

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
SPECIAL MEETING/PUBLIC HEARING
JUNE 2, 2021
7:00 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

DECLARATION OF CONFLICT OF INTEREST:

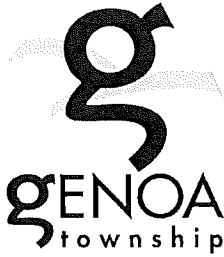
CALL TO THE PUBLIC: *(Note: The Board reserves the right to not begin new business after 10:00 p.m.)*

OPEN PUBLIC HEARING # 1...Review of a special use application, environmental impact assessment and site plan for a proposed 28,851 sq. ft. addition for a retreat center which will include overnight stays located at 1391 Kellogg, southwest corner of Kellogg and McClements Roads. The request is petitioned by the Chaldean Catholic Church of the U.S.A.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (3-15-21)
- C. Recommendation of Site Plan (3-15-21)

ADMINISTRATIVE BUSINESS:

- *Staff Report*
- *Approval of April 12, 2021 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: THE CHALDEAN CATHOLIC CHURCH OF THE U.S.A.; 25603 BERG RD., SOUTHFIELD, MI 48033
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: VINCENT JARBOW, FINANCE OFFICER; 25603 BERG RD., SOUTHFIELD, MI 48033

SITE ADDRESS: 1391 KELLOGG ROAD, BRIGHTON, MI 48114 PARCEL #(s): 11-12-100-002, 11-11-200-001

APPLICANT PHONE: 248-351-0440 OWNER PHONE: 248-351-0440

OWNER EMAIL: VINCENT@CHALDEANCHURCH.ORG

LOCATION AND BRIEF DESCRIPTION OF SITE: THE LOCATION IS "OUR LADY OF THE FIELDS CAMP"

AT 1391 KELLOGG ROAD; WITH THE PROPOSED BUILDING SOUTHWEST OF EULER LAKE, AND ADJACENT TO THE EXISTING CHURCH.

THE OVERALL PROPERTY CONSISTS OF 2 PARCELS THAT BORDER KELLOGG ROAD TO THE WEST, EULER ROAD TO THE EAST,

MC CLEMENTS ROAD TO THE NORTH, AND FILICE DRIVE & KEMPER ROAD TO THE SOUTH.

BRIEF STATEMENT OF PROPOSED USE: THE PROPOSED BUILDING WILL BE USED AS A RETREAT CENTER.

THE RETREAT CENTER WILL CONSIST OF A ONE-STORY SEGMENT WITH CONNECTING CORRIDOR TO THE EXISTING CHURCH, ALONG WITH A

PARTIAL BASEMENT DUE TO THE TOPOGRAPHY. THIS CONTAINS ALL THE PUBLIC AREAS FOR THE RETREAT CENTER (I.E. DINING AND MEETING

ROOMS, ETC.), WHILE THE REMAINDER OF THE BUILDING CONSISTS OF A TWO-STORY DORMITORY FOR OVERNIGHT RETREATS.

THE FOLLOWING BUILDINGS ARE PROPOSED: ONE (1) RETREAT CENTER BUILDING WITH ONE-STORY

AND TWO-STORY SEGMENTS, ALONG WITH A PARTIAL BASMENT IS BEING PROPOSED.

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: VINCENT JARBOW, FINANCE OFFICER 

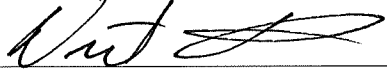
ADDRESS: 25603 BERG ROAD, SOUTHFIELD, MI 48033

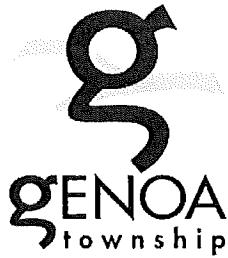
Contact Information - Review Letters and Correspondence shall be forwarded to the following:

1.) VINCENT JARBOW, FINANCE OFFICER of THE CHALDEAN CATHOLIC CHURCH OF THE U.S.A. at VINCENT@CHALDEANCHURCH.ORG
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:  DATE: 7/29/20
PRINT NAME: VINCENT JARBOW, FINANCE OFFICER PHONE: 248-351-0440
ADDRESS: 25603 BERG ROAD, SOUTHFIELD, MI 48033



GENOA CHARTER TOWNSHIP Special Land Use Application

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

APPLICANT NAME & ADDRESS: THE CHALDEAN CATHOLIC CHURCH OF THE U.S.A.; 25603 BERG RD., SOUTHFIELD, MI 48033
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (248) 351-0440 EMAIL: VINCENT@CHALDEANCHURCH.ORG

OWNER NAME & ADDRESS: THE CHALDEAN CATHOLIC CHURCH OF THE U.S.A.; 25603 BERG RD., SOUTHFIELD, MI 48033

SITE ADDRESS: 1391 KELLOGG ROAD, BRIGHTON, MI 48114 PARCEL #(s): 11-12-100-002, 11-11-200-001

OWNER PHONE: (248) 351-0440 EMAIL: VINCENT@CHALDEANCHURCH.ORG

Location and brief description of site and surroundings:

THE LOCATION IS "OUR LADY OF THE FIELDS CAMP" AT 1391 KELLOGG ROAD; WITH THE PROPOSED BUILDING SOUTHWEST OF EULER LAKE, AND ADJACENT TO THE EXISTING CHURCH. THE OVERALL PROPERTY CONSISTS OF 2 PARCELS THAT BORDER KELLOGG ROAD TO THE WEST, EULER ROAD TO THE EAST, MC CLEMENTS ROAD TO THE NORTH, AND FILICE DRIVE & KEMPER ROAD TO THE SOUTH.

Proposed Use:

THE PROPOSED BUILDING WILL BE USED AS A RETREAT CENTER. IT WILL CONSIST OF A ONE-STORY SEGMENT WITH CONNECTING CORRIDOR TO THE EXISTING CHURCH, ALONG WITH A PARTIAL BASEMENT DUE TO THE TOPOGRAPHY. THE REMAINDER OF THE BUILDING CONSISTS OF A TWO-STORY DORMITORY FOR OVERNIGHT RETREATS.

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

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

THE ZONING IS PRF, AND THE USE WILL BE COMPATIBLE, AS IT IS SIMILAR TO OTHER EXISTING USES ON THE SITE. THE PROPERTY IS LARGE AND HEAVILY SCREENED BY TREES, AND THE PROPOSED BUILDING IS NOT IN DIRECT VIEW FROM THE PUBLIC WAY. IT IS NOT DETRIMENTAL TO THE ENVIRONMENT OR THE PUBLIC, AND WILL PROVIDE BETTER USE AND UNIFICATION OF A SITE THAT IS UNDERUTILIZED, WHILE PRESERVING THE VIEWS AND NATURAL FEATURES THAT MAKE THE PROPERTY SO DESIRABLE.

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

THE PROPOSED BUILDING IS DESIGNED TO FIT IN WITH AND COMPLIMENT EXISTING USES (I.E. EXISTING CHURCH AND PARKING LOT). THE PROPERTY IS LARGE AND THE BUILDING WILL NOT BE IN VIEW FROM THE ROAD. THERE IS SIGNIFICANT TOPOGRAPHY IN THIS AREA, WHICH WE ARE WORKING WITH TO MAINTAIN SITE CHARACTERISTICS. MAINTAINING THE FACILITY WILL BE CONSISTANT WITH THE MAINTAINANCE OF THE OTHER FACILITIES ON THE PROPERTY OVER THE YEARS.

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

THE SITE CAN BE EASILY ACCESSED BY ROADS FROM THE WEST, NORTH AND EAST. WE ARE PROVIDING AN ACCESS DRIVE AROUND THE PROPOSED BUILDING FOR EMERGENCY VEHICLE ACCESS AND WORKED CLOSELY WITH THE FIRE MARSHAL IN DOING SO. WATER AND SEWER ARE CURRENTLY PRIVATE / ON SITE AND WILL CONTINUE TO BE, WITH IMPROVEMENTS TO THE SEPTIC INFRASTRUCTURE. A NEW TRASH ENCLOSURE IS PROPOSED FOR THE NEW BUILDING.

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

WE DO NOT ANTICIPATE ANY DETRIMENTAL ACTIVITIES OR ENVIRONMENTAL NUISANCES WITH THIS PROPOSED USE.

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

NO, THE PROPOSED USE IS NOT LISTED IN THE ZONING SECTIONS CITED ABOVE. AFTER DISCUSSION WITH THE ASSISTANT TOWNSHIP MANAGER/COMMUNITY DEVELOPMENT DIRECTOR, IT WAS DETERMINED THE PROPOSED USE SHOULD BE CLASSIFIED AS "EXISTING CAMPGROUND", PER HISTORIC RECORDS FOR THE PROPERTY.

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

THE UNDERSIGNED VINCENT JARBOW STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: VINCENT JARBOW, FINANCE OFFICER




ADDRESS: 25603 BERG ROAD, SOUTHFIELD, MI 48033

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

VINCENT JARBOW of THE CHALDEAN CATHOLIC CHURCH OF THE U.S.A. at VINCENT@CHALDEANCHURCH.ORG
Name Business Affiliation Email

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:  DATE: 7/29/20

PRINT NAME: VINCENT JARBOW PHONE: 248-351-0440

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

CALL TO ORDER: Vice Chairman Rauch called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Marianne McCreary, Eric Rauch, Jim Mortensen, Jeff Dhaenens, and Jill Rickard. Absent were Chris Grajek and Glynis McBain. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager, Gary Markstrom of Tetra Tech, and Brian Borden of Safebuilt Studio. There were 25 audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST:

No Commissioners declared a conflict of interest.

CALL TO THE PUBLIC: The call to the public was made at 6:32 pm with no response.

OPEN PUBLIC HEARING # 1...Review of a special use application, environmental impact assessment and site plan for a proposed 28,851 sq. ft. addition for a retreat center which will include overnight stays located at 1391 Kellogg, southwest corner of Kellogg and McClements Roads. The request is petitioned by the Chaldean Catholic Church of the U.S.A.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (10-19-2020)
- C. Recommendation of Site Plan (10-19-2020)

Ms. Eavan Yaldo, the architect for the project, Mr. Mike Hickey, Executive Director of the Camp, and Sammy Herfy the property caretaker, and Vincent Jarbow, CFO for the applicant, were present.

Ms. Yaldo stated there was one site plan issue outstanding when they were before the Planning Commission last time. They have revised their drawings to show that they are now proposing to pave a portion of the parking lot adjacent to the access drive. With that change, they believe they have addressed all of the concerns from the engineer, planner, and Brighton Area Fire Department.

The other item is the Special Land Use. She noted there were concerns from the Planning Commission and the public. The Diocese has been very diligent in making sure they are doing

Genoa Township Planning Commission

November 9, 2020

Approved Minutes

the right things in the community so they addressed those concerns. They spent the time to address them. When the drawings were resubmitted, a letter was provided to the Township. They have also provided letters from the Livingston County Sheriff, local parishes, neighbors who have had contact with the camp, and others who have used the property for retreats.

They know a lot of the concerns that had been raised by the neighbors have been prior to the last few years, and Sheriff Mike Murphy noted that a lot has changed in that time. In order to be good neighbors, they have attempted to and spoken with neighbors who were at the meeting last time and discuss their concerns. They are working toward getting to a peaceful, quiet setting to be used for people to unwind and relax.

Mr. Hickey joined the committee two years ago to change the way in which the camp was being utilized as well as rebranding it. Many youth camps, family camps, and church groups over the last few years have been using the camp. She reiterated that they are moving forward to have a center that is peaceful and quiet so people can enjoy the activities that are available in the camp. They are sensitive to the neighbors.

Vice Chairman Rauch asked the applicant if there were any changes since the last time they were before the Planning Commission. Ms. Yaldo stated that there are no major changes in the Environmental Impact Assessment, but they have added signage with contact information, etc. so that if anyone has a concern, they can reach out to the diocese.

She read the letter that was provided by Bishop Francis Kalabat.

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

1. He is of the opinion that the special land use standards of Section 19.03 are generally met.
2. The Commission may require detention pond landscaping (7 trees and 70 shrubs).
3. The Planning Commission may allow the use of rough sawn cedar for the waste receptacle enclosure instead of masonry.
4. The Planning Commission may require submission of a photometric plan per Section 12.03.07.
5. If approval is granted, the applicant must obtain a sign permit from the Township prior to installation.

Mr. Markstrom noted that they have proposed to pave the portion of the parking lot as he recommended previously.

Vice Chairman Rauch noted that Rick Boisevert, the Brighton Area Fire Authority Fire Marshal has no further comments regarding the proposal.

The call to the public was made at 6:53 pm.

Mike Berean of 1273 Euler Road provided documents to the Planning Commission. This location is not the right place for their plan and idea. This zoning is not appropriate for for-rent, for profit events. The camp has not moved in a new direction in four years. It is owned by a

Genoa Township Planning Commission

November 9, 2020

Approved Minutes

religious corporation and they want to expand the services. They are tax exempt, pay no taxes, and do not contribute anything to the Township.

In 2019 the noise from one of their events ruined their granddaughter's birthday party. He can hear the noise from the events at his house in the summer with the windows closed. One half mile of the camp property's fence is broken down and has been that way for four years. There is a sign laying on the side of Euler Road from a group who used the camp on September 29th. There have been so many noise complaints that the Township fined the applicant. They are not allowed to have concerts; they have violated DEQ requirements, increased traffic, increased light pollution, and increased noise pollution. They do not maintain their property. All of this negatively affects their property values. He was told by a realtor that homeowners in the surrounding area now have to list their properties as being close to a nuisance property. This proposal would allow for commercial signage in their rural neighborhood. They are planning to use the property to the maximum capacity.

Mr. James Drouillard of 6781 Felice owns 300 feet adjacent to the camp. He spoke to his neighbors and learned that no one supported the Special Land Use and 22 people were opposed to it. He submitted a signed list to the Planning Commission. The home next to his was converted to an assisted living business and the traffic has increased. He is concerned about the traffic that would be increased due to this Special Land Use. He opposes it.

Mr. Patrick Spence of 1838 Euler Road has lived in his home for 30 years and since the property was acquired by the Diocese, he noticed that protected trees were removed. He does not believe they respect the property. They allow motorized boats on the lake. This is not a church; it is a club. It is a commercial business.

Mr. Joseph Saliba of 1829 Kellogg Road agrees with the items that Mr. Berean discussed. He wants a Township representative's contact information to be provided to him so he can call them when there are issues.

Ms. Patricia Kopicko of 6843 Felice Drive has lived in her home for 25 years. The noise nuisance has been very common for the past 10 years. There was a concert scheduled for August of 2020 with a national singer. Her husband has provided the Township with noise readings three times in 2019. A commercial building should not be in this neighborhood and she will be able to see it from her back deck. The State Police and Livingston County Sheriff will not address the noise complaints. She has minutes from meetings dating back to 2009 stating that the noise will be addressed, there will not be concerts, etc. and these activities have continued. The camp is being used currently by children and it is being used as it was intended. A 28,000-square-foot building is not needed for that.

Ms. Lynn Drouillard of 6781 Felice stated that if the retreat is able to be built, their home values will be decreased. It will be difficult to sell their homes with this type of building in a rural residential neighborhood.

Ms. Ann Olivieri of 1200 Kellogg Road stated that the building will be seen by residents on Felice Road. The roads surrounding the camp are dirt. She can hear the noise in her home with

Genoa Township Planning Commission
November 9, 2020
Approved Minutes

her windows closed. She has to raise her voice on her deck because of the noise. Law enforcement cannot enforce the noise ordinance. The complaints to law enforcement have gone down because the neighbors stopped calling. If the capacity increases, it will increase the issues that affect the residents. The impact of traffic, noise, and lighting will negatively affect the residents in the area.

Mr. Robert Kopicko of 6843 Felice stated his property is going to be affected the most as he will be sitting between the parking lot and the building. His property is 15 feet below the property where the building is being proposed. It will appear to be a four-story building to him. There will be lights in 40 rooms. There will be no trees; there will be no buffer. There have been no issues corrected in the past two years. They still have the same issues for the past five years. He does not want this building in his backyard.

Ms. Dori Berean of 1273 Euler Road asked the Planning Commission why proposals are brought to the Township and why the public is invited to comment. Ms. VanMarter stated that the diocese is building a facility that, due to the size, initiates the process for review of the project so it provides an opportunity to take the information from the neighbors and review that against the zoning ordinance and the rules and regulations of the Township.

She asked what the Master Plan is for this property. Ms. VanMarter stated it is Large Lot Residential, which is two acre minimum.

Ms. Berean stated she has not seen any changes over the past five years and noted that they already have a Special Land Use. She hopes the Planning Commission will listen to the neighbors' concerns.

Ms. Alexandra Gray bought property on Kellogg Road two years ago to build their dream house. They liked their property because it was rural. They were aware of the camp and the concerts a few times a year. She does not believe this is the right place for this proposal. Her new neighbors have told her about the noise issues from the camp.

Mr. Michael Baker of 1780 Euler Road lives eight houses south of the camp. He has lived there for 20 years. He does not want more traffic, dust or noise. He is against this proposal.

Mr. Collin Copis of 1054 Kellogg is against this proposal.

Mr. George Mears of 1790 Euler stated the applicant does not contribute to the community.

Ms. Kay Baker of 1780 Euler Road has lived there for 29 years. The traffic has increased from the new park, there is more dust, and she is against adding more traffic to this area and losing the country atmosphere.

Vice Chairman Rauch advised a letter was received from David Shirk & Karen Reames of 1160 Kellogg Road who are against the proposal.

He noted that nine letters of support were received by the Township. They were from the following:

- The Knights of Columbus; Howell, MI

Genoa Township Planning Commission

November 9, 2020

Approved Minutes

- Livingston County Sheriff Mike Murphy
- Marian High School's Campus Minister; Bloomfield Hills, MI
- St. John Catholic Church; Howell, MI
- Dennis and Cinnamon Walle of 1655 Kellogg Road
- Micky Dingman of 607 N. Hacker Road, Howell
- St. Patrick Catholic Parish; Brighton, MI
- Detroit Catholic Central High School
- Mr. Jeff DiMeglio of 1750 Argentine; Howell, MI

The call to the public was closed at 7:51 pm.

Commissioner Rickard is concerned with the noise and questioned why outdoor concerts are allowed. Mr. Hickey stated that in 2019 they had events that were previously scheduled so they allowed them. The concert that was scheduled to be held in August was to be for one hour in the middle of the day. There have been approximately 50 groups this year and two reunions. The issues raised by the neighbors were from the past.

She asked if the Planning Commission could put a condition on the noise on the approval. Ms. VanMarter stated "yes". She also would like to require the plantings around the detention pond that were noted in Mr. Borden's letter. Ms. Yaldo noted it is a much wooded area, which is why they did not believe the additional plantings were necessary. Commissioner Rickard asked if there could be anything added to shield the neighbors from the harshness of the building and the parking lot. Ms. Yaldo stated the closest portion of the building from the property line is 300 feet. There will be no new lighting in the parking lot, except just near the building entrance where the parking spaces are added.

Vice Chairman Rauch advised the applicant that he respects and values what they do. He does not believe that this project has changed since it was before the Planning Commission previously. He suggested the Environmental Impact Assessment be updated with more detailed items, such as an operation schedule, detailed property maintenance schedule, sound impact minimization measures to be implemented, outdoor PA's or concerts should not be allowed, a photometric plan should be submitted, and a traffic impact study should be provided.

Commissioner McCreary believes there is too much uncertainty and not enough definition of what is being proposed. Who are the intended users and what are the intended uses? She agrees with Vice Chairman Rauch that more details are needed.

Commissioner Dhaenens agrees that details and proof should be provided by the applicant that will show what has occurred over the past two years, how it has changed, and what is expected in the future.

Ms. Yaldo stated that retreat centers are generally put in these types of areas because they are rural and they are quiet. This is not a banquet center or a hotel. People need a place to congregate, sleep, and eat when they are at a retreat, which is why the building is needed. She

noted the building is not as tall as the maximum allowable height in this zoning district. She will provide an operations plan and a plan of what the center will be going forward and in the future.

Commissioner Rickard asked why the property has not been maintained, such as the broken fence and the trash. Mr. Hickey stated there is an area that needs to be repaired. He does not believe it's true that there is trash around the camp. She also would like information added such as, what will be the use of the lake, will there be utilized watercraft, etc. Mr. Hickey stated the lake is used for canoes, kayaks and swimming.

Vice Chairman Rauch reopened the call to the public at 8:18 pm.

Mr. Joseph Saliba of 1829 Kellogg Road is concerned about the proposed new detention pond. He is concerned that water will flow onto the neighbors' properties and into the lake. Vice Chairman Rauch explained the reason and process of a detention pond.

Mr. Berean asked why there are three pontoons on the lake. The fence that they put up hindered the wild life from traveling. He asked what the camp was used for last weekend. There were guards in fatigues with berets, but they were not armed. Mr. Hickey stated there were two camp groups last weekend. It was Christian Boot Camp. He asked if the property has been delineated for wetlands. Ms. VanMarter said that she has seen a wetland delineation plan. He asked that if the roads need maintenance or if they get paved, would the diocese pay.

The call to the public was closed at 8:23 p.m.

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to table the proposal for a Special Land Use, Site Plan, and Environmental Impact Assessment for Prophet Elijah Retreat Center to allow the applicant to address concerns presented and discussed during tonight's meeting. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Review of a site plan and environmental impact assessment for a proposed parking lot at 1183 Fendt Drive to be used in conjunction with the existing UPS Facility on the west side of Fendt Drive. The request is petitioned by Hugo Ceron, SME.

- A. Recommendation of Environmental Impact Assessment (9-2-2020)
- B. Disposition of Site Plan (9-24-2020)

Mr. Hugo Ceron of SME and Mr. Adam Marchwinski of UPS Buildings & Systems Engineering were present. Mr. Ceron apologize he was not available at last month's meeting. He stated they are proposing to pave the parking lot so that it will be compliant with the Township ordinance. They will provide curb and gutter, a retention pond, and lighting and landscaping improvements. They are requesting to waive the interior island requirements to maximize the amount of parking spaces, noting his site is at the end of a road in an industrial park.

Mr. Marchwinski stated that he has spoken with the real estate department at UPS and they do not want to tie the two properties together with regard to a sale, as recommended by the Township. Ms. VanMarter spoke to a representative from UPS who understands the Township's goal and they would be willing to put an easement in place and then provide an agreement that if the property with the building was sold, then changes would need to be made

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 14, 2020
6:30 P.M.
MINUTES**

CALL TO ORDER: Vice-Chairman Rauch called the meeting of the Genoa Charter Township Planning Commission to order at 6:32 p.m. Present were Marianne McCreary, Eric Rauch, Jim Mortensen, Jeff, Dhaenens, and Glynis McBain, Absent were Chris Grajek and Jill Rickard. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager, Gary Markstrom of Tetra Tech and Brian Borden of Safebuilt Studio. There were 15 audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

CALL TO THE PUBLIC: The call to the public was made at 6:33 pm with no response.

OPEN PUBLIC HEARING # 1...Review of a special use application, environmental impact assessment and site plan for a proposed 28,851 sq. ft. addition for a retreat center which will include overnight stays located at 1391 Kellogg, southeast corner of Kellogg and McClements Roads. The request is petitioned by the Chaldean Catholic Church of the U.S.A.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (7-31-2020)
- C. Recommendation of Site Plan (8-26-2020)

Ms. Eavan Yaldo of Saroki Architecture was present representing the applicant. Father Andrew Seba, Father Manuel Boji, and Vincent Jarbow, CFO for the applicant, were present.

Ms. Yaldo stated the property is 160 acres and includes Euler Lake. They would like to construct a 28,851 square foot retreat center to be used for religious retreats, youth retreats, as well as to foster community gatherings. These retreats will occur mainly on the weekends. It will be located on the southeast portion of the property and adjacent to the existing church. Over the last 10 years, when the church was first built, it has been underutilized. One portion of the proposed building is one story, a portion is two story and there is a walkout basement.

Genoa Township Planning Commissioner
September 14, 2020
Approved Minutes

There are 20 each two-bedroom units; however, it can sleep a total of 80 people. She noted there will be an enclosed walkway connecting the retreat center to the existing church.

She showed the proposed site plan and building elevations. They do have their proposed building materials and can supply them if the Planning Commission would like.

Commissioner Mortensen asked if it will be available to the public. Ms. Yaldo stated it will be open to other faiths; however, they must abide by the rules and standards that will be put in place by the Caldean Catholic Church. He asked if alcohol will be served anywhere on the property. Ms. Yaldo stated this retreat center will not have alcohol; however, she is not sure about other locations on the campus.

Commissioner Dhaenens questioned where the retreats are currently held. Father Seba stated their retreats are held in different locations in Detroit or Lansing.

Mr. Borden reviewed his letter dated September 2, 2020.

- Provided comments from the Township Engineer and Brighton Area Fire Authority are addressed, his opinion is that the special land use standards of Section 19.03 are generally met.
- The Commission may wish to request building material calculations as it is mostly a brick building.
- The Commission may wish to consider whether the existing gravel parking lot should be improved as part of this project.
- The Commission may wish to require landscaping around the proposed detention pond. He calculated that 7 trees and 70 shrubs should be planted, although this property is heavily wooded.
- The Planning Commission must approve the use of rough sawn cedar for the waste receptacle enclosure. His opinion is that the proposed material is appropriate for this site.
- The Planning Commission may require submission of a photometric plan per Section 12.03.07 of the Ordinance due to the addition of light fixtures. Based on the type and numbers of fixtures, he believes they will meet the Ordinance.
- If approval is granted, the applicant must obtain a sign permit from the Township prior to its installation.

Mr. Borden noted that if this project is approved, it may be appropriate to have the Township evaluate the Future Land Use classification for the property during its next Master Plan review period.

Mr. Markstrom reviewed his letter dated September 10, 2020.

- The Petitioner will need approval from the Livingston County Health Department for the proposed well and septic updates. This should be obtained and provided to the Township for their records.
- The Petitioner shows parking calculations on the plans. Currently the plans show seven new spaces, while the parking calculations show 74 spaces required for the proposed use. The Petitioner is proposing to share parking with the church, which has 102 parking spaces currently. Due to the church and retreat center being used mostly by the same group of people, he finds this co-use of parking to be reasonable.
- The Genoa Township Zoning Ordinance requires that the parking lot be hard surface with concrete curb and gutter. However, an aggregate parking lot may be considered as a Low Impact Development alternative to the zoning requirements. The Petitioner should provide more information on the intended use of this parking lot. If the Petitioner is intending to use the lot during the winter and to clear snow, the parking lot should be paved with curb and gutter as the Zoning Ordinance describes. As the Petitioner is proposing a paved access drive through the existing gravel parking lot, the petitioner should at least consider paving the parking spaces adjacent to the drive.
- The tributary area shown on Sheet 6 does not encompass all of the proposed site improvements, but it does collect some of the existing drive and church that was not previously captured by on site storm sewer. The development is proposed on a small portion of the entire site. The parcel contains ponds and basins that collect all the runoff from the developed portion of the property. Since the tributary area to the new basins is essentially the same size as the proposed impervious area addition we feel the proposed detention meets the intent of the storm water management guidelines and is acceptable as presented. He noted that they are making improvements to the storm water management on the site.

Ms. Yaldo acknowledged receipt of the Brighton Area Fire Authority's letter. She has been working with the Fire Marshal and she will address their concerns. She is also working with the Livingston County Health Department.

She stated that many of the retreats are youth retreats and the kids are bussed in. With regard to the adult retreats, most people carpool or are also bussed in so the amount of vehicular traffic and parking will be low; therefore she does not feel it is necessary to pave the parking lot. The applicant would like to keep the natural look of the area as well as reduce the amount of runoff from the site.

Commissioner Mortensen noted that the Township Engineer recommended at least paving the parking spaces adjacent to the drive. Vice-Chairman Rauch agrees, especially since Ms. Yaldo stated that there will be buses coming in. Chairman Dhaenens agrees.

The call to the public was made at 7:10 pm.

Mr. Mike Berean of 1273 Euler Road has concerns with the addition of a 30,000 square foot building and the capacity being 80 people every weekend, the potential for a decrease in their

property values, and the increased drainage, which already drains onto his property. He does not believe this is the appropriate site for this type of use. This will affect all of the residents in the area. He has lived in his home for two years and has heard the music from the camp in his home with the windows closed.

Mr. James Drouillard of 6781 Filice stated that 300 feet of his property borders this property. He questioned what type of people will be at the retreats and where will they be coming from. If the building will accommodate 80 people then he believes there will always be 80 people there. He wants to know how the drainage and the septic system will affect him. Will there be more garbage trucks coming to the site? Will there be a backup generator? He is concerned about the traffic and speed of drivers on Kellogg Road as there are many walkers and bicycle riders on this road, and how this use will affect the condition of the road. He asked why he didn't know about this until the end of August. He is concerned about the condition of the existing fence; it has not been maintained.

Ms. Patricia Kopicko of 6843 Filice Drive has complained numerous times about the noise from the camp. She cannot be in the yard most times due to the noise. She is concerned about a 30,000 square foot building in their residential neighborhood.

Ms. Dori Berean of 1273 Euler Road stated trees have fallen on the fence and it has not been repaired, they have taken down trees that were protected, she finds alcohol bottles on both sides of the road, and the parties and concerts on the property are loud. This will negatively affect the neighbors and the property values.

Father Andrew Seba agrees with many of the comments made this evening, specifically regarding the maintenance. It costs a lot of money to maintain the property so they need income. The intention of the use of the proposed building is for people to come to escape noise; they are coming to a religious Catholic retreat. He appreciates the neighbors' concerns. He wants to work with them and have a better relationship.

Father Manuel Boji reiterated what Father Seba stated regarding the events that will be taking place at the new facility.

Mr. Berean asked if the Township knew that the church needed income when it approved their plan. Will they have the money to maintain the new facility or will they need to hold more events for their income.

Commissioner Mortensen noted that when the church was first built, there were many noise complaints within the first few years and the Township acted upon those complaints. He is not aware that there have been more complaints. Ms. VanMarter stated she receives approximately one complaint per year regarding the noise.

Mr. Robert Kopicko of 6843 Filice Drive has taken measurements of the noise and has presented them to the Township. They are in the 95 range from 150 feet away. Currently the lights in the parking lot shine into his home in the winter when the trees have no leaves.

The call to the public was closed at 7:59 pm.

Commissioner McCreary is a supporter of people being allowed to use their property according to their rights and that the applicant is trying to bring people together for retreats. The question she asks herself is will this alter the character of the area. She does not feel that this is the appropriate place for this. It is a rural area surrounded by five-acre parcels.

Commissioner Dhaenens is familiar with this site as he used to camp there as a child. Because of the current use of the property and the noise concerns and parties, the neighbors do not believe that this place will change and that it will be more quiet. He thinks it will be a great place for a retreat and the noise issue does need to be addressed.

Commissioner McBain noted that the current zoning of the property allows for this type of use.

Mr. Jarbow stated that if this property starts to be used for the retreats as what is being proposed this evening, there would no longer be wedding receptions, family reunions, concerts, etc. The income generated from having these events was not used to maintain the property. They are a very minor source of income. It is not intended to be a profit making facility.

Ms. Yaldo reiterated that they are here this evening proposing a retreat center to have a quiet, meditative place to pray in a church and in a peaceful setting, and to remove people from the noise of the world.

Commissioner Mortensen is not in favor of the Township approving the expansion of a use that currently has violations of the sound ordinance. He needs the applicant to absolutely guarantee that they will comply with the sound ordinance.

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to table the request for a Special Land Use, Site Plan, and Environmental Impact Assessment for the Prophet Elijah Retreat Center to allow the applicant to come back with information regarding how they will address the noise concerns of the neighborhood. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... Review of a site plan and environmental impact assessment for re-approval of an expired project for a 4,661 sq. ft. addition for enclosed storage, located at 1275 Grand Oaks Drive, Brighton. The request is petitioned by Tadbad, LLC.

- A. Recommendation of Environmental Impact Assessment (7-28-2020)
- B. Disposition of Site Plan (7-27-2020)

Mr. Tom Dewitt, the owner of the building, and Mike Long from Dewitt's radiator, who is the tenant, were present. Mr. Dewitt stated he applied for and was granted approval in 2015 for an addition to his building. He would like to begin the construction of the plan that was approved by the Township at that time..

History of Noise Complaints from Twp. Code Enforcement Officer

Kelly,

Here are all the records I can find on complaints I have received from the Chaldean Catholic Church property. No complaints as of 2020.

EMAIL CORRESPONDENCE

Good Morning, Sam 7/16/18

I just wanted to let you know that last weekend (6/8) and this weekend (6/15) we received noise complaints about the camp. If you could please make sure that the music is turned down a little bit it would be greatly appreciated.

Hi Sammy 7/15/19

We have been getting repeated complaints about the music level on Sundays. Could you please make sure that they are keeping the noise level in the acceptable range.

LOG ENTERIES

Neighbor (Kopicko) came in with proof of noise violation on video from party on 7/21/2019 wrote ticket as requested by neighbor to camp 7/24/2019 ticket due 8/21, 2019.

Wrote ticket 7/24/19 for noise relating to party. Called Sami 8/6 told to keep volume down. They came in and paid ticket



May 3, 2021

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	The Prophet Elijah Retreat Center – Special Land Use and Site Plan Review #4
Location:	1391 Kellogg Road – southwest corner of the Kellogg Road/McClements Road intersection
Zoning:	PRF Public and Recreational Facilities District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from the Chaldean Catholic Church of the U.S.A. requesting special land use and site plan review/approval for a new retreat center at the existing Our Lady of the Fields Camp.

A. Summary

1. Provided comments from the Township Engineer and Brighton Area Fire Authority are addressed, we are of the opinion that the special land use standards of Section 19.03 are generally met.
2. The Planning Commission may allow the use of rough sawn cedar for the waste receptacle enclosure.
3. If approval is granted, the applicant must obtain a sign permit from the Township prior to installation.

B. Proposal/Process

The project entails a 28,851 square foot (gross floor area) addition to house a retreat center (1-story) and dormitory (2-story) for overnight stay. The proposed building addition will connect to the existing church, which is southwest of Euler Lake.

Though churches are by right uses in the PRF District, the camp component of the property has historically been treated as a private campground, which is a special land use (Table 6.02).

Given the size of the project, it constitutes a major expansion of an existing special land use (Section 19.06). As such, a new special land use review/approval is necessary (along with site plan review/approval).

Procedurally, the Planning Commission is to review the special land use, site plan, and impact assessment, and provide a recommendation on each to the Township Board following a public hearing.

The proposal has been presented to the Commission multiple times, and the revised submittal was provided to address comments raised during these meetings, including an operations plan and schedule.



