

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
December 2, 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 18, 2019
3. Request Board approval to adjust the Refuse Special Assessment Roll, #X0012, and to adjust the 2019 Winter tax roll accordingly for parcel #4711-26-301-023 and parcel #4711-34-402-020.
4. Request for approval of an invoice in the amount of \$2,783.00 for the continuation of membership in the Southeast Michigan Council of Governments.

Approval of Regular Agenda:

5. Introduction, first reading and authorization of statutory notice for a public hearing on December 16, 2019 of a proposed rezoning (Ordinance No. Z-19-04) concerning approximately 46.5 acres located at 3850 Golf Club Road, Howell for parcel #4711-05-200-002. The requested rezoning is from Rural Residential (RR) to Urban Residential (UR). The request is petitioned by Gary Boss.
6. Consideration of a recommendation for approval of a special use, environmental impact assessment, and sketch plan 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 Johnston.
 - A. Disposition of Special Use.
 - B. Disposition of Environmental Impact Assessment (10-21-19)
 - C. Disposition of Site Plan (10-15-19)
7. Request to enter into closed session to discuss pending litigation pursuant to MCL 15.268(e):
Genoa v Healy, 18-30006-ck;
Genoa and Livingston County v Seaside Seawall et. al., 19-30384-cz;
Genoa v Gregg, 19-30513-cz; and
Ikle v Genoa et. al., 18-29855-cz

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: December 2, 2019

TOWNSHIP GENERAL EXPENSES: Thru December 2, 2019	\$84,083.95
November 13, 2019 Special Payroll	\$530.38
November 26, 2019 Longevity Pay	\$12,542.99
November 29, 2019 Bi Weekly Payroll	\$92,712.26
OPERATING EXPENSES: Thru December 2, 2019	\$127,950.78
TOTAL:	<u>\$317,820.36</u>

Check Date	Check	Vendor Name	Amount
Bank FNBCK CHECKING ACCOUNT			
11/13/2019	35645	COMCAST	707.59
11/13/2019	35646	LIVINGSTON COUNTY REGISTER OF DEEDS	30.00
11/13/2019	35647	LIVINGSTON COUNTY TREASURER	79.59
11/13/2019	35648	MASTER MEDIA SUPPLY	748.88
11/18/2019	35649	COMCAST	637.20
11/18/2019	35650	ETHAN MURPHY	50.00
11/18/2019	35651	LIVINGSTON PRESS & ARGUS	230.00
11/18/2019	35652	SAFEBUILT STUDIO	2,929.30
11/18/2019	35653	US BANK EQUIPMENT FINANCE	1,887.19
11/18/2019	35654	VERIZON WIRELESS	458.07
11/20/2019	35655	DELTA DENTAL	3,947.64
11/20/2019	35656	EHIM, INC	3,114.80
11/20/2019	35657	ETNA SUPPLY COMPANY	19,240.00
11/20/2019	35658	FEDERAL EXPRESS	56.85
11/20/2019	35659	GENOA TOWNSHIP D.P.W. FUND	28.92
11/20/2019	35660	GENOA TWP DPW FUND	104.94
11/20/2019	35661	MASTER MEDIA SUPPLY	97.53
11/20/2019	35662	NEOPOST USA INC	139.73
11/20/2019	35663	OFFICE EXPRESS INC.	139.56
11/20/2019	35664	PFEFFER, HANNIFORD, PALKA	3,575.00
11/20/2019	35665	PM TECHNOLOGIES	352.39
11/20/2019	35666	TRI COUNTY SUPPLY, INC.	185.42
11/20/2019	35667	WELLNESS IQ	164.00
11/21/2019	35668	BLUE CROSS & BLUE SHIELD OF MI	43,599.20
11/22/2019	35669	BUSINESS IMAGING GROUP	821.47
11/22/2019	35670	CHASE CARD SERVICES	255.65
11/22/2019	35671	MICHIGAN OFFICE SOLUTIONS	149.34
11/22/2019	35672	WAL-MART COMMUNITY	353.69

FNBCK TOTALS:

Total of 28 Checks:	84,083.95
Less 0 Void Checks:	0.00
Total of 28 Disbursements:	<u>84,083.95</u>

Check Register Report For Genoa Charter Township
 For Check Dates 11/13/2019 to 11/13/2019

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
11/13/2019	FNBCK	13035		86.63	80.00	0.00	Open
11/13/2019	FNBCK	13036		406.06	375.00	0.00	Cleared
11/13/2019	FNBCK	EFT398	INTERNAL REVENUE SERVICE	75.38	75.38	0.00	Cleared
Totals:							
			Number of Checks:	003	568.07	530.38	0.00
			Total Physical Checks:	2			
			Total Check Stubs:	1			

Check Register Report For Genoa Charter Township
 For Check Dates 11/26/2019 to 11/26/2019

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
11/26/2019	FNBCK	13037		1,000.00	856.92	0.00	Open
11/26/2019	FNBCK	13038		500.00	428.46	0.00	Open
11/26/2019	FNBCK	13039		750.00	595.74	0.00	Open
11/26/2019	FNBCK	13040		750.00	631.13	0.00	Open
11/26/2019	FNBCK	13041		1,250.00	851.24	0.00	Open
11/26/2019	FNBCK	13042		1,000.00	806.38	0.00	Open
11/26/2019	FNBCK	13043		1,250.00	976.24	0.00	Open
11/26/2019	FNBCK	13044		1,000.00	923.50	0.00	Open
11/26/2019	FNBCK	13045		1,250.00	983.45	0.00	Open
11/26/2019	FNBCK	13046		500.00	461.75	0.00	Open
11/26/2019	FNBCK	13047		1,000.00	805.38	0.00	Open
11/26/2019	FNBCK	13048		1,000.00	923.50	0.00	Open
11/26/2019	FNBCK	13049		750.00	556.13	0.00	Open
11/26/2019	FNBCK	EFT403	INTERNAL REVENUE SERVICE	2,743.17	2,743.17	0.00	Open
Totals:							
			Number of Checks: 014	14,743.17	12,542.99	0.00	
			Total Physical Checks: 13				
			Total Check Stubs: 1				

Check Register Report For Genoa Charter Township
 For Check Dates 11/29/2019 to 11/29/2019

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
11/29/2019	FNBCK	EFT399	FLEX SPENDING (TASC)	992.12	992.12	0.00	Open
11/29/2019	FNBCK	EFT400	INTERNAL REVENUE SERVICE	21,463.96	21,463.96	0.00	Open
11/29/2019	FNBCK	EFT401	PRINCIPAL FINANCIAL	3,306.00	3,306.00	0.00	Open
11/29/2019	FNBCK	EFT402	PRINCIPAL FINANCIAL	2,181.07	2,181.07	0.00	Open
Totals:							
			Number of Checks: 004	27,943.15	27,943.15	0.00	

Total Physical Checks:

Total Check Stubs:

4

Dir. Dep.

64,769.11

92,712.26

Check Date	Check	Vendor Name	Amount
Bank 592FN OAK POINTE OPERATING FUND #592			
11/13/2019	4735	BRIGHTON ANALYTICAL , L.L.C.	185.00
11/18/2019	4736	AT&T	204.68
11/19/2019	4737	ADVANCE AUTO PARTS	31.96
11/19/2019	4738	AMERICAN AQUA	1,076.81
11/19/2019	4739	CONSUMERS ENERGY	136.52
11/19/2019	4740	COOPER'S TURF MANAGEMENT LLC	826.00
11/19/2019	4741	DUBOIS-COOPER	8,159.67
11/19/2019	4742	FERGUSON WATERWORKS #3386	1,379.61
11/19/2019	4743	GENOA TOWNSHIP D.P.W. FUND	22,717.67
11/19/2019	4744	GENOA TOWNSHIP D.P.W. FUND	767.50
11/19/2019	4745	GENOA TOWNSHIP D.P.W. FUND	9,515.00
11/19/2019	4746	GENOA OCEOLA SEWER AUTHORITY	169.67
11/19/2019	4747	GENOA TWP DPW FUND	19,068.50
11/19/2019	4748	GENOA TWP DPW FUND	117.33
11/19/2019	4749	GENOA TWP DPW FUND	6,343.00
11/19/2019	4750	PRECISION CLIMATE SERVICES INC.	669.39
11/19/2019	4751	STATE OF MICHIGAN	1,339.40
11/19/2019	4752	TETRA TECH INC	855.00
11/19/2019	4753	TRUCK & TRAILER SPECIALTIES INC	33.37
11/19/2019	4754	UIS SCADA	5,312.00
11/19/2019	4755	USA BLUEBOOK	1,565.01
11/20/2019	4756	KENNEDY INDUSTRIES	415.00

592FN TOTALS:

Total of 22 Checks:	80,888.09
Less 0 Void Checks:	0.00
Total of 22 Disbursements:	80,888.09

Check Date	Check	Vendor Name	Amount
Bank 503FN DPW-UTILITIES #503			
11/13/2019	4814	CHASE CARD SERVICES	3,809.24
11/13/2019	4815	STAPLES CREDIT PLAN	182.95
11/13/2019	4816	WINDSTREAM	43.09
11/14/2019	4817	WEX BANK	3,716.30
11/14/2019	4818	UNITED STATES POSTAL SERVICE	293.72
11/18/2019	4819	VERIZON WIRELESS	705.85
11/20/2019	4820	ADVANCE AUTO PARTS	154.47
11/20/2019	4821	ABE'S AUTO GLASS, INC.	265.00
11/20/2019	4822	BOB'S TIRE & AUTO SERVICE, INC	920.12
11/20/2019	4823	BUSINESS IMAGING GROUP	431.87
11/20/2019	4824	GIFFELS WEBSTER	3,660.00
11/20/2019	4825	K & J ELECTRIC, INC.	326.00
11/20/2019	4826	MARSHALL'S EXPRESS	89.95
11/20/2019	4827	MWEA	75.00
11/20/2019	4828	PORT CITY COMMUNICATIONS, INC.	253.40
11/20/2019	4829	RANDY'S SERVICE STATION	20.00
11/20/2019	4830	TETRA TECH INC	5,142.50

503FN TOTALS:

Total of 17 Checks:	20,089.46
Less 0 Void Checks:	0.00
Total of 17 Disbursements:	20,089.46

Check Date	Check	Vendor Name	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #593			
11/19/2019	3688	COOPER'S TURF MANAGEMENT LLC	843.00
11/19/2019	3689	DUBOIS-COOPER	5,583.33
11/19/2019	3690	GENOA TOWNSHIP D.P.W. FUND	13.30
11/19/2019	3691	GENOA TWP DPW FUND	12,834.20
11/19/2019	3692	GENOA TWP DPW FUND	6,343.00
11/19/2019	3693	STANDARD ELECTRIC	82.40
11/20/2019	3694	BRIGHTON ANALYTICAL , L.L.C.	67.00
11/20/2019	3695	KENNEDY INDUSTRIES	1,207.00
593FN TOTALS:			
Total of 8 Checks:			26,973.23
Less 0 Void Checks:			0.00
Total of 8 Disbursements:			26,973.23

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



Manage your account online:
www.chase.com/ink

Customer Service:
1-800-945-2028

Mobile: Download the
Chase Mobile® app today

December 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
\$255.65
 Minimum Payment Due
\$35.00
 Payment Due Date
12/10/19

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.

MAILED
 35670 11-25-19
 \$ 255.65

ACCOUNT SUMMARY

Account Number: [REDACTED]

Previous Balance	\$2,431.90
Payment, Credits	-\$2,431.90
Purchases	+\$255.65
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00
Interest Charged	\$0.00
New Balance	\$255.65
Opening/Closing Date	10/17/19 - 11/16/19
Credit Limit	\$20,000
Available Credit	\$19,744
Cash Access Line	\$4,000
Available for Cash	\$4,000
Past Due Amount	\$0.00
Balance over the Credit Limit	\$0.00

OK.

