

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
November 18, 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: November 4, 2019
3. Request Board approval to adjust the Refuse Special Assessment Roll, #X0012, and to adjust the 2019 Winter tax roll accordingly for parcel #4711-02-301-062 & parcel #4711-34-402-005.

Approval of Regular Agenda:

4. Consideration of a recommendation for approval of a final PUD agreement, environmental impact assessment, and final PUD site plan for a proposed planned industrial development (PID) with a new 67,000 sq. ft. indoor climate controlled storage building. The proposed project is located at 2528 Harte Drive, Brighton consisting of 10.62 acres on parcel 4711-13-300-009. The request is petitioned by James Pappas of Fusco, Shaffer and Pappas, Inc.

- A. Disposition of PUD Agreement
- B. Disposition of Impact Assessment (10-01-19)
- C. Disposition of Final PUD Site Plan (10-25-19)

5. Presentation and request for approval of 2020 Benefit Solutions from Human Resources Director Kim Lane.

6. Request for approval of Resolution No. 191118A asking that the State of Michigan amend Election Law relative to a written request for absent voter ballots to a single request in a calendar year as requested by Skolarus. (ROLL CALL VOTE)

7. Request for approval of Resolution No. 191118B asking that the State of Michigan amend Election Law relative to the number of elections held each year to not more than two with the exception of the Presidential Primary Election as requested by Skolarus. (ROLL CALL VOTE)

8. Request for an amendment to the General Fund Budget 101 for the Fiscal Year ending March 31, 2020 as requested by Skolarus.

9. Request to authorize approval of the Letter of Intent to Become a Partner with Livingston County and the State of Michigan in the 2020 Aerial Imagery Acquisition for three inch (3") resolution orthoimagery a cost not to exceed \$10,000.

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: November 18, 2019

TOWNSHIP GENERAL EXPENSES: Thru November 18, 2019	\$98,770.57
November 5, 2019 Election Pay	\$6,886.65
November 15, 2019 Bi Weekly Payroll	\$94,722.62
OPERATING EXPENSES: Thru November 18, 2019	\$55,090.50
TOTAL:	<u>\$255,470.34</u>

Check Date	Check	Vendor Name	Amount
Bank FNBCK CHECKING ACCOUNT			
10/30/2019	35611	LIVINGSTON COUNTY TREASURER ASSOC	77.50
10/30/2019	35612	MICHIGAN OFFICE SOLUTIONS	149.34
10/30/2019	35613	PERFECT MAINTENANCE CLEANING	565.00
11/01/2019	35614	JESSICA BUTTERMORE	15.00
11/01/2019	35615	LIVINGSTON CO. REGISTER OF DEEDS	30.00
11/01/2019	35616	TAMMY LINDBERG	275.21
11/04/2019	35617	AMERICAN PLANNING ASSOCIATION	589.00
11/04/2019	35618	BUSINESS IMAGING GROUP	80.10
11/04/2019	35619	TOM JANEGO	28.00
11/04/2019	35620	JET'S PIZZA	250.00
11/04/2019	35621	LIVINGSTON CO. ASSOC. OF REALTORS	563.00
11/04/2019	35622	STATE OF MICHIGAN	700.00
11/04/2019	35623	TETRA TECH INC	1,602.00
11/06/2019	35624	AMERICAN AQUA	188.98
11/06/2019	35625	CONTINENTAL LINEN SERVICE	249.36
11/06/2019	35626	DTE ENERGY	203.32
11/06/2019	35627	DTE ENERGY	55.68
11/06/2019	35628	LAURA GAMBINO	5.30
11/06/2019	35629	GORDON FOOD SERVICE	389.86
11/06/2019	35630	MARY KRENCICKI	102.82
11/06/2019	35631	LINDA GALLERANI	37.10
11/06/2019	35632	NEOPOST USA INC	702.03
11/06/2019	35633	NORTHWEST PIPE & SUPPLY	66.32
11/06/2019	35634	PAULETTE SKOLARUS	70.02
11/12/2019	35635	ADVANCED DISPOSAL	87,967.46
11/12/2019	35636	CHILSON HILLS BAPTIST CHURCH	200.00
11/12/2019	35637	CHURCH OF THE NAZARENE	200.00
11/12/2019	35638	CONSUMERS ENERGY	170.19
11/12/2019	35639	COOPER'S TURF MANAGEMENT LLC	865.00
11/12/2019	35640	ELECTION SOURCE	1,925.00
11/12/2019	35641	HORNUNG ELEMENTARY SCHOOL	200.00
11/12/2019	35642	PACKERLAND RECORDS MANAGEMENT	50.00
11/12/2019	35643	STATE OF MICHIGAN	142.30
11/12/2019	35644	TERRY CROFT	55.68
FNBCK TOTALS:			
Total of 34 Checks:			98,770.57
Less 0 Void Checks:			0.00
Total of 34 Disbursements:			98,770.57

Check Register Report For Genoa Charter Township
 For Check Dates 11/05/2019 to 11/05/2019

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
11/05/2019	FNBCK	13008		280.00	280.00	0.00	Open
11/05/2019	FNBCK	13009		280.00	280.00	0.00	Open
11/05/2019	FNBCK	13010		230.00	230.00	0.00	Open
11/05/2019	FNBCK	13011		230.00	230.00	0.00	Open
11/05/2019	FNBCK	13012		230.00	220.22	0.00	Cleared
11/05/2019	FNBCK	13013		230.00	220.22	0.00	Open
11/05/2019	FNBCK	13014		230.00	230.00	0.00	Open
11/05/2019	FNBCK	13015		280.00	280.00	0.00	Open
11/05/2019	FNBCK	13016		280.00	246.68	0.00	Open
11/05/2019	FNBCK	13017		280.00	262.79	0.00	Open
11/05/2019	FNBCK	13018		230.00	230.00	0.00	Open
11/05/2019	FNBCK	13019		280.00	280.00	0.00	Open
11/05/2019	FNBCK	13020		230.00	230.00	0.00	Open
11/05/2019	FNBCK	13021		230.00	230.00	0.00	Open
11/05/2019	FNBCK	13022		230.00	227.42	0.00	Open
11/05/2019	FNBCK	13023		230.00	212.40	0.00	Open
11/05/2019	FNBCK	13024		230.00	230.00	0.00	Open
11/05/2019	FNBCK	13025		230.00	216.20	0.00	Open
11/05/2019	FNBCK	13026		280.00	268.10	0.00	Open
11/05/2019	FNBCK	13027		280.00	258.58	0.00	Open
11/05/2019	FNBCK	13028		280.00	246.68	0.00	Open
11/05/2019	FNBCK	13029		230.00	220.22	0.00	Open
11/05/2019	FNBCK	13030		280.00	268.10	0.00	Open
11/05/2019	FNBCK	13031		230.00	220.22	0.00	Open
11/05/2019	FNBCK	13032		230.00	230.00	0.00	Open
11/05/2019	FNBCK	13033		230.00	230.00	0.00	Open
11/05/2019	FNBCK	13034		230.00	230.00	0.00	Open
11/05/2019	FNBCK	EFT393	INTERNAL REVENUE SERVICE	176.65	176.65	0.00	Cleared

Totals:

Number of Checks: 028

6,886.65

6,684.48

0.00

Total Physical Checks:

27

5

Check Register Report For Genoa Charter Township
For Check Dates 11/15/2019 to 11/15/2019

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
11/15/2019	FNBCK	EFT394	FLEX SPENDING (TASC)	992.12	992.12	0.00	Open
11/15/2019	FNBCK	EFT395	INTERNAL REVENUE SERVICE	22,300.88	22,300.88	0.00	Open
11/15/2019	FNBCK	EFT396	PRINCIPAL FINANCIAL	3,306.00	3,306.00	0.00	Open
11/15/2019	FNBCK	EFT397	PRINCIPAL FINANCIAL	2,181.07	2,181.07	0.00	Open
Totals:							
			Number of Checks: 004	28,780.07	28,780.07	0.00	
					Dir. Dep.		
					65,942.55		
					<u>65,942.55</u>		
					#94722.62		
			Total Physical Checks:				
			Total Check Stubs: 4				

Check Date	Check	Vendor Name	Amount
Bank 503FN DPW-UTILITIES #503			
11/01/2019	4807	SPIRIT OF LIVINGSTON	4,284.98
11/08/2019	4808	SPIRIT OF LIVINGSTON	451.50
11/08/2019	4809	TRACTOR SUPPLY CO.	1,202.80
11/08/2019	4810		0.00 V
		Void Reason: PRINTED ON CHECKS BY ACCIDENT	
11/08/2019	4811		0.00 V
		Void Reason: PRINTED ON CHECKS BY ACCIDENT	
11/08/2019	4812		0.00 V
		Void Reason: PRINTED ON CHECKS BY ACCIDENT	
11/08/2019	4813		0.00 V
		Void Reason: PRINTED ON CHECKS BY ACCIDENT	
503FN TOTALS:			
Total of 7 Checks:			5,939.28
Less 4 Void Checks:			0.00
Total of 3 Disbursements:			5,939.28

Check Date	Check	Vendor Name	Amount
Bank 592FN OAK POINTE OPERATING FUND #592			
11/01/2019	4726	CONSUMERS ENERGY	115.61
11/01/2019	4727	DTE ENERGY	1,206.85
11/01/2019	4728	MHOG UTILITIES	41,491.74
11/04/2019	4729	DTE ENERGY	880.61
11/06/2019	4730	DTE ENERGY	2,110.24
11/08/2019	4731	AT&T LONG DISTANCE	77.06 V
		Void Reason: PRINTED ON CHECK	
11/08/2019	4732	DTE ENERGY	33.27 V
11/08/2019	4733	AT&T LONG DISTANCE	77.06
11/08/2019	4734	DTE ENERGY	33.27
592FN TOTALS:			
Total of 9 Checks:			46,025.71
Less 2 Void Checks:			110.33
Total of 7 Disbursements:			45,915.38

Check Date	Check	Vendor Name	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #593			
11/06/2019	3682	BRIGHTON ANALYTICAL , L.L.C.	67.00
11/06/2019	3683	DTE ENERGY	2,923.92
11/08/2019	3684	BRIGHTON ANALYTICAL , L.L.C.	67.00 V
		Void Reason: PRINTED ON REG PAPER	
11/08/2019	3685	CONSUMERS ENERGY	177.92 V
		Void Reason: PRINTED ON REGULAR PAPER	
11/08/2019	3686	BRIGHTON ANALYTICAL , L.L.C.	67.00
11/08/2019	3687	CONSUMERS ENERGY	177.92
593FN TOTALS:			
Total of 6 Checks:			3,480.76
Less 2 Void Checks:			244.92
Total of 4 Disbursements:			3,235.84

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



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November 2019						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4
5	6	7	8	9	10	11

New Balance
\$3,809.24

Minimum Payment Due
\$38.00

Payment Due Date
12/01/19

INK CASH(SM) POINT SUMMARY

Previous points balance	22,814
+ 1 Point per \$1 earned on all purchases	3,810
+ 2Pts/\$1 gas stns, rstnts, ofc sply, hm impr	3,343
Total points available for redemption	29,967

Late Payment Warning: If we do not receive your minimum payment by the due date, you may have to pay up to a \$39 late fee.

Minimum Payment Warning: Enroll in Auto-Pay and avoid missing a payment. To enroll, call the number on the back of your card or go to the web site listed above.

ACCOUNT SUMMARY

Account Number:	[REDACTED]
Previous Balance	\$4,808.93
Payment, Credits	-\$4,808.93
Purchases	+\$3,809.24
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00
Interest Charged	<u>\$0.00</u>
New Balance	\$3,809.24
Opening/Closing Date	10/08/19 - 11/07/19
Credit Limit	\$16,000
Available Credit	\$12,190
Cash Access Line	\$3,200
Available for Cash	\$3,200
Past Due Amount	\$0.00
Balance over the Credit Limit	\$0.00

ENTERED NOV 13 2019

ALLSYS - 503-000-034-000

UTILITY DEPT

NOV 13 2019

RECEIVED

J/T
11/13/19



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ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
10/07	KBS CONFERENCE CENTER 269-671-2352 MI <i>DPW prof dev</i> DAVE ESTRADA TRANSACTIONS THIS CYCLE (CARD 4124) \$170.00	170.00 ✓
10/19	Payment ThankYou Image Check	-4,808.93
10/21	MCDONALD'S F12715 HOWELL MI <i>DPW - not nck</i>	5.29 ✓
10/23	AWWA.ORG 303-347-6197 CO <i>DPW - Rec</i>	238.82 ✓
11/04	RINGCENTRAL, INC 650-4724100 <i>CAD phone</i> GREG TATARA TRANSACTIONS THIS CYCLE (CARD 9507) \$4494.79- INCLUDING PAYMENTS RECEIVED	70.03 -
10/07	AMZN Mktg US*RG2JK5Z53*Amzn.com/bill WA <i>DPW - truck</i>	99.99 ✓
10/08	MUELLER CO LTD. 2174257584 IL <i>MHOG</i>	531.00 ✓
10/10	MI SECTION AWWA 517-2922912 MI <i>DPW - prof dev.</i>	120.00 ✓
10/18	HARBOR FREIGHT TOOLS 630 HOWELL MI <i>DPW trucks</i>	95.36 ✓
10/24	LOWES #00779* HOWELL MI <i>MHOG</i>	48.84 ✓
11/03	AWWA.ORG 303-347-6197 CO <i>DPW prof dev.</i>	83.00 ✓
11/04	STAPLES 00107730 BRIGHTON MI <i>DPW supplies</i> ALEX CHIMPOURAS TRANSACTIONS THIS CYCLE (CARD 2501) \$1174.09	195.90 ✓
10/23	FAMILY FARM & HOME #62 HOWELL MI <i>Gr- LES OPS - Brush Hog ✓</i>	1,199.99 ✓
10/30	HARBOR FREIGHT TOOLS 630 HOWELL MI <i>DPW trucks</i>	125.97 ✓
11/04	C & C SPORTS INC BRIGHTON MI <i>G.O - Tires for Ranger</i> JAMES AULETTE TRANSACTIONS THIS CYCLE (CARD 7653) \$2151.01	825.05 ✓

2019 Totals Year-to-Date	
Total fees charged in 2019	\$0.00
Total interest charged in 2019	\$0.00

Year-to-date totals do not reflect any fee or interest refunds you may have received.

INTEREST CHARGES

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges
PURCHASES			
Purchases	14.74%(v)(d)	- 0 -	- 0 -
CASH ADVANCES			
Cash Advances	26.49%(v)(d)	- 0 -	- 0 -
BALANCE TRANSFERS			
Balance Transfer	14.74%(v)(d)	- 0 -	- 0 -

31 Days in Billing Period

(v) = Variable Rate
(d) = Daily Balance Method (including new transactions)
(a) = Average Daily Balance Method (including new transactions)

Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
November 4, 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, Robin Hunt, Jean Ledford, Terry Croft, Jim Mortensen and Diana Lowe. Also present were Township Manager Michael Archinal and two persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Mortensen and supported by Lowe to approve items 2 and 3 from the Consent Agenda and move the payment of bills to the Regular Agenda for discussion. The motion carried unanimously.

2. Request to Approve Minutes: October 21, 2019

3. Request to approve the re-appointment of Jim Mortensen to the Planning Commission and Jean Ledford to the Zoning Board of Appeals for a one-year term expiring 11/ 20/ 2020.

Approval of Regular Agenda:

Moved by Lowe and supported by Ledford to approve for action all items listed under the Regular Agenda with the addition of the payment of bills. The motion carried unanimously.

1. Payment of Bills.

Mortensen – We should be getting points or cash back on our credit card charges. Archinal will review the procedure with our bank. Moved by Mortensen and supported by Lowe to approve for payment all bills as requested. The motion carried unanimously.

4. Request for approval of Resolution No. 191104 concerning an amendment to election law relative to application for absent voter balloting as requested by Skolarus.

A call to the public was made with the following response: Dan Wholihan – I am opposed to this resolution, people move and this opens the door to fraud.

County Clerk Elizabeth Hundley contacted Skolarus by phone and encouraged a resolution allowing one application for each calendar year. Rogers also voiced concern about the number of elections that are being held when they could be consolidated with the primary or general election. It was the consensus of the board to edit the resolution and return the request to the board at the next regularly scheduled meeting. Moved by Lowe and supported by Hunt to table until the next meeting. The motion carried unanimously.

5. Request to approve a mailing to be attached to the December tax bill with regard to the election season of 2020 as requested by Skolarus.

Moved by Lowe and supported by Ledford to approve the mailing with minor changes as discussed. The motion carried unanimously.

6. Request for approval of Resolution 5-A - Earl Lake Road Improvement Project an Amendment for Special Assessment Roll reduction of \$14,535.73.

Moved by Mortensen and supported by Ledford to approve the resolution as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers Nays – None.

Member Discussion:

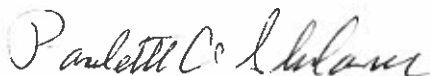
Archinal –

- We should review the signage, lighting to the entrance to the Township off Dorr Road to enhance visibility of the access.
- With regard to the Dillon Road Improvement Project, it has been determined that the existing drainage structure on Brighton Road cannot take the additional flow from the road project. Alternatives are being discussed.
- The Brighton Rotary supplies turkey dinners to those in need. If you know of anyone in need, please let me know.

Rogers – We should also look at the driveway entrance along Dorr for an expansion at the same time. In addition, Planning Commissioner Doug Brown has verbally tendered his resignation from the Planning Commission effective Jan 1, 2020.

Croft – I will be meeting SEMCOG to review grants this coming week.

Moved by Mortensen and supported by Croft to adjourn the regular meeting of the Genoa Charter Township Board at 7:15 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: 11/12/2019
Re: Addition to Special Assessment Roll X0012 & 2019 Winter Tax Roll

Please consider Board Approval to add the following parcels to special assessment roll #X0012 to be levied on the 2019 winter tax bill. This is to reflect a Certification of Occupancy on new builds in the Township, property address 745 Chemung Forest and 5616 Eggert Place.

- **Parcel #4711-02-301-062 Refuse - \$141.00**
- **Parcel #4711-34-402-005 Refuse - \$141.00**

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



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: November 14, 2019
RE: **Birkenstock Planned Industrial Development** - Final PUD Agreement, Environmental Impact Assessment & Site Plan

MANAGER'S REVIEW: _____

Attached please find the final PUD site plan submittal for the Birkenstock Climate Controlled storage project located on 10.62 acres at 2528 Harte Drive, Brighton, 48114. Earlier this year, the Township granted rezoning to Planned Industrial District and approved the conceptual PUD site plan, PUD Agreement and Impact Assessment for the project.

The applicant requests final PUD site plan review/approval for a 66,418 square foot climate controlled storage facility, including associated site design elements. This project was recommended for approval by the Township Planning Commission on November 12th, 2019 after addressing all of the concerns of the Township's plan review agencies.

The applicant and property owner should be commended for the excellent plan preparation and cooperation throughout the approval process. Township staff and consultants greatly appreciate working with design professionals that address issues, follow directions and present projects that meet requirements. Based on the recommendation of the Planning Commission I provide the following for your consideration:

PUD AGREEMENT

Moved by _____, seconded by _____, to approve the Final PUD Agreement for the Planned Industrial Development (PID) and new indoor climate controlled storage on parcel 4711-13-300-009 provided the Township Attorney review and approve the agreement prior to execution and that the final executed document be recorded with the Register of Deeds office. This approval is granted because the Board has found that the project complies with the standards of Section 10.08 of the Ordinance.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

IMPACT ASSESSMENT

Moved by _____, seconded by _____, to approve the Impact Assessment dated October 1, 2019 for the Planned Industrial Development (PID) and new indoor climate controlled storage on parcel 4711-13-300-009.

SITE PLAN

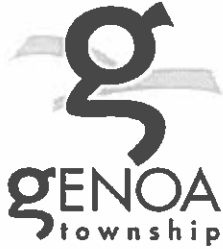
Moved by _____, seconded by _____, to approve the Final PUD Site Plan dated October 25, 2019 for the Planned Industrial Development (PID) and new indoor climate controlled storage on parcel 4711-13-300-009 with the following conditions:

- 1.) The water main and sanitary sewer improvements will be public infrastructure and will require construction plan review and EGLE permitting through MHOG. The construction plans should include the proposed utilities in profile view and all structures, such as proposed hydrants, valves, and manholes should be clearly labeled with unique IDs.
- 2.) Utility Easements for the public infrastructure shall be provided prior to Certificate of Occupancy.

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

Sincerely,

Kelly VanMarter
Assistant Township Manager/Community Development Director



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP
JAN 29 2019
RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

James Pappas, Fusco, Shaffer & Pappas, Inc.

APPLICANT NAME & ADDRESS: 550 East Nine Mile Road, Ferndale, MI 48220

If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Jim Harte, 2528 Harte Drive, Brighton, MI 48114

SITE ADDRESS: 2524 Harte Drive, Brighton, MI 48114 , PARCEL #(s): 4711-13-300-009

APPLICANT PHONE: (248) 543-4100 OWNER PHONE: (810) 499-7144

OWNER EMAIL: birkenstockconstructionllc@gmail.com

LOCATION AND BRIEF DESCRIPTION OF SITE: South side of Grand River between S Hacker and Euler Road. 10.62 acre site with an existing 1-story office building at the north end and heavy topography at the central area. Site plateau area at rear of site.

BRIEF STATEMENT OF PROPOSED USE: We are seeking a PID to develop the south end of the site for a 67,596 SF climate control storage facility.

THE FOLLOWING BUILDINGS ARE PROPOSED: We are proposing a single, predominately 1-story climate control self storage building at 67,596 SF with a 100 SF sales office and a second floor 1,500 SF managers unit above the office.

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: James Pappas

ADDRESS: 550 East Nine Mile Road, Ferndale, MI 48220


2/16/2009 10:43 AM
701 03 2447

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

1.) James Pappas of Fusco, Shaffer & Pappas, Inc. at jpappas@fsparch.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: 1.21.19

PRINT NAME: James Pappas PHONE: 248-543-4100

ADDRESS: 550 East Nine Mile Road, Ferndale, MI 48220



GENOA CHARTER TOWNSHIP APPLICATION
Planned Unit Development (PUD)

GENOA TOWNSHIP

JAN 29 2019

RECEIVED

APPLICANT NAME: James Pappas, President, Fusco, Shaffer & Pappas, Inc.

APPLICANT EMAIL: jpappas@fsparch.com
550 East Nine Mile Road

APPLICANT ADDRESS & PHONE: Ferndale, MI 48220 (248) 543-4100

OWNER'S NAME: James Harte
2528 Harte Drive

OWNER ADDRESS & PHONE: Brighton, MI 48114 (810) 499-7144

TAX CODE(S): 4711-13-300-009

QUALIFYING CONDITIONS (To be filled out by applicant)

- 1. A PUD zoning classification may be initiated only by a petition.
- 2. It is desired and requested that the foregoing property be rezoned to the following type of PUD designation:

- Residential Planned Unit Development (RPUD)
- Planned Industrial District (PID)
- Mixed Use Planned Unit Development (MUPUD)
- Redevelopment Planned Unit Development (RDPUD)
- Non-residential Planned Unit Development (NRPUD)
- Town Center Planned Unit Development (TCPUD)

- 3. The planned unit development site shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.

EXPLAIN The property will be owned by one entity:

Birkenstock Self-Storage, LLC

- 4. The site shall have a minimum area of twenty (20) acres of contiguous land, provided such minimum may be reduced by the Township Board as follows:
 - A. The minimum area requirement may be reduced to five (5) acres for sites served by both public water and public sewer.
 - B. The minimum lot area may be waived for sites zoned for commercial use (NSD, GCD or RCD) where the site is occupied by a nonconforming commercial, office or industrial building, all buildings on such site are proposed to be removed and a new use permitted within the underlying zoning district is to be established. The Township Board shall only permit the PUD on the smaller site where it finds that the flexibility in dimensional standards is necessary to allow for innovative design in redeveloping the site and an existing blighted situation will be eliminated. A parallel plan shall be provided showing how the site could be redeveloped without the use of the PUD to allow the Planning Commission to evaluate whether the modifications to dimensional standards are the

4. The apparent demand for the types of uses permitted in the PUD;

See Impact Assessment and Self Storage Development Feasibility Study
(10-15-18).

AFFIDAVIT

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

BY: James Harte, Birkenstock Enterprises, LLC

James Harte 1/25/19

ADDRESS: 2528 Harte Drive, Brighton, MI 48114

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

James Pappas of Fusco, Shaffer & Pappas, Inc. at jpappas@fsparch.com
Name Business Affiliation E-mail

FEE EXCEEDANCE AGREEMENT

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

PROJECT NAME: Birkenstock Self Storage

PROJECT LOCATON & DESCRIPTION: Climate Control Storage with Sales Office
on the South side of Grand River between S Hacker and Euler Road

SIGNATURE:  DATE: 1.21.19

PRINT NAME: James Pappas PHONE: 248-543-4100

COMPANY NAME & ADDRESS: Fusco, Shaffer & Pappas, Inc.
550 East Nine Mile Road, Ferndale, MI 48220

OPEN PUBLIC HEARING #2...Review of a site plan application, PUD application, PUD agreement, environmental impact assessment, and final site plan for a proposed planned industrial development with a new 67,000 sq. ft. indoor climate controlled storage building. The proposed project is located at 2528 Harte Drive, Brighton consisting of 10.62 acres on parcel 4711-13-300-009. The request is petitioned by James Pappas of Fusco, Shaffer and Pappas, Inc.

- A. Recommendation of PUD Agreement
- B. Recommendation of Impact Assessment (10-1-2019)
- C. Recommendation of Final Site Plan (10-25-19)

Mr. Jim Hart, the owner, and Mr. Jim Pappas, the architect, were present.

Mr. Pappas stated that they have addressed the concerns from the Township consultants.

Mr. Borden stated they have addressed all of his previous concerns.

Mr. Markstrom's letter of November 4 states that all of his previous concerns have been addressed.

The Brighton Area Fire Authority's letter dated October 30 states that all of their previous concerns have been addressed.

Commissioner Rauch commended the applicant for their work on this project. He appreciates the high-quality architecture that was done for this type of use, despite the fact that it is in a location far from a major roadway. Ms. VanMarter agrees. She stated this is the most well-prepared project that she has seen come before the Township in a very long time.

The call to the public was made at 7:42 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the PUD Agreement for an indoor climate-controlled storage building on the Birkenstock property, subject to the following:

- Final review of the PUD Agreement by the Township attorney.
- In making this recommendation, the Planning Commission finds that this Agreement is an appropriate use of this piece of property and will lead to a high-quality development compatible with neighboring properties.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Impact Assessment dated October 1, 2019 for an indoor climate-controlled storage building on the Birkenstock property. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to recommend to the Township Board, approval of the Final Site Plan dated October 25, 2019 for an indoor climate-controlled storage building on the Birkenstock property, subject to the following:

- The requirements spelled out in the Township Engineer's letter dated November 4, 2019 and the Brighton Area Fire Authority's letter dated October 30, 2019 will be met.

The motion carried unanimously.

OPEN PUBLIC HEARING #3...Review of a special use, sketch plan, and environmental impact assessment for a proposed indoor recreation use for the addition of golf simulators in the former Burrough's Roadhouse restaurant located on the north side of Brighton Road at 5311 Brighton Road, Brighton. This request is petitioned by Andrew Lerch and Kevin Johnson.

- A. Recommendation of Special Use Application
 1. Recommendation of Special Use Setback Variance to the ZBA
- B. Recommendation of Environmental Impact Assessment (10-21-19)
- C. Recommendation of Sketch Plan (10-15-19)

Mr. Andrew Lerch, and Mr. Kevin Johnson were present. Mr. Johnson stated they would like to renovate the building to house office space and golf simulators. He reviewed the submitted colored sketch plan.

Mr. Borden reviewed his letter dated November 6, 2019.

1. The request is generally consistent with the special land use standards of Section 19.03.
2. The applicant must seek a variance from the ZBA for one of the two applicable use conditions in Section 7.02.02(s). A favorable recommendation on the special land use and sketch plan should be conditioned upon the variance request being granted.
3. If exterior building improvements are proposed, details must be provided.
4. There are no details provided with respect to the ADA access improvements proposed.
5. If new signage is proposed, the applicant should provide details for review.
6. The parking spaces are re-painted, they should be double-striped per current Ordinance standards.
7. A sign permit will be required prior to installation of new signage.

Mr. Markstrom's letter dated October 31 stated "The proposed improvements are all internal to the existing structure. The proposed use is less intense than the previous restaurant bar facility and as such, should result in a lower use of the existing parking lot and utilities. There appears to be no site improvements being proposed. Therefore, we have no engineering related concerns to the proposed special land use application".

Chairman Brown reviewed The Brighton Area Fire Authority's letter dated October 30, 2019.

1. The water main location is not indicated on the submittal nor is the location of the proposed fire protection lead or the closest hydrant to the site.
2. A hydrant shall be located within 100' of the fire department connection for the fire sprinkler system.

Moved by Mortensen and supported by Lowe to approve the contract with Mica Crafters in the amount of \$6,446.00 as requested. The motion carried unanimously.

6. Public hearing for the Edwin Drive Road Maintenance Project (Summer 2019).

A. Call to the Property Owners and to the Public.

A call to property owners and the public was made with no response.

B. Request for approval of Resolution #5 [confirming the special assessment roll] for the Edwin Drive Road Improvement Project Special Assessment District (Summer 2019).

Moved by Ledford and supported by Skolarus to approve Resolution # 5 as requested. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

7. Consideration of a recommendation for approval of a rezoning (adoption of Ordinance Z-19-01), PUD Agreement, Impact Assessment and conceptual PUD Plan for a proposed planned industrial development with a new 67,000 sq. ft. indoor climate controlled storage building. The rezoning requested is from GCD to IND with a Planned Industrial District (PID) overlay located at 2528 Harte Drive, Brighton consisting of 10.62 acres on parcel 4711-13-300-009. The request is petitioned by James Pappas of Fusco, Shaffer and Pappas, Inc., also known as the Birkenstock property.

A. Call to the public.

A call to the public was made with no response.

B. Request for approval of the adoption of Ordinance Z-19-01 to rezone parcel 4711-13-300-009 from GCD to IND/PID.

Moved by Lowe and supported by Skolarus to approve and adopt Ordinance No. Z-19-01. This approval is made because the proposed amendment to the Zoning Map and reclassification as a Planned Industrial Park District (PID) with the related development agreement and conceptual plan has been found to comply with the criteria stated in Sections 10.02.04, 10.07.01 and 22.04 of the Township Zoning Ordinance. This finding includes that the rezoning encourages innovative and beneficial land uses, is consistent with the goals, objectives, and land use map of the Master Plan, preserves open space and historical features, promotes efficient provision of public services and utilities, reduces adverse vehicular and pedestrian traffic impacts, and encourages the use and improvement of an existing site. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

C. Disposition of PUD Agreement revised on April 16, 2019.

Moved by Hunt and supported by Lowe to approve the PUD Agreement revised on April 16, 2019 with the following conditions:

1. The revisions suggested by the Township Attorney related to Section III, Item A. shall be incorporated and the revised draft shall be reviewed and approved by Township staff and Township Attorney.
2. Page numbering shall be corrected.
3. In regard to permitted uses, the first “whereas...” statement on page 2, Section I. Item B., and Section II, Item A. shall be revised so as not to indicate that all permitted uses are included. A list of uses shall be provided in table format as an Exhibit C and shall depict all permitted and special land uses applicable to the property.
4. Section I, Item F. shall remove the reference to Article 13 and instead state “shall comply with the Zoning Ordinance”.

The motion carried unanimously.

D. Disposition of Environmental Impact Assessment dated January 2019.

Moved by Hunt and supported by Lowe to approve the environmental impact assessment dated January 2019 as submitted. The motion carried unanimously.

E. Disposition of Conceptual PUD Plan dated 2/22/19 with revised sheets A.S.101 and C.102 dated 4/5/19.

Moved by Lowe and supported by Skolarus to approve the Conceptual PUD Plan dated 2/22/19 with revised sheets A.S.101 and C.102 dated 4/5/19 with the following conditions:

1. The petitioner is encouraged to retain and/or relocate to the extent possible any healthy and mature trees in the final PUD site plan submittal.
2. Details of the electronic message sign shall be provided with the Final PUD site plan.
3. As requested by the Township Engineer, documentation of the temporary grading easement shall be provided with the Final PUD Site Plan submittal.

The motion carried unanimously.

8. Consideration of a recommendation for approval of a special use, site plan and environmental impact assessment for an amendment to a previously approved special use permit for a K-12 Livingston Christian School located within the Brighton Church of the Nazarene. The property in question is located at 7669 Brighton Road, Brighton, Michigan, on parcel #4711-25-400-059. The request is petitioned by Livingston Christian Schools.

A. Disposition of Special Use.

agreement will cover the access road for the property at the north, which is not part of the condominium development.

- The master deed and/or by-laws should spell out that because of the road easement for the property to the north, future development on that property to the north may occur.
- The petitioner should request review by the Health Department regarding the location of the septic field on the property to the north of the development relative to its location next to Lot #15's well and septic field.
- The petitioner should review the landscaping plan to ensure that trees planted will not interfere with septic fields.
- The petitioner will follow recommendations made by the Township engineer in his letter dated February 25, 2019 and the Brighton Area Fire Authority letter dated March 4, 2019.

The motion carried unanimously.

Commissioner Dhaenens stated he appreciates the applicant listening to the comments made by the Planning Commission and the consultants and presenting a revised plan that was more fitting.

OPEN PUBLIC HEARING # 2... Review of a rezoning application, PUD application, PUD agreement, impact assessment, and conceptual PUD plan for a proposed planned industrial development with a new 67,000 sq. ft. indoor climate controlled storage building. The rezoning requested is from GCD to IND with a Planned Industrial District (PID) overlay located at 2528 Harte Drive, Brighton consisting of 10.62 acres on Parcel #4711-13-300-009. The request is petitioned by James Pappas of Fusco, Shaffer and Pappas, Inc.

- A. Recommendation of Rezoning and PUD Applications - GCD to IND (PUD)
- B. Recommendation of PUD Agreement (2-22-19)
- C. Recommendation of Environmental Impact Assessment (January 2019)
- D. Recommendation of Conceptual Site Plan (2-22-19)

Mr. Jim Pappas, the engineer, and Mr. Harte, the property owner, were present. They are proposing to building a climate controlled storage building with a sales office. There will also be a residential unit on the second story of the building for the caretakers of the storage facility. Mr. Pappas showed the site plan, building elevations, and proposed building materials. He reviewed the drainage plan, landscape plan, site access, and the proposed ground sign.

They will need to request an amendment to the PUD because it requires a two-acre acre minimum lot size and the lot split and they are requesting is one acre. They believe the proposed materials are attractive and appropriate for this location.

They will need to remove all of the trees on the site so they are proposing to replace as many trees as possible throughout the site.

They are installing a greenbelt around three sides of the building at the property line; however, they are requesting the requirement for the wall be waived. They do not believe it is in the best interest of the residential neighborhood that is adjacent to this property on three sides. Many of the kids use this site to “cut through” to Grand River to get to and from the bus stop. If they were to put up the wall, it would make it a much longer walk for them. They will install a sidewalk throughout the site which will assist with these kids continuing to cut through the site.

The ground sign on Grand River is larger than allowed. Mr. Pappas noted that the Planning Commission can approve an increase in the size by 50 percent and if that is done, they would be within that limit. The existing building cannot be seen from Grand River, so it is important to have a larger sign for visibility. They also want to be able to have all of the businesses on this site have their name on the sign.

They have reviewed the engineer’s letter and will address his concerns and the Brighton Area Fire Authority has approved their design.

Mr. Borden reviewed his letter dated March 6, 2019. The applicant has addressed most of his comments. He did note that the Township Board can reduce or waive the minimum property size requirement because of the availability of water and sewer.

- Rezoning to IND on its own would not generally be considered compatible with the Township Master Plan; however, they believe that the inclusion of a request for the PID overlay mitigates this concern.
- The applicant has provided sample building materials; however, he would like to see the materials of the existing building on this site to see if they are compatible. Mr. Pappas showed a photograph of the existing building. It is brick with stone accents and a metal roof.
- While Mr. Borden feels the applicant did a great job in replacing the trees, given the extent of tree removal proposed, he encourages the applicant to retain additional healthy mature trees and/or possibly relocate them elsewhere on site.
- The planting requirements for the Buffer Zone “B” this have been met. The applicant is asking to have the Planning Commission waive the requirement for the wall. The Planning Commission has the discretion to waive this requirement.

- The Planning Commission may allow an increase in the sign area based upon the nature of the development. However, the sign height needs to be reduced or included in the PUD Agreement as a deviation. Ms. VanMarter stated that the Genoa Business Park sign across the street is 10 feet 2 inches tall and the St. Joseph Mercy Woodland sign down Grand River is 12 feet, ½ inch. The applicant is proposing an 8-foot high sign.

Mr. Markstrom reviewed his letter dated March 1, 2019. They have addressed his previous concerns. The items in his letter are procedural in nature.

- The petitioner has noted that they are currently working on getting approval from adjacent properties for their temporary grading easement. Documentation for these easements should be provided for the Township's records.
- The water main improvements will be public infrastructure and will require construction plan review and MDEQ permitting through MHOG. The petitioner will be required to provide easement documentation for the proposed water main prior to MDEQ permitting. This can be done after site plan approval.

All of the previous concerns of the Brighton Area Fire Authority have been met.

Chairman Brown provided suggested edits for the PUD Agreement. There was a discussion regarding the Agreement containing uses that are prohibited. It was suggested that the applicant amend the document to list the uses that are permitted, instead of what are prohibited.

The call to the public was made at 8:37 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Rezoning of the Birkenstock property from General Commercial District (GCD) to Industrial (IND) with a Planned Industrial Development (PID) overlay, subject to the following:

- The Planning Commission finds that the qualifying conditions in Section 10.02 of the Township Ordinance are met with the proposed use of the property, including single ownership initiated by petition of the owner and other requirements in this section.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the PUD Agreement dated February 22, 2019 for the Birkenstock property, subject to the following:

- The table of prohibited uses will be eliminated and replaced with selected and restricted permitted uses from the Office Service and Industrial zoning districts.
- The sign proposed at 8 feet high is allowed due to its consistency with other signs on Grand River Avenue and there are multiple businesses on this site located a considerable distance from Grand River.
- Approval of the deviation of one-acre minimum lot size due to the availability of shared municipal water for all three parcels.

The motion carried unanimously.

Moved by Commissioner Grajek, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Impact Assessment dated January 2019. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Conceptual Plan dated February 22, 2019 for the Birkenstock property, subject to the following:

- The building materials and the rendering of the existing building are acceptable and the samples will become Township property.
- The petitioner is encouraged to retain and/or relocate to the extent possible any healthy and mature trees.
- The wall requirements for the Buffer Zone “B” plantings as depicted will remain.
- The sign proposed at 8 feet high is allowed due to its consistency with other signs on Grand River Avenue and there are multiple businesses on this site located a considerable distance from Grand River. The existing pole sign shall be removed.
- Details of the electronic messaging will be provided at the final PUD plan
- The requirements of the Township engineer in his letter dated March 1 shall be addressed.

The motion carried unanimously.

OPEN PUBLIC HEARING #3... Review of a site plan amendment for a proposed private road project known as “Misty Meadows” located on a vacant property to a previously approved project known as “Misty Meadows Private Road”.

A. Disposition of Site Plan Amendment (1-25-19)

Mr. Keith Genzel and Mr. Guy Genzel were present.

Mr. Borden stated the Township’s private road standards permit this road to be gravel.

November 5, 2019

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly VanMarter, AICP Assistant Township Manager/Community Development Director
Subject:	Birkenstock Enterprises – Final PUD Site Plan Review #2
Location:	2528 Harte Drive – south side of Grand River, between Euler Road and Genoa Business Park Drive
Zoning:	PID Planned Industrial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised final PUD site plan submittal (plans most recently dated 10/25/19).

The applicant proposes development of a 66,418 square foot climate controlled storage building at the rear of the 10.62-acre site.

Earlier this year, the Township granted PID rezoning, approved the conceptual PUD site plan and executed a PUD Agreement for the subject site.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance, as well as the PUD Agreement for this site.

A. Summary

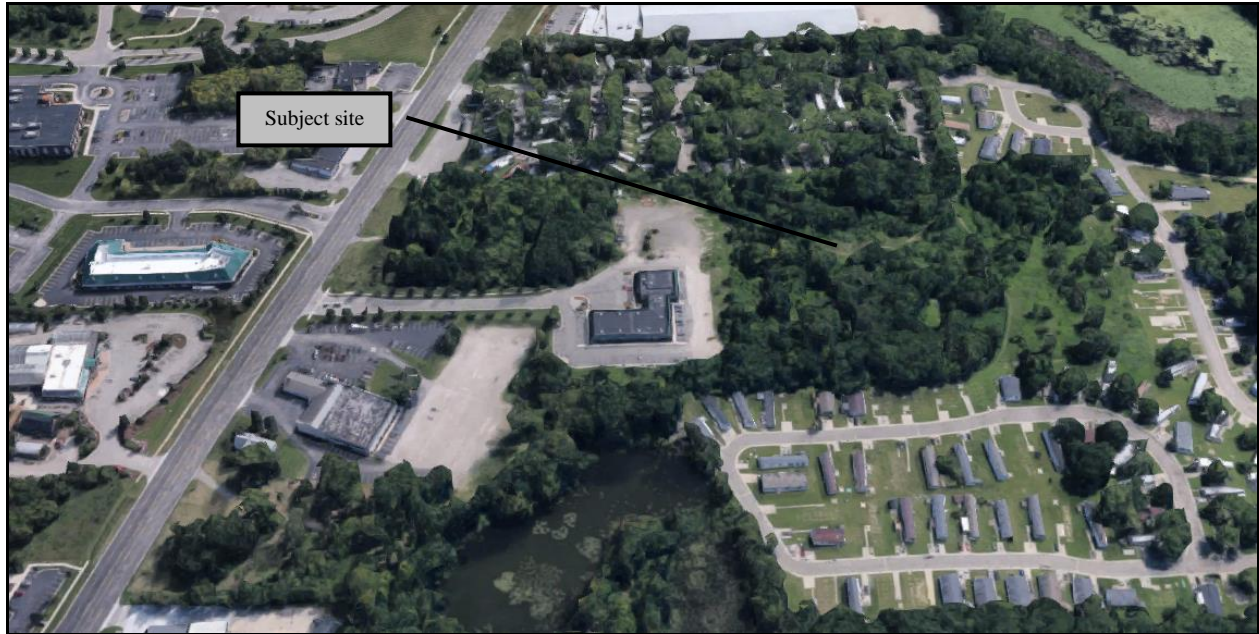
1. The final PUD site plan is generally consistent with the approved conceptual PUD site plan, as well as the terms of the PUD Agreement.
2. The applicant must address any comments raised by the Township Engineer and/or Brighton Area Fire Department.

B. Proposal/Process

The applicant requests final PUD site plan review/approval for a 66,418 square foot climate controlled storage facility, including associated site design elements (parking, landscaping, lighting, waste receptacle, etc.) and parking improvements for the existing office building.

The proposed use is permitted by right within this PID.

Procedurally, the Planning Commission is to review the final PUD site plan and Impact Assessment and put forth a recommendation to the Township Board, who has the final approval authority.



Aerial view of site and surroundings (looking east)

C. Final PUD Site Plan Review

1. Dimensional Requirements. The PID is tied to the dimensional standards of the IND (Section 8.03). The revised plans meet or exceed these standards, as outlined in the following table:

	Minimum Yard Setbacks (feet)				Max. Lot Coverage (%)	Max. Height (feet)
	Front Yard	Side Yard	Rear Yard	Parking Lot		
PID	85	50	80	20 front 10 side/rear	40% building 85% impervious	30
Proposed	1,000+ from Grand River	85.4 (E) 87.7 (W)	116.2	20 side (E) 22 side (W) 48.5 rear	17% building 45.2% impervious	20

2. Building Design and Materials. The proposed building materials include brick, metal siding and a composite siding. The elevation drawings and materials are consistent with the approved conceptual PUD site plan and are consistent with the Ordinance modifications noted in the PUD Agreement.

3. Vehicular and Pedestrian Circulation. Vehicular access to the proposed building is via existing Harte Drive, which intersects with Grand River Avenue slightly west of Genoa Business Park Drive.

The project includes a driveway extension to the rear of the site with a ring road looped around the proposed building. Drive aisles meet or exceed minimum Ordinance standards and a truck turning template is depicted, demonstrating that larger vehicles can adequately maneuver around the site.

There are existing sidewalks along Grand River Avenue, the east side of Harte Drive and around the existing office building. The project includes 7-foot wide sidewalks around the proposed building.

4. Parking. The proposed development requires 47 parking spaces, while 49 are provided, including the 2 required barrier-free spaces.

The overall project also includes expanded parking for the existing office building. The Ordinance requires 43 spaces, while 73 are provided, including 19 new spaces.

Though the amount of parking provided would typically be considered excessive, this aspect of the project was discussed during consideration of the PID rezoning and conceptual PUD site plan review, and was approved accordingly.

All of the proposed parking spaces meet or exceed dimensional standards of the Ordinance and the applicant has indicated that the spaces will be double-striped.

- Lighting.** The lighting plan includes 15 light poles along the driveway and around the parking lot, as well as 14 wall-mounted fixtures around the proposed building.

Fixture details demonstrate the use of LED lighting that is downward directed and cut-off, per Ordinance requirements. The photometric plan also complies with Ordinance standards for illumination both on-site and along property lines.

A pole detail is included depicting the use of 22-foot tall steel light poles.

- Landscaping.** The landscape plan includes new plantings for buffer zones, detention ponds and the parking lot, as follows:

Standard	Required	Proposed	Notes
Parking lot	5 canopy trees 490 SF landscaped area	9 canopy trees Well over 490 SF landscaped area	Requirements met
Buffer zone "B" (East)	20' width 27 canopy trees 27 evergreen trees 107 shrubs	20' width 40 canopy trees 40 evergreen trees 160 shrubs	Requirements met
Buffer zone "B" (West)	20' width 29 canopy trees 29 evergreen trees 116 shrubs	22' width 44 canopy trees 44 evergreen trees 176 shrubs	Requirements met; the site plan includes an approximately 140' length of 8' tall masonry screen wall
Buffer zone "B" (South)	20' width 13 canopy trees 13 evergreen trees 52 shrubs	40' width 20 canopy trees 20 evergreen trees 80 shrubs	Requirements met
Detention pond (#1)	18 trees 174 shrubs	18 trees 180 shrubs	Requirements met
Detention pond (#2)	11 trees 104 shrubs	11 trees 110 shrubs	Requirements met

As part of the conceptual PUD site plan approval, the Township granted the applicant's request to waive the screen wall/berm requirements for the required buffer zone areas.

- Signage.** The site plan includes a new monument sign for the entire development with the median of Harte Drive, near the intersection with Grand River Avenue, as well as a directional sign for the storage use internal to the site. Details of both signs are provided on Sheet L.901.

The monument sign has a maximum height of 8 feet and a sign area of approximately 82 square feet. A deviation was granted as part of the overall PID/PUD Agreement for the sign height.

The revised plan also provides submittal includes a directional sign with an area of 4 square feet and a height of 3 feet, both of which comply with Ordinance standards.