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

Section 19.03 of the Zoning Ordinance identifies the review criteria for Special Land Use applications as follows:

- 1. Master Plan.** The Township Master Plan identifies the subject site, as well as the adjacent properties to the east and west, as Large Lot Rural Residential.

This category is intended for “single family residential on large lots.” While the established use is not single family residential in nature, the property does possess the features described in this category.

More specifically, the Plan states that “many of the areas have significant natural limitations such wetlands or severe soil limitations and are not planned for sanitary sewer.”

The existing and proposed use are more consistent with the Private Recreational category, which is compatible with the established PRF zoning.

Given the history of the established use and the planned investment into the property, the Township may wish to evaluate the Future Land Use classification during its next Master Plan review period (provided favorable action is taken on this request).

- 2. Compatibility.** The site includes a variety of related buildings and uses. The surrounding area is developed with single-family residences on large lots with significant natural features.

Some trees will be removed to accommodate the project, though they are generally internal to the site. The mature vegetation around the perimeter of the property, as well as the submerged areas, will be protected and preserved.

In our opinion, the substantial size of the property (164 acres) and the mature vegetation around the perimeter help to mitigate potential issues of compatibility with the surrounding area.

During the public hearing several neighbors voiced concerns about noise generation and property maintenance.

In response, the applicant has included an operations plan, which states that they “will insist on strict adherence to reasonable quiet times at night and in the early morning” and “will comply with the Genoa Township noise ordinance.”

The applicant has also provided contact information for neighbors and the Township to help mitigate any potential issues.

Lastly, the operations plan notes a commitment to property maintenance and clean-up via a full time groundskeeper/maintenance man, as well as the use of outside contractors when needed.

3. **Public Facilities and Services.** Based on the submittal materials, the site is served by well and septic systems. We defer to the Township Engineer and Brighton Area Fire Authority for any technical comments under this criterion.
4. **Impacts.** Similar to the comments under criterion #2 above, provided the applicant monitors use and property conditions, we do not foresee significant impacts on the surrounding area due to the nature of the existing use, the size of the property, and the significant natural features being protected and preserved.
5. **Mitigation.** The Township may require additional efforts/improvements to mitigate potential adverse impacts.

D. Site Plan Review

1. **Dimensional Requirements.** The proposed building exceeds the minimum setback requirements for the PRF District – 75 feet is required, while the nearest side of the addition is 359 feet from the south lot line.

The building is also within the maximum height allowed in the PRF District (27'-2" proposed to midpoint; 35' allowed).

2. **Building Materials and Design.** The primary building materials include 2 types of brick and fiber cement siding.

As discussed at previous meetings, the proposed building elevations comply with the requirements of Section 12.01, and the color renderings indicate the use of earth-toned colors, including brown, beige, and tan.

3. **Pedestrian Circulation.** Public sidewalks/pathways are not required by Section 12.05 for the subject site, nor are they called for in the Master Plan.

The project does include internal pedestrian areas connecting parking areas to building entrances.

4. **Vehicular Circulation.** Vehicular access to/from the site is provided by an existing driveway on Kellogg Road.

The project includes an asphalt drive that loops around the existing church and proposed building addition for a fire lane/emergency access.

- 5. Parking.** The existing site provides 102 parking spaces, while 7 new spaces are proposed. The plan includes 7 barrier-free spaces, which exceeds the minimum requirement.

The 7 proposed parking spaces are intended for drop-off/short term parking. This area also includes a loading zone.

As previously discussed, given the fact that use of the church and retreat buildings will overlap, the total amount of parking provided is expected to be sufficient.

Per previous meetings, the applicant proposes to pave the easterly portion of the gravel lot, which will result in a majority of the site having paved parking and drive aisles.

- 6. Landscaping.** The site contains a significant number of mature trees. Though some will be removed to accommodate the project, the vast majority will be preserved.

The landscape plan depicts tree protection fencing within the project area to ensure protection of these trees.

Additionally, the revised plan proposes 7 canopy trees and 38 shrubs around the new parking area, as well as 8 trees and 78 shrubs around the detention pond.

- 7. Waste Receptacle.** The proposed waste receptacle has been reviewed for compliance with the standards of Section 12.04, as follows:

	Requirement	Proposed	Comments
Location	Rear yard or non-required side yard	Rear yard	Requirement met
Access	Clear access w/ out damaging buildings/vehicles	Sufficient maneuvering area for refuse removal vehicles	Requirement met
Base design	9' x 15' concrete pad	13' x 16' concrete pad	Requirement met
Enclosure	Must have lid 3-sided enclosure w/ gate Masonry or wood (w/ PC) 6' height	Lid provided 3 sides w/ gate across 4 th Treated rough sawn cedar 6' height	Requirement met Requirement met PC may allow Requirement met

- 8. Exterior Lighting.** As was requested at the previous meeting, the revised submittal includes a lighting plan. The plan depicts 2 new light poles on either side of the proposed parking area. Details note the use of downward directed LED fixtures mounted at a height of 20 feet.

The maximum photometric readings on-site (1.9 footcandles) and along property lines (0 footcandles) are well within Ordinance standards.

- 9. Signs.** The project includes a monument sign internal to the site (south of the proposed parking area). Details on Sheet A011 depict a masonry structure (brick and stone) with metal channel-cut lettering.

The proposed sign height (3'-10") and area (31.8 SF) are well within that allowed by Table 16.01.

If approvals are granted, the applicant must obtain a sign permit from the Township prior to installation.

- 10. Impact Assessment.** The submittal includes a revised Impact Assessment dated March 15, 2021.

In summary, the revised Assessment states that the proposed project is not expected to have an adverse impact upon natural features, stormwater, surrounding land, public services/utilities, or traffic and pedestrians.

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

Respectfully,

SAFE BUILT

A handwritten signature in black ink, appearing to read "Bri V Borden". The signature is fluid and cursive, with the first name "Bri" and last name "Borden" clearly visible.

Brian V. Borden, AICP
Michigan Planning Manager



April 7, 2021

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

**Re: The Prophet Elijah Retreat Center
Site Plan Review No. 4**

Dear Ms. Van Marter:

Tetra Tech has conducted a fourth review of the proposed The Prophet Elijah Retreat Center site plan last dated March 15, 2021. The plans and impact assessment were submitted by Vincent Jarbow on behalf of The Chaldean Catholic Church of the U.S.A. The site plan was prepared by Alpine Engineering, Inc. The site is on a 160-acre parcel located southeast of the Kellogg Road and McClements Road intersection. The petitioner is proposing a 29,000 square foot building addition attached to the existing church on the southwest quadrant of the property with associated parking lot, access drive, storm sewer, and septic system improvements.

After reviewing the site and impact assessment we offer the following:

GENERAL NOTES

1. The Petitioner will need approval from the Livingston County Health Department for the proposed well and septic updates. This should be obtained and provided to the Township for their records.
2. Approval of the proposed site was provided by the Brighton Area Fire Authority.

SITE PLAN

1. The Petitioner shows parking calculations on the plans. Currently the plans show seven new spaces, while the parking calculations show 74 spaces required for the proposed use. The Petitioner is proposing to share parking with the church, which has 102 parking spaces currently. Due to the church and retreat center being used mostly by the same group of people we find this co-use of parking to be reasonable.
2. The Genoa Township Zoning Ordinance requires that the parking lot be hard surface with concrete curb and gutter. However, an aggregate parking lot may be considered as a Low Impact Development alternative to the zoning requirements. Through the discussions with the Planning Commission, the Petitioner has agreed to pave the parking spaces that are immediately adjacent to the proposed access drive/fire lane. This reduced paving is acceptable from an engineering point of view.

DRAINAGE AND GRADING

1. The tributary area shown on sheet 6 does not encompass all of the proposed site improvements, but it does collect some of the existing drive and church that was not previously captured by on-site storm sewer. The development is proposed on a small portion of the entire site. The parcel contains ponds and basins that collect all the runoff from the developed portion of the property. Since the tributary area to the new basins is essentially the same size as the proposed impervious area addition, we feel the proposed detention meets the intent of the stormwater management guidelines and is acceptable as presented.

The comments above should be discussed with the Planning Commission prior to site plan approval. 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 25, 2021

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: The Prophet Elijah Retreat Center
1391 Kellogg Road
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on March 17, 2021 and the drawings are dated March 15, 2021. The project is based on a 159.6 acre camp known as Our Lady of the Fields Camp. The existing portion of the parcel includes an existing A-3 church. The plan calls for construction of a new single-story retreat center (B, A-3) and two-story dormitory (R-1). The overall square-footage of the project is proposed at 28,851 square feet. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

All conditions provided by BAFA have been addressed in the submittal or through conversations with the engineer.

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

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org

March 15, 2021

IMPACT ASSESSMENT

Re: The Prophet Elijah Retreat Center

- a. **Name(s) and address(es) of person(s) responsible for preparation** of the impact assessment and a brief statement of their qualifications.

*Eavan Yaldo (Project Architect)
Saroki Architecture
430 N. Old Woodward Avenue, Suite 300
Birmingham, MI 48009
I am a Senior Associate and Project Architect at Saroki Architecture.*

- b. **Map(s) and written description/analysis of the project site** including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 10 feet of the property. An aerial photograph or drawing may be used to delineate these areas.

The project site (Our Lady of the Fields Camp) is an existing campground comprised of approximately 160 acres of wooded area, clearings, and buildings, with approximately 1/3 of the area occupied by Euler Lake in the center of the site, splitting it into north and south regions. The north side of the camp mainly contains cabins and a dining hall, along with some outdoor amenities. The south side of the camp contains a couple of residential buildings (including the property manager's residence), the church built in 2011, and some outdoor amenities, including a small outdoor chapel. The site is bordered by roads to the north, east, and west, and properties zoned CE (Country Estates District) to the south. Please refer to the Civil drawings, sheets 1-7 for additional information.

- c. **Impact on natural features:** A written description of the environmental characteristics of the site prior to development and following development, i.e., topography, soils, wildlife, woodlands, mature trees (eight-inch caliper or greater), wetlands, drainage, lakes, streams, creeks or ponds. Documentation by a qualified wetland specialist shall be required wherever the Township determines that there is a potential regulated wetland. Reduced copies of the Existing Conditions Map(s) or aerial photographs may accompany written material.

*Most of the site is covered by natural features: woods, lake, and natural variations in topography. A detention basin has been proposed for storm water. There is an existing wetland northwest of the lake and southeast of the lake, which is approximately 500 feet away from the proposed building (see Civil sheet 4). We do not anticipate any impact to the wetlands. Should further information be required, we will comply.
Please refer to the Civil drawings, sheets 1-7 for information. A geotechnical report has also been included with this application.*

- d. **Impact on stormwater management:** Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the Livingston County Drain Commission at (517) 546-0040.

To control soil erosion and sedimentation, the "Grading and Soil Erosion & Sedimentation Control Plan" shows silt fence surrounding the anticipated disturbance area. Also, inlet filters are shown for the catch basins. Notes describing the soil erosion sequence of construction, maintenance requirements, and general soil erosion control notes will be provided on the plan set when the final engineering plan set is prepared.

- e. **Impact on surrounding land used:** Description of the types of proposed uses and other man-made facilities, including any project phasing, and an indication of how the proposed use conforms or conflicts with existing and potential development patterns. A description shall be provided of any increases of light, noise or air pollution which could negatively impact adjacent properties.

The proposed Retreat Center and all existing camp buildings/amenities are well screened by mature vegetation and remote from other properties, thus having no major impact. Any illumination from the proposed development would not be visible beyond the site (as indicated by the photometric plan). More information regarding specific uses can be found in the OLF letter (Our Lady of the Fields) from the diocese, and the Operations Plan & Schedule.

- f. **Impact on public facilities and services:** Describe the number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection. Letters from the appropriate agencies may be provided, as appropriate.

Please refer to the Operations Plan & Schedule. Many of the public facilities/services are not applicable to this use, and likely only police & fire protection would be applicable.

- g. **Impact on public utilities:** Describe the method to be used to service the development with water and sanitary sewer facilities, the method to be used to control drainage on the site and from the site, including runoff control during periods of construction. For sites serviced with sanitary sewer, calculations for pre- and post-development flows shall be provided in comparison with sewer line capacity. Expected sewage rates shall be provided in equivalents to a single-family home. Where septic systems are proposed, documentation or permits from the Livingston County Health Department shall be provided.

The site is proposed to be serviced with well and septic. To accommodate storm detention, bioswales and an infiltration basin have been sized to meet

requirements of the Livingston County Drain Commissioner's Office. During construction, runoff will be controlled by the temporary soil erosion and sedimentation control methods described above under letter "d". Septic systems will be submitted to the Livingston County Health Department for review and approval.

- h. **Storage and handling of any hazardous materials:** A description of any hazardous substances expected to be used, stored or disposed of on the site. The information shall describe the type of materials, location within the site and method of containment. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted, as appropriate.

No hazardous materials are expected to be used/stored outside of typical household cleaners, detergents, etc. in small amounts in relation to typical use in cleaning/disinfecting. These items would be stored in the laundry and storage rooms.

- i. **Impact on Traffic and Pedestrians:** A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the *Institute of Transportation Engineers Trip Generation Manual*, other published studies or actual counts of similar uses in Michigan. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets. The contents of the detailed study shall include:
- Description of existing daily and peak hour traffic on adjacent street(s) and a description of any sight distance limitations along the right-of-way frontage of the site.
 - Forecasted trip generation of the proposed use for the a.m. and p.m. peak hour and average daily traffic generated.
 - For any project with a completion date beyond one year at the time of site plan approval, the analysis shall also include a scenario analyzing forecasted traffic at date of completion along the adjacent street network using a forecast based either on historic annual percentage increases and/or on expected development in the area.
 - Projected traffic generated shall be distributed (inbound v. outbound, left turn v. right turn) onto the existing street network to project turning movements at site driveways and nearby intersections. Rationale for the distribution shall be provided.
 - Capacity analysis at the proposed driveway(s) using the procedures outlined in the most recent edition of the *Highway Capacity Manual* published by the Transportation Research Board. Capacity analyses shall be provided for all street intersections where the expected traffic will comprise at least five percent (5%) of the existing intersection capacity.

- Accident data for the previous three (3) years for roadway sections and intersections experiencing congestion or a relatively high accident rate, as determined by the township or staff from the Livingston County Road Commission or Michigan Department of Transportation.
- Analysis of any mitigation measures warranted by the anticipated traffic impacts. Where appropriate, documentation shall be provided from the appropriate road agency regarding time schedule for improvements and method of funding.
- A map illustrating the location and design of proposed access, including any sight distance limitations, dimensions from adjacent driveways and intersections within 250 feet of the edge of the property frontage, and other data to demonstrate that the driveway(s) will provide safe and efficient traffic operation and be in accordance with Article 15.

This item is not applicable, as there will not be measurable impact on traffic and pedestrians. The Retreat Center is not expected to generate anywhere near the number of trips listed above or to impact existing traffic volume. For many retreats, people typically carpool, or busses bring people to the center, thus reducing the number of vehicles inbound and outbound. Please refer to the Operations Plan & Schedule for additional information.

- j. **Special Provisions:** General description of any deed restrictions, protective covenants, master deed or association bylaws.

No special provisions are known to exist at this time.

- k. **A list of all sources shall be provided.**

The following resources were used in documenting this Impact Assessment:

- *Architectural drawings, prepared by Saroki Architecture*
- *Civil Engineering drawings, prepared by Alpine Engineering*
- *Geotechnical Investigation, prepared by G2 Consulting Group*
- *OLF letter (Our Lady of the Fields), prepared by the Chaldean Catholic Diocese of St. Thomas the Apostle USA*
- *OLF (Our Lady of the Fields) Operations Plan & Schedule, prepared by the Chaldean Catholic Diocese of St. Thomas the Apostle USA*

Our Lady of the Fields Camp & Retreat Center

Operations Plan & Schedule:

1. Identify the Audience for this Property

The governing committee of Our Lady of the Fields Camp & Retreat Center has determined that its overarching mission is to provide a beautiful location for people to grow closer to the Lord through faith building, communal worship, fellowship, and spiritual development. The new retreat center will serve as a wonderful amenity to the church and camp grounds.

We will welcome people of all ages to Our Lady of the Fields. A large percentage of the camp programming is aimed at youth, specifically teenagers, however our new retreat center activities do not stop there. We create retreats for adults, men only and women only retreats, families with young children, and even senior citizens. When we say that we want to help people grow closer to the Lord, we do mean everyone.

When it comes to spiritual retreats at OLF, there are two main types of encounters. The first type is a spiritual experience. This will include time spent in church, in prayer, and in religious discussions and instruction. Many of the activities at the new retreat center will be inherently silent in nature.

The second type of spiritual encounter is more subtle. These retreats are primarily aimed at youth. We will seek to engage our teens through various kinds of recreational activities, such as our high and low ropes course, water activities on our lake, hiking, nature instruction, and vigorous field sports, such as soccer, ultimate Frisbee, and even obstacle courses. The deeper message underpinning all of these recreational activities will be some very basic, yet powerful spiritual lessons dealing with themes like loving your neighbor, finding practical examples of the Gospel in action, and praising God by the way we engage with the world around us.

At times, Our Lady of the Fields may decide to open our grounds and facilities to non-denomination and corporate groups, if the mission of the individual group aligns with a positive and life-affirming message. While we anticipate a vast majority of our groups will be spiritual in nature, we do reserve the right to rent the camp to good people with good hearts.

2. Typical Schedule of Activities

Because the new retreat center will be a year-round facility with heat and indoor restrooms, our ultimate goal is to work toward full capacity, 12 months of the year.

Generally speaking, we expect that groups could both arrive and depart at various times throughout the day, depending on what their needs are or where they are coming from.

Typically, camp activities will start in the morning with either a prayer service in our chapel or with breakfast. The vast majority of group activities will continue during daylight hours and will conclude in the evening with a campfire or another prayer service.

Regardless of the type of group we will be hosting, we will insist on strict adherence to reasonable quiet times at night and in the early morning, and we will comply with the Genoa Township noise ordinance.

3. Number of Employees

The number of employees needed to operate the camp and the retreat center will depend on the type of activity that is scheduled. But, for planning purposes, here is a basic model.

Full time positions

1. Administrator/Executive Director: Michael Hickey
2. Office manager/Bookkeeper/Purchasing Director:
3. Marketing Director/Guest Experience Coordinator:
4. Retreat Director/Spiritual Team Leader: Ted Divine
5. Development Director/Community Outreach:
6. Maintenance Director/Head of Grounds/Physical Plant:
7. Dining Services Director:

Support Staff positions, part-time

Administrative Assistant to the director/Special Projects: James Berigan (flexible hours, off-site)

Maintenance / Grounds-keeping staff members- 4

Housekeeping staff members- 4

Retreat Team staff members (Also trained in high and low ropes course management)- 8

Health Services staff members- 3

Aquatic Specialists- 4

Winter Sports Specialists- 4

Event Planning Coordinator- 1

Event Planning assistants- 4

We have researched several other Catholic retreat centers in our area and found that depending on the number and size of the retreats, along with the scheduled activities, we anticipate having anywhere between 4 to 20 full or part time employees on the site at any given time.

4. Number of people/attendants expected for each type of activity

The Prophet Elijah Retreat Center would house a maximum of 80 overnight guests at one time. (40 rooms, two people per room.)

As you will see in our research attached to the end of this report, 80 guests is well within the range of other Catholic retreat centers in Michigan.

With 164 acres at the camp, we have plenty of space to comfortably accommodate this number of guests.

As far as predicting the number of people who will attend each kind of event we hold, it just depends on the size of the group that contacts us and the nature of their retreat. The maximum number would be 80 people, but the minimum could be as low as 10 if the group did not require much in the way of staff.

The retreat center is not a hotel. Our mission is to host groups of people, not individual guests.

5. Deliveries: food, trash, etc. (types and schedule as it relates to typical use and specific activities)

The number of trucks arriving at camp will depend on how many people are using the camp at any one time.

Looking at a maximum use scenario, we would estimate food deliveries of once per week and garbage pick up of twice per week.

There would be daily mail and package delivery from USPS and various carriers, such as UPS, FedEx, and DHL.

We could also anticipate occasional service trucks or contractor vehicles, depending on service or maintenance needs.

In addition, there would occasionally be meetings at our facility of local business and civic leaders, but that would be incidental.

6. Traffic: more details and counts for each type of activity (anticipated number of vehicles and types).

As with everything else in this document, traffic flow will vary depending on the number of guests we have.

In the two years (2019-2020) that OLF has been hosting retreats on our grounds, we've seen some groups arrive by motor coach or school bus, while others have carpooled or have driven individually. For instance, we could have a group of 80 teens, but they arrive in only 2 or 3 buses. On the other hand, we could have a group of 25 adults, all of whom arrive individually, so the traffic would be greater.

While OLF does not mandate how groups must travel to camp, we will encourage our guests to carpool and arrive in as few vehicles as possible.

7. Consistent property maintenance and activity clean-up procedures to be documented

OLF currently employs a full-time groundskeeper/maintenance man. He does everything from weekly lawn mowing in the summer, spring, and fall to snow plowing and removal in the winter. Many of the maintenance issues are resolved by our onsite staff, and contractors are hired to help with the repairs that are beyond their knowledge or ability.

As the number of retreats and guests continue to grow and the camp expands, we may add more staff to the maintenance team.

We realize that a clean facility and well-kept grounds are essential to our reputation. We will invest all that is required to keep OLF looking its best and being the safest it can possibly be.

8. Catholic Retreat Centers in the Surrounding Area

In order to better understand the size of other Catholic retreat centers in our surrounding area, we conducted research into what is currently available. From this research, it is clear that the size and scope of the Our Lady of the Fields project is right in line with other such organizations.

Manresa Jesuit Retreat House

(248) 644-4933

1390 Quarton Rd, Bloomfield Hills, MI 48304

Year round? yes/no	YES
No. of acres	39
No. of rooms	70- 22 right now due to social distancing
No. of guests (max)	70 single rooms- 22 right now due to social distancing
Clientele	Adult. "Though we are a Roman Catholic organization, at least 50 groups of other denominations have recently found Manresa a convenient and sympathetic place to gather."
Amenities	"The main chapel, two small prayer chapels, a comfortable library, dining room, offices, and two large meeting rooms. Three separate cottages as well as rooms adjoining St. Joseph's Jesuit residence provide quarters for longer-term retreatants. The former waterwheel house has been converted into a prayer chapel. The gatehouse, barns, garage and workshop from the original estate survive and are still in use."



Capuchin Retreat Center
(248) 651-4826
62460 Mt. Vernon Rd, Washington, MI 48094

Year round? yes/no	YES
No. of acres	95
No. of rooms	47 rooms, mix of single and double
No. of guests (max)	56 max (not open now due to COVID, unsure of when they will re-open)
Clientele	Adults. "Parish days of reflection, board retreats, departmental or corporate all-people meetings."
Amenities	<p>"A beautiful retreat house to service the regional Catholic community, other religious organizations, public in need of spiritual guidance, Capuchin friars and friends, and those needing a retreat from the hectic day-to-day life to renew their sense of spirit and relationship with God! "A beautiful place to pray.""</p> <p>"You are welcome to experience the 95 acres of paths, woods, shrines and the reflective pond any weekday during business hours."</p>



St. Paul of the Cross Passionist Retreat and Conference Center
(313) 535-9563
23333 Schoolcraft, Detroit, MI 48223

Year round? yes/no	YES
No. of acres	20
No. of rooms	85 guest rooms (double beds in each room, so for a married retreat, they could do 170 people max)
No. of guests (max)	85 people- 35 now, due to COVID
Clientele	Both youth and adult, but the calendar seems more geared for adults.
Amenities	<p>“Enjoy the beautiful grounds – the stations, the courtyard and fountain area, gazebo, labyrinth, library – for study, meditation, contemplation or adoration, enhancing your experience and spiritual growth. Also, our gift shop contains many religious articles and books for your enjoyment.”</p> <p>“It is a welcoming, sacred place where you can truly experience the hospitality and compassion of St. Paul’s staff. You will find several meeting spaces, a beautiful chapel, 85 private guest bedrooms with individual bathroom and an exceptional dining service. The Center is surrounded by a secured 20 acres of outdoor statues, pathways, and gardens.”</p>



Colombiere Retreat & Conference Center
(248) 625-5611
9075 Big Lake Rd, Village of Clarkston, MI 48346

Year round? yes/no	YES
No. of acres	420
No. of rooms	75 guest bedrooms
No. of guests (max)	240+
Clientele	Youth and adult. "We offer overnight accommodations, meeting facilities, and food services for a variety of corporate, social, school and religious groups."
Amenities	Swimming pool, game rooms, sports fields, basketball courts, auditorium, 15 meeting rooms, dining facilities, etc. Gardens and pathways are open invitations for quiet walks.



St. Francis Retreat Center
(517) 669-8321
703 E Main St, Dewitt, MI 48820

Year round? yes/no	YES
No. of acres	95
No. of rooms	101
No. of guests (max)	150 +
Clientele	Youth and adults. (However, mostly adult programs on their calendar.) “We offer the perfect setting for your parish mission, team building, staff meeting, youth/Kairos retreat, team camp, personal get-away, or your unique event designed for a specific purpose.”
Amenities	<p>“The Retreat House features 49 single occupancy guest rooms, two large conference rooms, two small conference rooms, a dining space, and a private Chapel. Wi-Fi is available throughout the building.”</p> <p>“Bethany House, on the grounds of St Francis Retreat Center, is the spiritual life center for the youth of the Diocese of Lansing. Bethany House features 52 double-occupancy rooms, each with its own private bathroom. It also contains a large conference room with multi-media capabilities, a gathering area with a large fireplace and comfortable setting, dining space, and a private Chapel. Wi-Fi is available in most areas of the building.”</p>



Damascus Catholic Mission Campus
(740) 480-1288
7550 Ramey Rd, Centerburg, OH 43011

Note: This camp is in Ohio, but it serves as a model of what we'd like to achieve one day.

Year round? yes/no	YES
No. of acres	471 acres
No. of rooms	Bunk Cabins (sleep up to 160) Retreat Centers (sleep up to 80) Auditorium (sits up to 350) Dining Hall Meeting (sits up to 350) Gathering Space Meeting (sits up to 100) Barn Meeting (sits up to 100) Retreat Centers Meeting (sits up to 50) Breakout Rooms
No. of guests (max)	It looks like at least 240 people at a time.
Clientele	Both youth and adult, although it seems more geared toward youth
Amenities	Meal service A/V service Paintball High Ropes Climbing Wall Vertical Playpen Giant Swing Archery Tag Low Ropes Canoes/Kayaks Swimming Lifeguard



SpringHill Camps
(231) 734-2616
7717 95th Ave, Ewart, MI 49631

Note: This is a Christian Camp, not specifically Catholic, but it is also a model for our intended growth.

Year round? yes/no	YES
No. of acres	Couldn't find. Website only says "hundreds of acres."
No. of rooms	Uncertain from website
No. of guests (max)	On the "request a quote" page, they indicate they can take more than 500 guests at one time, but I'm uncertain how that is spread out among various types of buildings.
Clientele	Both youth and adult, although it seems more geared toward youth
Amenities	<p>Facility features:</p> <ul style="list-style-type: none"> 1000+ seat auditorium Small/medium meeting spaces Housing with bathrooms inside Gym Indoor pool Dining hall <p>Activity features:</p> <ul style="list-style-type: none"> Zip lines Climbing walls Ropes courses Paintball Horseback riding Snow tubing hill

No photo available

I HAVE NOT RECEIVED ANY NOTIFICATIONS OF THE APRIL 12 MEETING, CANCELLATION OF THE APRIL 12 MEETING, OR RESCHEDULING OF THE MEETING TO MAY 10. IT IS MY UNDERSTANDING THAT ANY PROPERTY OWNER WITHIN 300 FEET OF CAMP CHALDEAN MUST RECEIVE NOTICE CONCERNING A SPECIAL USE PERMIT FOR A 28,851 SQ FT. ADDITION. 75% OF NEIGHBORS I HAVE SPOKE WITH HAVE NOT RECEIVED ANY NOTIFICATION. THIS IS A VIOLATION OF STATE LAW,

JAMES DROUILLARD



6781 FILICE
BRIGHTON MI.



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

NOTICE OF PUBLIC HEARING (SPECIAL USE)

August 28, 2020

To Whom It May Concern:

Please be advised that the Planning Commission of Genoa Charter Township will conduct a public hearing on Monday, September 14, 2020 commencing at 6:30 p.m. This public hearing is planned to be held at the Township Hall located at 2911 Dorr Road, Brighton, Michigan, as required under the provisions of the Michigan Zoning Enabling Act.

If necessary, this meeting may alternatively be held by electronic remote access. If required, electronic remote access will be implemented in response to COVID-19 social distancing requirements and Michigan Governor's Executive Order. The public may participate in the meeting/public hearing through Zoom access by computer and smart phone by clicking the Streaming Meeting Link that will be available at <https://www.genoa.org/government/boards/planningcommission>.

As required by state law, you are receiving this notice because you have been identified as an owner or occupant of real property within 300 feet of the subject parcels. The property in question is located at 1391 Kellogg Road on the southwest corner of the Kellogg Road and McClements Road intersection. Involving parcel numbers: 4711-12-100-002 and 4711-11-200-001. The applicant is requesting to a special use permit for a proposed 28,851 sq. ft. addition to house a retreat center, including space for overnight stay. The request is petitioned by The Chaldean Catholic Church of the U.S.A.

You are invited to attend this hearing. Members of the public will be able to speak during the public hearing and public comment portions of the meeting. To provide for orderly public participation a person wishing to speak must state their name and request to be recognized by the Planning Commission Chairperson. The Chairperson will recognize all persons wishing to speak during the public hearing and public comment. If, prior to the meeting, members of the public have certain questions or wish to provide input on any business that will be addressed at the meeting then such persons may contact the Planning Commissioners through Kelly VanMarter, Township Community Development Director by email to Kelly@genoa.org, or by mail at 2911 Dorr Road, Brighton, Michigan 48116.

A copy of the meeting materials may be found in the Packet link on the Township's webpage located at <https://www.genoa.org/government/boards/planningcommission>.

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.

Sincerely,

Kelly VanMarter

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

We had our home appraised last week, and with the location and measurements of this project we will lose 10% plus on the price of our home. Who will buy property with a motel in their backyard?

So what will people pay to live by a motel? They have had a year to fix their fences and clean up their property. I have seen no improvements.

They are slapping us in the face how much they care for their property and neighbors.

The people who live in Genoa Township and pay the taxes ^{here} are the people who should have the louder voice.

PLEASE VOTE NO on this project.


Lynne Drouillard
Lynne Drouillard
6781 Filice Dr.

HAND OUT FROM MIKE BEREAN AT 11-9-20 MEETING

Chaldean Camp issues relating to The Prophet Elijah Retreat center requesting an additional special use permit for 28,850 sq ft 40 unit, 80 person sleeping quarters, full kitchen and banquet center.

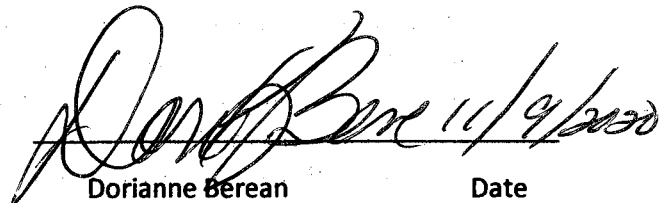
1. The camp is currently owned by a corporation not residing in this township or county.
2. The camp is tax exempt and contributes nothing to the neighborhood, township, or county its land resides in.
3. The camp has had numerous noise violations from holding outdoor amplified concerts for funds to pay for maintenance of the property.
4. The camp has been previously fined for noise violations and continues to violate township noise ordinance. Their intent to rent for profit is more important to them than being a good neighbor and following the ordinances of the township they are in.
5. No where in the zoning or township ordinances is there any specific authority for the camp to hold for profit outdoor concerts. (There are 3 churches within 1.5 miles of the camp. None of them have had an outdoor concert in the last 4 years that could be heard in our neighborhood). The camp has a large church facility that can and should be used for any amplified concerts or events.
6. The camp has not maintained its properties appearance of functionality over the last 4 years. (trash and dilapidated fencing surrounding the camp) photos attached
7. The camp has violated DEQ regulations and Federal Migratory Bird Protection laws by destroying an Egret Rookery on Euler Rd. Destroying part of the natural beauty of our neighborhood. We are unaware of any township action on this as the township has its own ordinances in relations to Wetlands in addition to the State of Michigan.
8. The camp has stated at the September 24, 2020 special use hearing that it plans to increase its ability to rent its current and future facilities to anyone willing to pay for them. Mostly from organizations outside of our community. All of which uses our resources but contribute nothing to the community.
9. The Country Estates and Agricultural zoning that surrounds the camp is not conducive to an active for rent resort run as a commercial business which is the camp owners stated intentions. The camp currently has 3 locations on the property it can and does rent. Increasing it to another 28,000 sq ft facility will destroy the neighborhood dynamic that has brought all the current residents to this area. (The camp is zoned PRF surrounded by a Rural community) or the townships master plan for this area.
10. Having the camp since the new church was added has negatively affected the value of the land and homes around the camp. This then affects the townships tax base. All new home sales now must list it as a nuisance property within close proximity. This deters new buyers and devalues the homes currently built around it. I personally had 11 ac parcel for sale for 2 years and no one was interested in listening to their events. The property still has not sold. We had several showings interrupted in 2019 on the weekend as they were blasting music.
11. The camps self-stated intentions are to book as many retreats as possible for the facility on the weekends. This is when most of the residents are home and looking to enjoy the natural surroundings we own and pay taxes on. We did not move here to listen to concerts and have our relaxation time taken from us for profit. We did not purchase a 5 day a week home.

12. The camp contributes no monies to upkeep or improvements of said roads surrounding it. (Euler, Kellogg, and McClements) However they have said they will use the roads to bus in organizations from around the state and country, Deliver food and supplies to care for its guests, use for Construction traffic, and employee traffic to the camp to provide for its guests needs. With the granting of the previous special use permit for the church our community has seen an increase in weekend traffic on all these roads to the camp already. All which disturbs the natural quiet we all moved here for.
13. One of the environmental impacts on the neighbors closest to camp is the noise of a commercial resort. They have held numerous outdoor events that disturb more than a square mile of township residents while held. We ask that they are not allowed to hold outdoor amplified parties, concerts, or gatherings as they do not maintain the noise ordinance of 85 decibels. If they can hold these gatherings, we ask that the camp be required to install at their cost an electrical interrupter set at the townships 85 decibels to prevent them from violating the ordinance again.
14. An additional impact from the camp and its renters is the trash they leave. The camp does not do any perimeter maintenance or cleaning of trash. Photo attached of the 9/29/2020 event sign still on the ground on Euler rd as of 11/9/2020. The camp representatives said at the meeting they held concerts to fund maintenance of the property. Yet they have not touched any of the fence on Euler Rd in 4 years. That leaves the residents to look at and deal with the problem as they are not part of our community. They do not have the eye sore they created staring at them every day like we do.
15. Hearing kids and people laughing and enjoying the outdoors is not a problem. It is the amplified concerts and events they hold. People coming and camping, enjoying the lake, enjoying the calm and beauty of the area would be appreciated. But that is not the experience of the residents surrounding the camp currently. We ask that you deny the special use permit for these stated reasons. There is no need to increase the impact on the residents of the area for a commercial enterprise in the wrong location.

