

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
July 20, 2020
6:30 p.m.

AGENDA

Call to Order:

Pledge of Allegiance:

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

Approval of Consent Agenda:

1. Payment of Bills.
2. Request to Approve Minutes: July 6, 2020
3. Request for approval of a recommendation from the Election Commission for poll workers tentatively scheduled to work the Aug. 4, 2020 Primary Election.

Approval of Regular Agenda:

4. Consideration of a recommendation for approval of a rezoning (Ordinance Z-20-02) and impact assessment involving 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. Call to the Public
 - B. Disposition of Rezoning Ordinance Z-20-02 (ROLL CALL)
 - C. Disposition of Environmental Impact Assessment dated February 24, 2020
5. Consideration of a recommendation for approval 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. Disposition of Environmental Impact Assessment (3-30-2020)
 - B. Disposition of Preliminary Site Plan
6. Introduction of a proposed rezoning and authorization of statutory notice for a public hearing on August 3, 2020 concerning a rezoning request from Country Estates (CE) to Interchange Campus Planned Unit Development (CAPUD) and Interchange Commercial Planned Unit Development (ICPUD) for approximately 195 acres along S. Latson Road south of I-96. The subject property includes 177 acres on the west side of S. Latson Road, 10 acres on the east side of S. Latson Road and 6 acres on Beck Road east of S. Latson Road. The properties include the following parcels requested to be rezoned to CAPUD: 4711-08-400-004, 006, 012, 013, 014, 015, 020, 4711-09-300-031 and 4711-17-200-008. Parcel 4711-09-300-040 (formerly 001) is requested to be rezoned to ICPUD. The request is petitioned by Todd Wyett.

7. Consider approval of a request to modify the Township Attorney's rate of compensation from \$160 per hour to \$190 per hour.

Correspondence
Member Discussion
Adjournment

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

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: July 20, 2020

| | |
|---|---------------------|
| TOWNSHIP GENERAL EXPENSES: Thru July 20, 2020 | \$49,329.35 |
| July 10, 2020 Bi Weekly Payroll | \$107,638.00 |
| OPERATING EXPENSES: Thru July 20, 2020 | \$192,654.07 |
| TOTAL: | <u>\$349,621.42</u> |

Check Register Report For Genoa Charter Township
 For Check Dates 07/10/2020 to 07/10/2020

| Check Date | Bank | Check Number | Name | Check Gross | Physical Check Amount | Direct Deposit | Status |
|------------------------|-------|--------------|--------------------------|------------------------------|-----------------------|----------------------|-------------|
| 07/10/2020 | FNBCK | 13168 | MCINTYRE, LINDA L | 285.00 | 263.20 | 0.00 | Open |
| 07/10/2020 | FNBCK | 13169 | RISTO, JONI L | 45.00 | 43.09 | 0.00 | Open |
| 07/10/2020 | FNBCK | 13170 | WENNERBERG, VIRGINIA M | 652.50 | 602.59 | 0.00 | Open |
| 07/10/2020 | FNBCK | EFT468 | FLEX SPENDING (TASC) | 826.79 | 826.79 | 0.00 | Open |
| 07/10/2020 | FNBCK | EFT469 | INTERNAL REVENUE SERVICE | 26,225.43 | 26,225.43 | 0.00 | Open |
| 07/10/2020 | FNBCK | EFT470 | PRINCIPAL FINANCIAL | 3,331.00 | 3,331.00 | 0.00 | Open |
| 07/10/2020 | FNBCK | EFT471 | PRINCIPAL FINANCIAL | 2,181.07 | 2,181.07 | 0.00 | Open |
| Totals: | | | | Number of Checks: 007 | 33,546.79 | 33,473.17 | 0.00 |
| Total Physical Checks: | | | | 3 | | Dir. Dep. | |
| Total Check Stubs: | | | | 4 | | <u>74,164.83</u> | |
| | | | | | | \$ 107,638.00 | |

| Check Date | Check | Vendor Name | Amount |
|-------------------------------|-------|--|------------|
| Bank 503FN DPW-UTILITIES #503 | | | |
| 07/01/2020 | 4996 | MASTERY TRAINING SERVICES | 1,631.40 |
| 07/07/2020 | 4997 | PORT CITY COMMUNICATIONS, INC. | 207.35 |
| 07/08/2020 | 4998 | TRACTOR SUPPLY CO. | 679.25 |
| 07/10/2020 | 4999 | AUTO-LAB OF LIVINGSTON | 816.65 |
| 07/10/2020 | 5000 | GIFFELS WEBSTER | 1,470.00 |
| 07/10/2020 | 5001 | NETWORK SERVICES GROUP, L.L.C. | 499.00 |
| 07/10/2020 | 5002 | RED WING BUSINESS ADVANTAGE ACCOUNT | 1,019.47 |
| 07/10/2020 | 5003 | TETRA TECH INC | 7,830.00 |
| 07/10/2020 | 5004 | WINDSTREAM | 45.27 |
| 07/13/2020 | 5005 | CHASE CARD SERVICES | 1,171.80 V |
| | | Void Reason: PRINTER PROBLEMS PRINTED ON WRONG CHECK | |
| 07/13/2020 | 5006 | SERRA SUPERIOR COLLISION CENTER | 250.00 V |
| | | Void Reason: PRINTER PROBLEMS PRINTED ON WRONG CHECK | |
| 07/13/2020 | 5008 | CHASE CARD SERVICES | 1,171.80 |
| 07/13/2020 | 5009 | SERRA SUPERIOR COLLISION CENTER | 250.00 |
| 07/14/2020 | 5007 | CHASE CARD SERVICES | 0.00 V |
| | | Void Reason: PRINTER PROBLEMS | |
| 503FN TOTALS: | | | |
| Total of 14 Checks: | | | 17,041.99 |
| Less 3 Void Checks: | | | 1,421.80 |
| Total of 11 Disbursements: | | | 15,620.19 |

Bank 592FN OAK POINTS OPERATING FUND #592

| | | | |
|----------------------------|------|----------------------------------|-----------|
| 7/02/2020 | 4944 | BRIGHTON ANALYTICAL LLC | 575.00 |
| 7/06/2020 | 4945 | DTE ENERGY | 3,857.41 |
| 7/06/2020 | 4946 | GENOA TOWNSHIP G/D NEW USER FUND | 15,900.00 |
| 7/08/2020 | 4947 | AT&T LONG DISTANCE | 36.31 |
| 7/08/2020 | 4948 | DTE ENERGY | 2,255.37 |
| 7/10/2020 | 4949 | AMERICAN AQUA | 399.76 |
| 7/10/2020 | 4950 | BRIGHTON ANALYTICAL LLC | 135.00 |
| 7/10/2020 | 4951 | COOPER'S TURF MANAGEMENT LLC | 503.00 |
| 7/10/2020 | 4952 | DUBOIS-COOPEP | 1,720.00 |
| 7/10/2020 | 4953 | ETNA SUPPLY COMPANY | 523.40 |
| 7/10/2020 | 4954 | GENOA TOWNSHIP D.P.W. FUND | 23,224.65 |
| 7/10/2020 | 4955 | GENOA TOWNSHIP D.P.W. FUND | 19,795.22 |
| 7/10/2020 | 4956 | HYDROCORP | 225.00 |
| 7/10/2020 | 4957 | MICHIGAN CAT | 1,710.00 |
| 7/10/2020 | 4958 | NORTHWEST PIPE & SUPPLY | 858.70 |
| 7/10/2020 | 4959 | UIS SCADA | 1,524.00 |
| 7/13/2020 | 4961 | ETNA SUPPLY COMPANY | 7,703.00 |
| 592FN TOTALS: | | | |
| Total of 17 Checks: | | | 81,002.82 |
| Less 0 Void Checks: | | | 0.00 |
| Total of 17 Disbursements: | | | 81,002.82 |

07/14/2020 09:55 AM
User: Angie
DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
CHECK NUMBERS 1100 - 9000

Page: 1/1

| Check Date | Check | Vendor Name | Amount |
|---|-------|-------------------------------|-----------|
| Bank 595FN PINE CREEK OPERATING FUND #595 | | | |
| 07/08/2020 | 2230 | CITY OF BRIGHTON UTILITY BILL | 50,641.11 |
| 595FN TOTALS: | | | |
| Total of 1 Checks: | | | 50,641.11 |
| Less 0 Void Checks: | | | 0.00 |
| Total of 1 Disbursements: | | | 50,641.11 |

07/14/2020 09:54 AM
User: Angie
DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
CHECK NUMBERS 3800 - 6000

Page: 1/1

| Check Date | Check | Vendor Name | Amount |
|--|-------|-------------------------------|-----------|
| Bank 593FN LAKE EDGEWOOD OPERATING FUND #593 | | | |
| 07/08/2020 | 3800 | BRIGHTON ANALYTICAL LLC | 67.00 |
| 07/08/2020 | 3801 | CHARTER TOWNSHIP OF BRIGHTON | 932.50 |
| 07/08/2020 | 3802 | CITY OF BRIGHTON | 18,950.22 |
| 07/08/2020 | 3803 | DTE ENERGY | 2,612.47 |
| 07/09/2020 | 3804 | BRIGHTON ANALYTICAL LLC | 67.00 |
| 07/09/2020 | 3805 | CONSUMERS ENERGY | 82.36 |
| 07/10/2020 | 3806 | COOPER'S TURF MANAGEMENT LLC | 797.00 |
| 07/10/2020 | 3807 | GENOA TOWNSHIP D.P.W. FUND | 11,937.91 |
| 07/10/2020 | 3808 | GENOA OCEOLA SEWER AUTHORITY | 2,113.49 |
| 07/10/2020 | 3809 | HARTLAND SEPTIC SERVICE, INC. | 5,100.00 |
| 07/10/2020 | 3810 | MICHIGAN CAT | 2,730.00 |
| 593FN TOTALS: | | | |
| Total of 11 Checks: | | | 45,389.95 |
| Less 0 Void Checks: | | | 0.00 |
| Total of 11 Disbursements: | | | 45,389.95 |



Manage your account online at www.chase.com/inkhelp

Customer Service: 1-800-945-2028

Mobile: Download the Chase Mobile® app today

| August 2020 | | | | | | |
|-------------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 25 | 27 | 28 | 29 | 30 | 31 | 1 |
| 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 9 | 10 | 11 | 12 | 13 | 14 | 15 |
| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | 1 | 2 | 3 | 4 | 5 |

New Balance
\$1,171.80
 Minimum Payment Due
\$35.00
 Payment Due Date
08/01/20

INK CASH(SM) POINT SUMMARY

| | |
|--|---------------|
| Previous points balance | 30,830 |
| + 1 Point per \$1 earned on all purchases | 1,172 |
| + 2Pts/\$1 gas stns, rsntns, ofc sply, hm impr | 256 |
| Total points available for redemption | 32,258 |

Late Payment Warning: If we do not receive your minimum payment by the due date, you may have to pay a late fee, and existing and new balances may become subject to the Default APR

Minimum Payment Warning: Enroll in Auto-Pay and avoid missing a payment. To enroll, go to www.chase.com

ACCOUNT SUMMARY

Account Number: [REDACTED]

| | |
|--------------------------------------|---------------------|
| Previous Balance | \$4,574.65 |
| Payment, Credits | -\$4,691.20 |
| Purchases | +\$1,288.36 |
| Cash Advances | \$0.00 |
| Balance Transfers | \$0.00 |
| Fees Charged | \$0.00 |
| Interest Charged | \$0.00 |
| New Balance | \$1,171.80 |
| Opening/Closing Date | 06/08/20 - 07/07/20 |
| Credit Limit | \$20,000 |
| Available Credit | \$18,828 |
| Cash Access Line | \$4,000 |
| Available for Cash | \$4,000 |
| Past Due Amount | \$0.00 |
| Balance over the Credit Limit | \$0.00 |

ALL SYS - 503 - 000 - 084 - 000



[Signature]
07/13/2020

ACCOUNT ACTIVITY

| Date of Transaction | Merchant Name or Transaction Description | \$ Amount |
|---------------------|--|-----------|
| 07/02 | AMZN Mktp US Amzn.com/bill WA <i>MHOG</i> | -116.55 ✓ |
| 06/12 | ZORO TOOLS INC 855-2399676 IL <i>MHOG</i> | 157.15 ✓ |
| 06/12 | STAPLES 00107730 BRIGHTON MI <i>MHOG</i> | 118.93 ✓ |
| 06/14 | AMZN Mktp US*MYOZV4UL2 Amzn.com/bill WA <i>MHOG</i> | 111.56 ✓ |
| 06/15 | MEIJER # 172 HOWELL MI <i>MHOG</i> | 57.22 ✓ |
| 06/30 | SHARE CORPORATION 414-362-2115 WI <i>MHOG</i> | 408.52 ✓ |
| 07/01 | HI TECH SAFE & LOCK HOWELL MI <i>MHOG</i> | 12.00 ✓ |
| 07/02 | MEIJER # 172 HOWELL MI <i>MHOG</i> | 44.37 ✓ |
| 07/04 | LOWES #00779* HOWELL MI <i>MHOG</i> ALEX CHIMPOURAS TRANSACTIONS THIS CYCLE (CARD 2501) \$802.24 | 9.04 ✓ |
| 06/10 | DUNHAMS 051 HOWELL MI <i>GO</i> | 127.18 ✓ |
| 06/10 | HOEFLING TRUCK & TRACTOR 312-254-3970 IN <i>LES</i> JAMES AULETTE TRANSACTIONS THIS CYCLE (CARD 7653) \$303.67 | 176.49 ✓ |
| 06/18 | Payment ThankYou Image Check | -4,574.65 |
| 07/04 | RINGCENTRAL, INC 650-4724100 CA <i>DPW phone</i> GREG TATARA TRANSACTIONS THIS CYCLE (CARD 9747) \$4508.76- INCLUDING PAYMENTS RECEIVED | 65.89 - |

| 2020 Totals Year-to-Date | |
|--------------------------------|--------|
| Total fees charged in 2020 | \$0.00 |
| Total interest charged in 2020 | \$0.00 |

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

INTEREST CHARGES

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

| Balance Type | Annual Percentage Rate (APR) | Balance Subject To Interest Rate | Interest Charges |
|--------------------------|------------------------------|----------------------------------|------------------|
| PURCHASES | | | |
| Purchases | 13.24%(v)(d) | - 0 - | - 0 - |
| CASH ADVANCES | | | |
| Cash Advances | 24.99%(v)(d) | - 0 - | - 0 - |
| BALANCE TRANSFERS | | | |
| Balance Transfer | 13.24%(v)(d) | - 0 - | - 0 - |

30 Days in Billing Period

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

Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to Avoid Interest on Purchases, and other important information, as applicable.

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
July 6, 2020

MINUTES

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

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Mortensen and supported by Lowe to approve the Minutes of June 15, 2020 and moving the Payment of Bills to the regular agenda for discussion. The motion carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: June 15, 2020

Approval of Regular Agenda:

Moved by Hunt and supported by Lowe to approve for action all items on the Regular Agenda and adding the payment of bills. The motion carried unanimously.

1. Payment of Bills.

Moved by Mortensen and supported by Lowe to approve the payment of bills with an explanation for check 36020. The motion carried unanimously.

3. Introduction, first reading and authorization of statutory notice for a public hearing on July 20, 2020 of a proposed rezoning (Ordinance No. Z-20-02) concerning approximately 46.5 acres located at 3850 Golf Club Road, Howell for parcel #4711-05-200-002. The requested rezoning is from Rural Residential (RR) to Low Density Residential (LDR). The request is petitioned by Bible Baptist Church.

Moved by Skolarus and supported by Lowe to set the 1st public hearing for July 20, 2020 for a proposed rezoning as requested by Bible Baptist Church. The motion carried unanimously.

4. Consideration of a recommendation for approval of a rezoning (adoption of Ordinance Z-20-01), PUD Agreement, Impact Assessment and conceptual PUD Plan for a proposed rezoning request 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. Call to the public and adoption of Ordinance Z-20-01 to rezone parcels 4711-09-200-005, 010, 014, 015, 016 and 017 to GCD/RDPUD.

A call to the public was made with no response.

Moved by Hunt and supported by Lowe to approve and adopt Ordinance No. Z-20-01. This approval is made because the proposed amendment to the Zoning Map and reclassification as a Redevelopment Planned Unit Development (RDPUD) with the related development agreement and conceptual plan has been found to comply with the criteria stated in Sections 10.02.04, 10.07.01 and 22.04 of the Township Zoning Ordinance. This finding includes that the rezoning encourages innovative and beneficial land uses, is consistent with the goals, objectives, and land use map of the master plan, promotes efficient provision of public services and utilities, reduces adverse vehicular and pedestrian traffic impacts, and provides creative design to encourage redevelopment of a nonconforming site with unique site constraints. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers Nays – None.

B. Disposition of PUD Agreement received on June 3, 2020.

Moved by Lowe and supported by Hunt to approve the PUD agreement with the following understanding:

1. The comments from staff and the Township Attorney in the marked up Agreement dated 6/30/20 shall be incorporated and a final draft shall be reviewed and approved by Township staff and Township Attorney prior to signing.
2. The fully executed document including all Exhibits shall be recorded at the Livingston County Register of Deeds office.

The motion carried unanimously.

C. Disposition of Environmental Impact Assessment received February 19, 2020 and dated December 27, 2019.

Moved by Lowe and supported by Hunt to approve the Environmental Impact Assessment dated Dec. 27, 2019 as submitted. The motion carried unanimously.

D. Disposition of Conceptual PUD Plan received on June 8, 2020.

Moved by Ledford and supported by Lowe to approve the Concept Plan as requested. The motion carried unanimously.

5. Consider approval of an amendment to Resolution #190204B including a budget amendment.

A. To designate and set aside funds in the amount of \$242,418 for the support of a Transportation Alternatives grant for Grand River Phase VII Pathway.

Moved by Croft and supported by Lowe to approve support of the grant in the amount of \$242,418. The motion carried unanimously.

B. Approval of a budget amendment.

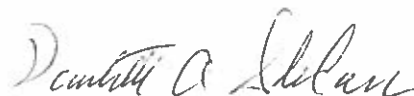
Moved by Lowe and supported by Ledford to approve the budget amendment as related to the Grand River Pathway as requested. The motion carried unanimously.

Member Discussion:

Skolarus – Landscape Design has submitted a proposal to re-design the front of the township hall entrance at a cost of \$2,431.34. This includes removal and disposal of the existing debris and the installation of plantings according to the sketch submitted. No objections were raised by board members.

Archinal – An overview of the Township Zoning Ordinance and Livingston County road right-of-way restrictions related to signage was provided as well as the Supreme Court Decision in 2019 relative to same. The Township will review their Zoning ordinance in the next 60 days for a possible amendment. No formal action was taken by the board.

Moved by Lowe and supported by Hunt to adjourn the Regular Meeting of the Genoa Charter Township board at 7:12 P.M.



Paulette A. Skolarus, Clerk
Genoa Charter Township Board

July 17, 2020

**Genoa Township Election Officials
August 4, 2020 Primary Election
Polly Skolarus (810) 224-5675
Mary Krencicki (810) 588-6895**

Pct. 1 Cleary University – 1984 (438) HO

Cecelia McLure, Co-Chair – R ½ day (2p.m. to close)
Daena Nicholas, Co-Chair – R
Kathleen Wisser Co-Chair – D
Margaret Withorn – R
Margery James – R
Cheryl Frasheski – D
Robert Zurke -R

Pct. 9 Cleary University – 1600 (411) HO

Darryl Sterzinger, Darryl - Co-Chair – R
John Vettraino , Co-Chair – R
Mary Dubay - R
Kenneth Frasheski – D
Deborah Brennan - R

Pct. 2 Three Fires School – 1086 (141) HO

Bill Rockwell, Co-Chair – R
Tom Janego, Co-Chair – R
Deborah Tyler - D
Mary Monge - R
David Kent - L

Pct. 10 Three Fires School – 1586 (438) HO

John Wallbank, Co-Chair – D
Richard Borowiec, Co-Chair - R
Pam Olech - D
Thomas O'Brien - R
Lynda Lawrence - R

Pct. 3 Community Bible Church – 1922 (468) HO

Cindy Overby, Co-Chair – R
Jessica Shoner, Co-Chair – L
Linda McIntyre - D
Angela Wylie - D
Barb Terry – D
Reed McIntyre - R

Pct. 5 Chilson Hill – 1016 (1200) HO

Becky Bayley, Co-Chair – D
Jennifer McCauley, Co-Chair – R
Frederick Kulka – R
Jaclyn Dunaski – D
Vicki Strzalkowski – R

Pct. 7 Chilson Hills – 1130 (279) BR

Diane Assenmacher, Co-Chair - R
Beverly Hamilton, Co-Chair – R
Paul Sebastian – R
Becky Lowe – D
Matthew Hurley - R

Pct. 6 Hornung Elementary – 2384 (775) BR

Bob Assenmacher, Co-Chair – R

Kristen Sapienza, Co-Chair – D

Gary Janareli – R

Marie Guerriero – R

Makayla Rose Sapienza – R

Kathy Davis – R

Pct. 4 Church of the Nazarene – 1425 (366) BR

P.J. Sapienza, Co-Chair – D

Cindy Overby, Co-Chair – R

Vonda Belanger – R

James Henne - D

Clementine Billel – R

Pct. 8 Church of the Nazarene – 1389 (465) BR

Elizabeth Hoover Co-Chair, – R

Barbara Lewis, Co-Chair – R

Margaret Mullally-Henne, D

Michael Meyer - D

Francis Rocheleau - R

Pct. 11 2/42 Church – 729 (157) HA

Tammy Lindberg, Chair – R

Diane Esper – D

Jean Lizak – R

Martin Leonard - R

Sarah Zachman – D

Pct. 13 2/42 Church – 807 (190) HO

Bradford Lindberg, Co-Chair – D

Caroline Tyler, Co-Chair – D

Steve Lizak –R

Susan Lerner – R

Carol Bedard – R

Absent Voter Counting Board # 1, 2, 4, 6, 7, 10

Carolyn Morrison, Co-Chair – R

Marilyn Smyth, Co-Chair – D

Norma Pless – R

Sandra Ramiller – D

John Kirsch – R

Frank Woody – R

Allen Smyth - I

Janice Bhavasar - R

Absent Voter Counting Board # 3, 5, 8, 9, 11, 13

Virginia Wennerberg, Co-Chair – R

Sue Epp, Co-Chair – D

Vic Watson – R

Joseph Orczyk – R

Hilda Kirsch – R

Penny Woody - R

Linda Kite - R

Jessica Butterworth - R

Alternates

Joni Risto

Receiving Board

Jenifer Kern

Kathleen Murphy

Township Receiving (No Sharon in May)

Mary Krencicki

Linda Gallerani

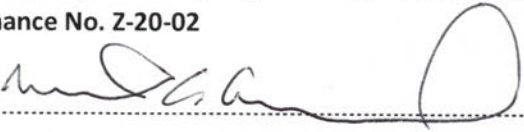
Jessica Butterworth



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Assistant Township Manager/Community Development Director
DATE: June 29, 2020
RE: Bible Baptist/Boss Property Rezoning – First Reading Ordinance No. Z-20-02

MANAGERS REVIEW:  _____

Please find attached proposed Ordinance Z-20-02 and project case file for parcel 4711-05-200-002 which consists of approximately 46.5 acres located at 3850 Golf Club Road on the southwest corner of Golf Club and Latson Road. The proposed rezoning is from Rural Residential (RR) to Low Density Residential (LDR) which is consistent with the Township Master Plan. There were multiple letters received in opposition to the rezoning and those are included in the attached.

This rezoning was recommended for approval by both the Township Planning Commission on June 3, 2020 and the Livingston County Planning Commission on June 17, 2020. Based on these recommendations, the following motions are provided for your consideration:

REZONING – REQUIRES CALL TO PUBLIC AND ROLL CALL VOTE

Moved by _____, Supported by _____ to **APPROVE AND ADOPT** Ordinance No. Z-20-02. This approval is made because the proposed amendment to the Zoning Map and reclassification as a Low Density Residential (LDR) has been found to comply with the criteria stated in Section 22.04 of the Township Zoning Ordinance.

IMPACT ASSESSMENT

Moved by _____, Supported by _____, to **APPROVE** the environmental impact assessment dated February 24, 2020.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

ORDINANCE NO. Z-20-02

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CHARTER TOWNSHIP OF GENOA BY REZONING 46.5 ACRES OF LAND INVOLVING PARCEL #4711-05-200-002 FROM RURAL RESIDENTIAL (RR) TO LOW DENSITY RESIDENTIAL (LDR).

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

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

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

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

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

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

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

Yeas:

Nays:

Absent:

I hereby approve the adoption of the foregoing Ordinance this ____ day of _____, 2020.

Paulette Skolarus
Township Clerk

Bill Rogers
Township Supervisor

Township Board First Reading: 07/06/2020
Date of Publication of Proposed Ordinance: 07/05/2020
Township Board Second Reading and Adoption: 07/20/2020
Date of Publication of Ordinance Adoption: TBD
Effective Date: TBD



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

July 13, 2020

Ms. Amy Ruthig, Zoning Official
Genoa Charter Township
2911 Dorr Road
Brighton, Mi. 48116

Re: Gary R. Boss Trust Rezoning Request, Latson and Golf Club Roads

Dear Amy,

In response to the Planning Commission Meeting held June 3rd, 2020 we do not believe there to be any comments or concerns that warrant modification/revisions to the plans for rezoning at this time. In addition to the unanimous decisions to recommend approval of the property rezoning as well as recommend approval of the Environmental Impact Assessment, the rezoning received unanimous recommendation of approval from the County Planning via an online meeting on June 17th.

If you need any further information please feel free to contact me. Thank you.

Very truly yours,

BOSS ENGINEERING COMPANY

A handwritten signature in blue ink, appearing to read "Scott Tousignant", is written over a horizontal line.

Scott Tousignant, P.E.
Project Manager

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

This Meeting was conducted via Zoom Meeting

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

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:35 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, Shelby Scherdt of Tetra Tech, and Brian Borden of Safebuilt Studio. There were 42 audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

Chairman Grajek reviewed the process for this evening's Planning Commission meeting and how public comment can be given via Zoom Meeting.

APPROVAL OF AGENDA:

Moved by Commissioner Dhaenens, seconded by Commissioner Mortensen, to approve the agenda as presented. **The motion carried unanimously with a roll call vote.**

CALL TO THE PUBLIC: The call to the public was made at 6:40 pm.

Mr. Don Farr of 170 Lane Drive is objecting to these proceedings because the public has not been afforded ample time to meet to prepare and formulate their response due to the Governor's stay-at-home order. They request that the Planning Commission delay making any decision this evening to allow them time to meet.

Ms. VanMarter stated the applicant submitted their application and paid their fees back in February. They were delayed twice due to the pandemic. Other communities have held Planning Commission meetings virtually. Unfortunately this is the reality now and the applicant must be afforded due process to have their application heard. She sympathizes with the residents.

The call to the public was closed at 6:45 pm.

DECLARATION OF CONFLICT OF INTEREST: Commissioner McBain stated her personal residence is within 300 feet of the Boss property. She must be excluded from this item on the agenda. All Commissioners voted unanimously via a roll call vote to excuse Commissioner McBain due to a conflict of interest.

PUBLIC HEARING

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)

Mr. Brent LaVanway of Boss Engineering, Pastor Tim Christoson, the applicant, and Mr. Gary Boss, the property owner, were present.

Mr. LaVanway provided a review of the property and the applicant's request to rezone the property from Rural Residential (RR) to Low-Density Residential (LDR)

Pastor Christoson thanked the Township for allowing the Planning Commission meeting to be held virtually this evening. They believe that the presence of a church in a community is a great source of love, hope, and compassion. A core principle of being a Christian is to love your neighbor. The rezoning request complies with the Master Plan and it creates a situation for the church to seek a development partner who will assist with the cost of much of the infrastructure, such as the roadway and utilities. They are committed to a plan that preserves a high amount of the natural beauty of the property. They have met with the neighbors and appreciate their feedback.

Mr. Borden stated this first item is strictly the rezoning of the property. He reviewed his letter of March 17, 2020.

- LDR zoning is generally consistent with the rezoning criteria of Section 22.04 of the zoning ordinance.
- The request is consistent with the Township Master Plan.
- The request is anticipated to be compatible with the surrounding area.
- The host of uses permitted in LDR is compatible with existing and planned uses in the surrounding area.
- 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.

Ms. Shelby Scherdt reviewed her letter of March 3, 2020.

- 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.
- 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, perk tests should be presented showing that the soils are suitable for septic fields as part of the site condominium plan submittal.

Commission Rickard is glad the applicant changed their rezoning request to comply with the Master Plan.

Commission Mortensen confirmed that the rezoning will not guarantee a church will be developed on this site as it is a special use in this zoning. Ms. VanMarter stated, "Yes. A church is a Special Land Use in both the existing and the proposed zoning."

Commissioner Mortensen also noted that the Impact Assessment says "It MAY be serviced by water and sewer". He asked the petitioner for clarification. Mr. LaVanway stated on-site well and septic are permitted in this zoning. However they are proposing to use the MHOG water system for fire hydrants for fire protection and on-site septic systems.