As was discussed during review of the conceptual PUD site plan, the monument sign includes a 20 square foot electronic messaging center on each side. The size and sign type meet Ordinance standards, while a note has been added stating that the sign will comply with the requirements of Section 16.07.02(e).

8. **Waste Receptacle/Enclosure.** The project includes 2 new waste receptacles – northeast and southwest of the proposed building. The location, enclosure design and base pad are all in accordance with the Ordinance requirements of Section 12.04.
9. **Impact Assessment.** The submittal includes an Impact Assessment (dated October 1, 2019). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

The site plan includes a tree survey and tree removal plan noting that the vast majority of existing trees will be removed to accommodate site grading. This information is referenced in the Impact Assessment and includes a note that “most of the very large trees are in poor condition.”

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

Respectfully,
SAFEBUILT STUDIO



Brian V. Borden, AICP
Planning Manager

November 4, 2019

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

**Re: Birkenstock Storage
Site Plan Review No. 4**

Dear Ms. Van Marter:

Tetra Tech conducted a fourth site plan review of the Birkenstock Office and Storage building plans. The plans, last dated October 25, 2019, were submitted by Fusco, Shaffer, & Pappas, Inc. on behalf of Jim Harte. The development includes a 10.62-acre site with an existing office building and is located on the south side of Grand River Avenue, between South Hacker Road and Euler Road. The petitioner is proposing to develop the south end of the site for a 67,596-square-foot climate-controlled storage facility. The petitioner is also proposing to rezone the property from general commercial district (GCD) to planned industrial development (PID). We offer the following comments:

GENERAL NOTES

1. The petitioner has provided documentation for their temporary grading easement with adjacent properties for the Township's records, as was previously requested.

UTILITIES

1. The water main and sanitary sewer improvements will be public infrastructure and will require construction plan review and EGLE permitting through MHOG. The construction plans should include the proposed utilities in profile view and all structures, such as proposed hydrants, valves, and manholes should be clearly labeled with unique IDs. This can be done after site plan approval.

The additional documents address our previous comments and we have no further engineering related concerns regarding the proposed site plan.

Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Scherdt
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

October 30, 2019

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Birkenstock Self Storage
2528 Harte Dr.
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on October 30, 2019, and the drawings are dated January 29, 2019, with the latest revisions dated October 25, 2019. The project is a 10.62-acre parcel with an existing 12,816 square foot mixed-use office building. This review is for a proposed new construction 66,148 square-foot climate control storage warehouse facility. There is also an open space area used as parking that has been highlighted for a potential future building. This area will require a new site plan review if developed.

We have no further comments related to the proposed structure.

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



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

Harte Birkenstock Storage Building Impact Assessment - NFE K362-01

Final PID Submission October 1, 2019

The following is the applicants impact statement for the referenced project.

18.07.01 Preparer

This statement was prepared by Michael D. Peterson, P.E., Civil Engineer, Nowak and Fraus Engineers, with input from Steve Roffi, RA, Architect, Fusco, Shaffer and Pappas. NFE has been doing business in SE Michigan for 50 years.

Nowak and Fraus Engineers

46777 Woodward Avenue
Pontiac, MI 48342
(248) 332-7931

Michael D. Peterson, P.E., Principal
mpeterson@nfe-engr.com

Fusco, Shaffer & Pappas, Inc.

550 E. Nine Mile Road
Ferndale, MI 48220
(248) 543-4100

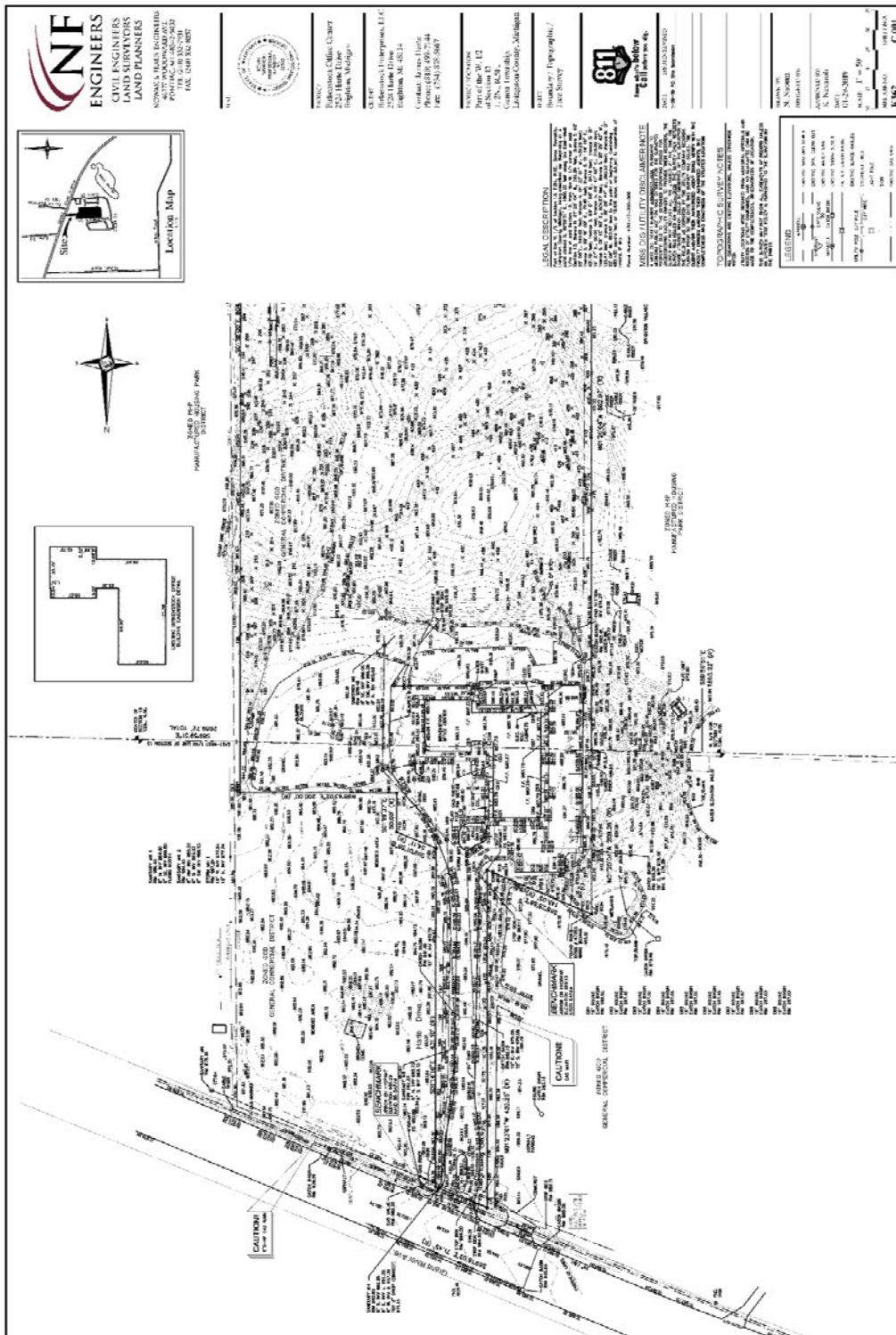
Steve Roffi, RA
sroffi@fsparch.com

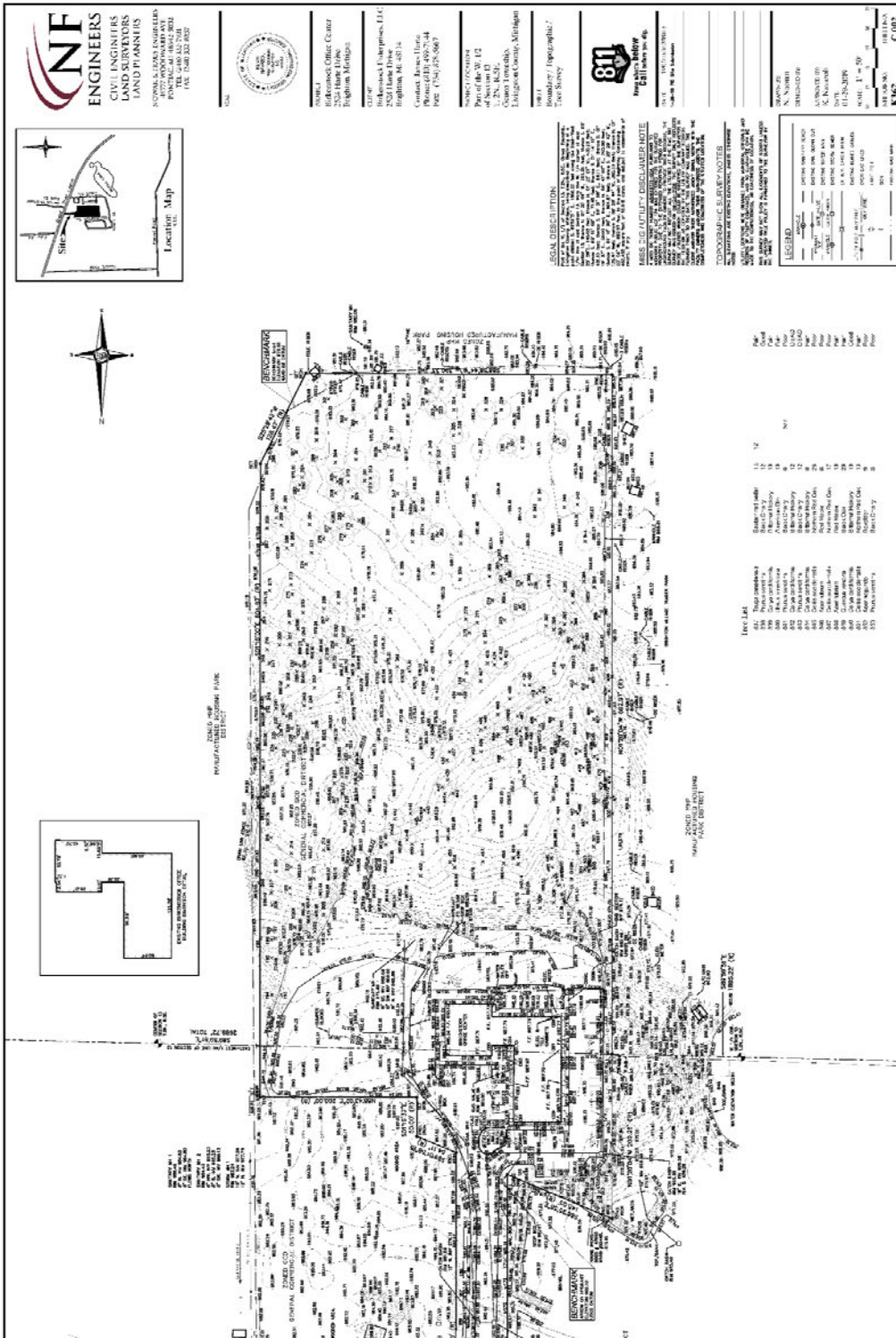
18.07.02 Location

The plans submitted with this application contain larger scale and more detailed information of the existing site/location/proposed improvements. The site is located at 2528 Harte Drive, on the south side of Grand River Avenue. The site is located between Hubert and Bendix Road. The property tax ID is 4711-13-300-009.









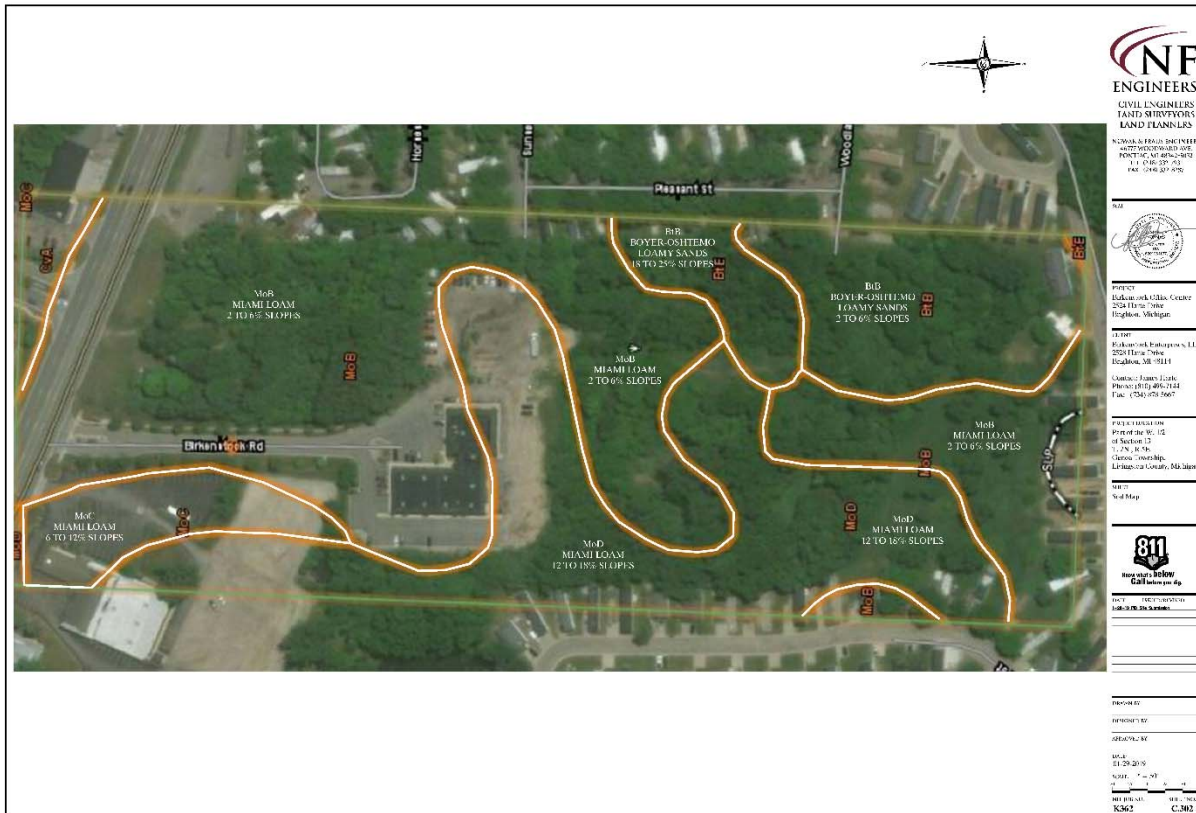
18.07.03 Impact on Natural Features

The site is approximately 10.61 acres in size. The front or north 1/3 to 1/2 of the site contains an office building with drive access from Grand River Avenue. The existing building is set back from Grand River approximately 500 feet.

The remainder of the property where the proposed improvements are to be made can be considered "rolling" with changes in elevation of approximately 20 feet. The Owners intent is to make improvements that will utilize this relief/natural feature and to work with the land as much as possible with the proposed project.

Where the proposed improvements are to be made on the site, the east, south and west sides are bounded by a pre-manufactured development. The northwest portion of the site is bounded on the west side by and existing church which has been approved for improvements as well. The church property is proposing to relocate an ingress/egress point from Grand River to the existing Harte Drive.

The soils specific to this site according to the USDA soils map are: MoB-Miami Loam, BtB-Boyer-Oshemo Loamy Sands, MoD-Miami Loam.



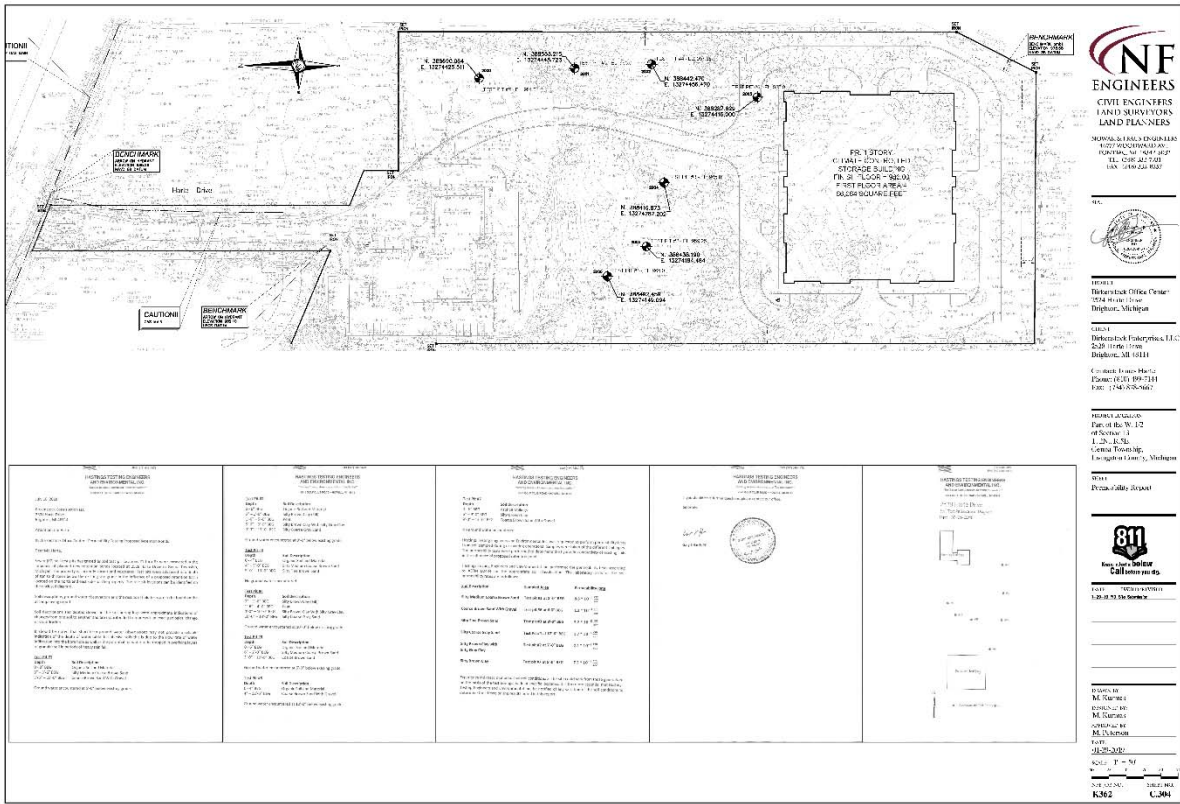
A larger depiction of this graphic can be found in the site plan documents submitted to the Township.

There is little wildlife on this site which has not been previously impacted by the other surrounding developments.

The plans submitted for this project contain a tree survey which identifies all of the trees 8" in caliper and larger. The majority of the trees on site are between 8" and 14" in diameter. The majority of the trees are in poor to fair condition. Most of the very large trees are in poor condition.

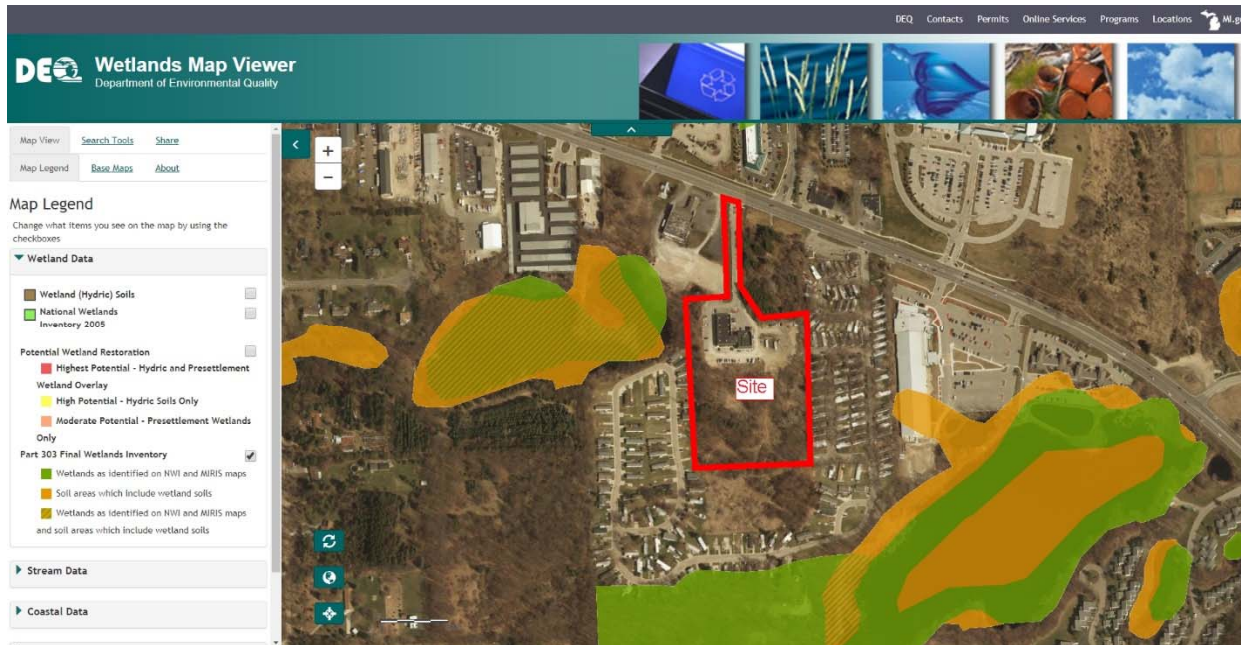
The table is a detailed tree survey log. It contains approximately 100 rows of data. Each row represents a tree with the following columns: Tree ID (e.g., T1, T2), Species (e.g., Red Oak, White Oak), Diameter (in inches), Height (in feet), and Condition (e.g., Fair, Poor, Dead). The table is organized into sections, likely corresponding to different areas of the site. At the top left, there is a logo for 'NF ENGINEERS' and 'NOWAK & FRAUS ENGINEERS'. At the top right, there is a logo for '811' and 'Call Before You Dig'. At the bottom right, there is a signature block for 'NOWAK & FRAUS ENGINEERS' with the name 'K. Nowak' and the date '10/1/2019'.

Test pits were dug on this site to assess the soil conditions and where the ground water may be located. The tests were performed by Hasting Testing Engineers and Environmental Inc. The test pits were dug in the areas of the proposed retention pond which will be area where there are existing low areas prior to development/improvement. No water has been observed to collect in this area and that is consistent with the soils found which is mainly medium to course sand. There are also some heavier/less permeable soils found in some areas/layers. The water table also varied in depth from the surface but is generally between elevation 947 and 950. This is approximately 10 feet or greater than the proposed pond bottom.



Water service to this property as well as the surrounding properties are provided by a City system. To our knowledge there are no wells in the area of this project/property.

There are no wetlands on this site. Below is a wetland map for the site and the area around the site.



Storm water for this site percolates into the ground. There are a couple of low areas on the site that will be reshaped and used as a retention basin, (Retention, meaning no outlet). The basin has been designed to contain the volume of water that will be produced by 2 – 100 year back to back storms. This is in accordance with the requirements of the Township and the County Drain Commission. The frequency of a 100-year storm is once every 100 years.

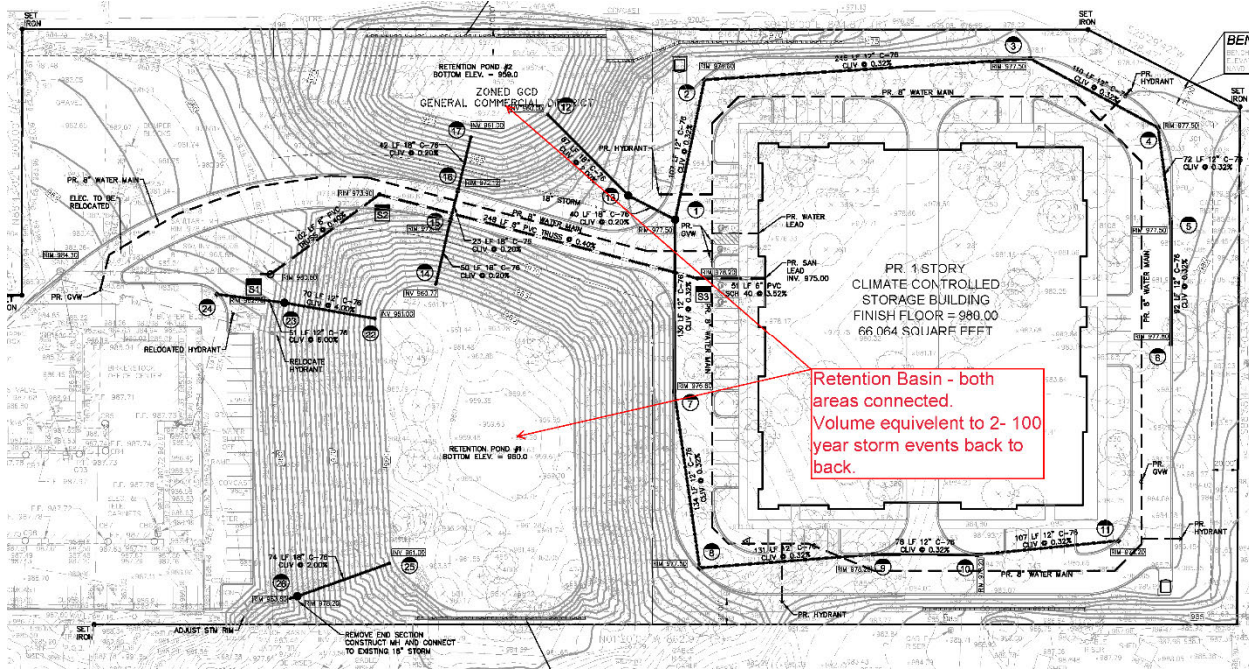
There are no lakes, streams or ponds on the site. Therefore, none of these items will be affected by this development.

As discussed above, surface and ground water quality will not be affected with the proposed site improvements. The storm water in the ponds will be naturally filtered as it percolates into the ground. This is done in accordance with best management practices and the requirements of the Township and County.

Hydrologic Impact Statement – The design features of this site such as percolation and natural filtration of storm water as well as the use of existing and proposed water main and sanitary infrastructure ensure that there will be no negative effects on the natural hydrology of the surrounding area.

18.07.04 Impact on Storm Water Management

As discussed, the storm water on this site either percolates into the ground and/or flows to the two low areas and percolates, evaporates and is picked up by vegetation. The intent is to continue this same practice, but, enlarge the low areas for more volume and a factor of safety (i.e. 2 – 100-year storm events back to back).



To reiterate, the volume of the pond is slightly greater than the volume of water that would be produced by 2 – 100-year storm events back to back. The probability of a 100-year storm is that such an event would occur once every 100 years. A retention pond is a pond that has no outlet and thus the requirement is to size it to handle 2 – 100-year storm events back to back. Water leaves the pond by percolating into the ground (soaking into the ground), by evaporation and by transpiration (water used by vegetation). No standing water has been observed in the existing depression areas and therefore it is assumed that the ground is adequate to allow the percolation of storm water.

County Drain Commissions throughout SE Michigan are now requiring that a portion if not all the storm water produced on a site be percolated back into the ground. This is part of evolving best management practices for dealing with storm water in areas where development occurs.

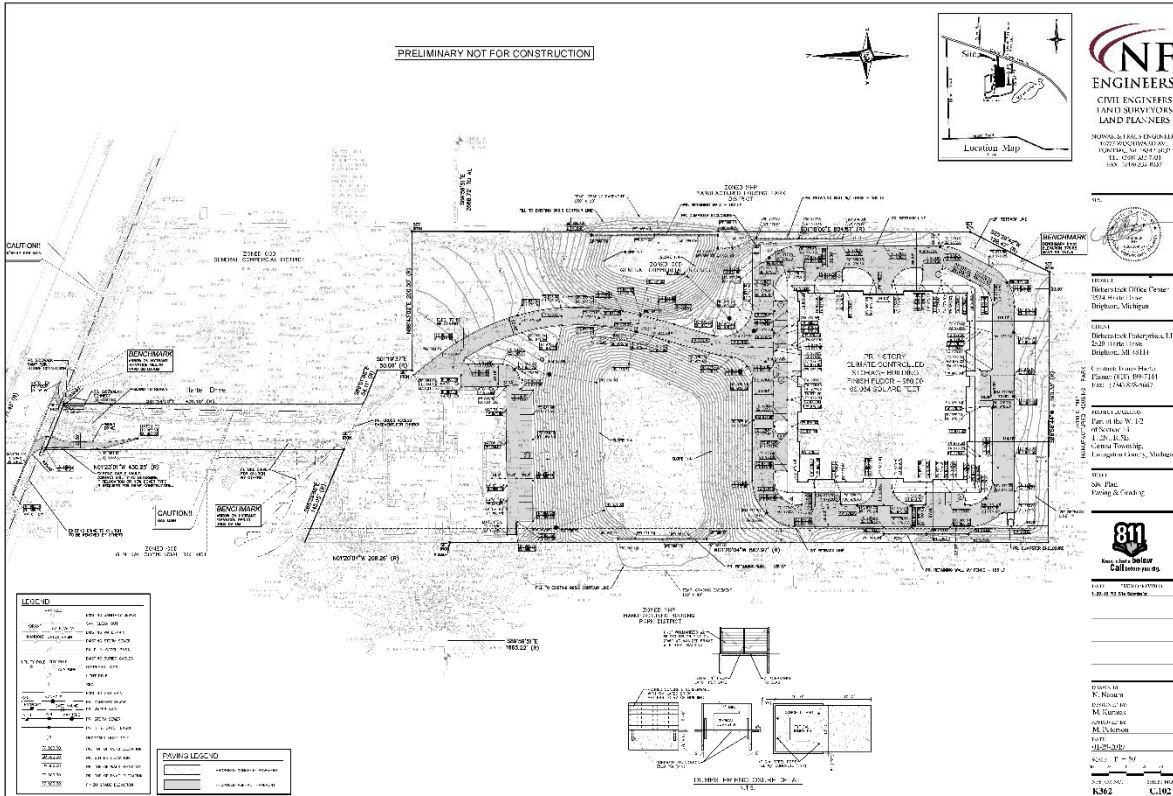
18.07.05 Impact on Surrounding Land Use

The subject parcel is Master Planned for commercial office. There is currently on site, an existing office building that will remain. This existing office is located in the front/northern 1/3 to 1/2 of the site. The proposed development/improvement will be a climate-controlled storage facility with a sales office. The project architect has designed the exterior of the new building with a commercial office look using flat roofs, high quality materials, window patterns, etc.

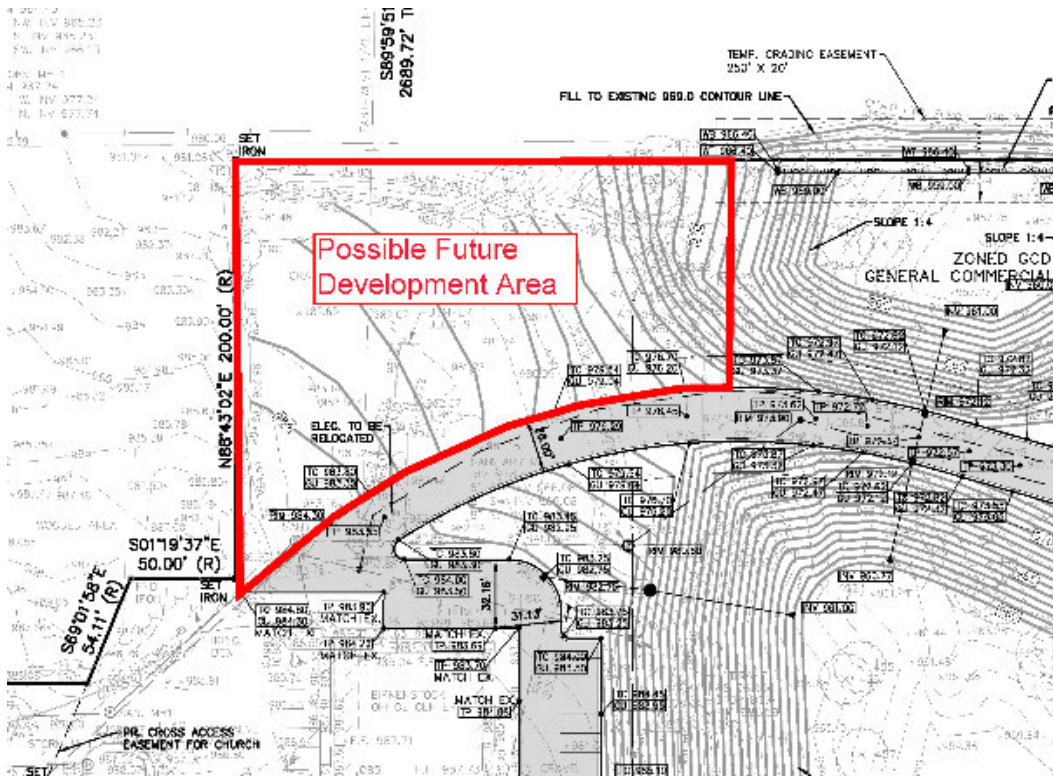
The proposed commercial use is compatible with the adjacent zoning/uses along Grand River Avenue. Low anticipated traffic volume (typical for this type of project) and negligible environmental effects, make for a low impact facility for the site and surrounding properties. Esthetics of the proposed design will blend and be harmonious with the adjacent properties. The existing MFP zoned areas along the East, South and West sides will be screened with a minimum 20-foot-wide buffer that will contain existing trees and planted vegetation.

The Township staff through meetings and discussion have suggested that this project be developed as a PID.

The 66,418 sf, climate-controlled storage building will be constructed on the southern half of the site as depicted in the project drawings. The building, pavement and utilities will be constructed at one time and will not be phased. Landscaping will be installed after the building and related appurtenances are completed.



The applicant has requested that the site and building be designed so that it is harmonious as possible with the existing land. The applicant has reserved the northeast portion of the site to possibly be developed/improved at a later date. This possible future improvement has been considered in the design and the site calculations.



No additional light impact is anticipated with the proposed project. No additional noise or air pollution is anticipated with this project.

It is anticipated that the site will be open for business between 8:00 AM and 6:00 PM. Outside lighting will be minimal as needed for security. Inside lighting will be subdued. A photometric plan will be prepared as part of the construction documents. These plans will be submitted to the Township and other applicable agencies having jurisdiction over the project for their review, approval and applicable permits. The lighting will conform to the Township's requirements.

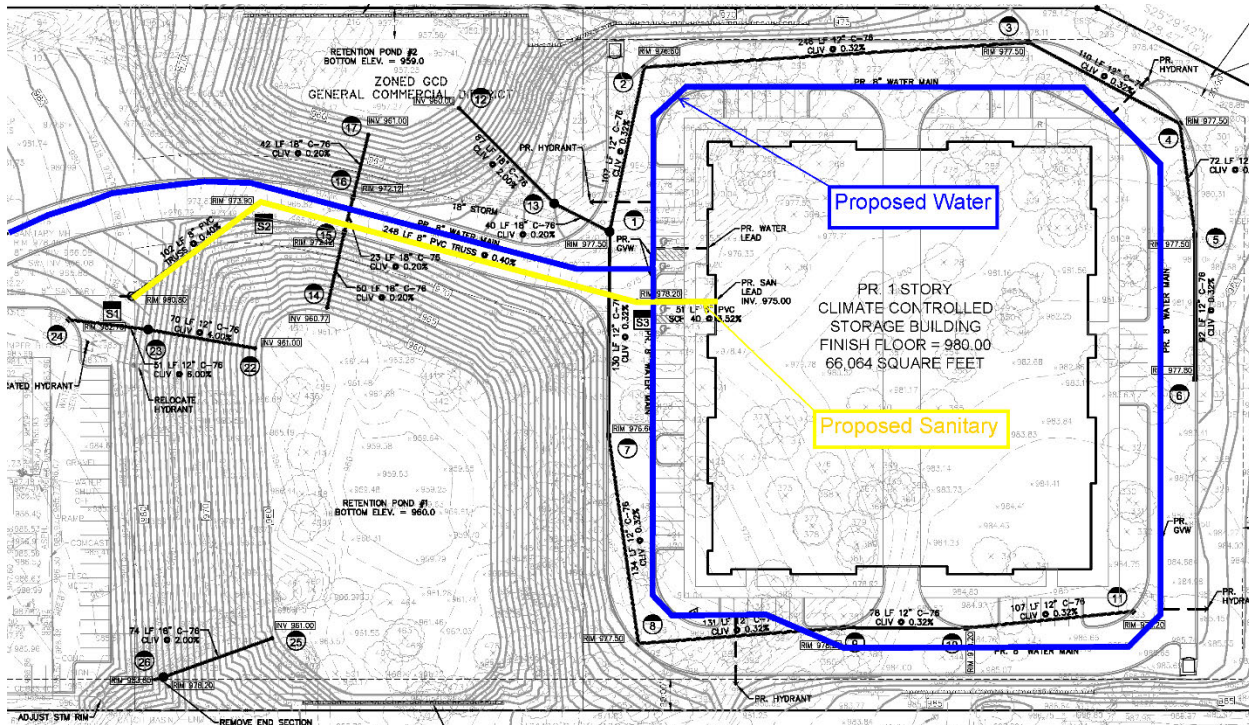
In regard to the performance standards as noted in Section 13.05 there shall be no: smoke, airborne solids, odor, gasses, vibration, noise, glare, radioactive materials, fire and safety hazards, underground storage tanks, above ground storage tanks, toxic or hazardous materials.

18.07.06 Impact on Public Facilities and Services

There will be no residents on site. There will be 3 employees on site. Visits to the site are anticipated to be 24 per day. There is no anticipated impact to schools and recreation facilities. There is no anticipated increase to police, fire and emergency services.

18.07.07 Impact Public Utilities

Water service will be provided through a connection to an existing water main located on site. Sanitary service will be provided through a connection to an existing sanitary sewer located on site. Use or volume of flow from and to the water and sanitary systems will be negligible. Calculations will be provided on the engineering construction documents at a later date and will conform to the requirements of the Township and the County.



As discussed previously, storm water will be collected (catch basins) and directed to the retention pond. The retention pond will have a volume equivalent to 2-100-yr storm events back to back.

During construction the runoff developed will be controlled as required by the Township and the County. The first construction activity on site will be to install the soil erosion and sedimentation control measures that will be depicted on the plans approved by the Township. The retention pond will be reshaped as the second item of construction and storm water directed to the area. Upon completion of the construction, the ponds and storm system will be cleaned, and vegetation established. Once the vegetation is established, the SESC measure will be removed.

As noted the site will be served with public water and sanitary service. Connection to those services will be on site. Calculations for use will be provided as part of the engineering/construction document submittal in accordance with the requirements of the Township. Franchise utilities serving the site will include: gas, electric, phone and data.

18.07.08 Storage and Handling of any Hazardous Materials

No hazardous materials are expected to be on site.

18.07.09 Traffic Impact Study

With the proposed low impact development and low trip generation for this type of use, the proposed project falls below the threshold for peak hour usage and below the threshold for a traffic impact study.

18.07.10 Historic and Cultural Resources

This project does not involve the alteration or demolition of historic structures.

18.07.11 Special Provisions

There are no deed restrictions or protective covenants on this property.

**TOWNSHIP OF GENOA
PLANNED INDUSTRIAL DISTRICT AGREEMENT
FOR
BIRKENSTOCK SELF-STORAGE**

THIS AGREEMENT is made as of the ___ day of _____, 2019, by and between the Genoa Charter Township, Livingston County, Michigan, (hereinafter called the "Township"), the offices of which are located at 2911 Dorr Road, Brighton, Michigan 48116 and Birkenstock Self-Storage, LLC, a Michigan limited liability company (hereinafter referred to as "Developer"), the address of which is 2528 Harte Drive, Brighton, Michigan 48114.

WITNESSETH:

WHEREAS, Developer is the owner and developer of certain land located in the Township of Genoa, County of Livingston, State of Michigan, more particularly described on Exhibit A hereto and incorporated herein by reference (sometimes hereinafter referred to as the "Property"); and

WHEREAS, Developer desires to develop the Property as a climate controlled storage facility and sales office under a comprehensive development plan as a planned industrial district ("PID" or "Planned Industrial District") to be known as "Birkenstock Self-Storage"; and

WHEREAS, the Township's Planning Commission, after giving proper notice, held a public hearing on _____, 2019, at which Developer's Application for a PID ("Application"), Conceptual PID Site Plan, Impact Statement and this PID Agreement was considered, comments and recommendations of the public were heard, and the Planning Commission recommendations were made to the Township Board; and

WHEREAS, on _____, 2019, the Township Board reviewed the Application, Conceptual PID Site Plan, Impact Statement and this PID Agreement and made recommendations to Developer concerning the proposed development; and

WHEREAS, on _____, 2019, Developer submitted to the Planning Commission an Application for Final Approval of the PID ("Final Application"), pursuant to the provisions of Article 10 of the Township's Zoning Ordinance ("Zoning Ordinance")' and

WHEREAS, the Planning Commission, after giving proper notice, held a public hearing on _____, 2019, as required by P.A. 184 of 1983, as amended, at which the Final Application was considered, comments and recommendations of the public were heard, and recommendations were made by the Planning Commission to the Township Board concerning the Final Application; and

WHEREAS, the uses permitted within a PID include uses permitted in the Industrial and Office-Service Districts, including a climate controlled storage facility and sales office and other uses as set forth herein; and

WHEREAS, the Township Planning Commission and the Township Board have reviewed the Final Site Development Plan, attached hereto as Exhibit B, and have approved the Final Site Development plan as to: (1) total acreage under consideration for the Planned Industrial District; (2) the general location and acreage therein for the proposed use in the specified zoning district (being climate controlled storage facility and sales office); and (3) the general site layout and infrastructure improvements; and

WHEREAS, the approved Final Site Development Plan for the PID is consistent with the purposes and objectives of the Township; and further, is consistent with the Township's Zoning Ordinance pertaining to permitted land uses, the intensity of such uses, site access and storm water management; and

WHEREAS, Developer has made its application for final approval of the PID to the Township Board pursuant to and in accordance with the provisions of Article 10 of the Township's zoning ordinance; and

WHEREAS, at a regular public meeting of the Township Board on _____ 2019, the Township Board approved the Final Application submitted by the Developer and rezoned the property to a PID Zoning District; and

WHEREAS, the Township's Zoning Ordinance requires the execution of a Planned Industrial District Agreement in connection with the approval of a PID which Agreement shall be binding on the Township and the Developer;

NOW, THEREFORE, the Developer and the Township, in consideration of the mutual covenants of the parties described herein, and with the express understanding that this Agreement (sometimes hereinafter and in other documents related to the proposed development as the "PID Agreement") contains important and essential terms as part of Final Approval of the Final Application, agree as follows:

I. GENERAL TERMS OF AGREEMENT

A. Township and Developer acknowledge and represent that the foregoing recitals are true and accurate and binding on the respective parties.

B. Township acknowledges and represents that the Property has been rezoned to a PID Zoning District. In addition to the approval of the PID rezoning and the approval of the

proposed use of the Property herein as a climate controlled storage facility with sales office, alternative uses of the Property that shall be allowed either as a permissible use or special land use are set forth in Exhibit C attached hereto.

C. The PID shown and described in Exhibit A (legal description of the PID Site) and the Final Site Development Plan referenced herein as Exhibit B (and specifically captioned as "Construction Drawings for Birkenstock Self-Storage" consisting of Sheets C-1 through C-___, both inclusive, and Sheet ___) is hereby approved in accordance with the authority granted to and vested in the Township under and pursuant to Act 110 of 2006, being the Michigan Zoning Enabling Act, MCL 125.3101, et seq., and Act 33 of 2008, being the Michigan Planning Act, MCL 125.3801, et seq.; and in accordance with the Zoning Ordinance of Genoa Charter Township, enacted October 7, 1991, as amended, except as modified herein; subject to the terms of this Agreement and in compliance with Exhibit B, and all provisions of the Township Zoning Ordinance pertaining thereto (collectively referred to herein as the "Applicable Regulations"), according to the terms thereof as of the date of approval of the PID.

D. The Approved Plan for the PID ("Approved Plan") includes Exhibit A and Exhibit B. The Approved Plan was formulated by the Developer and approved by the Township based upon the material terms of the Impact Statement and Application materials, which were presented to the Township by the Developer.

E. The Developer and the Township acknowledge that the Approved Plan takes precedence over the terms of the foregoing documents.

F. Developer and Township acknowledge and agree that rezoning to PID of the Property described in Exhibit A constitutes approval of Exhibit B as it sets forth the general configuration of permitted land uses. Site plan review for the PID described in Exhibits A and B are not subject to any subsequent enactments or amendments to the Zoning ordinance or the Applicable Regulations and will be reviewed and approved in light of this Agreement including Exhibit B hereto, the Zoning Ordinance and Applicable Regulations as they exist at the date of this Agreement. Developer shall comply with the Zoning Ordinance, as modified herein and as may be otherwise required, with respect to any site plan approved by Township at Developer's request. Any subsequent zoning action by the Township shall be in accordance with applicable constitutional law, the Michigan Zoning Enabling Act and the Zoning Ordinance.

G. The approval of the PID described herein and in Exhibit B, and the terms, provisions and conditions of this Agreement are and shall be deemed to be of benefit to the Property described on Exhibit A and shall run with and bind such Property and shall bind and inure to the benefit of the parties hereto and their successors and assigns.

II. SPECIFIC TERMS OF AGREEMENT REGARDING LAND USE AND LAND DEVELOPMENT

A. The uses permitted hereunder shall be consistent with Article 10 of the Genoa Township

Zoning Ordinance, and Section 10.03.02 specifically, except as otherwise modified and approved herein.

B. Developer represents that it intends to develop the parcel of Property identified in the Final Site Development Plan as a climate controlled storage facility with sales office. The Final Site Development Plan (Exhibit B), including the exterior design, shall be constructed in a manner consistent with a commercial sales office, using a flat roof design, high quality building materials, commercial window patterns and site improvements consistent with the surrounding uses and aesthetic features both on and off site. A 20' landscape buffer, with existing trees, will be installed to screen the existing MHP – Manufactured Housing District use on the east, west and south sides of the property.

C. Developer shall be permitted to deviate from the specific requirements set forth in Article 8, Industrial District, concerning Schedule of Area and Bulk Requirements, and the Township hereby approves a variance from the one-acre minimum lot area requirement set forth in Sec. 8.03.01. Developer shall also be permitted to deviate from the monument sign height limitation set forth in Article 16, Sign Standards, Table 16.1, and the Township hereby approves a maximum height of eight (8) feet for the monument sign due to the consistency with other signs along Grand River Avenue and the existence of multiple businesses on the site that are located a significant distance from Grand River. Developer shall also be permitted to deviate from the specific requirements set forth in Article 12, Site Development Regulations, concerning Industrial District (IND) Exterior Building Wall Materials, and the Township hereby approves a variance from Sec. 12.01.03 for the minimum exterior building material percentage of brick on walls exposed to a public street and adjacent residential areas, which shall be consistent with the brick, metal siding, composite siding and metal canopy percentages set forth in the Front Side Elevation (North), Left Side Elevation (East), Rear Elevation (South), and Right Side Elevation (West) set forth in the submitted Architectural Design Package, Sheet 3 of 4, of the Final Site Development Plan as prepared by Fusco, Shaffer & Pappas, Inc.

D. In accordance with Article 10 of the Genoa Township Zoning Ordinance, the Genoa Township Planning Commission on _____, 2019 has determined that the proposed PID, as presented, may provide community benefits, including but not limited to, a means of secondary access to the adjacent Community Bible Church property and a safe route of pedestrian travel from the adjacent manufactured housing community to the designated public school bus stop at Grand River.

E. The storm water retention/detention system for the PUD shall meet the requirements of the Livingston County Drain Commissioner and all applicable laws and regulations.

