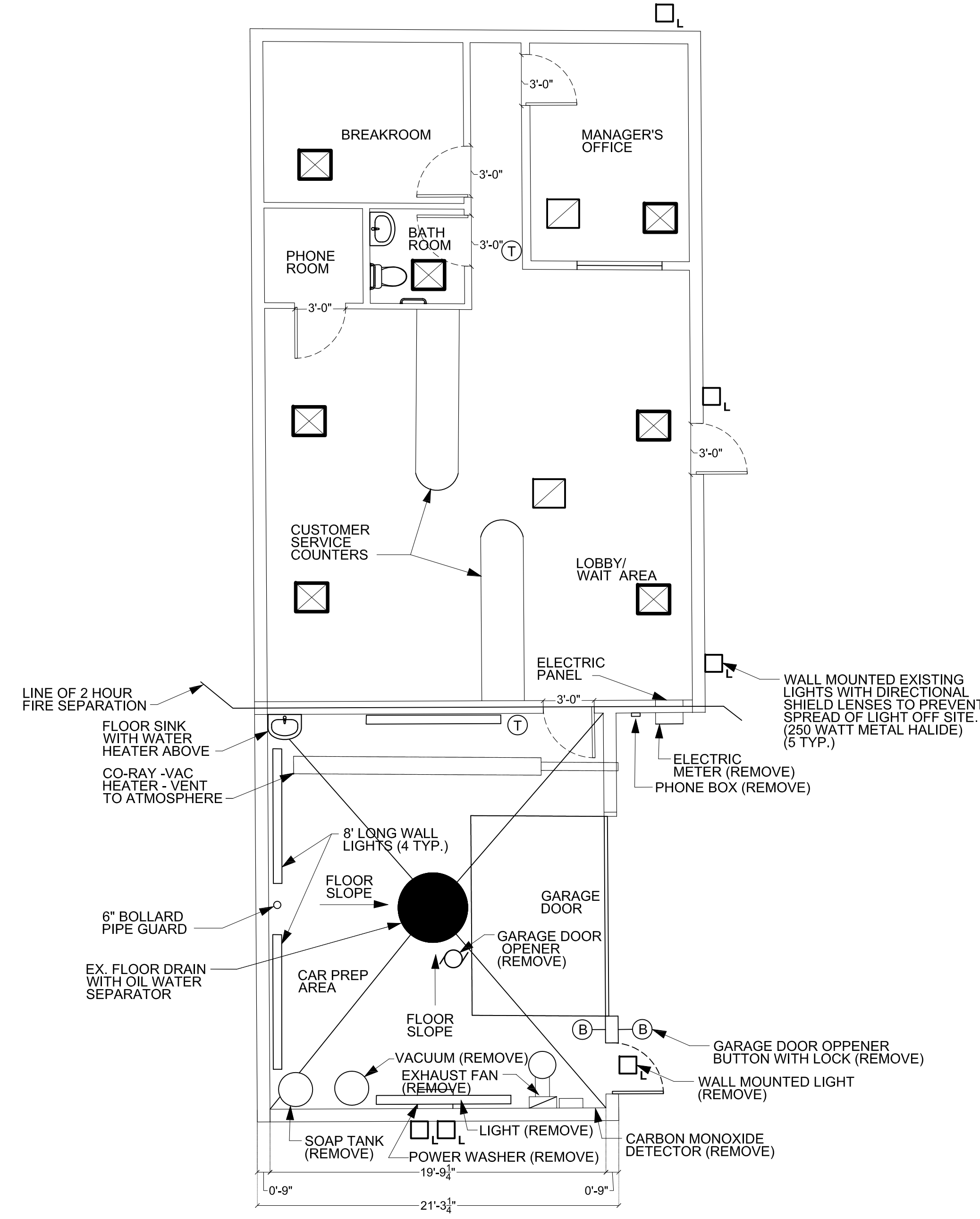
PLUMBING DRAIN LINES TO BE PVC UNDER FLOOR, CAST IRON OR COPPER ABOVE FLOOR.

REVIEW ALL DEMOLITION WORK WITH OWNER OR ARCHITECT BEFORE STARTING WORK.

MECHANICAL SYMBOL LEGEND

	SUPPLY GRILL
	RETURN AIR GRILL
	EXHAUST FAN
	THERMOSTAT
	GAS METER
	LOUVER
	CO SENSOR
	NO2 SENSOR

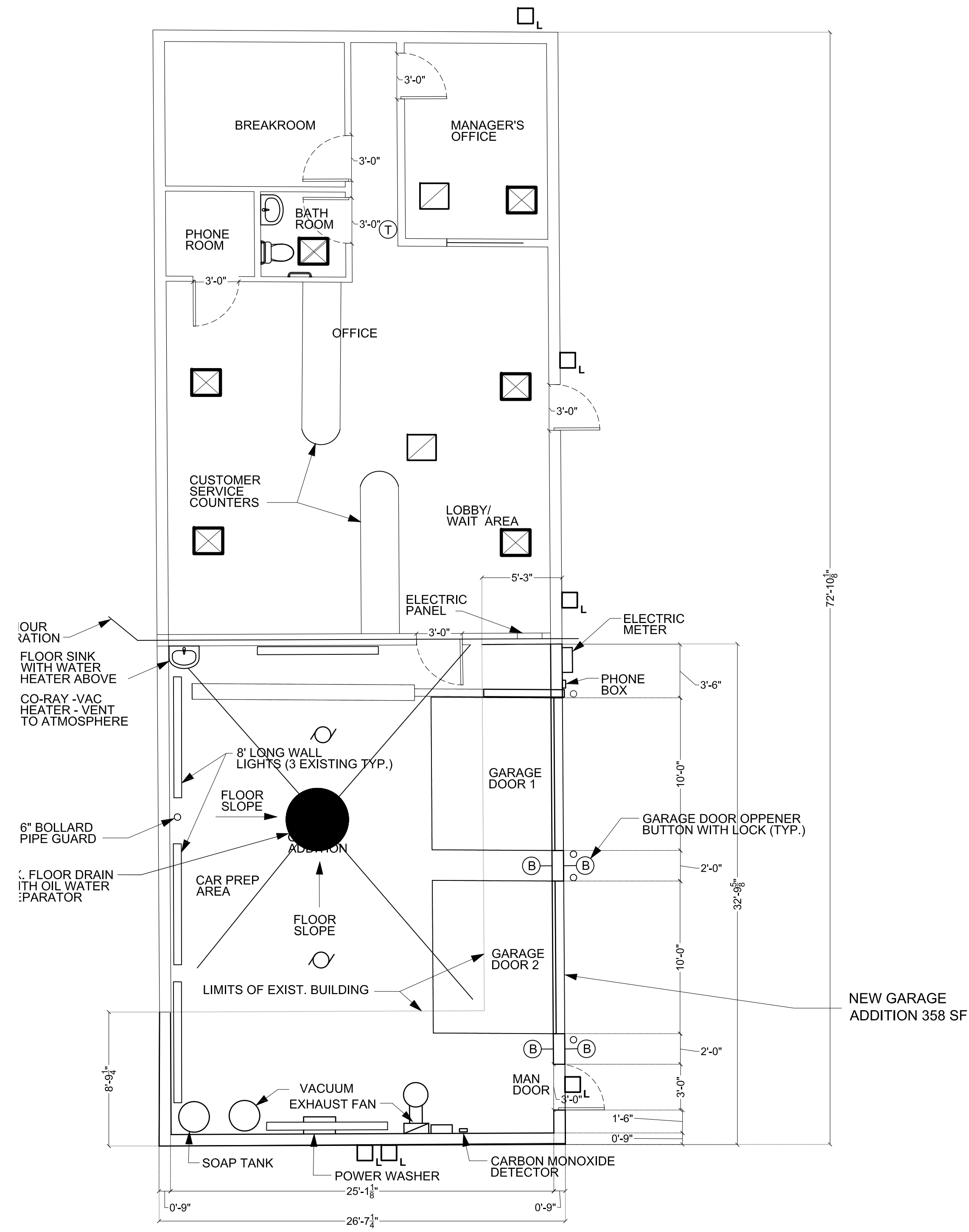
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NOTE:
VERIFY ALL DIMENSIONS IN FIELD.

EXISTING MECHANICAL PLAN

SCALE: 3/16" = 1'-0"



PROPOSED MECHANICAL PLAN

SCALE: 3/16" = 1'-0"

**GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

**RESOLUTION TO ADOPT PROCEDURES FOR GRANTING AND REMOVING REAL
PROPERTY EXEMPTIONS**

At a regular Township Meeting held on August 19, 2019 the following resolution was offered

By _____ and supported by _____;

To adopt procedures for granting and removing real property exemptions as described in Chapter 6: Property Tax Exemptions, Abatements and Tax Capture Authorities of the State Tax Commission Manual, Bulletin 7 of 2016 (Senior Citizen & Disabled Family Housing Exemption), Bulletin 26 of 2017 (Charitable Exemption), as attached hereto making them part of the resolution.

The vote in favor of the resolution being as follows:

YEAS: _____

NAYS: _____

ABSENT: _____

Resolution declared adopted.