Commissioner Dhaenens agrees with Commissioner Mortensen. He also questioned why public sanitary sewer is not going to be used if it is available. Mr. LaVanway stated they are not sure if it is economically feasible to extend the public sewer into the site. They are aware it is available and are pursuing it further.

Commissioner McCreary questioned the franchise utility easement shown on the plan. Mr. LaVanway stated this is for the extension of public utilities of water, gas, and underground electricity.

Chairman Grajek asked if Mr. LaVanway was aware of the comments from the BAFA letter dated March 18, 2020 and he answered, "Yes".

Commissioner Mortensen asked for confirmation that conditions cannot be put on a rezoning. Mr. Borden stated that conditions cannot be put on rezoning approvals. He also asked if there were any engineering issues that could prohibit this rezoning. Ms. Scherdt stated this property can be developed with well and septic; however, if the property is rezoned and it is determined that there is not adequate capacity for well and septic, the developer would be required to connect to municipal water and sewer.

The call to the public was made at 7:12 pm

Ms. VanMarter stated that 19 letters and emails were received by the Township from residents and all were not in support of the project. She reviewed the names and addresses (if provided). The concerns were storm water runoff, tree removal, traffic, etc.

Ms. Dawn Izurieta of 3922 Sugarbush Drive is opposed to this rezoning. She does not want the traffic through their subdivision. She is not opposed to churches, but she knows there will be a lot of traffic, and not just on Sundays.

Mr. Don Farr of 170 Lane Drive would like to respond to his general comment previously. He reiterated his opposition to the format this evening. He would like to know why the petitioner is afforded due process but the public is not. It is biased and concerning. There has been poor audio. This is not how this process is supposed to work to give the residents adequate representation. There is a significant delay between what is being heard on the call and what is being broadcast on YouTube. He thinks everyone should be on the same format, and not the members on Zoom and the public on a call-in feature. He is concerned with the additional traffic. This corner is congested and dangerous already. He wants to know what the Township plans to manage the increased traffic. He would like the Township to have the petitioner upgrade the intersections to acceptable standards and those plans be presented before this is approved. They have existing drainage problems on their properties and this development will exacerbate this situation. What will the Township do to address this? He wants the Planning Commission to tell them how the development of this corner will be consistent with the Master Plan. This is a rural atmosphere. This would not be preserving the natural quality of life in the Township, such as slopes, mature trees and natural ecosystems.

Mr. Paul Rottach of 3897 Sugarbush. His home is directly behind the proposed church. He agrees with Mr. Farr's comments regarding due process. Everyone is afforded due process. He objects to the traffic study done in 2012, prior to I-96 and most Latson Road development so it does not take into account any of the existing traffic. Everyone is aware of the traffic and speeding on Latson Road. He is also concerned with privacy regarding the lighting and parking lot directly behind his house. He has flood insurance because his house is low level and the lot next to his house floods. When all of the trees are removed, it will cause more water to flow toward his house and into his lot. He would like clarification as to what can be put on each one-acre lot. He also asked if the emergency access area will be paved.

Mr. James Miller echoed the due process comment made by Mr. Farr as well as the technical difficulties that residents are having to make sure they are heard. His main concern is traffic and safety and how the emergency access will open up their neighborhood to traffic. This area is not adequate to support this type of development. He questioned if this development will have access through Sugarbush Drive.

Chairman Grajek advised that many of these items will be addressed during the next item on the agenda, the Site Plan review.

Ms. Tammy Celmo of 3910 Sugarbush Drive. Her concerns echo the other residents'. She is also concerned about the DEQ wetlands that surround their neighborhood. The road can barely handle the existing traffic. It is a safety concern. Their property values can go down if the trees

are removed from behind their homes. A road does not belong in a subdivision and a subdivision does not belong on that property. There are other properties in Howell.

Mr. Bruce Macey of 3878 Sugarbush Drive lives directly across from the development. They have had discussion with the applicant and he has been reasonable. He advised his co-owners residents that they need not worry about a roadway through Sugarbush. There is no public land or ROW's or easements here. The lot is owned by the association. The Board will not allow that to happen. He does not believe the pastor is looking at that as an option. He has the same concerns as his neighbors; but he wants to assure the pastor that they will welcome them to the neighborhood. They want the two communities to work together. They do prefer that the development be done within the constraints of the current zoning. They do not see the need for the rezoning.

Mr. Tom Lemkau of 47 Lane Drive. His property is the catch-all for any runoff coming from the surrounding area. He wants to be assured that he is not going to feel the effects of the runoff from this development onto his property. He is also concerned about the traffic flow on Golf Club. It is a downhill in that area and vehicles speed.

Ms. Nichole Zajac of 3274 Snowden Lane stated she has the same concerns as everyone else, with regard to traffic. Her road is already deteriorating and will deteriorate more if there is more traffic and they would. It is currently difficult to exit left out of their neighborhood. She is concerned that if it is rezoned and then the church does not develop it and questions what would be developed on that site.

Mr. Farr reiterated his due process concerns. He noted that there is a resident who is unable to connect to voice his concerns. Ms. VanMarter stated she is following the comments on the YouTube video and our technician is trying to get him connected.

Mr. Rottach of 3897 Sugarbush Drive stated he did not receive clarification on the definition of LDR. How many units are allowed for each acre? He reiterated the other caller's concerns that if the church does not develop the site, what can be built there.

Mr. Borden stated Low density Residential allows for minimum one-acre lots for single-family residences. There are only two differences between the site as it is currently zoned and what is being proposed; one is the density. RR requires two acres and the only use difference is that if there is a large RR lot, they have the option to keep livestock. All of the other uses are exactly the same.

Mr. Michael Siterlet of 3780 Golf Club stated he has the same concerns as the other members of the public, especially with the amount of traffic and the speeding. He is concerned because the pond on his property is fed by the water to the south and he wants to ensure that this development will not stop that flow of water.

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

Ms. VanMarter stated that the applicant has changed the zoning from their first request. They had originally asked for UR, which allowed additional units per acre and allowed duplexes. This is a completely different rezoning request than what was requested before. What is allowed with this request is one detached single-family home per acre.

Commissioner Rickard questioned the existing traffic study. Are the trip generations based on what is being proposed or the maximum allowable build out? This should be required as part of the rezoning.

Commissioner McCreary has the same concerns as Commissioner Rickard. The last traffic study was done eight years ago and there has been development since then.

Ms. VanMarter reviewed the zoning ordinance and what is needed to require an updated traffic study. Mr. LaVanway stated the traffic data they used for the Impact Assessment was for 23 homes, which is the maximum build out, so their request does not meet the criteria. The current zoning has 189 trips in a 24 hour period and the proposed zoning has 227 trips. So the difference between RR and the traffic generated by the proposed LDR is relatively minimum.

Commissioner Dhaenens noted that this item is about the rezoning and not the proposed development. The difference in the two zonings is 13 houses.

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the rezoning the property at the southwest corner of Golf Club and Latson Roads from Rural Residential to Low Density Residential. This request is made because the PC finds that the proposal is consistent with the Township Master Plan, compatible with the existing building out in the surrounding area, and meets the rezoning criteria of Section 22.04 of the Township Ordinance. **The motion carried unanimously with a roll call vote**

Commissioner McCreary has concerns with the Environmental Impact Assessment. She asked if a wetland survey has ever been done on this property. Mr. LaVanway stated it is in the Natural Features Plan as part of the rezoning packet. She asked if this property is in a floodplain. Mr. LaVanway stated there is not a FEMA-regulated floodplain in this area; however, there is a pond shared by the two properties.

She questioned the access through Sugarbush. Was there a legal opinion from the Rolling Ridge subdivision opinion that the developer does not have the right to access that area? Ms. VanMarter stated they received a legal opinion from the subdivision's attorney indicating the applicant does not have a right to access that area. The applicant is allowed to submit a different opinion.

Commissioner McCreary feels there should be consistency with regard to sanitary sewer and septic as both are mentioned in the Impact Assessment. Mr. LaVanway said they are both mentioned because it is available but they are opting for septic systems.

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment for residential rezoning of the property at the corner of Golf Club and Latson Road dated February 24, 2020.

The motion carried unanimously with a roll call vote.

Chairman Grajek called for a 10-minute break at 8:21 pm

The meeting resumed at 8:31 pm.

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

Mr. Brent LaVanway of Boss Engineering, Pastor Tim Christoson, the applicant, and Mr. Gary Boss, the property owner, were present.

Mr. LaVanway reviewed the project. They are proposing 10 single-family residential site condominium units, which will be on the west side of the property and south of the pond. The access point to the residential lots is from Golf Club Road and has been approved by the Livingston County Road Commission. They propose utilities to include on-site septic systems for each lot and a combination of public water and wells. The Fire Marshall expressed concerns with fire suppression since there is only one access point so they are using the public water and increasing the number of hydrants.

Mr. LaVanway addressed the comments made during the rezoning.

- The storm drainage for the site is to encompass the road network and will utilize storm drainage structures and Lots 8 and 9. Based on the topography, they currently drain toward the subdivision to the south so they will be capturing that drainage and sending it to the north via storm sewer and the use of three fore bays, which will be utilized to pretreat the storm water prior to it discharging into the shared pond and the wetland, which is a regulated wetland. They will need approval from EGLE. After the preliminary site plan review, the Livingston County Drain Commissioner, the Livingston County Road Commission, and the Township Engineer will review and approve the plans. It will also be directed away from Lane Drive toward the east.



Livingston County Department of Planning

June 18, 2020

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
AICP, PEM
Principal Planner

Genoa Charter Township Board of Trustees
c/o Polly Skolarus, Township Clerk
Genoa Charter Township Hall
2911 Dorr Road
Brighton, MI 48116

**Re: Planning Commission Review of Zoning Amendment Z-10-20
Rezoning, RR Rural Residential to LDR Low Density Residential in
Section 5 – Gary R. Boss**

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, June 17, 2020 and reviewed the zoning amendment referenced above. The Livingston County Planning Commissioners made the following recommendation:

Z-10-20 Approval.

The proposed rezoning to LDR Low Density Residential is consistent with the Low Density Residential master plan designation of this property in the Genoa Township Master Plan. The rezoning request is also compatible with the zoning, master planning and existing land uses in surrounding Genoa and Oceola Townships.

Copies of the staff review and draft Livingston County Planning Commission meeting minutes are enclosed. Do not hesitate to contact our office should you have any questions regarding this county action.

Sincerely,

Kathleen J. Kline-Hudson
Director

Enclosures

c: Chris Grajek, Chair Genoa Charter Township Planning Commission
Kelly VanMarter, Assistant Township Manager/Community Development
Director, Genoa Charter Township

Meeting minutes and agendas are available at:
<https://www.livgov.com/plan/Pages/meetings.aspx>

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

(517) 546-7555
Fax (517) 552-2347

Web Site
co.livingston.mi.us

clarification on the conditions of the rezoning. Principal Planner Barb responded that the rezoning is conditioned upon approval of the rezoning and site plan. Mr. Dan Larabel, Edwin Allen Homes representing the applicant provided a brief summary of the proposed project and need for rezoning. He stated that this property is owned by Howell Township and was obtained through tax foreclosure. The access easement to the site is directly across from the Oak Grove Road entrance to Kroger. He also said that the rezoning was tabled at a previous Howell Township Planning Commission meeting due to Zoom meeting glitches and not due to a lack of information from the petitioner. Traffic and traffic management will be an issue for this development. Commissioner Prokuda likes that the proposal is for conditional rezoning. He feels that the proposed zoning district seems logical. Commissioner Ikle supports Commissioner Clum's concerns about traffic and infrastructure at this location. He agrees with Commissioner Prokuda that the proposed zoning district seems logical, however, there are many issues that the township and applicant will have to work out, that are out of the County's scope of review and recommendation (site plan, etc.), before the project is fully approved and under development.

Public Comment: None.

Commission Action: (Commissioner Anderson joined the meeting during Commission discussion of this case)

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.

Motion passed: 7-0

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X] Abramson [X]
Nay: None

B. Z-10-20: GENOA TOWNSHIP – REZONING

Current Zoning: Rural Residential (RR)

Proposed Zoning: Low Density Residential (LDR)

Section 5 / Genoa Township

Township Master Plan:

GENOA:

The Genoa Township Master Plan designates the site as Low Density Residential. The master plan defines this future land use category as follows:

Low Density Residential: These areas are designated for single family residential use, located on the fringe between the rural residential and the more urbanized areas of the Township. While these areas are not planned for sewer service, they have fewer environmental constraints found in the Rural Residential. Single family residential uses within these areas will be located on lots of at least 1 acre in size.

The master plan also indicates that this site and a limited amount of land adjacent to the east and west is within a Secondary Growth Area of the Township; this area is defined as follows:

Secondary growth areas do not have sewer and water, but due to their proximity to the cities of Brighton or Howell, are appropriate for infill with low density residential. Typical lot sizes will be around one acre or clustered developments at an overall density of two acres per dwelling.

OCEOLA:

The Oceola Township Master Plan designates the land area north of the site (across Golf Club Road) as Low Density Residential B. The master plan defines this future land use category as follows:

The Low Density Residential “B” designation is intended to address the need for a residential land use category with slightly higher density than the Low Density Residential “A” category. Low Density Residential “B” areas are located generally along Latson Road, south of the Village Centre and M-59. The anticipated residential unit density for this Master Plan land use category ranges from 1.5 to 1.99 dwelling units per acre.

County Comprehensive Plan:

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

Township Planning Commission Recommendation: Approval. The Genoa Charter Township Planning Commission recommended **APPROVAL** of this rezoning at their June 3, 2020 meeting. The public hearing for this rezoning was also held on June 3, 2020. Minutes for this meeting were not available at the time of this staff review. One letter of opposition to the rezoning was submitted to the Livingston County Planning Department. This letter is attached at the end of the review.

Staff Recommendation: Approval. The proposed rezoning to LDR Low Density Residential is consistent with the Low Density Residential master plan designation of this property in the Genoa Township Master Plan. The rezoning request is also compatible with the zoning, master planning and existing land uses in surrounding Genoa and Oceola Townships.

Commission Discussion: Commissioner Anderson asked if the previous rezoning for this parcel was approved by the Township. Director Kline-Hudson stated that the rezoning amendment to UR Urban Residential was withdrawn before going to the Township Board. Commissioner Prokuda inquired about densities of the surrounding subdivisions. Commissioner Abramson asked about access and if it would be coming from Golf Club Road and it was clarified that it would be. Commissioner Ikle clarified with the applicant that the proposed church would be allowed as a special use on the property. Commissioner Prokuda noted that one letter in opposition to the rezoning was received from a member of the public and it was in the Planning Commissioner’s meeting materials.

Public Comment: Pastor Cristoson stated that they will develop a plan that will be pleasing to their neighbors.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER ANDERSON TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER ABRAMSON.

Motion passed: 7-0

Yea: Prokuda [X] Ikle [X] Clum [X] Anderson [X] Bowdoin [X] Call [X] Abramson [X]
Nay: None

8. **OLD BUSINESS:** None.

9. **NEW BUSINESS:**

A. **2021-2026 Livingston County Capital Improvement Plan:** Principal Planner Stanford briefly presented the 2021-2026 County Capital Improvement Plan to the Planning Commissioners for their review and approval by formal resolution.

Planning Commissioner Ikle asked if any of the CIP projects involved broadband since broadband improvements have been frequently cited as a need during the COVID-19 pandemic. Principal Planner

LIVINGSTON COUNTY PLANNING DEPARTMENT – ZONING REVIEW

| | | |
|--|---|---|
| CASE NUMBERS: COUNTY: Z-10-20 | LOCATION: Genoa Charter Township SECTION NUMBER: 5 TOTAL ACREAGE: 46.5 Acres | APPLICANT/OWNER: Gary R. Boss/ Gary R. Boss Trust |
|--|---|---|

CURRENT ZONING:
RR Rural Residential

PERMITTED/SPECIAL USES (Not all inclusive):
Permitted: Single family detached dwellings; accessory home occupations; accessory uses, buildings and structures; keeping of pets; accessory keeping of horses, ponies, and other equine and livestock; adult foster care family home; foster family home, family day care home; essential public services; publicly owned parks and recreational areas; private non-commercial parks and recreational areas.

Special: Bed and breakfast inns; adult foster care small group home; group day care home; places of worship; public and private schools; essential public service/utility buildings; public buildings and uses such as fire stations and libraries; golf courses without driving ranges.

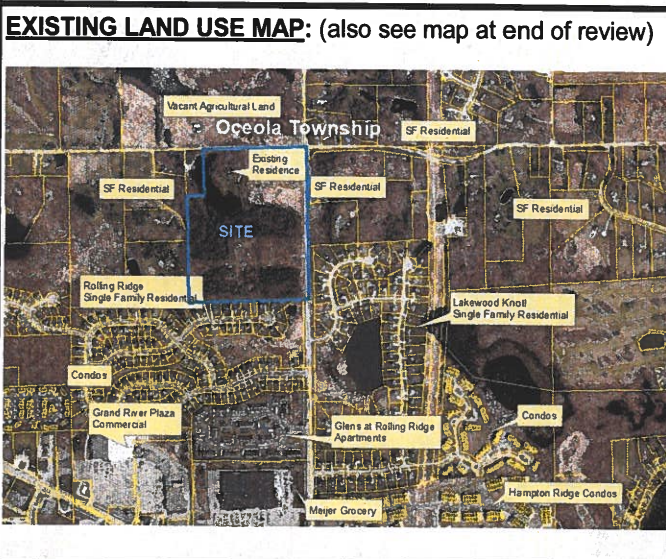
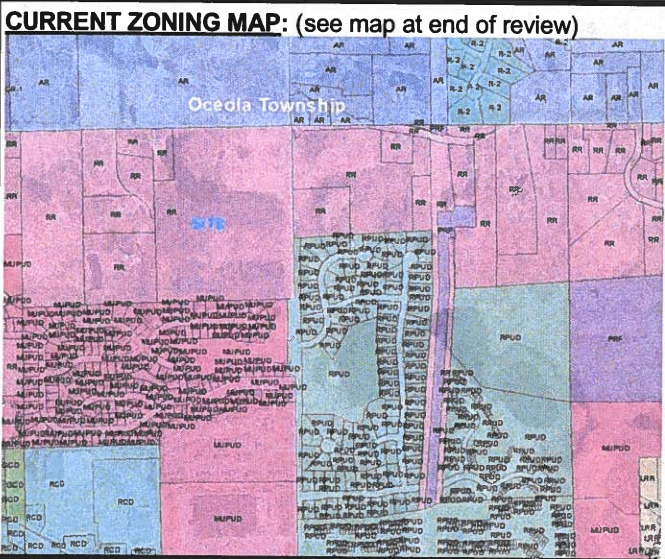
MINIMUM LOT AREA: 2 acre

REQUESTED ZONING:
LDR Low Density Residential

PERMITTED/SPECIAL USES (Not all inclusive):
Permitted: Single family detached dwellings; accessory home occupations; accessory uses, buildings and structures; keeping of pets; adult foster care family home; foster family home, family day care home; essential public services; publicly owned parks and recreational areas; private non-commercial parks and recreational areas.

Special: Bed and breakfast inns; adult foster care small group home; group day care home; places of worship; public and private schools; essential public service/utility buildings; public buildings and uses such as fire stations and libraries; golf courses without driving ranges.

MINIMUM LOT AREA: 1 acre



LOCATION: The site is located on the southwest corner of Latson and Golf Club Roads in Section 5 of Genoa Charter Township.

LAND USE: Single-family residence

ESSENTIAL FACILITIES:
SANITARY SEWER: Public sewer is available
WATER SUPPLY: Public water is available
ACCESS ROAD(S): Latson Road and Golf Club Road; paved primary roadways.

TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:

The Genoa Charter Township Planning Commission recommended APPROVAL of this rezoning at their June 3, 2020 meeting. The public hearing for this rezoning was also held on June 3, 2020. Minutes for this meeting were not available at the time of this staff review. One letter of opposition to the rezoning was submitted to the Livingston County Planning Department. This letter is attached at the end of the review.

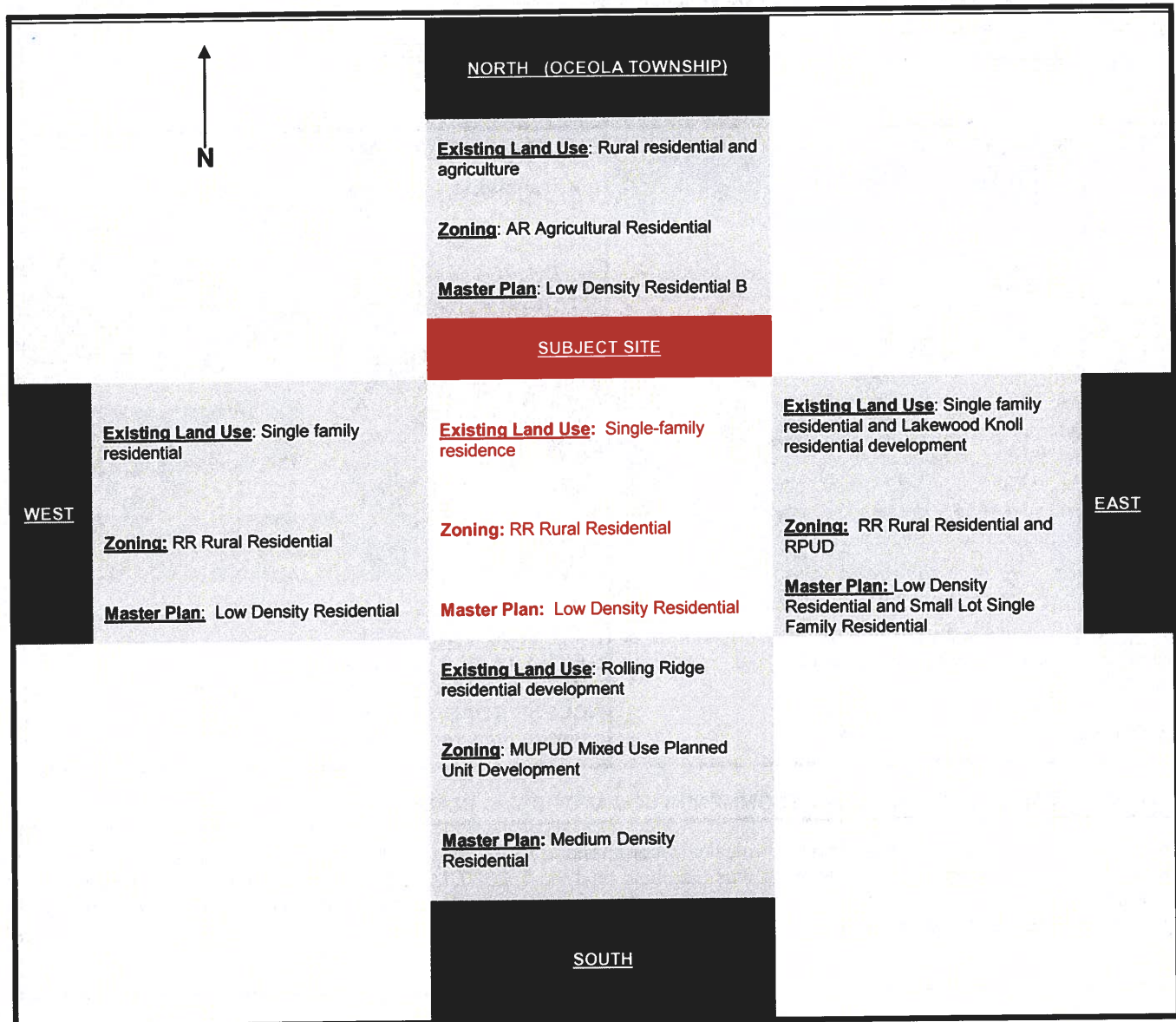
ENVIRONMENTAL CONDITIONS:

Soils/Topography: The Livingston County Soil Survey indicates that the primary soil on-site is well-drained Miami loam. MoB and MoC soils of 2-12% slope are present as well as ribbons of more steeply sloped MoD and MoF Miami Loam soils of 12-35%. These steeper slopes present issues with rapid surface water run-off and possible erosion. Also present on-site are Fox-Boyer Complex soils that range from gently rolling to steep slopes of 12-25% slope and present the same rapid surface water run-off and possible erosion concerns. Additionally a large area of muck soils is present at the northeast corner of the site and a perennial pond is present at the northwest corner of the site.

Wetlands: The National Wetland Inventory indicates that an unregulated open water wetland of 3.984 acres is present in the northwest corner of the site (referred to as a perennial pond above) and a sliver of a larger, regulated wetland consisting of 9.313 acres is located along the eastern edge of the site.

Vegetation: Meadow, scrub/shrub vegetation in wet areas and forest with a mix of evergreens and hardwoods.
Natural Areas: There are no Priority 1, 2 or 3 natural areas located on this site.

CURRENT LAND USE, ZONING, AND MASTER PLANNING MATRIX: The graphic below provides a general overview of the existing uses, zoning and future land use designations of the subject site and the immediately adjacent parcels.



TOWNSHIP MASTER PLAN:**GENOA:**

The Genoa Township Master Plan designates the site as Low Density Residential. The master plan defines this future land use category as follows:

Low Density Residential: These areas are designated for single family residential use, located on the fringe between the rural residential and the more urbanized areas of the Township. While these areas are not planned for sewer service, they have fewer environmental constraints found in the Rural Residential. Single family residential uses within these areas will be located on lots of at least 1 acre in size.

The master plan also indicates that this site and a limited amount of land adjacent to the east and west is within a Secondary Growth Area of the Township; this area is defined as follows:

Secondary growth areas do not have sewer and water, but due to their proximity to the cities of Brighton or Howell, are appropriate for infill with low density residential. Typical lot sizes will be around one acre or clustered developments at an overall density of two acres per dwelling.

OCEOLA:

The Oceola Township Master Plan designates the land area north of the site (across Golf Club Road) as Low Density Residential B. The master plan defines this future land use category as follows:

The Low Density Residential "B" designation is intended to address the need for a residential land use category with slightly higher density than the Low Density Residential "A" category. Low Density Residential "B" areas are located generally along Latson Road, south of the Village Centre and M-59. The anticipated residential unit density for this Master Plan land use category ranges from 1.5 to 1.99 dwelling units per acre.

COUNTY MASTER PLAN:

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

COUNTY PLANNING STAFF COMMENTS:

It should be noted that Urban Residential UR zoning was requested for this site in the fall of 2019 (Z-52-19). The request was withdrawn by the property owner prior to action by the Genoa Township Board. The County Planning Department and Planning Commission are reviewing this current rezoning amendment request on the merits of the proposed rezoning, not on the merits of a site plan. A short summary of the proposed development is provided for information purposes.

The petitioner seeks this rezoning to Low Density Residential (LDR) for the development of a church campus and single-family home sites. The Preliminary Development Plan that has been prepared for the Township depicts ten 1-acre+ home sites plus the existing residence on the property, clustered on the western side of the parcel, and a church campus located on the southeastern portion of the site. Park and natural preserve areas are also noted on the plan. This plan shows a cul-de-sac access road off of Golf Club Road.

The character of the area immediately surrounding the Latson/Golf Club Road intersection is single-family residential on lots ranging from 1 to 20 acres, with the exception of the site and the Oceola Township parcel immediately across Golf Club Road from the site; these two parcels are 46.5 and 60 acres respectively.

The density of residential development in Genoa Township increases south of the site as one travels towards the Latson/Grand River intersection. On the west side of Latson Road and immediately adjacent to the south of the site is Rolling Ridge is a Mixed-Use Planned Unit Development (PUD) that contains single-family residential development. Lots in this development are approximately a ½ acre in size. The Glens at Rolling Ridge apartments is a higher density

COUNTY PLANNING STAFF COMMENTS (continued):

component of this Mixed-Use PUD that is present south of the single-family portion of the development adjacent to Meijer. Meijer grocery and retail is present at the Northwest corner of Latson and Grand River Avenue.

The east side of Latson Road between Golf Club Road and Grand River Avenue follows this same pattern of zoning and land use transition, with single-family residences near Golf Club Road transitioning into higher density residential condominiums as one travels towards the commercial uses at the Latson/Grand River intersection.

The proposed rezoning to LDR with minimum lot areas of 1 acre, is consistent with the zoning and density progression of this area of Genoa Township. LDR zoning of this site would provide a good transition between the RR Rural Residential zoning in Genoa Township to the east and west of the site, the AR Agricultural Residential zoning (50,000 sq. ft. minimum lot size) to the north of the site across Golf Club Road in Oceola Township, and the more dense MUPUD Mixed Use Planned Unit Development of the Rolling Ridge residential development to the south.

The permitted uses of the LDR zoning district and the Rural Residential RR zoning district are nearly identical with the exception that the RR zoning district allows agricultural uses. The permitted uses of the LDR zoning district are residential and park oriented uses which are consistent with the residential uses of the area. The specially permitted uses of the LDR zoning district include places of worship and this use should also be a compatible, unobtrusive use in a residential area.