F. All utilities required in connection with the development of Birkenstock Self-Storage shall be installed underground.

III. MISCELLANEOUS TERMS OF THIS AGREEMENT

A. Any violation of the terms of this Agreement shall be a violation of the Zoning Ordinance.

The remedies of Township for a violation shall be such remedies as are provided by State and Local law as well as remedies provided by case law.

B. The parties hereto make this Agreement on behalf of themselves, their successors and assigns and the signers hereby warrant that they have the authority and capacity to make this contract. All references to Developer herein shall include any successor to the Developer who or which may act as Developer of the Property or any part thereof. So long as Developer shall not violate any of the terms of this Agreement, it shall be relieved of further responsibilities hereunder upon conveyance by it of the Property or any part thereof to a successor developer. This Agreement shall be recorded with the Livingston County Register of Deeds and the benefits and burdens set forth herein shall run with the Property described in Exhibit A.

C. This Agreement may be amended only by a written instrument executed and recorded by the parties hereto and their successors and assigns.

D. This Agreement may be executed in counterparts, each and all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date set forth at the outset of this Agreement.

TOWNSHIP OF GENOA,
a Michigan municipal corporation

By: _____
Supervisor

And

By: _____
Clerk

STATE OF MICHIGAN)
)SS.
COUNTY OF LIVINGSTON)

The foregoing Planned Unit Development Agreement was acknowledged before me this ____ day of _____, 2019, by _____ and _____ , the Supervisor and Clerk respectively of the Genoa Charter Township, a Michigan municipal corporation, on behalf of the corporation.

Notary Public,
Livingston County, Michigan
My Commission expires:

BIRKENSTOCK SELF-STORAGE, LLC,
a Michigan limited liability company

By: James Harte
Its: Managing Member

STATE OF MICHIGAN)
)SS
COUNTY OF LIVINGSTON)

The foregoing Planned Unit Development Agreement was acknowledged before me this day of _____, 2019, by James Harte, Managing Member of Birkenstock Self-Storage, LLC, a Michigan limited liability company, on behalf of the limited liability company.

Notary Public,
Livingston County, Michigan
My Commission expires:

This Instrument Drafted By:

Roger L. Myers
MYERS & MYERS, PLLC
915 N. Michigan Ave.
Howell, Michigan 48843

When recorded return to Drafter

EXHIBIT C

TABLE OF ALTERNATIVE USES

Permissible Uses	Special Land Uses
<p>Business services such as mailing, copying, data processing and retail office supplies; Personal and business service establishments, performing services on the premises, including: dry-cleaning drop-off stations (without on-site processing), photographic studios, copy centers, mailing centers, data processing centers, dressmakers and tailors, shoe repair shops, tanning salons, beauty parlors, barber shops, and similar establishments; Studios of photographers and artists; Offices of non-profit professional, civic, social, political and religious organizations; Medical offices of doctors, dentists, optometrists, chiropractors, psychiatrists, psychologists and similar or allied professions, excluding clinics, and urgent care centers; Offices of lawyers, engineers, architects, insurance, and real estate agents, financial consultants, and brokers, advertising offices, accounting, and bookkeeping services, clerical, and stenographic services, sales offices, other types of executive, or administrative offices and similar or allied professions; Contractors offices and buildings with only indoor storage of equipment and machinery; Research and development facilities, testing laboratories; Warehousing establishments; Professional or corporate offices; Radio and television studios; and Accessory uses, buildings and structures customarily incidental to any of the above.</p>	<p>Child care centers, preschool and commercial daycare; Retail sales of goods assembled, manufactured, compounded, processed, packaged or treated from previously prepared materials, or repaired or stored, on the premises; and Accessory uses, buildings and structures customarily incidental to any of the above.</p>

OFFICE/STORAGE BUILDING BIRKENSTOCK

GENOA TOWNSHIP LIST OF DRAWINGS

CIVIL ENGINEERING

C.001 BOUNDARY/ TOPOGRAPHIC/ TREE SURVEY
C.002 BOUNDARY/ TOPOGRAPHIC/ TREE SURVEY
C.003 BOUNDARY/ TOPOGRAPHIC/ AERIAL OVERLAY
C.102 PAVING/GRADING PLAN
C.201 SITE PLAN UTILITIES
C.302 SOIL MAP
C.303 FIRE TRUCK ACCESS, STRINGER DIMENSION & SIGNAGE PLAN
C.304 PERMEABILITY REPORT

LANDSCAPING

L.S.1 SITE LANDSCAPE PLAN
L.S.2 PLANTING DETAIL
L.T.1 TREE REMOVAL PLAN
L.T.2 TREE REMOVAL PLAN
L.901 SITE DETAILS

ARCHITECTURAL

A.S.101 ARCHITECTURAL SITE PLAN

A.101 OVERALL FLOOR PLAN
A.201 ELEVATIONS

ELECTRICAL

EX.001 SITE PLAN - PHOTOMETRICS
EX.002 SITE PLAN - LIGHT FIXTURES

DEVELOPMENT TEAM

OWNER/ DEVELOPER

BIRKENSTOCK ENTERPRISES, LLC
BRIGHTON, MI

ARCHITECT

FUSCO, SHAFFER & PAPPAS, INC.
550 EAST NINE MILE RD.
FERDALE, MICHIGAN 48220
248.543.4100

CIVIL ENGINEER

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342
248.332.7931

LANDSCAPE ARCHITECT

HAGENBUCH WEIKALL LANDSCAPE ARCHITECTURE
33203 BIDDESTONE
FARMINGTON HILLS, MI 48334
248.477.3600

STRUCTURAL ENGINEER

JCA ENGINEERING INC.
595 FOREST AVENUE, SUITE 6B
PLYMOUTH MICHIGAN 48170
734.453.4400

MECHANICAL/ELECTRICAL ENGINEER

MECHANICAL ELECTRICAL ENGINEERING
1415 GOLDSMITH
PLYMOUTH, MI 48170
734.454.5516

MICHIGAN SUMMARY TABLE

SITE DATA

SITE AREA (GROSS)		
MINIMUM PROVIDED	± 462,607 S.F. OR ± 10.62 ACRES	3 ACRES
LOT WIDTH		
MINIMUM PROVIDED	150 FT.	450 FT.
ZONING		GCD (GENERAL COMMERCIAL DISTRICT) PID (PLANNED INDUSTRIAL DEVELOPMENT W/IND BASE)
TOTAL BUILDING FOOTPRINT AREA		
EXISTING	12,816 S.F.	
PROPOSED	66,418 S.F.	
TOTAL	79,234 S.F.	
LOT COVERAGE (BUILDINGS)		
MAXIMUM ALLOWED	185,042 S.F. (40%)	
EXISTING	12,816 S.F. (12.7%)	
PROPOSED (TOTAL INC. EXISTING)	79,234 S.F. (17.5%)	
LOT COVERAGE (IMPERVIOUS SURFACE INCL. BUILDING)		
MAXIMUM ALLOWED	392,215 S.F. (85%)	
PROPOSED (TOTAL INC. EXISTING)	209,275 S.F. (45.2%)	
BUILDING HEIGHT		
MAXIMUM ALLOWED	30'-0" - 2 STORY	
PROPOSED	19'-8" - 1 STORY	
BUILDING AREA (GROSS)		
EXISTING OFFICE BUILDING	12,816 S.F.	
PROPOSED STORAGE BUILDING		
STORAGE W/ 700 S.F. SALES OFFICE	59,047 S.F.	
TRUCK LOADING (ENCLOSED)	6,471 S.F.	
TOTAL PROPOSED STORAGE BUILDING	66,418 S.F.	
GRAND TOTAL (INCLUDING EXISTING)		79,234 S.F.

PARKING

REQUIRED - NEW BUILDING		
STORAGE (1 PER 1,500 S.F. - 65,718 / 1,005 = 43.5)	44 SPACES	
SALES OFFICE (1 PER 300 S.F. - 700 / 300 = 2.33)	3 SPACES	
TOTAL	47 SPACES	
PROPOSED - NEW BUILDING		
STORAGE/SALES OFFICE (INCL. 4 P.H. SPACES)	49 SPACES	
REQUIRED - EXISTING BUILDING (1 PER 300 S.F.)		43 SPACES
PROPOSED - EXISTING BUILDING		73 SPACES

NOTES:

1. ALL INTENSITY AND DIMENSIONAL DATA NOTES AS "REQUIRED" OR "ALLOWABLE" IS BASED ON THE IND-BASE ZONING STANDARDS (AS AMENDED).
2. THE BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13

DATE	ISSUE	SIGNATURE BLOCK		
		SIGNATURE	INITIALS	DATE
01.29.19	PID SITE SUBMISSION			
04.17.19	PID SITE RE-SUBMISSION			
10.01.19	FINAL PID SUBMISSION			
10.25.19	FINAL PID RE-SUBMISSION			



FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

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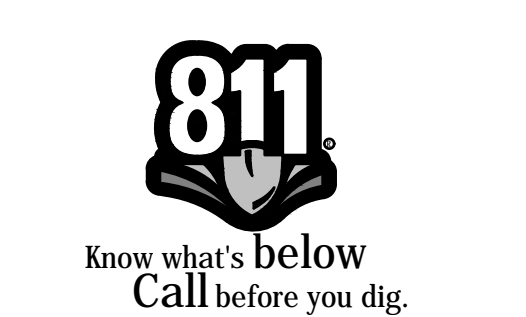
PROJECT
Birkenstock Office Center
2524 Harte Drive
Brighton, Michigan

CLIENT
Birkenstock Enterprises, LLC
2524 Harte Drive
Brighton, MI 48114

Contact: James Harte
Phone: (810) 499-7144
Fax: (734) 878-5667

PROJECT LOCATION
Part of the W. 1/2
of Section 13,
T. 2N., R. 5E.
Genoa Township,
Livingston County,
Michigan

SHEET
Boundary / Topographic /
Tree Survey

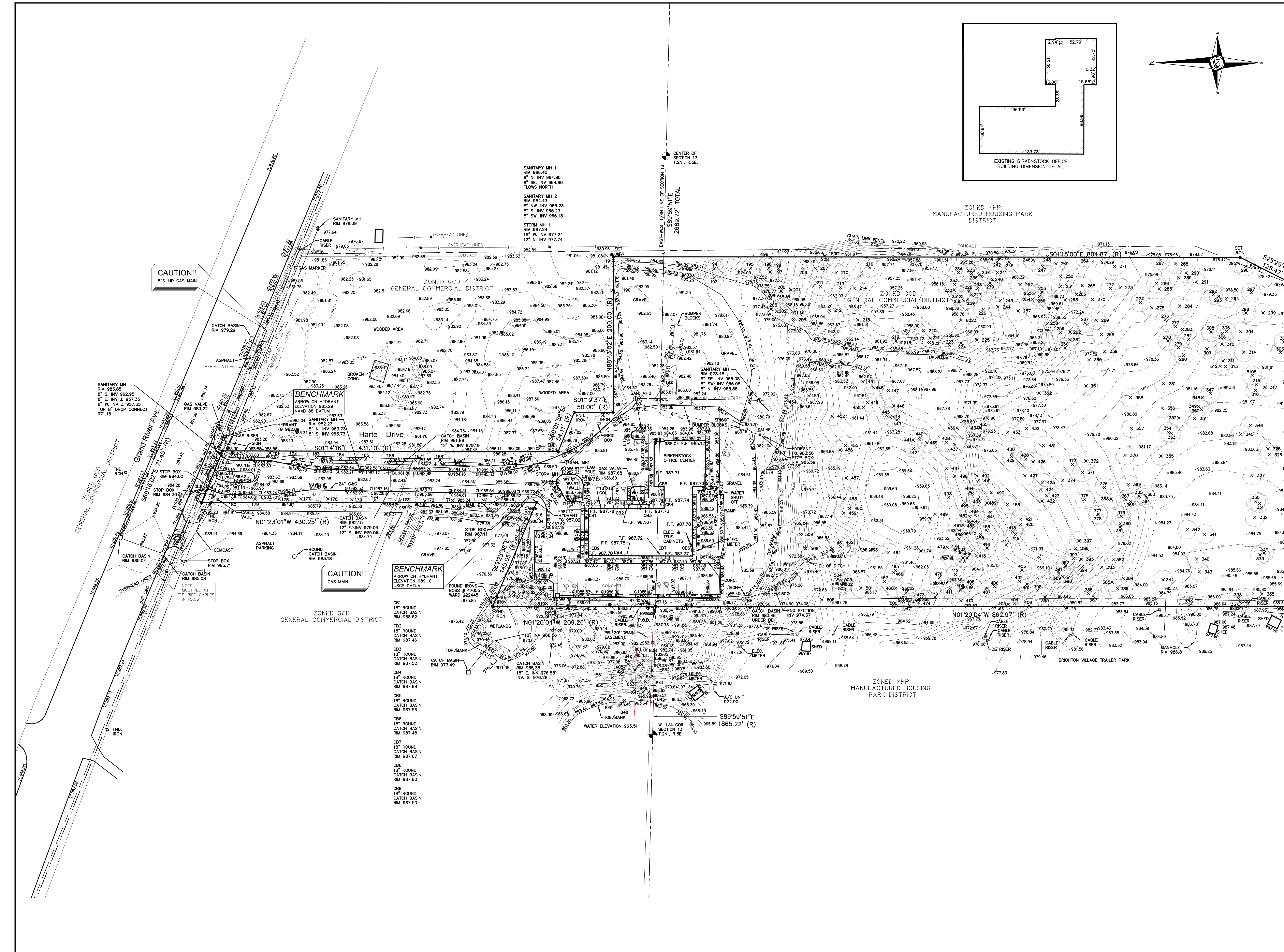
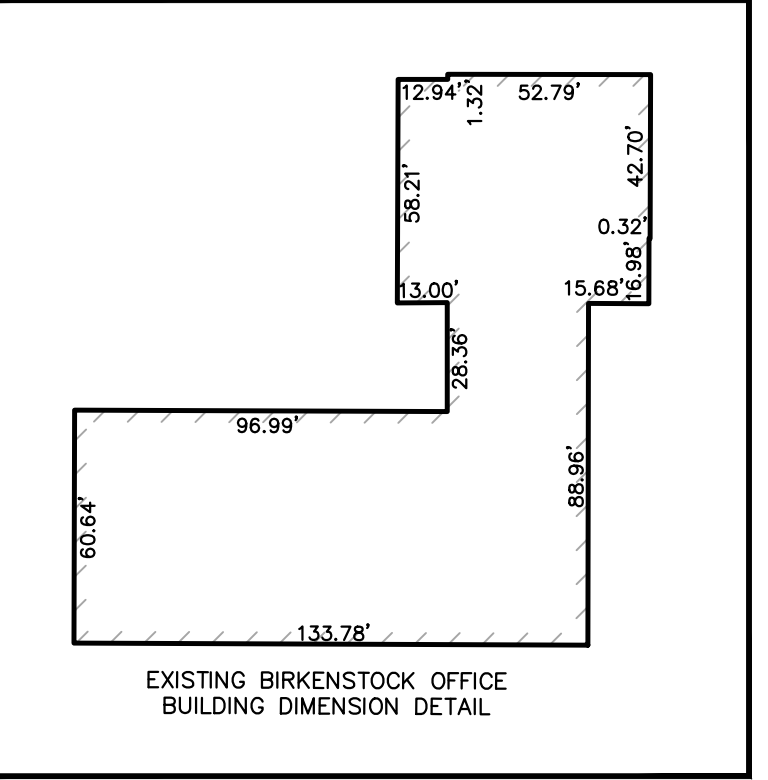
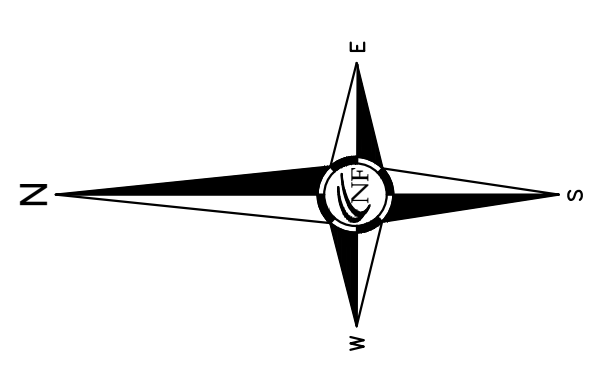
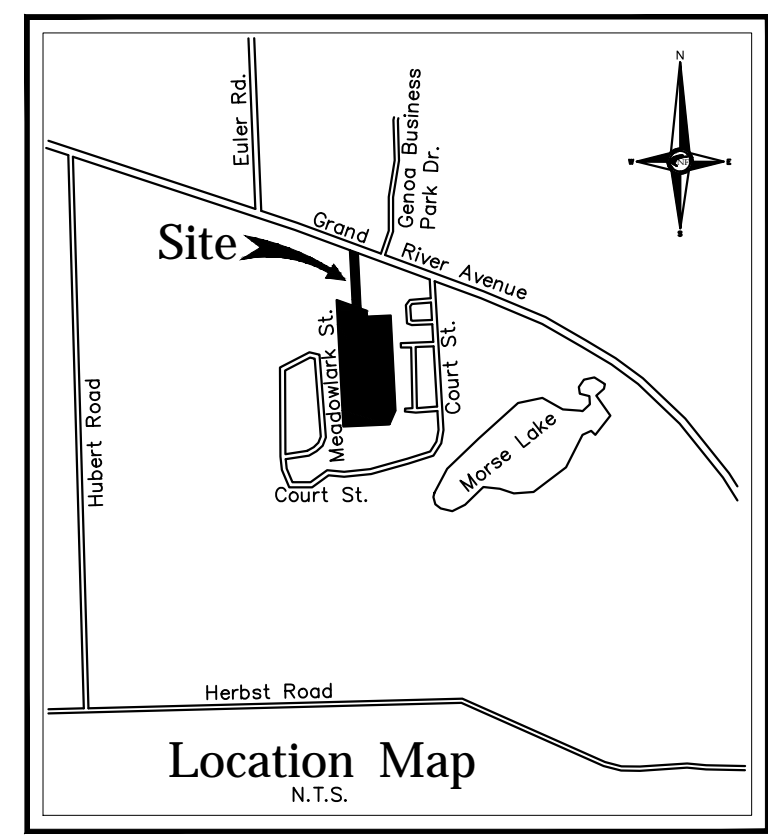


REVISIONS

1-28-19	PID Site Submission
2-22-19	PID Re-submission
4-05-19	PID Re-submission / Tap Board
10-01-19	Final PID Submission
10-25-19	Final PID Re-Submission

DRAWN BY:
N. Naoum
DESIGNED BY:
M. Kurmas
APPROVED BY:
M. Peterson
DATE:
04-05-2019

SCALE: 1" = 50'
50 25 0 25 50 75
NFE JOB NO. sheet no.
K362 C.001



LEGAL DESCRIPTION
Part of the W. 1/2 of Section 13, T. 2N., R. 5E., Genoa Township, Livingston County, Michigan, being described as: Beginning at a point distant S. 89°29'51" E. 1865.22 feet along the East-West 1/4th line of said Section 13, from the W. 1/4 corner of said Section 13; thence N. 01° 20' 04" W. 209.26 feet; thence S. 68° 25' 58" E. 145.02 feet; thence N. 01° 23' 01" W. 430.25 feet; thence S. 69° 16' 02" E. 71.45 feet; thence S. 01° 14' 16" E. 431.10 feet; thence S. 69° 01' 58" E. 54.11 feet; thence S. 01° 19' 33" E. 50.00 feet; thence N. 88° 43' 02" E. 200.00 feet; thence S. 01° 19' 00" E. 804.87 feet; thence S. 25° 29' 42" W. 128.47 feet; thence S. 88° 58' 44" W. 390.33 feet; thence N. 01° 20' 04" W. 862.97 feet to the point of beginning. Containing 462,436 square feet or 10.616 acres, and subject to easements of record.

MISS DIG / UTILITY DISCLAIMER NOTE
A MISS DIG TICKET NUMBER A8806072-00A, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS EXTENDED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 04-24-2019. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH WERE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS INDICATED BY THE UTILITY COMPANY RECORDS. FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED, THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

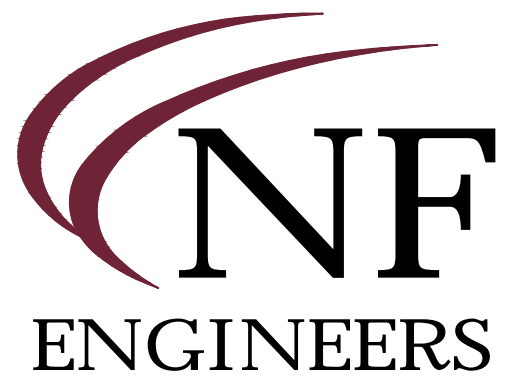
TOPOGRAPHIC SURVEY NOTES
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	E. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

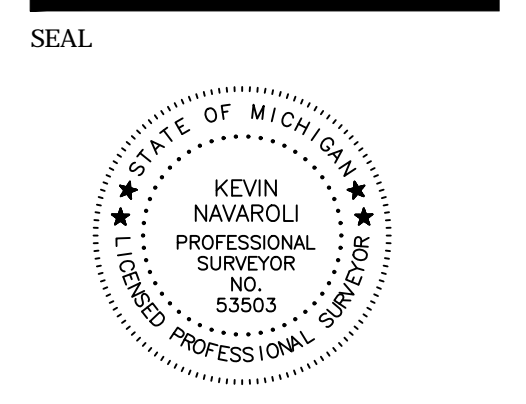
Tree List

837	Tsuga canadensis	Eastern red cedar	1.5	12'	Fair
838	Prunus serotina	Black Cherry	12		Good
839	Carya cordiformis	Bitternut Hickory	10		Fair
840	Ulmus americana	American Elm	10		Fair
841	Prunus serotina	Black Cherry	8	twin	Poor
842	Carya cordiformis	Bitternut Hickory	12		DEAD
843	Prunus serotina	Black Cherry	12		DEAD
844	Carya cordiformis	Bitternut Hickory	8		Fair
845	Celtis occidentalis	Northern Red Oak	28		Poor
846	Acer rubrum	Red Maple	8		Poor
847	Celtis occidentalis	Northern Red Oak	17		Poor
848	Acer rubrum	Red Maple	10		Fair
849	Quercus velutina	Black Oak	29		Fair
850	Carya cordiformis	Bitternut Hickory	10		Good
851	Celtis occidentalis	Northern Red Oak	13		Fair
852	Acer negundo	Boxelder	9		Poor
853	Prunus serotina	Black Cherry	8		Poor



civil Engineers
Land Surveyors
Land Planners

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Farmington, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257



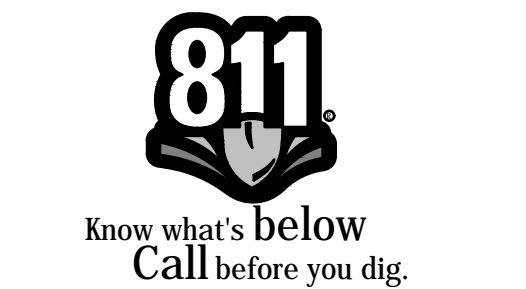
PROJECT
Birkenstock Office Center
2524 Harte Drive
Brighton, Michigan

CLIENT
Birkenstock Enterprises, LLC
2528 Harte Drive
Brighton, MI 48114

Contact: James Harte
Phone: (810) 499-7144
Fax: (734) 878-5667

PROJECT LOCATION
Part of the W. 1/2
of Section 13
T. 2N., R. 5E.
Genoa Township,
Livingston County,
Michigan

SHEET
Boundary / Topographic /
Tree Survey



REVISIONS
1-28-19 PID Site Submission
2-22-19 PID Re-submission
4-05-19 PID Re-submission / Tap Board
10-01-19 Final PID Submission
10-25-19 Final PID Re-Submission

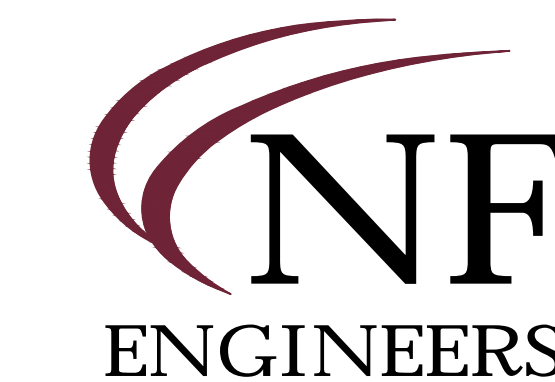
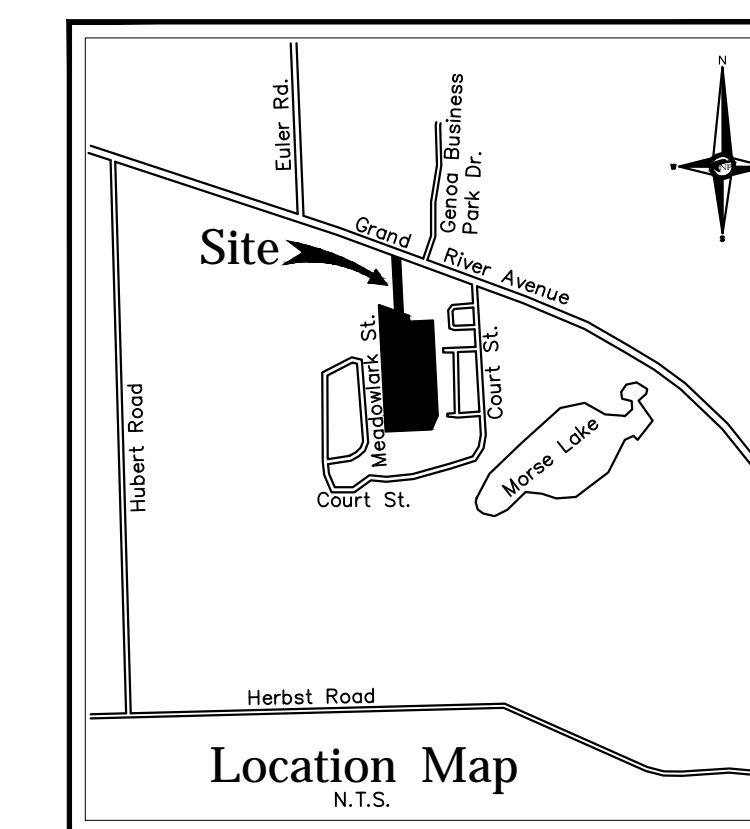
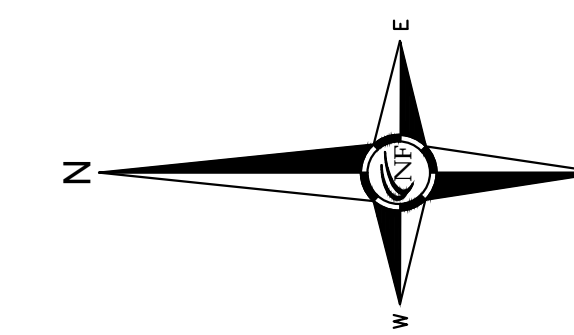
DRAWN BY:
N. Naoum
DESIGNED BY:
M. Kurmas
APPROVED BY:
M. Peterson
DATE:
04-05-2019

SCALE:
NF JOB NO. sheet no.
K362 C.002

Tree List

Table with columns: Tree #, Botanical Name, Common Name, Dia., Height, Type, Other Dia., Condition. Contains a detailed list of trees with their respective characteristics and measurements.

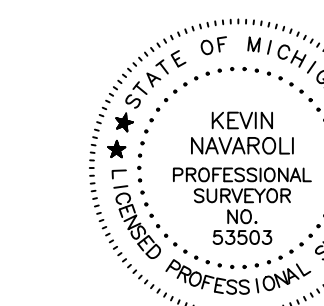
Table with columns: Tree #, Botanical Name, Common Name, Dia., Height, Type, Other Dia., Condition. Contains a detailed list of trees with their respective characteristics and measurements.



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SEAL



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Brighton, Michigan

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2528 Harte Drive
Brighton, MI 48114

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of Section 13
T. 2N., R. 5E.
Genoa Township,
Livingston County,
Michigan

SHEET
Boundary / Topographic /
Aerial Overlay



Know what's below
Call before you dig.

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DRAWN BY:
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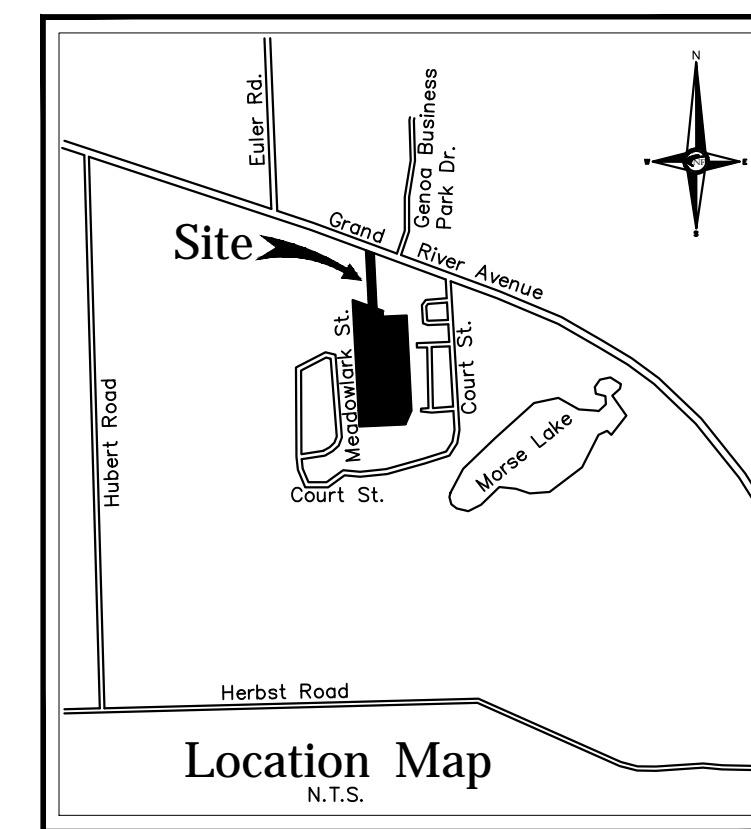
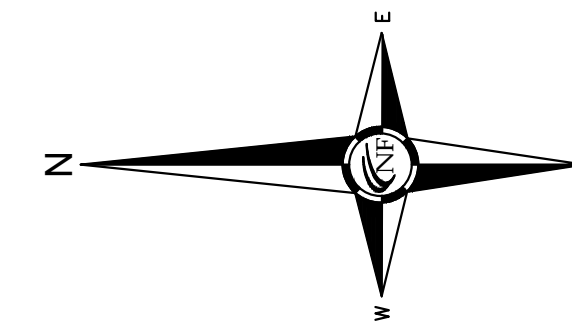
DATE:
04-05-2019

SCALE: 1" = 50'

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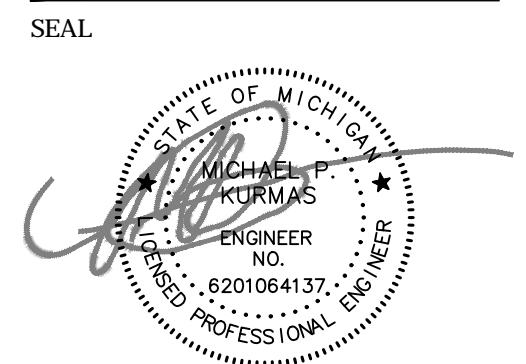
NFE JOB NO. sheet n.o.
K362 C.003

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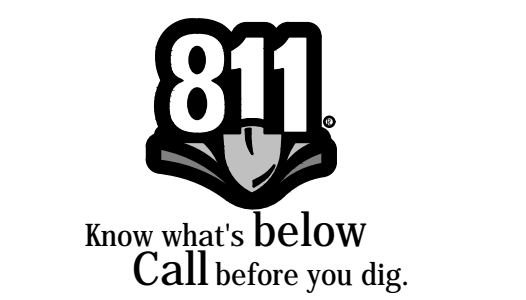
PROJECT
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of Section 13
T. 2N., R. 5E.
Genoa Township,
Livingston County,
Michigan

SHEET
Site Plan
Paving & Grading



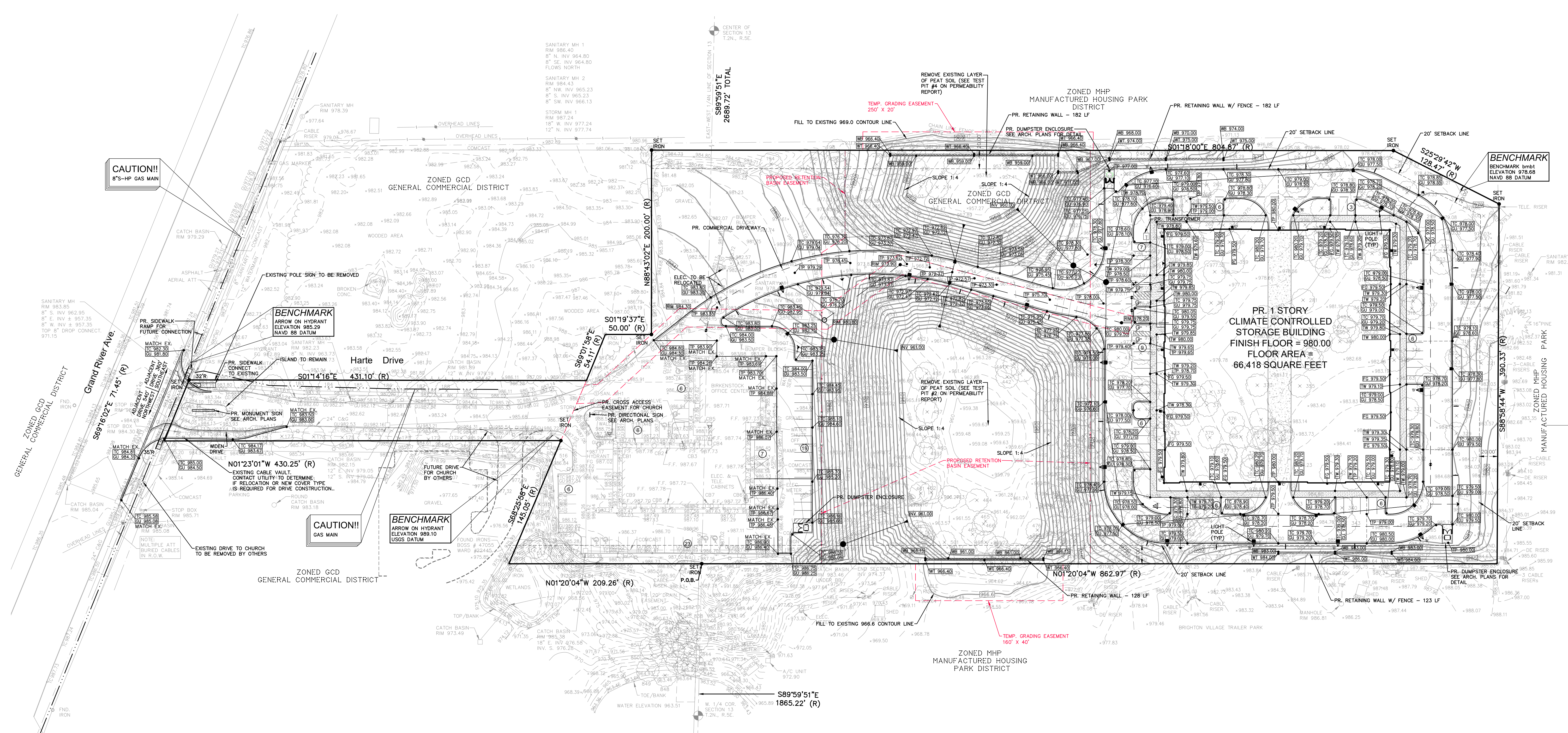
REVISIONS
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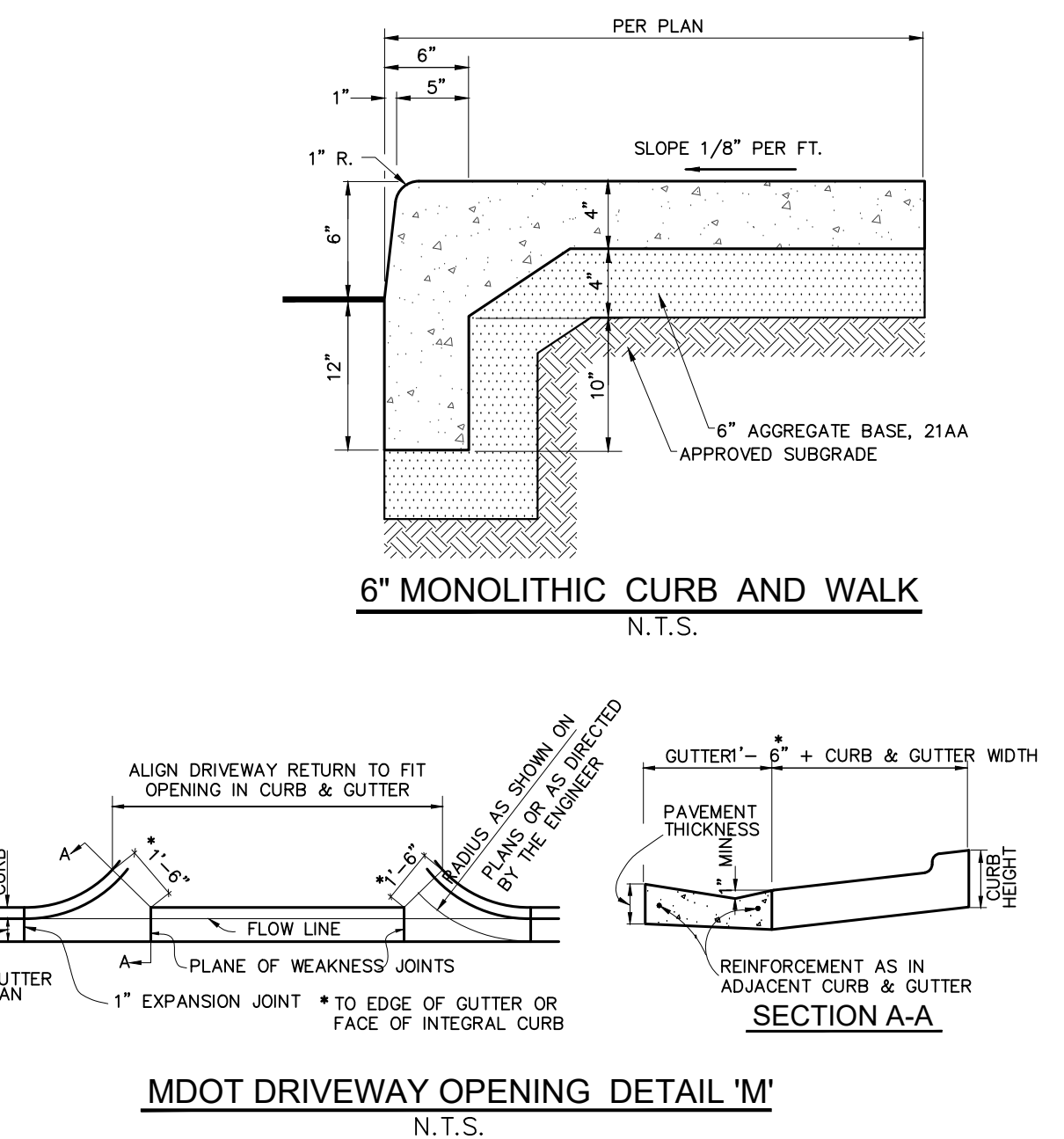
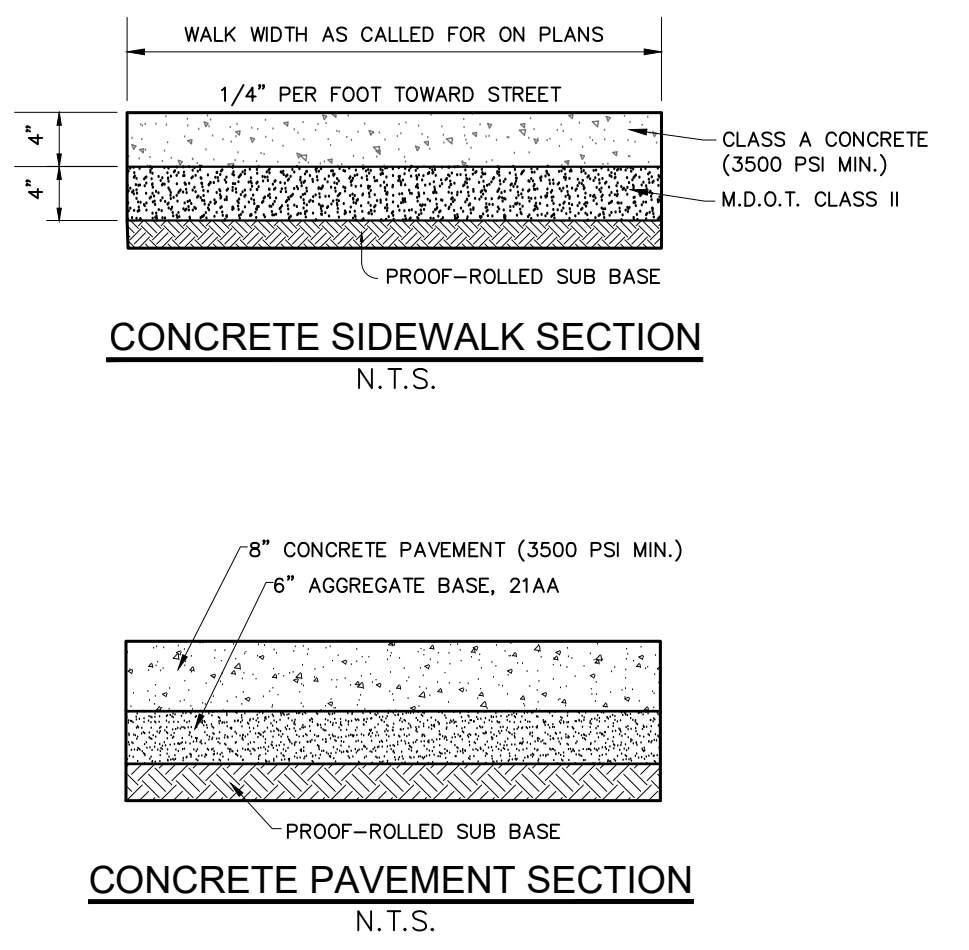
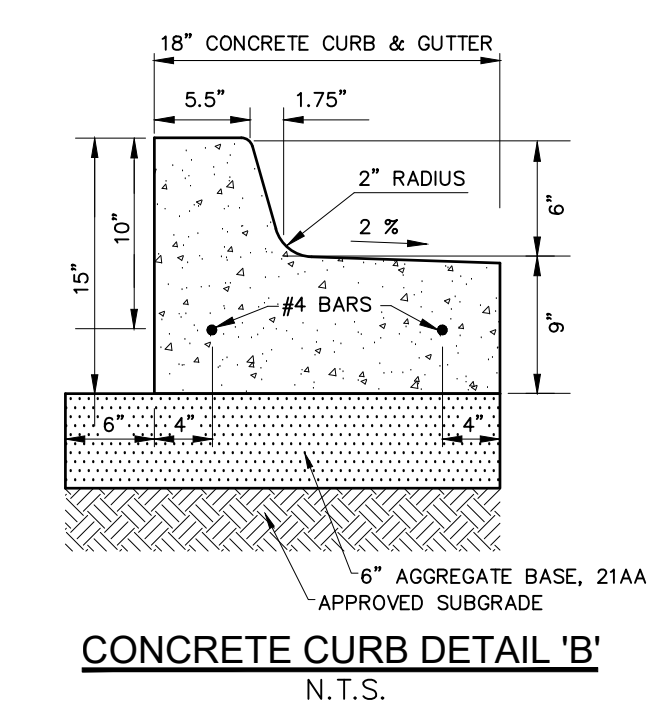
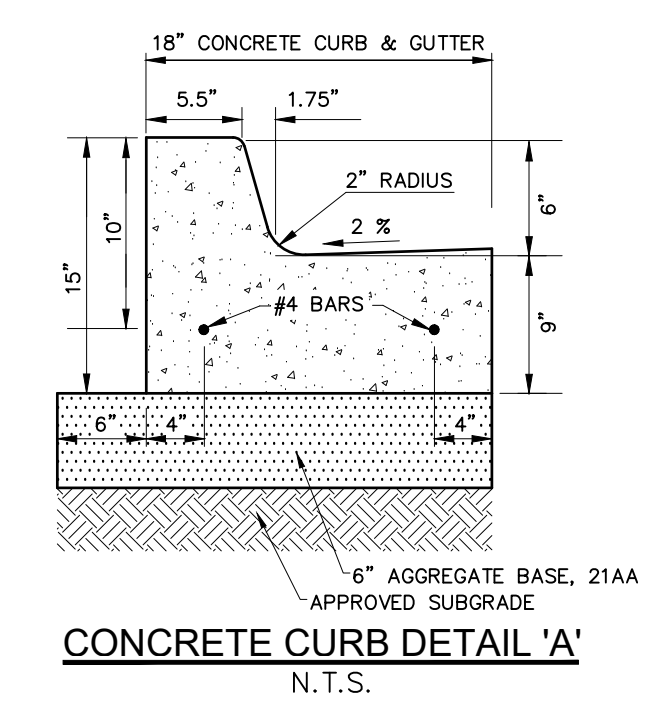
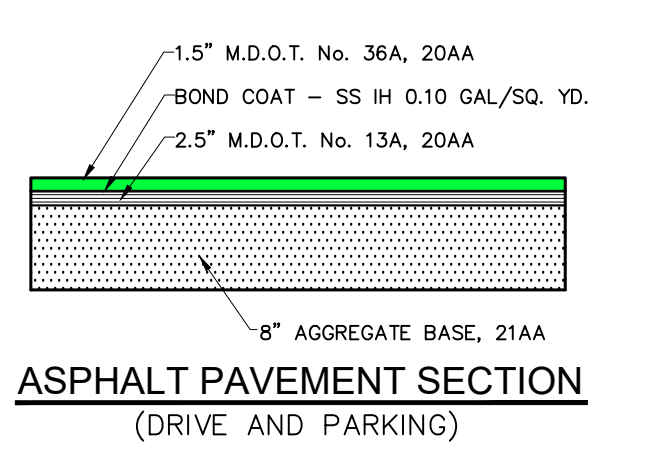
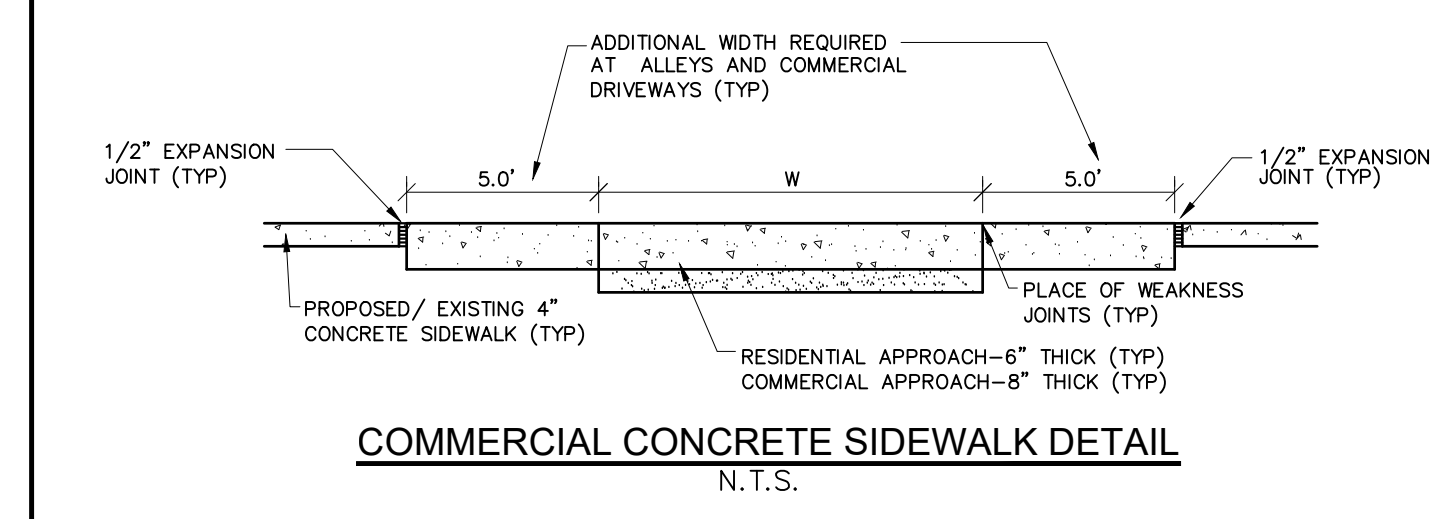
SCALE: 1" = 50'