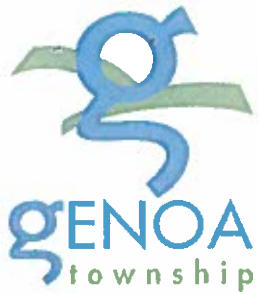
Paulette Skolarus, Township Clerk

CERTIFICATION

As the Township Clerk, for Genoa Charter Township Livingston County, Michigan, I certify that this a true and complete copy of a resolution adopted by Genoa Charter Township at its Regular Township Board Meeting.

Date: _____

Paulette Skolarus, Township Clerk



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

Procedures for Granting and Removing Real Property Exemptions

Revised 08/2019

Genoa Charter Township, Livingston County is abiding by the recommendations made by the State Tax Commission in Bulletin 26 of 2017 when granting and removing real property exemptions.

Initial Request

Taxpayers who wish to apply for a real property exemption must first complete and submit an application adopted by the Office of the Assessor. The completed application will be scanned and retained on file and will include all documents submitted by the taxpayer to support the request for exemption. The Assessor shall review the application and either approve or deny the application. Written notice or the Notice of assessment shall be provided to the taxpayer.

Existing Exemptions

Existing exemptions may be reviewed annually and adjustments to the status of the exemption may be made by the Assessor upon review. The Assessor may request that a new application be completed as part of the review process if it is believed that the exemption status of an applicant has changed.

Removing Exemptions

If the Assessor has sufficient evidence that the taxpayer no longer qualifies for the real property exemption, they need to immediately remove the exemption and send proper notification to the taxpayer outlining their appeal rights. If the Assessor does not receive sufficient supporting documentation accompanying the application the Assessor should also send the taxpayer denial information along with their appeal rights.

Assessors do not have the authority to grant/approve exemptions that are not complete. Applications that are submitted without proper documentation are considered to be incomplete.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

RICK SNYDER
GOVERNOR

NICK A. KHOURI
STATE TREASURER

Bulletin No. 7 of 2016
Senior Citizen & Disabled Family
Housing Exemption
June 7, 2016

TO: Assessing Officers and County Equalization Directors

FROM: Michigan State Tax Commission

SUBJECT: Senior and Disabled Family Housing Exemption (MCL 211.7d)

Bulletin 6 of 2010 is hereby rescinded.

Public Act 78 of 2016 was signed by the Governor on April 12, 2016 with an effective date of July 11, 2016 and replaces Public Act 66 of 2012. The purpose of this Bulletin is to explain the changes mandated by the passage of Public Act 78 of 2016 to claim an exemption under MCL 211.7d.

Qualifications for Senior Citizen & Disabled Family Housing Exemption:

- The housing must be owned and operated by a non-profit corporation or association, or by a limited dividend housing corporation, not otherwise tax-exempt.
- The housing must be occupied solely (with the exception of service personnel, such as a custodian or nurse) by the elderly 62 years of age, as defined in section 202 of the title II of the housing act of 1959, or the disabled, as defined in section 811 of subtitle B of title VIII of the Cranston-Gonzalez national affordable housing act.
- The housing must consist of 8 or more residential units in 1 or more structures.
- The housing must have been qualified, built or financed under section 202, 236 or 811 of the national housing act.
- "Housing" means new or rehabilitated structures with 8 or more residential units in 1 or more structures.

Claiming the Exemption:

The property owner may claim the exemption by filing Form 4719, *Request for Senior and/or Disabled Housing Tax Exemption*, with the assessor of the local unit of government where the property is located and the Department of Treasury no later than October 31 in the year the facility is fully and finally completed. To determine qualification, the assessor will need the following documentation to assist in a proper review:

- A copy of the owner's articles of incorporation, showing nonprofit status or limited dividend housing corporation,
- A copy of the HUD mortgage, or other documentation, showing that the facility was, built, financed, or qualified for financing under Section 202, 236 or 811,
- Documentation showing that the facility contains at least eight units,
- A copy of the occupancy permit, along with documentation (copy of lease) showing the date the first resident actually moved into the facility,
- Documentation showing new or rehabilitated structures, and
- General information regarding the facility, including its name, address and phone number and the name, address and phone number of its management company.

Assessor Responsibilities:

Upon receipt, the assessor will review the claim in accordance with the requirements identified in MCL 211.7d. The assessor shall approve or disapprove the request within 60 days of receipt and shall notify in writing the property owner and the Department of Treasury of the assessor's decision no later than December 31 immediately following the initial filing of the claim. If approved, the assessor will submit to the Department of Treasury all documentation utilized to determine eligibility. All exemptions granted under MCL 211.7d begin on December 31 of the year the facility is fully and finally completed and the exemption is approved and continue until the property is no longer occupied or used solely by elderly or disabled families. A completed Form 4736, *Payment in Lieu of Tax for Senior Citizen and/or Disabled Housing*, along with copies of current tax bills for the year, is due from the local taxing collecting unit by December 1 of the year following the initial submission of the approved application to Treasury.

Assessed and Taxable Value:

According to Public Act 78 of 2016, the assessed value for senior citizen and disabled housing property exempt under MCL 211.7d is calculated in the same manner as the assessed value is calculated for all ad valorem property. The taxable value for exempt property is to remain at the 2008 taxable value or the taxable value for the first year the exemption is valid. The property remains on the ad valorem assessment roll.

Calculation of Payment in Lieu of Tax:

Public Act 78 of 2016 requires that the amount of payment in lieu of tax for property that was exempt under MCL 211.7d prior to January 1, 2009 shall be in the amount of taxes paid on that property in the 2008 tax year and will remain frozen during the duration of the exemption. Per section 3(a), millage rates of up to 18 mills for school operating, hold harmless rates and 6 mills for state education tax are excluded from billing and are not included in the payment in lieu of tax.

For property that becomes exempt under MCL 211.7d after January 1, 2009, the exemption will be based on the tax liability in the first year that the exemption is approved. The annual amount of payment in lieu of tax is determined in the first year and will remain frozen for the duration of the exemption. Per section 3(a), millage rates of up to 18 mills for school operating, hold harmless rates and 6 mills for state education tax are excluded from billing and are not included in the payment in lieu of tax.

Submitting and Requesting the Payment In Lieu of Tax:

Upon verification of the exemption, the Department of Treasury will issue the payment in lieu of tax allowable under this act for qualified and approved facilities to the appropriate local tax collecting units by December 15 each year. In order to process the payment by December 15, Form 4736, *Payment in Lieu of Taxes for Senior Citizen and/or Disabled Housing* and copies of current tax bills for the year are due from the local taxing collecting unit by December 1 of the year in which the first payment in lieu of tax is to be made. The Department of Treasury will only pay the real and personal property taxes, not administrative fees, special assessments, penalties or interest fees. The local tax collecting unit is required to distribute the amount received in the same manner and in the same proportions as general ad valorem taxes collected under the general property tax act.

Reporting of Exempt Property on the Tax Roll:

MCL 211.7d, as amended by PA 78 of 2016, states that the property is exempt from the collection of property taxes, and that the Department of Treasury's payment in lieu of tax excludes the state education tax and mills levied under MCL 380.1211; all local school district operating millage, both the standard 18 mills and any supplemental (hold-harmless) mills.

The State Tax Commission instructs assessors to report the taxable value of all senior citizen and disabled housing properties exempt under MCL 211.7d as 100% principal residence exemption (PRE) on the tax roll.

Forfeiture, Foreclosure and Sale for Delinquent Taxes:

Property that is used for occupancy or used solely by elderly or disabled families and is eligible for exemption under section 211.7d is not subject to forfeiture, foreclosure, and delinquent taxes under the act for any year in which the property is exempt.

Revocations:

Revocations of existing senior citizen and disabled housing facility exemptions are not allowed under MCL 211.7d. Once an exemption is approved, it remains exempt until the facility is no longer used solely as elderly or disabled non-profit housing as defined by MCL 211.7d.

Property Tax Credit for Residence:

Due to the State of Michigan making payments in lieu of tax on MCL 211.7d exempt facilities, residents of those facilities are not eligible for a property tax credit when filing their state income tax return.

Millage Rollback Calculations:

The taxable value of parcels that are exempt under MCL 211.7d should be excluded from the taxable value of each taxing jurisdiction before calculating millage rollbacks. Since school operating millage is not levied against these parcels, it is clear that the taxable value of these exempt parcels should be eliminated from school rollback calculations. Since for all other taxing jurisdictions, the payment for this exempt property is no longer based on the taxable value, but on a frozen payment, the taxable value of these exempt parcels should be eliminated from their rollback calculations.