The rezoning request is consistent with the Future Land Use Plan of the Genoa Township Master Plan which designates the site as Rural Residential/Secondary growth area for single family development on one acre lot sizes or clustered development at an overall density of 2 acres per dwelling. The rezoning request is also consistent with the Future Land Use Plan of the Oceola Township Master Plan (2007) which designates the land area north of the site as Low Density Residential B with an anticipated residential density that ranges from 1.5 to 1.99 dwelling units per acre.

Lastly, the environmental features of this site pose some land use constraints. Both the open-water pond and the wetland limit the amount of upland on site that is suitable for development. In addition, the steepest slopes on-site are over 25% slope and they may present rapid surface water run-off and possible erosion concerns if deforestation occurs.

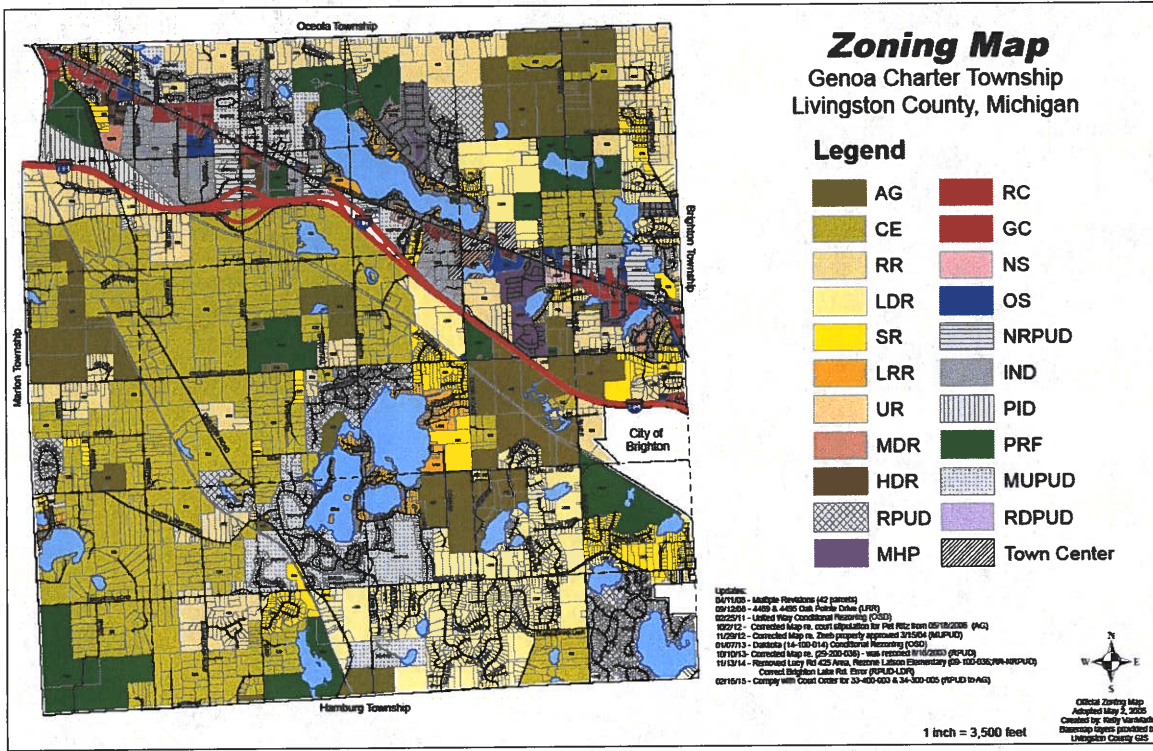
COUNTY PLANNING STAFF RECOMMENDATION:

Approval. The proposed rezoning to LDR Low Density Residential is consistent with the Low Density Residential master plan designation of this property in the Genoa Township Master Plan. The rezoning request is also compatible with the zoning, master planning and existing land uses in surrounding Genoa and Oceola Townships.

Genoa Charter Township Land Use – Section 5



Genoa Charter Township Zoning – Section 5



Genoa Charter Township Section 5 Z-52-19 Photos



SITE – Northeast corner of site



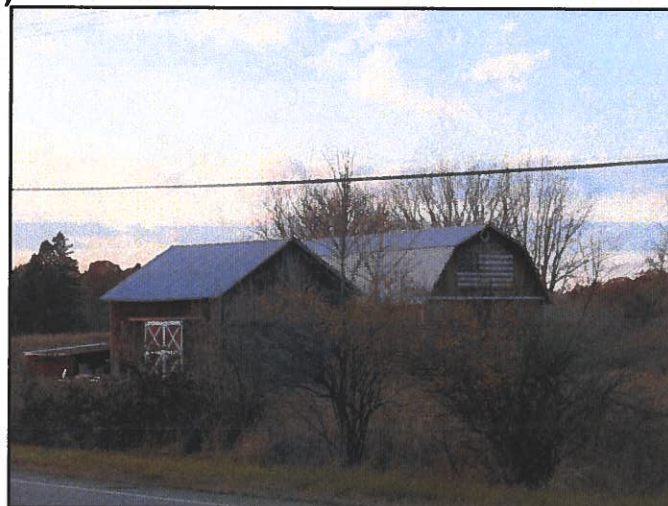
SITE – Northwest corner of site



**EAST – Single Family Residences
(Oceola Township View)**



SOUTH – Rolling Ridge Single-Family Dev.



NORTH – Vacant Agriculture (Oceola Township)

Kathleen Kline-Hudson

From: Jeremy Doody <doodyj@gmail.com>
Sent: Tuesday, June 2, 2020 3:52 PM
To: Kelly@genoa.org; amy@genoa.org; mail@livingstonroads.org
Cc: Kathleen Kline-Hudson; Rob Stanford; Scott Barb; Planning; TSchmitt@cityofhowell.org; TheCity@cityofhowell.org; SManor@cityofhowell.org; REllis@cityofhowell.org; MMulvahill@cityofhowell.org; JLobur@cityofhowell.org; JAmbrose@cityofhowell.org; RGreene@cityofhowell.org; CityManager@cityofhowell.org; mike@genoa.org; administrator; Financial; purchasing; dkbelcher@livgov.com; Cindy Catanach; Carol Jonckheere; Commissioners; Communications; countyclerk; lcdrain; Health; polly@genoa.org; jean@genoa.org; robin@genoa.org; jim@genoa.org
Subject: [EXT] Re: Opposition to proposed re-zoning of parcel #11-05-200-002 currently owned by Gary R. Boss
Attachments: original letter of protest for boss property genoa twp rezone sent 10.11.19.docx

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

Hello, I am writing to again oppose the [repeated and denied] proposition to rezone and develop Genoa Twp. parcel #11-05-200-002 currently owned by Gary R. Boss and/or affiliations. Attached is my previous letter which contains why my family opposes this proposition. I have reviewed it and all points are still and again applicable and I feel that most or all of my neighbors feels the same way. However, I do have a few other concerns. Please consider each of the following:

1. How many times does one individual/entity get to make such a proposition and plan when it has been repeatedly denied and seemingly little has changed? The plans may physically look a *little* different, but none of the previous concerns for denial seem address nor have those concerns went away. This is a waste of township, county, and other time and funds. Not only that, is it a waste to the proposer's fellow community members, as we have to continually live with the anxiety and/or concerns, we must use our precious time to again gather our thoughts and communicate our continued opposition. Is there any type of permanent denial for these types of requests, or at least after so many types? It seems borderline harassment to those of us in the vicinity and/or who oppose this rezoning and development. We have a lot more important things we'd rather be devoting our time on currently, especially during these truly crazy times we're all having to deal with. Mr. Boss is not helping my mental health.
2. Those of us living on the north side of Sugarbush Dr. already get a frustrating and sometimes damaging amount of runoff from the land to the north--if it's developed and even a fraction of the vegetation is removed, I dread constant, full-on flooding, especially in the spring. Can the current or future landowner(s) company be held responsible for future damages as a result of increase water coming out way post-development?
3. I am 100% supportive of anyone subscribing to and participating any religion or personal belief system that tickles their fancy, but the last thing this area needs is another church, especially in our back yard. I'm not interested in increased traffic and noise on Sundays--we have enough of that on weekdays (see attached letter regarding traffic and road conditions, with limited views). Even throughout the stay at home order Latson Rd. was its usual death trap. Every essential worker in the area must use Latson because the occasional times we had to restock on supplies it was its usual hot mess.

4. Additionally, it was previously mentioned that it was the church itself who was also desiring to develop the surrounding land for the purposes of housing development. Is/was there any truth to this and is this the case again? If so, is this a church, in presumably in some sort of nonprofit status, profiting off of developments outside of church business, for the purpose and gain of what and who exactly? It certainly leaves a bad taste in my mouth, even if all (some how?) above board. Either way, I oppose that too.

Although this message is directed toward tomorrow's township meeting, please consider it a standing statement that can be used in any township, city, county, etc business having to do with this topic and/or Mr. Boss. Others CC'd on this message outside the scope of tomorrow's meeting, please keep this information in case any related business comes across any of your desks also. Please don't hesitate to reach out with any questions or clarifications needed at all. Happy to further digress. Please excuse any type-o/s, as this message was written in somewhat haste.

Lastly, I appreciate that the meeting is via Zoom to encourage continued social distancing--I will try my best to tune in.

Stay safe and healthy,

Jeremy Doody
517-281-9759
3825 Sugarbush Dr.

On Fri, Oct 11, 2019 at 2:42 PM Jeremy Doody <doodyj@gmail.com> wrote:

Hello, my name is Jeremy Doody and I live at 3825 Sugarbush Dr., which currently backs up to parcel #11-05-200-002 between our street and Golf Club Rd., and our household strongly opposes the proposed rezoning of said property for a number of reasons that are a detriment to our neighborhood, township, and community as a whole. I will express our various concerns below.

Our first and main concern would have to be traffic and safety. Latson Rd. traffic is frequently very congested and it's often difficult to pull out of our neighborhood from Snowden Ln. onto Latson (especially if trying to go north on Latson.. good luck!). I often find it a scary situation having to pull out with so much traffic, especially while driving our toddler. Adding another subdivision in such proximity will just increase this congestion even more, making it less safe than it already is. Page 9 of the proposal document mentions a couple traffic studies, but ones is from way back in 2012. This was before the I96/Latson Rd. freeway ramps were built and the area was a LOT less built up in general. The estimates for how much traffic have increased for now seem very conservative because the area has grown at a faster rate than others lately, and thus normal growth rates seemingly would be inaccurate. If you've driven on Latson during morning or afternoon rush hours especially, then you know it's a complete zoo out here already.

Section 4 of the proposal document (titled "1st submittal package") states that the majority of traffic "will proceed northerly to Golf Club Road", however, the final page of this proposal document has a proposed site map that shows only 7 of the 72 properties having access to Gold Club Rd. with all the rest being connected to Latson Rd. and possibly our street as well.

Sugarbush Dr. is currently a quiet, peaceful, and not at all busy street, probably mostly because it's a shorter, dead-end cul-de-sac. Turning it into a thoroughfare from Latson through the new proposed neighborhood would be a disaster. First, our road already isn't very wide, many people park on the street making it seem thinner, and there are plenty of pot holes all the way out to Latson Rd. via Snowden Ln that already haven't been repaired in years. An increase in traffic will just make this worse. Also, it was mentioned that most traffic will just exit out onto Latson, but if I lived there I would certainly cut through our neighborhood if able, as to further distance myself from the Golf Club / Latson traffic light in hopes of getting

out a little more easily. I am not sure why the right-of-way easement was granted in the first place. It already backs up to two other much more main roads (Gold Club and Latson). If the property to the north cannot be sold or developed without having it's own access points to these roads, then it shouldn't be developed at all.

The aforementioned land was zoned a certain way for a reason and certainly doesn't need to be any more densely populated than it's currently zoned for. Sewer and water may supposedly support the increase, but all other areas certainly cannot. Section 6 states that there is a demand for residential in the area--if that was the case, it should have sold long ago with it's current zoning. If it can't sell for that purpose in it's current state, then maybe it should remain as-is, which is still a benefit to the community, township, and beyond. The forest is beautiful and it, along with the large wetland also contained within the property, surely provide habitats to a wide range of wildlife. There isn't much of these types of areas remaining in our township, and it would be nice if some could be preserved.

Yes, our family thoroughly enjoys Mr. Boss's property as it currently sits, providing our back yard with a lovely view. When we bought the house over three years ago, though, we DID very much understand that it could be sold and developed. Not that we want it developed at all, but if it had to be, then it should be done so as it is currently zoned, not made to into a more densely populated area. Rural residential (RR) would be a LOT less burdensome to the area and most likely be more supported by the neighboring community.

Once other concern is that all the property along Sugarbush Dr. is significantly lower than Mr. Boss's property, and we already have plenty of drainage issues, with our back and side yard being beyond wet into the middle of summer, then again starting in the fall until it freezes. Taking away even a portion of the trees and other flora will most likely just make this situation even worse, possibly wreaking havoc on our actual residence as well.

Sorry for the book of an email, but I wanted to make sure my opposition was noted. I have spoken to many of our neighbors and all that I have spoken to feel the same way. I do plan to go to the township meeting on Tuesday (with our baby) but wanted to send this ahead of time in case something comes up. We currently love our neighborhood as-is and if this were to go through I am afraid it may not be a good fit for our family any more. It sounds like at least a few others feel the same way. We would very much prefer this not to happen.

Please feel free to contact me via telephone with any follow-up questions or need of any clarifications.

Thank you for your time,

Jeremy Doody
517-281-9759
3825 Sugarbush Dr.

From: [Barbara Hierholzer](#)
To: [Kelly VanMarter](#)
Subject: Boss rezoning request/site plan.
Date: Tuesday, June 2, 2020 10:26:41 AM

To: Genoa Township, Zoning Board Members.

We live at 3836 Sugarbush Drive, in the Rolling Ridge subdivision, directly across from the Boss property that is up for a rezoning request.

We realize the request to change the lots from their current 2 acre lots per home, to one acre lots falls within the current Master Plan for that area, however, we are concerned with the current site plan that has been submitted by Gary Boss.

We hope (request) there are "enforceable" measures included within any future approved site plan, that will preserve as many of the current mature trees as possible, especially the tree line on the property, that runs along the border of Sugarbush Drive. To clear cut this beautiful piece of land would be devastating to the wildlife in that area and also would be detrimental to the residents who live adjacent to this property. There is nothing uglier than a new housing development that has been clear cut of mature trees!

We also hope (request) that there is an enforceable plan included in the final approved site plan to replace/replant trees after development has taken place.

Also, we are asking for the board to DELAY an approval of the current site plan, if the zoning change is granted on June 3rd. We have concerns about the current site plan that need to be addressed before it is approved. Please grant us this extra time to vet the plan to be sure it is acceptable to all of us who will be living with the consequences. The residents of Rolling Ridge and the neighbors of the Boss property will be the ones most affected on a daily basis but this development and our concerns should be taken into consideration before moving forward and finalizing a site plan.

Thank you,

Kurt and Barbara Hierholzer
Twenty year residents of Rolling Ridge Subdivision.

From: [Mary Farr](#)
To: [Kelly VanMarter](#)
Subject: Boss Rezoning
Date: Tuesday, June 2, 2020 1:30:48 PM

Hello Kelly, Sorry so late on getting this to you. Here are a few concerns we have from the residents on Lane Drive.

Thank you, Don and Mary Farr

May I please ask if the Planning Commission would please consider the following concerns with respect to the Open Public Hearing #1:

- The significant road traffic at this intersection will be greatly impacted with the additional traffic of 10-25 homes at this corner but more concerning if a church is placed there with one access point off of Golf Club Dr. and that access point is so close to the intersection light. How long will it take for vehicles to exit this development and how backed up will Golf Club get West of Latson? What is the Townships plans to manage this increased traffic at this corner as we understand any new roads or enhancements to make roads more efficient should be at the developments expense.
- The possible addition of the church adds a lot of hardscape in the form of run off and drainage onto an area that has significant wetlands already. How will this impact neighboring communities and most importantly the wild life that would be displaced and destroyed as this is the only significant piece of land after the major Latson Exchange and high density development that already exists to maintain the rural atmosphere the master plan states is important for our community.
- We ask the Planning Commission to seriously consider how the overall development of this corner is consistent with the master plan in developing the community with a rural atmosphere when the development of 10 homes and church is anything but rural. The development that will result from this re-zoning will be a disaster with regard to preserving the natural quality of life in Genoa Township and the county by retaining significant, sensitive natural amenities such as water bodies, wetlands, slopes, mature trees, and natural ecosystems.

May I please ask if the Planning Commission would please consider the following concerns with respect to the Open Public Hearing #2:

- Bible Baptist Church as openly stated they need to sell lots in order to fund the church development. If they cannot fund the church without the selling of this land, there is significant concern among the residents surrounding the development what types of corners could be cut to get the most profit out of the development and how will that impact the property values of surrounding homes.
- The property backs up within feet of Lane Drive itself. With a proposed driveway/road along side Lane Drive We ask the Planning Commission to seriously consider the statement that "the development will require maintaining a significant portion of the forested property." Serious consideration should be given to the site plan and if there is a better way to develop it to create a larger tree buffer on Lots 1,2 &4 as they are right on top of Lane Drive and destroys the current rural character of this road that makes the properties on this road so valuable. We are unclear if Lane Drive will be looking at the front's or backs of homes since we can see we are looking at a driveway/road.
- We ask the Planning Commission to please ensure if approved, that a rigorous tree protection program be put in place to create as much natural buffer between the homes and development to maintain the rural characteristics of the master plan and protect the property values of the homes on Lane Drive and those in the proposed development.

In closing, on behalf of the residents of Lane Drive, we ask the Planning Commission to please deny this request and seek alternative development plans to ensure a consistent rural character is maintained for both Lane Drive properties and this development as the property line currently offers no good tree buffer between the properties and without a better understanding of how this is developed, could create a very unattractive development for the community and surrounding homes.

From: [Jeremy Doody](#)
To: [Kelly VanMarter](#); [Amy Ruthig](#); [mail@livingstonroads.org](#)
Cc: [KKline-Hudson@livgov.com](#); [robs@livgov.com](#); [Sbarb@livgov.com](#); [planning@livgov.com](#); [TSchmitt@cityofhowell.org](#); [TheCity@cityofhowell.org](#); [SManor@cityofhowell.org](#); [REllis@cityofhowell.org](#); [MMulvahill@cityofhowell.org](#); [JLobur@cityofhowell.org](#); [JAmbrose@cityofhowell.org](#); [RGreene@cityofhowell.org](#); [CityManager@cityofhowell.org](#); [Mike Archinal](#); [administration@livgov.com](#); [fiscal-services@livgov.com](#); [fs-procurement@livgov.com](#); [dkbelcher@livgov.com](#); [ccatanach@livgov.com](#); [cjonckheere@livgov.com](#); [commissioners@livgov.com](#); [communications@livgov.com](#); [countyclerk@livgov.com](#); [drain@livgov.com](#); [health@livgov.com](#); [Polly](#); [Jean Ledford](#); [Robin Hunt](#); [Jim Mortensen](#)
Subject: Re: Opposition to proposed re-zoning of parcel #11-05-200-002 currently owned by Gary R. Boss
Date: Tuesday, June 2, 2020 3:57:22 PM
Attachments: [original letter of protest for boss property genoa twp rezone sent 10.11.19.docx](#)

Hello, I am writing to again oppose the [repeated and denied] proposition to rezone and develop Genoa Twp. parcel #11-05-200-002 currently owned by Gary R. Boss and/or affiliations. Attached is my previous letter which contains why my family opposes this proposition. I have reviewed it and all points are still and again applicable and I feel that most or all of my neighbors feels the same way. However, I do have a few other concerns. Please consider each of the following:

1. How many times does one individual/entity get to make such a proposition and plan when it has been repeatedly denied and seemingly little has changed? The plans may physically look a *little* different, but none of the previous concerns for denial seem address nor have those concerns went away. This is a waste of township, county, and other time and funds. Not only that, is it a waste to the proposer's fellow community members, as we have to continually live with the anxiety and/or concerns, we must use our precious time to again gather our thoughts and communicate our continued opposition. Is there any type of permanent denial for these types of requests, or at least after so many types? It seems borderline harassment to those of us in the vicinity and/or who oppose this rezoning and development. We have a lot more important things we'd rather be devoting our time on currently, especially during these truly crazy times we're all having to deal with. Mr. Boss is not helping my mental health.
2. Those of us living on the north side of Sugarbush Dr. already get a frustrating and sometimes damaging amount of runoff from the land to the north--if it's developed and even a fraction of the vegetation is removed, I dread constant, full-on flooding, especially in the spring. Can the current or future landowner(s) company be held responsible for future damages as a result of increase water coming out way post-development?
3. I am 100% supportive of anyone subscribing to and participating any religion or personal belief system that tickles their fancy, but the last thing this area needs is another church, especially in our back yard. I'm not interested in increased traffic and noise on Sundays--we have enough of that on weekdays (see attached letter regarding traffic and road conditions, with limited views). Even throughout the stay at home order Latson Rd. was its usual death trap. Every essential worker in the area must use Latson because the occasional times we had to restock on supplies it was its usual hot mess.
4. Additionally, it was previously mentioned that it was the church itself who was also

desiring to develop the surrounding land for the purposes of housing development. Is/was there any truth to this and is this the case again? If so, is this a church, in presumably in some sort of nonprofit status, profiting off of developments outside of church business, for the purpose and gain of what and who exactly? It certainly leaves a bad taste in my mouth, even if all (some how?) above board. Either way, I oppose that too.

Although this message is directed toward tomorrow's township meeting, please consider it a standing statement that can be used in any township, city, county, etc business having to do with this topic and/or Mr. Boss. Others CC'd on this message outside the scope of tomorrow's meeting, please keep this information in case any related business comes across any of your desks also. Please don't hesitate to reach out with any questions or clarifications needed at all. Happy to further digress. Please excuse any type-o/s, as this message was written in somewhat haste.

Lastly, I appreciate that the meeting is via Zoom to encourage continued social distancing--I will try my best to tune in.

Stay safe and healthy,

Jeremy Doody
517-281-9759
3825 Sugarbush Dr.

On Fri, Oct 11, 2019 at 2:42 PM Jeremy Doody <doodyj@gmail.com> wrote:

Hello, my name is Jeremy Doody and I live at 3825 Sugarbush Dr., which currently backs up to parcel #11-05-200-002 between our street and Golf Club Rd., and our household strongly opposes the proposed rezoning of said property for a number of reasons that are a detriment to our neighborhood, township, and community as a whole. I will express our various concerns below.

Our first and main concern would have to be traffic and safety. Latson Rd. traffic is frequently very congested and it's often difficult to pull out of our neighborhood from Snowden Ln. onto Latson (especially if trying to go north on Latson.. good luck!). I often find it a scary situation having to pull out with so much traffic, especially while driving our toddler. Adding another subdivision in such proximity will just increase this congestion even more, making it less safe than it already is. Page 9 of the proposal document mentions a couple traffic studies, but ones is from way back in 2012. This was before the I96/Latson Rd. freeway ramps were built and the area was a LOT less built up in general. The estimates for how much traffic have increased for now seem very conservative because the area has grown at a faster rate than others lately, and thus normal growth rates seemingly would be inaccurate. If you've driven on Latson during morning or afternoon rush hours especially, then you know it's a complete zoo out here already.

Section 4 of the proposal document (titled "1st submittal package") states that the majority of traffic "will proceed northerly to Golf Club Road", however, the final page of this proposal document has a proposed site map that shows only 7 of the 72 properties having access to Gold Club Rd. with all the rest being connected to Latson Rd. and possibly our street as well.

Sugarbush Dr. is currently a quiet, peaceful, and not at all busy street, probably mostly

because it's a shorter, dead-end cul-de-sac. Turning it into a thoroughfare from Latson through the new proposed neighborhood would be a disaster. First, our road already isn't very wide, many people park on the street making it seem thinner, and there are plenty of pot holes all the way out to Latson Rd. via Snowden Ln that already haven't been repaired in years. An increase in traffic will just make this worse. Also, it was mentioned that most traffic will just exit out onto Latson, but if I lived there I would certainly cut through our neighborhood if able, as to further distance myself from the Golf Club / Latson traffic light in hopes of getting out a little more easily. I am not sure why the right-of-way easement was granted in the first place. It already backs up to two other much more main roads (Gold Club and Latson). If the property to the north cannot be sold or developed without having it's own access points to these roads, then it shouldn't be developed at all.

The aforementioned land was zoned a certain way for a reason and certainly doesn't need to be any more densely populated than it's currently zoned for. Sewer and water may supposedly support the increase, but all other areas certainly cannot. Section 6 states that there is a demand for residential in the area--if that was the case, it should have sold long ago with it's current zoning. If it can't sell for that purpose in it's current state, then maybe it should remain as-is, which is still a benefit to the community, township, and beyond. The forest is beautiful and it, along with the large wetland also contained within the property, surely provide habitats to a wide range of wildlife. There isn't much of these types of areas remaining in our township, and it would be nice if some could be preserved.

Yes, our family thoroughly enjoys Mr. Boss's property as it currently sits, providing our back yard with a lovely view. When we bought the house over three years ago, though, we DID very much understand that it could be sold and developed. Not that we want it developed at all, but if it had to be, then it should be done so as it is currently zoned, not made to into a more densely populated area. Rural residential (RR) would be a LOT less burdensome to the area and most likely be more supported by the neighboring community.

Once other concern is that all the property along Sugarbush Dr. is significantly lower than Mr. Boss's property, and we already have plenty of drainage issues, with our back and side yard being beyond wet into the middle of summer, then again starting in the fall until it freezes. Taking away even a portion of the trees and other flora will most likely just make this situation even worse, possibly wreaking havoc on our actual residence as well.

Sorry for the book of an email, but I wanted to make sure my opposition was noted. I have spoken to many of our neighbors and all that I have spoken to feel the same way. I do plan to go to the township meeting on Tuesday (with our baby) but wanted to send this ahead of time in case something comes up. We currently love our neighborhood as-is and if this were to go through I am afraid it may not be a good fit for our family any more. It sounds like at least a few others feel the same way. We would very much prefer this not to happen.

Please feel free to contact me via telephone with any follow-up questions or need of any clarifications.

Thank you for your time,

Jeremy Doody
517-281-9759
3825 Sugarbush Dr.

From: [Diab Rizk](#)
To: [Kelly VanMarter](#)
Subject: Boss Property Rezoning Proposal
Date: Wednesday, June 3, 2020 9:12:00 AM

To the Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for almost 8 years I have enjoyed this area, the people, the schools, the businesses. I support necessary growth for our area. However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

The Latson and Grand River exits of both subs are often treacherous when trying to leave. The amount of traffic on those streets is a combination of the booming new construction housing market and the commuters who use those streets (highways) as cut throughs. While I enjoy the new Latson on ramp, that too has contributed. Even if you are not trying to exit a neighborhood and just drive, traffic is often backed up during morning and evening commutes.

People that don't live in either sub, use our "county roads" which are crumbling to cut through, often ignoring our children and the speed limits within. I have seen people fly through, run over balls that have rolled into the street and keep going. Thankfully, we watch our kids, so they don't chase, but what if they had? We are a subdivision where I should enjoy the freedoms of my child and other children to be able to play and ride bike, etc. However, I have to be an overly cautious parent, in a 25 MPH subdivision, because of all the external traffic we get. We post signs to Drive Like Your Children Live Here.... people ignore them, and our kids. We have people daily rip through our sub as a thoroughfare to cut between Lansing and Grand River. Our crumbling roads get worse daily, and that will come out of the taxes and future assessments of the residents of both subs.

We have asked for stop lights and been denied, we have asked for stop signs near our park and have been denied, we have asked for speed bumps and been told that it would negatively impact the fire department or ambulances. We are captives in this neighborhood because the infrastructure, while looking good on paper, cannot support the current traffic and growth both from Genoa Township and outside Genoa Township. I noted in my email in the fall that if

it does get worse, I will consider moving out of the area. I am one person, I know, but I am also a voice for others who feel the same way.

While it will get worse, with other developments, etc, I know we would take all take solace in knowing that our Township and it's planning commission did everything it could to protect what we have now, and not contribute to the problem. I want to be a lifer here, but will not be a victim of greed and progress when it doesn't make sense.

Please don't make what may look good on paper a mistake that impacts so many.

Thank you,
Diab Rizk

From: [Mark Lazar](#)
To: [Kelly VanMarter](#)
Subject: "Boss" Property Development
Date: Wednesday, June 3, 2020 9:24:17 AM

To the Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for 11 years I have enjoyed this area, the people, the schools, the businesses. When we first moved here no one had heard of Howell/Genoa Twp, and it has been great to see the growth of our lovely community.

However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

The Latson and Grand River exits of both subs are often treacherous when trying to leave. The amount of traffic on those streets is a combination of the booming new construction housing market and the commuters who use those streets (highways) as cut throughs. While I enjoy the new Latson on ramp, that too has contributed. Even if you are not trying to exit a neighborhood and just drive, traffic is often backed up during morning and evening commutes.