NFE JOB NO. sheet no.
K362 C.102



NOTE
SEE PHOTOMETRIC PLAN FOR LIGHT POLE SPECIFICATIONS

LEGEND	
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	GUY WIRE
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION
	PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION
	PR. TOP OF PAVT. ELEVATION
	FINISH GRADE ELEVATION

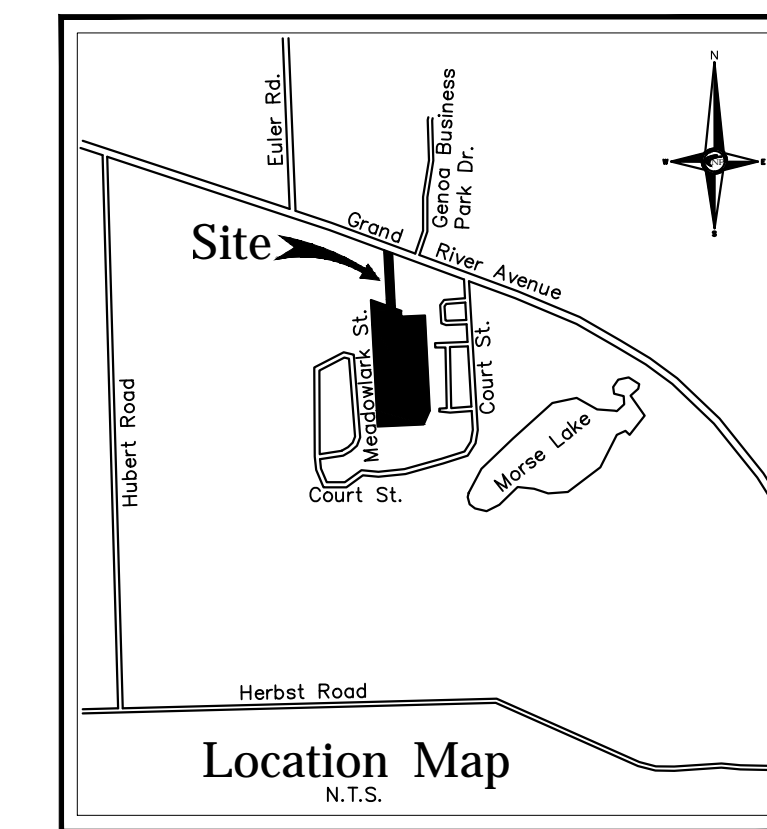
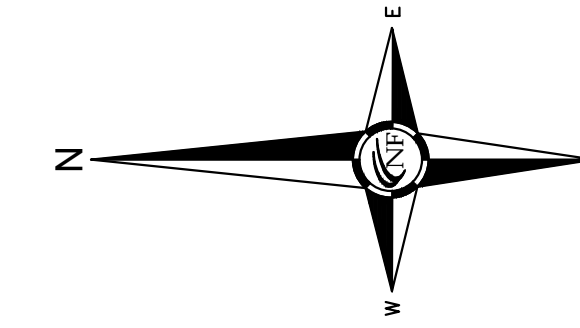


PAVING LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

Storm Sewer Structure Schedule	
Structure Name	Structure Details
#1 4' DIA MH	PR. RIM 977.50 PR. 12" E. INV. 971.79 PR. 12" W. INV. 972.33 PR. 18" NE. INV. 971.45
#2 4' DIA CB	PR. RIM 976.60 PR. 12" S. INV. 972.13 PR. 12" W. INV. 972.13
#3 4' DIA CB	PR. RIM 977.50 PR. 12" SW. INV. 972.92 PR. 12" N. INV. 972.92
#4 4' DIA MH	PR. RIM 977.50 PR. 12" W. INV. 973.27 PR. 12" NE. INV. 973.27
#5 4' DIA CB	PR. RIM 977.50 PR. 12" SW. INV. 973.51 PR. 12" E. INV. 973.50
#6 4' DIA CB	PR. RIM 977.80 PR. 12" E. INV. 973.80
#7 4' DIA CB	PR. RIM 976.60 PR. 12" W. INV. 972.75 PR. 12" E. INV. 972.75
#8 4' DIA CB	PR. RIM 977.50 PR. 12" S. INV. 973.18 PR. 12" E. INV. 973.18
#9 4' DIA CB	PR. RIM 978.20 PR. 12" S. INV. 973.60 PR. 12" N. INV. 973.60
#10 4' DIA CB	PR. RIM 978.20 PR. 12" S. INV. 973.85 PR. 12" N. INV. 973.85
#11 4' DIA CB	PR. RIM 978.20 PR. 12" N. INV. 974.20
#12 18" END SECT	PR. 18" SW. INV. 960.00
#13 4' DIA MH	PR. RIM 977.01 PR. 18" SW. INV. 971.37 PR. 18" NE. INV. 961.73
#14 18" END SECT	PR. 18" E. INV. 960.77
#15 4' DIA CB	PR. RIM 972.12 PR. 18" E. INV. 960.87 PR. 18" W. INV. 960.87
#16 4' DIA CB	PR. RIM 972.12 PR. 18" E. INV. 960.92 PR. 18" W. INV. 960.92
#17 18" END SECT	PR. 18" N. INV. 961.00
#22 12" END SECT	PR. 12" N. INV. 961.00
#23 4' DIA MH	PR. RIM 979.00 PR. 12" N. INV. 975.00 PR. 12" S. INV. 963.80
#24 4' DIA CB	PR. RIM 982.75 PR. 18" E. INV. 978.07
#25 18" END SECT	PR. 18" N. INV. 961.00
#26 4' DIA MH	PR. RIM 978.20 PR. 18" N. INV. 974.37 PR. 18" S. INV. 962.49

Sanitary Structure Schedule	
Structure Name	Structure Details
#S1 EXISTING SAN MH	PR. RIM 980.80 PR. 8" SE. INV. 966.00 PR. 8" N. INV. 965.88
#S2 4' DIA SAN MH	PR. RIM 973.80 PR. 8" S. INV. 966.41 PR. 8" NW. INV. 966.41
#S3 4' DIA SAN MH	PR. RIM 978.20 PR. 6" S. INV. 973.20 PR. 8" N. INV. 967.40

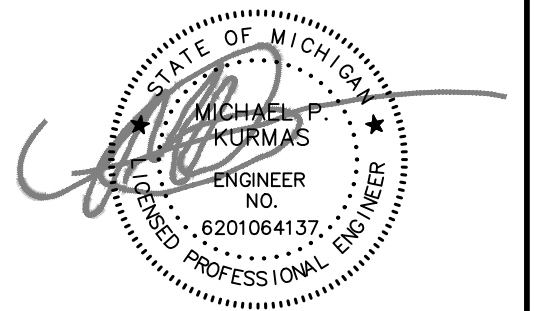
PRELIMINARY NOT FOR CONSTRUCTION



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Land Planners

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Pontiac, MI 48342-5032
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SEAL



PROJECT
Birkenstock Office Center
2524 Harte Drive
Brighton, Michigan

CLIENT
Birkenstock Enterprises, LLC
2528 Harte Drive
Brighton, MI 48114

Contact: James Harte
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PROJECT LOCATION
Part of the W. 1/2
of Section 13
T. 2N., R. 5E.
Genoa Township,
Livingston County,
Michigan

SHEET
Site Plan
Utilities



Know what's below
Call before you dig.

REVISIONS
1-28-19 PID Site Submission
2-22-19 PID Re-submission
4-05-19 PID Re-submission / Tap Board
10-01-19 Final PID Submission
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DRAWN BY:
N. Naoum
DESIGNED BY:
M. Kurmas
APPROVED BY:
M. Peterson

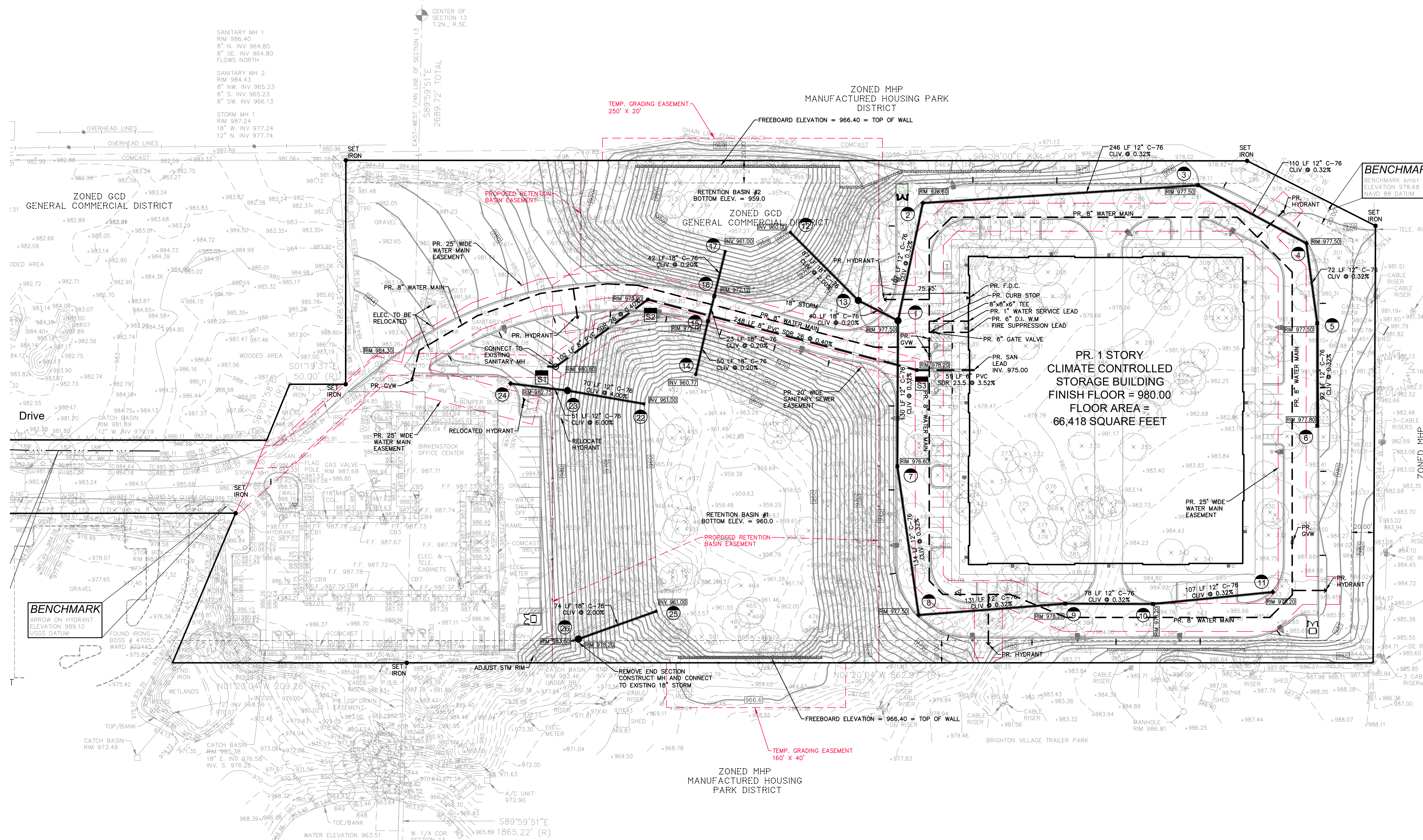
DATE:
04-05-2019

SCALE: 1" = 50'

50 25 0 25 50 75

NFE JOB NO. sheet no.

K362 C.201



BIRKENSTOCK RETENTION CALCULATIONS

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS	
3.46	0.20	0.69	LAWN
6.15	0.90	5.54	PVMT, BLDG, SW
1.00	1.00	1.00	WATER SURFACE

FACTORED C: 0.68
TOTAL DRAINAGE AREA: 10.61

REQUIRED RETENTION POND VOLUME PER GENOA TWP. STANDARDS = 2 INCHES OVER ENTIRE SITE

0.1666 FT x 10.61 AC x 43,560 SQ. FT. / AC = 76998 CUBIC FEET OF STORAGE

RETENTION POND #1 STORAGE PROVIDED

ELEV.	AREA (SFT)	DEPTH (FT)	VOLUME (FT ³)	TOTAL VOLUME (FT ³)
966	48622	1	47105	239901
965	45388	1	44126	192796
964	42663	1	41249	148670
963	39835	1	38469	107421
962	37103	1	35822	68952
961	34540	1	33131	33131
960	31721	1	0	0

COMBINED VOLUME PONDS #1 AND #2

ELEV.	TOTAL VOLUME (FT ³)
966	318859
965	257037
964	199428
963	145875
962	96229
961	50307
960	8101
959	0

RETENTION POND #2 STORAGE PROVIDED

ELEV.	AREA (SFT)	DEPTH (FT)	VOLUME (FT ³)	TOTAL VOLUME (FT ³)
966	15348	1	14717	78959
965	14086	1	13484	64242
964	12881	1	12305	50758
963	11728	1	11177	38454
962	10626	1	10101	27277
961	9575	1	9075	17176
960	8575	1	8101	8101
959	7627	1	0	0

STORAGE PROVIDED WITH 3 FEET OF FREEBOARD AT ELEV. 963.40 = 167296 CUBIC FEET

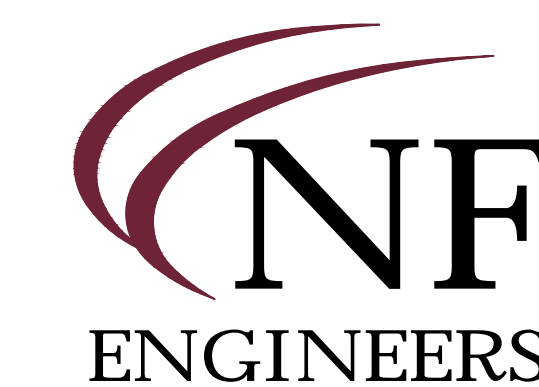
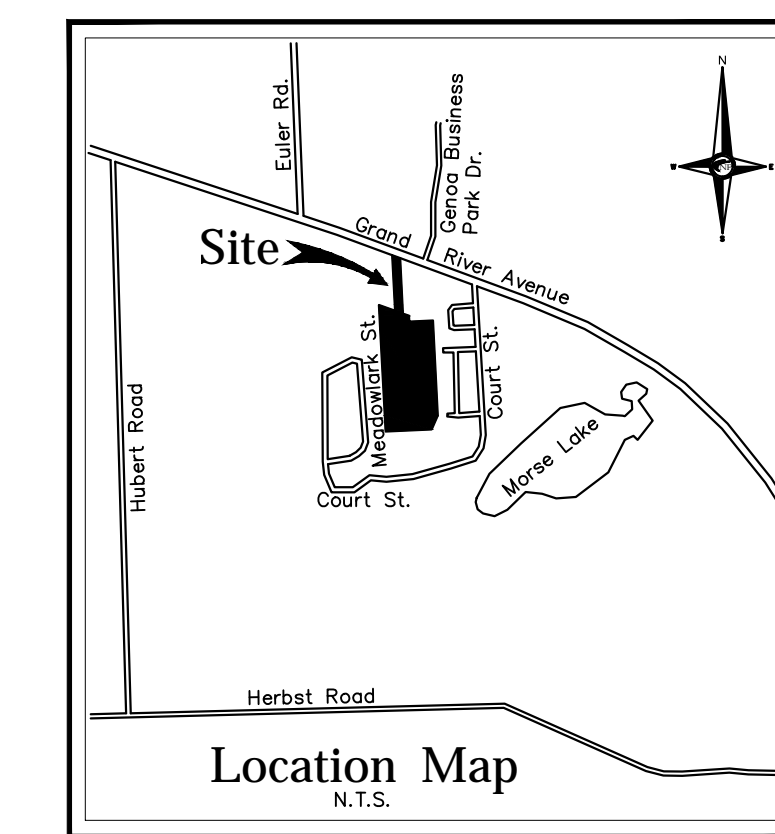
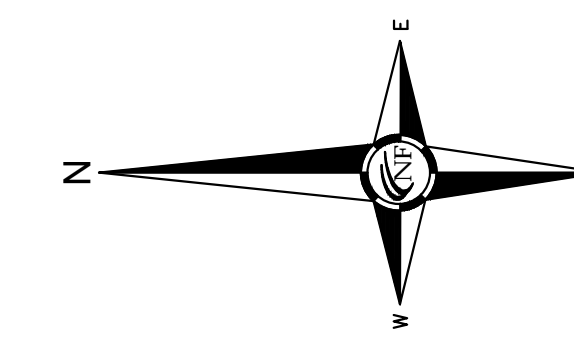
167,296 CUBIC FEET OF STORAGE = 4.345 INCHES OF RAINFALL OVER ENTIRE SITE

STORAGE PROVIDED AT ELEV. 966.0 (0.4 FEET BELOW FREEBOARD) = 318,859 CF OR 8.282 INCHES OVER ENTIRE SITE

Storm Water Design Narrative:

Storm water storage for the proposed site is designed to be handled by use of 2 retention basins connected by equalizing pipes. Per Genoa Township requirements, retention basins shall be sized to accommodate two inches of runoff from the entire tributary area. Due to the lack of a natural overflow route to an off-site water body, the retention basins have been conservatively designed to accommodate 4.945 inches of water over the entire site before reaching the required 3 feet of freeboard. In the most extreme storm events, the retention basins are capable of handling 8.282 inches of water over the entire site before reaching a water elevation of 966.0 which is still 0.4 feet below proposed freeboard elevations.

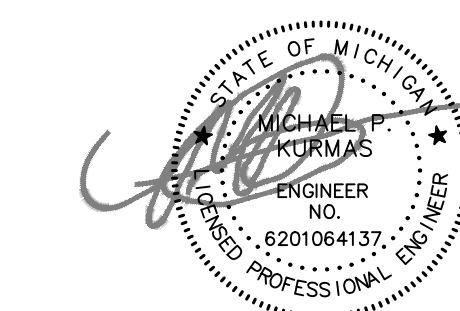
The retention basins will drain through evaporation and infiltration over an extended period of time. Test hole locations and a corresponding permeability report completed by Hastings Testing Engineers and Environmental Inc. are included as part of the site plan submittal (sheet C304). Test holes #2 and #4 show a layer of peat starting at EL. 957.75 and EL. 955.75 respectively and extending 2 to 3.5 feet deep which are believed to be formed over many years of accumulated organic matter being deposited by storm water runoff to the natural low point. These pockets of peat soil appear to be isolated based on adjacent test pits showing sandy soils down to elevation 952.0 and will be called out to be removed as part of retention basin grading. The remainder of the test pits show sandy soils conducive to infiltration.



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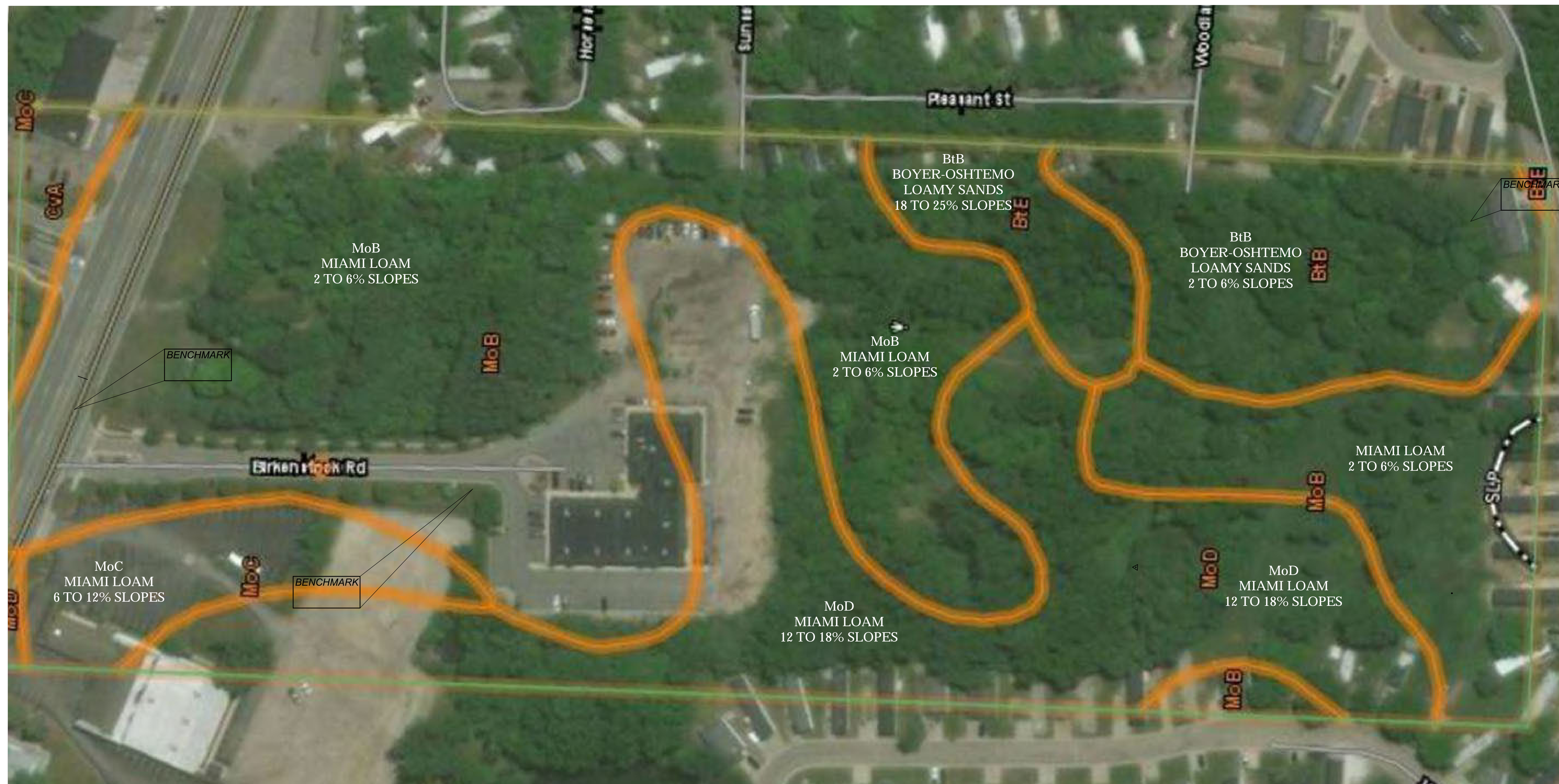
SEAL



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SHEET
Soil Map



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DRAWN BY:
N. Naoum

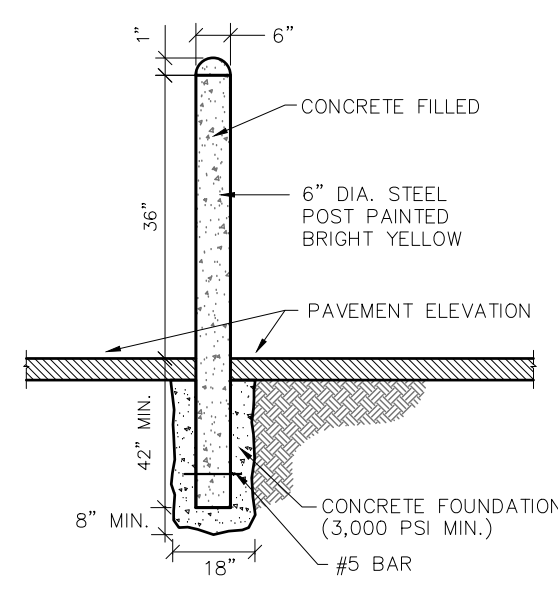
DESIGNED BY:
M. Kurmas

APPROVED BY:
M. Peterson

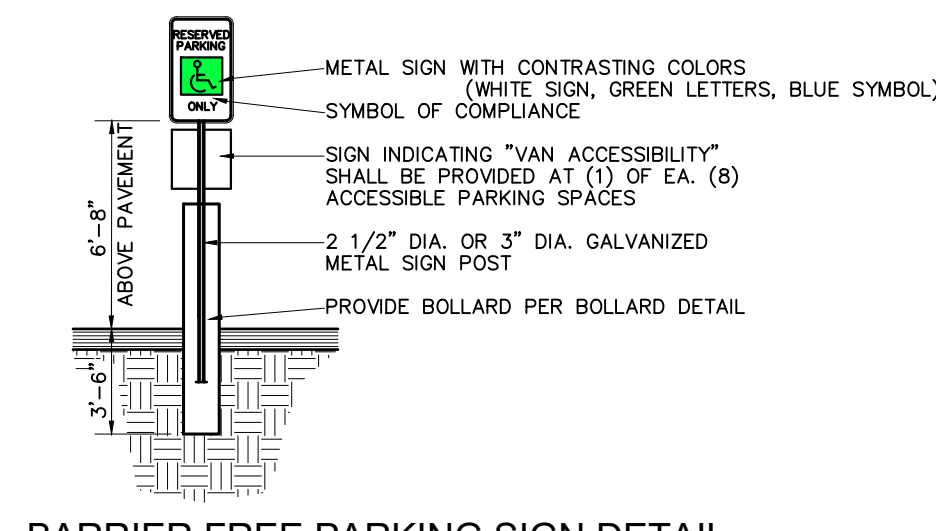
DATE:
04-05-2019

SCALE: 1" = 50'

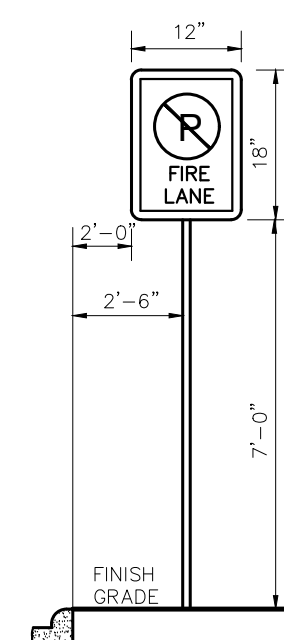
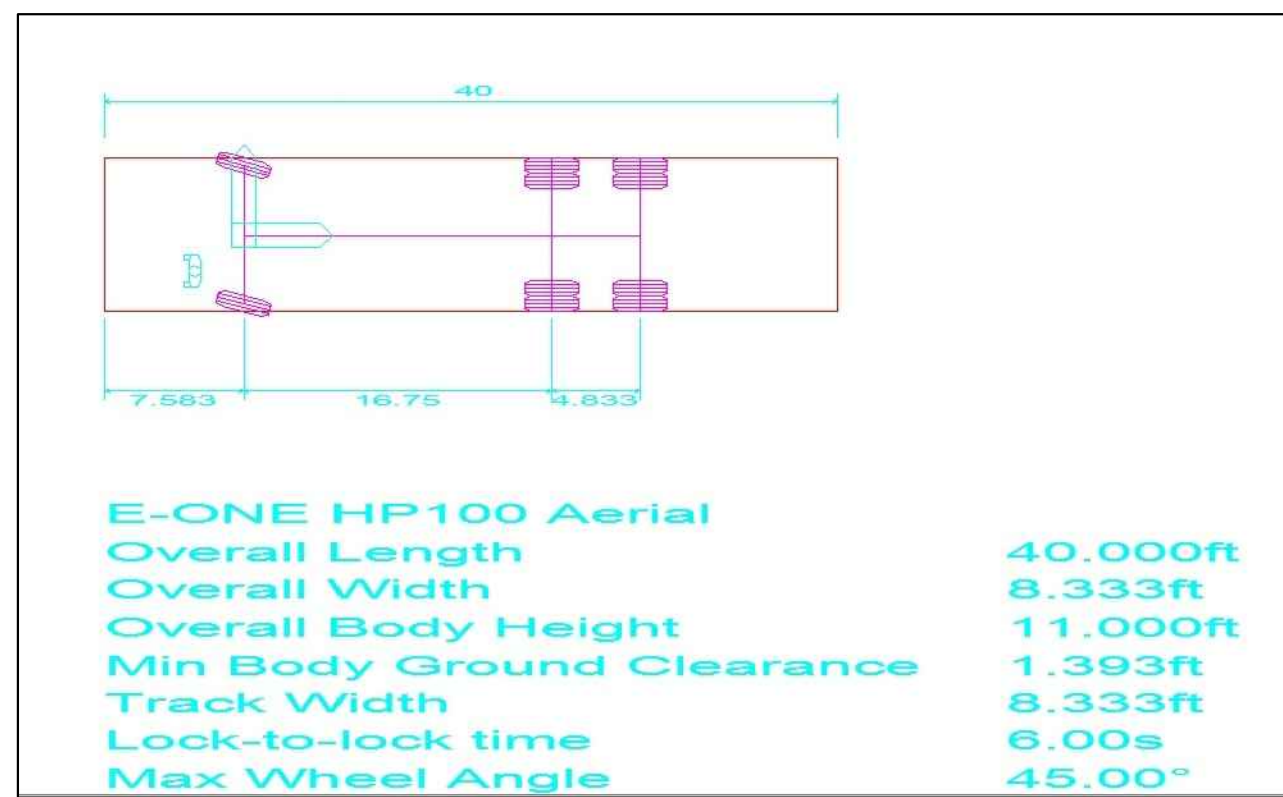
NFE JOB NO. sheet n.o.
K362 C.302



BOLLARD DETAIL
N.T.S.



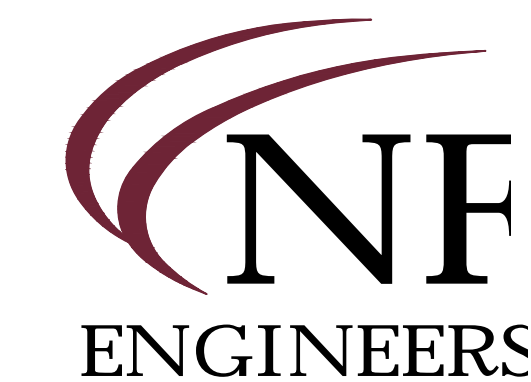
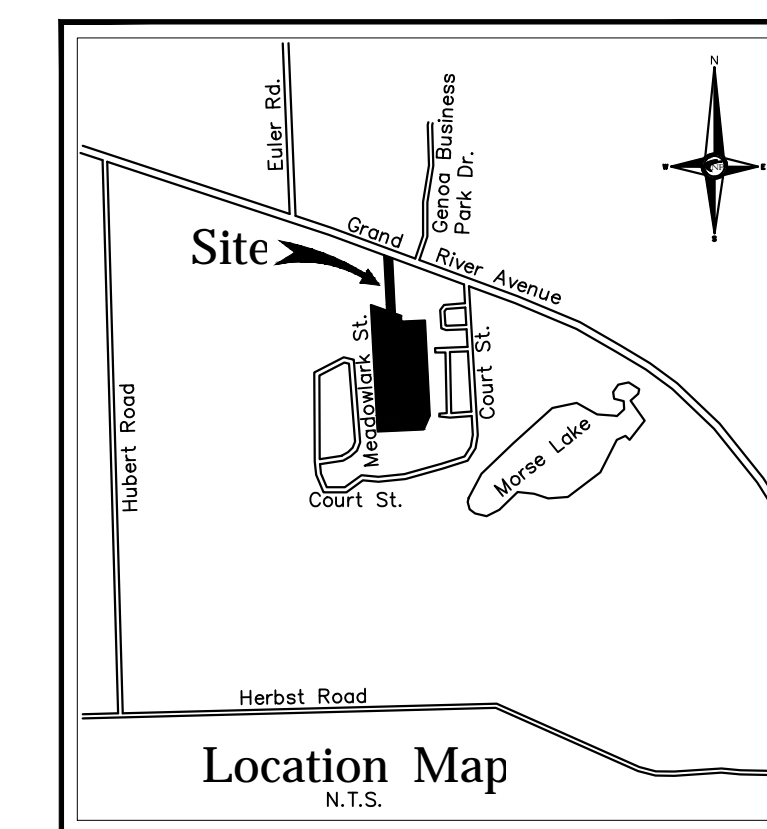
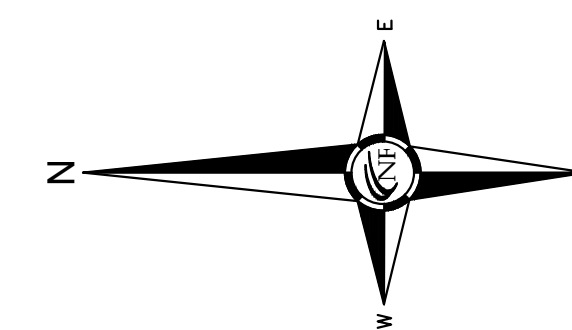
BARRIER FREE PARKING SIGN DETAIL
N.T.S.
Provide (1) for each accessible parking space



NO PARKING SIGN DETAIL
N.T.S.

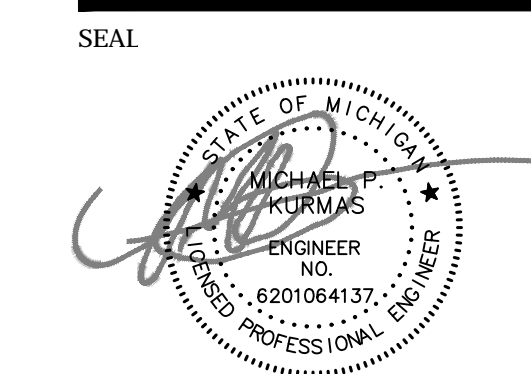
SPECIFICATIONS
METAL PANELS 0.081 INCH THICK NO. 6061-T6 ALUMINUM
SIGN SHEET REFLECTORIZED FWH4 6.306
POST GALVANIZED SQUARE TUBING WITH CONTINUOUS 7/16 ROUND HOLES ON CENTERS. ALL 4 SIDES ENTIRE LENGTH UNSTRUT OR APPROVED EQUAL - 1-3/4 SQUARE
LETTER SIZE 2 INCH
SIGN SPACING 75 FEET (MAX.)

NOTES:
ACCESS ROAD TO SITE SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION.
ACCESS ROAD SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 84,000 LBS.
THE ACCESS ROAD SHALL BE COMPLETED AND FIRE HYDRANTS INSTALLED AND LIVE PRIOR TO BUILDING CONSTRUCTION COMMENCING.



civil Engineers
Land Surveyors
Land Planners

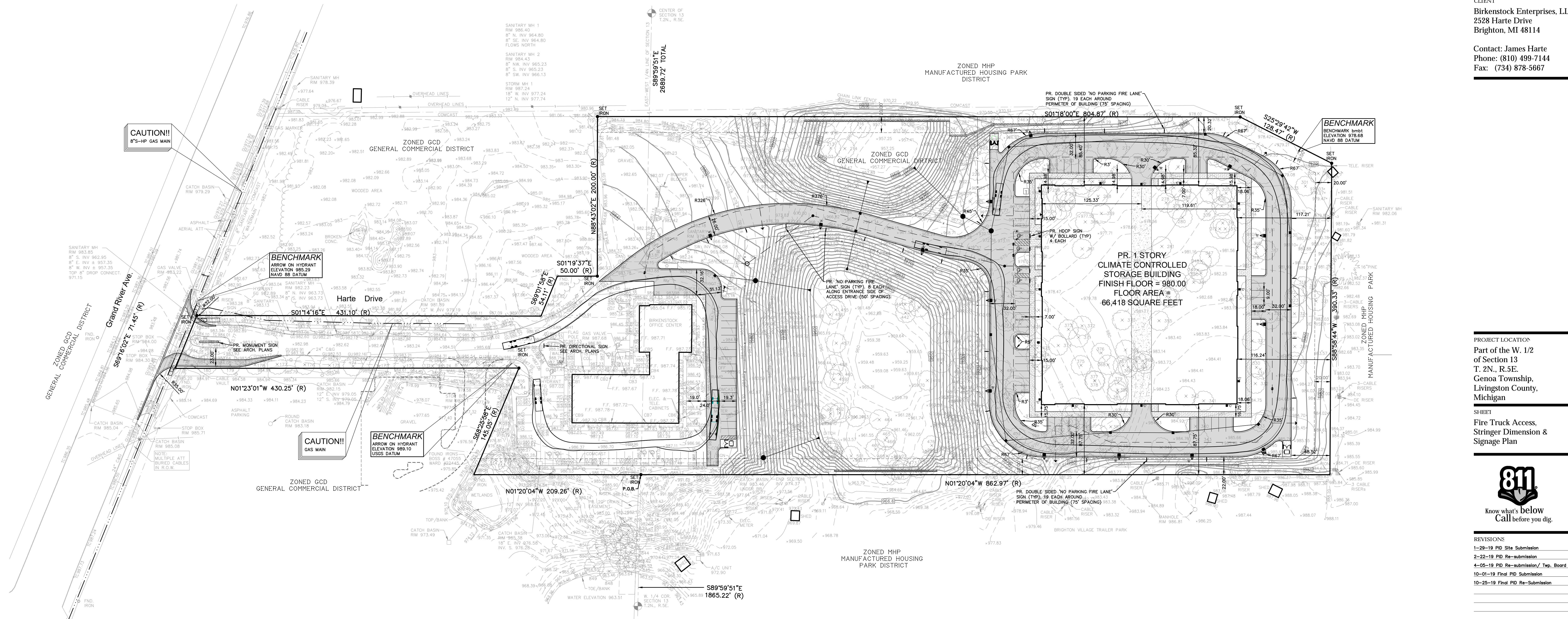
NOWAK & FRAUS ENGINEERS
4677 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257



PROJECT
Birkenstock Office Center
2524 Harte Drive
Brighton, Michigan

CLIENT
Birkenstock Enterprises, LLC
2528 Harte Drive
Brighton, MI 48114

Contact: James Harte
Phone: (810) 499-7144
Fax: (734) 878-5667



PROJECT LOCATION
Part of the W. 1/2 of Section 13 T. 2N., R. 5E. Genoa Township, Livingston County, Michigan

SHEET
Fire Truck Access, Stringer Dimension & Signage Plan



Know what's below
Call before you dig.

REVISIONS

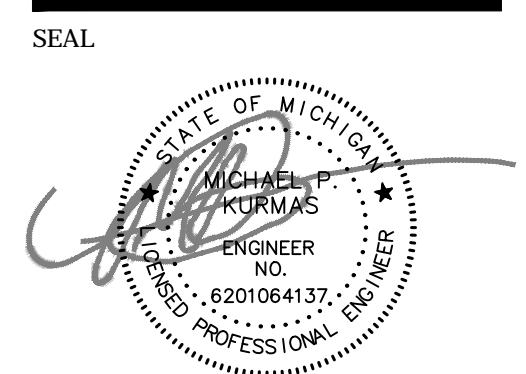
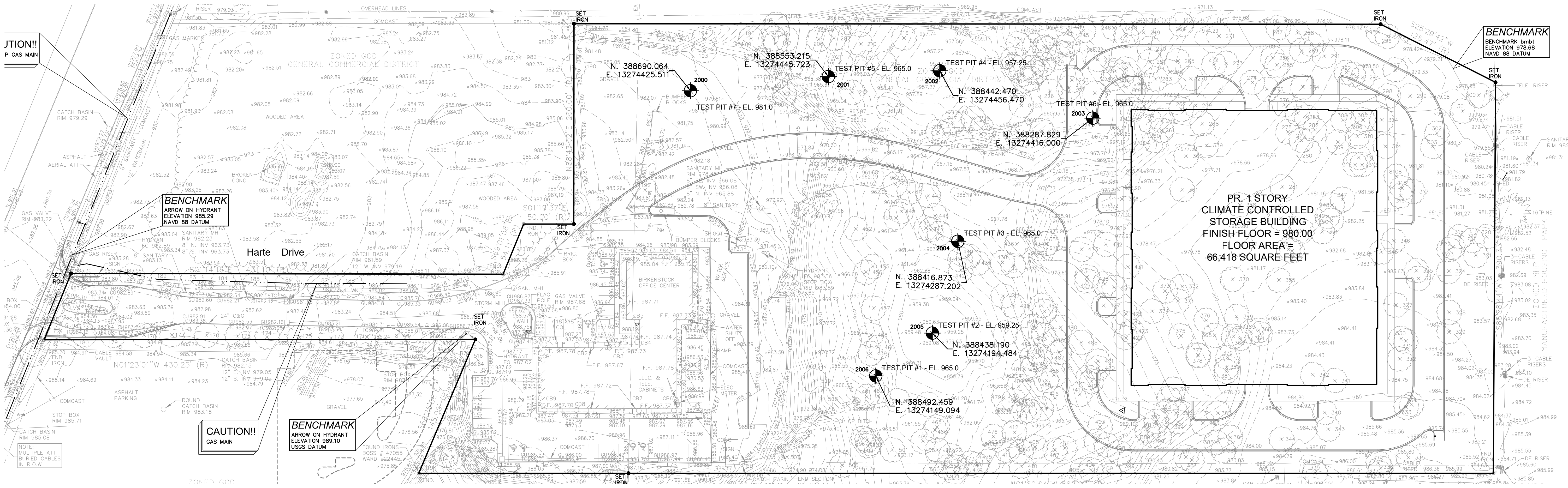
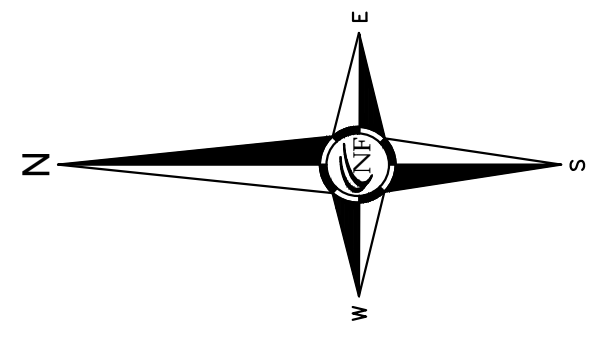
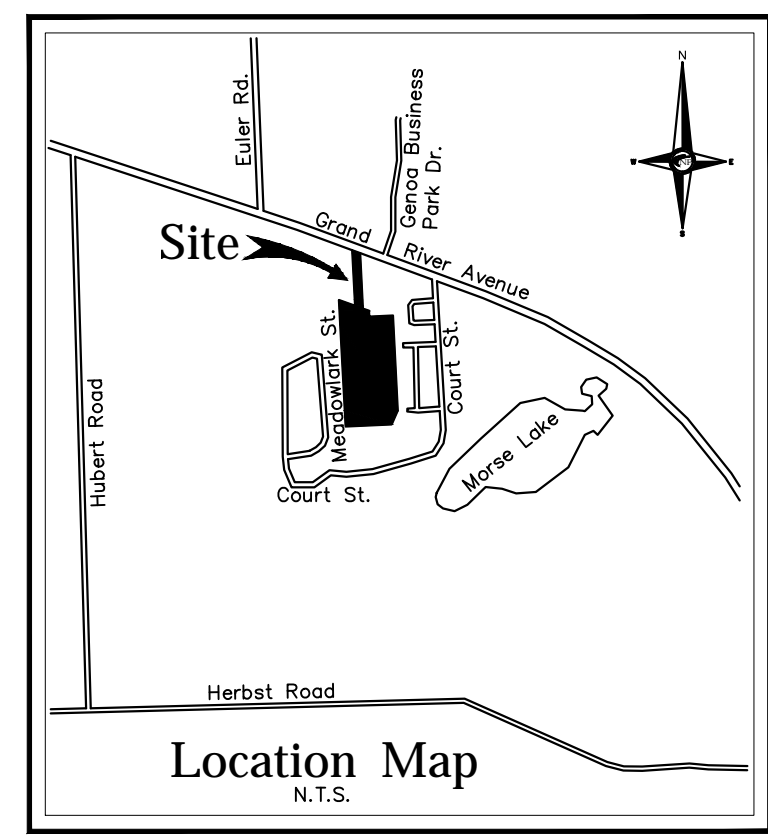
1-29-19	PID Site Submission
2-22-19	PID Re-submission
4-05-19	PID Re-submission/ Tap, Board
10-01-19	Final PID Submission
10-25-19	Final PID Re-submission

DRAWN BY:
N. Naoum
DESIGNED BY:
M. Kurmas
APPROVED BY:
M. Peterson

DATE:
04-05-2019

SCALE: 1" = 50'

NFE JOB NO. K362 **sheet no.** C.303



PROJECT
Birkenstock Office Center
2528 Harte Drive
Brighton, Michigan

CLIENT
Birkenstock Enterprises, LLC
2528 Harte Drive
Brighton, MI 48114

Contact: James Harte
Phone: (810) 499-7144
Fax: (734) 878-5667

PROJECT LOCATION
Part of the W. 1/2
of Section 13
T. 2N., R. 5E.
Genoa Township,
Livingston County,
Michigan

SHEET
Permeability Report



REVISIONS
1-28-19 PID Site Submission
2-22-19 PID Re-submission
4-05-19 PID Re-submission/ Tap Board
10-01-19 Final PID Submission
10-25-19 Final PID Re-Submission

DRAWN BY:
N. Naoum
DESIGNED BY:
M. Kurmas
APPROVED BY:
M. Peterson
DATE:
04-05-2019

SCALE: 1" = 50'