 11/9/2020

Michael Berean

Date

 11/9/2020

Dorianne Berean

Date

was July 20th.

You as a citizen can sue them civilly.

I hope this answers your questions, please feel free to call or email.

Sincerely,

Sharon

From: Dori Berean [mailto:dori@kravmagagreatlakes.com]

Sent: Tuesday, August 6, 2019 12:46 PM

To: Sharon Stone-Francis

Subject: Re: Camp Chaldean

Also, maybe the fine needs to be larger. Does this warrant a hearing since it's a problem every summer multiple times?

Dori Berean

Co Owner | Instructor

Krav Maga Great Lakes

----- Original message -----

From: Sharon Stone-Francis <Sharon@genoa.org>

Date: 8/6/19 11:47 AM (GMT-05:00)

To: dori@kravmagagreatlakes.com

Subject: Camp Chaldean

Good Morning

I have received your complaint and a ticket was issued last week for the music. Unfortunately, without decibel proof I cannot issue tickets for this week. They have been informed about the issue and right now there is one more party planned this summer but I have asked them to come in and get the Township decibel reader to make sure that they are not exceeding the decibel reading. The camp is zoned public and recreational facilities and they are able under this zoning to have parties on the premises within reason. The 'church' is not holding the parties, it is private groups who come out and rent the property. From the video it seems that they might be over the decibel reading but please be advised that a decibel reader does not measure base just sound, and the surrounding noise is subtracted from these readings.

Sincerely,

Sharon Stone

From: dori@kravmagagreatlakes.com [mailto:dori@kravmagagreatlakes.com]

Sent: Sunday, August 04, 2019 8:43 PM

To: info

Subject: Camp Chaldean Noise Complaint

To whom it may concern,

We have a legitimate complaint as I sit here in my home at 8:04pm on a Sunday evening listening to the Chaldean Camp have yet another concert. We have been made aware that the law enforcement cannot enforce Genoa Township ordinances and regulations. I implore you to take action and at the very least require them to install a Decibel Inhibitor. Ourselves as well as other residence in the surrounding area have the right to peaceful enjoyment of our property. We all work hard and bought property in this beautiful area so we could enjoy the peace and quiet on our weekends.

I would also like to know what they are zoned. I believe on your map it is Parks but yet they are a church (why churches have a concert on Sunday night I don't know. especially a Catholic Church). They became a Church April 2018.

Either way I believe the decibel level is far beyond the 75 for residential. Please advise. I have attached a video so you may hear the concert :)

Have a great day.

RE: Camp Chaldean

Sharon Stone-Francis" [Sharon@genoa.org]

ent: 8/6/2019 2:34 PM

o: "Dori Berean" <dori@kravmagagreatlakes.com>

sound meter that that a certificate that it has been calibrated

rom: Dori Berean [mailto:dori@kravmagagreatlakes.com]

ient: Tuesday, August 6, 2019 2:33 PM

o: Sharon Stone-Francis

subject: RE: Camp Chaldean

Oh ok. Great. Now what kind of meter or app do I need for it to count?

Dori Berean

Co Owner | Instructor

Krav Maga Great Lakes

----- Original message -----

rom: Sharon Stone-Francis <Sharon@genoa.org>

Date: 8/6/19 2:07 PM (GMT-05:00)

o: Dori Berean <dori@kravmagagreatlakes.com>

subject: RE: Camp Chaldean

As I said we did not disregard the ordinance, we have issued a ticket.

We cannot go on hearsay, we need proof of breaking the decibel reading on the noise ordinance.

I am not leaving it on your shoulders it was just an option open to you.

Last time I had video proof from a resident who had a calibrated sound meter.

rom: Dori Berean [mailto:dori@kravmagagreatlakes.com]

ient: Tuesday, August 6, 2019 1:05 PM

o: Sharon Stone-Francis

subject: RE: Camp Chaldean

will hand hold it. But me going after them civilly and the township disregarding their blatten disregard for the township ordinances should not be left on my shoulders.

How did you get the proof last time?

Dori Berean

Co Owner | Instructor

Krav Maga Great Lakes

----- Original message -----

rom: Sharon Stone-Francis <Sharon@genoa.org>

Date: 8/6/19 12:52 PM (GMT-05:00)

o: Dori Berean <dori@kravmagagreatlakes.com>

subject: RE: Camp Chaldean

ti

I can only fine what the ordinance allows me to fine. I cannot go above and beyond what the zoning ordinance allows.



Don Quirk-Berean
 REALTOR
 Cell (517)861-7272
 donberean@gmail.com
 Fax (810) 227-4465

Livingston County Public Records - Full Detail Report

Location & Ownership

Property Address:	1600 S Kellogg Road	Property ID:	1111400003
City/State/Zip:	Brighton, Michigan, 48114		
Owner Name:	City Of Detroit	Lat/Long:	42.577906 / -83.822138
Taxpayer Address:	65 Cadillac Square	Census Tract:	7422.01
City/State/Zip:	Detroit, Michigan, 48226-2844	Block Group:	
City/Village/Town:	Genoa Twp	School District:	Howell
Subdivision:		Property Category:	Government
MLS Area:	01111 - Genoa Twp	Land Use:	703 - EXEMPT - CVT
Legal Description:	SEC. 11 T2N, R5E, N 39A OF NW 1/4 OF SE 1/4 39A WEST CAMP		

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2020	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
------	-------------	--------------	---------	-----------

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Liber/Page
---------	---------	-------------	-----------	------------	-----------	------------

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
---------	---------	-------------	----------	--------	----------	------------

Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
Topography:	Land Sqft:	1698840
Irregular:	Acres:	39.00

Search for MLS Listings



2 Full Court Basketball

\$50 Day + Security Deposit

2 Full Court Basketball Rental:
12 baskets



Red & Blue Cabin Rental

\$200 Night + Security Deposit

Cabins have full kitchen, bathrooms and showers with outdoor seating, firepit and grill. Red & Blue cabins can sleep up to 21 people.



Executive Cabin

\$350 a Night + Security Deposit

Sleeps 40 individuals



Banquet Hall Rental

\$1,200 All Day Event

Holds 240 people. Includes tables and chairs with wrap-around windows of lake view.

PATTI
586-201-6727

Email or Phone

Password

Log In

Forgot account?



Like

Share

Send Message

Posts



Our Lady of the Fields Camp is at Our Lady of the Field: Camp.
February 8 · Brighton, MI ·

Repost from @chaldeandiocese:

We are happy to announce plans for the new Prophet Elijah (Mar Elia) Retreat Center! Donated generously in loving memory of Shamasha Yousif & Najma Yatooma Boji. The plans for the retreat center were revealed at the Bishop's Dinner on February 6. It will be built at @ourladyofthefields camp (Camp Chaldean) in Brighton, Michigan. Thank you to @saroki_architecture for the beautiful renderings and thanks be to God for all His blessings! We are truly a blessed diocese!
#BishopsDinner2020 #Chaldean #Catholic @ Our Lady of the Fields Camp



Religious Organization in Brighton, Michigan

Community

See All

- 👍 227 people like this
- 📡 232 people follow this
- 📍 5 check-ins

About

See All



📍 1391 Kellogg Rd. (4.07 mi)
Brighton, MI 48114

Get Directions

📞 (248) 379-0943

🗨️ Contact Our Lady of the Fields Camp on Messenger

🌐 ourladyofthefieldscamp.org

📁 Religious Organization · Campground · Nonprofit Organization

Page Transparency

See More

Facebook is showing information to help you better understand the purpose of a Page. See actions taken by the people who manage and post content.

Page created - February 6, 2019

People

+4



Our Lady of the Fields Camp

- Home
- Posts
- Reviews
- Videos
- Photos
- About
- Community

Create a Page



Our Lady of the Fields ... **Camp**

Jul 20 at 12:06 PM • 🌐



ECRC [Eastern Catholic Re-Evangelization Center]


Jul 11 at 10:00 AM • 🌐

Look who is coming to perform at Awake My Soul on August 29 on the beautiful grounds of Our Lady of the Fields Camp

Get your tickets today to hear Matt Maher and his amazing music.

SUBSCRIBE




PAST ISSUES



AWAKE MY *Soul*

استيقظي ياروحى

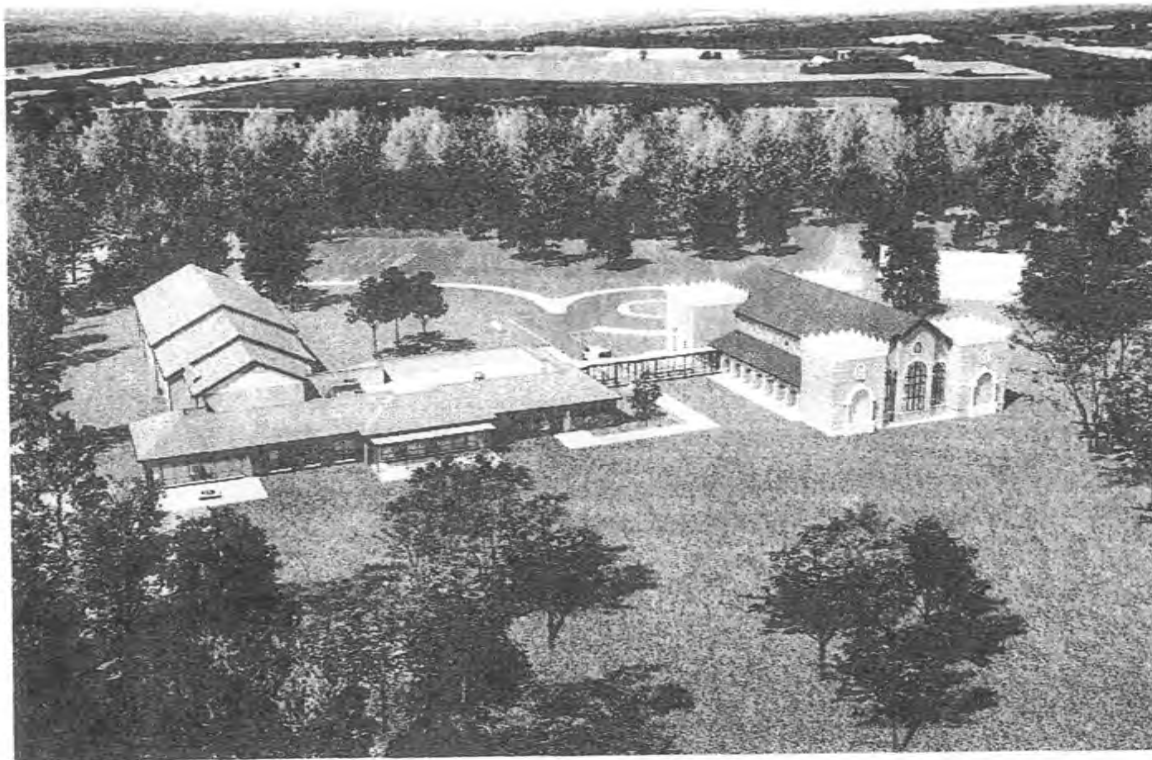
Saturday August 29, 2020
@ Our Lady of the Fields Camp
 7000 McClements Road - Brighton, MI 48114
 Tickets available online only: www.ecrc.us/awake-my-soul
Tickets: \$20 Adults | \$10 kids (5-14) | Under 5 are free

HOPE

PROGRAM

12:00 pm	Doors Open
1:00 pm	Registration, Walk with Bishop Francis
2:00 pm	Break
3:00 pm	Worship & Mass (L. Rita Grez)
	Mass (Breakfast, Self-Karaoke & Prayer Express)
	Mass & Post-Activities
5:00 pm	St. Bernadette Testimony
6:00 pm	Prayer & Reflection
7:00 pm	Break
8:00 pm	Mass (Mass, Tea & Conversation with Bishop Francis)
10:00 pm	Mass



SEP 14 2020

RECEIVED

#1 CONCERN

ACCORDING TO CAMP WEBSITE
THIS IS ALLREADY A DONE DEAL

#2 CONCERN

SEVERAL MONTHS IF NOT MORE
OF CONSTRUCTION INCREASES
IN NOISE AND TRAFFIC

#3 KELLOGG ROAD IS A UNREGULATED
RD. THERE ^{ARE} NO POSTED SPEED LIMITS
VEHICLES MORE OFTEN THAN
NOT EXCEED 50 MPH AND I
BELIEVE UPTO AND BEYOND
70 MPH,

WALKING TRAFFIC AND BICYCLE
TRAFFIC SINCE COVID 19 HAVE
INCREASED DRAMATICALLY, NOT
TO MENTION THE WILDLIFE,
CONSTANTLY ^{CROSSING} THE ROAD, ALL
TOGETHER POTENTIALLY DANGEROUS

#4 NUMBER OF UNITS BEING
BUILT, TYPE OF HOUSING,
CAPACITY, USES IT APPEARS
THAT SCORES OF PEOPLE IF
NOT HUNDREDS COULD BE
HOUSED AT ONE TIME.

JAMES DROULCAN

I bought my property 6 years ago thinking this is our forever home. We have put a lot of money into our home & lot. We bought here for the serenity of the area & to see the wildlife.

A building this big will bring an end to that & the value of my property will likely drop.

We live here every day & pay high taxes to do so. Will this all change for weekend visitors?

LYNNE DROULLARD

Micky V Dingman

607 N Hacker RD Howell, MI 48843

Mvd3953@gmail.com - 810-691-1365

Kelly VanMarter, AICP

Assistant Township Manager, Genoa Township

Dear Mrs. VanMarter,

I am writing on behalf of Our Lady of the Fields Camp and the proposed retreat center. I live about two miles from the camp in Oceola Township. I have resided in the Brighton area for over 45 years. I have worked in governmental public safety for over 25 years at the local and state level.

I first met representatives of the camp about 7 years ago. I approached them requesting access to the camp for personal use. The camp was very accommodating and allowed my children and I to enter and use the camp and basketball courts. Since then, the camp has allowed me to go in several times. I had an interest in metal detecting the camp to recover artifacts from the old homestead that once sat on the southeast side of the lake back in the late 1800's. The camp permitted me access to metal detect. The camp has also allowed me to cut firewood which I use to heat my home. They have allowed me to do this free of charge and have never denied me access when requested.

I have had several conversations with the site manager for the camp. It's clear to me, this organization believes in maintaining favorable relationships with its neighbors and the community in general.

I believe the retreat center would be a good addition to the camp and a benefit to the community as a whole.

If you have any further questions, feel free to reach out to me and I would be happy to talk with you.

Sincerely,

 11/5/20

Micky V Dingman



Kelly VanMarter, AICP
Assistant Township Manager/Community Development Director
Genoa Charter Township
2911 Dorr Road, Brighton, Michigan 48116

Dear Kelly VanMarter:

Recently, a group of 11 and 12th grade students from Catholic Central High School rented the Our Lady of the Fields Camp to provide a socially distance and safe retreat experience.

Most of our young men described their retreat experience as “life-changing” and “one of the best experiences in my life.”

In this day and age when there is so much social unrest and young people are suffering from anxiety and depression, would it not make sense to offer the next generation of leaders a safe place to enjoy the beauty of nature, and expand a facility within your community to benefit your community at large?

As you consider the request from Our Lady of the Fields Camp to expand their operations and add on a retreat center facility that will attach to the St. George Shrine Chapel, I humbly ask that you grant permission for the Our Lady of the Fields Camp petition to expand their campus by allowing this addition.

The rationale for this expansion would make this facility more marketable for all kinds of groups to rent the facility all the year round. Because of the current distance that people travel between buildings, traversing the grounds during cold and wet weather makes it more difficult—especially for an elderly population, who might utilize the facility. As the weather becomes more inclement, people, who utilize this facility would benefit from having an attached building that would accommodate, sleeping quarters, meeting rooms, a dining hall, and a chapel.

I hope that you agree that by granting this proposal, the Genoa Township community would be able to maximize the use of this jewel of a facility year-round.

Thank you for your time and consideration of this request.

Please feel free to reach out to me, if you have any questions.

Sincerely,



Kevin Walters
Campus Minister
248-596-3886

Eavan Yaldo

From: Michael Hickey <mhickey@olf.camp>
Sent: Thursday, November 5, 2020 11:19 PM
To: Eavan Yaldo
Subject: fw: Re: letter for Our Lady of the Fields Camp and Retreat Center.

address you requested

From: "Jeff DiMeglio" <jdimeglio@ashleycapital.com>
Sent: Thursday, November 5, 2020 4:05 PM
To: "mhickey@olf.camp" <mhickey@olf.camp>
Subject: Re: letter for Our Lady of the Fields Camp and Retreat Center.

1750 Argentine Howell 48843

Sent from my iPhone

On Nov 5, 2020, at 3:06 PM, Michael Hickey <mhickey@olf.camp> wrote:

?
Jeff

Can I get your address so I can include it in the letter ?

mike

From: "Jeff DiMeglio" <jdimeglio@ashleycapital.com>
Sent: Thursday, November 5, 2020 9:43 AM
To: "mhickey@olf.camp" <mhickey@olf.camp>
Subject: Re: letter for Our Lady of the Fields Camp and Retreat Center.

Thank you. Hope it helps.

Sent from my iPhone

On Nov 5, 2020, at 9:40 AM, Michael Hickey <mhickey@olf.camp> wrote:

?
awesome Jeff

Great Job !

From: "Jeff DiMeglio" <jdimeglio@ashleycapital.com>
Sent: Wednesday, November 4, 2020 9:13 PM
To: "mhickey@olf.camp" <mhickey@olf.camp>
Subject: Re: letter for Our Lady of the Fields Camp and Retreat Center.

Hello,

I am writing this on behalf of Our Lady of the Fields Camp and Retreat Center. I live in the neighborhood just down the road from the camp. I had the pleasure of meeting Sami (care taker) about 10 years ago. He was repairing a fence and I stopped to offer a helping hand. I am glad that I stopped that day. We have been great friends since that day. Sami is one of the most generous people I have ever met. Always asking if he can help me with anything or just calling to see if my family is safe and doing well. Everyone that I have met at the camp has been very gracious and kind to me and my family. It is my understanding that the camp would like to build a retreat center. I could not think of a better location. The camp is a small oasis in Howell. I love being at the property whenever I can just to have the feeling of being up north. Please feel free to call me if you have any questions. (Cell 734-369-1465)

Sincerely,

Jeff

Sent from my iPhone

On Oct 30, 2020, at 3:02 AM, Michael Hickey <mhickey@olf.camp> wrote:

?

Hi Jay

It is possible to get this letter to me by Monday we need to pass it on to the planning commission next week?

Thanks again for doing this for us!

Mike Hickey

From: "Michael Hickey" <mhickey@olf.camp>

Sent: Tuesday, October 27, 2020 12:43 AM

To: jdimeglio@ashleycapital.com

Subject: letter for Our Lady of the Fields Camp and Retreat Center.

Hi Jay

Great talking to you on Sunday and thanks for offering to write a letter for Our Lady of the Fields Camp and Retreat Center.

Please address the letter to :

Kelly VanMarter, AICP
Assistant Township Manager/Community Development Director
Genoa Charter Township
2911 Dorr Road, Brighton, Michigan 48116

Try and emphasize in the letter that a retreat center would be a positive project for the community and of course add anything positive you can say about us.

If possible can you put the letter on some type of Stationary and include signature.

When done email it to me and I will pass it on to them.

Thanks so much

Mike



October 22, 2020

Kelly VanMarter, AICP
Assistant Township Manager/Community Development Director
Genoa Charter Township
2911 Dorr Road, Brighton, Michigan 48116

Dear Kelly,

In my role as Campus Minister at Marian High School, I worked with Mr. Mike Hickey at Our Lady of the Fields Camp to plan and conduct a 2-day retreat for the senior class at Marian. The young ladies that attended the retreat loved it, and were so thankful to be able to have their annual retreat in the midst of the COVID crisis, with all safety protocols adhered to.

Having planned and directed Marian's senior retreat for the past four years, I cannot overstate how wonderful it is to have access to Our lady of the Fields. The activities offered, including canoeing and the ropes course, are perfect for teens. The facilities are clean, inside and out, and the food is really good for a camp. I have spoken with 3 other Catholic school campus ministers who are now looking to hold retreats at Our Lady of the Fields, and I suspect that the site will continue to gain popularity among school groups as word spreads of its location and reputation.

It is my understanding that there are aspirations for expansion, in the form of a new retreat center, which will substantially enhance the camp and be a very positive project for Genoa Township. Enhanced meeting rooms and accommodations will greatly upgrade Our Lady of the Fields from an outdoor camp to a true retreat center with upgraded technology and breakout rooms, as well as allowing retreats to take place in the event of inclement weather. As a resident of Livingston County (Brighton Twp), I strongly support the proposed expansion and hope that you are able to aid in its completion.

In closing I must give a shout out to the camp director, Mr. Hickey, who was a pleasure to work with. He was very professional and catered to all of our retreat needs.

Respectfully,

Jay Louis-Prescott

Jay Louis-Prescott, Campus Minister

Michael J. Murphy
Sheriff

Jeffrey A. Warder
Undersheriff



LIVINGSTON COUNTY

OFFICE OF THE SHERIFF

150 S. HIGHLANDER WAY • HOWELL, MICHIGAN 48843
TELEPHONE (517) 546-2440 • FAX (517) 552-2542

October 23, 2010

Kelly VanMarter / Planning Commission
2911 Dorr Rd
Brighton, MI 48116

Re: Our Lady of the Fields

It is my understanding that Our Lady of the Fields has applied for a building/use permit to add a retreat center. Please allow this letter to serve as support of that project. Let me be clear, I would not be authoring this letter of support about 5 years ago.

In the past, the Sheriff's Office had responded to a number of complaints to the camp, including but not limited to; parking and loud music. We, as well as the Michigan State Police worked with the leadership and were able to mitigate the aforementioned concerns. As a result, it has been a number of years since there has been any issues on the property that would involve a police response. That is a testament to the leadership and their willingness to address any issues and be good neighbors.

In recent years the focus and use of the property has transformed from large gatherings, to smaller "nonprofit and family oriented groups" with an emphasis on recreation, bonding, decompressing and enjoying nature. This facility is a true gem in our community that is open to the public for rent, which I don't think many people realize. The addition of the retreat center, if approved, will allow more folks in our community to take advantage of the facilities offered at Our Lady of the Fields.

Thank you for your consideration of my support and as always should you have specific questions or concerns that I could answer, I would be happy to do so.

A handwritten signature in blue ink that reads "Michael J. Murphy". The signature is written in a cursive, flowing style.

Michael J. Murphy - Sheriff

DENNIS WALLE
1655 Kellogg Rd Brighton,MI 48114

November 3, 2020

Kelly VanMarter, AICP
Assistant TWP Manager/Community Dev. Director
Genoa Charter Township
2911 Dorr RD Brighton, MI 48116

Dear Kelly VanMarter,

As a resident here in Brighton Mi located in close proximity to Our Lady Of The Fields Camp And Retreat Center, I would like to share some personal positive experiences that I have had with the Camp and the team there. Actually, all of my encounters have been on a positive note.

I have had the pleasure of not only inspecting the grounds as my profession in fire protection in past years, but now as a neighbor that is welcomed to enter the grounds and even enjoy some leisure activity fishing on the lake there. We have lived here since 2017 and have never had a complaint due to noise or traffic. Any events held there have been well organized and respectful of the surrounding community.

My wife and I are supportive to the growth and positive Faith Filled Camp for the youth to build their confidence and help them grow closer to the Lord. My wife and I are also attending Bible College and we are delighted and hope we can even be a blessing to the vision for our future generation's health and spiritual wholeness.

Sincerely yours,

Dennis Walle and Cinnamon Walle

1655 KELLOGG RD BRIGHTON MI 248-636-8023



St. John Catholic Church

2099 N. Hacker Rd. • Howell, MI 48855

Phone: (517) 546-7200

Fax: (517) 546-0403

October 22, 2020

Kelly VanMarter, AICP
Assistant Township Manager/Community Development Director
Genoa Charter Township
2911 Dorr Road, Brighton, Michigan 48116

Dear Kelly,

I am familiar with the chapel, outdoor recreation facilities, dorms, kitchens and guest houses on the grounds of Our Lady of the Fields Catholic Camp and Retreat Center. This is a gem in our area and I am extremely happy to utilize these facilities for our families in Brighton, Howell and Hartland.

I appreciate having this camp so close to our Church especially for youth and adults to enjoy. I am aware of plans for an expansion of this camp by the addition of a retreat center. The idea of adding a retreat center so close to our families would be an excellent project for our community.

As director of our family faith formation program that serves over 330 children in the Brighton, Howell and Hartland area, I am delighted to have new opportunities to serve our families by the camp and retreat center. I especially look forward to all of the plans of expansion that will help our families enjoy the retreat center for recreation, retreats and youth ministry.

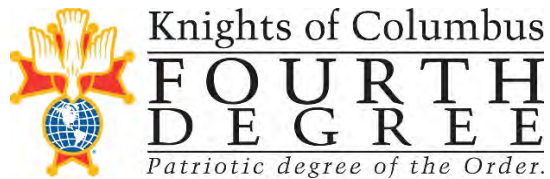
Given the current pandemic crisis, I am also aware that many residents would like to see more local facilities to keep their families safe and recreating close to home. For these reasons, I look forward to the continued expansion plans of Our Lady of the Fields Catholic Camp and Retreat Center.

Thank you for your continued efforts to make Genoa Township a positive place for families in this growing community.

Truly,

Kim Kaye-Small

Director of Faith Formation



Msgr. Herman P. Fedewa Assembly 2050
P.O. Box 465
Howell, Michigan 48844-0465

October 18, 2020

Sam Herfy
Michael Hickey
Our Lady of the Fields Camp
1391 Kellogg Road
Brighton, MI 48114

Dear Gentleman:

The Knights of Columbus Assembly 2050, Livingston County, greatly enjoyed the past 2018 and 2019 Summer picnics on the grounds of Our Lady of the Fields Shrine and Camp. Unfortunately, we cancelled this year's picnic due to COVID.

We found the Shrine's Church beautiful. We thank Mr. Herfy for providing our group a visit to the Church, his presentation on its history, as well as guided tour of the Shrine's outdoor religious stations.

We greatly enjoyed our picnics at Our Lady of the Fields Camp. The picnic site offered ample tables; shelter from sun and rain; serene, uncrowded, open and shaded space; nearby parking; nearby indoor restrooms; onsite electric power; as well as close access to Camp's lake. Again, we thank Mr. Herfy for his personal service by helping us set up the picnic site and even providing us with a boat tour of the Camp from the lake.

Our Lady of the Fields Shrine and Camp is a gem where a group of Faith can gather for fellowship and fun.

Yours in Christ

Rodger H. Epp, PFN
Faithful Comptroller

cc: Michael Babiuk, Faithful Navigator

2 November 2020

Rev. Joseph Campbell
Parochial Vicar
810-229-9863 x 205
frjoseph@stpatchurch.org



Kelly VanMarter, AICP
Assistant Township Manager/Community Development Director
2911 Dorr Road
Brighton, Michigan 48116

Kelly,

I am writing to express my whole-hearted support of the work of Our Lady of the Fields Camp and Retreat Center here in Brighton, Michigan. As a spiritual leader in this area, I am very grateful to have a retreat center nearby at our disposal. At St Patrick Parish, we have already utilized OLF for staff retreats and several events for the youth of the parish. In the years to come, I see our parish partnering with OLF for other recurring events—such as adult retreats throughout the year. There is no doubt that OLF has been contributing to the spiritual growth of the people of Brighton and beyond, and I pray the continued development of their campus is met with the full support of the Genoa Township officials.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Campbell", is written over the typed name of Rev. Joseph Campbell.

Rev. Joseph Campbell
Parochial Vicar



OUR LADY OF THE FIELDS CAMP

THE PROPHET ELIJAH

RETREAT CENTER

1391 Kellogg Road
Brighton, Michigan 48114

Owner:
The Chaldean Catholic Church of the United States of America
25603 Berg Road
Southfield, Michigan 48033
T: 248.351.0440
Contact: Vincent Jarbow, Finance Officer & Owner's Agent

Construction Manager:
K4 Contractors
31333 Southfield Road, Suite 250
Beverly Hills, Michigan 48025
T: 877.386.8214
Contact: Jamal Kalabat

Architect:
Saroki Architecture
430 N. Old Woodward Avenue, Suite 300
Birmingham, Michigan 48009
T: 248.258.5707
Contact: Eavan Yaldo, LEED AP

Surveyor / Civil Engineer:
Alpine Engineering, Inc.
46892 West Road, Suite 109
Novi, Michigan 48377
T: 248.926.3701
Contact: Shiloh Dahlin, PE

Landscape Architect:
Allen Design
557 Carpenter
Northville, Michigan 48167
T: 248.467.4668
Contact: Jim Allen

Septic Engineer:
Boss Engineering
3121 E. Grand River
Howell, Michigan 48843
T: 517.546.4836
Contact: Sean Nalepka, RS

Scope of Work:
The following drawings refer to the construction of a retreat center at Our Lady of the Fields Camp. This will be adjacent to the existing church on the property. An enclosed walkway would be constructed to access the church from the retreat center for protection from inclement weather, and 24 hour access for retreatants. The retreat center would be just under 29,000 SF, consist of a 1 and 2 story building, along with a small basement. The common areas will be part of the 1-story portion of the building, while the sleeping areas will be in the 2-story portion of the building. All exterior finishes have been thoughtfully selected to compliment the adjacent church, while providing the differentiation and originality of a new design.

Zoning Information:
Zoning District: PRF (Public and Recreational Facilities District)
Zoning of Adjacent Properties: See Location Map

Site Area: 159.60 Acres (6,952,357 S.F.)

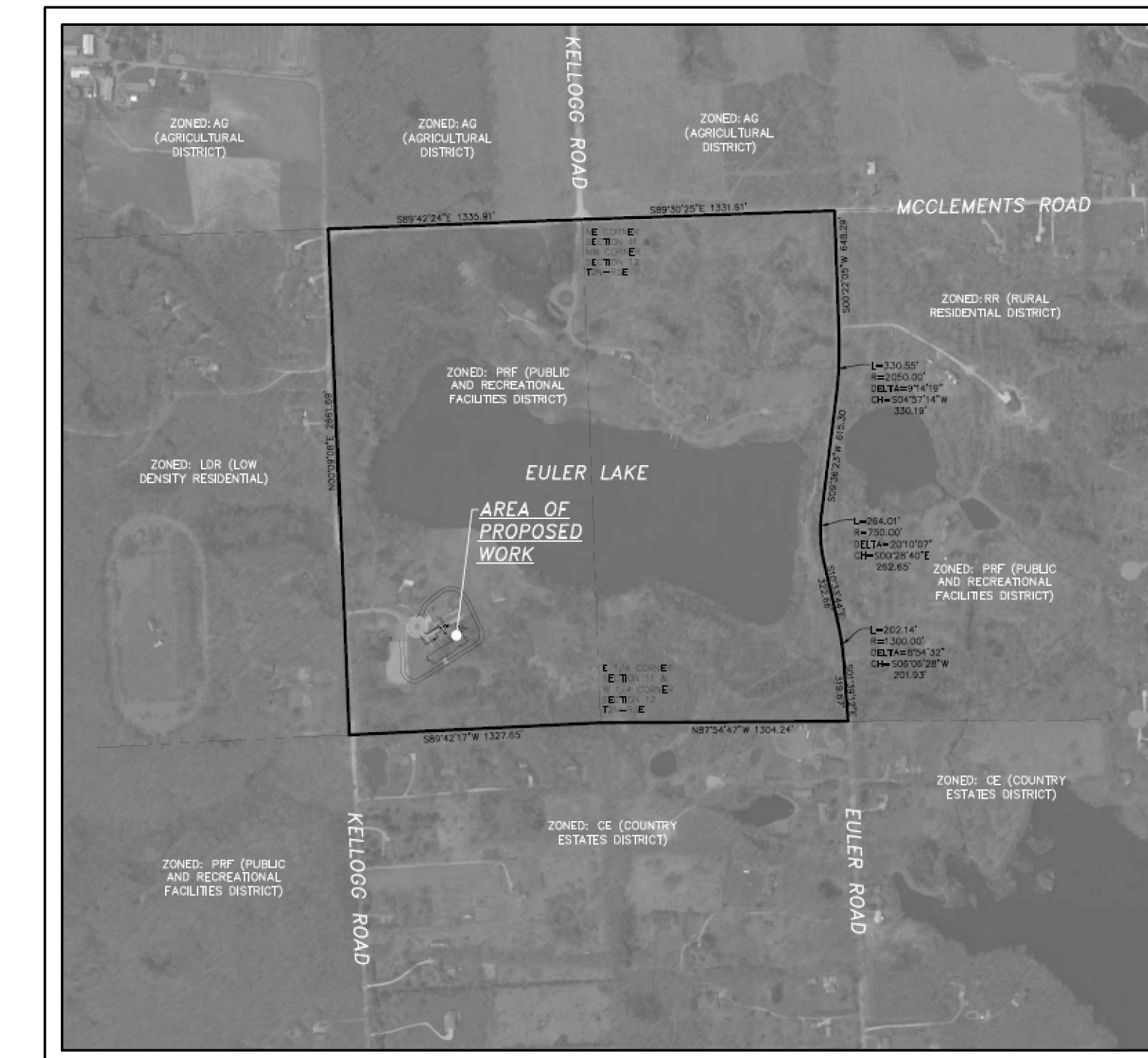
Proposed Building Setbacks:
Front Yard Setback (West): 425 Feet
Front Yard Setback (North): 2,064 Feet
Front Yard Setback (East): 1,928 Feet
Side Yard Setback (South): 359 Feet

Building Height: Maximum Allowed: 35'-0" Feet to Roof Midpoint (2 Stories) Proposed: 27'-2" to Roof Midpoint (2 Stories)

Building Area:
Lower Level: 3,950 G.S.F.
First Level: 16,095 G.S.F.
Second Level: 8,806 G.S.F.
Total Building Area: 28,851 G.S.F.