Definitions:

Disabled Person is defined as a person with disabilities. MCL 211.7d(9)(a)

Elderly or Disabled Families is defined as families consisting of 2 or more persons if the head of the household, or his or her spouse, is 62 years of age or over or is a disabled person, and includes a single person who is 62 years of age or over or is a disabled person. MCL 211.7d(9)(b)

Elderly Person is defined in section 202 of title II of the housing act of 1959, Public Law 86-372, specifically "a household composed of one or more person at least one of whom is 62 years of age or more at the time of initial occupancy." MCL 211.7d(9)(c)

Housing is defined as new or rehabilitated (see rehabilitation definition that follows) structures with 8 or more residential units in 1 or more of the structures for occupancy and use by elderly or disabled persons, including essential contiguous land and related facilities as well as all personal property of the corporation, association, or limited dividend housing corporation used in connection with the facilities. MCL 211.7d(9)(d)

Limited Dividend Housing Corporation is defined as a corporation incorporated or qualified under the laws of this state and chapter 6 of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1481 to 125.1486 (see attached excerpt), or a limited dividend housing association organized and qualified under chapter 7 of the state housing development authority act of 1966, 1966 PA 346, MCL 125.1491 to 125.1496 (see attached excerpt), that will rehabilitate and own a housing facility or project previously qualified, built, or financed under section 202 of title II of the housing act of 1959, Public Law 86-372, , section 236 of title II of the national housing act, chapter 847, 82 Stat. 498, , or section 811 of subtitle B of title VIII of the Cranston-Gonzalez national affordable housing act, Public Law 101-625. MCL 211.7d(9)(e)

New Construction is defined in MCL 211.34d(b)(iii) as "property not in existence on the immediately preceding tax day and not replacement construction. New construction includes the physical addition of equipment or furnishings, subject to the provisions set forth in Section 27(2)(a) to (o) [commonly known as residential non-consideration]. For purposes of determining the taxable value of property under Section 27a, the value of new construction is the true cash value of the new construction multiplied by 0.50." MCL 211.7d(9)(f)

Nonprofit Corporation or Association is defined as a nonprofit corporation or association incorporated under the laws of this state not otherwise exempt from the collection of taxes under this act, operating a housing facility or project qualified, built, or financed under section 236 of title II of the national housing act, chapter 847, 82 Stat. 498, or section 811 of subtitle B of title VIII of the Cranston-Gonzalez national affordable housing act, Public Law 101-625. MCL 211.7d(9)(g)

Persons with Disabilities is defined in section 811 of subtitle B of title VIII of the Cranston-Gonzalez national affordable housing act, Public Law 101-625. MCL 211.7d(9)(h)

Rehabilitation is defined as “changes to property other than replacement that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the property to an economically efficient condition. Rehabilitation shall not include improvements aggregating less than 10% of the true cash value of the property at commencement of the rehabilitation of the obsolete property.” MCL 125.2782

Residential Units is defined to include 1-bedroom units licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737, for persons who share dining, living, and bathroom facilities and who have a mental illness, developmental disability, or a physical disability, as those terms are defined in the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737, or individual self-contained dwellings and 1-bedroom units must be financed either under section 202 of title II of the housing act of 1959, Public Law 86-372, or under section 811 of subtitle B of title VIII of the Cranston-Gonzalez national affordable housing act, Public Law 101-625. MCL 211.7d(9)(i)

Contact Information

Questions regarding the implementation of this Bulletin can be directed to:

Michigan Department of Treasury
State Tax Commission
430 W. Allegan Street
Lansing, MI 48922
(517) 335-3429 Phone
www.michigan.gov/statetaxcommission

Questions regarding payments or specific exempt facilities can be directed to:

Michigan Department of Treasury
Office of Accounting Services
P.O. Box 30722
Lansing, MI 48909
(517) 373-3165 Phone
www.michigan.gov/taxes



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

RICK SNYDER
GOVERNOR

NICK A. KHOURI
STATE TREASURER

Bulletin 26 of 2017
December 12, 2017
MCL 211.7o Charitable Exemption

TO: Assessors, Equalization Directors and Interested Parties
FROM: State Tax Commission
SUBJECT: MCL 211.7o Charitable Exemption

This Bulletin provides an overview of the charitable exemption provided in MCL 211.7o and the applicable court cases that need to be considered in determining whether or not a claimant is eligible to receive the exemption. While this Bulletin provides general information related to the charitable exemption, individuals may wish to seek legal counsel if they have questions regarding their specific situation.

A. STATUTORY PROVISION AND THREE-PART TEST

MCL 211.7o of the General Property Tax Act provides an exemption for “[r]eal or personal property owned and occupied by a nonprofit charitable institution while occupied by that . . . institution solely for the purposes for which that . . . institution was incorporated.” In determining whether a taxpayer is qualified for the exemption, a three-part test is applied:

1. Is the real estate owned and occupied by the exemption claimant?
2. Is the exemption claimant a nonprofit charitable institution?
3. Is the buildings and other property thereon occupied by the claimant solely for the purposes for which the claimant was incorporated?

If all three prongs of the test are met, then a claimant qualifies for a charitable institution exemption.

To meet the first prong, the mere right to occupy a property is insufficient, as is the mere planning and preparation to occupy a property; rather, a claimant must maintain a regular physical presence on the property to satisfy this requirement. See *Liberty Hill Housing Corp v City of Livonia*, 480 Mich 44 (2008).

To meet the second prong, all six *Wexford* factors must be met. The *Wexford* factors are discussed below in Section B.

With regard to the third prong, property may be apportioned for purposes of this exemption. In such instances, the exemption is granted only for that portion of the premises used for the purpose for which the claimant was incorporated. See *McFarlan Home v City of Flint*, 105 Mich App 728 (1981). Apportionment is only permitted in the case of real property and that the apportionment must be based on an allocation that grants the exempt status only to the portion of the premises which is physically occupied “solely” for the exempt charitable purpose.

B. WEXFORD FACTORS

In *Wexford Medical Group v Cadillac*, 474 Mich 192; 713 NW2d 734 (2006) the Michigan Supreme Court set forth the following six requirements that must be met for a claimant to be a nonprofit charitable institution:

1. The claimant must be a nonprofit institution;
2. The claimant must be organized chiefly, if not solely for charity;
3. The claimant must not offer its charity on a discriminatory basis by choosing who among the group it purports to serve deserves its services, but rather must serve any person who needs the particular type of charity being offered;
4. The claimant must bring people’s minds or hearts under the influence of education or religion; relieve people’s bodies from disease, suffering, or constraint; assist people to establish themselves for life; erect or maintain public buildings or works; or otherwise lessen the burdens of government;
5. The claimant may charge for its services as long as its charges are not more than what is needed for its successful maintenance; and
6. The claimant need not meet any monetary threshold of charity; rather, if the overall nature of the claimant is charitable, it is a charitable institution.

C. BARUCH SUPREME COURT DECISION

Wexford factor three was recently defined by the Michigan Supreme Court in *Baruch SLS, Inc v Tittabawassee Twp*, 500 Mich 345; 901 NW2d 843 (2017). The Supreme Court created a new “reasonable relationship” test to be applied when evaluating factor three; “whether the restrictions or conditions the institution imposes on its charity bear a reasonable relationship to a permissible charitable goal.” The Supreme Court instructed that this “reasonable relationship” test is to be construed “quite broadly to prevent unnecessarily limiting the restrictions a charity may choose to place on its services” noting that other states have employed similar tests. The Supreme Court further advised “the relationship between the institution’s restriction and its charitable goal need not be the most direct or obvious. Any reasonable restriction that is implemented to further a charitable goal that passes factor four is acceptable.” The Supreme Court also stated that the analysis of a charitable institution’s fees should be considered under factor five, not factor three.

Following the *Baruch* decision, the Court of Appeals issued a decision in *Chelsea Health & Wellness Foundation v Scio Twp, et al* finding that the facility under appeal was entitled to the charitable exemption and remanding to the Tribunal for entry of the order granting the exemption for the 2014-2015 tax years. The Court of Appeals, in granting the exemption, found that the evidence satisfied *Wexford* factor three as recently interpreted in the *Baruch* decision. The Court also found Chelsea Health lessened a burden of government “by undertaking measures designed to improve the health of the population within its service area.”

D. PROCEDURES FOR GRANTING OR REMOVING THE EXEMPTION

When granting the exemption, the State Tax Commission recommends that assessors should begin with the development of a form to apply for the exemption that provides all of the information necessary for the assessor to approve the exemption, specifically to indicate that the taxpayer meets the requirements as outlined in statute and as further defined by the Michigan Supreme Court. This form should require attachments as necessary to support that an organization meets the requirements for the exemption. A sample form is provided at the end of this Bulletin.

Best practice includes setting up a file for each of the properties that are granted the exemption and include the form and any documents submitted to support the exemption. The record card for the property should also be included in this folder. Assessors should annually review these exemptions to determine if any changes have been made which would change the status of the exemption. Assessors can request additional information from the organization to support the continued exempt status.

If an assessor has evidence that the property no longer qualifies for the exemption, they should remove the exemption, notify the taxpayer and provide them with documentation of their appeal rights. The same is true in the absence of supporting documentation from the taxpayer that the exemption should be continued.

Sample Application for Property Tax Exemption

Property Tax ID (Parcel Number): _____

Street Address of Property: _____

Name of Organization: _____

Mailing Address: _____

Officers: _____ Title: _____

Under what section(s) of the Michigan General Property Tax Act are you requesting exemption?