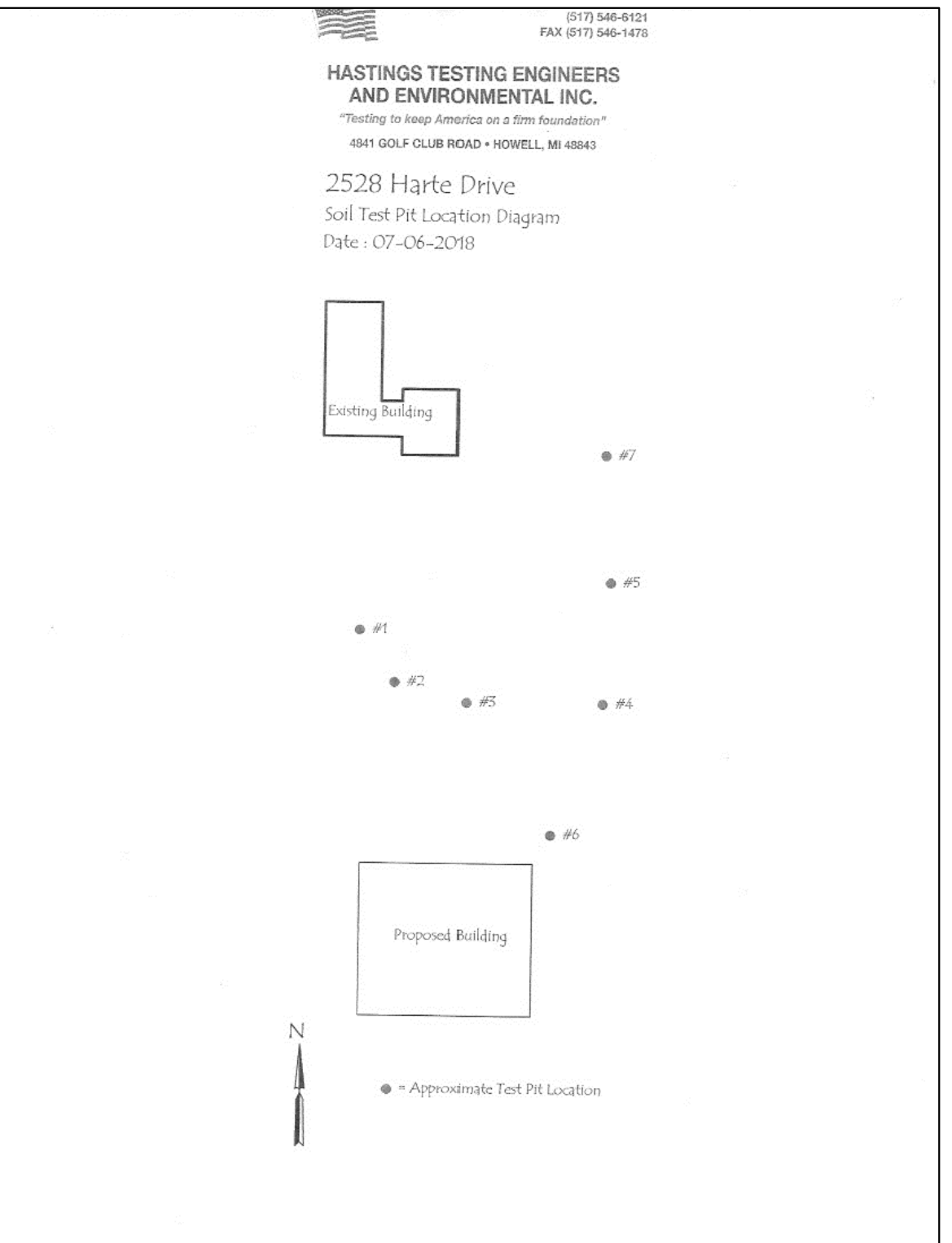
NFE JOB NO. sheet no.
K362 C.304

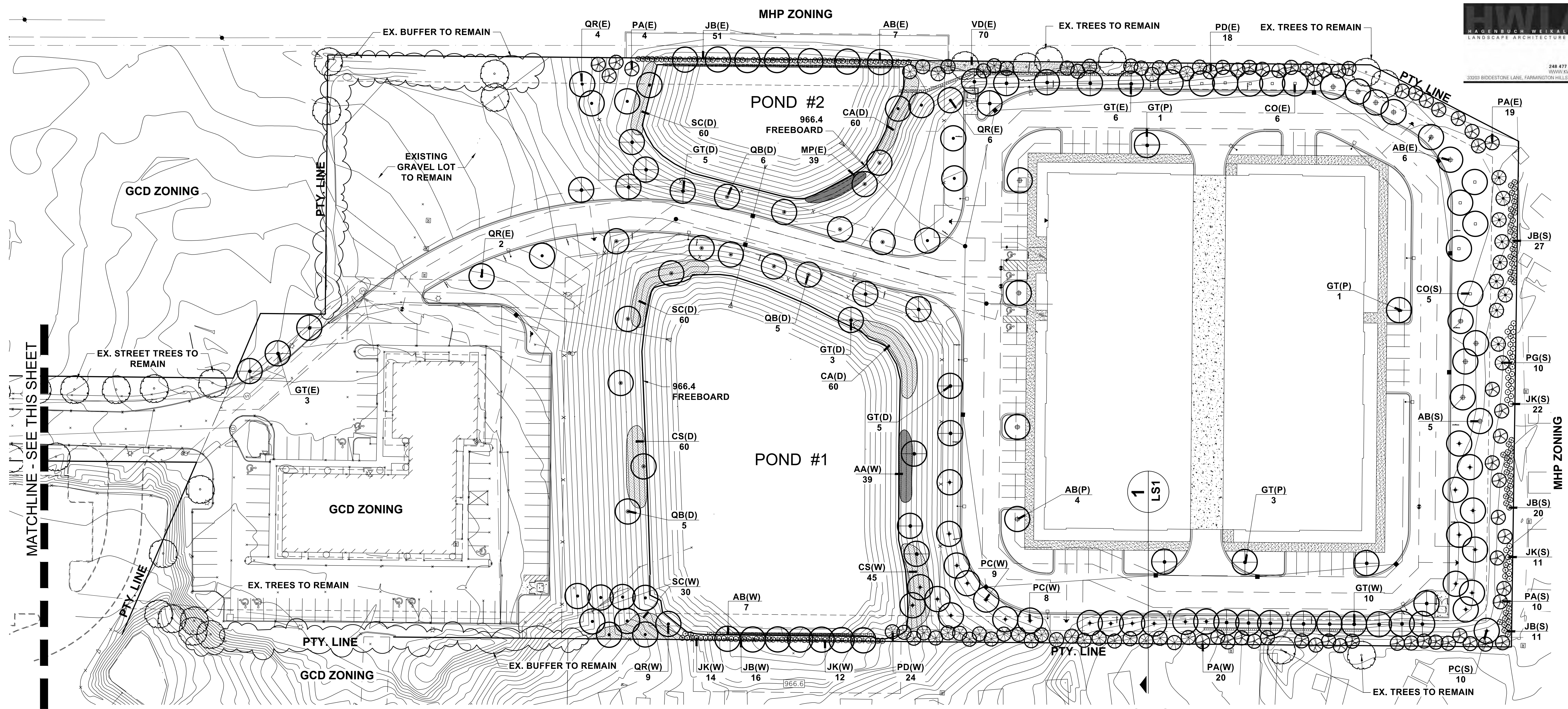
HASTINGS TESTING ENGINEERS AND ENVIRONMENTAL INC.
July 16, 2018
Birkenstock Construction LLC
2528 Harte Drive
Brighton, MI 48114
Attention: Jim Harte
RE: Birkenstock Office Center - Permeability Testing Proposed Retention Ponds
Dear Mr. Harte,
Seven (7) soil test pits designated as soil test pit locations #1 thru #7 were excavated in the influence of planned new retention ponds located at 2528 Harte Drive in Genoa Township, Michigan. The property is currently vacant and vegetated. Test pits were advanced to a depth of ten to thirteen below the existing site grade in the influence of a proposed retention basin located on the north and east sides of the property. The test pit locations can be identified on the enclosed diagram.
Soil descriptions, ground water observations and the results of field tests are to be found on the accompanying report.
Soil descriptions and depths shown on the soil boring logs were approximate indications of changes from one soil to another and are not intended to represent an exact geological change or stratification.
It should be noted that short-term ground water observations may not provide a reliable indication of the depth of water table. In cohesive soils this is due to the slow rate of water infiltration into the bore hole as well as the potential for water to be trapped in overlying layers of granular soil in periods of heavy rain fall.
Test Pit #1
Depth: 0'-8" BEG
8'-3'-4" BEG
3'-6"-10'-0" BEG
Ground water encountered at 5'-0" below existing grade.

HASTINGS TESTING ENGINEERS AND ENVIRONMENTAL INC.
Test Pit #2
Depth: 0'-4" BEG
6'-1'-6" BEG
1'-6"-5'-0" BEG
5'-0"-9'-0" BEG
9'-0"-13'-0" BEG
Ground water encountered at 9'-0" below existing grade.
Test Pit #3
Depth: 0'-4" BEG
4'-3'-0" BEG
5'-0"-13'-0" BEG
No ground water encountered.
Test Pit #4
Depth: 0'-3'-6" BEG
1'-6"-4'-0" BEG
4'-0"-10'-0" BEG
10'-0"-13'-0" BEG
Ground water encountered at 10'-0" below existing grade.
Test Pit #5
Depth: 0'-6" BEG
6'-2'-3" BEG
2'-0"-10'-0" BEG
Ground water encountered at 6'-0" below existing grade.
Test Pit #6
Depth: 0'-4" BEG
4"-12'-6" BEG
Ground water encountered at 10'-0" below existing grade.

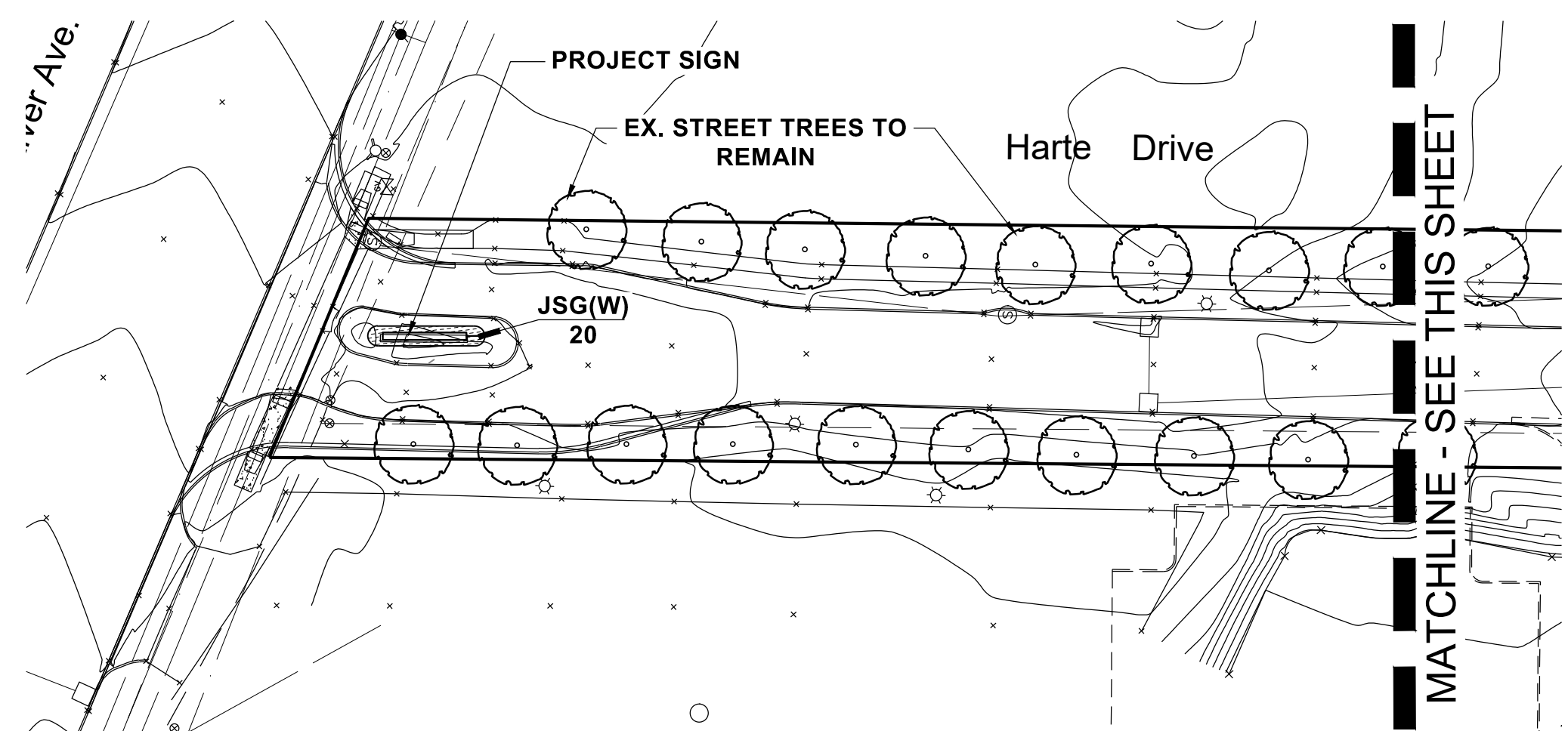
HASTINGS TESTING ENGINEERS AND ENVIRONMENTAL INC.
Test Pit #7
Depth: 0'-4" BEG
6"-9'-0" BEG
9'-0"-13'-0" BEG
No ground water encountered.
Hastings Testing Engineers and Environmental Inc. was requested to perform permeability tests from soil sampled during excavating operations. Samples were taken from the different soil types. The permeability tests were performed to determine the hydraulic conductivity of existing soils in the influence of proposed retention pond.
Hastings Testing Engineers and Environmental Inc. performed the permeability tests according to ASTM D2434 for the appropriate soil classification. The laboratory tests of the soil permeability rates are as follows:
Soil Description Sampled Area Permeability Rate
Silty Medium Coarse Brown Sand Test pit #1 at 2'-0" BEG 8.8 * 10⁻¹¹ cm/sec
Coarse Brown Sand With Gravel Test pit #6 at 6'-0" BEG 1.2 * 10⁻¹¹ cm/sec
Silty Fine Brown Sand Test pit #3 at 8'-0" BEG 5.2 * 10⁻¹¹ cm/sec
Silty Coarse Gray Sand Test Pit #4 at 12'-0" BEG 1.7 * 10⁻¹¹ cm/sec
Silty Brown Clay with Silty Gray Clay Test pit #2 at 7'-0" BEG 2.1 * 10⁻¹¹ cm/sec
Silty Brown Clay Test pit #7 at 5'-0" BEG 7.3 * 10⁻¹¹ cm/sec
Experience indicates that actual subsurface conditions at the site could vary from those generalized on the basis of the test borings made at specific locations. It is therefore essential that Hastings Testing Engineers and Environmental Inc. be notified of any variation of the soil conditions to determine the effects on the results noted in this report.

HASTINGS TESTING ENGINEERS AND ENVIRONMENTAL INC.
If you should have further questions, please contact our office.
Sincerely,
Gary J. Harris PE
Professional Engineer
State of Michigan
No. 220104137

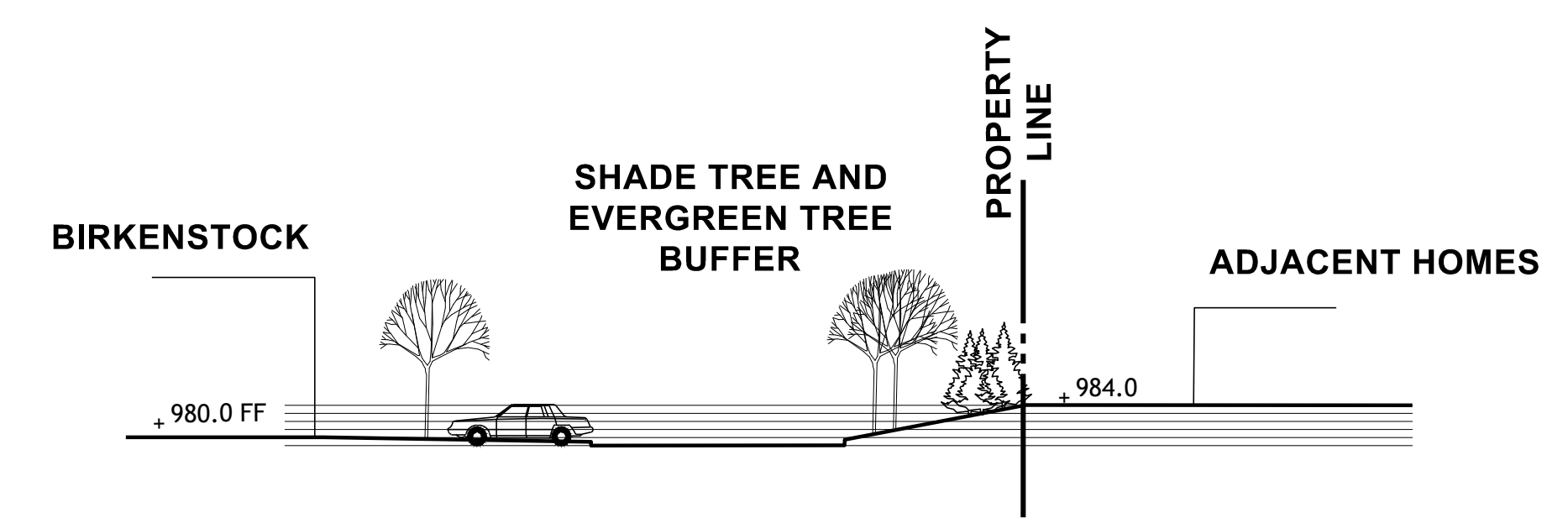




SITE PLANTING PLAN
SCALE 1" = 40'
NORTH



SITE PLANTING PLAN
SCALE 1" = 40'
NORTH



1 WEST PROPERTY LINE BUFFER - SECTION 1
SCALE 1" = 20'-0"

- PLANT MIX**
- ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:**
- (1) 6 CU FT. ORGANIC COMPOST
 - (1) 40LB BAG COMPOSTED POULTRY MANURE "CHICK MAGIC" 5-3-2 WWW.CHICKMAGIC.NET (262)495-6220
 - (1) 5 LB BAG SHERMANS 13-13-13 MULTI PURPOSE FERTILIZER
- PER 100 SQ FT BED AREA.**
- HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM**
- LAWNS:**
- ALL LAWNS TO BE IRRIGATED SEED LAWN
- MULCH**
- MULCH IS DOUBLE SHREDDED HARDWOOD BARK MULCH
NO GROUND WOOD PALLETTE MULCH PERMITTED
- PLANTING KEY:**
- TREE SYMBOL
 - TREE TYPE KEY
 - PLANT LIST-SEE SHEET LS-2
 - PLANTING DETAILS-SEE SHEET LS-2
 - QUANTITY

- GENERAL PLANTING NOTES:**
- (A) ALL TREES TO HAVE CLAY OR LOAM BALLS. TREES WITH SAND BALLS **WILL BE REJECTED**.
 - (B) ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
 - (C) ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS **WILL NOT BE ACCEPTED**.
 - (D) ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL **NOT BE ACCEPTED**.
 - (E) ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND. SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
 - (F) NO MACHINERY IS TO BE USED WITHIN THE DRIPLINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIPLINE OF EXISTING TREES.
 - (G) ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
 - (H) IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
 - (I) ALL PLANTING BEDS SHALL RECEIVE SHREDDED BARK MULCH. SEE PLANTING DETAILS FOR DEPTH.
 - (J) SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

- PLANT BED PREPARATION**
- EXCAVATE PLANT BEDS TO DEPTH SHOWN ON DETAILS - DISPOSE OF SPOILS OFF SITE.
- ALL PLANT BEDS TO RECEIVE **CONTINUOUS** PLANT MIX AS SPECIFIED (NOT INDIVIDUAL PLANT FITS)
- PLANTING BEDS AND PLANT PITS TO RECEIVE:**
A MIXTURE OF 70% LOAM TOPSOIL, 10% COMPOST, 20% SAND

BIRKENSTOCK OFFICE / STORAGE BUILDING
GENOA TOWNSHIP
MICHIGAN

DATE	ISSUE
10-25-2019	FINAL PID RE-SUBMISSION
10-01-2019	FINAL PID SUBMISSION
02-22-2019	PID SITE RE-SUBMISSION
01-29-2019	PID SITE SUBMISSION
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
HAR17.032

DRAWING TITLE
SITE LANDSCAPE PLAN

DRAWING NUMBER
LS1



BIRKENSTOCK OFFICE /
STORAGE BUILDING

MICHIGAN

GENOA TOWNSHIP

10-25-2019	FINAL PID RE-SUBMISSION
10-01-2019	FINAL PID SUBMISSION
02-22-2019	PID SITE RE-SUBMISSION
01-29-2019	PID SITE SUBMISSION
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.
HAR17.032

DRAWING TITLE
PLANTING DETAIL

DRAWING NUMBER

LS2

PLANT LIST - PARKING (P)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
4	AB	Autumn Blaze Maple <i>Acer x. fremanii 'Autumn Blaze'</i>	2.5" Cal.	B&B
5	GT	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	2.5" Cal.	B&B
8	GT	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	2.5" Cal.	B&B
10	QB	Swamp White Oak <i>Quercus bicolor</i>	2.5" Cal.	B&B
60	CA	Buttonbush <i>Cephalanthus occidentalis</i>	24" Ht.	Cont.
60	CS	Redtwig Dogwood <i>Cornus sericea</i>	24" Ht.	Cont.
60	SC	Common Elderberry <i>Sambucus canadensis</i>	24" Ht.	Cont.

PLANT LIST - DETENTION POND #2 (D)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
5	GT	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	2.5" Cal.	B&B
6	QB	Swamp White Oak <i>Quercus bicolor</i>	2.5" Cal.	B&B
60	CA	Buttonbush <i>Cephalanthus occidentalis</i>	24" Ht.	Cont.
50	SC	Common Elderberry <i>Sambucus canadensis</i>	24" Ht.	Cont.

PLANT LIST - EAST BUFFER (E)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
13	AB	Autumn Blaze Maple <i>Acer x. fremanii 'Autumn Blaze'</i>	2.5" Cal.	B&B
6	CO	Hackberry <i>Celtis occidentalis</i>	2.5" Cal.	B&B
9	GT	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	2.5" Cal.	B&B
12	QR	Northern Red Oak <i>Quercus rubra</i>	2.5" Cal.	B&B
22	PA	Norway Spruce <i>Picea Abies</i>	6' Ht.	B&B
18	PD	Black Hills Spruce <i>Picea g. 'Densata'</i>	6' Ht.	B&B
51	JB	Brodie Red Cedar <i>J. virginiana 'Brodie'</i>	4' Ht.	B&B
39	MP	Bayberry <i>Myrica pensylvanica</i>	24" ht.	Cont.
70	VD3	Arrowood Viburnum <i>Viburnum dentatum</i>	24" Ht.	Cont.

PLANT LIST - SOUTH BUFFER (S)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
5	AB	Autumn Blaze Maple <i>Acer x. fremanii 'Autumn Blaze'</i>	2.5" Cal.	B&B
5	CO	Hackberry <i>Celtis occidentalis</i>	2.5" Cal.	B&B
0	GT	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	2.5" Cal.	B&B
10	PC	Columbia London Plane Tree <i>Platanus x. acerifolia 'Columbia'</i>	2.5" Cal.	B&B
10	PA	Norway Spruce <i>Picea Abies</i>	6' Ht.	B&B
10	PG	White Spruce <i>Picea glauca</i>	6' Ht.	B&B
33	JK	Ketter Juniper <i>J. 'Ketterii'</i>	4' Ht.	B&B
47	JB	Brodie Red Cedar <i>J. virginiana 'Brodie'</i>	4' Ht.	B&B

PLANT LIST - WEST BUFFER (W)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
7	AB2	Autumn Blaze Maple <i>Acer x. fremanii 'Autumn Blaze'</i>	2" Cal.	B&B
10	GT	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	2.5" Cal.	B&B
18	PC	Columbia London Plane Tree <i>Platanus x. acerifolia 'Columbia'</i>	2.5" Cal.	B&B
9	QR	Northern Red Oak <i>Quercus rubra</i>	2.5" Cal.	B&B
20	PA	Norway Spruce <i>Picea Abies</i>	6' Ht.	B&B
24	PD	Black Hills Spruce <i>Picea g. 'Densata'</i>	6' Ht.	B&B
39	AA	Red Chokeberry <i>Aronia arbutifolia 'Brilliantissima'</i>	24" Ht.	Cont.
45	CS	Redtwig Dogwood <i>Cornus sericea</i>	24" Ht.	Cont.
26	JK	Ketter Juniper <i>J. 'Ketterii'</i>	4' Ht.	B&B
16	JB	Brodie Red Cedar <i>J. virginiana 'Brodie'</i>	4' Ht.	B&B
30	SC	Common Elderberry <i>Sambucus canadensis</i>	24" Ht.	Cont.
20	JSG	Sea Green Juniper <i>J. 'Sea Green'</i>	24" Spr.	Cont.

LANDSCAPE REQUIREMENTS

A. BUFFERS
BUFFER TYPE B -
GRC ZONING ADJACENT TO RESIDENTIAL MHP

EAST BUFFER (E) - 800 LF

	REQUIRED	PROVIDED
DECIDUOUS TREES	40	40
EVERGREEN TREES	40	40
SHRUBS	160	160

SOUTH BUFFER (S) - 388 LF

	REQUIRED	PROVIDED
DECIDUOUS TREES	20	20
EVERGREEN TREES	20	20
SHRUBS	80	80

WEST BUFFER (W) - 870 LF

	REQUIRED	PROVIDED
DECIDUOUS TREES	44	44
EVERGREEN TREES	44	44
SHRUBS	176	176

B. PARKING (P) - 49 SPACES

	REQUIRED	PROVIDED
DECIDUOUS TREES	5	9

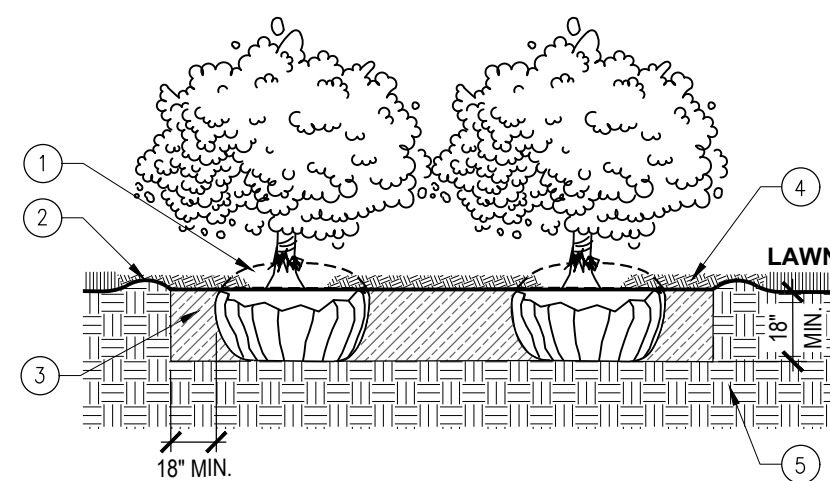
C. DETENTION (D) - POND #1 - 870 LF PERIMETER

	REQUIRED	PROVIDED
DECIDUOUS TREES	18	18
SHRUBS	180	180

DETENTION (D) - POND #2 - 520 LF PERIMETER

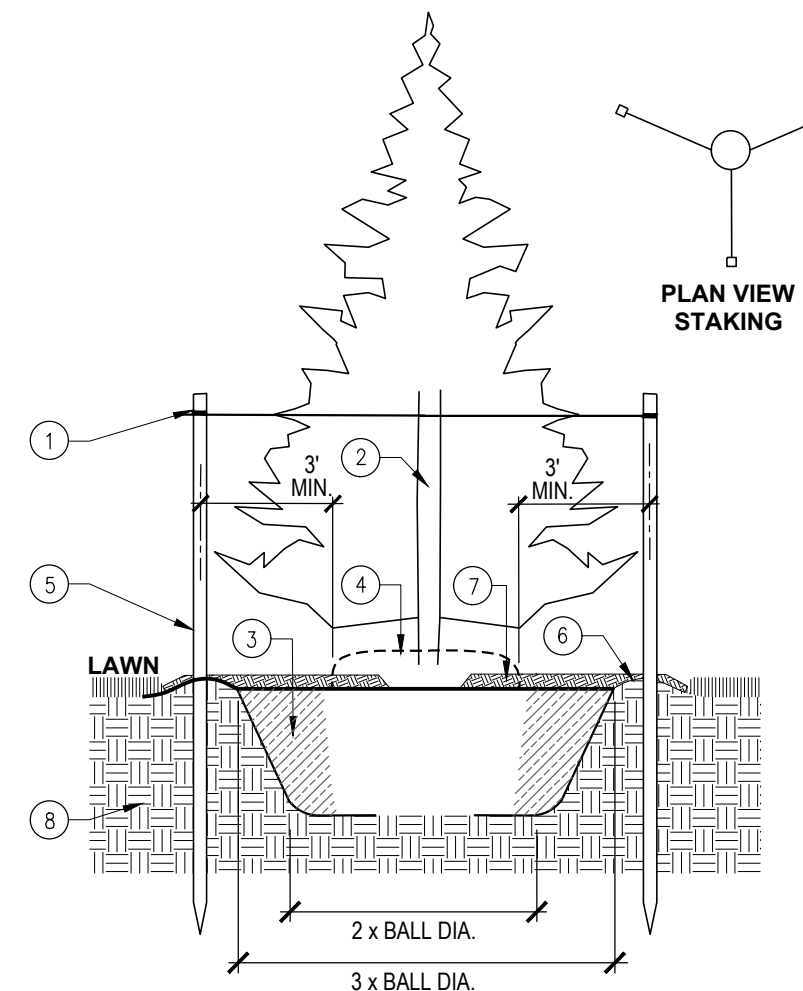
	REQUIRED	PROVIDED
DECIDUOUS TREES	11	11
SHRUBS	110	110

- PRUNE BRANCHES TO THIN OR MATCH RELATIONSHIP TO FINISH GRADE AS THEY BORE TO ORIGINAL GRADE. REMOVE ALL FIBER, PLASTIC OR METAL CONTAINERS. KNIFE SLIT SIDE OF ROOT BALL 6 TIMES, 1" DEEP EACH.
- REMOVE ALL OF BURLAP FROM ROOTBALL.
 - MOUND TO FORM SAUCER - FORM SOIL SAUCER WITH 3" HT. CONTINUOUS RIM.
 - SPECIFIED PLANTING MIX - WATER & TAMP TO REMOVE AIR POCKETS - 18" MIN. DEPTH OR DEPTH OF ROOT BALL.
 - 3" DEPTH MULCH - DO NOT BURY CROWN OF PLANT, PROVIDE A 4" DIAMETER CLEAR AREA AROUND PLANT CROWN.
 - UNDISTURBED SUBSOIL.



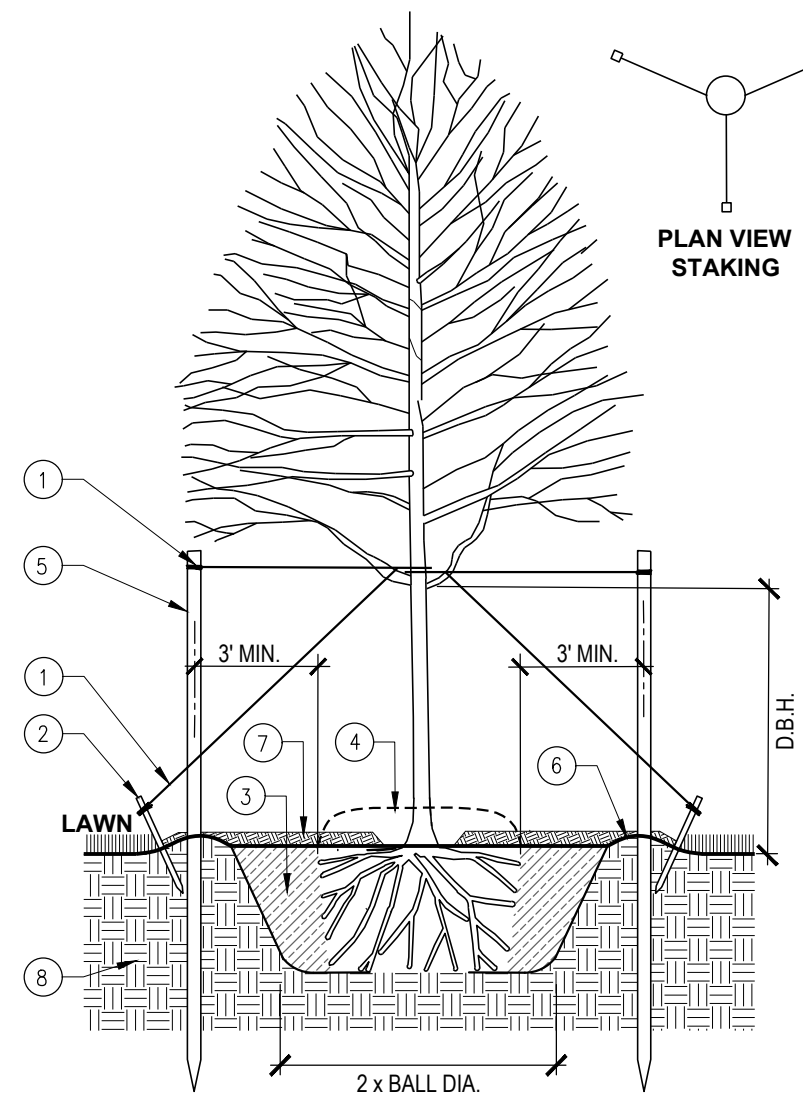
1 SHRUB BED PLANTING DETAIL
NOT TO SCALE

- REMOVE ALL TAGS, STRINGS, PLASTICS AND OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GROUNDING. PLANT SO THAT TOP OF ROOT FLARE IS EVEN WITH THE FINISHED GRADE. STAKE ALL EVERGREEN TREES UNDER 12' HT. GUY ALL EVERGREEN TREES 12' HT. AND OVER. KNIFE SLIT SIDE OF ROOT BALL 6 TIMES, 1" DEEP EACH.
- 'ARBORITE' NYLON STRAPS
 - NEVER CUT LEADER
 - AMEND SOIL PER SPECIFICATION REQUIREMENTS, WATER AND TAMP TO REMOVE AIR POCKETS
 - REMOVE 4"-6" OF SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE. SOIL CAN BE USED IN PLANT MIX. REMOVE ALL OF BASKET AND BURLAP
 - HARDWOOD STAKES (3) STAKES 2"x2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING. REMOVE AFTER 1 YEAR
 - FORM SOIL SAUCER 3" HT., AT EDGE OF PLANT PIT
 - 3" DEEP SHREDDED BARK MULCH LEAVE 6" DIA. CIRCLE OF BARE SOIL AT TRUNK - DO NOT BURY TRUNK BASE
 - UNDISTURBED SUBSOIL

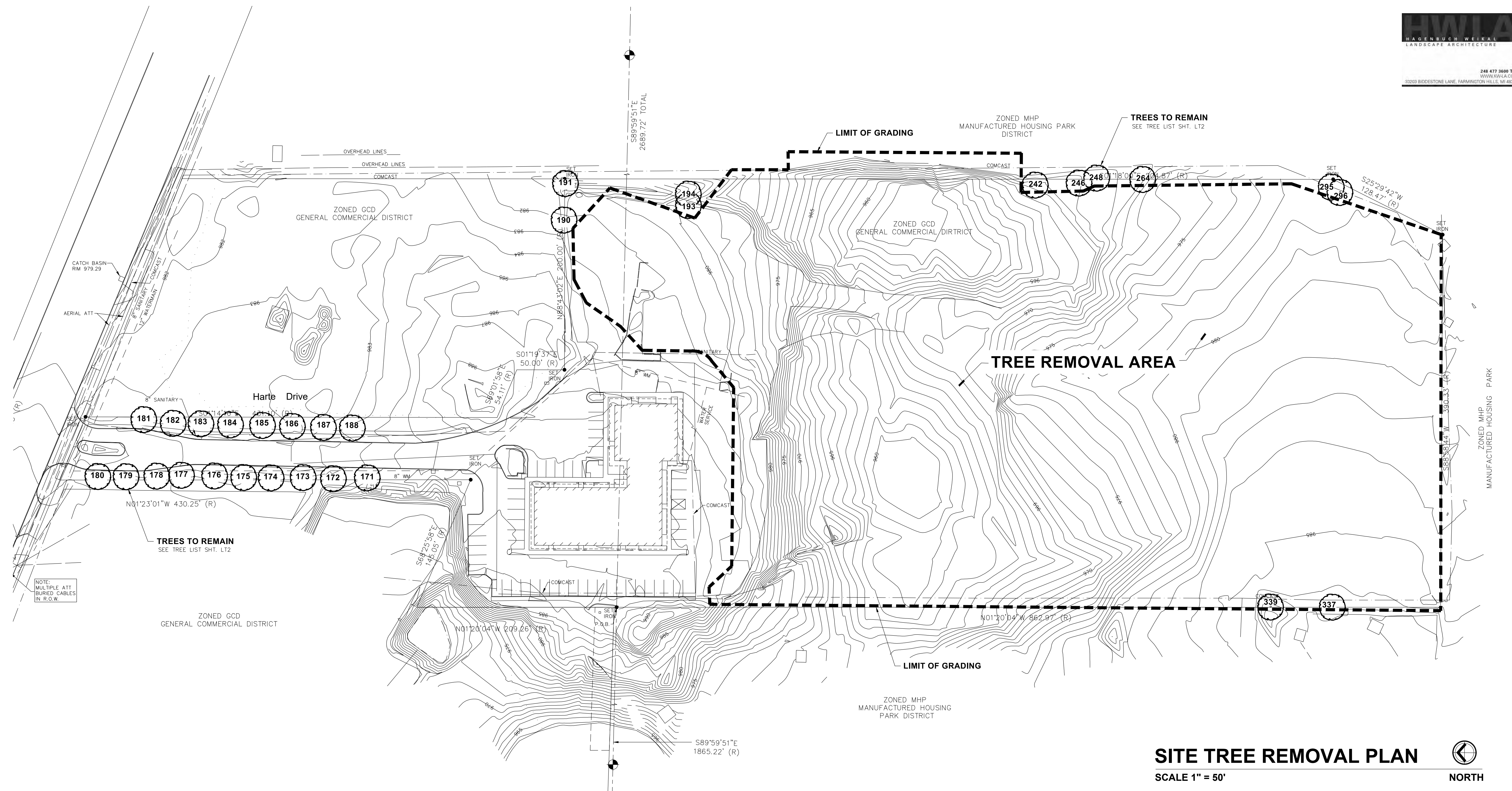


2 EVERGREEN TREE PLANTING
NOT TO SCALE

- STAKE ALL TREES UNDER 4" GUY ALL TREES 4" AND OVER. PRUNE ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES. PLANT SO THAT TOP OF ROOT FLARE IS EVEN WITH THE FINISHED GRADE. NEVER CUT LEADER. KNIFE SLIT SIDE OF ROOT BALL 6 TIMES, 1" DEEP EACH.
- 'ARBORITE' NYLON STRAPS
 - STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT
 - FOR TREES OVER 4" CAL., (3) 2"x4"x24" PRESS. TREATED STAKES TOP OF STAKE 6" ABOVE GROUND
 - AMEND SOIL PER SPECIFICATION REQUIREMENTS, WATER AND TAMP TO REMOVE AIR POCKETS
 - REMOVE 4"-6" OF SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE. SOIL CAN BE USED IN PLANT MIX. REMOVE ALL OF BASKET AND BURLAP
 - HARDWOOD STAKES (3) STAKES 2"x2" DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING. REMOVE AFTER 1 YEAR
 - FORM SAUCER 3" HT. AT EDGE OF PLANT PIT
 - 3" DEEP SHREDDED BARK MULCH LEAVE 6" DIA. CIRCLE OF BARE SOIL AT TRUNK - DO NOT BURY TRUNK BASE
 - UNDISTURBED SUBSOIL



3 DECIDUOUS TREE PLANTING
NOT TO SCALE



SITE TREE REMOVAL PLAN
SCALE 1" = 50'
NORTH

TREE LIST OFF SITE TREES NEAR SHED TO REMAIN

837	<i>Tsuga canadensis</i>	Eastern red cedar	1.5	12'	Fair
838	<i>Prunus serotina</i>	Black Cherry	12		Good
839	<i>Carya cordiformis</i>	Bittemut Hickory	10		Fair
840	<i>Ulmus americana</i>	American Elm	10		Fair
841	<i>Prunus serotina</i>	Black Cherry	8	twin	Poor
842	<i>Carya cordiformis</i>	Bittemut Hickory	12		DEAD
843	<i>Prunus serotina</i>	Black Cherry	12		DEAD
844	<i>Carya cordiformis</i>	Bittemut Hickory	8		Fair
845	<i>Celtis occidentalis</i>	Northern Red Oak	28		Poor
846	<i>Acer rubrum</i>	Red Maple	8		Poor
847	<i>Celtis occidentalis</i>	Northern Red Oak	17		Poor
848	<i>Acer rubrum</i>	Red Maple	10		Fair
849	<i>Quercus velutina</i>	Black Oak	29		Fair
850	<i>Carya cordiformis</i>	Bittemut Hickory	10		Good
851	<i>Celtis occidentalis</i>	Northern Red Oak	13		Fair
852	<i>Acer negundo</i>	Boxelder	9		Poor
853	<i>Prunus serotina</i>	Black Cherry	8		Poor

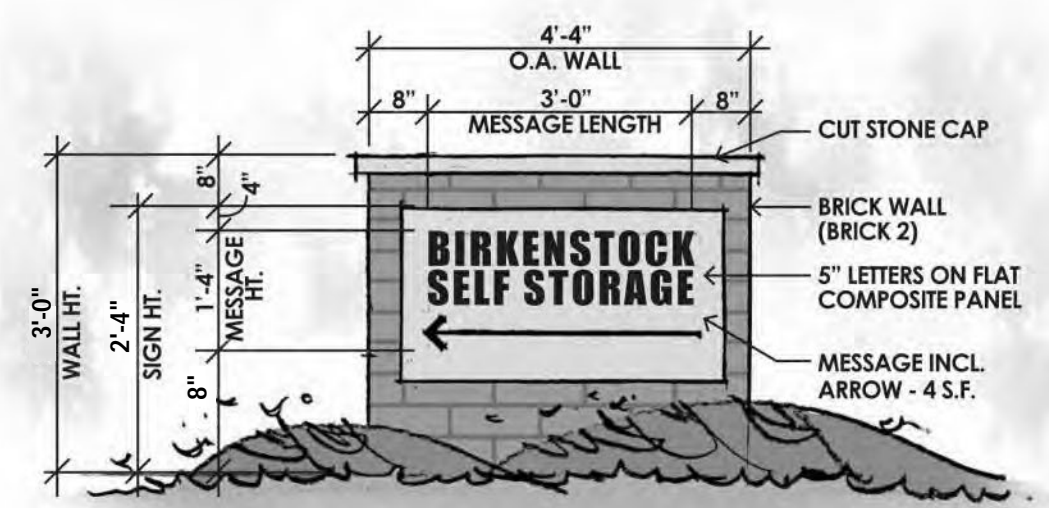
DATE	ISSUE
10-25-2019	FINAL PID RE-SUBMISSION
10-01-2019	FINAL PID SUBMISSION
02-22-2019	PID SITE RE-SUBMISSION
01-29-2019	PID SITE SUBMISSION