 11/22/19

\$ 255.65 101-284-727-000

RECEIVED NOV 22 2019



Manage your account online:
www.chase.com/ink

Customer Service:
1-800-945-2028

Mobile: Download the
Chase Mobile® app today

ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
10/29	Payment ThankYou Image Check	-2,431.90
11/09	LANDS END BUS OUTFITTERS 800-587-1541 WI MICHAEL C ARCHINAL TRANSACTIONS THIS CYCLE (CARD 3223) \$2176.25- INCLUDING PAYMENTS RECEIVED	255.65

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	20.74%(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 Avoid Interest on Purchases, and other important information, as applicable.

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
November 18, 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, Terry Croft, Jim Mortensen and Diana Lowe. Also present were Township Manager Michael Archinal and six persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Skolarus and supported by Lowe to approve all items listed under the Consent Agenda, correcting the Minutes of Nov. 4th page 1 the last paragraph - deleting "Skolarus" and inserting "Rogers". The motion carried unanimously.

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:

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

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

Moved by Lowe and supported by Hunt to approve the Final PUD Agreement for the Planned Industrial Development (PID) and new 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 Township Ordinance. The motion carried unanimously.

B. Disposition of Impact Assessment (10-01-19)

Moved by Hunt and supported by Lowe to approve the Impact Assessment dated October 1, 2019 for the Planned Industrial Development (PID) and the new indoor climate controlled storage on parcel 4711-13-300-009. The motion carried unanimously.

C. Disposition of Final PUD Site Plan (10-25-19)

Moved by Skolarus and supported by Lowe 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. The motion carried unanimously.

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

Lane – Health care will increase by 11.3% beginning Dec. 1, 2019. A copy of the benefit package is attached to the Minutes from this date for review. Moved by Mortensen and supported by Croft to approve the 2020 benefit package as requested. The motion carried unanimously.

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.

Skolarus asked that the petition be tabled unless it had unanimous support from the board. Moved by Mortensen and supported by Lowe to table the request pending changes being discussed by our state representatives in Lansing relative to election law. The motion carried unanimously.

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.

Moved by Mortensen and supported by Hunt to approve Resolution 191118 as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers Nays – None.

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

Moved by Hunt and supported by Lowe to approve the amended budget for the General Fund Budget as requested. The motion carried unanimously.

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.

Moved by Skolarus and supported by Mortensen to approve Aerial orthoimagery at a cost not to exceed \$10,000.00. The motion carried unanimously.

Member Discussion

A special Meeting of the Township Board and Planning Commission is scheduled for Dec. 10, 2019 at 6:30 at the Township Hall.

Moved by Lowe and supported by Mortensen to adjourn at 7:23 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: 12/02/19
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 6535 Forest Beach and 5613 Ciderberry.

- **Parcel #4711-26-301-023** Refuse - \$141.00
- **Parcel #4711-34-402-020** Refuse - \$141.00

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

November 7, 2019

Ms. Paulette Skolarus
Genoa Charter Township
2911 Dorr Rd
Brighton, MI48116-9436

Dear Clerk Skolarus:

Thanks for participating with over 170 SEMCOG members to create a successful region! **Your SEMCOG membership represents working together to create strong communities and a stronger region. We thank you for your financial support, and we thank you for partnering with us.**

In a recent membership satisfaction survey, you told us SEMCOG adds value to your local decision making by providing local data, workshops/trainings, a bi-weekly, and the SEMCOG website. We will continue to focus on these high value services in 2019.

For additional information on making your SEMCOG membership work for you, visit www.semco.org/members.aspx, or contact Amy Malmer at 313-324-3308 or by e-mail at malmer@semco.org.

It is an honor to serve your organization. Please let us know if we can better serve you.

Best Regards,



Kathleen Lomako, AICP, CAE
Executive Director
SEMCOG

SEMCOG

Southeast Michigan Council of Governments
1001 Woodward Ave
Suite 1400
Detroit, MI 48226
Phone: 313-961-4266

INVOICE

Billed To:
Genoa Charter Township
Paulette Skolarus
2911 Dorr Rd
Brighton, MI 48116-9436

DATE: 11/1/2019
INVOICE #: INV00016
DUE DATE: Upon Receipt
TOTAL DUE: 2,783.00

CUSTOMER ACCOUNT # : 1046

ITEM DESCRIPTION	AMOUNT
2019 Annual Membership Dues	2,783.00
TOTAL THIS INVOICE	2,783.00

REMIT TO:

Southeast Michigan Council of Governments
1001 Woodward Ave, Suite 1400
Detroit, MI 48226

A copy of this invoice should accompany your check. Thank you!

SEMCOG Committee Descriptions

The following description of SEMCOG committees is accompanied by information regarding who is representing your organization at SEMCOG and who is representing the Bloc Caucus to which your organization belongs.

Please contact Amy Malmer (malmer@semcog.org or 313-324-3308) if you need further information.

General Assembly

Consisting of delegates and alternates from all SEMCOG member communities and institutions, the General Assembly provides input and takes action on SEMCOG's major regional plans, budget and dues, and election of SEMCOG officers. SEMCOG member local governments, intermediate school districts, and community colleges each appoint a delegate and alternate to the General Assembly. Counties and the City of Detroit appoint additional delegates and alternates; these appointees also serve on SEMCOG's Executive Committee. All General Assembly members additionally serve on a bloc caucus.

Bloc Caucuses of the General Assembly

All SEMCOG General Assembly members serve on a bloc caucus. The General Assembly caucuses in four groupings: Cities/Villages, County, Education, and Townships. Bloc caucuses elect caucus chairpersons and vice chairs, who must be elected officials. Bloc chairs who are not otherwise elected to the Executive Committee also serve on this committee as non-voting members. Caucus chairs also serve or appoint a designee to serve on SEMCOG's Nominating Committee, which recommends a slate of officers to the General Assembly.

Regional Review Committee

The Regional Review Committee serves several functions: selection of projects to be funded annually by the Transportation Alternatives Program (TAP); selection of other awards as funding is available; and oversight of the Taubman Fellowship program.

Transportation Coordinating Council

The Transportation Coordinating Council (TCC) works to develop the Long-Range Transportation Plan. This includes monitoring and implementing the plan through the Transportation Improvement Program and recommending transportation projects and amendments. This work will be enhanced by including a diverse set of stakeholders on the council, including those with expertise in local economic development, the environment, workforce development, and education. Goals are to align planning initiatives, improve project coordination, and enhance regional performance measures. Reports to the Executive Committee.

Executive Committee

A subset of the General Assembly, the Executive Committee is the chief working committee and financial control body for SEMCOG. It proposes, discusses, and reviews regional studies and plans, and takes action on policies and legislative positions. The education bloc caucus elects a delegate and alternate to represent community colleges, and a delegate and alternate to represent intermediate school districts for one-year terms. City/village and township bloc caucuses from each county elect General Assembly members to serve on the Executive Committee as delegates and alternates for one-year terms.

SEMCOG Information

Annual member report - Genoa Charter Township

General Assembly

Delegate Terry Croft, Trustee, Genoa Charter Township

Alternate Paulette Skolarus, Clerk, Genoa Charter Township

Township Bloc Caucus

Chair Donald D. Green, Supervisor, Charter Township Of Milford

Vice Chair Daniel J. Acciavatti, Supervisor, Charter Township Of Chesterfield

Regional Review Township Representation

Delegate Marlene Chockley, Supervisor, Northfield Township

Delegate Donald D. Green, Supervisor, Charter Township Of Milford

Delegate David A. Glaab, Supervisor, Huron Charter Township

Delegate Terry Croft, Trustee, Genoa Charter Township

Transportation Coordinating Council Township Representation

Delegate Robert R. Nix, II, Supervisor, Northville Charter Township

Delegate Daniel J. Acciavatti, Supervisor, Charter Township Of Chesterfield

Executive Committee Livingston County Township Representation

Delegate Terry Croft, Trustee, Genoa Charter Township

Alternate Michael H. Sedlak, Clerk, Green Oak Charter Township

SEMCOG Information

October 2019

TO: Genoa Township

Attached, please find a list of staff from your community currently included in our mail database. Please review it for accuracy, make any needed changes (show any additions and deletions), and return it in the envelope provided. Thanks in advance for helping keep our database current.

Your current billing contact is Paulette Skolarus. Please let us know if that is correct. If not, please indicate correct billing contact.

If you have any questions, please call or e-mail Sue Stetler, SEMCOG, at 313-324-3428 or stetler@semcog.org.

Prefix	First Name	Last Name	Title	Email
Mr.	Michael	Archinal	Manager	mike@genoa.org
Mr.	Douglas	Brown	Chair-Planning Commission	doug@genoa.org
Mr.	Terry	Croft	Trustee	TerryCroft@att.net
Ms.	Robin	Hunt	Treasurer	robin@genoa.org
Ms.	Jean	Ledford	Trustee	jeanledford@att.net
Ms.	Diana	Lowe	Trustee	diana@genoa.org
Mr.	H. James	Mortensen	Trustee	jim@genoa.org
Ms.	Laura	Mroccka	Assessor	laura@genoa.org
Ms.	Kathleen	Murphy	Administrative Assistant To Michael Archinal	kathleen@genoa.org
Mr.	William	Rockwell	Zoning Board of Appeals	wmrockwell@yahoo.com
Mr.	Bill	Rogers	Supervisor	bill@genoa.org
Ms.	Amy	Ruthig	Zoning Official	amy@genoa.org
Ms.	Paulette	Skolarus	Clerk	polly@genoa.org
Ms.	Kelly	VanMarter	Assistant Manager/Planning Director	kelly@genoa.org



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Assistant Township Manager/Community Development Director
DATE: November 25, 2019
RE: **Boss Property Rezoning – First Reading Ordinance No. Z-19-04**

MANAGERS REVIEW: 

Please find attached a proposed rezoning ordinance for parcel 4711-05-200-002 which consists of approximately 46.5 acres located at 3850 Golf Club Road on the southwest corner of Golf Club and Latson Road. The proposed rezoning is from Rural Residential (RR) to Urban Residential (UR). This rezoning was recommended for denial by both the Township Planning Commission on October 15, 2019 and the Livingston County Planning Commission on November 20, 2019

As required pursuant to the Charter Township Act (Act 359 of 1947) the Board is being asked to introduce and conduct the first reading on the proposed rezoning ordinance. Staff is requesting the second reading, public hearing and consideration for adoption be set for the Monday, December 16th, 2019 regularly scheduled meeting. A draft publication as required by law is also attached.

As such please consider the following action:

Moved by _____, supported by _____ to introduce and conduct the first reading on proposed ordinance number Z-19-04 and to set the second reading, public hearing and consideration for adoption before the Township Board on Monday, December 16, 2019 for the purpose of considering the proposed zoning map amendment.

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

**BOARD OF TRUSTEES
GENOA CHARTER TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN**

**NOTICE OF PUBLIC HEARING ON PROPOSED ZONING MAP AMENDMENT
DECEMBER 16, 2019**

Pursuant to Michigan Public Act 359 of 1947, (the Charter Township Act), notice is hereby given that the Genoa Charter Township Board will conduct a public hearing to consider ordinance number Z-19-04 to amend the official zoning map at 6:30 p.m. on Decemebr 16, 2019. The property proposed for rezoning is located at 3850 Golf Club Drive at the southwest corner of Golf Club Road and Latson Road. The subject parcel involves approximately 46.5 acres on parcel #11-05-200-002. The proposed rezoning is from Rural Residential (RR) to Urban Residential (UR). The complete text of the proposed ordinance is available for public inspection at the Township Hall located at 2911 Dorr Road, Brighton, Michigan 48116, Monday through Friday from 9:00a.m. to 5:00p.m.