Parking (Prescriptive per Zoning Ordinance Section 14.04):
Required: Provided:
Existing Church: 1 per 3 seats (285 seats) = 95 Spaces 102 Spaces (Including 5 Barrier-Free)
Proposed Retreat Center: 1 Space per guest room plus 1 space per (motels/hotels with lounge, restaurant and conference) or banquet rooms or exhibit space 7 Spaces (Including 2 Barrier-Free)
Total: 169 Spaces (Including 5 Barrier-Free) 109 Spaces (Including 7 Barrier-Free)
*It is proposed that the Church and Retreat Center will share parking. If this is approved by the Planning Commission, the required number of parking spaces may be reduced by up to 30% (Section 14.02.04)

Loading: 35 Feet x 24 Feet Loading Area Provided (Small Trucks & Vans)
Landscape: Refer to Civil & Landscape Drawings



Location Map
Not to Scale

SHEET INDEX:		07-31-2020 SITE PLAN REVIEW	08-26-2020 SITE PLAN REVIEW RESUBMITTAL	10-19-2020 SITE PLAN REVIEW REVISION	03-15-2021 SITE PLAN REVIEW REVISION
●	ISSUED / REVISED				
○	ISSUED / NOT REVISED				
GENERAL					
G000	COVER SHEET	●	●	●	●
CIVIL					
1	COVER SHEET	●	●	○	○
2	SITE PLAN	●	●	○	○
3	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN	●	●	○	○
4	GRADING AND SOIL EROSION & SEDIMENTATION CONTROL PLAN	●	●	○	○
5	UTILITY PLAN	●	●	○	○
6	STORM WATER MANAGEMENT PLAN	●	●	○	○
7	SITE DETAILS	●	●	○	○
LANDSCAPE					
L-1	LANDSCAPE PLAN	●	●	○	○
L-2	LANDSCAPE DETAILS	●	●	○	○
ARCHITECTURAL					
A010	ARCHITECTURAL SITE PLAN	●	●	○	○
A011	SITE DETAILS	●	●	○	○
A012	TRASH ENCLOSURE	●	●	○	○
A100	LOWER LEVEL FLOOR PLAN	●	●	○	○
A110	FIRST LEVEL FLOOR PLAN	●	●	○	○
A120	SECOND LEVEL FLOOR PLAN	●	●	○	○
A130	ROOF PLAN	●	●	○	○
A200	EXTERIOR ELEVATIONS	●	●	○	○
A201	EXTERIOR ELEVATIONS	●	●	○	○
LIGHTING					
1	PHOTOMETRIC PLAN		●		



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114
Date: Issued For:
07-31-2020 SITE PLAN REVIEW
08-26-2020 SITE PLAN REVIEW RESUBMITTAL
10-19-2020 SITE PLAN REVIEW REVISION
03-15-2021 SITE PLAN REVIEW REVISION

Sheet No.:
G000
COVER SHEET

THE PROPHET ELIJAH RETREAT CENTER

1391 KELLOGG ROAD, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SITE PLAN

LEGEND:

- EX. CATCH BASIN
- EX. MANHOLE
- ▽ EX. END SECTION
- ⊕ EX. OVERFLOW STRUCTURE
- ⊕ EX. DOWNSPOUT/ROOF DRAIN
- ⊕ EX. CLEANOUT
- ⊕ EX. WATER GATE VALVE
- ⊕ EX. HYDRANT
- ⊕ EX. WATER VALVE
- ⊕ EX. WATER SHUTOFF
- ⊕ EX. FIRE DEPT. CONNECTION
- ⊕ EX. GAS SHUTOFF
- ⊕ EX. GAS VENT
- ⊕ EX. ELECTRIC/GAS METER
- ⊕ EX. HANDHOLE
- ⊕ EX. PEDESTAL
- ⊕ EX. TRANSFORMER
- ⊕ EX. LIGHTPOLE
- ⊕ EX. UTILITY POLE
- ⊕ EX. GUY ANCHOR
- ⊕ EX. TREE
- ⊕ EX. TREE TAG & NUMBER
- ⊕ EX. TREE LINE
- ⊕ EX. SANITARY SEWER
- ⊕ EX. STORM SEWER
- ⊕ EX. WATER MAIN
- ⊕ EX. ELECTRIC CABLE
- ⊕ EX. COMMUNICATION
- ⊕ EX. GAS LINE
- ⊕ EX. OVERHEAD LINE
- ⊕ EX. SIGN
- ⊕ EX. POST/BOLLARD
- ⊕ EX. FLAGPOLE
- ⊕ EX. WATER WELL
- ⊕ EX. SATELLITE DISH
- ⊕ EX. BOULDER
- ⊕ EX. TREE STUMP
- ⊕ EX. PARKING METER
- ⊕ EX. UTILITY MARKER
- ⊕ EX. SOIL BORING
- ⊕ EX. MAILBOX
- ⊕ EX. GENERATOR
- ⊕ EX. MONITOR WELL
- ⊕ EX. AIR CONDITIONER
- ⊕ EX. PUMP
- ⊕ EX. FENCE
- F.F. PROP. FINISH FLOOR ELEVATION
- PROP. CURB & GUTTER (PITCH OUT)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATER MAIN
- PROP. STRUCTURE
- PROP. END SECTION
- C.O. PROP. CLEAN-OUT
- PROP. HYDRANT
- PROP. GATE VALVE
- PROP. CURB BOX
- V.B. PROP. GUTTER ELEV.
- XCU 642.00 PROP. TOP OF CURB ELEV.
- XC 642.50 PROP. TOP OF WALK ELEV.
- XTW 642.50 PROP. TOP OF PAVEMENT ELEV.
- XTP 642.00 PROP. SPOT ELEV.
- X643.5 PROP. DRAINAGE ARROW
- PROP. SILT FENCE
- PROP. TREE PROTECTION FENCE
- PROP. INLET FILTER
- PROP. ASPHALT
- PROP. CONCRETE
- PROP. LIGHT POLE



LOCATION MAP:
1" = ±400 FEET

LEGAL DESCRIPTION

(PROVIDED BY OTHERS)
 (AS CONTAINED IN THE COMMITMENT NO.: 07082686, ISSUED BY TRANSWORLD TITLE COMPANY, LLC, DATED AUGUST 7, 2007 AT 08:00 AM)
 LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS: PARCEL 1: (TAX ID: 4711-12-100-002) THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 2 NORTH, RANGE 5 EAST, COMMONLY KNOWN AS: 6989 MCCLEMENTS PARCEL 16; (TAX ID: 4711-11-200-001) THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 2 NORTH, RANGE 5 EAST, COMMONLY KNOWN AS: 1441 KELLOGG ROAD

DESCRIPTION OF SURVEY:
 THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS:
 BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, ALSO BEING THE NORTHWEST CORNER OF SECTION 12; THENCE S89°30'25"E 1331.61 FEET ALONG THE NORTH LINE OF SECTION 12 AND THE CENTERLINE OF MCCLEMENTS ROAD (66.00 FEET WIDE); THENCE THE FOLLOWING 7 COURSES ALONG THE CENTERLINE (AS OCCUPIED) OF EULER ROAD (66.00 FEET WIDE): S00°22'05"W 648.29 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12; 330.55 FEET ALONG THE CURVE TO THE RIGHT, HAVING A RADIUS OF 2050.00 FEET, A CENTRAL ANGLE OF 09°14'19" AND A CHORD BEARING S04°59'14"W 330.19 FEET; S09°38'23"W 615.30 FEET; 264.01 FEET ALONG THE CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 20°10'07" AND A CHORD BEARING S00°28'40"E 262.65 FEET; S10°33'44"E 322.66 FEET; 202.14 FEET ALONG THE CURVE TO THE RIGHT, HAVING A RADIUS OF 1300.00 FEET, A CENTRAL ANGLE OF 08°54'32" AND A CHORD BEARING S06°06'28"E 201.93 FEET; S01°39'12"E 319.67 FEET; THENCE N87°54'47"W 1304.24 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 12 TO THE WEST 1/4 CORNER OF SECTION 12, ALSO BEING THE EAST 1/4 CORNER OF SECTION 11; THENCE S89°42'17"W 1327.65 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 11; THENCE N00°09'08"E 2661.69 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11 AND ALONG THE EAST LINE OF S. KELLOGG ROAD (66.00 FEET WIDE); THENCE S89°42'24"E 1335.91 FEET ALONG THE NORTH LINE OF SECTION 11 AND THE CENTERLINE OF S. KELLOGG ROAD TO THE POINT OF BEGINNING, CONTAINING 159.60 ACRES (6,952,357 SQ.FT.), MORE OR LESS. PORTION IN SECTION 11 CONTAINS 81.16 ACRES; PORTION IN SECTION 12 CONTAINS 78.44 ACRES.

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

APPLICANT/OWNER:
 THE CHALDEAN CATHOLIC CHURCH OF THE USA
 25603 BERG RD
 SOUTHFIELD, MI 48034
 PHONE: (248) 351-0440
 FAX: (248) 351-0443

ARCHITECT:
 SAROKI ARCHITECTURE
 430 N. OLD WOODWARD
 BIRMINGHAM, MI 48009
 PHONE: (248) 258-5707
 FAX: (248) 258-5515

SURVEYOR/ENGINEER:
 ALPINE ENGINEERING, INC.
 46892 WEST ROAD, SUITE 109
 NOVI, MI 48377
 PHONE: (248) 926-3701
 FAX: (248) 926-3765

LANDSCAPE ARCHITECT:
 ALLEN DESIGN
 557 CARPENTER
 NORTHVILLE, MI 48167
 PHONE: (248) 467-4668

COMMERCIAL
 SITE PLANNING
 SITE ENGINEERING
 INDUSTRIAL & MULTI-UNIT
 LAND SURVEYING
 CONSTRUCTION LAYOUT

SURVEYING
 ALTA SURVEYS
 BOUNDARY SURVEYS
 TOPOGRAPHIC SURVEYS
 PARCEL SPLITS

RESIDENTIAL
 SUBDIVISIONS
 SITE CONDOMINIUM
 MULTI-FAMILY
 ALLOT PLANS
 CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

811
 Know what's below
 Call before you dig.

CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA
 COVER SHEET
 THE PROPHET ELIJAH RETREAT CENTER
 SECTION: 11 & 12 TOWNSHIP: 2N RANGE: 5E
 GENOA TOWNSHIP
 LIVINGSTON COUNTY
 MICHIGAN

REVISED

10-19-2020 SITE PLAN REVIEW REVISION
 08-26-2020 SITE PLAN REVIEW RESUBMITTAL
 07-31-2020 SITE PLAN REVIEW

DATE: 07-31-2020

DRAWN BY: SD

CHECKED BY: TG

NOT TO SCALE

FBK:

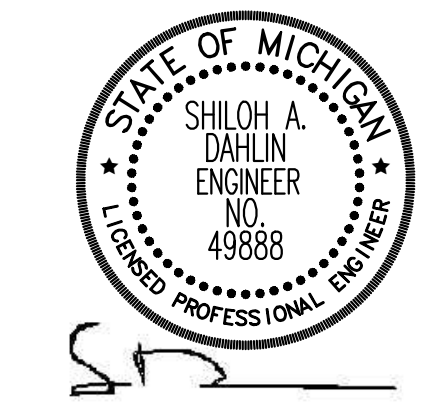
CHP:

SCALE: HOR 1" = 100 FT. VER 1" = 40 FT.

08-296.3

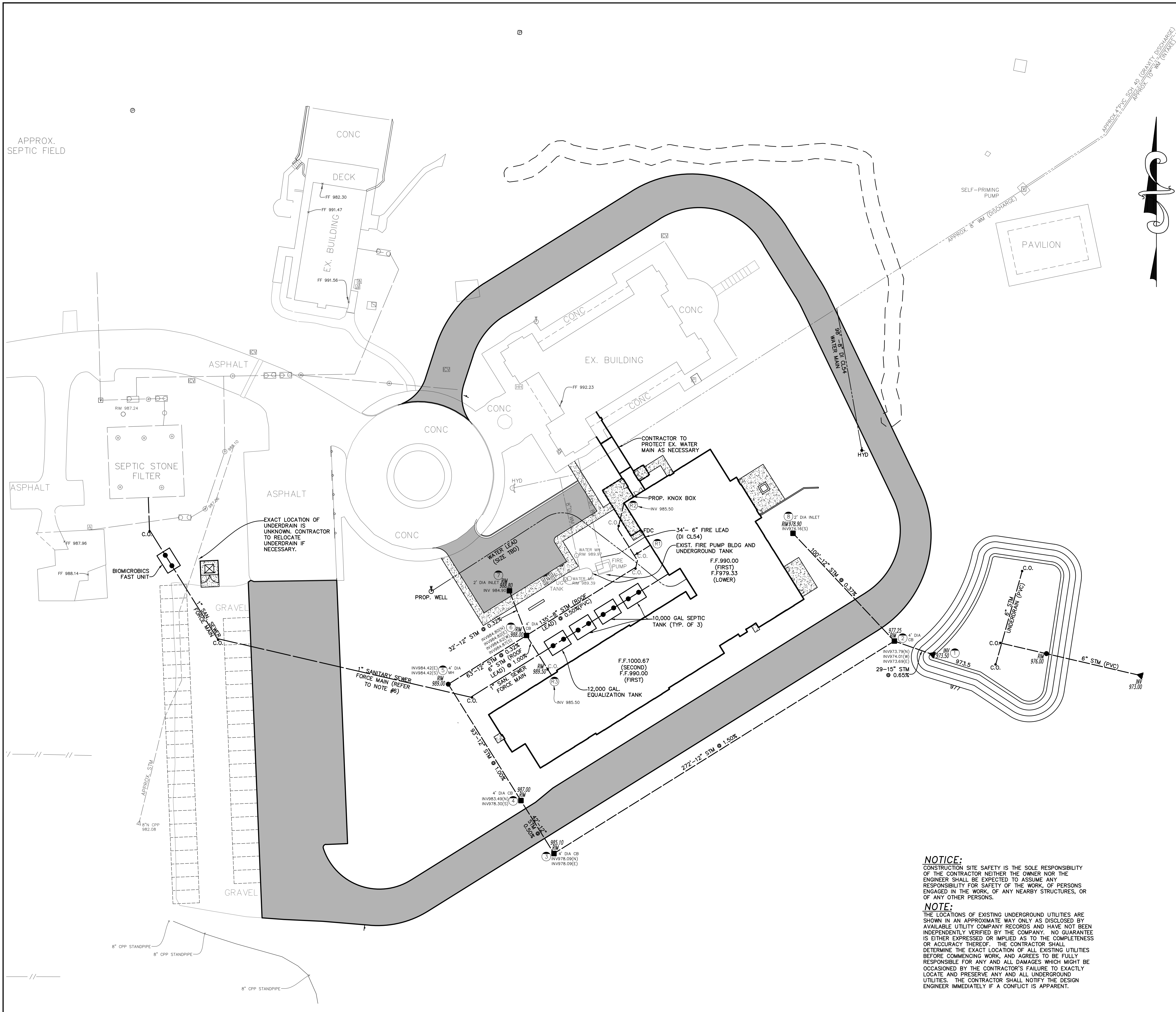
SHEET INDEX:

- 1 COVER SHEET
- 2 SITE PLAN
- 3 TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
- 4 GRADING AND SOIL EROSION & SEDIMENTATION CONTROL PLAN
- 5 UTILITY PLAN
- 6 STORM WATER MANAGEMENT PLAN
- 7 SITE DETAILS



SD

NOT FOR CONSTRUCTION

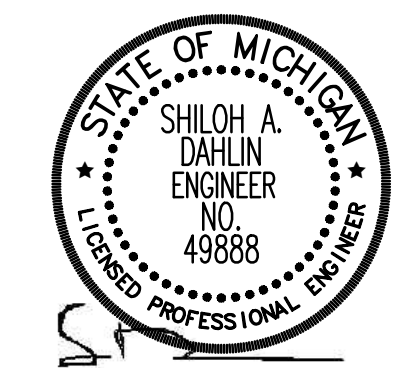


- NOTES:**
1. ALL WORK TO CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY, AND/OR MDOT.
 2. THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-1771) A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL NOTIFY THE CITY/COUNTY/STATE AS REQUIRED PRIOR TO START OF CONSTRUCTION.
 4. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, CONDITION, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. EXACT LOCATIONS OF SOME EXISTING UTILITY LEADS (INCLUDING WELLS, IRRIGATION LINES, DOMESTIC LEADS, SANITARY LEADS, CLEANOUTS, ETC) ARE UNKNOWN.
 5. COMPACTED SAND BANKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
 6. SANITARY SEWER SYSTEM DESIGN BY OTHERS.
 7. ADDITIONAL DESIGN INFORMATION WILL BE PROVIDED ON THE FINAL ENGINEERING PLANS.
 8. APPROVAL FROM THE LIVINGSTON COUNTY HEALTH DEPARTMENT FOR THE PROPOSED WELL AND SEPTIC IMPROVEMENTS WILL BE REQUIRED.
 9. ALL STORM SEWER 12" AND LARGER TO BE C76 CLIV RCP UNLESS OTHERWISE NOTED.

- LEGEND:**
- ⊠ EX. CATCH BASIN
 - EX. MANHOLE
 - ▽ EX. END SECTION
 - ⊞ EX. OVERFLOW STRUCTURE
 - ⊞ EX. DOWNSPOUT/ROOF DRAIN
 - EX. CLEANOUT
 - ⊞ EX. WATER GATE VALVE
 - EX. HYDRANT
 - EX. WATER VALVE
 - EX. WATER SHUTOFF
 - EX. FIRE DEPT. CONNECTION
 - EX. GAS SHUTOFF
 - EX. GAS VENT
 - EX. ELECTRIC/GAS METER
 - EX. HANDHOLE
 - EX. PEDESTAL
 - EX. TRANSFORMER
 - EX. LIGHTPOLE
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. TREE
 - EX. TREE TAG & NUMBER
 - EX. TREE LINE
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. WATER MAIN
 - EX. ELECTRIC CABLE
 - EX. COMMUNICATION
 - EX. GAS LINE
 - EX. OVERHEAD LINE
 - EX. SIGN
 - EX. POST/BOLLARD
 - EX. FLAGPOLE
 - EX. WATER WELL
 - EX. SATELLITE DISH
 - EX. BOULDER
 - EX. TREE STUMP
 - EX. PARKING MARKER
 - EX. UTILITY MARKER
 - EX. MAILBOX
 - EX. GENERATOR
 - EX. MONITOR WELL
 - EX. AIR CONDITIONER
 - EX. PUMP
 - EX. FENCE
 - PROP. FINISH FLOOR ELEVATION
 - PROP. CURB & GUTTER (PITCH OUT)
 - PROP. STORM SEWER
 - PROP. SANITARY SEWER
 - PROP. WATER MAIN
 - PROP. STRUCTURE
 - PROP. END SECTION
 - PROP. CLEAN-OUT
 - PROP. HYDRANT
 - PROP. WATER WELL
 - PROP. GATE VALVE
 - PROP. CURB BOX
 - PROP. ASPHALT
 - PROP. CONCRETE
 - ★ PROP. LIGHT POLE

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
FLOOD PLANS
CONSTRUCTION LAYOUT

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPIINE-INC.NET

811
Know what's below
Call before you dig.

CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA

UTILITY PLAN

THE PROPHET ELIJAH RETREAT CENTER
SECTION: 11 & 12 TOWNSHIP: 2N RANGE: 5E
GENOA TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

REVISED

10-19-2020 SITE PLAN REVIEW REVISION
08-26-2020 SITE PLAN REVIEW RESUBMITTAL
07-31-2020 SITE PLAN REVIEW

DATE: 07-31-2020

DRAWN BY: SD

CHECKED BY: TG

FBK:

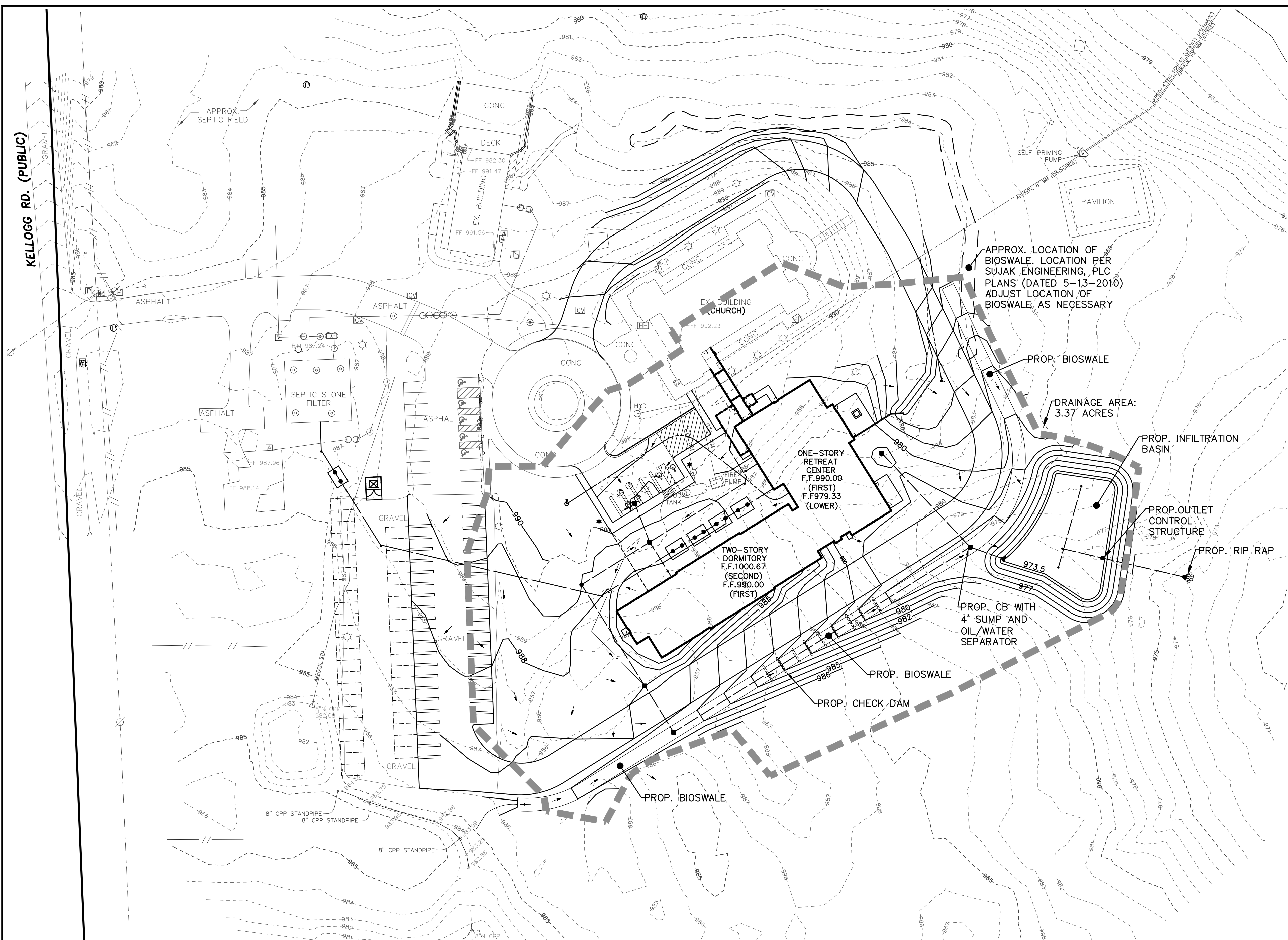
CHF:

SCALE: HOR 1"=30 FT.
VER 1"=5 FT.

5

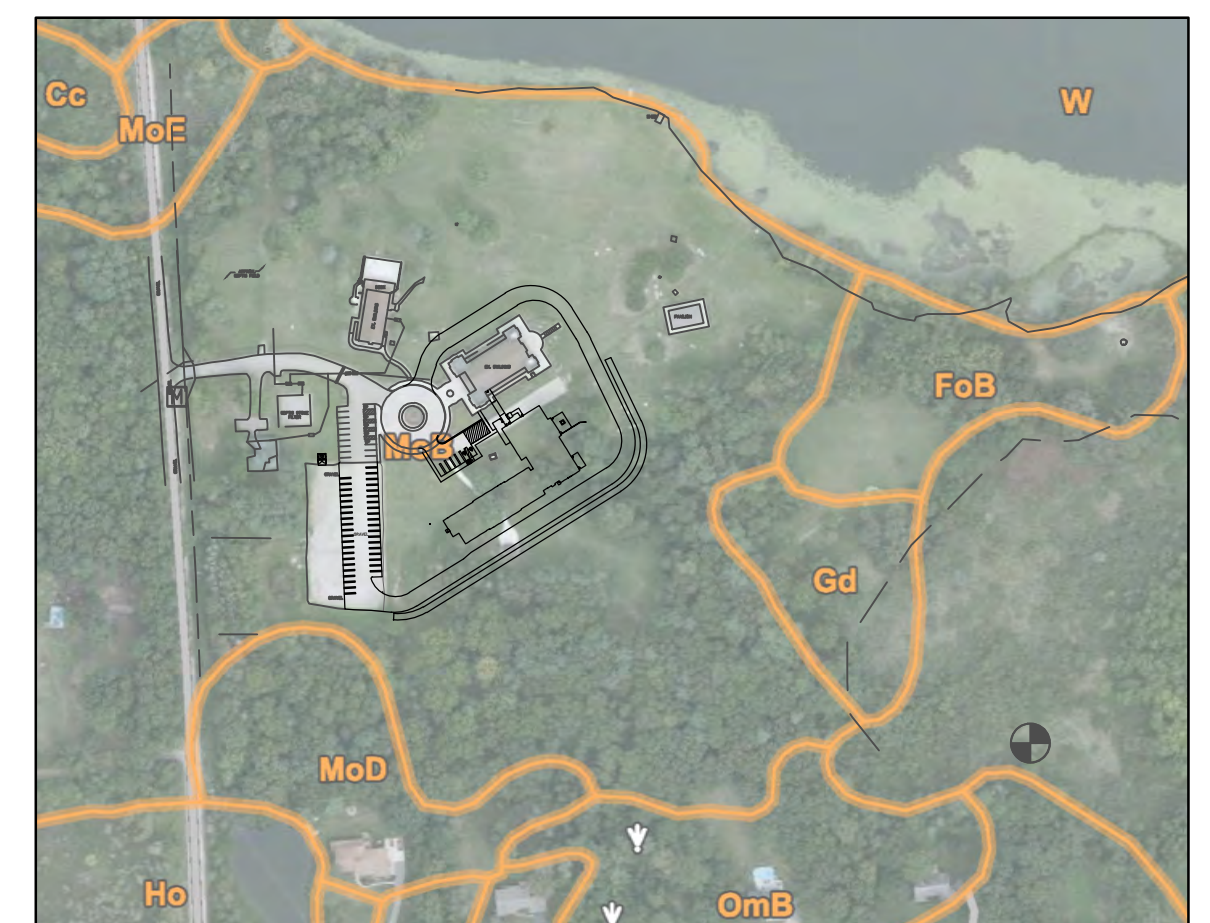
08-296.3

NOT FOR CONSTRUCTION



- NOTES:**
- ALL WORK TO CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP, COUNTY, AND/OR MDOOT.
 - THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-1771) A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP/COUNTY/STATE AS REQUIRED PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, CONDITION, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL FIELD VERIFY EXACT LIMITS OF PAVEMENT IMPROVEMENTS. PAVING CONTRACTOR SHALL TAKE EXTRA CARE TO ENSURE 1% MINIMUM PAVEMENT SLOPE IS ACHIEVED. REMOVAL OF ADDITIONAL PAVEMENT MAY BE NECESSARY.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, CURBS, SIDEWALKS, LANDSCAPING, SIGNS, LIGHT POLES, ETC. TO REMAIN.
 - COMPACTED SAND BANKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
 - STEPS AND HAND RAILING TO MEET CURRENT TOWNSHIP/STATE/FEDERAL REQUIREMENTS.
 - REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION REGARDING SITE PREPARATION, CONSTRUCTION METHODS, ETC.
 - ADDITIONAL DESIGN INFORMATION WILL BE PROVIDED ON THE FINAL ENGINEERING PLANS.

- LEGEND:**
- EX. CATCH BASIN
 - EX. MANHOLE
 - EX. END SECTION
 - EX. DOWNSPOUT/ROOF DRAIN
 - EX. CLEANOUT
 - EX. WATER GATE VALVE
 - EX. HYDRANT
 - EX. WATER VALVE
 - EX. WATER SHUTOFF
 - EX. FIRE DEPT. CONNECTION
 - EX. GAS SHUTOFF
 - EX. GAS VENT
 - EX. ELECTRIC/GAS METER
 - EX. HANDHOLE
 - EX. PEDESTAL
 - EX. TRANSFORMER
 - EX. LIGHTPOLE
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. WATER MAIN
 - EX. ELECTRIC CABLE
 - EX. COMMUNICATION
 - EX. GAS LINE
 - EX. OVERHEAD LINE
 - EX. SIGN
 - EX. POST/BOLLARD
 - EX. FLAGPOLE
 - EX. WATER WELL
 - EX. UTILITY MARKER
 - EX. SOIL BORING
 - EX. MAILBOX
 - EX. GENERATOR
 - EX. MONITOR WELL
 - EX. AIR CONDITIONER
 - EX. PUMP
 - EX. FENCE
 - F.F. PROP. FINISH FLOOR ELEVATION
 - PROP. CURB & GUTTER (PITCH OUT)
 - PROP. STORM SEWER
 - PROP. SANITARY SEWER
 - PROP. WATER MAIN
 - PROP. STRUCTURE
 - PROP. END SECTION
 - PROP. CLEAN-OUT
 - PROP. HYDRANT
 - PROP. GATE VALVE
 - PROP. CURB BOX
 - PROP. GUTTER ELEV.
 - PROP. TOP OF CURB ELEV.
 - PROP. TOP OF WALK ELEV.
 - PROP. TOP OF PAVEMENT ELEV.
 - PROP. SPOT ELEV.
 - PROP. DRAINAGE ARROW



NOTE:

- SOIL TYPE PER THE ONLINE SOIL SURVEY ([HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV](https://websoilsurvey.sc.egov.usda.gov))
- SOIL TYPES:
 - MoB (WAWASEE LOAM)
 - FoB (FOX SANDY LOAM)
 - Gd (GILFORD SANDY LOAM)
 - MoD (MIAMI LOAM)
 - Ho (HOUGHTON MUCK)
 - OmB (OWOSSO MIAMI SANDY LOAMS)

APPROXIMATE SOIL TYPE BOUNDARIES
SCALE: 1" = 300 FEET

STORM WATER MANAGEMENT NARRATIVE:

CURRENTLY, THE DRAINAGE FROM THE PROPOSED IMPROVEMENT AREA FLOWS SOUTH/SOUTHEAST TO THE WETLAND AREA.

TO ACCOMMODATE THE PROPOSED IMPROVEMENT, BIOSWALES HAVE BEEN PROPOSED FOR PRE-TREATMENT FOR THE OVERLAND FLOW AND A CATCH BASIN WITH A FOUR (4)-FT SUMP AND OIL/WATER SEPARATOR HAS BEEN PROPOSED FOR PRE-TREATMENT OF THE ENCLOSED STORM SEWER PRIOR TO DISCHARGE TO THE BASIN.

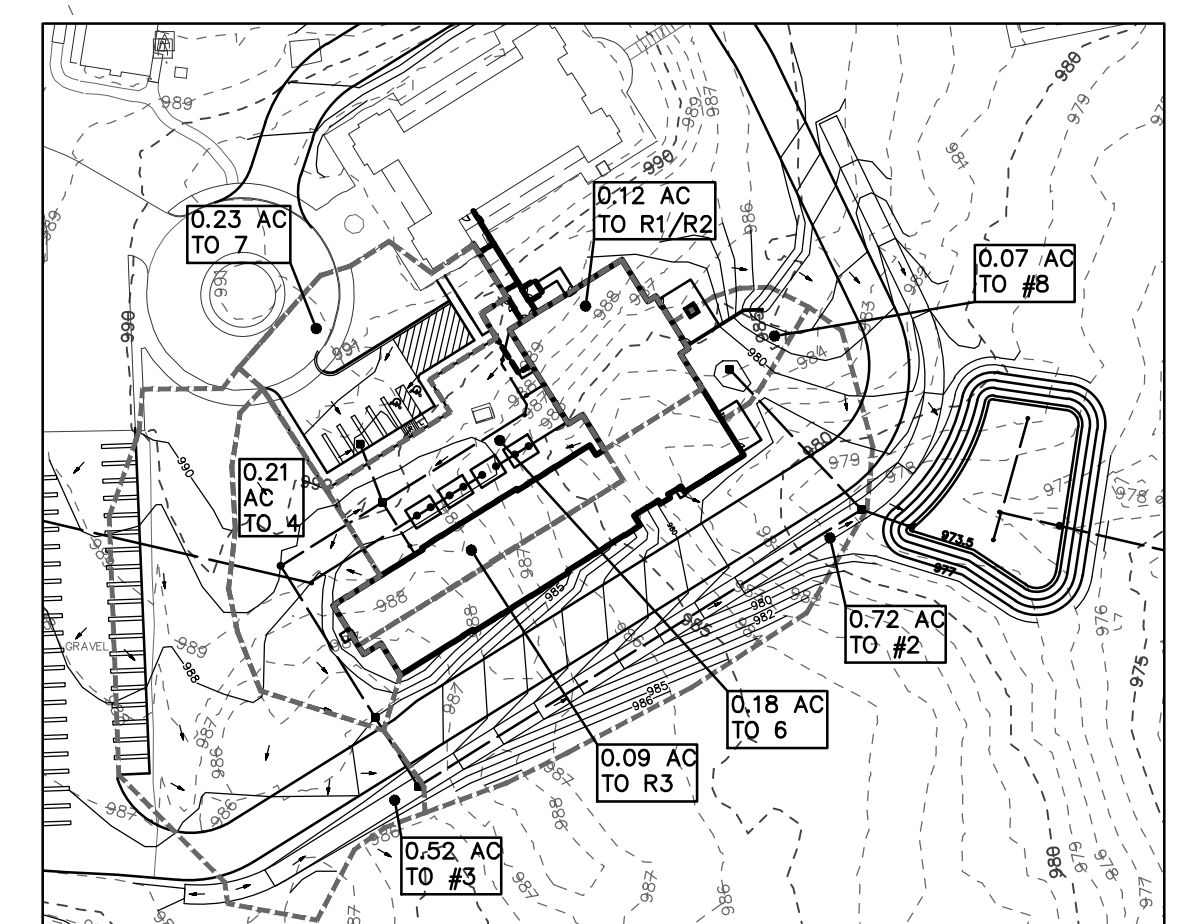
AN INFILTRATION BASIN HAS BEEN PROPOSED TO ACCOMMODATE THE 100-YEAR STORM EVENT PER LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE REQUIREMENTS.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



DRAINAGE AREAS FOR STORM SEWER CALCULATIONS
SCALE: 1" = 100 FEET

ESTIMATED RUNOFF COEFFICIENT CALCULATION

LAND USE	AREA (A) (acres)	RUNOFF COEFFICIENT (C)
Building / Pavement	1.08	0.90
Grass	2.29	0.30
TOTAL AREA	3.37	

CALCULATE THE WEIGHTED RUNOFF COEFFICIENT:

$$C = \frac{\sum(A_i \times C_i)}{A} = \frac{(1.08 \times 0.9) + (2.29 \times 0.30)}{3.37} = 0.49$$

Tributary Area (A) = 3.37 Acres
Compound Run-off Coefficient C = 0.49
Design Constant K = A x C = 1.65
Allowable Outflow Rate (Qo) = 0.67 CFS
(Assume 0.2 CFS / Acre)

1	2	3	4	5	6	7
Duration (Minutes)	Duration (Seconds)	Intensity (100 yr Storm) (In/Hr)	Col. #2 x Col. #3 (Inches)	Inflow Volume = Col.4 x K (Cu. Ft)	Outflow Volume Col.2 x Qo (Cu. Ft)	Storage Volume Col.5 - Col.6 (Cu. Ft)
5	300	9.17	2.751	4,543	202	4,341
10	600	7.86	4.716	7,788	404	7,383
15	900	6.88	6.192	10,225	607	9,618
20	1,200	6.11	7.332	12,107	809	11,299
30	1,800	5.00	9.000	14,862	1,213	13,649
60	3,600	3.24	11.664	19,261	2,426	16,834
90	5,400	2.39	12.906	21,312	3,640	17,672
120	7,200	1.90	13.680	22,590	4,853	17,737
180	10,800	1.34	14.472	23,898	7,279	16,619
240	14,400	1.04	14.976	24,730	9,708	15,022
300	18,000	0.85	15,300	25,265	12,132	13,133
360	21,600	0.71	15,336	25,324	14,558	10,766
420	25,200	0.62	15,624	25,800	16,985	8,815
480	28,800	0.54	15,552	25,681	19,411	6,270
540	32,400	0.49	15,676	26,216	21,838	4,378
620	37,200	0.43	15,996	26,414	25,073	1,341

Therefore the required volume for a 100-year storm event is: 17,737 Cu. Ft.