KEY PLAN

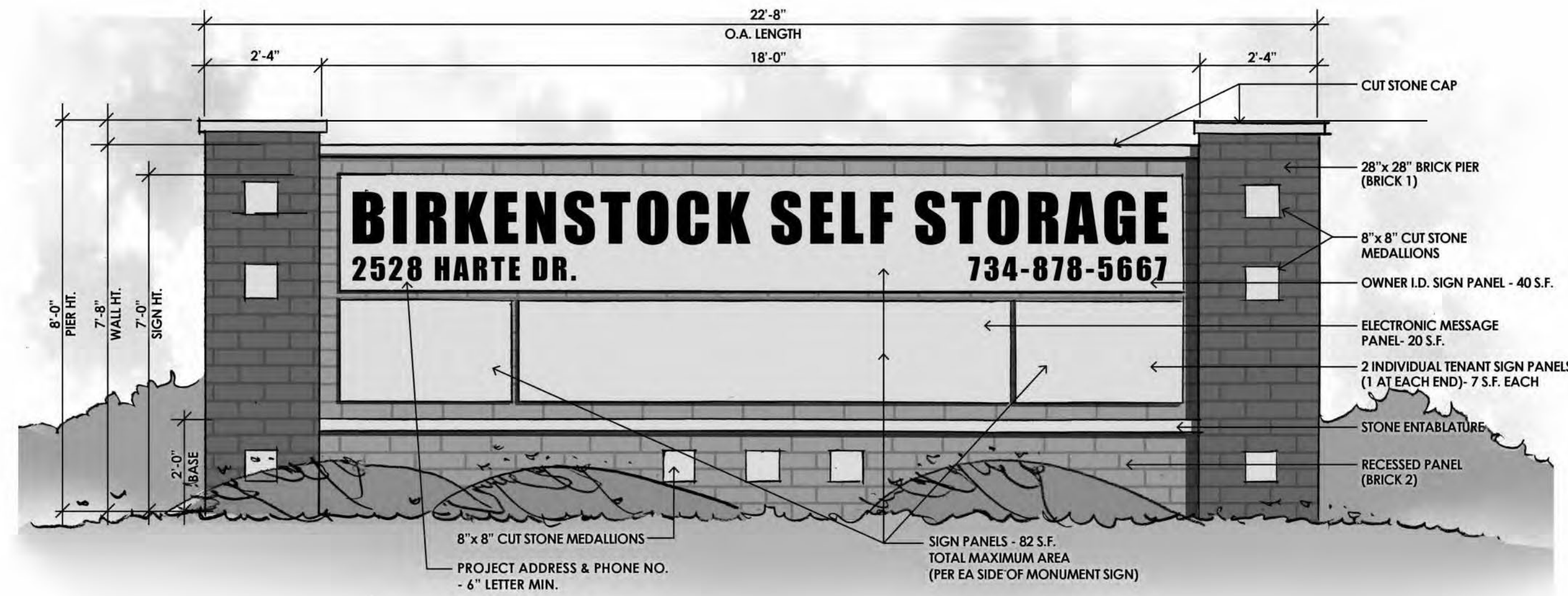
FSP PROJECT NO.
HAR17.032

DRAWING TITLE
TREE REMOVAL PLAN

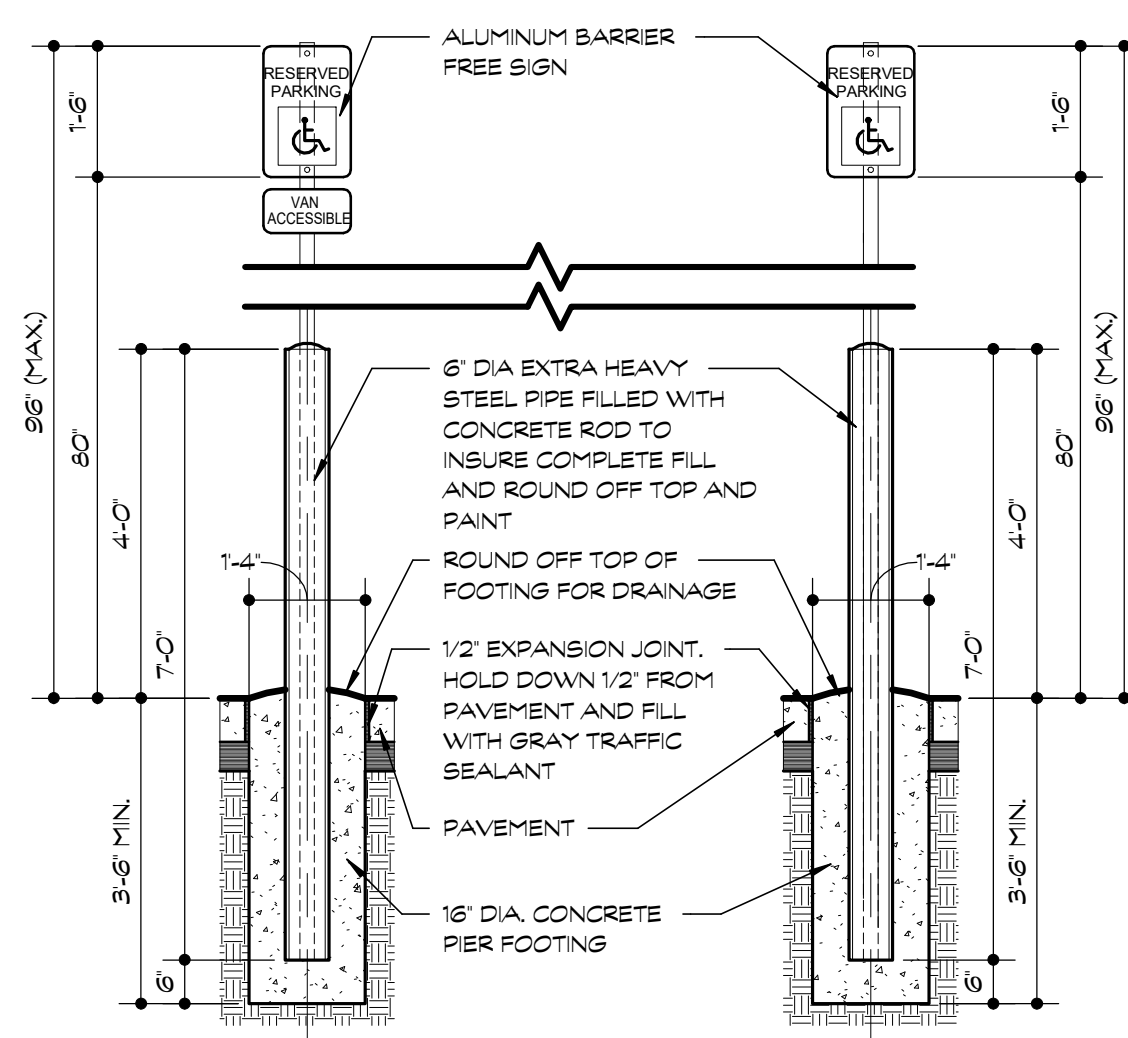
DRAWING NUMBER
LT1



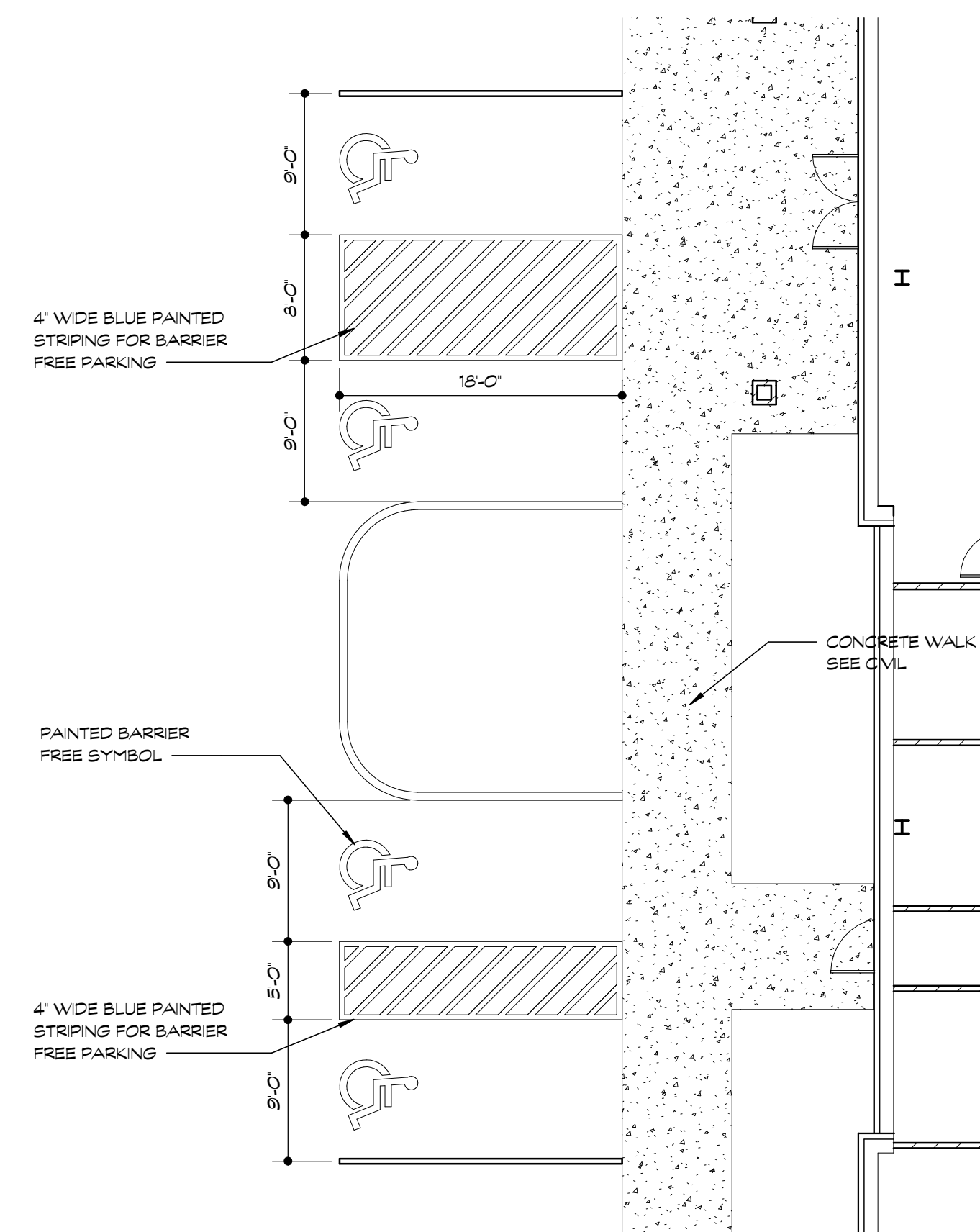
11 DIRECTIONAL SIGN ELEVATION
 SCALE: 1/2" = 1'-0"



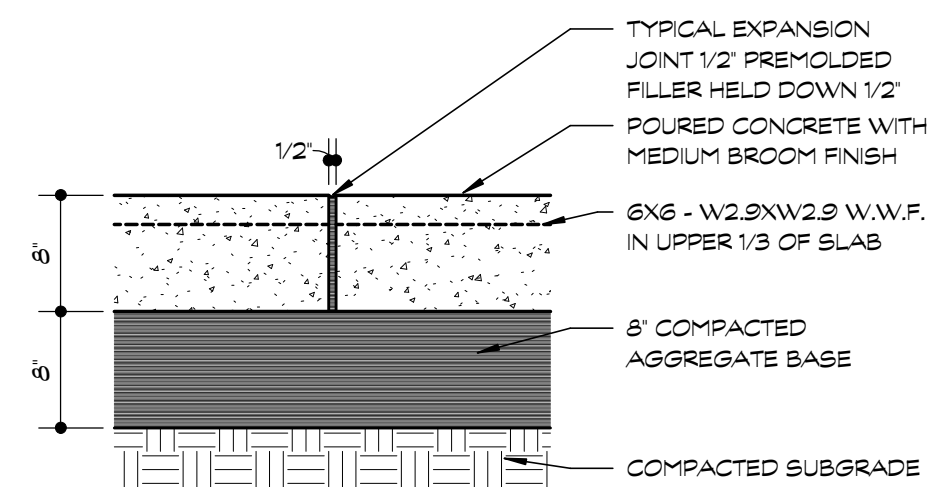
12 ENTRY MONUMENT SIGN ELEVATION
 SCALE: 1/2" = 1'-0"
 NOTE: SEE SIGN CONTRACTOR DRAWING FOR SIGN PANEL DETAILS AND ADDITIONAL INFORMATION ADDRESSING COMPLIANCE WITH ORDINANCE SECTION 16.07.02.



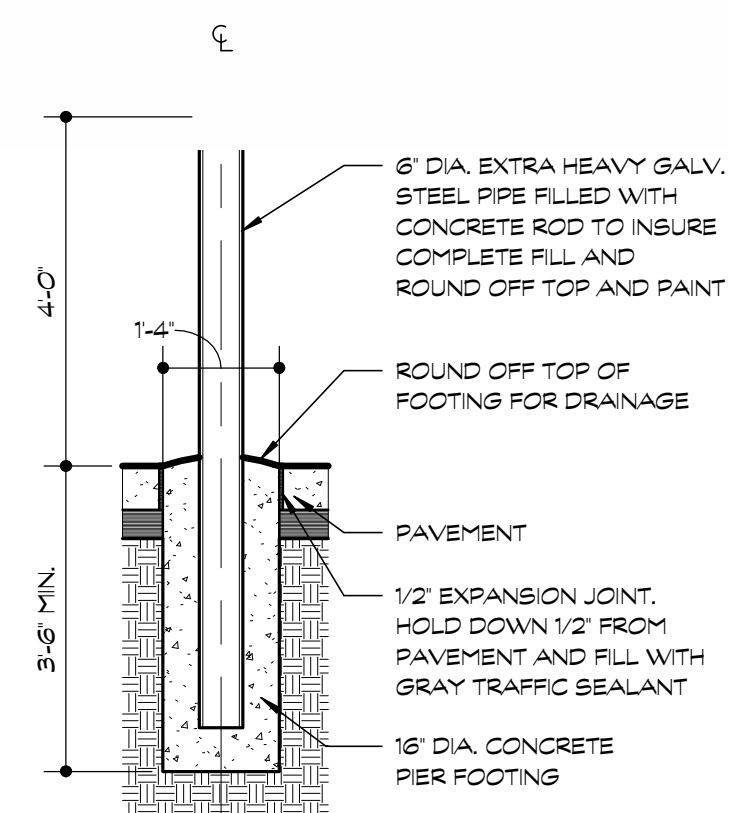
10 BARRIER FREE W/ PIPE BOLLARD
 SCALE: 1/2" = 1'-0"



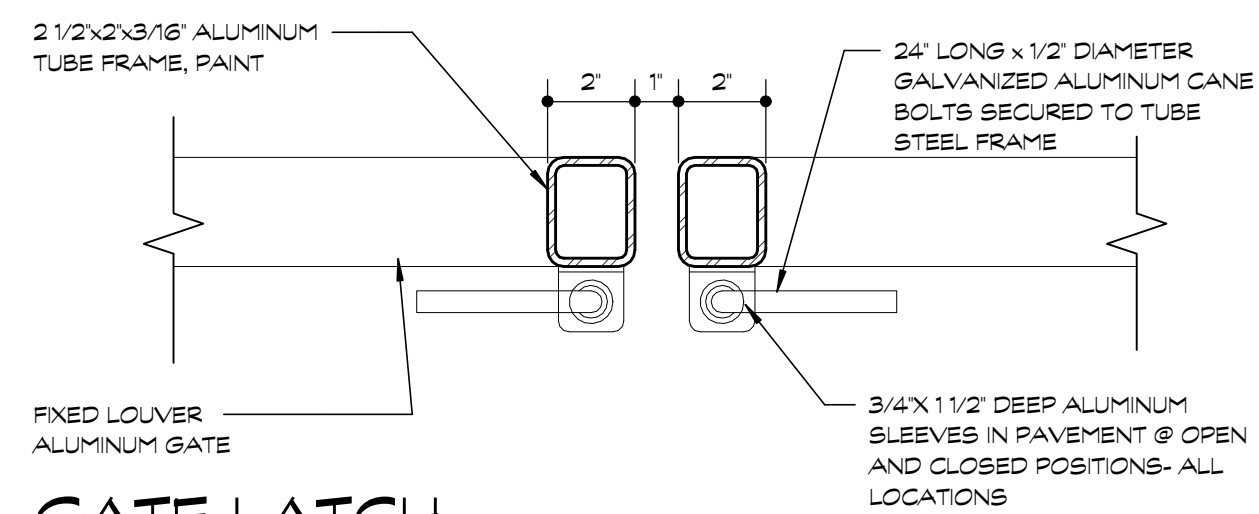
9 BARRIER FREE PARKING LAYOUT
 SCALE: 1/8" = 1'-0"



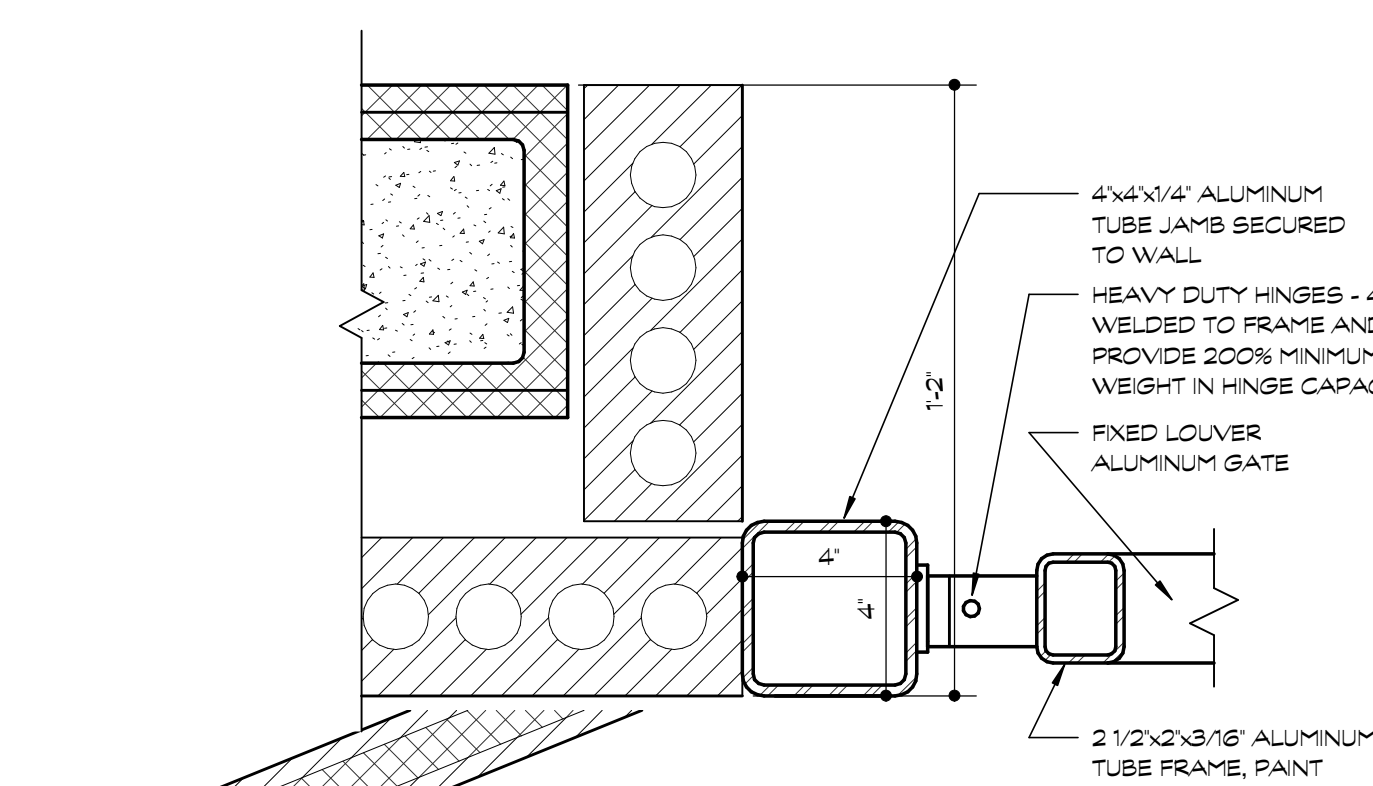
6 CONCRETE CONTROL EXPANSION JOINT
 SCALE: 1" = 1'-0"



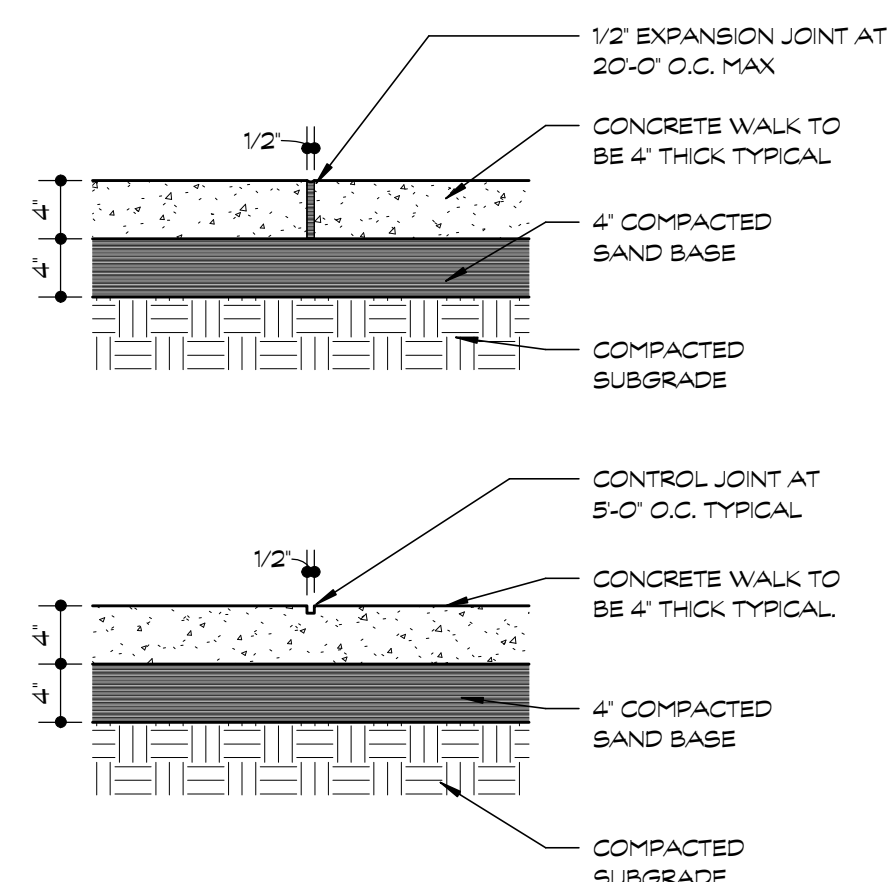
7 PIPE BOLLARD
 SCALE: 1/2" = 1'-0"



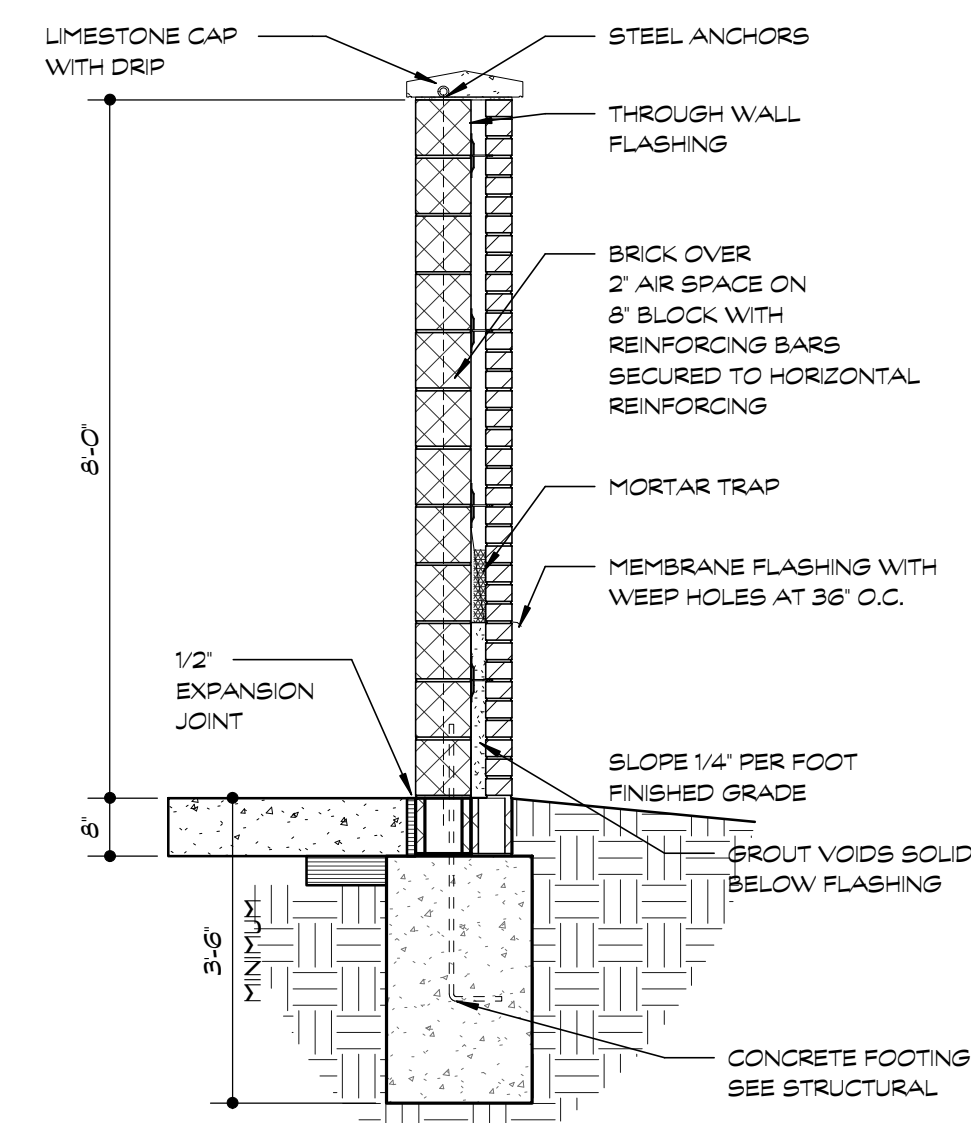
8 GATE LATCH SECTION
 SCALE: 3/4" = 1'-0"



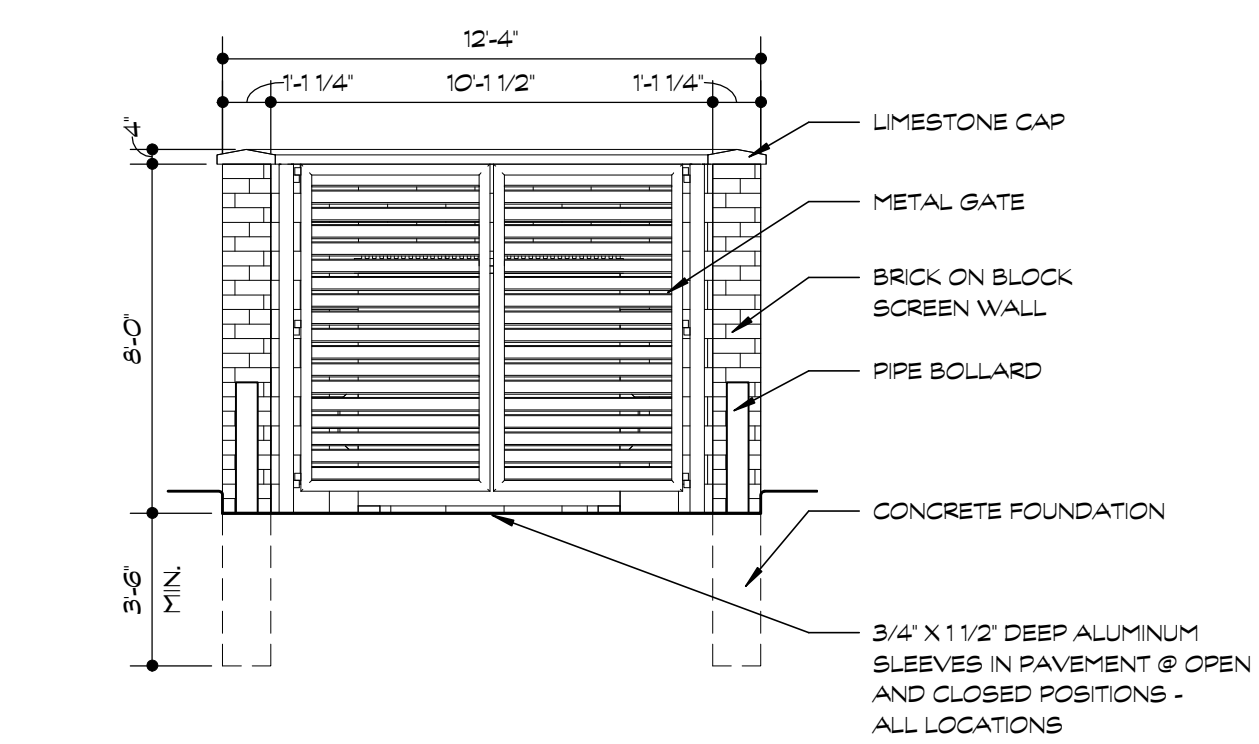
5 GATE JAMB SECTION
 SCALE: 3/4" = 1'-0"



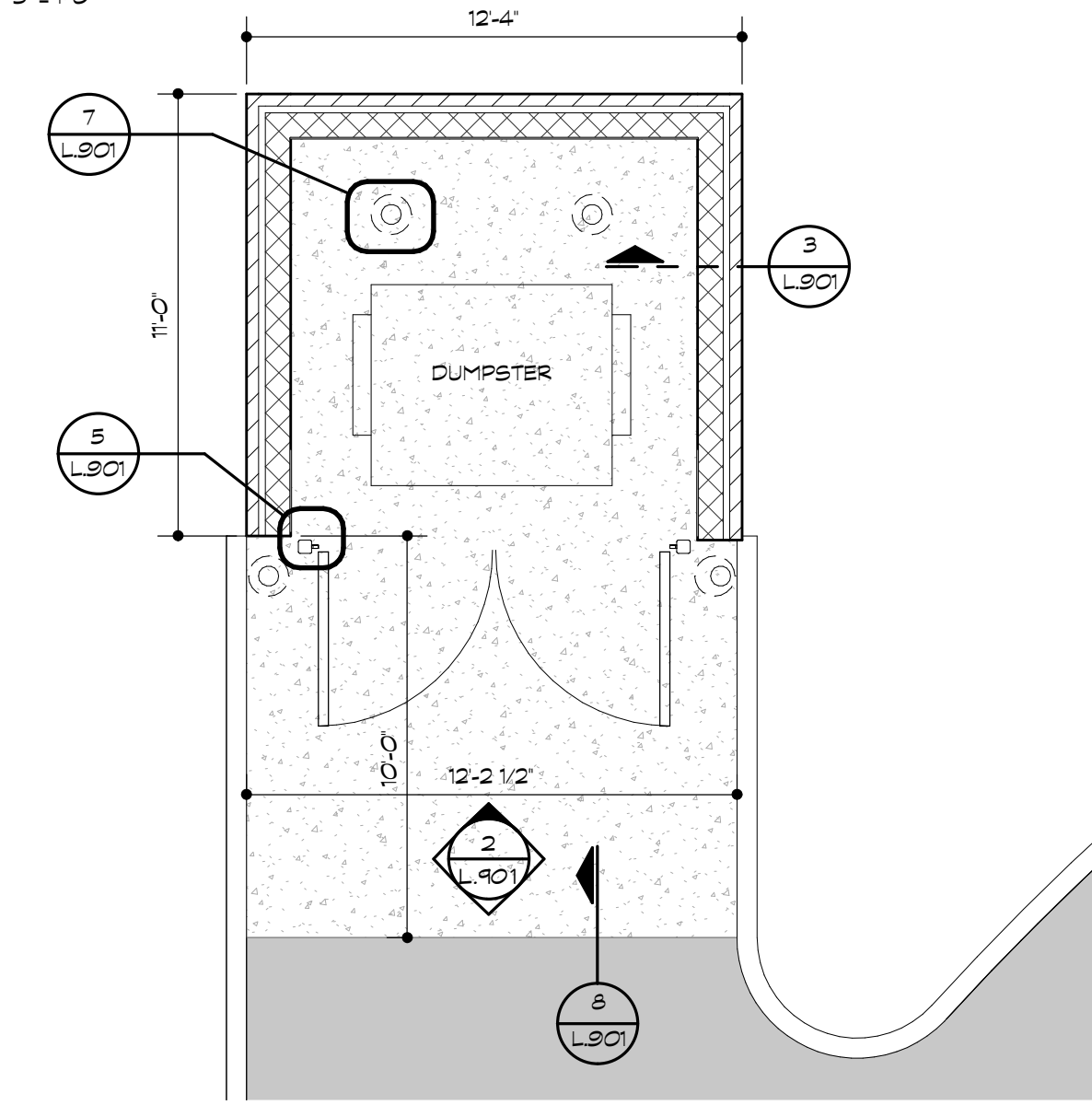
4 CONCRETE CONTROL / EXPANSION JOINTS
 SCALE: 1" = 1'-0"



3 SCREEN WALL SECTION
 SCALE: 1/2" = 1'-0"



2 DUMPSTER GATE ELEVATION
 SCALE: 1/4" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"

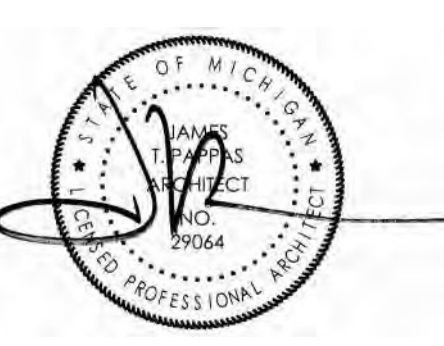
BIRKENSTOCK
 OFFICE/STORAGE BUILDING

REVISIONS

NO.	DATE	DESCRIPTION

KEY PLAN

FSP PROJECT NO. HUR0743
 SEAL



DRAWING TITLE
 SITE DETAILS

DRAWING NUMBER
 L.901

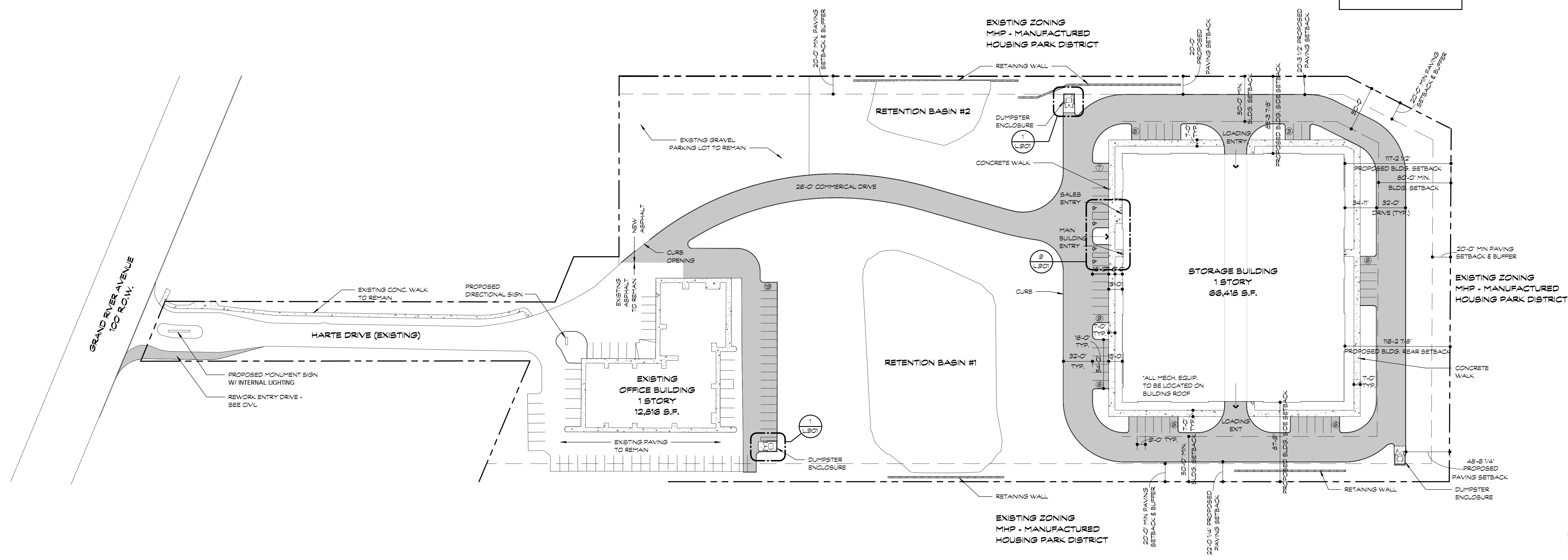
**BIRKENSTOCK
 OFFICE/STORAGE BUILDING**

- GENERAL LAYOUT NOTES:**
1. INSTALL 1/2" EXPANSION JOINT WHERE CONCRETE WALKS MEET BUILDING, PORCHES, TYPICAL.
 2. INSTALL 1/2" EXPANSION JOINT WHERE CONCRETE WALKS MEET CURBS, TYPICAL.
 3. ALL RADI ON CONCRETE AND ASPHALT SIDEWALKS TO BE 5' R, UNLESS OTHERWISE NOTED.
 4. ALL ANGLES ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
 5. SEE CIVIL ENGINEERING DRAWINGS FOR LAYOUT OF ALL ROADS, CURBS, BUILDINGS, UTILITIES, ETC.
 6. REQUIRED MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF.

SITE PLAN LEGEND:

CONCRETE [Pattern]

ASPHALT [Pattern]



KEY PLAN

10.25.19	FINAL PD RE-SUBMISSION
12.01.19	FINAL PD SUBMISSION
04.17.19	PD SITE RE-SUBMISSION
03.28.19	PD SITE SUBMISSION
DATE	DATE

FSP PROJECT NO. BIRK103

SEAL

DRAWING TITLE

ARCHITECTURAL SITE PLAN

DRAWING NUMBER

**BIRKENSTOCK
OFFICE/STORAGE BUILDING**

GENOVA TOWNSHIP

10.25.19	FINAL PD RE-SUBMISSION
10.01.19	FINAL PD SUBMISSION
04.17.19	PD SITE RE-SUBMISSION
01.29.19	PD SITE SUBMISSION
DATE:	DATE:

KEY PLAN

FSP PROJECT NO.
HABITAD2

SEAL

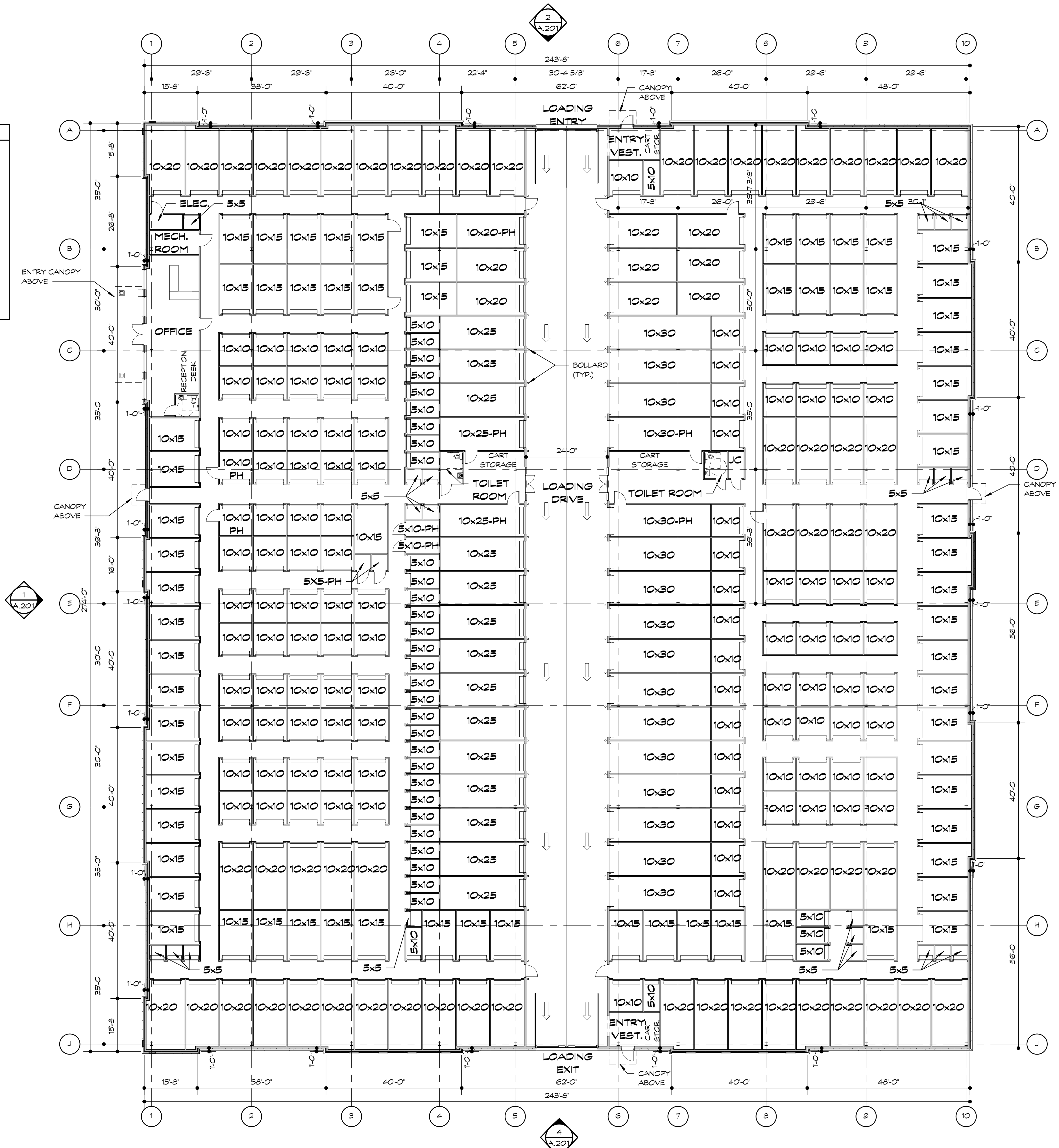
DRAWING TITLE

OVERALL FLOOR PLAN

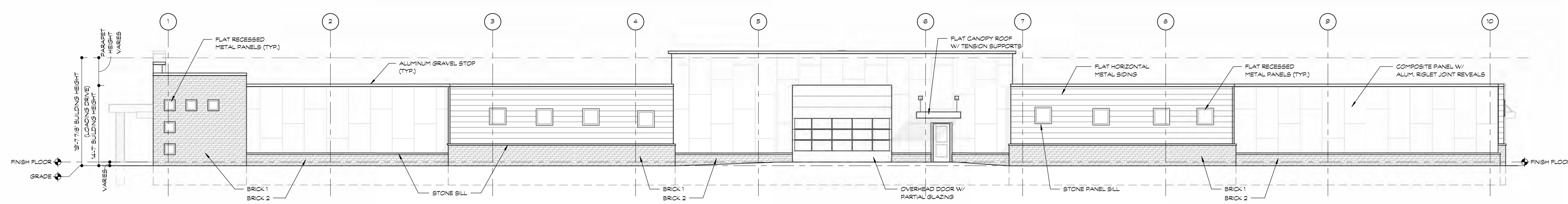
DRAWING NUMBER

A.101

UNIT COUNT			
UNIT SIZES	PRO-FORMA REQD QTY.	QTY. PROVIDED	% OF TOTAL UNITS
5x5	20	20	6%
5x10	36	37	11%
10x10	108	108	32%
10x15	70	71	21%
10x20	66	66	20%
10x25	16	16	5%
10x30	16	16	5%
TOTAL	332	334	
ACCESSIBLE UNITS		REQD 14	PROVIDED 14
1/2 OF EACH UNIT SIZE ARE ACCESSIBLE			

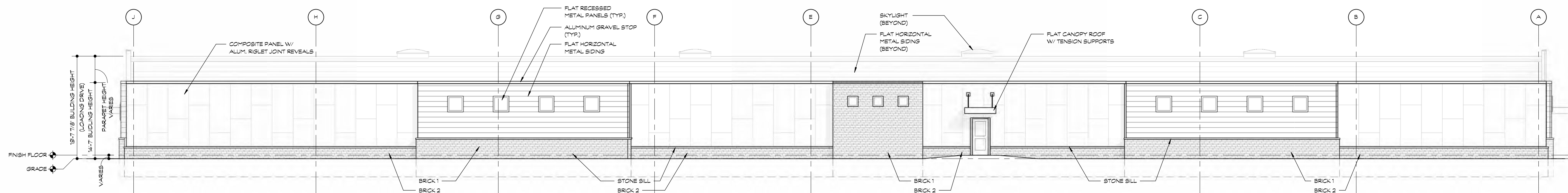


OVERALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"
NORTH



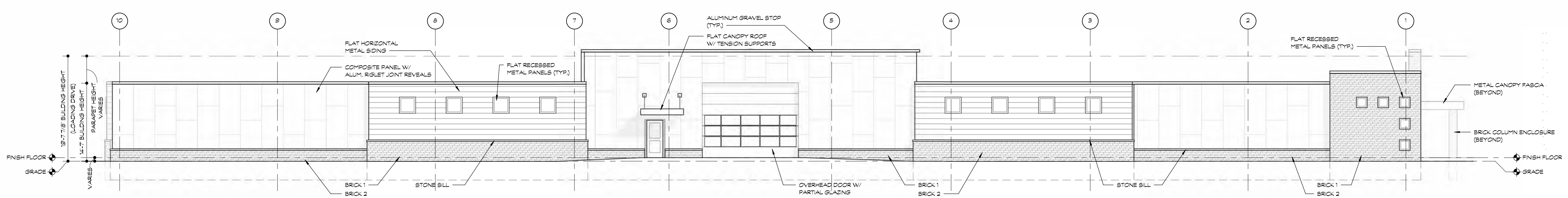
WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR BUILDING MATERIAL PERCENTAGE - WEST SIDE		
MATERIAL	MAXIMUM PERCENTAGE ALLOWED	PROPOSED
BRICK	100% (MIN. 50%)	20.27%
METAL SIDING	25%	25.02%
COMPOSITE SIDING	25%	54.28%
METAL CANOPY	25%	0.25%



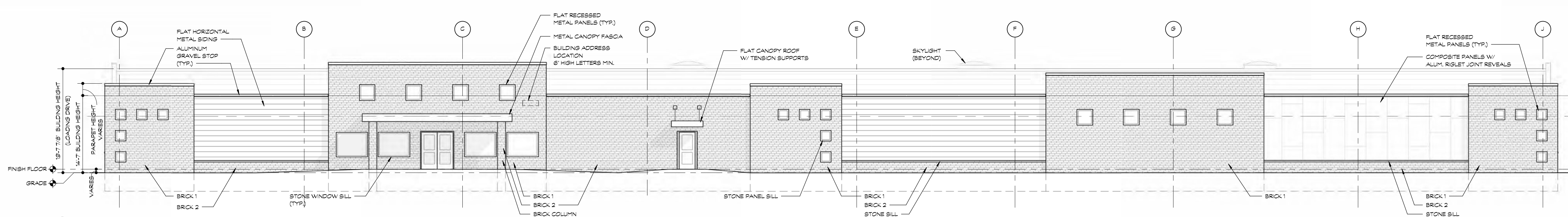
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR BUILDING MATERIAL PERCENTAGE - SOUTH SIDE		
MATERIAL	MAXIMUM PERCENTAGE ALLOWED	PROPOSED
BRICK	100% (MIN. 50%)	20.33%
METAL SIDING	25%	23.58%
COMPOSITE SIDING	25%	55.93%
METAL CANOPY	25%	0.17%



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

EXTERIOR BUILDING MATERIAL PERCENTAGE - EAST SIDE		
MATERIAL	MAXIMUM PERCENTAGE ALLOWED	PROPOSED
BRICK	100% (MIN. 50%)	20.30%
METAL SIDING	25%	25.02%
COMPOSITE SIDING	25%	54.34%
METAL CANOPY	25%	0.25%



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

EXTERIOR BUILDING MATERIAL PERCENTAGE - NORTH SIDE		
MATERIAL	MAXIMUM PERCENTAGE ALLOWED	PROPOSED
BRICK	100% (MIN. 50%)	66.41%
METAL SIDING	25%	21.37%
COMPOSITE SIDING	25%	11.11%
METAL CANOPY	25%	1.11%

BIRKENSTOCK
OFFICE/STORAGE BUILDING

DATE	DESCRIPTION
10.25.13	FINAL P.D. RE-SUBMISSION
03.03.13	FINAL P.D. SUBMISSION
04.17.13	P.D. SITE RE-SUBMISSION
07.28.13	P.D. SITE SUBMISSION
DATE	DATE

KEY PLAN

FSP PROJECT NO.
BIRKSTOCK

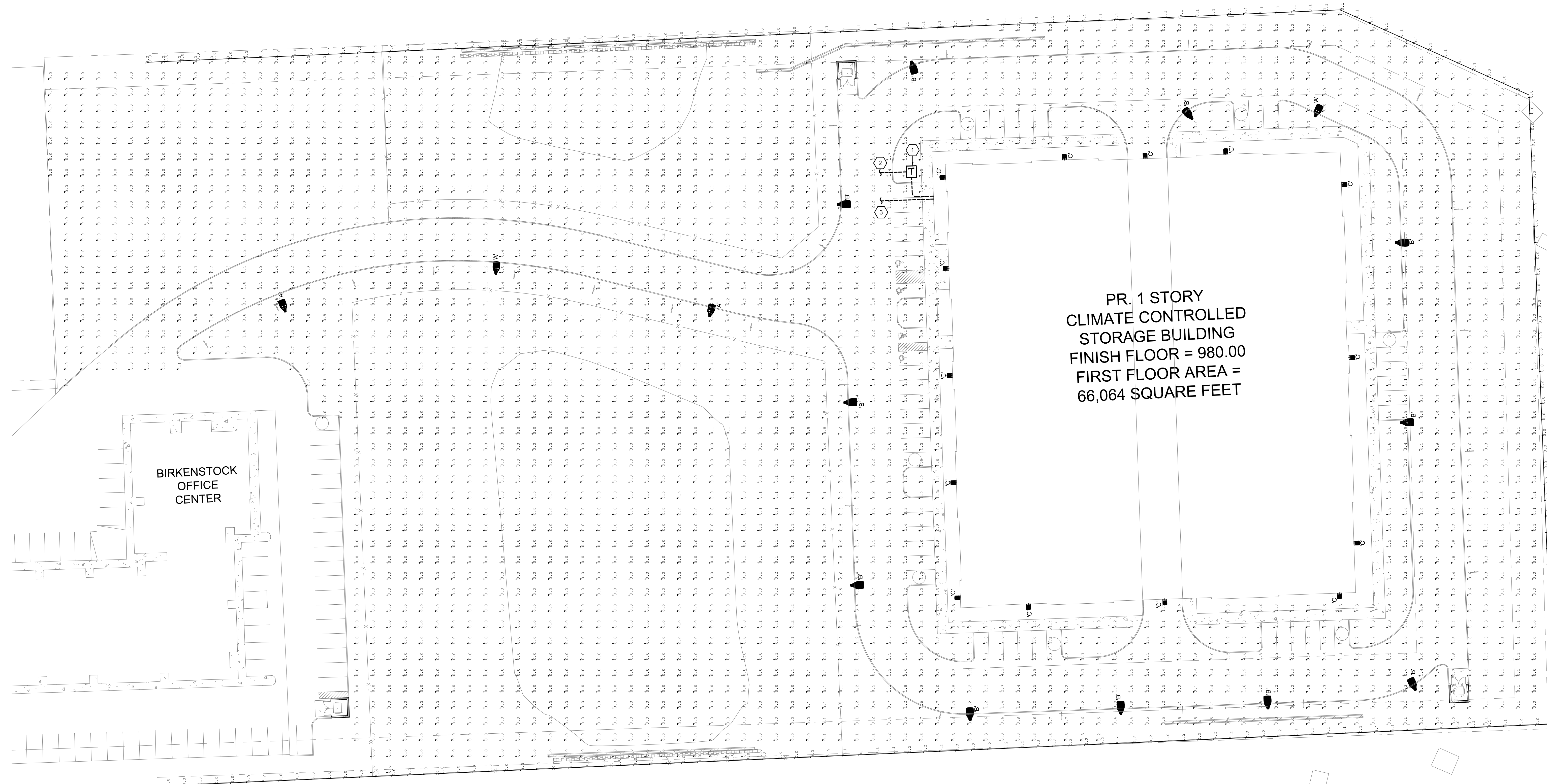
SEAL

DRAWING TITLE

ELEVATIONS

DRAWING NUMBER

A.201



PR. 1 STORY
CLIMATE CONTROLLED
STORAGE BUILDING
FINISH FLOOR = 980.00
FIRST FLOOR AREA =
66,064 SQUARE FEET

BIRKENSTOCK
OFFICE
CENTER

SITE PLAN - PHOTOMETRICS / ELECTRICAL
SCALE 1" = 30'-0"

- SHEET KEY NOTES**
- UTILITY COMPANY PAD-MOUNT TRANSFORMER.
 - UNDERGROUND ELECTRICAL SERVICE BY UTILITY COMPANY, PROVIDE (2) 4" TO POINT OF SERVICE.
 - UNDERGROUND COMMUNICATIONS SERVICE BY SERVICE PROVIDER. PROVIDE (2) 4" TO POINT OF SERVICE.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.76	6.8	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.05	0.3	0.0	N.A.	N.A.
Entry Drive	Illuminance	Fc	1.98	6.8	0.2	9.90	34.00
Parking Drive	Illuminance	Fc	2.09	6.7	0.2	10.45	33.50

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Total Watts	BUG Rating	Lum. Watts
	4	A	SINGLE	N.A.	0.950	VISIONAIRE VSK-1-T2-15L-4K-VOLT SINGLE @ 20' MTG. HT.	408	B3-U0-G3	102
	11	B	SINGLE	N.A.	0.950	VISIONAIRE VSK-1-T3-15L-4K-VOLT SINGLE @ 20' MTG. HT.	1122	B3-U0-G3	102
	14	C	SINGLE	N.A.	0.950	VISIONAIRE VSC-1-T3-16LC-3-4K-VOLT WM @ 15' MTG. HT.	252	B1-U0-G1	18

MICHIGAN

**BIRKENSTOCK
OFFICE / STORAGE BUILDING**

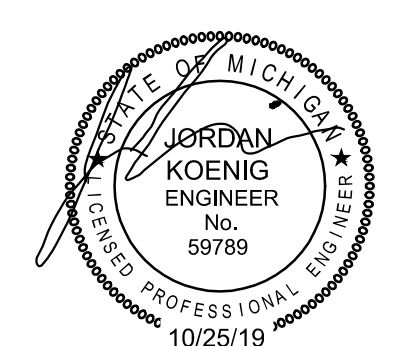
CENOA TOWNSHIP

10-25-19	Final PID Re-submission
02-22-19	PID Re-submission
01-29-19	PID Site submission
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.