You are invited to attend this hearing. If you are unable to attend, written comments may be submitted by writing to the Township Board at the Genoa Township Hall, 2911 Dorr Road, Brighton, MI 48116 or via email at amy@genoa.org up to the date of the hearing and may be further received by the Board at said hearing. In addition, all material relating to this request may be examined at the Township Hall during normal business hours.

Genoa Charter Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon seven (7) days' notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township in writing or by calling at (810) 227-5225.

Kelly VanMarter
Assistant Township Manager/Community Development Director

(Press/Argus 12-8-19)

ORDINANCE NO. Z-19-04

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CHARTER TOWNSHIP OF GENOA BY REZONING 46.5 ACRES OF LAND INVOLVING PARCEL #11-05-200-002 FROM RURAL RESIDENTIAL (RR) TO URBAN RESIDENTIAL (UR).

THE CHARTER TOWNSHIP OF GENOA HEREBY ORDAINS that the Zoning Map shall be amended as follows:

Real property containing 46.5 acres with parcel ID number 4711-05-200-002 situated on the southwest corner of Golf Club and Latson Road at 3850 Golf Club Road, Howell, which is more particularly described as follows:

All of the northeast ¼ of the northeast ¼ of Section 5, Town 2 North, Range 5 East, Michigan, except beginning in the centerline of Golf Club Road at a point North 89°38'19" east along the north line of said Section 5, 1248.56 feet from the North ¼ corner of said Section 5, thence continuing along said section line and centerline of Golf Club Road North 89°38'19" East 200 feet; thence South 01°29'02" East 536.7 feet; thence South 89°38'19" West 200 feet; thence North 01°29'02" West 536.7 feet to the point of beginning, being subject to easements and restrictions of record, if any.

Shall be rezoned from Rural Residential (RR) to Urban Residential (UR) zoning classification. The Township Board, in strict compliance with the Township Zoning Ordinance and with Act 184 of the Public Acts of 1943, as amended, reclassified the Property as Urban Residential (UR) District finding that such classification properly achieved the purposes of Section 22.04 of the Township's Zoning Ordinance (as amended).

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

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

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

Yeas:

Nays:

Absent:

I hereby approve the adoption of the foregoing Ordinance this ____ day of _____, 2019.

Paulette Skolarus
Township Clerk

Bill Rogers
Township Supervisor

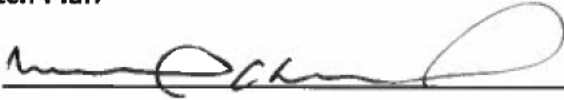
Township Board First Reading: 12/2/19
Date of Publication of Proposed Ordinance: proposed 12/8/19
Township Board Second Reading and Adoption: proposed 12/16/19
Date of Publication of Ordinance Adoption: proposed 12/22/19
Effective Date: proposed 12/22/19



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 Manager/Community Development Director
DATE: November 26, 2019
RE: **The Bunker - Indoor Recreation Special Land Use, Impact Assessment, and Sketch Plan**

Managers Review: 

Attached please find the project case file for a proposed indoor commercial recreation use within the existing bar/restaurant at 5331 Brighton Road, Brighton. The former Burroughs Roadhouse restaurant is being renovated to create an indoor area for golf simulators and corporate office space while keeping the existing bar and outdoor entertainment area. The property is within the Oak Pointe Planned Unit Development (PUD) with an underlying zoning of General Commercial District (GCD). The request is petitioned by Andrew Lerch and Kevin Johnston.

Procedurally, the indoor recreation use requires special land use, impact assessment and sketch plan approval by the Township Board following a recommendation by the Planning Commission. This project also required a variance from the Zoning Board of Appeals due to non-compliance with a special use condition which requires a setback of one hundred (100) feet from any residential district. The existing building is seventy two (72) feet from the residential zoning district which starts in the centerline of Brighton Road.

At the November 12, 2019 meeting, the Planning Commission recommended conditional approval of the Special Land Use, Impact Assessment and Site Plan. The Zoning Board of Appeals approved the variance request to be seventy two (72) feet from the residential zoning district on November 19, 2019. Based on the action of the Planning Commission and Zoning Board, I suggest Board consideration of the following action:

Moved by _____, Supported by _____ to APPROVE the Special Land Use permit because it has been found that the requested use meets the requirements of Sections 19.03 and 7.02.02(s) of the Township Ordinance with the following condition:

1. Any outdoor events shall comply with the Township Zoning Ordinance and General Ordinances including the Noise Ordinance. Parking for outdoor events shall be accommodated on-site.

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

November 26, 2019

The Bunker – Indoor Golf Special Land Use

Page 2 of 2

Moved by _____, Supported by _____ to APPROVE the Environmental Impact Assessment dated October 21, 2019 as submitted.

Moved by _____, Supported by _____ to APPROVE the sketch plan dated October 15, 2019 with the following conditions:

1. Any future interior or exterior improvements shall require approval from Township staff. Depending on the scope of the improvements, additional approvals may be required by the Planning Commission and/or Township Board.
2. Details regarding ADA access improvements will require review and approval by Township staff.
3. All exterior signage shall obtain approval from Township staff and sign permits shall be obtained as required.
4. If parking space stripes are repainted, they should be double-loop striped in compliance with current ordinance standards.
5. Construction plan review with the MHOG Utility Authority shall be required for any watermain extension.
6. Utility easements shall be provided prior to Certificate of Occupancy for any new watermain.

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



GENOA CHARTER TOWNSHIP

Special Land Use Application

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

APPLICANT NAME & ADDRESS: Andrew Lerch and Kevin Johnston (3722 Honors Way, Howell, MI 48843)
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (734) 634-6584 EMAIL: alerch@sbcglobal.net

OWNER NAME & ADDRESS: Mike Myers 8111 Hammel Road, Brighton, MI 48116

SITE ADDRESS: 5311 Brighton Road, Brighton, MI 48116 PARCEL #(s): _____

OWNER PHONE: (810) 217-6350 EMAIL: docer1650@hotmail.com

Location and brief description of site and surroundings:
Andrew Lerch and Kevin Johnston have signed a purchase agreement to purchase Burroughs Roadhouse located in Brighton, Michigan at 5311 Brighton Road from Mike Myers. Burroughs sits adjacent to Oak Pointe Country Club on the North side of Brighton Road.

Proposed Use:
Please see attachment

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

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

Please see attachment

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

Please see attachment

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

No change from how it was served in the past.

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

No

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

Article 7.02.02 s (Indoor Commercial Recreation): We are seeking a variance to requirement that structure shall be not located within one-hundred (100) feet of any residential district or permitted residential use.

We confirm all uses will be conducted completely within a fully enclosed building.

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

THE UNDERSIGNED Andrew Lerch / Kevin Johnston STATES THAT THEY ARE THE ~~FREE OWNER~~ OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: Andrew Lerch

ADDRESS: 3700 Honors Way, Howell, MI 48843

Pending
owner

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

Andrew Lerch of _____ at alerch@sbcglobal.net
Name Business Affiliation Email

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: [Signature] DATE: 10-16-19

PRINT NAME: Andrew Lerch / Kevin Johnston PHONE: 734-634-6584

Proposed Use:

As done in the past, we will utilize the outdoor patio area for entertainment (band nights, etc...)

For the indoor operations, the business model will change. Rather than operate as a traditional restaurant, we are planning to lease space for corporate offices and convert space to golf simulators.

- Corporate Offices: Around 25% of the building space will be leased to Optishot Golf for their corporate offices. There will be around eight Optishot employees working out of this office.
- Simulators: Around 25% of the building space will be converted to golf simulators. Additionally, one small space will be converted to a hung simulator. Each simulator accommodates four players at a time. At any time, we could have up to 20 people utilizing the simulators.
- Bar Area: We will continue operating the bar area and serving food. This service will primarily be used to accommodate the people utilizing the simulators. Therefore, the overall intensity of use for the indoor operations will be greatly reduced from the previous restaurant model.

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

As mentioned in the Proposed Use, there will be a significant reduction in use of the indoor operations. Rather than operating a restaurant which could have upwards of 150 people utilizing the facility at any given time, we will typically have 28 people (8 in corporate offices and 20 utilizing simulators). This should greatly reduce the traffic coming into and out of the property. We plan to invest significant capital to update/improve this historic building. Some of these updates include replacing the roof (which is old and leaking), replacing all rooftop mechanicals (which are old, inoperable and in violation of code), disguising rooftop mechanicals with attractive lattice, making ADA compliance improvements to the facility, installing an indoor fire sprinkler system, repairing parking lot, repairing/replacing major electrical components which are severely damaged by rust from leaking roof, and many cosmetic improvements inside and out (while preserving the historical style of the building). We will provide additional employment to the community by hiring a general manager and hourly staff. We will offer a unique indoor golf experience that is rapidly growing in popularity and lacking in our community.

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

The existing and intended character will not change. We plan to invest significant capital to update/improve this historic building. Some of these updates include replacing the roof (which is old and leaking), replacing all rooftop mechanicals (which are old, inoperable and in violation of code), disguising rooftop mechanicals with attractive lattice, making ADA compliance improvements to the facility, installing an indoor fire sprinkler system, repairing parking lot, repairing/replacing major electrical components which are severely damaged by rust from leaking roof, and many cosmetic improvements inside and out (while preserving the historical style of the building).



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: See Attached

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

OWNER'S NAME & ADDRESS: See Attached

SITE ADDRESS: 5311 Brighton Road, Brighton

PARCEL #(s): _____

APPLICANT PHONE: (734) 634-6584

OWNER PHONE: (810) 217-6350

LOCATION AND BRIEF DESCRIPTION OF SITE: See Attached

BRIEF STATEMENT OF PROPOSED USE: See Attached

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: See Attached

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: Andrew Lerch and Kevin Johnston

ADDRESS: 3722 Honors Way, Howell, MI 48842

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

1.) Andrew Lerch

Name

of The Bunker 19 LLC

Business Affiliation

Alerch@sbeglobal.net

at

Email Address

FEE EXCEEDANCE AGREEMENT

All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE: Andrew Lerch

DATE: 10-16-19

PRINT NAME: Andrew Lerch

PHONE: 734-634-6584

APPLICANT NAME & ADDRESS:

Andrew Lerch and Kevin Johnston (3722 Honors Way, Howell, MI 48843)

OWNER'S NAME & ADDRESS:

Mike Myers (8111 Hammel Road, Brighton, MI 48116)

LOCATION AND BRIEF DESCRIPTION OF SITE:

Andrew Lerch and Kevin Johnston have signed a purchase agreement to purchase Burroughs Roadhouse located in Brighton, Michigan at 5311 Brighton Road from Mike Myers. Burroughs sits adjacent to Oak Pointe Country Club on the North side of Brighton Road. Burroughs has traditionally operated as a restaurant/bar/outdoor entertainment facility.

BRIEF STATEMENT OF PROPOSED USE:

As done in the past, we will utilize the outdoor patio area for entertainment (band nights, etc...) For the indoor operations, the business model will change. Rather than operate as a traditional restaurant, we are planning to lease space for corporate offices and convert space to golf simulators.

- **Corporate Offices:** Around 25% of the building space will be leased to Optishot Golf for their corporate offices. There will be around eight Optishot employees working out of this office.
- **Simulators:** Around 25% of the building space will be converted to golf simulators. Additionally, one small space will be converted to a hung simulator. Each simulator accommodates four players at a time. At any time, we could have up to 20 people utilizing the simulators.
- **Bar Area:** We will continue operating the bar area and serving food. This service will primarily be used to accommodate the people utilizing the simulators. Therefore, the overall intensity of use for the indoor operations will be greatly reduced from the previous restaurant model.