DETENTION BASIN PROVIDED VOLUME

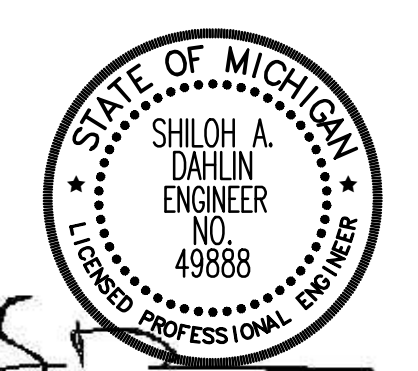
Elevation	Area	Average for Basin	Volume	Cumulative Volume
977.00	FREEBOARD			
976.00	8,421	7,895	7,895	17,830
975.00	7,368	6,870	6,870	9,936
974.00	6,371	6,133	3,066	3,066
973.50	5,894			

STORAGE ELEVATIONS

V ₁₀₀	17,737	cf provided at	Z ₁₀₀	976.0
			Z _{REMAINING WATER}	973.5
			Z _{FREEBOARD}	977.0

STORM SEWER CALCULATIONS:

FROM MH INPUT	TO MH	INCRE- MENT ACRES (A)	C	EQUIV. AREA 100% ACRES CA	TOTAL AREA 100% ACRES SUM CA	T TIME (MIN.)	I (IN PER HOUR)	Q=CIA C.F.S. FLOW	CAPAC- ITY OF SEWER (C.F.S.)	DIAM. OF PIPE (IN.)	LENGTH OF LINE (FT.)	SLOPE OF PIPE (%)	MIN HG BASED ON "Q" (%)	HG FRS GIVEN "D" (%)	ACTUAL HG (%)	VEL. FLOW FULL (FT./ SEC.)	TIME OF FLOW (MIN.)	H.G. ELEV. UPPER END	H.G. ELEV. LOWER END	GROUND ELEV. UPPER END	GROUND ELEV. LOWER END	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END
R1 & R2	6	0.12	0.90	0.11	0.11	15.00	4.38	0.47	0.86	8	135	0.50	0.15	0.52	0.15	2.45	0.9	985.61	985.40	990.00	988.00	985.50	984.82
6	5	0.18	0.40	0.07	0.45	15.90	4.28	1.90	2.02	12	63	0.32	0.29	0.30	0.29	2.57	0.4	985.40	985.22	988.00	989.00	984.62	984.42
5	4	0.00	0.90	0.00	0.45	16.30	4.24	1.90	3.57	12	93	1.00	0.29	0.30	0.29	4.54	0.3	984.56	984.29	989.00	987.00	984.42	983.49
4	3	0.21	0.40	0.08	0.53	16.60	4.21	2.23	2.52	12	42	0.50	0.39	0.30	0.39	3.21	0.2	979.06	978.89	987.00	985.10	978.30	978.09
3	2	0.52	0.40	0.21	0.74	16.80	4.19	3.09	4.36	12	272	1.50	0.75	0.30	0.75	5.56	0.8	976.85	974.81	985.10	977.25	978.09	974.01
2	1	0.72	0.50	0.36	1.12	17.60	4.11	4.61	5.21	15	29	0.65	0.51	0.23	0.51	4.25	0.1	974.85	974.50	977.25	973.69	973.50	
7	6	0.23	0.80	0.18	0.18	15.00	4.38	0.81	2.02	12	32	0.32	0.05	0.30	0.05	2.57	0.2	985.61	985.60	988.00	988.00	984.90	984.80
8	2	0.07	0.35	0.02	0.02	15.00	4.38	0.81	2.17	12	100	0.37	0.05	0.30	0.05	2.76	0.6	974.70	974.65	978.90	977.25	974.16	973.79
R3	6	0.09	0.90	0.08	0.08	15.00	4.38	0.35	0.56	6	63	1.00	0.40	0.77	0.40	2.86	0.4	985.65	985.40	990.00	988.00	985.50	984.87



COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS
CONSTRUCTION LAYOUT

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
LOT PLANS
CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET



CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA

STORM WATER MANAGEMENT PLAN

SECTION: 11 & 12

THE PROPHET ELIJAH RETREAT CENTER
GENOA TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

REVISED

10-19-2020 SITE PLAN REVIEW REVISION
08-26-2020 SITE PLAN REVIEW SUBMITTAL
07-31-2020 SITE PLAN REVIEW

DATE: 07-31-2020

DRAWN BY: SD

CHECKED BY: TG

FBK:

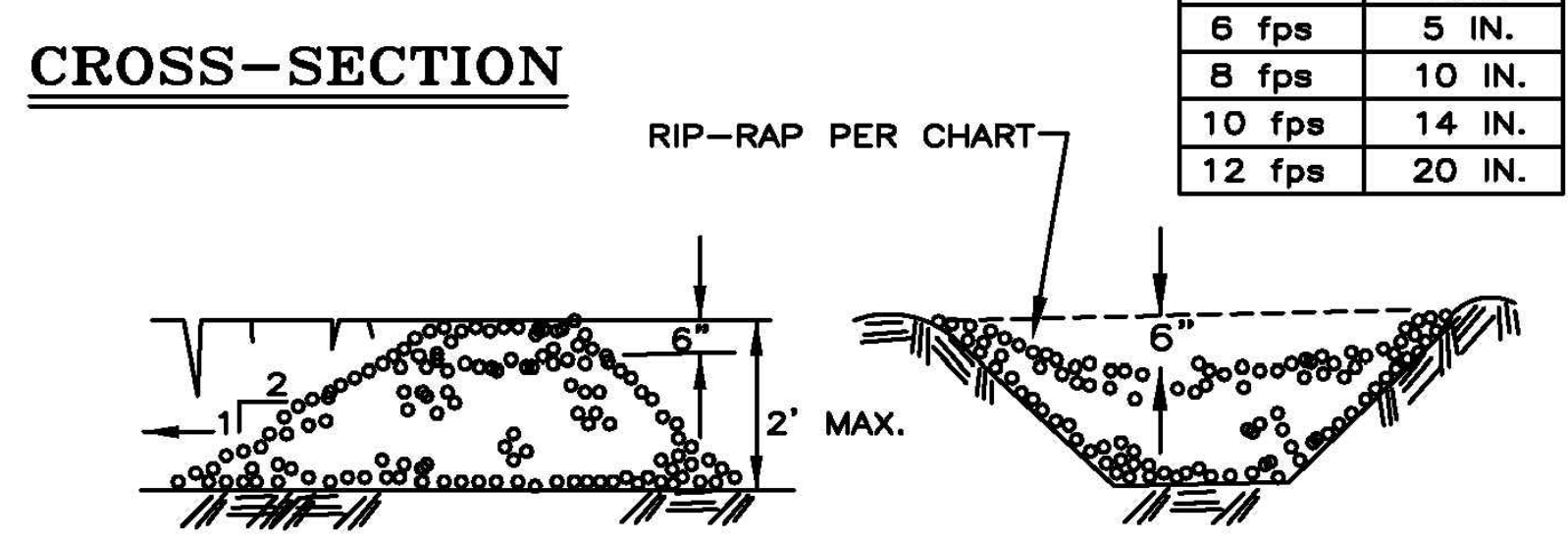
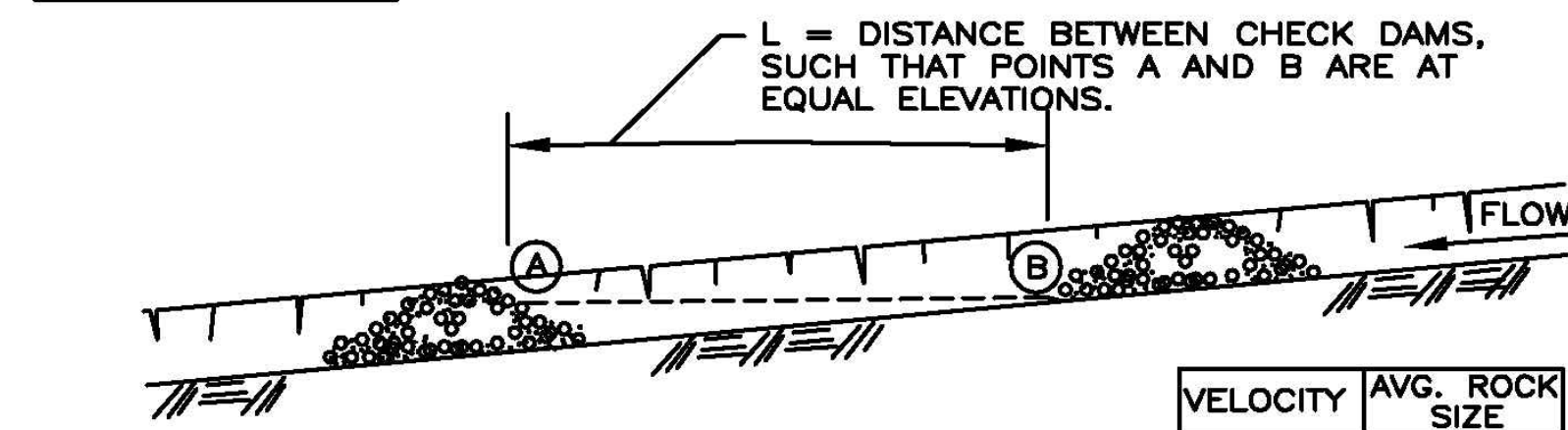
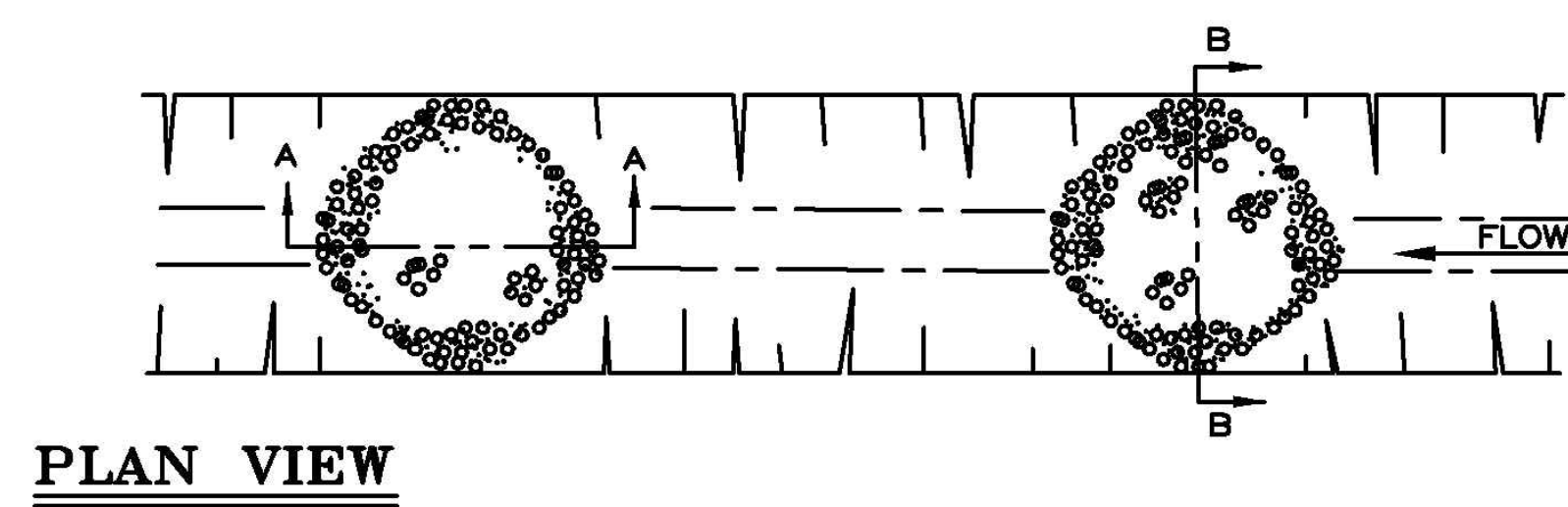
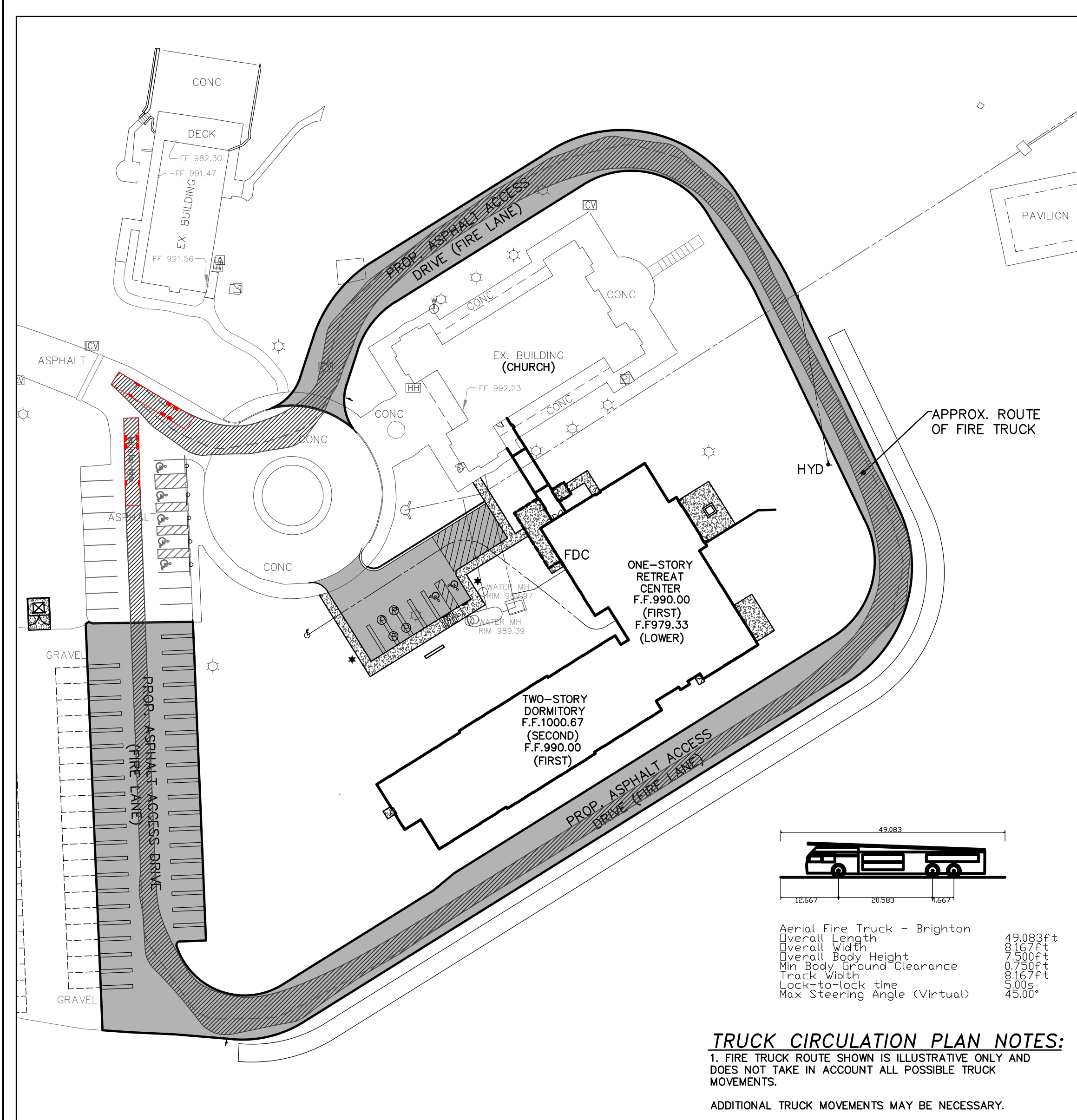
CHF:

SCALE: HOR 1" = 50 FT.
VER 1" = 5 FT.

6

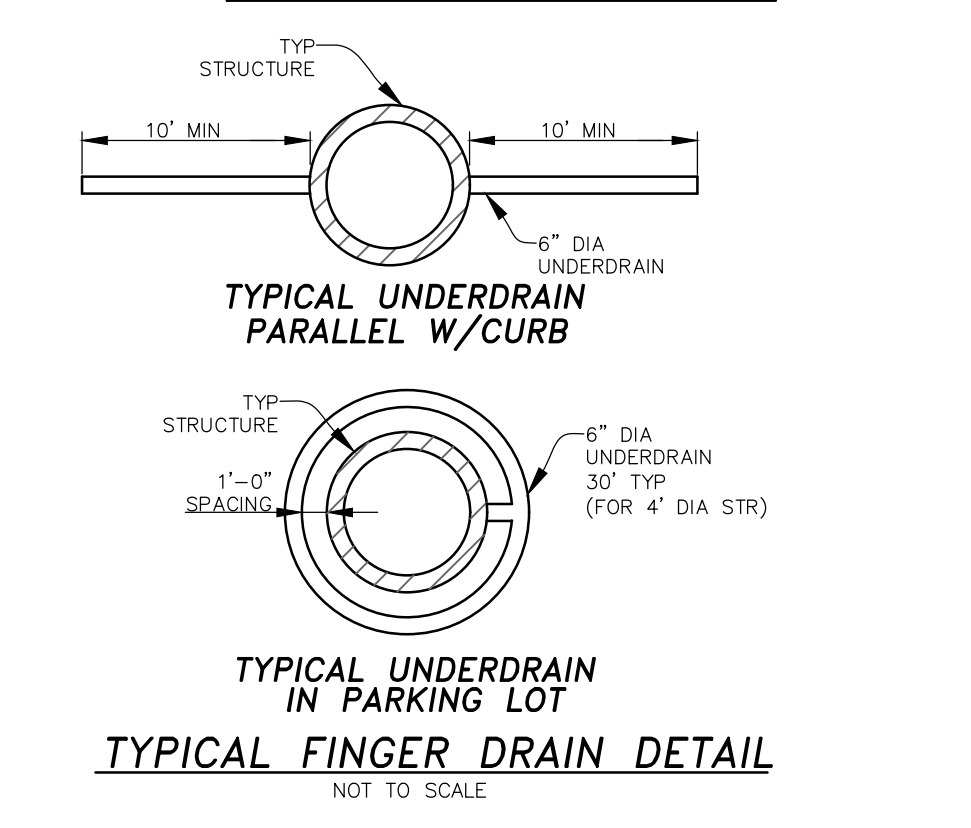
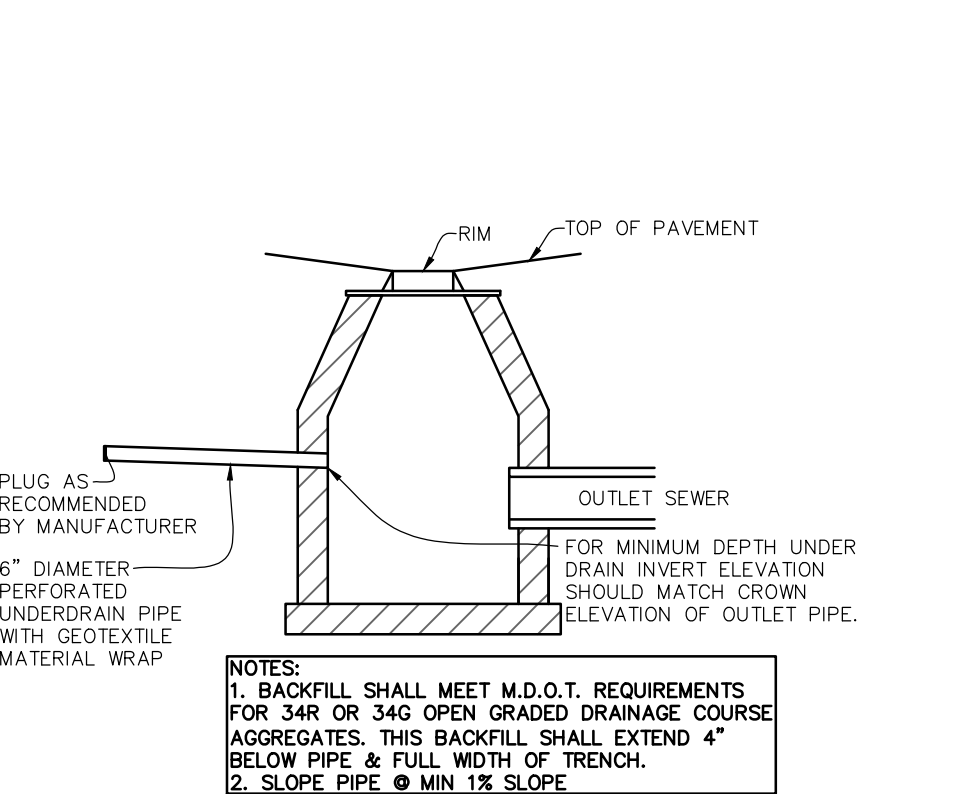
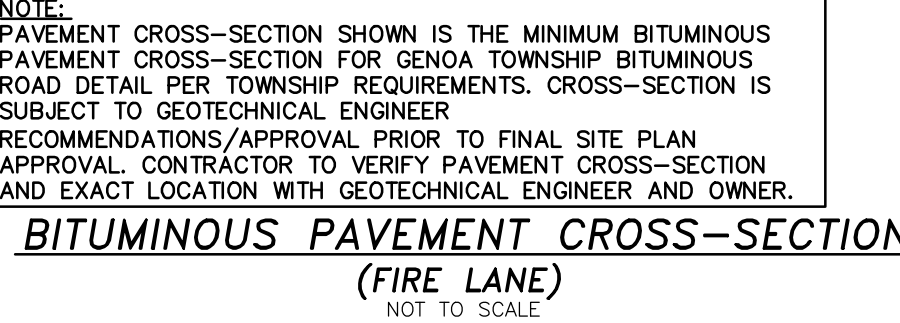
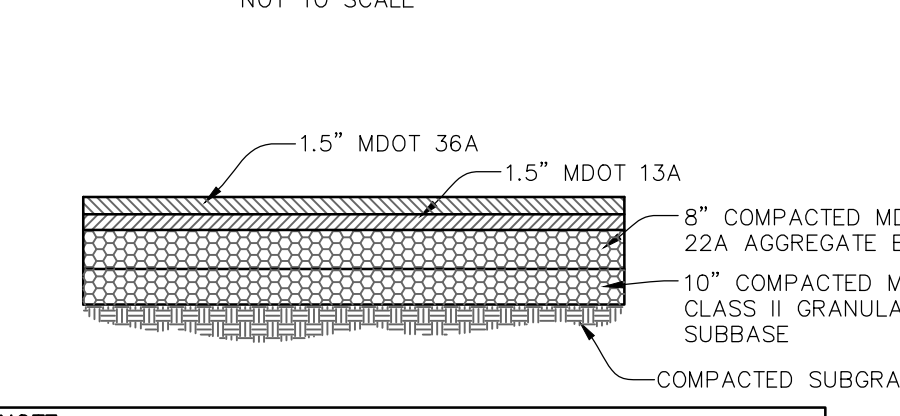
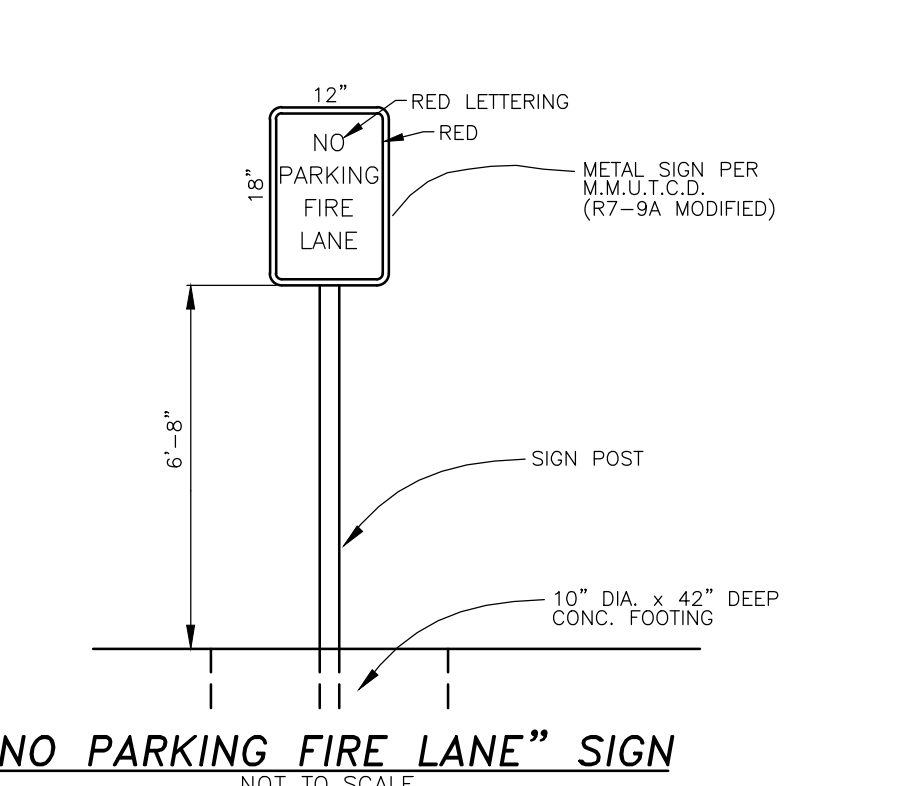
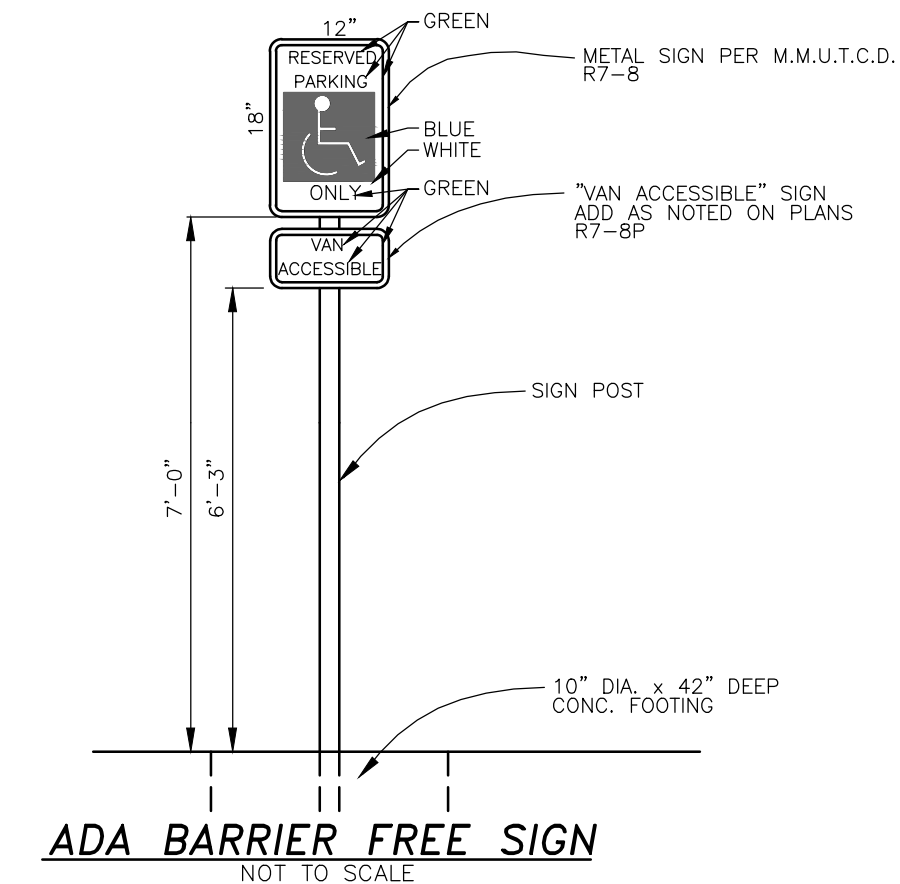
08-296.3