SEAL



DRAWING TITLE

SITE PLAN -
PHOTOMETRICS /
ELECTRICAL

DRAWING NUMBER

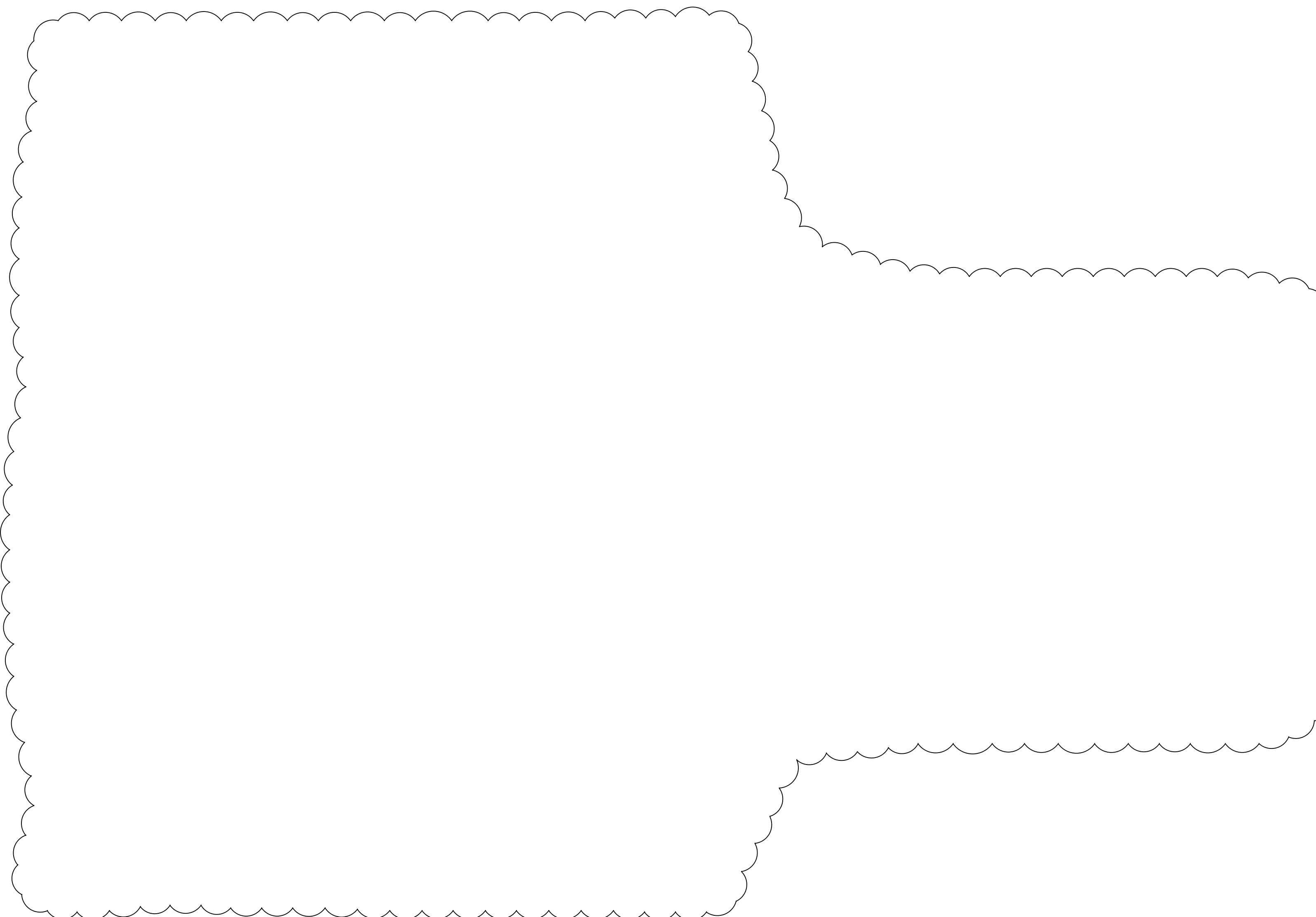
EX.001



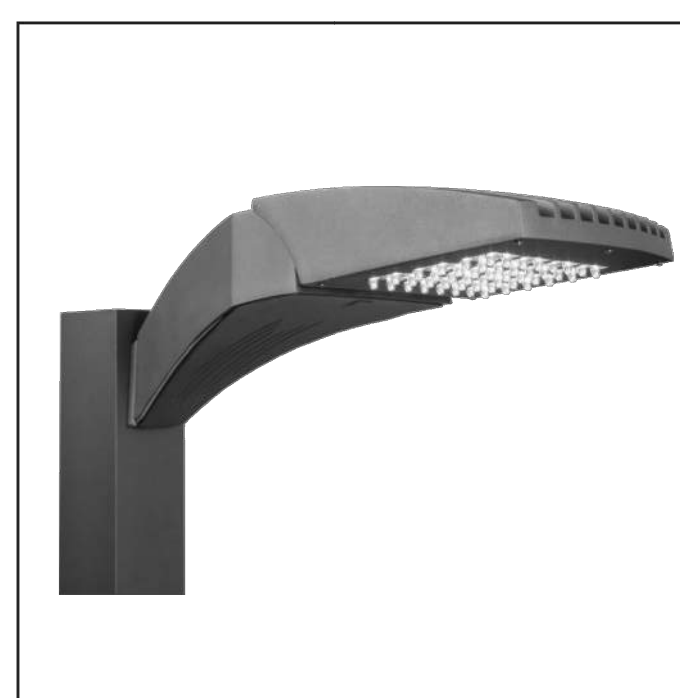
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DO NOT SCALE DRAWINGS

BIRKENSTOCK OFFICE / STORAGE BUILDING



VSX LED Specifications



Project Name: _____
 Catalog Number: _____
 Type: _____

The VSX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED performance and the details in life are maintained by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000K color temperatures for the LEDs.

A durable polyester powder coat finish is guaranteed for five years and is available in standard or custom colors.

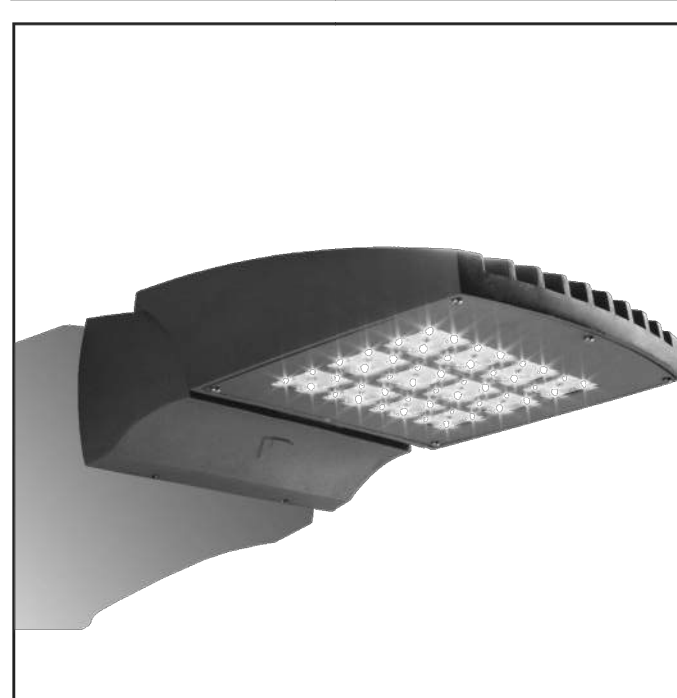
The VSX LED series is an exceptional choice for commercial parking lots, office complexes, residential projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VSX-1	T1	16LC	3	3K	UNV	AM	BZ	PCR-120	RFP3
	T2	32LC	3	3K	UNV	AM	BZ	PCR-208	RFP4
	T3	48LC	5	4K	UNV	WM	SK	PCR-240	RFP5
	T4		7	5K	UNV	WH	SK	PCR-277	RFP6
	T4A		7	5K	UNV	WH	SK	PCR-277	RFP6
	T5		10	5K	UNV	WH	SK	PCR-277	RFP6
	T5W		10	5K	UNV	WH	SK	PCR-277	RFP6
	T5WR		10	5K	UNV	WH	SK	PCR-277	RFP6



VSC LED Specifications



Project Name: _____
 Catalog Number: _____
 Type: _____

The VSC LED wall mount Series combines the unique contemporary design that is inspired by the V-Collector light series. It combines LED performance and advanced LED thermal management technology and provides lighting that is energy efficient and aesthetically pleasing.

The LED performance and the details in life are maintained by enclosing them in two separate cast aluminum housings. Easy access for mounting and maintenance.

The LED light assemblies come with 16, 32, or 48 LEDs.

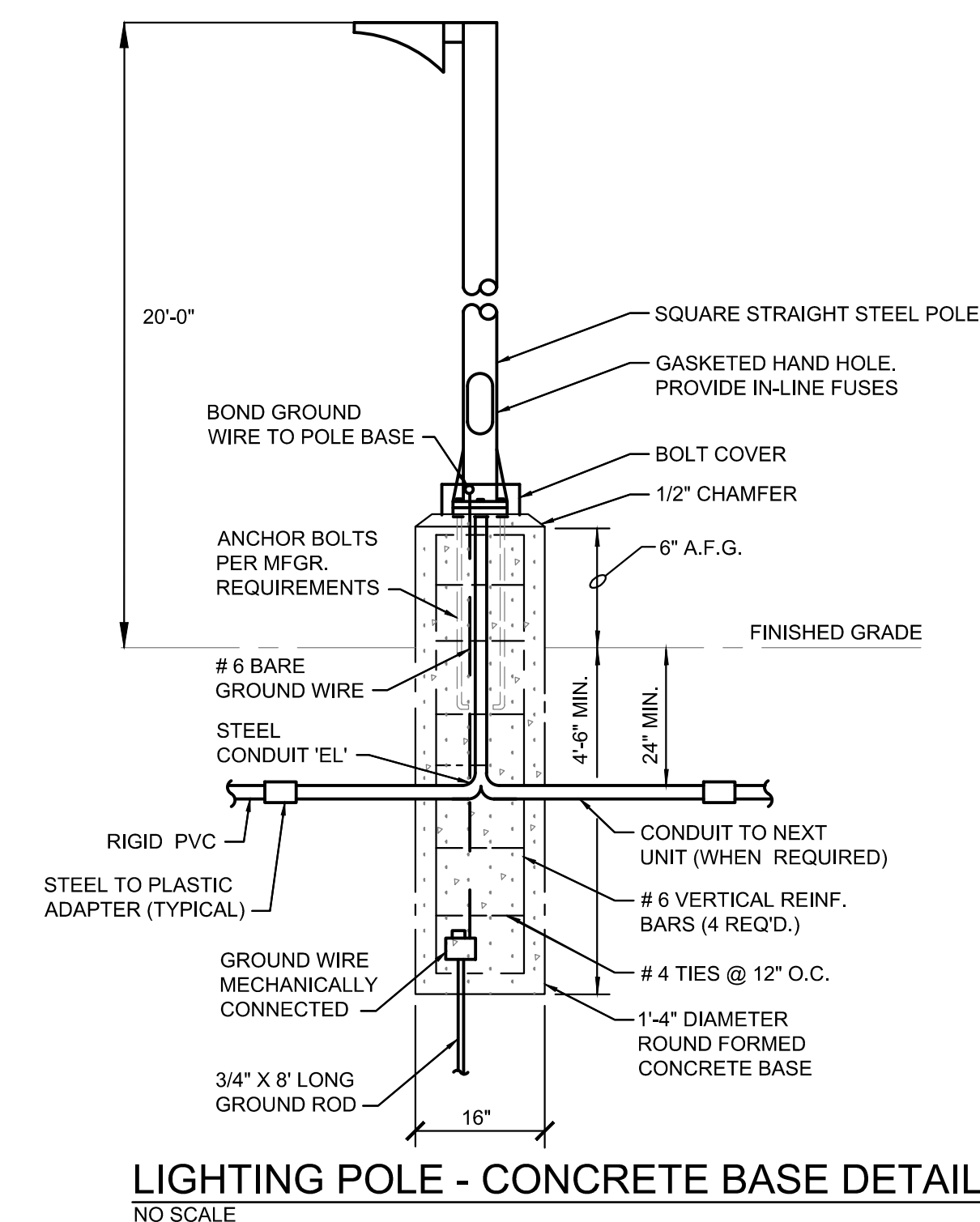
Six optical distribution patterns are available. Choose between 3000, 4000 or 5000K color temperatures for the LEDs.

A durable polyester powder coat finish is guaranteed for five years and is available in standard or custom colors.

The VSC Series is an exceptional choice for office complexes, schools, commercial buildings, and many other general lighting projects.

Ordering Information

MODEL	OPTICS	SOURCE	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS
VSC-1	T1	16LC	3	3K	UNV	WM	BZ	PC-120
	T2	32LC	5	4K	UNV	WM	SK	PC-208
	T3	48LC	7	5K	UNV	WH	SK	PC-240
	T4		7	5K	UNV	WH	SK	PC-277
	T5		10	5K	UNV	WH	SK	PC-277

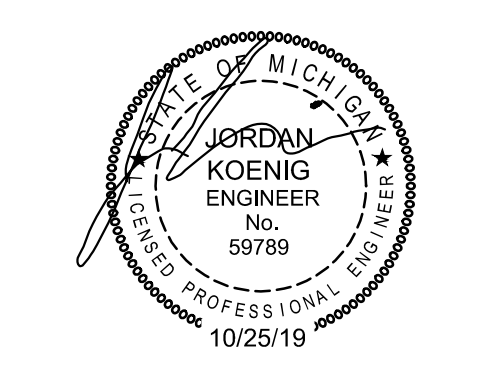


10-25-19	Final PID Re-submission
02-22-19	PID Re-submission
01-29-19	PID Site submission
DATE	ISSUE

KEY PLAN

FSP PROJECT NO.

SEAL



DRAWING TITLE

SITE PLAN - LIGHTING
 FUTURE DETAILS

DRAWING NUMBER

EX.002

MEEC electrical engineering consultants
 pc
 1415 Goddard
 Plymouth, MI 48170
 P 734-664-9518
 F 734-664-9517

MEEC JOB # 224-2024

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DO NOT SCALE DRAWINGS

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, MI 48116

DATE: October 25, 2019
PROJECT: Birkenstock Office/Storage Building
Genoa Township, MI
PROJECT #: 724-19-014
RE: **Birkenstock Enterprises – PID Review #2**

The following are revisions made to the electrical site plan per the comment received.

1. Lighting.

Site Plan Lighting Fixtures EX.002 has been updated to remove the grade-mounted sign flood light from the project.

Sincerely,
MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS, PC



Jordan J. Koenig, P.E.
President



Customer Name:	
Company:	
Street:	
City:	
State:	Zip:
Country:	
Phone:	
Fax:	
E-mail:	

Job Number:	
Order Taken By:	
Order Date:	
Delivery Date:	
Shipping:	
File Name:	MonumentSigns0619.fs
Comments:	
Description:	

NOTE: All sales are final once proofing has begun. There are no refunds once production has begun. Jobs canceled prior to production may be subject to design fees. %50 deposit required before production to begin. Artwork & Files are owned exclusively by W4 Signs, Inc. unless originally provided by client or specifically stated. Original artwork files and rights may be purchased for an additional fee.

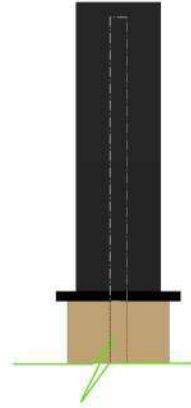
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All Balances due upon completion / installation.

Revisions: 1 2 3 (Add. Revisions \$20 Extra Charge) 4 5 6

Please verify your proof approval or revisions have been received. **It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials specified.**

Approval Signature: _____ Date: _____ NOT APPROVED: APPROVED: APPROVED W/ REVISIONS:



(1) 2-sided, INTERNALLY LIT White LED SIGN CABINET
 Aluminum External Construction w/ steel internal supports
 Black trim, dividers & returns,
 White lexan faces w/ vinyl graphics
 (2) 30"x96" Full Color 10mm LED MESSAGE DISPLAYS
 Mounted to 3 sides of brick base (provided by others)
 w/ 1/2" anchors and welded to 4" internal steel pole.



LED DISPLAY SPECS
 (2) 34"x96" p10 (10mm) full color LED message displays
 10mm pixel pitch, 10,000MCD composite LED Modules
 Aluminum Construction
 30amp 110v power requirement Typ.
 Wifi controller included. Temp sensor optional.

*messages will be a static image not to change no more than 4 times per hour and meet all other requirements of sign ordinance section 16.07.02 items e (1-5).

Customer Name:	
Company:	
Street:	
City:	
State:	Zip:
Country:	
Phone:	
Fax:	
E-mail:	

Job Number:	
Order Taken By:	
Order Date:	
Delivery Date:	
Shipping:	
File Name:	MonumentSigns0619.fs
Comments:	
Description:	

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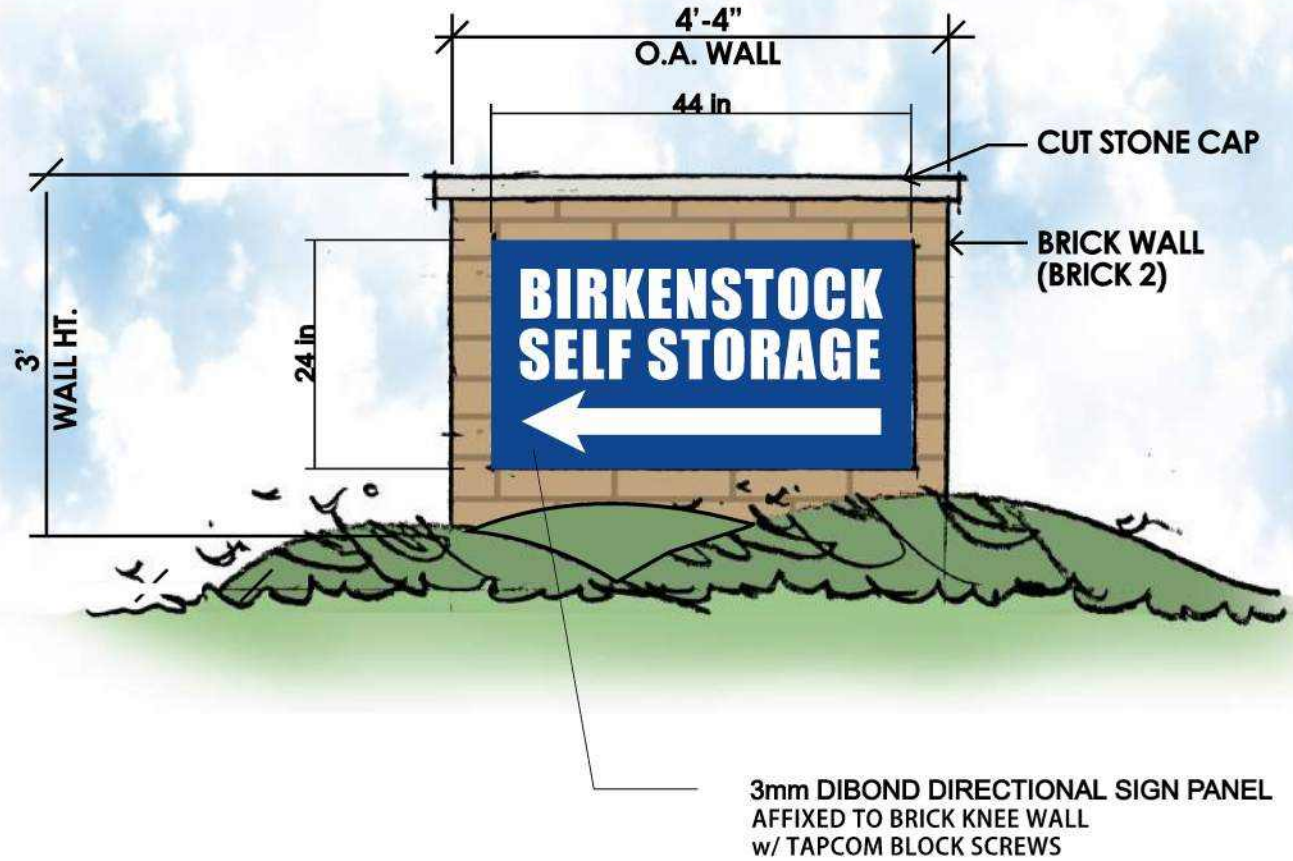
All Balances due upon completion / installation.

Revisions: 1 2 3 (Add. Revisions \$20 Extra Charge) 4 5 6

Please verify your proof approval or revisions have been received.

It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials specified.

Approval Signature: _____ Date: _____ NOT APPROVED: APPROVED: APPROVED W/ REVISIONS:



g



TEMPORARY GRADING EASEMENT

This **Temporary Grading Easement** (the "**Easement**") is entered into on this 20th day of September, 2019, by and between Brighton Village Associates LLC, 31200 Northwestern Hwy., of Farmington Hills, MI 48334 ("**Grantor**"), and Birkenstock Self-Storage, LLC, a Michigan limited liability company, of 2528 Harte Drive, Brighton, MI 48114 ("**Grantee**"), on the following terms and conditions.

1. **Purpose.** Grantor and Grantee own adjacent parcels of land. Grantee wishes to acquire a temporary easement from Grantor over a portion of Grantor's land for temporary grading and land balancing as part of Grantee's approved site plan and climate-controlled self-storage project and in order to complete construction of landscaping improvements on Grantee's parcel, which will temporarily burden Grantor's parcel for the benefit of Grantee's adjacent parcel.

2. **Burdened and Benefited Properties.** Grantor owns land in Genoa Township, Livingston County, Michigan, described as Grantor's Parcel on the attached **Exhibit A** (the "**Burdened Property**") and Grantee owns land in Genoa Township, Livingston County Michigan described as Grantee's Parcel on the attached **Exhibit A** (the "**Benefited Property**").

3. **Consideration.** Grantee, in consideration of the grant of the Easement agrees to pay Grantor the sum of One and 00/100 Dollar (\$1.00) payable at the time of the signing of this Easement.

4. **Description and Duration of the Easement.** Grantor grants to Grantee the temporary Easement for grading and land balancing which easement shall, subject to Section 9 hereof, automatically expire upon (a) the completion of the grading and land balancing work or (b) by August 31, 2020, whichever is first, and shall take place in the area as described and shown on the attached **Exhibit B** (the "**Easement**"), for the benefit of the Benefited Property as described on the attached Exhibit A. Notwithstanding anything set forth herein to the contrary, Grantor reserves the right to use and enjoy the Easement so long as Grantor's use does not materially interfere with the rights granted to Grantee herein.

5. **Condition and Work Performed.** Grantee shall be solely responsible for the grading and land balancing work within the Easement which shall be done in accordance with Grantee's approved site plan and with all applicable laws, regulations, rules, restrictions and requirements of any governmental authorities and agencies having jurisdiction. Grantee agrees, at Grantee's sole cost and expense, to restore the Easement area and any adjacent portions of the Burdened Property affected by Grantee's work, to substantially the same condition that existed before the work was performed, including but not limited to, restoration of the asphalt and any improvements and landscaping located thereon, and to pay for all damages, if any, sustained to the Burdened Property as a result of or related to the work performed by Grantee, its agents, employees, representatives or contractors. In the event Grantee fails to restore the

✓

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receipt of an invoice therefor.

6. **Interest in realty.** The Easement is to be a temporary easement over the Burdened Property for the use and benefit of the Benefited Property for the term set forth in paragraph 4 herein and shall automatically expire upon (a) the completion of the grading and land balancing work or (b) by August 31, 2020, whichever is first. Upon its expiration, the Easement shall be null and void and of no further force or effect, and all of the rights and obligations of the parties hereunder shall cease except for any obligations which expressly survive the termination or expiration of this Easement.

7. **Indemnification; Insurance.** Grantee agrees to indemnify and hold Grantor harmless from any and all claims, debts, causes of actions, or judgments for any damage to any property or injury to any person that may arise out of any of Grantee's actions within the Burdened Property or out of the use of, or around the Easement, by Grantee, its agents, employees, representatives, and contractors. This provision shall survive the termination of this Easement. Grantee shall maintain commercial general liability insurance coverage and other insurance policies in commercially reasonable amounts. Upon Grantor's request, Grantee shall provide a certificate of insurance to Grantor, naming Grantor as additional insured.

8. **Liens.** Grantee has no right to cause, and shall not cause, any construction lien to be filed against the Burdened Property. In the event such a lien is so filed, Grantee, at its sole cost and expense, shall cause the same to be discharged of record within twenty (20) days of such filing. Grantee shall defend, protect, indemnify and hold harmless Grantee and the Burdened Property from and against all claims and demands, including any action or proceeding brought thereon, and all costs, losses, expenses and liabilities of any kind relating thereto, including reasonable attorneys' fees and cost of suit, arising out of or resulting from such lien.

9. **Default.** If Grantee fails to perform any obligation under this Easement for which it is responsible, Grantor will have the right to institute any or all of the following remedies upon ten (10) days' prior written notice to Grantee (except in an emergency, in which event prior notice from Grantor will not be required): (a) Grantor may perform any such obligations, and any costs or expenses incurred by Grantor for the performance of such obligations under this Easement, will be reimbursed by Grantee upon Grantee's receipt of an invoice for such costs incurred by Grantor, (b) institute legal action against Grantee for specific performance, declaratory relief, damages or any other legal and/or equitable remedies available, or (c) terminate this Easement if such failure is not cured within fifteen (15) days after receipt of written notice thereof from Grantor. The remedies provided in this Easement and their enforcement are in addition to and not in substitution for or at the exclusion of any other rights and remedies which Grantor may have under this Easement or at law or in equity. Grantor's recording of an affidavit of termination shall be conclusive evidence of termination of this Easement and anyone with knowledge of such affidavit shall have the right to rely upon the recording of such affidavit as evidence of the termination of this Easement.

10. **Subordination.** This Easement is and shall be subject and subordinate, at all times, to (a) the lien of any mortgage or mortgages which may now or hereafter affect the Burdened Property, and to all advances made or hereafter to be made upon the security thereof and to the

interest thereon, and to any agreements at any time made modifying, supplementing, extending or replacing any such mortgages, and (b) any ground or underlying lease which may now or hereafter affect the Burdened Property, including all amendments, renewals, modifications, consolidation, replacements, and extensions thereof.

11. **Entire Agreement.** This Easement and all exhibits constitute the entire agreement between the parties regarding the subject matter of this Easement, and all prior negotiations and agreements regarding the Easement between the parties, whether written or oral, shall be of no further force and effect. This Easement may not be modified except by a written document signed by both parties.

12. **Notice.** Except as otherwise provided, all notices required under this Easement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Easement. Either party may change its address by giving notice of the change or a new facsimile transmission number to the other as provided in this section.

13. **Severability.** If any term, covenant, or condition of this Easement or the application of which to any party or circumstance shall be to any extent invalid or unenforceable, the remainder of this Easement, or the application of such term, covenant, or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall be effective, and each term, covenant, or condition of this Easement shall be valid and enforced to the fullest extent permitted by law.

14. **Jurisdiction and venue.** Any disputes under this conveyance shall be subject to the laws of the state of Michigan and venue for any disputes shall lie in Livingston County, Michigan.

15. **Time is of the essence.** Time shall be of the essence in the performance and actions undertaken under this Easement.

16. **Assignability.** This Easement may not be assigned or transferred by Grantee without the prior written consent of Grantor, which Grantor may not unreasonably withhold.

17. **Exhibits.** The following exhibits are attached to and are a part of this Easement:

Exhibit A—Legal Descriptions of the Benefited Property and the Burdened Property.

Exhibit B—Drawing and Description of the Easement.

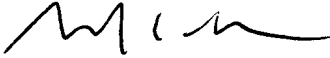
18. **Effective date.** Grantor and Grantee have signed this Easement, and it shall be effective as of the day and year first above written.

[SIGNATURES ON FOLLOWING PAGES]

[SIGNATURE PAGE TO TEMPORARY GRADING EASEMENT BY BRIGHTON VILLAGE ASSOCIATES, LLC IN FAVOR OF BIRKENSTOCK SELF-STORAGE LLC]

Grantor:

BRIGHTON VILLAGE ASSOCIATES LLC,
a Michigan limited liability company



By: Joel K. Brown
Its: Authorized Representative

STATE OF MICHIGAN)

OAKLAND COUNTY)

Acknowledged before me in Oakland County, Michigan on Sept 17, 2019 by

Joel K. Brown, on behalf of Brighton Village Assoc. LLC

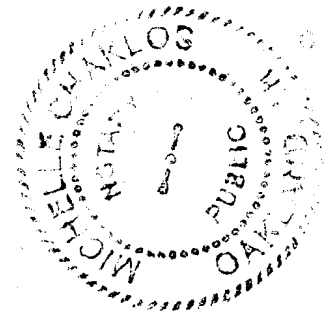


Notary public,

State of Michigan, County of _

My commission expires _

Acting in the County of _



MICHELLE CHAKLOS
Notary Public, State of Michigan
County of Oakland
My Commission Expires Apr. 22, 2020
Acting in the County of Oakland

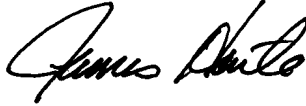
[SIGNATURE PAGE TO TEMPORARY GRADING EASEMENT BY BRIGHTON VILLAGE ASSOCIATES, LLC IN FAVOR OF BIRKENSTOCK SELF-STORAGE LLC]

Grantee:

BIRKENSTOCK SELF-STORAGE, LLC,

a Michigan limited liability company

By: James Harte
Its: Managing Member



STATE OF MICHIGAN)
Oakland
LIVINGSTON COUNTY)

Acknowledged before me in *Oakland* Livingston County, Michigan on *20th* *Sept.*, 2019 by James

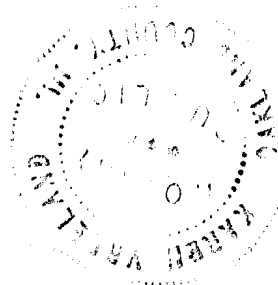
Harte, Managing Member of Birkenstock Self-Storage, LLC, a Michigan limited liability company, on behalf of the limited liability company.



Notary public,

State of Michigan, County of _
My commission expires _
Acting in the County of _

Karen Vresland
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Mar. 23, 2021
Acting in the County of Oakland



Drafted by and when recorded return to:

Roger L. Myers
Myers & Myers, PLLC
915 N. Michigan Avenue
Howell, MI 48843
(517) 540-1700



EXHIBIT "A"

LEGAL DESCRIPTIONS OF BENEFITED AND BURDENED PROPERTY

LEGAL DESCRIPTION: BURDENED PROPERTY (PER TAX RECORDS)

Part of the W. 1/2 of Section 13, T.2N., R.5E., Genoa Township, Livingston County, Michigan, being described as: Commencing at the center of said Section 13; thence N. 01° 00' 00" W. 314.82 feet along the North-South 1/4 line of said Section 13; thence N. 68° 00' 00" W. 749.36 feet; thence S. 01° 00' 00" E. 430.25 feet; thence N. 68° 00' 00" W. 145.05 feet; thence S. 01° 00' 00" E. 206.68 feet to the point of beginning; thence S. 01° 00' 00" E. 865.55 feet; thence N. 88° 00' 00" E. 390.20 feet; thence S. 26° 00' 00" W. 501.50 feet; thence S. 39° 00' 00" W. 12.90 feet; thence S. 89° 00' 00" W. 672.38 feet; thence N. 01° 00' 00" W. 1329.11 feet; thence N. 89° 00' 00" E. 525.00 feet to the point of beginning. Containing 18.88 acres.

Parcel Number: 4711-13-300-036

LEGAL DESCRIPTION: BENEFITED PROPERTY

Part of the W. 1/2 of Section 13, T.2N., R.5E., Genoa Township, Livingston County, Michigan, being described as: Beginning at a point distant S. 89°59'51" E., 1865.22 feet along the East-West 1/4 line of said Section 13, from the W. 1/4 corner of said Section 13; thence N. 01° 20' 04" W., 209.26 feet; thence S. 68° 25' 58"E., 145.05 feet; thence N. 01° 23' 01" W., 430.25 feet; thence S. 69° 16' 02" E., 71.45 feet; thence S. 01° 14' 16" E., 431.10 feet; thence S. 69° 01' 58" E., 54.11 feet; thence S. 01° 19' 37" E., 50.00 feet; thence N. 88° 43' 02" E., 200.00 feet; thence S. 01° 18' 00" E., 804.87 feet; thence S. 25° 29' 42" W., 128.47 feet; thence S. 88° 58' 44" W., 390.33 feet; thence N. 01° 20' 04" W., 862.97 feet to the point of beginning. Containing 462,435 square feet or 10.616 acres.

Parcel Number: 4711-13-300-009

EXHIBIT "B"

DESCRIPTION AND DEPICTION OF EASEMENT AREA

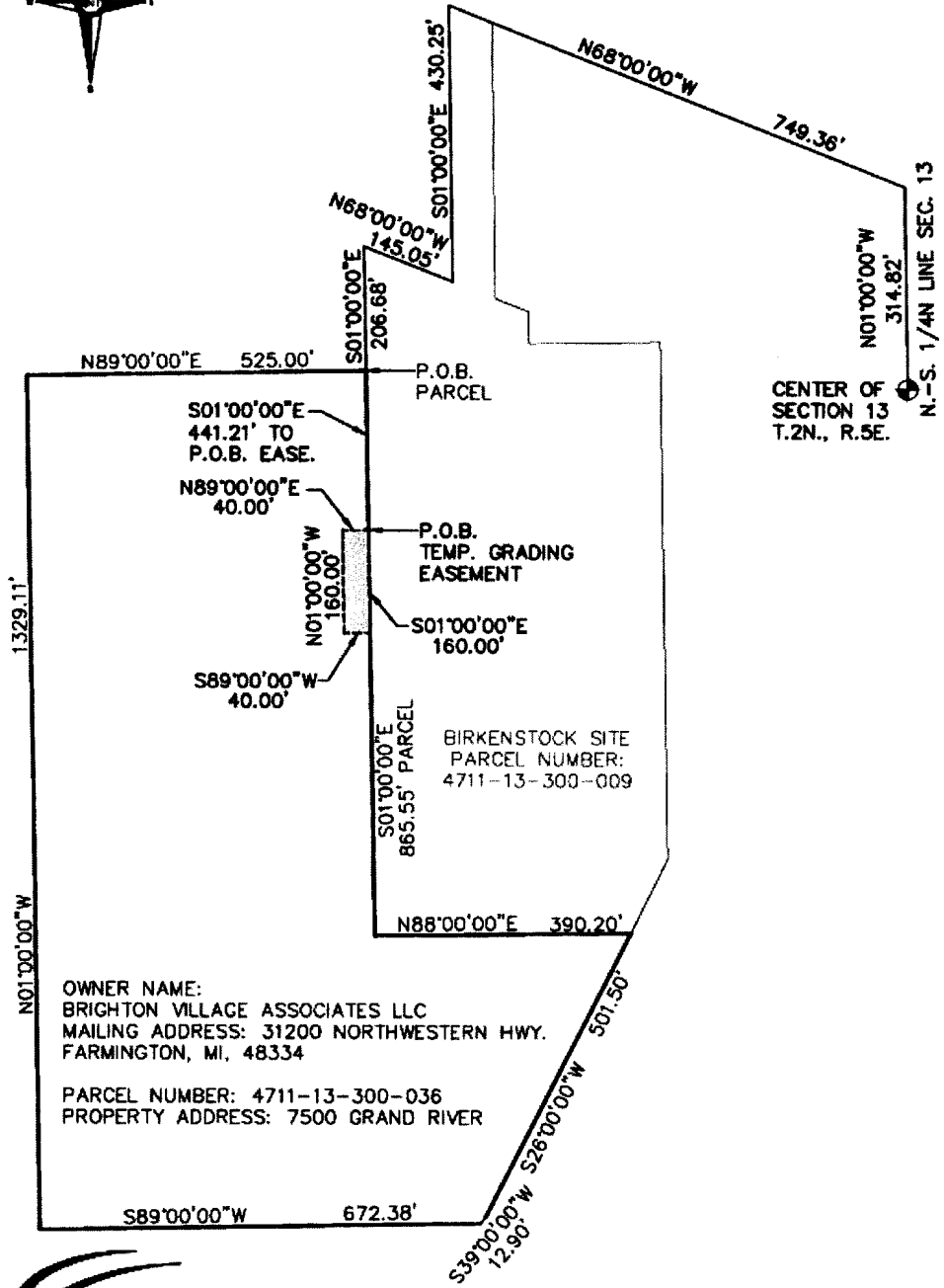
LEGAL DESCRIPTION: TEMPORARY GRADING EASEMENT

Part of the W. 1/2 of Section 13, T.2N., R.5E., Genoa Township, Livingston County, Michigan, being described as: Commencing at the center of said Section 13; thence N. 01° 00' 00" W. 314.82 feet along the North-South 1/4 line of said Section 13; thence N. 68° 00' 00" W. 749.36 feet; thence S. 01° 00' 00" E. 430.25 feet; thence N. 68° 00' 00" W. 145.05 feet; thence S. 01° 00' 00" E. 441.21 feet to the point of beginning; thence S. 01° 00' 00" E. 160.00 feet; thence S. 89° 00' 00" W. 40.00 feet; thence N. 01° 00' 00" W. 160.00 feet; thence N. 89° 00' 00" E. 40.00 feet to the point of beginning.

[Easement Depiction on Following Page]



Exhibit B
 FORTY (40.00') WIDE
 TEMPORARY GRADING EASEMENT



CENTER OF SECTION 13
 T.2N., R.5E.

OWNER NAME:
 BRIGHTON VILLAGE ASSOCIATES LLC
 MAILING ADDRESS: 31200 NORTHWESTERN HWY.
 FARMINGTON, MI, 48334

PARCEL NUMBER: 4711-13-300-036
 PROPERTY ADDRESS: 7500 GRAND RIVER



NF ENGINEERS
 NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342 5032
 TEL (248) 332-7931
 FAX (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 200'	02-25-2019	N. Naoum	K362	1 of 2

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TEMPORARY GRADING EASEMENT

✓ This **Temporary Grading Easement** (the "**Easement**") is entered into on this 20th day of September, 2019, by and between Brighton Village Associates LLC, 31200 Northwestern Hwy., of Farmington Hills, MI 48334 ("**Grantor**"), and Birkenstock Self-Storage, LLC, a Michigan limited liability company, of 2528 Harte Drive, Brighton, MI 48114 ("**Grantee**"), on the following terms and conditions.

1. **Purpose.** Grantor and Grantee own adjacent parcels of land. Grantee wishes to acquire a temporary easement from Grantor over a portion of Grantor's land for temporary grading and land balancing as part of Grantee's approved site plan and climate-controlled self-storage project and in order to complete construction of landscaping improvements on Grantee's parcel, which will temporarily burden Grantor's parcel for the benefit of Grantee's adjacent parcel.

2. **Burdened and Benefited Properties.** Grantor owns land in Genoa Township, Livingston County, Michigan, described as Grantor's Parcel on the attached **Exhibit A** (the "**Burdened Property**") and Grantee owns land in Genoa Township, Livingston County Michigan described as Grantee's Parcel on the attached **Exhibit A** (the "**Benefited Property**").

3. **Consideration.** Grantee, in consideration of the grant of the Easement agrees to pay Grantor the sum of One and 00/100 Dollar (\$1.00) payable at the time of the signing of this Easement.

4. **Description and Duration of the Easement.** Grantor grants to Grantee the temporary Easement for grading and land balancing which easement shall, subject to Section 9 hereof, automatically expire upon (a) the completion of the grading and land balancing work or (b) by August 31, 2020, whichever is first, and shall take place in the area as described and shown on the attached **Exhibit B** (the "**Easement**"), for the benefit of the Benefited Property as described on the attached Exhibit A. Notwithstanding anything set forth herein to the contrary, Grantor reserves the right to use and enjoy the Easement so long as Grantor's use does not materially interfere with the rights granted to Grantee herein.

5. **Condition and Work Performed.** Grantee shall be solely responsible for the grading and land balancing work within the Easement which shall be done in accordance with Grantee's approved site plan and with all applicable laws, regulations, rules, restrictions and requirements of any governmental authorities and agencies having jurisdiction. Grantee agrees, at Grantee's sole cost and expense, to restore the Easement area and any adjacent portions of the Burdened Property affected by Grantee's work, to substantially the same condition that existed before the work was performed, including but not limited to, restoration of the asphalt and any improvements and landscaping located thereon, and to pay for all damages, if any, sustained to the Burdened Property as a result of or related to the work performed by Grantee, its agents, employees, representatives or contractors. In the event Grantee fails to restore the Burdened Property as provided in the foregoing sentence within ten (10) days of notice from Grantor, Grantor shall have the option to perform such restoration at Grantee's sole cost and expense, and Grantee shall reimburse Grantor for all costs incurred within ten (10) days of

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Burdened Property as provided in the foregoing sentence within ten (10) days of notice from Grantor, Grantor shall have the option to perform such restoration at Grantee's sole cost and expense, and Grantee shall reimburse Grantor for all costs incurred within ten (10) days of receipt of an invoice therefor.

6. **Interest in realty.** The Easement is to be a temporary easement over the Burdened Property for the use and benefit of the Benefited Property for the term set forth in paragraph 4 herein and shall automatically expire upon (a) the completion of the grading and land balancing work or (b) by August 31, 2020, whichever is first. Upon its expiration, the Easement shall be null and void and of no further force or effect, and all of the rights and obligations of the parties hereunder shall cease except for any obligations which expressly survive the termination or expiration of this Easement.

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8. **Liens.** Grantee has no right to cause, and shall not cause, any construction lien to be filed against the Burdened Property. In the event such a lien is so filed, Grantee, at its sole cost and expense, shall cause the same to be discharged of record within twenty (20) days of such filing. Grantee shall defend, protect, indemnify and hold harmless Grantee and the Burdened Property from and against all claims and demands, including any action or proceeding brought thereon, and all costs, losses, expenses and liabilities of any kind relating thereto, including reasonable attorneys' fees and cost of suit, arising out of or resulting from such lien.

9. **Default.** If Grantee fails to perform any obligation under this Easement for which it is responsible, Grantor will have the right to institute any or all of the following remedies upon ten (10) days' prior written notice to Grantee (except in an emergency, in which event prior notice from Grantor will not be required): (a) Grantor may perform any such obligations, and any costs or expenses incurred by Grantor for the performance of such obligations under this Easement, will be reimbursed by Grantee upon Grantee's receipt of an invoice for such costs incurred by Grantor, (b) institute legal action against Grantee for specific performance, declaratory relief, damages or any other legal and/or equitable remedies available, or (c) terminate this Easement if such failure is not cured within fifteen (15) days after receipt of written notice thereof from Grantor. The remedies provided in this Easement and their enforcement are in addition to and not in substitution for or at the exclusion of any other rights and remedies which Grantor may have under this Easement or at law or in equity. Grantor's recording of an affidavit of termination shall be conclusive evidence of termination of this Easement and anyone with knowledge of such affidavit shall have the right to rely upon the recording of such affidavit as evidence of the termination of this Easement.

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11. **Entire Agreement.** This Easement and all exhibits constitute the entire agreement between the parties regarding the subject matter of this Easement, and all prior negotiations and agreements regarding the Easement between the parties, whether written or oral, shall be of no further force and effect. This Easement may not be modified except by a written document signed by both parties.

12. **Notice.** Except as otherwise provided, all notices required under this Easement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Easement. Either party may change its address by giving notice of the change or a new facsimile transmission number to the other as provided in this section.

13. **Severability.** If any term, covenant, or condition of this Easement or the application of which to any party or circumstance shall be to any extent invalid or unenforceable, the remainder of this Easement, or the application of such term, covenant, or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall be effective, and each term, covenant, or condition of this Easement shall be valid and enforced to the fullest extent permitted by law.

14. **Jurisdiction and venue.** Any disputes under this conveyance shall be subject to the laws of the state of Michigan and venue for any disputes shall lie in Livingston County, Michigan.

15. **Time is of the essence.** Time shall be of the essence in the performance and actions undertaken under this Easement.

16. **Assignability.** This Easement may not be assigned or transferred by Grantee without the prior written consent of Grantor, which Grantor may not unreasonably withhold.

17. **Exhibits.** The following exhibits are attached to and are a part of this Easement:

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Exhibit B—Drawing and Description of the Easement.