THE FOLLOWING IMPROVEMENTS ARE PROPOSED:

We plan to invest significant capital to update/improve this historic building. Some of these updates include replacing the roof (which is old and leaking), replacing all rooftop mechanicals (which are old, inoperable and in violation of code), disguising rooftop mechanicals with attractive lattice, making ADA compliance improvements to the facility, installing an indoor fire sprinkler system, repairing parking lot, repairing/replacing major electrical components which are severely damaged by rust from leaking roof, and many cosmetic improvements inside and out (while preserving the historical style of the building).

October 16, 2019

The Bunker 19 LLC
Kevin Johnston
Andy Lerch

Dear Kevin & Andy:

I, Michael E. Myers, the owner of 5311 Brighton Road, aka Burroughs, grant permission to submit an application for sketch plan review and special land use with Genoa Township. You are free to submit the applications.

Please let me know if you require anything else.

Sincerely,



Michael E. Myers

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. 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 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, if 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.

3. The building will be provided with an automatic sprinkler system. It shall be installed in accordance with NFPA 13, Standard for the Installation of Automatic Sprinkler Systems.
 - a. The FDC shall be located on the front of the building (Brighton Rd.) within 100-feet of the nearest hydrant.
 - b. The location, size, gate valve, and connection of the fire protection lead shall be indicated on the utility site plan.
4. Future project submittals shall include the address and street name of the project in the title block.
5. The building shall include the building address on the building. The address shall be a minimum of 6" high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.
6. The access road into the site is existing to access the rear parking area. There shall be a fire lane located along the rear-drive adjacent to the building at a minimum of 26-feet wide. With a width of 26-feet wide, the building side of the drive shall be marked as a fire lane. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in the submittal. Access roads of 10-feet shall circulate the site and back to the exit drive. Access shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
7. Access around the access drive shall provide emergency vehicles with a turning radius up to 30-feet inside and 50-feet outside.
8. A minimum vertical clearance of 13½ feet shall be maintained throughout the access.
9. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

Commissioner Rauch believes that the Fire Authority reviewed this as if it were a site plan and not a sketch plan. He hopes that there will be further conversations with the applicant and the Fire Authority because perhaps not all of these requirements will be needed. Ms. VanMarter suggested that if the Planning Commission recommends approval of this project, it should be noted that the applicant meet with the Fire Authority to discuss their issues, instead of requiring all of their conditions to be met.

Commissioner Rauch stated that as it pertains to the recommendation to the ZBA for the variance request, he would suggest that the Planning Commission make a favorable recommendation as the need for the variance is not self-imposed because the building is existing.

The call to the public was made at 8:14 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board, approval of the Special Use Application to permit indoor golf simulators in the former Burrough's Roadhouse Restaurant, subject to the approval by the ZBA of the Special

Use Setback Variance, approval of which the Planning Commission finds to be consistent with the intent of the ordinance. This recommendation is made with the following conditions:

- The recommendation is made because the Planning Commission finds that this Special Land Use is consistent with the requirements of Section 19.03 of the Township Ordinance.
- The applicant shall meet the zoning requirements if outdoor events, as operated in the past, if they are to continue.
- The Planning Commission finds that this application meets the intent of Section 7.02.02(s) of the Zoning Ordinance and recommends approval to the ZBA.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, recommend to the Township Board, approval of the Environmental Impact Assessment dated October 21, 2019 for indoor golf simulators in the former Burrough's Roadhouse Restaurant. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to recommend to the Township Board, approval of the Sketch Plan dated October 15, 2019 for indoor golf simulators in the former Burrough's Roadhouse Restaurant subject to the following:

- Future exterior building improvements if made will require approval from Township Staff.
- Details regarding the ADA access improvements will require approval from Township Staff.
- If new signage is proposed, the applicant should provide details for review.
- If the parking spaces are re-paved they should be double-striped per current ordinance standards.
- A sign permit will be required prior to installation of any new signage.
- The renderings and sketch plan presented and reviewed this evening by the Planning Commission will become Township property.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated the zoning ordinance update will be on the December Planning Commission meeting agenda. There may also be a Special Land Use request.

There will be a joint meeting of the Planning Commission and the Township Board to discuss the South Latson Corridor on December 10.

There will be a get-together at Aubrees in Howell from 4 pm to 6 pm on Thursday, December 12, to celebrate Mr. Brown's retirement as the Planning Commission Chairman.

of this variance would provide substantial justice as those properties around it enjoy the same circumstance.

- The extenuating circumstances are the property has a privacy wall that is adjoined to the neighboring property which already gives a buffer to the neighboring property thereby the reconstruction of the new proposed deck will not interfere with the privacy that is anticipated and expected in this condominium complex. The maintenance and improvement of the newly proposed deck will be an improvement and harmonious with the continuance of the surrounding decks in the area. The need for the variance is not self-created.
- The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The motion carried unanimously.

3. 19-40 ... A request by Andrew Lerch and Kevin Johnson, 5311 Brighton Road, for a setback variance to allow an indoor commercial recreational business within 100 feet from a residential zoning.

Mr. Andrew Lerch and Mr. Kevin Johnson were present. Mr. Johnson provided a review of their proposed use for this property. He showed a colored floor plan. Mr. Lerch stated this use will be much less intensive than the current use. He noted the exceptional or extraordinary conditions of the property are the location of the existing building and the residential zoning district line is located in the center of the road. The existing building is located 143 feet to the closest residential

The call to the public was made at 7:10 pm with no response.

Moved by Board Member McCreary, seconded by Board Member Kreutzberg, to approve Case #19-40 for the property located at 5311 Brighton Road for Andrew Lerch and Kevin Johnson for a setback variance for indoor commercial recreational business within 100 feet from a residential zoning, based on the following findings of fact:

- The proposed variance from the required setback of 100 feet is 28 feet, for a proposed setback of 72 feet.
- Strict compliance with the ordinance would prevent the recreation use on the property. The proposed use would be intensive than the previous restaurant use. The adjacent site is part of a larger Planned Unit Development that includes a golf course community. The variance is necessary for the preservation and enjoyment of the property rights others possess in the same zoning district and surrounding areas.
- The extraordinary circumstances are the location of the existing building on the property. In addition, the location of the zoning district is the center of the road. The existing

building is located 143 feet from the closest residential home. The Planning Commission found that the impacts were adequately mitigated, that the use of the facility was in compliance with the surrounding properties, and consistent with the intent of the ordinance and recommended the ZBA approve the 72-foot setback.

- The need for the variance is not self-created.
- Granting this variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.
- The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

This approval is based on the following condition:

1. Applicant must receive Genoa Township Board approval for the special use.

The motion carried unanimously.

4. 19-41 ... A request by Wallace and Sons Enterprises LLC, 855 Victory Drive, for a front yard setback and natural features setback variance to allow existing structures.
Administrative Business:

Ms. Rebecca Cassell, representing the applicant, and Wallace were present. The variances being requested are existing and were not self-created. They were created by the contractor and the engineer who performed the survey. She noted that the bins are four feet into the natural features setback, are not in the wetlands area; it is into the wetlands buffer. She stated that these are not removable bins. They are made with concrete and there is no risk for the materials that are stored in them to reach the wetlands. Their application notes that they are willing to install a natural buffer, such as arborvitae, etc. along the remaining area of the wetlands.

Ms. Ruthig stated there were materials behind the bins when she and Ms. VanMarter visited the site in August 2019. Ms. Cassell advised that those items have all been moved. Ms. Ruthig added that this area was mowed and it is required to be kept in its natural state after the bins were installed.

With regard to the building, Ms. Cassell stated the soil was not in the condition as expected and the footings had to be built wider than originally proposed and the contractor laying the brick, put them in the wrong location. This is not for the entire length of the building.

They are asking for clarification. The packet notes that the building is being used; however, that is not correct. They were not aware that they were not able to use the site or the outdoor storage unit until the Building C of O is received. Ms. Ruthig confirmed that once the C of O for the building is approved, the site can be used for the business, and not before that time. She added that the applicant was given two citations in 2018 advising that all materials need to be removed from the property and no business can be conducted on the site until the building C of O is granted.

November 6, 2019

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	The Bunker – Special Land Use and Sketch Plan Review #1
Location:	5311 Brighton Road – north side of Brighton Road, east of Oak Pointe Drive
Zoning:	MUPUD – Mixed Use Planned Unit Development

Dear Commissioners:

At the Township’s request, we have reviewed the special land use and sketch plan submittal (application forms dated 10/16/19) to incorporate indoor commercial recreation (golf simulators) within the existing bar/restaurant at 5331 Brighton Road.

A. Summary

1. The request is generally consistent with the special land use standards of Section 19.03.
2. The applicant must address any concerns provided by the Township Engineer and/or Brighton Area Fire Authority.
3. The applicant seeks 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 granting of the variance request.
4. If exterior building improvements are proposed, details must be provided.
5. There are no details provided with respect to the ADA access improvements proposed.
6. If new signage is proposed, the applicant should provide details for review.
7. The parking spaces are re-painted, they should be double-striped per current Ordinance standards.
8. A sign permit will be required prior to installation of new signage.

B. Proposal/Process

As noted above, the proposal includes a new indoor recreational facility (golf simulators) within the existing bar/restaurant business. Per the PUD Agreement for this site, such uses are allowed with special land use approval.

Section 7.02.02(s) of the Township Zoning Ordinance includes conditions applicable to indoor commercial recreation uses.

Procedurally, following the required public hearing, the Planning Commission is to put forth a recommendation on the special land use, sketch plan review and Impact Assessment. The Township Board has the final review/approval authority over the project.



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

Special land uses are subject to the review criteria of Section 19.03, as follows:

1. **Master Plan.** The Township Master Plan identifies the site as Neighborhood Commercial, which is intended for “retail and service establishments whose primary market area includes residents and employees from within a two mile radius.”

Given the nature of the request and the planned/existing uses for the subject area, which include private recreation and residential, we are of the opinion that the proposal is compatible with the Master Plan and Future Land Use Map.

2. **Compatibility.** The site and adjacent properties are part of a larger PUD that includes a golf and country club, as well as a residential neighborhood.

The inclusion of golf simulators within an existing bar/restaurant space is not expected to adversely impact the established nature of the area. In fact, the proposed operation should be quite complementary to the existing golf and country club.

3. **Public Facilities and Services.** Given the nature of the project as a new business within an existing building/developed site, we do not anticipate issues with necessary public facilities and services.

However, the applicant must address any issues raised by the Township Engineer and/or Brighton Area Fire Authority with respect to this standard.

4. **Impacts.** Given the nature of the proposal and the surrounding area, adverse impacts are not anticipated. As noted in the project description, the proposal has the potential to reduce vehicular trips to/from the site given a conversion of restaurant space to golf simulators.
5. **Mitigation.** If additional concerns arise as part of the review process, the Township may require mitigation efforts to alleviate/eliminate potential adverse impacts.

D. Use Conditions

The proposed use is also subject to the use conditions of Section 7.02.02(s), as follows:

- 1. The principal and accessory buildings and structures shall be not be located within one-hundred (100) feet of any residential district or permitted residential use.**

The proposed use is within an existing building; however, that building does not meet this standard. As such, the applicant has also applied to the Zoning Board of Appeals (ZBA) seeking a variance.

If the Commission considers a favorable recommendation, it should be conditioned upon ZBA approval.

- 2. All uses shall be conducted completely within a fully enclosed building.**

The existing building has an outdoor patio space; however, this is used for bar/restaurant service and not the recreation element of the business. As such, we consider this standard to be met.

E. Site Plan Review

- 1. Dimensional Requirements.** As a new use within an existing building, the project does not alter any of the established dimensions.

Per comments under Paragraph D above, the applicant is seeking a variance from the spacing requirement between indoor commercial recreation and residential.

- 2. Building Design and Materials.** The submittal references replacement of the existing roof and mechanical equipment, as well as cosmetic improvements to the building.

However, no details are provided as to what, if any, exterior building improvements are proposed.

- 3. Vehicular and Pedestrian Circulation.** Access will continue to be provided via an access easement with the Country Club property. The only change noted in the submittal is related to access improvements per ADA, though no details are provided.