NOT FOR CONSTRUCTION

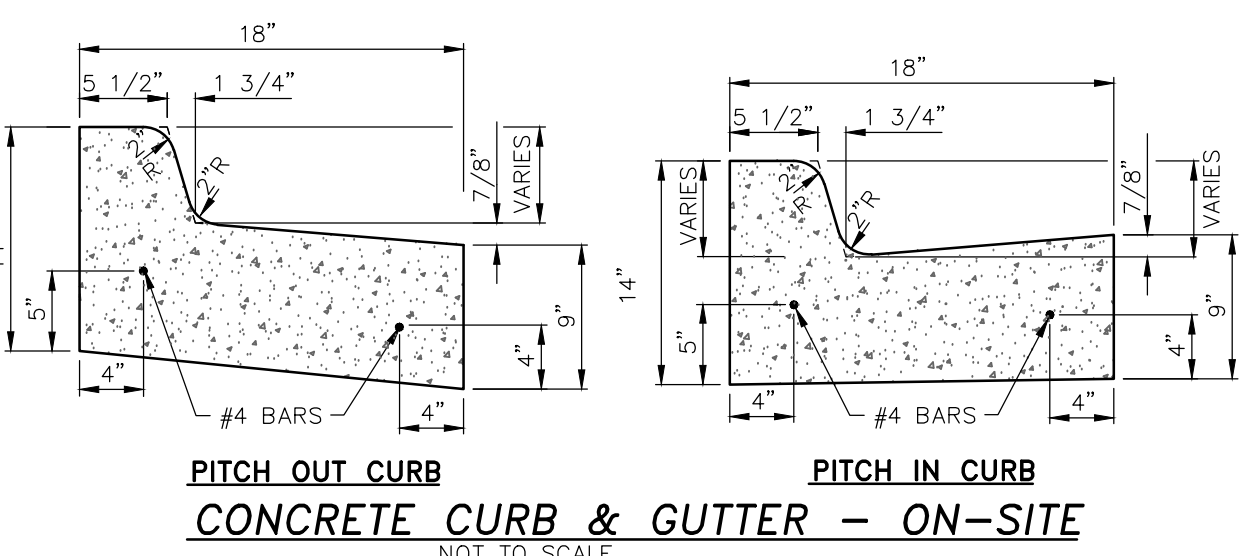
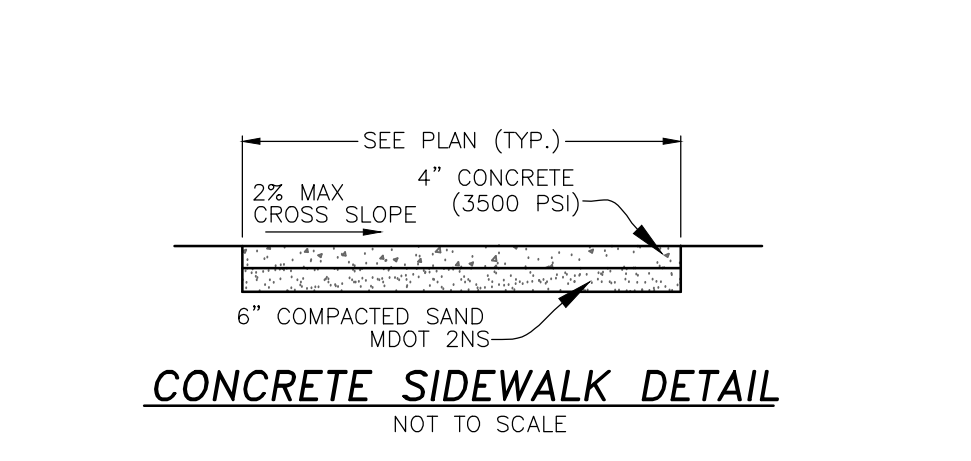
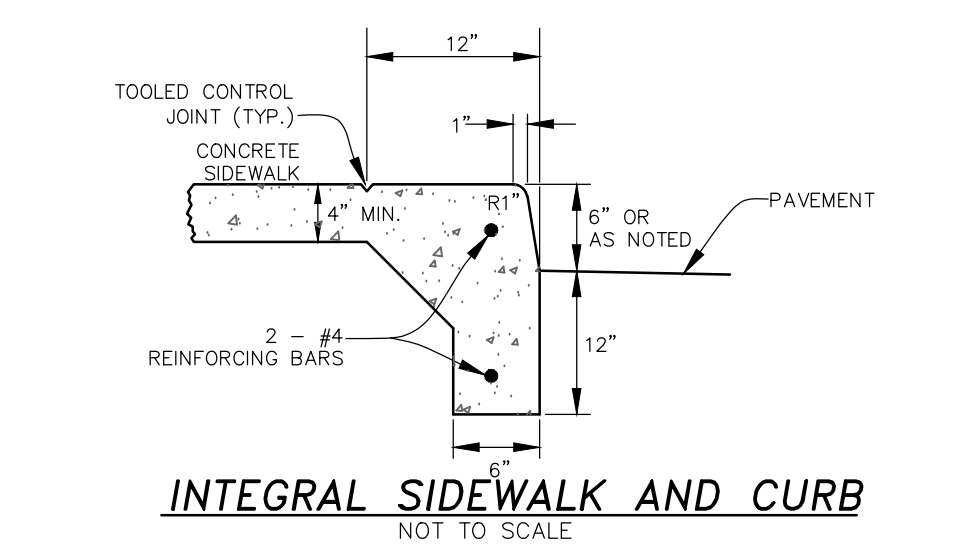
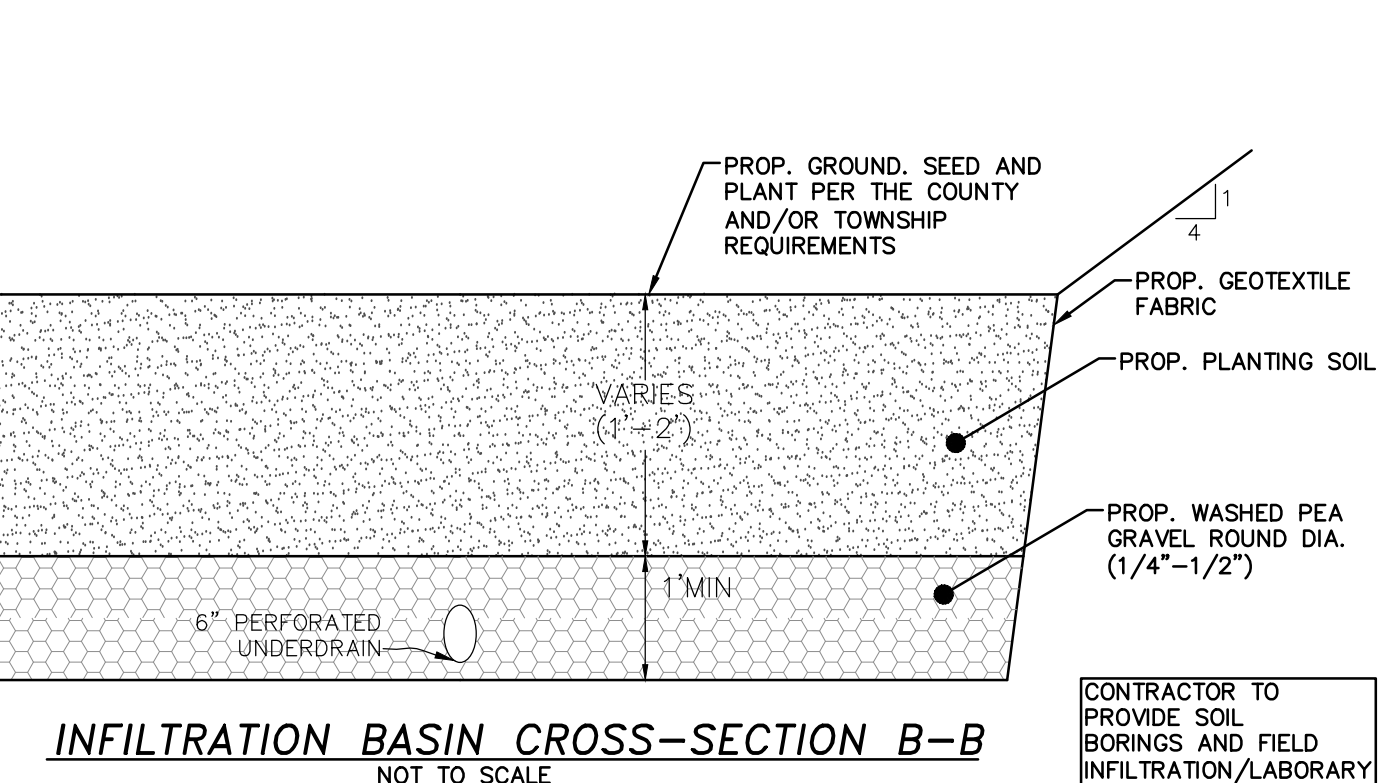
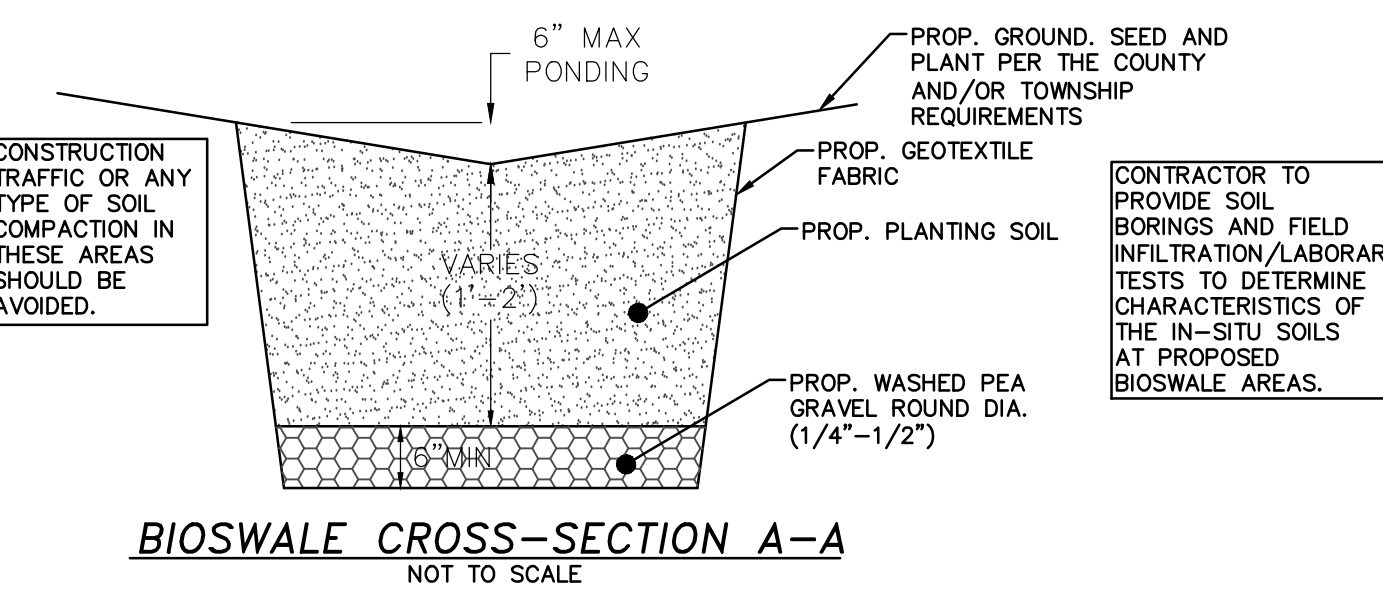


DEPENDING ON THE VELOCITY, SLOPE AND SOILS, USE THE PROPER SIZED RIP-RAP TO HANDLE THE SHEER STRESS OF THE SLOPE/CHANNEL.

CHECK DAMS
NOT TO SCALE

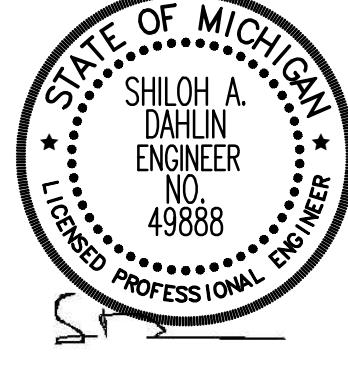
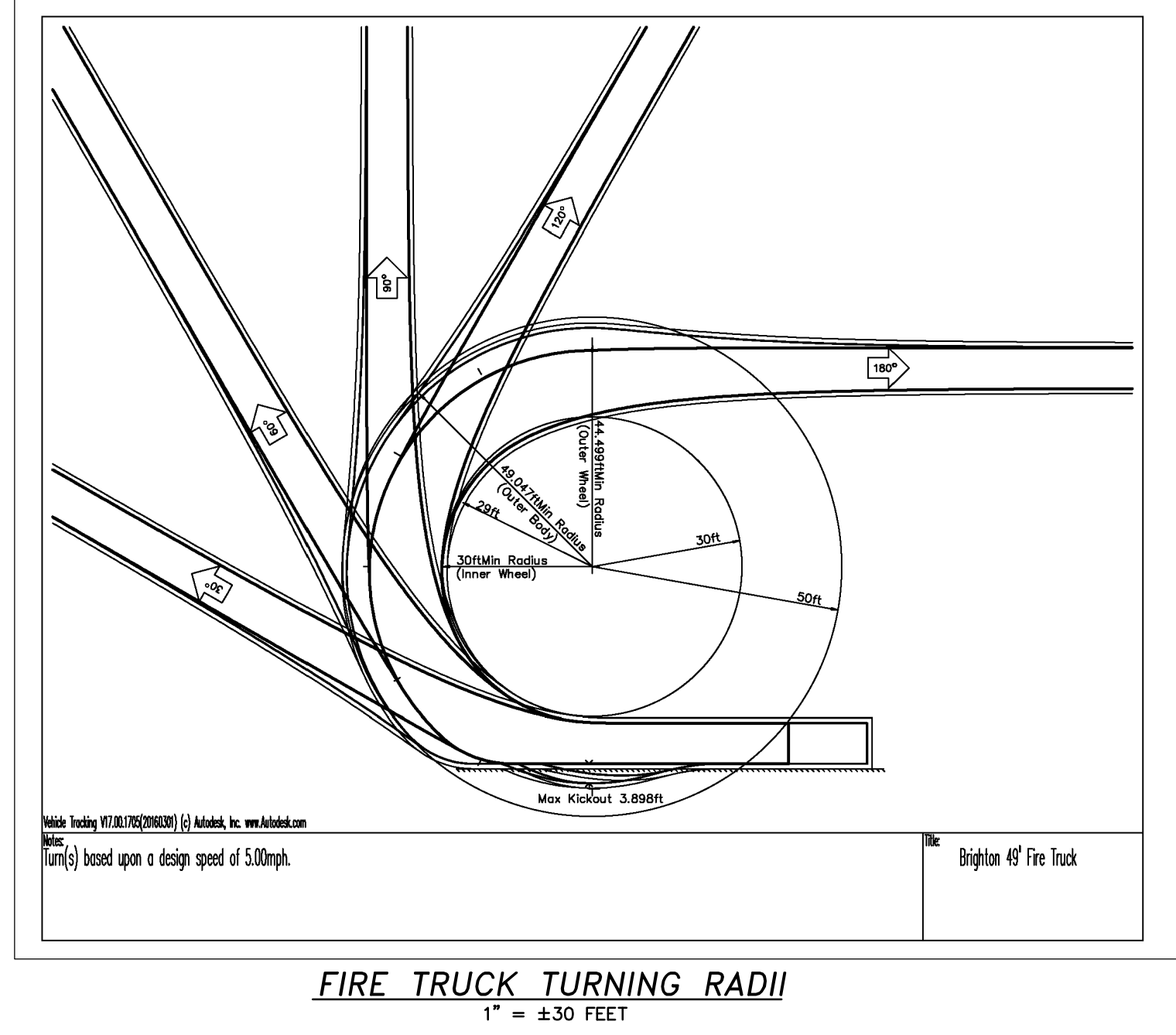


BIOSWALE/BASIN NOTES:
1. INSTALL TEMPORARY SEDIMENT CONTROL BMPs.
2. COMPLETE SITE GRADING, MINIMIZING COMPACTION AS MUCH AS POSSIBLE.
3. EXCAVATE THE BIOSWALES/BASIN TO THE PROP. DEPTHS AND SCARIFY THE EX. SOIL SURFACES. DO NOT COMPACT IN-SITU SOILS.
4. BACKFILL WITH THE AMENDED SOIL. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY.
5. PLANTING SOIL MUST BE A LOAM TOPSOIL CAPABLE OF SUPPORTING A HEALTHY VEGETATIVE COVER. SOILS MUST BE AMENDED WITH COMPOSTED ORGANIC MATERIAL. SOILS MUST BE FREE OF CONSTRUCTION DEBRIS AND SUBSOILS. SOILS MUST HAVE A CLAY CONTENT LESS THAN 10%, BE FREE OF TOXIC SUBSTANCES AND UNWANTED PLANT MATERIAL AND HAVE A 20-30% ORGANIC MATTER CONTENT. ADDITIONAL ORGANIC MATTER CAN BE ADDED TO THE SOIL TO INCREASE WATER HOLDING CAPACITY. TESTS SHOULD BE CONDUCTED BY A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY VOLUME STORAGE CAPACITY OF THE PLANTING SOIL.
6. PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT.
7. COMPLETE FINAL GRADING TO ACHIEVE PROPOSED DESIGN ELEVATIONS, LEAVING SPACE FOR UPPER LAYER OF COMPOST, MULCH OR TOPSOIL.



NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



COMMERCIAL
ALTA PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS
CONSTRUCTION LAYOUT

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
LOT PLANS
CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET



CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA

SITE DETAILS

THE PROPHET ELIJAH RETREAT CENTER
SECTION: 11 & 12
TOWNSHIP: 2N
GENOA TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

REVISIONS

10-19-2020 SITE PLAN REVIEW REVISION
08-26-2020 SITE PLAN REVIEW RESUBMITTAL
07-31-2020 SITE PLAN REVIEW

DATE: 07-31-2020

DRAWN BY: SD

CHECKED BY: TG

AS NOTED

FBK:

CHF:

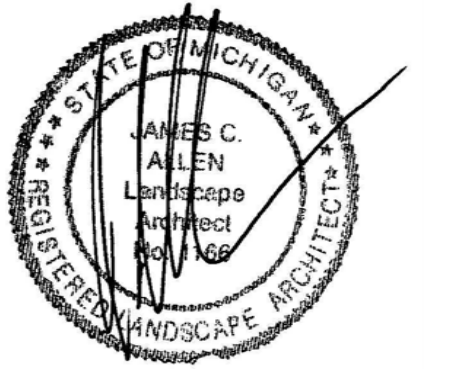
7

SCALE: HOR 1" = 100 FT.
VER 1" = 10 FT.

08-296.3

NOT FOR CONSTRUCTION

Seal:



Title:
Landscape Plan

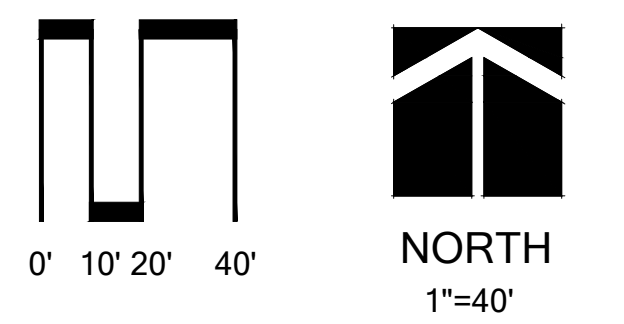
Project:
**The Prophet Elijah
 Retreat Center
 Genoa Township, Michigan**

Prepared for:
 Saroki Architecture
 430 N. Old Woodward
 Birmingham, Michigan 48009
 248.258.5707

Revision:	Issued:
Site Plan Review	July 31, 2020
Site Plan Submission	August 26, 2020
Site Plan Review Revision	October 19, 2020
Site Plan Review Revision	March 12, 2021

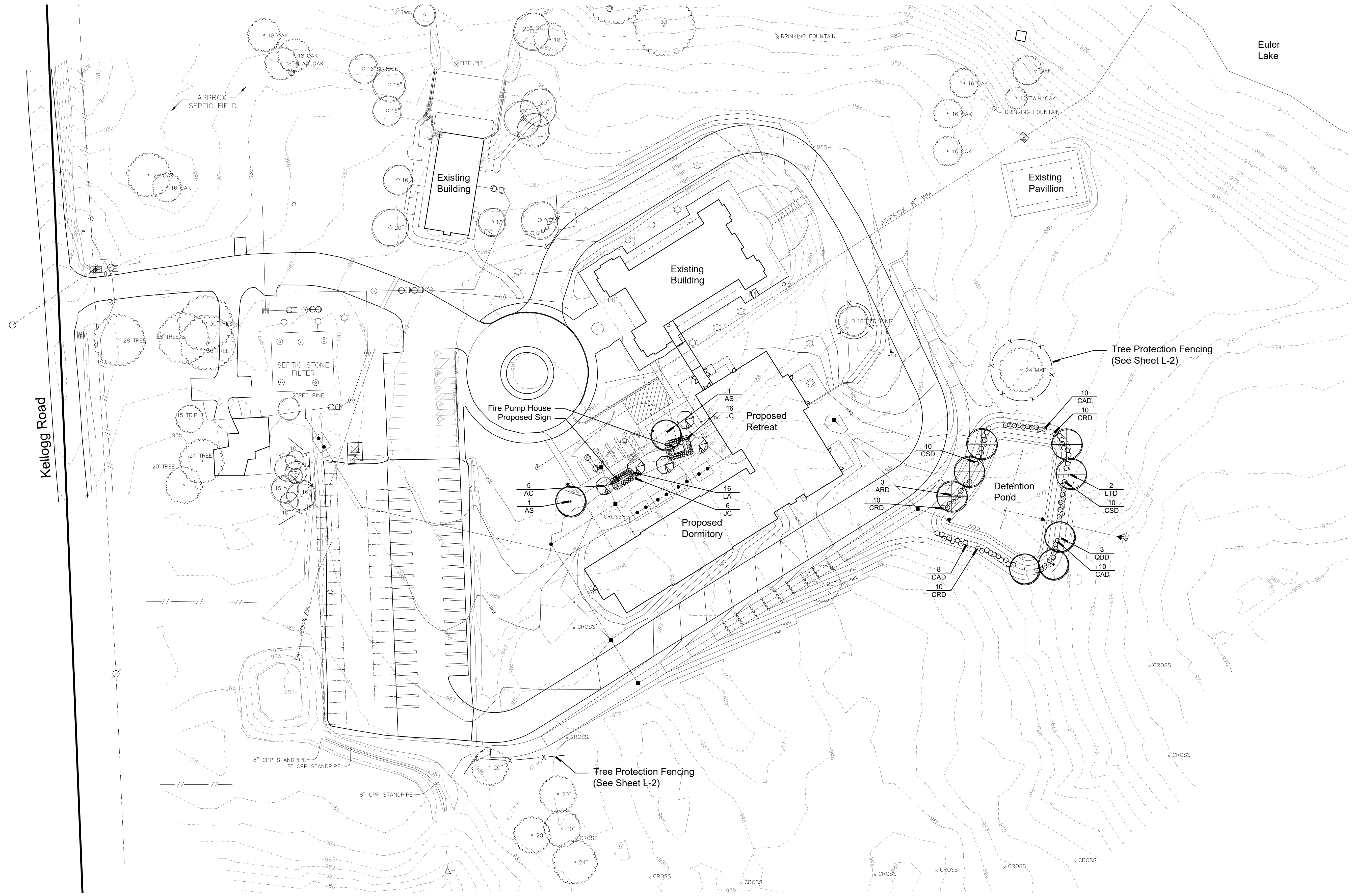
Job Number:
 20-043

Drawn By: jca Checked By: jca



Sheet No.

L-1



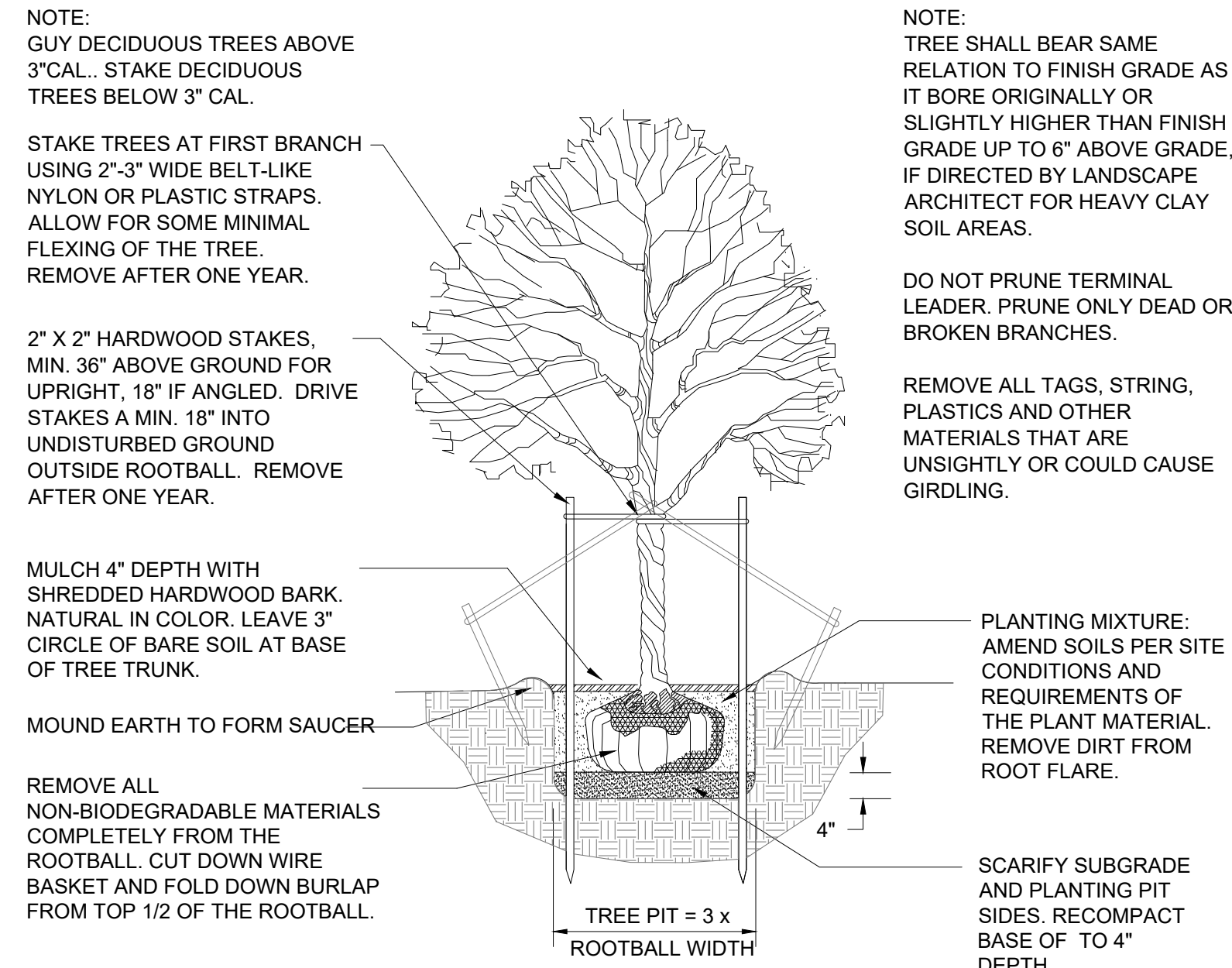
Landscape Summary

Detention Pond	384 l.f.
Top of Bank Length	7.7 Trees (384 / 50)
Trees Required	xx Trees
Trees Provided	76.8 Shrubs (384 / 50) x 10
Shrubs Required	xx Shrubs
Shrubs Provided	

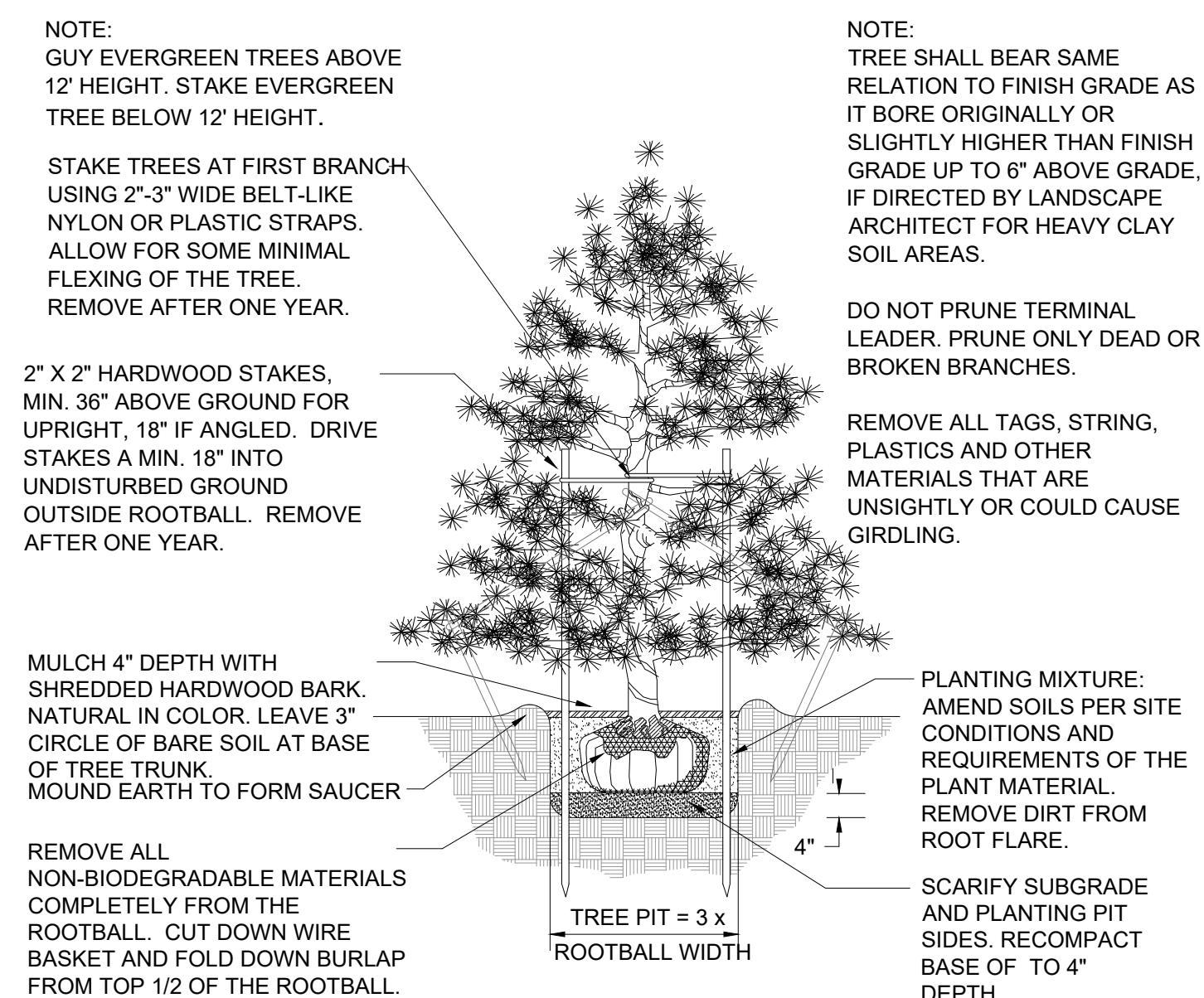
Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
AC	5	Amelanchier laevis	Shadblow	2.5"	as shown	B&B	
AS	2	Acer saccharum 'Green Mountain'	Sugar Maple	3.0"	as shown	B&B	
JC	22	Juniperus ch. 'Keteleer'	Keteleer Juniper		as shown	B&B	6'
LA	16	Lavandula angustifolia 'Dwarf Blue'	Dwarf Blue Lavender		18" o.c.	cont.	#2
Detention Pond							
ARD	3	Acer rubrum	Red Maple	3.0"	as shown	B&B	
CAD	28	Cornus amomum	Silky Dogwood		as shown	cont	24"
CRD	30	Cornus racemosa	Gray Dogwood		as shown	cont	24"
CSD	20	Cornus sericea	Red-osier Dogwood		as shown	cont	24"
LTD	2	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
QBD	3	Quercus bicolor	Swamp White Oak	3.0"	as shown	B&B	
78		Shrubs Provided					
8		Trees Provided					

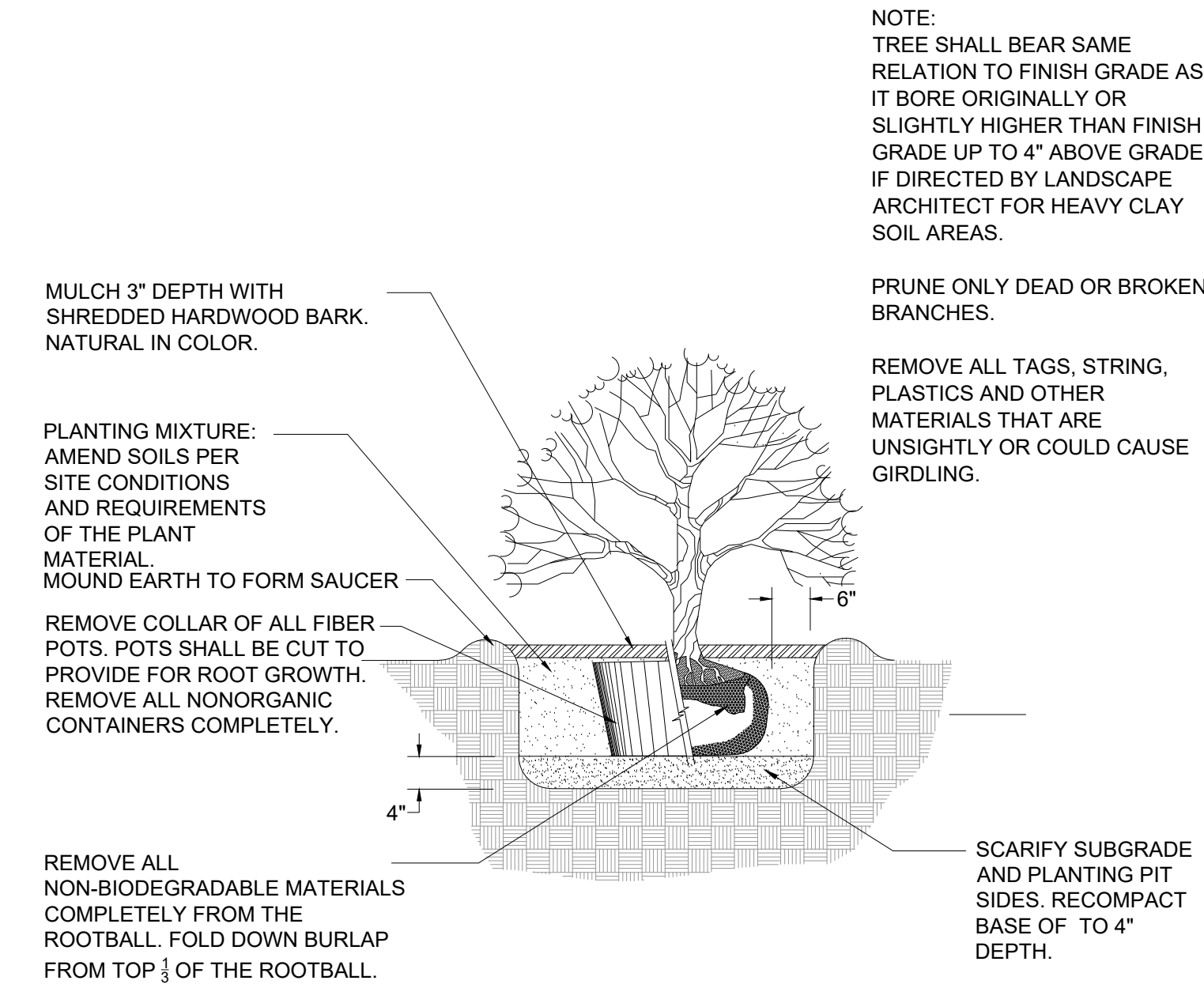




DECIDUOUS TREE PLANTING DETAIL



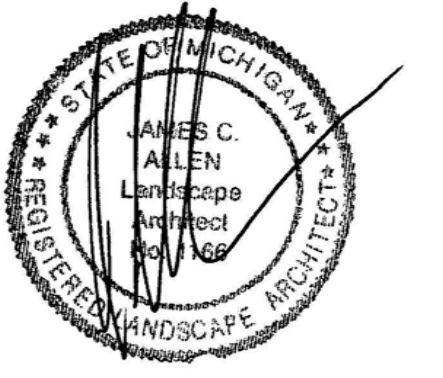
EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

NOT TO SCALE

Seal:



Title:

Landscape Details

Project:

The Prophet Elijah
 Retreat Center
 Genoa Township, Michigan

Prepared for:

Saroki Architecture
 430 N. Old Woodward
 Birmingham, Michigan 48009
 248.258.5707

Revision:

Issued:

Site Plan Review	July 31, 2020
Site Plan Submission	August 26, 2020
Site Plan Review Revision	October 19, 2020
Site Plan Review Revision	March 12, 2021

Job Number:

20-043

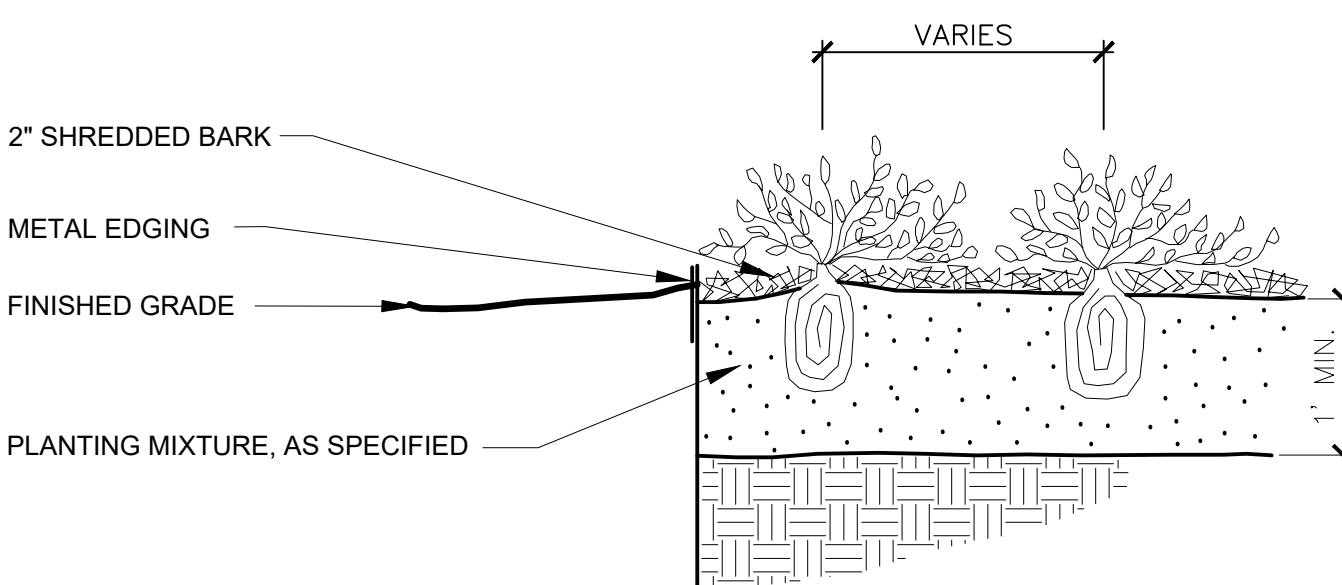
Drawn By:

jca

Checked By:

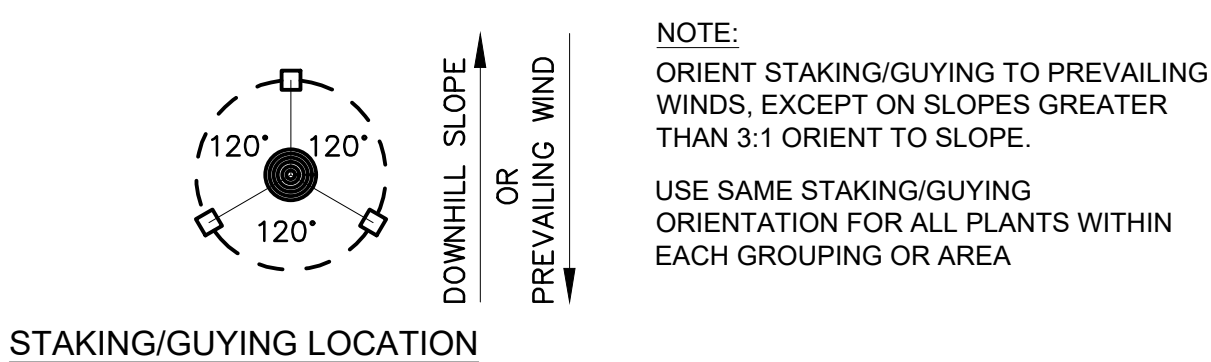
jca

Sheet No.