18. **Effective date.** Grantor and Grantee have signed this Easement, and it shall be effective as of the day and year first above written.

[SIGNATURES ON FOLLOWING PAGES]

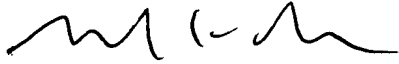
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[SIGNATURE PAGE TO TEMPORARY GRADING EASEMENT BY BRIGHTON VILLAGE ASSOCIATES, LLC IN FAVOR OF BIRKENSTOCK SELF-STORAGE LLC]

Grantor:

BRIGHTON VILLAGE ASSOCIATES LLC,
a Michigan limited liability company



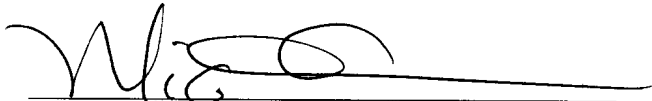
By: Joel K. Brown
Its: Authorized Representative

STATE OF MICHIGAN)

OAKLAND COUNTY)

Acknowledged before me in Oakland County, Michigan on Sept 17, 2019 by

Joel K. Brown, on behalf of Brighton Village Assoc. LLC.

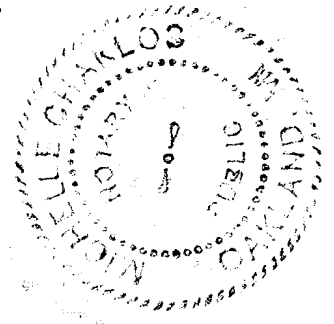


Notary public,

State of Michigan, County of _

My commission expires _

Acting in the County of _



MICHELLE CHAKLOS
Notary Public, State of Michigan
County of Oakland
My Commission Expires Apr. 22, 2020
Acting in the County of Oakland

[SIGNATURE PAGE TO TEMPORARY GRADING EASEMENT BY BRIGHTON VILLAGE ASSOCIATES, LLC IN FAVOR OF BIRKENSTOCK SELF-STORAGE LLC]

Grantee:

BIRKENSTOCK SELF-STORAGE, LLC,

a Michigan limited liability company

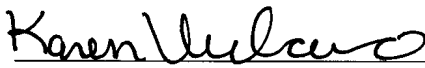
By: James Harte
Its: Managing Member



STATE OF MICHIGAN)
Oakland
LIVINGSTON COUNTY)

Acknowledged before me in *Oakland* County, Michigan on *Sept. 20th*, 2019 by James

Harte, Managing Member of Birkenstock Self-Storage, LLC, a Michigan limited liability company, on behalf of the limited liability company.



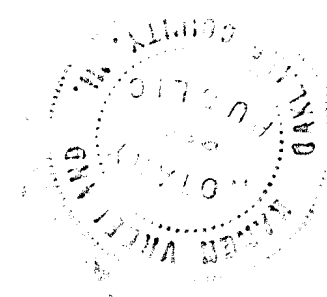
Notary public,

State of Michigan, County of *Oakland*.

My commission expires _

Acting in the County of _

Karen Vreeland
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Mar. 23, 2021
Acting in the County of Oakland



Drafted by and when recorded return to:

Roger L. Myers
Myers & Myers, PLLC
915 N. Michigan Avenue
Howell, MI 48843
(517) 540-1700

✓

EXHIBIT "A"

LEGAL DESCRIPTIONS OF BENEFITED AND BURDENED PROPERTY

LEGAL DESCRIPTION: BURDENED PROPERTY (PER TAX RECORDS)

Part of the W. 1/2 of Section 13, T.2N., R.5E., Genoa Township, Livingston County, Michigan, being described as: Beginning at a point distant N. 00° 57' 00" W., 1336.36 feet along the North-South 1/4 line of said Section 13, from the S. 1/4 corner of said Section 13; thence S. 89° 30' 00" W. 663.63 feet.; thence N. 26° 53' 00" E. 630.28 feet; thence N. 00° 57' 00" W. 1202.25 feet; thence S. 68° 25' 00" E. 400.00 feet; thence S. 00° 57' 00" E. 1611.54 feet to the point of beginning. Containing 16.2 acres.

Parcel Number: 4711-13-300-011

LEGAL DESCRIPTION: BENEFITED PROPERTY

Part of the W. 1/2 of Section 13, T.2N., R.5E., Genoa Township, Livingston County, Michigan, being described as: Beginning at a point distant S. 89°59'51" E., 1865.22 feet along the East-West 1/4 line of said Section 13, from the W. 1/4 corner of said Section 13; thence N. 01° 20' 04" W., 209.26 feet; thence S. 68° 25' 58"E., 145.05 feet; thence N. 01° 23' 01" W., 430.25 feet; thence S. 69° 16' 02" E., 71.45 feet; thence S. 01° 14' 16" E., 431.10 feet; thence S. 69° 01' 58" E., 54.11 feet; thence S. 01° 19' 37" E., 50.00 feet; thence N. 88° 43' 02" E., 200.00 feet; thence S. 01° 18' 00" E., 804.87 feet; thence S. 25° 29' 42" W., 128.47 feet; thence S. 88° 58' 44" W., 390.33 feet; thence N. 01° 20' 04" W., 862.97 feet to the point of beginning. Containing 462,435 square feet or 10.616 acres.

Parcel Number: 4711-13-300-009

EXHIBIT "B"

DESCRIPTION AND DEPICTION OF EASEMENT AREA

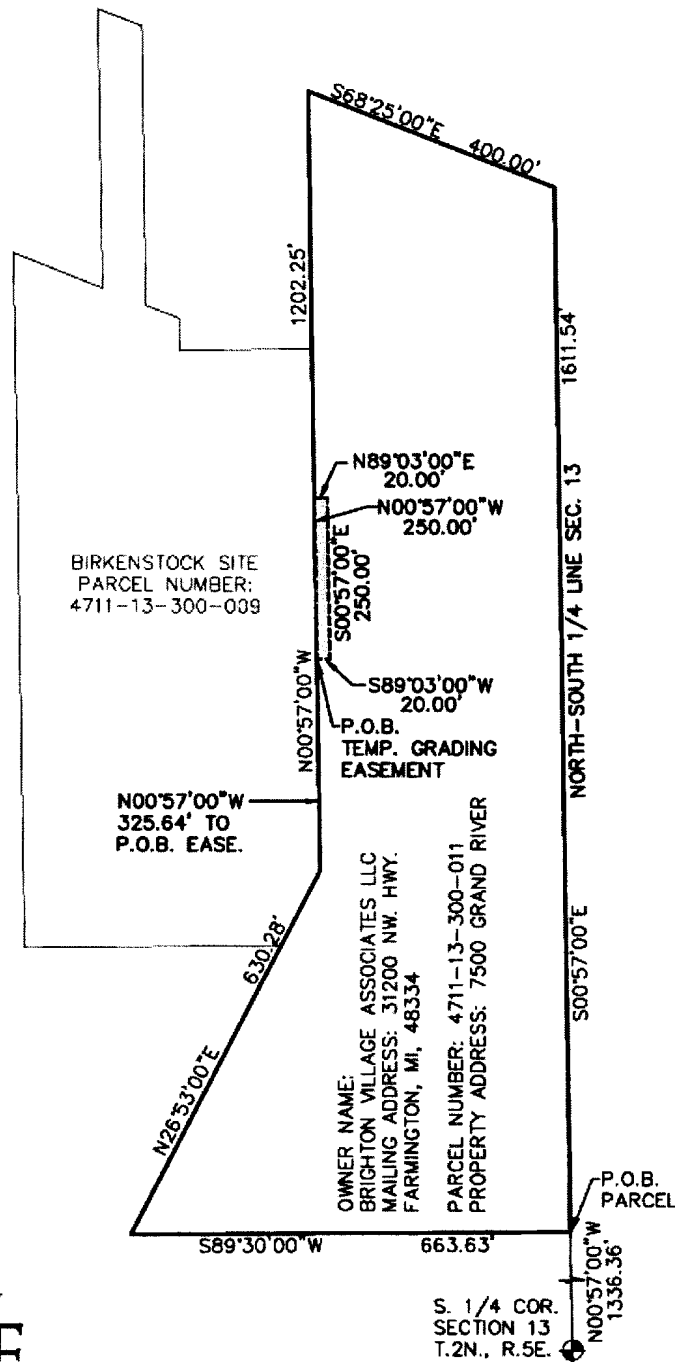
LEGAL DESCRIPTION: TEMPORARY GRADING EASEMENT

Part of the W. 1/2 of Section 13, T.2N., R.5E., Genoa Township, Livingston County, Michigan, being described as: Commencing at the S. 1/4 corner of said Section 13; thence N. 00° 57' 00" W., 1336.36 feet along the North-South 1/4 line of said Section 13; thence S. 89° 30' 00" W. 663.63 feet.; thence N. 26° 53' 00" E. 630.28 feet; thence N. 00° 57' 00" W. 325.64 feet to the point of beginning; thence N. 00° 57' 00" W. 250.00 feet; thence S. 89° 03' 00" E. 20.00; thence S. 00° 57' 00" E. 250.00 feet; thence S. 89° 03' 00" W. 20.00 feet to the point of beginning.

[Easement Depiction on Following Page]



Exhibit B
 TWENTY (20.00') WIDE
 TEMPORARY GRADING EASEMENT



NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL (248) 332-7931
 FAX (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 200'	02-25-2019	N. Naoum	K362	2 of 2

2020 BENEFIT SOLUTIONS

REVIEW AND RECOMMENDATIONS



HIGHLIGHTS FOR 2020

- **HEALTHCARE:** Our Blue Cross renewal came in at 11.3%. Our per member rate alone increased by 10%. Our EHIM rates are projected to increase by 8.5% based on claims and trends over the last three years.
- **DENTAL:** We will continue with Delta Dental as our provider for 2020. Initially, Delta gave us an increase of 3.8%, however Grace and Porta was able to persuade them to reduce that increase to 1.9% in order to keep our business.
- **LIFE/DISABILITY:** In order to mitigate our larger health increase, we are switching our Life and Disability Company to Mutual of Omaha who gave us very favorable rates. We are also secured by a two-year rate guarantee.
- **WELLNESS:** We continue to see 75% participation in our Wellness Plan. Feedback on the program continues to be very positive and employees have been motivated to make positive changes in their overall health. We will need to change software platforms for 2020 but we will be able to do so within the same budget as the last two years. New software is being reviewed.

EMPLOYEE CONTRIBUTIONS AND TOTAL BENEFIT COSTS FOR 2020

- Employee contributions are based on 10% of BCBS and EHIM costs for Single, 2-Person, and Family.
- The information below includes the change to Mutual of Omaha for our Life and Disability plans.

Township Expenses				
	2019 Budget/Fees		2020 Renewal	
Health/Vision – 11.3% incr	\$455,285		\$506,911	
EHIM – 8.5% incr	\$112,256		\$121,778	
Delta Dental – 1.9% incr	\$45,651		\$46,509	
Basic Life Insurance -23.8% decr	\$4,908		\$3,739	
Short-Term Disability -14.8% decr	\$11,078		\$9,441	
Long-Term Disability – 36.9% dec	\$11,593		\$7,311	
Opt-Out Cost - 3.3%incr	\$19,700		\$20,345	
Wellness Program	\$15,000		\$15,000	
Total Cost	\$675,471		\$731,034	
Less Employee Contributions	-\$53,616		-\$61,164	
Net Annual Township Cost	\$621,855		\$669,870	
Percent Increase Prior to EE Contributions			8.23%	
Percent Increase Less EE Contributions			7.72%	
2020 Monthly Composite Rates				
	EEs	BCBS 2020 Rate	2020 EHIM Rate	Total Monthly Health Rate
Single	8	\$536.07	\$111.22	\$647.29
2-Person	7	\$1,286.58	\$266.93	\$1,553.51
Family	18	\$1,608.22	\$333.66	\$1,941.88

* Opt-Out Participants remain 5, however one is now family vs 2-person.

Employee Expenses**		
Based on Composite Rates	Current EE Contribution (Monthly)	EE Contribution at 10% BCBS + EHIM (Monthly)
Single	\$57	\$65
2-Person	\$36	\$155
Family	\$170	\$194
Monthly Total (All EE)	\$4,468	\$5,097
Annual Total (All EE)	\$53,616	\$61,164

** Employee Contributions are deducted on a pre-tax basis

Impact on Employees Per Pay			
	Current EE Contribution Per Pay	2020 Contribution Per Pay	Increase Per Pay
Single	\$26.31	\$30.00	+ \$3.69
2-Person	\$62.77	\$71.54	+ \$8.77
Family	\$78.46	\$89.54	+ \$11.08

Polly

To: Elizabeth Hundley
Subject: RE: Resolutions No. 191118-A & 191118-B

Thanks, Elizabeth for your input. I am copying your letter for my board. Polly

From: Elizabeth Hundley [<mailto:EHundley@livgov.com>]
Sent: Wednesday, November 13, 2019 4:27 PM
To: Polly; Bill Rogers
Cc: Joseph Bridgman; Crystal Simmons
Subject: Resolutions No. 191118-A & 191118-B

Dear Polly and Bill,

Thank you for requesting my input and thoughts on the above resolutions. I commend you for being conscious of how taxpayer dollars are being expended and for considering ways to reduce costs.

I strongly support the concept of Resolution No. 191118-B. Legislatively eliminating May Special Elections will generate savings to taxpayers on multiple levels.

While I am in favor of being fiscally conservative, I also strongly believe in election processes and procedures that will prevent voter fraud. I am not able to support Resolution No. 191118-A at this time. As I mentioned to both of you, a lawsuit was filed at the U.S. District Court for the Eastern District of Michigan in late October. The lawsuit is challenging Michigan's requirement that the signatures of voters on paperwork to obtain an absentee ballot match their signature in the Qualified Voter File is unconstitutional. This lawsuit has been filed by Priorities USA, a leading Democratic organization. I am not comfortable requesting a legislative change in the AV Ballot application process with this case pending. In addition, Michigan became the 25th state to join the Electronic Registration Information Center, or ERIC, in January of this year. We have yet to determine how effective ERIC will be in ensuring the records of voters who have moved are updated and those who have died since they last voted are removed. We also do not know the full impact of automatic voter registration at the SOS branches. It remains to be determined how effective automatic voter registration is at preventing registration by individuals not eligible to register to vote. I prefer to err on the side of caution while we see how our elections are impacted by the many changes we are navigating.

Sincerely,
Betsy

Elizabeth Hundley
Livingston County Clerk
200 E. Grand River Ave.
Howell, MI 48843
(517) 546-0500
EHundley@livgov.com

FW: Suit Challenges Michigan's Restrictions On Helping Voters

Elizabeth Hundley <EHundley@livgov.com>

Thu 11/14/2019 3:25 PM

To: Polly <pskolarus@genoa.org>; Bill Rogers <Bill@genoa.org>;

Dear Polly and Bill,

Here is another lawsuit filed against the Secretary of State that confirms my decision not to support your resolution seeking to utilize one application for AV ballots per year. When you have persons other than the voter potentially submitting the requests for ballots, the integrity of our elections is in jeopardy. Please reconsider your resolution in light of the ongoing legal challenges to our current election processes.

Sincerely,

Betsy

Elizabeth Hundley

Livingston County Clerk

200 E. Grand River Ave.

Howell, MI 48843

(517) 546-0500

EHundley@livgov.com

From: Bill Zaagman <zaagman.w@gcsionline.com>

Sent: Thursday, November 14, 2019 1:10 PM

Subject: [EXT] Suit Challenges Michigan's Restrictions On Helping Voters

"The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin."

Suit Challenges Michigan's Restrictions On Helping Voters

A Democratic-friendly group filed a lawsuit against Attorney General Dana **NESSSEL** in federal court seeking to stop her from enforcing Michigan laws that criminalize some voter assistance efforts.

Priorities USA's suit, filed late Tuesday in U.S. District Court in Detroit, follows its Oct. 30 lawsuit against Secretary of State Jocelyn **BENSON** alleging state laws allowing absentee votes to be tossed if voters' signatures don't match other documents filed with election officials

violates residents' due process and equal protection rights (See "Dem-Friendly Group Sues Over Absentee Voters' Signature Process," 10/30/19).

The latest suit challenges a law that makes it a 90-day misdemeanor to "hire a motor vehicle" to transport voters to the polls unless the voters are "physically unable to walk" and another law that criminalizes organizing efforts to assist voters in submitting applications for absentee ballots.

"The voter transportation ban and the absentee ballot organizing ban each represent a severe burden on Michigan citizens' ability to vote, especially minority voters, voters who are disabled, seniors and low-income voters," the 18-page lawsuit from Northville attorney Sarah **PRESCOTT** reads. "The voter transportation ban increases the costs of voting by requiring voters to pay the full cost of finding private transportation to the polls.

"The absentee ballot organizing ban criminalizes a means through which voters access absentee ballots," the suit further alleges.

An AG spokesperson said the department hasn't received the lawsuit as of today.

The suit, which alleges the law violates the First and 14th Amendments of the U.S. Constitution, alleges the bans criminalize constitutionally protected political activity and "chills organizational civic engagement."

The suit further notes Michigan was the "only state" Uber did not offer its free or discounted rides to polling places in 2018 because of the bans.

Priorities Chair Guy **CECIL** said the new filing "is a continuation of Priorities' commitment to ensuring that all Americans who are eligible to vote have the ability to do so."

He noted that the super political action committee is "fully committed to fighting against suppressive voting laws."

Republican Party Chair Laura **COX** called the lawsuit "another example of the Democrats and their allies trying to weaken Michigan election laws" designed to stop voter fraud.

"In states without strong absentee ballot protections we have seen numerous examples of massive vote harvesting, and other forms of election fraud," she said in a statement. "The Michigan Republican Party will fight any attempt to undermine the integrity of our state's elections or the security of our citizens' ballots."

MIRS 11/13/19

William T. Zaagman
Governmental Consultant Services Inc.
Voted Michigan's #1 Lobbying Firm

(517) 484-6216 (main)
(517) 525-7297 (cell)
zaagman.w@gcsionline.com

Resolution No. 191118-A
Requesting an Amendment to Election Law
By the Genoa Charter Township Board
Livingston County, MI

Whereas, the Genoa Charter Township Board met on Monday Nov. 18, 2019 at a regular meeting of the board to discuss the process of obtaining an absent voter ballot for registered voters residing within our community.

Whereas, the law governing elections requires an application from each person wishing to vote absent voter ballot for each election held within the State, with the exception of the August Primary and November General Election that requires a single application.

Whereas, voters approved new language relative to election law in November of 2018 that now allows no reason absent voter balloting. Since this new law no longer requires a reason to obtain a ballot, then why are we asking our voters to complete an application for each election?

Whereas, absent voters ask "Why?" each time they have to fill out a new application simply to receive a ballot for each election.

Whereas, the cost of mailing Applications to Vote for nearly 4,500 registered voters who have asked to be included in the absent voter process has become cost prohibitive. We estimate expenses in excess of \$10,000.00 just for the 2020 election cycle within our Township.

Whereas, the Qualified Voter File contains in excess of 7.5-million registered voters. If 25% vote absent voter ballot, the cost in Michigan will exceed 1-million just for the mailing of applications for a single election in 2020.

Whereas, The number of persons voting absent voter ballot will only increase since the new law has been approved by voters and the cost of mailing may double in the next few years as voters take advantage of the new law.

*Whereas, the qualified voter file already includes the signature of almost every registered voter within the state and verifying that signature with the **absent voter ballot envelope** is a process included in Michigan's Election Law.*

*Whereas, the Genoa Charter Township Board continues to advocate for all persons to vote in every election, and **we do not believe that an application** for each election should be a part of the process for absent ballot voters.*

***Now therefore be it resolved,** that the Genoa Charter Township Board does request that our representatives in Lansing amend Election Law relative to a written request for an absent voter ballot to a single application for an entire calendar year.*

This resolution was adopted by the Genoa Charter Township Board, Livingston County, Michigan.

Signed: _____
Paulette A. Skolarus, Clerk
Genoa Charter Township

Date: Nov. 18, 2019

Resolution No. 191118-B
Requesting an Amendment to Election Law
By the Genoa Charter Township Board
Livingston County, MI

Whereas, the Genoa Charter Township Board met on Monday Nov. 18, 2019 at a regular meeting of the board to discuss reducing the number of elections held each year.

Whereas, Special Elections are a drain on the community and the taxpayer when ballot questions may be placed on the August or November ballot at no cost to the school, library, fire authority, etc.

Whereas, voter turnout for a Special Election is relatively low in comparison to a Primary or General Election.

Whereas, schools are reluctant to have voters use their facilities when considering the safety of children in their care during the election cycle.

Whereas, local clerks are finding it more difficult to obtain contracts with facilities who can accommodate 5,000 voters on a single day.

Whereas, the Genoa Charter Township Board continues to advocate for all persons to vote in every election, and to determine the will of the majority of the people living in their community when it comes to the ballot box by reducing the number of elections in a calendar year.

Now therefore be it resolved, that the Genoa Charter Township Board does request that our representatives in Lansing amend Election Law relative to the number of elections held each year to not more than two with the exception of the Presidential Election that will allow for a presidential Primary. Further, to consider a change to the Primary Election date from August to mid-June to reduce the risk to our school children.

This resolution was adopted by the Genoa Charter Township Board, Livingston County, Michigan.

Signed: _____
Paulette A. Skolarus, Clerk
Genoa Charter Township

Date: Nov. 18, 2019

11/12/2019
 General Fund 101
 1st Amendment 11/18/2019

BUDGET REPORT FOR GENOA TOWNSHIP

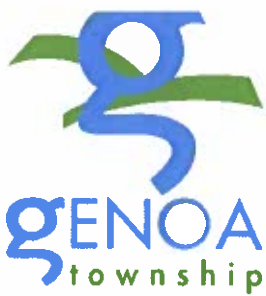
GL NUMBER	DESCRIPTION	2016-17 ACTIVITY	2017-18 ACTIVITY	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 ACTIVITY 11/12/2019	2019-20 AMENDED BUDGET
ESTIMATED REVENUES							
101-000-403-000	CURRENT REAL PROP TAX/INTEREST	858,935	884,853	918,863	885,000	66,716	885,000
101-000-407-000	DELINQ TAX - PERSONAL & REAL	10,489	2,030	904			
101-000-423-000	COLLECT FEES/EXCESS OF ROLL	322,582	331,536	343,808	350,000	198,143	350,000
101-000-423-100	COLLECTION FEE - SCHOOLS	25,282	24,945	25,167	26,000	24,900	26,000
101-000-423-200	SET FEES COLLECTED	195	163				
101-000-476-100	LICENSE/PERMIT/CABLE FRANCHISE	412,994	409,282	404,317	425,000	298,787	425,000
101-000-477-000	METRO ACT REVENUE	17,697		13,459	13,500	13,918	13,500
101-000-477-001	LCSA-PPT REIMBURSEMENT	17,418	18,565	7,067		7,782	7,800 X
101-000-480-000	TRAILER FEES	5,354	3,577	2,734	3,600	2,131	3,600
101-000-574-000	STATE SHARED REVENUE	1,590,988	1,687,235	1,764,024	1,750,000	1,181,182	1,750,000
101-000-608-000	CHARGES FOR SERV-APPL FEES	37,739	42,564	69,184	50,000	60,530	70,000 X
101-000-631-000	REFUSE COLLECTION FEES	802,947	827,146	929,975	997,575	36,166	997,575
101-000-664-000	INTEREST	3,928	8,253	5,326	20,000	9,060	20,000
101-000-676-000	ADMIN FEE/UTILITY-OPERATING	54,100	55,185	56,587	56,000		56,000
101-000-676-100	ADM FEE LIQUOR LAW	3,500	3,500	3,500	3,500		3,500
101-000-678-300	TAXES ON LAND TRANSFER	148,885	119,945	128,538	120,000	128,538	128,550
101-000-699-001	MISC/SCHOOL/CEMETERY/ELECTI	69,049	15,784	7,657	50,000	44,852	50,000
101-000-699-002	MMRMA REIMBURSEMENT	24,658	17,305	14,770	15,000	26,695	26,700 X
TOTAL ESTIMATED REVENUES		4,408,502	4,451,868	4,695,880	4,765,175	2,099,400	4,813,225

1st Amendment 11/18/2019

GL NUMBER	DESCRIPTION	2016-17 ACTIVITY	2017-18 ACTIVITY	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 ACTIVITY 11/12/2019	2019-20 AMENDED BUDGET
APPROPRIATIONS							
101-101-703-000	SALARIES/TRUSTEES	23,436	29,180	31,187	35,000	21,888	35,000
101-171-703-000	SALARIES/TWP SUPERVISOR	53,400	54,400	55,760	56,980	37,145	56,980
101-191-703-000	SALARIES/ELECTION	69,353	500	57,076	40,000	34,671	75,000 X
101-209-703-000	CONTRACTUAL SALARIES	348,382	357,451	368,738	394,000	240,592	394,000
101-210-801-000	PROF.CONTR./LEGAL	65,412	59,007	99,099	70,000	109,058	135,000 X
101-215-703-000	SALARIES/TWP CLERK	52,400	53,400	54,735	55,935	36,462	55,935
101-223-801-000	PROF. CONTR. AUDITOR	20,600	22,985	20,100	25,000	8,750	25,000
101-241-801-000	PROF.CONSULTING/ENG/PLANNING	22,246	17,971	14,914	50,000	2,948	50,000
101-247-703-000	BD OF REVIEW SALARIES	2,150	1,975	2,375	3,000	225	3,000
101-247-964-000	REFUNDS & CHARGEBACKS	2,028	697	716	10,000	1,387	10,000
101-253-703-000	SALARIES/TWP TREASURER	52,400	53,400	54,735	55,935	36,462	55,935
101-265-775-000	REPAIRS & MAINTENANCE	115,969	147,150	151,803	160,000	111,192	160,000
101-265-910-000	INSURANCE BC/BS & MCM	281,904	298,212	301,950	362,000	214,655	362,000
101-265-911-000	WELLNESS IQ REIMBURSE	519	5,254	5,250	10,000	2,366	10,000
101-265-920-000	UTIL:ELECTRICITY & NAT.GAS	18,624	21,773	15,352	22,000	5,273	22,000
101-284-703-000	SALARIES	281,503	288,783	358,155	352,000	214,723	352,000
101-284-704-000	RETIREMENT	83,953	99,933	116,563	120,000	109,137	120,000
101-284-715-000	EMPLOYER'S SHARE FICA	64,111	72,775	71,519	82,000	45,740	82,000
101-284-720-000	M.E.S.C.		300		20,000		20,000
101-284-727-000	PRINTG, POSTAGE, OFC SUPPLIES	79,333	61,893	94,953	95,000	24,024	95,000
101-284-728-000	ECONOMIC DEVELOPMENT	22,000	22,000	23,305	25,000	23,283	25,000
101-284-850-000	TELEPHONE	19,756	24,246	29,007	32,000	17,948	32,000
101-284-861-000	MILEAGE & TRAVEL EXPENSE	11,589	10,902	10,392	15,000	7,425	15,000
101-284-957-000	DUES	21,236	16,495	23,733	20,000	12,802	20,000


1st Amendment 11/18/2019

GL NUMBER	DESCRIPTION	2016-17 ACTIVITY	2017-18 ACTIVITY	2018-19 ACTIVITY	2019-20 ORIGINAL BUDGET	2019-20 ACTIVITY 11/12/2019	2019-20 AMENDED BUDGET
101-284-958-000	MEETING FEES & MISC. EXPENSES	31,428	13,016	30,106	30,000	19,945	30,000
101-284-958-001	692 RED OAKS DR	5,335	(565)				
101-284-959-000	APPL FEES EXPENSES	44,613	45,521	41,759	50,000	44,270	50,000
101-284-959-001	PLANNING /ZBA SALARIES	28,545	26,387	29,282	32,000	19,288	32,000
101-301-703-000	SALARY/ORDINANCE/ ZONING ADMIN	81,725	75,576	81,112	91,000	59,473	91,000
101-441-803-000	REFUSE MAINTENANCE	956,602	964,542	1,081,606	1,097,381	701,585	1,097,381
101-916-962-000	DRAIN AT LARGE	28,421	32,459	27,584	50,000		50,000
101-929-977-000	CAPITAL OUTLAY	88,953	117,632	70,134	125,000	37,850	125,000
101-966-999-010	TRANS OUT FUTURE RD IMPR #261	150,000	500,000	500,000	500,000		500,000
101-966-999-013	ADV FOR ROAD PROJECTS #264	600,000	150,000	150,000	150,000		150,000
101-966-999-027	FUT DEV PARKS & REC.#270	300,000	500,000	500,000	500,000		500,000
101-966-999-028	TRANS TO RESERVE BLDG/GRD #271	20,000	50,000	50,000	50,000		50,000
101-966-999-110	CONTINGENCIES				50,000		50,000
TOTAL APPROPRIATIONS		4,047,926	4,195,250	4,523,000	4,836,231	2,200,567	4,936,231
NET OF REVENUES/APPROPRIATIONS - FUND 101		360,576	256,618	172,880	(71,056)	(101,167)	(123,006)
BEGINNING FUND BALANCE		1,777,795	2,138,369	2,394,985	2,567,865	2,567,865	2,567,865
ENDING FUND BALANCE		2,138,371	2,394,987	2,567,865	2,496,809	2,466,698	2,444,859



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 and Laura Gambino, Deputy Assessor
DATE: October 31, 2019
RE: 2020 Aerial Imagery – Letter of Partnership Intent
MANAGER’S REVIEW: 

Attached please find a request to approve a Letter of Intent to Partner with Livingston County in regard to updating the aerial photograph imagery for use with our GIS Software. The existing orthoimagery was last flown in 2015 and updated images are needed. The aerial images are essential to our daily work and are used extensively by the assessing, planning, zoning, enforcement, and utility departments.

For the 2020 imagery, Township staff is asking the Board to consider approval of three (3) inch resolution images instead of the six (6) inch images we have previously used. Information from Laura Gambino with the Assessing Department is included herein which describes their desire for and intended use of the better resolution images.

You will notice that there is significant cost difference between the two image resolutions but that difference directly equates to image quality. The additional cost will be offset by increased staff efficiency and more accurate tax rolls. In addition to Genoa, both the Cities of Howell and Brighton and most of the larger Townships are requesting the higher resolution 3” images.

By partnering with County agencies, the State of Michigan, and other local communities the images can be provided at a reduced cost. The County has calculated community costs using a formula based on area, population, and parcel count. The proposed allocation for Genoa Charter Township with the 3” imagery is \$8,955.49.

In regard of the aforementioned, staff requests your consideration of the following action:

Moved by _____, supported by _____, to authorize Township Manager, Mike Archinal to approve the Letter of Intent to Become a Partner in the 2020 Aerial Imagery Acquisition and to provide 3” orthophotography in partnership with Livingston County and other local units at a cost not to exceed \$10,000.

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

Memo

To: Honorable Board of Trustees
From: Laura Gambino Deputy Assessor
Date: 11/13/2019
Re: 2020 Aerial Imagery

The Assessing Department would like for the board to consider 3" tiles for the 2020 Countywide GIS Aerial Imagery Project. It will be a much more detailed imagery so that we can meet the states guidelines for our discovery process in the assessing and zoning procedures. The state requires us to review 20% of our parcels with accuracy. The 3" tiles will give us clearer images so that we can measure using GIS for the taxpayers that won't allow us to get on their property.

The 6" tiles don't give us enough clarity to measure or show us the important taxable items for us to add to the tax roll. The most important part of Assessing is the discovery process and with the changing world around us it will help us discover a lot of taxable revenue that we can't see from the road so that we can have accurate and equitable values for our tax roll.

This will not only assist the Assessing department, but will also be very beneficial to the Zoning and Planning departments.

This is a countywide GIS project, and was last flown in 2015. The more/less townships that participate influence the cost of the project.

I have attached a visual for you to see the difference in quality. You can see on the 3" that there is a wood deck, but on the 6" it could be misleading and looks like a concrete patio.

Thank you for your consideration!

6" Tiles



3" Tiles

Letter of Intent to Become a Partner in the
2020 Aerial Acquisition

Livingston County plans to partner with the State of Michigan to acquire high resolution imagery for the year 2020. Based on the Concept Plan for this flight

Genoa Charter Township, intends to become a partner in this project.
(agency name)

More information about Michigan Statewide Authoritative Imagery & Lidar (MiSAIL) Program can be found on the State's website.

https://www.michigan.gov/som/0,4669,7-192-78943_78944_78949_78952_63834---,00.html

Project Cost: We understand that the total cost for Livingston County's portion of this project will be between \$63,000 and \$175,000, based on final photography specifications. Costs will be shared among local unit partners based on area, population and parcel count for 6 inch imagery or imagery specifications for the 3 inch buy-up option. If my unit requests the 3 inch resolution buy-up option, cost shares with contiguous units will need to be recalculated by LC GIS, our contribution being based on the tile geography specified under the MiSAIL Program. We also understand that this amount for each partner may vary based on the total number of partners. A document showing the current projected costs for each partner is attached.

The partners will jointly own imagery, distribution to others will follow guidelines defined by Sections 7 and 8 of the Intergovernmental Agreement for Access to G.I.S. Data.

Authorizing signature _____
Has the authority to sign contracts and to commit agency funds.

Title Michael C. Archinal, Township Manager

Date _____

- We would like the 6 inch resolution option.
- We would like the 3 inch resolution buy-up option.

APPROVED AS TO FORM FOR COUNTY OF LIVINGSTON:
COHL, STOKER & TOSKEY, P.C.
By: MATTIS D. NORDFJORD
On: October 30, 2019

LIVINGSTON COUNTY 2020 ORTHOIMAGERY PROJECT

PARTNER WITH THE STATE OF MICHIGAN (MISAIL PROGRAM)

COST PER PARTNER FOR BUY-UP OPTION (6 INCH OR 3 INCH RESOLUTION IMAGERY)

6 INCH COST ESTIMATE							
	AREA	POPULATION	PARCELS	AREA	POPULATION	PARCELS	AVERAGE
COHOCTAH	38.56	3,317	1,871	\$ 2,018.60	\$ 1,000.49	\$ 1,121.95	\$ 1,380.35
CONWAY	41.03	3,546	1,844	\$ 2,147.69	\$ 1,069.57	\$ 1,105.76	\$ 1,441.01
FOWLerville	2.69	2,886	1,011	\$ 140.83	\$ 870.49	\$ 606.25	\$ 539.19
HANDY	34.30	5,120	2,678	\$ 1,795.61	\$ 1,544.33	\$ 1,605.87	\$ 1,648.60
HOWELL TWP	29.82	6,702	3,417	\$ 1,560.89	\$ 2,021.50	\$ 2,049.02	\$ 1,877.14
IOSCO	37.22	3,801	2,060	\$ 1,948.18	\$ 1,146.48	\$ 1,235.29	\$ 1,443.32
MARION	34.52	9,996	5,079	\$ 1,807.35	\$ 3,015.05	\$ 3,045.64	\$ 2,622.68
PINCKNEY	2.91	2,427	1,043	\$ 152.57	\$ 732.05	\$ 625.44	\$ 503.35
PUTNAM	32.73	5,821	3,160	\$ 1,713.46	\$ 1,755.77	\$ 1,894.91	\$ 1,788.04
TYRONE	36.77	10,020	4,301	\$ 1,924.71	\$ 3,022.29	\$ 2,579.11	\$ 2,508.71
UNADILLA	37.89	3,366	2,208	\$ 1,983.39	\$ 1,015.27	\$ 1,324.04	\$ 1,440.90
TOTAL	328.44	57,002	28,672	\$ 17,193.29	\$ 17,193.29	\$ 17,193.29	\$ 17,193.29
COST SPLITS	\$ 52.35	\$ 0.30	\$ 0.60				

3 INCH COST ESTIMATE					
CVT	Sq Mi	COST SHARE	COST %	DISCOUNT	EST. COST
BRIGHTON CITY	4.04	\$ 999.64	1%	\$ 56.96	\$ 942.68
BRIGHTON TWP	35.20	\$ 8,719.12	12%	\$ 496.84	\$ 8,222.29
DEERFIELD TWP	39.91	\$ 9,885.38	14%	\$ 563.29	\$ 9,322.09
GENOA TWP	38.34	\$ 9,496.63	14%	\$ 541.14	\$ 8,955.49
GREEN OAK TWP	40.80	\$ 10,107.52	14%	\$ 575.95	\$ 9,531.57
HAMBURG TWP	38.11	\$ 9,441.09	13%	\$ 537.97	\$ 8,903.12
HARTLAND TWP	42.15	\$ 10,440.74	15%	\$ 594.94	\$ 9,845.80
HOWELL CITY	7.17	\$ 1,777.15	3%	\$ 101.27	\$ 1,675.88
OCEOLA TWP	37.66	\$ 9,330.02	13%	\$ 531.65	\$ 8,798.37
TOTAL	283.37	\$ 70,197.29	100%	\$ 4,000.00	\$ 66,197.29

COUNTYWIDE PARTNERS	
LIVINGSTON COUNTY GIS	\$ 5,000.00
LC ROAD COMMISSION	\$ 5,000.00
LIVINGSTON COUNTY DRAIN	\$ 5,000.00
TOTAL	\$ 15,000.00

COST FOR BUY-UP OPTIONS PER SQMI
3 INCH PIXEL RESOLUTION = \$247.72 (AREAS > 100 SQMI)
3 INCH PIXEL RESOLUTION = \$365.78 (AREAS < 100 SQMI)
6 INCH PIXEL RESOLUTION = \$85.84

TOTAL PROJECT COSTS				
3 INCH IMAGERY	283.37	\$ 70,197.29	\$ 66,197.29	\$ (4,000.00)
6 INCH IMAGERY	328.44	\$ 28,193.29	\$ 17,193.29	\$ (11,000.00)
TOTAL COST	611.81	\$ 98,390.58	\$ 83,390.58	\$ (15,000.00)

PRICING AND COST SHARE IS BASED CURRENT IMAGERY SPECIFICATION SELECTIONS AS OF OCTOBER 31, 2019

Board Correspondence



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

Monday, November 04, 2019

CDR Services Group Corp.
C/O Elias T. Xenos, Attorney
etx@XenosLawFirm.com

RID # RQ-1910-17012 Reference/Transaction: TRANSFER OWNERSHIP ESCROWED 2019 CLASS C AND SDM LICENSED BUSINESS WITH SUNDAY SALES PERMIT (AM), SUNDAY SALES PERMIT (PM), ENTERTAINMENT PERMIT, AND SPECIFIC PURPOSE PERMIT (FOOD) FROM MOURAD BROTHERS, INCORPORATED, NEW CATERING PERMIT

Please let this letter serve as notice the Michigan Liquor Control Commission has referred your application to our Enforcement Division for investigation of your request.

Applicant/Licensee: CDR Services Group Corp.

Business address and phone number: 2222 E. Grand River Howell, MI 48843

**Home address and phone number of partner(s)/subordinates:
Daniel J. Russell 2808 Bogue Creek Dr. Howell, MI 48855 C: 810-287-7734**

As part of the licensing process, an investigation is required by the Michigan Liquor Control Commission Enforcement Division. The Enforcement investigation will be conducted from the following designated District Office:

Southfield District Office (313) 456-1170

You may contact your designated District Office regarding any appointments or questions on documentation requested by the Investigator. **Failure to provide requested information or to keep scheduled appointments will cause the application to be returned to the Lansing office for cancellation.**

Since this request is a transfer under MCL 436.1529(1), approval of the local unit of government is not required. However, a copy of this notice is also being provided to **Local Governmental Unit** should they wish to submit an opinion on the application or advise of any local non-compliance issues.

Under administrative rule R 436.1105, the Commission shall consider the opinions of the local residents, local legislative body, or local law enforcement agency with regard to the proposed business when determining whether an applicant may be issued a license or permit.

Under administrative rule R 436.1003, the licensee shall comply with all state and local building, plumbing, zoning, sanitation, and health laws, rules, and ordinances as determined by the state and local law enforcements officials who have jurisdiction over the licensee. The licensee must obtain all other required state and local licenses, permits, and approvals before using this license for the sale of alcoholic liquor. Approval of this license by the Michigan Liquor Control Commission does not waive any of these requirements.

MICHIGAN LIQUOR CONTROL COMMISSION
Retail Licensing Division
(866) 813-0011

MICHIGAN LIQUOR CONTROL COMMISSION
PAT GAGLIARDI, CHAIRMAN
525 W. Allegan St. • P.O. BOX 30005 • LANSING, MICHIGAN 48909
www.michigan.gov/lcc • 866-813-0011

Mary Krencicki

From: Gilliland, Angela (LARA) <GillilandA2@michigan.gov>
Sent: Monday, November 4, 2019 11:30 AM
To: Mary Krencicki
Cc: etx@XenosLawFirm.com
Subject: 1910-17012 CDR SERVICES GROUP CORP.
Attachments: 1910-17012.docx

Angie Gilliland

Departmental Technician

Michigan Liquor Control Commission

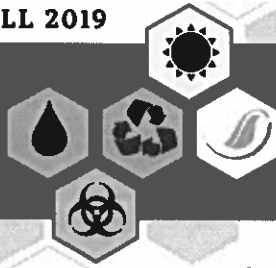
Physical Address: 525 W. Allegan St. | Lansing, MI 48933

Mailing Address: P.O. Box 30005 | Lansing, MI 48909

No Payment Fax: 517.763.0059 or 517.763.0063 | Payment Fax: 517.284.8557

gillilanda2@michigan.gov





Livingston County Health Department ENVIRONMENTAL HEALTH NEWSLETTER

Serve Foods Safely This Holiday Season

Holiday meals with friends and family are fun, but beware unwanted party guests. Food poisoning, caused by foodborne germs, can crash your party and make your guests sick. When cooking, preparing, or serving food for large groups, it is important to keep food safe. Follow the food safety tips below from the United States Department of Agriculture Food Safety and Inspection Service.

Clean

- Wash hands with warm water and soap for 20 seconds before and after handling any food.
- Wash food-contact surfaces (cutting boards, dishes, utensils, countertops) with hot, soapy water after preparing each food item.
- Rinse fruits and vegetables under cool running water and use a produce brush to remove surface dirt.
- Do not rinse raw meat and poultry before cooking to avoid spreading bacteria to areas around the sink and countertops.

Separate

- When shopping in the store, storing food in the refrigerator at home, or preparing meals, keep foods that won't be cooked separate from raw eggs, meat, poultry or seafood—and from kitchen utensils used for those products.
- Consider using one cutting board only for foods that will be cooked (such as raw meat, poultry, and seafood) and another one for those that will not (such as raw fruits and vegetables).
- Do not put cooked meat or other food that is ready to eat on an unwashed plate that has held any raw eggs, meat, poultry, or seafood.

Cook

- Use a food thermometer to make sure meat (beef, pork, lamb: 145 °F, ground meats: 160 °F), poultry (165 °F), and fish (145 °F) are cooked to a safe internal temperature.
- Bring sauces, soups, and gravies to a rolling boil when reheating.
- Cook eggs until the yolk and white are firm. When making your own eggnog or other recipe calling for raw eggs, use pasteurized shell eggs, liquid or frozen pasteurized egg products, or powdered egg whites.
- Do not eat uncooked cookie dough, which may contain raw eggs.

Chill

- Refrigerate leftovers and takeout foods—and any type of food that should be refrigerated, including pie—within two hours.
- Set your refrigerator at or below 40°F and the freezer at 0°F. Check both periodically with an appliance thermometer.
- Allow enough time to thaw food. For example, a 20-pound turkey needs four to five days to thaw completely in the refrigerator.
- Do not taste food that looks or smells questionable. When in doubt, throw it out.
- Leftovers should be used within three to four days, unless frozen.

Pro turkey tip: To check a turkey for safety, insert a food thermometer into the innermost part of the thigh and wing and the thickest part of the breast. The turkey is safe when the temperature reaches 165°F. If the turkey is stuffed, the stuffing should be 165°F.



Source: United States Department of Agriculture Food Safety and Inspection Service. (n.d.). Holiday Food Safety Tips. Retrieved from: https://www.fsis.usda.gov/shared/PDF/Holiday_Food_Safety_Tips.pdf

Have you tested your well water? Drinking water has the potential to expose you and your family to a variety of contaminants and germs. Public water supplies are monitored and tested to protect residents' health. However, private wells do not receive the same monitoring. The Michigan Department of Health and Human Services has recently developed guidance for homeowners to follow for proper maintenance and testing of drinking water wells. This guidance can be found on our website at: <https://bit.ly/2BTfT4O>

Often times, a drinking water problem cannot be detected by look, taste, or smell. Testing is the only reliable way to know your water is safe. The Livingston County Health Department recommends private well owners test their wells annually, using a certified drinking water laboratory. Below are some common substances a well-water test may include.

Bacteria

Coliforms are bacteria that are always present in the digestive tracts and wastes of humans and animals. They can also be found in the plants and soil. Coliforms are not a health threat on their own, but they can be a sign that your well has been contaminated by septic or other waste material, which could expose your family to waterborne germs and illnesses. You can find more information at: <https://bit.ly/325x91v>

Fluoride

Fluoride is found naturally in rocks and soil. According to the American Dental Association (ADA), low concentrations of fluoride can prevent tooth decay and strengthen teeth. It is especially important for parents of young children to test their water for fluoride to ensure children are benefiting from optimal levels. Learn more about fluoride in drinking water at: <https://bit.ly/2Pz8bow>

Nitrates

Nitrates are the most commonly detected well water contaminant. They are found naturally in water, soil, plants, and food. Nitrates are also commonly found in fertilizers, livestock waste, and septic tank waste. Swallowing large amounts of nitrates can cause methemoglobinemia. This condition affects the blood's ability to carry oxygen and can be fatal to infants less than 6 months of age. Testing for nitrates is important because levels can fluctuate over time. Learn more at: <https://bit.ly/2JzQP7a>

Arsenic

Arsenic is found in mineral deposits and dissolves in groundwater. Michigan has naturally higher arsenic levels in groundwater. Arsenic in drinking water may have harmful health effects depending on how much you consume and how sensitive you are to it. You can find more information about arsenic at: <https://bit.ly/2q7xMdg>

LCHD staff are available for consultation to determine which tests may be right for you. For more information about well maintenance and testing, please visit: <https://www.livgov.com/health/eh/Pages/wells.aspx>

Source: Water Systems Council. (2019). Water Well Care: wellcare® Info Sheets. Retrieved from: www.watersystemscouncil.org/water-well-help/wellcare-info-sheets/

LIVINGSTON COUNTY TICK SURVEILLANCE

This past summer, the Environmental Health Division participated in the Vector Borne Disease Surveillance and Prevention Program. This is a grant-funded program led by the Michigan Department of Health and Human Services. One of program's goals was to identify populations of blacklegged (deer) ticks that could potentially spread Lyme disease. To collect samples of ticks, Environmental Health (EH) staff completed eight tick drags across various Livingston County locations. Blacklegged ticks were found throughout the county.

As part of the program, EH staff also offered free tick identification and consultation services for residents in Livingston County. Eighty-four ticks were brought into the health department and identified within 24 hours or less. Approximately 15% were blacklegged and 85% American dog tick. Two ticks were sent to the state lab for Lyme disease testing. Of those, one tested negative and results for the second tick are still pending.

To learn more about ticks, please visit:
www.livgov.com/health/eh/Pages/Ticks.aspx



LIVINGSTON COUNTY
Health Department

Environmental Health Division
2300 East Grand River Avenue, Suite 102
Howell, MI 48843-7578

517-546-9858



www.LCHD.org