- 4. Parking.** Similar to the comment above, the site utilizes shared parking with the Country Club via an easement. As such, the amount of parking available to the site will not change. Although detailed calculations are not provided, the amount of parking required will be slightly reduced based on the conversion of some bar/restaurant space to indoor recreation and office space.

In short, the amount of parking provided will remain in compliance with current Ordinance standards.

The submittal also references parking lot repairs, though details are not provided. If the parking lot is resurfaced and spaces are re-painted, they should be double-striped per current Ordinance requirements.

- 5. Signs.** The submittal does not identify any new signage as part of the proposal. If new signage is proposed, details should be provided for the Commission's consideration as part of this review.

The applicant should also be aware that a permit is required from the Township prior to installation of any new signage.

- 6. Impact Assessment.** The submittal includes an Impact Assessment (dated 10/21/19), which states that the project is not anticipated to adversely impact natural features, public services/utilities or surrounding land uses.

Genoa Township Planning Commission
The Bunker
Special Land Use and Sketch Plan Review #1
Page 4

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

Respectfully,
SAFEBUILT STUDIO

A handwritten signature in black ink, appearing to read "B. V. Borden". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Brian V. Borden, AICP
Planning Manager



October 31, 2019

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

Re: The Bunker Special Land Use Plan Review No. 1

Dear Ms. Van Marter:

Tetra Tech has conducted a review of The Bunker plans and special land use application submitted on October 16, 2019. The improvements, which are being proposed by Andrew Lerch and Kevin Johnston, include updates to the building previously called “Burroughs Roadhouse” in order to use the building for corporate offices, golf simulators, and a bar area.

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.

Please call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary Markstrom'.

Gary J. Markstrom, P.E.
Vice President

A handwritten signature in blue ink, appearing to read 'Shelby Scherdt'.

Shelby Scherdt
Project Engineer

Tetra Tech

401 South Washington Square, Suite 100, Lansing, MI 48933
Tel 517.316.3930 Fax 517.484.8140 www.tetrattech.com



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: The Bunker Indoor Golf/Optishot
5311 Brighton Rd.
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned special land-use plan. The plans were received for review on October 18, 2019, and the drawings are not dated. The project is based on an existing 5,700 square foot A-2 occupancy. The building is proposed to be modified to a change of use to a mixed-use B & A-2. The building is currently a non-suppressed, Type IIIB construction. The applicant has noted that they will be providing fire suppression. The submittal is not a complete site plan submittal, however, additional detail must be provided.

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

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.

IFC 912.2

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

IFC 903

A. The FDC shall be located on the front of the building (Brighton Rd.) within 100-feet of the nearest hydrant.

B. The location, size, gate valve, and connection of the fire protection lead shall be indicated on the utility site plan.

4. Future project submittals shall include the address and street name of the project in the title block.

IFC 105.4.2

5. The building shall include the building address on the building. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.

IFC 505.1

6. The access road into the site is existing to access the rear parking area. There shall be a fire



October 30, 2019

Page 2

The Bunker Indoor Golf/Optishot

5311 Brighton Rd.

Site Plan Review

lane located along the rear-drive adjacent to the building at a minimum of 26-feet wide. With a width of 26-feet wide, the building side of the drive shall be marked as a fire lane. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in the submittal. Access roads of 26-feet shall circulate the site and back to the exit drive. Access shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

IFC D 103.6

IFC D 103.1

IFC D 102.1

IFC D 103.3

7. Access around the access drive shall provide emergency vehicles with a turning radius up to 30-feet inside and 50-feet outside.
8. A minimum vertical clearance of 13½ feet shall be maintained throughout the access.
9. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

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

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

**IMPACT ASSESSMENT
THE BUNKER LLC (FORMERLY BURROUGHS ROADHOUSE)
October 21, 2019**

Preparers:

Andrew Lerch
3722 Honors Way
Howell, MI 48843
734-634-6584
alerch@sbcglobal.net

We will be utilizing an architect and are leaning toward Scott M. Bowers of Bowers Associates. Bowers has worked on a wide spectrum of projects including commercial office building, mixed use developments, senior housing, hotels, and educational facilities since 1987.

Location:

The project site is 5311 Brighton Road, Brighton. The proposed new use will be located inside the existing 5,700 square foot restaurant formerly named Burroughs Roadhouse. We will continue to operate as a bar and restaurant with the addition of indoor golf simulators. As done in the past, we will utilize the outdoor patio area for entertainment (band nights, etc...) For the indoor operations, rather than operate as a traditional restaurant, we are planning to lease space for corporate offices and convert space to golf simulators.

- **Corporate Offices:** Around 25% of the building space will be leased to Optishot Golf for their corporate offices. There will be around eight Optishot employees working out of this office.
- **Simulators:** Around 25% of the building space will be converted to golf simulators. Each simulator accommodates four players at a time. At any time, we could have up to 20 people utilizing the simulators.
- **Bar Area:** We will continue operating the bar area and serving food. This service will primarily be used to accommodate the people utilizing the simulators. Therefore, the overall intensity of use for the indoor operations will be greatly reduced from the previous restaurant model.

Impact on Natural Features:

None. There will be no changes.

Impact on Stormwater Management:

None. There will be no changes.

Impact on Surrounding Land Used:

The existing vacant building will be renovated to become an indoor golf simulator facility with corporate offices for Optishot Golf who is the simulator technology provider. We plan to invest significant capital to update/improve this historic building. Some of these updates include replacing the roof (which is old and leaking), replacing all rooftop mechanicals (which are old, inoperable and in violation of code), disguising rooftop mechanicals with attractive lattice, making ADA compliance improvements to the facility, installing an indoor fire sprinkler system, repairing parking lot, repairing/replacing major electrical components which are severely damaged by rust from leaking roof, and many cosmetic improvements inside and out (while preserving the historical style of the building). We will provide additional employment to the community by hiring a general

manager and hourly staff. We will offer a unique indoor golf experience that is rapidly growing in popularity and lacking in our community.

Impact on Public Facilities and Services:

There will be a significant reduction in use of the indoor operations. Rather than operating a restaurant which could have upwards of 150 people utilizing the facility at any given time, we will typically have 33 people (3-5 managing operations, 8 in corporate offices and 20 utilizing simulators). This should greatly reduce the traffic coming into and out of the property. There will be no impact on public schools. Fire trucks and police will have access to site.

Expected business hours will be from 8:00 AM to 10:00 PM, seven days per week. Peak use hours will be from 5:00 PM to 10:00 PM, seven days a week. The busy season for this use is November through March when it is too cold to play golf outside.

Impact on Public Utilities:

Water supply is existing and will remain unchanged.
Electrical service is existing and will remain unchanged.
Gas service is existing and will remain unchanged.

Storage and Handling of any Hazardous Materials:

There will be no storage or handling of hazardous materials, beyond normal cleaning and maintenance supplies.

Impact on Traffic and Pedestrians:

Brighton road provides all access to the existing building and no access changes are proposed. The change in use from a restaurant to an indoor golf simulator will be a reduction in traffic on the site from historical use and numbers. At any given time, there will be 20 people utilizing the simulators with some potential overlap. The site is less than ten acres and the scope of the project does not warrant a detailed traffic impact study.

Special Provisions:

There are no known deed restrictions at this time.

A list of all sources shall be provided.

Attachments:

1. Site Sketch Plans (2)
2. Site Floor Plan (1)
3. Golf Simulator Renderings (2)
4. Genoa Township Survey
5. Parking Lot Agreement