Please state the reason you are applying for this exemption:

Are you currently receiving a property tax exemption in another Michigan city or township?

Yes _____ No _____

If Yes, where and what type of exemption is being received?

Please enclose the following documents with this application: **(All information is required)**

- 1. Articles of Incorporation
- 2. I.R.S. Statement indicating status
- 3. Proof of Ownership
- 4. By Laws

Signature/Title

Phone #

Date

For Office Use Only:

Approved: Yes _____ No _____

Assessor

Date



Genoa Charter Township

Assessing Department

Application for Real Property Tax Exemption

Parcel Number: 4711- _____ Date: _____

Name of Organization: _____

Address: _____

Officers: _____ Title: _____

_____ hereby applies for property tax exemption for the following reasons:
(Name of Organization)

Under what Section(s) of the Michigan General Property Tax Law are you seeking this exemption?

What is the local address of the property for which you seek this exemption: _____

Are you currently receiving a property tax exemption in another Michigan Community?
Yes _____ No _____ If so, where? _____

For what purpose? _____

Please enclose the following documents with this application. (All information is required)

- 1) Articles of Incorporation.
- 2) IRS Statement indicating status
- 3) By Laws.
- 4) Proof of Ownership
- 5) Statement from IRS indication status.

Signature / Title _____ Date: _____

For Office Use Only:	
Approved: Yes _____ No _____	
_____ Debra Rojewski, Assessor	_____ Date:

2911 Dorr Rd. Brighton, MI 48116
(810) 227-5225
www.genoa.org



Genoa Charter Township

Assessing Department

Application for Religious Parsonage Tax Exemption

Parcel Number: 4711- _____ Date: _____
 Name of Organization: _____
 Address: _____
 Officers: _____ Title: _____

_____ hereby applies for tax exemption for the following reasons:

 (Name of Organization)

Under what Section(s) of the Michigan General Property Tax Law are you seeking this exemption?

Are you currently receiving a property tax exemption in another Michigan Community?
 Yes _____ No _____ If so, where? _____

For what purpose? _____

Is the occupant of the property considered to be the religious leader of the congregation?
 Yes _____ No _____

Who has the final responsibility for religious teaching and administration of the congregation?

 Name Title Phone Number

Does the title holder of the property hold title to any other parsonages?
 Yes _____ No _____
 List: _____

- Please enclose the following documents with this application. (All information is required)
- 1) Articles of Incorporation.
 - 2) IRS Statement indicating status
 - 3) Proof of Ownership.
 - 4) By Laws.
 - 5) Occupants Certifications or Degrees.
 - 6) Copies of Congregational Meeting Minutes which relate to the terms of employment & compensation for the occupant, or copy of the occupant's employment contract.

Signature / Title _____ Date: _____

For Office Use Only:	
Approved: Yes _____ No _____	
_____ Debra Rojewski, Assessor	_____ Date:

MEMORANDUM

TO: Township Board

FROM: Michael Archinal 

DATE: 8/15/2019

RE: Sports Courts

For your consideration this evening is a proposal from TLS Construction for land balancing, concrete installation and restoration for sports courts at the Township park. This topic has been discussed for most of the summer. We have endeavored to gather competitive quotes but have been frustrated by the lack of response. We have had considerable positive experience with TLS Construction.

Specifically I am asking the Board to direct staff to solicit an amendment to the TLS quote for installation of a second concrete pad. Considering their quote vis a vis the estimate from TetraTech the additional pad should cost approximately \$14,600. This would bring a phase total of approximately \$73,660. Once the land balancing and concrete work is done we can work with the Howell Area Parks and Recreation Authority to help determine how the courts should be finished. I am hopeful that we will receive more interest from vendors once this construction season is over.

While courts can be lined for multiple uses the models I have used tend to become busy and confusing when too much is added. I am also asking you for your thoughts relative to the use of the second court, e.g. tennis, roller hockey etc.

Please consider the following action:

Moved by _____, supported by _____, to direct staff to solicit an amendment to the proposal from TLS Construction to include the installation of a second concrete pad.

BID PROPOSAL



TLS Construction

714 E. Grand River Ave, Ste 104
Howell, MI 48843

Contact: Steve Staley
Phone: (517) 225-5071
Email: steve@tlsoutdoor.com

Quote To: Genoa Township
2911 Dorr Rd
Brighton, MI 48116

Job Name: Township Basketball Court
Date of Plans:

Phone:
Fax:

Revision Date:

Our proposal follows:

ITEM	DESCRIPTION				AMOUNT
10	Mobilization				
20	Clearing				
30	Strip Topsoil				
40	Site Grading				
50	Agg Base 4"				
60	Asphalt				
70	Concrete				
80	Restoration				
GRAND TOTAL					\$59,630.00

NOTES:

This proposal is to construct one basketball court at the township hall according to the plans by Tetra Tech. Includes site grading, aggregate bases, concrete paving, asphalt pathway and restoration.

Permits and layout by others.
No subgrade undercutting.

No specifications were provided to us for this project.
Control joints sawed no greater than 10' x10'.
No joint sealing included.
No paint stripping included.
No basketball hoops included.
No coatings included.

TLS Construction

Steve Staley
Project Manager

OPINION OF PROBABLE PROJECT COST

TETRA TECH

401 South Washington Square, Suite 100 Lansing MI 48933

Telephone: (517) 316-3930 Fax: (517) 484-8140

PROJECT: Genoa Township Hall Basketball court
LOCATION: Genoa Township, Livingston County, Michigan
BASIS FOR ESTIMATE: CONCEPTUAL PRELIMINARY FINAL
WORK: Basketball court grading
2 court Mass Grading

DATE: 4/9/2019
PROJECT NO.: 200-12736-00-000
ESTIMATOR: G. Markstrom
CHECKED BY: G. Markstrom

ITEM NO.	DESCRIPTION	QUANT.	UNIT	UNIT AMOUNT	TOTAL AMOUNT
1	Mobilization (3% of Construction Cost, Max \$50,000)	1	LS	\$2,000.00	\$2,000
2	Remove Existing Pathway Pavement	120	SYD	\$5.00	\$600
3	Earthwork	1,000	CYD	\$15.00	\$15,000
4	Agg Base 6 inch (Pathway)	150	SYD	\$20.00	\$3,000
5	Pathway, 2" HMA 125lf x 8 ft	20	TON	\$150.00	\$3,000
6	Lawn Restoration	1,500	SYD	\$8.00	\$12,000
7	SESC - Silt Fence	500	EA	\$4.00	\$2,000
8	SESC - Inlet Protection	1	EA	\$500.00	\$500
	Construction Subtotal				\$39,000
	Contingencies (15% Construction Cost)				\$6,000
	Construction Cost				\$45,000
	TOTAL PROJECT COST				\$45,000

GENOA TOWNSHIP, MICHIGAN BASKETBALL COURT

401 S. WASHINGTON SQUARE
LANSING, MI 48933
PHONE: 517-316-3930 FAX 517-484-8140



TETRA TECH

www.tetra-tech.com

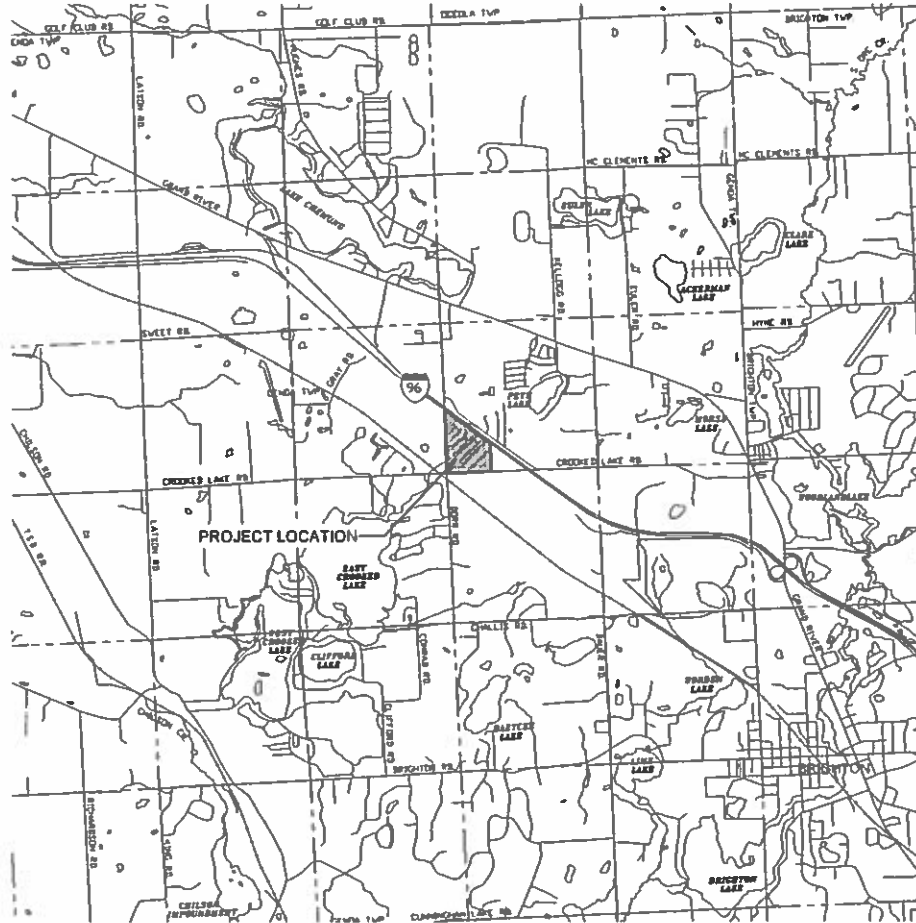
PROJECT LOCATION: GENOA TOWNSHIP, MICHIGAN
CLIENT INFORMATION: GENOA TOWNSHIP

Tt PROJECT No.: 200-12736-19002
CLIENT PROJECT No.:

PROJECT DESCRIPTION / NOTES:
INSTALLATION OF BASKETBALL COURT AND PATHWAY RELOCATION.