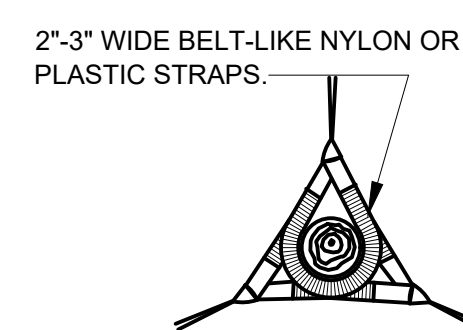


PERENNIAL PLANTING DETAIL

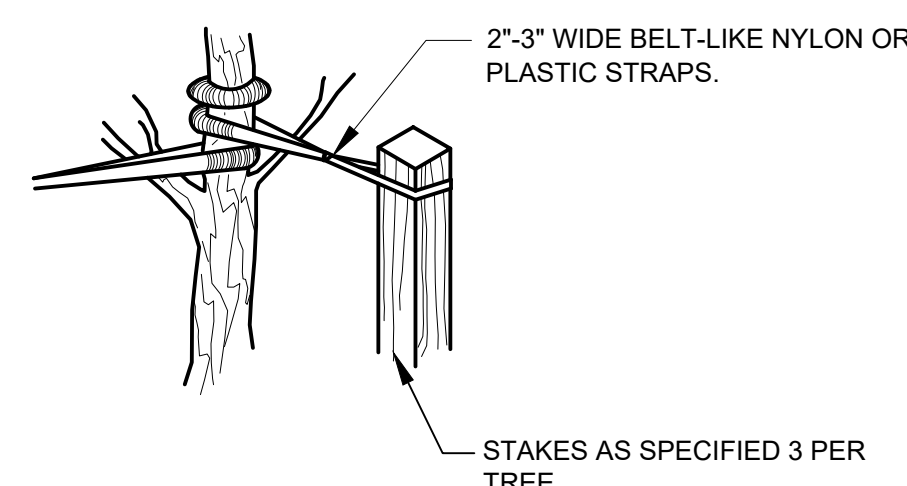
Not to scale



STAKING/GUYING LOCATION



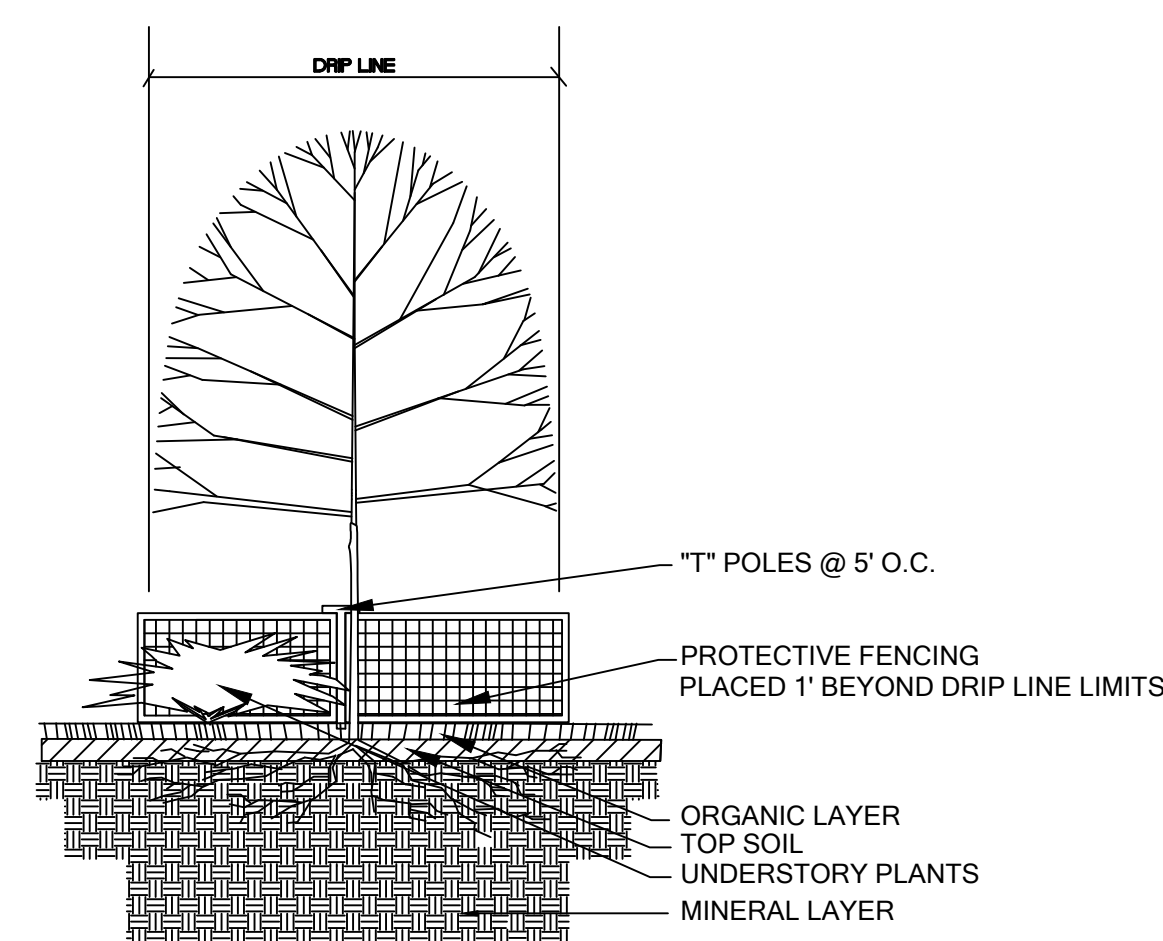
GUYING DETAIL



STAKING DETAIL

TREE STAKING DETAIL

Not to scale

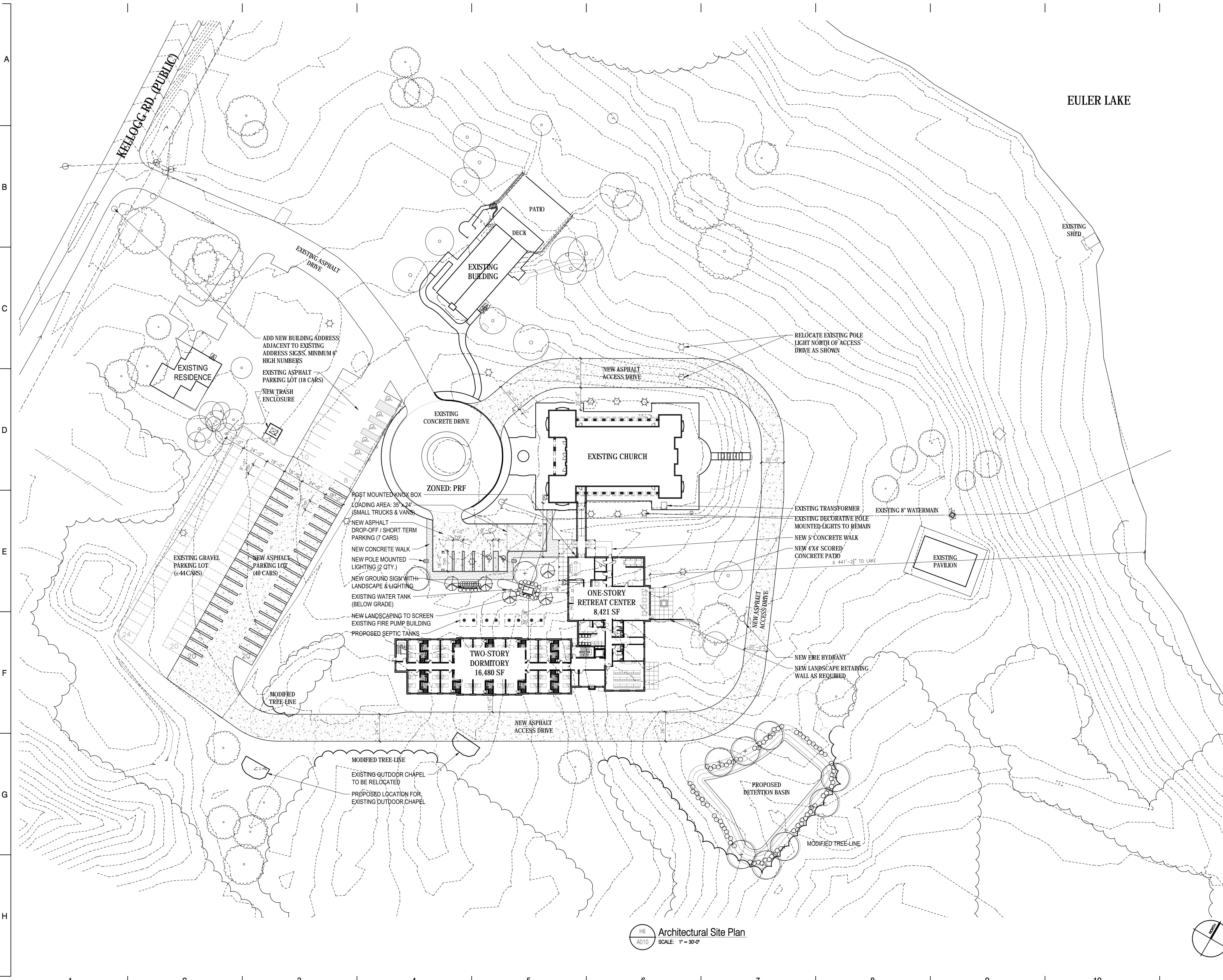


1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Dripline, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Dripline of Those Trees to be Saved. Special Circumstances Shall be Reviewed by the City.
4. Fencing Shall be Erected Prior to Construction. The City Shall be Notified Once the Fencing is Installed for Inspection.
5. Under no Circumstances Shall the Protective Fencing be Removed Without Proper Approval from the City.
6. No Person Shall Conduct any Activity Within Areas Proposed to Remain. This Shall include, but not be Limited to:
 - a. No Solvents or Chemicals Within Protected Areas.
 - b. No Building Materials or Construction Equipment Within Protected Areas.
 - c. No Grade Changes, Including Fill, Within Protected Areas.
 - d. No Removal of Vegetation from the Ground Up Without Permission from the Proper Reviewing Authority, Including the Woodlands Review Board.
 - e. Any Required Swales Needs to be Directed Around the Protected Area. Instances Where Swales are Approved Through a Protected Area, the Swales Need to be HAND DUG. Machinery of Any Kind is Prohibited.
 - f. Regulated Woodland or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

TREE PROTECTION DETAIL

NO SCALE





A
B
C
D
E
F
G
H

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10



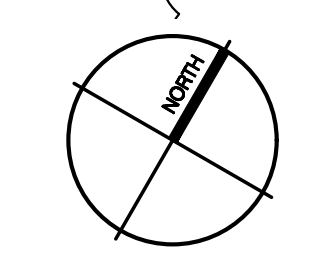
SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114

Date: Issued For:

03-30-2019	CLIENT MEETING
11-17-2019	CLIENT MEETING
12-13-2019	CLIENT REVIEW
01-21-2020	CLIENT REVIEW
02-06-2020	CLIENT REVIEW
05-14-2020	CLIENT REVIEW
05-27-2020	SCHEMES A,B,C
06-02-2020	CLIENT REVIEW
06-15-2020	MAR ADDAI SHRINE RELOCATION
07-31-2020	SITE PLAN REVIEW
08-26-2020	SITE PLAN REVIEW RESUBMITTAL
10-19-2020	SITE PLAN REVIEW REVISION
03-15-2021	SITE PLAN REVIEW RESUBMITTAL

H6
A010
Architectural Site Plan
SCALE: 1" = 30'-0"



Sheet No.:
A010
ARCHITECTURAL SITE PLAN

Oak Landscape Lighting CATALOG # _____ PROJECT NAME _____ TYPE _____

SPECIFICATION SHEET

PRODUCT # GR526-BK

Housing: Die-cast aluminum Knuckle with adjustable thumb screw. Easy adjustable for vertical tilt and horizontal rotation.

Lens: Heat resistant Convex Glass Lens is fully sealed with silicon sealant reduces water build-up and puddle on the lens. Flat Tempered Glass.

Socket: High Temperature ceramic socket with nickel contacts. Stainless Steel spring.

Lamp: LED MR16 Lamp type, Max wattage 50W.

Gasket: High temperature silicone O-ring for water tight seal.

Wiring: 3' #18/2 Direct bury landscape lighting wire with UL listed, Pre-stripped hub-ready leads for quick installation.

Mounting: In-ground ABS Stake or Surface/Tree Mounting.

Electrical Notes: A remote 12V transformer required, may be ordered to Etram, Inc. separately. Voltage range for 12V halogen lamps are 11V-12.2V. Voltage range for LED lamps are 9V-17V.

Hardware: Hexagonal crew fix to part

Warranty: One (1) year warranty against housing and body defects.

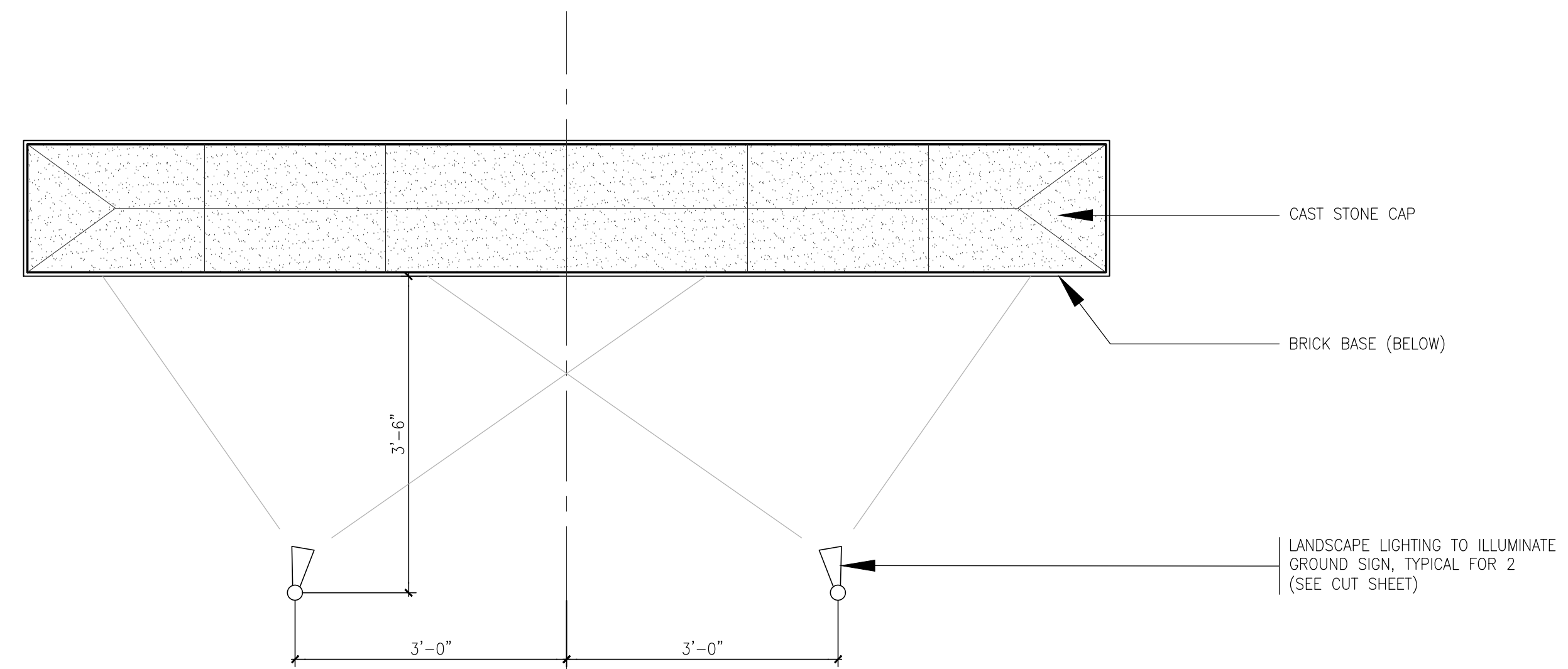
GR526			
SERIES	FINISH	VOLTAGE	LAMP
GR526 - Bullet Fixture	BK Black Aluminum	12V DC	L - LED LAMP
TR526 - Surface / Tree			

ACCESSORIES

In-Ground ABS Stake Surface / Tree Mounting

ELRAM, INC. • TF: 855-415-5550 • T: 323-46-ELRAM (35726) • elraminc.com • info@elraminc.com
© 2015 ELRAM, Inc. Etram, Inc. holds the right to change the design of our products at any time.

D2 Ground Sign Lighting
A011 SCALE: NONE



E6 Ground Sign - Plan
A011 SCALE: 3/4" = 1'-0"

Radean Arm Mount LED Area Luminaire

Specifications:
 EPA: 0.75 ft² (0.05 m²)
 Length: L1 24" (61cm), L2 30" (60.96cm)
 Width: 24" (61cm)
 Height: 4" (10.2cm)
 Weight (max): 29lb (13.15kg)

Introduction
 The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance. Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

Ordering Information EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

Series	Performance package	Color Temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 1,000 Lumens	2700	SYM	MVOLT1 277V	SR Square pole mounting (includes adapter)
	P2 3,000 Lumens	30K	3000K	120V 347	BR Round pole mounting
	P3 5,000 Lumens	30K	3000K	200V 480	WIA Wall socket
	P4 10,000 Lumens	40K	4000K		
	P5 16,000 Lumens	50K	5000K		

Control options: Shipped installed: NLM2 (high MR 2.0 enabled), PM (0-10V dimmer sensor (10% to 30%)), PE (remote photocell), RAD (field adjustable output)

Other options: SF Single face, DF Double face, PM 0-10V dimmer sensor, PE Remote photocell, RAD Field adjustable output

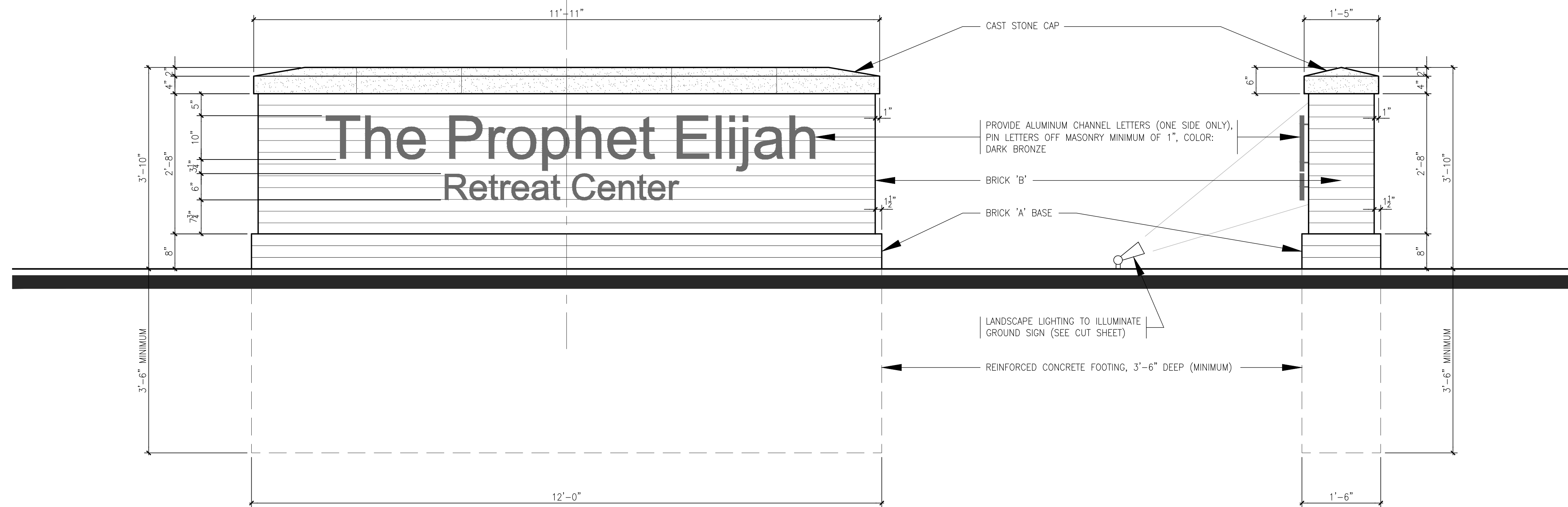
Shipped separately: IS In-house shade, DRBK Dark bronze, DRBLK Black, DRWHT Natural aluminum, DRWHT White

Finish color: DRBK Dark bronze, DRBLK Black, DRWHT Natural aluminum, DRWHT White

Finish color: DRBK Dark bronze, DRBLK Black, DRWHT Natural aluminum, DRWHT White

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conners, Georgia 30122 • Phone: 1-800-795-SERV (7378) • www.lithonia.com RAD1 LED © 2011-2020 Acuity Brands Lighting Inc. All rights reserved. Rev. 05/16/20

H2 Pole Mounted Site Lighting
A011 SCALE: NONE



H6 Ground Sign - Front Elevation
A011 SCALE: 3/4" = 1'-0"

H10 Ground Sign - Side Elevation
A011 SCALE: 3/4" = 1'-0"



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114

Date: Issued For:

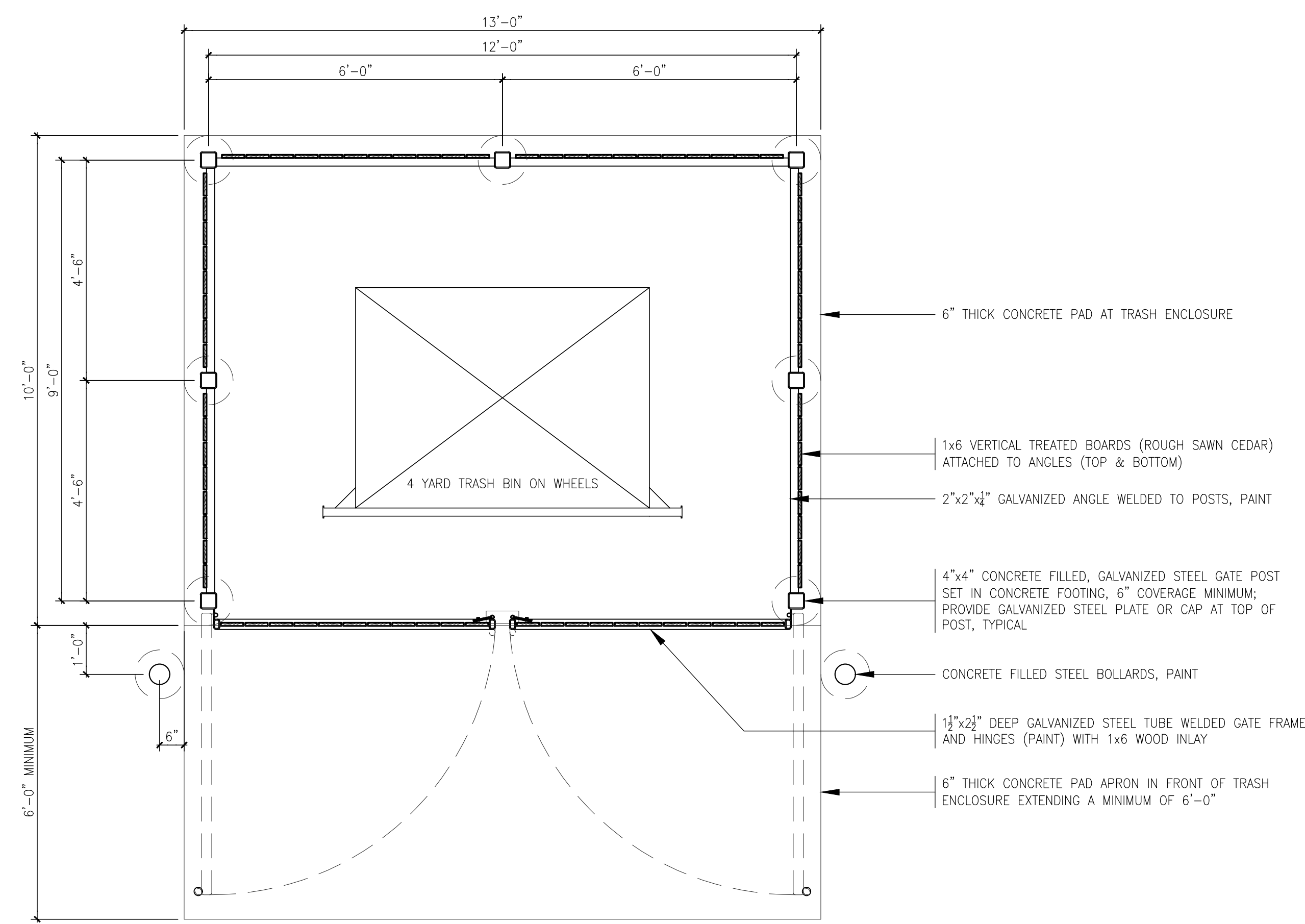
07-31-2020 SITE PLAN REVIEW

Sheet No.:

A011

SITE DETAILS

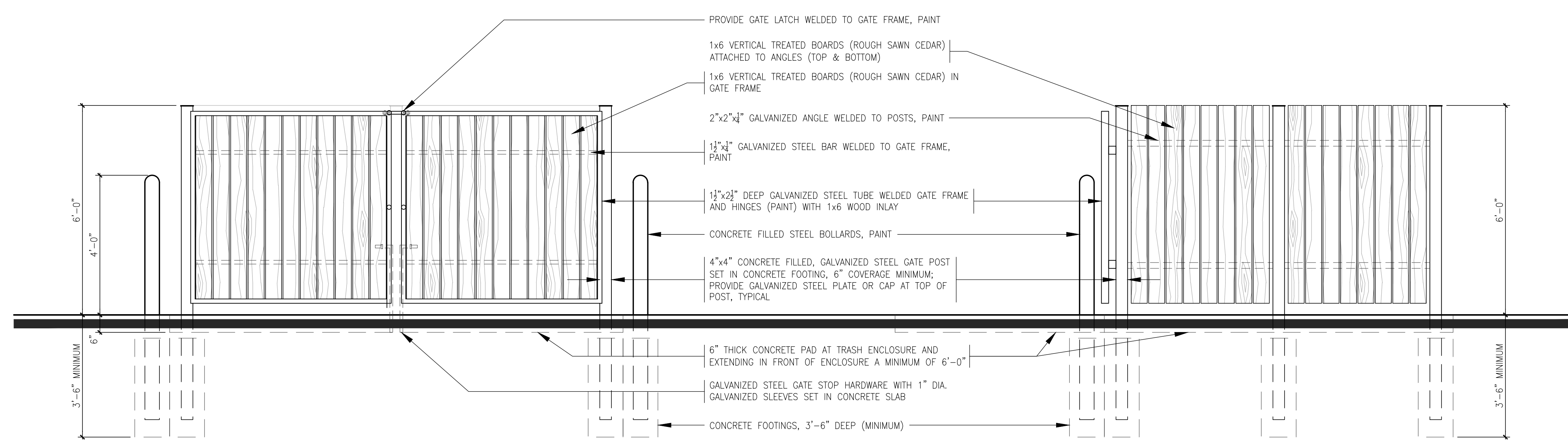
A
B
C
D
E
F
G
H



F5 Trash Enclosure - Plan
A012 SCALE: 1/2" = 1'-0"



F9 4 Yard Trash Dumpster with Lid
A012 SCALE: NONE



H5 Trash Enclosure - Front Elevation
A012 SCALE: 1/2" = 1'-0"

H9 Trash Enclosure - Side Elevation
A012 SCALE: 1/2" = 1'-0"



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114

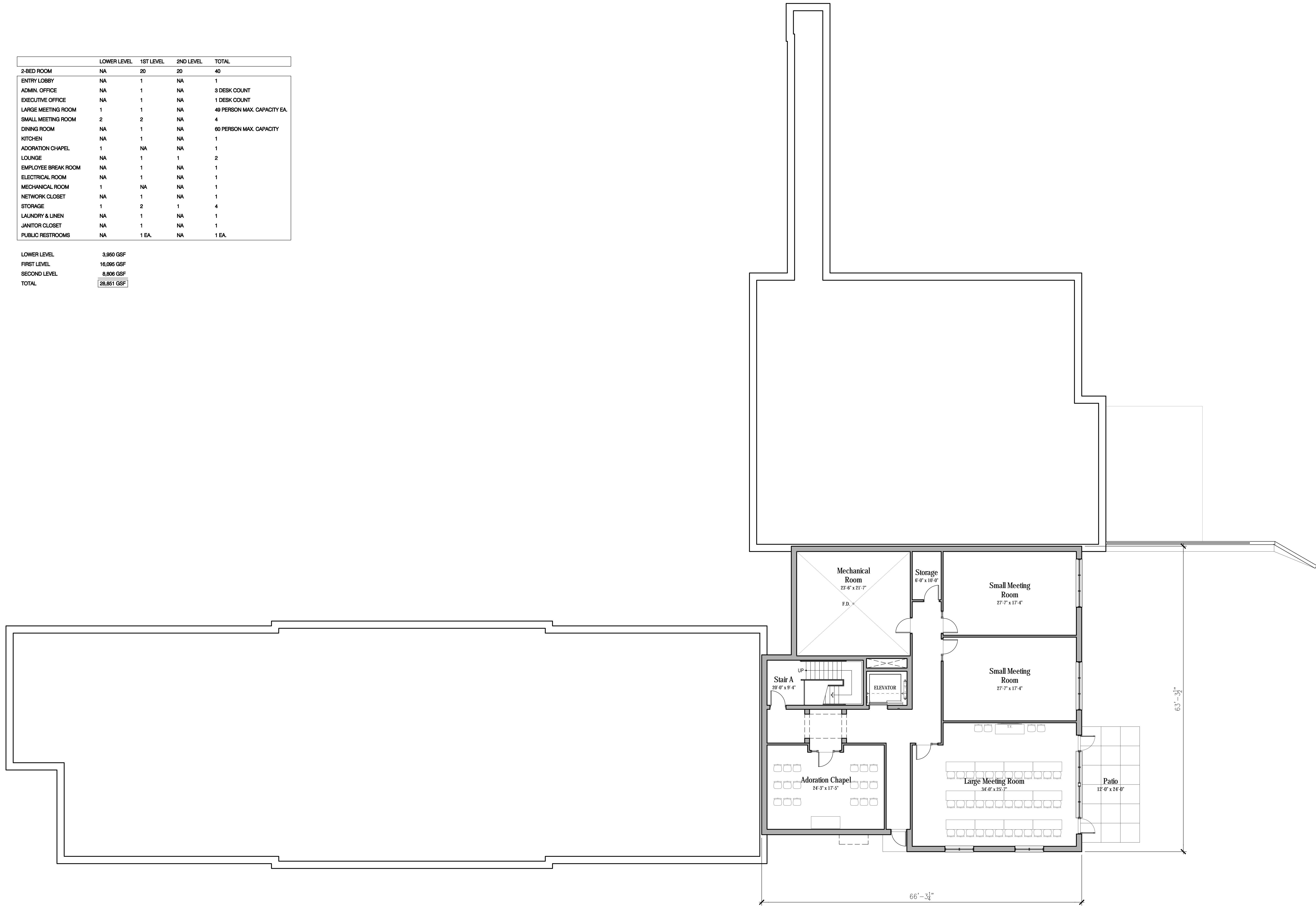
Date: Issued For:
07-31-2020 SITE PLAN REVIEW
08-26-2020 SITE PLAN REVIEW RESUBMITTAL

Sheet No.:
A012
TRASH ENCLOSURE

A
B
C
D
E
F
G
H

	LOWER LEVEL	1ST LEVEL	2ND LEVEL	TOTAL
2-BED ROOM	NA	20	20	40
ENTRY LOBBY	NA	1	NA	1
ADMIN. OFFICE	NA	1	NA	3 DESK COUNT
EXECUTIVE OFFICE	NA	1	NA	1 DESK COUNT
LARGE MEETING ROOM	1	1	NA	49 PERSON MAX. CAPACITY EA.
SMALL MEETING ROOM	2	2	NA	4
DINING ROOM	NA	1	NA	60 PERSON MAX. CAPACITY
KITCHEN	NA	1	NA	1
ADORATION CHAPEL	1	NA	NA	1
LOUNGE	NA	1	1	2
EMPLOYEE BREAK ROOM	NA	1	NA	1
ELECTRICAL ROOM	NA	1	NA	1
MECHANICAL ROOM	1	NA	NA	1
NETWORK CLOSET	NA	1	NA	1
STORAGE	1	2	1	4
LAUNDRY & LINEN	NA	1	NA	1
JANITOR CLOSET	NA	1	NA	1
PUBLIC RESTROOMS	NA	1 EA.	NA	1 EA.