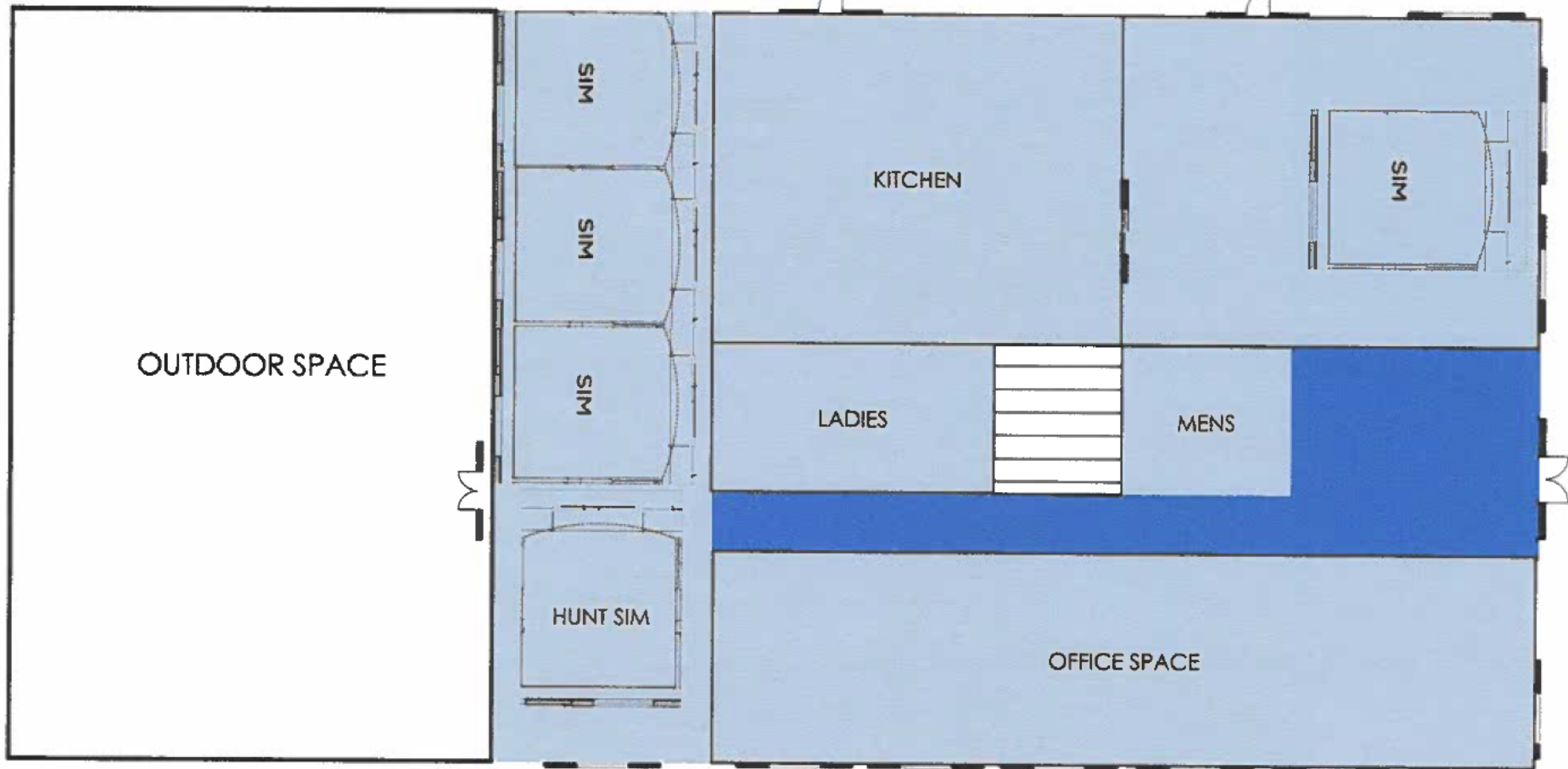


The Bunker 



The Bunker 

Floor Plan ▶

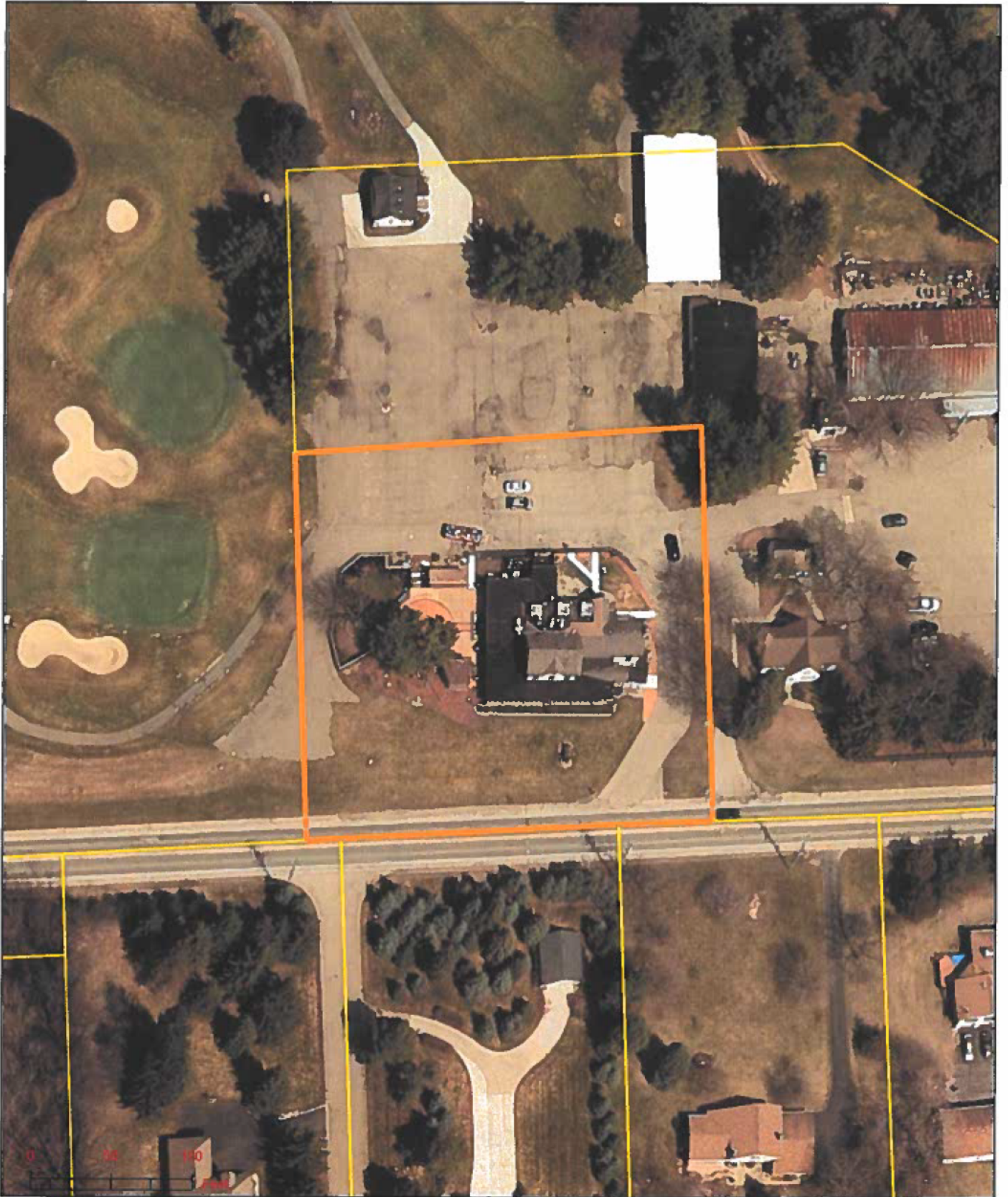






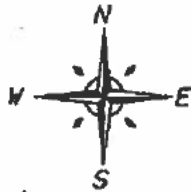
Agro

GENOA TOWNSHIP



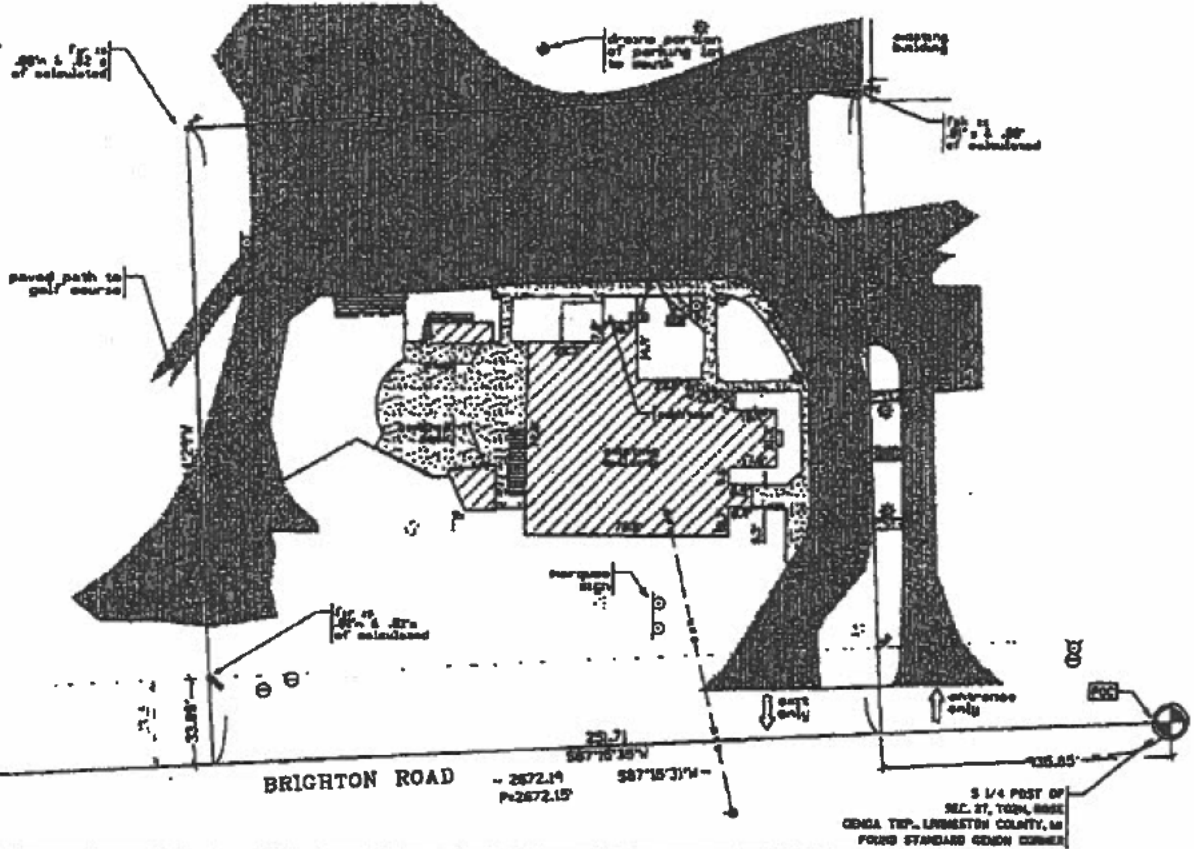
The land referred to in this commitment is situated in the Township of Genoa, County of Livingston, State of Michigan as described as follows:

Part of the Southwest 1/4 of Section 27, Twp. 2 North, Range 9 East, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the South 1/4 corner of said Section 27 and the centerline of Brighton Road, South 87 degrees, 15 minutes, 31 seconds West, 133.84 feet to the point of beginning of the Parcel to be described thence continuing along the South line of said Section 27 and the centerline of Brighton Road, South 87 degrees, 15 minutes, 31 seconds West, 251.72 feet thence North 82 degrees, 44 minutes, 29 seconds West, 243.82 feet thence North 85 degrees, 38 minutes, 48 seconds East, 251.73 feet thence South 82 degrees, 44 minutes, 29 seconds East, 243.81 feet to the point of beginning.



CRITERION OF SURVEY

BY CORNER OF SEC. 27, TOWN, RANGE GENOA TWP., LIVINGSTON COUNTY, MI FOUND STANDARD GROUND CORNER



BRIGHTON ROAD

S 1/4 POST OF SEC. 27, TOWN, RANGE GENOA TWP., LIVINGSTON COUNTY, MI FOUND STANDARD GROUND CORNER

<p>P.O. Box 1790 Holland, MI 49423 Tel: (616) 595-6203 Fax: (616) 595-6205</p> <p>LENKE LAND SURVEYORS</p>	<p>SEC. 27 T. 2N. R. 9E. TOWNSHIP, GENOA</p> <p>PREPARED FOR: Fifth Third Bank 111 Lyon Street NW Grand Rapids, MI 49503</p>	<p>CITY COUNTY LIVINGSTON</p> <p>LEGEND</p> <p>SPICE-PAVED SURF DRIVE XXXX-SET BY CROSS XXXX-PAVED CONCRETE DRIVEWAY XXXX-PAVED ASPHALT DRIVEWAY XXXX-PAVED DRIVE XXXX-PAVED SIDEWALK XXXX-SET BY WALL XXXX-PAVED DRIVE XXXX-SET LIGHT AND SIGN (40100) XXXX-PAVED FLOOR PAVE XXXX-PAVED DRIVE XXXX-SET ROAD AND TALK</p>	<p>REVISIONS:</p> <p>DATE: 11/11/03 PROJECT: FIFTH THIRD BANK FILE: 11/11/03-03 SCALE: AS SHOWN SHEET: 1 OF 1</p> <p>ROBERT C. LENKE #40160 FOR LENKE LAND SURVEYORS, INC.</p>
	<p>SEAL</p> <p>DATE: 11/11/03</p>		

RETURN TO: ✓ JOHN E. JACOBS, ESQ.
MASON, STEINBERG, JACOBS & FREEMAN
4000 TOWN CENTER, SUITE 1500
SOUTHFIELD, MI 48075

908512 102138 23/2

DECLARATION OF RECIPROCAL EASEMENTS
FOR ACCESS AND PARKING

THIS AGREEMENT made this 5th day of April, 1995, by OAK
POINTE HOLDINGS, LTD., a Delaware corporation ("Declarant"), whose address is 856
Featherstone, Pontiac, Michigan 48342.

RECITALS

A. Declarant is, as of this date, the owner in fee of certain premises
described as Parcel I and Parcel II on Exhibit A attached hereto and hereby made a part
hereof (hereinafter referred to as "Parcel I" and "Parcel II", respectively);

B. Declarant desires to impose and establish upon and against Parcel
I and the portions of Parcel II designated on Exhibit "A" as the "North Parking Easement"
and the "East Parking Easement" easements of common use for means of ingress and
egress and parking, for the benefit of Parcel I and Parcel II, respectively; and to enforce certain
other agreements.

AGREEMENT

NOW, THEREFORE, it is hereby declared as follows:

1. a. There is hereby reserved during the period of this Declaration, as set
forth in Paragraph 2 hereof, in favor of the present and future owners, mortgagees, heirs,
successors and assigns of Parcel I and II for the benefit of said Parcels and the owners,
mortgagees, tenants, visitors and invitees of all or any parts thereof, a non-exclusive,
irrevocable, perpetual easement: (i) for pedestrian and vehicular ingress and egress upon
and over the present and future parking areas, walkways, roads, roadways, entrances and
exits of Parcel I and the North Parking Easement and the East Parking Easement, and to,
and from each such parcel to and from the streets in the vicinity; and (ii) for the parking of
motor vehicles upon the present and future parking areas within Parcel I and the North
Parking Easement and the East Parking Easement as such parking areas exist from time
to time.

b. At all times there will be not fewer than 30 parking spaces
situated upon Parcel I, available for the common use of the owners of all or any part of
Parcels I and II, and their successors and assigns, and the mortgagees, tenants, visitors
and invitees of all or any part of Parcels I and II.