ISSUED:

VICINITY MAP:



PROJECT LOCATION

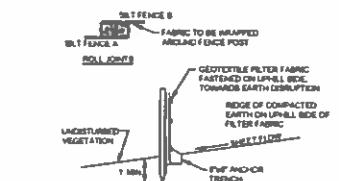
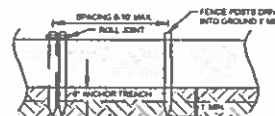
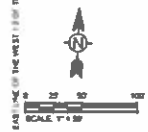
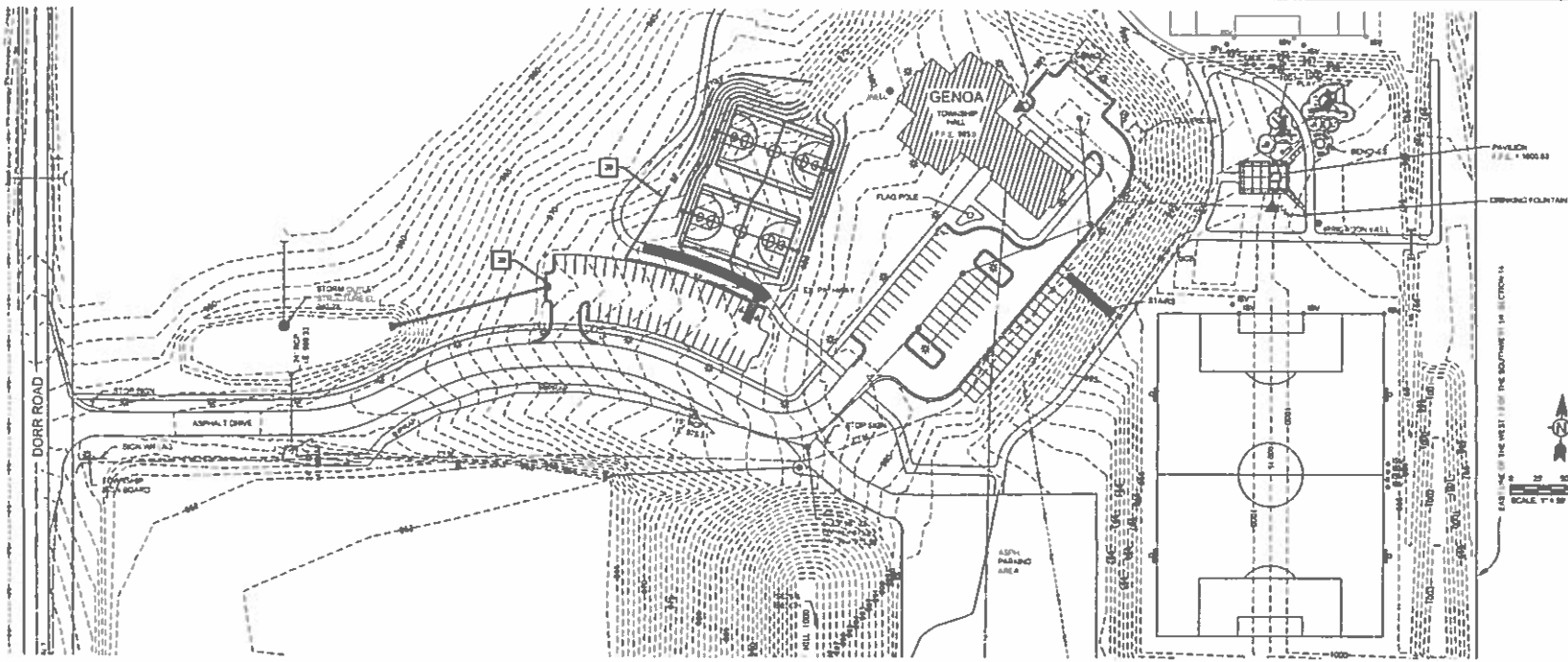
LOCATION MAP
SCALE: 1"=600'



SHEET INDEX
G-001 GENERAL NOTES
C-101 SITE PLAN
C-102 GRADING PLAN
C-103 SECC PLAN

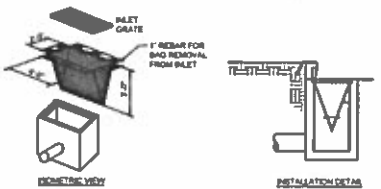


GENOA TOWNSHIP

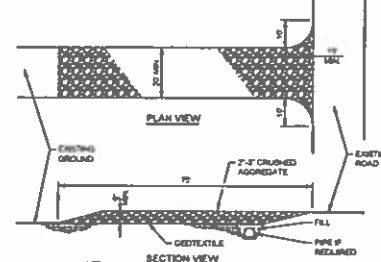


MAINTENANCE NOTE
 SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND MONITORED BY CERTIFIED STORM WATER MANAGEMENT OPERATOR. IF REPAIRS OR REPLACEMENT ARE NECESSARY, THEY SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN BACKFILLED AND STAKED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. IF SEDIMENT ACCUMULATES TO THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RE-TRENCH, OR RE-INSTALL THE FENCE IF IT FAILS. IT SHALL ALSO BE NECESSARY TO RE-INSTALL, IF ANY PORTION OF THE FENCING IS DAMAGED BY CONSTRUCTION MACHINERY.

SILT FENCE
 SCALE: NONE



INLET PROTECTION - FABRIC DROP
 SCALE: NONE



TRACKING MAT DETAIL
 SCALE: NONE

NOTE: NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONERS OFFICE 24 HOURS PRIOR TO START OF GRADE WORK. CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH CONDITIONS SET FORTH IN THE SOIL EROSION PERMIT.

SESC LEGEND

NO.	SYMBOL	DESCRIPTION
1	(Symbol)	APPLICABLE SESC LEGEND AND SPECIFICATIONS ON THIS SHEET
2	(Symbol)	EXISTING ROAD
3	(Symbol)	EXISTING GROUND
4	(Symbol)	FILL
5	(Symbol)	GEOTEXTILE
6	(Symbol)	2'-3" CRUSHED AGGREGATE
7	(Symbol)	PIPE IF REQUIRED

NO.	DATE	DESCRIPTION

GENOVA TOWNSHIP, MICHIGAN
 GENUA TOWNSHIP HALL
 BASKETBALL COURT
 SESC PLAN

Project No. 200-0270-0500
 Designed By: [Signature]
 Checked By: [Signature]
 Drawn By: [Signature]



Brian Jonckheere

Livingston County Drain Commissioner

2300 E. Grand River Ave., Ste. 105

Howell, MI 48843-7581

Phone: 517-546-0040 FAX: 517-545-9658

Website: www.livgov.com/drain Email: drain@livgov.com

August 6, 2019

Ms. Paulette Skolarus, Clerk
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Dear Ms. Skolarus:

Enclosed is a copy of a Notice of Assessment and Apportionment Hearing with respect to the assessment for inspection, maintenance and repair with respect to public health, welfare and convenience benefits.

It is tentatively *estimated* that the assessments for this hearing will be:

X19002	Birkenstock Farms		\$ 655.00
X19016	Eagle at Forest Ponds		\$ 1,250.00
XM1906	Genoa-Oceola	1st of 2	\$ 6,165.65

In addition to the above drains that are having apportionment hearings this year, we are assessing the following drains in your community without a hearing. These drains have had apportionment hearings in the last three to five years and the assessment roll has not changed. The following are the township's at-large assessments for these drains:

X19019	Genoa No. 10		\$ 625.00
XM1101	Sunrise Park	9th of 10	\$ 12,375.00
XM1709	Walnut Hills	3rd of 4	\$ 8,797.50

Therefore, based on the above listed totals we *estimate* the total drain assessment for the township as **\$29,868.15**. This is not a bill and actual amounts assessed will be included on the assessment rolls delivered to your municipality.

