

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 13, 2021
6:30 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.)*

OLD BUSINESS:

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)

OPEN PUBLIC HEARING # 2... Review of an amendment to the previously approved Grand River/Lawson Planned Unit Development, site plan and environmental impact assessment to allow for a drive-through car wash. The proposed project is located on the vacant northeast corner of Grand River and Lawson Drive including parcels 4711-09-200-039, 040, and 041. The request is petitioned by ROC Wash Holdings, LLC.

- A. Recommendation of PUD Amendment.
- B. Recommendation of Environmental Impact Assessment. (6-28-21)
- C. Recommendation of Site Plan. (7-20-21)

NEW BUSINESS:

OPEN PUBLIC HEARING # 1...Review of a special use application, environmental impact assessment and site plan for a commercial stable located at 7318 Herbst Road, south side of Herbst Road, east of Hubert Road. The request is petitioned by the Nancy Merlo, Brighton Equestrian Club.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (5-1-19)
- C. Recommendation of Site Plan (7-16-21)

OPEN PUBLIC HEARING #2...Review of a sketch plan for a proposed trash compactor inside the existing Salvation Army building and removal of the existing dumpster enclosure located at 7000 Grand River, Brighton. The request is petitioned by The Salvation Army Southeast Michigan ARC.

- A. Disposition of Sketch Plan.

OPEN PUBLIC HEARING #3...Review of an amendment to a site plan in regards to landscaping for the previously approved Birkenstock Planned Industrial Development agreement for a climate control self-storage building located at 2600 Harte Drive, Brighton. The request is petitioned by James Harte.

A. Recommendation of Site Plan Amendment.

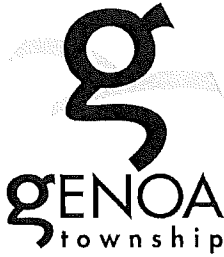
OPEN PUBLIC HEARING #4...Review of an amendment to the previously approved Lorentzen Planned Unit Development, site plan and impact assessment for a proposed drive-through restaurant located at 4207 E. Grand River, Howell. The request is petitioned by Howell Grand Plaza LLC.

A. Recommendation of PUD Amendment.

B. Recommendation of Environmental Impact Assessment. (6-11-21)

C. Recommendation of Site Plan. (8-24-21)

- *Staff Report*
- *Approval of August 9, 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 

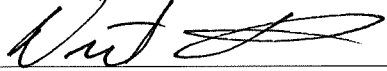
ADDRESS: 25603 BERG ROAD, SOUTHFIELD, MI 48033

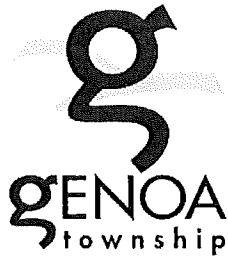
Contact Information - Review Letters and Correspondence shall be forwarded to the following:

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

August 16, 2021

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

Re: The Prophet Elijah Retreat Center

The purpose of this letter and resubmittal is to provide a response to the feedback from the Planning Commission meeting on June 2nd, 2021; and identify updates made to the Operations Plan.

The Prophet Elijah Retreat Center (PERC) use will be limited to Christian Retreats only. Previously, it was proposed that non-religious groups would also be able to use the PERC. The diocese has decided to change this to focus on the religious use and intent of the PERC, along with its connection to the St. George Shrine.

We are proposing to reduce the capacity to a maximum of 60 retreatants at the retreat center (to mitigate any perceived concerns with noise and/or traffic). If there is a demand in the future for any additional capacity, we would not increase it without seeking the Township's approval for such additional increase, and only after we have earned the trust and goodwill of this community and Planning Commission with the commitments we are making to the Township and our neighbors. *[The drawings illustrate that up to 80 beds maximum can be provided, so we can easily reduce this to make some rooms single occupant and reduce to 60 beds.]*

To clarify a public misconception that has been repeated and defended against in previous meetings, the Retreat Center is not a hotel or motel and is not defined as such per the zoning ordinance. Our mission is to host groups of people for Christian retreats, not individual guests for hotel or motel stays. The proposed retreat center will be an expansion of the church use. It will be physically connected to the church building located on site, and both will serve as an amenity to each other.

We also have a fencing proposal for repairs to be made. Due to scheduling and staffing difficulties, the fence contractor prefers to do this work in the autumn to see the fence clearly and will be removing any tree branches related to the fence repairs.

We have included an updated Operations Plan. No drawing changes or updates to the Impact Assessment have been made since the last submittal and have not been included in this package.

Our intention is to be on the agenda for the September 13th, 2021, Planning Commission meeting.

Should you require additional information or clarification, please contact us.

Sincerely,

A handwritten signature in black ink that reads "Eavan Yaldo". The signature is written in a cursive, flowing style.

Eavan Yaldo
Saroki Architecture

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

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 7:00 p.m. Present were Chris Grajek, Marianne McCreary, Jim Mortensen, Jeff Dhaenens, and Glynis McBain. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager; Brian Borden of Safebuilt Studio, and Gary Markstrom of Tetra Tech. Absent were Eric Rauch and Jill Rickard.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Chairman Grajek noted that the meeting minutes to be approved tonight are the May 10, 2021 meeting.

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

DECLARATION OF CONFLICT OF INTEREST: None

CALL TO THE PUBLIC: The call to the public was made at 7:01 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 (3-15-21)
 - C. Recommendation of Site Plan (3-15-21)

Ms. Eavan Yaldo, the architect for the project, Mr. Bert Kasab, Chairman of the Our Lady of the Fields Committee, and Mr. Mike Hickey, Camp Administrator and Executive Director of the camp, \ were present.

Ms. Yaldo stated they would like to create a cohesive location for faith building and spiritual well-being. It will be open to all groups; however, they will limit users who do not align with their mission. She provided a description of the proposed building materials, uses, and site development. They have met all of the requirements of the Brighton Area Fire Authority, Township engineer, and Township planner. They have submitted a proposed operations plan as well as updates to the Environmental Impact Assessment as requested.

Mr. Borden reviewed his letter of May 3, 2021.

He stated that the project has not changed since it was first presented last fall; however, there have been some improvements. The applicant has submitted compliant landscape and lighting plans and the majority of the parking spaces will be paved. A new item proposed is the inclusion of a new waste receptacle and enclosure. They are proposing to use treated lumber instead of masonry but the Planning Commission must approve this. The proposed sign must obtain a sign permit before it is installed.

The request is consistent with the Special Land Use Standards Ordinance.

Mr. Markstrom reviewed his letter dated April 7, 2021.

- 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.
- Approval of the proposed site was provided by the Brighton Area Fire Authority.
- 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. 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.
- The tributary area shown on Sheet Six 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 call to the public was made at 7:11 pm.

Mr. Charles Saliba of 1829 Kellogg Road, which is approximately ¼ mile from the camp, stated that at November's meeting, it was noted that funds from rentals would be used to maintain the camp. He is unsure how they are able to spend the money to build this project but need the funds from renting it to maintain the site. He is concerned that this hotel will be open 24 hours a day. He is also concerned with the traffic and the noise. It will bring down the neighbors' property values.

Board Member McCreary requested that the applicant read the proposed operations plan.

Ms. Yaldo read the plan, which included who will be using the property, what type of events and activities will be held, the schedule of activities and what months, days, and times they will be held, they will comply with the Township noise ordinance, the number and titles of employees,

number of anticipated guests at events, deliveries, trash service, anticipated traffic, and property maintenance and activity clean up.

Ms. Dori Berean of 1273 Euler Road would like to relinquish her time to her husband and agrees with what he will say.

Ms. Kay Baker of 1780 Euler Road would like to relinquish her time to another neighbor.

Mr. Steve Olivieri of 1200 Kellogg Road recalls the Planning Commission asking for a five-year plan from the camp at the meeting in November and wondered if that was provided. Neither Chairman Grajek nor Ms. VanMarter recall that being requested.

Ms. Lynn Drouillard of 6781 Felice stated she can see the existing structure all year and this building will be bigger. She has done a lot of improvements to her home. The lights from the parking lot come into her windows. They have not fixed the fence. She had her home appraised and if this is built, she will lose 10 percent of the value of her home.

Ms. Patricia Kopicko of 6843 Felice stated her home is directly behind this property so she will be able to see the back of this building. There will be a lot of people coming to this camp. She agrees with Mr. Olivieri and would like to see a five-year plan. The applicant is saying they cannot afford to maintain the property now, so how will they maintain this site after it is built. The site is currently not maintained. Their other camps are in very large rural areas. This is not the area for this.

Mr. Mike Berean of 1273 Euler Road provided a letter from his neighbors at 1121 Euler who would like to relinquish their time to him.

Mr. Berean stated this is not about the mission, but it is the wrong location. He read portions of the Zoning Ordinance and Master Plan he believes pertain to this request and the reasons why this application should not be approved in this location. Examples include the access roads, the uses proposed for the site, its incapability with the surrounding neighborhood, etc... The original church should not have been approved. He provided information on the other camps that Chaldean Catholic Church of the U.S.A owns, which included the sizes of the buildings, number of annual visitors, etc. The applicant is currently in violation because they do not maintain the site. He reviewed comments that have been made by the neighbors in previous meetings.

He stated the Township Ordinance allows for the Township Board to hold a public hearing to determine if the original Special Land Use Permit should be revoked. He and his neighbors would like this to occur because they believe the owner is currently in violation of the conditions placed on that approval as well as various Township Ordinances.

Mr. James Drouillard of 6781 Felice is mostly affected by this plan. He showed where his property is located in relation to the site plan. There will be people on this site and they will drive along Kellogg Road 365 days a year. He will hear all of the noise and see all of the lights. This could host thousands of people per year and hundreds of cars. He asked the Planning Commission to deny the request.

Mr. Todd Gessert of 1090 Kellogg Road stated this use does not fit the area and does not help the local community or local residents. He can hear the music when he is inside his home with the windows closed.

Mr. Mike Baker of 1780 Euler Road stated he and his neighbors like the neighborhood the way it is.

Mr. Bill Maniaci, 1866 Euler Road stated he is a real estate agent and this will affect everyone's property values. This proposal will add traffic to the area. If the music from this site is too loud, he will not be able to enjoy being outside in his yard.

Mr. Patrick Spence of 1838 Euler asked to see the letter of support from the Livingston County Parks and Recreation that the applicant stated was provided. Ms. VanMarter provided a copy of the letter to Mr. Spence. He noted that the Township Board recently denied the other church proposal because it was not a good fit. These neighbors believe this is not a good fit.

The call to the public was closed at 8:10 pm.

Ms. Yaldo understands and respects the concerns from the neighbors this evening. The previous owner of this property may not have had a plan for this site. They now own the property and there is now a clear and concise mission for this property. They want to discontinue the private events such as reunions and weddings as they are not in line with the purpose of this property. This is a 160-acre property. It is beautiful and they want to maintain that beauty and keep it peaceful. They would like the Planning Commission to consider what is submitted and not what is being perceived to occur on this property. She believes that the documentation they have provided shows this and has met with the requests. This retreat center is fully financed as of today.

Mr. Bert Kasab, Chairman of the Our Lady of the Fields Committee, stated the Committee was put together to develop a mission of the property and they have done that. They want to contribute in a positive way to the community.

Mr. Mike Hickey stated he has been a camp director for 30 years. They have had no events with loud music on this property since 2019. There is over two miles of fence around this property and they are having problems obtaining materials and labor to make the repairs. They will fix the fence.

Chairman Grajek asked Mr. Borden for his opinion regarding the ordinance violations, etc. as stated by Mr. Berean. Mr. Borden stated that the request is in compliance with all Township Ordinances. Many of the items stated by Mr. Berean were not applicable to this site and project.

Chairman Grajek stated that the applicant has property rights and they are allowed to come to the Township and make this request. It is reviewed and recommendations are made based on if it meets the ordinances. The Board of Trustees makes the final decision.

Chairman Grajek stated that Livingston County Sheriff Mike Murphy has endorsed this project.

Commissioner Mortensen does not feel that the applicant has addressed the concerns of the neighbors. There have been no noise complaints received by the Township since 2019. The Operations Plan needs to provide additional information. It should state who specifically will monitor the sound, that there would be no outdoor amplification allowed, all groups renting the site would have to sign a document stating they will not violate the sound ordinance, and there should be signs on the property saying "No Amplification". He would also propose a one-year special use permit and each year it would require administrative approval for renewal.

Commissioner Dhaenens stated that when there is a camp, there is usually someone on site 24 hours a day who answers the phone, greets the public, etc. He understands that the neighbors are concerned with what could occur on this site because of what happened in previous years as well as the traffic and the noise that it could generate. He would like to see the operations plan have more detail as to who will be there and when, what will be the different operations and uses between the church, the camp, and the retreat. He also agrees with Commissioner Mortensen that any approval would be for only one year.

Commissioner McCreary loves the idea of the retreat and believes what the applicant says about their mission, but it does not conform to the area. She knows the church brings value to the community, but she is concerned about property values. The examples of other retreats provided by the applicant are in commercial areas and not near residential properties.

Commissioner McBain wants to ensure the Township is planning and looking to the future and what it will look like when it is completely developed. This proposal is not harmonious with the neighborhood and the current zoning. It does not make sense to put a church in the middle of a residential, rural area.

Ms. Yaldo appreciates the feedback from the Planning Commissioners and would like to be able to provide a more detailed and comprehensive operations plan. She requested to have this item tabled this evening.

Moved by Commissioner Dhaenens, seconded by Commissioner Mortensen, to postpone, per the applicant's request, the 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 petitioned by the Chaldean Catholic Church of the U.S.A. until a future scheduled planning commission meeting. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated there will be a meeting on Monday, June 14, with three requests as well as an ordinance update review.

Approval of the May 10, 2021 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the May 10, 2021 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

**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

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

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

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

- 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.

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

September 8, 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 #5
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.

It is important to note that the current submittal does not include any changes to the site plan, but rather includes additional operational standards/information, as requested by the Commission.

This review letter is intended as a summary of these standards, as our previous special land use/site plan review comments remain unchanged (letter dated May 3, 2021).

A. Summary

1. The proposal now prohibits use of the Retreat Center by non-religious groups.
2. The maximum occupancy for the Retreat Center will be reduced to 60 people. The floor plan depicting 80 beds will be revised accordingly.
3. The Operational Plan includes standards for staff to be present and/or available during events, as well as for property maintenance and clean-up after events.

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. Operational Plan

As a result of discussion at recent Planning Commission meetings, the applicant has expanded and refined their operational plan for the project.

In our opinion, the two most important changes to note at this time are that the retreat center will not be open to non-religious groups, and that capacity will not exceed 60 people. (The drawings depicting 80 beds will be revised accordingly.)

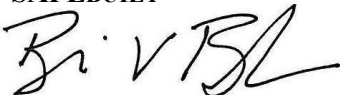
The cover letter also notes that the owner has received a proposal to repair the fencing, which has been mentioned several times as being in need of such repair. This work is expected to take place this fall.

Other items of note contained in the Operational Plan:

- The inclusion of a 24-hour emergency contact in the event of any issues.
- Adherence to reasonable quiet hours from 10pm to 7am, in accordance with the Township's Noise Ordinance.
- Availability of staff during events.
- Provisions for property maintenance and clean-up after activities.

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

Respectfully,
SAFE BUILT


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

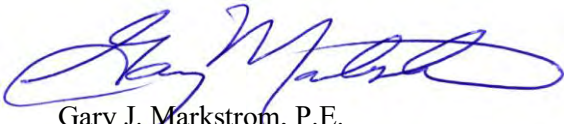
1. The Petitioner shows parking calculations on the plans. Currently the plans show seven new spaces, while the parking calculations show 74 spaces required for the proposed use. The Petitioner is proposing to share parking with the church, which has 102 parking spaces currently. Due to the church and 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

September 7, 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 Updated Operations plan. The plans were received for review on August 26, 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.

The operations plan does not affect the current approval. Additional comments may be necessary when a revised site plan is provided.

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, FM, 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

Operational Plan 2021

24 HOUR EMERGENCY CONTACT:

Michael Hickey, Director
(248) 379-0943

Our Lady of the Fields Camp & Retreat Center
1391 Kellogg Rd.
Brighton, MI 48114

INTRODUCTION

How “Camp Chaldean” Re-branded & Became Our Lady of the Fields

2007

In 2007, the Chaldean Catholic Church of the USA purchased 164 acres of rolling hills, thick woods and a beautiful inland lake in Genoa Township, Michigan, formerly known as the Detroit Recreation Camp. Their original intent was to simply provide a place for members of the Chaldean Community to gather as a people bound by faith, history, language, and culture. Many of the members were recent immigrants or first generation Americans. The City of Detroit had not operated the Camp facilities for some time prior to the purchase by the Chaldean Catholic Church. The diocese initially named this place “Camp Chaldean.”

Fall 2017

After 10 years of hosting Chaldean family reunions, religious festivals, and even a short summer day camp for children (with classes in Chaldean cooking and Chaldean language), the Bishop of the Chaldean diocese decided it was time to open these sprawling grounds up so that everyone with a heart for the Lord could enjoy the beauty of this land. He formed an oversight committee made up of church members (which included professionals, clergy, mothers of young children, businessmen and women) who felt particularly called to develop this facility into a proper summer camp for children and a retreat center for Christian groups. These volunteers are very established and highly respected in their individual fields. This group knew that in order to make this dream a reality, they must bring in a leader with real experience in formal camping. They began a search for that leader.

The committee also decided around this time that a name change was in order. Since the original mission of the property was changing from that of a private organization for Chaldeans to a summer camp and retreat center open to all people of faith, it made sense that their name for the property be more inclusive. They eventually settled on “Our Lady of the Fields.” The first stages of rebranding this facility had begun.

Spring 2018

In the spring of 2018, the oversight committee found their leader. Mr. Michael Hickey of Bloomfield Hills had been the executive director of Camp Sancta Maria, a Catholic summer camp for boys and girls in Gaylord, Michigan, for more than 25 years. In addition, Mr. Hickey was also a Theology teacher at the University of Detroit Jesuit High School, where he is still currently employed.

The committee explained their vision to Mr. Hickey, and he instantly recognized the amazing potential at Our Lady of the Fields, but he also recognized the tall task that was in front of them. Both the camp grounds and the facilities needed work to bring them up to modern camping standards. He would have to assemble a team of professionals capable of starting a camp and retreat center from scratch. He would also need to launch an outreach effort to the entire Catholic community in southeast Michigan.

Mr. Hickey spent most of the summer and fall of 2018 meeting with diocesan leaders, listening to their ideas and goals, and becoming familiar with the community he was now serving. During that time, a few family reunions and large gatherings of the Chaldean community took place at Our Lady of the Fields, but these soon stopped, as the new reality of OLF became clear. By the fall of 2019, these large social gatherings had ceased all together. This was another logical step in the

camp's overall rebranding process.

2019

Mr. Hickey needed to put together his staff of camping professionals. From administrative help to seasoned retreat leaders, Mr. Hickey put capable, competent, and caring individuals in place to help OLF succeed.

Very quickly, word started to spread within the Christian community of Michigan about the exciting news from Our Lady of the Fields. Christian groups started booking weekend and even some weekday youth camps and retreats. It was also during the summer of 2019 when OLF received a generous financial gift to build a high and low ropes course, which is a very popular tool for team building exercises and self-growth opportunities.

The summer of 2019 laid the groundwork for a very busy fall and winter. Several schools, churches, and groups reserved weekends at OLF all the way through December. This flurry of activity fueled big dreams with major plans ahead for 2020.

2020

OLF continued to bring in groups for camping sessions in January, February and March. Then came Covid 19. All of the groups that were booked between mid-March until the middle of July canceled. Once guidelines allowed OLF to open back up, it hosted camps in a way that met the guidelines from July through December.

2021

With the new year came hopes for a possible return to pre-Covid life. Children, teens, and parents alike were all starving for human interaction. The lock-down, Zoom meetings, and remote learning had become a very unwelcome norm. Mr. Hickey believed the kind of healing that needed to take place could be done right on the grounds of OLF. In the presence of God, parents and their children could regain that sense of physical and spiritual closeness that had dimmed during the previous year. In 2021 OLF has continued to host a variety of camps from January until today. God willing, there are many more camps planned in the coming months and hopefully many more to come.

In the three years of the new branding of Our Lady of the Fields Camp and in the midst of the pandemic, OLF has been fortunate to host over 150 camp sessions. One of the biggest attractions for Our Lady of the Fields camp is the beautiful Chapel on the grounds that is used by campers of all ages for prayer and meditation services to grow closer to the Lord.

OPERATIONAL PLAN & SCHEDULE

1. Introduction

In 2018, the Chaldean Diocese of St. Thomas the Apostle U.S.A., with administrative offices in Southfield, Michigan, formalized its intent to transition the property known as “Camp Chaldean”, which since 2007 served as a private facility for its members, into a Catholic camp which would be re-named as “Our Lady of the Fields.”

At that time, the new governing committee of Our Lady of the Fields Camp & Retreat Center determined that its overarching mission would be to provide a beautiful location for all people, not just members of the Chaldean diocese, to grow closer to the Lord through faith building, communal worship, fellowship, and religious development.

With the hiring of an executive director, Mr. Michael Hickey, who has over 30 years of experience as a Catholic summer camp director, as well as currently serving as a Theology teacher at University of Detroit Jesuit High School, the diocesan leadership team made clear a new vision for this property.

Since Mr. Hickey’s hiring in the fall of 2018, Our Lady of the Fields has hosted more than 120 Christian based camps. Were it not for the pandemic, this number would certainly be much higher. In the past three years, over 3,000 people, both youth and adults, have already experienced day and overnight camping sessions that have incorporated a mix of physical outdoor activities with indoor, spirit-filled worship.

The early success of this new mission has encouraged members of our community to believe that more growth is possible. Having received a very generous donation to construct a lodge-style building capable of housing, feeding, and providing meeting space for 60 people, the camp is looking to the future. By locating this facility directly next to our church and physically connecting the two structures with an enclosed corridor, we are boldly emphasizing our commitment to provide a high-quality religious experience for our guests.

2. Identify the Audience for this Property

Our Lady of the Fields Camp & Retreat Center functions as three separate, but unified parts: These parts are:

1. The proposed Prophet Elijah Retreat Center or PERC (South of the lake)
2. Our Lady of the Fields Camp (Existing) (North of the lake)
3. St. George’s Shrine (Existing) (South of the lake)

Note: To clarify- in this document, people staying at the PERC will be called “retreatants”. People staying at the OLF camp will be called “campers”.

Below is a detailed explanation of the specific purposes and identity of each part:

Purpose of the Proposed Project Elijah Retreat Center

The purpose of the PERC will be to offer Christian groups a facility in which all of the following can be achieved:

1. Groups can get away from their busy lives to have a quiet, contemplative Christian, retreat.

2. All the facilities that a group would require are provided in one dedicated space such as bedrooms, restrooms with private showers, meeting rooms, and dining facilities.
3. Our church building, St. George's Shrine, would be connected to the retreat center by an enclosed, climate-controlled passageway, so participants would have comfortable and convenient access to our center of worship.
4. If the retreatants choose, they would be able to explore and enjoy our beautiful, forested grounds.
5. Groups staying at the PERC would focus their activities mostly (but not entirely) indoors.
6. Once retreatants arrive and check in, they will stay at the PERC until the end of the scheduled retreat. Unless there is a personal emergency, retreatants do not come and go during the duration of their activity.
7. We are proposing to reduce the capacity to a maximum of 60 retreatants at the Retreat Center (to mitigate any perceived concerns with noise and/or traffic). If there is a demand in the future for any additional capacity, we would not increase it without seeking the Township's approval for such additional increase, and only after we have earned the trust and goodwill of this community and Planning Commission with the commitments we are making to the Township and our neighbors.

Purpose of the OLF Camp Facilities

1. The purpose of the OLF Camp is to provide a place for groups (religious or secular) a more "outdoorsy" type of camp experience.
2. Groups can escape the hectic pace of their lives and experience time immersed in nature.
3. Groups stay in cabins that are not connected to meeting rooms or the dining hall, although the cabins do have heating and air conditioning, as well as indoor restroom/shower facilities. Therefore, groups choosing to stay at the OLF Camp will engage more directly with the great outdoors than retreatants at the PERC.
4. Groups staying at the OLF Camp would focus many (but not all) of their activities outside, such as our high and low ropes course, sports fields, and water-based programs on the lake.
5. Once campers arrive and check in, they will stay at OLF until the end of the scheduled session. Unless there is a personal emergency, campers do not come and go during the duration of their activity.
6. Our current sleeping capacity at the Camp is 120 campers.

Purpose of St. George's Shrine

1. St. George's Shrine is the place where the two different parts of our community (the PERC and the Camp) can come together. St. George's serves as the focal point for **any** group that comes to Our Lady of the Fields.
2. Groups staying both in the Prophet Elijah Retreat center, as well as at the Camp, will be able to schedule time in the church.
3. St. George's Shrine is not open to the public for church services. Its use is limited to campers staying at OLF Camp and retreatants staying at the PERC. The Chaldean Diocese, at the sole discretion of the Bishop, may hold a limited number of services at the Shrine throughout the year.

3. Typical Schedule of Activities

Because the new retreat center will be a year-round facility with heat and indoor restrooms, our long-term goal is to work toward year round use of the facility.

It is, and will continue to be, our policy that groups for both the PERC and the Camp will arrive and depart at an appointed time that is set well ahead of the actual retreat or camping session. This coordinated schedule will reduce the flow of traffic coming into and leaving camp property.

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 are hosting, we insist on strict adherence to reasonable quiet times at night and in the early morning. We base our quiet hours on the Genoa Township noise ordinance, which runs from 10:00pm to 7:00am. We have proven this commitment over the past three years with no complaints from neighbors despite over 120 camp groups being on our grounds. (This does not include the two family reunions previously mentioned that had been scheduled before Mr. Hickey began his role as Executive Director.)

The list of activities available at Our Lady of the Fields include the following:

PHYSICAL ACTIVITIES

- High Ropes Challenge Course
- Low Ropes Challenge Course
- Team Building games and initiatives
- Kayaking and canoeing
- Volleyball
- Badminton
- Various field sports, such as soccer, kickball, and Ultimate Frisbee

RELIGIOUS ACTIVITIES

- Adoration of the Blessed Sacrament in St. George's Shrine
- Holy Mass in St. George's or directly outside St. George's Shrine in nice weather
- Religious instruction
- Religious encounters
- Silent prayer

4. Number of Employees

The following is a table that explains the various positions that are and will be needed to grow Our Lady of the Fields.

We have broken this list down into jobs that support the PERC and jobs that support the OLF Camp.

Most of the positions will support both parts of OLF. You will see that all of the positions listed below are the same, except that for the Camp, we have added staff for Aquatic, Winter Sports, and Ropes Course activities. Typically, the PERC retreatants will not be using those amenities.

Due to the quiet nature of the retreat center, offices for these positions will be located at the Camp side, which is on the north side of the lake. We will limit the number of employees and vehicles at the PERC as much as possible.

Positions to Support the <u>PERC</u>		Positions to Support the <u>OLF Camp</u>	
FULL TIME	PART TIME	FULL TIME	PART TIME
Administrator/Executive Director: Michael Hickey	Administrative Assistant to the director/Special Projects- 1	Administrator/Executive Director: Michael Hickey	Administrative Assistant to the director/Special Projects- 1
Office manager/Bookkeeper/Purchasing Director	Maintenance /Grounds-keeping staff members- 4	Office manager/Bookkeeper/Purchasing Director	Maintenance /Grounds-keeping staff members- 4
Marketing Director/Guest Experience Coordinator	Housekeeping staff members- 4	Marketing Director/Guest Experience Coordinator	Housekeeping staff members- 4
Retreat Director/Spiritual Team Leader	Retreat Team staff members- 8	Camp program Director/Spiritual Team Leader	Camp program support staff members (Also trained in high & low ropes course)- 8
Development Director/Community Outreach	Health Services staff members- 3	Development Director/Community Outreach	Health Services staff members- 3
Maintenance Director/Head of Grounds/Physical Plant	Event Planning Coordinator- 1	Maintenance Director/Head of Grounds/Physical Plant	Event Planning Coordinator- 1
Dining Services Director	Event Planning assistants- 4	Dining Services Director	Event Planning assistants- 4
			Aquatic Specialists- 4
			Winter Sports Specialists- 4
			High & Low Ropes Course staff- 8

The Executive Director will allocate and assign OLF staff members according to the particular needs of an incoming group or groups. Even though the PERC and the Camp are separate parts of OLF, our staff members will be trained to work at either one. The camp director will ensure that both are properly managed, even if there are multiple groups at OLF at the same time.

Note 1: Since many of our jobs are part-time positions, we may be able to double up on some of them. For example, an Aquatic Specialist might also be able to serve as a Health Services team member, and a Retreat Team Member could also work as an Event Planning assistant. Therefore, the actual number of employees may be less than the number of positions listed.

Note 2: When OLF staff members are required to stay overnight on our grounds, we have separate accommodations for them, away from the retreatants or the campers. One such place is a large furnished room above the dining hall that can comfortably sleep 8 adults. Another place is in a camp-owned house located near the church.

Note 3: The following pages in this section contain several different staffing scenarios that already do and will continue to occur at Our Lady of the Fields and the Prophet Elijah Retreat Center.

**Staffing Plan Scenario at the
PROPHET ELIJAH RETREAT CENTER**

Overnight Retreat: 10 to 60 retreatants

(If this is a youth group, there must be enough adult chaperons to provide proper legal supervision ratios, as determined by state of Michigan. Adult retreatants do not require chaperons.)

MAXIMUM CAPACITY: 60

PERC Staff Needed on Site During the Event:

STAFF POSITION	# OF OLF STAFF	NOTES
Executive director	1	
Retreat director	1	
Retreat support staff	0 - 6	Only needed if the Retreat Director determines they are necessary for the program.
Maintenance director	1	Will be present on OLF grounds, but not necessarily inside of the PERC. He/She will be available by cell phone.
Maintenance support staff	0	On call if necessary
Dining service director	1	
Dining support staff	2	
Health Services director	0	Retreat director trained in CPR, AED, First aid, etc. but main responsibility for health falls to the leader of the retreat group.
Event Planning (Program) director	0	Only if group schedules a special event.
Event Planning (Program) support staff	0	Only if group schedules a special event.

Staffing Plan Scenarios at the OLF Camp

Overnight Camp Session 10 to 49 Campers at OLF Camp

(Outside group with enough adult chaperons to provide proper legal supervision ratios, as determined by state of Michigan. Adult campers do not require chaperons.)

OLF Staff Needed on Site During the Event:

STAFF POSITION	# OF OLF STAFF	NOTES
Executive director	1	
Camp Program director	1	
Camp program support staff	0	Only needed if the Retreat director determines they are necessary for the program
Maintenance director	1	Will be present on OLF grounds.
Maintenance support staff		On call if necessary
Dining service director	1	
Dining support staff	4	
Health Services director	0	Retreat director trained in CPR, AED, First aid, etc. but main responsibility for health falls to the leader of the retreat group.
Aquatic director	0	Only if group schedules water activities.
Aquatic support staff	0	Only if group schedules water activities.
Adventure Ed director	0	Only if group schedules challenge course activities.
Adventure Ed support staff	0	Only if group schedules challenge course activities.
Event Planning (Program) director	0	Only if group schedules a special event outside of aquatics or challenge course.
Event Planning (Program) support staff	0	Only if group schedules a special event outside of aquatics or challenge course.

Overnight Camp Session 50 to 99 Campers at OLF Camp

(Outside group with enough adult chaperons to provide proper legal supervision ratios, as determined by state of Michigan.)

OLF Staff Needed on Site During the Event:

STAFF POSITION	# OF OLF STAFF	NOTES
Executive director	1	
Camp Program director	1	
Camp program support staff	0	Only needed if the Retreat director determines they are necessary for the program
Maintenance director	1	Will be present on OLF grounds.
Maintenance support staff		On call if necessary
Dining service director	1	
Dining support staff	4	
Health Services director	0	Retreat director trained in CPR, AED, First aid, etc. but main responsibility for health falls to the leader of the retreat group.
Aquatic director	0	Only if group schedules water activities.
Aquatic support staff	0	Only if group schedules water activities.
Adventure Ed director	0	Only if group schedules challenge course activities.
Adventure Ed support staff	0	Only if group schedules challenge course activities.
Event Planning (Program) director	0	Only if group schedules a special event.
Event Planning (Program) support staff	0	Only if group schedules a special event.

Overnight Camp Session 100 - 120 Campers at OLF Camp

(Outside group with enough adult chaperons to provide proper legal supervision ratios, as determined by state of Michigan.)

OLF Staff Needed on Site During the Event:

STAFF POSITION	# OF OLF STAFF	NOTES
Executive director	1	
Camp program director	1	
Camp program support staff	0- 10	Number determined by the Retreat director to fit the needs of the group.
Maintenance director	1	Will be present on OLF grounds.
Maintenance support staff	1	Will be present on OLF grounds.
Dining service director	1	
Dining support staff	6	
Health Services director	0	Retreat director trained in CPR, AED, First aid, etc. but main responsibility for health falls to the leader of the retreat group.
Aquatic director	0	Only if group schedules water activities.
Aquatic support staff	0	Only if group schedules water activities.
Adventure Ed director	0	Only if group schedules challenge course activities.
Adventure Ed support staff	0	Only if group schedules challenge course activities.
Event Planning (Program) director	0	Only if group schedules a special event..
Event Planning (Program) support staff	0	Only if group schedules a special event..

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

The Prophet Elijah Retreat Center would house a maximum of 60 overnight retreatants at one time.

As you will see in our research attached to the end of this report, 60 retreatants is well within the range of other Catholic retreat centers in Michigan.

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

As far as predicting the number of people expected for each type of activity, it just depends on the size of the group that contacts us and the nature of their retreat. The maximum number would be 60 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 or motel and is not defined as such per the zoning ordinance. Our mission is to host groups of people for Christian retreats, not individual guests for hotel stays.

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

The number of trucks arriving at the PERC 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 up to twice per week.

There would be daily mail and an occasional 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.

7. 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 three years that OLF has been hosting camp sessions 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 60 teens, but they arrive in only two 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.

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

OLF currently employs a full-time groundskeeper/maintenance manager. 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 our own staff's 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 the reputation of our business. We will invest all that is required to keep OLF looking its best and being the safest it can possibly be.

9. 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

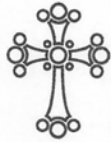


SpringHill Camps
(231) 734-2616
7717 95th Ave, Evart, MI 49631

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



October 19, 2020

GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
2911 DORR RD
BRIGHTON, MI 48116

RE: Special use application, Environmental impact and Site plan for the proposed 28,851SF addition of a retreat center at 1391 Kellogg Rd

Dear Planning Commission,

Our Lady of the Fields Camp & the Prophet Elijah Retreat Center is committed to providing our guests with a high-quality faith experience that strengthens their relationship with God and their relationships with others.

With a new focus on running a summer camp for children and a year-round retreat center for all ages, OLF seeks to be a place of happiness and joy. We believe that outdoor recreation and building faith go hand-in-hand.

We will accomplish our goals by using the bountiful gifts that exist on our current property at 1391 Kellogg Road to their maximum potential.

This includes activities such as swimming, canoeing, hiking, field sports, nature studies, arts & crafts, a high and low ropes course, and lessons on religious education and development. In other words, we will be offering activities that are totally consistent with summer camps and retreat centers across the United States.

In addition to these clear objectives, we are committed to being a good neighbor within our community. We understand that there are families living all around the camp property, and we strongly desire to build a good relationship with each one of them. Given the nature of our target audiences, we will either be working with children who have a sensible "lights-out" time at night or a group of adults who will be engaged in prayerful reflection at the retreat center that includes periods in silence. We truly believe that the concerns of noise are a thing of the past due to the redefined uses and purpose and the current operation of the Camp. The Diocese has hired a new Executive Director for the Camp, Mr. Mike Hickey, who comes with 25 years of camp and recreation experience.

Nonetheless, we will have a policy of carefully monitoring the noise levels of all our activities and events to strictly comply with the Genoa Township noise ordinance. Additionally, contact information will be available on the website (www.olf.camp) and at signs near the entrances should the neighbors have any questions or concerns. We will also provide contact information (with names, telephone numbers and email addresses) to all of our neighbors so they can reach our staff directly to address any concerns. Our goal is to have an open line of communication with our neighbors and proactively address any issues or concerns directly with our neighbors. We will also provide the same contact information to the Township (and its applicable Departments) so that they can reach representatives of the OLF camp as needed. Additionally, we will repair any currently damaged fence area, and periodically survey the perimeter around the Camp property and address any required repairs to the fence and any other portion of the perimeter. A new day is dawning at Our Lady of the Fields Camp & Prophet Elijah Retreat Center. With experienced camp professionals and staff, who are now in the process of gaining state licensure and national accreditation from the American Camp Association, OLF and Prophet Elijah Retreat Center will present a professional face to the community. We look forward to building a sterling reputation in Livingston County.

Sincerely,

A handwritten signature in black ink, appearing to read "F. Kalabat". The signature is fluid and cursive, with a large initial "F" and a long, sweeping underline.

Bishop Francis Kalabat
Chaldean Catholic Diocese of St. Thomas the Apostle USA

6/2 2021

We Fred & Diane Berean of 1121
Euler Rd relinquish our time to Mike Berean
on the camp matter on Kellogg / Euler / McClement's Rd

Fred & Diane Berean 6/2/2021

Diana L. Berean

Euler/Kellogg Roads residents' letter to Genoa Twp.

6.2.2021

Opening

Good evening,

In the spirit of time management, I have a statement I wish to read then I will address any questions the board or applicant may have in response.

At the last meeting we asked the board what the boards purpose in this matter was. Here it is per the twp ordinance preamble:

It is promoting and protecting the public health, safety, convenience, and general welfare of the inhabitants of the Township of Genoa, provision is made herein for the conservation and protection of the land resource together with the **full and equitable** enjoyment of that resource,

Article 1

1.02.02 Accommodate and promote land uses that are compatible with the Township's character and conserve the property values and long-term stability of prime farmlands, residential neighborhoods, commercial districts, and industrial areas.

1.02.04 Limit or prohibit improper use of land.

1.02.10 Promote the gradual elimination of uses, buildings and structures that do not conform to the regulations and standards of this Ordinance.

The following information was provided by the camps application for the new facility.

- 1 The camps listed audience of the property are to include: "non-denominational and corporate groups, and also reserve the right to rent the camp to good people with good hearts." Basically, anyone who wishes to rent the facility. (this makes it a retreat center not a campground).
- 2 #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." (they call it a retreat center not a campground).
- 3 This will increase traffic from 4-5 months, primarily weekends, to 12 months with an increased capacity of 80 beds with housekeeping and food service and increase traffic due to employees and service trucks (They have listed a full-time food service director, (this makes it a **banquet center** also, not a campground).
- 4 Plan to have business and civic events to be hosted there." There would occasionally be meetings at our facility of local business and civic leaders, but that would be incidental." (this makes it a **corporate meeting** center not a campground).
- 5 All of the other retreat centers the church used in comparison:
 - a) They are all on paved primary roads.
 - b) The smaller one's do not host corporate events.
 - c) The large one's state that they are conference centers (which are not allowable in the township zoning the proposed property occupies).

- 6 Their stated model of what they would like to achieve is the Damascus Campus in Ohio. This center hosted approx. 8,000 people in 2018.

This is verified thorough IRS Form 990, part III, line 4a:

“The organization serves campers from every diocese in the state of Ohio, as well as youth who travel from all over the globe. Camp registration continues to expand, having experienced an **800% increase** in registration since 2011. In the summer of 2018, 2,268 middle and high school campers were served, with a waitlist of several hundred more.”

This is verified thorough IRS Form 990, part III, Line 4b:

“Transformational retreats for catholic schools and parishes are offered during the non-camping season. These retreats are bringing entire schools to Jesus. Retreats offered include those focused confirmation, faith & science, leadership high school, and young adult. Facilities are able to accommodate up to 5 simultaneous retreats. Registration for the fiscal year was around 5,700.”

The intent of the camp is clear. We have no problem with their mission. It’s a good one. It is just in the wrong location per the ordinances of Genoa Township and the lands’ ability to support the camps stated mission and uses.

We request the board to Deny the Special Use Permit for the following reasons:

1. PRF zoning states: Church permitted use, campgrounds by special use in PRF zoning.
 - A. PRF zoning states that churches/recreation facilities/campgrounds must have access to a primary road. “All ingress and egress shall be along a County Primary Road or a roadway with a minimum right-of-way of eighty-six (86) feet.”. Euler, McClements and Kellogg rds are 66’ right of way roads. (per Livingston county road commission)
Article 6.02.02 PRF zoning also places Use Conditions based on use: Uses noted above shall only be allowed where the following requirements are complied with:
 - a. Private, non-commercial institutional or community recreation facilities
 - i. The proposed site for any of the uses permitted herein which would attract persons from, or are intended to serve, areas beyond the immediate neighborhood shall have at least one property line abutting a County Primary Road, and the site shall be so planned as to provide all ingress and egress directly onto or from said primary road.
 - B. Based on the above ordinances, the camp is clearly a non-conforming property and with a non-conforming use. Churches and campgrounds are required to be on paved primary roads. By this ordinance, the original permit for the church itself should not have been approved as it expanded a non-conforming property. The boards obligation per township ordinance is to: Promote the gradual elimination of uses, buildings and structures that do not conform to the regulations and standards of this Ordinance. 1.02.10.
 - C. The camp currently stands in violation of this ordinance as it uses 3 entrances all on non-primary roads verified by Livingston County Road Commission. There is no plan to bring any of these roads up to a primary road status or pave them in the Livingston County Master Plan.
2. 1.03.03 Prior to establishing or expanding a use which is allowed only after special land use approval, all requirements of Article 19 must be complied with, in addition to site plan approval requirements.

A. Article 19 Special use permits Sec 19.01 STATEMENT OF PURPOSE

This Article provides standards for the Planning Commission to determine the appropriateness of a given Special Land Use covering factors such as: compatibility with adjacent zoning, location, design, size, intensity of use, impact on traffic operations, potential impact on groundwater.

-Due to the soil conditions present in the area in and around the camp. The township master plan has determined the area to be only suitable for low density residential housing or agriculture uses. It cannot sustain a multi development camp, banquet center, retreat center, church, business conference center with a several hundred-person per day capacity.

3. Currently in violation of ordinance-18.12.01 Maintenance. The fence surrounding the perimeter of the camp is in complete disrepair. How can you approve a new permit when the property owner is in violation of a current permit and ordinance requirement?
4. The proposed use is inconsistent with the standards of Section 19.03.01,19.03.02, 19.03.04, and 19.03.05.
 - A. The proposed Commercial use involving a 28,000 square foot 40 room facility and banquet hall with associated parking lot, site lighting, building lighting, employee, and commercial truck traffic to support the center, outdoor accessory structures and use that is planned for daily gatherings and outdoor special events with an unknown number of visitors is not consistent with the following goals, objectives, and policies of the master plan.
 - a) Does not "promote harmonious and organized development consistent with the adjacent land uses."
 - b) The proposed use is not consistent with the following description of the Agricultural/Country Estate planned areas: "These areas shall remain in agricultural use or develop as single family residential on estate lots. Many of the areas are prime farmland or have significant natural limitations such as wetlands or severe soil limitations. As these areas are not planned for sanitary sewer, they can only support low density residential development. This classification is recommended for single family residences on lots no smaller than 5 acres." (Which is one of the reasons the board required Joyce Oliveto to Rezone her PRF properties to Country Estates (CE) in 2016 to fit correctly with the Master Plan).
 - B. The proposed use is in direct contrast with all aspects of the statement of purpose for the Country Estate zoning district which states that "The Country Estate (CE) District is established as a district where the principal use is residential, with smaller scale farming and raising of horses and livestock typically an accessory use. The health safety and welfare contribution of this district is to retain the rural atmosphere and quality of life while accommodating compatible, very low density, residential development:".
 - C. The amount of traffic, visitors, lighting noise, and activity associated with the use is not compatible with and will significantly alter the existing and intended character of the general vicinity. Events previously held at the site were described as having heavy traffic, outdoor amplified music, and loudspeakers which the owners have been fined by the township for violating the noise ordinance previously.
 - D. The impacts of the proposed use and activities will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, lighting, sewage or other such nuisance.

5. Site Plan:

- A. There is non-compliance with the standards of Section 18.08 and more specifically sections 18.08.02, 18.08.10, and 18.08.11 as follows:
- B. The proposed use is not harmonious with, and will be harmful, injurious, or objectionable to, existing and planned future uses in the immediate area. The proposed development is not coordinated with other developments in the vicinity.
- C. The traffic impact analysis should have identified Kellogg, Euler and McClements roads as non-primary paved roads (verified through Livingston County 5/8/2021). Banquet, Retreat, corporate meeting centers, Churches and Campgrounds per ordinance must be on a paved primary road. Livingston County has no intent to upgrade these roads per their master plan.
- D. Without knowing the full scope of the traffic impacts, it is unclear if access to the site is designed to minimize conflicts between vehicles and with traffic using adjacent streets and driveways.

6. Residents Objections:

- A. Most parcel owners surrounding the camp do not wish this permit to be passed\expanded due to the negative impact the camp has had on the community already. Along with the noncompliance with Genoa Twp. Ordinances Articles 1, 13,18, and 19.
- B. The camp has had a negative impact since being granted the original special use permit to the surrounding residents. They made assurances to the twp then they would not be a problem. That has proven untrue. Our neighborhoods presence at these meetings shows the unhappiness that has been caused by the camp already. During what they call an "under use of the facilities"
- C. They are currently operating with no onsite personnel to make sure the renters are following any rules. No camp operation guidelines are in existence showing compliances with township ordinances. All other state and private campgrounds have very specific operating guidelines instituted to protect the equitable use and the natural environment for them and their neighbors.
- D. There has been Firearm target practice style shooting without an approved range. State and private campgrounds prohibit target style shooting of firearms on their property due to safety and toxicity issues. The shooting is only allowed at an approved gun range that is installed to state requirements. They have rented the facility on Euler rd and Kellogg rd to guests who have done target practice style shooting on multiple occasions. This is a safety and water quality issue as the lead from ammunition is toxic to the surrounding lakes and wetlands. This does not refer to the people they let hunt there.
- E. Violating twp, county and state wetland ordinances. Destruction of protected natural wildlife habitat. By removing trees larger than 8" diameter in a wetland without a permit. (Euler rd side of property). Sec. 13.01 CLEARING OF WOODLANDS AND EARTH CHANGES PRIOR TO DEVELOPMENT.