Perpetual Parking Agreement

RECORDED
11 23 AM '95
NOTARY PUBLIC
STATE OF MICHIGAN
1995

FORM 1-90 27-0-005

040485

169436

UR 1913 BE 0961

c. At all times there will be not fewer than 190 parking spaces situated upon the North Parking Easement and the East Parking Easement adjacent to Parcel I, available for the common use of the owners of all or any part of Parcels I and II, and their respective successors and assigns, and the mortgagees, tenants, visitors and invitees of all or any part of Parcels I and II.

d. The owner of Parcel II shall have the right to reconfigure the present parking areas on the North Parking Easement and the East Parking Easement in a reasonable manner, provided that at all times there will not be fewer than 190 parking spaces situated thereon, and further provided that the owner of Parcel II shall first have obtained the prior written consent of the owner of Parcel I, which consent shall not be unreasonably withheld or delayed.

e. The owner of Parcel I shall, at its sole expense, continually repair and maintain Parcel I and its ingress, egress and parking areas throughout the period of this Declaration, including cleaning, lighting, painting, striping, landscaping, removal of garbage and trash, removal of obstructions, snow, water and ice, and including repairs to and surfacing of the parking areas, paving, curbs, walkways, driveways, drainage and lighting facilities when necessary from time to time.

f. The owner of Parcel II shall at its sole expense continually maintain and repair the North Parking Easement and the East Parking Easement, and its ingress, egress and parking areas throughout the period of this Declaration, including cleaning, lighting, painting, striping, landscaping, removal of garbage and trash, removal of obstructions, snow, water and ice, and including repairs to and surfacing of the parking areas, paving, curbs, walkways, driveways, drainage and lighting facilities when necessary from time to time; provided, however, the owner of Parcel I shall annually reimburse to the owner of Parcel II the reasonable costs incurred by the owner of Parcel II in maintaining and repairing the North Parking Easement within thirty (30) days following receipt of an invoice detailing such costs, together with such back-up information as the owner of Parcel I may reasonably request with respect to such maintenance costs.

2. All declarations, easements, covenants and restrictions contained in this Declaration shall be perpetual and may only be terminated in accordance with Paragraph 5 hereof.

3. All agreements, declarations, easements, covenants and restrictions contained in this Declaration shall run with the land (i.e., Parcels I and II) and against Parcels I and II and shall be a charge and burden thereon for the benefit of the parties (subject to Paragraph 4 hereof) and lands described hereunder and of the holders of any mortgages on such real property. If any party obligated hereunder fails or omits to perform any obligations hereunder imposed upon Parcel I or Parcel II, or fails to perform any other act or discharge or any other obligation in respect of the premises, which failure or

UBB 913 REC0952

omission may cause any provision of the agreements, declarations, easements, covenants and restrictions herein contained to be impaired, breached or non-performed, the defaulting party shall perform the same within thirty (30) days following written notice from the non-defaulting party describing such breach, and, in the event the defaulting party fails to remedy such breach within said thirty (30) days period, then the non-defaulting party or any mortgagee shall have the right, but not the obligation, to cure such default and/or take such action, including without limitation, entry upon the Parcel of the defaulting party as the non-defaulting party so curing may deem necessary or expedient to cure such default. The party or mortgage holder so performing shall have a lien for the full and complete cost for the expense of such performance, including reasonable attorneys' fees, against such defaulting party's Parcel, which lien may be foreclosed by suit and which lien shall be subordinate and inferior to the lien of any mortgage now or hereafter placed on all or any part of such Parcel. Notwithstanding anything contained herein to the contrary, the obligations and liabilities of any mortgagee of all or any part of the property described in the attached exhibits who acquires title to such property by foreclosure, deed in lieu of foreclosure or otherwise, shall be limited to such mortgagee's interest in such property acquired, and such mortgagee shall have no personal liability for such obligations or liabilities in excess of its interest in such property.

4. Enforcement may be by legal proceedings against any person or persons violating or attempting to violate any declaration, restriction, covenant, condition or agreement herein contained either to restrain or enjoin such violation and/or recover damages; provided, however, that no such easement, declaration, restriction, covenant, condition or agreement or any similar rights or privileges may be enforced by legal action or otherwise by any person whatsoever (such as tenants or occupants of the buildings and structures which may now or hereafter be constructed upon Parcels I and II), except the owners of Parcel I or II, Oak Pointe Country Club, Inc. (under its current lease of Parcel II), and mortgagees of Parcel I or II, their successors and assigns, which persons and mortgagees shall be the only persons entitled to bring an action under and to enforce the rights and remedies of this Declaration.

5. This Declaration may be modified, amended or terminated only by all of the owners of Parcels I and II, their heirs, representatives, successors and assigns, and mortgagees of Parcels I and II, but no other persons whatsoever (such as tenants or occupants of the buildings and structures which may now or hereafter be constructed upon Parcels I and II), shall have any rights whatsoever to join in, prevent or otherwise affect or limit any such modification, amendment or termination.

6. The owner of each Parcel agrees to handle for and on behalf of, defend in the event of litigation, indemnify and save harmless the owners and mortgagees of the other Parcel against and from all claims for injury or death to persons or damage to or loss of property arising out of or alleged to have arisen out of or occasioned by the construction, use, operation or maintenance of (a) any portion of the Parcel owned by such indemnitor

1913 MAR 0963

(except such claims arising out of work performed by the owners of the other Parcel on the indemnitor's Parcel) and (b) any portion of the other Parcel arising out of work performed by the indemnitor on such other Parcel.

7. This Declaration shall be binding upon and inure to the benefit of the owners of Parcels I and II and their respective mortgagees, heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the Declarant has executed this Declaration as of the day and year first above written.

Witnesses:

DECLARANT:

OAK POINTE HOLDINGS, LTD., a Delaware corporation

Jeannine F. Gleeson-Smith
JEANNINE F. GLEESON-SMITH
Regina Benson
REGINA BENSON

By: *Rory J. McDonald*
RORY J. McDONALD
No. 1112 B-03

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

John E. Jacobs The foregoing instrument was acknowledged before me this 5 day of January, 1995 by Rory J. McDonald the V.P. of Oak Pointe Holdings, Ltd., a Delaware corporation on behalf of said corporation.

Regina Benson
REGINA BENSON
Notary Public
LIV IN GLEESON County, MI
My commission expires: 6-20-95

DRAFTED BY:

WHEN RECORDED RETURN TO:

JEANNINE F. GLEESON-SMITH, ESQ.
800 S. Adams, Suite 210
Birmingham, MI 48009

JOHN E. JACOBS, ESQ.
Mason, Steinhardt, Jacobs & Perlman
4000 Town Center, Suite 1500
Southfield, MI 48075

UBI 913 MR 964

MORTGAGEE SUBORDINATION

SEE EXHIBIT "A" ATTACHED HERETO

The undersigned, holder of a mortgage on Parcel II, described above, agrees that the foregoing Declaration of Reciprocal Easements for Access and Parking shall be prior and superior to the undersigned's mortgage lien.

OLD KENT BANK, a Michigan corporation

David E. Doman
David E. Doman

By: [Signature]
Gregory B. Weiss
Vice Pres.

Kendra J. Mass
Kendra J. Mass

STATE OF MICHIGAN)
)ss.
COUNTY OF Kent)

The foregoing instrument was acknowledged before me this 1st day of April, 1995, by Gregory B. Weiss, the Vice President of Old Kent Bank, a Michigan corporation, on behalf of said corporation.

KENDRA J. MASS
Notary Public, St. Joseph County, MI
My Commission Expires Feb. 2, 1997

Kendra J. Mass
Kendra J. Mass
Notary Public
St. Joseph County, MI
My commission expires: 2-2-97
* Acting in Kent County

00051 870 07-0-200

040485

LIB 1913 REC 0965

CONSENT

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO

The undersigned holds an interest in Parcel II, described above, by virtue of a certain Lease/Option Agreement dated March 11, 1992 between the undersigned and the Declarant, described above; the undersigned hereby consents to the foregoing Declaration of Reciprocal Easements for Access and Parking, and by these presents agrees that said easements shall be prior and superior to the undersigned's interest in said premises.

OAK POINTE COUNTRY CLUB, INC., a Michigan corporation

By: David B. Woodward
DAVID B. WOODWARD
As: Vice President

~~STATE OF MICHIGAN~~ ^{Pennsylvania}
COUNTY OF ~~ALLEGANY~~ ^{Allegheny}

The foregoing instrument was acknowledged before me this 20th day of March, 1995, by David Woodward, the Vice President of Oak Pointe Country Club, a Michigan corporation, on behalf of said corporation.

Tommy Hood
Notary Public
Allegheny County, PA
My commission expires: October 24, 1996

Notarial Seal
Tommy L. Hood, Notary Public
Allegheny County, Pennsylvania
My Commission Expires Oct. 21, 1996
Member, Pennsylvania Association of Notaries

ONE 1/2 1913 005

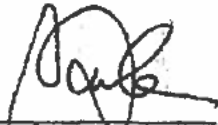
010695

LE21913 ME0966

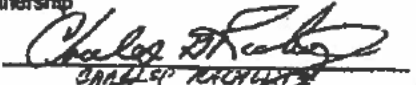
CONSENT

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO

The undersigned holds an interest in Parcel I, described above, by virtue of a certain Purchase Agreement dated December 22, 1994 between the Chuck Rachwitz and the Declarant, described above; the undersigned hereby consents to the foregoing Declaration of Reciprocal Easements for Access and Parking.

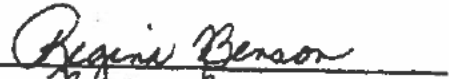

REGINA BENSON
REGINA BENSON

KA-ROCK ASSOCIATES, a Michigan co-partnership

By: 
CHARLES RACHWITZ
its: PARTNER

STATE OF MICHIGAN
)ss.
COUNTY OF Livingston

The foregoing instrument was acknowledged before me this 5 day of APRIL, 1995, by CHARLES RACHWITZ, the PARTNER of KA-ROCK Associates, a Michigan co-partnership, on behalf of said co-partnership.


Regina Benson
Notary Public
LIVINGSTON County, MI
My commission expires: 6-20-95

LD 1913 H83967

EXHIBIT "A"

PARCEL I

OPTION EXCEPTION PARCEL (Road House Restaurant): Part of the Southwest 1/4 of Section 27, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the South 1/4 Corner of said Section 27; thence along the South line of said Section 27 and the centerline of Brighton Road, S 87°15'31" W, 835.84 feet to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the South line of said Section 27 and the centerline of Brighton Road, S 87°15'31" W, 251.72 feet; thence N 02°44'29" W, 245.86 feet; thence N 88°38'48" E, 251.73 feet; thence S 02°44'29" E, 245.86 feet to the POINT OF BEGINNING;

PARCEL II

PART OF THE SOUTHWEST 1/4 OF SECTION 27, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF SAID SECTION 27 AND THE CENTERLINE OF BRIGHTON ROAD, S 87°15'31" W, 240.92 FEET TO POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID SECTION 27 AND THE CENTERLINE OF BRIGHTON ROAD, S 87°15'31" W, 884.92 FEET; THENCE N 02°44'29" W, 245.86; THENCE S 88°38'48" W, 251.73 FEET; THENCE N 02°44'29" W, 168.54 FEET; THENCE N 87°56'02" E, 345.63 FEET; THENCE S 88°38'19" E, 728.15 FEET TO THE POINT OF BEGINNING; CONTAINING 4.05 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE EXISTING BRIGHTON ROAD. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORDS.