Sincerely,

Brian Jonckheere
Livingston County Drain Commissioner

Enclosure

**BIRKENSTOCK FARMS DRAIN APPORTIONMENT
AND SPECIAL ASSESSMENT HEARING
BIRKENSTOCK FARMS DRAIN DRAINAGE DISTRICT
DRAIN NO. X19002**

Notice is hereby given that on Tuesday August 27, 2019, from 9:00 A.M. local time until 5:00 P.M. at the Office of the Livingston County Drain Commissioner, 2300 East Grand River, Suite 105, Howell, Michigan 48843, the reviewing of Special Assessments and Apportionments for costs incurred for inspection, maintenance and repair on the Birkenstock Farms Drain located in the Township of Genoa, Livingston County will be held. The Birkenstock Farms Drain serves properties in the Birkenstock Farms Drain Drainage District.

At said Day of Review, the drain commissioner will have available to review the tentative apportionments against parcels and municipalities within the district for the costs incurred for inspection, maintenance and repair. All parcels of land being in the Birkenstock Farms Drain Drainage District benefited from the above improvements are subject to the assessment. The special assessment is pursuant to Act 40 of the Public Acts of 1956, as amended, of the State of Michigan. All lands and Public Corporations within the boundaries of the Birkenstock Farms Drain Drainage District receiving benefits for the above work may be subject to assessments. The drain assessments against land in the drainage district will be collected in the same manner as property taxes. If the drain assessments against land are collected by installment, the land owner may pay the assessment in full with any interest (if applicable) to date and thereby avoid further interest charges. The computation of cost of inspection, maintenance and repair of the drain will also be open for public inspection by any parties interested. The Birkenstock Farms Drain Drainage District boundaries are described as follows:

A part of the SE ¼ of Section 12, T2N-R5E, Genoa Township, Livingston County, Michigan and is more particularly described as being all real property in the plat of "Birkenstock Farms" subdivision as recorded in Liber 30, Pages 49-52 of Livingston County Records.

If you have an interest in real property in said drainage district your appearance and protest at the above mentioned hearing is required in order to appeal the amount of the apportionment and special assessment to the Probate Court of Livingston County.

Please take further notice that a person or Public Corporation representative appearing at the time for hearing, may sign his name and indicate the property or Public Corporation affected by the apportionment and special assessment on the record of parties, which is available. The person or Public Corporation representative shall indicate on such record with an X or check mark in the column of the record marked YES or NO whether he or she is protesting their special assessment. A property owner or a party in interest, or his or her agent, or a Public Corporation may appear in person at the hearing to protest the apportionment or special assessment or shall be permitted to file his or her appearance or protest by letter and his or her personal appearance shall not be required. A Public Corporation may also file their protest by letter. The owner of any land in the drainage district or any city, township, village, district or county having control of any highway which may feel aggrieved by the apportionment of benefits so made by the commissioner, may, within 10 days after the day of review of such apportionments, appeal therefrom and for such purpose make an application to the probate court of the proper county for the appointment of a board of review, by filing with said probate court a notice of appeal and at the same time filing with said court a bond in such sum as the judge of probate may require, with 1 or more sureties to be approved by the judge of probate, conditioned upon the payment of all costs in case the apportionment made by the commissioner shall be sustained. Such appeal may be taken by the county or district road commissioners in behalf of the county, the mayor of any city in behalf of the city, by the supervisor in behalf of any township, or by the president of any village in behalf of the village when authorized by the village or city council, township board or road commission, respectively. Only 1 board shall be appointed by such probate court.

Notice is further given that on the above date and time the special assessment and apportionment for Public

Health benefits for Genoa Township, and for the County of Livingston and Livingston County Road Commissioners for road or highway benefits incurred for inspection, maintenance and repair expenses on the above drain will be subject to review. A computation of estimated costs of inspection, maintenance and repair will be available for review by any owner of property subject to assessment or a representative of a public corporation. Now, therefore, all unknown and non-resident persons, owners and persons who are owners of land or have interest in lands in the Birkenstock Farms Drain Drainage District and you, Elizabeth Hundley, Clerk for the County of Livingston, the Board of Commissioners for Livingston County, its members, and members of the Livingston County Board of Road Commissioners who are interested parties who are assessed for road benefits, Bill Rogers, Supervisor of Genoa Township which Public Corporation is being assessed for public health benefits are hereby given notice that the special assessments of benefits for the inspection, maintenance and repair expenses on the Birkenstock Farms Drain will be subject to review.

At the Review, the Livingston County Drain Commissioner shall hear the proofs and allegations of all interested parties, and shall carefully reconsider and review the description of land comprised within the Special Assessment District, the several descriptions and special assessment and apportionment of benefits, and define and equalize the land or Public Corporation apportionment and special assessments as is just and equitable.

After the Public Hearing and Review, I will confirm the apportionment and special assessment roll of said drain.

This Notice is given pursuant to Acts 162 of the Public Acts of Michigan of 1962 as amended, by Act 64 of the Public Acts of 1989 of the State of Michigan, and Act 40 of the Public Acts of 1956 as amended of the State of Michigan.

Dated this 26th day of July 2019,



Brian Jonckheere
Livingston County Drain Commissioner

Official Publication Notice

**EAGLE AT FOREST PONDS DRAIN APPORTIONMENT
AND SPECIAL ASSESSMENT HEARING
EAGLE AT FOREST PONDS DRAIN DRAINAGE DISTRICT
DRAIN NO. X19016**

Notice is hereby given that on Tuesday August 27, 2019, from 9:00 A.M. local time until 5:00 P.M. at the Office of the Livingston County Drain Commissioner, 2300 East Grand River, Suite 105, Howell, Michigan 48843, the reviewing of Special Assessments and Apportionments for costs incurred for inspection, maintenance and repair on the Eagle at Forest Ponds Drain located in the Township of Genoa, Livingston County will be held. The Eagle at Forest Ponds Drain serves properties in the Eagle at Forest Ponds Drain Drainage District.

At said Day of Review, the drain commissioner will have available to review the tentative apportionments against parcels and municipalities within the district for the costs incurred for inspection, maintenance and repair. All parcels of land being in the Eagle at Forest Ponds Drain Drainage District benefited from the above improvements are subject to the assessment. The special assessment is pursuant to Act 40 of the Public Acts of 1956, as amended, of the State of Michigan. All lands and Public Corporations within the boundaries of the Eagle at Forest Ponds Drain Drainage District receiving benefits for the above work may be subject to assessments. The drain assessments against land in the drainage district will be collected in the same manner as property taxes. If the drain assessments against land are collected by installment, the land owner may pay the assessment in full with any interest (if applicable) to date and thereby avoid further interest charges. The computation of cost of inspection, maintenance and repair of the drain will also be open for public inspection by any parties interested. The Eagle at Forest Ponds Drain Drainage District boundaries are described as follows:

A part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, T2N-R5E, Genoa Township, Livingston County, Michigan and is more particularly described as being all real property within the Condominium Subdivision plan of "Eagle at Forest Ponds" as recorded in Liber 2591, Pages 398-457 of Livingston County Records.

If you have an interest in real property in said drainage district your appearance and protest at the above mentioned hearing is required in order to appeal the amount of the apportionment and special assessment to the Probate Court of Livingston County.

Please take further notice that a person or Public Corporation representative appearing at the time for hearing, may sign his name and indicate the property or Public Corporation affected by the apportionment and special assessment on the record of parties, which is available. The person or Public Corporation representative shall indicate on such record with an X or check mark in the column of the record marked YES or NO whether he or she is protesting their special assessment. A property owner or a party in interest, or his or her agent, or a Public Corporation may appear in person at the hearing to protest the apportionment or special assessment or shall be permitted to file his or her appearance or protest by letter and his or her personal appearance shall not be required. A Public Corporation may also file their protest by letter. The owner of any land in the drainage district or any city, township, village, district or county having control of any highway which may feel aggrieved by the apportionment of benefits so made by the commissioner, may, within 10 days after the day of review of such apportionments, appeal therefrom and for such purpose make an application to the probate court of the proper county for the appointment of a board of review, by filing with said probate court a notice of appeal and at the same time filing with said court a bond in such sum as the judge of probate may require, with 1 or more sureties to be approved by the judge of probate, conditioned upon the payment of all costs in case the apportionment made by the commissioner shall be sustained. Such appeal may be taken by the county or district road commissioners in behalf of the county, the mayor of any city in behalf of the city, by the supervisor in behalf of any township, or by the president of any village in behalf of the village when authorized by the village or city council, township board or road commission, respectively. Only 1 board shall be appointed by such probate court.

Notice is further given that on the above date and time the special assessment and apportionment for Public Health benefits for Genoa Township, and for the County of Livingston and Livingston County Road Commissioners for road or highway benefits incurred for inspection, maintenance and repair expenses on the above drain will be subject to review. A computation of estimated costs of inspection, maintenance and repair will be available for review by any owner of property subject to assessment or a representative of a public corporation. Now, therefore, all unknown and non-resident persons, owners and persons who are owners of land or have interest in lands in the Eagle at Forest Ponds Drain Drainage District and you, Elizabeth Hundley, Clerk for the County of Livingston, the Board of Commissioners for Livingston County, its members, and members of the Livingston County Board of Road Commissioners who are interested parties who are assessed for road benefits, Bill Rogers, Supervisor of Genoa Township which Public Corporation is being assessed for public health benefits are hereby given notice that the special assessments of benefits for the inspection, maintenance and repair expenses on the Eagle at Forest Ponds Drain will be subject to review.