LOWER LEVEL	3,950 GSF
FIRST LEVEL	16,095 GSF
SECOND LEVEL	8,806 GSF
TOTAL	28,851 GSF

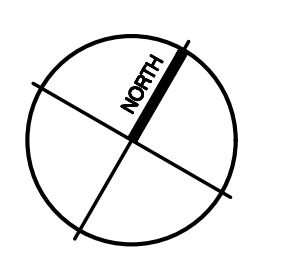


SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114
Date: Issued For:
05-27-2020 SCHEMES A,B,C
06-02-2020 CLIENT REVIEW
07-31-2020 SITE PLAN REVIEW

H6 Lower Level Floor Plan
A100 SCALE: 1/8" = 1'-0"



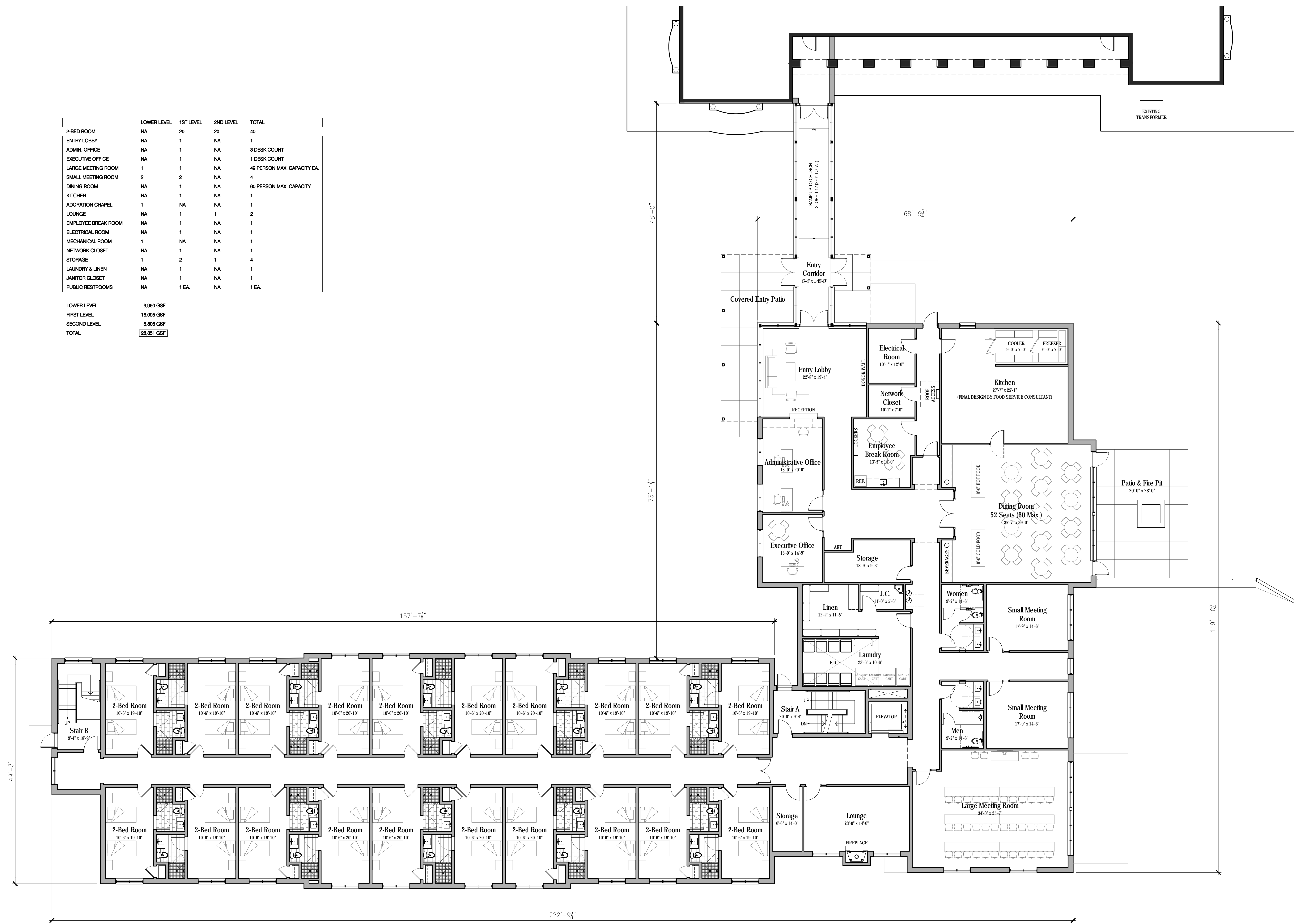
Sheet No.:
A100
LOWER LEVEL FLOOR PLAN

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

A
B
C
D
E
F
G
H

	LOWER LEVEL	1ST LEVEL	2ND LEVEL	TOTAL
2-BED ROOM	NA	20	20	40
ENTRY LOBBY	NA	1	NA	1
ADMIN. OFFICE	NA	1	NA	3 DESK COUNT
EXECUTIVE OFFICE	NA	1	NA	1 DESK COUNT
LARGE MEETING ROOM	1	1	NA	49 PERSON MAX. CAPACITY EA.
SMALL MEETING ROOM	2	2	NA	4
DINING ROOM	NA	1	NA	60 PERSON MAX. CAPACITY
KITCHEN	NA	1	NA	1
ADORATION CHAPEL	1	NA	NA	1
LOUNGE	NA	1	1	2
EMPLOYEE BREAK ROOM	NA	1	NA	1
ELECTRICAL ROOM	NA	1	NA	1
MECHANICAL ROOM	1	NA	NA	1
NETWORK CLOSET	NA	1	NA	1
STORAGE	1	2	1	4
LAUNDRY & LINEN	NA	1	NA	1
JANITOR CLOSET	NA	1	NA	1
PUBLIC RESTROOMS	NA	1 EA.	NA	1 EA.

LOWER LEVEL	3,950 GSF
FIRST LEVEL	16,095 GSF
SECOND LEVEL	8,806 GSF
TOTAL	28,851 GSF



H6
A110 First Level Floor Plan
SCALE: 1/8" = 1'-0"

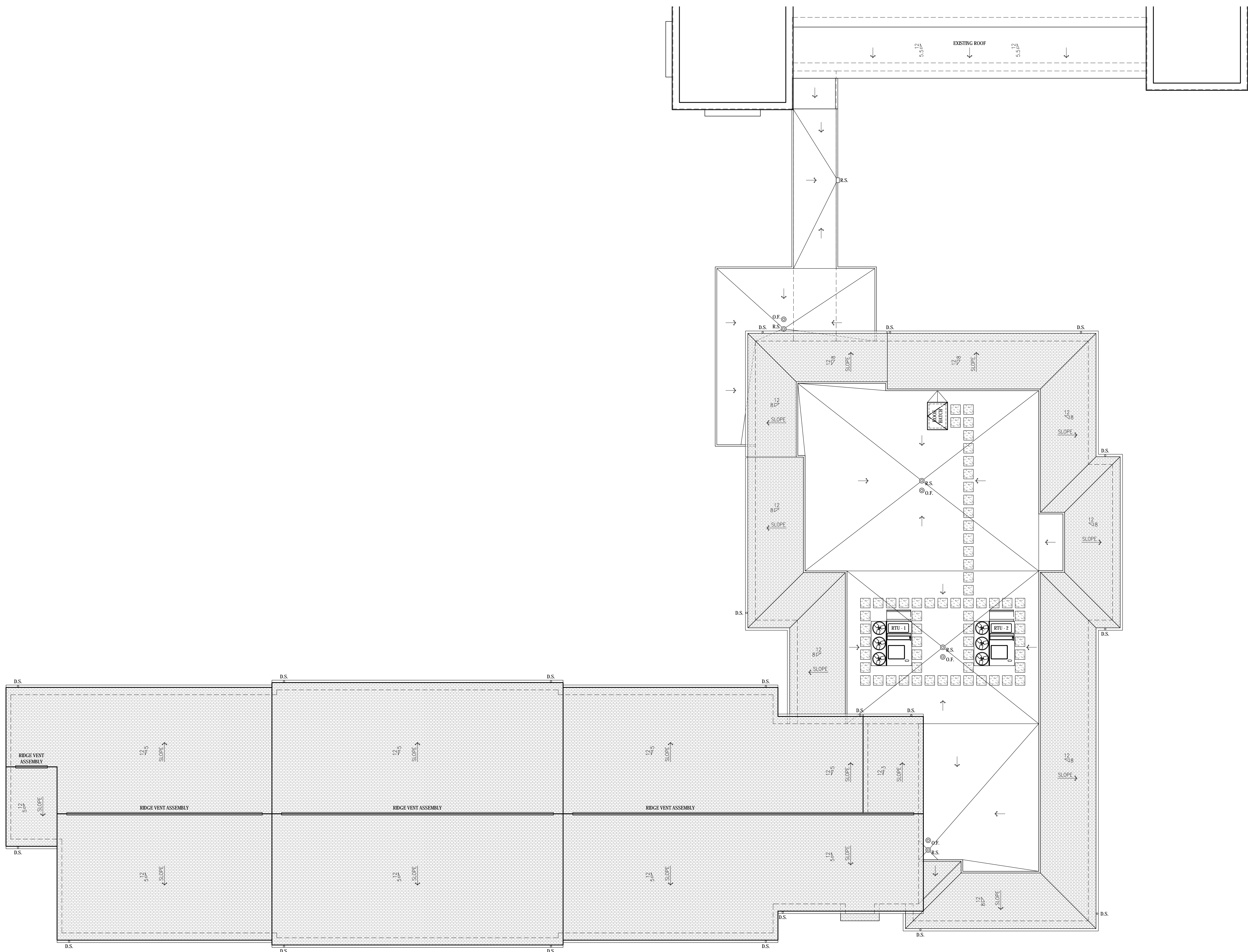
SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

- Project:**
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114
- Date:** Issued For:
- 03-30-2019 CLIENT MEETING
 - 11-17-2019 CLIENT MEETING
 - 12-13-2019 CLIENT REVIEW
 - 01-21-2020 CLIENT REVIEW
 - 02-06-2020 CLIENT REVIEW
 - 05-14-2020 CLIENT REVIEW
 - 05-27-2020 SCHEMES A,B,C
 - 06-02-2020 CLIENT REVIEW
 - 07-31-2020 SITE PLAN REVIEW

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

A
B
C
D
E
F
G
H

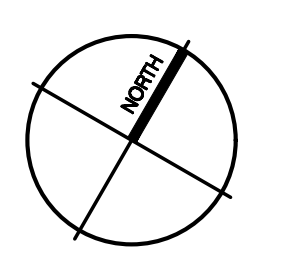


SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114
Date: Issued For:
07-31-2020 SITE PLAN REVIEW

H6
A130
Roof Plan
SCALE: 1/8" = 1'-0"



Sheet No.:
A130
ROOF PLAN

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

EXTERIOR MATERIALS & FINISHES			
BRICK 'A'	MANUFACTURER: SIOUX CITY BRICK / GLEN-GERY	STONE SILLS & WATERTABLES	MANUFACTURER: SHOULDRICE DESIGNER STONE
COLOR: FINE ARTS	FINISH: VELOUR	TYPE: CHARRINGTON SUPER SILL	PROFILE: 424 WATERTABLE
SIZE: MODULAR	MORTAR: GREY	COLOR: PEARL WHITE	FINISH: TAPESTRY
		SIZE: 4" HIGH	
BRICK 'B'	MANUFACTURER: BOWERSTON SHALE COMPANY	ASPHALT SHINGLES	MANUFACTURER: GAF
COLOR: 8515	FINISH: VELOUR	TYPE: TIMBERLINE HD ARCHITECTURAL SHINGLES	COLOR: WEATHERED WOOD
SIZE: MODULAR	MORTAR: GREY	ALUMINUM STOREFRONT WINDOWS & DOORS	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
LAP SIDING	MANUFACTURER: JAMES HARDIE	VINYL WINDOWS	MANUFACTURER: TO BE DETERMINED
TYPE: HARDIE PLANK	COLOR: KHAKI BROWN	COLOR: DARK BRONZE	
FINISH: SELECT CEDARMILL	SIZE: 8 1/4" WIDE (7" EXPOSED)	PTAC ARCHITECTURAL GRILLES	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
TRIM	MANUFACTURER: JAMES HARDIE	EXTERIOR PAINT FOR CANOPIES, GUTTERS, ETC.	MANUFACTURER: SHERWIN WILLIAMS
TYPE: HARDIE TRIM	COLOR: ARCTIC WHITE	COLOR: SW 9605 CLOVE	FINISH: SEMI-GLOSS
FINISH: SMOOTH	SIZE: 3/4" THICK (WIDTHS: 5 1/2" WIDE, 7 1/4" WIDE)		

A
B
C
D
E
F
G
H



E6 North Elevation
A200 SCALE: 1/8" = 1'-0"



H6 South Elevation
A200 SCALE: 1/8" = 1'-0"



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

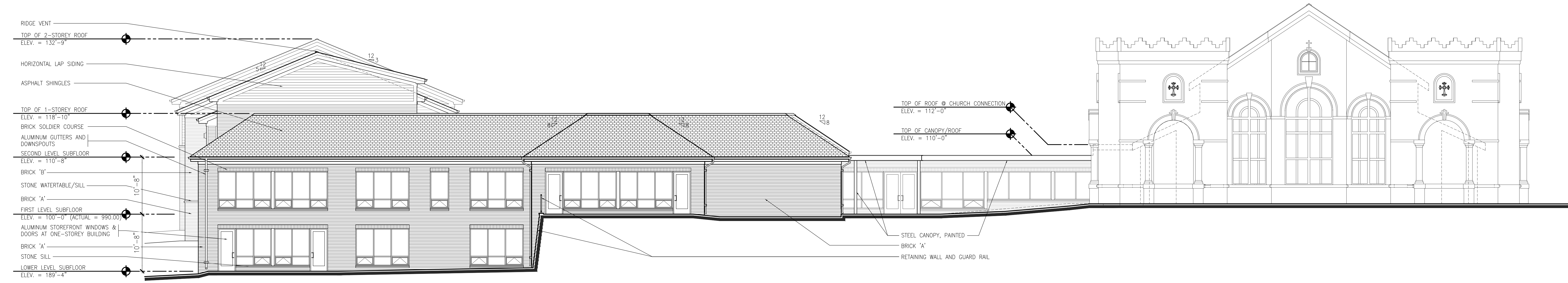
Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114
Date: Issued For:
07-31-2020 SITE PLAN REVIEW

Sheet No.:
A200
EXTERIOR ELEVATIONS

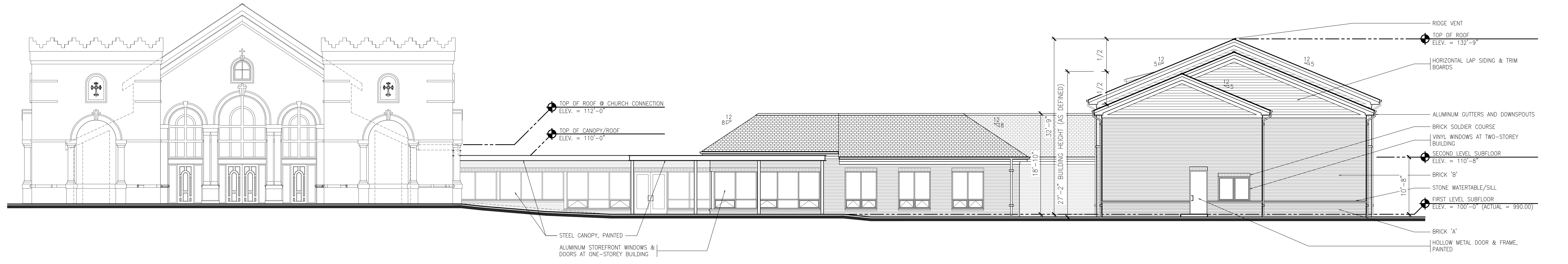
1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

A
B
C
D
E
F
G
H

EXTERIOR MATERIALS & FINISHES			
BRICK 'A'	MANUFACTURER: SILOX CITY BRICK / GLEN-GERY	STONE SILLS & WATERTABLES	MANUFACTURER: SHOULDICE DESIGNER STONE
COLOR: FINE ARTS	FINISH: VELOUR	TYPE: CHARRINGTON SUPER SILL	PROFILE: 424 WATERTABLE
SIZE: MODULAR	MORTAR: GREY	COLOR: PEARL WHITE	FINISH: TAPESTRY
		SIZE: 4" HIGH	
BRICK 'B'	MANUFACTURER: BOWERSTON SHALE COMPANY	ASPHALT SHINGLES	MANUFACTURER: GAF
COLOR: 8515	FINISH: VELOUR	TYPE: TIMBERLINE HD ARCHITECTURAL SHINGLES	COLOR: WEATHERED WOOD
SIZE: MODULAR	MORTAR: GREY	ALUMINUM STOREFRONT WINDOWS & DOORS	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
LAP SIDING	MANUFACTURER: JAMES HARDIE	VINYL WINDOWS	MANUFACTURER: TO BE DETERMINED
TYPE: HARDIE PLANK	COLOR: KHAKI BROWN	COLOR: DARK BRONZE	
FINISH: SELECT CEDARMILL	SIZE: 8 1/4" WIDE (7" EXPOSED)	PTAC ARCHITECTURAL GRILLES	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
TRIM	MANUFACTURER: JAMES HARDIE	EXTERIOR PAINT FOR CANOPIES, GUTTERS, ETC.	MANUFACTURER: SHERWIN WILLIAMS
TYPE: HARDIE TRIM	COLOR: ARCTIC WHITE	COLOR: SW 9605 CLOVE	FINISH: SEMI-GLOSS
FINISH: SMOOTH	SIZE: 3/4" THICK (WIDTHS: 5 1/2" WIDE, 7 1/4" WIDE)		



E6 East Elevation
A201 SCALE: 1/8" = 1'-0"



H6 West Elevation
A201 SCALE: 1/8" = 1'-0"



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:
The Prophet Elijah
Retreat Center

1391 Kellogg Road
Brighton, Michigan 48114

Date: 07-31-2020 **Issued For:** SITE PLAN REVIEW

Sheet No.:
A201
EXTERIOR ELEVATIONS

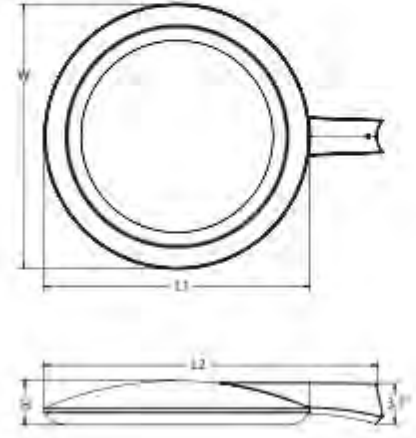
1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

Radean Arm Mount LED Area Luminaire



Specifications

EPA: 0.75 ft
 (0.05 m)
 Length:
 L1 24" (61cm)
 L2 30" (60.96 cm)
 Width: 24" (61cm)
 Height: 4" (10.2cm)
 Weight:
 29lbs
 (max): (13.15kg)



Introduction
 The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.
 Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

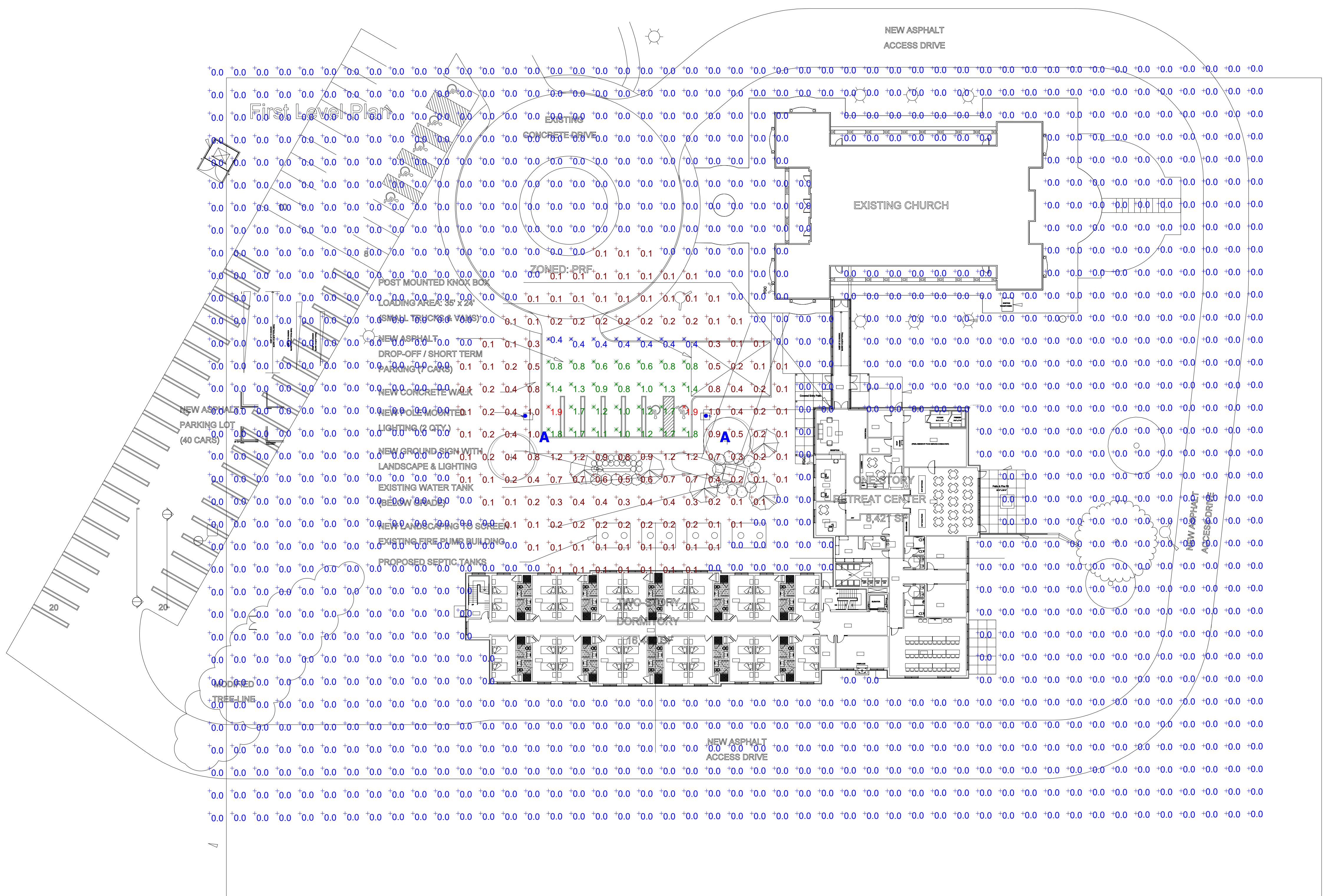
Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

Series	Performance package	Count/recessed	Mounting	Voltage	Mounting
RAD1 LED	P1: 3,000 Lumens	27K	270K	SYM Symmetric type I	MVOLT 277V
	P2: 5,000 Lumens	30K	300K	ASY Asymmetric type II	120V 347
	P3: 7,000 Lumens	35K	350K	PAEN Pathway type II	208V 480
	P4: 11,000 Lumens	40K	400K		240V
	P5: 16,000 Lumens	50K	500K		

Shipped/installed	Shipped separately	Formal description
NEARBY: 18" high ARJ21 shield	SI Single face	DD000 Dark bronze
HR: 16" high recessed (1000w x 3000w)	SI Double face	DD300 Silver/black
PE: Bushy shield	IS recessed shield	DNAND Natural aluminum
FAO: Flush adjustable bush	IS recessed optic	DNWID White
	R90 Right hand optic	DNWGD Textured white

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conners, Georgia 30012 • Phone: 1-800-705-SERV (7278) • www.lithonia.com
 © 2011-2020 Acuity Brands Lighting, Inc. All rights reserved. RAD1 LED Rev. 12/15/20



Plan View
Scale: 1" = 25ft

- General Note**
- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
 - FIXTURES MOUNTED AT 20'-0" ABOVE GRADE
 - LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING AREA	✕	1.1 fc	1.9 fc	0.4 fc	4.8:1	2.8:1	0.6:1
SITE	+	0.1 fc	1.9 fc	0.0 fc	N/A	N/A	0.1:1

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage	
○ □	A	2	Lithonia Lighting	RAD1 LED P2 40K ASY HS	RADEAN arm mount with P2 4000K Asymmetric distribution with house-side shield	LED	4655	0.9	38.0107	

EXTERIOR MATERIALS & FINISHES			
BRICK 'A'	MANUFACTURER: SIOUX CITY BRICK / GLEN-GERY	STONE SILLS & WATERTABLES	MANUFACTURER: SHOULDICE DESIGNER STONE
COLOR: FINE ARTS	FINISH: VELOUR	TYPE: CHARINGTON SUPER SILL	PROFILE: 424 WATERTABLE
SIZE: MODULAR	MORTAR: GREY	COLOR: PEARL WHITE	FINISH: TAPESTRY
		SIZE: 4" HIGH	
BRICK 'B'	MANUFACTURER: BOWERSTON SHALE COMPANY	ASPHALT SHINGLES	MANUFACTURER: GAF
COLOR: 8515	FINISH: VELOUR	TYPE: TIMBERLINE HD ARCHITECTURAL SHINGLES	COLOR: WEATHERED WOOD
SIZE: MODULAR	MORTAR: GREY	ALUMINUM STOREFRONT WINDOWS & DOORS	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
LAP SIDING	MANUFACTURER: JAMES HARDIE	VINYL WINDOWS	MANUFACTURER: TO BE DETERMINED
TYPE: HARDIE PLANK	COLOR: KHAKI BROWN	COLOR: DARK BRONZE	
FINISH: SELECT CEDARMILL	SIZE: 8 1/4" WIDE (7" EXPOSED)	PTAC ARCHITECTURAL GRILLES	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
TRIM	MANUFACTURER: JAMES HARDIE	EXTERIOR PAINT FOR CANOPIES, GUTTERS, ETC.	MANUFACTURER: SHERWIN WILLIAMS
TYPE: HARDIE TRIM	COLOR: ARCTIC WHITE	COLOR: SW 9605 CLOVE	FINISH: SEMI-GLOSS
FINISH: SMOOTH	SIZE: 3/4" THICK (WIDTHS: 5 1/2" WIDE, 7 1/4" WIDE)		



E6 North Elevation
SCALE: 1/8" = 1'-0"



H6 South Elevation
SCALE: 1/8" = 1'-0"



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114
Date: Issued For:
07-31-2020 SITE PLAN REVIEW

Sheet No.:
A200
EXTERIOR ELEVATIONS

EXTERIOR MATERIALS & FINISHES			
BRICK 'A'	MANUFACTURER: SIOUX CITY BRICK / GLEN-GERY	STONE SILLS & WATERTABLES	MANUFACTURER: SHOULDICE DESIGNER STONE
COLOR: FINE ARTS	FINISH: VELOUR	TYPE: CHARINGTON SUPER SILL	PROFILE: 424 WATERTABLE
SIZE: MODULAR	MORTAR: GREY	COLOR: PEARL WHITE	FINISH: TAPESTRY
		SIZE: 4" HIGH	
BRICK 'B'	MANUFACTURER: BOWERSTON SHALE COMPANY	ASPHALT SHINGLES	MANUFACTURER: GAF
COLOR: 8515	FINISH: VELOUR	TYPE: TIMBERLINE HD ARCHITECTURAL SHINGLES	COLOR: WEATHERED WOOD
SIZE: MODULAR	MORTAR: GREY	ALUMINUM STOREFRONT WINDOWS & DOORS	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
LAP SIDING	MANUFACTURER: JAMES HARDIE	VINYL WINDOWS	MANUFACTURER: TO BE DETERMINED
TYPE: HARDIE PLANK	COLOR: KHAKI BROWN	COLOR: DARK BRONZE	
FINISH: SELECT CEDARMILL	SIZE: 8 1/4" WIDE (7" EXPOSED)	PTAC ARCHITECTURAL GRILLES	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
TRIM	MANUFACTURER: JAMES HARDIE	EXTERIOR PAINT FOR CANOPIES, GUTTERS, ETC.	MANUFACTURER: SHERWIN WILLIAMS
TYPE: HARDIE TRIM	COLOR: ARCTIC WHITE	COLOR: SW 9605 CLOVE	FINISH: SEMI-GLOSS
FINISH: SMOOTH	SIZE: 3/4" THICK (WIDTHS: 5 1/2" WIDE, 7 1/4" WIDE)		



E6 East Elevation
A201 SCALE: 1/8" = 1'-0"



H6 West Elevation
A201 SCALE: 1/8" = 1'-0"



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114
Date: Issued For:
07-31-2020 SITE PLAN REVIEW

Sheet No.:
A201
EXTERIOR ELEVATIONS

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 10, 2021
6:30 P.M.
MINUTES**

This meeting was conducted via Zoom

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

INTRODUCTION OF MEMBERS: All members introduced themselves noting their current location during the meeting.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST:

CALL TO THE PUBLIC: The call to the public was made at 6:33 pm with no response.

OPEN PUBLIC HEARING #1...Request to postpone due to insufficient statutory notice review of a special use application, environmental impact assessment, and site plan for a proposed 28,851 sq. ft. addition to the existing St. George shrine for the Prophet Elijah Retreat Center located at the Our Lady of the Fields Camp at 1391 Kellogg at the southwest corner of Kellogg and McClements Roads as petitioned by the Chaldean Catholic Church of the U.S.A.

Ms. VanMarter noted that due to a clerical mistake, not all of the applicable neighboring properties were notified of the agenda item on tonight's meeting so this item will be heard at a special meeting on June 2, 2021 at 7:00 pm. All of the appropriate property owners have been notified.

The call to the public was made at 6:37 pm

Mr. Mike Berean questioned if he will be able to voice concerns at the next meeting. Chairman Grajek stated yes. Mr. Berean will be speaking for all of the residents and will need more than three minutes to speak. Chairman Grajek noted that other residents could defer their time to Mr. Berean. Mr. Berean asked if the meeting will be held in person. Ms. VanMarter stated that the goal of the Township is to be in person; however, it depends on the amount of members of the public who are anticipated to attend and if there will be enough room in the Chamber in order to accommodate them with adhering to the MDHHS guidelines.

The call to the public was closed at 6:43 pm.

Moved by Commissioner Dhaenens, seconded by Commissioner McCreary, to postpone Public Hearing #1 for the Prophet Elijah Retreat Center located at Our Lady of the Fields Camp located at 1391 Kellogg until a special meeting scheduled for June 2, 2021 at 7:00 pm. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... Review of Zoning Ordinance Text amendments to Article 11 "General Provisions" and Article 25 "Definitions" of the Zoning Ordinance.

Ms. VanMarter reviewed the proposed changes to Article 11 of the Zoning Ordinance. They were as follows:

- Fireplaces and chimneys under 8" wide would be able to project into the side yard setbacks if they are 10 feet or less.
- Flagpole heights are allowed to be 60 feet in height.
- Construction trailers can be on site for 12 months and must be removed 15 days after a land use permit expires
- "Non-construction related temporary buildings and structures" will be treated as accessory structures, such as tents or tarp structures.
- Changes were made for open storage, parking and repair of vehicles, particularly boats, trailers, tractors, recreational vehicles, and commercial vehicles. This would require a building to be present on the lot, the vehicle to be registered, the number of vehicles allowed, it must be on a paved or gravel surface, not allow hazardous materials to be stored, etc.
 - Commissioners discussed the proposed restrictions for allowing short term grass/lawn parking for special events and feel they may be too lenient.
 - There was a discussion regarding allowing only one recreational vehicle, boat or trailer in the front yard of a waterfront lot. Ms. VanMarter noted that the current ordinance does not allow anything to be parked in the waterfront.
 - Another discussion focused on limiting the number of vehicles allowed in non-waterfront residential properties.
- The Wireless Communication Systems section added a definition for "small cell wireless equipment". It is also being proposed to allow cell towers up to 120 feet tall on sites over 40 acres in the AG district, with justification that colocation is not a viable option elsewhere in the Township.
- There has been a complete reformat of the Accessory Buildings and Structures section. Ms. VanMarter has included almost any type of accessory structure that would be put in a residential yard and put specifications in place for them, such as setbacks, permit requirements, etc.
 - Requirements for breezeways have been defined and limited to 20 feet in length.
 - Specifications for detached accessory structures have been amended, including the setback, height, size, number of structures allowed, etc.
 - The definition for both stand-alone and attached decks, balconies, porches, gazebos/pergolas, and similar structures have been revised. Changes have also been made to and the specifications for these items regarding the setbacks and the extensions into the setbacks.

- Swimming pools, spas, hot tubs, and similar structures are being addressed with regard to where they are able to be located on a property; ie they are not allowed in the front yard or the required shoreline setback in a waterfront yard.
- Fences are currently limited to four feet high so Staff is proposing to allow for six-foot high fences. There is other language regarding the type of fence material, how it should be placed, and shall be maintained in good condition.
 - There was a discussion regarding where the fence would be required to be located relative to the property line.
- The Waterfront Accessory Structures section has proposed changes that reference the other changes made earlier in this ordinance section. Also, the following items and their definitions and specifications have been added to this section:
 - Gardens, landscaping, bird feeders, fire pits, water fountains, benches, arbors, trellises, Ground Level Unenclosed Projections (G.L.U.P.'s), steps, stairways, stoops, flagpoles, retaining walls, and play structures.
 - Commissioners discussed decreasing the height limitations for these types of items. Commissioner Rauch suggested including ADA ramps so they cannot be confused with decks.
 - Commissioner Rauch noted the dimensional standard limitation regarding retaining walls in this section could cause issues with civil engineering because retaining walls would be dependent on the topography of the site. Commissioner Rickard provided engineering information on the slope, height, and drainage requirements.
 - There was a discussion regarding the height restriction and location of play structures.
- A new section entitled "Solar Energy Collectors and Commercial Solar Energy Systems" has been added.

Ms. VanMarter will make the necessary changes based on discussions this evening and return to the Planning Commission for review.

The call to the public was made at 8:44 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to postpone the review of Zoning Ordinance Text amendments to Article 11 "General Provisions" and Article 25 "Definitions" of the Zoning Ordinance until the June 14, 2021 Planning Commission meeting. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter reiterated there will be a special meeting on June 2 and then the regular meeting on June 14.

Approval of the March 8, 2021 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Mortensen, to approve the minutes of the March 8, 2021 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner Rickard, seconded by Commissioner Dhaenens, to adjourn the meeting at 8:54 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT