

Virtual Meeting - to Participate visit www.genoa.org

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
JUNE 3, 2020
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

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

OPEN PUBLIC HEARING # 1... Review of a rezoning application and impact assessment to rezone approximately 46.5 acres from Rural Residential (RR) to Low Density Residential (LDR) for parcel# 11-05-200-002. The parcel is located at 3850 Golf Club Road on the southwest corner of Golf Club Road and Latson Road. This request is petitioned by Bible Baptist Church.

- A. Recommendation of Rezoning Application.
- B. Recommendation of Environmental Impact Assessment. (2-24-2020)

OPEN PUBLIC HEARING #2... Review of a request of a preliminary site plan and impact assessment requesting preliminary site condominium approval for a proposed 10-unit site condominium. The property in question is located at 3850 Golf Club Road on approximately 46.5 acres on the southwest corner of Golf Club Road and Latson Road. The request is petitioned by Bible Baptist Church.

- A. Recommendation of Environmental Impact Assessment (3-30-2020)
- B. Recommendation of Preliminary Site Plan

OPEN PUBLIC HEARING #3... Review of a request for a minor amendment to the special land use site plan for a previously approved special use permit for outdoor storage for Home Depot located at 3330 Grand River Avenue. The request is petitioned by Scott A. Mommer.

- A. Disposition of minor amendment to special land use site plan (04-29-20)

ADMINISTRATIVE BUSINESS:

- *Staff Report*
- *Approval of March 9, 2020 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*

GENOA CHARTER TOWNSHIP

Application for Re-Zoning

PARCEL #(s): 11-05-200-002

APPLICANT NAME: Bible Baptist Church
Tim Christoson Pastor

ADDRESS: 2258 E. Highland Road,
Howell, Michigan 48843

PRIMARY PHONE: (517)715-9233

EMAIL: Tim.Christoson@HowellChurch.org

OWNER NAME: Gary R. Boss Trust

ADDRESS: 3850 Golf Club Road, Howell,
Michigan 48843

PRIMARY PHONE: (810)599-3952 Gary

EMAIL: gboss60@yahoo

We, the undersigned, do hereby respectfully make application to and petition the Township Board to amend the Township Zoning Ordinance and change the zoning map of the township of Genoa as hereinafter requested, and in support of this application, the following facts are shown:

A. REQUIRED SUBMITTAL INFORMATION

1. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties;
2. The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, and proof of consent from the property owner;
3. It is desired and requested that the foregoing property be rezoned from: RR to LDR
4. A site plan illustrating existing conditions on the site and adjacent properties; such as woodlands, wetlands, soil conditions, steep slope, drainage patterns, views, existing buildings, sight distance limitations, relationship to other developed sites. and access points in the vicinity;
5. A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers access spacing, any requested service drives and other site design factors;
6. A written environmental impact assessment, a map of existing site features as described in Article 18 describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district;
7. A written description of how the requested rezoning meets Sec. 22.04 "Criteria

for Amendment of the Official Zoning Map.”

8. The property in question shall be staked prior to the Planning Commission Public Hearing.

B.DESCRIBE HOW YOUR REQUESTED RE-ZONING MEETS THE ZONING ORDINANCE CRITERIA FOR AMENDING THE OFFICIAL ZONING MAP:

1. How is the rezoning consistent with the goals, policies and future land use map of the Genoa Township Master Plan, including any subareas or corridor studies. If not consistent, describe how conditions have changed since the Master Plan was adopted?

The subject property zoning is RR (1 Unit for every 2 Acres),(2008, Zoning Map)
The Future Land Use Map (2015) indicates Low Density Residential (1 Unit per 1 Acre)

The subject property is requesting LDR zoning (1 Unit per acre) which conforms to the least dense of the Future Master Plan of “Low Density Residential”.

2. Are the site’s physical, geological, hydrological and other environmental features suitable for the host of uses permitted in the proposed zoning district?

A Conceptual Plan for the proposed LDR Zoning will yield approximately 25+ Units. This Zoning does not require Public Water and Public Sewer. The site also has sufficient areas for Storm Water detention. No environmental features of this site will be unduly impacted by a proposed residential development.

3. Do you have any evidence that a reasonable return on investment cannot be received by developing the property with one (1) of the uses permitted under the current zoning?

The only Livingston County Road Commission, Approved Entrance Location, for this Development requires a long Private Road. To offset the cost of this Private Road, approximately 10 – 1 Acre Parcels will be sold. This road will also serve as the future Main Access for the Proposed Church. This Development Plan will make the long term Development financially feasible.

4. How would all the potential uses allowed in the proposed zoning district be compatible with surrounding uses and zoning in terms of views, noise, air quality, the environment, density, traffic impacts, drainage and potential influence on property values?

The majority of the property is forested. Surrounding property views will have minimal view changes after development. A future development will be a low density development per the proposed change to the future Land Use Plan.

This low density, residential development will have minimal impact on noise, air quality or the environment.

Any future development will require a collector Road from Golf Club Road on the north. The traffic generated by a development will proceed northerly to Golf Club Road. Based on current traffic patterns, along with the existing traffic light at Latson Road, the Development will have minimal additional impact on the Public Roads.

5. Are infrastructure capacity (streets, sanitary sewer, water, and drainage) and services (police and fire protection, etc.) sufficient to accommodate the uses permitted in the requested district?

Infrastructure capacity Streets (see #4 above)

Infrastructure capacity Sanitary Sewer and Water-- Per MHOG and Genoa Township Engineer, the Pipe Size capacities are sufficient for the future development of this site. Sanitary Sewer connection is not proposed, at this time, however it is anticipated that the Sewer may be used for the future long term development of a Church along Latson Road. The Public Water Main along Latson Road will supply the Residential Home Sites and any longer term future development.

Infrastructure drainage-- The site has sufficient areas to create storm drainage detention on the site. The Detention Basins will be designed per the Livingston County Drain Comm. Requirements and approved by the Drain Comm.

Services-- The Public Water is sized sufficiently to provide Fire Protection for the site, it is anticipated that all residential homes will have individual sprinkler systems along with required fire hydrants throughout. The residential development of this site will have minimal impact on Fire and Police Services.

6. Is there a demonstrated demand in Genoa Township or the surrounding area for the types of uses permitted in the requested zoning district? If yes, explain how this site is better suited for the zoning than others which may be planned or zoned to accommodate the demand.

Yes. This site is uniquely located for a single family residential development on a main north-south road from M-59 to I-96, on Latson Road with direct access to the Latson Road Interchange at I-96.

The site has Public Sewer and Public Water on site.

This site transitions from M-59, Commercial Area, thru high density residential (apartments), thru Single family residential, thru high density residential (apartments) to the Commercial Area at Grand River Ave.

The Gary Boss property is in the Single family residential portion of this transition.

7. If you have a particular use in mind, is another zoning district more appropriate? Why should the Township re-zone the land rather than amend the list of uses allowed in another zoning district to accommodate your intended use?

No, This property is appropriate for Single Family Residential, in a Single Family Residential Area. The rezoning requested is Residential to Residential. No amending of another zoning Use would seem necessary.

8. Describe any deed restrictions which could potentially affect the use of the property.

There are no deed restrictions that encumber this property.

C. AFFIDAVIT

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

BY: GARY R. BOSS
3850 Golf Club Road
Howell, MI, 48843



SIGNATURE

The following contact should also receive review letters and correspondence:

(See attached letter of Authorization for Owner's Representative)

OWNER'S REPRESENTATIVE: Steve Morgan
4432 Glen Eagles Ct.,
Brighton, Michigan 48116
EMAIL: smorgan4432@gmail.com
PRIMARY PHONE: (586) 942-9751

(See Attached AFFIDAVIT for Purchaser)

8. Describe any deed restrictions which could potentially affect the use of the property.

~~_____

_____~~

C. AFFIDAVIT

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

BY: BIBLE BAPTIST CHURCH; POC: TIM CHRISTOSON

ADDRESS: 2258 E. HIGHLAND RD. HOWELL MI 48843

SIGNATURE TIM CHRISTOSON

The following contact should also receive review letters and correspondence:

Name: TIM CHRISTOSON Email: PASTOR@HOWELLCHURCH.ORG

Business Affiliation: BIBLE BAPTIST CHURCH

FEE EXCEEDANCE AGREEMENT

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

PROJECT NAME: _____

PROJECT LOCATON & DESCRIPTION: _____

SIGNATURE: TIM CHRISTOSON DATE: 1/15/2020

PRINT NAME: _____ PHONE: 517-715-9233

COMPANY NAME & ADDRESS: BIBLE BAPTIST CHURCH 2258 E. HIGHLAND RD. HOWELL 48843

November 21, 2018

**Gary R. Boss
3850 Golf Club Road
Howell, Michigan 48843**

Genoa Township
2911 Dorr Road
Brighton, MI 48116

Steven R. Morgan is hereby authorized to act on behalf of Gary R. Boss with the Township of Genoa, to obtain Rezoning for the 46.5 Acre Property at 3850 Golf Club Road, Howell, Michigan.

Please feel free to call with any questions or comments.

Respectfully,



Gary R. Boss
3850 Golf Club Road
Howell, Michigan 48843
810- 599- 3952



March 17, 2020

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Proposed rezoning from RR to LDR (Review #2)
Location:	3850 Golf Club Road – southwest corner of the Golf Club and Latson Road intersection
Zoning:	RR Rural Residential District

Dear Commissioners:

At the Township’s request, we have reviewed the application and revised submittal materials proposing rezoning of a 46.5-acre site from RR Rural Residential to LDR Low Density Residential. The stated intent of the proposed rezoning is for development of a church campus and single-family residences on lots of at least 1-acre in area.

This proposal has been reviewed in accordance with the applicable provisions of the Genoa Township Zoning Ordinance.

A. SUMMARY

1. LDR zoning is generally consistent with the rezoning criteria of Section 22.04.
2. The request is consistent with the Township Master Plan.
3. The request is anticipated to be compatible with the surrounding area.
4. The host of uses permitted in LDR are compatible with existing and planned uses in the surrounding area.
5. Consideration must be given to any technical comments provided by the Township Engineer, Utilities Director and/or Fire Authority with respect to infrastructure compatibility or capacity, and environmental impacts.

B. PROCESS

As outlined in Article 22 of the Township Zoning Ordinance, the process to amend the Official Township Zoning Map is as follows:

1. The Township Planning Commission holds a public hearing on the rezoning and makes its recommendation to the Township Board;
2. The Livingston County Planning Commission reviews the request and makes its recommendation to the Township Board; and
3. The Township Board considers these recommendations and takes action to grant or reject the rezoning request.

As a reminder for the Township’s consideration, requests for conventional rezoning cannot include conditions.

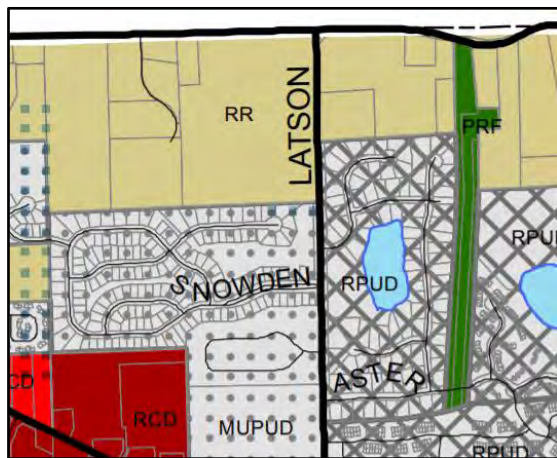
C. AREA OVERVIEW

The site is located at the southwest corner of Golf Club and Latson Roads. Current zoning, as well as existing and planned land uses in the area are as follows:

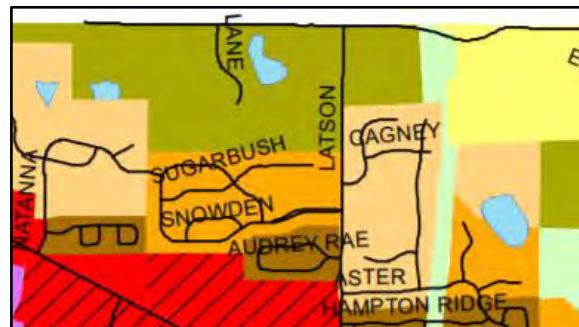
Existing Land Use	
Site	Existing residence
North	Single family residential
East	Single family residential
South	Single family residential
West	Single family residential



Zoning	
Site	RR
North	AR Agricultural Residential (Oceola Township)
East	RR and RPUD
South	MUPUD
West	RR



Master Plan	
Site	LDR
North	Low Density Residential B (Oceola Township)
East	LDR and Small Lot Single Family
South	MDR
West	LDR



D. REZONING REVIEW

- 1. Consistency with the goals, policies and future land use map of the Genoa Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.*

The Township Master Plan and Future Land Use Map identify the site and much of the surrounding area as Low Density Residential. This classification is intended for residential development on lots with a minimum area of 1-acre, and is compatible with the LDR zoning designation.

As such, the proposal for LDR zoning is consistent with the Township Master Plan.

- 2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.*

The site contains wetlands and a pond. Any future development activity will require compliance with the Environmental Protection Regulations of the Township Zoning Ordinance (Article 13).

While these environmental features will limit future development in terms of buildable area, sufficient upland areas remain to accommodate some amount of development under LDR zoning.

The host of uses permitted under current RR zoning and proposed LDR zoning are identical, save for the accessory keeping of livestock, which is not be allowed in LDR.

The Commission should consider any technical comments provided by the Township Engineer under this criterion.

- 3. The ability of the site to be reasonably developed with one (1) of the uses permitted under the current zoning.*

As noted above, the RR and LDR districts allow a nearly identical host of uses. The primary difference between the two districts is the minimum lot area required for residential development – 2 acres per unit in RR and 1-acre per unit in LDR.

The applicant notes the need for additional residences to offset the costs of construction for a private road as the main reason for the rezoning request.

- 4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.*

Similar to previous comments, the uses allowed in RR and LDR are nearly identical. Based on existing and planned conditions in the subject area, potential use/development under LDR zoning is anticipated to be compatible with surrounding uses.

- 5. The capacity of Township infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.*

We defer to the Township Engineer, Utilities Director, and/or Brighton Area Fire Authority for any technical comments under this criterion.

6. *The apparent demand for the types of uses permitted in the requested zoning district in the Township in relation to the amount of land in the Township currently zoned to accommodate the demand.*

This area of the Township contains a limited amount of land zoned LDR, though the site and adjacent properties are planned for that size/type of development.

Though not required for residences on at least 1-acre of land, the site does have access to public utilities, which could be utilized for future development. This aspect (access to public utilities) is relatively uncommon in areas zoned RR.

7. *Where a rezoning is reasonable given the above criteria, a determination the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.*

Given consistency with the Master Plan, we believe the case can be made that LDR rezoning is reasonable, and that amending the list of permitted uses to allow greater density in RR would not appropriate.

8. *The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*

A rezoning request for this property to UR Urban Residential was recently withdrawn by the property owner prior to action by the Township Board.

The current request for LDR zoning has not previously been submitted.

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

Respectfully,

SAFEBUILT STUDIO



Brian V. Borden, AICP
Planning Manager



March 3, 2020

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

**Re: Bible Baptist Church Rezoning (Boss Property)
Rezoning Review No. 2**

Dear Ms. Van Marter:

Tetra Tech conducted a second rezoning plan review of the Bible Baptist Church Rezoning application. The plans, last dated January 29, 2020, were prepared by Boss Engineering on behalf of Bible Baptist Church. The development is located on 46.5 acres in the southwest quadrant of the Golf Club Road and Latson Road intersection. The petitioner is proposing to rezone the property from rural residential (RR) to low density residential (LDR). We offer the following comments:

GENERAL NOTES

1. The lot sizes shown on the LDR rezoning plan are all over 1 acre, which matches the LDR zoning requirement of 1 unit per acre. The general layout presented on the rezoning plan is acceptable.
2. Eventually the Bible Baptist Church will require its own site plan for review and site plan approval.

TRAFFIC/ROADWAYS

1. The preliminary development plan proposes a private drive with a dead-end that is approximately 1,300 feet long. This is longer than the maximum private road length of 1,000 feet as required in the Genoa Township Engineering Standards. Given the natural features of the site and the limited access points to adjacent Latson Road we would support a variance for the private road length.
2. The petitioner has provided a sketch plan indicating a church use on a substantial portion of the parcel. It is recommended that a traffic study be performed and accompany the site plan submittal for this proposed use.

UTILITIES

1. The LDR zoning does not require public water and sewer utilities, but Marion, Howell, Oceola, and Howell Sewer and Water Authority (MHOG) water is available on the west side of Latson Road and sewer in the Rolling Ridge Condominiums to the south of the subject site. The impact assessment states that the petitioner anticipates connecting to water for the proposed residential homes but does not plan on a sanitary sewer connection at this time. If this is the proposal for sanitary sewage disposal then perk tests should be

Tetra Tech

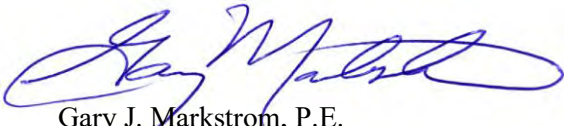
401 South Washington Square, Suite 100, Lansing, MI 48933
Tel 517.316.3930 Fax 517.484.8140 www.tetrattech.com

presented showing that the soils are suitable for septic fields as part of the site condominium plan submittal. After site plan approval, construction plans will need to be submitted for approval of any water or sanitary sewer improvements.

The petitioner has presented a plan indicating how the proposed zoning would be interpreted on the parcel. From an engineering viewpoint we have no objections to rezoning the parcel to LDR. Once more detailed site plans are submitted, we may have additional comments regarding the lot layout, road, drainage and utility plans.

Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Scherdt
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

March 18, 2020

Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Bible Baptist Church / Pine Summit
3850 Golf Club Road
Howell, MI 48843

Dear Amy:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The original rezoning plans were received for review on September 10, 2019, and the drawings were dated August 26, 2019, with a review conducted on September 16, 2019. The new submittal was received on March 9, 2020, and is dated March 4, 2020. The project is based on an existing 46.88-acre parcel that is requesting rezoning of the property from an RR to an LDR which will modify the density to 10 1+ acre parcels and future church development. The intention of the is to develop 10 of the parcels and utilize the remaining site area for the development of a multi-use church and associated parking and facilities. A full site plan evaluation with more specific comments will be conducted when a complete set is produced for review.

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

Rezoning Review-

General Comments:

1. The nearest existing and new water main locations shall be shown for the project. Provide the location of the proposed water mains, valves, and fire hydrants. Once proposed the actual locations may be revised by the fire authority for spacing and operational necessity. A minimum of three hydrants is required under an agreement with the fire authority and township. The hydrants shall be located: 1) at the southern tip of the Park parcel at the shared drive entrance, 2) at the entrance to the southern shared drive at the north end of Parcel 10, 3) 350' west of the Latson Rd. easement in the area of future church development. The water main will be tapped approximately 450-feet north of the southeast corner of the project boundary. **(Fire hydrants are located as agreed on)**
2. There is an understanding that when the improvement of Latson Rd. occurs, the one-way entrance from southbound Latson Rd. will be redeveloped into a full ingress/egress access. This access will be required to conform to BAFA's access standards and is a requirement for the church construction to occur. **(This understanding should be documented through this process for future reference)**
3. The residential units are proposed to be fire sprinklered in the impact assessment. The fire authority fully supports this as a means of fire protection. **(This note appears to be removed, clarify if is no longer the intent to fire suppress the residents)**



March 18, 2020

Page 2

Bible Baptist Church/Pine Summit

3850 Golf Club Rd.

Site Plan Review

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
For
“Residential Re-Zoning ”
of
“Gary R Boss Trust”
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

Prepared for:

**Applicant
Bible Baptist Church
2258 E. Highland Rd.
Howell, Michigan 48843**

**Owner:
Gary R. Boss
3850 Golf Club Road
Howell, Mi, 48843**

Prepared by:

**Steve Morgan
4432 Glen Eagles Ct.
Brighton, Mi. 48116
586-942-9751
and
Brent LaVanway
Boss Engineering
3121 E Grand River
Howell, Michigan 48843**

**January 27, 2020
Revised February 24, 2020**

INTRODUCTION

The purpose of this Impact Assessment (IA) Report is to show the effect that this proposed Re-Zoning has on various factors in the general vicinity of the use. The format used for presentation of this report conforms to the Submittal Requirements For Impact Assessment/Impact Statement Guidelines in accordance with Section 13.05 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

DISCUSSION ITEMS

- A. Name(s) and address(es) of person(s) responsible for preparation of the Impact Assessment and a brief statement of their qualifications.

Prepared by:

Steven R. Morgan PLS
4432 Glen Eagles Ct.
Brighton, Michigan 48116
And

Brent LaVanway PE
Boss Engineering
3121 E Grand River
Howell, Michigan 48843

Prepared for:

Applicant:
Bible Baptist Church
2258 E. Highland Rd.
Howell, Mi 48843

Owner:
Gary R. Boss
3850 Golf Club Road
Howell, Mi 48843

- B. Description of the site, including existing structures, man made facilities, and natural features, all-inclusive to within 10' of the property boundary.***

The subject property is located in the NE ¼ of Section 5, Genoa Township, Livingston County, MI.

Tax ID 11 05 200 002

The subject site is located on the southwest corner of Golf Club Road and Latson Road.

The subject site is bordered:

- North by Oceola Township, Master Plan Low Density Residential (2-3 units/Acre),
- East by two properties (zoned CE, and MPUD),
- South by an existing Subdivision, Sugar Bush Drive, (zoned RPUD, 10 units per acre)
- West by large parcels, (zoned RR).

Current Zoning of the subject site is Rural Residential (RR). Sewer and Water is along entire Easterly line of the current property and accessible at the Southerly Property line at Sugarbush Drive.

The proposed zoning is LDR (1 units/Acre) see Concept Plan #1-- Preliminary proposed, and Concept Plan #2—required Township Plan, (both attached)

The acreage of the total subject site is 46.5 Acres, and contains an existing two-story home (circa 1928), with 2 unattached garages and a one-story accessory storage building (circa 1978).

The house is the current residence of the Owner and there are 3 additional out-buildings near the house.

C. Impact on natural features: A written description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.

GENERAL OVERVIEW

AREA 1

The Northwesterly 10 Acres of the site is the location of the existing residence. This Area consists of two parts: The House, located on the top of a gently rolling hill, and the Pond adjacent to the House along the southerly and westerly portions.

AREA 2

The Northeasterly 10 Acres of the site is relatively flat of which aprox. 5 acres is a wetland. There are 2 man-made ditches within this wetland that flow northerly under Golf Club Road into a small wetland in Oceola Township.

AREA 3

The Southerly 26+ Acres is gently sloped to moderately steep slopes. The entire area is heavily wooded with a mixture of evergreens and hardwoods. The northerly portion of Area 3 flows naturally north to the existing lake and or the existing wetland. The southerly portion of Area 3 flows generally southeast into an existing drainage area along Latson Road.

SPECIFIC OVERVIEW

The soils and natural features throughout the site are specified on the Natural Features map (attached).

D. Impact on storm water management: description of soil erosion control measures during construction.

No construction is planned for this site during this property rezoning.

The proposed rezoning to LDR will allow a higher density and future development to this density is anticipated. The Future Development of this site will require a complete design and approval of a Soil Erosion Plan including a Storm Water Management Plan by the Livingston County Drain Commissioner.

E. Impact on surrounding land use: Description of proposed usage and other man-made facilities; how it conforms to existing and potential development patterns. Effects of added lighting, noise or air pollution which could negatively impact adjacent properties.

The Development of this site will require a Private Collector Road from Golf Club Road, proceeding southerly to a Cul-de-Sac. A possible future “emergency only” connection to Sugarbush Drive at the southerly property line, (for health, safety, and welfare purposes), may be considered, if allowed. The normal traffic pattern will be along the Collector Road, to the North, exiting unto Golf Club Road.

Future development will have little, if any, impact on the northerly 15 acres of the site. A Site Condominium Development is anticipated in the southwestern portion of the development. The Development will require maintaining a significant portion of the existing forested property along the westerly, easterly and southerly property lines. These natural buffers will minimize lighting and noise to existing developed, adjacent properties. The future Low density residential development will have minimal air pollution impact.

F. Impact on public facilities and services: Description of number of residents, employees, patrons, and impact on general services, i.e., schools, police, fire.

Concept Plan #1 (Labelled Preliminary Development Plan)

HOUSING COMPONENT

The Preliminary Plan for this Development is for approx. 10 Unit Development in the Southwesterly Portion of the Property with approximately 35 residents. There may be the potential of 10-15 students added to the Howell School District. This Development will use “onsite” sewer and individual wells on each unit. (MHOG water may be substituted for the individual wells).

CHURCH CAMPUS

The easterly portion of the Development is planned for a “future” Church Campus. This Church is using the Private Road to Golf Club Road as the primary access. MHOG Water and Sewer will be used to supply this Church Campus. This “future” Campus has the existing MHOG Sanitary Sewer on and along the entire Easterly line of this property. The MHOG Water also is on and along this easterly line. There are 4 existing fire hydrants along the Latson Road portion of this future Campus. The future size, parking, alternative access will be addressed, as required, in the Site Plan at that time.

Concept Plan #2 (Labelled LDR Rezoning Plan)

The maximum development density will be 22-25 residential units approximately, with approximately 75 residents. There may be the potential of 20-40 students added to the Howell School District. The development, if constructed, “may” be serviced by MHOG Water and Sewer, which will then include all required fire hydrants.

Normal police and fire protection services should remain unchanged.

G. Impact on public utilities: description of public utilities serving the project, i.e., water, sanitary sewer, and storm drainage system. Expected flows projected in residential units.

The subject property is serviced by the existing MHOG water and sewer along Latson Road on the east side and Sugarbush Drive along the south side.

Sewer flows are projected at approx.. 10,000 g.p.d. at complete build-out.

The Storm Water Management Plan will outlet into the existing wetlands at the northeasterly portion of the property and to the existing detention area at the southeasterly corner of the property.

H. Storage or handling of any hazardous materials: Description of any hazardous materials used, stored, or disposed of on-site.

No storing or handling of any hazardous materials on this residential property.

I. Impact on traffic and pedestrians: Description of traffic volumes to be generated and their effect on the area.

According to the Southeast Michigan Council of Governments (SEMCOG) website the two way traffic on Golf Club Road (2018 count) between Eager and Latson Roads is 7140 trips per day. Using 3% per year increase the current two way traffic count is 7354 trips. The two way traffic on Latson Road (2012 count) between Aster Drive and Golf Club Road is 17,650 trips per day. Also using a 3% annual increase the adjusted 2019 count is 21,707 trips per day. Based on the ratio of traffic on Latson Road and Golf Club Road it is anticipated that any development will result in approximately 75% of the traffic utilizing Latson Road and 25% utilizing Golf Club Road.

Under the current Rural Residential Zoning it is anticipated that approximately 20 residential sites, using a combination of land divisions along both Golf Club and Latson Roads and a site condominium with private road, could be developed on the property. The Concept Plan for the proposed LDR zoning has 23 home sites based on a site condominium development and the existing residence.

According to the Institute of Transportation Engineers 10th Edition there can be anticipated 9.44 trips per day for a single family detached residence. One trip is defined as a one way traffic movement. Thus the current Rural Residential zoning will result in 189 trips per a 24 hour period. The proposed Low Density Residential zoning will result in 217 trips per 24 hour period. The difference of 28 trips will be distributed to Golf Club Road (25%) and Latson Road (75%) resulting in 7 additional trips on Golf Club Road per day and 21 additional trips on Latson Road. The resultant increases in traffic from a comparison of the Rural Residential Zoning and the Low Density Residential Zoning are less than 1% for Golf Club Road and Latson Roads. The difference in traffic generated from a development under the current zoning versus the proposed zoning will have a negligible impact on the existing roadway network and will keep the levels of service the same for both Golf Club and Latson Roads.

J. Special provisions: Deed restrictions, protective covenants, etc.

There are no special provisions for this development.

K. Description of all sources:

- Genoa Township Zoning Ordinance
- "Soil Survey of Livingston County Michigan" Soil Conservation Services, USDA
- Livingston County Road Commission/SEMCOG Traffic counts



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: BIBLE BAPTIST CHURCH 2258 E. HIGHLAND RD. HOWELL, MI 48843
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Gary R. Boss

SITE ADDRESS: 3850 Golf Club Rd. PARCEL #(s): 11-05-200-002

APPLICANT PHONE: (517) 715-9233 OWNER PHONE: (810) 599-3952

OWNER EMAIL: TIM.CHRISTOSON@HOWELLCHURCH.ORG

LOCATION AND BRIEF DESCRIPTION OF SITE: 46.5 ACRE Parcel at SW corner Laton & Golf Club Roads. An existing 2 story Residence w/ outbuildings on the NWerly 5 ac. with surrounding Pond. Southerly 30+ Acres is High & rolling.

BRIEF STATEMENT OF PROPOSED USE: A 10 unit (1 AC. minimum) Development is SW Cor. of Site. Existing Residential Estate to remain, as is. Remaining easterly 1/2 of Property for Future Church Campus.

THE FOLLOWING BUILDINGS ARE PROPOSED: 10 - single family homes w/ potential attached or detached outbuildings on 1 acre (minimum) lots.

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.

X BY: BIBLE BAPTIST; TIM CHRISTOSON | Gary R. Boss
X ADDRESS: 2258 E. HIGHLAND RD. HOWELL, MI 48843 | Gary R. Boss

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

1.) TIM CHRISTOSON of BIBLE BAPTIST CHURCH at PASTOR@HOWELLCHURCH
Name Business Affiliation E-mail Address .ORG

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: TIM CHRISTOSON DATE: 4/15/2020 ^{TC}

PRINT NAME: TIM CHRISTOSON PHONE: 517-715-9233

ADDRESS: 2258 E. HIGHLAND RD. HOWELL MI 48843



May 6, 2020

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Pine Summit – Preliminary Condominium Plan Review #2
Location:	3850 Golf Club Road – southwest corner of the Golf Club and Latson Road intersection
Zoning:	RR Rural Residential District

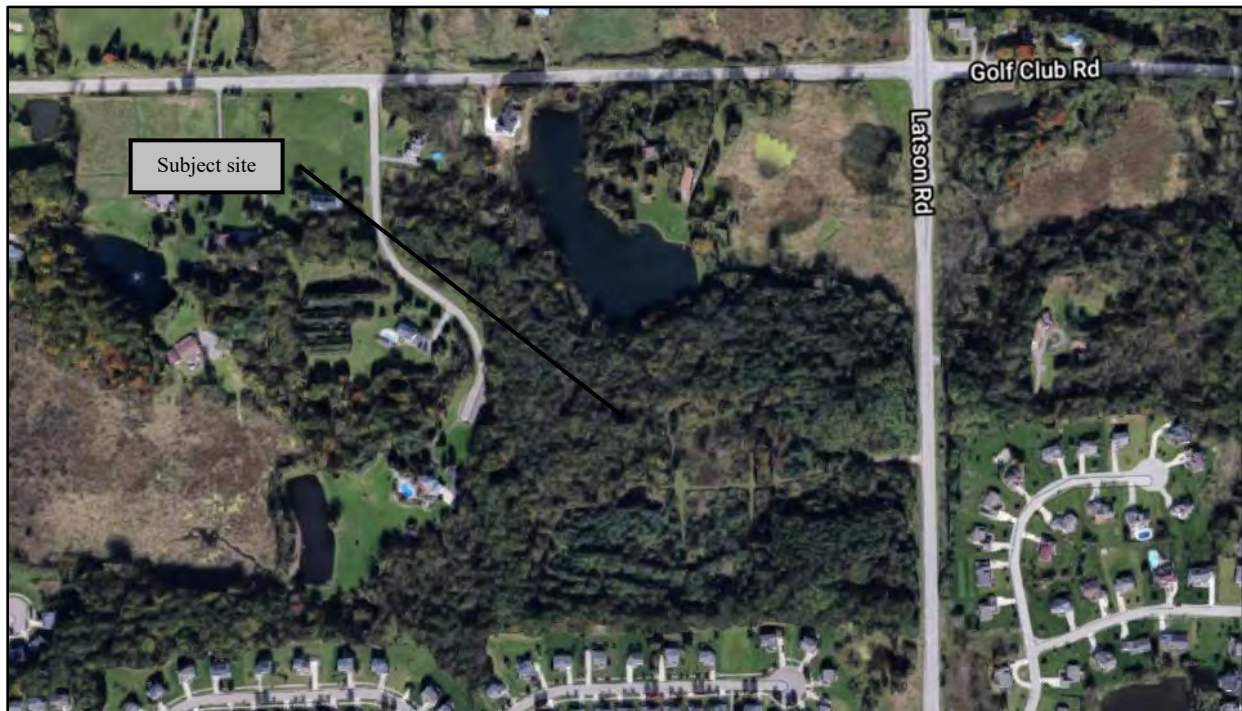
Dear Commissioners:

At the Township’s request, we have reviewed the revised preliminary condominium plan (dated 3/30/20) for Pine Summit. The applicant proposes a 10-unit residential development with minimum 1-acre lots along a new private road.

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

A. SUMMARY

1. Favorable action must be conditioned upon granting of the LDR rezoning request.
2. The existing residence, park/nature preserve, and future church site are not included in the condominium. These properties must be separated from the existing parcel.
3. Condominium documents (Master Deed and By-Laws) must be provided with the final plan submittal. We recommend language be included ensuring protection of the wetlands, natural features setback and undisturbed wooded areas. Use and maintenance provisions for the park must also be provided.
4. There is an existing accessory building that will be located in a front yard via construction of the private road. The applicant notes that they will seek a variance from the ZBA to mitigate this condition. If a variance is not obtained, the building will need to be removed. Favorable action on this request must include a condition addressing the accessory building.
5. We defer technical review of the private road and shared residential driveways to the Township Engineer and Brighton Area Fire Authority; however, it should be noted that Planning Commission approval is needed do reduce the easement width and extend the maximum cul-de-sac length.
6. The applicant must provide a Private Road Maintenance Agreement, as required by the Township. If needed, this document must include provisions for use by parcels not included in the condominium.
7. Final plan submittal must include a landscape plan demonstrating compliance with the street tree requirements.
8. During construction, protection fencing must be provided around wooded areas/trees to be preserved.
9. Special land use approval is required for the encroachments into the 25-foot natural features setback (private road, landscape wall, grading, and stormwater management structures).
10. Any activities within the wetland areas are subject to review/approval by EGLE.



Aerial view of site and surroundings (looking north)

B. PROPOSAL/PROCESS

The applicant proposes a 10-unit site condominium development along a new private road with lots of at least 1-acre in area.

The subject site is currently being reviewed for LDR rezoning (from RR). Rezoning is necessary to accommodate the 1-acre lot sizes proposed in this development. As such, favorable consideration of this proposal must be conditioned upon granting of the rezoning request.

Section 12.07 requires both preliminary and final approval for condominium plans. Procedurally, both reviews go through the Planning Commission for a recommendation to the Township Board, who has final approval authority.

Additionally, the revised submittal notes that the existing residence, park/nature preserve, and future church site are not part of the condominium and will be split from the development site via the land division process.

C. CONDOMINIUM PLAN REVIEW

1. Submittal Requirements. If preliminary approval is granted, the applicant will need to provide condominium documents (Master Deed and By-Laws) with their final plan submittal. These documents should be reviewed by the Township Attorney.

As noted in our initial review letter, we recommend the condominium documents identify and emphasize protection of ponds, wetlands, and the natural features setback for future owners.

Furthermore, given the significant amount of wooded areas, the condominium documents should identify and provide for protection of these trees outside of building envelopes/construction zones.

The cover letter included with the revised submittal indicates that the applicant will address these items in the condominium documents.

- 2. Dimensional Requirements.** The LDR District requires minimum lot sizes of 1-acre (area) and 150 feet (width). Each of the Units proposed meets or exceeds the minimum lot area and width requirements of the LDR District.

Building envelopes that meet or exceed minimum LDR setbacks are also depicted, though we view the north side of Unit 1 as a rear yard (depicted as a side yard).

As noted in our initial review letter, construction of the private road will result in an accessory building in a front yard, which is not permitted by Section 11.04. The applicant has indicated that they will apply for a variance to mitigate this condition. If a variance is not granted, the applicant will need to remove the accessory building.

Favorable consideration of the private road must include a condition addressing the accessory building.

- 3. Pedestrian Circulation.** Per Section 12.05, internal sidewalks are not required for the proposed development.
- 4. Private Road and Shared Residential Driveways.** The project includes a private road, which connects to Golf Club Road, as well as 2 internal shared driveway extensions.

The shared residential driveways meet or exceed the requirements of Section 15.04 with respect to the number of residences served (4 units proposed, which is the maximum allowed), easement width (33' proposed, which is the minimum requirement) and driveway width (20' proposed, while the minimum allowed is 16'). We defer to the Township Engineer with respect to the construction standards.

The private road is 26' wide within a 50' easement. Section 15.05 requires a 66' wide easement, though the Planning Commission has the ability to reduce the width to 50', per Section 15.05.03(b).

The proposed cul-de-sac road exceeds the maximum length allowed by Section 15.05.03(d) – 1,400' proposed vs. 1,000' maximum allowed. However, the Planning Commission has the authority to modify this requirement based on input from the Township Engineer and Brighton Area Fire Authority.

We defer to the Township Engineer and Brighton Area Fire Authority for technical review of the private road design and construction.

Lastly, the applicant must provide a Private Road Maintenance Agreement demonstrating the financial and maintenance assurances required by the Township. If access to the existing residence, park/nature preserve and future church site is proposed via the private road, this document must also include provisions for use by the parcels not included in the condominium.

- 5. Landscaping.** The submittal includes a landscape plan (Sheet 7), which states that no new plantings are proposed and that required plantings will be provided via preservation of existing mature trees.

The preliminary grading plan identifies the limits of grading/clearing related to infrastructure construction. A landscape plan must be included with the final plan submittal depicting the required street trees (either existing to be preserved or newly proposed, due to the extent of grading/clearing).

As previously noted, we recommend the applicant incorporate tree protection language into the condominium documents to ensure preservation of these areas. Furthermore, during construction, tree protection fencing must be provided around the wooded areas to be preserved. The applicant has acknowledged such in the cover letter included with the revised submittal.

- 6. Natural Features.** Portions of the private road, landscape wall on the east side of the private road, and the south forebay encroach into the 25-foot natural features setback. The limits of grading/clearing also encroach into this protected area.

The applicant has indicated that the wetlands are regulated. As such, the applicant must apply for and obtain special land use approval for the encroachments noted above (Section 13.02.04). The applicant may apply for special land use review/approval simultaneously with the request for final plan review.

Any activities within the wetlands themselves are subject to review/approval by the Department of Environment, Great Lakes and Energy (EGLE); although, the applicant has indicated that the landscape wall can be constructed from the upslope so as to avoid disturbance within the wetland.

- 7. Park/Open Space.** Though not required, a park is included in the condominium development north of Unit 3. As previously noted (and acknowledged by the applicant), the condominium documents must provide use and maintenance provisions for the park.
- 8. Lighting.** The cover letter included with the revised submittal notes that street lighting is not proposed as part of this project.
- 9. Buildings.** The cover letter included with the revised submittal notes that sample building elevations will be included with the final plan submittal.
- 10. Signs.** The submittal includes details for a residential identification sign. The proposed size, height and setbacks comply with the requirements of Section 16.07.06.

The applicant has acknowledged the need to obtain a sign permit from the Township prior to installation.

- 11. Grading, Drainage, and Utilities.** We defer to the Township Engineer for review and comment on the site engineering elements of the proposal.

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

Respectfully,
SAFEBUILT STUDIO



Brian V. Borden, AICP
Planning Manager



April 23, 2020

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

**Re: Pine Summit
Preliminary Site Plan Review No. 2**

Dear Ms. Van Marter:

Tetra Tech performed a second plan review of the Pine Summit Development preliminary plans. The plans, last dated March 30, 2020, were prepared by Boss Engineering on behalf of Bible Baptist Church. The development is located on 46.5 acres in the southwest quadrant of the Golf Club Road and Latson Road intersection. The petitioner is proposing 10 single-family homes in the southwest corner of the property, with the southeast portion of the property being reserved for a future church. The proposed units will be serviced by a 1,400-foot private drive and two shared driveways. We offer the following comments:

GENERAL NOTES

1. The lot sizes shown on the LDR rezoning plan are all over 1 acre, which matches the LDR zoning requirement of 1 unit per acre. The general layout presented on the site plan is acceptable.
2. Eventually the Bible Baptist Church will require its own site plan for review and site plan approval.

TRAFFIC/ROADWAYS

1. The plan proposes a private drive with a dead-end that is approximately 1,400 feet long. This is longer than the maximum private road length of 1,000 feet as required in the Genoa Township Engineering Standards. Given the natural features of the site and the limited access points to adjacent Latson Road we would support a deviation for the private road length.
2. The private road entrance on Golf Club Road will need to be approved by the Livingston County Road Commission, and approval should be provided to the Township for final site plan approval.
3. The site plan shows a 12-foot franchise easement. The Petitioner extended the franchise easement through the future church area to Latson Road, rather than extending it north on the private drive to the Golf Club Road intersection as previously requested. This alternate route is acceptable.

Tetra Tech

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

DRAINAGE/GRADING

1. Storm sewer sizing calculations should be included in the final site plan and the size of the proposed storm sewer and storm structures should be shown on the final site plan.

UTILITIES

1. The LDR zoning does not require public water and sewer utilities, but Marion, Howell, Ocoola, and Howell Sewer and Water Authority (MHOG) water is available on the west side of Latson Road and sewer in the Rolling Ridge Condominiums to the south of the subject site. The petitioner is proposing to connect to the existing water stub on Latson Road to provide service to the future church and to 4 of the 10 units. We recommend that if municipal water is being provided to some of the lots, it should be provided to all 10 units.
2. The petitioner is proposing a dead-end water main with a stub to the south for potential future connection to the existing 8-inch water main on Sugarbush Drive. Looping the water main is more desirable than a dead end main as it provides increased water quality and reliability. We therefore recommend that the water main be connected to the existing water main on Sugarbush Drive as part of this phase of the development to benefit the proposed homes, rather than possibly being done in the future. The petitioner should also include a 25-foot utility easement to the edge of the property to facilitate this connection.
3. The petitioner is not proposing municipal sanitary sewer service for the proposed units and is instead proposing to install septic systems for sanitary sewer disposal. Perk tests should be presented showing that the soils are suitable for septic fields as part of the final site condominium plan submittal.
4. After final site plan approval, construction plans will need to be submitted to MHOG Sewer and Water Authority for approval of any water improvements and permitting.


The preliminary plan shows adequate access to the site and except for the comments above, a satisfactory concept for the public infrastructure. The final site plan should be submitted with the required documents and agreements. The preliminary site plan comments can be addressed in the final site plan documents and submitted for further review.

Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Scherdt
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

April 9, 2020

Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Bible Baptist Church
3850 Golf Club Road
Howell, MI 48843

Dear Amy:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The new submittal was received on April 8, 2020, and is dated March 30, 2020. This project is based on an existing 46.88-acre parcel that is requesting rezoning of the property from an RR to an LDR which will modify the density to 10 1+ acre parcels and future church development. The intention of the is to develop 10 of the parcels and utilize the remaining site area for the development of a multi-use church and associated parking and facilities. A full site plan evaluation with more specific comments will be conducted when a complete set is produced for review.

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

All previous comments and concerns have been addressed on this recent submission.

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
For
“Residential Development ”**

**of
Bible Baptist Church
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

Prepared for:

**Applicant
Bible Baptist Church
2258 E. Highland Rd.
Howell, Michigan 48843**

Owner:

**Gary R. Boss
3850 Golf Club Road
Howell, Mi, 48843**

Prepared by:

**Steve Morgan
4432 Glen Eagles Ct.
Brighton, Mi. 48116
586-942-9751
and
Brent LaVanway
Boss Engineering
3121 E Grand River
Howell, Michigan 48843**

March 2, 2020

INTRODUCTION

The purpose of this Impact Assessment (IA) Report is to show the effect that the proposed residential development has on various factors in the general vicinity of the use. The format used for presentation of this report conforms to the Submittal Requirements For Impact Assessment/Impact Statement Guidelines in accordance with Section 13.05 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

DISCUSSION ITEMS

- A. Name(s) and address(es) of person(s) responsible for preparation of the Impact Assessment and a brief statement of their qualifications.

Prepared by:

Steven R. Morgan PLS
4432 Glen Eagles Ct.
Brighton, Michigan 48116
And

Brent LaVanway PE
Boss Engineering
3121 E Grand River
Howell, Michigan 48843

Prepared for:

Applicant:
Bible Baptist Church
2258 E. Highland Rd.
Howell, Mi 48843

Owner:
Gary R. Boss
3850 Golf Club Road
Howell, Mi 48843

- B. Description of the site, including existing structures, man made facilities, and natural features, all-inclusive to within 10' of the property boundary.***

The subject property is located in the NE ¼ of Section 5, Genoa Township, Livingston County, MI.

Part of Tax ID 11 05 200 002

The subject site is located on the southwest corner of Golf Club Road and Latson Road.

The subject site is bordered:

- North by the 3 acre +/- pond and adjacent single family residence (circa 1928) which is proposed LDR
- East by a parcel anticipated to become a Church campus which is proposed LDR
- South by an existing Subdivision, Sugar Bush Drive, (zoned RPUD, 10 units per acre)
- West by large parcels, (zoned RR).

Current Zoning of the subject site is Rural Residential (RR) however is anticipated to be rezoned to Low Density Residential (LDR). Sewer and Water is along entire the Easterly line

(Latson Road) of the parent parcel and accessible at the Southerly Property line at Sugarbush Drive.

As noted above the proposed zoning is LDR (1 unit/Acre). The residential development plan proposes 10 site condominium units of one acre or larger.

C. *Impact on natural features: A written description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.*

GENERAL OVERVIEW (Parent Tract)

AREA 1

The Northwesterly 10 Acres of the site is the location of the existing residence. This Area consists of two parts: The House, located on the top of a gently rolling hill, and the Pond adjacent to the House along the southerly and westerly portions. The private entrance road to the proposed residential development will cross the easterly portion of this area.

AREA 2

The Northeasterly 10 Acres of the site is relatively flat of which aprox. 5 acres is a wetland. There are 2 man-made ditches within this wetland that flow northerly under Golf Club Road into a small wetland in Oceola Township.

AREA 3

The Southerly 26+ Acres is gently sloped to moderately steep slopes. The entire area is heavily wooded with a mixture of evergreens and hardwoods. The northerly portion of Area 3 flows naturally north to the existing lake and or the existing wetland. The southerly portion of Area 3 flows generally southeast into an existing drainage area along Latson Road.

All lots, a portion of the private road and the stormwater management will be located in this area. Clearing of trees will be kept to a minimum by use of curb and gutter for the private road, use of shared drives instead of roads and no clearing on lots except for necessary utilities.

SPECIFIC OVERVIEW

The soils and natural features throughout the site are specified on the Natural Features map (Sheet 2 of the attached site plan indicates the development footprint).

D. *Impact on storm water management: description of soil erosion control measures during construction.*

The preliminary site plan indicates stormwater management basins to be constructed during the infrastructure construction. These basins will pre-treat the stormwater prior to discharge to the pond and wetland. The detailed construction plans will be reviewed by the Township Engineer and the Soil Erosion Control permit will be reviewed and issued by the Livingston County Drain Commissioner.

E. *Impact on surrounding land use: Description of proposed usage and other man-made facilities; how it conforms to existing and potential development patterns. Effects of added lighting, noise or air pollution which could negatively impact adjacent properties.*

The Residential Development of this site will require a Private Road from Golf Club Road, proceeding southerly to a Cul-de-Sac. A possible future “emergency only” connection to Sugarbush Drive at the southerly property line, (for health, safety, and welfare purposes), may be considered, if allowed. The normal traffic pattern will be along the Collector Road, to the North, exiting unto Golf Club Road.

This development will have little, if any, impact on the northerly 15 acres of the site. The development will require maintaining a significant portion of the existing forested property along the westerly, easterly and southerly property lines. These natural buffers will minimize lighting and noise to existing developed, adjacent properties. The Low density residential development will have minimal air pollution impact.

F. Impact on public facilities and services: Description of number of residents, employees, patrons, and impact on general services, i.e., schools, police, fire.

The Site Plan for this Development is for a 10 Unit Residential Development in the Southwesterly Portion of the Parent Tract with approximately 35 residents. There may be the potential of 10-15 students added to the Howell School District.

This Development will use “onsite” sewer and a combination of individual wells and MHOG water on each unit.

Normal police and fire protection services should remain unchanged.

G. Impact on public utilities: description of public utilities serving the project, i.e., water, sanitary sewer, and storm drainage system. Expected flows projected in residential units.

As noted above on site septic systems are anticipated for each home. The water supply will be a combination of individual wells and MHOG public water.

The Storm Water Management Plan will outlet into the existing pond and wetlands at the northern portion of the property.

H. Storage or handling of any hazardous materials: Description of any hazardous materials used, stored, or disposed of on-site.

No storing or handling of any hazardous materials on this residential property.

I. Impact on traffic and pedestrians: Description of traffic volumes to be generated and their effect on the area.

According to the Southeast Michigan Council of Governments (SEMCOG) website the two way traffic on Golf Club Road (2018 count) between Eager and Latson Roads is 7140 trips per day. Using 3% per year increase the current two way traffic count is 7354 trips. The two way traffic on Latson Road (2012 count) between Aster Drive and Golf Club Road is 17,650 trips per day. Also using a 3% annual increase the adjusted 2019 count is 21,707 trips per day. Based on the ratio of traffic on Latson Road and Golf Club Road it is anticipated that any development

will result in approximately 75% of the traffic utilizing Latson Road and 25% utilizing Golf Club Road.

The proposed development plan consists of 10 single family residential homes.

According to the Institute of Transportation Engineers 10th Edition there can be anticipated 9.44 trips per day for a single family detached residence. One trip is defined as a one way traffic movement. The proposed Low Density Residential zoning will result in a total of 94.4 trips per 24 hour period. The additional trips per day will have a negligible impact on the existing roadway network and will keep the levels of service the same for both Golf Club and Latson Roads (1% increase on Golf Club Road and 0.03% increase on Latson Road).

The Livingston County Road Commission will be required to review and approve the private road entrance at Golf Club Road.

J. Special provisions: Deed restrictions, protective covenants, etc.

There is a document addressing shared maintenance of the existing pond between the Gary R. Boss Trust and the adjacent owner to the northwest.

K. Description of all sources:

- Genoa Township Zoning Ordinance
- "Soil Survey of Livingston County Michigan" Soil Conservation Services, USDA
- Livingston County Road Commission/SEMCOG Traffic counts

NATURAL FEATURES NARRATIVE:

SEVERAL NATURAL FEATURES WERE IDENTIFIED DURING AN ON-SITE VISIT TO THE PROPERTY ON AUGUST 23, 2019 THAT INCLUDE WETLANDS AND A VARIETY OF WOODLAND STANDS. BELOW IS A BRIEF DESCRIPTION OF EACH NATURAL FEATURE, LABELED AS ZONES "A-V". ALTHOUGH THE TOTAL SITE IS MEASURED AT 46.88 ACRES, THE ZONES DESCRIBED BELOW ARE APPROXIMATELY 41.11 ACRES WHEN ADDED TOGETHER. NOTE THAT EACH ZONE IS MEASURED TO AN APPROXIMATE SIZE AND THAT ZONES ARE SEPARATED BY A PATH THAT IS ROUGHLY 12' WIDE AND IS NOT ACCOUNTED FOR IN THE CALCULATIONS.

ZONE "A"
AN ESTIMATED 4.62 ACRE "FRESHWATER POND", AS DESCRIBED BY THE NATIONAL WETLANDS INVENTORY, IS POSITIONED ON SITE AND CONTIGUOUS TO THE NEIGHBORING LOT TO THE WEST. THE ON-SITE ACREAGE IS ESTIMATED TO BE 3.88 ACRES. THE POND EDGE IS MOWN LAWN AND HAS A SOUTHERN BORDER OF NORWAY MAPLE TREES, AND A WESTERN BORDER OF BLACK CHERRY, AMERICAN ELM, VARIOUS OAKS AND SPRUCE TREES, SIZES RANGING FROM 4-18" AT DBH WITH TREES BEING SPACED AN AVERAGE OF 12' APART. THE POND COLLECTS STORMWATER FROM ROUGHLY 9 ACRES OF LAND FROM THE WEST AND SOUTH, WITH SLOPES RANGING FROM 10-20%.

ZONE "B"
AT APPROXIMATELY 0.9 ACRES IN SIZE, THIS ZONE IS COMPOSED OF WAWASEE LOAM SOILS WITH SLOPES BETWEEN 6-12%. TREE SPECIES INCLUDE AN EQUAL MIX OF BLACK WALNUT, BLACK CHERRY, AMERICAN ELM, COTTONWOOD, AND BITTERNUT HICKORY SIZES RANGING FROM 6'-30" AND AVERAGING ABOUT 10' DBH. THE UNDERSTORY IS MOSTLY NON-EXISTENT BUT CONTAINS A SCATTERING OF HONEYSUCKLE AND VARIOUS PATCHES OF HERBACEOUS MATERIAL. AN ADDITIONAL AND APPROXIMATE 2.17 ACRES OF MANAGED PRIVATE PROPERTY IS FOUND TO THE WEST AND SOUTH OF THIS ZONE AND CONTAINS WAWASEE LOAM SOIL THAT SLOPES AT 6-12% TOWARDS THE POND IN ZONE "A".

ZONE "C"
ZONE "C" IS A SMALL WOODLAND POCKET APPROXIMATELY 0.17 ACRES IN SIZE IS COMPOSED OF BLACK LOCUST, VARIOUS LARGE WILLOWS, AND BOXELDERS. TREES RANGE FROM 4-22" AT DBH. THIS POCKET IS IN A FLAT AREA THAT BORDERS FRESHWATER EMERGENT WETLANDS TO THE EAST, AND CONTAINS CARLISLE MUCK SOILS, WHICH ARE HYDRIC IN NATURE.

ZONE "D"
ZONE "D" IS SET WITHIN A MANAGED SPACE NEXT TO AN OUTBUILDING, IS APPROXIMATELY 0.13 ACRES IN SIZE, AND HAS MOWN LAWN AS AN UNDERSTORY. SOILS ARE COMPOSED OF WAWASEE LOAMS AND THERE IS A STAND OF MATURE NORWAY SPRUCE TREES THAT ARE ROUGHLY 12' AT DBH AND SPACED OUT ABOUT 10-15' APART.

ZONE "E"
A FRESHWATER EMERGENT WETLAND THAT IS APPROXIMATELY 5.45 ACRES IN SIZE WAS IDENTIFIED IN ZONE "E". THE AREA IS COMPOSED OF CARLISLE MUCK SOILS AND IS DOMINATED BY REED CANARY GRASS, PHRAGMITES, BROADLEAF CATTAIL, AND A VARIETY OF FORBES AND RUSHES. THIS WETLAND COLLECTS A LARGE AMOUNT OF STORMWATER RUNOFF FROM THE CONIFER STAND TO THE SOUTH, AND FROM THE ADJACENT ROAD SYSTEMS. MANICURED LAWN BORDERS THE NORTHERN AND EASTERN EDGES OF THIS ZONE AND MAKE UP APPROXIMATELY 1.22 ACRES.

ZONE "F"
ZONE "F" IS ANOTHER MANAGED AREA WITH MANICURED LAWN THAT IS APPROXIMATELY 0.43 ACRES IN SIZE AND HAS A SERIES OF NORWAY SPRUCE TREES PLANTED IN A DOUBLE ROW. THE TREES ARE ROUGHLY 12' AT DBH AND SPACED ROUGHLY 15' APART. SOILS ARE WAWASEE LOAMS AND SLOPING EAST TOWARDS THE WETLAND IN ZONE "E". AT THE EASTERN EDGE OF THIS ZONE, THERE ARE SEVERAL LARGE WILLOW TREES AND BLACK WALNUTS, SOME OF WHICH MAY QUALIFY AS LANDMARK TREES.

ZONE "G"
ZONE "G" IS A FILL AREA OF APPROXIMATELY 1.16 ACRES THAT WAS FORMERLY USED AS A SPORTS FIELD. IT HAS SINCE BECOME OVERGROWN WITH A VARIETY OF MEADOW FORBES AND GRASSES.

ZONE "H"
ZONE "H" IS AN APPROXIMATELY 0.07 ACRE FRESHWATER EMERGENT/FORESTED WETLAND. THERE ARE POCKETS OF LARGE COTTONWOOD TREES AND WILLOWS WITH SOME SEDGES AND WETLAND FORBES WITHIN THE DELINEATED AREA. THIS ZONE COLLECTS STORMWATER RUNOFF FROM THE SOUTHERN HILLSIDE OF THE PROPERTY AND SLOWLY DRAINS WATER TO THE WEST INTO THE LARGER WETLAND IN ZONE "E".

ZONE "I"
ZONE "I" IS A LARGE AREA, APPROXIMATELY 7.63 ACRES IN SIZE, AND COMPOSED ALMOST ENTIRELY OF NORWAY SPRUCE TREES RANGING FROM 5-18" AT DBH, SPACED 10-15' APART, AND MAKE UP ROUGHLY 90% OF THE TREE POPULATION. THE REMAINING 10% OF TREE COVER IS COMPOSED OF BLACK CHERRY, BLACK LOCUST, RED OAK, AND AMERICAN ELM, ALL OF WHICH ARE BETWEEN 6-18" AT DBH. THE UNDERSTORY IS ALMOST NON-EXISTENT. THE EASTERN 75% OF THIS ZONE IS COMPOSED OF MIAMI LOAM SOILS WITH SLOPES RANGING FROM 25-35%, AND THE WESTERN 25% IS A FOX-BOYER COMPLEX WITH SLOPES RANGING FROM 12-18%.

ZONE "J"
ZONE "J" IS APPROXIMATELY 2.38 ACRES IN SIZE AND IS A SLIGHT TRANSITION FROM THE ZONE "I" CONIFEROUS COMMUNITY TO A MORE DECIDUOUS FOREST STAND. THE DOMINANT SPECIES HERE ARE RED AND WHITE OAK, SHAGBARK AND BITTERNUT HICKORY, BLACK CHERRY, AND AMERICAN ELM. THERE ARE SEVERAL LARGE NORWAY SPRUCE TREES, BUT THEY ARE NO LONGER THE DOMINANT SPECIES. ALL OF THESE TREES ARE MATURE AND ARE 6-18" AT DBH AND SPACED ROUGHLY 10' APART. AN UNDERSTORY OF GREEN ASH, HICKORY, AND HONEYSUCKLE IS PRESENT, THOUGH NOT OVERBEARING. SOILS ARE A FOX-BOYER COMPLEX WITH 18-25% SLOPES THAT DRAIN TO THE LARGE POND IN ZONE "A".

ZONE "K"
ZONE "K" IS APPROXIMATELY 2.85 ACRES IN SIZE AND BORDERS MUCH OF THE SOUTHERN AND WESTERN BOUNDARIES OF THE SITE. THIS FOREST STAND IS ALMOST ENTIRELY DECIDUOUS AND CONTAINS MATURE RED OAKS, BLACK CHERRY, AMERICAN ELM, HICKORY, AND VARIOUS MAPLE TREES RANGING FROM 5-18" AT DBH, THOUGH THERE ARE SEVERAL LANDMARK TREES IN THIS ZONE THAT MUST BE NOTED. THE TREES ARE SPACED ROUGHLY 15' APART. THE SOILS ARE MIAMI LOAMS WITH 18-25% SLOPES THAT SHED WATER TOWARDS THE SOUTHERN BOUNDARIES OF THE SITE.

ZONES "L", "M", "N"
THESE THREE ZONES MAKE UP A LARGER OPEN SPACE, APPROXIMATELY 1.68 ACRES IN SIZE AND IS ALMOST ENTIRELY FREE OF TREE SPECIES. INSTEAD, THE AREA IS POPULATED WITH A DOMINANCE OF GREY DOGWOOD SHRUBS, VARIOUS MEADOW FORBES, GRASSES, AND VINES. THERE ARE A FEW LARGE BUT DEAD ELM TREES AT THE EASTERN EDGE OF ZONE "N", AND SEVERAL NORWAY MAPLE TREES AT THE NORTHERN PORTION OF ZONE "N". THE LAND IS MUCH FLATTER IN THIS AREA WHERE SOILS ARE A FOX-BOYER COMPLEX WITH SLOPES AT 2-6% THAT GENTLY DRAIN TO THE WEST.

ZONES "O" AND "P"
THESE ZONES MAKE UP APPROXIMATELY 1.31 ACRES OF THE SITE AND ARE LARGE STANDS OF DECIDUOUS TREES THAT INCLUDE SHAGBARK AND BITTERNUT HICKORY, AMERICAN ELM, BLACK CHERRY, AND BLACK LOCUST. THE TREES ARE SPACED ROUGHLY 15' APART AND RANGE FROM 4-12" AT DBH, THOUGH THERE ARE SEVERAL LANDMARK TREES IN THIS AREA THAT MUST BE NOTED. THESE ZONES ARE AT ONE OF THE HIGHEST POINTS OF THE SITE WITH WAWASEE LOAMS SLOPING 2-6% TO THE WEST.

ZONE "Q"
THIS ZONE IS APPROXIMATELY 1.57 ACRES IN SIZE AND HAS A DOMINANCE OF BLACK LOCUST TREES THAT MAKE UP 70% OF THE FOREST STAND. THE REMAINING TREE SPECIES ARE AMERICAN ELM, BLACK CHERRY, AND HICKORY. ALL TREES ARE MATURE RANGING FROM 5-18" AT DBH AND SPACED 15' APART ON AVERAGE. THE EASTERN EDGE OF THIS ZONE IS SLOPING STEEPLY AT 25-35% TO THE EAST TOWARDS LATSON ROAD AND TO THE NORTH TOWARDS ZONE "H". THE WESTERN AND SOUTHERN PORTIONS OF ZONE "Q" ARE RELATIVELY FLAT. THE SOILS ARE A MIX OF WAWASEE LOAMS AND MIAMI LOAMS.

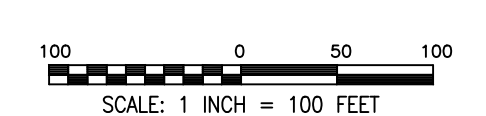
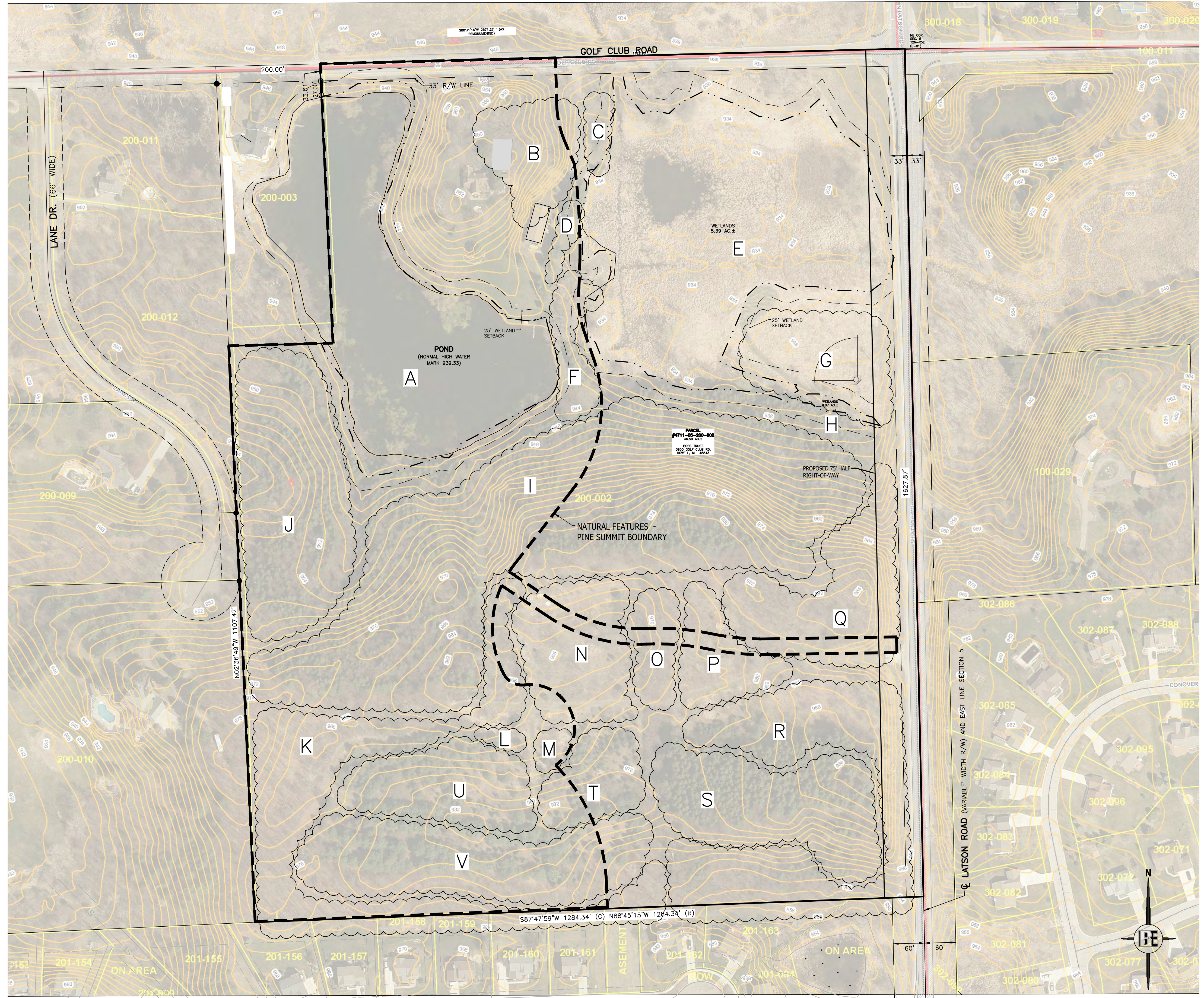
ZONE "R"
SIMILAR TO ZONE "Q", ZONE "R", WHICH IS APPROXIMATELY 2.60 ACRES IN SIZE, IS DOMINATED BY BLACK LOCUST TREES WHICH MAKE UP 70% OF THE FOREST STAND, WHILE THE REMAINING 30% COVER IS COMPOSED OF AMERICAN ELM, BLACK LOCUST, AND BLACK CHERRY TREES. ALL TREES RANGE FROM 4-18" AT DBH AND AVERAGE ABOUT 10' AT DBH SPACED ROUGHLY 15' APART. THE UNDERSTORY IS MADE UP OF SEVERAL DECIDUOUS SAPLINGS AND SOME HONEYSUCKLE, BUT OTHERWISE OPEN. STEEP SLOPES OF 25-35% RUN EAST TOWARDS LATSON ROAD, WHILE THE SOUTHERN EDGE OF THIS ZONE SLOPES MORE GENTLY TO THE SOUTH AT ROUGHLY 10%. THE SOILS ARE A MIX OF MIAMI LOAM AND WAWASEE LOAM.

ZONE "S"
SIZED AT APPROXIMATELY 1.73 ACRES, ZONE "S" IS A LARGE CONIFER STAND COMPOSED MOSTLY OF NORWAY SPRUCE TREES. THE SOUTHERN PORTION OF THIS ZONE IS PLANTED WITH ROWS OF WHITE FIR TREES. ALL TREES IN THIS AREA ARE BETWEEN 4-18" AT DBH AND PLANTED BETWEEN 6-12' APART ON AVERAGE. THE LANDSCAPE SLOPES GENTLY TO THE WEST AT ROUGHLY 2-6%. THE SOILS ARE MOSTLY WAWASEE LOAMS, THOUGH THE SOUTHERN PORTION IS A FOX-BOYER COMPLEX SOIL.

ZONE "T"
ZONE "T" IS A SMALLER AND MORE OPEN AREA THAT IS APPROXIMATELY 0.64 ACRES IN SIZE. IT IS POPULATED WITH YOUNGER FRASIER FIR AND SCOTCH PINE TREES THAT ARE NOT MUCH LARGER THAN 8" AT DBH. GRASSES AND FORBES OCCUPY THE SPACES BETWEEN. THIS ZONE HAS A MIX OF FOX-BOYER COMPLEX SOILS, AND WAWASEE LOAMS THAT SLOPE TO THE NORTHEAST AT ROUGHLY 2-6%.

ZONE "U"
ZONE "U" IS APPROXIMATELY 1.10 ACRES IN SIZE AND POPULATED WITH SCOTCH PINE TREES AND SEVERAL NORWAY SPRUCE TREES THAT RANGE BETWEEN 6-12" AT DBH AND ARE SPACED ABOUT 15' APART. SOILS ARE MIAMI LOAMS AND FOX-BOYER COMPLEX SOILS THAT SLOPE TO THE NORTH AT ABOUT 12%. THE UNDERSTORY IS MINIMAL, THOUGH SOME SMALLER DECIDUOUS SPECIES ARE SPROUTING.

ZONE "V"
ZONE "V" IS APPROXIMATELY 2.04 ACRES IN SIZE AND POPULATED WITH WHITE PINE TREES THAT ARE PLANTED IN ROWS ON THE SOUTHERN EDGE, WITH A MIX OF SCOTCH PINE AND WHITE PINE ON THE NORTHERN PORTION. THESE TREES ARE BETWEEN 6-18" AT DBH AND SPACED 15' APART WITH NO UNDERSTORY OBSERVED. THE TREES ARE PLANTED ON A RIDGE WITH MIAMI LOAM SOILS TO THE SOUTH, AND FOX-BOYER COMPLEX SOILS TO THE NORTH WITH SLOPES RANGING FROM 2-6%.



THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

BEBOSS Engineering
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3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
517.546.4836 FAX 517.548.1670

PROJECT
PINE SUMMIT
BIBLE BAPTIST CHURCH
2258 EAST HIGHLAND ROAD
HOWELL, MI 48843
517-715-9223

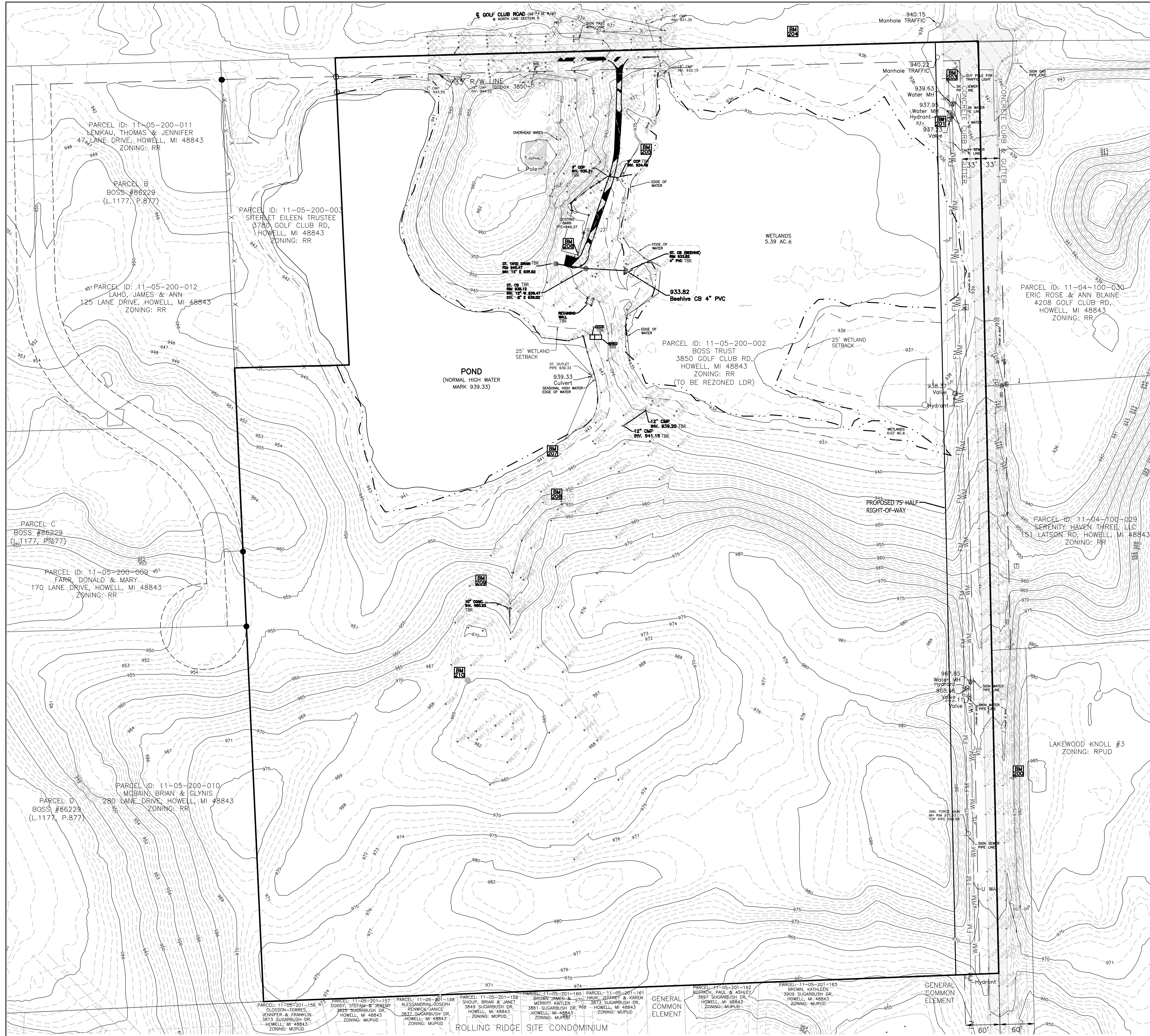
TITLE
NATURAL FEATURES PLAN

DESIGNED BY: JH
DRAWN BY: KJ
CHECKED BY:

SCALE 1" = 100'
JOB NO. 19-353-3
DATE 3-3-20
SHEET NO. 2

NO	BY	PER	DATE
1	ST	PER	3-3-20
	BY	REVISION	PER

BEBOSS Engineering logo and contact information.



LEGEND

- 900 EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- POWER POLE
- GUY WIRE
- LIGHT POLE
- HYDRANT
- WATER GATE VALVE
- WATER MANHOLE
- MANHOLE
- STORM INVERT
- TELEPHONE RISER
- CABLE TV RISER
- U.G. CABLE TV MARKER
- MAILBOX
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- STEEL ROD OR PIPE FOUND
- WOOD LATH SET
- SECTION CORNER

- GENERAL SURVEY NOTES:**
1. WETLANDS FLAGGED AND TIED OUT BY BOSS ENGINEERING SPRING 2019.
 2. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 3. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 4. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 5. ELEVATIONS WERE ESTABLISHED FROM GPS OBSERVATION, AND USING OPUS POST-PROCESS SYSTEM. (NAVD88 DATUM)
 6. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
 7. THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
 9. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

CLEARING NOTE:
CLEARING OF TREES WILL BE LIMITED TO ONLY THAT WHICH IS REQUIRED TO CONSTRUCT THE DEVELOPMENT INFRASTRUCTURE.

- SITE BENCHMARKS (NAVD88 DATUM):**
- BM #200 = NAIL/TAG W/S P-POLE E/S LASTON RD. 785± NORTH OF CONOVER CT. ELEV.=971.41
 - BM #201 = ARROW ON HYD W/S OF LASTON RD. 135± SOUTH OF GOLF CLUB RD. ELEV.=939.50
 - BM #202 = FD. R.R. SPIKE W/S P-POLE W/S LASTON RD. 118± NORTH OF SNOWDEN LANE. ELEV.=955.59
 - BM #203 = FD. R.R. E/S OF GUY POLE W/S OF LASTON RD. 44± SOUTH OF GOLF CLUB RD. ELEV.=942.12
 - BM #205 = PK NAIL/TAG W/S 40" WILLOW TREE 170± SOUTH OF GOLF CLUB RD. & 160± NORTH OF BARN. ELEV.=935.10
 - BM #206 = LANDSCAPE SPIKE SET S/E CORNER OF POLE BARN. ELEV.=940.32
 - BM #207 = PK NAIL/TAG S/S 12" MAPLE TREE S/S OF POND. ELEV.=945.31
 - BM #208 = PK NAIL/TAG SET 10" PINE TREE 50± EAST OF TWO TRACK RUNNING N&S & 150± SOUTH OF POND, N/S OF TWO TRACK RUNNING E&W. ELEV.=947.73
 - BM #209 = PK NAIL/TAG S/S 12" ELM TREE 142± SOUTH OF POND. ELEV.=959.69
 - BM #210 = PK NAIL/TAG E/S 8" PINE TREE 330± SOUTH OF POND. ELEV.=966.83



Map Unit Symbol	Map Unit Name	Acres in ADI	Percent of ADI
DC	Carlsde mud, 0 to 2 percent slopes	0.8	13.4%
FIB	Fox-Boyer complex, 2 to 6 percent slopes	2.0	4.0%
FID	Fox-Boyer complex, 12 to 18 percent slopes	8.3	16.4%
FIE	Fox-Boyer complex, 18 to 25 percent slopes	4.5	8.9%
M8B	Wassawee loam, 2 to 6 percent slope	7.2	14.2%
M8C	Wassawee loam, 6 to 12 percent slopes	6.9	13.5%
MOD	Miami loam, 12 to 18 percent slope	5.9	11.5%
MOF	Miami loam, 25 to 35 percent slopes	5.6	11.0%
W	Water	3.8	7.5%
Totals for Area of Interest		58.8	100.0%

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HOWELL, MI. 48843
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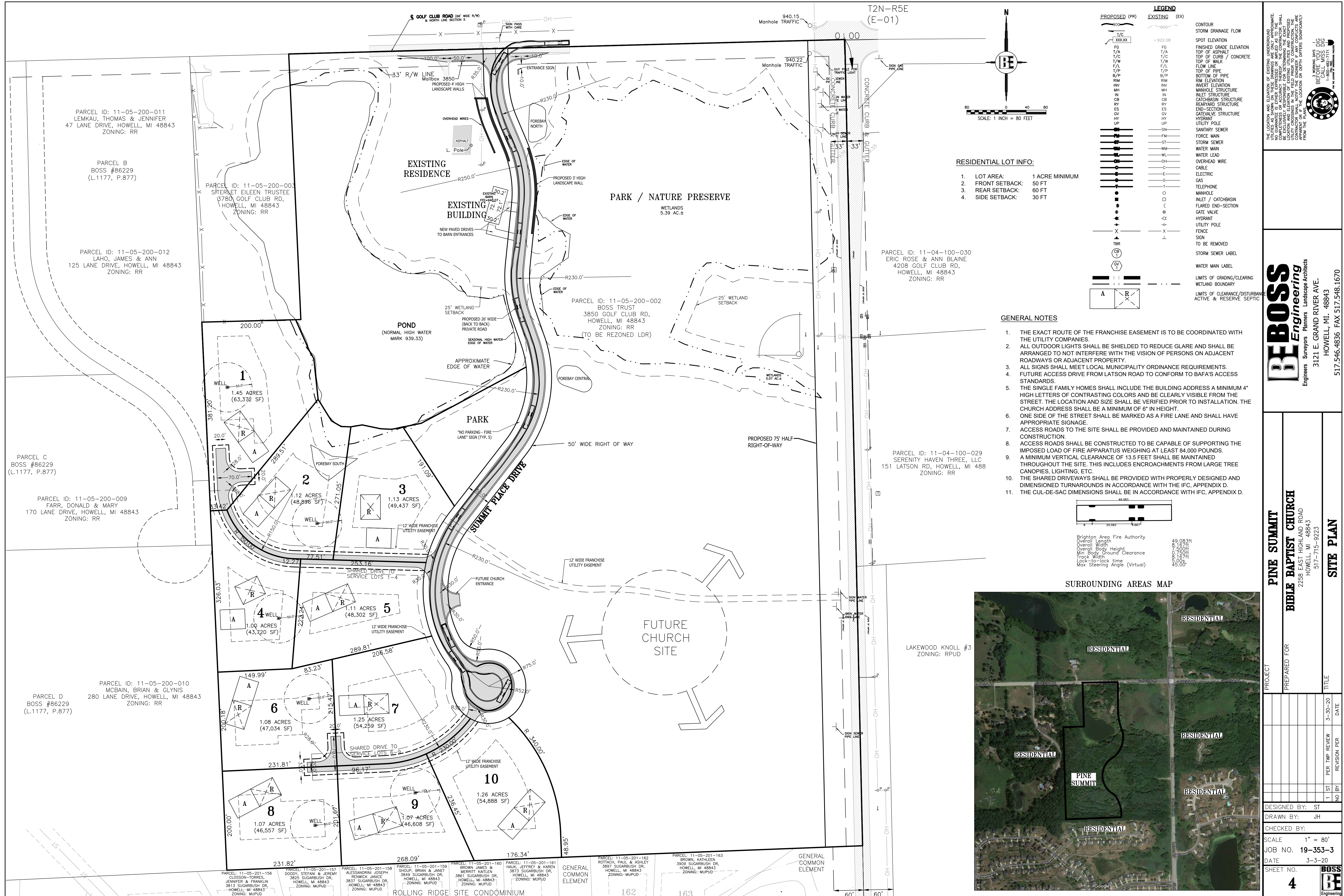
PINE SUMMIT
BIBLE BAPTIST CHURCH
2258 EAST HIGHLAND ROAD
HOWELL, MI 48843
517-715-9223

PROJECT: PINE SUMMIT
PREPARED FOR: BIBLE BAPTIST CHURCH
DATE: 3-30-20

TITLE: EXISTING CONDITIONS & DEMOLITION PLAN
REVISION PER: 1-1ST
NO BY: 1-1ST

DESIGNED BY: ST
DRAWN BY: KJ
CHECKED BY: [Blank]

SCALE: 1" = 80'
JOB NO. 19-353-3
DATE: 3-3-20
SHEET NO. 3



LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
---	---	CONTOUR
---	---	STORM DRAINAGE FLOW
---	---	SPOT ELEVATION
---	---	FINISHED GRADE ELEVATION
---	---	TOP OF ASPHALT
---	---	TOP OF CURB / CONCRETE
---	---	TOP OF WALK
---	---	FLOW LINE
---	---	TOP OF PIPE
---	---	BOTTOM OF PIPE
---	---	RM ELEVATION
---	---	INVERT ELEVATION
---	---	MANHOLE STRUCTURE
---	---	INLET STRUCTURE
---	---	CATCHBASIN STRUCTURE
---	---	REARWARD STRUCTURE
---	---	END-SECTION
---	---	GATE VALVE STRUCTURE
---	---	HYDRANT
---	---	UTILITY POLE
---	---	SANITARY SEWER
---	---	FORCE MAIN
---	---	STORM SEWER
---	---	WATER MAIN
---	---	WATER LEAD
---	---	OVERHEAD WIRE
---	---	CABLE
---	---	ELECTRIC
---	---	GAS
---	---	TELEPHONE
---	---	MANHOLE
---	---	INLET / CATCHBASIN
---	---	FLARED END-SECTION
---	---	GATE VALVE
---	---	HYDRANT
---	---	UTILITY POLE
---	---	FENCE
---	---	SIGN
---	---	TO BE REMOVED
---	---	STORM SEWER LABEL
---	---	WATER MAIN LABEL
---	---	LIMITS OF GRADING/CLEARING
---	---	WETLAND BOUNDARY
---	---	LIMITS OF CLEARANCE/DISTURBANCE
---	---	ACTIVE & RESERVE SEPTIC

RESIDENTIAL LOT INFO:

- LOT AREA: 1 ACRE MINIMUM
- FRONT SETBACK: 50 FT
- REAR SETBACK: 60 FT
- SIDE SETBACK: 30 FT

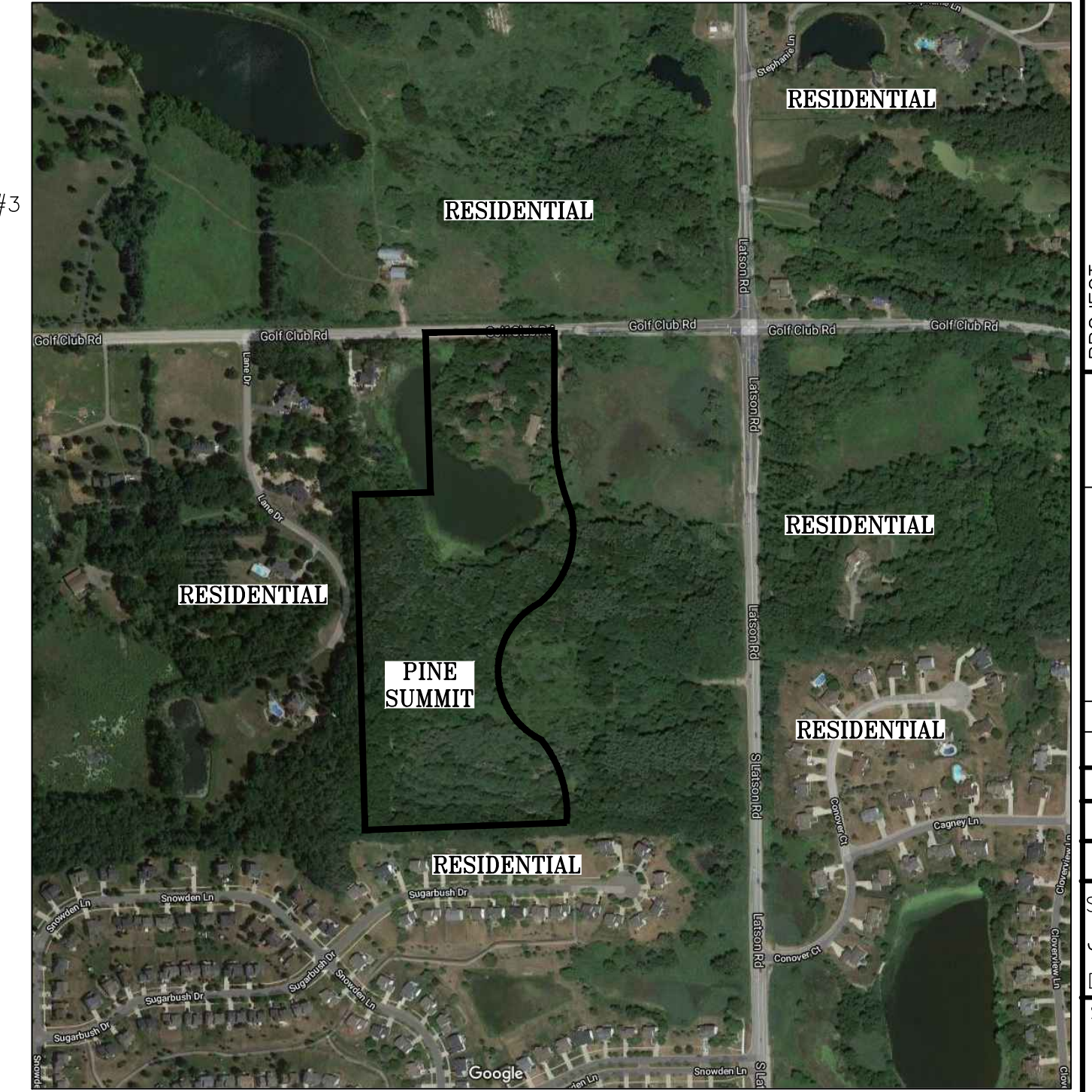
GENERAL NOTES

- THE EXACT ROUTE OF THE FRANCHISE EASEMENT IS TO BE COORDINATED WITH THE UTILITY COMPANIES.
- ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO REDUCE GLARE AND SHALL BE ARRANGED TO NOT INTERFERE WITH THE VISION OF PERSONS ON ADJACENT ROADWAYS OR ADJACENT PROPERTY.
- ALL SIGNS SHALL MEET LOCAL MUNICIPALITY ORDINANCE REQUIREMENTS.
- FUTURE ACCESS DRIVE FROM LATSON ROAD TO CONFORM TO BAFAs ACCESS STANDARDS.
- THE SINGLE FAMILY HOMES SHALL INCLUDE THE BUILDING ADDRESS A MINIMUM 4" HIGH LETTERS OF CONTRASTING COLORS AND BE CLEARLY VISIBLE FROM THE STREET. THE LOCATION AND SIZE SHALL BE VERIFIED PRIOR TO INSTALLATION. THE CHURCH ADDRESS SHALL BE A MINIMUM OF 6" IN HEIGHT.
- ONE SIDE OF THE STREET SHALL BE MARKED AS A FIRE LANE AND SHALL HAVE APPROPRIATE SIGNAGE.
- ACCESS ROADS TO THE SITE SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION.
- ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 84,000 POUNDS.
- A MINIMUM VERTICAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED THROUGHOUT THE SITE. THIS INCLUDES ENCROACHMENTS FROM LARGE TREE CANOPIES, LIGHTING, ETC.
- THE SHARED DRIVEWAYS SHALL BE PROVIDED WITH PROPERLY DESIGNED AND DIMENSIONED TURNAROUNDS IN ACCORDANCE WITH THE IFC, APPENDIX D.
- THE CUL-DE-SAC DIMENSIONS SHALL BE IN ACCORDANCE WITH IFC, APPENDIX D.

Brighton Area Fire Authority

Overall Length	49.083ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	6.167ft
Track Width	6.167ft
Lock-to-lock time	1.250sec
Max Steering Angle (Virtual)	45.00°

SURROUNDING AREAS MAP



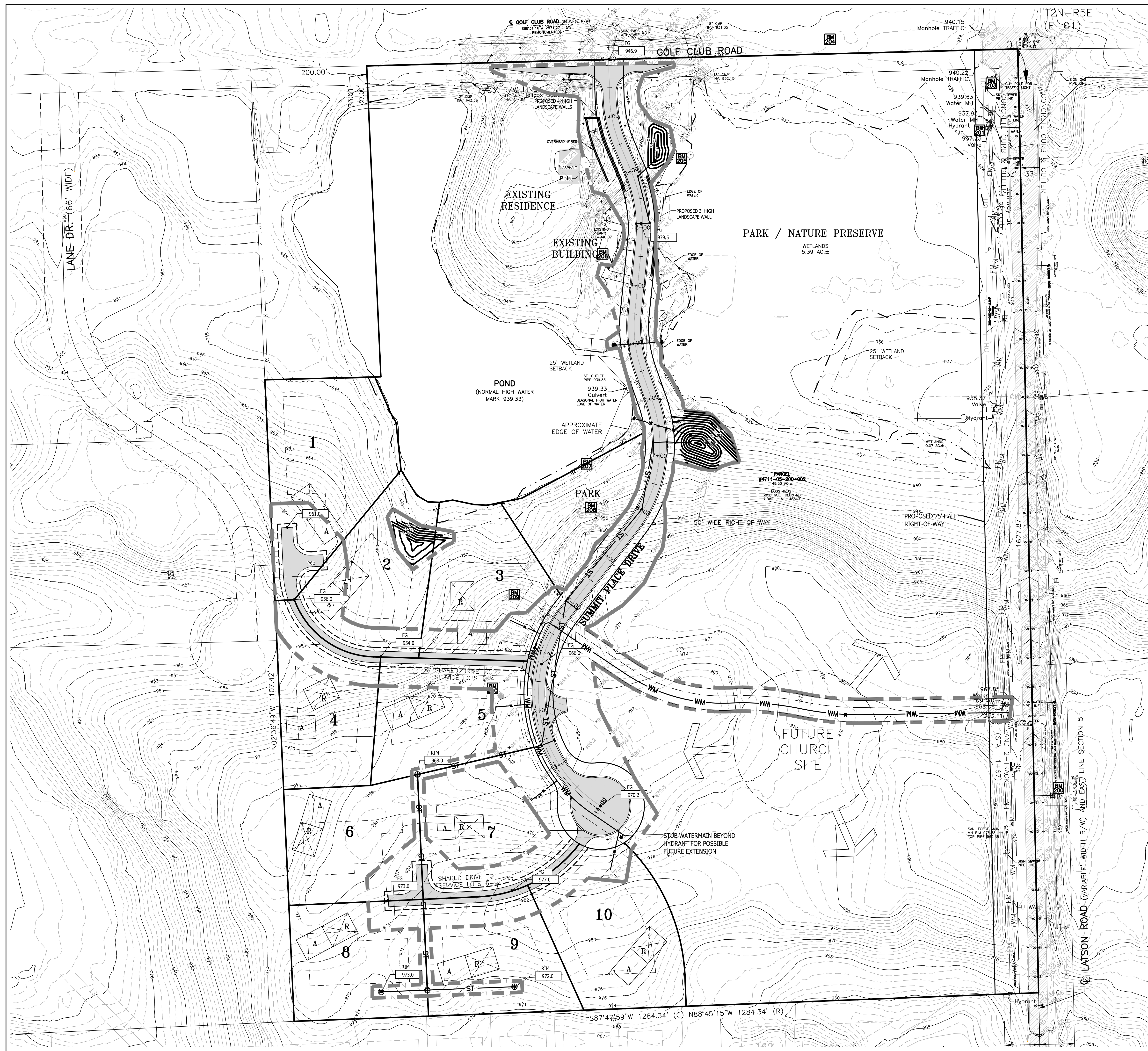
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SITE PLAN

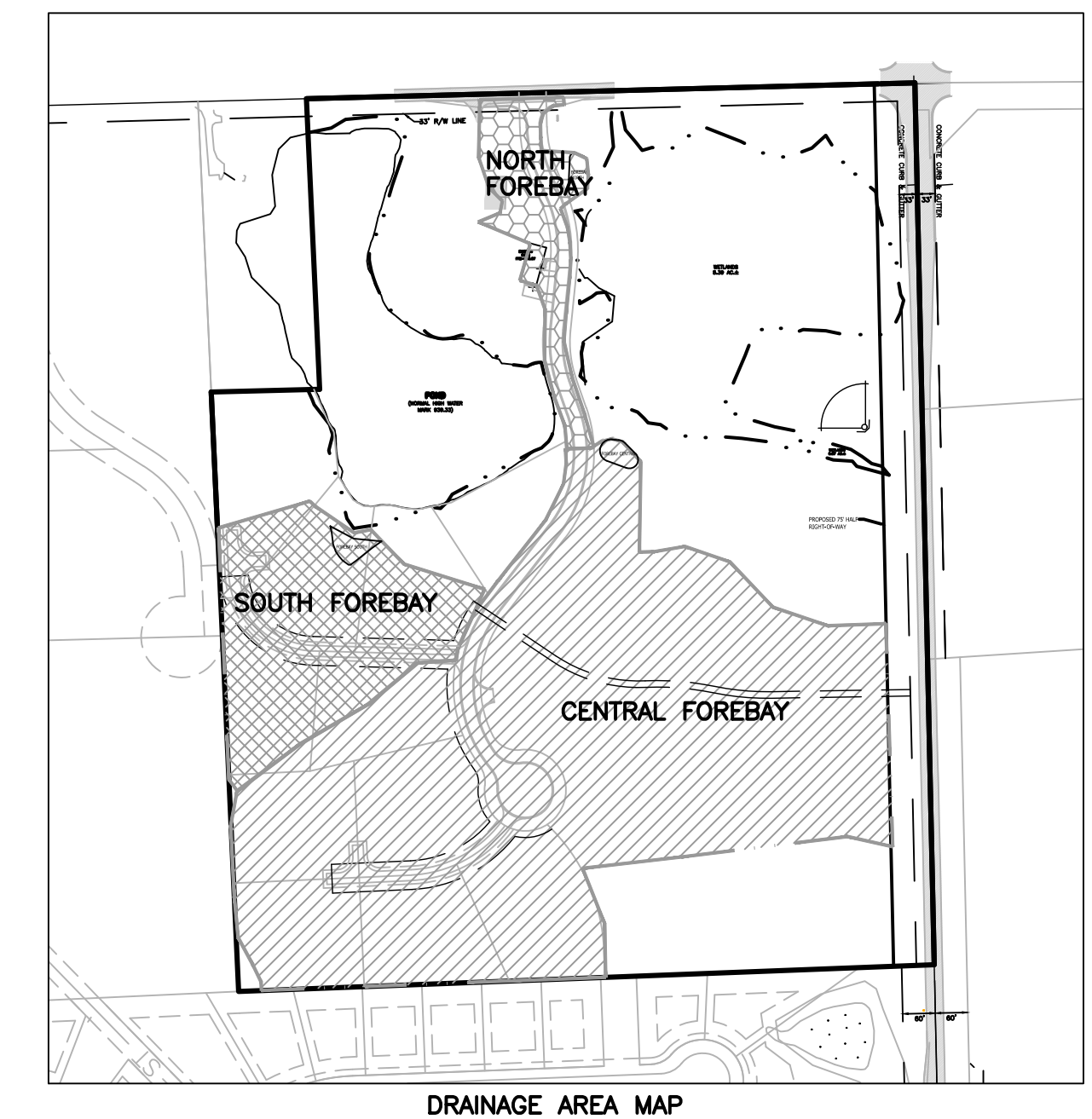
NO	BY	PER	TWP	REVIEW	DATE
1	ST	JH			3-30-20

DESIGNED BY: ST
 DRAWN BY: JH
 CHECKED BY:
 SCALE: 1" = 80'
 JOB NO. 19-353-3
 DATE 3-3-20
 SHEET NO. 4



LEGEND

PROPOSED (PR)	EXISTING (EX)	CONTOUR
FG	FG	CONTOUR
T/A	T/A	SPOT ELEVATION
T/C	T/C	FINISHED GRADE ELEVATION
T/W	T/W	TOP OF ASPHALT
F/L	F/L	TOP OF CURB / CONCRETE
T/P	T/P	TOP OF MANHOLE
B/P	B/P	FLOW LINE
RM	RM	TOP OF PIPE
IN	IN	BOTTOM OF PIPE
MH	MH	RIM ELEVATION
IN	IN	INVERT ELEVATION
CB	CB	MANHOLE STRUCTURE
RY	RY	INLET STRUCTURE
ES	ES	CATCHBASIN STRUCTURE
GV	GV	REARWARD STRUCTURE
HY	HY	END-SECTION
UP	UP	GATEVALVE STRUCTURE
SN	SN	HYDRANT
FM	FM	UTILITY POLE
ST	ST	SANITARY SEWER
WM	WM	FORCE MAIN
WL	WL	STORM SEWER
OH	OH	WATER MAIN
C	C	WATER LEAD
E	E	OVERHEAD WIRE
GAS	GAS	CABLE
T	T	ELECTRIC
MANHOLE	MANHOLE	GAS
INLET / CATCHBASIN	INLET / CATCHBASIN	TELEPHONE
FLARED END-SECTION	FLARED END-SECTION	FLARED END-SECTION
GATE VALVE	GATE VALVE	GATE VALVE
HYDRANT	HYDRANT	HYDRANT
UTILITY POLE	UTILITY POLE	UTILITY POLE
FENCE	FENCE	FENCE
SIGN	SIGN	SIGN
TO BE REMOVED	TO BE REMOVED	TO BE REMOVED
STORM SEWER LABEL	STORM SEWER LABEL	STORM SEWER LABEL
WATER MAIN LABEL	WATER MAIN LABEL	WATER MAIN LABEL
LIMITS OF GRADING/CLEARING	LIMITS OF GRADING/CLEARING	LIMITS OF GRADING/CLEARING
WETLAND BOUNDARY	WETLAND BOUNDARY	WETLAND BOUNDARY
LIMITS OF CLEARANCE/DISTURBANCE	LIMITS OF CLEARANCE/DISTURBANCE	LIMITS OF CLEARANCE/DISTURBANCE



UTILITY NOTES

1. ALL WATERMAIN TO BE CENTERED IN A 25 FOOT WIDE WATERMAIN EASEMENT.

SITE BENCHMARKS (NAVD88 DATUM):

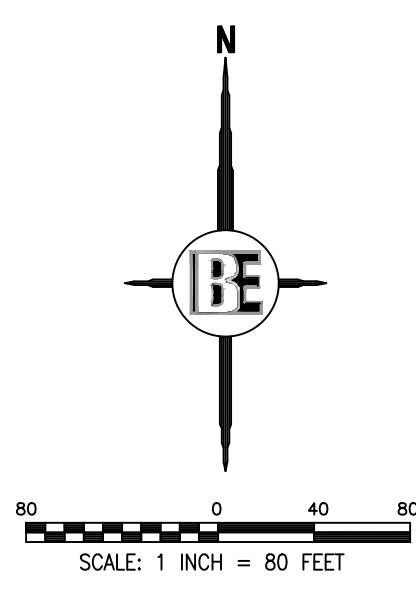
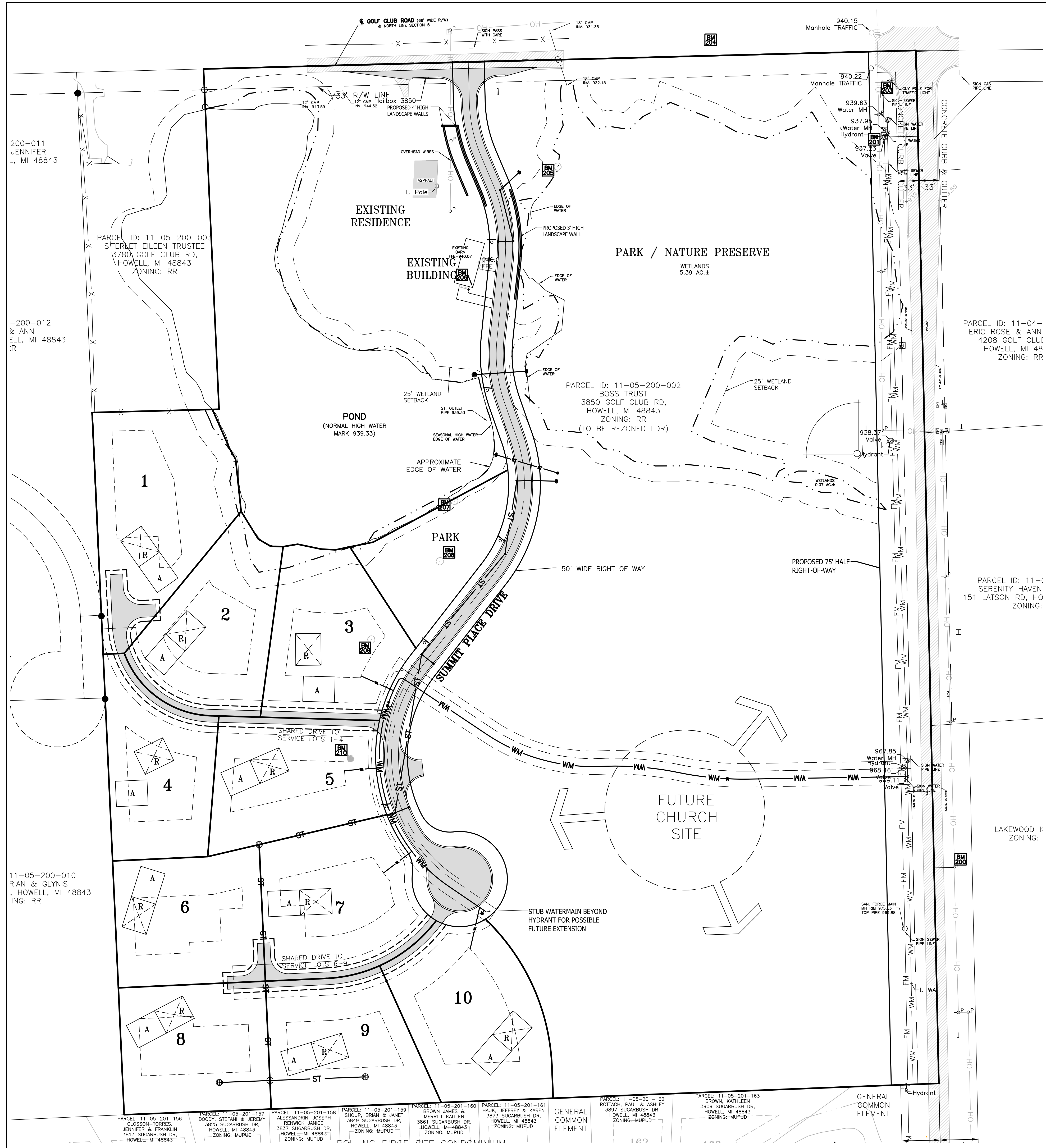
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 517-715-9223

PRELIMINARY GRADING & DRAINAGE PLAN

PROJECT	DATE
PREPARED FOR	
CHECKED BY:	ST
DRAWN BY:	ST
SCALE	1" = 80'
JOB NO.	19-353-3
DATE	3-3-20
SHEET NO.	5



LANDSCAPE REQUIREMENTS

1. ZONING: LOW DENSITY RESIDENTIAL (LDR)
 ARTICLE 12.02.02 - RESIDENTIAL STREET TREES
 REQUIREMENT: TWO (2) CANOPY STREET TREES SHALL BE PROVIDED ALONG A PUBLIC STREET OR PRIVATE ROAD FOR EACH RESIDENTIAL UNIT.
 10 LOTS x 2 TREES/LOT = 20 TREES REQUIRED.
 NOTE: THE PLANNING COMMISSION MAY ALLOW EXISTING TREES (3) INCH CALIPER OR GREATER, PRESERVED IN GOOD CONDITION, TO BE COUNTED TOWARDS THIS REQUIREMENT.
 PROVIDED: ZERO (0) NEW TREES PROVIDED AS EACH LOT CONTAINS MULTIPLE MATURE TREES OVER THREE (3) INCHES CALIPER AND IN GOOD CONDITION ALONG THE PRIVATE ROADS AND SERVICE DRIVES.
 TREES THAT ARE BEING UTILIZED TO MEET THE LANDSCAPE REQUIREMENTS WILL BE PROVIDED DURING FINAL SITE PLAN.

GENERAL LANDSCAPE NOTES:

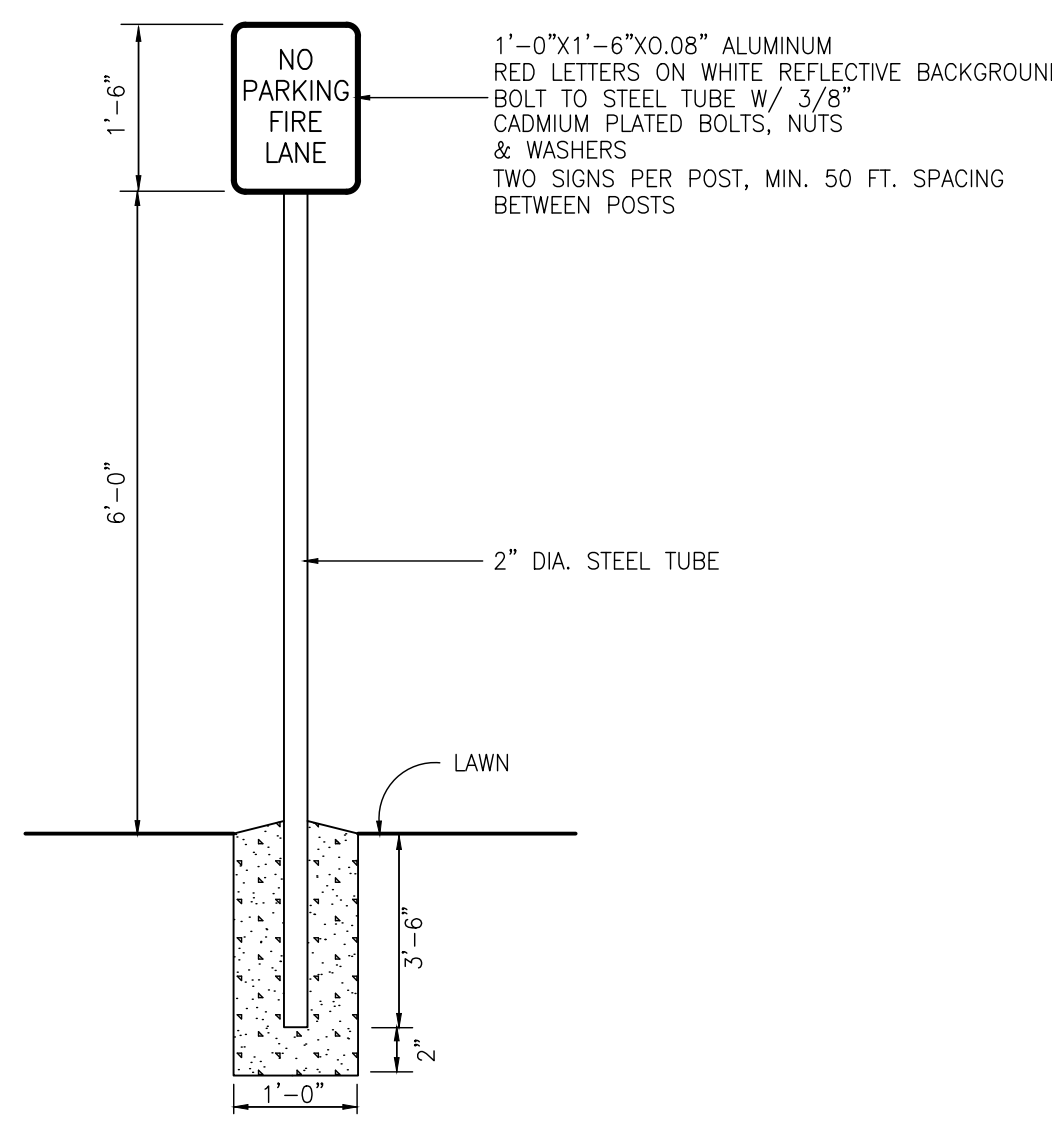
- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY AND SHALL BE NURSERY GROWN. ALL SIZES AND MEASUREMENTS SHALL CONFORM TO ANSI Z60 STANDARDS. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
- ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEIOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF 12 INCHES AND BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
- PLANTING MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL FROM ON SITE, 1 PART PEAT, AND 5 POUNDS OF SUPERPHOSPHATE PER CUBIC YARD OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED TO A UNIFORM CONSISTENCY.
- ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A 3 INCH LAYER OF SHREDDED BARK MULCH.
- ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
- ALL LANDSCAPE BEDS SHALL BE EDGED WITH BLACK ALUMINUM EDGING, 1/8" X 4". INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
- SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUEGRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4 INCH, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10 INCHES BY 18 INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36 HOURS AFTER CUTTING.
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN PLUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL, BASE WITHIN A PERIOD OF ONE MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.
 SEED MIXTURE SHALL BE AS FOLLOWS:
 KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES: ADELPHI, RUGBY, GLADE OR PARADE) 30%
 RUBY RED OR DAWSON RED FINE FESCUE 30%
 ATLANTA RED FESCUE 20%
 PENNFINE PERENNIAL RYE 20%
 THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 POUNDS PER ACRE. PRIOR TO SEEDING, THE SOIL LAYER SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-0-10 ANALYSIS:
 10% NITROGEN: A MINIMUM OF 25% FROM A UREA-FORMALDEHYDE SOURCE
 0% PHOSPHATE
 10% POTASH: SOURCE TO BE POTASSIUM SULFATE OR POTASSIUM NITRATE.
 THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 POUNDS OF BULK FERTILIZER PER 1000 SQUARE FEET.
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEED AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
- ALL PLANT MATERIALS SHALL BE FREE OF WEEDS, INSECTS AND DISEASE.

THE DESIGN AND UTILIZATION OF UTILITIES SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

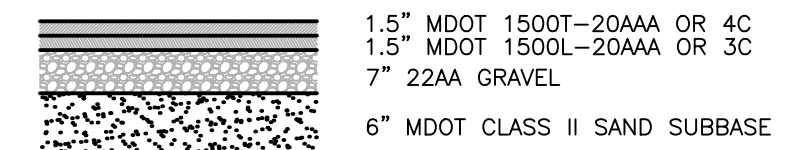
BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

PROJECT	PINE SUMMIT		
PREPARED FOR	BIBLE BAPTIST CHURCH		
	2258 EAST HIGHLAND ROAD HOWELL, MI 48843 517-715-9223		
TITLE	LANDSCAPE PLAN		
DESIGNED BY:	JH		
DRAWN BY:	JH		
CHECKED BY:	JH		
SCALE	1" = 80'		
JOB NO.	19-353-3		
DATE	3-3-20		
SHEET NO.	7		
DATE	3-30-20	REVISION PER	DATE
1	IST	PER TWP REVIEW	3-30-20
NO	BY	PER	DATE

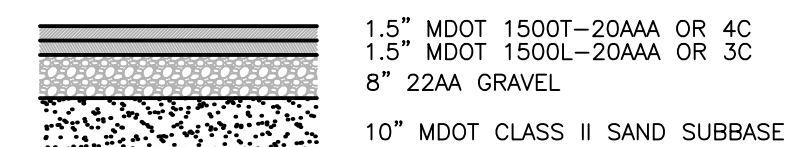




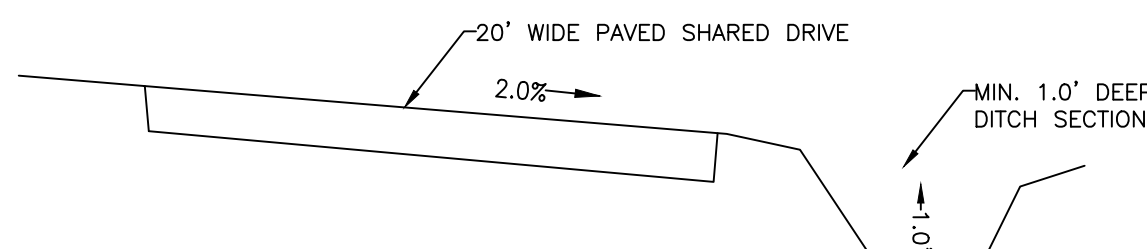
NO PARKING SIGN DETAIL
(NO SCALE)



ASPHALT SECTION WITHIN GOLF CLUB ROAD R.O.W.
(NO SCALE)



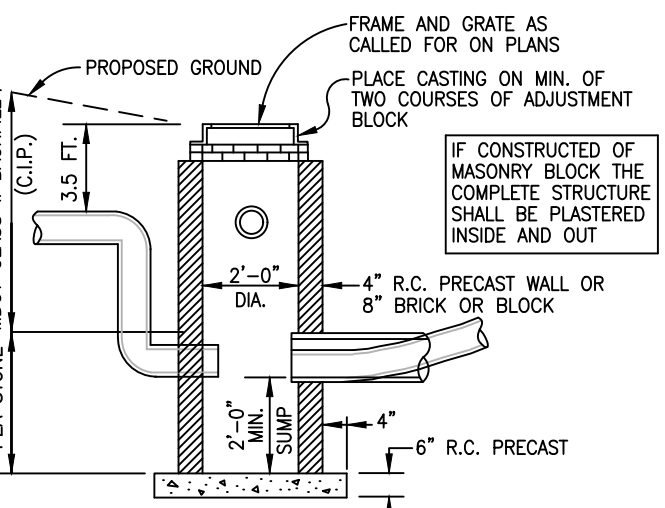
PRIVATE ROAD ASPHALT SECTION
(NO SCALE)



TYPICAL SHARED DRIVE CROSS SECTION
(NO SCALE)

INSTALL SUBDRAINS AT ALL CATCH BASINS LOCATED WITHIN ROADWAY

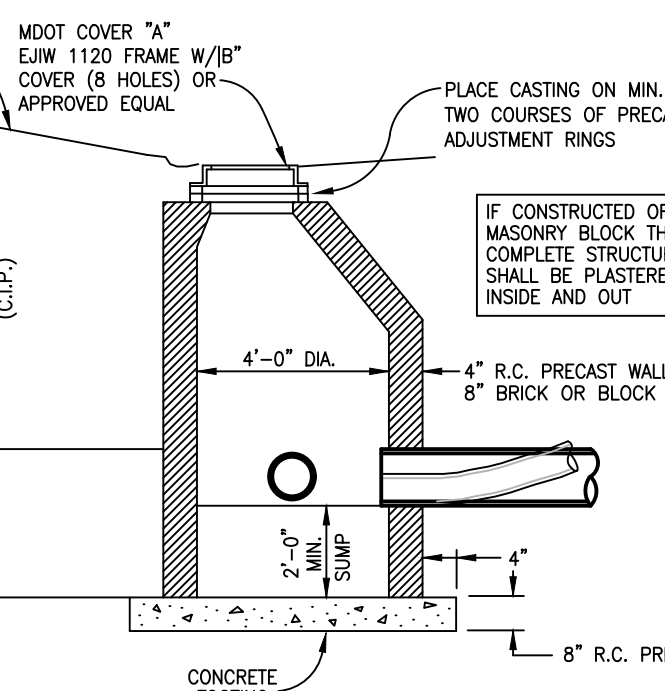
- 4 L.F. (MIN.) 6" PERFORATED P.V.C. PIPE WRAPPED WITH GEOTEXTILE FABRIC PLACED AT LOWEST INVERT PARALLEL TO ROAD OR LINE OF PIPE. BACK-FILLED WITH PEA STONE ONE FOOT ABOVE PIPE.
- AT LOWPOINT CATCH BASINS 20 L.F. (MIN.) OF 6" PERFORATED P.V.C. PIPE WRAPPED WITH GEOTEXTILE FABRIC, STARTING AT LOWEST INVERT AND CONTINUING AT 3.5 FT. BELOW ROAD-WAY, PARALLEL TO ROAD. (BOTH DIRECTIONS) BACK-FILLED WITH PEA STONE TO THE SUBBASE.



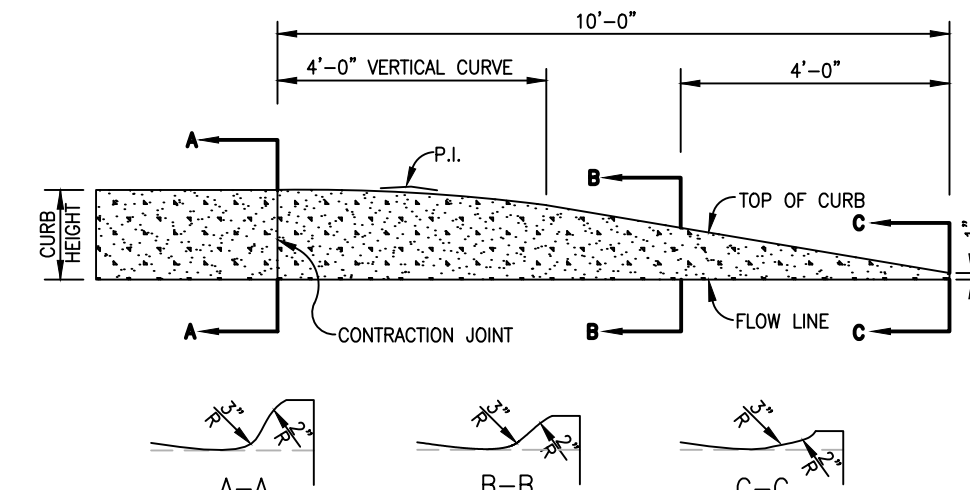
2 FT. DIA. CATCH BASIN W/SUMP
(NO SCALE)

INSTALL SUBDRAINS AT ALL CATCH BASINS LOCATED WITHIN ROADWAY

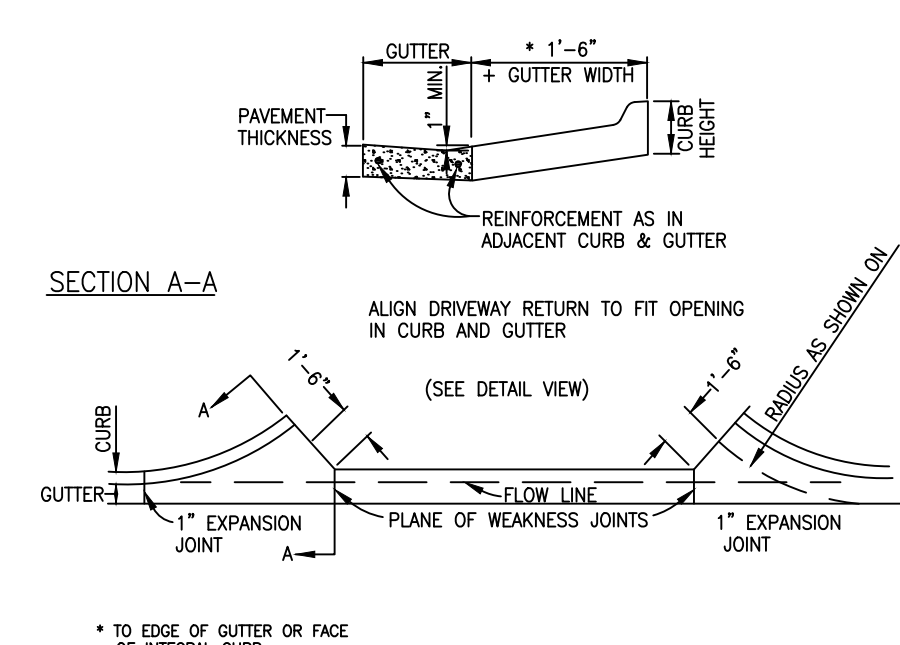
- 4 L.F. (MIN.) 6" PERFORATED P.V.C. PIPE WRAPPED WITH GEOTEXTILE FABRIC PLACED AT LOWEST INVERT PARALLEL TO ROAD OR LINE OF PIPE. BACK-FILLED WITH PEA STONE ONE FOOT ABOVE PIPE.



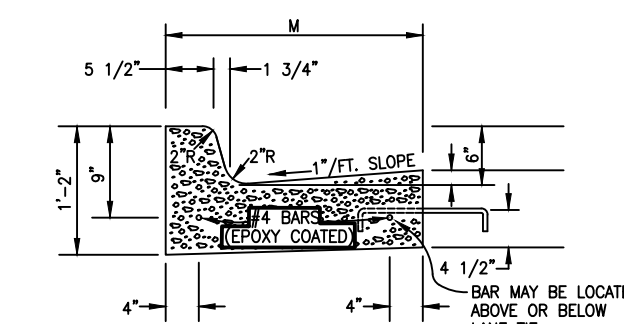
4 FT. DIA. STORM MANHOLE W/SUMP
(NO SCALE)



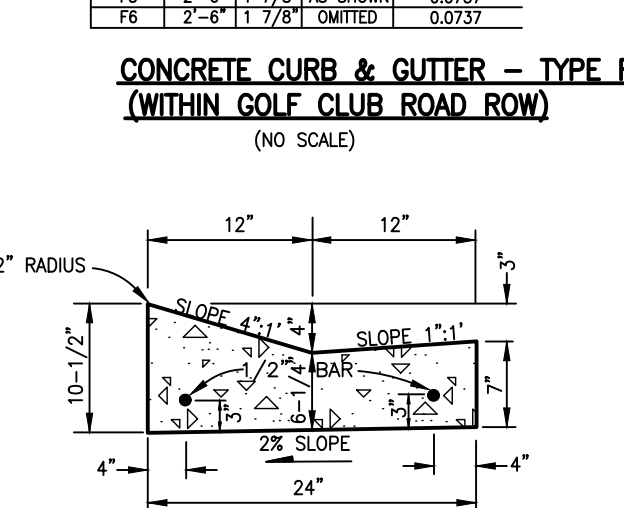
CONCRETE CURB AND GUTTER ENDINGS
(NO SCALE)



CONCRETE DRIVEWAY OPENING - MDOT STANDARD II-42, DETAIL 'M'
(NO SCALE)

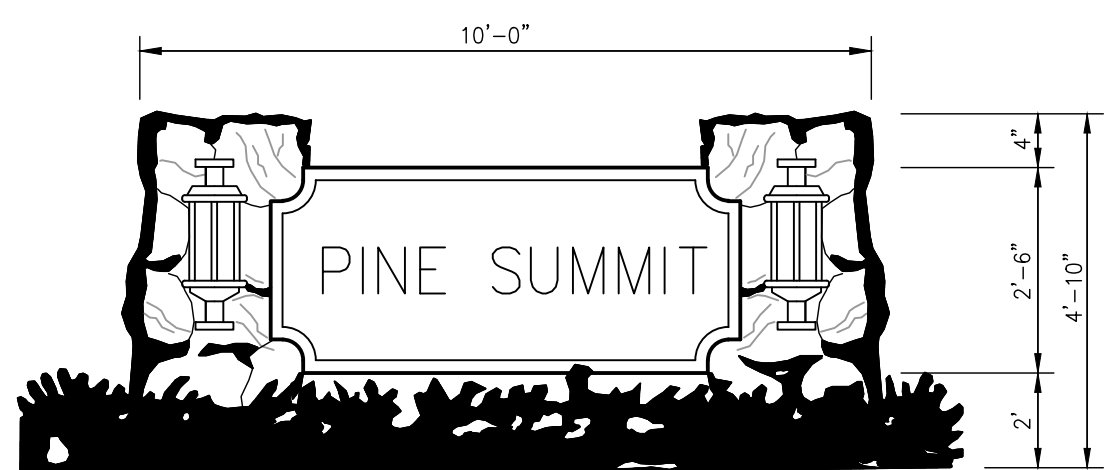


CONCRETE CURB & GUTTER - TYPE F (WITHIN GOLF CLUB ROAD ROW)
(NO SCALE)

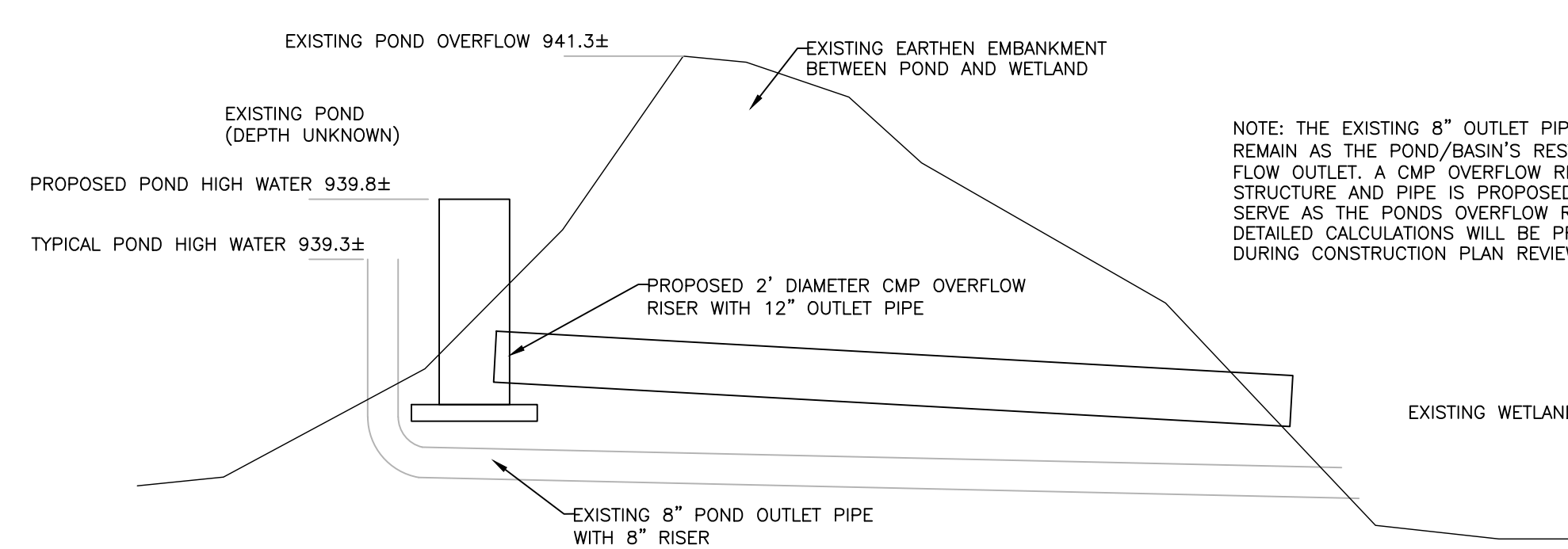


VALLEY TYPE MOUNTABLE CURB & GUTTER DETAILS
(NO SCALE)

DETAIL	DIMENSIONS	LANE TIES	CONCRETE CUTOFF/LIN.F.T.
F1	1'-6"	7/8"	0.0484
F2	1'-6"	7/8"	0.0484
F3	2'-0"	1 3/8"	0.0610
F4	2'-0"	1 3/8"	0.0610
F5	2'-0"	1 3/8"	0.0737
F6	2'-0"	1 3/8"	0.0737



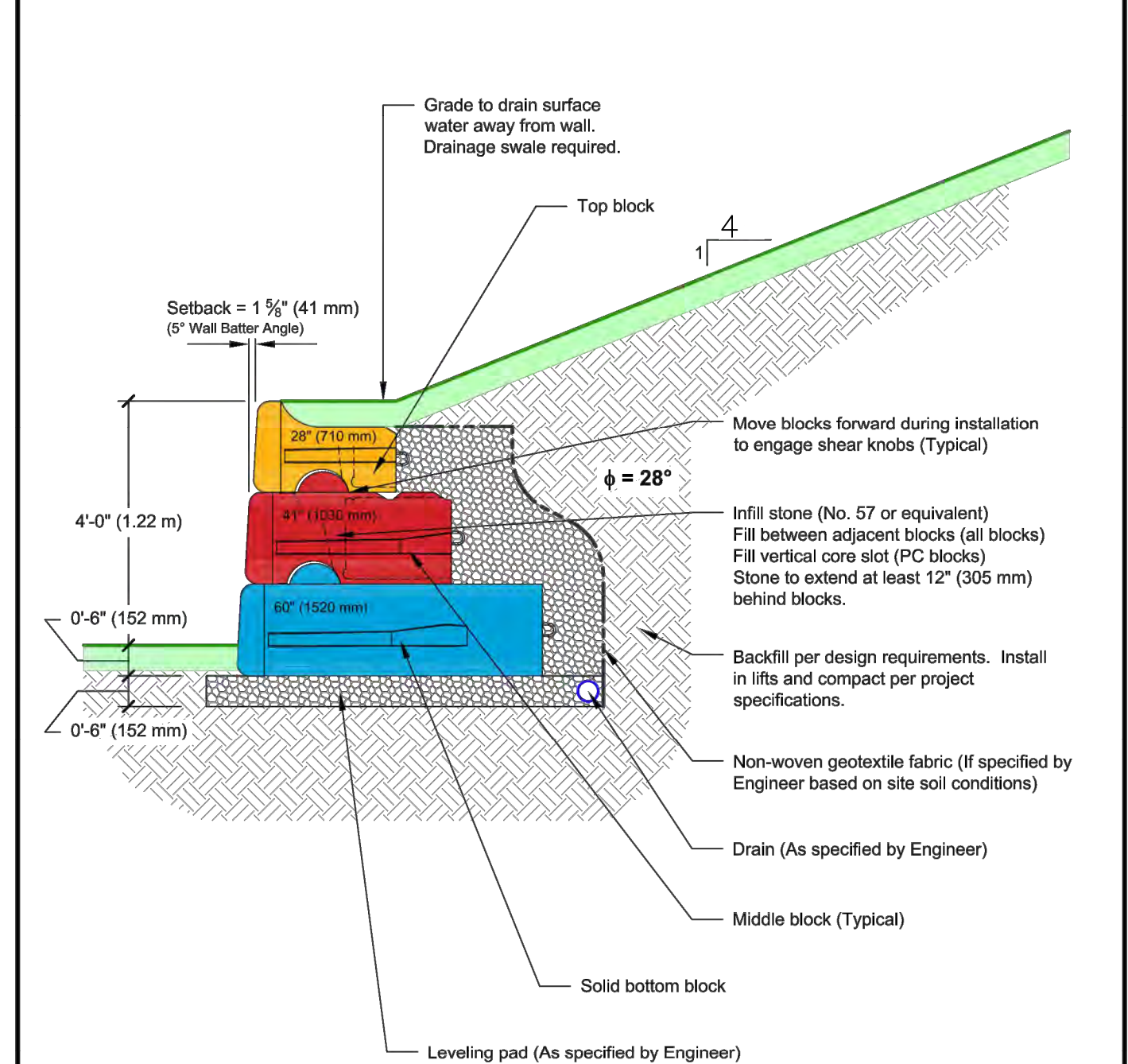
ENTRANCE SIGN DETAIL
SCALE: NONE



EXISTING/PROPOSED POND OUTLET PIPE DETAIL
(NO SCALE)

NOTE: THE EXISTING 8" OUTLET PIPE IS TO REMAIN AS THE POND/BASIN'S RESTRICTED FLOW OUTLET. A CMP OVERFLOW RISER STRUCTURE AND PIPE IS PROPOSED TO SERVE AS THE POND'S OVERFLOW ROUTE. DETAILED CALCULATIONS WILL BE PROVIDED DURING CONSTRUCTION PLAN REVIEW.

$\phi = 28^\circ$ SILTY SAND or CLAYEY SAND
LOAD CONDITION C 1:2.5 BACK SLOPE, NO LIVE LOAD SURCHARGE, NO TOE SLOPE
3 BLOCK HIGH SECTION
(1) 28" (710 mm) Block
(1) 41" (1030 mm) Block
(1) 60" (1520 mm) Block
PRELIMINARY
Professional Engineering Design
Required for Construction



LANDSCAPE WALL DETAIL
SCALE: NONE

NORTH FOREBAY VOLUME CALCS

LIVINGSTON COUNTY DETENTION BASIN CALCULATIONS

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
0.50	0.9	0.45
0.00	0.7	0.00
0.90	0.2	0.18

COMPOUND C: 0.45
TOTAL DRAINAGE AREA: 1.40 ACRES

K1 = AxC (Design Constant) 0.63
Qa = MAX ALLOW OUTFLOW (0.1 CFS / ACRE) = 0.140 CFS

DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN RUNOFF x AxC	OUTFLOW DURATION x Qa	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2750	1733	42	1691
10	600	7.86	4714	2970	84	2886
15	900	6.88	6188	3898	126	3772
20	1200	6.11	7333	4620	168	4452
30	1800	5.00	9000	5670	252	5418
60	3600	3.24	11647	7338	504	6834
90	5400	2.39	12913	8135	756	7379
120	7200	1.90	13655	8603	1008	7595
180	10800	1.34	14488	9127	1512	7615

REQUIRED 100 YEAR DETENTION VOLUME = 7615 CF

FOREBAY VOLUME V(F) = 5% OF THE 100-YEAR STORM VOLUME BASED ON THE AREA TRIBUTARY TO THE INLET

V(F) = (0.05)(V100) = 381 CF

FOREBAY STORAGE VOLUME REQUIRED: 381 CF

FOREBAY STORAGE VOLUME PROVIDED: 1789

ELEV	AREA	VOLUME	CUMMULATIVE VOLUME
935	2237	1789	1789
934	1340	979	
933	617	364	
932	110		

CENTRAL FOREBAY VOLUME CALCS

LIVINGSTON COUNTY DETENTION BASIN CALCULATIONS

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
4.90	0.9	4.41
0.00	0.7	0.00
11.10	0.2	2.22

COMPOUND C: 0.41
TOTAL DRAINAGE AREA: 16.00 ACRES

K1 = AxC (Design Constant) 6.56
Qa = MAX ALLOW OUTFLOW (0.1 CFS / ACRE) = 1.600 CFS

DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN RUNOFF x AxC	OUTFLOW DURATION x Qa	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2750	1804	480	17560
10	600	7.86	4714	30926	960	29966
15	900	6.88	6188	40590	1440	39150
20	1200	6.11	7333	48107	1920	46187
30	1800	5.00	9000	59040	2880	56190
60	3600	3.24	11647	76405	5760	70545
90	5400	2.39	12913	84710	8640	76070
120	7200	1.90	13655	89578	11520	78058
180	10800	1.34	14488	95040	17280	77760

REQUIRED 100 YEAR DETENTION VOLUME = 78058 CF

FOREBAY VOLUME V(F) = 5% OF THE 100-YEAR STORM VOLUME BASED ON THE AREA TRIBUTARY TO THE INLET

V(F) = (0.05)(V100) = 3903 CF

FOREBAY STORAGE VOLUME REQUIRED: 3903 CF

FOREBAY STORAGE VOLUME PROVIDED: 4556

ELEV	AREA	VOLUME	CUMMULATIVE VOLUME
943	2414	2066	2066
942	1717	1419	2291
941	1120	872	2466
940	624	414	
939	204	110	
938	15		

SOUTH FOREBAY VOLUME CALCS

LIVINGSTON COUNTY DETENTION BASIN CALCULATIONS

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
1.00	0.9	0.90
0.00	0.7	0.00
2.50	0.2	0.50

COMPOUND C: 0.40
TOTAL DRAINAGE AREA: 3.50 ACRES

K1 = AxC (Design Constant) 1.4
Qa = MAX ALLOW OUTFLOW (0.1 CFS / ACRE) = 0.350 CFS

DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN RUNOFF x AxC	OUTFLOW DURATION x Qa	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2750	3850	105	3745
10	600	7.86	4714	6600	210	6390
15	900	6.88	6188	8663	315	8348
20	1200	6.11	7333	10267	420	9847
30	1800	5.00	9000	12600	630	11970
60	3600	3.24	11647	16306	1260	15046
90	5400	2.39	12913	18078	1890	16188
120	7200	1.90	13655	19117	2520	16597
180	10800	1.34	14488	20283	3780	16503

REQUIRED 100 YEAR DETENTION VOLUME = 16597 CF

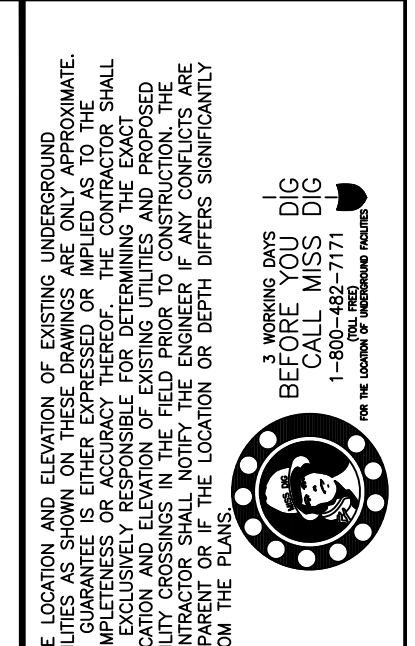
FOREBAY VOLUME V(F) = 5% OF THE 100-YEAR STORM VOLUME BASED ON THE AREA TRIBUTARY TO THE INLET

V(F) = (0.05)(V100) = 830 CF

FOREBAY STORAGE VOLUME REQUIRED: 830 CF

FOREBAY STORAGE VOLUME PROVIDED: 1953

ELEV	AREA	VOLUME	CUMMULATIVE VOLUME
946	2742	1953	1953
945	1163	683	
944	202	63	
943.5	50		



BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517-546-4836 FAX 517-548-1670

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3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517-546-4836 FAX 517-548-1670

PROJECT: PINE SUMMIT
PREPARED FOR: BIBLE BAPTIST CHURCH
2258 EAST HIGHLAND ROAD
HOWELL, MI 48843
517-715-9223

TITLE: CONSTRUCTION DETAILS

NO	BY	DATE
1	ST	3-30-20
2	ST	
3	ST	
4	ST	
5	ST	
6	ST	
7	ST	
8	ST	
9	ST	
10	ST	

DESIGNED BY: ST
DRAWN BY: ST
CHECKED BY:

SCALE: 19-353-3
JOB NO. 19-353-3
DATE: 3-3-20
SHEET NO. 8





Scott A. Mommer Consulting

Land Development Services

4694 W. Jacquelyn Avenue, Fresno CA 93722
Phone: (559) 978-1000

Thursday April 30, 2020

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

RE: Home Depot Special Land Use Permit (SLU20-02) - Minor Amendment Request

Genoa Township Planning Commission,

On behalf of Home Depot, our Firm is requesting for a Minor Amendment to the Special Land Use Permit for the existing Home Depot at 3330 E. Grand River, Howell, MI (APN: 11-05-300-027). The attached Site Plan identifies the proposed location at the front apron of the southerly end for "Merchandise Display" to allow the store to display seasonal merchandise for sale.

After review of the request and the attached proposed Site Plan, please feel free to contact me with any questions by email at smommer@larsandersen.com or by phone at 559-978-7643.

Sincerely,
SCOTT A. MOMMER CONSULTING

Scott A. Mommer
Scott A. Mommer, PE

MINOR SITE PLAN AMENDMENT

SCOTT A. MOMMER CONSULTING

LAND DEVELOPMENT SERVICES

4694 WEST JACQUELYN AVENUE - FRESNO, CA 93722
 TEL: 559 978-1000 FAX: 559 276-0850 SMOMMER@SCOTTMOMMER.COM

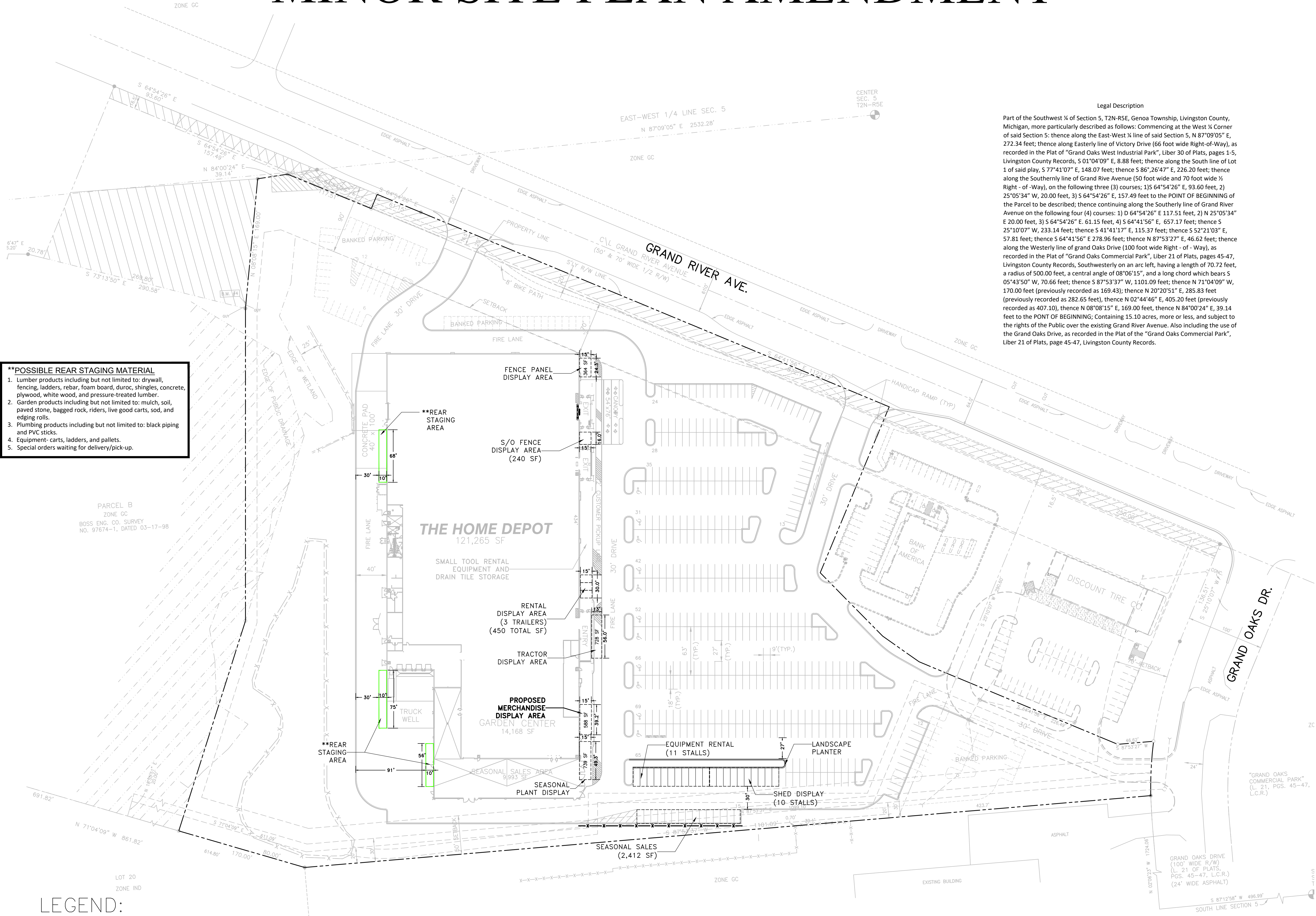


VICINITY MAP
 NOT TO SCALE

PROJECT INFORMATION

HOME DEPOT SITE DATA	
HOME DEPOT AREA	15.10 AC
HOME DEPOT BUILDING AREAS	
HOME DEPOT BUILDING	121,265 SF
GARDEN CENTER	+14,168 SF
TOTAL HD BUILDING AREA	135,433 SF
ZONING INFORMATION	
APN:	11-05-300-027
ZONING:	RCD (REGIONAL COMMERCIAL DISTRICT)
LAND USE:	REGIONAL COMMERCIAL

Legal Description
 Part of the Southwest ¼ of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West ¼ Corner of said Section 5; thence along the East-West ¼ line of said Section 5, N 87°09'05" E, 272.34 feet; thence along Easterly line of Victory Drive (66 foot wide Right-of-Way), as recorded in the Plat of "Grand Oaks West Industrial Park", Liber 30 of Plats, pages 1-5, Livingston County Records, S 01°04'09" E, 8.88 feet; thence along the South line of Lot 1 of said plat, S 77°41'07" E, 148.07 feet; thence S 86°26'47" E, 226.20 feet; thence along the Southernly line of Grand River Avenue (50 foot wide and 70 foot wide ½ Right-of-Way), on the following three (3) courses; 1) S 64°54'26" E, 93.60 feet, 2) 25°05'34" W, 20.00 feet, 3) S 64°54'26" E, 157.49 feet to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the Southernly line of Grand River Avenue on the following four (4) courses: 1) D 64°54'26" E 117.51 feet, 2) N 25°05'34" E 20.00 feet, 3) S 64°54'26" E, 61.15 feet, 4) S 64°41'56" E, 657.17 feet; thence S 25°10'07" W, 233.14 feet; thence S 41°41'17" E, 115.37 feet; thence S 52°21'03" E, 57.81 feet; thence S 64°41'56" E 278.96 feet; thence N 87°53'27" E, 46.62 feet; thence along the Westerly line of Grand Oaks Drive (100 foot wide Right-of-Way), as recorded in the Plat of "Grand Oaks Commercial Park", Liber 21 of Plats, pages 45-47, Livingston County Records, Southwesterly on an arc left, having a length of 70.72 feet, a radius of 500.00 feet, a central angle of 08°06'15", and a long chord which bears S 05°43'50" W, 70.66 feet; thence S 87°53'37" W, 1101.09 feet; thence N 71°04'09" W, 170.00 feet (previously recorded as 169.43); thence N 20°20'51" E, 285.83 feet (previously recorded as 282.65 feet), thence N 02°44'46" E, 405.20 feet (previously recorded as 407.10), thence N 08°08'15" E, 169.00 feet, thence N 84°00'24" E, 39.14 feet to the POINT OF BEGINNING; Containing 15.10 acres, more or less, and subject to the rights of the Public over the existing Grand River Avenue. Also including the use of the Grand Oaks Drive, as recorded in the Plat of the "Grand Oaks Commercial Park", Liber 21 of Plats, page 45-47, Livingston County Records.



- **POSSIBLE REAR STAGING MATERIAL**
- Lumber products including but not limited to: drywall, fencing, ladders, rebar, foam board, duroc, shingles, concrete, plywood, white wood, and pressure-treated lumber.
 - Garden products including but not limited to: mulch, soil, paved stone, bagged rock, riders, live good carts, sod, and edging rolls.
 - Plumbing products including but not limited to: black piping and PVC sticks.
 - Equipment- carts, ladders, and pallets.
 - Special orders waiting for delivery/pick-up.

- LEGEND:**
- TOOL RENTAL CENTER DISPLAY AREA
 - 4" WIDE GREEN PAINT STRIPING

SITE PLAN NOTES:
 REVISION NOTES:

COVER SHEET

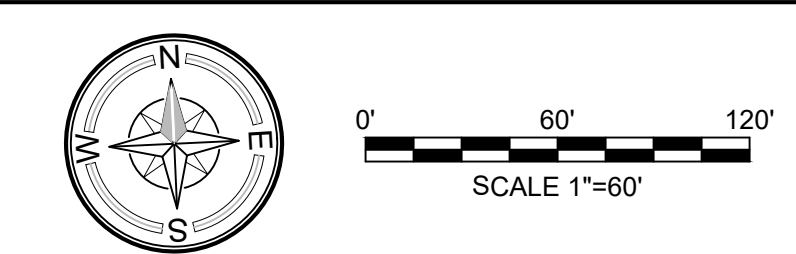
DATE: 04/29/20
 REVISION DATES:
 SITE PLANNER: DEREK FINNEGAN
 SITE DEV. COORDINATOR: SCOTT MOMMER
 R. E. MARKET:
 R. E. AGENDA NAME:
 R. E. MANAGER:



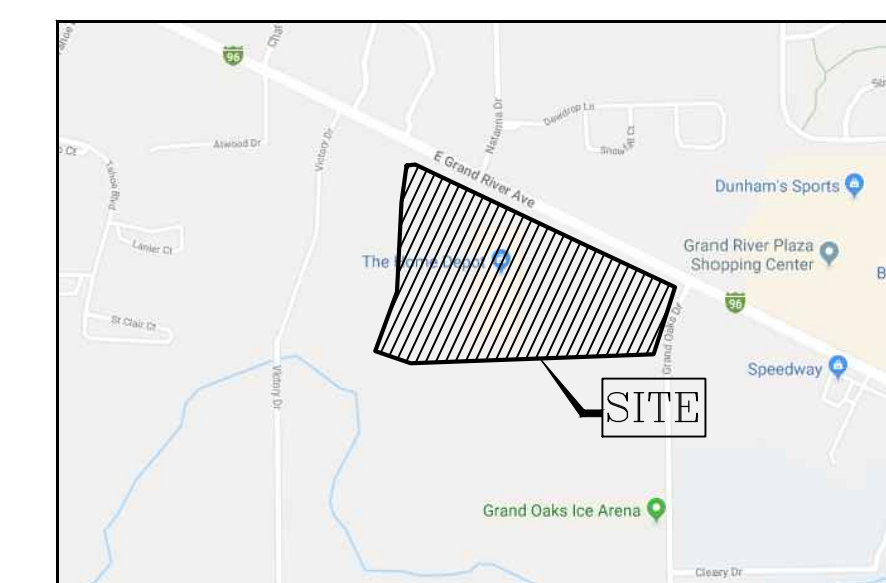
**MI - HOWELL
 STORE #2751**

ADDRESS: 3330 E GRAND RIVER AVE
 HOWELL, MI 48843

LA PROJECT NUMBER: 19029.00



PLAN VIEW
 SHEET 1 OF 2



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION

HOME DEPOT SITE DATA	
HOME DEPOT AREA	15.10 AC
HOME DEPOT BUILDING AREAS	
HOME DEPOT BUILDING	121,265 SF
GARDEN CENTER	+ 14,168 SF
TOTAL HD BUILDING AREA	135,433 SF
PARKING REQUIRED PER CITY CODE	381 STALLS
*HOME DEPOT (@ 1/300 SF) GFA	
OUTDOOR COMMERCIAL DISPLAY AND SALE (@ 1/800 SF OF DISPLAY AREA)	+ 13 STALLS
TOTAL PARKING REQUIRED	394 STALLS
* BASED ON GLA PER ZONING ORDINANCE = 114,424 SF	
PARKING PROVIDED	452 STALLS
SPACES PROVIDED	
LESS SHED DISPLAY	- 10 STALLS
LESS EQUIPMENT RENTAL AREA	- 11 STALLS
LESS SEASONAL SALES	- 15 STALLS
LESS LANDSCAPE PLANTER	- 22 STALLS
TOTAL PROVIDED	394 STALLS
ZONING INFORMATION	
APN:	11-05-300-027
ZONING:	RCD (REGIONAL COMMERCIAL DISTRICT)
LAND USE:	REGIONAL COMMERCIAL
BUILDING COVERAGE (35% MAX):	20.6%
IMPERVIOUS SURFACE RATIO (75% MAX):	66.3%

SITE PLAN NOTES:

REVISION NOTES:

SITE PLAN

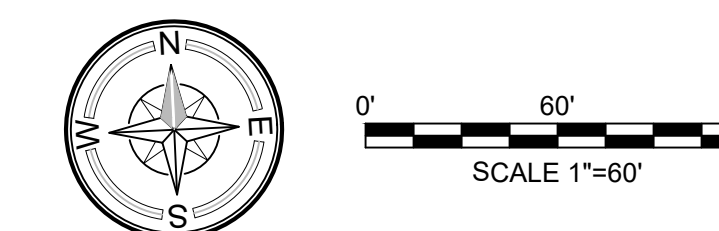
DATE: 04/29/20
 REVISION DATES:
 SITE PLANNER: DEREK FINNEGAN
 SITE DEV. COORDINATOR: SCOTT MOMMER
 R. E. MARKET
 R. E. AGENDA NAME
 R. E. MANAGER



MI - HOWELL
STORE #2751

ADDRESS: 3330 E GRAND RIVER AVE
HOWELL, MI 48843

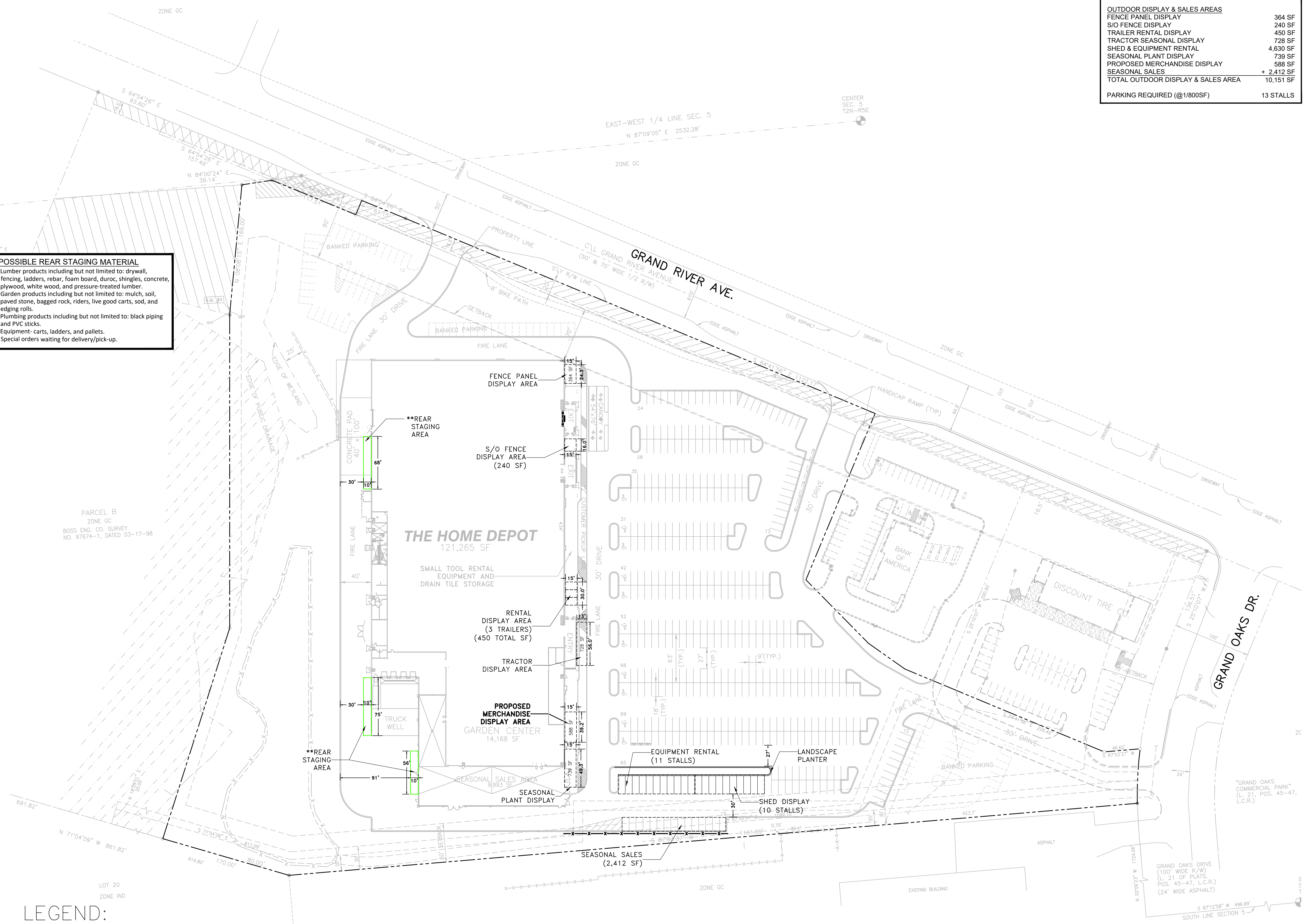
LA PROJECT NUMBER 19029.00



PLAN VIEW
SHEET 2 OF 2

OUTDOOR DISPLAY & SALES AREAS	
FENCE PANEL DISPLAY	364 SF
S/O FENCE DISPLAY	240 SF
TRAILER RENTAL DISPLAY	450 SF
TRACTOR SEASONAL DISPLAY	728 SF
SHED & EQUIPMENT RENTAL	4,630 SF
SEASONAL PLANT DISPLAY	739 SF
PROPOSED MERCHANDISE DISPLAY	588 SF
SEASONAL SALES	+ 2,412 SF
TOTAL OUTDOOR DISPLAY & SALES AREA	10,151 SF
PARKING REQUIRED (@1/800SF)	13 STALLS

- **POSSIBLE REAR STAGING MATERIAL**
- Lumber products including but not limited to: drywall, fencing, ladders, rebar, foam board, duroc, shingles, concrete, plywood, white wood, and pressure-treated lumber.
 - Garden products including but not limited to: mulch, soil, paved stone, bagged rock, riders, live good carts, sod, and edging rolls.
 - Plumbing products including but not limited to: black piping and PVC sticks.
 - Equipment- carts, ladders, and pallets.
 - Special orders waiting for delivery/pick-up.



- LEGEND:**
- TOOL RENTAL CENTER DISPLAY AREA
 - 4" WIDE GREEN PAINT STRIPING

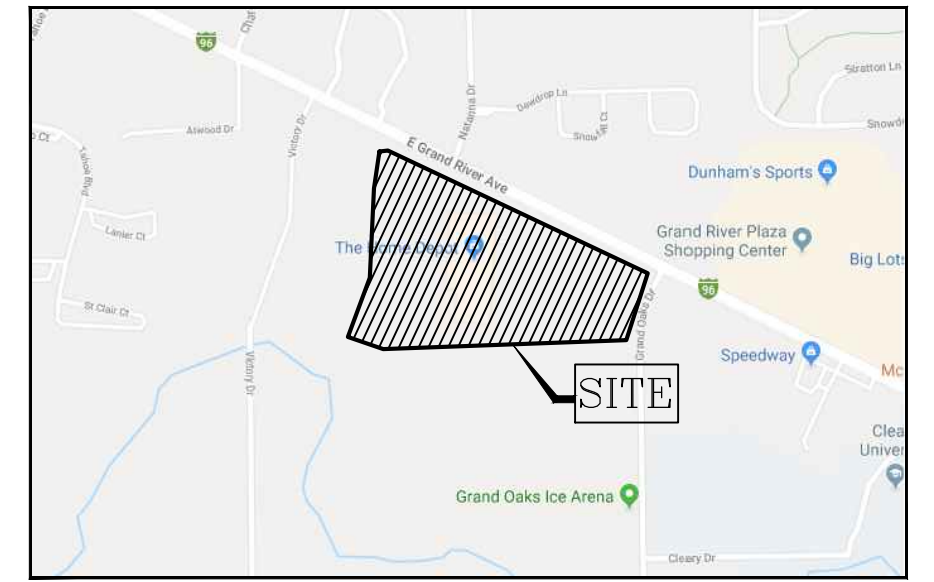
OUTDOOR STORAGE PLAN FOR TOOL RENTAL EQUIPMENT AREA HOWELL, MI

Previously Approved Plan for Comparison

SCOTT A. MOMMER CONSULTING

LAND DEVELOPMENT SERVICES

4694 WEST JACQUELYN AVENUE - FRESNO, CA 93722
TEL: 559 978-1000 FAX: 559 276-0850 SMOMMER@SCOTTMOMMER.COM



VICINITY MAP
NOT TO SCALE



PROJECT INFORMATION

HOME DEPOT SITE DATA	
HOME DEPOT AREA	15.10 AC
HOME DEPOT BUILDING AREAS	
HOME DEPOT BUILDING	121,265 SF
GARDEN CENTER	+ 14,168 SF
TOTAL HD BUILDING AREA	135,433 SF
ZONING INFORMATION	
APN:	11-05-300-027
ZONING:	RCD (REGIONAL COMMERCIAL DISTRICT)
LAND USE:	REGIONAL COMMERCIAL

SITE PLAN NOTES:

REVISION NOTES:

COVER SHEET

DATE: 6/10/2019
REVISION DATES: 02/19/2020

SITE PLANNER: DEREK FINNEGAN
SITE DEV. COORDINATOR: SCOTT MOMMER
R. E. MARKET:
R. E. AGENDA NAME:
R. E. MANAGER:



MI - HOWELL
STORE #2751

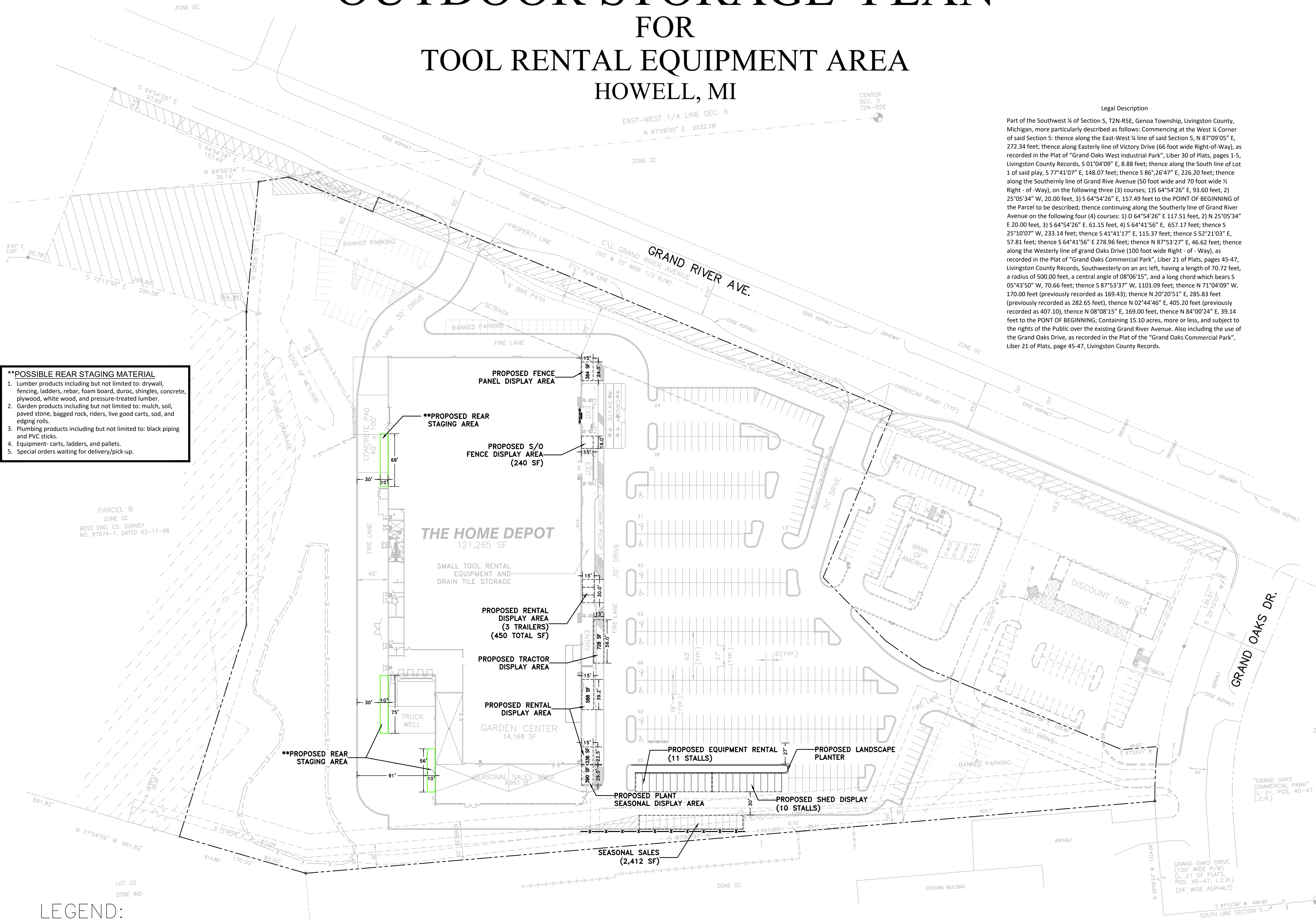
ADDRESS: 3330 E GRAND RIVER AVE
HOWELL, MI 48843

LA PROJECT NUMBER: 19029.00



0' 60' 120'
SCALE 1"=60'

PLAN VIEW
SHEET 1 OF 4



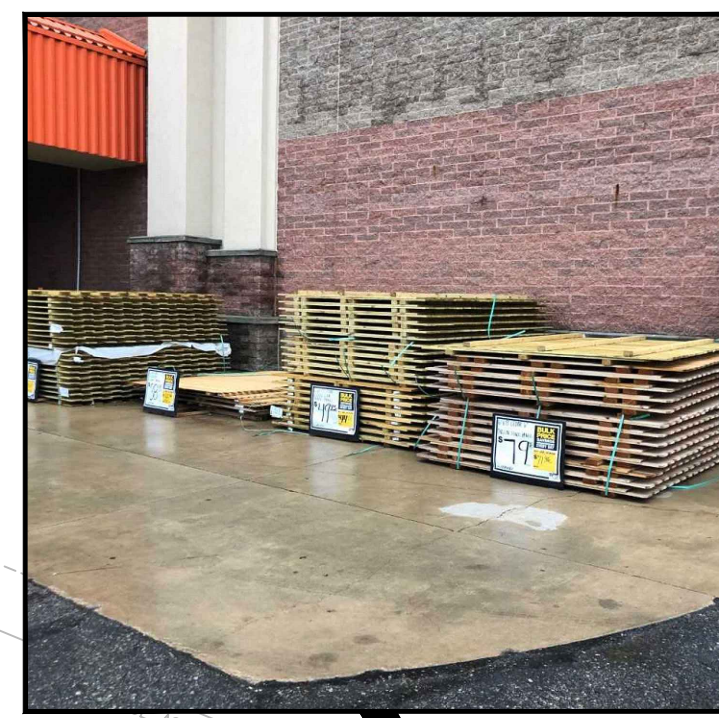
- **POSSIBLE REAR STAGING MATERIAL**
- Lumber products including but not limited to: drywall, fencing, ladders, rebar, foam board, duroc, shingles, concrete, plywood, white wood, and pressure-treated lumber.
 - Garden products including but not limited to: mulch, soil, paved stone, bagged rock, riders, live good carts, sod, and edging rolls.
 - Plumbing products including but not limited to: black piping and PVC sticks.
 - Equipment- carts, ladders, and pallets.
 - Special orders waiting for delivery/pick-up.

LEGEND:

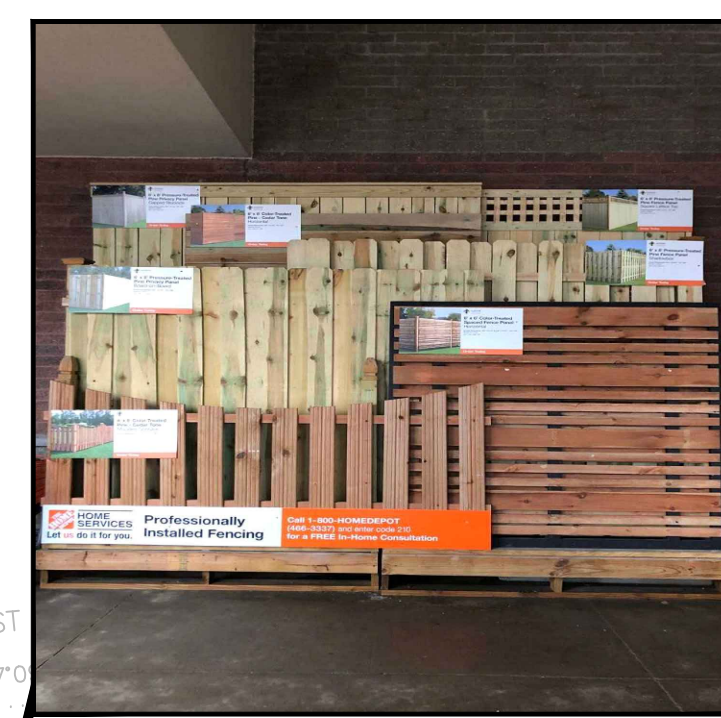
- TOOL RENTAL CENTER DISPLAY AREA
- 4" WIDE GREEN PAINT STRIPING

Previously Approved Plan for Comparison

OUTDOOR DISPLAY & SALES AREAS	
PROPOSED FENCE PANEL DISPLAY	364 SF
PROPOSED S/O FENCE DISPLAY	240 SF
PROPOSED TRAILER RENTAL DISPLAY	450 SF
PROPOSED TRACTOR SEASONAL DISPLAY	728 SF
PROPOSED RENTAL DISPLAY	928 SF
PROPOSED PLANT SEASONAL DISPLAY	390 SF
PROPOSED SHED & EQUIPMENT RENTAL	4,630 SF
PROPOSED SEASONAL SALES	+ 2,412 SF
TOTAL OUTDOOR DISPLAY & SALES AREA	10,140 SF
PARKING REQUIRED (@1/800SF)	13 STALLS



FENCE PANELS STORED OUTSIDE



S/O FENCE DISPLAY WHICH IS LOCATED UNDER THE CANOPY BY THE PRO DOORS

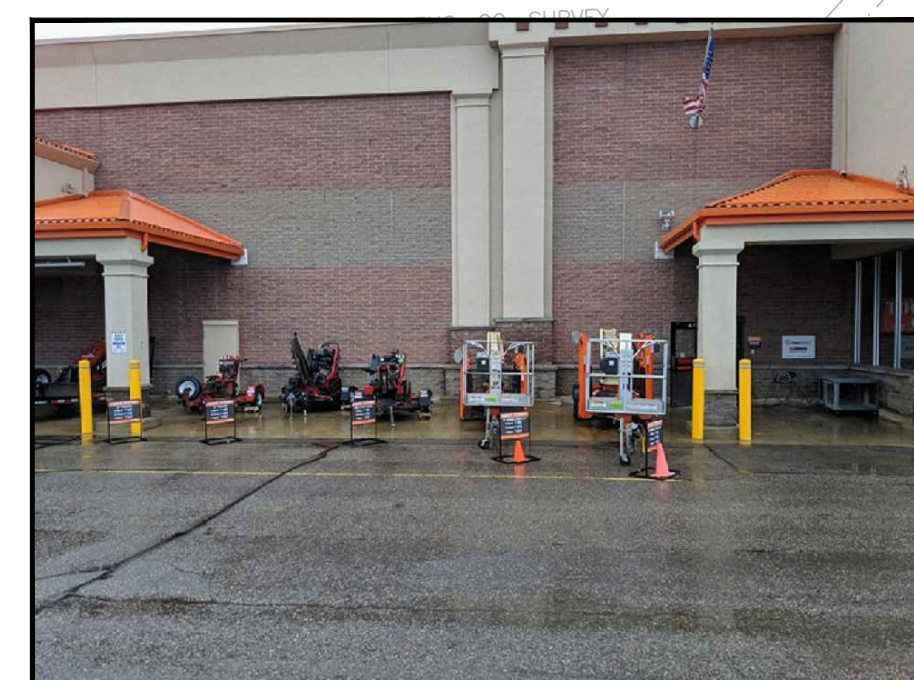
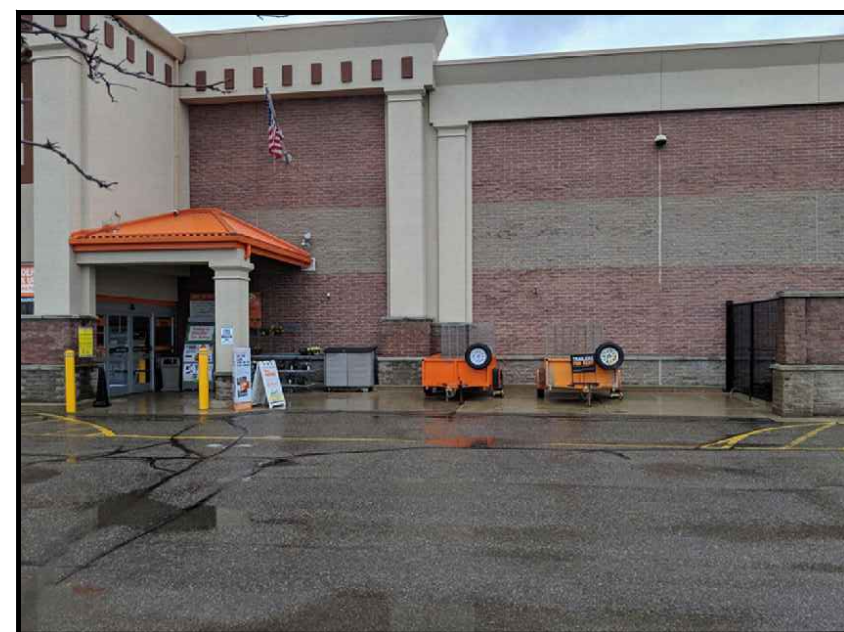


VICINITY MAP NOT TO SCALE

PROJECT INFORMATION

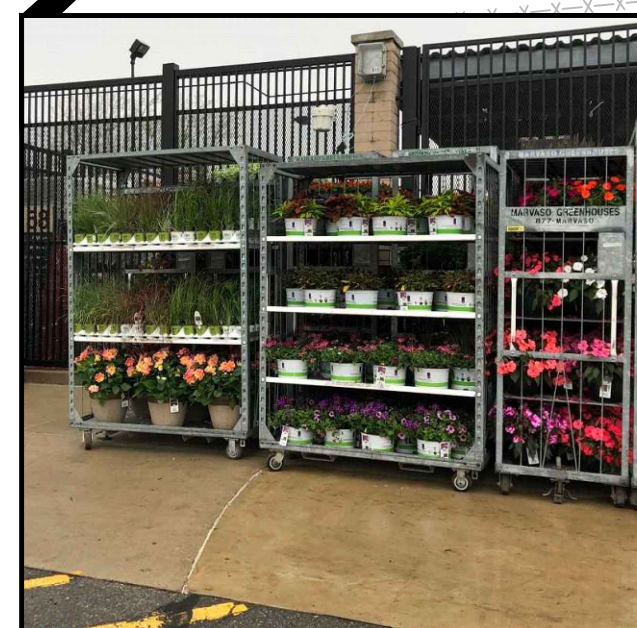
HOME DEPOT SITE DATA	
HOME DEPOT AREA	15.10 AC
HOME DEPOT BUILDING AREAS	
HOME DEPOT BUILDING	121,265 SF
GARDEN CENTER	+ 14,168 SF
TOTAL HD BUILDING AREA	135,433 SF
PARKING REQUIRED PER CITY CODE	
*HOME DEPOT (@ 1/300 SF) GFA	381 STALLS
OUTDOOR COMMERCIAL DISPLAY AND SALE (@ 1/800 SF OF DISPLAY AREA)	+ 13 STALLS
TOTAL PARKING REQUIRED	394 STALLS
* BASED ON GLA PER ZONING ORDINANCE = 114,424 SF	
PARKING PROVIDED	
SPACES PROVIDED	452 STALLS
LESS SHED DISPLAY	- 10 STALLS
LESS EQUIPMENT RENTAL AREA	- 11 STALLS
LESS SEASONAL SALES	- 15 STALLS
LESS LANDSCAPE PLANTER	- 22 STALLS
TOTAL PROVIDED	394 STALLS
ZONING INFORMATION	
APN:	11-05-300-027
ZONING:	RCD (REGIONAL COMMERCIAL DISTRICT)
LAND USE:	REGIONAL COMMERCIAL
BUILDING COVERAGE (35% MAX):	20.6%
IMPERVIOUS SURFACE RATIO (75% MAX):	66.3%

- **POSSIBLE REAR STAGING MATERIAL**
- Lumber products including but not limited to: drywall, fencing, ladders, rebar, foam board, duroc, shingles, concrete, plywood, white wood, and pressure-treated lumber.
 - Garden products including but not limited to: mulch, soil, paved stone, bagged rock, riders, live good carts, sod, and edging rolls.
 - Plumbing products including but not limited to: black piping and PVC sticks.
 - Equipment- carts, ladders, and pallets.
 - Special orders waiting for delivery/pick-up.



TRACTORS TO BE STORED ON DISPLAY OUTSIDE THE FRONT ENTRANCE DURING THE SPRING/SUMMER SEASON.

- LEGEND:**
- TOOL RENTAL CENTER DISPLAY AREA
 - 4" WIDE GREEN PAINT STRIPING



PLANT RACKS & TABLES TO BE DISPLAYED OUTDOORS DURING SPRING/SUMMER SEASON.

PROPOSED OUTDOOR STORAGE AREA

DATE:	6/10/2019
REVISION DATES:	02/19/2020
SITE PLANNER	DEREK FINNEGAN
SITE DEV. COORDINATOR	SCOTT MOMMER
R. E. MARKET	
R. E. AGENDA NAME	
R. E. MANAGER	



MI - HOWELL STORE #2751

ADDRESS: 3330 E GRAND RIVER AVE HOWELL, MI 48843

LA PROJECT NUMBER 19029.00



Minutes from Home Depot Approval

Planning Commission Meeting
February 10, 2020 Approved Minutes

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 10, 2020
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present were Marianne McCreary, Chris Grajek, Eric Rauch, and Jeff Dhaenens. Absent were Jim Mortensen and Jill Rickard. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, and Brian Borden of Safebuilt Studio. There were no audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner McCreary, seconded by Commissioner Grajek, to approve the agenda as presented. **The motion carried unanimously.**

ELECTION OF OFFICERS:

Ms. Van Marter noted that officers are required to be elected at the first meeting of the month. The Chairperson, Vice-Chairperson and Secretary need to be selected.

Moved by Commissioner Rauch, seconded by Commissioner Grajek, to elect Ms. McCreary as Secretary, Mr. Grajek as Chairman, and himself as Vice-Chairman. **The motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:35 pm with no response.

OLD BUSINESS:

OPEN PUBLIC HEARING #1... Review of a special use, site plan and environmental impact assessment for outdoor sales, storage and display for Home Depot. The property in question is located at 3330 E. Grand River, Howell. The request is petitioned by Scott A. Mommer.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment. (1-20-20)
- C. Recommendation of Site Plan. (1-13-20)

Mr. Brent LaVanway of Boss Engineering was present. He reviewed the changes since the last meeting. They have removed a row of parking and added a landscape island on the south side of the parking lot. This location will include the seasonal items, shed displays and equipment rental.

They are suggesting deciduous trees for the landscape island. They would be six-feet high at the time of planting. The opaque wood fence that is along the southern border of the parking lot will be eight-feet high and will sit on top of a three-foot high retaining wall, so the total height of the screening will be 11 feet.

Mr. Borden reviewed his letter dated February 5, 2020.

He noted that the applicant made the changes to the plan based on the discussion from the last meeting.

1. The Commission may require additional shrub plantings, or allow excess existing trees to count as the required buffer zones.
2. At the time of planting, the height of items stored in the parking lot will exceed the height of screening. The Commission may require taller evergreen trees at the time of planting and/or an increase in the number of evergreen trees.
3. The plantings depicted between the evergreen trees must be identified on the landscape plan.
4. A detail of the fencing around the seasonal sales area must be provided. Mr. LaVanway believes the description of the fence on the plan was a carry-over from a previous plan. There will not be a fenced-in area in the parking lot. This is being replaced with the new area discussed this evening. They will make this change on the plan.

Commissioner Rauch questioned the seasonal displays that are up near the building. What is the timing of the "season"? Mr. LaVanway stated the items being displayed depend on the time of year. There would be lawn mowers, tractors, etc. in the spring and summer, and then snow plows, etc. in the winter. Commissioner McCreary stated there is no time frame. It was agreed to remove the word "seasonal" from the plans. Commissioner Dhaenens wanted to ensure that if the word "seasonal" is removed, they cannot then move sheds to that area. Mr. LaVanway stated the location of the shed display is noted specifically on the plans so that is the only location where they will be placed.

Ms. VanMarter requested that if the Commission sends an approval to the Township Board, to state that the Special Use Permit be valid for one year, and renewals will be approved by Township staff.

The call to the public was made at 6:58 pm with no response.

Moved by Commissioner Rauch, seconded by Commission McCreary, to recommend to the Township Board approval of the Special Land Use Application for Home Depot being that the Commission finds this item to meet the requirements of Section 7.02.02(d) of the Township Ordinance. The recommendation is conditioned upon the following:

- It is valid for one year and can be renewed annually by Township staff.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commission Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated 1/20/20 for Home Depot, with the condition that Paragraph I is amended to state that no fence is allowed in the middle of the parking lot for seasonal sales. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commission Dhaenens, to recommend to the Township Board approval of the Site Plan dated 1/13/20 for Home Depot, with the following conditions:

- The fence on the south lot line is clarified as being eight-feet tall
- The word “seasonal” shall be removed from the tractor display area noted in the front of the building
- The use of shrubs between the evergreens proposed in the landscape planter is approved.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated the March 9, 2020 meeting is very heavy. There are five items scheduled. She reviewed the proposals.

She noted that there may be a special meeting in March if some of the applications are not ready to be heard at the first one.

Approval of the December 9, 2019 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the December 9, 2019 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

Chairman Grajek asked the Commissioners to think of items that they would like to change with the way the meetings are handled. He suggested that Commissioners do not interrupt each other or the petitioner when they are speaking.

Commissioner Rauch suggested letting the petitioner present their entire proposal without the Commission asking questions during the presentation. Questions should be held until they are finished.

Adjournment

Moved by Commissioner Dhaenans, seconded by Commissioner Rauch, to adjourn the meeting at 7:33 pm. **The motion carried unanimously.**

From: [Kelly VanMarter](#)
To: [Amy Ruthig](#)
Subject: FW: Correction to Draft Meeting Minutes - March 9, 2020
Date: Thursday, May 28, 2020 10:55:31 AM

Please put in packet for 6/3

Kelly VanMarter, AICP
Assistant Township Manager/Community Development Director

Genoa Charter Township
2911 Dorr Road, Brighton, Michigan 48116
Direct: (810) 588-6900, Phone: (810) 227-5225, Fax: (810) 227-3420
E-mail: kelly@genoa.org, Url: www.genoa.org

From: Daniel Boorstein [mailto:djb@sviprop.com]
Sent: Thursday, May 28, 2020 8:40 AM
To: Kelly VanMarter
Cc: Brad Maynes; Vince DeAngelis; Wayne Perry; Amy Cyphert
Subject: Correction to Draft Meeting Minutes - March 9, 2020

To: Genoa Charter Township Planning Commission

From: Daniel J. Boorstein, representative for BMH Realty, LLC

RE: Meeting Minutes from March, 9, 2020 review rezoning application, PUD application, PUD agreement, impact assessment, and conceptual PUD plan for a proposed Redevelopment Planned Unit Development (RDPUD) at the corner of Grand River and Lawson Drive

We have reviewed the DRAFT Meeting Minutes from the March 9, 2020 meeting as regards the above referenced project and we found an error in the definition of the project size. The proposed indoor climate controlled storage building as shown on the submitted plans is building measuring 310' x 105' or 32,255 sf. The 37,275 sf as referenced in both the agenda for the meeting as well as indicated on the DRAFT minutes of the meeting stated an outdated sf number taken off a previous plan iteration which was never formally submitted. The plans as presented show on the Site Plan and Zoning Plan the correct building dimensions and the Meeting Minutes should reflect the correct sf of the building.

Thank you for your consideration for this correction.

Sincerely,

Daniel J. Boorstein
SVI Properties, LLC
(248) 790-5552
djb@sviprop.com

Sender asserts that the substance of the above email correspondence is non-public, confidential and of a proprietary in nature. Sender requests that Recipient keep the contents of this email correspondence confidential and not disclose or disseminate same in any manner whatsoever, in whole or in part, without Sender's prior written consent. Sender, by this email correspondence, does not in any way authorize Recipient to act on behalf of Sender in any capacity whatsoever, including but not limited to, as Sender's Agent, Representative, or Associate. Further, Sender asserts exclusive ownership of all rights and privileges derived from the innovative concepts disclosed herein. Notice is hereby given that Sender shall use all lawful means to prohibit unauthorized use and improper competition.

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 9, 2020
6:30 P.M.
MINUTES**

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Marianne McCreary, Chris Grajek, Eric Rauch, Jim Mortensen, Jeff Dhaenens, Jill Rickard and Glynis McBain. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Gary Markstrom of Tetra Tech, and Brian Borden of Safebuilt Studio. There were 42 audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner McCreary, seconded by Commissioner Mortensen, to approve the agenda as presented. **The motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:31 pm. Mr. James DelCamp asked to speak to the Commission about bees. Chairman Grajek advised this item would be added to the end of the meeting agenda.

Chairman Grajek stated that the Planning Commission has the discretion to not start any new business after 10 pm.

OPEN PUBLIC HEARING #1...Consideration of a special use application, impact assessment and sketch plan for a proposed adult foster care small group home for up to 6 adults located at 3201 E. Coon Lake Road, Howell on the north side of Coon Lake Road between Richardson and Westphal Roads. The request is petitioned by Work Skills, Inc.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (2-3-2020)
- C. Recommendation of Sketch Plan (2-6-2020)

Ms. Tina Jackson, the President and CEO of Work Skills Corporation was present. She provided a summary of the mission and purpose of Work Skills. She noted they are not opening a halfway house, prisoner re-entry or drug recovery home. The home is for individuals with intellectual and developmental disabilities.

Ms. Anita Gibson, Vice President of Work Skills advised they would like to provide a safe environment for individuals in Livingston County. She showed pictures of the current home. There were residents who had to be moved from Livingston County because there was no home for them. They would like to move six of these residents back to the county so they can

Planning Commission Meeting
March 9, 2020 Unapproved Minutes

be near their family and friends and would work in the community. These homes are licensed and their staff is accredited and have physicals and background checks completed.

Steve Gronow of Chestnut Real Estate stated he is a resident of Genoa Township and lives one mile from this site. He works with Work Skills and recently did a tour of all of their facilities and interviewed the employees and the residents. The existing Howell home is staffed by very friendly people. He did research and did not find any negative impact on property values in the area where these homes are located. He showed photos of the existing home and a rendering of the proposed home. They would be adding onto the existing home, which was in foreclosure. It is seven acres of property and heavily wooded.

Livingston County Sheriff Mike Murphy, who is a Work Skills Board Member and Genoa Township resident, reiterated that this is not a prisoner reentry home. It will not decrease home values in the area and is staffed with caregivers 24/7. There will only be one home on this site. In the six years the existing home has been in existence in Livingston County, there have been no police calls.

Mr. Borden reviewed his letter of March 3, 2020.

1. He is generally of the opinion that the proposal complies with the special land use standards of Section 19.03 of the Zoning Ordinance.
2. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.
3. The Township may wish to request supporting documentation confirming that the use requirement of Section 3.03.02(j) is met, specifically the statement that there are no other facilities of this nature that are within 1,500 feet of this site. Connie Conklin from Community Mental Health stated that she is not sure if there are other licensed homes of this nature within 1,500 feet.
4. If exterior site lighting is proposed, the applicant must provide details.
5. If signage is proposed, we request the applicant provide details. Additionally, the applicant should be aware that a sign permit is required from the Township prior to installation of any new signage.

Ms. Jackson stated they will not have any lighting or signage that would be more than a residential home.

Mr. Markstrom reviewed his letter of March 3, 2020. There are eight new parking spaces being proposed so any additional runoff caused by this should drain into the wetland. This would not affect neighboring properties.

1. It is a State licensed facility the County Health Department must review the well and septic to ensure that they will accommodate the increase in the number of residents.

Commissioner McCreary questioned if a care person will be living there and Ms. Jackson stated no. Amy Shibar from Work Skills stated that a family-operated home, where the owner lives there, requires a different license. Mr. Borden stated that if the owner was living there and

operating the home, that is a by-right use, and there would not be the need for Township approval.

The call to the public was made at 6:58 pm.

Mr. Don Peterson, who is the attorney for Jerry Kuza stated that Work Skills does wonderful work throughout the state. Mr. Kuza purchased 10 acres next door to this site and built his dream home and hopes to retire here and become a gentleman farmer. He feels as though his dreams are being shattered by a group home being next door. He provided a petition signed by 10 of the neighbors who are opposing this request. He believes the group home serves a great purpose for its residents, but it contradicts the statement and purpose of the Country Estates Zoning ordinance, citing specific sections of Ordinance Section 19.03. He noted that the parking spaces abut Mr. Kuza's property and that changes the atmosphere of the area. This type of home would increase traffic, noise, crime, and decrease the property values of the surrounding homes. He stated that there are issues with these types of individuals as they can act out, wander, and have social impairments on how to interact with others.

Ms. Rachel Evers, who lives directly across from site at 3210 E Coon Lake Road, and is on the Board of Work Skills, disagrees that the home will counter the purpose of the ordinance. This home will be so that these types of individuals are able to live independently. All of the population of the township has the right to have the same life that she enjoys living on Coon Lake Road. She does not have control of who moves into her neighborhood or what they do. The existing home as it sits and as it has sat is hurting current property values. She researched the history of the property. It has increased in value 17%; however with their improvements the home value will increase more than that, which increased the surrounding property values. This home was sold by bid and Work Skills was the highest bidder.

Bruce Hundley of 3056 E. Coon Lake Road owns a 3,400-square foot home with a 3,000-square foot pole barn on 20 acres, along with two 5-acre parcels that will one day sell. He is in favor of this project. The other Work Skills properties are clean, neat and tidy and it would be an improvement to the neighborhood. The petition that was signed by the neighbors stated that this was going to be a halfway house and prisoner recovery home. It is absolutely not going to be used for that. He would be proud to have it there.

Ms. Lori Koziara of 7806 Collingwood Drive is familiar with Work Skills and what they do. She does not live in the neighborhood, but she is in favor of the project. She is upset about the comments made this evening noting that Sheriff Murphy stated there are no issues with the existing Work Skills home in Howell. No one has any control over who their neighbors will be.

The call to the public was closed at 7:23 pm.

Ms. Gibson stated there will not be eight vehicles parked consistently, but they wanted to have enough parking for their staff as well as when the residents' friends and family visit. They do not have any issues with their residents wandering at their other home and do not see it happening here.

Ms. Jackson stated these individuals are intellectually and developmentally disabled and there should not be any generalizations made. Work Skills has been in this community for 47 years. She reiterated Sheriff Murphy's comments and support.

Commissioner Mortensen noted that six 8-foot white pines will be planted next to the parking lot for screening.

Commissioner McCreary asked if there is a security system in the home and Ms. Jackson stated yes. It will alarm if anyone leaves the home. She reiterated that the home is staffed 24/7.

She questioned Mr. Lindhout where the exit or exits would be in the case of emergency. He noted that they are working with the State to determine where they would require the egress.

Commissioner Rauch disagrees with the Brighton Area Fire Authority's recommendation that the structure be equipped with a 13R or 13D sprinkler system.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Special Use Application for Work Skills for a group home at 3201 E. Coon Lake Road, subject to the following:

1. The home will be licensed for six developmentally challenged individuals with 24 hour coverage by staff.
2. The petitioner shall provide evidence of any licensed home within 1,500 feet of the proposed site.

This recommendation is made because the Planning Commission believes it meets the special land use stands of Section 19.03 of the Township Ordinance. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Environmental Impact Statement dated February 3, 2020 for Work Skills for a group home at 3201 E. Coon Lake Road. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Sketch Plan dated February 26, 2020 for Work Skills for a group home at 3201 E. Coon Lake Road, subject to the following:

1. Verification that the building height will not exceed 35 feet.
2. The petitioner shall meet the requirements of the Township Engineering letter dated March 3, 2020.
3. The petitioner shall meet the requirements of the Brighton Area Fire Authority letter dated March 26, 2020.

The motion carried unanimously.

OPEN PUBLIC HEARING #2... Review of a special use application, impact assessment and sketch plan for a proposed holistic veterinary clinic located at 2829 E. Grand River Avenue,

Planning Commission Meeting
March 9, 2020 Unapproved Minutes

Howell on the north side of Grand River Avenue between Char Ann and Meadowview Drive. The request is petitioned by Dr. Matthew Januszewski.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (1-30-2020)
- C. Recommendation of Sketch plan (2-5-2020)

Ms. Laura Januszewski was present. Her husband, Matthew, is the veterinarian. They have been in Howell for eight years and are leasing their current location. They would like to purchase this building and move the practice here.

Mr. Borden reviewed his letter dated March 3, 2020.

1. He is generally of the opinion that the proposal complies with the special land use standards of Section 19.03 of the Zoning Ordinance.
2. The applicant must address any comments provided by the Township Engineer and Brighton Area Fire Authority.
3. The existing site generally meets or exceeds current Ordinance standards with respect to dimensional standards, parking and landscaping.
4. The Township may wish to request that the applicant provide details of existing light pole fixtures and require upgrades if they do not meet current standards.
5. The applicant must obtain a sign permit from the Township prior to installation of any new signage.

Mr. Markstrom has no outstanding engineering issues.

Commissioner McCreary questioned the pet waste. Ms. Januszewski stated there is an area with a sign where animals would go to the bathroom where they provide bags and a container. They empty this container in the evening.

The call to the public was made at 7:46 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Special Land Use for Integrative Veterinary Services at 2829 East Grand River as the Planning Commission finds that the requirements of Section 19.03 of the Zoning Ordinance. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 30, 2020 for Integrative Veterinary Services at 2829 E Grand River Avenue. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to recommend to the Township Board approval of the Sketch Plan dated February 5, 2020 for Integrative Veterinary Services at 2829 E Grand River Avenue, subject to the following:

1. Review and verification by Township staff that the parking lot lighting meets the Township Ordinance.

2. The requirements outlined in the Township Engineer's letter dated March 3, 2020 shall be met.
3. The requirements outlined in the Brighton Area Fire Authority's letter dated February 26, 2020 shall be met.

The motion carried unanimously.

OPEN PUBLIC HEARING #3...Review of a rezoning application, PUD application, PUD agreement, impact assessment and Conceptual PUD Plan for a proposed Non-Residential Planned Unit Development (NRPUD) with a proposed medical complex that includes a hospital, emergency center and medical office building. The rezoning request is from Public Recreation Facilities and Industrial (PRF and IND) to Non-Residential Planned Unit Development (NRPUD) for properties located at 4444 E. Grand River and vacant lot 2 on Parkway Drive. The request is for the following parcels: 4711-09-100-015 and 4711-09-100-020. The request is petitioned by Trinity Health.

- A. Recommendation of Rezoning and PUD Application
- B. Recommendation of PUD Agreement
- C. Recommendation of Impact Assessment (2-19-2020)
- D. Recommendation of Conceptual Plan (2-18-2020)

Mr. David Raymond, the Director of Planning for Trinity Health, was present. He stated they are proposing to relocate their existing Howell facility onto this site. The new facility will have 72 in-patient beds. They have decreased the amount of beds at this facility and added a Labor and Delivery unit. There will be a full emergency room. There will be a medical office attached to the hospital.

Mr. Borden reviewed his letter dated March 4, 2020.

1. PUD Qualifying Conditions:
 - a. In general, the standards of Section 10.02 are met.
 - b. The applicant must address any technical comments provided regarding sewer and water.
2. Rezoning Criteria:
 - a. In general, the standards of Section 22.04 are met
 - b. The inclusion of outdoor storage and a helipad may impact the surrounding area. He is requesting the applicant provide additional details to ensure compatibility.
 - c. The applicant must address any technical comments provided regarding the capacity of Township services and infrastructure.
3. Conceptual PUD Plan:
 - a. Uses: hospitals, outdoor storage, accessory fuel storage and heliports typically require special land use review/approval; however, the applicant seeks to have each allowed as a by-right use. These deviations are subject to Township approval,

though the applicant must comply with the conditions applicable to each of these uses, whether special land use review is waived or not.

- b. Traffic: the traffic impact study includes recommended improvements necessary to accommodate the proposal. We defer technical review of traffic circulation, including the traffic impact study, to the Township Engineer.
- c. Site design: additional details are needed with respect to site lighting, a Township entranceway feature, and project signage. Additional landscaping around the storm water detention areas and inclusion of site amenities (such as bicycle racks) are also required. The applicant notes that full details will be provided with a final PUD plan submittal.
- d. Architecture: the proposed building does not provide peaked rooflines and the predominant material is not brick, per Ordinance standards. Deviations from the material standards would be needed, as proposed.

4. PUD Agreement:

- a. Dimensional deviations are sought for building height, rooftop equipment and loading in the Parkway Drive front yard.
- b. Reference to vehicular connections with Parkway Drive in Section 3.2 should be removed.
- c. Some of the signage details in Section 5.2 need to be completed.

Mr. Markstrom reviewed his letter from March 4th:

1. The provided traffic study recommends a traffic signal at the proposed site driveway off Grand River Avenue. These improvements should be shown on the final site plan.
2. The Petitioner no longer plans on having the two access drives off Parkway Drive. An updated traffic study should be provided with the final site plan submittal to reflect these changes. The impact assessment will also need to be revised, as it still refers to access drives from Parkway Drive.
3. The traffic study must be reviewed by MDOT and their approval submitted with the final site plan.
4. The final site plan must include more details on the proposed drives and parking lots, including dimensioning, details, and pavement cross sections.
5. The final site plan will require more detail for the proposed storm management systems such as detention basin sizing calculations, storm sewer sizing calculations, and storm structure sizes and details.
6. The final site plan must include proposed grading for the site.
7. Approval from MDOT to discharge to Grand River Avenue must be submitted with the final site plan.
8. All proposed water main must be at least 20 feet from the building footprint, per the MHOG design standards. Given the essential use of the structure, we recommend the

water main be no closer than 40 feet from the proposed building foundations. The petitioner should also consider routing water main further from the building, in a more direct route, rather than following the outline of the building. These changes can be made on the final site plan.

9. Tetra Tech is currently conducting a water and sanitary sewer utility study and will provide a recommendation on where to locate connections to the existing utilities as part of the study. Once the study is complete the petitioner should revise their plans and incorporate the recommendations in the final site plan submittal. After final site plan approval, the petitioner will be required to submit water and sanitary sewer construction plans to MHOG for review and approval.
10. The Petitioner is expecting to have sustained summer demands of 50,000 gallons per day based on observed flows from similar facilities. This will account for approximately 229 residential equivalency units (REUs) for the proposed facility. This was determined with the assumption that one REU accounts for 218 gallons per day as noted in the Genoa Township REU Table.

Mr. Brandon Woodle from Smith Group, the landscape architect for the project, provided site plan building details, including the size of the site and the building, grounds and building features and amenities, parking, sidewalks, and internal roadways. He noted that the fuel storage area will be below grade and the tanks will be underground.

Mr. Raymond addressed the concern with the helicopter pad. It is a helicopter stop and not a helicopter pad. The difference is that in a stop, there is not a helicopter stationed there at all times. It is estimated that this will be used approximately once per month.

Commissioner Dhaenens was concerned with there only being one ingress and egress for this site. Mr. Raymond stated they are reviewing this issue further.

The call to the public was made at 8:40 pm.

Mr. Matt Ikle, owner of a unit in the Savannah Center, is in support of this development. He agrees with there being another ingress and egress as well as the addition of the traffic signal.

The call to the public was closed at 8:42 pm.

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to recommend to the Township Board approval of the Rezoning of two parcels, the larger parcel from Public Recreational Facilities (PRF) to Non-Residential Planned Unit Development (NRPUD), and the smaller property from Industrial (IND) to Non-Residential Planned Unit Development (NRPUD) requested by Trinity Health. The Non-Residential Planned Unit Development (NRPUD) is recommended for approval because the Planning Commission finds this request meets the requirements of Sections 10.02 and 22.04 of the Zoning Ordinance and is compatible with the neighboring zoning. **The motion carried with Commissioner McBain abstaining.**

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the PUD Agreement for Trinity Health, which must include the changes made by the Township attorney as part of the packet submitted to the Planning Commission for this evening's meeting. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Impact Assessment dated February 19, 2020 for Trinity Health. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Conceptual Plan for Trinity Health dated February 18, 2020 provided that the requirements of the Township Engineer and Brighton Area Fire Authority are met. **The motion carried unanimously.**

OPEN PUBLIC HEARING #4...Review of a rezoning application, PUD application, PUD agreement, impact assessment, and conceptual PUD plan for a proposed Redevelopment Planned Unit Development (RDPUD) with a new 37,275 sq. ft. indoor climate controlled storage building, a 7,000 sq. ft. multi-use building and a 2,336 sq. ft. commercial or drive-through restaurant. The rezoning requested is from Office Service District (OSD) to General Commercial District (GCD) with a Redevelopment Planned Unit Development (RDPUD) overlay located at 4525 and 4533 E. Grand River Avenue and 1098 Lawson Drive on the northwest corner of Grand River Avenue and Lawson Drive. The request is for the following parcels: 4711-09-200-005, 010, 014, 015, 016 and 017. The request is petitioned by BMH Realty, LLC.

- A. Recommendation of Rezoning and PUD Application
- B. Recommendation of PUD Agreement
- C. Recommendation of Impact Assessment (2-19-2020)
- D. Recommendation of Conceptual PUD Plan (2-19-2020)

Mr. Wayne Perry of Desine Engineering, the engineer for the project, was present. He provided a review of the project, which is a total of 5.12 acres. The existing Sunoco station will remain; however, all of the other buildings will be removed and the site will be redeveloped for retail space, an indoor storage facility and a restaurant with a drive thru. He provided details for the storm water, access and connection points, and the landscape plan.

Mr. Daniel Boorstein of Premier Genoa LLC showed photographs of the existing buildings that will be removed. He then showed the proposed buildings and uses for the site.

Mr. Douglas Necci of DRN & Associates, the architect for the project, stated that they will completely transform the look of this area. He provided and explained the architecture, colored renderings, elevations, and proposed building materials. He provided samples of the building materials.

Mr. Borden reviewed his letter dated March 4, 2020.

1. The minimum PUD site area (20 acres) may be reduced to five acres for sites served by public utilities.

2. Any engineering, utility or public service concerns must be addressed.
3. Rezoning Criteria:
 - A. The requests are consistent with the Township Master Plan.
 - B. Per the Zoning Ordinance, uses within the RDPUD overlay are limited to those allowed in the underlying zoning designation, which is proposed as GCD.
 - C. The applicant requests two use deviations – to allow gas stations and climate-controlled indoor commercial storage as by right uses. The reference to gas stations in Exhibit D should be limited to a single such use.
 - D. OSD to GCD rezoning is appropriate and use of the RD-PUD overlay seems reasonable provided the provisions of Section 10.03.04 are met.
4. Conceptual PUD Plan:
 - A. All existing buildings must either be removed or renovated as part of a RD-PUD. Two of the three buildings will be removed, while the gas station/convenience store building will be improved. We suggest additional enhancement of the fuel pump canopy/support columns.
 - B. The applicant must clarify the intended use of the future building in the southeast corner of the property. More specifically, the concept plan notes a drive-thru restaurant; however, neither the GCD nor Exhibit D allow such uses. He noted that drive-thru coffee shops are permitted in this zoning district but restaurants are not.

Mr. Brad Maynes, council for BMH Realty, stated that there was a typo on Exhibit D. They are requesting that all of the uses be allowable by right. After a brief discussion, Commissioners agreed to allow a drive-thru restaurant on the southeast corner of this site subject to special land use requirements.

The Commissioners and the representatives for the applicant discussed the grassy area on the southeast corner of the project. It was noted that there should be some type of landscaping, trees or signage to break up the large area of grass on the corner.

- C. The request includes a dimensional deviation for a reduced front building setback along Lawson Drive.
- D. As one of the primary entranceways to the PUD, we suggest additional plantings be provided in the southeast corner of the property.
- E. The future use/building in the southeast corner of the property could result in a drive-through lane in both the Grand River and Lawson front yards. Its visibility will need to be mitigated either via additional landscaping/screening or a revised building layout/circulation pattern.

- F. Deviations are sought from the building material standards of Section 12.01 for both the climate controlled indoor commercial storage building and the commercial/office building.
- G. A deviation is requested from the window requirements of Section 7.02.02(z) for the climate controlled indoor commercial storage building.

5. PUD Agreement:

- A. Exhibit D needs to incorporate a reference to the applicable use requirements of Section 7.02.02.
- B. We suggest consideration be given to elimination of some of the uses listed.
- C. We request that channel-cut lettering be required for new wall signage.

Mr. Markstrom stated the petitioner has addressed most of his concerns from his first review letter. The only outstanding issue is that after final site plan approval, the petitioner will need to submit construction plans to MHOG Sewer and Water Authority for review and approval. The connection to the existing 8-inch water main on Lawson Drive will be an 8-inch to 8-inch connection. This type of connection cannot be achieved with a live tap and more detail on this connection will be necessary on the construction plans.

The call to the public was made at 9:45 pm.

Mr. Matt Ikle of 4234 East Grand River is in support of this development. He appreciates Mr. Corrigan's investment in the Township.

Mr. Dean Whitcome, the owner of the building at 1050 Lawson Drive, is in support of the project.

The call to the public was closed at 9:46 pm.

Commissioner Rauch noted some suggestions to the applicant when they are working on other iterations of the site plan:

- The existing propane tanks are part of the gas station and the design of the site should ensure that they remain with that use.
- Possibly changing the colors of the canopy of the Sunoco gas station
- Paving all of the surfaces at the same time so that it is cohesive and looks like one complete site.

Mr. Necci stated that they relocated the propane tanks so that they would be protected. Also, he believes that the colors on the canopy of the Sunoco gas station are dictated by their corporate office, but he will research this further.

Commissioner Rickard agrees that there should be additional screening on the southeast corner of the site. Ms. VanMarter suggested that drive thru restaurants be a special land use instead of by right so that the Planning Commission would have the opportunity to review it and place special conditions on the approval, such as landscaping, building materials, etc.

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of Rezoning Parcel #4711-09-200-005, #4711-09-200-010, #4711-09-200-014, #4711-09-200-015, #4711-09-200-016 and #4711-09-200-017 from Office Service to General Commercial with a Redevelopment PUD Overlay as it is consistent with the Township Master Pan, is compatible with the zoning of neighboring properties, and meets the requirements of Section 10.03.04 of the Zoning Ordinance. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the PUD Agreement for Parcel #4711-09-200-005, #4711-09-200-010, #4711-09-200-014, #4711-09-200-015, #4711-09-200-016 and #4711-09-200-017, subject to the following:

1. Drive thru restaurants will be allowed by a special land use
2. Exhibit D will indicate that only one gas station will be permitted.
3. Exhibit D will indicate that permitted temporary outdoor sales & temporary outdoor events shall be subject to all zoning ordinance requirements.
4. All special uses shall be compliant with the zoning ordinance
5. Channel Lettering shall be used for all building signage

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner Rickard to recommend to the Township Board approval of the Impact Assessment dated February 19, 2020. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Conceptual PUD Plan dated February 19, 2020, with the following condition:

1. The petitioner shall work with Township staff to identify appropriate landscaping for the southeast corner of the site.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated there are three items scheduled for the April 13 Planning Commission meeting agenda.

Approval of the February 10, 2020 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the February 10, 2020 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

Chairman Grajek welcomed Commissioner Glynis McBain.

Ms. VanMarter advised the Planning Commissioners that staff holds pre-application meetings with applicants to help them in the design and planning process. She welcomed members to attend if they are able.

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Rickard, to adjourn the meeting at 10:22 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT

PHONE: 810-231-1000
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P.O. Box 157
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NOTICE OF DISTRIBUTION OF THE 2020 HAMBURG TOWNSHIP MASTER PLAN
APRIL 15, 2020

On March 17, 2020 the Hamburg Township Board, in Livingston County, Michigan, approved the distribution of the Draft 2020 Hamburg Township Master Plan and related documents (the Updated Village Center Master Plan).

Pursuant to the requirements of MCL 125.3841 of the Michigan Planning Enabling Act this notice has been sent to the local government agencies (adjacent municipalities and Livingston County Planning Commission); public utility companies, railroad companies, and public transportation agencies owning or operating a public utility, railroad, or public transportation system within the local unit of government; any government entity that registers its name and address for this purpose with the secretary of the Planning Commission; the county road commission and the state transportation department.

Also in accordance with MCL 125.3839 (3) and as stated in the original notice of intent to prepare the 2020 Master Plan that was previously sent to your agencies, an electronic copy of the Draft 2020 Hamburg Township Master Plan and the Updated Village Center Master Plan can be found on the following website for your review:

<https://visionhamburgmi.wixsite.com/hamburgmasterplan/documents>

Please submit any comments regarding the proposed master plan as required by the Michigan Planning Enabling Act (MCL 125.38141) section 41(3)

If you have any question or concerns please contact the Hamburg Township Planning and Zoning Administrator, Amy Steffens at asteffens@hamburg.mi.us.