At the Review, the Livingston County Drain Commissioner shall hear the proofs and allegations of all interested parties, and shall carefully reconsider and review the description of land comprised within the Special Assessment District, the several descriptions and special assessment and apportionment of benefits, and define and equalize the land or Public Corporation apportionment and special assessments as is just and equitable.

After the Public Hearing and Review, I will confirm the apportionment and special assessment roll of said drain.

This Notice is given pursuant to Acts 162 of the Public Acts of Michigan of 1962 as amended, by Act 64 of the Public Acts of 1989 of the State of Michigan, and Act 40 of the Public Acts of 1956 as amended of the State of Michigan.

Dated this 26th day of July 2019,



Brian Jonckheere
Livingston County Drain Commissioner

Official Publication Notice



LIVINGSTON COUNTY DRAIN OFFICE

2300 E. GRAND RIVER AVE., SUITE 105, HOWELL, MI 48843
PH (517) 546-0040 * FAX (517) 545-9658 * EMAIL drain@livgov.com

BRIAN JONCKHEERE
DRAIN COMMISSIONER

KENNETH RECKER
CHIEF DEPUTY DRAIN COMMISSIONER

NOTICE OF DAY OF REVIEW OF DRAINAGE DISTRICT BOUNDARIES AND REVIEW OF APPORTIONMENTS

TOWNSHIP OF GENOA

The Day of Review is for the purpose of reviewing and revising the boundaries of the Genoa-Oceola Drain Drainage District, and also to review the apportionment of benefit for the Drain for each parcel and municipality within the Drainage District. A map of the proposed Drainage District boundary revisions is included with this notice and on the County website.

The Day of Review is an opportunity to review the Drainage District boundaries and apportionments with the Drain Commissioner or a member of his staff. The Drain Commissioner, engineers, and other staff members will be available to assist individuals throughout the day, and to make revisions where necessary. There is no need to schedule an appointment for a specific time on the Day of Review. The computation of costs for the Drain will also be available at the Day of Review.

Persons with disabilities needing accommodations for effective participation in the Day of Review should contact the Drain Commissioner's Office at the number noted above (voice) or through the Michigan Relay Center at 7-1-1 (TTY) at least 24 hours in advance of the Day of Review to request mobility, visual, hearing or other assistance.

You may appeal the Drainage Board's decision to revise the district boundary to the County Circuit Court within ten (10) days, and you may also appeal the determination of apportionments to the County Probate Court within ten (10) days.

Questions? You are welcome to contact our office via email or telephone. Please save this notice for reference for any questions.

Scheduled Date: Tuesday, August 27, 2019
Scheduled Time: Stop in anytime between 9:00 A.M. and 5:00 P.M.
Location: Livingston County Drain Commissioner's Office
2300 E. Grand River Ave., Suite 105
Howell, MI 48843
<https://www.livgov.com/drain/>

The expenditure amount exceeds the maintenance limit of MCL 280.196 as authorized by Genoa & Oceola Township resolution. This notice applies to the following parcel(s):

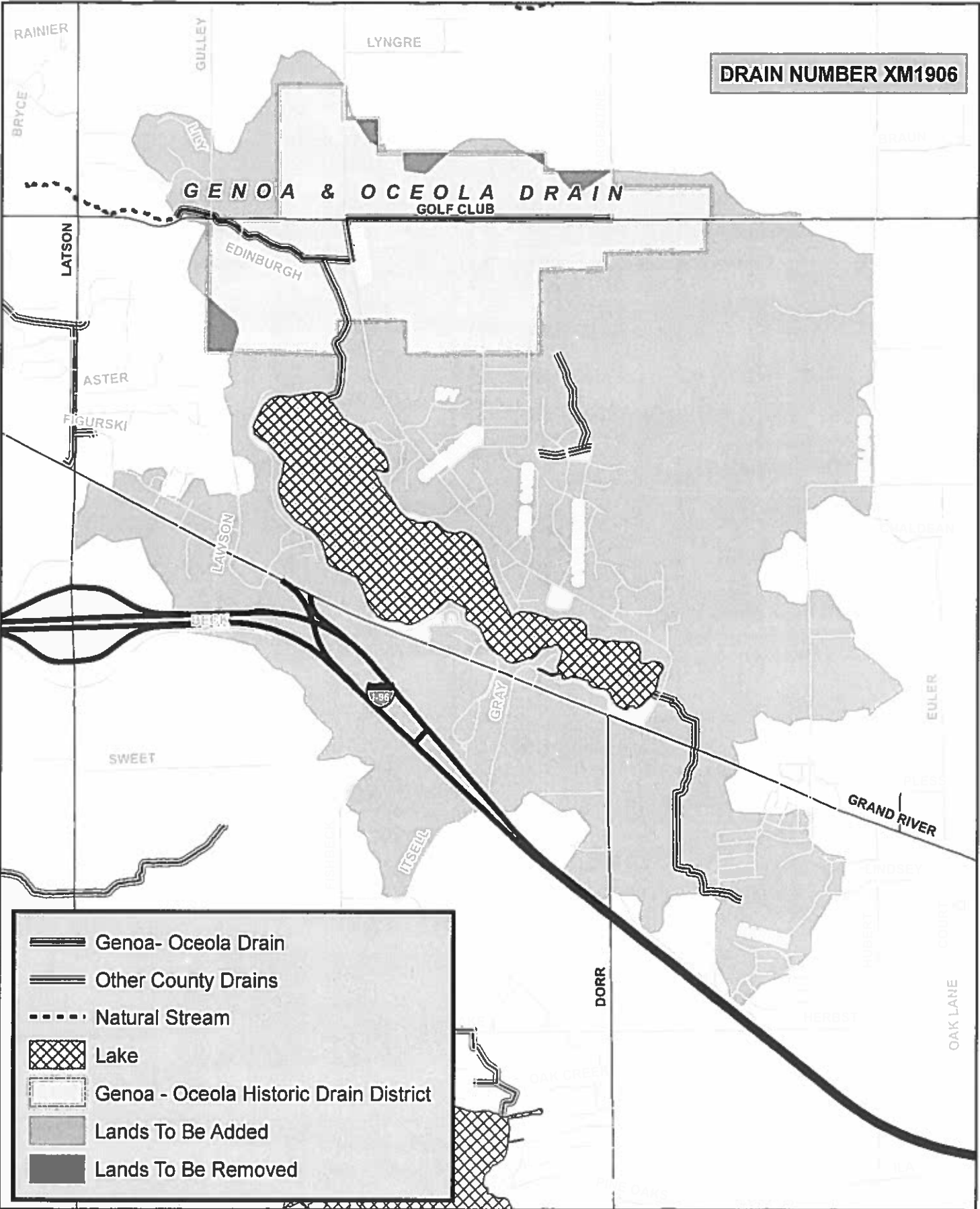
Drain Code	Drain Name	Parcel Number	Acres in District	Estimated Benefit %	Estimated Total Amt	Years Spread Over (If > \$10)
XM1906	GENOA-OCEOLA	11	0.00	12.98032	\$12,331.30	2








THIS IS NOT A BILL!

THIS IS NOT A BILL!

THIS IS NOT A BILL!


DRAIN NUMBER XM1906



-  Genoa- Oceola Drain
-  Other County Drains
-  Natural Stream
-  Lake
-  Genoa - Oceola Historic Drain District
-  Lands To Be Added
-  Lands To Be Removed

Livingston County Drain Commissioner
2300 E Grand River
Howell, MI, 48843
Printed July 26, 2019

**Genoa - Oceola Drain- Drainage District
A part of Oceola and Genoa Townships**

 1 inch = 2,400 feet

FAQs

FREQUENTLY ASKED QUESTIONS about the Day of Review of Drainage District Boundaries and Review of Apportionments

What is a Day of Review of District Boundaries?

The Michigan Legislature passed a law in 2013 to allow revisions to historical drainage district boundaries when recommended by a licensed engineer.

Property owners can review changes with the Drain Commissioner's Resources Office staff during the Day of Review. The proposed boundary revisions can be found on the map on the reverse side of the notice and in more detail at the County Drain Commissioner's website.

What is a Drainage District?

A drainage district is the land area that benefits from the drain. The drainage district makes up the watershed that contributes water to the drain. Each property and municipality within the drainage district pays for maintenance and improvement of the drain.

Why are the boundaries being revised?

Revisions are recommended because the historic drainage district boundaries do not accurately reflect the current watershed of the drain.

What is a Day of Review of Apportionments?

A Day of Review of Apportionments provides an opportunity for property owners to review the percent of benefit of the drain assigned to their property. The apportionments of benefit are based on acreage, land use, and other factors. The apportionments determine the assessment amount for each property for costs of construction or maintenance.

Why are the apportionments being revised?

Parcel apportionments are being revised to more accurately reflect the percentage of benefit that each property receives from the drain.

If a parcel is on the outer boundary of a drainage district, it is possible that only a portion of the parcel will be assessed.

Why did I receive a notice?