People that don't live in either sub, regularly "cut-thru" to avoid traffic and lights at the Grand River and Latson Intersection. Often ignoring our children and the speed limits within. I have seen people fly through, run over balls that have rolled into the street and keep going. Thankfully, we watch our kids, so they don't chase, but what if they had? We are a subdivision where I should enjoy the freedoms of my child and other children to be able to play and ride bike, etc. However, I have to be an overly cautious parent, in a 25 MPH subdivision, because of all the external traffic we get. We post signs to Drive Like Your Children Live Here.... people ignore them, and our kids. Our crumbling roads get worse daily, and that will come out of the taxes and future assessments of the residents of both subs.

We have asked for stop lights and been denied, we have asked for stop signs near our park and have been denied, we have asked for speed bumps and been told that it would negatively impact the fire department or ambulances. We are captives in this neighborhood because the infrastructure, while looking good on paper, cannot support the current traffic and growth both from Genoa Township and outside Genoa Township. Currently a number of residents of the Ravines of Rolling Ridge already park their car(s) in the street which makes navigating down our street tricking. Increasing traffic though the subdivision will only cause significant backups and property damage. I have never considered wanting to move to another place; but this would be enough to start that consideration. I know I am not the only one who feels this way. We are already seeing a number of our long time neighbors choosing to move.

While it will get worse, with other developments, etc, I know we would take all take solace in knowing that our Township and it's planning commission did everything it could to protect what we have now, and not contribute to the problem. I want to be a lifer here, but will not be a victim of greed and progress when it doesn't make sense.

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Respectfully Submitted,
W. Mark Lazar
444 Natanna Dr.
Howell, Mi 48843

From: [Jason Hagelthorn](#)
To: [Kelly VanMarter](#)
Subject: Opposition to "Boss" project
Date: Wednesday, June 3, 2020 9:25:52 AM

Kelly,

Writing in to voice opposition to rezoning of the "boss" project. Traffic is high in ravines of rolling ridge sub already.

Additionally traffic will create a much higher danger for the many kids who live in the area. We respectfully request that rezoning not be allowed.

Jason and Kendra Hagelthorn

From: [Laura Murphy-Rizk](#)
To: [Kelly VanMarter](#)
Subject: Concerns over Rezoning request
Date: Wednesday, June 3, 2020 9:27:59 AM

To the Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for almost 8 years I have enjoyed this area, the people, the schools, the businesses. I support necessary growth for our area. However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

The Latson and Grand River exits of both subs are often treacherous when trying to leave. The amount of traffic on those streets is a combination of the booming new construction housing market and the commuters who use those streets (highways) as cut throughs. While I enjoy the new Latson on ramp, that too has contributed. Even if you are not trying to exit a neighborhood and just drive, traffic is often backed up during morning and evening commutes.

People that don't live in either sub, use our "county roads" which are crumbling to cut through, often ignoring our children and the speed limits within. I have seen people fly through, run over balls that have rolled into the street and keep going. Thankfully, we watch our kids, so they don't chase, but what if they had? We are a subdivision where I should enjoy the freedoms of my child and other children to be able to play and ride bike, etc. However, I have to be an overly cautious parent, in a 25 MPH subdivision, because of all the external traffic we get. We post signs to Drive Like Your Children Live Here.... people ignore them, and our kids. We have people daily rip through our sub as a thoroughfare to cut between Lansing and Grand River. Our crumbling roads get worse daily, and that will come out of the taxes and future assessments of the residents of both subs.

We have asked for stop lights and been denied, we have asked for stop signs near our park and have been denied, we have asked for speed bumps and been told that it would negatively impact the fire department or ambulances. We are captives in this neighborhood because the infrastructure, while looking good on paper, cannot support the current traffic and growth both from Genoa Township and outside Genoa Township. I noted in my email in the fall that if it does get worse, I will consider moving out of the area. I am one person, I know, but I am also a voice for others who feel the same way.

While it will get worse, with other developments, etc, I know we would take all take solace in knowing that our Township and it's planning commission did everything it could to protect what we have now, and not contribute to the problem. I want to be a lifer here, but will not be a victim of greed and progress when it doesn't make sense.

Please don't make what may look good on paper a mistake that impacts so many.

Sincerely,
Laura Murphy-Rizk

Sent from my iPhone

From: [Christopher Morgan](#)
To: [Kelly VanMarter](#)
Cc: [Chelsea Butera](#)
Subject: Rezoning Request - Golf Club and Latson Road
Date: Wednesday, June 3, 2020 9:48:03 AM

Greetings,

I have come to learn that there is a planned meeting this evening (June 3, 2020) to discuss rezoning a tract of land (parcel #11-05-200-002) from Rural Residential to Low Density Residential.

I still have concerns about this rezoning request, and hope they are clarified to avoid negatively impacting our community. My wife and I chose to move to Howell two years ago. The proposal to Low Density Residential is in keeping with the “feel” of our community and a welcome adjustment compared to the previous proposal from October 2019.

Also it appears that the property in question would no longer require access to Grand River and Latson through the Rolling Ridge communities. Is this correct? If so, this would alleviate a concern about the usage of the two subdivisions and the creation of a “racing thoroughfare.”

I am still concerned with overall traffic impact to our community. In my short time as a resident I have become concerned with the number of cars and the rate of speed with which they pass through our lovely community. Residents have resorted to placing signs asking drivers to slow down. The traffic study does not alleviate my concerns that higher density of traffic in the community will bring. Higher density of drivers equates to higher instances of passing through the community and ultimately creating a less safe environment for pedestrians in the current configuration.

Specifically, how many of you have tried to drive on Latson at rush hour? Vehicles coming from Golf Road on the approach towards Snowden already carry excessive speed making turns very difficult. With the proposed density of homes and subsequently higher number of vehicles the current traffic patterns do not appear to be adequate. There should be more of a study to the impact of the changes these proposed areas in the community. Side note: to a lesser extent the same holds true for Grand River exit from the Ravines subdivision.

I hope that my words have given you pause to consider the rezoning proposal and require additional safety measures to be included/recommended as part of the traffic impact study. The safety of all our residents remains a huge concern.

Respectfully submitted,

Mr Christopher S. Morgan
3124 Stillriver Dr
Howell, MI 48843

From: [Ashleigh Chojnowski](#)
To: [Kelly VanMarter](#)
Subject: Ravines of Rolling Ridge
Date: Wednesday, June 3, 2020 10:16:35 AM

To the Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for almost 8 years I have enjoyed this area, the people, the schools, the businesses. I support necessary growth for our area. However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

The Latson and Grand River exits of both subs are often treacherous when trying to leave. The amount of traffic on those streets is a combination of the booming new construction housing market and the commuters who use those streets (highways) as cut throughs. While I enjoy the new Latson on ramp, that too has contributed. Even if you are not trying to exit a neighborhood and just drive, traffic is often backed up during morning and evening commutes.

People that don't live in either sub, use our "county roads" which are crumbling to cut through, often ignoring our children and the speed limits within. I have seen people fly through, run over balls that have rolled into the street and keep going. Thankfully, we watch our kids, so they don't chase, but what if they had? We are a subdivision where I should enjoy the freedoms of my child and other children to be able to play and ride bike, etc. However, I have to be an overly cautious parent, in a 25 MPH subdivision, because of all the external traffic we get. We post signs to Drive Like Your Children Live Here.... people ignore them, and our kids. We have people daily rip through our sub as a thoroughfare to cut between Lansing and Grand River. Our crumbling roads get worse daily, and that will come out of the taxes and future assessments of the residents of both subs.

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While it will get worse, with other developments, etc, I know we would take all take solace in knowing that our Township and it's planning commission did everything it could to protect what we have now, and not contribute to the problem. I want to be a lifer here, but will not be a victim of greed and progress when it doesn't make sense.

Please don't make what may look good on paper a mistake that impacts so many.

Thank you,

Ashleigh Chojnowski
3094 Stillriver Dr, Howell, MI 48843

From: [Jason Weber](#)
To: [Kelly VanMarter](#)
Subject: Bible Baptist Church Rezoning
Date: Wednesday, June 3, 2020 10:17:51 AM

To the Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for almost 8 years I have enjoyed this area, the people, the schools, the businesses. I support necessary growth for our area. However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

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Jason Weber
372 Natanna Drive

From: [Hauk, Jeffrey](#)
To: [Kelly VanMarter](#)
Cc: khauk68@gmail.com
Subject: Genoa Zoning Board Meeting
Date: Wednesday, June 3, 2020 10:24:30 AM

Good Morning Kelly,

Tonight there is another plan up for review by the zoning commission and I wanted to voice some concerns on the overall Plan.

I am located at 3873 Sugarbush Dr, which directly backs up to the property under review, and next to the common area being called out for the "emergency access"

I fully understand it is within Mr Boss's rights to attempt to develop his land, and respect that. My concerns are listed below.

1. The overall plan seems to call for the 10 houses to have Septic fields vs connecting to the sewer system. This is a concern as the property is currently higher than mine and the drainage will obviously travel down. The plan shows the septic field at the back of the property right next to my property line.

I am also unsure how a Church could be built without a Sewer connection so the services have to be available?

2. The plan calls for an Emergency exit through the south to Sugarbush.. This requires some additional details, as to how that is going to be handled, are they expecting to pave over our common area? will there be a gate for control?

3. The subdivision currently owns that piece of property, has the board been approached for approvals of that kind of use? If not, what is Plan B?

4. The church layout is fuzzy per the drawings, I cannot tell where the actual building and Parking Lot will be, will there be a Lot with Lights filling up my current nice view?

5. It is stated in the document that the church building is contingent on the expansion/rebuild of Latson road. It is my understanding from the road commission, that there is not a plan to expand any time soon.

6. There does not seem to be a review of potential drainage issues that this development could cause, Currently many along that property already experience flooding in their back yards and overly taxed Sump Pumps, without this review, I would be concerned that there could be additional damage and flooding.

7. The plan states that there would be minimal impact on the traffic in the area, since the opening of the Latson road exit, there has been a massive increase in traffic in the area leading to Latson road being listed in the Livingston county most dangerous road article, TWICE. I would believe a full traffic study to include the additional construction in Oceola Township should be considered, the statistics in the plan are from 2012 and extremely low.

8. There are 2 plan's included in the proposal, one does not include a Church at all, this would

open the land to potentially 23(+) houses, at 9 trips per day per house that is an additional 200 cars on Latson/Golf club every day.

9. The additional load on the Grand River/Latson area is only going to increase with the proposed Hospital on Grand River, and the newly proposed development south of 96 on Latson Rd.

In conclusion, I can understand if the zoning board approves the zoning request of LDR classification, but would be concerned without additional updated studies and impact assessments that the preliminary site plan is approved.

--

Thank You
Jeff Hauk

248-756-2488

From: [Mark C](#)
To: [Kelly VanMarter](#)
Subject: Boss property
Date: Wednesday, June 3, 2020 10:32:10 AM

To the Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for almost 8 years I have enjoyed this area, the people, the schools, the businesses. I support necessary growth for our area. However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

The Latson and Grand River exits of both subs are often treacherous when trying to leave. The amount of traffic on those streets is a combination of the booming new construction housing market and the commuters who use those streets (highways) as cut throughs. While I enjoy the new Latson on ramp, that too has contributed. Even if you are not trying to exit a neighborhood and just drive, traffic is often backed up during morning and evening commutes.

People that don't live in either sub, use our "county roads" which are crumbling to cut through, often ignoring our children and the speed limits within. I have seen people fly through, run over balls that have rolled into the street and keep going. Thankfully, we watch our kids, so they don't chase, but what if they had? We are a subdivision where I should enjoy the freedoms of my child and other children to be able to play and ride bike, etc. However, I have to be an overly cautious parent, in a 25 MPH subdivision, because of all the external traffic we get. We post signs to Drive Like Your Children Live Here.... people ignore them, and our kids. We have people daily rip through our sub as a thoroughfare to cut between Lansing and Grand River. Our crumbling roads get worse daily, and that will come out of the taxes and future assessments of the residents of both subs.

We have asked for stop lights and been denied, we have asked for stop signs near our park and have been denied, we have asked for speed bumps and been told that it would negatively impact the fire department or ambulances. We are captives in this neighborhood because the infrastructure, while looking good on paper, cannot support the current traffic and growth both from Genoa Township and outside Genoa Township. I noted in my email in the fall that if it does get worse, I will consider moving out of the area. I am one person, I know, but I am also a voice for others who feel the same way.

While it will get worse, with other developments, etc, I know we would take all take solace in knowing that our Township and it's planning commission did everything it could to protect what we have now, and not contribute to the problem. I want to be a lifer here, but will not be

a victim of greed and progress when it doesn't make sense.

Please don't make what may look good on paper a mistake that impacts so many.

Mark Chojnowski

From: [Amy Smart](#)
To: [Kelly VanMarter](#)
Subject: The Boss property
Date: Wednesday, June 3, 2020 10:35:07 AM

I live in Rolling Ridge subdivision. I bought there 21 years ago. It's my home and my children grew up there. Every year things are getting more congested and traffic on Latson is worse and worse. Because of that and other reasons like more teenagers living in our neighborhood, cars are speeding through our neighborhood often. We need to limit any more traffic and danger in our neighborhood and the Boss rezoning will add to our traffic and safety issues.

It's rare for me to write petitions and letters such as this but the Boss proposal and ideas driving the rezoning are bad for our community and the families who live here.

Please do not support this rezoning. Many 100s of families need our subdivision to be safe and limit traffic. Thank you

Amy Lama

--

Amy Lama

313-378-5006 (cell)

amyfleserlama@gmail.com

From: [Renae](#)
To: [Kelly VanMarter](#)
Subject: Rezoning of Boss Property
Date: Wednesday, June 3, 2020 10:48:57 AM

To the Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for 4 years (and a Howell resident for almost 20 years) I have enjoyed this area, the people, the schools, the businesses. I support necessary growth for our area. However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

The Latson and Grand River exits of both subs are often treacherous when trying to leave. The amount of traffic on those streets is a combination of the booming new construction housing market and the commuters who use those streets (highways) as cut throughs. While I enjoy the new Latson on ramp, that too has contributed. Even if you are not trying to exit a neighborhood and just drive, traffic is often backed up during morning and evening commutes.

People that don't live in either sub, use our "county roads" which are crumbling to cut through, often ignoring our children and the speed limits within. I have seen people fly through, run over balls that have rolled into the street and keep going. Thankfully, we watch our kids, so they don't chase, but what if they had? We are a subdivision where I should enjoy the freedoms of my children, and other children, to be able to play and ride bike, etc. However, I have to be an overly cautious parent, in a 25 MPH subdivision, because of all the external traffic we get. We post signs to Drive Like Your Children Live Here.... people ignore them, and our kids. We have people daily rip through our sub as a thoroughfare to cut between Latson and Grand River. Our crumbling roads get worse daily, and that will come out of the taxes and future assessments of the residents of both subs.

We have asked for stop lights and been denied, we have asked for stop signs near our park and have been denied, we have asked for speed bumps and been told that it would negatively impact the fire department or ambulances. We are captives in this neighborhood because the infrastructure, while looking good on paper, cannot support the current traffic and growth both from Genoa Township and outside Genoa Township. If it does get worse, I will consider moving out of the area. I am one person, I know, but I am also a voice for others who feel the same way.

While it will get worse, with other developments, etc, I know we would take all take solace in knowing that our Township and it's planning commission did everything it could to protect what we have now, and not contribute to the problem. I want to be a lifer here, but will not be a victim of greed and progress when it doesn't make sense.

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Thank you,
Renae Ashley

From: [Mike](#)
To: [Kelly VanMarter](#)
Subject: Boss property
Date: Wednesday, June 3, 2020 10:50:25 AM

To the Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for almost 8 years I have enjoyed this area, the people, the schools, the businesses. I support necessary growth for our area. However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

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Sent from my iPhone

From: [michelle Black](#)
To: [Kelly VanMarter](#)
Subject: Proposed property rezoning of the "Boss" property
Date: Wednesday, June 3, 2020 11:09:51 AM

To the Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for almost 8 years I have enjoyed this area, the people, the schools, the businesses. I support necessary growth for our area. However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

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Michelle Black

From: [rd3boys1](#)
To: [Kelly VanMarter](#)
Subject: Township planning commission
Date: Wednesday, June 3, 2020 11:16:29 AM

Sent from my Verizon, Samsung Galaxy smartphone

My email to the planning commission, feel free to use if you feel the same way. Comments must be in by noon today to kelly@genoa.org:

To the Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for almost 8 years I have enjoyed this area, the people, the schools, the businesses. I support necessary growth for our area. However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

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From: [Matt Bruce](#)
To: [Kelly VanMarter](#)
Subject: Golf Club & Latson Property Re-Zoning
Date: Wednesday, June 3, 2020 11:43:14 AM

June 3rd, 2020

Good Morning Kelly / Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for 5 years I have enjoyed this area, the people, the schools, the businesses. I support necessary growth for our area. However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

The Latson and Grand River exits of both subs are extremely dangerous when trying to enter. The amount of traffic on those streets is a combination of the booming new construction housing market and the commuters who use those streets (highways) as short-cuts. While I enjoy the new Latson on ramp, that too has contributed. Even if you are not trying to exit a neighborhood and just drive, traffic is often backed up during morning and evening commutes. It can take over 5 minutes just to turn left onto Latson / Grand River in the afternoon.

People that do not live in our community heavily use our neighborhood as a "shortcut" to bypass the horrifically designed Latson / Grand River intersection. Our subdivision roads are in COMPLETE disrepair because of this, and there is no plan in place to fix the roads per the LCRC.

To the frustration of nearly all residents in our community, there are RV's, boats, and trailers parked throughout our community because Genoa Twp. does not have ordinances in place to prevent people from doing so. This makes navigating out community with CURRENT traffic levels nearly impossible on a daily basis. It is extremely unsafe for our families as it is today.

We have asked for stop lights and been denied, speed bumps – denied, deceleration lanes on Grand River – denied, we have asked for stop signs – denied. No help or relief

whatsoever from Genoa Twp or the Livingston Co Road Commission. We are captives in this neighborhood because of poor planning and poor infrastructure. My family and I have already considered moving to another area to get away from this.

While it will get worse, with other developments, I know we would take all take solace in knowing that our Township and it's planning commission did everything it could to protect what we have now, and not contribute to the problem. I want to raise my family here – please do not add to the existing problems.

Please don't make what may look good on paper a mistake that impacts so many.

Thank you,

Matt Bruce

Email: mbruce@shannonpf.com

From: [Margaret](#)
To: [Kelly VanMarter](#)
Subject: Rezoning of Boss property
Date: Wednesday, June 3, 2020 11:58:08 AM

To the Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for almost 8 years I have enjoyed this area, the people, the schools, the businesses. I support necessary growth for our area. However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

The Latson and Grand River exits of both subs are often treacherous when trying to leave. The amount of traffic on those streets is a combination of the booming new construction housing market and the commuters who use those streets (highways) as cut throughs. While I enjoy the new Latson on ramp, that too has contributed. Even if you are not trying to exit a neighborhood and just drive, traffic is often backed up during morning and evening commutes.

People that don't live in either sub, use our "county roads" which are crumbling to cut through, often ignoring our children and the speed limits within. I have seen people fly through, run over balls that have rolled into the street and keep going. Thankfully, we watch our kids, so they don't chase, but what if they had? We are a subdivision where I should enjoy the freedoms of my child and other children to be able to play and ride bike, etc. However, I have to be an overly cautious parent, in a 25 MPH subdivision, because of all the external traffic we get. We post signs to Drive Like Your Children Live Here.... people ignore them, and our kids. We have people daily rip through our sub as a thoroughfare to cut between Lansing and Grand River. Our crumbling roads get worse daily, and that will come out of the taxes and future assessments of the residents of both subs.

We have asked for stop lights and been denied, we have asked for stop signs near our park and have been denied, we have asked for speed bumps and been told that it would negatively impact the fire department or ambulances. We are captives in this neighborhood because the infrastructure, while looking good on paper, cannot support the current traffic and growth both from Genoa Township and outside Genoa Township. I noted in my email in the fall that if it does get worse, I will consider moving out of the area. I am one person, I know, but I am also a voice for others who feel the same way.

While it will get worse, with other developments, etc, I know we would take all take solace in knowing that our Township and it's planning commission did everything it could to protect what we have now, and not contribute to the problem. I want to be a lifer here, but will not be a victim of greed and progress when it doesn't make sense.

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Thank you for your time
Peggy Evans
Rolling ridge resident

From: [Miller, James \(SGRE SE R AM OPSNA N ND\)](#)
To: [Kelly VanMarter](#)
Subject: Boss property rezone
Date: Monday, June 1, 2020 9:17:06 PM

Hi Kelly,

I'm reaching out to discuss four points. I am a property owner on Sugarbush Drive and will be impacted by the eventual development of the Boss parcel. I would appreciate a reply to these points. Also, please consider these as remarks submitted directly to the rezoning proposal.

1. I have great concern with a June 3rd online meeting. Residents who have concerns will not be properly represented via an online meeting. An online forum is not appropriate given the amount potential attendants. How is the township going to ensure that surrounding property owners who are impacted will be properly represented?
2. It would be prudent given the current pandemic to deny approval and hold any plans currently submitted until planning proposals are properly reviewed. Is the township still proceeding? If so, why.
3. I would like to ensure that no access via the easement on Sugarbush Drive will be established to the proposed rezone. I have previously written the township on this point specifically. An increase of vehicle traffic on Sugarbush and Snowden poses a safety risk to current residents, specifically children. Street width, site lines, lighting, and current conditions of the roadway are some of the reasons.
4. Drainage and land degradation. If the south and west most tree line of the proposed rezone is removed, drainage and flooding will become an issue. It is unclear if the proposed plans intend to leave some of this tree line in place or not. Also what is the townships position on this?

Thank you for your time and consideration of this matter.

Sincerely,
Jim Miller
Adjacent property owner
3828 Sugarbush Drive

From: [Mike Schniers](#)
To: [Kelly VanMarter](#)
Subject: Boss property re zoning
Date: Wednesday, June 3, 2020 12:13:56 PM

To the Genoa Township Planning Commission:

Thank you for the opportunity to address the proposed property rezoning of the "Boss" property. As a resident of Genoa township and the Ravines of Rolling Ridge for almost 8 years I have enjoyed this area, the people, the schools, the businesses. I support necessary growth for our area. However, I am here to voice my concerns and objections to the rezoning of the "Boss" property. I have read through quite a bit of the requests and recommendations. While they allude to the existing infrastructure handling the additional houses, and ultimately a large church, I have to doubt if those persons have ever been in our sub and the adjacent Rolling Ridge sub long enough to see the impact of the current traffic that surrounds our communities. I doubt they have driven on Latson or Grand River during commuting times. While things may look good on paper, often, in reality that is not the case. I urge you to see that it is not the case here either.

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Michael Schniers
Jillian Baranek

From: [Polly](#)
To: [Jeremy Doody](#)
Cc: [Kelly VanMarter](#)
Subject: RE: Opposition to proposed re-zoning of parcel #11-05-200-002 currently owned by Gary R. Boss
Date: Friday, July 10, 2020 11:51:59 AM
Attachments: [image001.png](#)

Jeremy, I am responding to your request for information regarding the proposed rezoning of property owned by Gary Boss that abuts your land. The first request we received from the Bible Church was for a UR rezoning that would have allowed a development of three units per acre on parcel 11-05-200-002. This request was recommended for denial by both the Township Planning Commission and Livingston County Planning. The request never was forwarded to the Township Board for review and was withdrawn by the petitioner. Our zoning ordinance does not allow a second request for the same project to come before the board in a single year. This is probably the reason that the request was withdrawn. The second application is for the division of the parcel into one-acre home sites. This application was recommended for approval by the Township Planning Commission and County Planning Commission and is scheduled to be heard by the Genoa Township Board at a regular meeting of the board scheduled for July 20, 2020 at 6:30 p.m. at the Genoa Township Hall. An application for approval of the site plan and drainage issues is to be reviewed by the Township Board at that same meeting and must meet county drainage standards before approval is granted by the Township Board. The Genoa Township Web site www.genoa.org will include all documents related to this request on the Thursday before the meeting. I hope I have addressed all your concerns. Sincerely, Polly Skolarus

Paulette Skolarus, Clerk



Genoa Charter Township
2911 Dorr Rd
Brighton, MI 48116
(810)227-5225

polly@genoa.org
www.genoa.org

From: Jeremy Doody [mailto:doodyj@gmail.com]
Sent: Tuesday, June 2, 2020 3:52 PM
To: Kelly VanMarter; Amy Ruthig; mail@livingstonroads.org
Cc: KKline-Hudson@livgov.com; robs@livgov.com; Sbarb@livgov.com; planning@livgov.com; TSchmitt@cityofhowell.org; TheCity@cityofhowell.org; SManor@cityofhowell.org; REllis@cityofhowell.org; MMulvahill@cityofhowell.org; JLobur@cityofhowell.org; JAmbrose@cityofhowell.org; RGreene@cityofhowell.org; CityManager@cityofhowell.org; Mike Archinal; administration@livgov.com; fiscal-services@livgov.com; fs-procurement@livgov.com; dkbelcher@livgov.com; ccatanach@livgov.com;

cjonckheere@livgov.com; commissioners@livgov.com; communications@livgov.com;
countyclerk@livgov.com; drain@livgov.com; health@livgov.com; Polly; Jean Ledford; Robin Hunt; Jim
Mortensen

Subject: Re: Opposition to proposed re-zoning of parcel #11-05-200-002 currently owned by Gary R. Boss

Hello, I am writing to again oppose the [repeated and denied] proposition to rezone and develop Genoa Twp. parcel #11-05-200-002 currently owned by Gary R. Boss and/or affiliations. Attached is my previous letter which contains why my family opposes this proposition. I have reviewed it and all points are still and again applicable and I feel that most or all of my neighbors feels the same way. However, I do have a few other concerns. Please consider each of the following:

1. How many times does one individual/entity get to make such a proposition and plan when it has been repeatedly denied and seemingly little has changed? The plans may physically look a *little* different, but none of the previous concerns for denial seem address nor have those concerns went away. This is a waste of township, county, and other time and funds. Not only that, is it a waste to the proposer's fellow community members, as we have to continually live with the anxiety and/or concerns, we must use our precious time to again gather our thoughts and communicate our continued opposition. Is there any type of permanent denial for these types of requests, or at least after so many types? It seems borderline harassment to those of us in the vicinity and/or who oppose this rezoning and development. We have a lot more important things we'd rather be devoting our time on currently, especially during these truly crazy times we're all having to deal with. Mr. Boss is not helping my mental health.

2. Those of us living on the north side of Sugarbush Dr. already get a frustrating and sometimes damaging amount of runoff from the land to the north--if it's developed and even a fraction of the vegetation is removed, I dread constant, full-on flooding, especially in the spring. Can the current or future landowner(s) company be held responsible for future damages as a result of increase water coming out way post-development?

3. I am 100% supportive of anyone subscribing to and participating any religion or personal belief system that tickles their fancy, but the last thing this area needs is another church, especially in our back yard. I'm not interested in increased traffic and noise on Sundays--we have enough of that on weekdays (see attached letter regarding traffic and road conditions, with limited views). Even throughout the stay at home order Latson Rd. was its usual death trap. Every essential worker in the area must use Latson because the occasional times we had to restock on supplies it was its usual hot mess.

4. Additionally, it was previously mentioned that it was the church itself who was also desiring to develop the surrounding land for the purposes of housing development. Is/was there any truth to this and is this the case again? If so, is this a church, in presumably in some sort of nonprofit status, profiting off of developments outside of church business, for the purpose and gain of what and who exactly? It certainly leaves a bad taste in my mouth, even if all (some how?) above board. Either way, I

oppose that too.

Although this message is directed toward tomorrow's township meeting, please consider it a standing statement that can be used in any township, city, county, etc business having to do with this topic and/or Mr. Boss. Others CC'd on this message outside the scope of tomorrow's meeting, please keep this information in case any related business comes across any of your desks also. Please don't hesitate to reach out with any questions or clarifications needed at all. Happy to further digress. Please excuse any type-o/s, as this message was written in somewhat haste.

Lastly, I appreciate that the meeting is via Zoom to encourage continued social distancing--I will try my best to tune in.

Stay safe and healthy,

Jeremy Doody
517-281-9759
3825 Sugarbush Dr.

On Fri, Oct 11, 2019 at 2:42 PM Jeremy Doody <doodyj@gmail.com> wrote:

Hello, my name is Jeremy Doody and I live at 3825 Sugarbush Dr., which currently backs up to parcel #11-05-200-002 between our street and Golf Club Rd., and our household strongly opposes the proposed rezoning of said property for a number of reasons that are a detriment to our neighborhood, township, and community as a whole. I will express our various concerns below.

Our first and main concern would have to be traffic and safety. Latson Rd. traffic is frequently very congested and it's often difficult to pull out of our neighborhood from Snowden Ln. onto Latson (especially if trying to go north on Latson.. good luck!). I often find it a scary situation having to pull out with so much traffic, especially while driving our toddler. Adding another subdivision in such proximity will just increase this congestion even more, making it less safe than it already is. Page 9 of the proposal document mentions a couple traffic studies, but ones is from way back in 2012. This was before the I96/Latson Rd. freeway ramps were built and the area was a LOT less built up in general. The estimates for how much traffic have increased for now seem very conservative because the area has grown at a faster rate than others lately, and thus normal growth rates seemingly would be inaccurate. If you've driven on Latson during morning or afternoon rush hours especially, then you know it's a complete zoo out here already.

Section 4 of the proposal document (titled "1st submittal package") states that the majority of traffic "will proceed northerly to Golf Club Road", however, the final page of this proposal document has a proposed site map that shows only 7 of the 72 properties having access to Gold Club Rd. with all the rest being connected to Latson Rd. and possibly our street as well.

Sugarbush Dr. is currently a quiet, peaceful, and not at all busy street, probably mostly because it's a shorter, dead-end cul-de-sac. Turning it into a thoroughfare from Latson through the new proposed neighborhood would be a disaster. First, our road already isn't very wide, many people park on the street making it seem thinner, and there are plenty of pot holes all the way out to Latson Rd. via Snowden Ln that already haven't been repaired in years. An increase in traffic will just make this worse. Also, it was mentioned that most

traffic will just exit out onto Latson, but if I lived there I would certainly cut through our neighborhood if able, as to further distance myself from the Golf Club / Latson traffic light in hopes of getting out a little more easily. I am not sure why the right-of-way easement was granted in the first place. It already backs up to two other much more main roads (Gold Club and Latson). If the property to the north cannot be sold or developed without having it's own access points to these roads, then it shouldn't be developed at all.

The aforementioned land was zoned a certain way for a reason and certainly doesn't need to be any more densely populated than it's currently zoned for. Sewer and water may supposedly support the increase, but all other areas certainly cannot. Section 6 states that there is a demand for residential in the area--if that was the case, it should have sold long ago with it's current zoning. If it can't sell for that purpose in it's current state, then maybe it should remain as-is, which is still a benefit to the community, township, and beyond. The forest is beautiful and it, along with the large wetland also contained within the property, surely provide habitats to a wide range of wildlife. There isn't much of these types of areas remaining in our township, and it would be nice if some could be preserved.

Yes, our family thoroughly enjoys Mr. Boss's property as it currently sits, providing our back yard with a lovely view. When we bought the house over three years ago, though, we DID very much understand that it could be sold and developed. Not that we want it developed at all, but if it had to be, then it should be done so as it is currently zoned, not made to into a more densely populated area. Rural residential (RR) would be a LOT less burdensome to the area and most likely be more supported by the neighboring community.

Once other concern is that all the property along Sugarbush Dr. is significantly lower than Mr. Boss's property, and we already have plenty of drainage issues, with our back and side yard being beyond wet into the middle of summer, then again starting in the fall until it freezes. Taking away even a portion of the trees and other flora will most likely just make this situation even worse, possibly wreaking havoc on our actual residence as well.

Sorry for the book of an email, but I wanted to make sure my opposition was noted. I have spoken to many of our neighbors and all that I have spoken to feel the same way. I do plan to go to the township meeting on Tuesday (with our baby) but wanted to send this ahead of time in case something comes up. We currently love our neighborhood as-is and if this were to go through I am afraid it may not be a good fit for our family any more. It sounds like at least a few others feel the same way. We would very much prefer this not to happen.

Please feel free to contact me via telephone with any follow-up questions or need of any clarifications.

Thank you for your time,

Jeremy Doody
517-281-9759
3825 Sugarbush Dr.



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

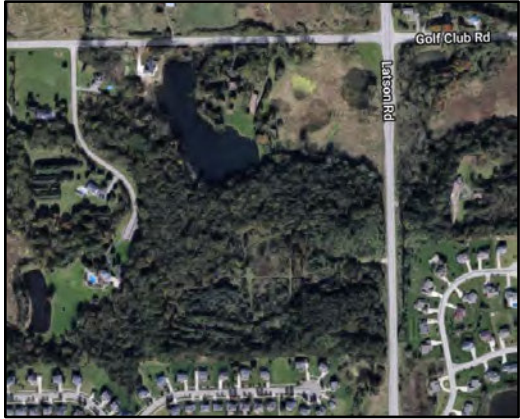
As outlined in Article 22 of the Township Zoning Ordinance, the process to amend the Official Township Zoning Map is as follows:

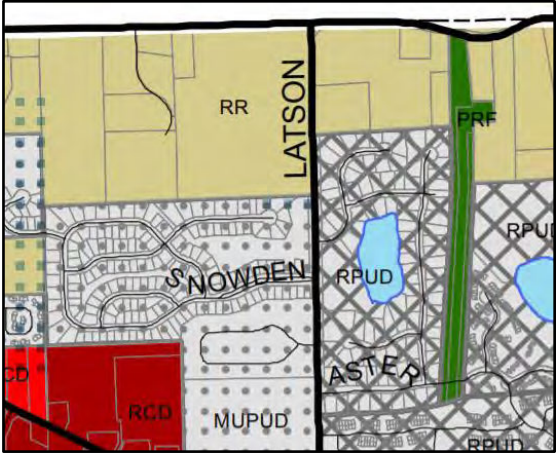
1. The Township Planning Commission holds a public hearing on the rezoning and makes its recommendation to the Township Board;
2. The Livingston County Planning Commission reviews the request and makes its recommendation to the Township Board; and
3. The Township Board considers these recommendations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

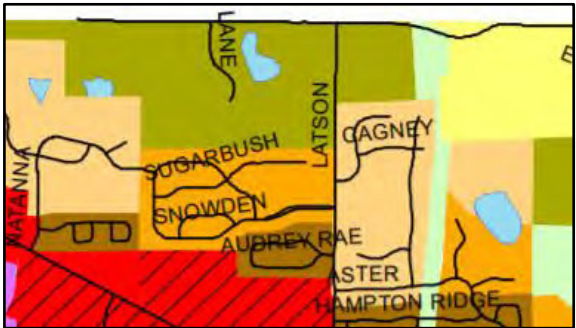
As a reminder for the Township’s consideration, requests for conventional rezoning cannot include conditions.

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

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.

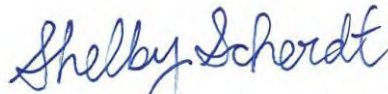
The petitioner has presented a plan indicating how the proposed zoning would be interpreted on the parcel. From an engineering viewpoint we have no objections to rezoning the parcel to LDR. Once more detailed site plans are submitted, we may have additional comments regarding the lot layout, road, drainage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



BEFORE YOU DIG
CALL MISS DIG
1-800-487-7111

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

| | |
|---------------|---|
| PROJECT: | 3850 GOLF CLUB ROAD |
| PREPARED FOR: | BIBLE BAPTIST CHURCH 2258 EAST HIGHLAND ROAD HOWELL, MI 48843 |
| TITLE: | LDR REZONING PLAN |
| DESIGNED BY: | |
| DRAWN BY: | JH |
| CHECKED BY: | |
| SCALE: | 1" = 100' |
| JOB NO.: | 19-353-1 |
| DATE: | 1-29-2020 |
| SHEET NO.: | A2 |
| NO. BY: | |
| REVISION PER: | |
| DATE: | |



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Assistant Township Manager/Community Development Director
DATE: July 15, 2020
RE: Pine Summit
Preliminary Site Condominium

MANAGERS REVIEW: _____

In consideration of the approval recommendation by the Township Planning Commission on June 3, 2020 please find the attached project case file for Pine Summit site condominium. The applicant is seeking preliminary approval for a 10-unit site condominium on 46.5 acres. The property is located in the southwest quadrant of the Golf Club Road and Latson Road intersection. The proposed residential development complies with the existing Low Density Residential (LDR) standards with minimum 1-acre lots along a new private road.

At the Planning Commission meeting there was considerable discussion regarding the provision of municipal water to units 3, 5, 7 and 10 which abut the watermain necessary to serve a hydrant. The Planning Commission was not comfortable approving a site condominium with a mixture of wells and municipal water and recommended approval subject to municipal water being provided to all units. The applicant has submitted a response letter indicating that they would prefer to serve all lots with private wells rather than extend municipal water to eliminate the concerns of the discrepancy. The Board will need to determine if they are comfortable with the site condominium served by private wells or if the municipal water being brought on site should be extended to serve the units. I have included motion language for both scenarios.

Procedurally, Section 12.07 requires both preliminary and final approval for condominium plans. Both reviews go through the Planning Commission for a recommendation to the Township Board which has approval authority. Based on the conditions established within the Planning Commission recommendation, I offer the following for your consideration:

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

Moved by _____, seconded by _____, to approve the Impact Assessment dated March 30, 2020 related to preliminary site condominium approval for Pine Summit with the following condition:

Option 1 – All lots shall be served by municipal water.

Option 2 – All lots shall be served by private wells.

Moved by _____, seconded by _____, to approve the preliminary site condominium plan for Pine Summit dated May 20, 2020, subject to the following:

1. 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.
2. Condominium documents (Master Deed and By-Laws) must be provided with the final plan submittal. Language must be included ensuring protection of the wetlands, natural features, setbacks, and undisturbed wooded areas. Use and maintenance provisions for the park must also be provided.
3. The existing accessory building will become non-conforming as it will be located in a front yard via construction of the private road. If the applicant unable to obtain a variance for this condition the building will need to be removed.
4. The requirements of the Township Engineer's letter dated April 23, 2020 and the BAFA letter dated April 9, 2020 will be met.
5. The applicant must provide a Private Road Maintenance Agreement, as required by the Township. This document must include provisions for access, maintenance, and financial obligations for use by parcels not included in the condominium.
6. Final plan submittal must include a detailed landscape plan demonstrating compliance with the street tree requirements.
7. During construction, protection fencing must be provided around wooded areas/trees to be preserved.
8. Special land use approval is required for the encroachments into the 25-foot natural features setback (private road, landscape wall, grading, and storm water management structures).
9. Any activities within the wetland areas are subject to review and approval by EGLE.

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

Sincerely,

Kelly VanMarter
Assistant Township Manager/Community Development Director



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

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 outbuilding 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
X

BY: BIBLE BAPTIST; TIM CHRISTOSON

Gary R. Boss

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: [Signature] DATE: 4/15/2020 ^{TC}

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

ADDRESS: 2258 E. HIGHLAND RD. HOWELL MI 48843

Commissioner McCreary feels there should be consistency with regard to sanitary sewer and septic as both are mentioned in the Impact Assessment. Mr. LaVanway said they are both mentioned because it is available but they are opting for septic systems.

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment for residential rezoning of the property at the corner of Golf Club and Latson Road dated February 24, 2020.

The motion carried unanimously with a roll call vote.

Chairman Grajek called for a 10-minute break at 8:21 pm

The meeting resumed at 8:31 pm.

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

Mr. Brent LaVanway of Boss Engineering, Pastor Tim Christoson, the applicant, and Mr. Gary Boss, the property owner, were present.

Mr. LaVanway reviewed the project. They are proposing 10 single-family residential site condominium units, which will be on the west side of the property and south of the pond. The access point to the residential lots is from Golf Club Road and has been approved by the Livingston County Road Commission. They propose utilities to include on-site septic systems for each lot and a combination of public water and wells. The Fire Marshall expressed concerns with fire suppression since there is only one access point so they are using the public water and increasing the number of hydrants.

Mr. LaVanway addressed the comments made during the rezoning.

- The storm drainage for the site is to encompass the road network and will utilize storm drainage structures and Lots 8 and 9. Based on the topography, they currently drain toward the subdivision to the south so they will be capturing that drainage and sending it to the north via storm sewer and the use of three fore bays, which will be utilized to pretreat the storm water prior to it discharging into the shared pond and the wetland, which is a regulated wetland. They will need approval from EGLE. After the preliminary site plan review, the Livingston County Drain Commissioner, the Livingston County Road Commission, and the Township Engineer will review and approve the plans. It will also be directed away from Lane Drive toward the east.

- No access to Sugarbush Drive is proposed. There will be a single-point of access on Golf Club Drive.
- They have received all of the review letters from the Township consultants and understand that meeting all of those requirements will be needed for approval of the final site plan approval.

Mr. Borden reviewed his letter dated May 6, 2020.

- Favorable action must be conditioned upon granting of the LDR rezoning request.
- The existing residence, park/nature preserve, and future church site are not included in the proposed site plan. These properties must be separated from the existing parcel.
- Condominium documents (Master Deed and By-Laws) must be provided with the final plan submittal. He recommends 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.
- 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.
- Technical review of the private road and shared residential driveways shall be reviewed and approved by the Township Engineer and Brighton Area Fire Authority; however, it should be noted that Planning Commission approval is needed to reduce the easement width and extend the maximum cul-de-sac length.
- 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.
- Final plan submittal must include a detailed landscape plan demonstrating compliance with the street tree requirements.
- During construction, protection fencing must be provided around wooded areas/trees to be preserved.
- Special land use approval is required for the encroachments into the 25-foot natural features setback (private road, landscape wall, grading, and storm water management structures).
- Any activities within the wetland areas are subject to review/approval by EGLE.

Ms. Scherdt reviewed her letter of April 23, 2020

- 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, she supports a deviation for the private road length.

- 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.
- 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.
- Detailed 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.
- 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 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.
- 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.
- 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.
- 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.

To address other concerns of the residents, Mr. LaVanway showed the grading plan. They understand the need for preservation of trees, the topography of the land, and all of the natural features on this site. They want these to be estate homes. With regard to the outbuilding, they are going to seek a variance from the ZBA as they would like to keep it as it has been there for many years.

The call to the public was made at 9:01 pm.

Mr. Rottach of 3897 Sugarbush Drive noted that the traffic and environmental impact studies are done solely by the petitioner's engineers, so there is bias. These items are obvious concerns by the community.

Mr. Farr of 170 Lane Drive noted that the church has stated that they need to sell the lots in order to fund the church development. What is the additional development that can occur if the church is not built? The property backs up within feet along Lane Drive and asked the Township to consider the statement around the development rule will require maintaining a significant portion of the forested property so what is the setback of that road? They would like a large buffer on the road and the lots. It will change the rural character and affect their home values. He would like a rigorous tree protection plan to be put in place. He believes these homes should be connected to the municipal sewer system.

Mr. Don Putkela of 3366 Snowden Lane stated his concerns have been stated by other members of the public. The public was told not to consider the traffic the church would have with the rezoning and now in this item, the church is not listed so it cannot be considered again. He wants to understand what the actual maximum build out would be without the church.

Ms. Nichole Zajac of 3274 Snowden Lane she is concerned about the lighting that would be used for the church parking lot. They have commercial lighting from Meijer to the south and now there would be commercial lighting to the north. She has the same concerns about what is the true buildout capacity.

Mr. Steve Trudeau of 312 Conover Court is concerned with the traffic that would be generated from the church, light pollution from the church and will they maintain the buffer so he will not see the church. Will the sidewalk be extended from Snowden to Golf Club along this property?

Mr. Lemkau of 47 Lane Drive would like more information regarding the road off of Gold Club. There is a hill in this area and drivers speed. There is no more traffic needed on this road and he is totally against it. He also questioned if the sidewalk will be extended on Latson and also on Golf Club.

Mr. Borden noted that the proposal before the Planning Commission is not for a church. It is for a site condominium with a private road; however, if a church is proposed, it will need to go through a formal special land use and site plan review and approval. The township does have regulations for lighting, including maximum intensity, downward directed, landscaping, buffering, parking number maximums, etc.

Commissioner Grajek noted that the maximum capacity is 23 homes if the church is not developed. Mr. LaVanway confirmed this, which includes the existing residence. The reason is due to the pond, the regulated wetlands, the roadway, etc. so the density is below the allowable one-unit per acre. Commissioner Mortensen confirmed that if this property was not rezoned,

there could be 20 homes on this site, including the existing home. So the difference is minimum with regard to the two zonings.

Mr. Bruce Macey of 3878 Sugarbush Drive questioned why the property was rezoned if the church is not an issue with this preliminary site plan. Ms. VanMarter stated the purpose of the rezoning is to gain three additional residential lots. Mr. LaVanway added that the LDL zoning allows them to work better with the topography and the natural features of the property.

Mr. Mike Siterlet of 3780 Golf Club is upset because he thought the meeting was over so he left and did not hear the beginning of the discussion. He does not like the format of this meeting. The Impact Assessment states there are no deed restrictions but they have an easement that allows them access to the dam. Mr. LaVanway reviewed their plans for regulating the pond level and that he and Mr. Boss will work with Mr. Siterlet to ensure it is to his benefit.

The call to the public was closed at 9:30 pm.

Commissioner McCreary questioned why not all of the parcels would receive municipal water and the reason for the decreased easement for the road width. Mr. LaVanway stated the decreased easement for the road width is because most of it would be storm sewer and there would not be any other public utilities. Due to the extended road length, the Fire Marshall felt a reasonable compromise to this longer road width would be for the developer to provide public water with fire hydrants that they can access should they need to.

Commissioner Mortensen is not in favor of a mixture of municipal water and wells. He would like all 10 homes to be serviced by municipal water. Chairman Grajek does not see it as an issue if the Health Department is in agreement.

Commissioner Rauch believes that the new proposal has a significantly diminished impact from what was presented and good for the community.

Commissioner Rickard is concerned with the way they are creating these lots. They have left the existing home with no lot created and the remainder of the property with no defined lot. She would like these to be defined prior to preliminary site plan approval. Additionally, they are creating the need for a variance with the proposed road. She agrees with Commissioner Mortensen in that all lots should have water or none should have it. There is no landscaping plan and she would like to see buffers and she does not like to see them encroaching into the regulated wetlands. A master grading plan should be presented to address the concerns of the residents. She would like to see a connection of the road onto Latson Road. She would like to see these issues addressed.

Mr. LaVanway stated they will parcel out the lots when the condominium is recorded and will be available for final site plan approval. A variance will be required the outbuilding. The access off of Golf Club is what is acceptable by the Livingston County Road Commission and due to the

topography, wetlands, etc. they felt they had approached it in an appropriate manner to balance those. They do know they encroach into the natural features setback but there is a very narrow width between the pond and the wetlands so they have very little room for the roadway.

Commissioner Dhaenens understands that it is preliminary; however, he agrees with Commissioners Mortensen and Rickard. Water and sewer should be brought to all of the homes. He would also like to see more separation between those lots and Lane Drive

Commissioner Mortensen **moved** to recommend to the Township Board approve the Environmental Impact Assessment for the property at the southwest corner of Golf Club and Latson roads dated March 30, 2020, subject to the following:

- All homes on the property will have public water

Commissioner Rauch seconded the motion. He asked if this condition should be placed on an item for a preliminary site plan approval. He also noted that since the Health Department approved it, it should be sufficient. Mr. LaVanway noted that they were going to use well and septic; however the fire marshal required them to connect to the water for fire suppression, and the homes near them would be serviced by municipal water. The remaining lots would be on wells. All Commissioners and the applicant participated in the discussion and each provided their opinion on the requirement to have all homes connected to municipal water. After the discussion, **the motion carried with a roll call vote (Mortensen - yes; Rauch - no; Rickard - yes; Dhaenens - yes; McCreary - yes; Grajek - no).**

Commissioner Mortensen **moved** to recommend to the Township Board approval of the Preliminary Site Plan dated May 20, 2020 for the property located at the southwest corner of Golf Club and Latson roads, subject to the following:

- Favorable action must be conditioned upon granting of the LDR rezoning request.
- 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.
- Condominium documents (Master Deed and By-Laws) must be provided with the final plan submittal. Language must be included ensuring protection of the wetlands, natural features, setbacks, and undisturbed wooded areas. Use and maintenance provisions for the park must also be provided.
- 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.
- The requirements of the Township Engineer's letter dated April 23, 2020 and the BAFA letter dated April 9, 2020 will be met.
- 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.

- Final plan submittal must include a landscape plan demonstrating compliance with the street tree requirements.
- During construction, protection fencing must be provided around wooded areas/trees to be preserved.
- Special land use approval is required for the encroachments into the 25-foot natural features setback (private road, landscape wall, grading, and storm water management structures).
- Any activities within the wetland areas are subject to review and approval by EGLE.

Commissioner Rickard seconded the motion noting she would like to see a detailed landscape plan, buffering plans, a tree survey, ROW lines, a grading plan, etc. Mr. LaVanway stated this is a unique situation because it is already heavily wooded and they feel they have addressed this in the landscape plan provided. There was a discussion regarding these items and the remaining Commissioners agreed that these items can be addressed at final site plan approval.

The motion carried with a roll call vote (Mortensen - yes; Rauch - yes; Rickard - no; Dhaenens - yes; McCreary - yes; Grajek - yes)

Commissioner McBain rejoined the meeting.

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)

Ms. Janay Mommer, and Mr. Scott Mommer, representing Home Depot, was present. They would like to amend their previously-approved site plan to allow for merchandise display in front of the garden center. It was labeled to be for tool rental and that was an error.

Ms. VanMarter stated that grills were being displayed in the area that was submitted as the tractor display area. Staff has been struggling with this particular store regarding compliance with the plan that was previously approved. She reminded the Commission that the Township was very specific on what items can be displayed in which locations.

Chairman Grajek visited the store yesterday and he noted that it was not per the plan. They are not following what was approved.

Commissioner Dhaenens asked why the store manager did not follow the plan that was approved. Mr. Mommer stated that both areas were identified as "rental areas", and they should have said "merchandise display". It was an error in the wording on the plan and that is the change that needs to be made. He addressed the concerns of Chairman Grajek. The store has been receiving a lot of shipments now due to the backup due to the pandemic. The issues they had before were with the previous store manager, and there is a new store manager.



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

July 13, 2020

Ms. Kelly VanMarter, AICP
Community Development Director
Genoa Charter Township
2911 Dorr Road
Brighton, Mi. 48116

Re: Preliminary Pine Summit Site Condominium

Dear Kelly,

In response to the Planning Commission Meeting held June 3rd, 2020 we do not believe there to be any comments or concerns that warrant modification/revisions to the plans for the Preliminary Pine Summit Site Condominium at this time. All items can be stated and clarified in letter format and are contained herein.

We would like to start with acknowledgements of items to be completed and/or provided at a later time.

- This Preliminary Site Plan is conditioned upon the favorable granting of the rezoning request.
- The park/nature preserve, existing residence, and future church areas will not be included in the condominium. These properties will be separated, and documentation provided during the Final Site Plan process.
- The Master Deed and By-Laws, and Private Road Maintenance Agreement documents will be provided during the Final Site Plan process.
- Pending favorable action upon a variance being sought for the existing outbuilding. If a variance is not obtained, the outbuilding is to be removed.
- All requirements of the Township Engineer's letter and BAFA letter will be met during Final Site Plan.
- A landscape plan demonstrating compliance with street tree requirements will be provided as part of the Final Site Plan Process.
- A Special Land Use approval will be required for the encroachment into the 25-foot natural features setback.
- Any activity within the regulated wetland will need review and approval by Michigan Department of Environment, Great Lakes and Energy.

The petitioner acknowledges the items above are needed during and for Final Site Plan approval.

In addition to the items mentioned above, there was discussion at the Planning Commission meeting regarding the plans for septic/Sanitary sewer and wells/municipal water. This 10-unit development contains lots that are a minimum 1-acre in size, all of which meet the zoning requirements for the sought rezoned parcel (concurrently working through rezoning process). MHOG and the Livingston County Health Department(LCHD) do not require municipal utilities for lots that are 1-acre in size as they would for lots ½ acre or smaller. With this being said, the plans meet the requirements of the Township. At this time, Pine Summit is moving forward with the intention of utilizing wells and septic fields for all 10-units. Initial soils work has been completed for all septic fields. The individual wells are still subject to LCHD final approval. Brighton Area Fire Authority requires that the Private Road have fire protection(fire hydrants) at the locations of the shared drives. These hydrants are included on the plans. It shall be clarified that water and sewer are available at Latson Road. At this time, it is not economically feasible to move forward with the full municipal utility service to the 10-units.

If you need any further information please feel free to contact me. Thank you.

Very truly yours,

BOSS ENGINEERING COMPANY

A handwritten signature in blue ink, appearing to read "Scott Tousignant", written over a horizontal line.

Scott Tousignant, P.E.
Project Manager



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 |

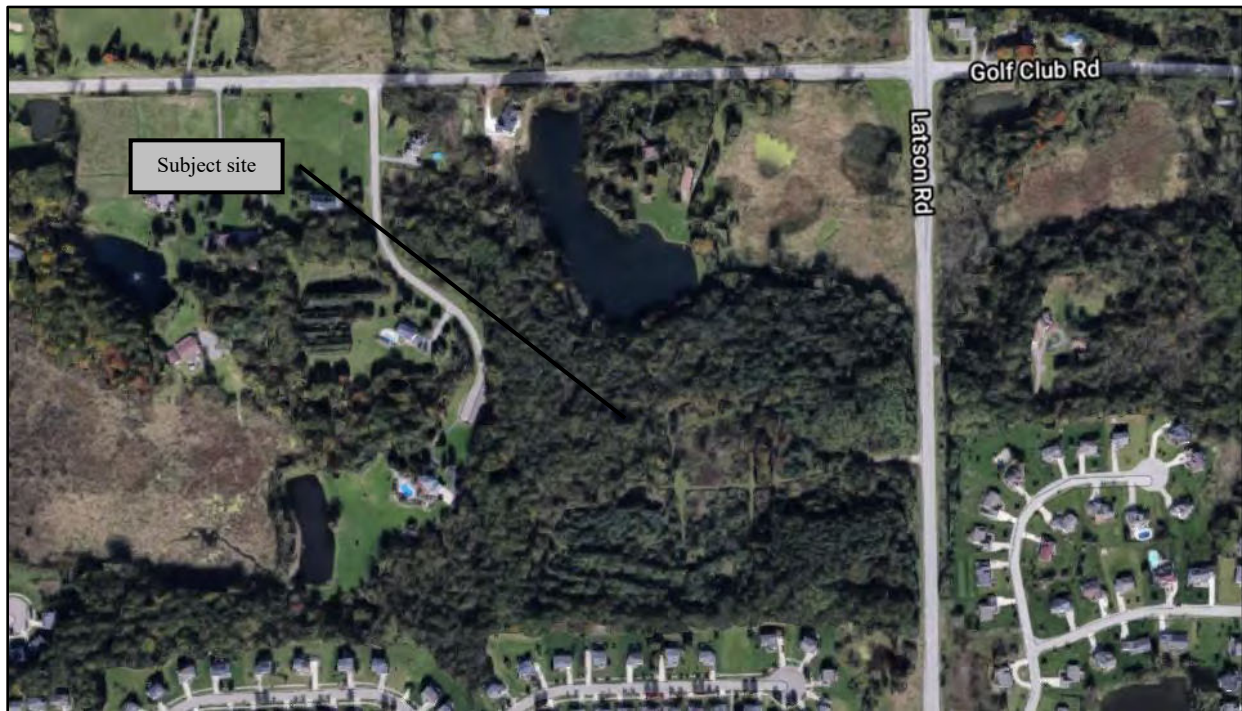
Dear Commissioners:

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.

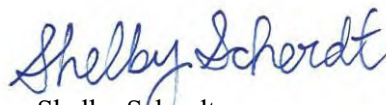
The preliminary plan shows adequate access to the site and except for the comments above, a satisfactory concept for the public infrastructure. The final site plan should be submitted with the required documents and agreements. The preliminary site plan comments can be addressed in the final site plan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

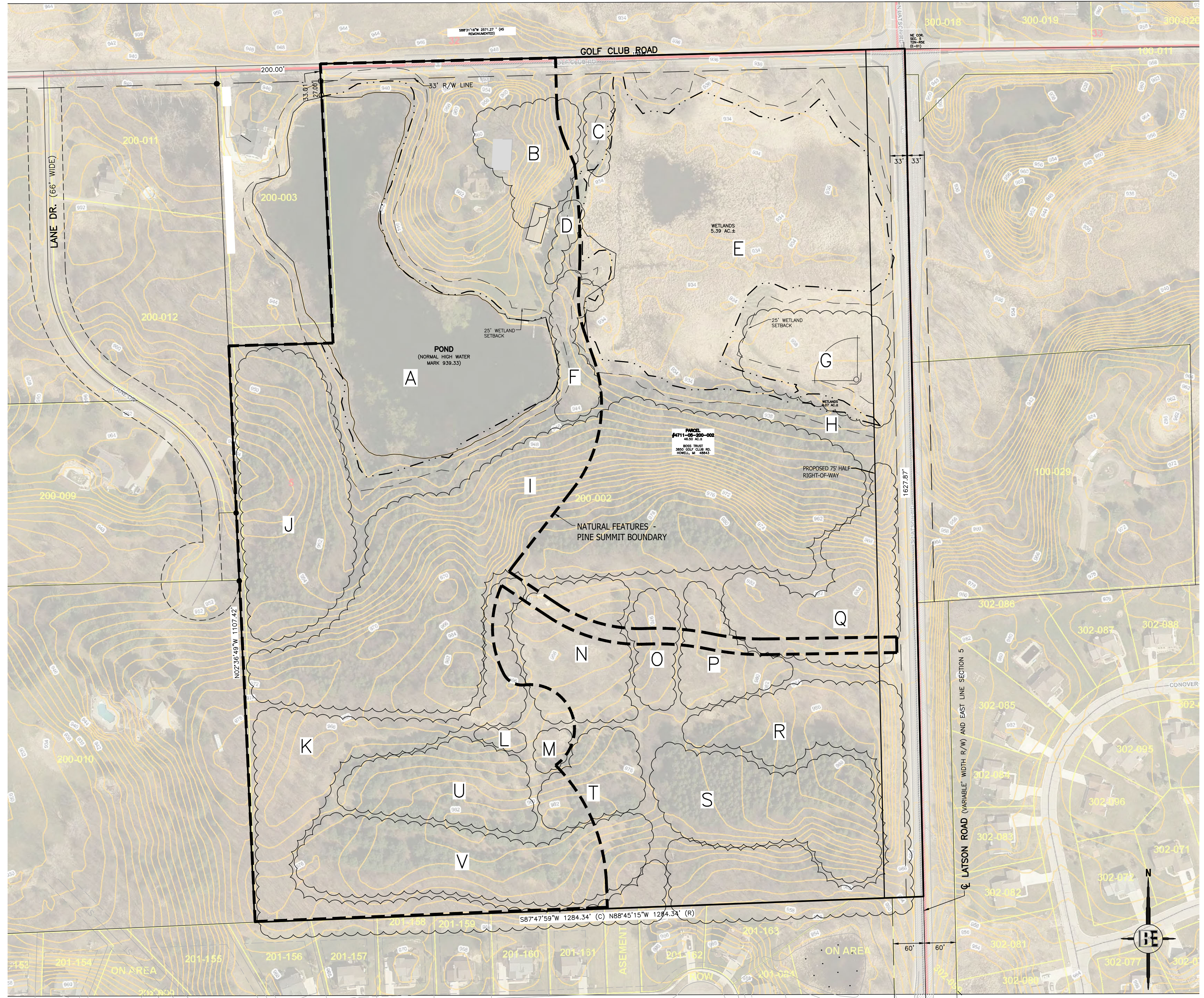
ZONE "R"
SIMILAR TO ZONE "Q", ZONE "R", WHICH IS APPROXIMATELY 2.60 ACRES IN SIZE, IS DOMINATED BY BLACK LOCUST TREES WHICH MAKE UP 70% OF THE FOREST STAND, WHILE THE REMAINING 30% COVER IS COMPOSED OF AMERICAN ELM, BLACK LOCUST, AND BLACK CHERRY TREES. ALL TREES RANGE FROM 4-18" AT DBH AND AVERAGE ABOUT 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 IN 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.

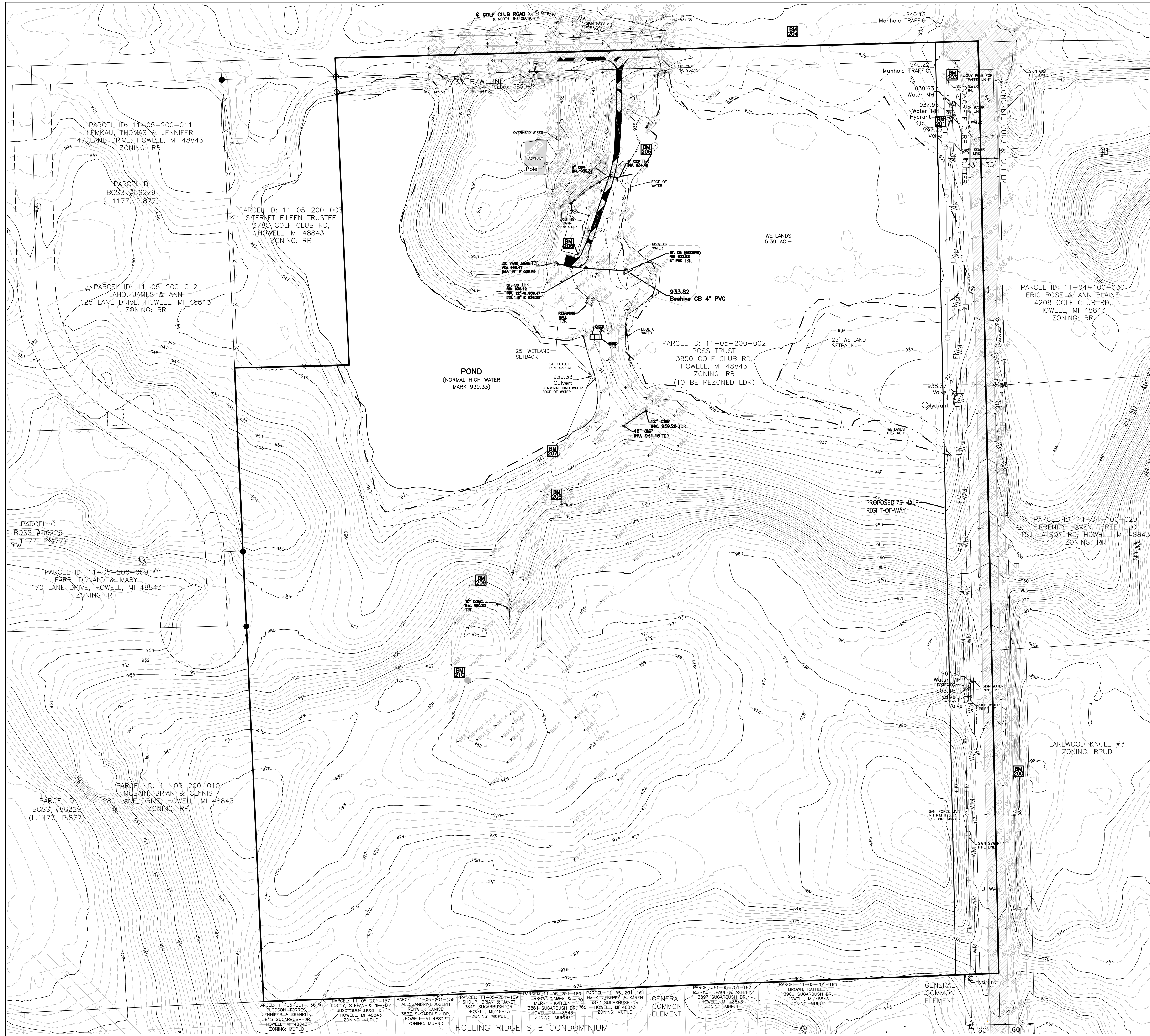
ZONE "V"
ZONE "V" IS APPROXIMATELY 2.04 ACRES IN SIZE AND POPULATED WITH WHITE PINE TREES THAT ARE PLANTED IN ROWS ON THE SOUTHERN EDGE, WITH A MIX OF SCOTCH PINE AND WHITE PINE ON THE NORTHERN PORTION. THESE TREES ARE BETWEEN 6-18" AT DBH AND SPACED 15' APART WITH NO UNDERSTORY OBSERVED. THE TREES ARE 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.

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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 | 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 | | |



LEGEND

- 900 EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- POWER POLE
- GUY WIRE
- LIGHT POLE
- HYDRANT
- WATER GATE VALVE
- WATER MANHOLE
- MANHOLE
- STORM INVERT
- TELEPHONE RISER
- STORM CATCH BASIN (SQUARE)
- 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.=954.73
 - 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

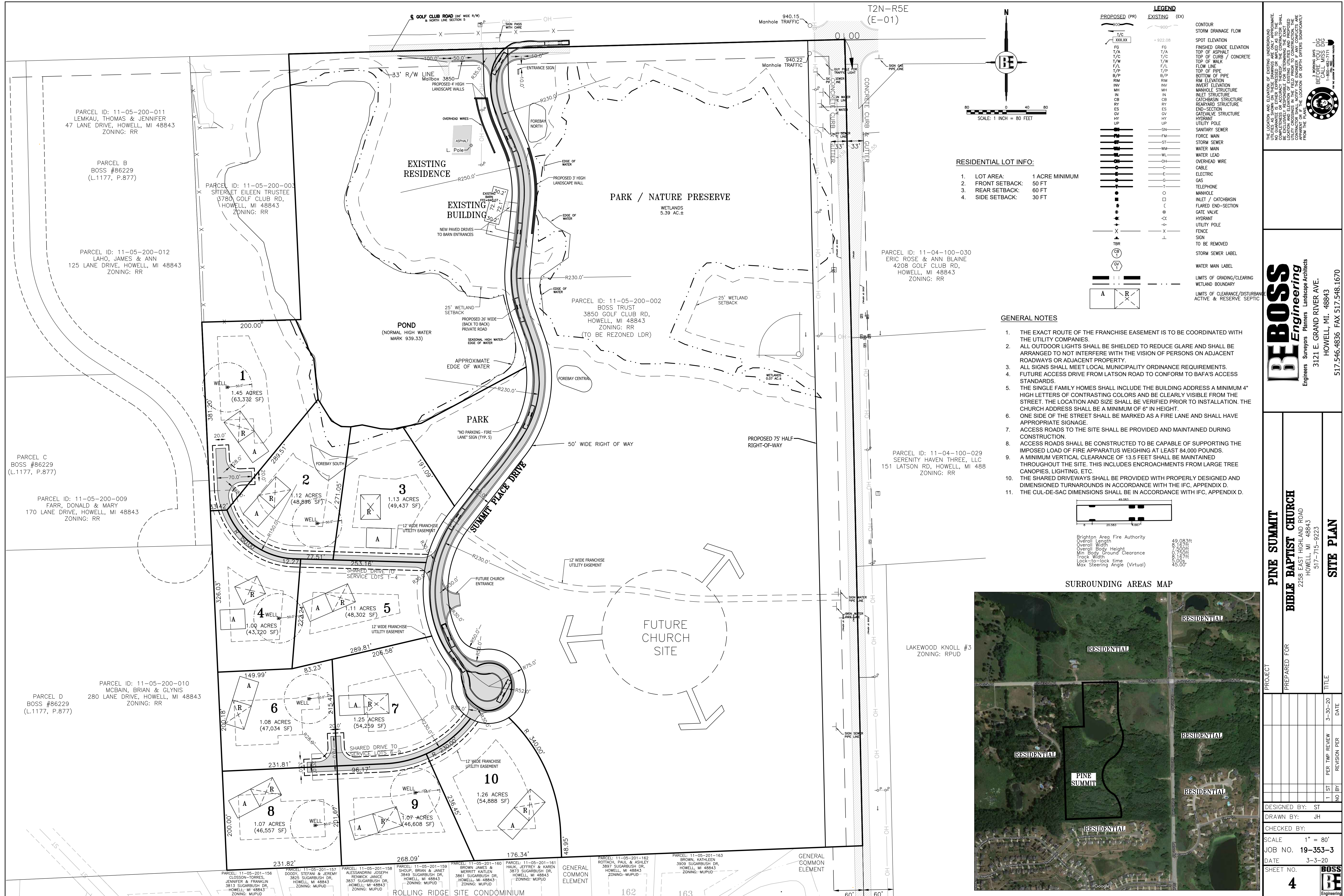


| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|-----------------------------|--|--------------|----------------|
| OC | Carlsde muck, 0 to 2 percent slopes | 0.8 | 13.4% |
| FIB | Fox-Boyer complex, 2 to 6 percent slopes | 2.0 | 4.0% |
| FID | Fox-Boyer complex, 12 to 18 percent slopes | 8.3 | 16.4% |
| FIE | Fox-Boyer complex, 18 to 25 percent slopes | 4.5 | 8.9% |
| M8B | Wassasee loam, 2 to 6 percent slope | 7.2 | 14.2% |
| M8C | Wassasee loam, 6 to 12 percent slopes | 6.9 | 13.5% |
| MOD | Miami loam, 12 to 18 percent slopes | 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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PINE SUMMIT
BIBLE BAPTIST CHURCH
 2258 EAST HIGHLAND ROAD
 HOWELL, MI 48843
 517-715-9223

PROJECT: BIBLE BAPTIST CHURCH
 PREPARED FOR: BIBLE BAPTIST CHURCH
 TITLE: EXISTING CONDITIONS & DEMOLITION PLAN
 DATE: 3-30-20
 DESIGNED BY: ST
 DRAWN BY: KJ
 CHECKED BY:
 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 |
| --- | --- | TOP OF FLOW LINE |
| --- | --- | TOP OF PIPE |
| --- | --- | BOTTOM OF PIPE |
| --- | --- | RM ELEVATION |
| --- | --- | INVERT ELEVATION |
| --- | --- | MANHOLE STRUCTURE |
| --- | --- | INLET STRUCTURE |
| --- | --- | CATCHBASIN STRUCTURE |
| --- | --- | REARWARD STRUCTURE |
| --- | --- | END-SECTION |
| --- | --- | GATEWAY 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

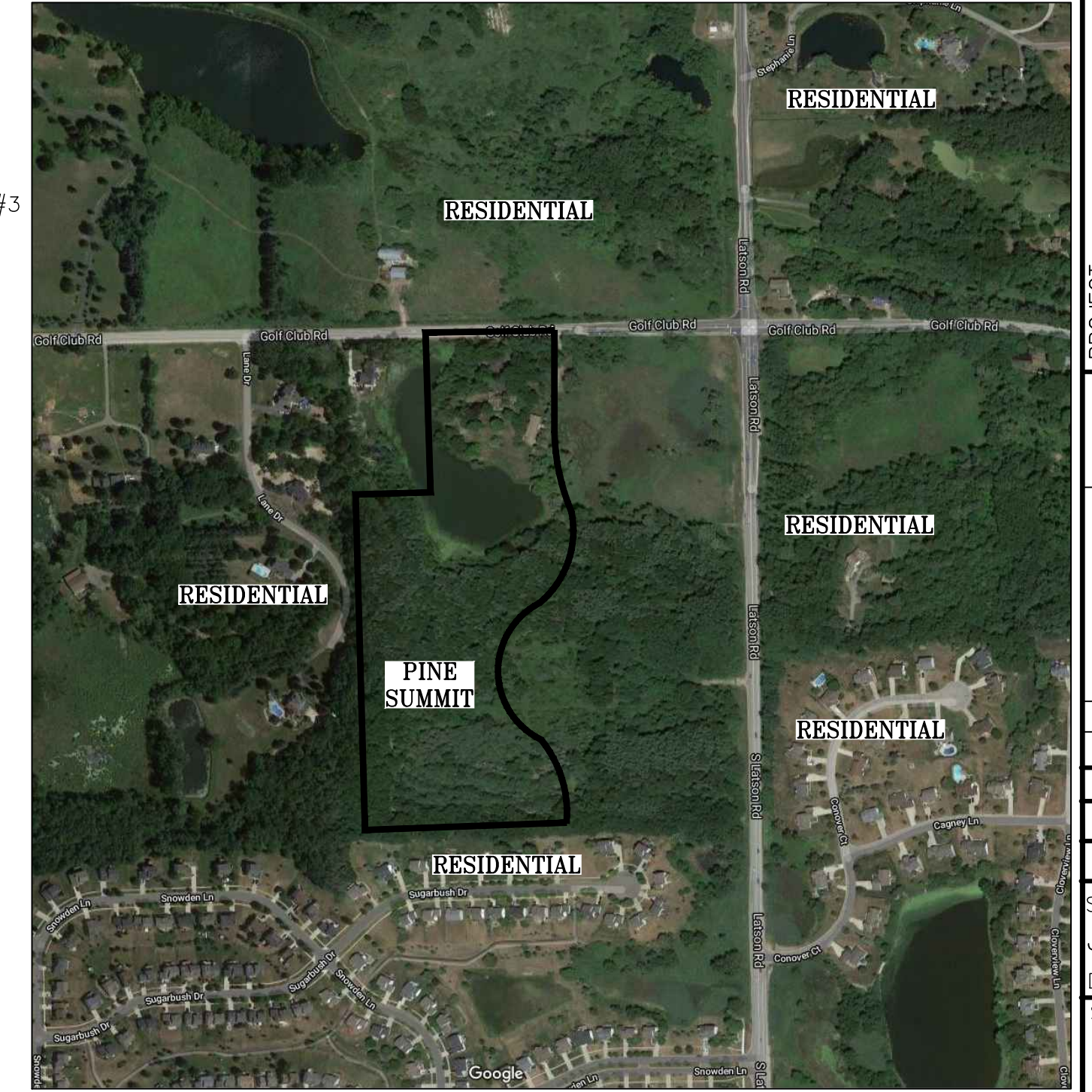
GENERAL NOTES

- 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 | 1.000sec |
| Max Steering Angle (Virtual) | 45.00° |

SURROUNDING AREAS MAP



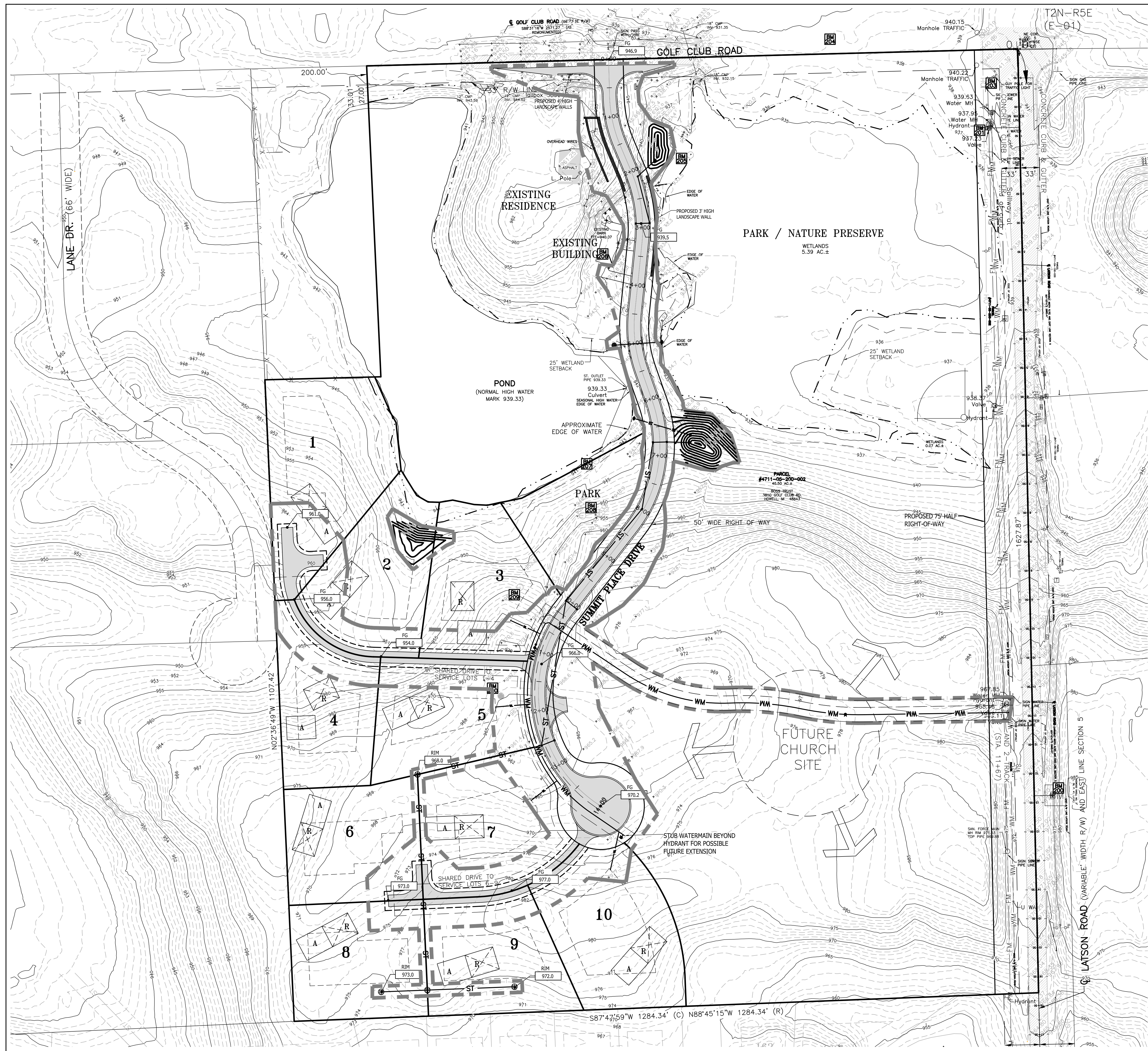
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 517.546.4836 FAX 517.548.1670

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

SITE PLAN

| NO | BY | DATE | REVISION PER |
|----|----|---------|--------------|
| 1 | ST | 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

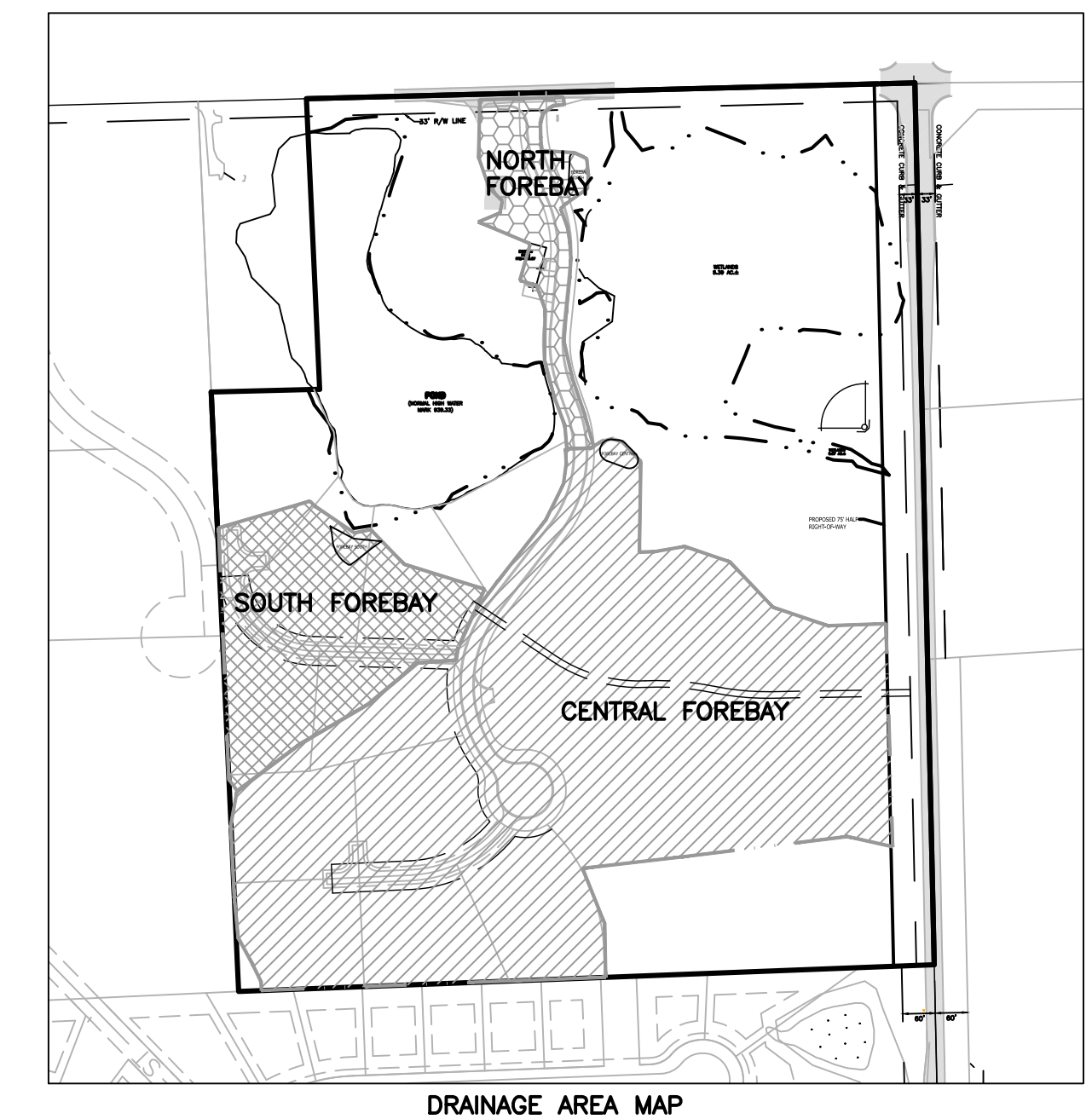


LEGEND

| PROPOSED (PR) | EXISTING (EX) |
|---------------------------------|---------------------------------|
| FG | FG |
| T/A | T/A |
| T/C | T/C |
| T/W | T/W |
| F/L | F/L |
| T/P | T/P |
| B/P | B/P |
| RM | RM |
| IN | IN |
| MH | MH |
| IN | IN |
| CB | CB |
| RY | RY |
| ES | ES |
| GV | GV |
| HY | HY |
| UP | UP |
| SN | SN |
| FM | FM |
| ST | ST |
| WM | WM |
| WL | WL |
| OH | OH |
| C | C |
| E | E |
| GAS | GAS |
| T | T |
| MANHOLE | MANHOLE |
| INLET / CATCHBASIN | INLET / CATCHBASIN |
| FLARED END-SECTION | FLARED END-SECTION |
| GATE VALVE | GATE VALVE |
| HYDRANT | HYDRANT |
| UTILITY POLE | UTILITY POLE |
| FENCE | FENCE |
| SIGN | SIGN |
| TO BE REMOVED | TO BE REMOVED |
| STORM SEWER LABEL | STORM SEWER LABEL |
| WATER MAIN LABEL | WATER MAIN LABEL |
| LIMITS OF GRADING/CLEARING | LIMITS OF GRADING/CLEARING |
| WETLAND BOUNDARY | WETLAND BOUNDARY |
| LIMITS OF CLEARANCE/DISTURBANCE | LIMITS OF CLEARANCE/DISTURBANCE |

CONTOUR
STORM DRAINAGE FLOW
SPOT ELEVATION
FINISHED GRADE ELEVATION
TOP OF ASPHALT
TOP OF CURB / CONCRETE
TOP OF MANHOLE
FLOW LINE
TOP OF PIPE
BOTTOM OF PIPE
RIM ELEVATION
INVERT ELEVATION
MANHOLE STRUCTURE
INLET STRUCTURE
CATCHBASIN STRUCTURE
REARWARD STRUCTURE
END-SECTION
GATEVALVE 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

SCALE: 1 INCH = 80 FEET



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

SITE BENCHMARKS (NAVD88 DATUM):
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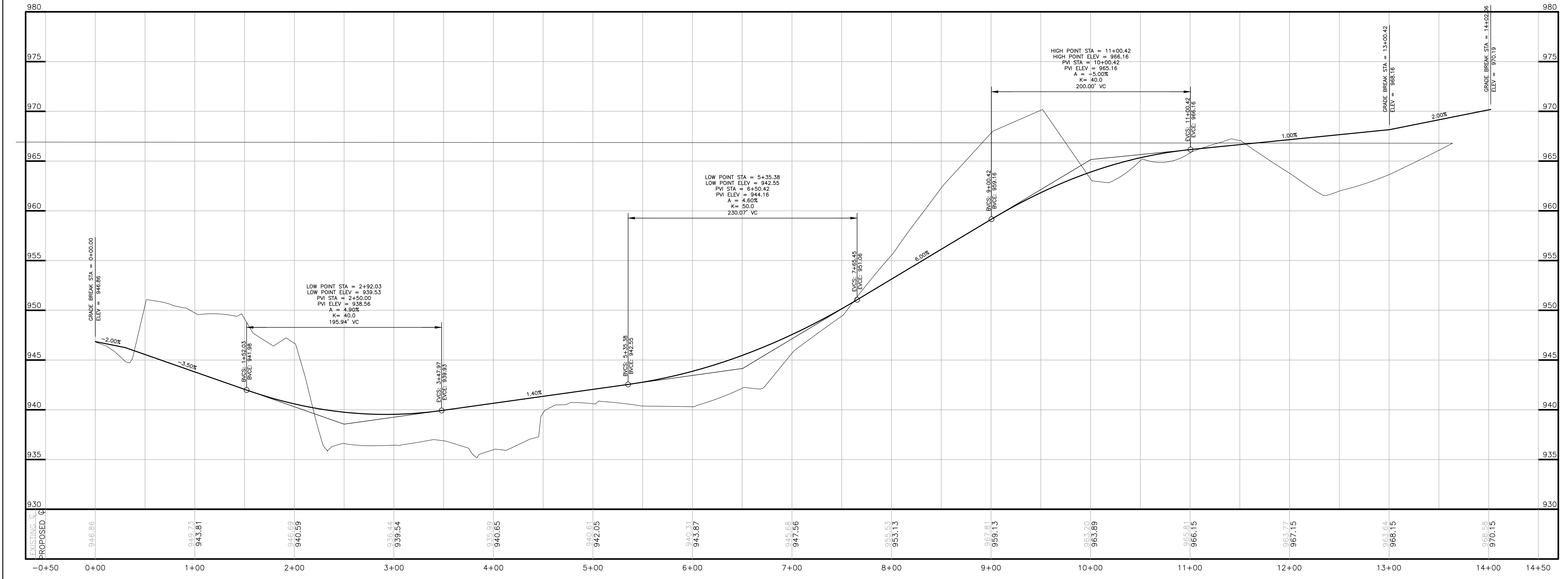
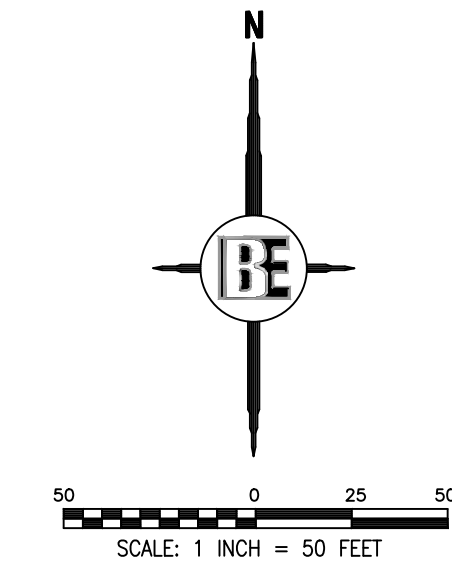
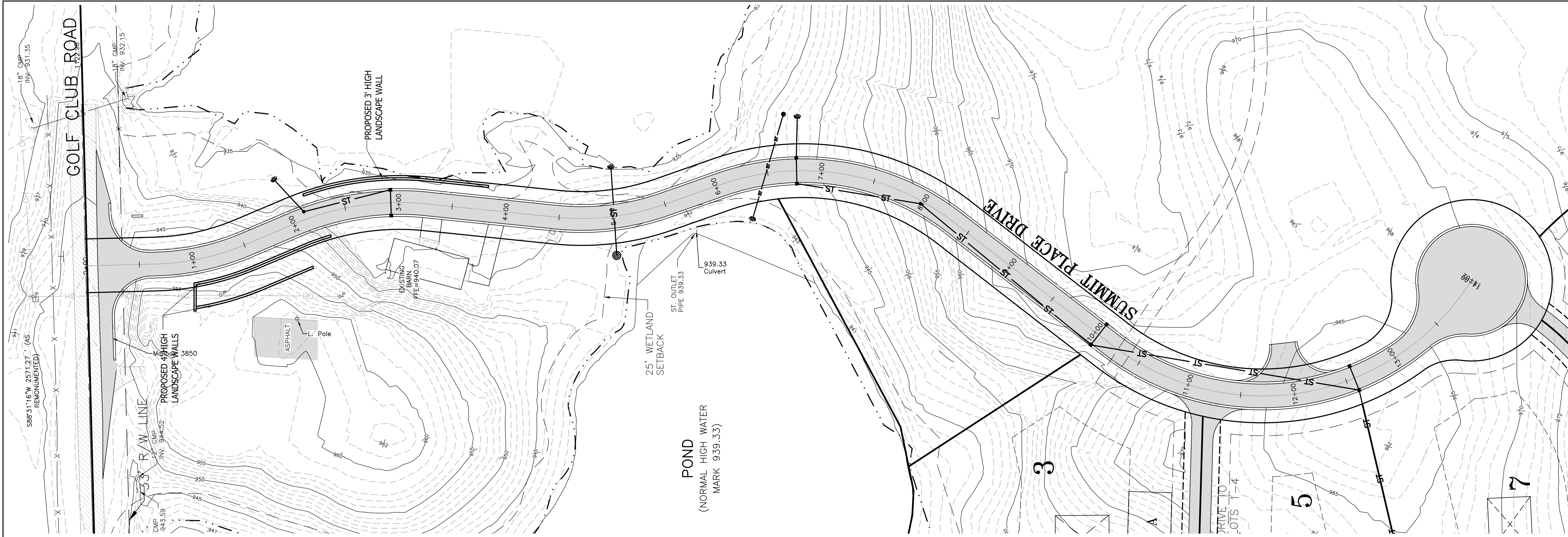
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PINE SUMMIT BIBLE BAPTIST CHURCH
 2258 EAST HIGHLAND ROAD
 HOWELL, MI 48843
 517-715-9223

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 |

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



THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

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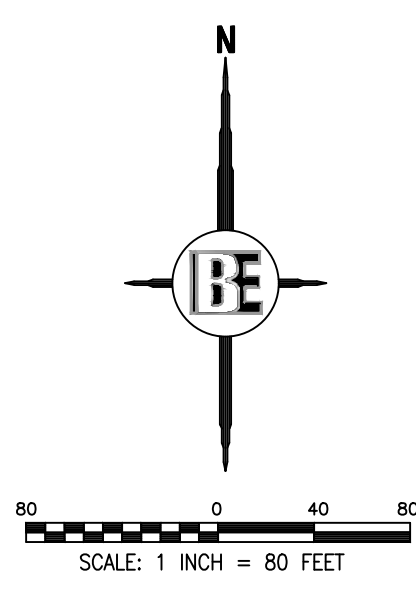
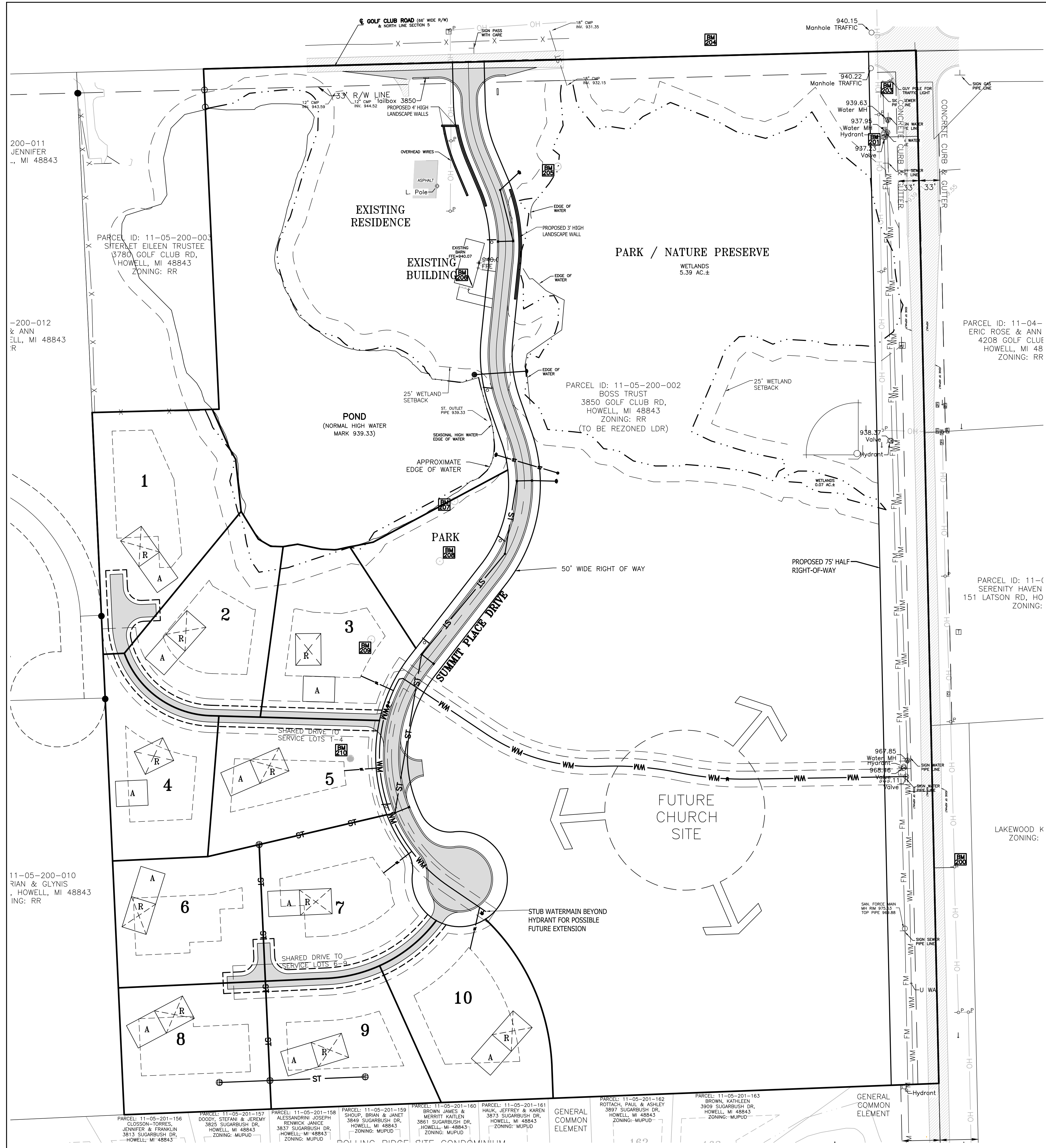
PROJECT: **PINE SUMMIT**
 PREPARED FOR: **BIBLE BAPTIST CHURCH**
 2258 EAST HIGHLAND ROAD
 HOWELL, MI 48843
 517-715-9223

TITLE: **PRELIMINARY SUMMIT RIDGE DRIVE PLAN & PROFILE**

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

DESIGNED BY: ST
 DRAWN BY: ST
 CHECKED BY:

SCALE: 1" = 50'
 JOB NO. 19-353-3
 DATE: 3-3-20
 SHEET NO. **6**



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 RESEEDED AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDING 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.

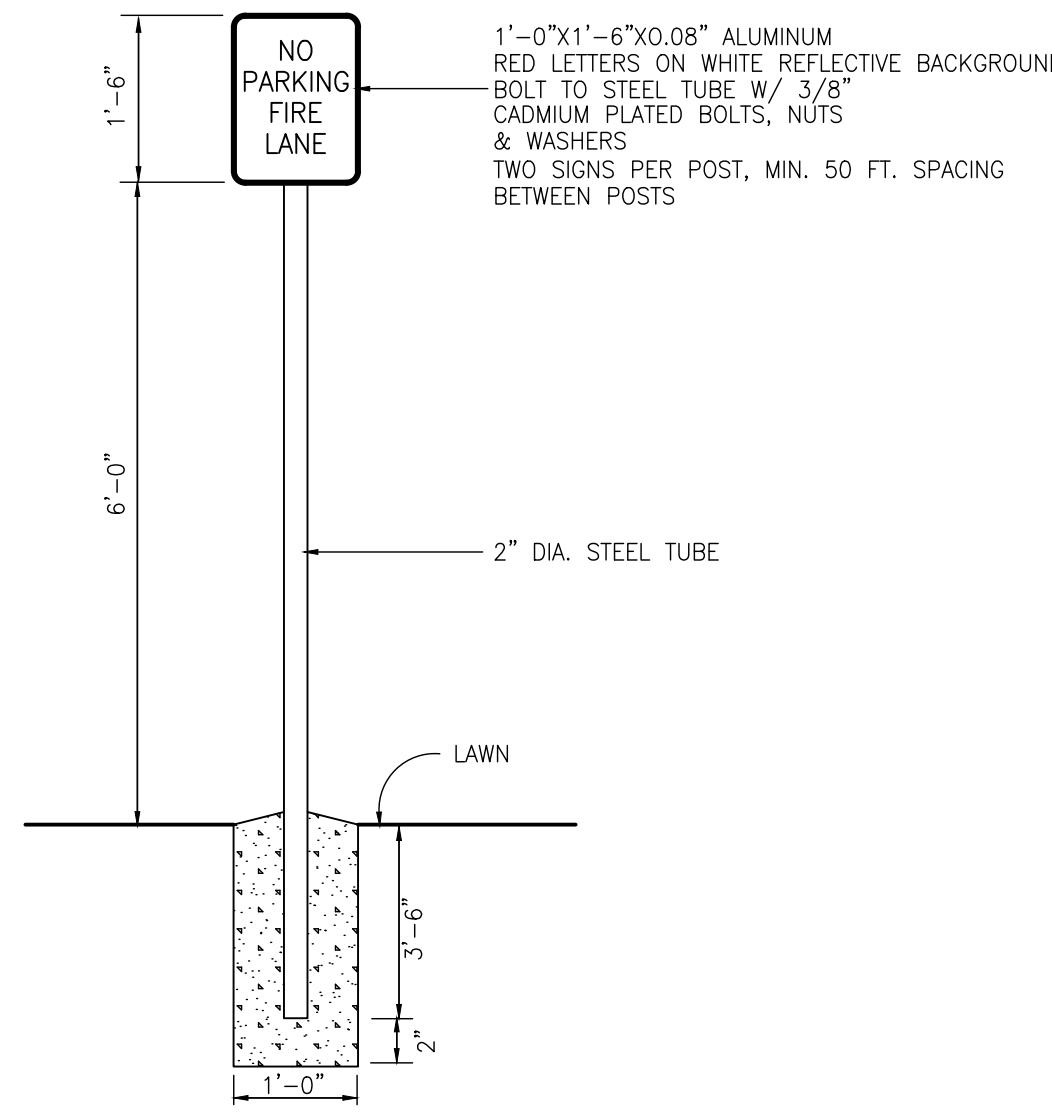
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PINE SUMMIT
BIBLE BAPTIST CHURCH
 2258 EAST HIGHLAND ROAD
 HOWELL, MI 48843
 517-715-9223

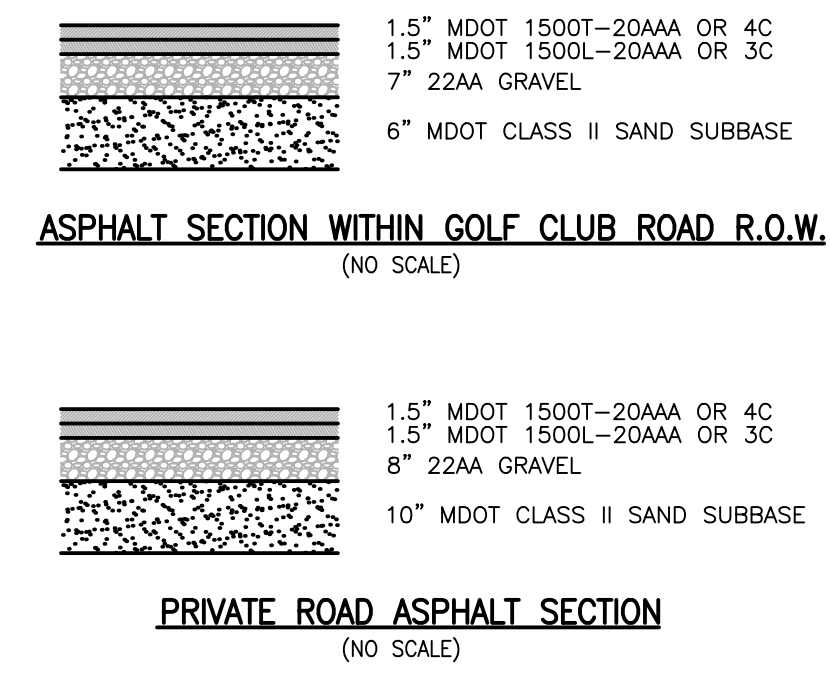
PROJECT: PREPARED FOR: TITLE: LANDSCAPE PLAN

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

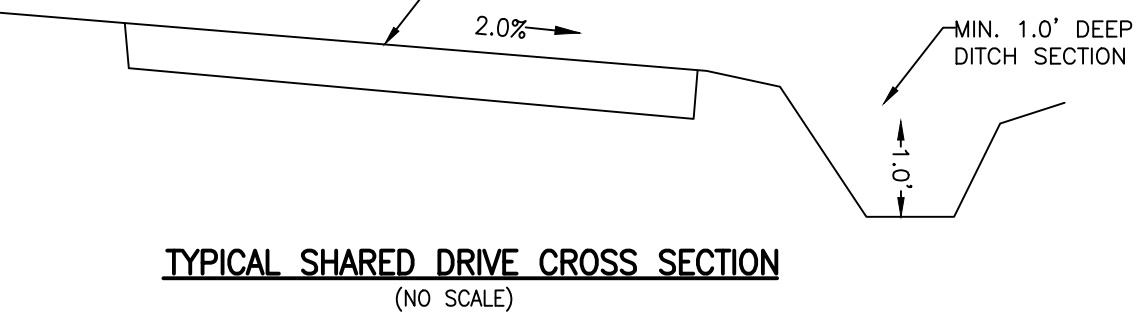
DESIGNED BY: JH
 DRAWN BY: JH
 CHECKED BY:
 SCALE: 1" = 80'
 JOB NO. 19-353-3
 DATE: 3-3-20
 SHEET NO. 7



NO PARKING SIGN DETAIL
(NO SCALE)



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

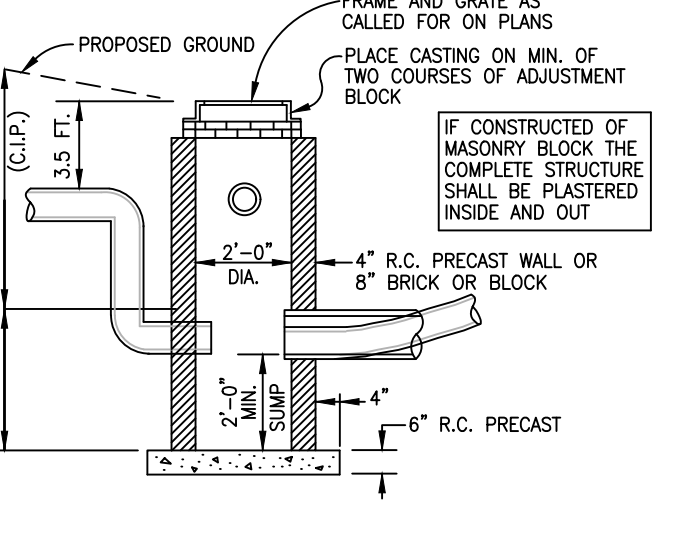


PRIVATE ROAD ASPHALT SECTION
(NO SCALE)

TYPICAL SHARED DRIVE CROSS SECTION
(NO SCALE)

INSTALL SUBDRAINS AT ALL CATCH BASINS LOCATED WITHIN ROADWAY

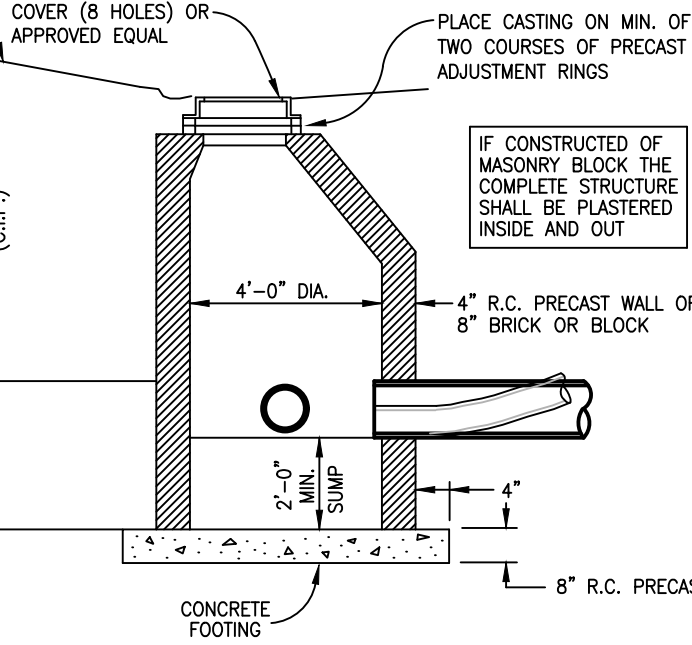
- 4 L.F. (MIN.) 6" PERFORATED P.V.C. PIPE WRAPPED WITH GEOTEXTILE FABRIC PLACED AT LOWEST INVERT PARALLEL TO ROAD OR LINE OF PIPE. BACK-FILLED WITH PEA STONE ONE FOOT ABOVE PIPE.
- AT LOWPOINT CATCH BASINS 20 L.F. (MIN.) OF 6" PERFORATED P.V.C. PIPE WRAPPED WITH GEOTEXTILE FABRIC, STARTING AT LOWEST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



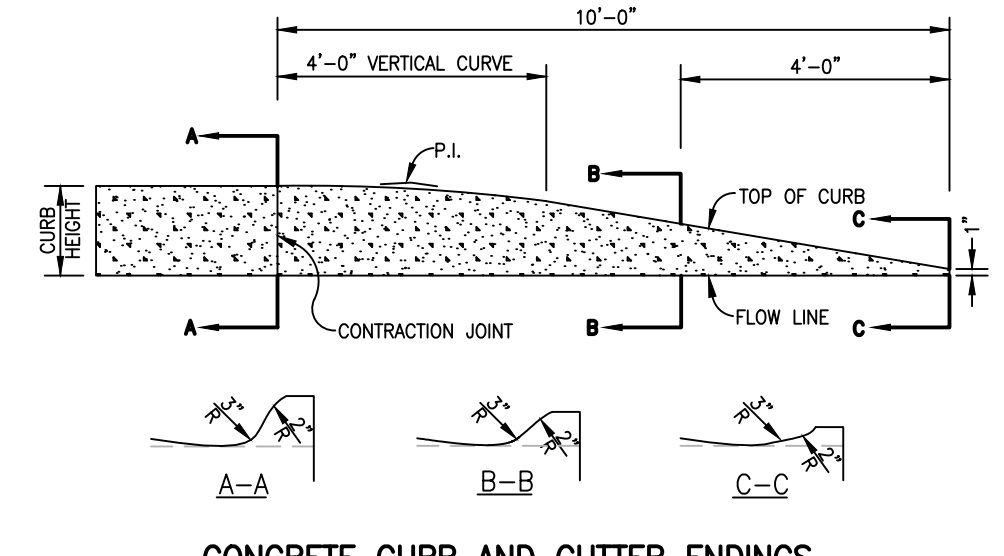
2 FT. DIA. CATCH BASIN W/SUMP
(NO SCALE)

INSTALL SUBDRAINS AT ALL CATCH BASINS LOCATED WITHIN ROADWAY

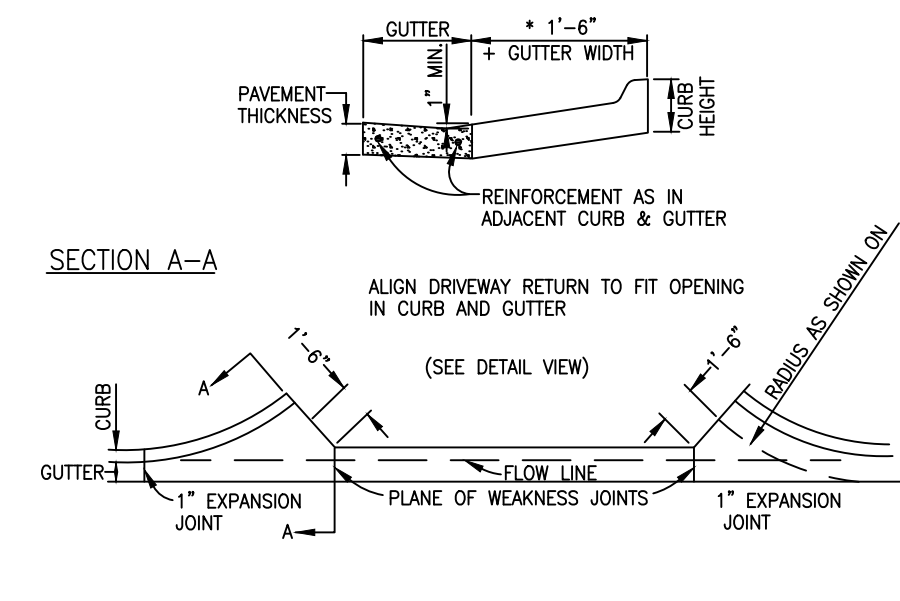
- 4 L.F. (MIN.) 6" PERFORATED P.V.C. PIPE WRAPPED WITH GEOTEXTILE FABRIC PLACED AT LOWEST INVERT PARALLEL TO ROAD OR LINE OF PIPE. BACK-FILLED WITH PEA STONE ONE FOOT ABOVE PIPE.



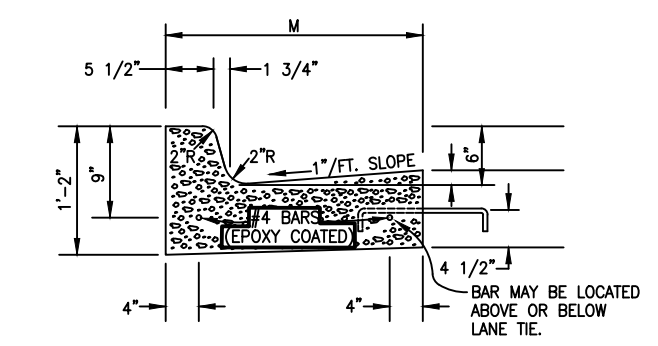
4 FT. DIA. STORM MANHOLE W/SUMP
(NO SCALE)



CONCRETE CURB AND GUTTER ENDINGS
(NO SCALE)



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

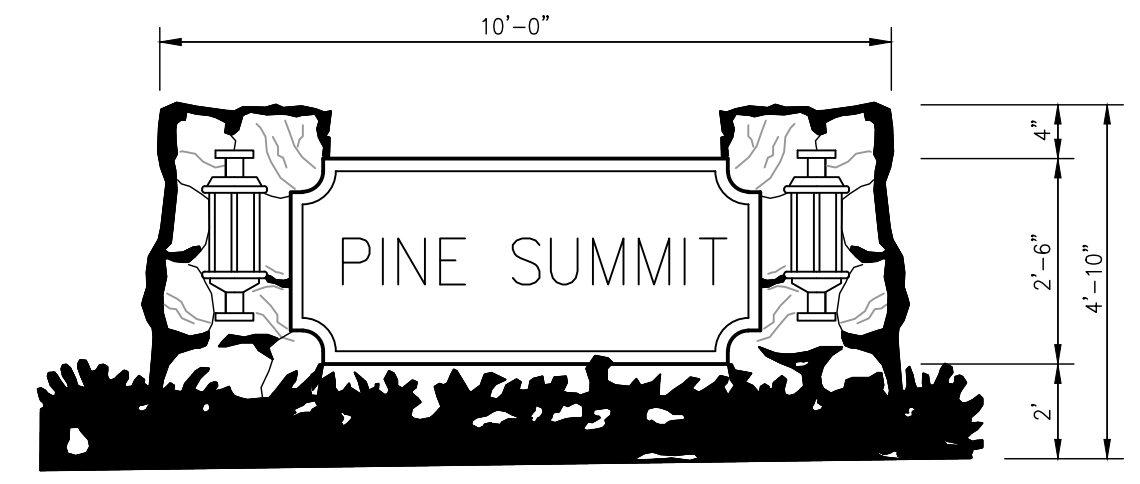


CONCRETE CURB & GUTTER - TYPE F (WITHIN GOLF CLUB ROAD ROW)
(NO SCALE)

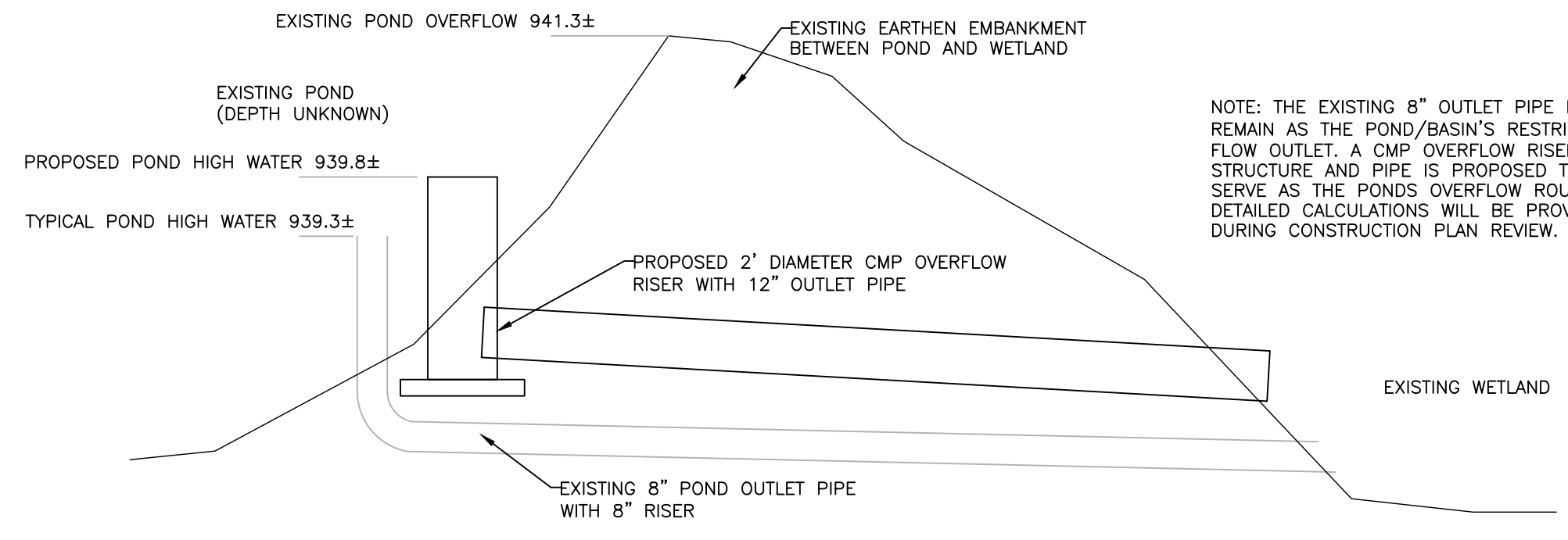


VALLEY TYPE MOUNTABLE CURB & GUTTER DETAILS
(NO SCALE)

| DETAIL | DIMENSIONS | LANE TIES | CONCRETE CUBO/LIN.FT. |
|--------|------------|-----------|-----------------------|
| 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" | 0.0610 |
| F6 | 2'-0" | 1 3/8" | 0.0610 |



ENTRANCE SIGN DETAIL
SCALE: NONE



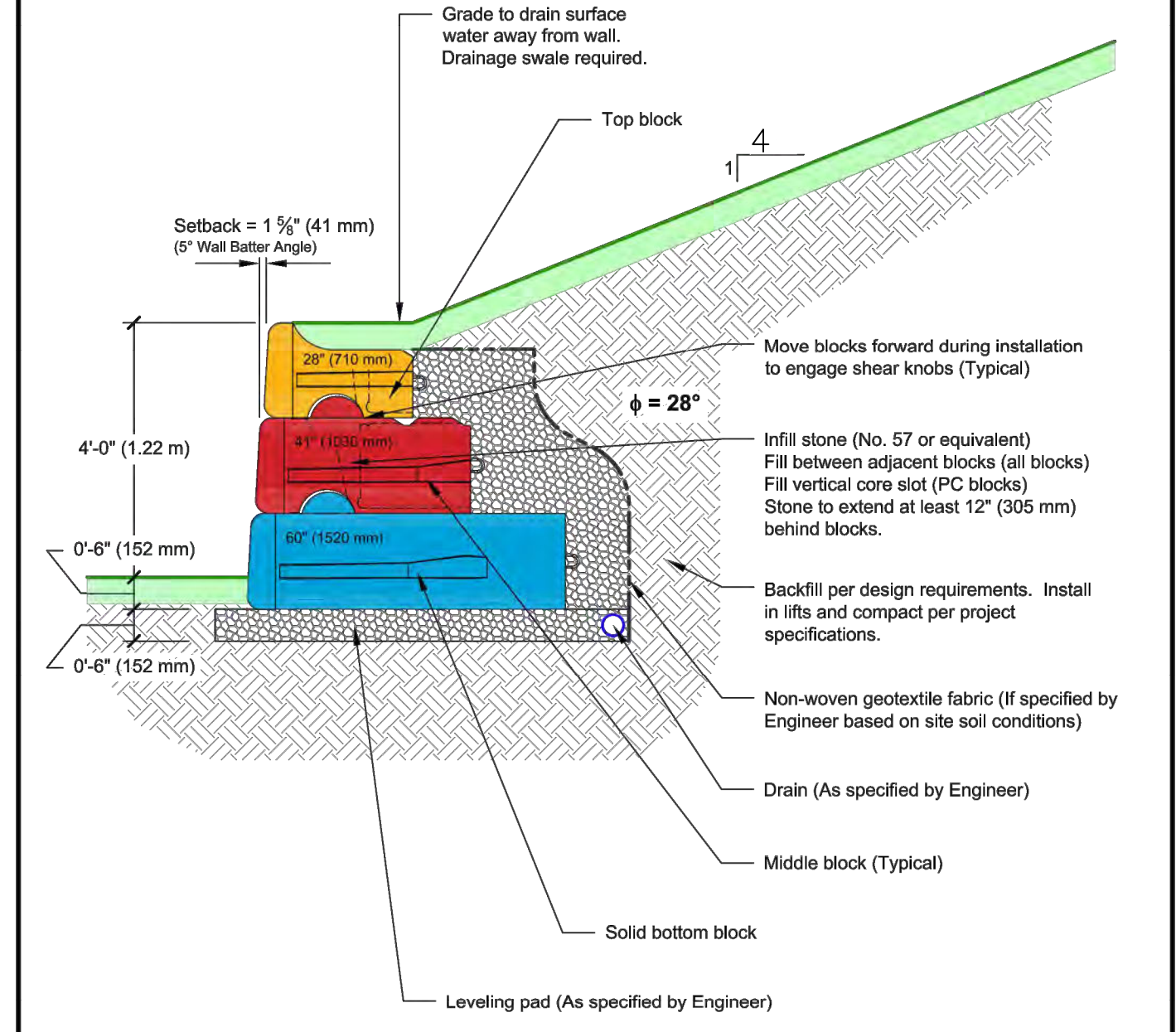
EXISTING/PROPOSED POND OUTLET PIPE DETAIL
(NO SCALE)

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

This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

DESIGNED BY: C. Kruger
APPROVED BY: J. Johnson
DATE: June 10, 2015
SHEET: 1 of 1

Preliminary Wall Section
Silty Sand or Clayey Sand, $\phi = 28^\circ$
1 : 2.5 Back Slope, No Live Load Surcharge, No Toe Slope

RED ROCK
05481 US 31 SOUTH, CHARLEVOIX, MI 49720
(800) 222-8000 ext.2070 • engineering@red-rock.com

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: AxXc | OUTFLOW DURATION: xQa | 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)
V(F) = 381 CF
FOREBAY STORAGE VOLUME REQUIRED: 381 CF

FOREBAY STORAGE VOLUME PROVIDED:

| ELEV | AREA | VOLUME | CUMULATIVE 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: AxXc | OUTFLOW DURATION: xQa | STORAGE VOLUME INFLOW - OUTFLOW |
|--------------------|--------------------|-------------------|--------|-------------------------------|-----------------------|---------------------------------|
| 5 | 300 | 9.17 | 2750 | 1804 | 480 | 1760 |
| 10 | 600 | 7.86 | 4714 | 3026 | 960 | 2966 |
| 15 | 900 | 6.88 | 6188 | 4050 | 1440 | 3915 |
| 20 | 1200 | 6.11 | 7333 | 4810 | 1920 | 4617 |
| 30 | 1800 | 5.00 | 9000 | 5904 | 2880 | 5616 |
| 60 | 3600 | 3.24 | 11647 | 7640 | 5760 | 7064 |
| 90 | 5400 | 2.39 | 12913 | 8410 | 8640 | 7670 |
| 120 | 7200 | 1.90 | 13655 | 8958 | 11520 | 7858 |
| 180 | 10800 | 1.34 | 14488 | 9504 | 17280 | 7776 |

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)
V(F) = 3903 CF
FOREBAY STORAGE VOLUME REQUIRED: 3903 CF

FOREBAY STORAGE VOLUME PROVIDED:

| ELEV | AREA | VOLUME | CUMULATIVE VOLUME |
|------|------|--------|-------------------|
| 943 | 2414 | 2068 | 4356 |
| 942 | 1717 | 1419 | 2291 |
| 941 | 1120 | 872 | 872 |
| 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: AxXc | OUTFLOW DURATION: xQa | STORAGE VOLUME INFLOW - OUTFLOW |
|--------------------|--------------------|-------------------|--------|-------------------------------|-----------------------|---------------------------------|
| 5 | 300 | 9.17 | 2750 | 3850 | 105 | 3745 |
| 10 | 600 | 7.86 | 4714 | 6800 | 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 |

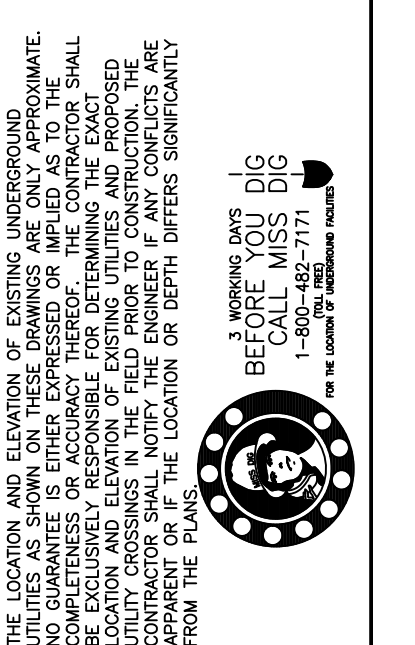
REQUIRED 100 YEAR DETENTION VOLUME = 16597 CF

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

V(F) = (0.05)(V100)
V(F) = 830 CF
FOREBAY STORAGE VOLUME REQUIRED: 830 CF

FOREBAY STORAGE VOLUME PROVIDED:

| ELEV | AREA | VOLUME | CUMULATIVE 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

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: CONSTRUCTION DETAILS

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





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

MEMORANDUM

TO: Honorable Board of Trustees

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

DATE: July 16, 2020

RE: **S. Latson Rezoning – First Reading
 Ordinance No. Z-20-03**

MANAGERS REVIEW: _____



In consideration of the recommendations by the Township Planning Commission on June 11, 2020 and the Livingston County Planning Commission on July 15, 2020 please find the attached proposed rezoning ordinance for your review. The applicant is requesting to rezone approximately 195 acres involving the parcels in the table below from Country Estates (CE) to Interchange Campus Planned Unit Development (CAPUD) and Interchange Commercial Planned Unit Development (ICPUD). The request is petitioned by Todd Wyett, Versa Development.

| Parcel ID No. | Address | Acreage | Proposed Zoning |
|------------------|-----------------------|---------|-----------------|
| 4711-08-400-004 | 1908 S. Latson | 4.79 | CAPUD |
| 4711-08-400-006 | 1896 S. Latson | 5.18 | CAPUD |
| 4711-08-400-012 | vacant Cloverbend Ct. | 2.29 | CAPUD |
| 4711-08-400-013 | vacant Cloverbend Ct. | 1.87 | CAPUD |
| 4711-08-400-014 | vacant Cloverbend Ct | 1.87 | CAPUD |
| 4711-08-400-015 | vacant Cloverbend Ct | 1.87 | CAPUD |
| 4711-08-400-020 | 1882 S. Latson Road | 18.82 | CAPUD |
| 4711-09-300-040* | vacant Beck Road | 6.96 | ICPUD |
| 4711-09-300-031 | 1895 S. Latson Road | 10.44 | CAPUD |
| 4711-17-200-008 | vacant S. Latson Road | 140.3 | CAPUD |

(*formerly 001)

As required pursuant to the Charter Township Act (Act 359 of 1947) the Board is being asked to introduce and conduct the first reading on the proposed rezoning ordinance. Staff is requesting the second reading, public hearing and consideration for adoption be set for the Monday, August 3rd, 2020 regularly scheduled meeting. A draft publication as required by law is also attached.

As such please consider the following action:

Moved by _____, supported by _____ to introduce and conduct the first reading on proposed ordinance number Z-20-03 and to set the second reading, public hearing and consideration for adoption before the Township Board on Monday, August 3, 2020 for the purpose of considering the proposed zoning map amendment.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H, James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

ORDINANCE NO. Z-20-03

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CHARTER TOWNSHIP OF GENOA BY REZONING PARCELS 4711-08-400-004, 006, 012, 013, 014, 015, 020, 4711-09-300-031 and 4711-17-200-008 INTERCHANGE CAMPUS PLANNED UNIT DEVELOPMENT (CAPUD) AND PARCEL 4711-09-300-001 TO INTERCHANGE COMMERCIAL PLANNED UNIT DEVELOPMENT (ICPUD).

THE CHARTER TOWNSHIP OF GENOA HEREBY ORDAINS that the Zoning Map, as incorporated by reference in the Charter Township of Genoa's Zoning Ordinance, is hereby amended as follows:

1. Real property containing 5 acres with parcel ID number 4711-08-400-004 located at 1908 S. Latson Road on the west side of S. Latson Road north of Cloverbend Court which is more particularly described as follows:
A part of the Southeast quarter of Section 8, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: The north 5 acres of the south 20 acres of the east half of the southeast quarter
shall be rezoned from the Country Estate (CE) to Interchange Campus Planned Unit Development District (CAPUD) zoning classification.
2. Real property containing 5 acres with parcel ID number 4711-08-400-006 located at 1896 S. Latson Road on the west side of S. Latson Road north of Cloverbend Court which is more particularly described as follows:
A part of the Southeast quarter of Section 8, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: The north 5 acres of the south 25 acres of the east half of the southeast quarter
shall be rezoned from the Country Estate (CE) to Interchange Campus Planned Unit Development District (CAPUD) zoning classification.
3. Real property containing approximately 2.29 acres with parcel ID number 4711-08-400-012 located at 3799 Cloverbend Court (vacant land) on the north side of Cloverbend Court west of S. Latson Road which is more particularly described as follows:
*A part of the Southeast quarter of Section 8, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: SEC 8 T2N R5E BEG AT A POINT N 252.46 FT ALONG THE E LINE OF SEC 8 & S 88*44'11"W 899 FT FROM THE SE COR OF SEC 8, TH CONT S 88* 44'11"W 394.80 FT, TH N 00*04'39"E 252.53 FT, TH N 88*44'11"E 394.46 FT, TH S 252.52 FT TO POB*
shall be rezoned from the Country Estate (CE) to Interchange Campus Planned Unit Development District (CAPUD) zoning classification.
4. Real property containing approximately 1.87 acres with parcel ID number 4711-08-400-013 located at 3796 Cloverbend Court (vacant land) on the south side of Cloverbend Court west of S. Latson Road which is more particularly described as follows:
*A part of the Southeast quarter of Section 8, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: SEC 8 T2N R5E BEG AT A POINT ON THE S LINE OF SAID SEC, DISTANT S 88*44'11"W 970.62 FT FROM SE COR, TH CONT ALONG THE S LINE, S 88* 44'11"W 323.54 FT, TH N 00*04'39"E 252.47 FT, TH N 88*44'11"E 323.45 FT, TH S 00*03'29"W 252.47 FT TO THE POB*
shall be rezoned from the Country Estate (CE) to Interchange Campus Planned Unit Development District (CAPUD) zoning classification.
5. Real property containing approximately 1.87 acres with parcel ID number 4711-08-400-014 located at 3854 Cloverbend Court (vacant land) on the south side of Cloverbend Court west of S. Latson Road which is more particularly described as follows:

A part of the Southeast quarter of Section 8, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: SEC 8 T2N R5E BEG AT A POINT ON THE S LINE OF SAID SEC, DISTANT S 88°44'11"W 647.08 FT FROM SE COR, TH CONT ALONG THE S LINE, S 88° 44'11"W 323.54 FT, TH N 00°03'29"E 252.47 FT, TH N 88°44'11"E 323.45 FT, TH S 00°02'20"W 252.46 FT TO POB shall be rezoned from the Country Estate (CE) to Interchange Campus Planned Unit Development District (CAPUD) zoning classification.

6. Real property containing approximately 1.87 acres with parcel ID number 4711-08-400-015 located at 3912 Cloverbend Court (vacant land) on the south side of Cloverbend Court west of S. Latson Road which is more particularly described as follows:

A part of the Southeast quarter of Section 8, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: SEC 8 T2N R5E BEG AT A POINT ON THE S LINE OF SAID SEC, DISTANT S 88°44'11"W 323.54 FT FROM SE COR, TH CONT ALONG THE S LINE, S 88° 44'11"W 323.54 FT, TH N 00°02'20"E 252.46 FT, TH N 88°44'11"E 323.45 FT, TH S 00°01'10"W 252.46 FT TO POB shall be rezoned from the Country Estate (CE) to Interchange Campus Planned Unit Development District (CAPUD) zoning classification.

7. Real property containing approximately 18.97 acres with parcel ID number 4711-08-400-020 located at 1882 S. Latson Road on the west side of S. Latson Road north of Cloverbend Court which is more particularly described as follows:

A part of the Southeast quarter of Section 8, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: SEC. 8 T2N, R5E, COMM AT SE COR TH N01°46'00"E 841.83 FT TO POB TH N89°29'06"W 1293.30 FT TH N01°51'05"E 912.72 FT TH S62°03'36"E 88.07 FT TH S65°50'11"E 526.88 FT TH S69°36'45"E 765.54 FT TH S01°46'00"W 400.43 FT TO POB shall be rezoned from the Country Estate (CE) to Interchange Campus Planned Unit Development District (CAPUD) zoning classification.

8. Real property containing approximately 10.372 acres with parcel ID number 4711-09-300-031 located at 1895 S. Latson Road on the east side of S. Latson Road north of Sweet Road which is more particularly described as follows:

A part of the Southwest quarter of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: SEC 9 T2N R5E BEG 542.26 FT N01°46'E FROM SW COR TH N01°46'E 700 FT TH S69°36'45"E 400.78 FT TH S01°46'W 559.96 FT TH S89°53'30"W 380 FT TO POB AND ALSO BEG 380 FT N89°56'30"E TH N01°46'E 542.26 FT FROM SW CORNER TH N01°46'E 559.96 FT TH S69°36'45"E 469.33 FT TH S01°46'W 395.96 FT TH S89°56'30"W 445 FT TO POB shall be rezoned from the Country Estate (CE) to Interchange Campus Planned Unit Development District (CAPUD) zoning classification.

9. Real property containing approximately 140.79 acres with parcel ID number 4711-17-200-008, vacant land located on the west side of S. Latson Road north of Beck Road which is more particularly described as follows:

A part of the Northeast quarter of Section 17 and southeast quarter of Section 8, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows SEC. 17 T2N, R5E, THE N 1/2 OF NE 1/4 AND ALSO SEC 8 T2N R5E THE W 1/2 OF THE SE 1/4 LYING SOUTH OF C & O RR shall be rezoned from the Country Estate (CE) to Interchange Campus Planned Unit Development District (CAPUD) zoning classification.

10. Real property containing approximately 5.7 acres with parcel ID number 4711-09-300-040 (formerly 09-300-001), vacant land located on the south side of Beck Road east of S. Latson Road which is more particularly described as follows:

*A part of the Southwest quarter of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: SEC. 9 T2N, R5E, BEG AT W 1/4 COR TH N86*45'25"E 768.85 FT TH S01*28'50"E 855.68 FT FOR POB TH N39*34'08"E 398.76 FT, TH S01*29'40"E 1148.99 FT TH N72*52'20"W 276.61 FT TH N01*28'50"W 760 FT TO POB*

shall be rezoned from the Country Estate (CE) to Interchange Commercial Planned Unit Development District (ICPUD) zoning classification.

The Township Planning Commission and Township Board, in strict compliance with the Township Zoning Ordinance and with Act 184 of the Public Acts of 1943, as amended, reclassified the Property as General Commercial District/Redevelopment Planned Unit Development District (GCD/RDPUD) finding that such classification properly achieved the purposes of Section 22.04 of the Township's Zoning Ordinance (as amended).

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

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

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

Yeas:

Nays:

Absent:

I hereby approve the adoption of the foregoing Ordinance this _____ day of _____, 2020.

Paulette A. Skolarus
Township Clerk

Bill Rogers
Township Supervisor

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

**NOTICE OF PROPOSED PLANNED UNIT DEVELOPMENT ZONING MAP AMENDMENT
AUGUST 3, 2020**

Pursuant to Michigan Public Act 359 of 1947, (the Charter Township Act), Michigan Public Act 110 of 2006 (the Michigan Zoning Enabling Act) and the Genoa Township Zoning Ordinance, notice is hereby given that the Genoa Charter Township Board will conduct a public hearing to consider ordinance number Z-20-03 to amend the official zoning map at 6:30 p.m. on Monday, August 3, 2020. The rezoning request is from Country Estates (CE) to Interchange Campus Planned Unit Development (CAPUD) and Interchange Commercial Planned Unit Development (ICPUD) for approximately 195 acres along S. Latson Road south of I-96. The subject property includes 177 acres on the west side of S. Latson Road, 10 acres on the east side of S. Latson Road and 6 acres on Beck Road east of S. Latson Road. The properties include the following parcels requested to be rezoned to CAPUD: 4711-08-400-004, 006, 012, 013, 014, 015, 020, 4711-09-300-031 and 4711-17-200-008. Parcel 4711-09-300-040(formerly 09-300-001) is requested to be rezoned to ICPUD.

The complete text of the proposed ordinance is available for public inspection at the Township Hall located at 2911 Dorr Road, Brighton, Michigan 48116, Monday through Friday from 9:00 a.m. to 5:00 p.m. You are invited to attend this hearing. If you are unable to attend, written comments may be submitted by writing to the Township Board at the Genoa Township Hall, 2911 Dorr Road, Brighton, MI 48116 or via email at kelly@genoa.org up to the date of the hearing and may be further received by the Board at said hearing. In addition, all material relating to this request may be examined at the Township Hall during normal business hours.

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

Kelly VanMarter
Assistant Township Manager/Community Development Director

(Press/Argus 07-19-20)
(Mailed USPS 07-17-20)

July 8, 2020

Mike Archinal
2911 Dorr Rd
Brighton, MI 48116

VIA EMAIL

Dear Mr. Archinal:


I am following up on our telephone call regarding a rate increase for my firm. We have had the pleasure and the privilege of representing the Township beginning in June of 2016. The rate at that time was \$160.00 per hour, which is the current rate.

Effective July 1, the Michigan Municipal Risk Management Authority, of which the Township is a member, has raised the rate they pay lawyers to \$190.00. We would like to raise the rate we charge the Township to that same rate, effective July 1st. Is that agreeable? For the four years we have had the privilege of representing the Township, this is the first time we have asked for a rate increase. I do appreciate yours and everyone's consideration of our request.

Please let me know if you have any questions or comments.

Very truly yours,

SEWARD HENDERSON PLLC


T. Joseph Seward

TJS/ads



Board Correspondence

Mike Archinal

From: Mike Archinal
Sent: Tuesday, July 07, 2020 11:57 AM
To: [REDACTED]
Subject: RE: Challis Rd
Attachments: DOC232.pdf

Mr. [REDACTED]

Thank you for your inquiry. I agree that Challis, especially as it turns into Bauer on the hill, is in dismal shape. Roads in Michigan are funded by gas tax and registration fees. The property taxes you pay at the Township do not fund roads directly. The Livingston County Road Commission has jurisdiction over roads in a township. We do work with the Road Commission by sharing costs for some road improvements with General Fund dollars.

If a subdivision asks for a special assessment district (as Grand Circle and Catalpa did several years ago) the township contributes 25% of the total project cost or \$1,000 per home whichever is less. The township also has a revolving fund that fronts the money for the project at 2% interest which is then paid through taxes over a period of time. We also partner with the Road Commission on gravel roads by paying for dust control. We share costs with them for some other road projects, generally on county primaries.

There is never enough money to do all the road projects that need to get done. Part of the problem is a flawed gas tax formula. As far as township efforts we simply do not have enough money to fund all the projects. Our millage rate is .7939. A person living in a \$260,000 home with a State Equalized Value of \$130,000 pays Genoa Township \$103.21 per year. Almost all of our property tax dollars go to the schools. \$103.21 is not enough to even disappoint somebody. The fire hall project is under the jurisdiction of the Brighton Area Fire Authority. They are a totally separate entity with its own millage. I do know that the improvements are for the purpose of adding facilities for more full-time firefighters. For several years they have been unable to recruit enough paid-on-call personnel. I suggest you contact BAFA if you have questions about their project.

The improvement needed for Challis Road is more than just resurfacing the curve. There is a plan to re-route Challis through the County borrow pit. This would eliminate the hill which is dangerous in the winter and the intersection at Bauer and Challis which has had a number of accidents. This project was included in a 2013 road millage election that the voters resoundingly defeated. The project is still contemplated but it's cost is estimated at \$2,300,000. This project and the paving of Crooked Lake Road from Dorr to Latson (\$2.8M) are the two projects the Township Board has identified as priorities. We are putting approximately \$500,000 per year towards these efforts. When we have enough money banked we will move forward. Because Challis will be realigned (I have attached a conceptual plan) it is difficult to justify repaving. We have approximately \$1,700,000 in our road fund so we are making progress. Getting a project done requires money and the cooperation of the Road Commission and the Federal Highway Administration which can be challenging. I wish I had a more definite time frame so you could know when you might get some relief from driving on the curve.

Sorry for this being so longwinded. Please let me know if you have any questions.

Michael C. Archinal, AICP MPA
Manager
Genoa Charter Township
810.227.5225
mike@genoa.org



From: Adam VanTassell
Sent: Monday, July 06, 2020 8:09 AM
To: Mike Archinal
Subject: Fwd: Challis Rd

Begin forwarded message:

From: R K <[REDACTED]>
Date: Jul 6, 2020 at 8:01 AM
To: info <info@genoa.org>
Subject: Challis Rd

To whom it may concern-

Over the weekend I received my property tax notice and it got me wondering why I, and all the other residents of Genoa Township are paying all this tax money for?

Door Rd was resurfaced, and you seem to have money to waste on a useless fire station, yet we are forced to drive on a severely neglected Challis Rd.

Challis Rd, from MT. Brighton to Dorr Rd has been neglected for years and it is time something is done about it. What is the plan to permanently resurface the road ?

Regards-

[REDACTED]

[REDACTED]

Brighton, MI 48116

To Board 7/20/20



STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

GRETCHEN WHITMER
GOVERNOR

ORLENE HAWKS
DIRECTOR

Monday, June 01, 2020

Jeffrey F Crawford, Fiduciary
c/o MYERS, MICHAEL E
keystoneofmichigan@gmail.com

RID # RQ-2004-06106 **Reference/Transaction:** TRANSFER OWNERSHIP ESCROWED 2020 CLASS C & SDM LICENSED BUSINESS WITH SUNDAY SALES PERMIT (AM), SUNDAY SALES PERMIT (PM), (2) BARS, OUTDOOR SERVICE (1 AREA) AND DANCE/ENTERTAINMENT PERMIT FROM BURROUGHS ROADHOUSE, LLC, WITH LICENSE TO REMAIN IN ESCROW AT 5311 BRIGHTON RD, BRIGHTON, MI 48116-9726 IN GENOA TWP IN LIVINGSTON COUNTY

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

Applicant/Licensee: MYERS, MICHAEL E

Business address and phone number: 5311 BRIGHTON RD, BRIGHTON, MI 48116-9726 IN GENOA TWP IN LIVINGSTON COUNTY

Home address and phone number of partner(s)/subordinates:
Michael Myers; 8159 Chambers Road Pinckney MI 48169; Cell phone: 810-217-6350

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

Southfield District Office (313) 456-1170

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

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

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

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

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

cc: MYERS, MICHAEL E dozer1650@hotmail.com
BURROUGHS ROADHOUSE, LLC rbultman@comcast.net
GENOA TWP mary@genoa.org

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

To Board 7/20/20

UC



July 6, 2020

T2 P1397 *****AUTO**MIXED AADC 480

Genoa Township
2911 Dorr Road
Brighton, MI 48116-9436



Re: Charter Communications - Upcoming Changes

Dear Franchise Official:

At Charter, locally known as Spectrum, we continue to enhance our services in order to offer more entertainment and communication choices, and to deliver the best value to our customers. We are committed to offering our customers with products and services we are sure they will enjoy.

Programming fees charged by TV networks we carry are the greatest single factor in higher cable prices, and continue to rise. Despite our best efforts to control these costs, this has resulted in a change in the rates we charge our customers.

Effective on or after July 5, 2020, customers are being noticed via bill message of the following monthly pricing changes, which will take effect on or after August 5, 2020. Customer promotional rates will not change until the end of the promotion period.

| Services/Products/Equipment | Pricing Adjustment |
|-----------------------------|---|
| Broadcast TV Surcharge | Will increase by \$2.95. This reflects the costs incurred from local Broadcast TV Stations. |
| Spectrum TV Select | Will increase by \$1.50. |
| Spectrum TV Silver | Will increase by \$1.50. |
| Spectrum TV Gold | Will increase by \$1.50. |

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

Sincerely,

Karen Coronado

Karen Coronado
Manager, Charter State Government Affairs, Michigan
Charter Communications

(810)
360-0646



Ms. Barbara Croydon
4503 Golf View Ct,
Brighton, MI 48116

July 1, 2020

Polly,

May you find
peace and comfort
during this difficult time.

I just met you today during
our phone chat; you returned
my call and explained clearly
the Michigan voting protection
or safeguards against ^{VOTER} fraud.
Please feel free to call
me again sometime.

Wishing you success in your
bid for re-election.

Sincerely, Barbara CROYDON

CHECK REQUEST FORM

DATE CHECK IS NEEDED: ASAP

MAKE CHECK PAYABLE TO: Howell Youth Club

COMPLETE ADDRESS: P.O. B 53

Howell Twp 48844

PURPOSE: Face Shields for Election *Marked*

AMOUNT: \$300- DATE OF REQUEST: 6/10/2020

AUTHORIZING SIGNATURE: Mary Krenicki

100 face shields @ \$3 each = \$300.00

ENTERED JUN 12 2020

101-284-727-000

OFFICE SUPPLIES

MAILED
36030 6-15-2020
* 300.00

Howell Gun Club

Personal Protective Equipment
Face Shields for Medical and First Responders



Links to: **How to make mask**
<https://3dverkstan.se/protective-visor/>

Approval by National Institutes of Health



This design has undergone review in a clinical setting and is recommended when fabricated as instructed.

<https://3dprint.nih.gov/discover/3dpx-013306>

Tips

- Trim bottom with scissors for optimal fit
- Use a rubber band or hair scrunchy for added support
- Reusable with daily cleaning follow recommended cleaning procedures

Livingston Daily Article

<https://www.livingstondaily.com/story/news/local/2020/04/08/members-howell-gun-club-make-face-shields-using-3-d-printers/2955639001/>

Contact Info

HGC President- Mike Peddie
517-294-0144

HGC Pistol Director- Chris Sorgatz
248-953-6150

Link to HGC:

<http://www.howellgunclub.org/content.php?s=e810c9dc96a1e24a03d83933363b9ea4>