UN: 913 NEJ968

EXHIBIT "A" (CONTINUED)

NORTH PARKING EASEMENT

NORTH EASEMENT FOR OPTION EXCEPTION PARCEL: Part of the Southwest 1/4 of Section 27, T24-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the South 1/4 Corner of said Section 27; thence along the South line of said Section 27 and the centerline of Brighton Road, S 87°15'31" W, 1187.58 feet; thence N 02°44'29" W, 243.02 feet; thence N 88°36'48" E, 37.72 feet to the POINT OF BEGINNING of the Parcel to be described; thence N 02°44'29" W, 81.55 feet; thence N 87°15'31" E, 214.00 feet; thence S 02°44'29" E, 88.14 feet; thence S 88°36'48" W, 214.01 feet to the POINT OF BEGINNING;

EAST PARKING EASEMENT

EAST EASEMENT FOR OPTION EXCEPTION PARCEL: (FOR INGRESS, EGRESS AND PARKING) Part of the Southwest 1/4 of Section 27, T24-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the South 1/4 Corner of said Section 27; thence along the South line of said Section 27 and the centerline of Brighton Road, S 87°15'31" W, 517.84 feet to the POINT OF BEGINNING of the Easement to be described; thence continuing along the South line of said Section 27 and the centerline of Brighton Road, S 87°15'31" W, 418.00 feet; thence N 02°44'29" W, 236.34 feet; thence N 88°31'42" E, 104.12 feet; thence N 01°07'53" W, 20.97 feet; thence N 87°15'31" E, 214.12 feet; thence S 58°36'19" E, 119.85 feet; thence S 02°44'29" E, 187.75 feet to the POINT OF BEGINNING;

Board Correspondence



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

November 26, 2019

Challis Court Property Owner

RE: Road Maintenance Special Assessment

Dear Sir or Madam,

Genoa Township has been contacted regarding a road maintenance project in your neighborhood. This letter is intended to answer some questions and offer some alternatives.

Public Act 188 of 1954 allows for special property tax assessments for certain improvements. Genoa has a long history of using special assessments for road improvements, street lighting, water and sewer installation and aquatic weed control on lakes. Several subdivisions in Genoa have successfully petitioned the Township Board to specially assess their properties for road improvements and maintenance. For this project to move forward at least 51% of the property owners must file a petition supporting the project. The Township Board assesses these projects over a period of time. Although the Township Board ultimately determines the length of the term the summary that follows contemplates a 10-year term. The Township currently charges 2% interest for this type of project. Mailing and publication costs will be borne by the benefiting properties.

The requested scope includes snow plowing, salting and emergency tree removal. The program cost is \$1,200 per year. This amount will be spread on a pro-rata basis against five existing homes. There are three vacant parcels served by Challis Court. If, during the term of the special assessment, a land use permit for a residence is pulled for one of the vacant properties it will pay a pro-rata share and the amount paid by the existing homes will be reduced accordingly.

Based on the following assumptions:

- 5 homes
- \$12,000 special assessment
- 10-year project with interest

The assessment would equate to approximately \$240 per home per year.

You are invited to attend an informational meeting on Tuesday, December 3, 2019 at 6:00 PM at the Genoa Township Hall located at 2911 Dorr Road. I will explain the project, the special assessment process and answer any questions

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

you may have. Petitions will be available for you to distribute and/or sign. The petitions have very specific language required by state statute. All owners of a property must sign a petition for it to be valid. For example, if a husband and wife are on a deed they both have to sign.

If you are unable to attend, or if you have any questions, please feel free to contact me at 810.227.5225 or via email at mike@genoa.org.

Best regards,

A handwritten signature in black ink, appearing to read "Michael Archinal", with a large, stylized loop at the end.

Michael Archinal
Township Manager

Cc: Township Board
Correspondence

To Brent 12/02/19



November 13, 2019

Genoa Township
2911 Dorr Road
Brighton, MI 48116

Dear Franchise Official:

Charter, locally known as Spectrum, is notifying you that on or around December 17, 2019, Charter will launch video-on-demand fitness subscription channel, Gaiam TV Fit & Yoga, for \$6.99 per month, allowing customers to access premium yoga and fitness training directly on TV. With more than 100 programs available, Gaiam TV Fit & Yoga offers something for all fitness levels, interests and demographics.

In addition, on or around December 17, 2019, AMC video on demand services will launch on the video on demand portal with an array of services:

- **Acorn TV:** A distinctive, finely curated service for high-quality, critically acclaimed dramas, mysteries, and comedies from Britain and Beyond. Customers can subscribe to Acorn TV for \$5.99 per month.
- **Shudder:** A premium destination for fans of horror, thriller and the supernatural. Customers can subscribe to Shudder for \$5.99 per month.
- **Urban Movie Channel:** A go-to destination for Black TV & film with the best in drama, romance, comedy, action, thrillers, stage plays, reality, docu-series and much more. Customers can subscribe to Urban Movie Channel for \$4.99 per month.
- **Sundance Now:** A rich selection of gripping true crime, thoughtful dramas, and heart stopping thrillers from around the world. Customers can subscribe to Sundance Now for \$6.99 per month.
- **AMC Premiere:** A premium upgrade for \$4.99 per month to the AMC channel that's part of a customer's existing TV package. Subscribers can watch current AMC shows ad-free and get early access/full-season access to select shows.

Also, on or around December 13, 2019, Adult Pay-Per-View programming on Spectrum channels 950, 952, 957, 958 will move to Spectrum On Demand channels 951 & 999.

Customers interested in subscribing to any of the above services should contact Spectrum. To view a current channel lineup visit www.spectrum.com/channels.

If you have any questions about this matter, please feel free to contact me at (810) 652-1422.

Sincerely,

Karen Coronado

Karen Coronado
Manager, Charter State Government Affairs, Michigan

To Brand 12/02/19

600 E. Lafayette Blvd.
Detroit, MI 48226-2998
bcbsm.com



92970 512D MMLSCLPS CE-G T2 P1
Genoa Township Hall 370
Paulette Skolarus
2911 Dorr Rd
Brighton, MI 48116-9436
|||

► *If you have questions, call your sales representative or contracted agent.*

November 8, 2019

Starting January 1, 2020, we'll cover certain hyaluronic acid products.

Dear Paulette Skolarus,

At Blue Cross Blue Shield of Michigan and Blue Care Network, we want your members to get the best, safest and most affordable care possible. That's why we regularly review medications to find alternatives or change coverage provisions. As part of this effort, we're making some changes to how we cover hyaluronic acid injection products.

Current members

Our records show that at least one member in your group's Blue Cross or BCN prescription plan recently filled a prescription for a hyaluronic acid listed in the table below that won't be covered, starting January 1, 2020.

Members who are currently being treated with a non-preferred hyaluronic acid product can continue their treatment courses until complete. However, these members will need to talk to their doctors about using a preferred hyaluronic acid product for any future treatments after January 1.

New members

We'll cover four hyaluronic acid products for members starting hyaluronic acid injection therapy on or after January 1, 2020. See the **preferred hyaluronic acid products** listed in the table below.

Preferred (covered) hyaluronic acid products	Non-preferred (not covered) hyaluronic acid products
Durolane® Euflexxa® Gelsyn-3™ Supartz™	Gel-one® GenVisc 850® Hyalgan® Hymovis® Monovisc® Orthovisc® Synvisc® Syncisc – one® TriVisc® Visco – 3™ Synjoynt™ Triluron™



We'll send the enclosed letter to affected members about 45 days before this change so that they have time to discuss it with their doctors.

As always, our goal is to provide members with safe, high-quality prescription drug therapies.

If you get questions from your plan members, please advise them to call the Customer Service number on the back of their Blue Cross member ID card. If you have questions about how this change affects your group, please call your Blue Cross sales representative or Blue Cross-contracted agent.

Sincerely,

Lisa Sivell, PharmD
 Director
 Pharmacy Services, Medical Drug Management

Enclosure: *Frequently Asked Questions About Hyaluronic Acids*

Frequently Asked Questions About Hyaluronic Acid

What is hyaluronic acid?

Hyaluronic acid, also known as viscosupplements, is a substance that is naturally present in the human body. Hyaluronic acid products are intraarticular injections Food and Drug Administration-approved for the treatment of knee osteoarthritis. There are currently 16 of these FDA-approved products on the market today.

What is the hyaluronic acid initiative?

Starting January 1, 2020, Blue Cross Blue Shield of Michigan and Blue Care Network will cover select hyaluronic acid products for their FDA-approved indications under commercial PPO, commercial HMO, Medicare Plus BlueSM PPO and BCN AdvantageSM medical benefits.

For Blue Cross and BCN commercial members: Four preferred hyaluronic acid products will be covered under the medical benefit. Twelve products will be considered non-preferred, or excluded, and will not be covered.

For Medicare Plus BlueSM PPO and BCN AdvantageSM members: Four preferred hyaluronic acid products will not require prior authorization. The 12 non-preferred products will require prior authorization.

This program does not apply to self-funded General Motors Corp., Fiat Chrysler Automobiles, Ford Motor Co. or UAW Retiree Medical Benefits Trust commercial groups. These members will not be affected.

When is this initiative in effective?

This initiative goes into effect January 1, 2020.

What hyaluronic drugs will be covered under the medical benefit?

To date, no study has shown one hyaluronic acid product to be superior to another. Blue Cross commercial, BCN commercial, Medicare Plus BlueSM PPO and BCN AdvantageSM plans will cover these preferred hyaluronic acid products:

- Durolane®
- Euflexxa®
- Gelsyn-3™
- Supartz FX™

How will this affect members currently receiving hyaluronic acid injections?

There won't be any change to our members' therapy. Members receiving non-preferred (not covered) hyaluronic acid therapy prior to January 1, 2020, can continue their treatment courses until complete.

However, effective January 1, 2020, we encourage health care providers to talk to their patients about using one of the above preferred (covered) hyaluronic acid products for any future treatment.

Is there a different health care provider billing process for hyaluronic acid injections after January 1?

We highly recommend that providers submit national drug codes for these products to ensure appropriate payment and to minimize potentially inappropriate denials.

To Board 12/02/19



November 15, 2019

Ms. Polly Skolarus, Clerk
Township of Genoa
2911 Dorr Rd.
Brighton, MI 48116

RE: Important Information—Price Changes

Dear Ms. Skolarus,

At Comcast, we're committed to delivering the entertainment and services that matter most to our customers in Genoa, as well as exciting experiences they won't find anywhere else. As we continue to invest in our network, products, and services, the cost of doing business rises. Programming fees – the cost associated with carrying the programming our customers demand, especially broadcast television and sports programming – continue to rise each year and are one of our biggest expenses. While we absorb some of these costs, these fee increases affect service pricing. As a result, starting January 1, 2020, prices for certain services and fees will be increasing, including the Broadcast TV Fee and the Regional Sports Network Fee. Please see the enclosed Customer Notice for more information.

While some prices may increase, we continue to invest in technology to drive innovation. We work hard to bring our customers great value every day and exciting new developments, including:

- Xfinity Stream app included with Xfinity TV has the most free shows and movies
- Apps like Netflix, Pandora, Amazon, and YouTube integrated on our X1 platform and easily accessed using our Voice Remote
- 163,000+ shows and movies on Xfinity On Demand
- Enhanced control of in-home Wi-Fi with Xfinity xFi
- Advanced security with the Xfinity Wireless Gateway
- The fastest Internet speeds in the country
- 19 million Xfinity WiFi hotspots nationwide

We know you may have questions about these changes. If I can be of any further assistance, please contact me at 734-359-2308.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle V. Mazurek".

Kyle V. Mazurek
Manager of External Affairs
Comcast, Heartland Region
41112 Concept Drive
Plymouth, MI 48170

Important Information Regarding Xfinity Services and Pricing

Effective January 1, 2020

Xfinity TV	Current	New
Broadcast TV Fee	\$6.50	\$12.70

Xfinity Internet	Current	New
Performance Starter	\$50.00	\$53.00
Performance	\$70.00	\$73.00
Blast!	\$80.00	\$83.00
Extreme	\$90.00	\$93.00
Extreme Pro	\$100.00	\$103.00
Gigabit Speed	\$110.00	\$113.00
xFi Advantage	\$15.00	\$20.00

Xfinity Equipment	Current	New
Internet/Voice Equipment Rental	\$13.00	\$14.00