Notices went out to the following property owners:

- ***Properties being added to the Drainage District.*** The properties were not previously in the drainage district, but the engineers determined that the properties are within the drain's watershed.
- ***Properties currently in the Drainage District and proposed to remain in the Drainage District.*** There is no change in terms of boundaries for these properties.

All property owners subject to an assessment were sent a copy of the notice.

When do I receive my drain assessment?

Drain assessments are included on your Winter Tax bill, and are only levied when costs are incurred for the drain. Assessment amounts vary from year to year.

What is my assessment amount?

Estimated assessment amounts are included in your notice, and are also available at the Day of Review. If you are unable to attend, you may call the phone number listed in your notice if you have any questions.

Do I have to attend the Day of Review?

You are not required to attend the Day of Review.

How can I get more information?

Visit the website or call the number listed in your notice.

Board Correspondence

To Boerl 8/19/19



August 10, 2019

Genoa Township
2911 Dorr Road
Brighton, MI 48116

Re: Charter Communications– Upcoming Changes

Dear Franchise Official:

At Charter, locally known as Spectrum, we continue to enhance our services, offer more entertainment choices and deliver the best value to our customers. Like every business, periodically Charter reviews its pricing and makes occasional price adjustments. As a result, on or after August 10, 2019, customers will be notified of the following price adjustments through bill messaging. Effective on or after September 10, 2019, pricing will be adjusted for **unreturned equipment** as follows:

Rate Card Description	Current Rate	New Rate	Notes
Spectrum Receiver	\$123	\$103	A \$20 <i>reduction</i> in rate
CableCARD™	\$22	\$20	A \$2 <i>reduction</i> in rate

Also, during the month of August 2019, Spectrum will add new channels to your line up:

- **Telemundo Network** on Spectrum Latino Tier channel 303 will now be included on Spectrum Select Tier
- The brand new **Upliftv** on Spectrum Faith & Values Tier channel 160 & 756 (HD). **Upliftv** is a new and unique television network that features more Christian and inspirational films than any other channel. Upliftv's programs are a balanced combination of sermons and stories that include Movies, Documentaries, TV shows and Ministries.
- The new network **FETV** on Spectrum Select channel 203. FETV features classic and inspirational programming. The network airs a variety of classic television shows from the 1950s through the 1980s, along with religious and televangelism programming.
- **GEM Shopping Network** on Spectrum Select channel 176. **Gem Shopping Network** is the most exquisite jewelry & gemstone experience on television.

We remain committed to providing an excellent experience for our customers, in your community and in each of the communities we serve. Should you have any questions about these rate adjustments & new channels, please feel free to contact me at (810) 652-1422.

Sincerely,

Karen Coronado

Karen Coronado
Manager, Charter State Government Affairs, Michigan

7372 Davison Road
Davison, MI 48423



To Board 8/19/10

Yvette Collins
Director
AT&T Michigan
221 N. Washington Square
Lansing, MI 49833
Office: (517) 334 3708
Fax: (517) 334-3429

August 9, 2019

Ms. Barbara Kunkel
Acting Executive Secretary
Michigan Public Service Commission
7109 West Saginaw Highway
Lansing, MI 48917

Dear Ms. Kunkel:

Michigan Bell Telephone Company, doing business as AT&T Michigan ("AT&T"), submits its Twelfth Annual Video Report to the Michigan Public Service Commission ("MPSC") and franchising entities in the State of Michigan regarding its deployment progress, as required by Michigan's Uniform Video Services Local Franchise Act (2006 Public Act 480, as amended) or "Video Act". AT&T is separately providing a copy to each Clerk in the Michigan Communities where AT&T has launched its U-verseSM TV service.

If you have any questions, please contact me on (517) 334-3708.

Sincerely,

Yvette Collins
Director – External/Regulatory Affairs
AT&T Michigan

Enclosures

cc: Clerks in Franchised Communities
Ms. Robin Ancona, Michigan Public Service Commission Staff
Mr. Ryan McAnany, Michigan Public Service Commission Staff



AT&T Michigan
Annual Video Report
August 9, 2019

STATUS OF AT&T'S VIDEO SERVICE DEPLOYMENT IN MICHIGAN

Michigan Bell Telephone Company, doing business as AT&T Michigan ("AT&T"), submits its Twelfth Annual Video Report to the Michigan Public Service Commission ("MPSC" or "Commission") and franchising entities in the State of Michigan regarding its deployment progress, as required by Michigan's Uniform Video Services Local Franchise Act (2006 Public Act 480, as amended) or "Video Act".¹

On January 1, 2007, Michigan's Video Act became effective. AT&T launched its Internet Protocol TV ("IPTV") service called AT&T U-verse® TV on May 21, 2007 in parts of over 50 communities in the Detroit and Ann Arbor areas. AT&T has now obtained franchise agreements and provides its U-verse TV service in 341 communities.

Section 9(2) of the Video Act provides that it is a defense to an alleged violation of Section 9(1) of the Video Act if a provider has met either of two conditions: (1) within 3 years at least 25% of households with access to the provider's video service are low-income households; or (2) within 6 years and from that point forward at least 30% of households with access to the provider's video service are low-income households. AT&T has met both conditions.²

With respect to Section 9(3) of the Video Act: (1) AT&T provided access to its video service to over 50% of the households in its telecommunications service area within 6 years of the date it began providing video service, and (2) AT&T Michigan no longer has more than 1,000,000 telecommunications access lines in the state.³

AT&T recently completed its twelfth year of providing video service in the state. In Michigan, AT&T currently provides access to its video service to over 50% of the households in its telecommunications service area (however, AT&T's subscription rate is less than 30%). Of these households with access to AT&T's video service in Michigan, over 34% are low-income households as defined by the Video Act. AT&T does not deny access to service to any group of potential residential subscribers because of race or income.

Since its launch in 2007 through the end of 2018, AT&T has remitted more than \$200 million in franchise fees and PEG fees to the local governments.

¹ See Section 9(4) of the Video Act: "Each provider shall file an annual report with the franchising entity and the commission regarding the progress that has been made toward compliance..."

² See Section 9 (2) of the Video Act: "It is a defense to an alleged violation of subsection (1) if the provider has met either of the following conditions: (a) Within 3 years of the date it began providing video service under this act, at least 25% of households with access to the provider's video service are low-income households. (b) Within 5 years of the date it began providing video service under this act and from that point forward, at least 30% of the households with access to the provider's video service are low-income households."

³ "If a video service provider is using telecommunication facilities to provide video services and has more than 1,000,000 telecommunication access lines in this state, the provider shall provide access to its video service to a number of households equal to at least 25% of the households in the provider's telecommunication service area in the state within 3 years of the date it began providing video service under this act and to a number not less than 50% of these households within 6 years. A video service provider is not required to meet the 50% requirement in this subsection until 2 years after at least 30% of the households with access to the provider's video service subscribe to the service for 6 consecutive months."

AT&T'S INVESTMENT IN MICHIGAN'S WORKFORCE AND INFRASTRUCTURE

AT&T invests billions to build the advanced networks that create jobs and fuel economic growth in Michigan. From 2015 through 2017, AT&T invested more than \$1.3 billion in its Michigan wireless and wireline networks.

AT&T'S U-verse® TV PRODUCT

U-verse delivers both real-time video programming and on-demand and interactive content that IPTV makes possible. AT&T extends its U-verse TV brand across screens with Uverse.com and the U-verse App for smartphones and tablets.

U-verse TV includes:

- Ability to access up to 249 IPTV National HD channels.
- Ability to record up to 4 shows at once with Total Home DVR⁴.
- Ability to stream shows virtually anywhere they go, on their smart devices.
- AT&T's deployment of Public, Educational, and Government (PEG) continues with communities who have requested AT&T to carry their PEG programming on U-verse TV.

AT&T's U-verse offers multiple combinations of TV, Internet and Voice packages to customize the customer's experience. U-verse TV offers several programming packages including U-basic, U-200, U-200 Latino, U-300, U-300 Latino, U-450, and U-450 Latino packages, plus U-family, a family-friendly programming option. The customer may choose from a variety of subscription options that feature a wide variety of channels, including music, local, movie and sports programming, as well as premium Spanish-language and international packages.

⁴ Total Home DVR (Digital Video Recorder). See: <https://www.att.com/esupport/article.html#!/u-verse-tv/KM10098667?gsi=ufbbvb> for more details. An AT&T U-verse customer can record 4 shows at once on a single DVR, record and play back shows from any room in the home, pause a recorded show in one room and pick it up in another. ⁵ MultiScreen. See: <https://www.att.com/esupport/article.html#!/u-verse-tv/KM1062535?gsi=uf962>

ADDITIONAL AT&T U-verse® TV INFORMATION

For additional information on AT&T U-verse TV customers may visit the websites below or call 800-ATT-2020.

<https://www.att.com/u-verse-tv/>

Customers may find the following AT&T websites helpful for further information regarding channel lineup and the availability of AT&T U-verse TV.

- AT&T U-verse TV channel lineup:

<https://www.att.com/channellineup/tv/tvchannellineup.html?tvType=iptv>

- AT&T U-verse TV availability: <https://www.att.com/u-verse-tv/>