Note: at no time has a representative for the camp approached any of the residents that I am aware of to try and be part of our community. We simply are the people in their way. They are not concerned with being a member of our community. The camp has no concern for the impact on the local community as they do not live in the twp. The impact of their business is only felt by those of us that live here. There is no benefit to the neighborhood, township residents, or the township itself

with this camp. It is not like Filmore park that was designed for local residents and can be used by all the township residents for free. **For all of the above reasons the permit should be denied.**

Due to the fact this is a non-conforming property, the property use stands in violation of several ordinances and to protect the land and waterways within the intended use area we ask for a placement of conditional approval on the reopened special use permit for the campground. Per article 1.02.03 and article 19(4). The Township Board may impose reasonable conditions with the approval of a special land use, to mitigate impacts associated with the proposed use or activity.

Proposed conditions:

1. No new expansion or new construction of any facilities that would increase camps current capacity. Updates to the current facilities are fine if they do not increase the camps capacity.
2. Place a capacity limit for the property as there are 3 rental facilities currently on the property. Based on the conditions of the area to sustain it. Especially traffic and sewage as there is no primary road or city sewer available.
3. No events to take place that would go over the capacity for the current septic systems to handle.
4. Establish operating hours for the camps outside activities. M-Th 7am-9pm, Fri-Sat 7am-10pm, Sun 9am-7pm
5. No outdoor amplified sound of any kind. All amplified sound must be inside of their buildings and screened to not impact residents. 13.05.06 Noise
6. Camp must design and submit an operations guideline to the township showing compliance with all pertinent and relevant ordinances, zoning regulations and state requirements for a campground.
7. Must have a full-time on-site representative to enforce all twp ordinances and operating procedures to ensure compatibility with neighbor's rights to enjoy the natural surroundings when any part of the camp is rented. (one per rental location, which there are 3 on the property)
8. No target shooting of firearms without a state approved and properly monitored gun range. This does not include normal hunting practices.
9. The camp should have to provide a wetland delineation for its entire property outlining all the protected areas within the camp to insure no future wetland violations by them or any future owner. 13.02.02 Applicant Responsibility for Compliance/Definition of a Wetland. Also to show the only approved area for septic fields in relation to the abundant wetlands and lake on the property for any future septic field use.
10. Since no signs are allowed on the road front for any of the resident's business' that live here per zoning ordinances, the signs allowed should not be illuminated and should not exceed 32 sq ft total including all signage on perimeter of property. In accordance with articles: 16.01.09 16.01.11,16.06.06, and sect (4(as amended 11/02/20)
11. Enforce/maintain property cleanliness. They are responsible to clean up after their guests. 19.03.02 Compatibility. Be designed, constructed, operated and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity;

12. Start quarterly inspections by the zoning administrator to ensure that the camp is keeping and enforcing the ordinances relating to its special use permit. Article 21, sect (k) Inspections: Non-compliance with the requirements and conditions approved for the special land use shall constitute grounds for the Township Board to terminate said approval following a public hearing.
13. Enforce articles 18.12.01 and 18.12.02 with Zoning administrator periodic inspections. Maintenance. It shall be the responsibility of the owner of a property for which site plan approval has been granted to maintain the property in accordance with the approved site design on a continuing basis. How can you approve the special use permit when they are currently in violation of this ordinance? (Dilapidated fencing)
*Non-compliance with the requirements and conditions of the approved site plan shall constitute grounds for the Planning Commission to terminate said approval following a public hearing.
14. Provide avenue for future relief for the residents if the camp continues to violate any ordinances such as articles 6,13,16,18,19 Non-compliance with the requirements and conditions approved for the special land use and site plan shall constitute grounds for the Township Board to terminate said approval following a public hearing. We are only asking for conditions currently. Though a meeting to terminate the special use permit and site plan can be requested at any time.
15. Enforce Violations: per 13.05.11, 21.03.05, 21.04.01 and 21.04.04
16. Mitigate camps impact on neighbors:
Install a complete year-round green wall that blocks all buildings and light from between the camps and any residence within direct line of sight. This will help block light from the camp and disburse some of the noise at property lines. Per 19.03.04 Impacts and 19.03.05 Mitigation.
17. PRF zoning states: Article 6.01.01(l) Campgrounds for travel trailers, tent- campers, motor homes and tents which may or may not be operated for profit, subject to the following conditions:(3) Development features including the principal and accessory buildings and structures shall be located and related to minimize adverse effects on adjacent properties.
18. Lighting-6.04.02 Lighting: In addition to the provisions of section 12.03, flood lighting or other lighting of playfields, buildings; bulletin boards and parking areas shall be located and designed to shield the light source from adjoining residences; and except for general lighting, shall be extinguished between the hours of 11:00 PM and 7:00 AM unless a longer lighting period is approved by the Planning Commission. We request lighting pattern to follow proposed hours of activity.(condition #3)
19. Write a lake restriction agreement banning gas motors, establishing fishing regulations if more restrictive than state guidelines, and appropriate approved uses by renters on Euler lake and have recorded to the deed of the property. 19.03.04 Impacts, The city of Detroit operated the lake as a no gas motor lake. This goes with Article 19 Special use permits Sec 19.01. The lake on the East side of Euler lake with direct flow from Euler lake is a no gas motor lake. Its lake restrictions are attached to each property on the that lake and recorded with the county. This will help to protect our shared waterway.
20. Record a deed restriction that if the camp is ever rezoned from PRF that it could only be rezoned to Country Estates (CE) or Agricultural (AG) as that is the predominant zoning surrounding the camp and it is the appropriate zoning per the master plan based on soil conditions and wetlands

in the area. (Same as you required Joyce Oliveto to do with her 80 acres that borders the camp which was previously PRF in 2016)

Closing:

In closing, the people of this neighborhood are trying to preserve the natural environment we have chosen to live in. This is not a personal issue with the camp or its owners. They have not tried to become a part of our community. They have not sought out to find an equitable existence in the neighborhood. It is not right for the board to allow an out-of-town corporation to disrupt its residents' homes and natural resources regardless of the camp's mission intent. We ask the board to vote and make a final decision tonight. That decision should be denial of the expansion of the special use permit and place the original special use permit under a conditional approval with the requested conditions contained in this letter based on the two ordinances which were written to protect the residents of Genoa Township and its great resources.

Thank You,

Mike and Dori Berean and Residents of Euler/Kellogg Roads

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.

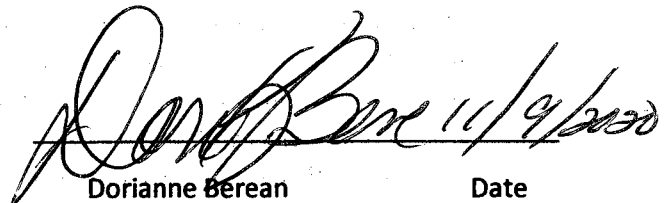
1. The camp is currently owned by a corporation not residing in this township or county.
2. The camp is tax exempt and contributes nothing to the neighborhood, township, or county its land resides in.
3. The camp has had numerous noise violations from holding outdoor amplified concerts for funds to pay 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.

Sharon Stone-Francis

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

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

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

To: 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 -----

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

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

To: 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.

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

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

To: Sharon Stone-Francis

Subject: RE: Camp Chaldean

I 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 -----

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

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

To: Dori Berean <dori@kravmagagreatlakes.com>

Subject: RE: Camp Chaldean



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

<u>Year</u>	<u>Season</u>	<u>Total Ad Val</u>	<u>Admin Fee</u>	<u>Asmnt</u>	<u>CVT</u>	<u>Ttl Seasonal</u>
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

<u>Year</u>	<u>Taxable Val</u>	<u>State Eq Val</u>	<u>Hmstd %</u>	<u>Ttl Taxes</u>
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Transfer Information

<u>Grantor</u>	<u>Grantee</u>	<u>Record Date</u>	<u>Deed Date</u>	<u>Sale Price</u>	<u>Deed Type</u>	<u>Liber/Page</u>
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Other Recordings

<u>Obligee</u>	<u>Obligor</u>	<u>Record Date</u>	<u>Doc Date</u>	<u>Amount</u>	<u>Doc Type</u>	<u>Liber/Page</u>
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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

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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

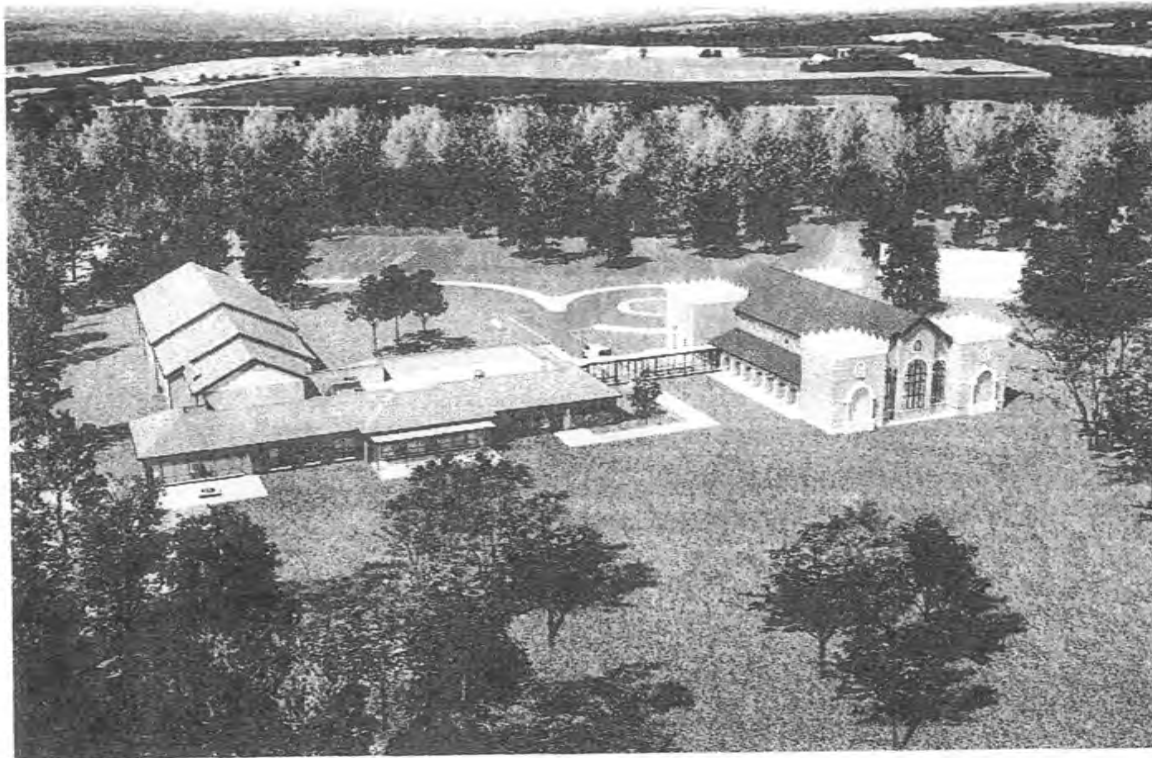
Saturday August 29, 2020
@ Our Lady of the Fields Camp
 7000 McClements Road - Brighton, MI 48114
 Tickets available online only: www.ecrc.us/awake-my-soul
Tickets: \$20 Adults | \$10 kids (5-14) | Under 5 are free

HOPE

PROGRAM

12:00 pm	Book: <i>John</i>
1:00 pm	Scripture: <i>Call to Action</i> - Francis
2:00 pm	Prayer
3:00 pm	Video: <i>John's Wisdom</i> - Pope Benedict XVI Mass: <i>Breakfast with Kansas & Paul</i> - Kansas Mass: <i>Prayer Activities</i>
5:00 pm	St. Bernadette Testimony
6:00 pm	Prayer
7:00 pm	Mass: <i>Mass: The 4 Corporals of the Divine Word</i>
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 fluid and cursive.

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,

Rev. Joseph Campbell
Parochial Vicar





**NOTICE OF PUBLIC HEARING – SEPTEMBER 13, 2021
(SPECIAL USE)**

August 26, 2021

To Whom It May Concern:

Please be advised that the Planning Commission of Genoa Charter Township will conduct a public hearing on **Monday, September 13, 2021 commencing at 6:30 p.m.** 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 a special land use permit 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.**

You are invited to attend this hearing. Members of the public will be able to speak during the public hearing portions of the meeting. 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.

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,
Assistant Township Manager / Community Development Director

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

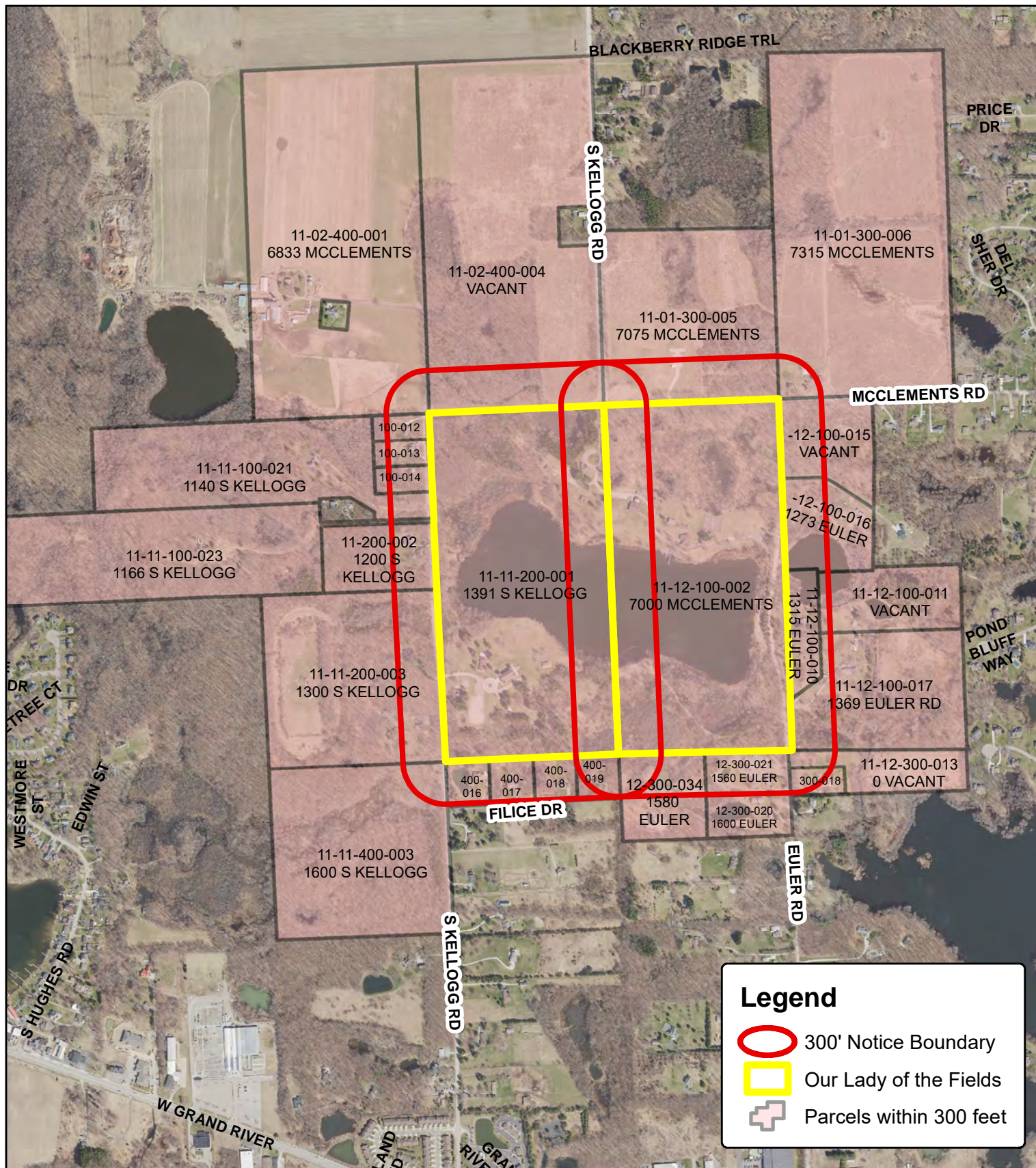
Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

Special Land Use - Our Lady of the Fields Retreat Center 300' Mailing Area



Legend

- 300' Notice Boundary
- Our Lady of the Fields
- Parcels within 300 feet

Parcel lines are approximate.
Not intended for survey purposes.

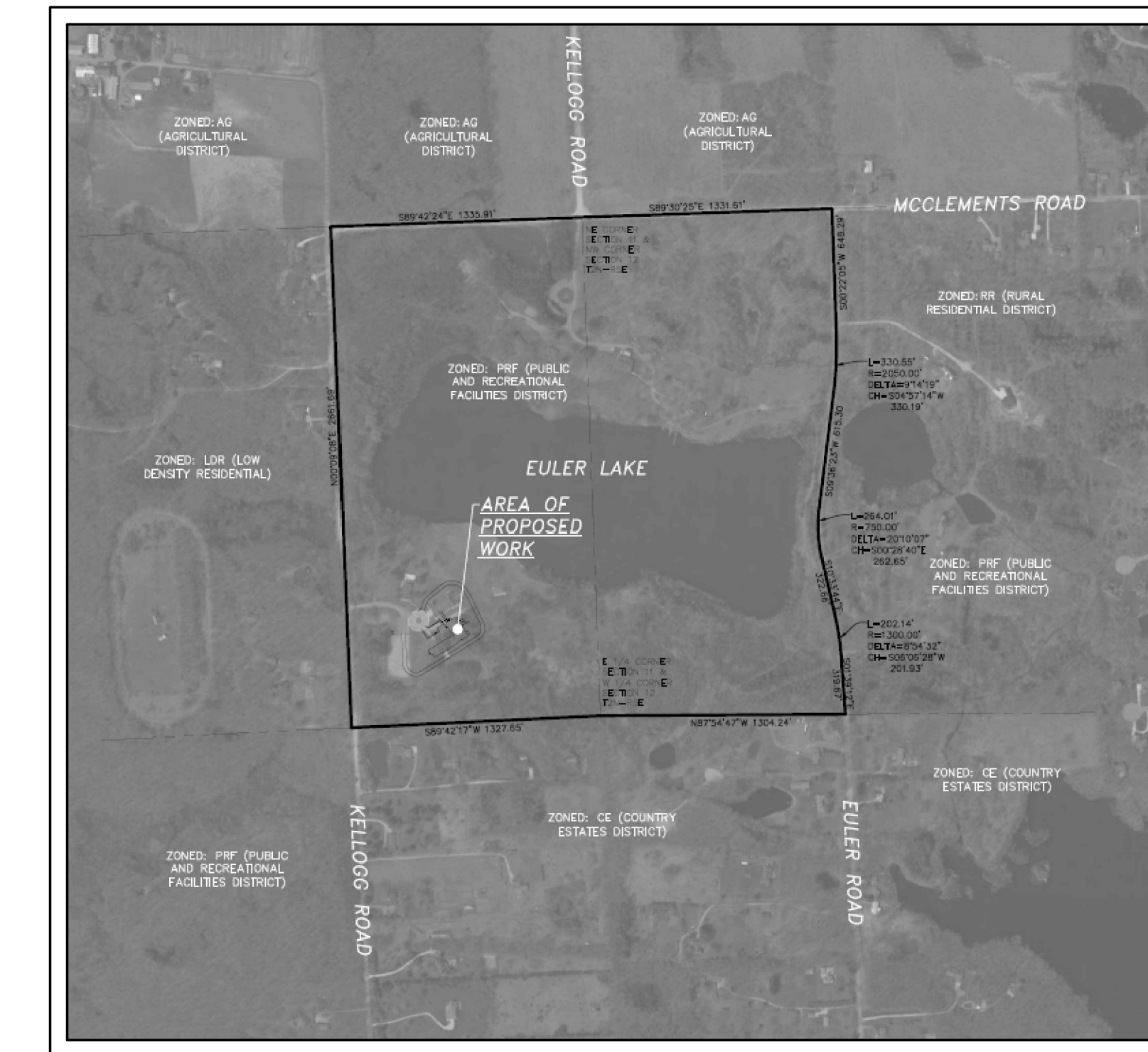
1 inch = 1,000 feet •

OUR LADY OF THE FIELDS CAMP

THE PROPHET ELIJAH

RETREAT CENTER

1391 Kellogg Road
Brighton, Michigan 48114



Location Map
Not to Scale

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: 1 per 3 seats (285 seats) = 95 Spaces
Provided: 102 Spaces (Including 5 Barrier-Free)
Existing Church: 1 Space per guest room plus 1 space per
Proposed Retreat Center: 100 SF of lounge, restaurant, conference,
(motels/hotels with lounge, restaurant or banquet rooms or exhibit space
and conference) 40 + 34 = 74 Spaces 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

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
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Sheet No.:
G000
COVER SHEET

A
B
C
D
E
F
G
H

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

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
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- ⊕ 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

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 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
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 CIVIL ENGINEERS & LAND SURVEYORS

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

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 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:

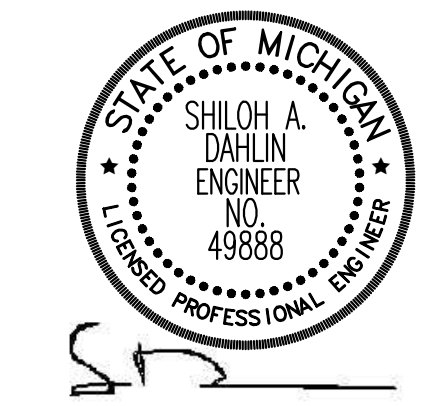
CHP:

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

08-296.3

SHEET INDEX:

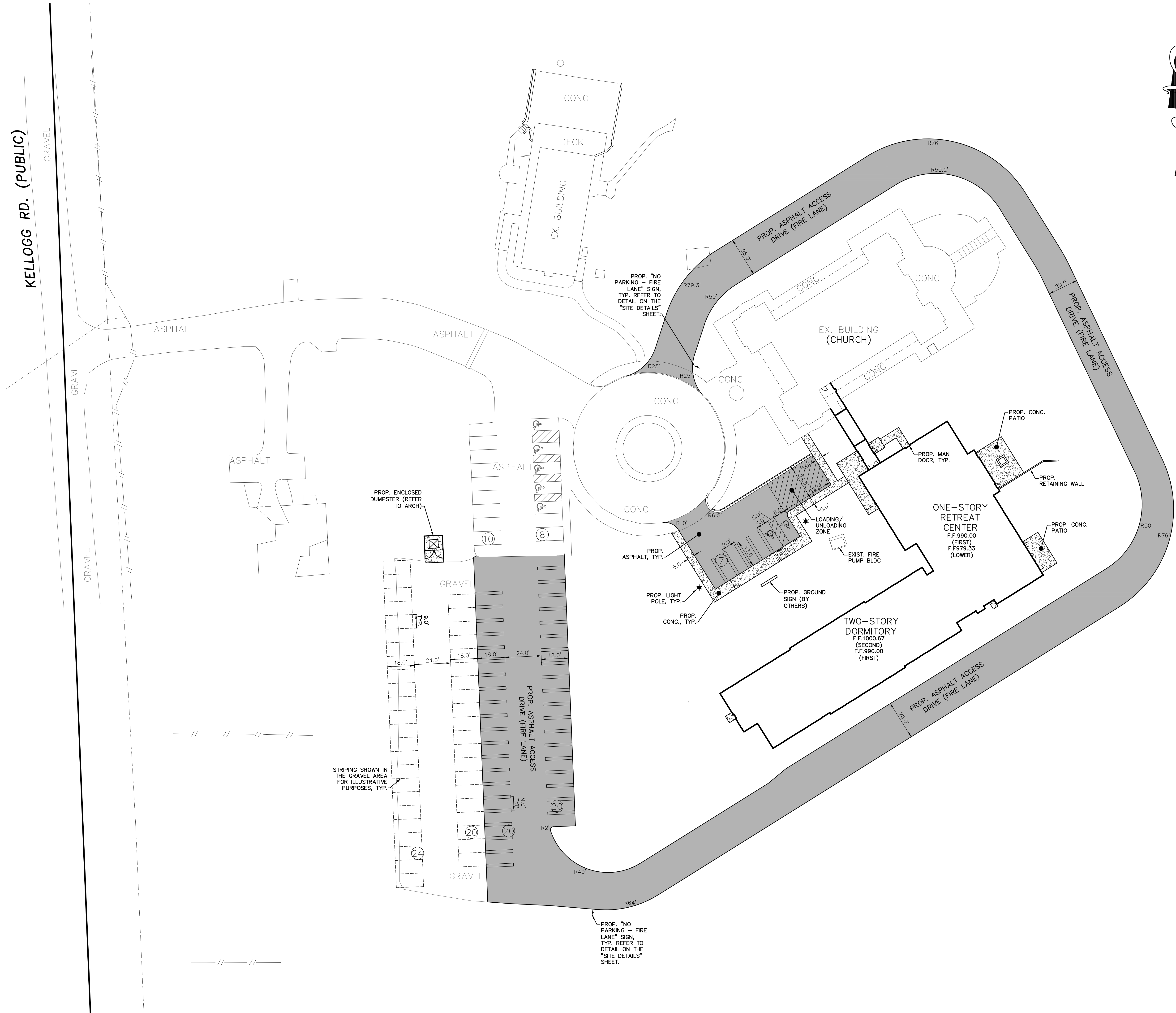
- 1 COVER SHEET
- 2 SITE PLAN
- 3 TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
- 4 GRADING AND SOIL EROSION & SEDIMENTATION CONTROL PLAN
- 5 UTILITY PLAN
- 6 STORM WATER MANAGEMENT PLAN
- 7 SITE DETAILS



SD

NOT FOR CONSTRUCTION

KELLOGG RD. (PUBLIC)



SITE DATA:
 OVERALL DEVELOPMENT AREA: 159.60 ACRES (6,952,357 SQ.FT.)
PARKING REQUIRED:
 EXISTING CHURCH: 1 PER 3 SEATS (285 SEATS) = 95 SPACES
 PROPOSED RETREAT CENTER (MOTELS/HOTELS WITH LOUNGE, RESTAURANT AND CONFERENCE): 1 SPACE PER GUEST ROOM PLUS 1 SPACE PER 100 SF OF LOUNGE, RESTAURANT, CONFERENCE, OR BANQUET ROOMS OR EXHIBIT SPACE: 40 + 34 = 74 SPACES
 TOTAL: 95 + 74 = 169 SPACES (INCLUDING 5 BARRIER FREE)
PARKING PROVIDED:
 EXISTING: 102 SPACES (INCLUDING 5 ADA PARKING SPACES)
 PROPOSED: 7 SPACES (INCLUDING 2 ADA PARKING SPACES)
 TOTAL: 109 SPACES (INCLUDING 7 ADA PARKING SPACES)

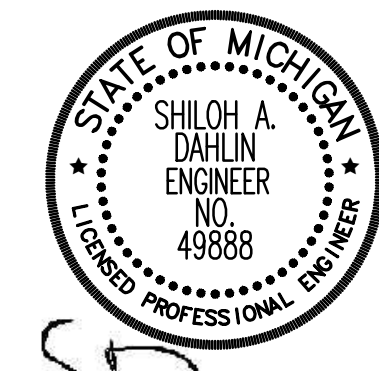
PROPOSED BUILDING SETBACKS

	DESIGNED
FRONT (WEST)	425'
FRONT (NORTH)	2064'
FRONT (EAST)	1928'
SIDE (SOUTH)	359'

- NOTES:**
- ALL WORK TO CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE GENOA TOWNSHIP, LIVINGSTON COUNTY, AND/OR MDOT.
 - 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 TO PLACE BOLLARDS PER ARCHITECTURAL DRAWINGS. CONTRACTOR TO VERIFY THAT ADA ACCESS IS NOT IMPACTED BY THE BOLLARDS.
 - REFER TO THE LANDSCAPING PLAN (PREPARED BY OTHERS).
 - ALL PERMANENT AND TEMPORARY PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD). MARKINGS AND SIGNAGE INDICATING THE FIRE LANES TO BE INSTALLED PER THE REQUIREMENTS OF THE FIRE DEPARTMENT.
 - REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION REGARDING THE DUMPSTER ENCLOSURE AND PAD.
 - ACCESS ROAD TO SITE SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION. ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHTING AT LEAST 84,000 POUNDS.

LEGEND:

- EX. HYDRANT
- EX. PEDESTAL
- EX. TRANSFORMER
- ⊙ EX. LIGHTPOLE
- ⊙ EX. UTILITY POLE
- ⊙ EX. GUY ANCHOR
- ⊙ EX. COMM. MANHOLE
- ⊙ EX. SIGN
- ⊙ EX. POST/BOLLARD
- ⊙ EX. FLAGPOLE
- ⊙ EX. MONITOR WELL
- ⊙ EX. AIR CONDITIONER
- ⊙ EX. PUMP
- ⊙ EX. FENCE
- F.F. PROP. FINISH FLOOR ELEV.
- PROP. CURB & GUTTER (PITCH OUT)
- PROP. ASPHALT
- PROP. CONCRETE
- ★ PROP. LIGHT POLE



NOTICE:
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SITE PLAN

THE PROPHET ELIJAH RETREAT CENTER
 SECTION: 11 & 12
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 GENOA TOWNSHIP
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REVISED

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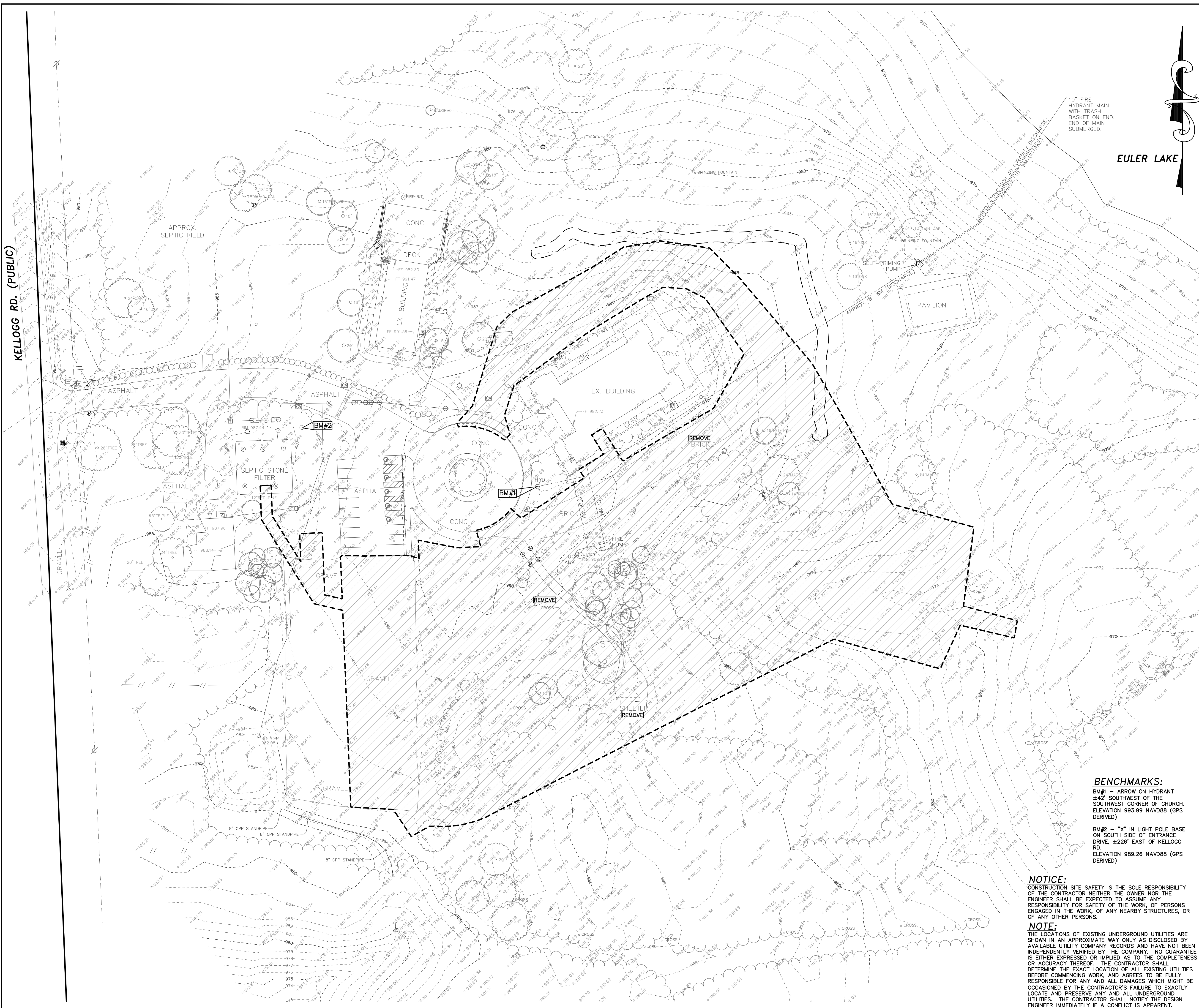
CHF:

SCALE: HOR 1"=30 FT. VER 1"=40 FT.

2

08-296.3

NOT FOR CONSTRUCTION



- NOTES:**
1. ALL WORK TO CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP, COUNTY, AND/OR MDOT.
 2. THE CONTRACTOR SHALL NOTIFY MISS DIG A MINIMUM OF 72 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
 3. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, CONDITION, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 4. TITLEWORK WAS NOT PROVIDED. ALL EASEMENTS MAY NOT BE SHOWN.

- 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
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 - ⊖ EX. PEDESTAL
 - ⊖ EX. TRANSFORMER
 - ⊖ EX. LIGHTPOLE
 - ⊖ EX. UTILITY POLE
 - ⊖ EX. GUY ANCHOR
 - ⊖ EX. TREE
 - EX. TREE LINE
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 - 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. PARKING METER
 - EX. UTILITY MARKER
 - EX. SOIL BORING
 - EX. MAILBOX
 - EX. GENERATOR
 - EX. MONITOR WELL
 - EX. AIR CONDITIONER
 - EX. PUMP
 - EX. FENCE
 - EX. FINISH FLOOR ELEVATION
 - F.F.
 - APPROXIMATE AREA OF DISTURBANCE (CONTRACTOR TO COORDINATE WITH THE OWNER FOR EXACT LIMITS OF DEMOLITION WORK)

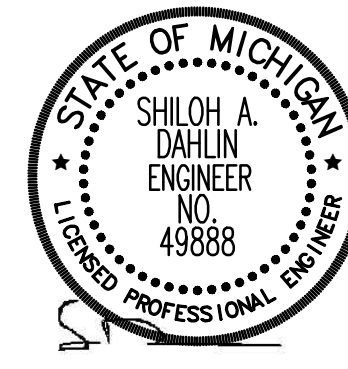
- DEMOLITION NOTES:**
1. DEMOLITION PLAN IS FOR GENERAL INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND COORDINATING WITH OWNER TO DETERMINE DETAILED DEMOLITION REQUIREMENTS.
 2. CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITY COMPANIES AND/OR CITY AND COUNTY DEPARTMENTS FOR REMOVAL AND/OR RELOCATION OF METER BOXES, UTILITY POLES, UNDERGROUND LINES, ABOVE GROUND LINES, ETC., AS NECESSARY.
 3. REMOVE EXISTING BUILDING WALLS, FLOOR SLABS, AND FOUNDATION AS DIRECTED BY THE GEOTECHNICAL ENGINEER, BACKFILL THE OPENING WITH SUITABLE MATERIAL TO CARRY BUILDING/PARKING LOT LOADS.
 4. REMOVE OR GROUT IN PLACE, AS DIRECTED BY THE FIELD INSPECTOR, EX. SEWERS AND/OR MAINS TO BE ABANDONED AS NECESSARY.
 5. CONTACT OWNER FOR ENVIRONMENTAL REPORT FOR ANY ENVIRONMENTAL CONCERNS.
 6. CONTRACTOR IS RESPONSIBLE FOR DOING AN EARTHWORK CALCULATION FOR CUT AND FILL REQUIREMENTS, AND IS RESPONSIBLE FOR INCLUDING IMPORT AND EXPORT OF MATERIALS IN THEIR BID. ALL EXCESS MATERIAL (INCLUDING TOPSOIL, CLEAN FILL, AND WASTE MATERIAL) SHALL BE REMOVED FROM THE SITE.
 7. CONTRACTOR TO PROTECT EX. WALKS, POSTS, CONDUITS, PAVEMENT, CURBS, GUTTER, WALLS, BUILDINGS, FENCES, LANDSCAPING, TREES, ETC. TO REMAIN DURING CONSTRUCTION. CONTRACTOR TO COORDINATE REPLACEMENT OF LANDSCAPING, ETC. WITH THE OWNER.
 8. PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EX. UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR ON THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS IN USE/ACTIVE THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND THE REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.
 9. CONTRACTOR TO COORDINATE WITH THE ADJACENT LAND OWNERS AS REQUIRED.
 10. PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS TO ENSURE NO STANDING WATER WITHIN PAVEMENT OR GREEN AREAS PRIOR TO CONSTRUCTION. FIELD VERIFY EXISTING PAVEMENT AND CURB ELEVATIONS WHERE PROPOSED PAVEMENT AND CURB MEETS EXISTING PAVEMENT AND CURB. PAVING CONTRACTOR SHALL TAKE EXTRA CARE TO ENSURE 1% MINIMUM PAVEMENT SLOPE IS ACHIEVED AND SHALL CONTACT DESIGN ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT IS APPARENT.
 11. CONTRACTOR TO FIELD VERIFY EXISTING IRRIGATION LOCATIONS AND REMOVE OR RELOCATE EXISTING IRRIGATION AS NECESSARY TO FACILITATE CONSTRUCTION.
 12. REMOVE AND REPLACE ADDITIONAL PAVEMENT AS NECESSARY TO FACILITATE LIGHT POLE, SIGNAGE AND IRRIGATION CONSTRUCTION. COORDINATE REMOVALS WITH LIGHTING, SIGNAGE AND IRRIGATION PLANS.
 13. CONTRACTOR TO ESTABLISH NEW BENCHMARKS, AS NECESSARY PRIOR TO DEMOLITION WORK.
 14. CONTRACTOR TO COORDINATE OBTAINING RIGHT-OF-WAY PERMITS WITH THE COUNTY ROAD COMMISSION IF WORK WITHIN THE ROAD RIGHT-OF-WAYS IS NECESSARY.

BENCHMARKS:
 BM#1 - ARROW ON HYDRANT ±2' SOUTHWEST OF THE SOUTHWEST CORNER OF CHURCH. ELEVATION 993.99 NAVD88 (GPS DERIVED)
 BM#2 - "X" IN LIGHT POLE BASE ON SOUTH SIDE OF ENTRANCE DRIVE. ±226' EAST OF KELLOGG RD. ELEVATION 989.26 NAVD88 (GPS DERIVED)

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EULER LAKE



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 LAND SURVEYING
 CONSTRUCTION LAYOUT

SURVEYING
 ALTA SURVEYS
 BOUNDARY SURVEYS
 TOPOGRAPHIC SURVEYS
 PARCEL SPLITS

RESIDENTIAL
 SUBDIVISIONS
 SITE CONDOMINIUM
 MULTI-FAMILY
 LOT PLANS
 CONSTRUCTION LAYOUT

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CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA
 TOPOGRAPHIC SURVEY AND
 DEMOLITION PLAN

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
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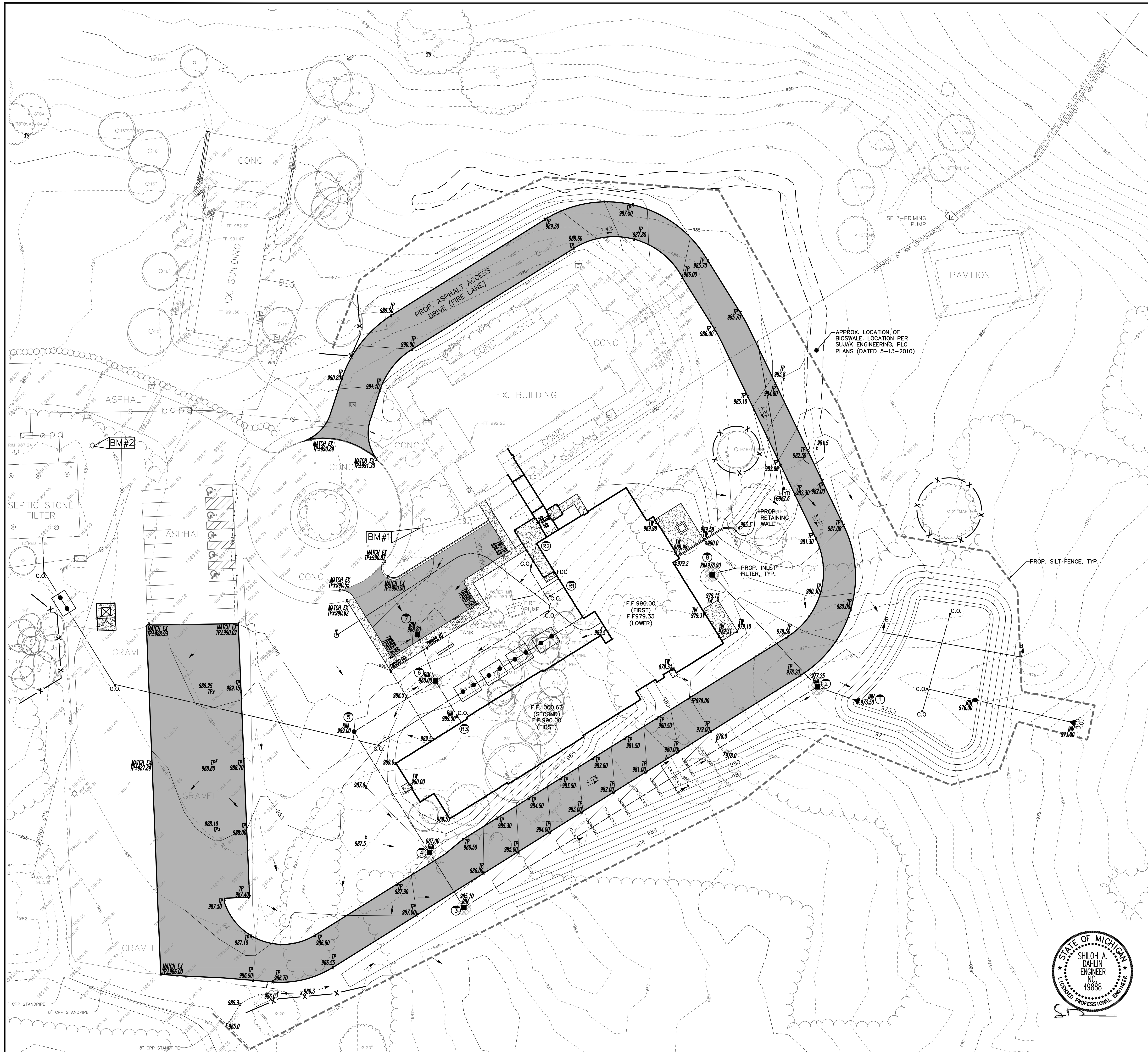
DATE: 07-31-2020

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 CHECKED BY: TG

SCALE: HOR 1"=40 FT.
 VER 1"=4 FT.

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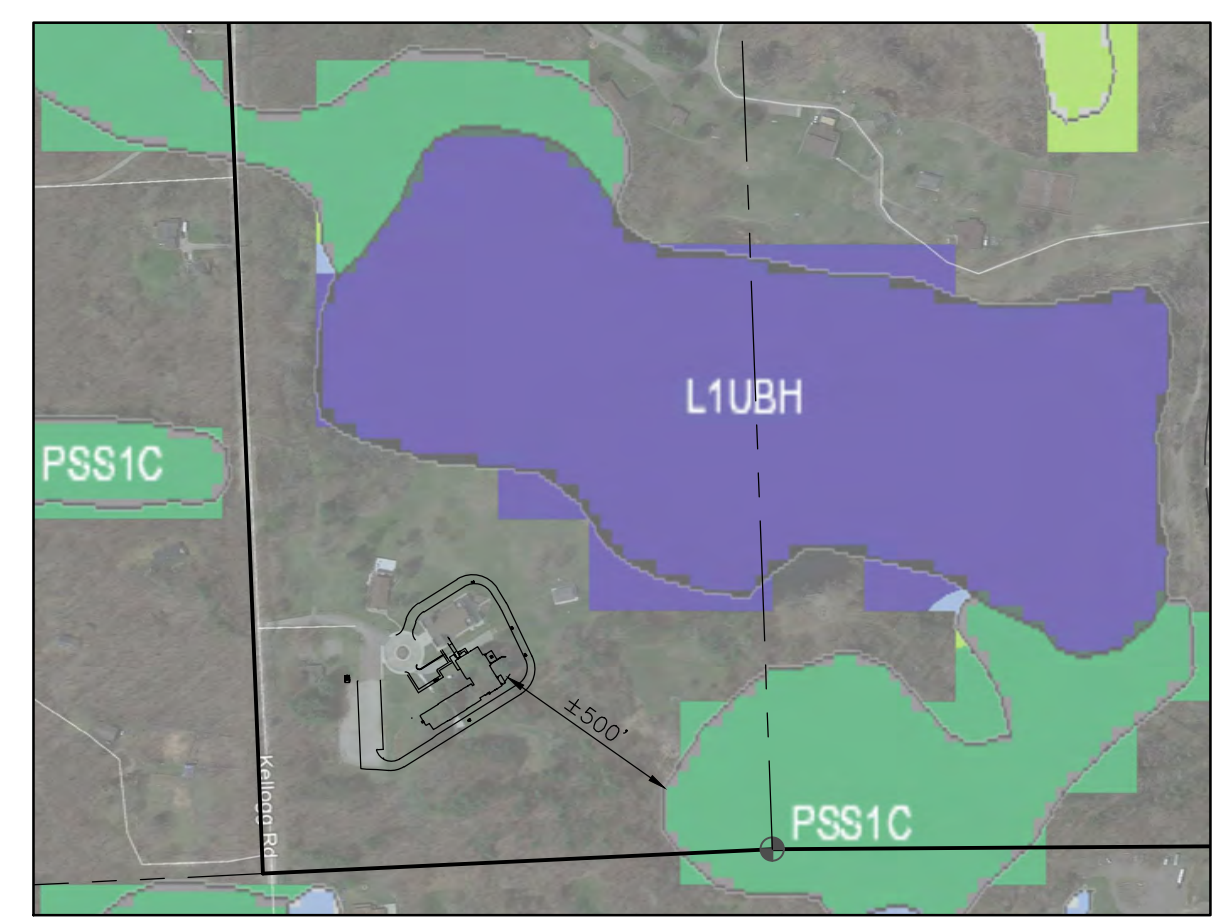
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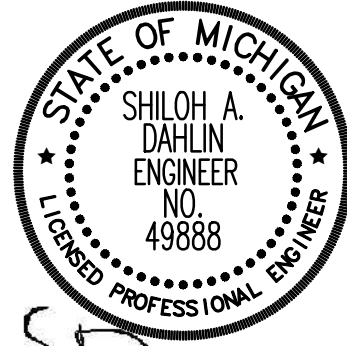
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 7. COMPACTED SAND BANKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
 8. STEPS AND HAND RAILING TO MEET CURRENT TOWNSHIP/STATE/FEDERAL REQUIREMENTS.
 9. REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION REGARDING SITE PREPARATION, CONSTRUCTION METHODS, ETC.
 10. SOIL EROSION AND SEDIMENTATION NOTES AND DETAILS WILL BE PROVIDED ON THE FINAL ENGINEERING PLANS.

LEGEND:

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



NOTE:
1. WETLAND BOUNDARIES AS INDICATED ON THE GOOGLE AERIAL WITH U.S. FISH & WILDLIFE SERVICE: NATIONAL WETLANDS INVENTORY WETLANDS-DATA.KML OVERLAY
APPROXIMATE WETLAND BOUNDARIES
SCALE: 1" = 4500 FEET



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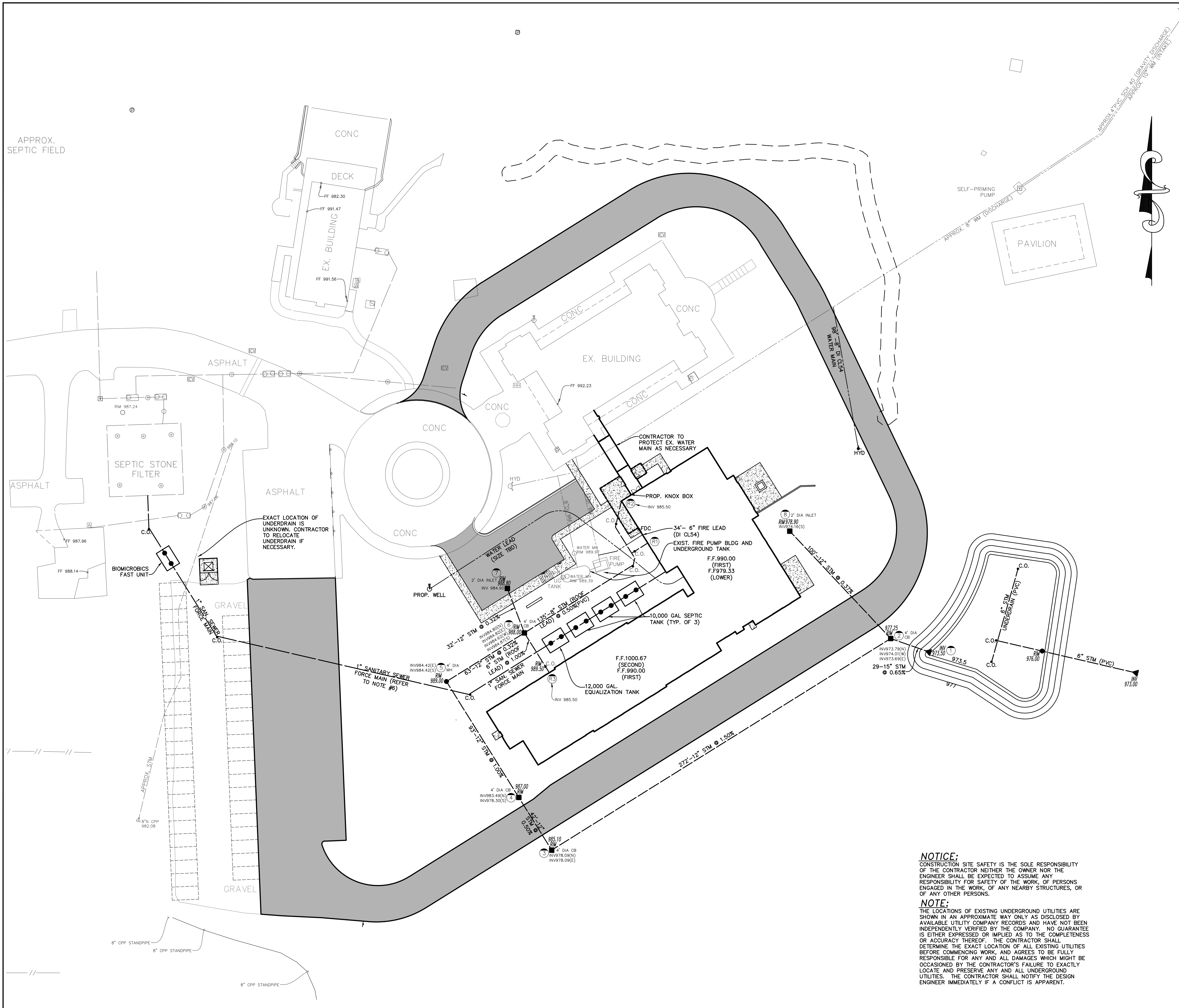
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CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA
GRADING AND SOIL EROSION & SEDIMENTATION CONTROL PLAN
THE PROPHET ELIJAH RETREAT CENTER
SECTION: 11 & 12 TOWNSHIP: 2N RANGE: 5E
GENOA TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

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" = 30 FT.	4
08-296.3	

NOT FOR CONSTRUCTION

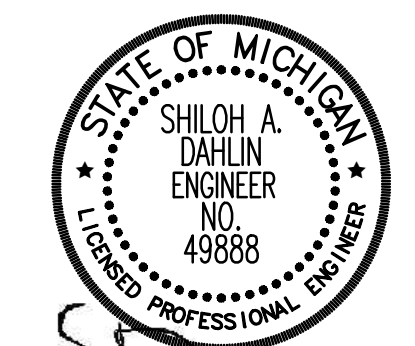


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 5. COMPACTED SAND BANKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
 6. SANITARY SEWER SYSTEM DESIGN BY OTHERS.
 7. ADDITIONAL DESIGN INFORMATION WILL BE PROVIDED ON THE FINAL ENGINEERING PLANS.
 8. APPROVAL FROM THE 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
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 - EX. HANDHOLE
 - EX. PEDESTAL
 - EX. TRANSFORMER
 - EX. LIGHTPOLE
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. TREE
 - EX. TREE TAG & NUMBER
 - EX. TREE LINE
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 - EX. BOULDER
 - EX. TREE STUMP
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 - EX. GENERATOR
 - EX. MONITOR WELL
 - EX. AIR CONDITIONER
 - EX. PUMP
 - EX. FENCE
 - PROP. FINISH FLOOR ELEVATION
 - PROP. CURB & GUTTER (PITCH OUT)
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 - PROP. SANITARY SEWER
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UTILITY PLAN

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

REVISED

10-19-2020 SITE PLAN REVIEW REVISION
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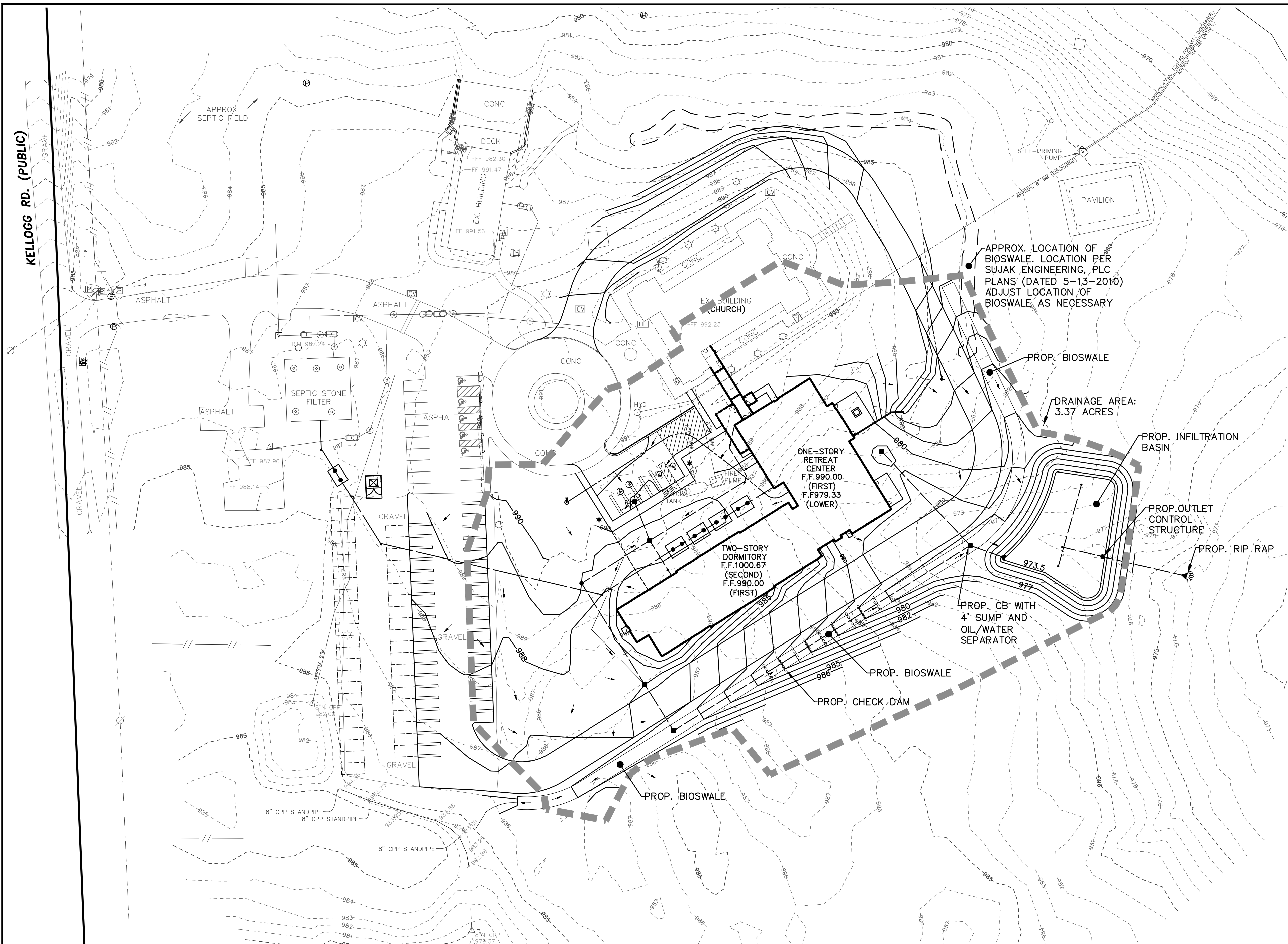
CHF:

SCALE: HOR 1"=30 FT.
VER 1"=3 FT.

5

08-296.3

NOT FOR CONSTRUCTION



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 - EX. CLEANOUT
 - EX. WATER GATE VALVE
 - EX. HYDRANT
 - EX. WATER VALVE
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 - 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://WEBSOL SURVEY.SC.EGOV.USDA.GOV](https://websol survey.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.

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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:

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

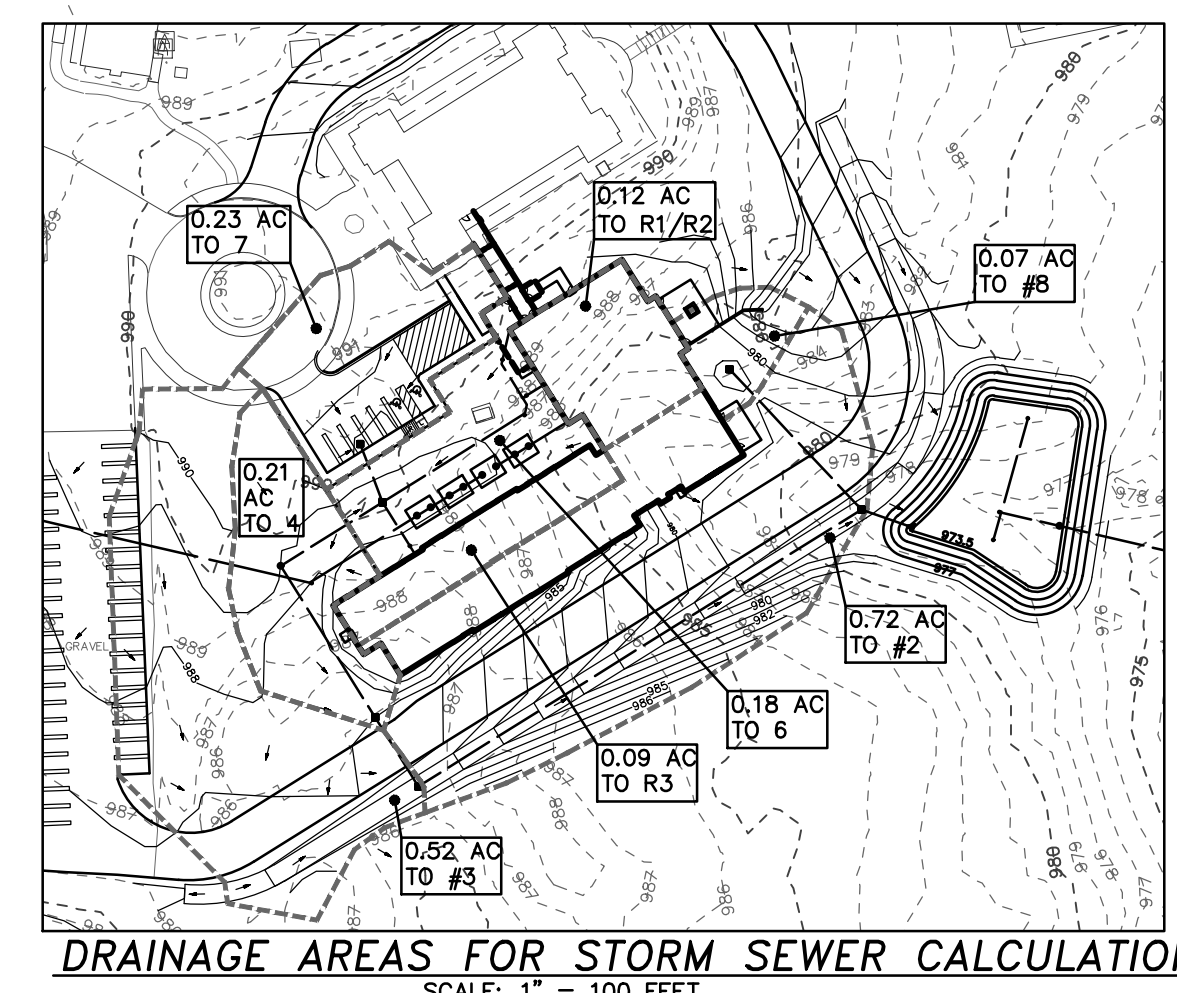
$$= 0.49$$

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 _{REMAINENT WATER}	973.5
			Z ₁₀₀	976.0
			Z _{FREEBOARD}	977.0

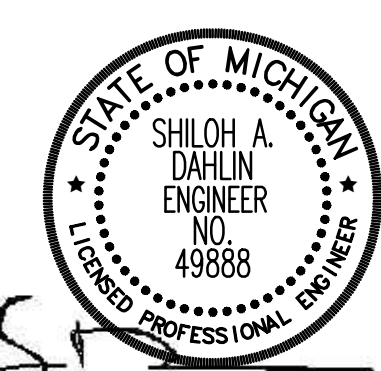


Therefore the required volume for a 100-year storm event is:

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	15,876	26,216	21,838	4,378
620	37,200	0.43	15,996	26,414	25,073	1,341

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	988.00	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



CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA

PROJECT: STORM WATER MANAGEMENT PLAN

SECTION: 11 & 12

THE PROPHET ELIJAH RETREAT CENTER

GENOA TOWNSHIP

LIVINGSTON COUNTY MICHIGAN

COMMERCIAL SITE PLANNING, SURVEYING, 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 NOV, MICHIGAN 48377

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



REVISED

DATE: 07-31-2020

DRAWN BY: SD

CHECKED BY: TG

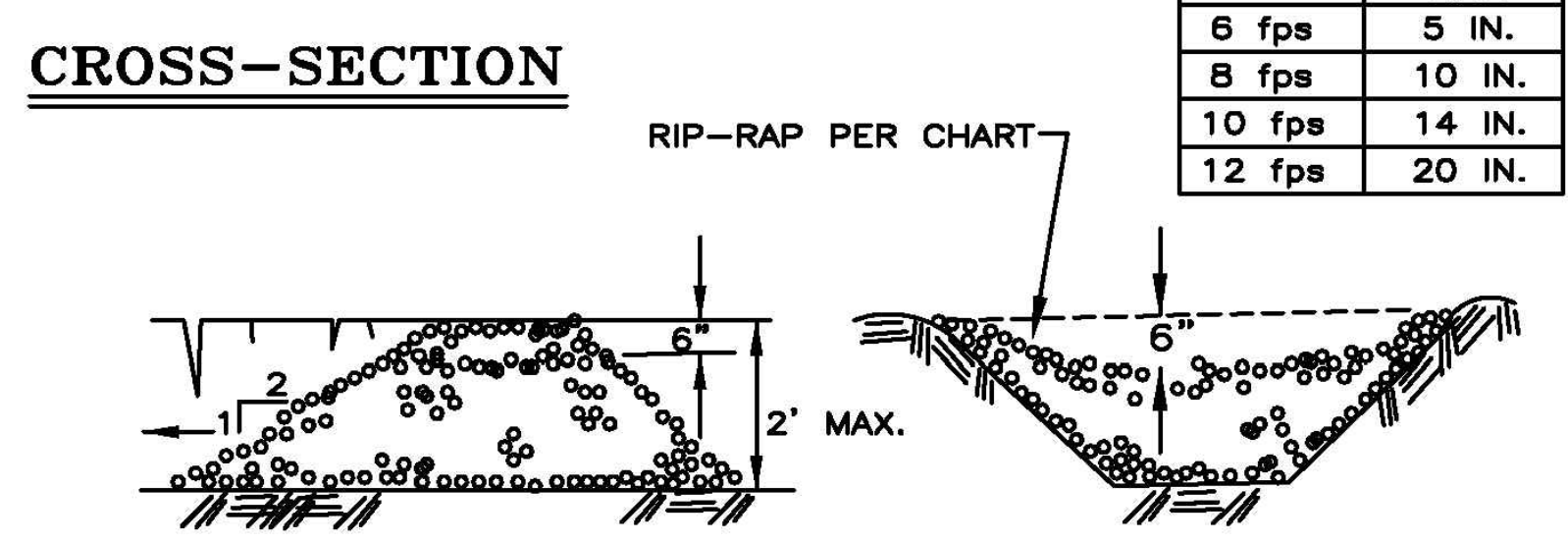
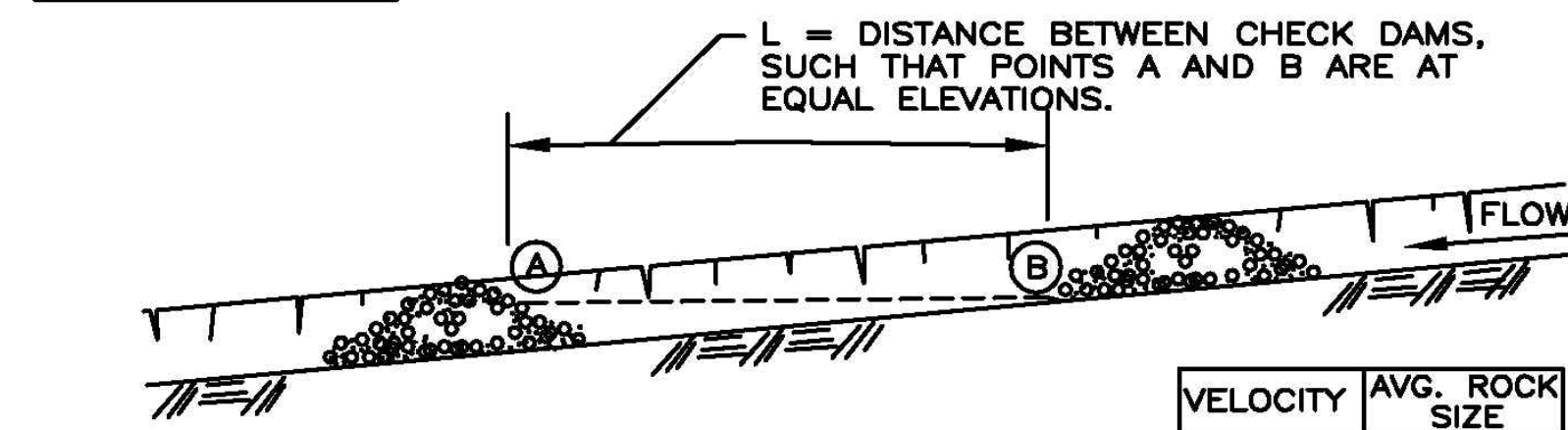
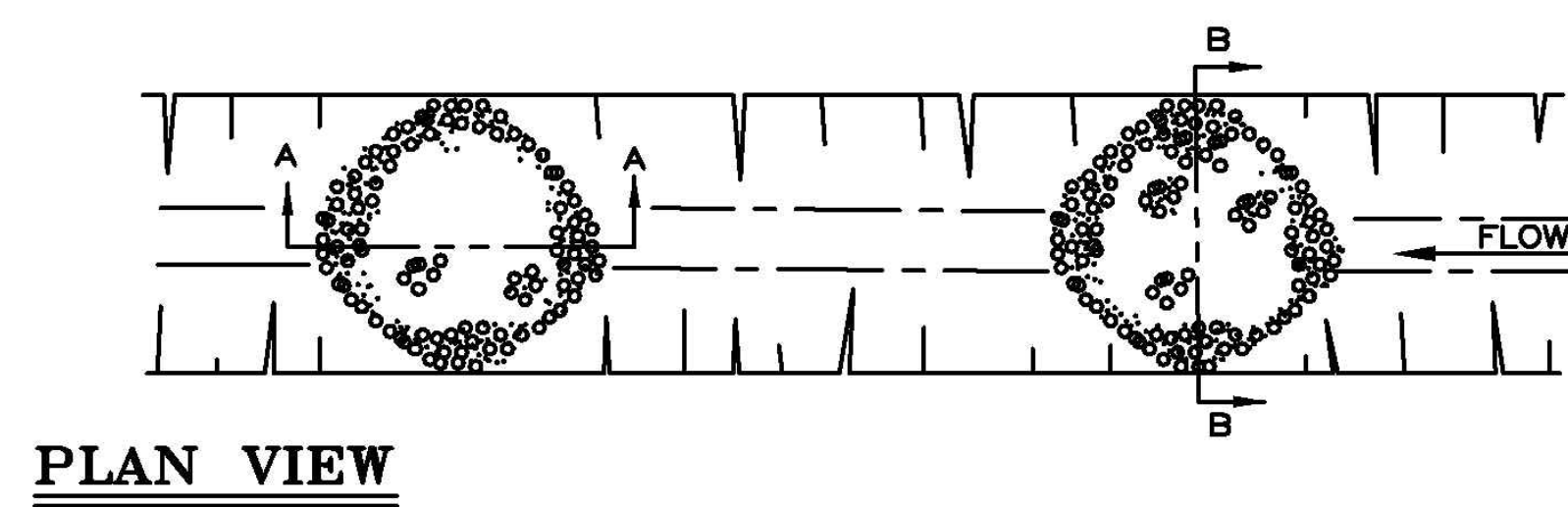
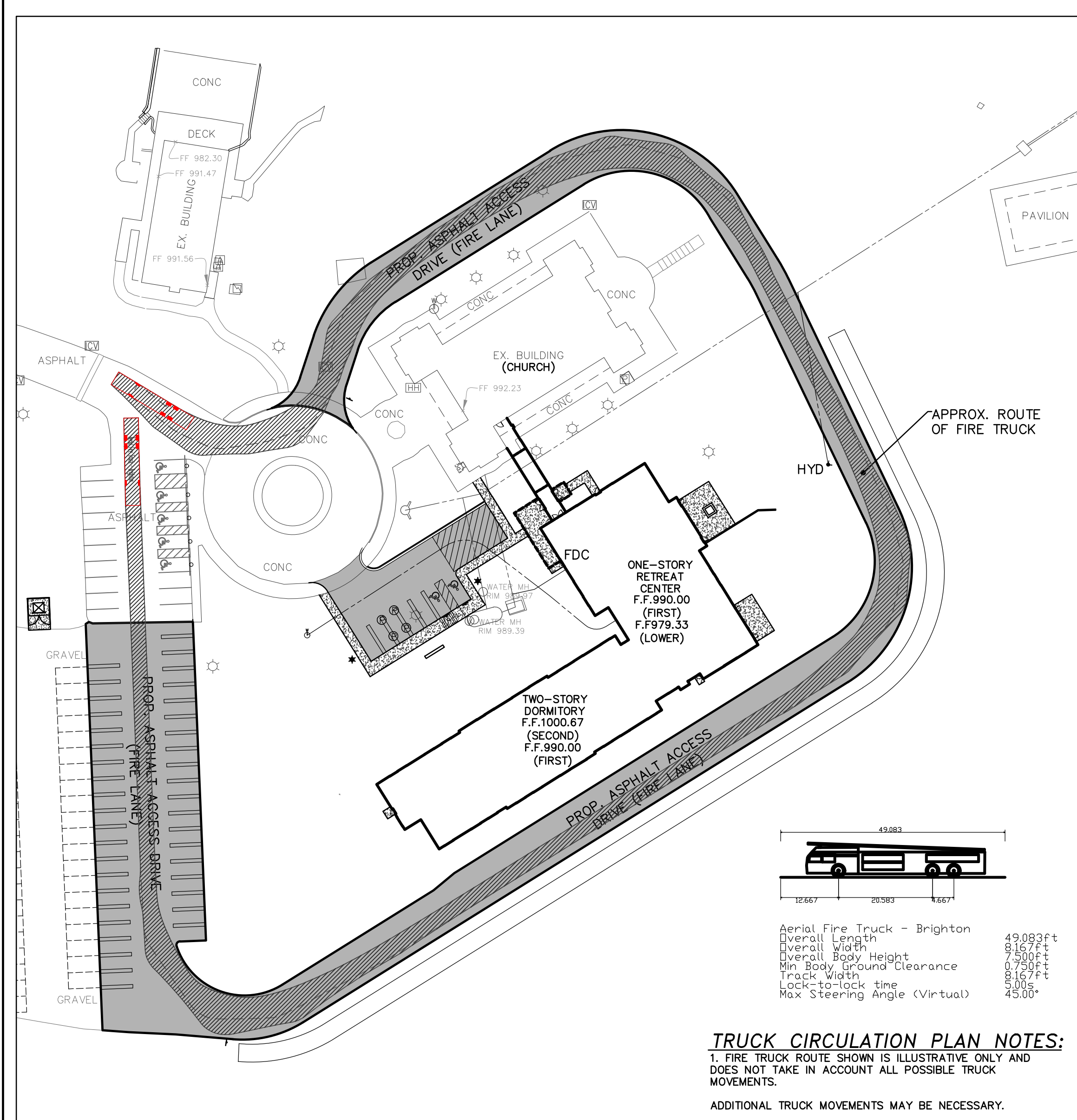
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CHF:

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

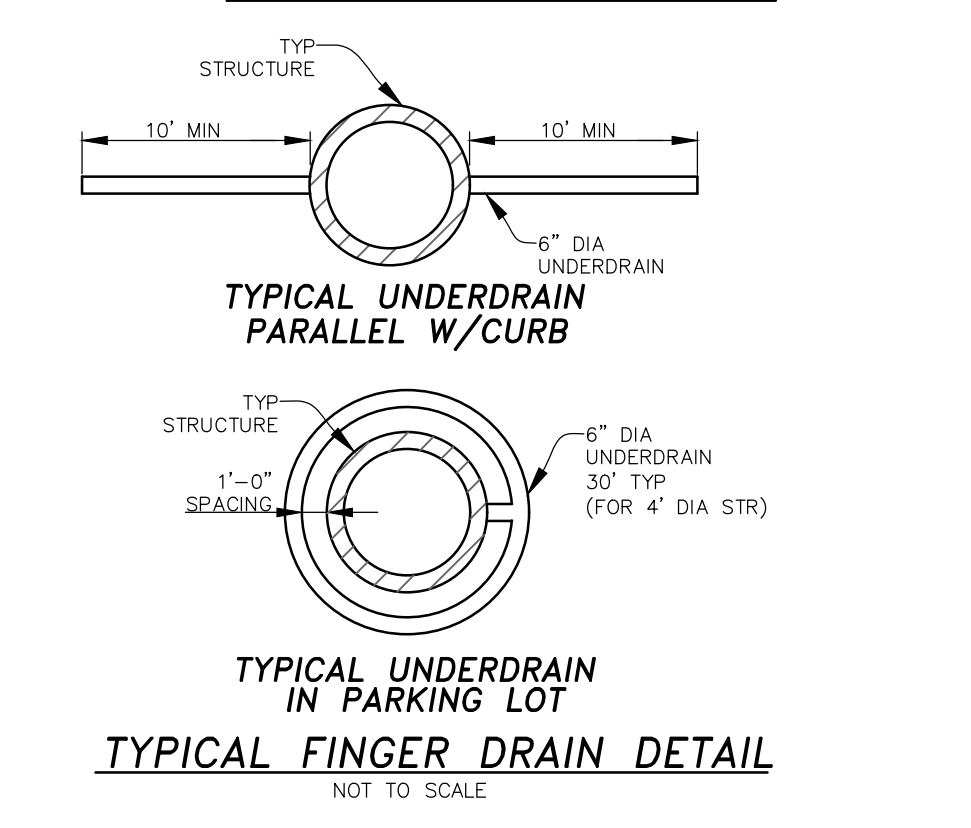
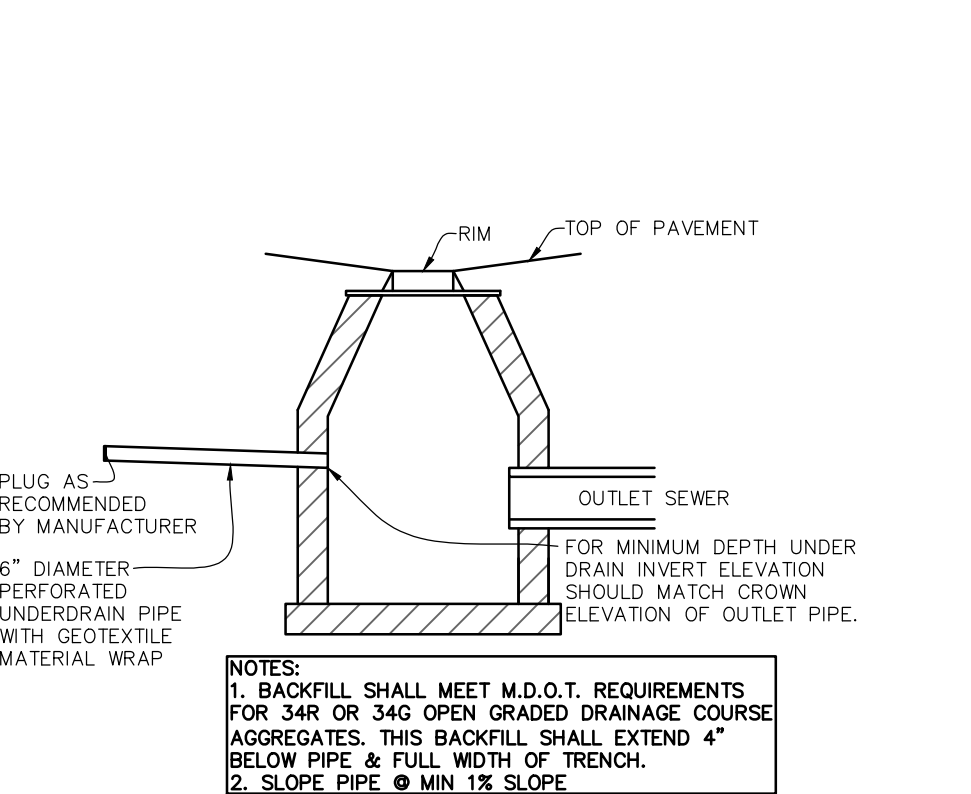
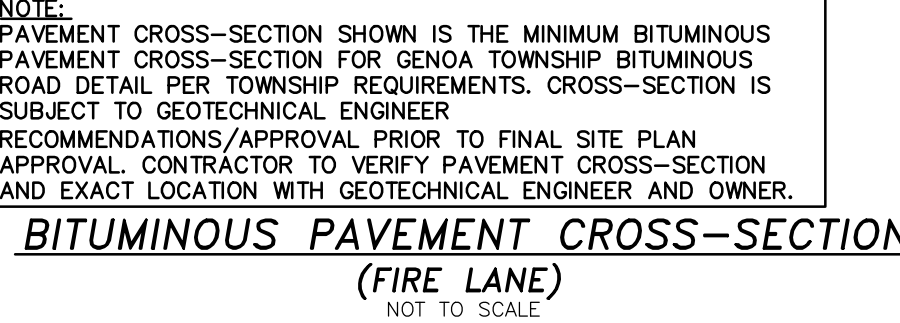
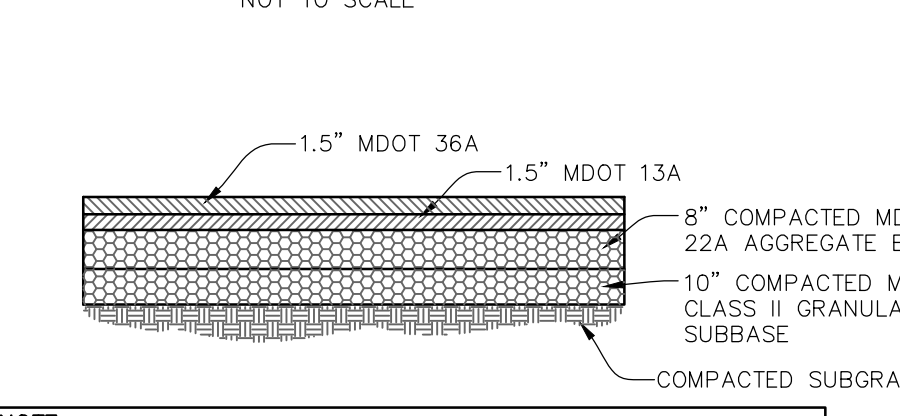
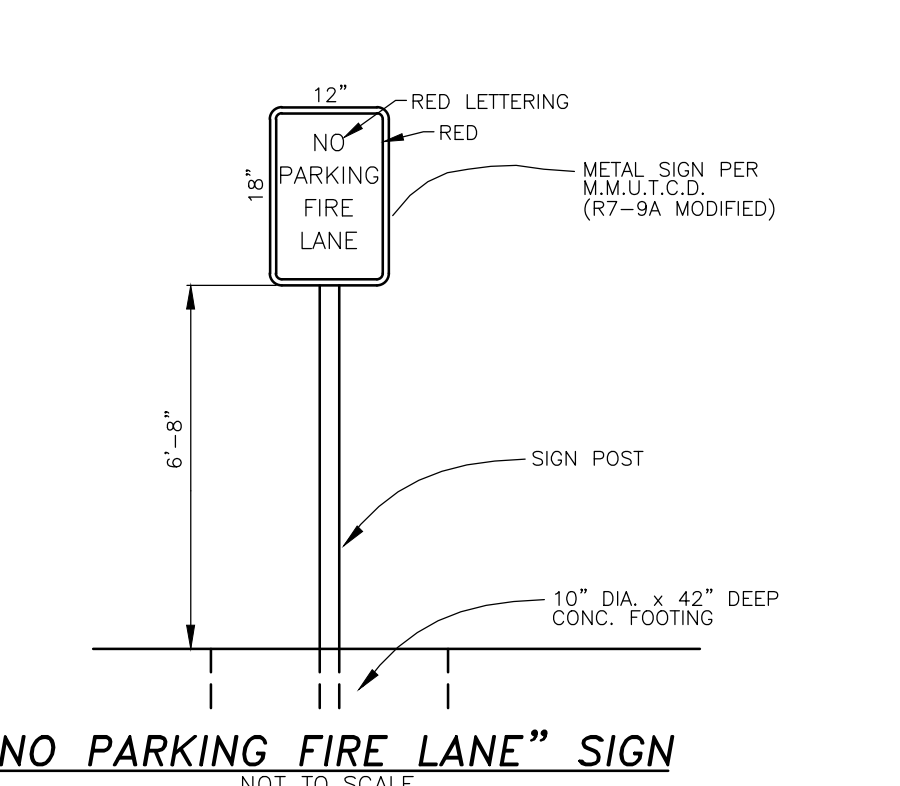
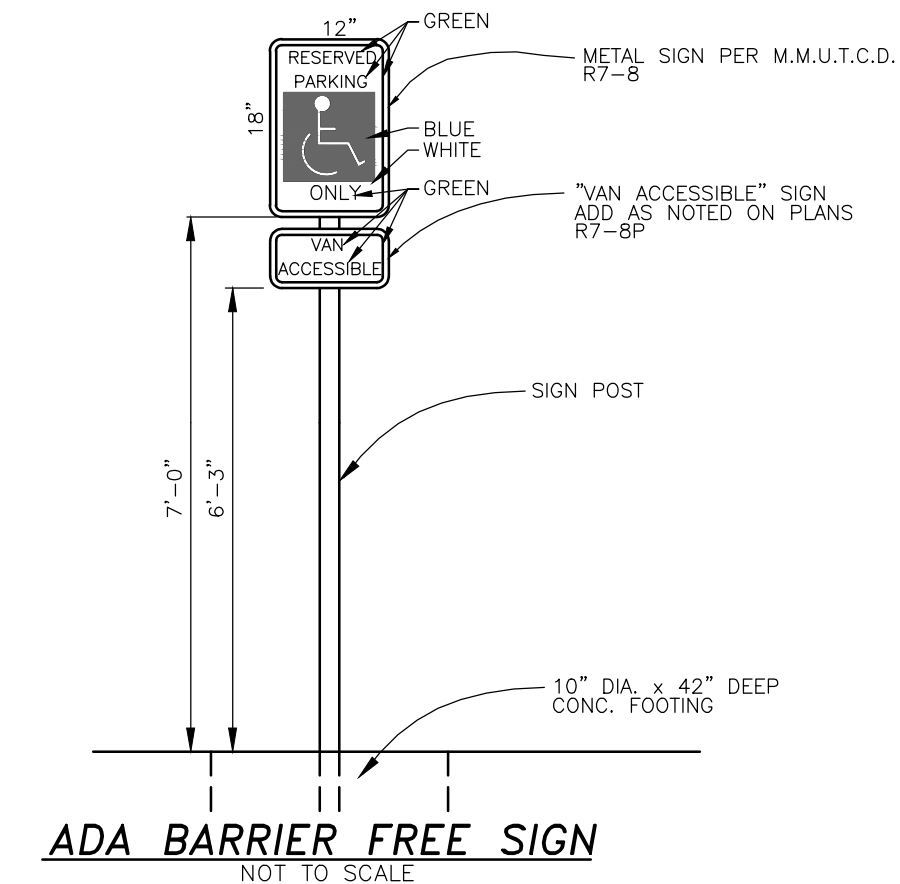
08-296.3

NOT FOR CONSTRUCTION

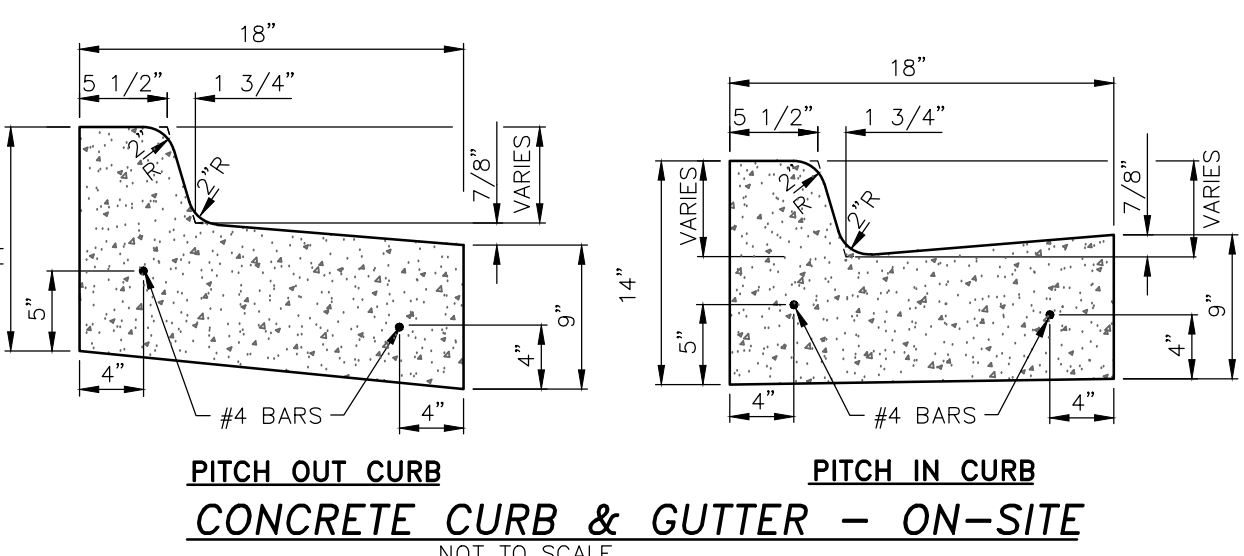
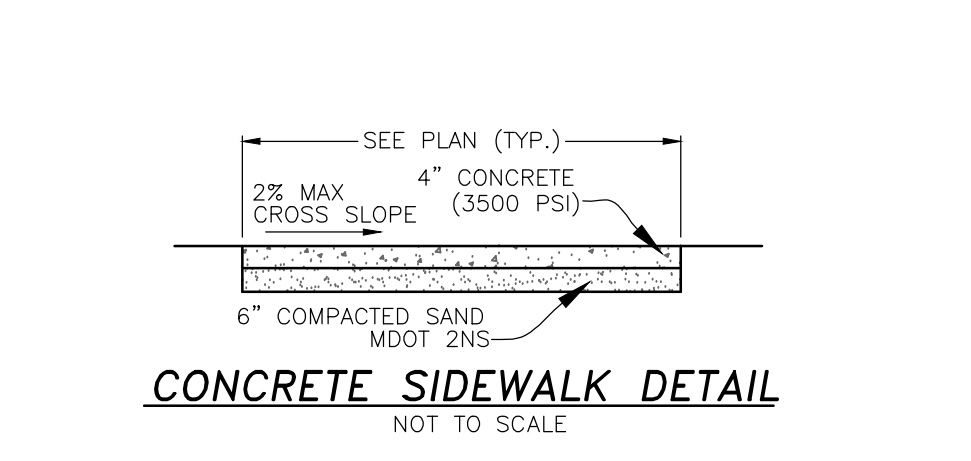
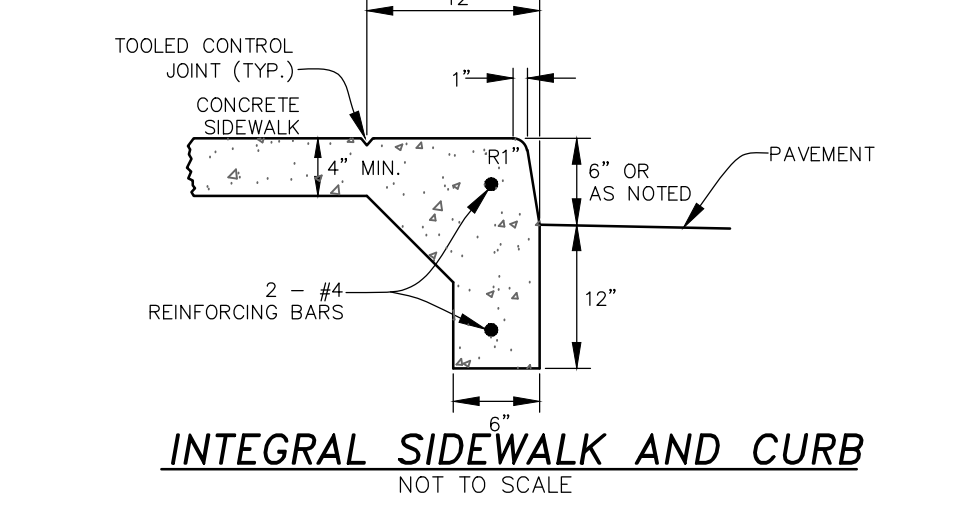
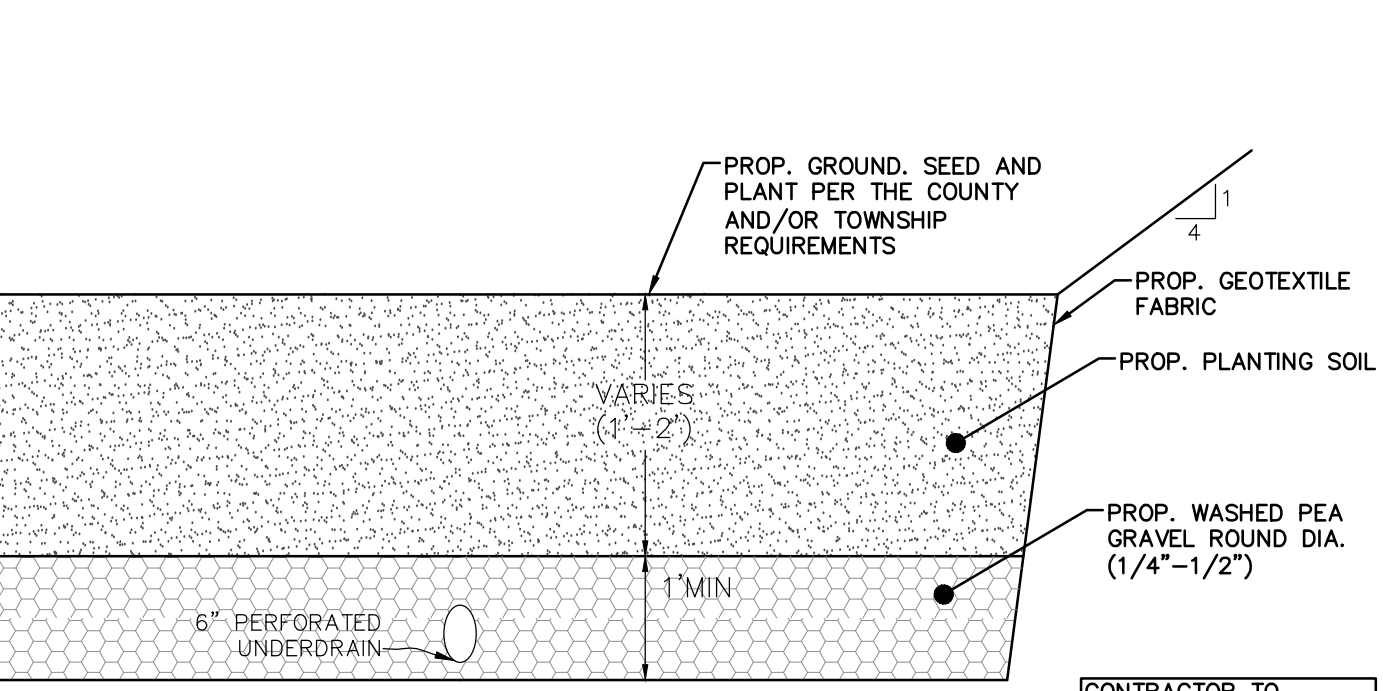
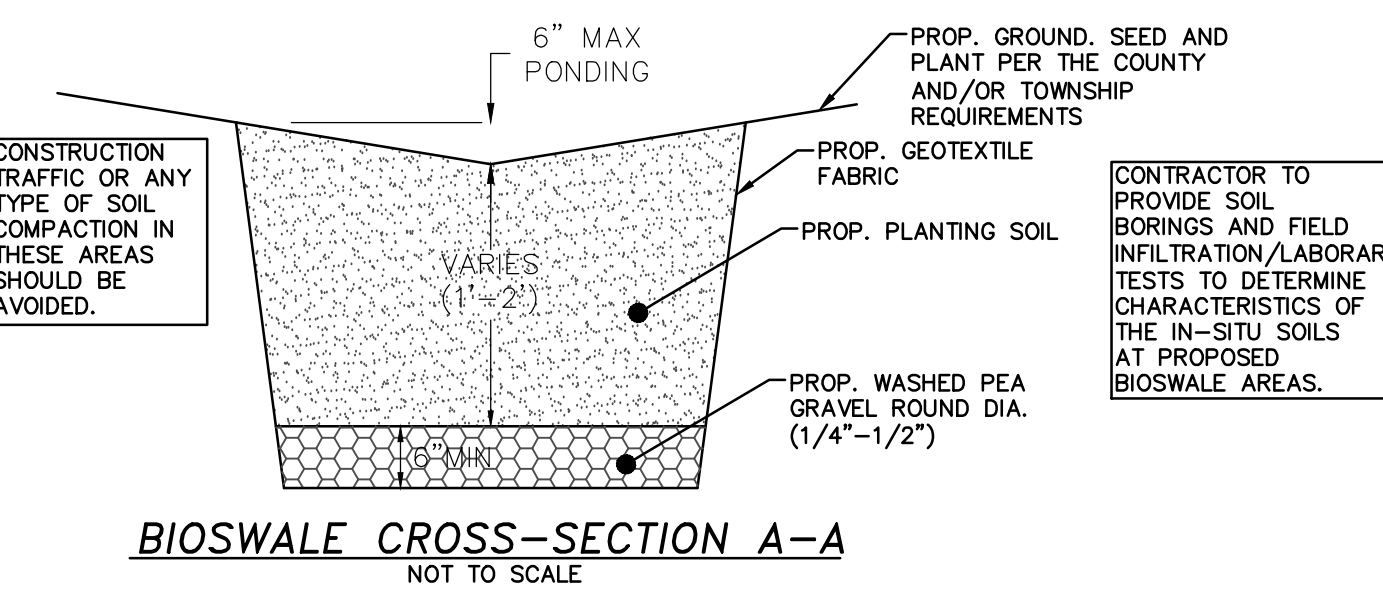


DEPENDING ON THE VELOCITY, SLOPE AND SOILS, USE THE PROPER SIZED RIP-RAP TO HANDLE THE SHEER STRESS OF THE SLOPE/CHANNEL.

CHECK DAMS
NOT TO SCALE

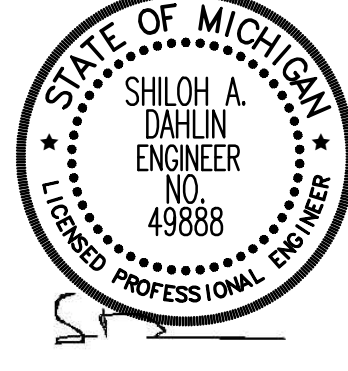
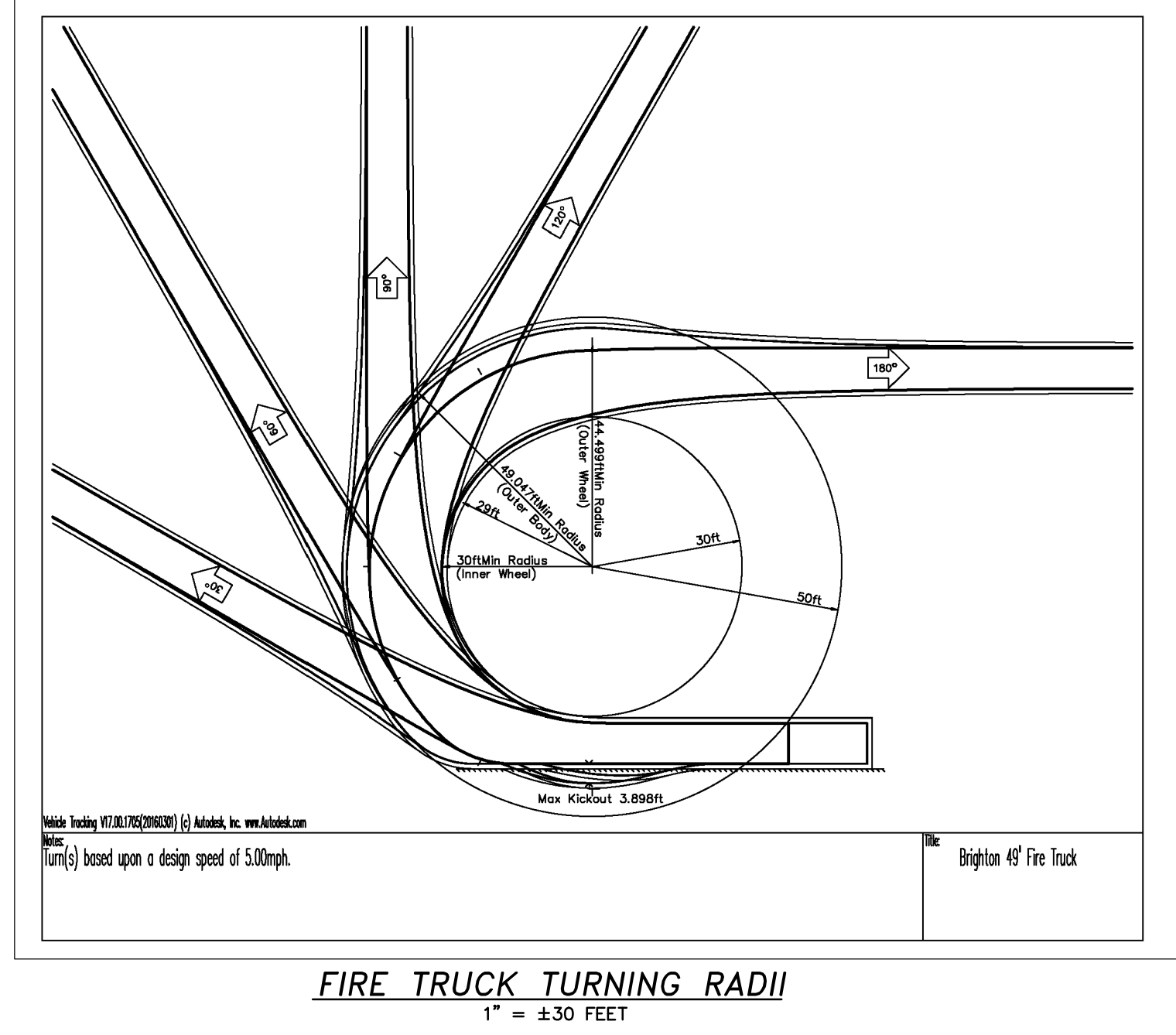


BIOSWALE/BASIN NOTES:
1. INSTALL TEMPORARY SEDIMENT CONTROL BMPs.
2. COMPLETE SITE GRADING, MINIMIZING COMPACTION AS MUCH AS POSSIBLE.
3. EXCAVATE THE BIOSWALES/BASIN TO THE PROP. DEPTHS AND SCARIFY THE EX. SOIL SURFACES. DO NOT COMPACT IN-SITU SOILS.
4. BACKFILL WITH THE AMENDED SOIL. LIGHT HAND TAMPING 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:

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

REVISED

DATE: 07-31-2020

DRAWN BY: SD

CHECKED BY: TG

AS NOTED

FBK:

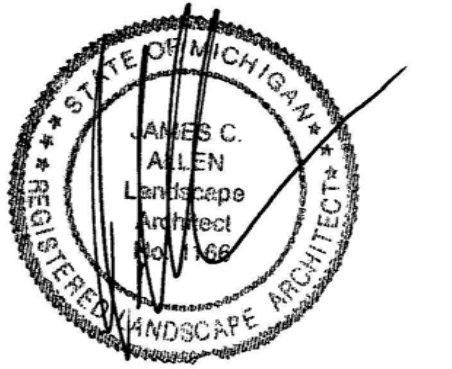
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SCALE: HOR 1" = 100 FT. VER 1" = 40 FT.

08-296.3

NOT FOR CONSTRUCTION

Seal:



Title:
Landscape Plan

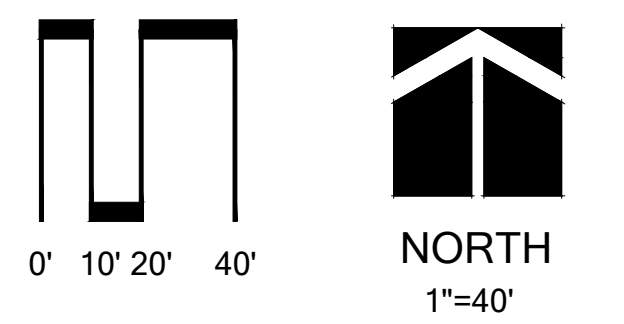
Project:
**The Prophet Elijah
 Retreat Center
 Genoa Township, Michigan**

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

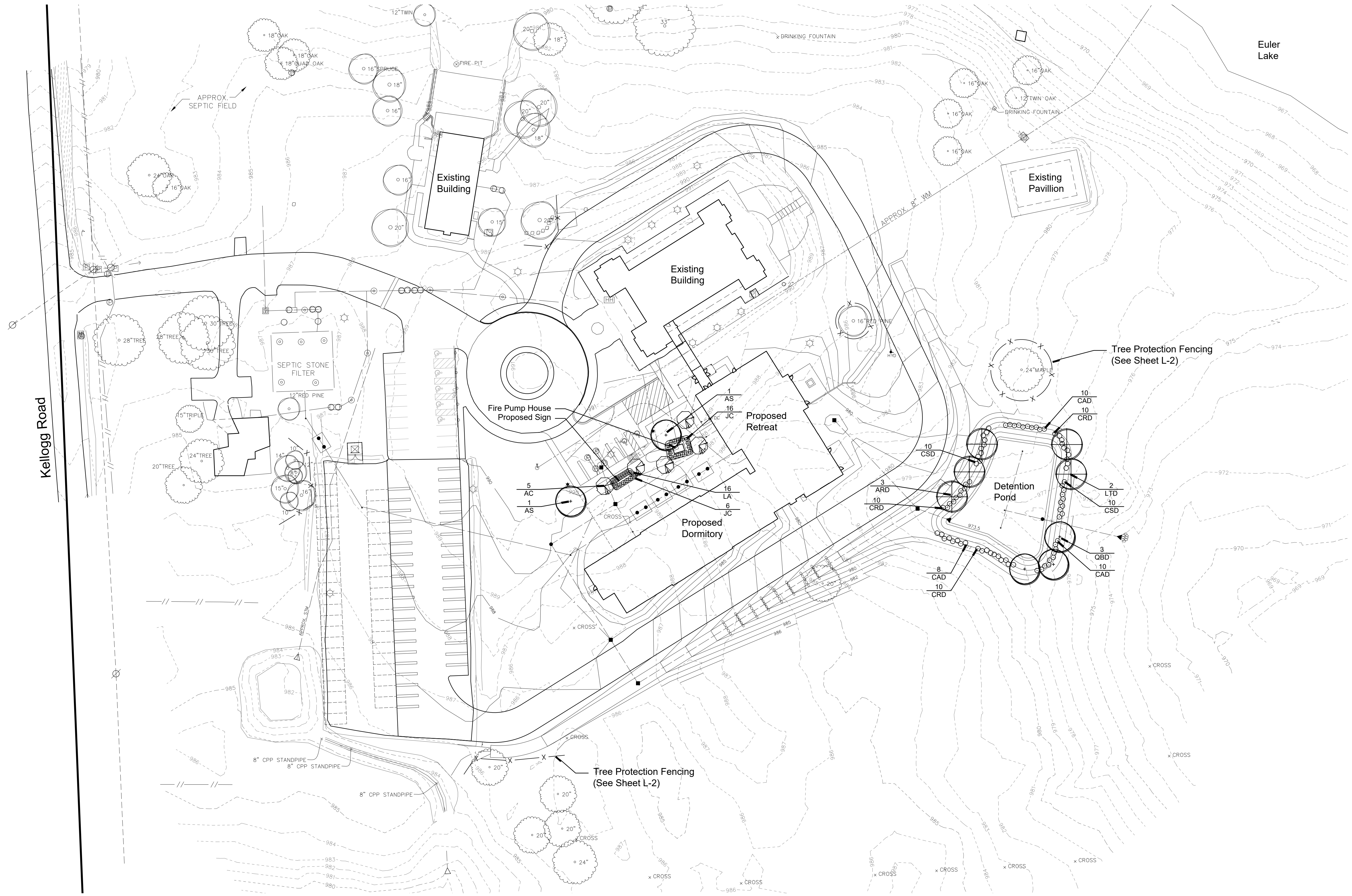
Job Number:
 20-043

Drawn By: jca Checked By: jca



Sheet No.

L-1

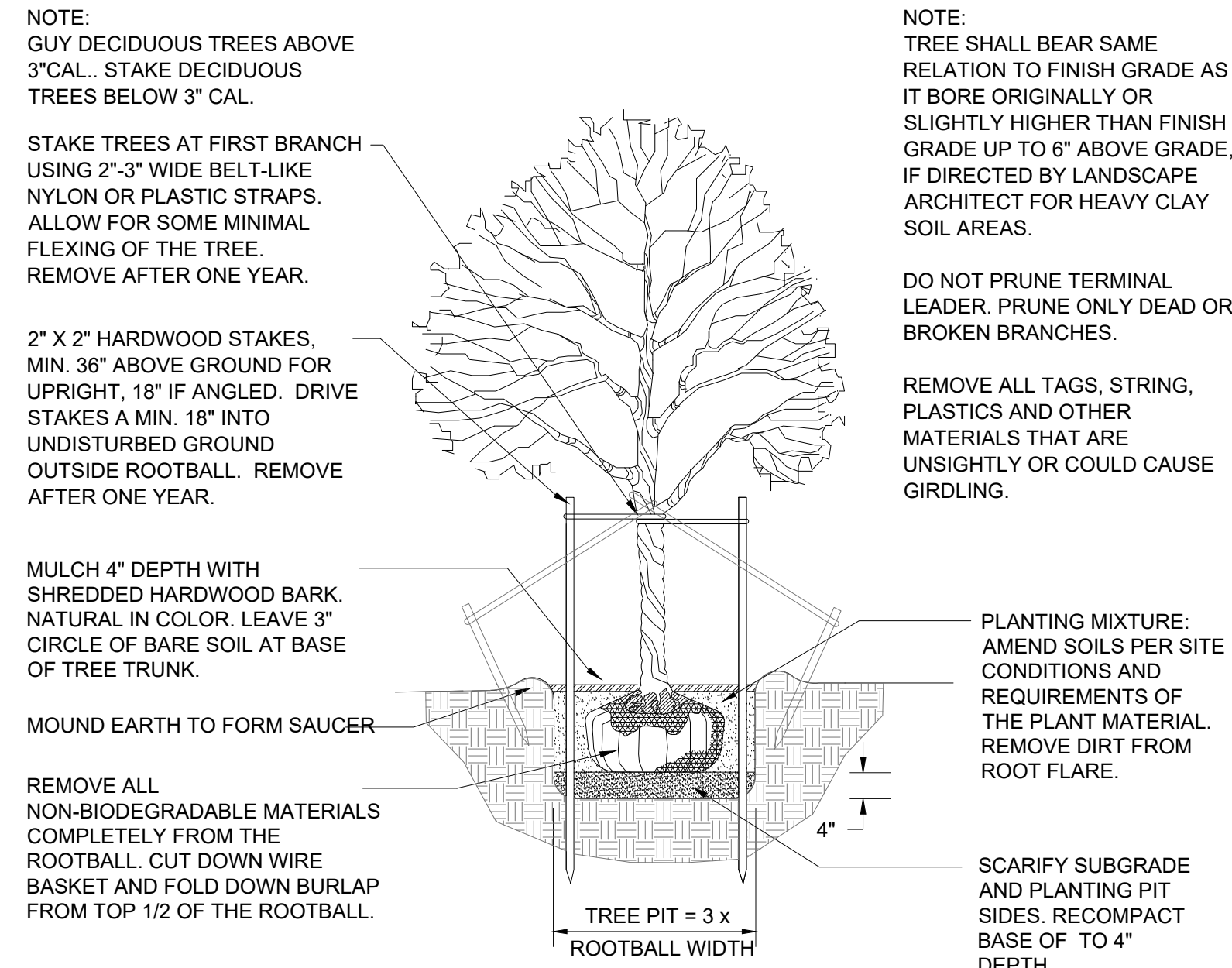


Landscape Summary

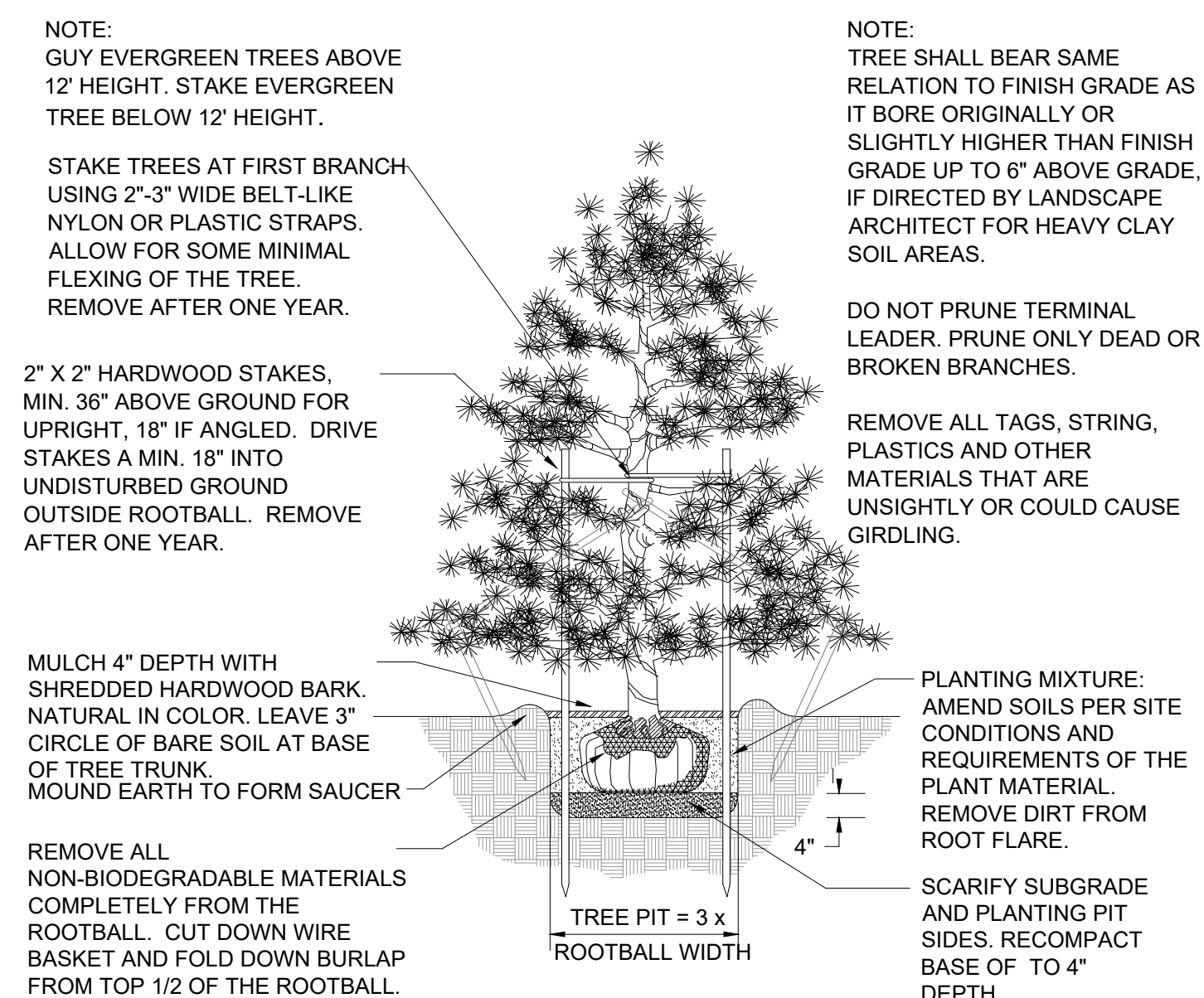
Detention Pond	384 l.f.
Top of Bank Length	7.7 Trees (384 / 50)
Trees Required	xx Trees
Trees Provided	76.8 Shrubs (384 / 50) x 10
Shrubs Required	xx Shrubs
Shrubs Provided	

Plant List

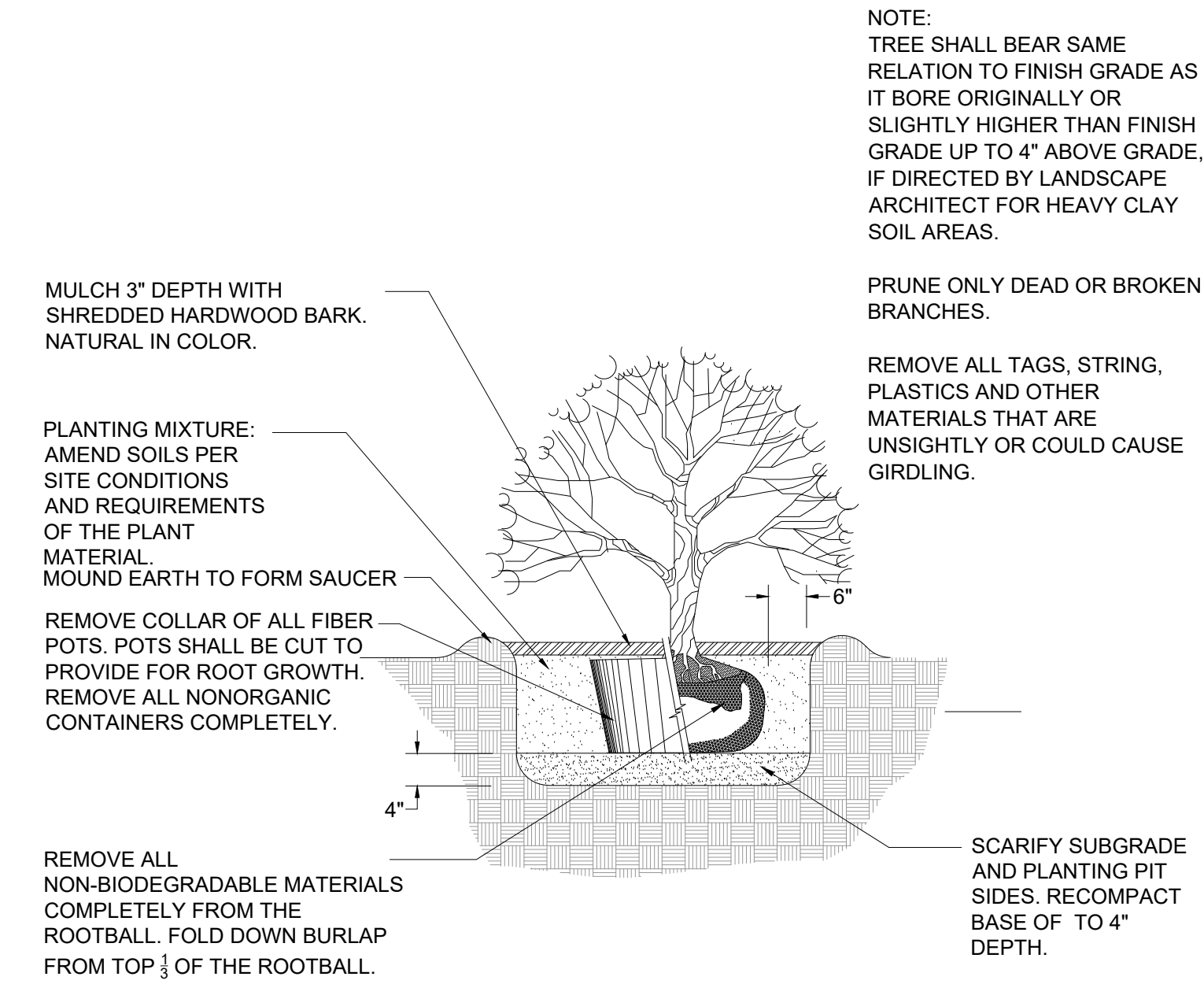
sym.	qty.	botanical name	common name	caliper	spacing	root	height
AC	5	Amelanchier laevis	Shadblow	2.5"	as shown	B&B	
AS	2	Acer saccharum 'Green Mountain'	Sugar Maple	3.0"	as shown	B&B	
JC	22	Juniperus ch. 'Keteleer'	Keteleer Juniper		as shown	B&B	6'
LA	16	Lavandula angustifolia 'Dwarf Blue'	Dwarf Blue 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



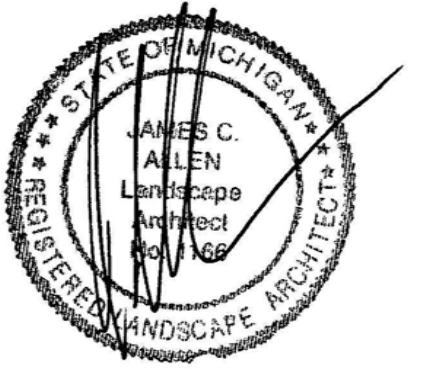
EVERGREEN TREE PLANTING DETAIL



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:

Revision	Issued:
Site Plan Review	July 31, 2020
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Job Number:

20-043

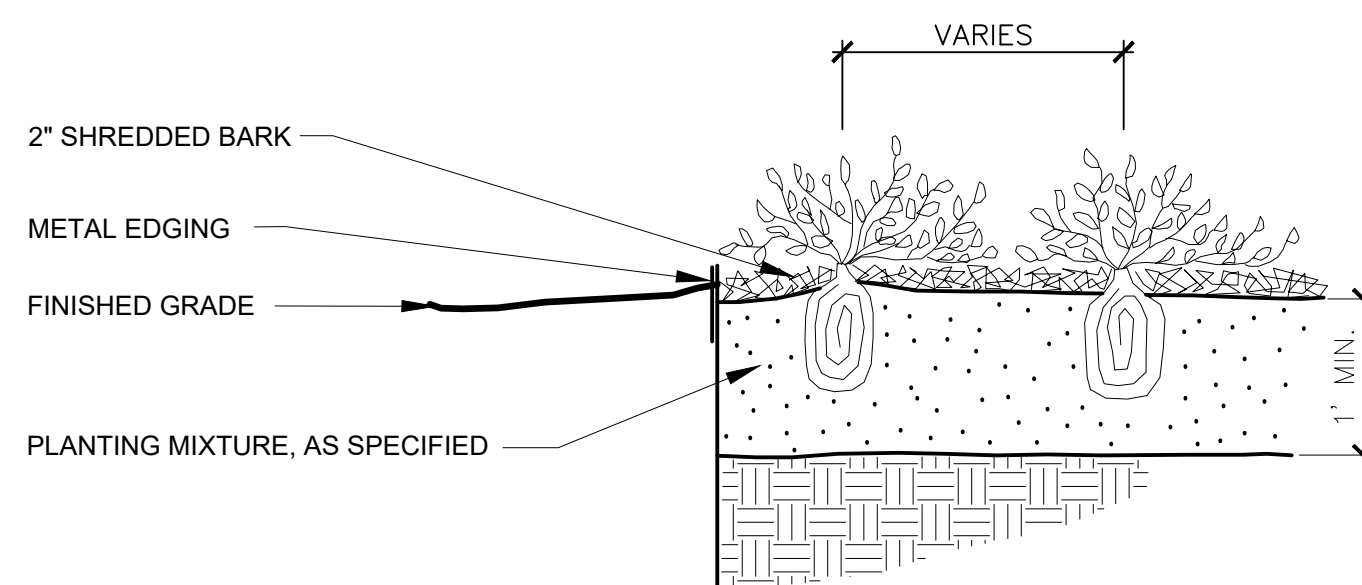
Drawn By:

jca

Checked By:

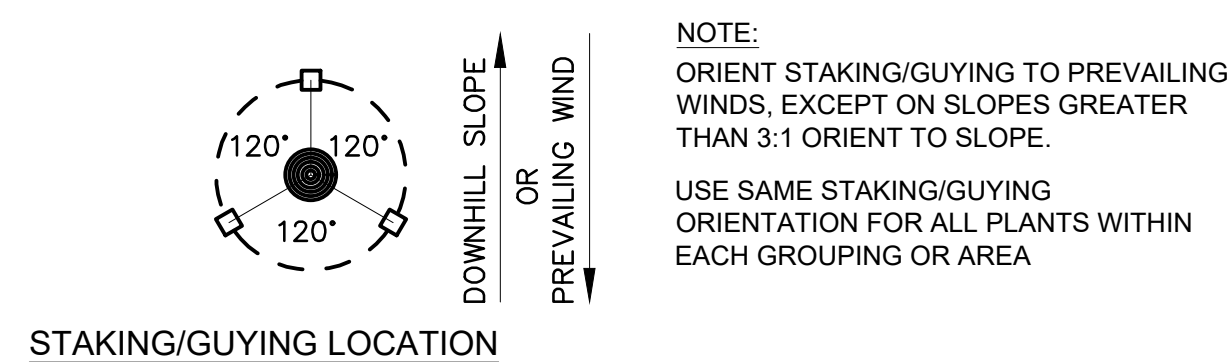
jca

Sheet No.



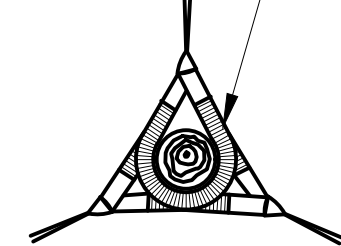
PERENNIAL PLANTING DETAIL

Not to scale



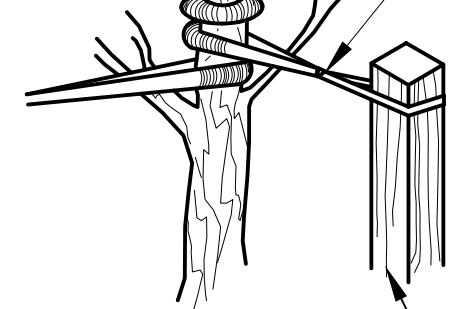
STAKING/GUYING LOCATION

2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS.



GUYING DETAIL

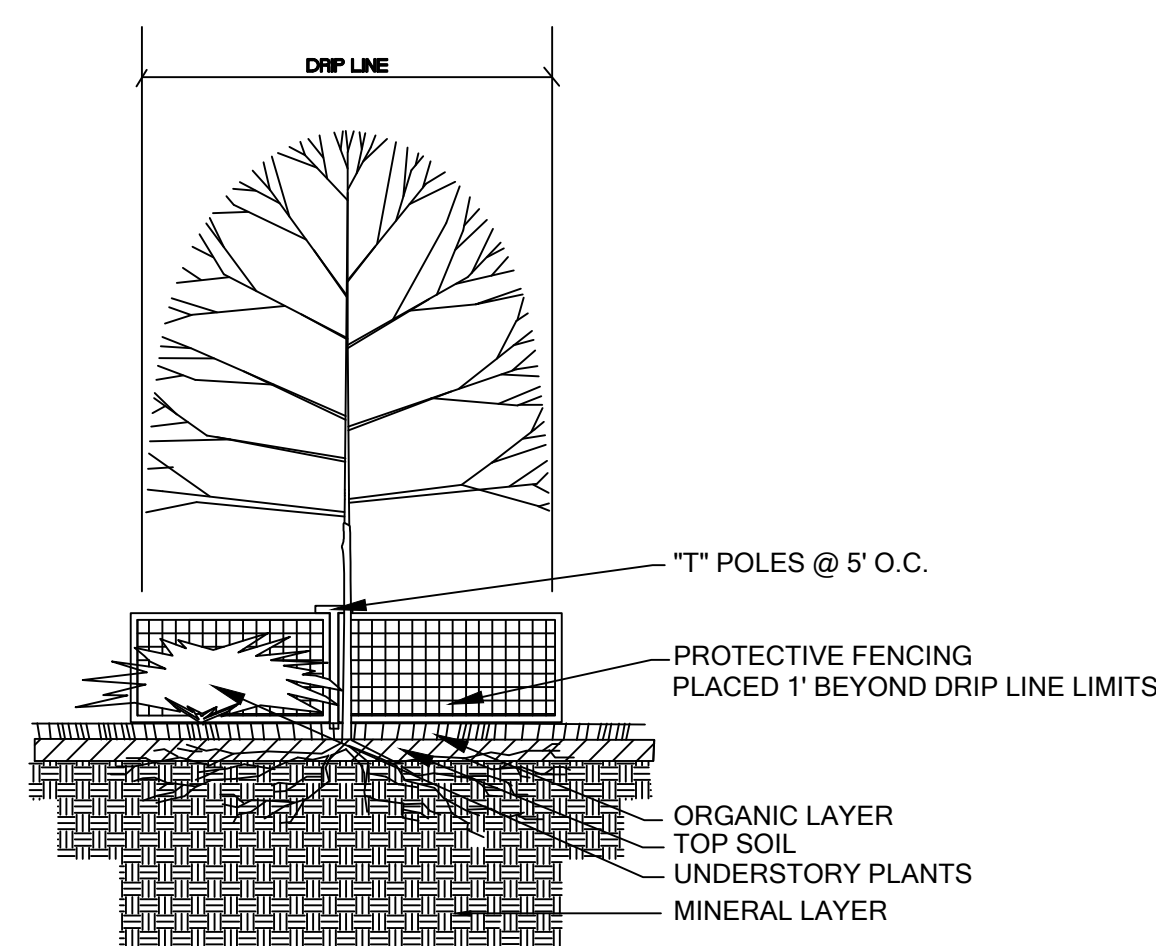
2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS.



STAKING DETAIL

TREE STAKING DETAIL

Not to scale

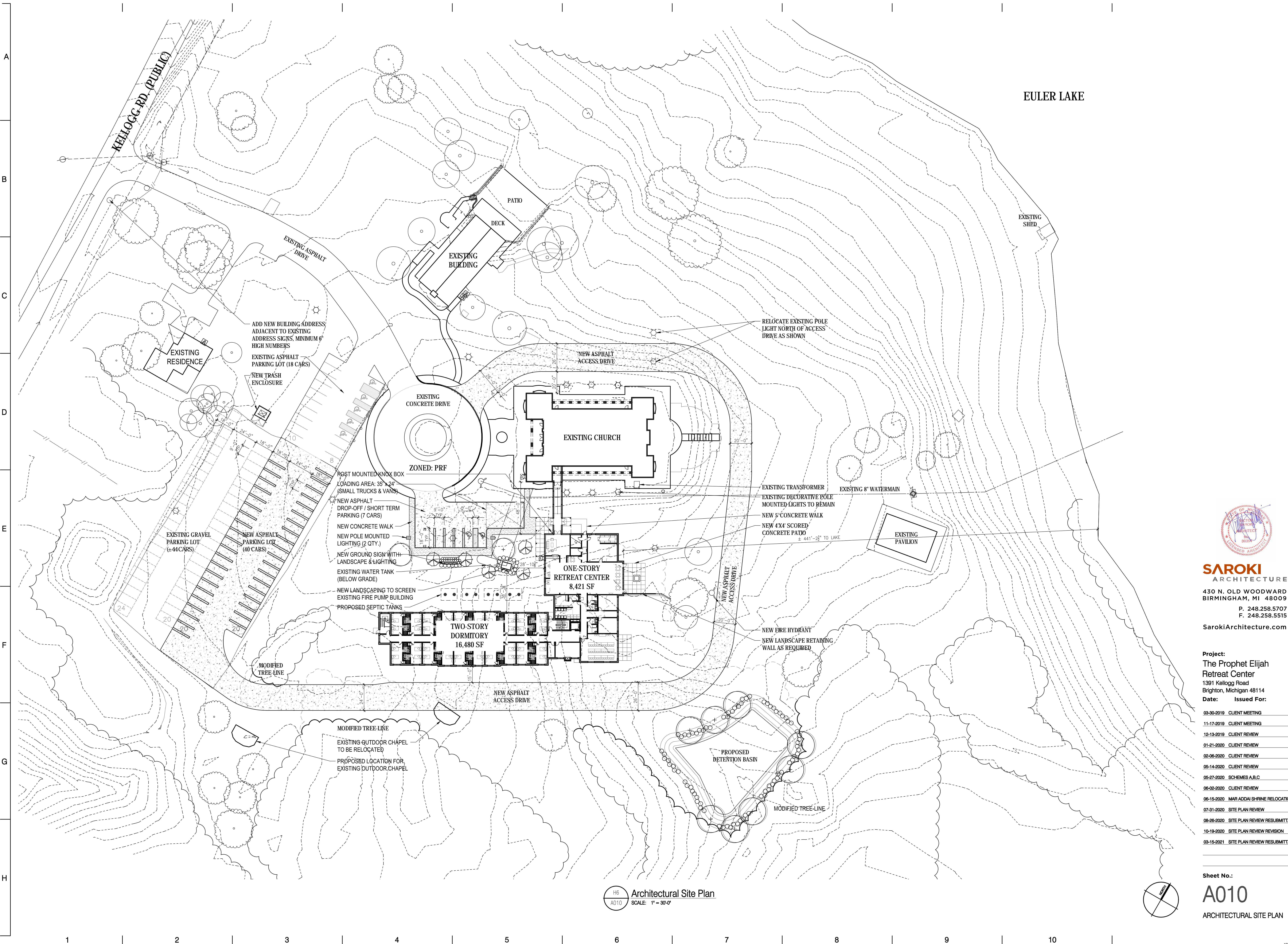


1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Dripline, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Dripline of Those Trees to be 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.
7. 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





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

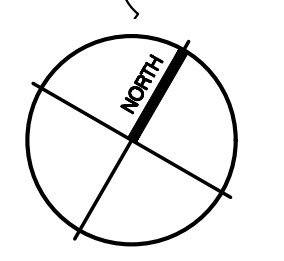
Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114

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

Sheet No.:
A010
ARCHITECTURAL SITE PLAN

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



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.

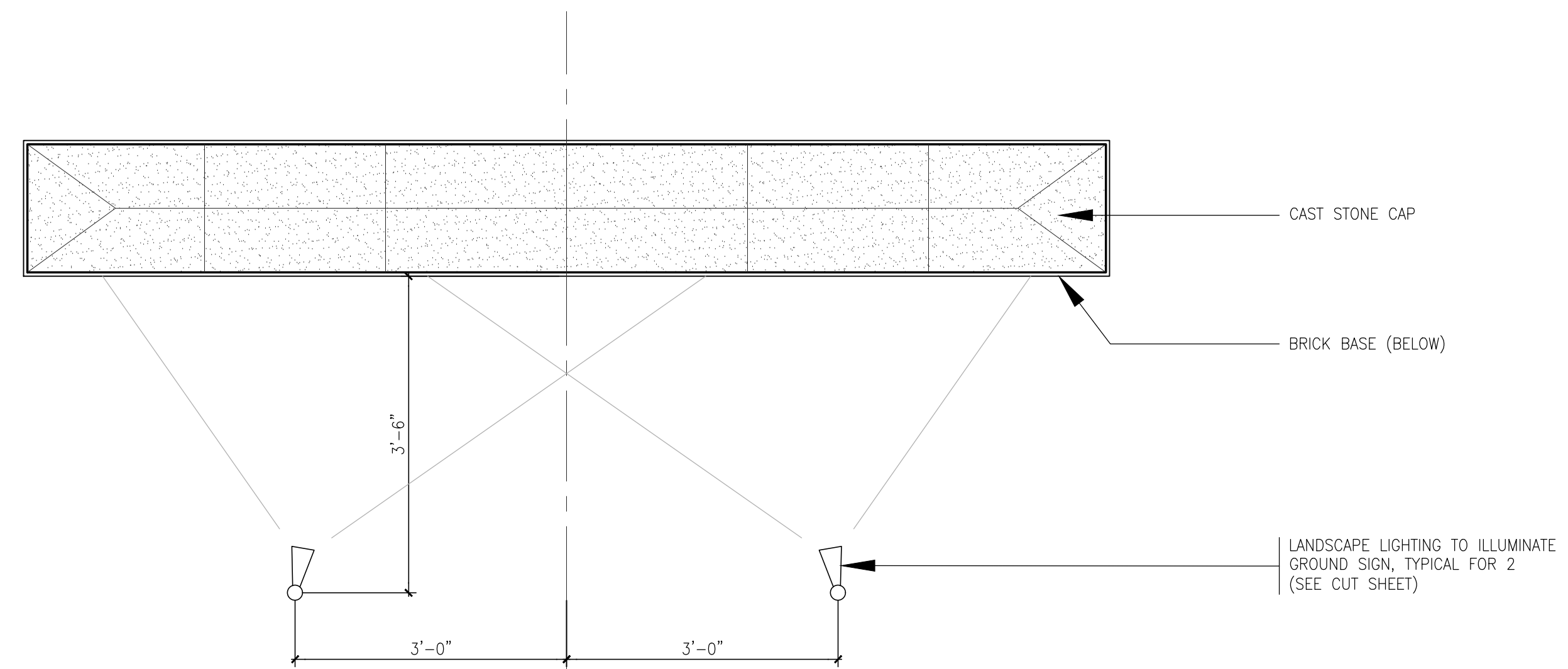
GR526			
SERIES	FINISH	VOLTAGE	LAMP
GR526 - Bullet Fixture	BK Black Aluminum	12V DC	L - LED LAMP
TR526 - Surface / Tree			

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:
 EPAK: 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.

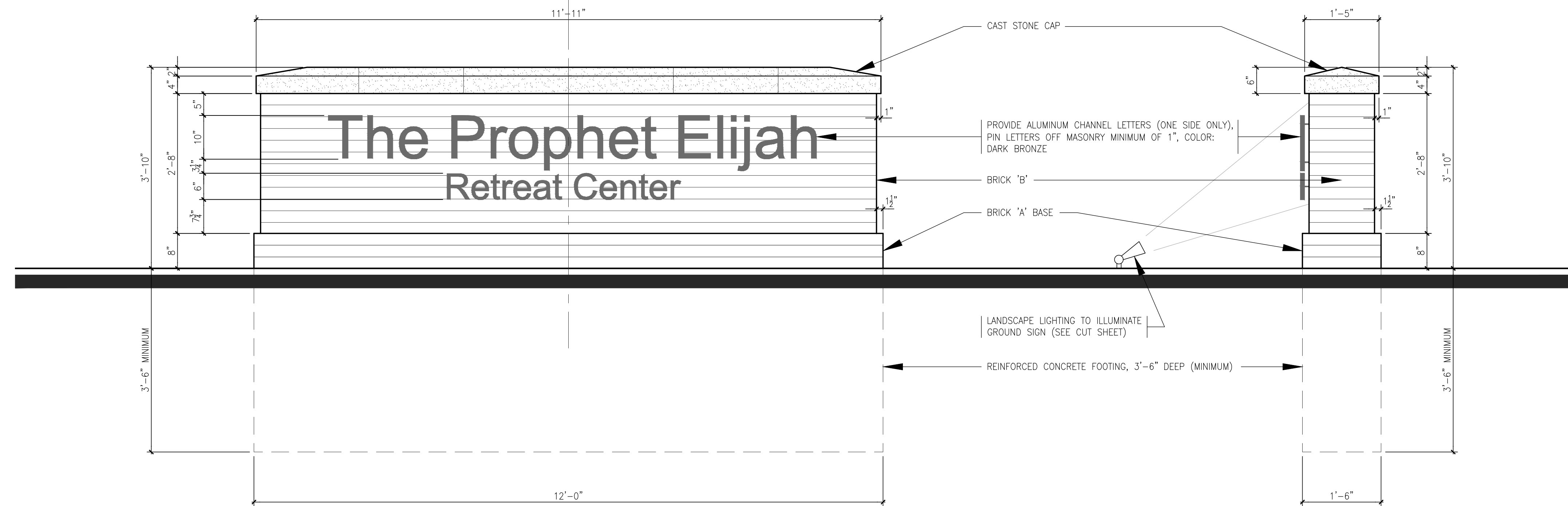
Ordering Information EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

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	3000	ASY	120V 347	BR Round pole mounting
	P3 5,000 Lumens	3000	PNR	200V 480	WA Wall bracket
	P4 10,000 Lumens	4000			
	P5 15,000 Lumens	5000			

Control options	Other options	Finish/color
Shipped installed	SH Single face	DBRZ Dark bronze
NLM2 Night MR 2.0 enabled	HS Housecode shield	DBRBL Teardrop black
PM 30-watt motion sensor (100% to 30% dim)		DBRND Teardrop natural aluminum
PE Remote photocell		DBRWD Teardrop white
RD Field adjustable output		

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conners, Georgia 30122 • Phone: 1-800-705-SERV (7378) • www.lithonia.com RAD1 LED 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:

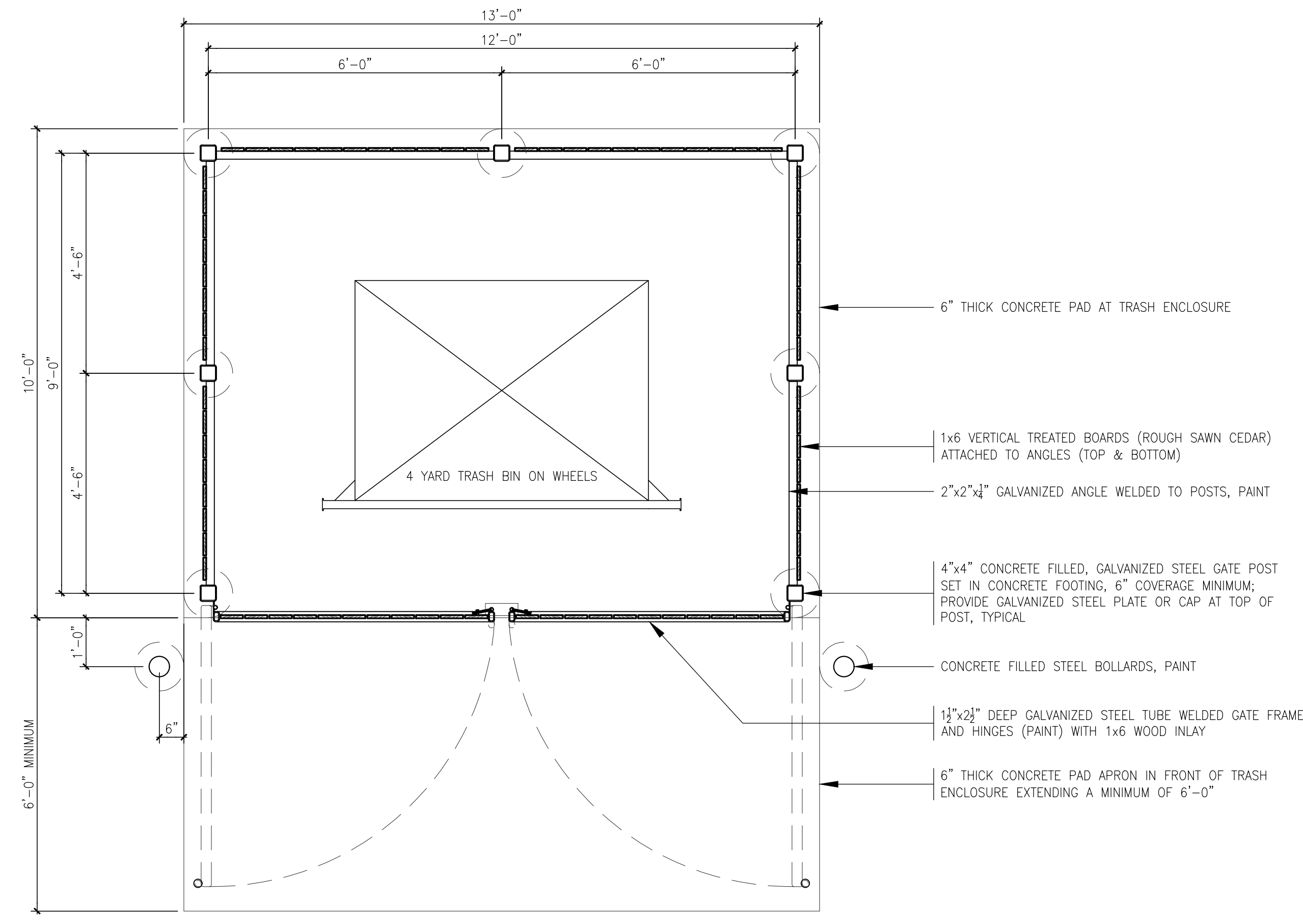
07-31-2020 SITE PLAN REVIEW

Sheet No.:

A011

SITE DETAILS

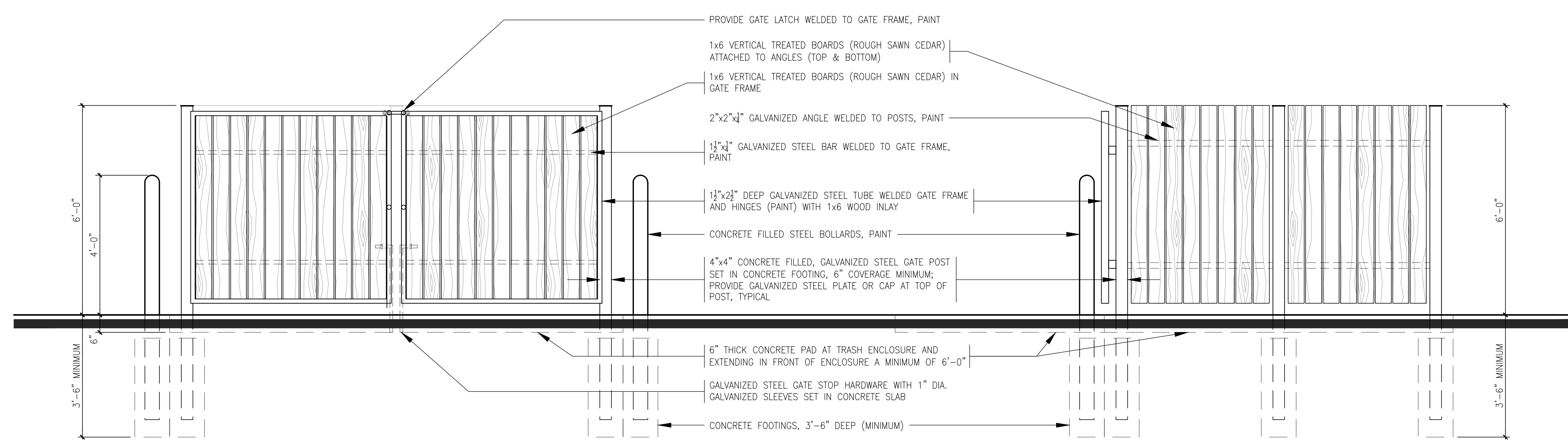
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F5 Trash Enclosure - Plan
A012 SCALE: 1/2" = 1'-0"



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"



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Brighton, Michigan 48114

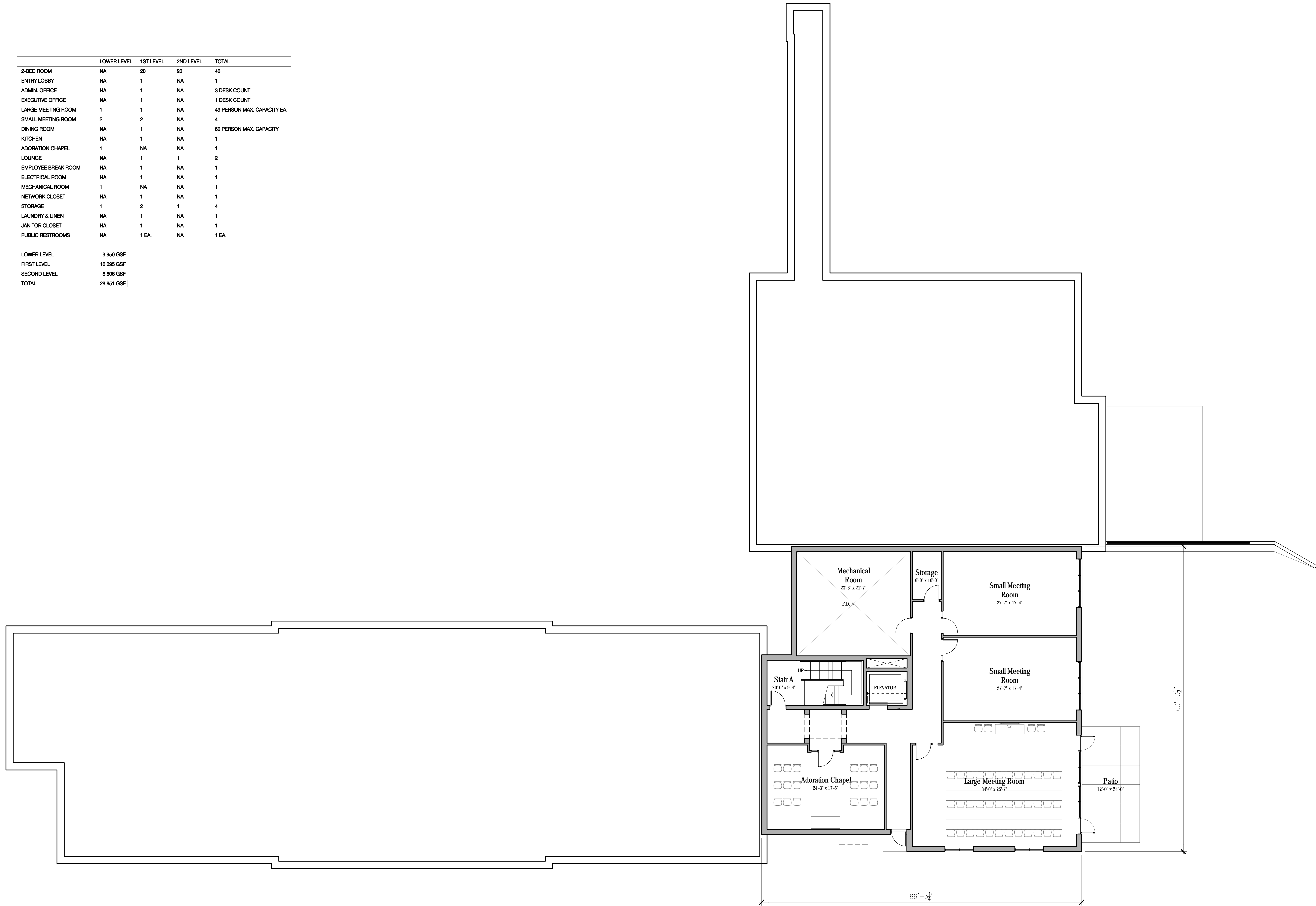
Date: Issued For:
07-31-2020 SITE PLAN REVIEW
08-26-2020 SITE PLAN REVIEW RESUBMITTAL

Sheet No.:
A012
TRASH ENCLOSURE

A
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C
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	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



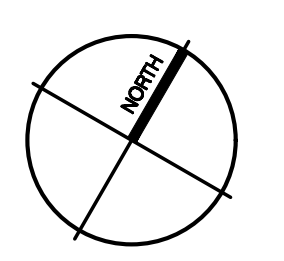
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Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114
Date: Issued For:
05-27-2020 SCHEMES A,B,C
06-02-2020 CLIENT REVIEW
07-31-2020 SITE PLAN REVIEW

Sheet No.:
A100
LOWER LEVEL FLOOR PLAN

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

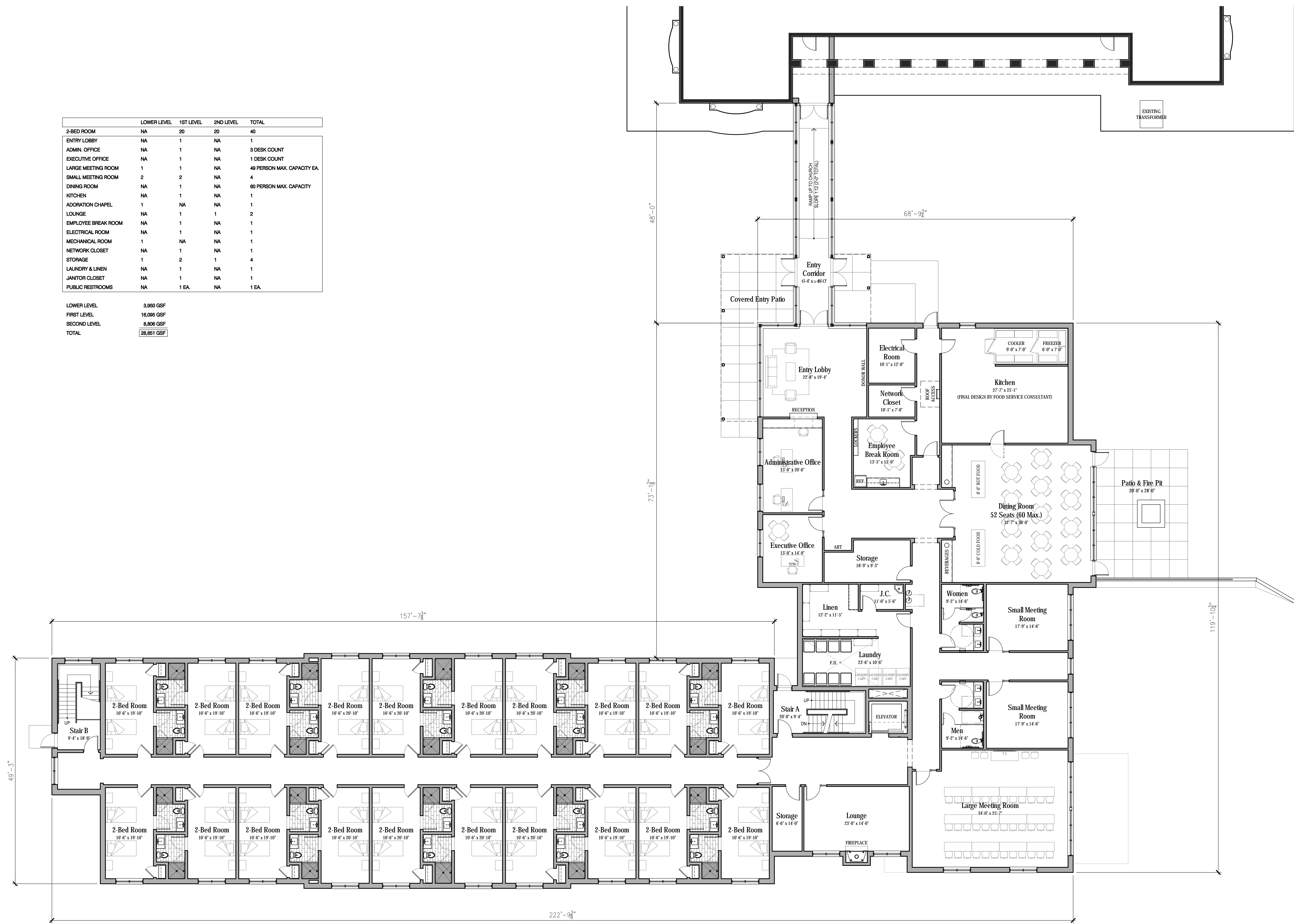


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	LOWER LEVEL	1ST LEVEL	2ND LEVEL	TOTAL
2-BED ROOM	NA	20	20	40
ENTRY LOBBY	NA	1	NA	1
ADMIN. OFFICE	NA	1	NA	3 DESK COUNT
EXECUTIVE OFFICE	NA	1	NA	1 DESK COUNT
LARGE MEETING ROOM	1	1	NA	49 PERSON MAX. CAPACITY EA.
SMALL MEETING ROOM	2	2	NA	4
DINING ROOM	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

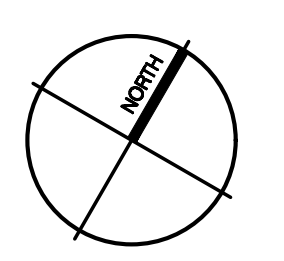


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Project:
 The Prophet Elijah
 Retreat Center
 1391 Kellogg Road
 Brighton, Michigan 48114
Date: Issued For:
 03-30-2019 CLIENT MEETING
 11-17-2019 CLIENT MEETING
 12-13-2019 CLIENT REVIEW
 01-21-2020 CLIENT REVIEW
 02-06-2020 CLIENT REVIEW
 05-14-2020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

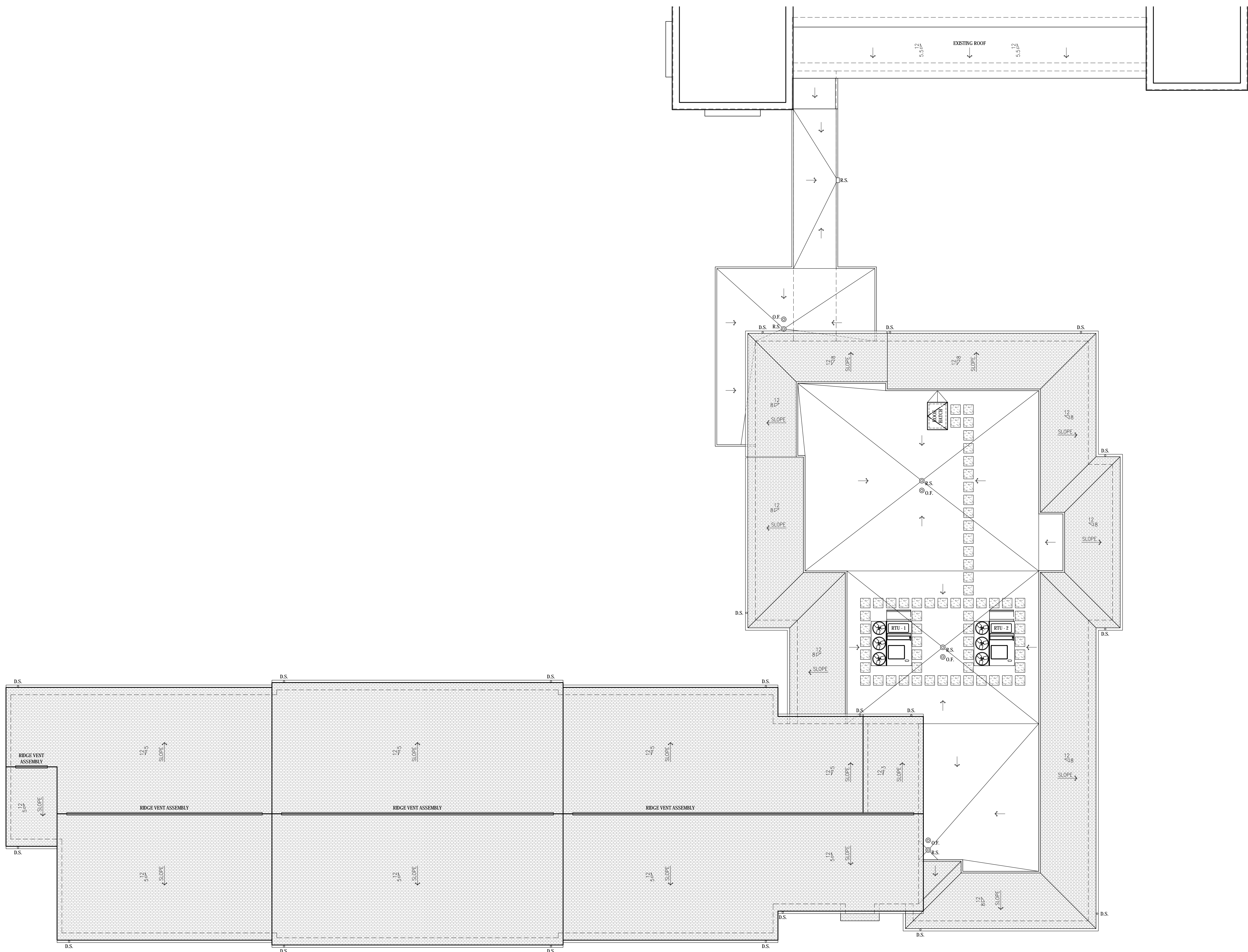
Sheet No.:
A110
 FIRST LEVEL FLOOR PLAN

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



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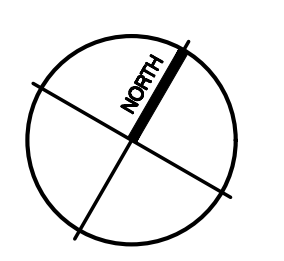


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Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114
Date: Issued For:
07-31-2020 SITE PLAN REVIEW

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: CHAINGTON 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)		

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



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



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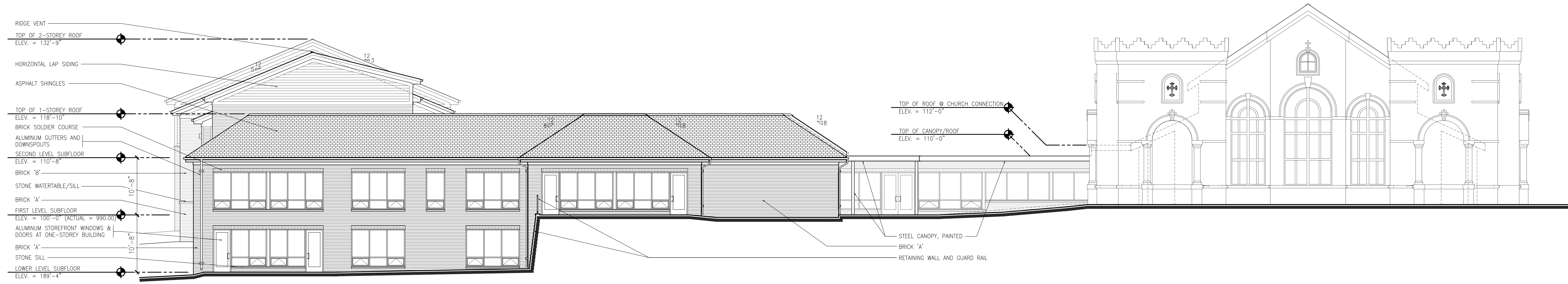
Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114
Date: Issued For:
07-31-2020 SITE PLAN REVIEW

Sheet No.:
A200
EXTERIOR ELEVATIONS

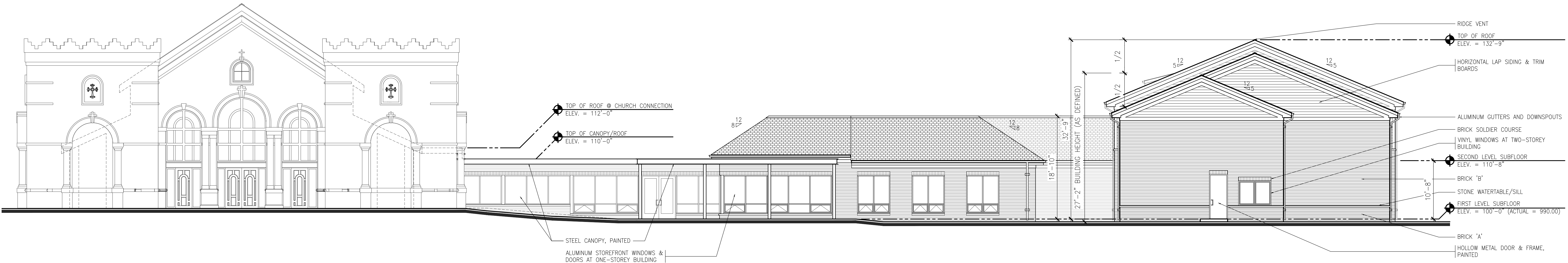
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EXTERIOR MATERIALS & FINISHES			
BRICK 'A'	MANUFACTURER: SIOUX CITY BRICK / GLEN-GERY COLOR: FINE ARTS FINISH: VELOUR SIZE: MODULAR MORTAR: GREY	STONE SILLS & WATERTABLES	MANUFACTURER: SHOULDICE DESIGNER STONE TYPE: CHARINGTON SUPER SILL PROFILE: 424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



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



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



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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 m²)
 - 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.

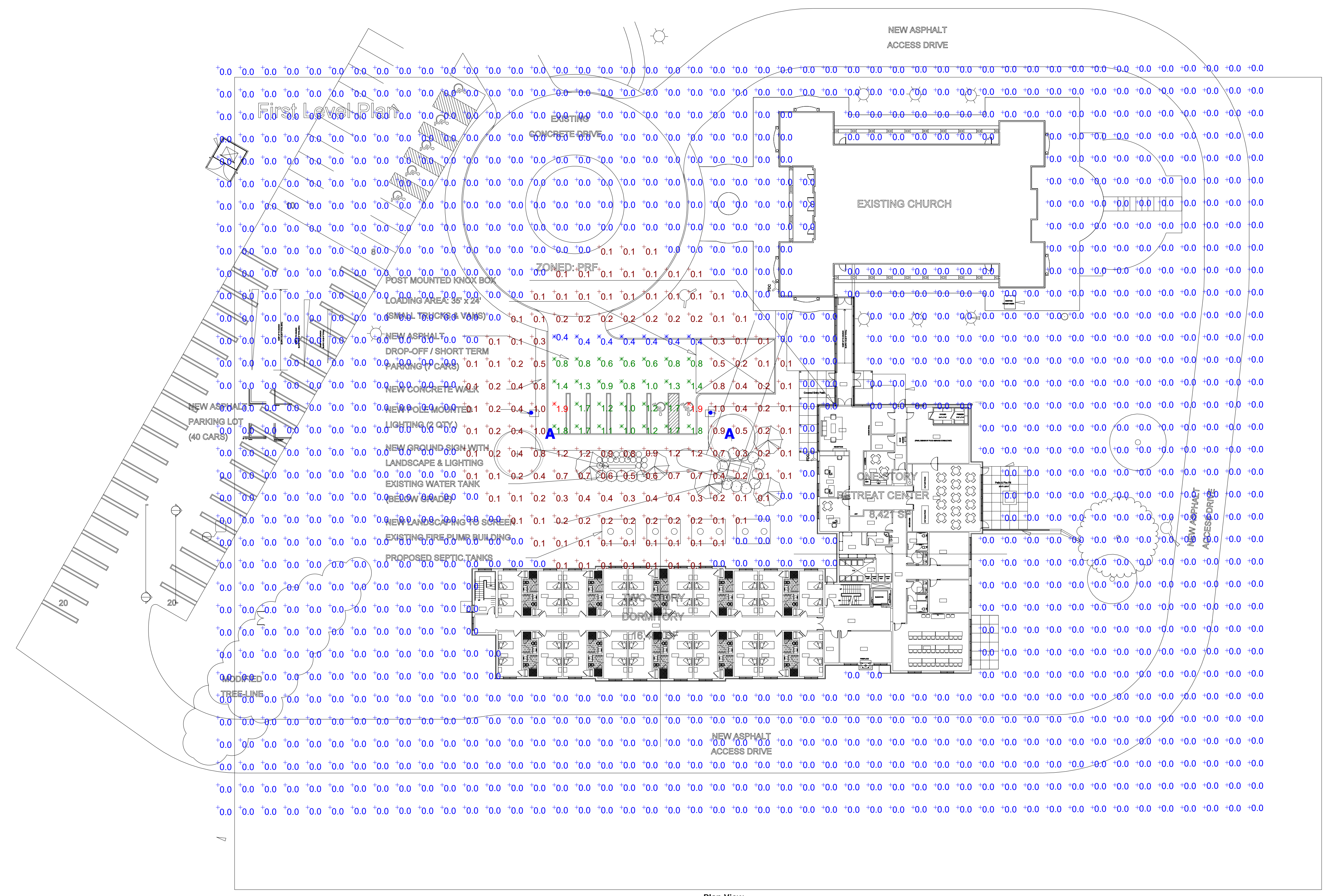
Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

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	SPK Square pole mounting (includes shield)
	P2 5,000 Lumens	30K 300K	ASY Asymmetric type II	120V 347	SPA Round pole mounting
	P3 2,000 Lumens	35K 350K	PA2N Pathway type II	208V 480	WDA Wall mount
	P4 15,000 Lumens	40K 400K			
	P5 16,000 Lumens	50K 500K			

Shipped installed	Shipped separately	Shipped separately	Color	Finish
NEARBY High AR (2) shield	SI Single face	IS Inverted shield	00000 Dark bronze	00070 Textured dark bronze
HR In field recess recess (100% vs 50%)	SI Single face	IS Inverted shield	00010 Black	00030 Smooth black
PE Backlight shield	LS Left-sided optics		00040 Silver aluminum	00040 Smooth brushed aluminum
RD Right-sided optics	RS Right-sided optics		00050 White	00050 Textured white



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
LAP SIDING	MANUFACTURER: JAMES HARDIE	COLOR: DARK BRONZE	
TYPE: HARDIE PLANK	COLOR: KHAKI BROWN	VINYL WINDOWS	MANUFACTURER: TO BE DETERMINED
FINISH: SELECT CEDARMILL	SIZE: 8 1/4" WIDE (7" EXPOSED)	COLOR: DARK BRONZE	
TRIM	MANUFACTURER: JAMES HARDIE	PTAC ARCHITECTURAL GRILLES	MANUFACTURER: TO BE DETERMINED
TYPE: HARDIE TRIM	COLOR: ARCTIC WHITE	COLOR: DARK BRONZE	
FINISH: SMOOTH	SIZE: 3/4" THICK (WIDTHS: 5 1/2" WIDE, 7 1/4" WIDE)	EXTERIOR PAINT FOR CANOPIES, GUTTERS, ETC.	MANUFACTURER: SHERWIN WILLIAMS
		COLOR: SW 9605 CLOVE	FINISH: SEMI-GLOSS



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



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



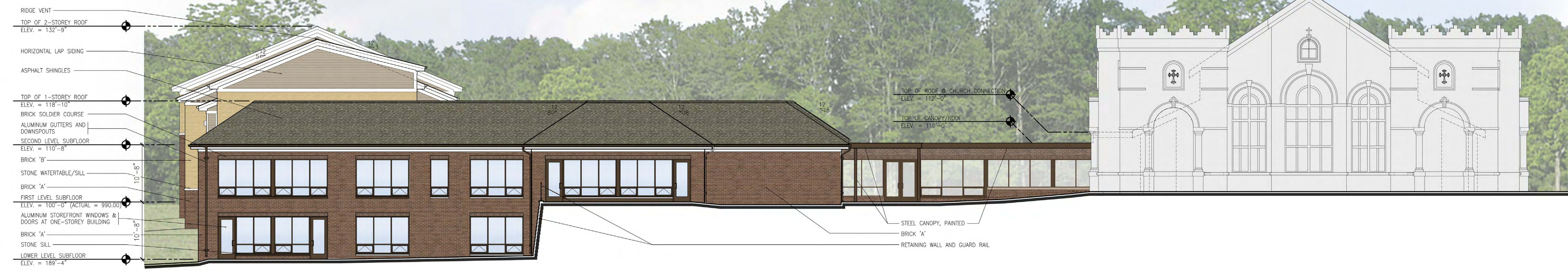
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SarokiArchitecture.com

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

A
B
C
D
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EXTERIOR MATERIALS & FINISHES			
BRICK 'A'	MANUFACTURER: SILOX 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: SMOOTH	SIZE: 3/4" THICK (WIDTHS: 5 1/2" WIDE, 7 1/4" WIDE)	FINISH: SEMI-GLOSS	



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



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



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Sheet No.:
A201
EXTERIOR ELEVATIONS

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



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: ROC Wash Holdings, LLC c/o Steve Noll
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Grand River/Whitehorse Associates, LLC

SITE ADDRESS: 4601 E Grand River PARCEL #(s): 11-09-200-039, -040, -041

APPLICANT PHONE: (815) 985 1680 OWNER PHONE: ()

OWNER EMAIL: ssamona@samonaweiss.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Address is approx. 4600 E Grand Ave
Howell, MI / Genoa Twp. Approx. 4.13 acres of undeveloped land located within a PUD
created October 13, 2003.

BRIEF STATEMENT OF PROPOSED USE: Proposed use is a conveyor style car wash.

A proposed PUD amendment to allow for a car wash is submitted with this site plan
application. The vacant parcel will remain undeveloped until a use is determined.

THE FOLLOWING BUILDINGS ARE PROPOSED: A 5,000 SF conveyor car wash with canopy.

**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: 

ADDRESS: 240 E 8th St, Holland MI 49423

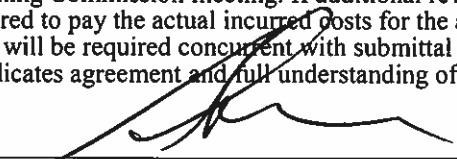
Contact Information - Review Letters and Correspondence shall be forwarded to the following:

1.) Bruce Zeinstra of Holland Engineering at bzeinstra@hollandengineering.com
Name Business Affiliation E-mail Address

add Steve

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: 6/29/2021
PRINT NAME: Steve Noll PHONE: 815 985-1680
ADDRESS: 240 E 8th ST, Holland, MI 49423

August 24, 2021

Kelley VanMarter, AICP
Community Development Director
Genoa Charter Township
2911 Dorr Road
Brighton, MI 48116
(810) 227-5225

RE: Tommy's Express carwash at E Grand River & Lawson Dr- PUD amendment & Site Plan

Dear Ms. VanMarter:

We have revised the submittal documents per the Planning Commission's comments as follows:

1. Building elevations updated with toned down sunburst.
2. An agreement with the township staff & engineer has been reached regarding the REU's and connection fees based on additional information. Impact Assessment has been updated accordingly.
3. PUD amendment has been revised as requested.
4. Landscape plan has been updated to address deficiencies listed- add 10 shrubs along the North line and 5 trees around the detention basin.

The following documents are being submitted:

1. Environmental Impact Assessment
2. PUD amendment
3. Site Plans
4. Building Elevation

Should you have any questions or need additional information, please don't hesitate to contact me at 616.218.2042 (cell) or email at bzeinstra@hollandengineering.com.

Sincerely,



Bruce Zeinstra, LLA
Project Manager

Cc: Steve Noll - Tommy's Carwash Systems

- The revised sketch plan straightening the pathway will be reviewed and approved by Township Staff.

The motion carried unanimously.

OPEN PUBLIC HEARING # 2... Review of an amendment to the previously approved Grand River/Lawson Planned Unit Development, site plan and environmental impact assessment to allow for a drive-through car wash. The proposed project is located on the vacant northeast corner of Grand River and Lawson Drive including parcels 4711-09-200-039, 040, and 041. The request is petitioned by ROC Wash Holdings, LLC.

- A. Recommendation of PUD Amendment.
- B. Recommendation of Environmental Impact Assessment. (6-28-21)
- C. Recommendation of Site Plan. (7-20-21)

Mr. Steve Noll of Tommy's Express Car Wash stated they are proposing an amendment to the PUD Agreement as well as requesting approval for a site plan. He believes they have been able to meet all of the requests from the Township Planner and Township Engineer; however, the REU calculations are still outstanding.

Mr. Borden reviewed his letter dated August 3, 2021.

- The reference to connection fees should be reviewed by the Township Engineer.
- The requirements of Section 7.02.02(I) for automatic automobile washes are met.
- Building materials and color scheme are subject to review and approval by the Planning Commission. They are proposing glass, gray brick, and black and red metal. Colored renderings were shown. Mr. Borden is not aware of the percentages of each material. Mr. Noll stated they have done a full review and meet the requirements. He has that information and can forward it to the Township.

Commissioner Rauch is concerned about the red "starburst" feature. He requested that the applicant mute the tone of the red to be more consistent with other buildings in the surrounding area. Mr. Noll stated the red is a corporate color. Commissioner Rauch understands and the corporate red could be on the other features of the building, such as the vacuums, sign, etc.; however, he is requesting just that one feature to be muted. Commissioner McBain suggested that the red starburst could be changed to one of the other colors and then leave the logo in the corporate red, it could help it stand out.

Commissioner Dhaenens is in favor of the red color that is being proposed by the applicant.

Mr. Noll is not able to commit to changing the color this evening.

- The Township may require a public sidewalk along Lawson Drive, if deemed necessary. The applicant notes grading and drainage concerns as reasons to not install a sidewalk.

- The revised landscape plan is slightly deficient in plantings for the north buffer zone (2.5 trees or 10 shrubs) and around the detention pond (5 trees). He noted that the applicant has done a very good job with the landscaping and they are keeping a lot of the existing trees. Mr. Noll stated they were unclear when reading the ordinance; however, he is willing to plant the required vegetation.
- The applicant must obtain a sign permit from the Township prior to installation of any signage.
- The applicant must address any comments provided by the engineering consultant or Fire Authority.

It was noted that the conditions of the Fire Marshal's letter have been met; however, the contact information for the project shall be provided when available.

Ms. Byrne reviewed her letter dated August 5, 2021.

- The Petitioner must provide calculations that detail how the proposed storage volumes were calculated. This should be in the form of a table on the site plan. Calculations should also be provided to show that the proposed onsite storm sewer is adequately sized.
- The proposed detention pond will outlet to the existing storm sewer off Grand River Avenue. The storm plan should be reviewed and approved by Livingston County Road Commission and MDOT prior to site plan approval.
- The impact assessment states that the carwash is anticipated to use an average of 674,640 gallons of water per month and discharge an average of 473,520 gallons per month to the sanitary sewer system. The site will receive municipal water service through MHOG Sewer and Water Authority and will be discharging to the Genoa-Oceola Sewer and Water Authority system. Assuming that the car wash will run for 12 hours a day, approximately 22 gallons per minute of flow will be added to the gravity sewer on the north side of Grand River Avenue that eventually discharges into Pump Station 6, which is known to be close to capacity. This additional flow to pump station 6 could accelerate the need for improvements to the system, especially if additional residential and commercial properties in the pump station 6 tributary area develop as well. An impact assessment should be performed by MHOG and GO to determine if any improvements to the system are needed to accommodate the proposed car wash in this area.
- The Petitioner provided a breakdown of their expected water and sanitary sewer usage and estimated connection fees for both the water and sewer. The impact assessment notes an expected sewer connection fee of \$88,200 and an expected water connection fee of \$75,600, which was calculated using 25.2 REUs. 25.2 REUs comes from the Township's REU table which requires 25.2 REUs per production line with recycle. An alternative method to determining REUs is using expected flow numbers. If the Petitioner were to determine REUs based on their expected flows and using the value of 218 gallons per day per REU they would calculate 103 REUs for water and 72 REUs for

sewer. In this case the Petitioner has used the method that yields the smaller REU value.

- The original PUD Agreement has a locked-in REU rate of \$3,500 for sewer and \$3,000 for water, and the Petitioner is proposing to use these locked-in rates for the amended PUD Agreement. The Planning Commission may require that the current rates of \$7,200 for water and \$7,900 for water be used for the proposed PUD Amendment, rather than the locked-in rates, due to the high usage proposed for the site that was not anticipated in the original PUD Agreement.

Commissioner Rauch stated there are two issues with the REU calculations. The first issue is how the REU's are calculated. Ms. Byrne used the amount of usage proposed to be used each day, which is 218,000 gallons; however, the applicant used the REU table in the ordinance. Ms. VanMarter stated the REU table for car washes was developed using research from different types of car washes. There is also a methodology where the amount of water used per day should be used, and this type of car wash uses more than the ones that were studied to determine the amount of REU's in the table. The applicant has provided how much water they typically use, so that amount should be used when determining the number of REU's. Commissioner Rickard agrees.

Commissioner Mortensen stated the other disagreement regarding the REU's is due to the applicant requesting to use the rates that were in place when the PUD was approved, but he questioned if the prevailing rates should be used. Ms. VanMarter stated the REU's were locked in at the time of PUD approval. The REU rates are set by the Township Board and the requests this evening must be approved by them, so she would like them to be aware of the REU fees.

Commissioner Mortensen stated that Township Staff will determine the REU's. An exception can be made for this use because this is a special use and this type of use was not anticipated when the PUD was approved. He would like this item to be tabled this evening and information be brought back to the Planning Commission. Mr. Borden stated that this use is not a special use in the PUD; however, an amendment to the PUD needs to be approved by the Board.

Commissioner Mortensen believes this will all need to be researched, discussed between Staff, the applicant, and the Township Engineer, and then presented to the Planning Commission and Township Board.

Ms. VanMarter stated that the applicant has provided information on how much water they anticipate using, so the issue would be the rates. If the locked-in rates are used, the REU costs would be \$564,000. If the prevailing rates are used, the cost would be \$1.4 million.

Mr. Noll stated they purchased a piece of property with a PUD Agreement and they would like that to apply to them. They are asking to amend the PUD agreement to allow their type of car wash; however, the REU's were locked-in when the PUD was approved. Their car washes use

less water than conventional car washes or washing a vehicle in a residential driveway, they just have more volume of cars being washed.

Commissioner Rauch questioned if the issue of the REU's is beyond the scope of the Planning Commission. Commissioner Mortensen reiterated that he suggested that the REU's issue be discussed between Township Staff, the Engineer, and the applicant. Ms. VanMarter noted that there is a large discrepancy between what the applicant believes the REU's should be and what the Township Engineer calculated. It is a decision to be made ultimately by the Board; however, the Planning Commission should review the issues.

It was suggested that the Township Attorney review the PUD to ensure that Staff and the Planning Commission are interpreting it correctly.

The call to the public was made at 7:46 pm.

Mr. Harvey Weis, who was the original developer of this property stated he has worked in Genoa Township for over 20 years and he worked on this original PUD Agreement. It was not set up to be opened again for renegotiating REU's. He has made big investments in the Township and along Grand River, pre-purchased many REU's across the street, and donated the land for Right-of-Way.

The call to the public was closed at 7:48 pm.

Moved by Commissioner Dhaenens, seconded by Commissioner Rickard, to postpone Public Hearing #2 to allow for a drive through car wash until the applicant can provide the following information as requested by the Planning Commission this evening:

- The applicant shall look towards other considerations for colors, and specifically for the "sunburst"
- The applicant shall work with Township Staff and the Township Engineer regarding their proposed water and sewer usage and the calculations for the REU's
- The applicant shall meet the landscape requirements of the Township Ordinance.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated there are four items scheduled for the September 13, 2021 Planning Commission meeting.

Approval of the July 12, 2021 Planning Commission meeting minutes

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to approve the minutes of the July 12, 2021 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

Commissioner McBain would like the Township to review their landscape requirements. Ms. VanMarter stated she can have a landscape architect review the ordinance to see if the requirements are practical. It is an enforcement issue as well. Staff needs to review projects when they are completed to ensure the landscape requirements have been met. She can begin this process tomorrow.

Chairman Grajek asked about the Township's ability to put "Genoa Township" on the I-96 and Latson Road overpass bridge. Ms. VanMarter had asked the Board to put in more attractive signals at the interchange; however, it was not approved. The developer of the Lowe's and Wal-Mart site has given an easement to the Township for a gateway sign; however, she believes it should be on the south side of I-96. She suggested having signs placed on the embankments on each side of the overpass bridge.

Ms. VanMarter stated the Master Plan discussion will be at the October or November Planning Commission meeting or she may ask to hold a special meeting for this discussion.

Adjournment

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to adjourn the meeting at 8:25 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

September 7, 2021

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Tommy's Express Car Wash – PUD Amendment and Site Plan Review #3
Location:	4591 E. Grand River Avenue – northeast corner of Grand River and Lawson Drive
Zoning:	NRPUD Non-Residential Planned Unit Development

Dear Commissioners:

At the Township's request, we have reviewed the proposed amendment to the Grand River/Lawson PUD Agreement, as well as the revised site plan (dated 8/24/21) for development of an automatic car wash.

A. Summary

1. PUD Amendment:

- a. The reference to connection fees should be reviewed by the Township Engineer.

2. Use Requirements:

- a. The requirements of Section 7.02.02(1) for automatic automobile washes are met.

3. Site Plan Review:

- a. Building materials and color scheme are subject to review and approval by the Planning Commission.
- b. The Township may require a public sidewalk along Lawson Drive, if deemed necessary. The applicant notes grading and drainage concerns as reasons to not install a sidewalk.
- c. The current submittal does not include the waste receptacle details or lighting plan previously provided.
- d. The revised landscape plan is deficient in plantings around the detention pond (5 trees).
- e. There are minor discrepancies between the landscape plan and plant list that need to be corrected.
- f. The applicant must obtain a sign permit from the Township prior to installation of any signage.
- g. The applicant must address any comments provided by the engineering consultant, or Fire Authority.

B. Proposal/Process

The overall project entails an automatic car wash on a 2.1 acre vacant parcel. The PUD for this site does not currently allow such uses. As such, the request includes an amendment to the PUD Agreement.

The development includes a 4,550 square foot car wash building, as well as 14 vacuum stations.

Procedurally, the Planning Commission is to review the PUD amendment, site plan, and impact assessment, and provide a recommendation on each to the Township Board.



Aerial view of site and surroundings (looking north)

C. PUD Amendment

The request entails an amendment to the PUD Agreement, whereby paragraph (r) of Exhibit B (Permitted Uses) would be changed to add “automatic automobile washes” as a permitted use in the PUD. The proposed amendment includes a reference to the use requirements of Section 7.02.02(1) for automobile washes.

The existing Agreement identifies auto repair establishments (maintenance and minor repair only), which would be retained within the modified paragraph (r).

The proposed language also includes references to connection fees, which should be reviewed by the Township Engineer.

The Zoning Ordinance currently allows automobile washes (automatic or self-serve) as special land uses within the GCD and RCD. Under the proposal, such uses would be permitted by-right within this PUD.

D. Use Requirements

Automobile washes are subject to the use requirements of Section 7.02.02(1), as follows:

1. Only one (1) ingress/egress driveway shall be permitted on any single street.

The site plan includes a single connection to a public road (Lawson Drive).

The plan also includes a connection to the shared driveway along the east side of the property, as well as an adjustment of the existing driveway north of the subject site.

The latter will align with Whitehorse Drive, as required by the PUD Agreement.

2. Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may require landscaping, including a berm, as an alternative.

The subject site does not adjoin a residential district.

3. All washing facilities shall be within a completely enclosed building.

The washing facilities are contained within an enclosed building.

4. Vacuuming and drying may be located outside the building, but shall not be in the required front yard and shall be set back at least fifty (50) feet from any residential district.

As previously noted, the site plan includes 14 vacuum stations in the rear yard, none of which are within 50 feet of a residential district.

5. All cars required to wait for access to the facilities shall be provided stacking spaces fully off the street right-of-way which does not conflict with vehicle maneuvering areas to access gasoline pumps or vacuums, and as required Article 14, Parking and Loading-Unloading Standards.

Section 14.04 requires 15 stacking spaces. The revised plan depicts the space for upwards of 31 stacking spaces spread across 3 lanes.

E. Site Plan Review

1. Dimensional Requirements. The revised site plan complies with the dimensional requirements for this PUD, as noted in the table below:

	Min. Lot Req.		Minimum Yard Setbacks (feet)				Max. Lot Coverage (%)	Max. Height (feet)
	Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking Lot		
PUD	1	150	70	15	50	20 front 10 side/rear	35% building 75% impervious	35'
Proposed	2.1	375	70 (Grand River) 105 (Lawson)	150 (E)	89 (N)	107 (Lawson) 100 (E) 18 (N)	4.9% building 47% impervious	28'

2. Building Materials and Design. The building elevation drawings identify the use of block, brick, glass, and metal paneling and trim.

The color scheme includes shades of gray, black, and red. As discussed at the previous Planning Commission meeting, the use of red has been reduced to the overhead doors, an accent band on the front façade, and within the wall signage.

Building materials and color scheme are subject to review and approval by the Planning Commission. The applicant should be prepared to present a material sample board to the Commission at the upcoming meeting.

3. Pedestrian Circulation. There is an existing bike path along Grand River. Internal sidewalks are provided along the north side of the building.

If deemed necessary, the Township may require a sidewalk along Lawson Drive. In response, the applicant has cited grading and drainage concerns along Lawson Drive as reasons to not install a sidewalk.

4. Vehicular Circulation. Vehicular access is proposed via shared driveway connections to the east and west (Lawson Drive).

Aside from the pay lanes, internal drives provide a two-way circulation pattern. Proper drive aisle widths are provided throughout the site.

The applicant must address any comments provided by the Township Engineer or the Brighton Area Fire Authority with respect to vehicular circulation.

5. **Parking.** The proposed parking lot complies with the regulations of Article 14, as noted in the following table:

	Required	Proposed	Comments
Parking Spaces Automobile wash (2 spaces plus 1 for each employee at peak shift)	7	7	In compliance
Barrier Free Spaces	1	1	In compliance
Dimensions Spaces (75 to 90-degree)	9' x 18'	9' x 18'	In compliance
Drive aisle width (two-way)	24'	35'	In compliance
Construction	Looped striping Curbing on all sides	Looped striping Curbing	In compliance In compliance

6. **Landscaping.** The revised landscape plan has been reviewed for compliance with the standards of Section 12.02, as shown in the following table:

Standard	Required	Proposed	Notes
Greenbelt – Grand River	20' width 10 canopy trees	70' width 2 new trees 8 existing trees	In compliance
Greenbelt – Lawson	20' width 7 canopy trees	35' width 3 new trees 4 existing trees	In compliance
Buffer Zone C (N)	10' width 18 trees OR 72 shrubs (or combination thereof)	18' width 8 trees 40 shrubs	In compliance
Buffer Zone C (E)	10' width 13 trees OR 52 shrubs (of combination thereof)	60' width 6 trees 28 shrubs	In compliance
Detention Pond	14 trees 150 shrubs	9 trees 153 shrubs	Deficient by 5 trees, though additional screening is provided via the required buffer zone

There are minor discrepancies between the plan and plant list with respect to the Hummingbird Summersweet (51 plan; 46 list) and Abbotswood Potentilla (49 plan; 44 list) that need to be corrected.

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	Easterly side 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	20' x 25' concrete pad	Requirement met
Enclosure	Must have lid 3-sided enclosure w/ gate Masonry walls 6' height	Lid must be provided 3 sides w/ gate across 4 th Brick to match building 8' height	Requirements met; however, revised submittal does not include details previously provided

8. **Exterior Lighting.** The revised submittal does not include the lighting plan that was previously provided.

That plan included pole mounted fixtures, decorative street lighting, wall mounted, and canopy lighting.

Based on our review of that plan, maximum intensities on-site and along property lines are within that allowed by Ordinance, and all fixtures are LED.

Aside from the decorative street lighting, all fixtures are downward directed and shielded. Pole mounting heights are also in compliance with current Ordinance standards.

9. Signs. The building elevation drawings depict 2 wall signs, which are allowed for corner lots.

Sign area is not indicated, but the applicant should be aware that wall signs are also limited to an area not to exceed 10% of the façade of the building they are attached to.

The PUD Agreement requires the use of backlit signage with channel cut lettering, which is noted and depicted in the revised submittal.

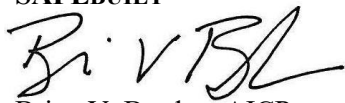
The applicant must obtain a sign permit from the Township prior to installation of any signage.

10. Impact Assessment. The submittal includes a revised Impact Assessment dated August 25, 2021.

In summary, the Assessment notes 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



Brian V. Borden, AICP
Michigan Planning Manager

September 2, 2021

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

**Re: Tommy's Express Carwash
Site Plan Review No. 3**

Dear Mrs. Van Marter:

Tetra Tech conducted a third review of the proposed Tommy's Express Carwash site plan last dated August 24, 2021. The plans were completed by Holland Engineering on behalf of ROC Wash Holdings, LLC. The site is located on the north side of Grand River and on the east side of Lawson Drive. The petitioner is proposing a 4,550 square foot car wash, parking lot, and drive improvements along with onsite drainage.

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

GENERAL

1. The proposed car wash does not have any bypass lane to allow drivers to get out of line after they enter. An emergency bailout lane with dubbed down curb and sidewalk is provided after the area where customers pay to enter the car wash. The Planning Commission may want to require a bypass lane, and the emergency bailout should be designed for car traffic, rather than being designed as sidewalk.

DRAINAGE AND GRADING


1. The Petitioner must provide calculations that detail how the proposed storage volumes were calculated. Calculations should also be provided to show that the proposed onsite storm sewer is adequately sized.
2. The proposed detention pond will outlet to the existing storm sewer off Grand River Avenue. The storm plan should be reviewed and approved by Livingston County Road Commission and MDOT prior to site plan approval.

UTILITIES

1. The Petitioner has worked with Township staff and the utility director to determine an REU rate for the proposed carwash. They have settled on using the rate provided on the REU table for car washes with recycle, which is 25.2, while using prevailing REU rates, rather than the rates defined in the original PUD agreement.

We recommend the petitioner revise the site plan to address the above comments prior to approval. Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Byrne
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

August 31, 2021

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Tommy's Express Car Wash
4600 E. Grand River Avenue
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on August 26, 2021 and the drawings are dated June 23, 2021 with latest revisions dated August 24, 2021. The project is based on the proposed development of four adjoining parcels totaling 4.13-acres for a new proposed 4,550 square foot drive-thru car wash and accessory function areas. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. All previous fire code concerns have been addressed. The fire authority has no additional comments based on the most up to date revisions.

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, FM, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org

Impact Assessment

P3045 Genoa Township MI Tommy Express

Tommy's Express Car Wash
4600 E Grand Ave
Howell MI 48843

August 25, 2021

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

Steve Noll, Project Manager, Tommy Car Wash Systems.

240 E 8th St., Holland, MI 49423

Responsible for the development and construction of the car wash facility

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

The property address is approximately 4585 E Grand Ave, Howell MI 48843. This property is part of an existing 8.46-acre PUD dated October 15, 2003 between Grand River/Lawson LLC and Township of Genoa. Currently, 4.13 acres of the existing PUD are undeveloped and are split into 4 parcels. The property proposed for development is approx. 2.4 acres with the remaining 1.73 acres to be developed in the future. The property is grass covered with trees planted around the perimeter of the south and west lot lines. See **Site Plan Package** for drawing. The property is bounded on the South by Grand River Rd, on the West by Lawson Dr, and on the East by a shared development drive. The north parcel is contiguous with the DTE property (industrial use) and is separated by a development drive, to be re-aligned with White Horse Ln.

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.

The property is gently sloping toward the south east corner of the property. There are no wetlands on the property. This property was previously graded and seeded as part of the PUD Development. The size and species of existing trees are identified on the plan V-101 of the Site Plans.

- 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.**

A storm water management plan will be submitted to Genoa Township/Livingston County Drain Commission in accordance with the ordinance.

- 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 surrounding land use is consistent with the proposed use of retail/commercial. The surrounding parcels are light industrial and retail uses. This proposed project is a conveyor car wash. The future development is an unknown future retail/commercial use. Impact on surrounding parcels should be consistent with retail/commercial uses in the area. Lighting of the car wash facility will be shielded to reduce any "bleed- over" of lighting on the surrounding streets and properties. Noise from the blowers at the exit of the wash typically falls to an acceptable db rating by the time it leaves the property. This should be below 80 db at the property line along Lawson Dr. This would be the loudest area of the facility. There should be no negative impacts on surrounding properties.

- 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.

This project is expected to generate approx. 800 patrons per day with an average stay of 8 minutes. Patrons would consist of existing residents in the surrounding 5 mile radius. Our facilities typically employ 20 to 25 men and women with 4 or 5 working at the facility at any given time. Hours of operation are expected to be 7 am to 9 pm Monday through Sunday. There should be little to no impact on public schools, fire, and police.

- 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.**

Our facilities use municipal water for processing in the wash. About 28 gallons of municipal water is used and about 70% of that is released into the municipal sanitary system per car after accounting for reclaim and attrition. The current flow from this parcel (s) is 0. Future proposed use for the car wash facility is expected to release approximately 473,520 gallons per month into the sanitary system on average. See **Exhibit A** for analysis.

Expected sewage fee is $25.2 \text{ REUs} \times \$7200 = \$181,440$

Water usage is based on the included water bills from our Jennison, MI location. Included with the PUD Amendment Application are copies of 12 months of water bills for that facility. Expected water consumption at this facility is expected to average 674,640 gallons per month.

Expected water fee is $25.2 \text{ REUs} \times \$7900 = \$199,080$

- 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.

There are no hazardous materials store or disposed of on-site.

- 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 site is under 10 acres and we do not anticipate doing a traffic study.

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

This site is located within a PUD. We are submitting an amendment to the PUD to allow for a car wash.

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

Exhibit A – Tommy Car Wash Systems analysis of water usage
Water and Sewer bills for Tommy Express Car Wash, Jennison, MI
Full Site Plan Submittal Package

Exhibit A – Water Discharge Analysis

Tommy Car Wash Systems – Water Usage and Discharge Report

The following information is based on a study conducted at two standard 130' Tommy Express facilities over the course of a six-month period from 7/1/20 to 12/31/20 at our Tommy's Express Hudsonville, MI and Jenison, MI locations. These sites use the typical reverse osmosis water purification system and water reclamation system (reclaim) used in all our sites. The belt speeds during this study were set to 72Hz which has the capacity to process 223 vehicles per hour. The test sites are "busier" sites with high process speeds.

Conclusions

Based on the studies data, the **average city water usage** per vehicle is **28.11 gallons per vehicle**. This includes RO/Reject water due to these functions feeding from prefilled tanks which are filled in the first day of operation.

Additionally, we use 13.81 gallons per vehicle of **reclaim water**. This brings our **total gallons per vehicle** to **41.92 gallons = 28.11 city water + 13.81 reclaim**. Reclaim water is used for 33% of our car washing.

Reclaim water is constantly in rotation in our system with tanks filled in first day of operation. The city water usage is higher than the reclaim so it is appropriate to conclude the city water is a proper pass-through volume per car less the effect of attrition. With attrition (C&E) applied to total water volume used per vehicle, the **reclaimed volume per vehicle** is then **33.54 gallons per vehicle = 28.11 city + 13.81 reclaim x 0.80 percent**. 13.81 gallons of the reclaimed water refills the tanks which leaves **total discharge per vehicle** at **19.73 gallons per vehicle = 33.54 reclaimed – 13.81 reclaim water replaced**.

Summary

City water used per vehicle = **28.11 gallons**

Discharge water per vehicle = **19.73 gallons**

This carwash at **Grand Ave, Howell MI** projects to wash **24000** cars per month.

This will result in the following usage and discharge:

Incoming (gallons) = **674,640.00**

Discharge (gallons) = **473,520.00**

[*Brown, Chris. 2018. Water Use, Evaporation and Carryout – ICA 2018](#)

**THIRD AMENDMENT TO THE PLANNED
UNIT DEVELOPMENT AGREEMENT**

This Third Amendment to the Planned Unit Development ("Amendment") is entered into this ____ day of _____, 2021 by and between GRAND RIVER/LAWSON ASSOCIATES, LLC ("Owner"), GRAND RIVER/WHITEHORSE ASSOCIATES, LLC ("Whitehorse"), and the GENOA CHARTER TOWNSHIP, a Michigan Municipal Corporation ("Township") whose address is 2911 Dorr Road, Brighton, Michigan 48116.

RECITALS:

- A. Owner and Township entered into a certain Planned Unit Development Agreement on October 15, 2003, as amended by that certain First Amendment to the Planned Unit Development Agreement on June 20, 2005, and as further amended by that certain Amendment to the Planned Unit Development Agreement on October 12, 2016 (collectively, the "PUD") governing certain property as more particularly described on the attached Exhibit A ("Property");
- B. Owner and Township wish to further amend and modify the terms of the PUD under the terms and conditions provided for herein; and
- C. Whitehorse as owner of a portion of the Property hereby consents to and agrees to be bound by the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises as well as other valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

- 1. Permitted Uses. Subsection r of Exhibit "B" of the PUD (entitled "Permitted Uses of the PUD") is hereby deleted and replaced in its entirety with the following:

r. Automatic automobile washes (provided (i) the same shall substantially conform to the site specifications as shown on Schedule 1 of the Third Amendment to the Planned Development Agreement; (ii) the same shall comply with the use requirements for automatic automobile washes as set forth in Section 7.02.02(l) of the Genoa Charter Township Zoning Code; and (iii) notwithstanding anything contained in the Zoning Ordinance, PUD, fee schedule, or any other similar regulation of Genoa Township to the contrary, the connection fees for automatic automobile washes located within the PUD shall be calculated at the then-prevailing rate of connection cost times 25.2 Residential Equivalent Units ("REUs") ~~if the automatic car washes recycle water otherwise the rate of connections cost times 48.3 REUs,~~ based upon the existing Equivalent User Table of Genoa Charter Township), and auto repair establishments (provided that, unless part of an automobile dealership, the establishment shall be limited to maintenance and minor repairs only, including but not limited to oil change, tire and brake service audio, telephone and alarm installation, etc.).

The inserted text is requested by the Township Attorney

- 2. Connection Fees. Article VIII, Section 8.4 of the PUD is hereby deleted and replaced in its entirety with the following:

8.4 The cost for connection fees is as follows: the connection fee for both water and sanitary sewer shall be the then-prevailing rate of connection cost/REU, per connection, as set forth in the Equivalent User Table of the Genoa Charter Township as the same may be amended from time to time.

- 2. Ratification and Affirmation. Except as hereby amended, the PUD shall remain unmodified and in full force and effect. The PUD, as hereby amended, shall be binding upon and inure to the benefit of Township and Owner and their respective heirs, successors and assigns. The terms of the PUD, as hereby amended, shall run with the land and this Third Amendment shall be recorded on title to the Property with the local register of deeds.
- 3. Conflict of Terms. In the event that there is any conflict or inconsistency between the terms and conditions of this Agreement and the PUD, the terms and conditions of this Agreement shall control and govern.
- 4. Authority. Each person executing this Agreement on behalf of a party represents and warrants that it has the full power, authority, and legal right to execute and deliver this Agreement on behalf of such party and that this Agreement constitutes the legal, valid, and binding obligations of such party, its heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Third Amendment on the dates indicated.

WITNESS

OWNER

GRAND RIVER/LAWSON ASSOCIATES, LLC
a Michigan limited liability company

Name: _____

By: Najib Samona
Its: Manager

CORPORATE ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged and executed before me this ___ day of _____, 2021 by Najib Somona, the Manager of GRAND RIVER/LAWSON ASSOCIATES, LLC, a Michigan limited liability company, on behalf of the Michigan limited liability company.

Printed Name: _____
Notary Public, _____ County, MI
My Commission Expires: _____

[Signatures and acknowledgements continue on following page(s) hereof.]

WITNESS

WHITEHORSE

GRAND RIVER/WHITEHORSE ASSOCIATES,
LLC, a Michigan limited liability company

Name: _____

By: Najib Samona
Its: Manager

CORPORATE ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged and executed before me this ___ day of _____, 2021 by Najib Somona, the Manager of GRAND RIVER/WHITEHORSE ASSOCIATES, LLC, a Michigan limited liability company, on behalf of the Michigan limited liability company.

Printed Name: _____
Notary Public, _____ County, MI
My Commission Expires: _____

WITNESS

TOWNSHIP

GENOA CHARTER TOWNSHIP,
a Michigan Municipal Corporation

Name: _____

By: _____
Its: Clerk

Name: _____

By: _____
Its: Supervisor

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged and executed before me this ___ day of _____, 2021 by _____, the Clerk of GENOA CHARTER TOWNSHIP, a Michigan Municipal Corporation, on behalf of said Corporation.

Printed Name: _____
Notary Public, _____ County, MI
My Commission Expires: _____

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged and executed before me this ___ day of _____, 2021 by _____, the Supervisor of GENOA CHARTER TOWNSHIP, a Michigan Municipal Corporation, on behalf of said Corporation.

Printed Name: _____
Notary Public, _____ County, MI
My Commission Expires: _____

EXHIBIT A

Real Property located in the County of Livingston, Township of Genoa, State of Michigan described as:

Part of the Northeast ¼ of Section 9, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan and described as follows: Commencing at the North 1/4 corner of Section 9; thence South 89 degrees 06 minutes 45 seconds East 1170.49 feet along the North line of Section 9 (as described); thence South 10 degrees 22 minutes 00 seconds East 225.24 feet; thence South 24 degrees 46 minutes 00 seconds East 217.75 feet to a point on the West line of Sunrise Park Subdivision (as recorded in Liber 2, Page 23 of Plats, Livingston County Records); thence South 02 degrees 06 minutes 05 seconds West 257.92 feet along said West line of Sunrise Park Subdivision to the point of beginning of this description; thence continuing South 02 degrees 06 minutes 05 seconds West 501.68 feet along said West line of Sunrise Park Subdivision to a point being North 02 degrees 06 minutes 05 seconds East 30.00 feet from a plat corner; thence South 89 degrees 23 minutes 30 seconds West 315.60 feet; thence South 20 degrees 44 minutes 00 seconds West 150.00 feet to a point on the Northerly right-of-way line of Grand River Avenue (100 feet wide); thence along said Northerly right-of-way line North 61 degrees 02 minutes 30 seconds West 432.24 feet to a point on the Easterly right-of-way line of Lawson Drive (66 feet wide); thence along said Easterly right-of-way line of Lawson Drive the following 2 courses, North 19 degrees 06 minutes 45 seconds East 253.11 feet; thence 184.54 feet along an arc of a curve to the left having a radius of 1059.63 feet, a central angle of 09 degrees 58 minutes 42 seconds and a long chord bearing and distance of North 14 degrees 07 minutes 25 seconds East 184.31 feet; thence North 88 degrees 24 minutes 00 seconds East 354.40 feet; thence South 01 degree 36 minutes 00 seconds East 29.00 feet; thence North 88 degrees 24 minutes 00 seconds East 63.60 feet; thence North 01 degree 36 minutes 00 seconds West 29.00 feet; thence North 88 degrees 24 minutes 00 seconds East 219.68 feet to the point of beginning.

Now Known as:

SEC 9 T2N R5E COMM AT N 1/4 COR TH S89°06'45"E 1170.49 FT TH S10°22'00"E 225.24 FT TH S24°46'00"E 217.75 FT TH S02°06'05"W 257.92 FT FOR POB TH S02°06'05"W 501.68 FT TH S89°23'30"W 315.60 FT TH S20°44'00"W 150 FT TH N61°02'30"W 57.09 FT TH N20°44'00"E 185.69 FT TH DUE NORTH 433.30 FT TH N88°24'00"E 88.16 FT TH S01°36'00"E 29 FT TH N88°24'00"E 63.60 FT TH N01°36'00"E 29 FT TH N88°24'00"E 219.68 FT TO POB

Parcel Number: 4711-09-200-038

SEC 9 T2N R5E COMM AT N 1/4 COR TH S89°06'45"E 1170.49 FT TH S10°22'00"E 225.24 FT TH S24°46'00"E 217.75 FT TH S02°06'05"W 257.92 FT TH S88°24'00"W 219.68 FT TH S01°36'00"E 29 FT TH S88°24'00"W 63.60 FT TH N01°36'00"W 29 FT TH S88°24'00"W 88.16 FT TH DUE SOUTH 214.13 FT TH DUE WEST 92.58 FT TO POB

Parcel Number: 4711-09-200-039

SEC 9 T2N R5E COMM AT N 1/4 COR TH S89°06'45"E 1170.49 FT TH S10°22'00"E 225.24 FT TH S24°46'00"E 217.75 FT TH S02°06'05"W 257.92 FT TH S88°24'00"W 219.68 FT TH S01°36'00"E 29 FT TH S88°24'00"W 63.60 FT TH N01°36'00"W 29 FT TH S88°24'00"W 88.16 FT TH DUE SOUTH 214.13 FT TO POB TH DUE SOUTH 219.17 FT TH S20°44'00"W 185.69 FT TH N61°02'30"W 213.69 FT TH N28°57'30"E 330.72 FT TH DUE EAST 92.58 FT TO POB

Parcel Number: 4711-09-200-040

SEC 9 T2N R5E COMM AT N1/4 COR TH S89°06'45"E 1170.49 FT TH S10°22'00"E 225.24 FT TH S24°46'00"E 217.75 FT TH S02°06'05"W 257.92 FT TH S88°24'00"W 219.68 FT TH S01°36'00"E 29 FT TH S88°24'00"W 63.60 FT TH N01°36'00"W 29 FT TH S88°24'00"W 88.16 FT TO POB TH DUE SOUTH 214.13 FT TH DUE WEST 320.80 FT TH N19°06'45"E 29.60 FT TH 184.54 FT ALNG ARC OF A CURVE LEFT CHORD BEARING N14°07'25"E 184.31 FT TH N88°24'00"E 266.24 FT TO POB ALSO COMM AT N1/4 COR TH S89°06'45"E 654.21 FT TH S89°06'45"E 516.28 FT TH S10°22'00"E 225.24 FT TH S24°46'00"E 217.75 FT TH S02°06'05"W 257.92 FT TH S88°24'00"W 219.68 FT TH S01°36'00"E 29 FT TH S88°24'00"W 63.60 FT TH N01°36'00"W 29 FT TH S88°24'00"W 204.26 FT TO POB TH N46°15'18"W 57.43 FT TH N59°59'29"W 34.69 FT TH N73°43'39"W 71.55 FT TH ALONG ARC OF A CURVE RIGHT CHORD BEARING S06°55'12"W 81.90 FT TH N88°24'00"E 150.14 FT TO POB EXCLUDING THE FOLLOWING

PART OF THE NORTHWEST 1/4 OF SECTION 9, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 9; THENCE S89°06'45"E, 1170.45 FEET ALONG THE NORTH LINE OF SECTION 9 (AS RECORDED); THENCE S10°22'00"E, 225.24 FEET; THENCE S24°46'00"E, 217.75 FEET TO A POINT ON THE WEST LINE OF "SUNRISE PARK SUBDIVISION" (AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS); THENCE S02°06'05"W, 257.92 FEET ALONG SAID WEST LINE OF "SUNRISE PARK SUBDIVISION"; THENCE S88°24'00"W, 219.68 FEET; THENCE S01°36'00"E, 29.00 FEET; THENCE S88°24'00"W, 63.60 FEET; THENCE N01°36'00"W, 29.00 FEET; THENCE S88°24'00"W, 116.16 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING S88°24'00"W 150.08 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAWSON DRIVE (66 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LAWSON DRIVE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1059.63 FEET, A CENTRAL ANGLE OF 04°25'45" AND A LONG CHORD BEARING AND DISTANCE OF N06°55'10"E, 81.90 FEET; THENCE S73°43'39"E, 71.55 FEET; THENCE S59°59'29"E, 34.69 FEET; S46°15'18"E, 57.43 FEET THENCE TO THE PLACE OF BEGINNING, CONTAINING 7516 SQUARE FEET OF LAND, MORE OR LESS.

TOMMY'S EXPRESS CARWASH

4591 E. GRAND RIVER RD.
GENOA, MI, 48843

ZONING

NRPUD - NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT

SETBACKS:
FRONT YARD 70 FEET MIN.
SIDE YARD 15 FEET MIN.
REAR YARD 50 FEET MIN.
HEIGHT 35 FEET MAX.

PUD REQUIREMENTS:
FRONT YARD (GRAND RIVER AVE): 70 FEET
SIDE YARDS (EAST AND WEST PROPERTY LINES): 35 FEET
REAR YARD (NORTH PROPERTY LINE): 50 FEET, REDUCED TO 30 FEET BY INDUSTRIAL ZONED PROPERTY
OPEN SPACE: 25%

DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: NCS-1067911-MICH
COMMENCEMENT DATE: MAY 25, 2021
LAND IN THE TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 2 NORTH-RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 9; THENCE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS EAST, 1170.49 FEET ALONG THE NORTH LINE OF SECTION 9 (AS RECORDED); THENCE SOUTH 10 DEGREES 22 MINUTES 00 SECONDS EAST, 225.24 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 00 SECONDS EAST, 217.75 FEET TO A POINT ON THE WEST LINE OF "SUNRISE PARK SUBDIVISION" (AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS); THENCE SOUTH 02 DEGREES 06 MINUTES 05 SECONDS WEST, 257.92 FEET ALONG SAID WEST LINE OF "SUNRISE PARK SUBDIVISION"; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 219.68 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 00 SECONDS EAST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 63.60 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 88.16 FEET; THENCE DUE SOUTH, 214.13 FEET, THENCE DUE WEST, 92.58 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 28 DEGREES 57 MINUTES 30 SECONDS WEST, 330.72 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE NORTH 61 DEGREES 02 MINUTES 30 SECONDS WEST, 161.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAWSON DRIVE (66 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LAWSON DRIVE NORTH 19 DEGREES 06 MINUTES 45 SECONDS EAST, 223.51 FEET; THENCE DUE EAST (RECORDED WEST), 228.22 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 2 NORTH-RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 9; THENCE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS EAST, 1170.49 FEET ALONG THE NORTH LINE OF SECTION 9 (AS RECORDED); THENCE SOUTH 10 DEGREES 22 MINUTES 00 SECONDS EAST, 225.24 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 00 SECONDS EAST, 217.75 FEET TO A POINT ON THE WEST LINE OF "SUNRISE PARK SUBDIVISION" (AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS); THENCE SOUTH 02 DEGREES 06 MINUTES 05 SECONDS WEST, 257.92 FEET ALONG SAID WEST LINE OF "SUNRISE PARK SUBDIVISION"; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 219.68 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 00 SECONDS EAST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 63.60 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 88.16 FEET; THENCE DUE SOUTH, 214.13 FEET TO THE PLACE OF BEGINNING; THENCE DUE SOUTH, 219.17 FEET; THENCE SOUTH 20 DEGREES 44 MINUTES 00 SECONDS WEST, 185.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE NORTH 61 DEGREES 02 MINUTES 30 SECONDS WEST, 213.69 FEET; THENCE NORTH 28 DEGREES 57 MINUTES 30 SECONDS EAST, 330.72 FEET, THENCE DUE EAST, 92.58 FEET TO THE PLACE OF BEGINNING.

PARCEL 3A:
PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 2 NORTH-RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 9; THENCE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS EAST, 1170.49 FEET ALONG THE NORTH LINE OF SECTION 9 (AS RECORDED); THENCE SOUTH 10 DEGREES 22 MINUTES 00 SECONDS EAST, 225.24 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 00 SECONDS EAST, 217.75 FEET TO A POINT ON THE WEST LINE OF "SUNRISE PARK SUBDIVISION" (AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS); THENCE SOUTH 02 DEGREES 06 MINUTES 05 SECONDS WEST, 257.92 FEET ALONG SAID WEST LINE OF "SUNRISE PARK SUBDIVISION"; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 219.68 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 00 SECONDS EAST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 63.60 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 88.16 FEET; THENCE DUE SOUTH, 214.13 FEET TO THE PLACE OF BEGINNING; THENCE DUE SOUTH, 219.17 FEET; THENCE SOUTH 20 DEGREES 44 MINUTES 00 SECONDS WEST, 185.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE NORTH 61 DEGREES 02 MINUTES 30 SECONDS WEST, 213.69 FEET; THENCE NORTH 28 DEGREES 57 MINUTES 30 SECONDS EAST, 330.72 FEET, THENCE DUE EAST, 92.58 FEET TO THE PLACE OF BEGINNING.

PARCEL 3B:
PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 9; THENCE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS EAST 654.21 FEET, ALONG THE NORTH LINE OF SECTION 9 (AS DESCRIBED); THENCE CONTINUING ALONG SAID NORTH SECTION LINE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS EAST 516.28 FEET, THENCE SOUTH 10 DEGREES 22 MINUTES 00 SECONDS EAST 225.24 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 00 SECONDS EAST, 217.75 FEET TO A POINT ON THE WESTERLY LINE OF "SUNRISE PARK SUBDIVISION", (AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS); THENCE SOUTH 02 DEGREES 06 MINUTES 05 SECONDS WEST 257.92 FEET ALONG SAID WEST LINE OF "SUNRISE PARK SUBDIVISION"; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST 219.68 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 00 SECONDS EAST 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 63.60 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 88.16 FEET; THENCE DUE SOUTH, 214.13 FEET TO THE PLACE OF BEGINNING; THENCE DUE SOUTH, 219.17 FEET; THENCE SOUTH 20 DEGREES 44 MINUTES 00 SECONDS WEST, 185.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE NORTH 61 DEGREES 02 MINUTES 30 SECONDS WEST, 213.69 FEET; THENCE NORTH 28 DEGREES 57 MINUTES 30 SECONDS EAST, 330.72 FEET, THENCE DUE EAST, 92.58 FEET TO THE PLACE OF BEGINNING.



LOCATION MAP

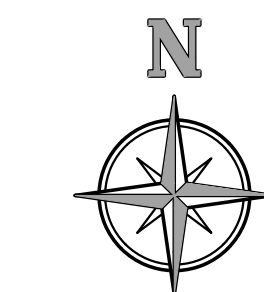
SCALE: 1" = 1000'



Know what's below.
Call before you dig.

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LEGEND

●	SECTION CORNER	— G — G —	UNDERGROUND GAS
⊕	SITE BENCHMARK	— E — E —	UNDERGROUND ELECTRIC
⊙	SOIL BORING	— T — T —	UNDERGROUND TELEPHONE
○	FOUND STEEL BAR	— O — O —	CHAIN LINK FENCE
○	FOUND IRON PIPE	— — — —	MINOR CONTOUR
●	SET STEEL BAR	— — — —	INDEX CONTOUR
○	MANHOLE	▒	ASPHALT
⊞	CATCHBASIN	▒	CONCRETE
⊕	HYDRANT	▒	GRAVEL
⊕	WATER VALVE		
⊕	UTILITY POLE		
⊕	LIGHT POLE		
⊕	CLEANOUT		
⊕	DECIDUOUS TREE		

HOLLAND
ENGINEERING

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the negligence, gross negligence, or misrepresentations shall be deemed limited to an amount no greater than the service fee.

ROC WASH HOLDINGS, INC
ATTN: MR. BLAKE PETERSON
240 E 8TH STREET
HOLLAND, MI 49423

TOMMY'S EXPRESS CARWASH
4591 +/- E GRAND RIVER AVE
HOWELL, MICHIGAN 48843
PT. OF THE NE 1/4 SEC. 9, T2N, R5E
GENOA TWP., LIVINGSTON CO, MICHIGAN

No.	Description	Date
A	06/23/2021 SITE SURVEY	
B	06/29/2021 PRELIMINARY SITE PLAN	
C	07/02/2021 SITE PLAN SUBMITTAL	
D	08/24/2021 REVISED PER 8/20/2021 PC MEETING	

Project Manager:
BRUCE ZEINSTRA, LLA

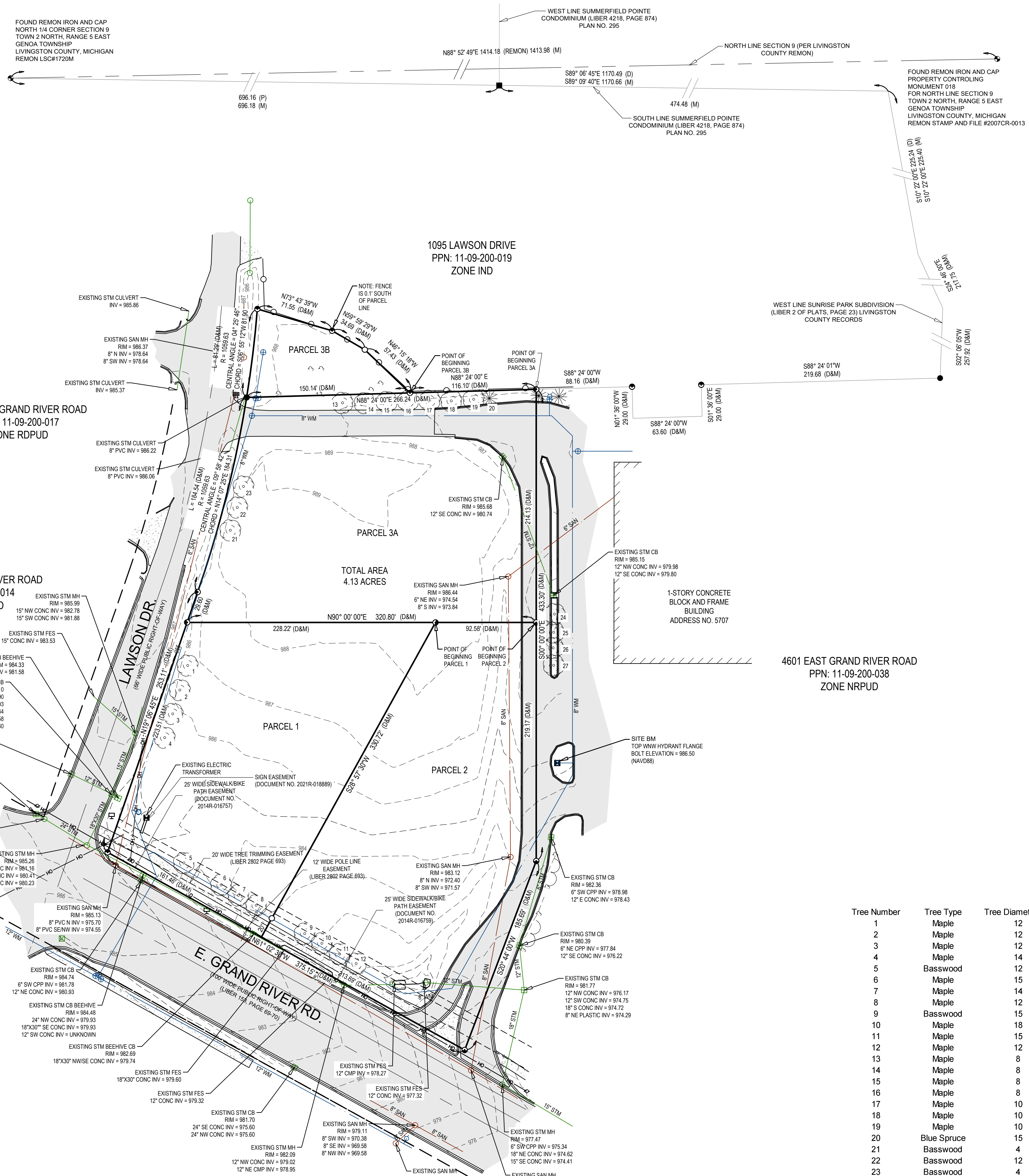
Checked by:
PETER BULTEN

Vertical Datum: NAVD 88
Horizontal Datum: LOCAL

HEI Project Number:
21-06-003

Sheet Title:
COVER SHEET

Sheet No.:
G-100



DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO.: NCS-1067911-MICH
 COMMENCEMENT DATE: MAY 25, 2021
 LAND IN THE TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
 PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 2 NORTH-RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 9; THENCE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS EAST, 1170.49 FEET ALONG THE NORTH LINE OF SECTION 9 (AS RECORDED); THENCE SOUTH 10 DEGREES 22 MINUTES 00 SECONDS EAST, 225.24 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 00 SECONDS EAST, 217.75 FEET TO A POINT ON THE WEST LINE OF "SUNRISE PARK SUBDIVISION" (AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS); THENCE SOUTH 02 DEGREES 06 MINUTES 05 SECONDS WEST, 257.92 FEET ALONG SAID WEST LINE OF "SUNRISE PARK SUBDIVISION"; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 219.68 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 00 SECONDS EAST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 63.60 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 88.16 FEET; THENCE DUE SOUTH, 214.13 FEET, THENCE DUE WEST, 92.58 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 28 DEGREES 57 MINUTES 30 SECONDS WEST, 330.72 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE NORTH 61 DEGREES 02 MINUTES 30 SECONDS WEST, 161.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAWSON DRIVE (66 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LAWSON DRIVE NORTH 19 DEGREES 06 MINUTES 45 SECONDS EAST, 223.51 FEET; THENCE DUE EAST (RECORDED WEST), 228.22 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
 PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 2 NORTH-RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 9; THENCE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS EAST, 1170.49 FEET ALONG THE NORTH LINE OF SECTION 9 (AS RECORDED); THENCE SOUTH 10 DEGREES 22 MINUTES 00 SECONDS EAST, 225.24 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 00 SECONDS EAST, 217.75 FEET TO A POINT ON THE WEST LINE OF "SUNRISE PARK SUBDIVISION" (AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS); THENCE SOUTH 02 DEGREES 06 MINUTES 05 SECONDS WEST, 257.92 FEET ALONG SAID WEST LINE OF "SUNRISE PARK SUBDIVISION"; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 219.68 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 00 SECONDS EAST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 63.60 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 88.16 FEET; THENCE DUE SOUTH, 214.13 FEET TO THE PLACE OF BEGINNING; THENCE DUE SOUTH, 219.17 FEET; THENCE SOUTH 20 DEGREES 44 MINUTES 00 SECONDS WEST, 185.69 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE NORTH 61 DEGREES 02 MINUTES 30 SECONDS WEST, 213.69 FEET; THENCE NORTH 28 DEGREES 57 MINUTES 30 SECONDS EAST, 330.72 FEET, THENCE DUE EAST, 92.58 FEET TO THE PLACE OF BEGINNING.

PARCEL 3A:
 PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 2 NORTH-RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 9; THENCE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS EAST, 1170.49 FEET ALONG THE NORTH LINE OF SECTION 9 (AS RECORDED); THENCE SOUTH 10 DEGREES 22 MINUTES 00 SECONDS EAST, 225.24 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 00 SECONDS EAST, 217.75 FEET TO A POINT ON THE WEST LINE OF "SUNRISE PARK SUBDIVISION" (AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS); THENCE SOUTH 02 DEGREES 06 MINUTES 05 SECONDS WEST, 257.92 FEET ALONG SAID WEST LINE OF "SUNRISE PARK SUBDIVISION"; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 219.68 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 00 SECONDS EAST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 63.60 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 88.16 FEET TO THE PLACE OF BEGINNING; THENCE DUE SOUTH, 214.13 FEET, THENCE DUE WEST, 92.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAWSON DRIVE (66 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LAWSON DRIVE THE FOLLOWING TWO COURSES, NORTH 19 DEGREES 06 MINUTES 45 SECONDS EAST, 29.00 FEET; THENCE 184.54 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1059.63 FEET, A CENTRAL ANGLE OF 09 DEGREES 58 MINUTES 42 SECONDS AND A LONG CHORD BEARING AND DISTANCE OF NORTH 14 DEGREES 07 MINUTES 25 SECONDS EAST, 184.31 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 00 SECONDS EAST, 266.24 FEET TO THE PLACE OF BEGINNING.

PARCEL 3B:
 PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 9; THENCE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS EAST 654.21 FEET, ALONG THE NORTH LINE OF SECTION 9 (AS DESCRIBED); THENCE CONTINUING ALONG SAID NORTH SECTION LINE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS EAST 516.28 FEET; THENCE SOUTH 10 DEGREES 22 MINUTES 00 SECONDS EAST 225.24 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 00 SECONDS EAST, 217.75 FEET TO A POINT ON THE WESTERLY LINE OF "SUNRISE PARK SUBDIVISION" (AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS); THENCE SOUTH 02 DEGREES 06 MINUTES 05 SECONDS WEST 257.92 FEET ALONG SAID WEST LINE OF "SUNRISE PARK SUBDIVISION"; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST 219.68 FEET; THENCE SOUTH 01 DEGREE 36 MINUTES 00 SECONDS EAST 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST 63.60 FEET; THENCE NORTH 01 DEGREE 36 MINUTES 00 SECONDS WEST 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST 204.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 46 DEGREES 15 MINUTES 18 SECONDS WEST 57.43 FEET; THENCE NORTH 59 DEGREES 59 MINUTES 29 SECONDS WEST 34.69 FEET; THENCE NORTH 73 DEGREES 43 MINUTES 39 SECONDS WEST 71.55 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAWSON DRIVE (66 FEET WIDE); THENCE 81.92 FEET ALONG AN ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1059.63 FEET, A CENTRAL ANGLE OF 04 DEGREES 25 MINUTES 46 SECONDS AND A LONG CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 55 MINUTES 12 SECONDS WEST 81.90 FEET, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAWSON DRIVE (66 FEET WIDE); THENCE NORTH 88 DEGREES 24 MINUTES 00 SECONDS EAST 150.14 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

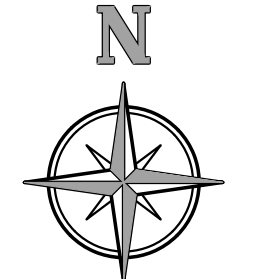
UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS AND TOWNSHIP AS-BUILT DRAWINGS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. THE SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATION OF ALL UNDERGROUND UTILITIES.

NOTE: CONNECTIVITY AS SHOWN HEREON IS BASED UPON BEST AVAILABLE INFORMATION. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL 3A AS BEING N 88°24'00" E.

FOUNDATIONS BELOW GROUND SURFACE AND ANY OTHER BELOW GROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

DATE OF FIELD SURVEY: JUNE 18, 2021



SCALE 1" = 50'

LEGEND

- SECTION CORNER
- BENCHMARK
- FOUND IRON - 1"
- FOUND STEEL BAR - CAP #29252
- FOUND STEEL BAR - CAP #35999
- FOUND STEEL BAR - CAP # 17022
- FOUND STEEL BAR - NO CAP
- SET MAG NAIL
- SET STEEL BAR - 1/2"
- CATCH BASIN
- STORM MANHOLE
- SEWER MANHOLE
- HYDRANT
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- BOLLARD
- ELECTRIC METER
- TRANSFORMER
- GAS METER
- A/C UNIT
- SIGN
- SPRINKLER
- FIRE PROTECTION VALVE
- DECIDUOUS TREE
- SECTION LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- OVERHEAD UTILITY
- WOOD FENCE
- INDEX CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- TREELINE
- BITUMINOUS PAVEMENT
- CONCRETE
- SURFACE WATER
- RIP-RAP
- (D) DEEDED DIMENSION
- (M) MEASURED DIMENSION
- (P) PLATTED DIMENSION
- REMON REIMONUMENTATION

I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME; THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION. THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERS, INC.
 220 HOOVER BOULEVARD
 HOLLAND, MICHIGAN 49423
 (616) 392-5938

Mark O. Scovill
 MARK O. SCOVILL
 MICHIGAN PROFESSIONAL SURVEYOR #4001045054



Tree Number	Tree Type	Tree Diameter (in)
1	Maple	12
2	Maple	12
3	Maple	12
4	Maple	14
5	Basswood	12
6	Maple	15
7	Maple	14
8	Maple	12
9	Basswood	15
10	Maple	18
11	Maple	15
12	Maple	12
13	Maple	8
14	Maple	8
15	Maple	8
16	Maple	8
17	Maple	10
18	Maple	10
19	Maple	10
20	Blue Spruce	15
21	Basswood	4
22	Basswood	12
23	Basswood	4
24	Ornamental	12
25	Ornamental	12
26	Ornamental	12
27	Ornamental	12

HOLLAND ENGINEERING
 220 Hoover Boulevard
 Holland, Michigan 49423-3766
 www.hollandengineering.com
 T 616-392-5938 F 616-392-2116

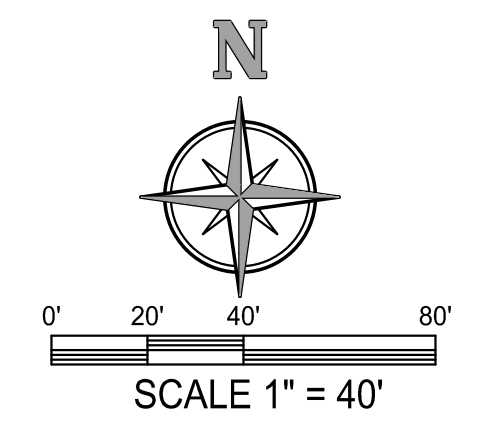
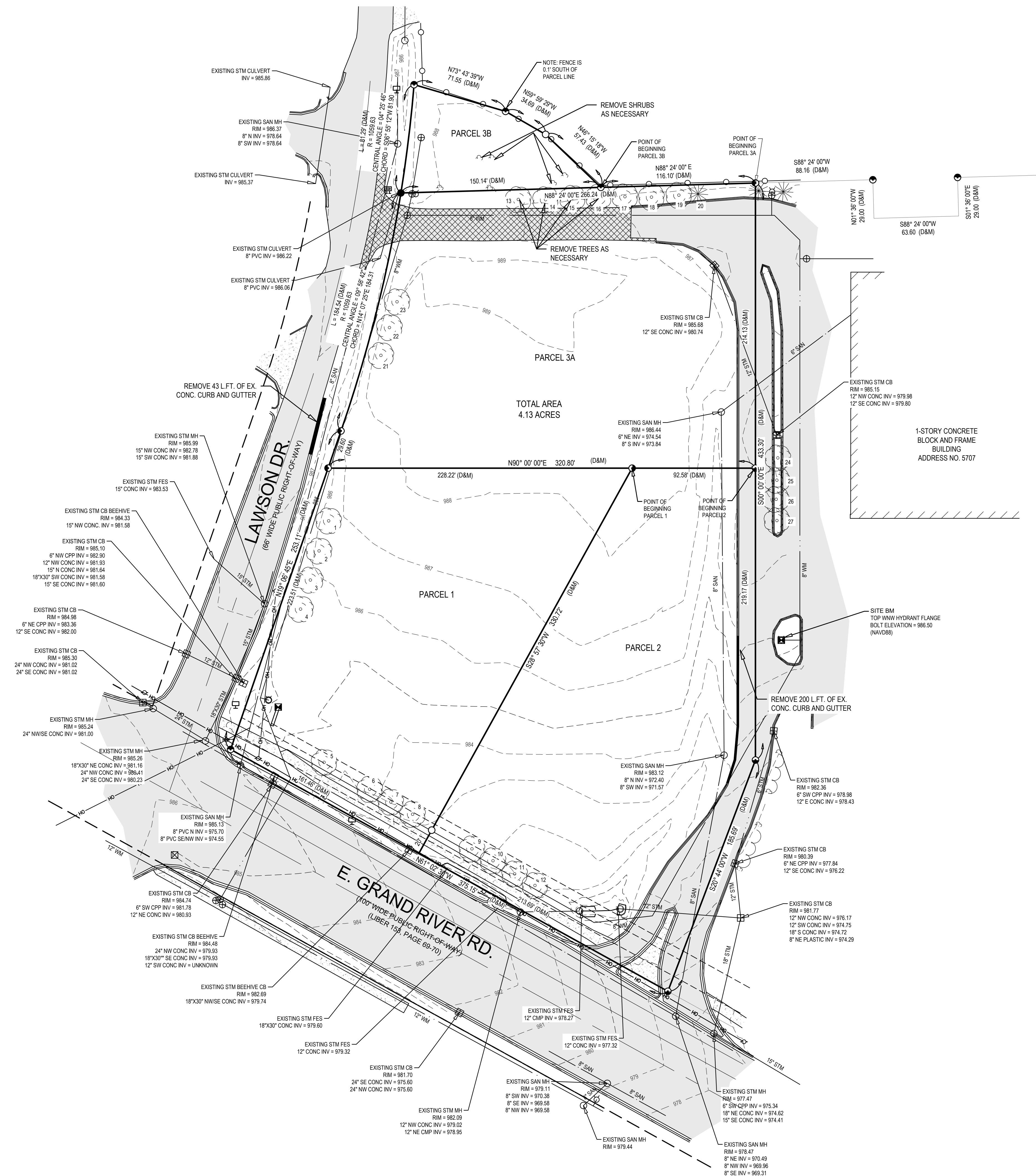
The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising from the negligence, gross negligence, or misrepresentation shall be deemed limited to an amount no greater than the service fee.

ROC WASH HOLDINGS, INC
 ATTN: MR. BLAKE PETERSON
 240 E 8TH STREET
 HOLLAND, MI 49423

TOMMY'S EXPRESS CARWASH
 4591 1/2 E GRAND RIVER AVE
 HOWELL, MICHIGAN 48843
 PT. OF THE NE 1/4 SEC. 9, T2N, R5E
 GENOA TWP., LIVINGSTON CO, MICHIGAN

No.	Date	Description
A	06/23/2021	SITE SURVEY
B	06/29/2021	PRELIMINARY SITE PLAN
C	07/02/2021	SITE PLAN SUBMITTAL
D	08/24/2021	REVISED PER 6/30/2021 PC MEETING

Project Manager	BRUCE ZEINSTRAL, LLA
Vertical Datum	NAVD 88
Horizontal Datum	LOCAL
Drawn by	PETER BULTEN
Checked by	Survey
Date	MOS 6/23/2021
Civil	
Struct.	
L. A.	
HEI Project Number	21-06-003
Sheet Title	EXISTING CONDITIONS
Sheet No.	V-101



- CIVIL DEMOLITION NOTES:**
- SEE BOUNDARY AND TOPOGRAPHIC SURVEY SHEET FOR PROPERTY, EASEMENT, BENCHMARK, ETC. INFORMATION.
 - LOCATION OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON SURFACE EVIDENCE AND RECORD INFORMATION AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
 - DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER. THE PAVED ROADWAY SHALL BE SWEEPED CLEAN AS NEEDED, BUT AT LEAST ONCE A WEEK.
 - CONTRACTOR SHALL PROVIDE BARRIERS, AS NECESSARY, TO PREVENT PEDESTRIAN AND VEHICULAR TRAFFIC FROM ENTERING THE CONSTRUCTION SITE.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - REMOVAL ITEMS ARE SHOWN BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO VERIFY THE EXTENT OF WORK REQUIRED.
 - REMOVE ALL STRUCTURES, CONCRETE CURB, CONCRETE PAVING, ASPHALT PAVING, TREES, STUMPS, UTILITIES, AND OTHER EXISTING SITE FEATURES WITHIN THE LIMITS OF DEMOLITION. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE NOTED AND DISPOSED OF IN A MANNER ACCEPTABLE TO THE LOCAL AUTHORITY HAVING JURISDICTION.
 - ALL UTILITY LINES SHOWN "X" OUT SHALL BE PHYSICALLY REMOVED ALONG WITH STRUCTURES AND APPURTENANCES. CONTRACTOR SHALL CONFIRM UTILITY LINES REMOVED WILL NOT IMPACT UTILITIES TO REMAIN.
 - ALL REMOVALS OF PAVEMENT, CONCRETE, CURB AND GUTTER, ETC. SHALL BE PERFORMED TO THE NEXT JOINT BEYOND THE LIMITS OF REMOVAL. ALL REMOVALS SHALL BE PERFORMED BY SAWCUTTING.
 - PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE, OR PARK WITHIN DRIP LINE. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
 - ALL TREE STUMPS SHALL BE REMOVED TO BELOW GRADE BY EITHER GRINDING OR COMPLETE REMOVAL. IN ALL CASES NO WOODCHIPS AND/OR STUMPS SHALL BE LEFT IN PLACE.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL UTILITIES REMOVALS WITH PROPERTY OWNER AND UTILITY PROVIDER.
 - ALL WORK IN ROAD RIGHTS OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH MDOT, LIVINGSTON COUNTY ROAD COMMISSION AND GENOA TOWNSHIP.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

HOLLAND ENGINEERING
 220 Hoover Boulevard
 Holland, Michigan 49423-3766
 www.hollandengineering.com
 T 616-392-5938 F 616-392-2116

The Engineer's liability for any and all claims, including but not limited to those arising out of the design, supervision, or construction of the project, shall be limited to the amount of the fee received by the Engineer for the services rendered.

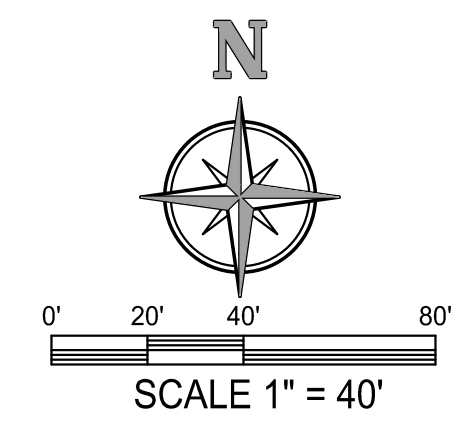
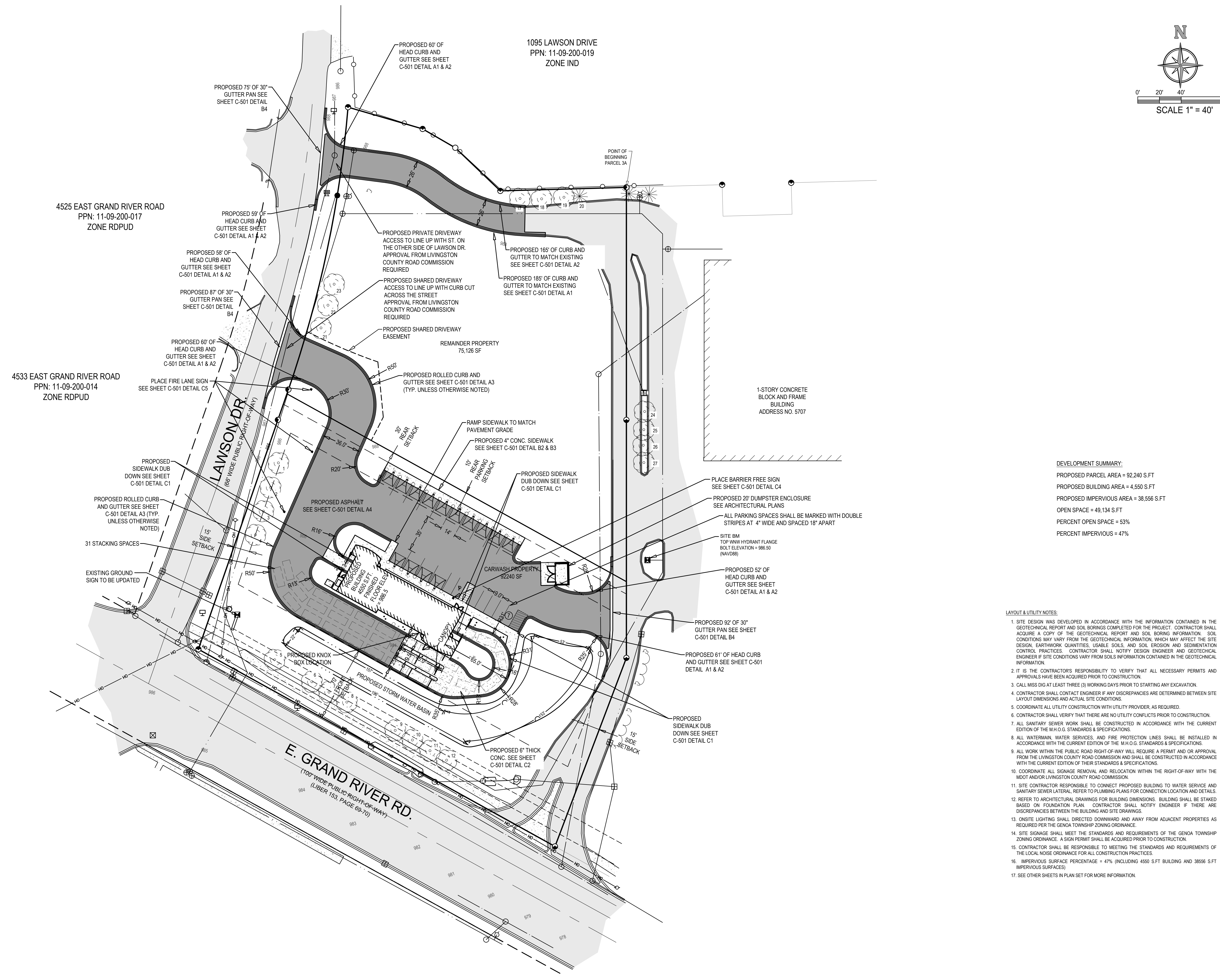
ROC WASH HOLDINGS, INC
 ATTN: MR. BLAKE PETERSON
 240 E 8TH STREET
 HOLLAND, MI 49423

TOMMY'S EXPRESS CARWASH
 4591 +/- E GRAND RIVER AVE
 HOWELL, MICHIGAN 48843
 PT. OF THE NE 1/4 SEC. 9, T2N, R5E
 GENOA TWP., LIVINGSTON CO, MICHIGAN

Issued for:	
No.	Description
A	06/03/2021 SITE SURVEY
B	06/09/2021 PRELIMINARY SITE PLAN
C	07/09/2021 SITE PLAN SUBMITTAL
D	08/24/2021 REVISED PER 06/09/2021 PC MEETING

Project Manager: **BRUCE ZEINSTRA, LLA**
 Vertical Datum: **NAVD 88** | Horiz. Datum: **LOCAL**
 Drawn by: **PETER BULTEN**
 Checked by: **Survey** | Date: **Survey**
 Civil: **L. A.**
 Struct.: **L. A.**
 HEI Project Number: **21-06-003**

Sheet Title: **CIVIL DEMOLITION**
 Sheet No.: **CD-101**



DEVELOPMENT SUMMARY:
 PROPOSED PARCEL AREA = 92,240 S.FT
 PROPOSED BUILDING AREA = 4,550 S.FT
 PROPOSED IMPERVIOUS AREA = 38,556 S.FT
 OPEN SPACE = 49,134 S.FT
 PERCENT OPEN SPACE = 53%
 PERCENT IMPERVIOUS = 47%

- LAYOUT & UTILITY NOTES:
1. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
 3. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 4. CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
 5. COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
 6. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 7. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.H.O.G. STANDARDS & SPECIFICATIONS.
 8. ALL WATERMAIN, WATER SERVICES, AND FIRE PROTECTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.H.O.G. STANDARDS & SPECIFICATIONS.
 9. ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND/OR APPROVAL FROM THE LIVINGSTON COUNTY ROAD COMMISSION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
 10. COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH THE MDT AND/OR LIVINGSTON COUNTY ROAD COMMISSION.
 11. SITE CONTRACTOR RESPONSIBLE TO CONNECT PROPOSED BUILDING TO WATER SERVICE AND SANITARY SEWER LATERAL. REFER TO PLUMBING PLANS FOR CONNECTION LOCATION AND DETAILS.
 12. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
 13. ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE GENOA TOWNSHIP ZONING ORDINANCE.
 14. SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE GENOA TOWNSHIP ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
 15. CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
 16. IMPERVIOUS SURFACE PERCENTAGE = 47% (INCLUDING 4550 S.FT BUILDING AND 38556 S.FT IMPERVIOUS SURFACES)
 17. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

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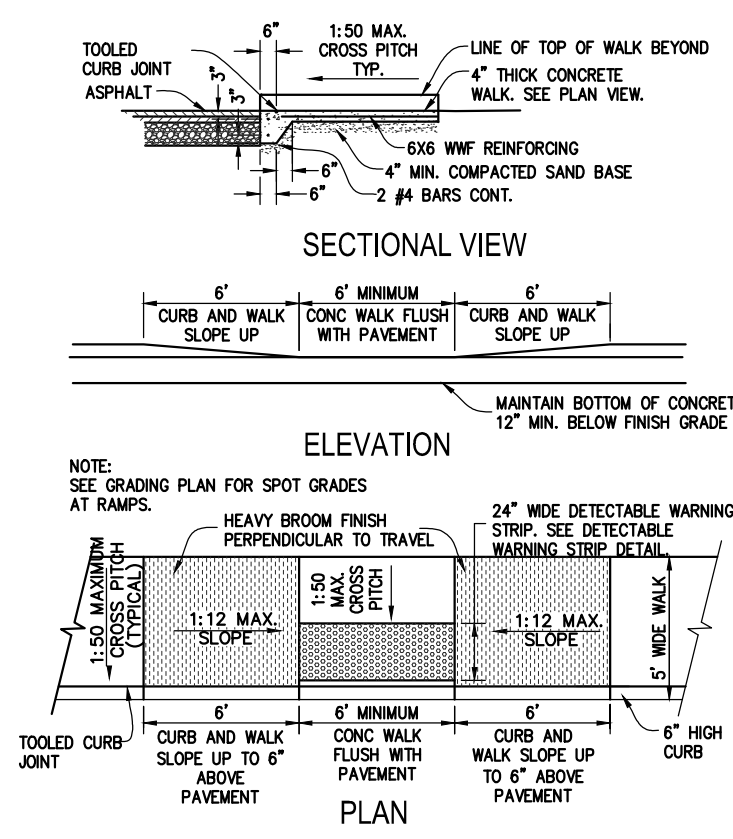
The Engineer's liability for any and all claims, including but not limited to those arising out of the design, construction, or professional services, negligence, gross negligence, or willful and wanton misconduct, shall be deemed limited to an amount no greater than the amount of the fee for the services rendered.

ROC WASH HOLDINGS, INC
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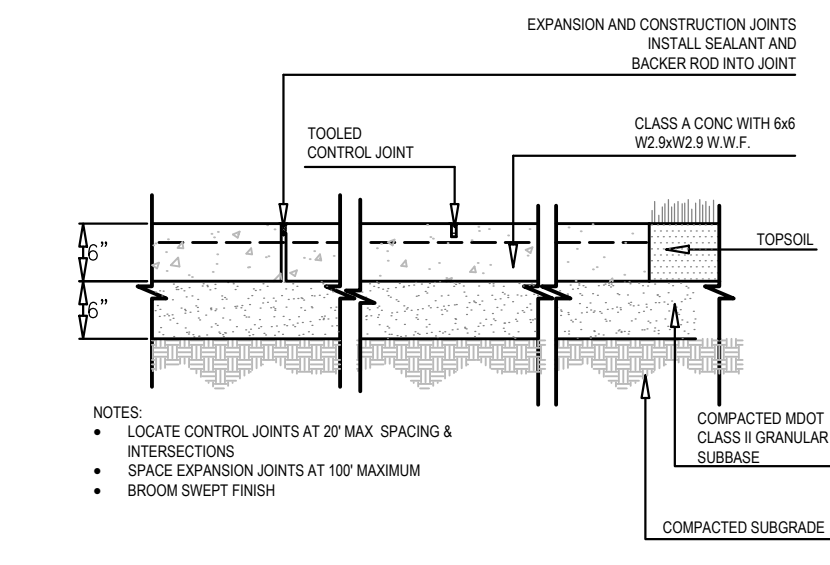
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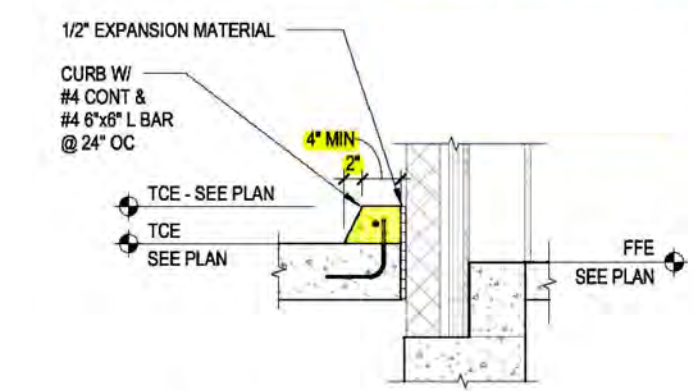
Project Manager:	
BRUCE ZEINSTRAL, LLA	
Vertical Datum	Horz. Datum
NAVD 88	LOCAL
Drawn by:	
PETER BULTEN	
Checked by:	Date
Survey	.
Civil	.
Struc.	.
L. A.	.
HEI Project Number	
21-06-003	
Sheet Title	
SITE LAYOUT PLAN	
Sheet No.	
C-101	



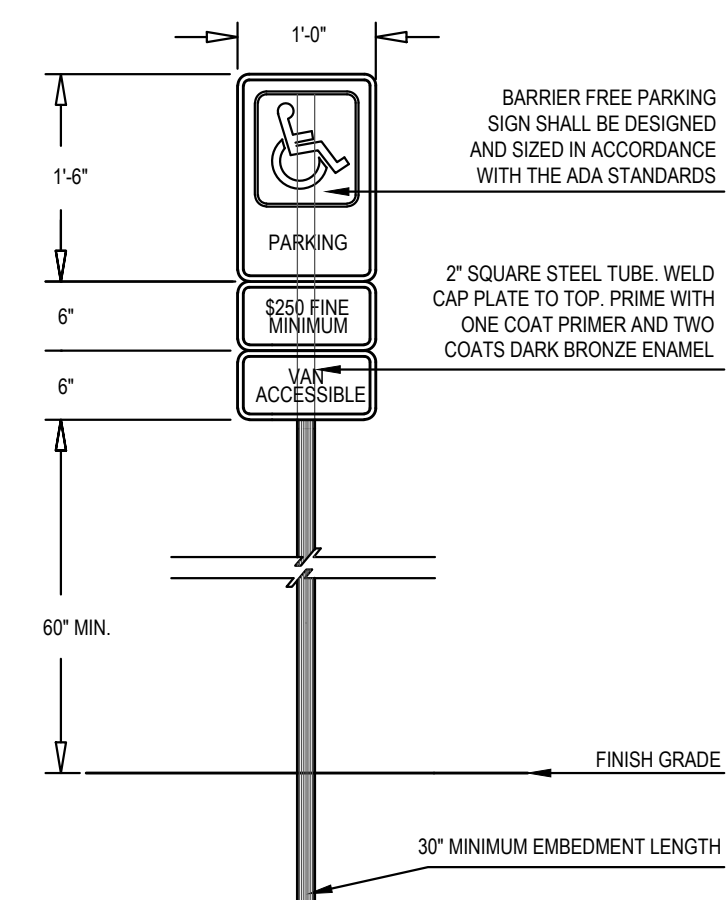
C1 TYPE 2 BARRIER FREE SIDEWALK RAMP



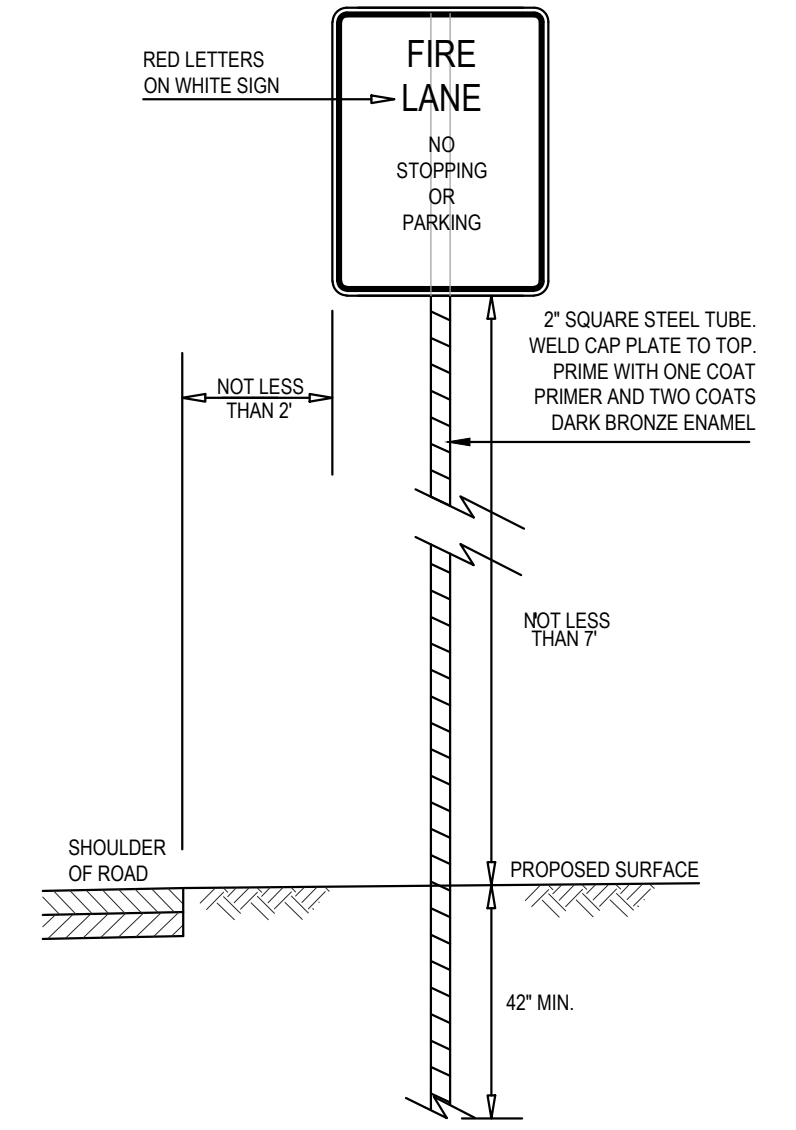
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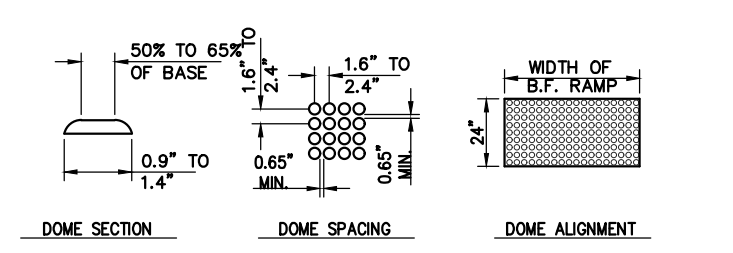
C3 KEY NOTE #5 CHAMFERED CURB



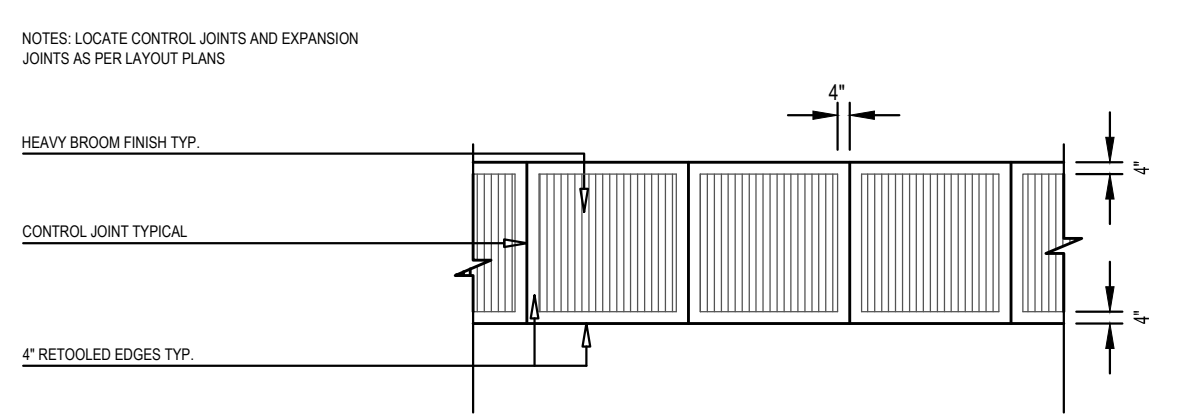
C4 BARRIER FREE PARKING SIGN



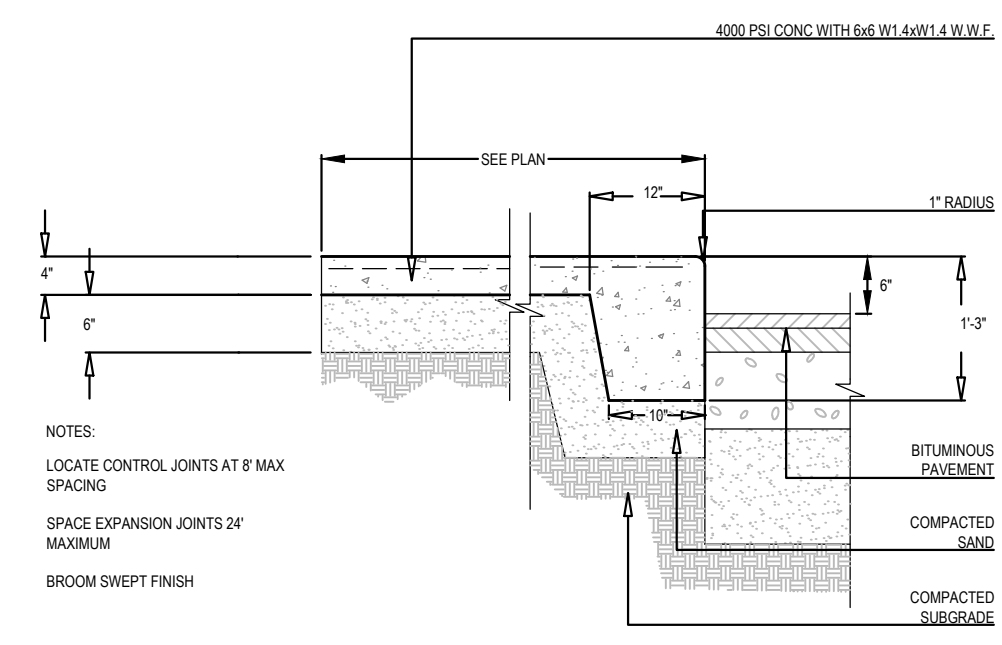
C5 FIRE LANE SIGN



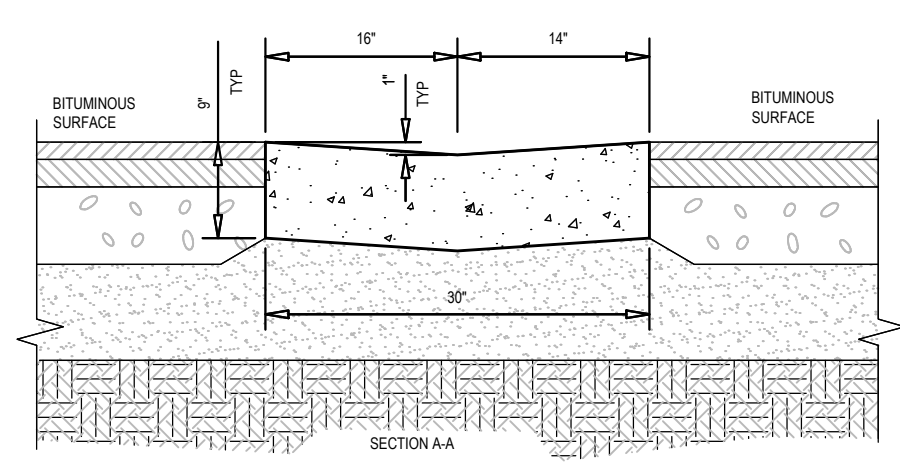
B1 BARRIER FREE DETECTABLE WARNING STRIP



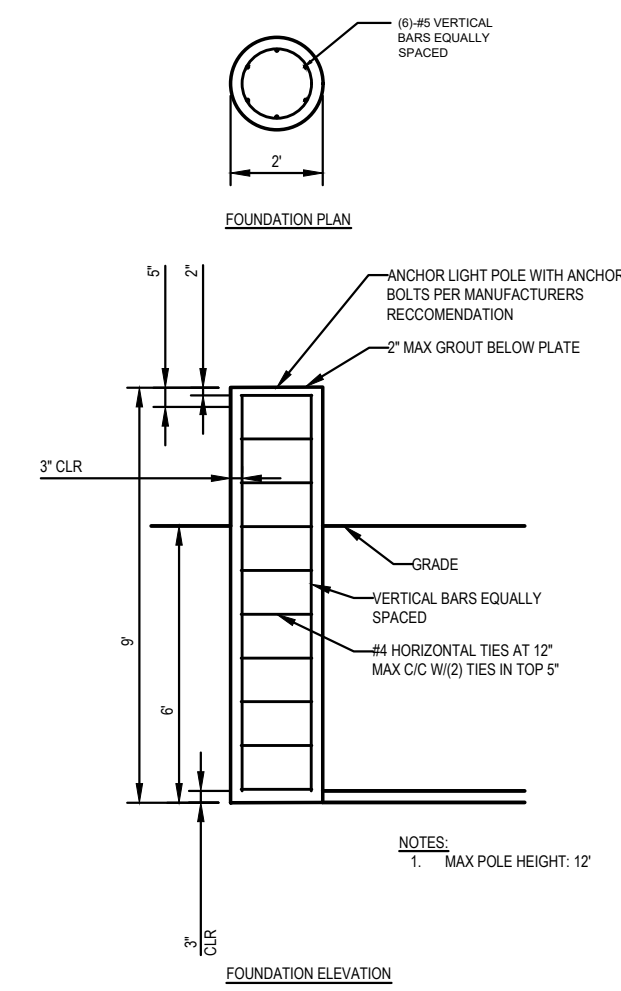
B2 4" CONCRETE SIDEWALK PAVEMENT SCALE 1" = 1'-0"



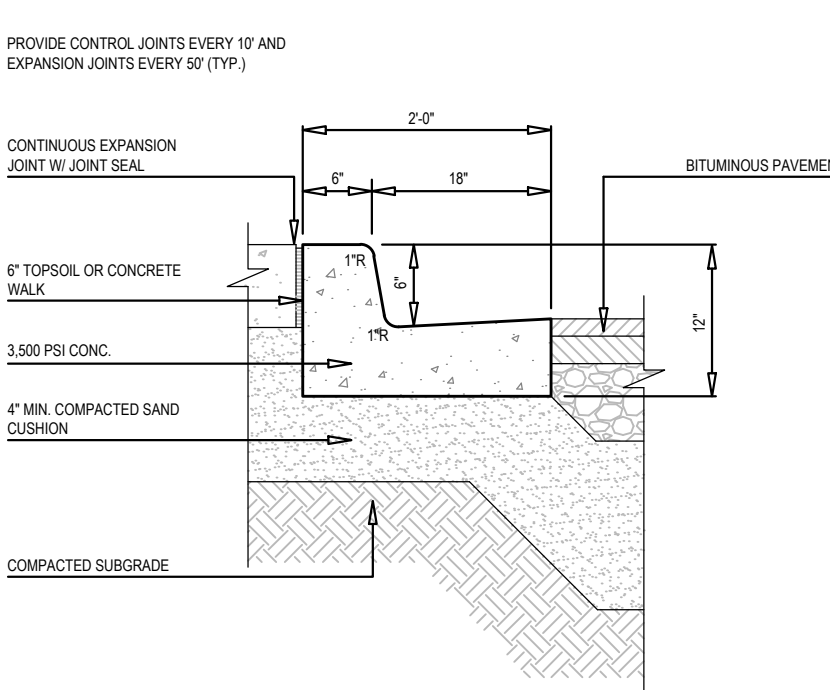
B3 4" INTEGRAL WALK AND CURB



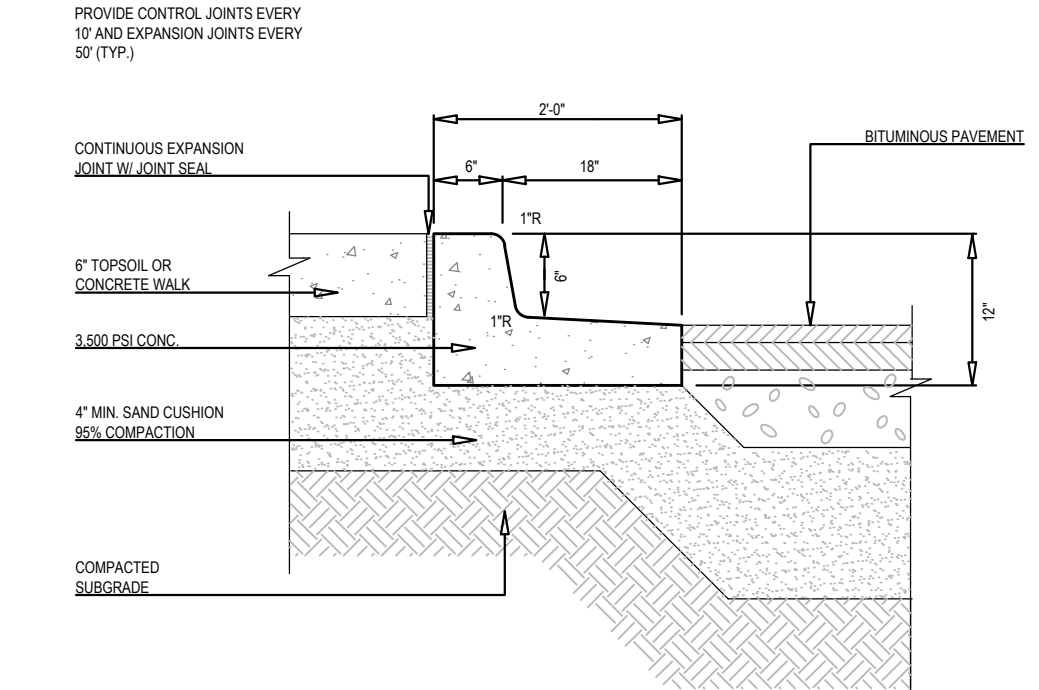
B4 30" GUTTER PAN



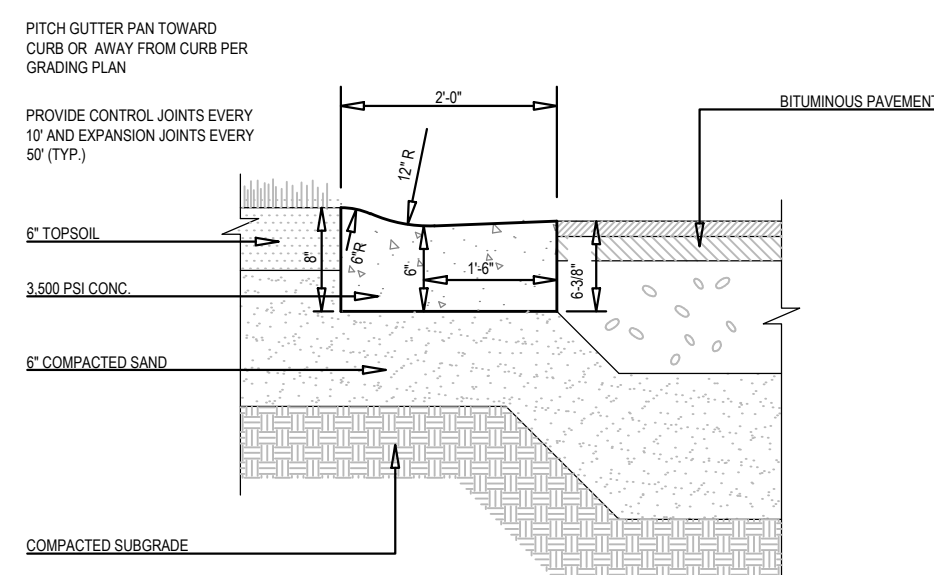
B5 TYPICAL LIGHT POLE FOUNDATION



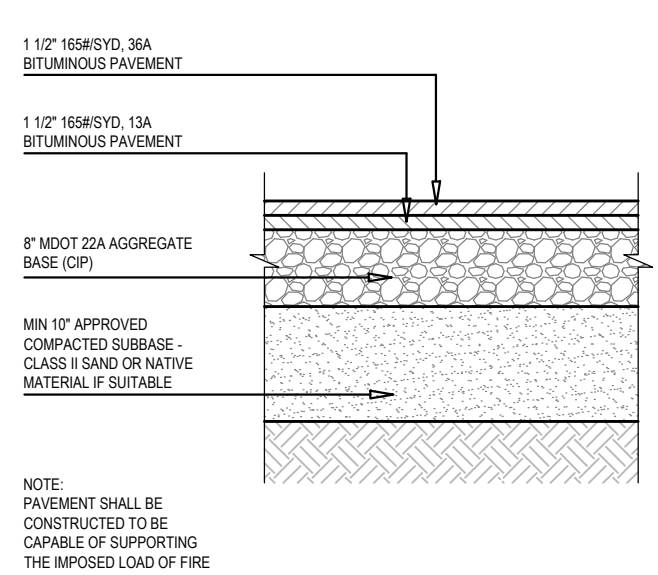
A1 24" CURB & GUTTER (PITCH IN)



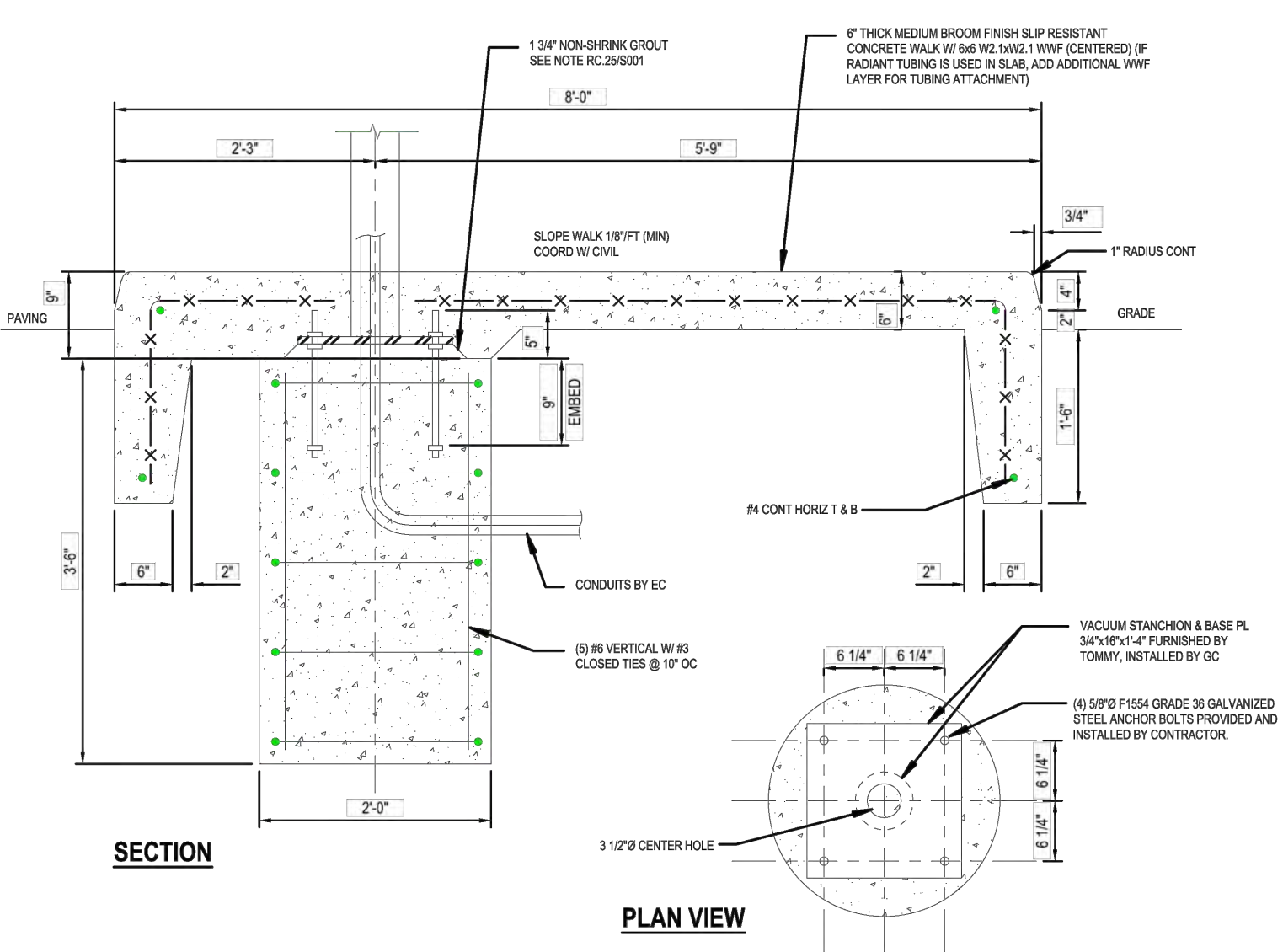
A2 24" CURB & GUTTER (PITCH OUT)



A3 ROLLED CURB



A4 LIGHT DUTY BIT. PAVEMENT



A5 VACUUM BASE & CURB DETAIL

HOLLAND ENGINEERING
 220 Hoover Boulevard
 Holland, Michigan 49423-3766
 www.hollandengineering.com
 T 616-392-5938 F 616-392-2116

ROC WASH HOLDINGS, INC
 ATTN: MR. BLAKE PETERSON
 240 E 8TH STREET
 HOLLAND, MI 49423

TOMMY'S EXPRESS CARWASH
 4591 +/- E GRAND RIVER AVE
 HOWELL, MICHIGAN 48843
 PT. OF THE NE 1/4 SEC. 9, T2N, R5E
 GENOA TWP., LIVINGSTON CO, MICHIGAN

No.	Description	Date
A	06/03/2021 SITE SURVEY	
B	06/09/2021 PRELIMINARY SITE PLAN	
C	07/09/2021 SITE PLAN SUBMITTAL	
D	08/24/2021 REVISED PER 06/09/2021 PC MEETING	

Project Manager	BRUCE ZEINTRA, LLA
Vertical Datum	NAVD 88
Horizontal Datum	LOCAL
Drawn by	PETER BULTEN
Checked by	Survey
Civil	
Struc.	
L. A.	
HEI Project Number	21-06-003
Sheet Title	GENERAL DETAILS
Sheet No.	C-501

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the design, professional services, negligence, gross negligence, or misrepresentation shall be determined to an amount no greater than the service fee.

ROC WASH HOLDINGS, INC
ATTN: MR. BLAKE PETERSON
240 E 8TH STREET
HOLLAND, MI 49423

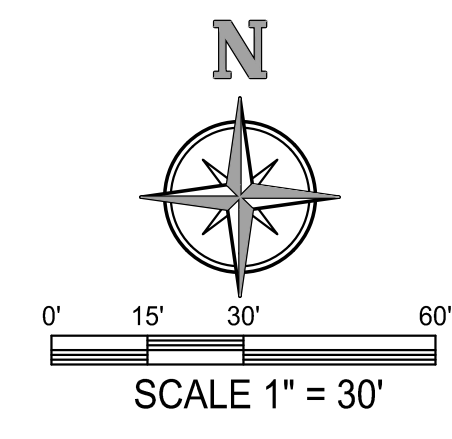
TOMMY'S EXPRESS CARWASH
4501 1/2 E GRAND RIVER AVE
HOWELL, MICHIGAN 48843
PT. OF THE NE 1/4 SEC. 9, T2N, R5E
GENOA TWP., LIVINGSTON CO., MICHIGAN

Issued for:

No.	Date	Description
1	06/23/2021	SITE SURVEY
2	06/28/2021	PRELIMINARY SITE PLAN
3	07/09/2021	SITE PLAN SUBMITTAL
4	08/24/2021	REVISED PER 6/08/2021 PC MEETING

Plans are preliminary & incomplete until ISSUED FOR CONSTRUCTION

Project Manager		BRUCE ZEINSTRA, LLA
Vertical Datum	Horizontal Datum	NAVD 88 LOCAL
Drawn by		BRUCE ZEINSTRA, LLA
Checked by	Date	
Civil		
Struct.		
L. A.		
HEI Project Number		21-06-003
Sheet Title		SITE LAYOUT PLAN
Sheet No.		L-101



PLANTING NOTES:

- LANDSCAPE REQUIREMENTS
 - FRONTAGE GREENBELT: 20' WIDE GREENBELT ALONG PUBLIC ROW WITH 1 TREE PER 40' OF FRONTAGE;
 - REQUIRED ON E GRAND RIVER AVE: 375' / 40 = 9.375 = 10 TREES
 - PROVIDED ON E GRAND RIVER AVE: 8 EXISTING TREES + 2 PROPOSED TREES = 10 TREES
 - REQUIRED ON LAWSON: 249' / 40 = 6.2 = 7 TREES
 - PROVIDED ON LAWSON: 4 EXISTING TREES + 3 PROPOSED TREES = 7 TREES
 - BUFFER "C" BETWEEN COMMERCIAL DISTRICTS: 10' WIDE BUFFER STRIP WITH 1 CANOPY TREE OR 1 EVERGREEN TREES OR 4 SHRUBS PER 20 LINEAR FEET, ROUNDED UP
 - REQUIRED EAST LINE: 185.7' + 70.2' = 255.9' / 20 = 12.8 = 13 CANOPY TREES OR 52 SHRUBS; PROVIDED: EAST LINE: 6 TREES AND 28 SHRUBS
 - REQUIRED NORTH LINE: 357' / 20 = 17.85 = 18 CANOPY TREES OR 72 SHRUBS;
 - REQUIRED NORTH LINE: 5 TREES + 40 SHRUBS
 - PARKING BETWEEN 10 AND 100 SPACES: 1 CANOPY TREE AND 100 SF PER 10 SPACES
 - REQUIRED: 14 VACUUM SPACES + 7 PARKING SPACES = 21 SPACES / 10 = 2.1 = 3 TREES
 - PROVIDED: 3 TREES
 - STORM WATER BASIN: 1 DECIDUOUS OR EVERGREEN TREE AND 10 SHRUBS PER 50 LINEAR FEET MEASURED ALONG THE TOP OF BANK.
 - REQUIRED: 700' / 50 = 14 TREES AND 150 SHRUBS
 - PROVIDED: 14 TREES AND 153 SHRUBS (THERE ARE ALSO 16 TREES ADJACENT TO BASIN COUNTED TOWARD ROAD AND PARKING LOT)
 - ACCESSORY STRUCTURE LANDSCAPING: SCREEN DUMPSTER ENCLOSURES, A/C UNITS, TRANSFORMERS, ETC. WITH SHRUBS.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED BY CONSTRUCTION FENCE ERRECTED 5' OUTSIDE THE EDGE OF CANOPY. WHERE EARTHWORK IS REQUIRED NEAR EXISTING TREES, FENCE SHALL BE TEMPORARILY REMOVED DURING GRADING AND RE-INSTALLED UPON COMPLETION. THE GROUND SHALL NOT BE CUT/FILLED BY MORE THAN 1 FOOT OF GRADE IN THE ENTIRE CANOPY AREA AND BY NO MORE THAN 3' WITHIN 1/2' OF THE CANOPY AREA. IF CUT/FILL IS MORE THAN THE PRECEDING, THE TREE SHALL BE REMOVED, SALVAGED, AND RE-PLANTED, OR REMOVED AND REPLACED.
- ALL LAWN AND PLANTING AREAS SHALL BE IRRIGATED WITH UNDERGROUND IRRIGATION IN SUCH WAY TO MAINTAIN VEGETATION IN A HEALTHY AND GROWING MANNER.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. TREES AND OTHER VEGETATION THAT DIE SHALL BE PROMPTLY REPLACED WITH IN KIND VEGETATION.
- CONTRACTOR SHALL PROVIDE SPECIFIED TREES, SHRUBS, GROUND COVERS AND OTHER PLANT MATERIAL THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- SEED SHALL BE PLACED OVER 6" TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. SOD SHALL BE PLACED IN ALL AREAS AS SHOWN ON THE PLANS OVER 4" TOPSOIL.
- PLANTING SOIL, CONSISTING OF 1/3 TOPSOIL, 1/3 PEAT MOSS AND 1/3 SAND SHALL BE PLACED IN ALL GROUND COVER AND FLOWER BEDS. DEPTH SHALL BE NOT LESS THAN 8".
- FOLLOWING CONSTRUCTION, RESTORE ALL DISTURBED AREAS WITH EARTH CARPET SPARTAN GRADE "A" SEED MIX, UNLESS OTHERWISE NOTED.
- PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY OWNER & LANDSCAPE ARCHITECT.

COUNT	KEY	SIZE	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT x SPREAD / COMMENTS
6	(Symbol)	2-1/2" BB	ARMSTRONG FREEMAN'S MAPLE	ACER X FREEMANII 'ARMSTRONG'	50'Hx15'S; BRILLIANT RED FALL COLOR; NARROW, COLUMNAR
6	(Symbol)	2-1/2" BB	CELEBRATION MAPLE	ACER X FREEMANII 'CELMAM'	45'Hx25'SP; SEEDLESS; COMPACT; RED & GOLD FALL COLOR
2	(Symbol)	2-1/2" BB	HERITAGE RIVER BIRCH	BETULA NIGRA 'CULLY'	45'Hx35'S; WHITE EXFOLIATING BARK; GOLDEN-YELLOW FALL COLOR
7	(Symbol)	2-1/2" BB	TUPELO / BLACK GUM	NYSSA SYLVATICA	50'Hx30'S; PYRAMIDAL; ORANGE, RED & GOLD FALL COLOR
7	(Symbol)	2" BB	SHADBLow SERVICEBERRY	AMELANCHIER CANADENSIS	20'Hx15'SP; TREE FORM; MOIST SOILS ACCEPTABLE
2	(Symbol)	6'-8" BB	WEeping WHITE SPRUCE	PICEA GLAUCIA 'PENDULA'	30'Hx8'S; WEeping, NARROW
10	(Symbol)	24" CONT.	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	2'Hx3'SP; BRIGHT GREEN LEATHERY FOLIAGE;
30	(Symbol)	24" CONT.	HICK'S YEW	TAXUS X MEDIA 'HICKSI'	12'Hx6'SP; DARK GREEN FOLIAGE; COLUMNAR
46	(Symbol)	24" CONT.	HUMMINGBIRD SUMMERSWEET	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	4'Hx4'SP; WHITE FLOWERS, JULY-AUGUST; SHADE TOLERANT
9	(Symbol)	24" CONT.	NORTHERN GOLD FORSYTHIA	FORSYTHIA X 'NORTHERN GOLD'	6'Hx6'SP; YELLOW FLOWER, EARLY SPRING; SUN/SHADE
44	(Symbol)	24" CONT.	ABBOTSWOOD POTENTILLA	POTENTILLA FRUITICOSA 'ABBOTSWOOD'	2'Hx3'SP; WHITE FLOWERS, EARLY SPRING-LATE FALL
45	(Symbol)	18" CONT.	MINIET WEIGELA	WEIGELA FLORIDA 'MINIET'	3'Hx3'SP; RUBY-RED FLOWER, MAY-JUNE; SUN/PARTIAL SHADE
25	(Symbol)	24" CONT.	COMPACT AMERICAN CRANBERRYBUSH	VIBURNUM TRILOBUM 'COMPACTUM'	5'Hx5'S; MAY FLOWERS; SUMMER RED BERRIES; FALL COLOR
1	(Symbol)	#1 POT	BLACK EYED STELLA DAYLILLY	HERMACALLIS 'BLACK EYED STELLA'	14" H / 12" SP; SALT TOLERANT; YELLOW-ORANGE FLOWERS JUNE-OCT. SPACE 16" O.C. MAX
1	(Symbol)	#1 POT	BLUE WONDER HYBRID NEPETA	NEPETA X FAJENSI 'BLUE WONDER'	12-15" H / 24" SP; SALT TOLERANT; BLUE-PURPLE FLOWERS, JUNE & SEPT. SPACE 24" O.C. MAX

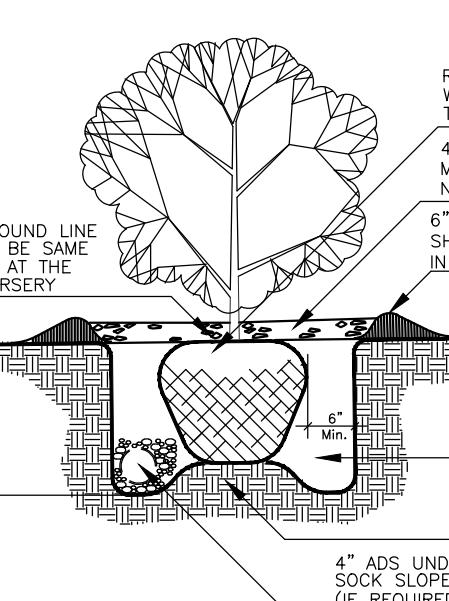
LAWN- SPARTAN GRADE A MIX

SPARTAN GRADE A MIXTURE by Earth Carpet
10% Cannon Kentucky Bluegrass
10% Gold Rush Kentucky Bluegrass
20% Ronde Kentucky Bluegrass
15% SR510 Chewings Fescue
25% SR5210 Creeping Red Fescue
10% SR4500 Perennial Ryegrass
10% Manhattan 4 Perennial Ryegrass

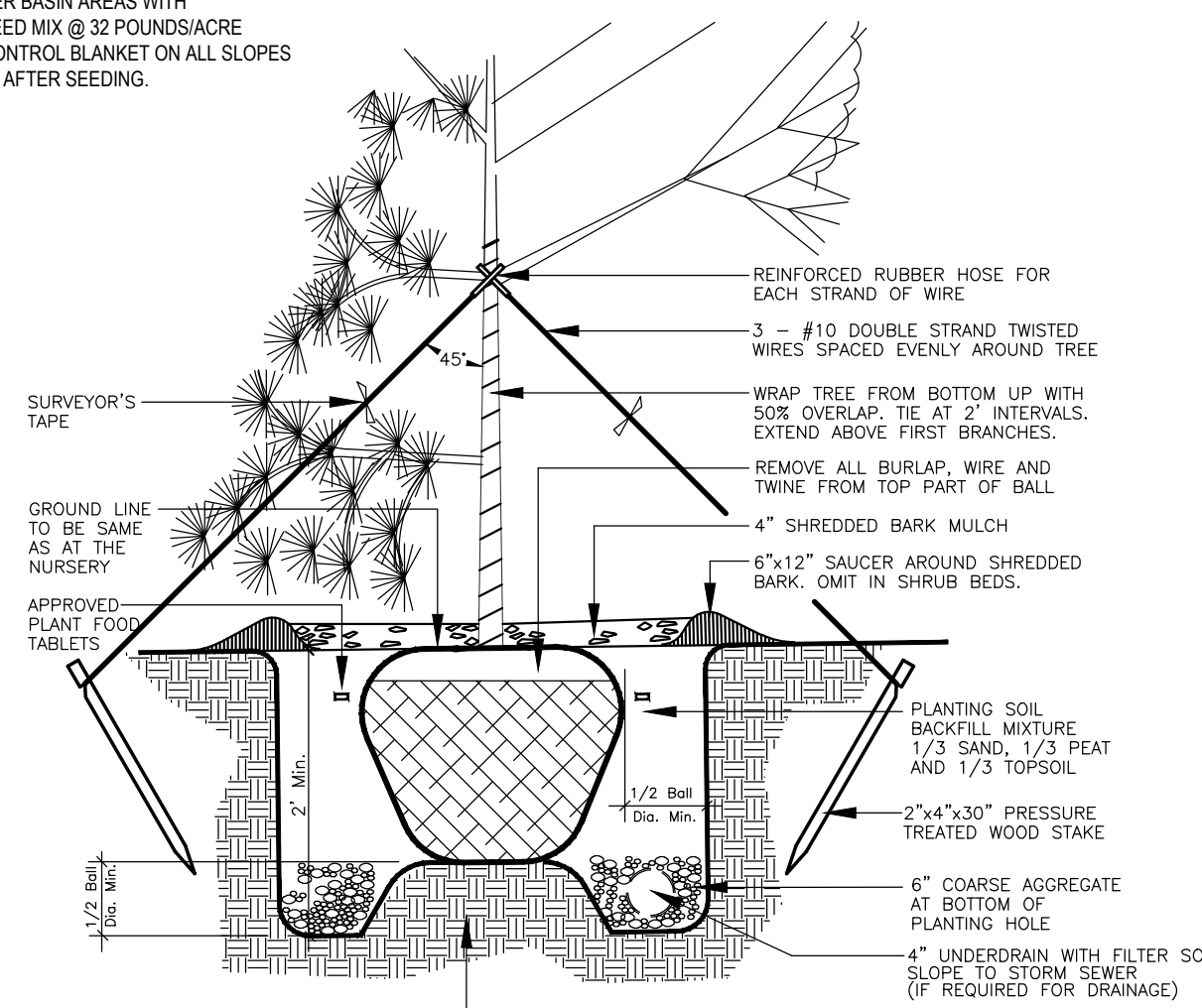
SEEDING RATE: 5 LBS. PER 1,000 SQUARE FEET.
HYDROSEED ALL AREAS WITH A SLURRY OF SEED, PLURIVIZED MULCH, FERTILIZER AND WATER.
PLACE IN ALL DISTURBED AREAS NOT LABELED AS DETENTION BASIN SEED MIX

DETENTION BASIN SEED MIX

SEED STORM WATER BASIN AREAS WITH CARDNO SWALE SEED MIX @ 32 POUNDS/ACRE
PLACE EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1:3 AFTER SEEDING.



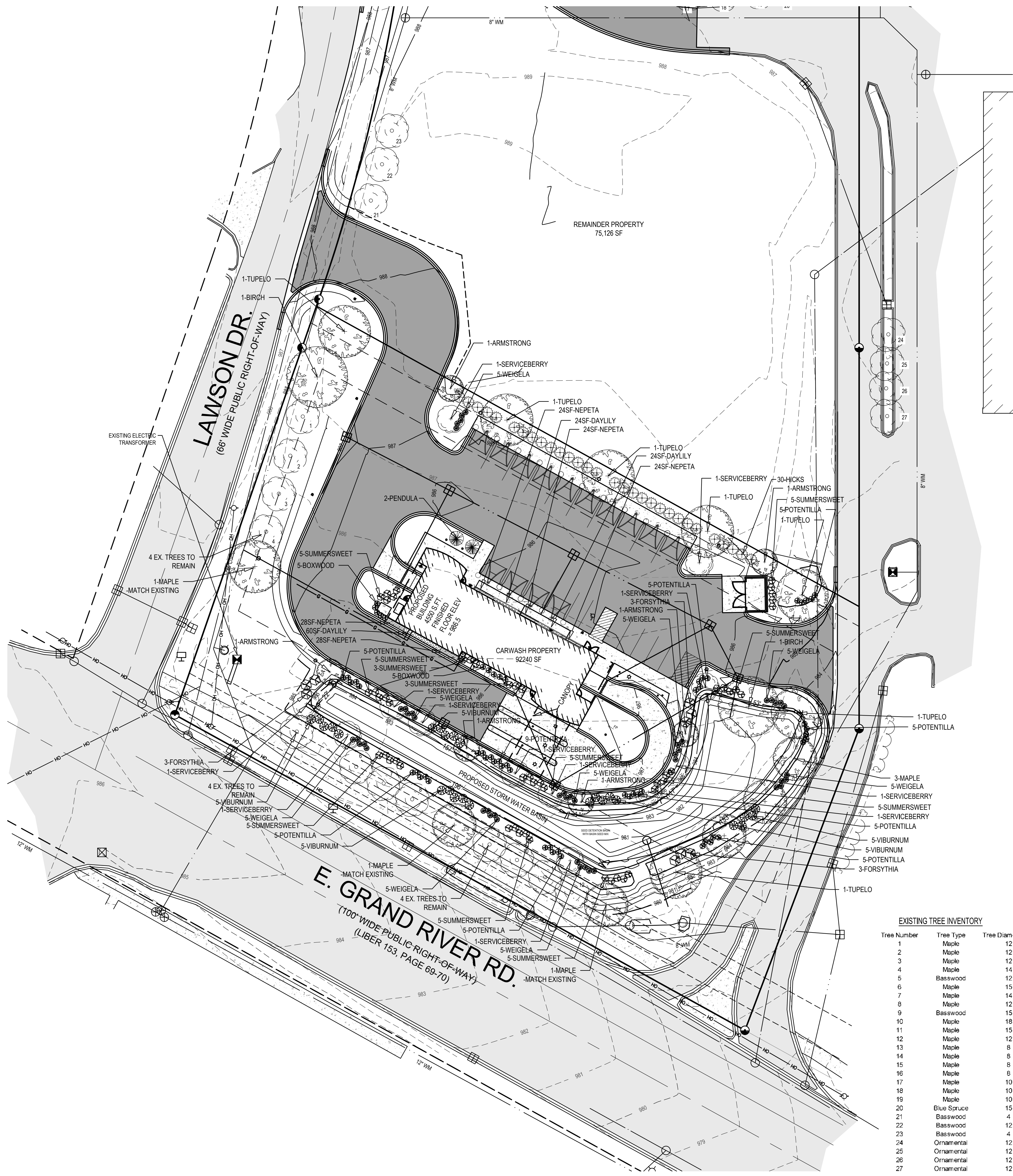
SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

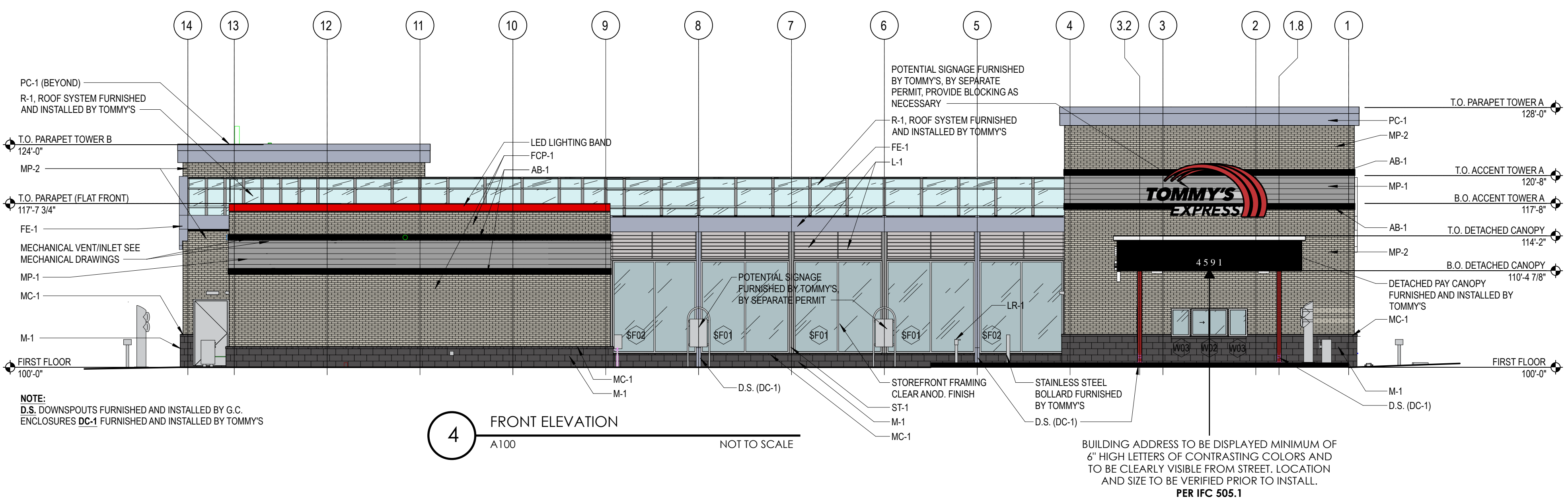
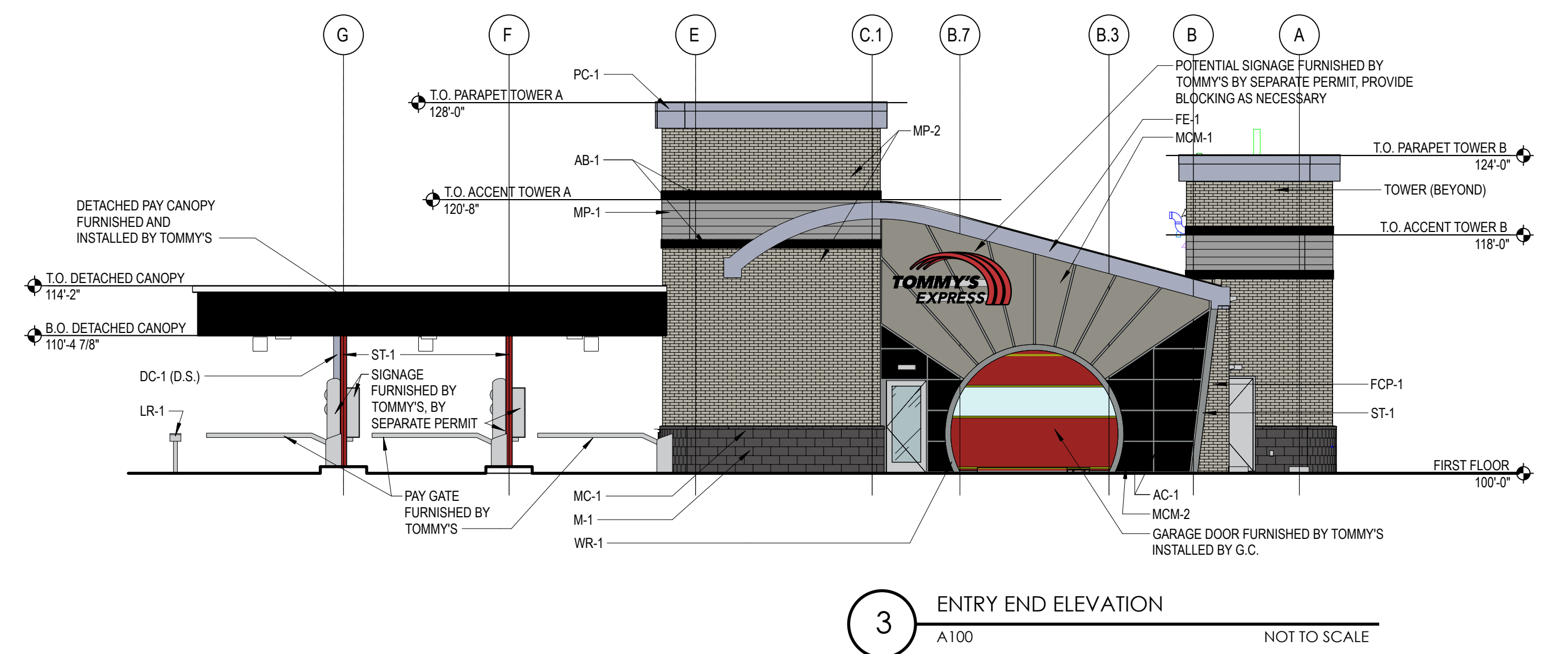
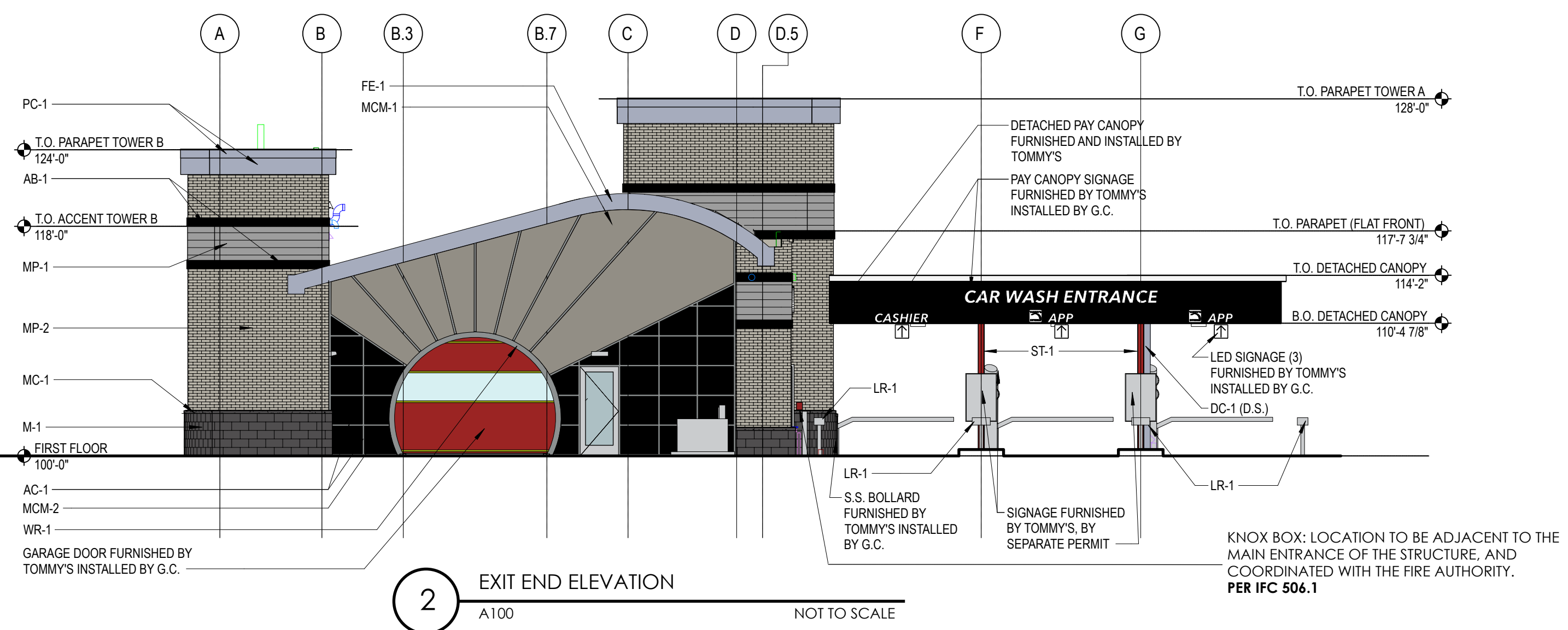
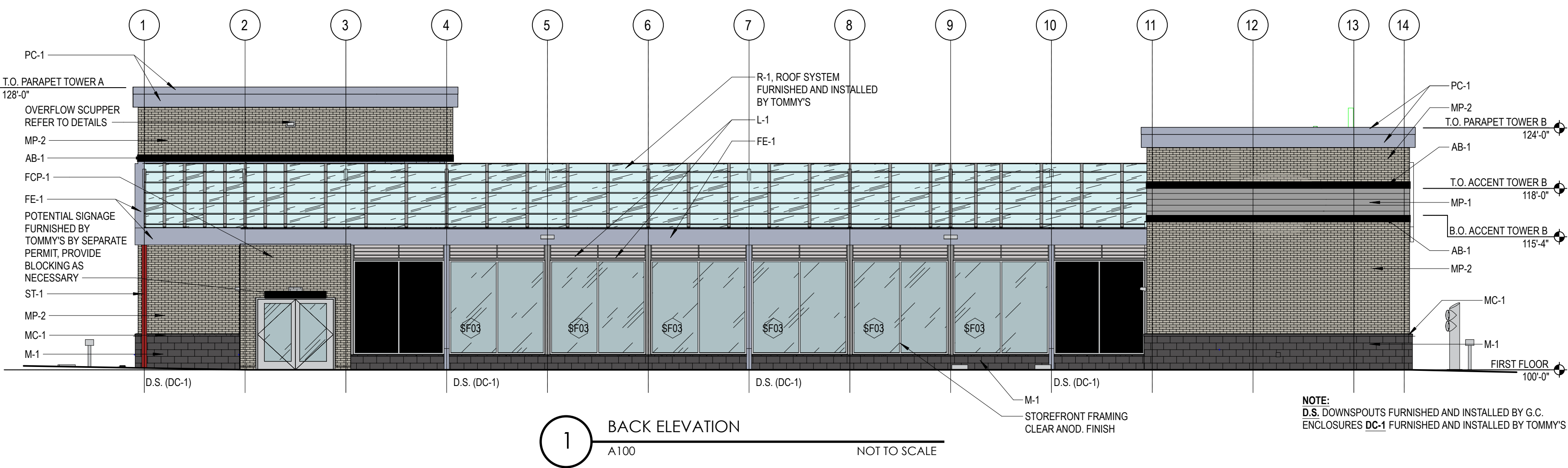
EXISTING TREE INVENTORY

Tree Number	Tree Type	Tree Diameter (in)
1	Maple	12
2	Maple	12
3	Maple	12
4	Maple	14
5	Basswood	12
6	Maple	15
7	Maple	14
8	Maple	12
9	Basswood	15
10	Maple	18
11	Maple	15
12	Maple	12
13	Maple	8
14	Maple	8
15	Maple	8
16	Maple	8
17	Maple	10
18	Maple	10
19	Maple	10
20	Maple	10
21	Blue Spruce	15
22	Basswood	4
23	Basswood	12
24	Basswood	4
25	Ornamental	12
26	Ornamental	12
27	Ornamental	12



CONFIDENTIAL WARNING:
THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES, AND TRADE SECRETS OF TOMMY CAR WASH SYSTEMS. ANY UNAUTHORIZED USE OR DISCLOSURE OF ANY OR PORTION THEREOF, IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF TOMMY CAR WASH SYSTEMS. ALL RIGHTS RESERVED.

TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	RBI	POWDER COATED STRUCTURAL STEEL	RAL 3001	TOMMY'S	TOMMY'S
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	SILVERSMITH	TOMMY'S	G.C.
M-1	SPLIT-FACE CMU	CONSUMERS	4" VENEER SPLIT-FACED	ASH	G.C.	G.C.
M-2	BRICK	GLEN GARY	KLAYCOAT BRICK	STONE GRAY - RAL 7044	G.C.	G.C.
MC-1	PRECAST STONE		MASONRY CAP	MATCH CMU COLOR	G.C.	G.C.
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	TOMMY'S	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICE	ARCONIC	REYNOBOND COMPOSITE PANELS	BRIGHT SILVER METALLIC	TOMMY'S	G.C.
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	STONE GRAY - RAL 7030	TOMMY'S	G.C.
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	SINOCORE	EBONY	TOMMY'S	G.C.
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES STOREFRONT	CLEAR ANNOZIDED	TOMMY'S	G.C.
SF01, SF02, SF03	PREFIN. ALUM. STOREFRONT WITH INSULATED GLASS	KAWNEER	1" INSULATED GLASS LOW-E	CLEAR ANNOZIDED	G.C.	G.C.
SF04	PREFIN. ALUM. STOREFRONT WITH METAL PANEL INFILL	KAWNEER/CITADEL	1" GLAZE GUARD 1000 WR+ PANEL INFILL SEE DETAIL ON A602	CLEAR ANNOZIDED FRAMES/ EBONY INFILL PANELS	G.C.	G.C.
DC-1	PREFINISHED ALUMINUM	ALPOLIC	4MM MCM PANELS DOWNSPOUT COVER	METALLIC SILVER	TOMMY'S	TOMMY'S
LR-1	LICENSE PLATE READER	TOMMY'S	BOLLARD	STAINLESS STEEL	TOMMY'S	G.C.
WR-1	PREFIN. ALUM. COMPOSITE PANELS	ARCONIC	MCM WRAP COVER FOR STEEL RING	CLEAR ANNOZIDED	TOMMY'S	G.C.
FE-1	FASCIA / EAVE	ALPOLIC	4MM MCM PANELS AT EAVES AND FASCIA	METALLIC SILVER	TOMMY'S	TOMMY'S
L-1	PREFIN. ALUM LOUVER	RUSIKIN	DRAINABLE LOUVER	CLEAR ANNOZIDED	TOMMY'S	TOMMY'S
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	DRAINABLE ACRYLIC ROOF SYSTEM	COOL BLUE	TOMMY'S	TOMMY'S



EXTERIOR MATERIALS LEGEND

- BRICK
- SPLIT FACED CONCRETE MASONRY UNIT
- PREFINISHED METAL COPING
- ALUM. FLAT STOCK (BLACK)
- PROFILED METAL PANEL
- MCM PANEL (BLACK)
- GLAZING

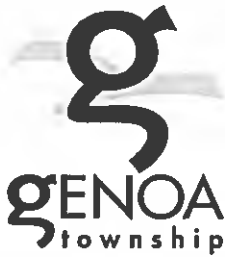
NOTE: ALL PROFILED METAL PANEL ACCENT (MP-1) SHALL BE CRIMP CURVED AT FACE OF TOWERS AND SHALL HAVE MITERED CORNERS. NO CORNER TRIMS. NO EXCEPTIONS.



B2 EXTERIOR COLOR ELEVATIONS
TOMMY CAR WASH SYSTEMS
TOMMY EXPRESS #P3045
4591 +/- GRAND RIVER AVE.
HOWELL, MI 48843

NOT FOR CONSTRUCTION

A200
8/24/2021
NOT TO SCALE



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP

MAY - 1 2019

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Nancy Merlo, Brighton Equestrian Club, 7318 Herbst Road
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Nancy Merlo, 7318 Herbst Road, Genoa Twp

SITE ADDRESS: 7318 Herbst Road PARCEL #(s): 4711-24-100-014

APPLICANT PHONE: (248)866-1142 OWNER PHONE: (248) 866-1142

OWNER EMAIL: nancy@clubBEC.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Brighton Equestrian Club ("BEC") is located on 97
acres of the former Herbst farm on Herbst road adjacent to I-96.

BRIEF STATEMENT OF PROPOSED USE: BEC's use is currently authorized by the Right
to Farm Act. BEC's use includes use as a commercial stable for academies, rearing
and housing of horses and related uses as described in section 3.03.02(h).

Such use may also include horse shows and other horse related member and guest events in the
clubhouse.

THE FOLLOWING BUILDINGS ARE PROPOSED: No new buildings are 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: Nancy L. Merlo

ADDRESS: 7318 Herbst Rd, Genoa Twp.

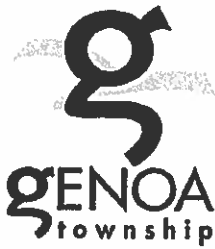
Contact Information - Review Letters and Correspondence shall be forwarded to the following:

1.) Nancy Merlo of Brighton Equestrian Club at nancy@clubBEC.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: Nancy Merlo DATE: April 29, 2019
PRINT NAME: Nancy Merlo PHONE: 248-866-1142
ADDRESS: 7318 Herbst Rd, Genoa Twp



**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: Nancy Merlo - Brighton Equestrian Club, 7318 Herbst Rd

Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (248) 866-1142 EMAIL: nancy@clubBEC.com

OWNER NAME & ADDRESS: Nancy Merlo, 7318 Herbst Rd

SITE ADDRESS: 7318 Herbst Rd PARCEL #(s): 4711-24-100-014

OWNER PHONE: 248) 866-1142 EMAIL: nancy@clubBEC.com

Location and brief description of site and surroundings:

Brighton Equestrian Club is located on 97 acres of the former Herbst farm. Surrounding area includes mobile home development, single family rural residential and other agricultural uses.

Proposed Use:

Brighton Equestrian Club ("BEC") is currently authorized by the Right to Farm Act. BEC's use includes use as a commercial stable for academies, rearing and housing of horses and related uses as described in section 3.03.02(h). Such use may also include horse shows, and other horse related member and guest events in the clubhouse.

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.

BEC's use promotes the AG statement of purpose by maintaining the irreplaceable agricultural soils and farmland from turning into yet another residential subdivision. The facility is well served by public facilities and will not over tax the roads and infrastructure. Further, all uses are in strict compliance with the right to farm act to minimize any potential nuisance to neighbors.

- 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.

BEC contains stables, clubhouse and pastures. The pastures front all roads and neighboring properties. The stables and clubhouse were designed with an appealing facade in keeping with agricultural buildings of a similar nature.

- 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 property is currently served by Herbst road which offers more than adequate access for all purposes. Drainage, water and sewer has not been altered from the original Herbst farm so does not put any additional tax on that system.

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?

All farming uses are in strict compliance with the Right to Farm Act which pays close attention to proper noise and odor management through proper planning and maintenance. Guests, members, riders and employees at BEC will not cause a noticeable impact on traffic as it will be spread out throughout the day.

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.

3.03.02(h) permits Commercial Stables as a special land use. All criteria contained in that ordinance section are being complied with including numbers of animals, distance from dwellings, fencing and nuisance management.

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

BY: *Nancy Merlo*

ADDRESS: 7318 Herbst Road, Genoa Township

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

Nancy Merlo of Brighton Equestrian Club at nancy@clubBEC.com
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: *Nancy Merlo* DATE: 5/29/18

PRINT NAME: Nancy Merlo PHONE: 248-866-1142



**NOTICE OF PUBLIC HEARING – SEPTEMBER 13, 2021
(SPECIAL USE)**

August 26, 2021

To Whom It May Concern:

Please be advised that the Planning Commission of Genoa Charter Township will conduct a public hearing on **Monday, September 13, 2021 commencing at 6:30 p.m.** 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 7318 Herbst Road on the south side of Herbst Road, east of Hubert Road on parcel #4711-24-100-014. **The applicant is requesting a special land use permit to allow a commercial stable at the Brighton Equestrian Club. The request is petitioned by Nancy Merlo, Brighton Equestrian Club.**

You are invited to attend this hearing. Members of the public will be able to speak during the public hearing portions of the meeting. 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.

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,
Assistant Township Manager / Community Development Director

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

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

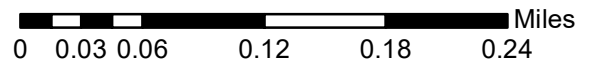
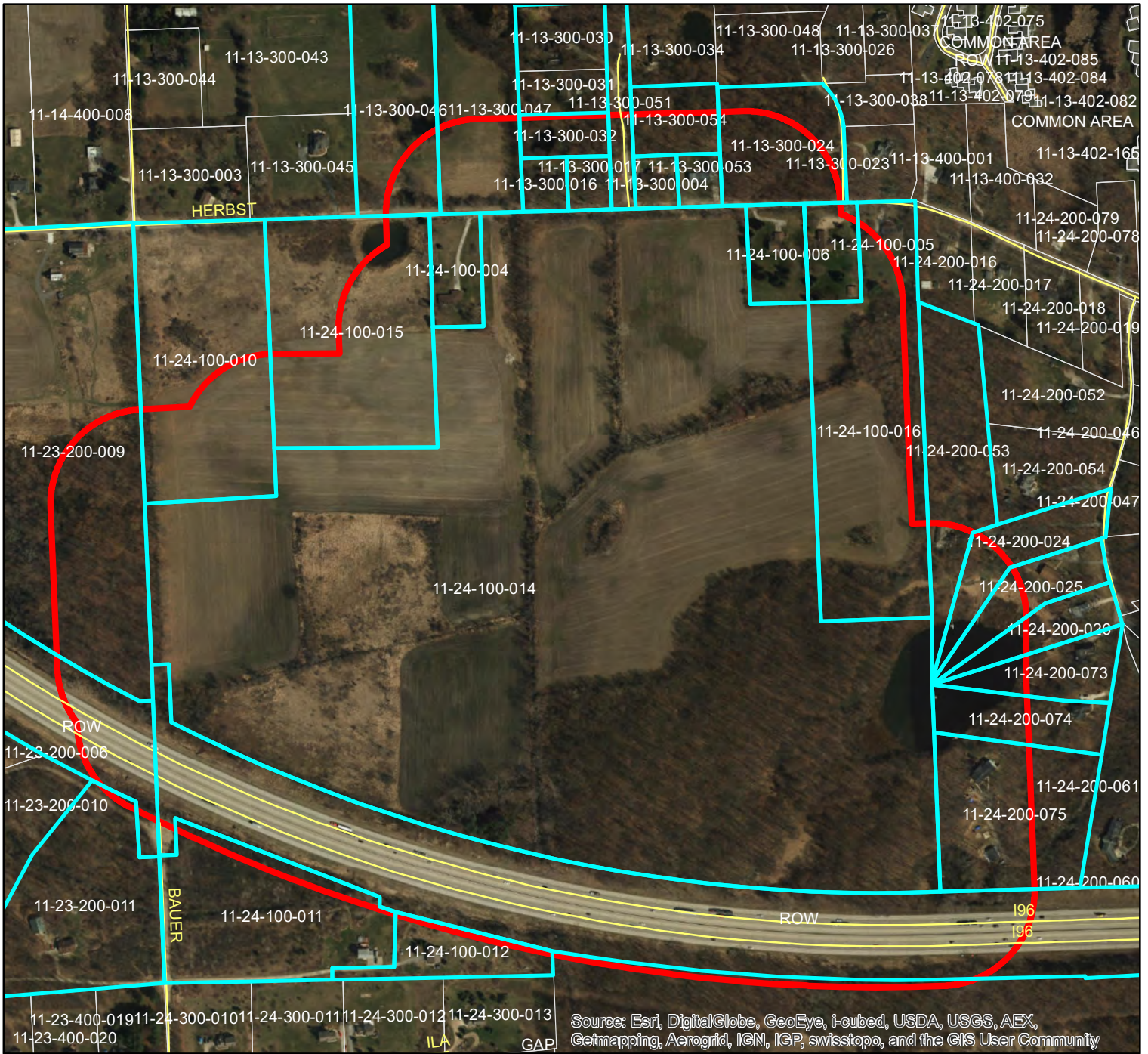
Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

300 Foot Buffer for Noticing



Special Use: Brighton Equestrian Club

Address: 7318 Herbst Road

Parcel: 4711-24-100-014

Meeting Date: June 10, 2019



May 20, 2019

September 8, 2021

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Brighton Equestrian Club – Special Land Use and Site Plan Review #1
Location:	7318 Herbst Road – south side of Herbst, east of Huber Road
Zoning:	AG Agricultural District

Dear Commissioners:

At the Township’s request, we have reviewed the submittal from Brighton Equestrian Club, including the original special land use application (dated 5/29/18) and the revised site plan (dated 7/16/21).

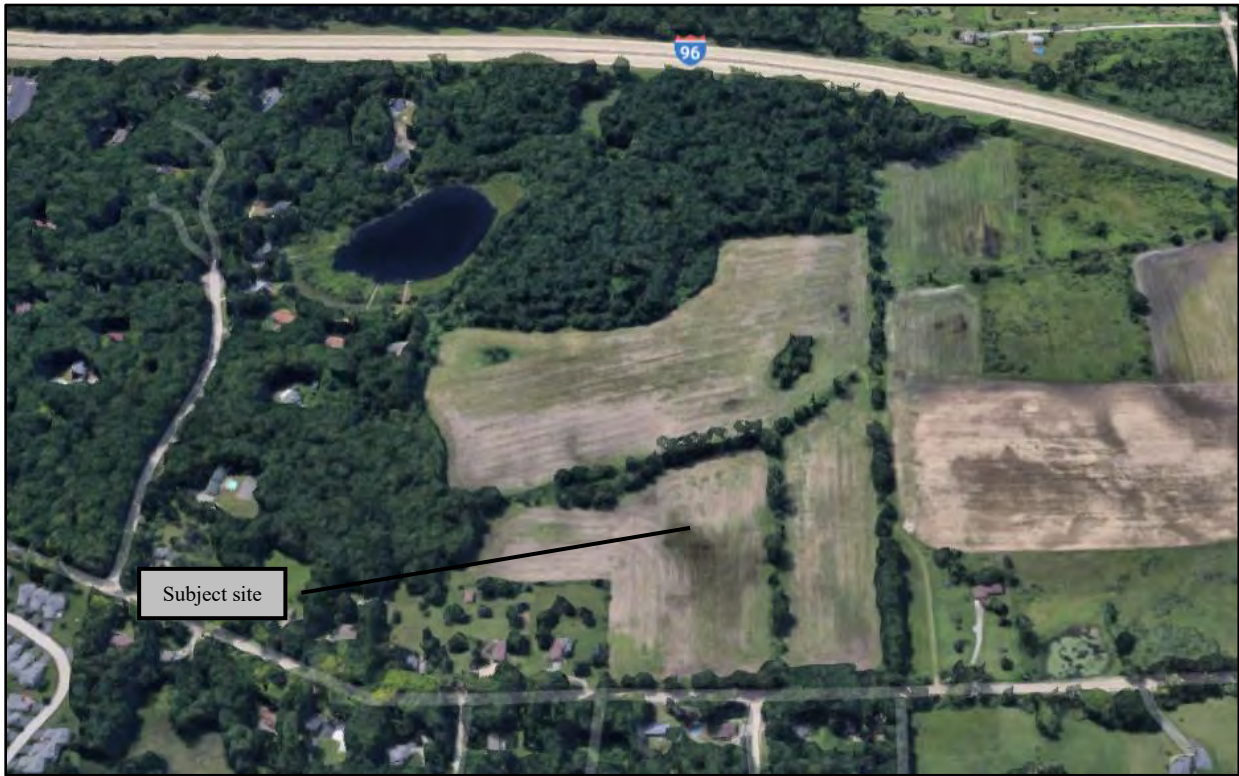
A. Summary

1. The special land use standards of Section 19.03 are generally met, though the current zoning (AG) and future land use (LDR) do not align. Furthermore, we request the applicant provide additional information regarding the frequency of events.
2. Any comments provided by the Township Engineer and/or Brighton Area Fire Authority must be addressed as part of the special land use and site plan review.
3. The revised submittal demonstrates compliance with the use conditions of Section 3.03.02(h).
4. The existing parking spaces, drive aisles, and driveway are surfaced with gravel, though hard surfacing is required by Ordinance. If gravel is allowed to remain in place, the applicant must apply dust control measures (as noted in the revised submittal).
5. An internal drive aisle does not provide sufficient width for two-way travel. It must either be widened to 24’ or signed for one-way travel only.
6. The applicant should confirm that the “curb carts” are sufficient to handle the refuse generated by the number of people anticipated (maximum occupancy of 150 noted).
7. We suggest the applicant be required to clean up equipment stored on the site as part of this project/review process.
8. There are new(er) structures visible on aerial photos that are not depicted on the site plan (pasture areas, a barn, and a pavilion).

B. Proposal/Process

The applicant proposes a commercial stable, which is allowed with special land use approval in accordance with Table 3.03 of the Township Zoning Ordinance. The use conditions of Section 3.03.02(h) also apply to the request.

Procedurally, the Planning Commission is to review the special land use, site plan, and Environmental Impact Assessment, and put forth a recommendation on each to the Township Board following a public hearing.



Aerial view of site and surroundings (looking south)

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 Low Density Residential, which is intended for single-family residential uses on lots with at least 1-acre of area.

In this instance, the current zoning (AG) and Master Plan (LDR) designations do not align. The proposed use of a commercial stable would not be permitted in LDR zoning, though they may be appropriate in areas zoned AG.

As such, the proposed use would not be deemed compatible with the Future Land Use Map; however, this is due mostly to an inconsistency between the Zoning Ordinance and Master Plan than the use itself.

Additionally, the Plan includes a goal to “accommodate a variety of land uses that are located in a logical pattern and complement community goals, the surrounding land uses, environment, capacity of roads and the sanitary sewer, and public water system capabilities.” The proposal appears compatible with this goal.

The case can be made that the proposal is consistent with this overarching goal of the Master Plan. So, while not entirely consistent with the Master Plan, there are certainly elements that can be viewed as compatible.

2. **Compatibility.** The subject area is sparsely developed with a mix of agricultural and single-family residences. Given the overall size of the subject site and the fact that the proposed use is generally confined to a central portion of the property with large setbacks, we are generally of the opinion that the proposed use will be compatible with the surrounding area.

The revised submittal identifies a variety of uses and occupancies associated with the proposed project. More specifically, the cover sheet of the site plan notes that the site can accommodate a maximum occupancy of 150 people.

Supplemental information notes potential events such as community (12 people) and corporate (50 people) meetings, clubhouse rentals, open houses, and social events.

Aside from the open houses (3 per year), there is no indication as to the anticipated frequency of other events. We request the applicant provide the Commission with additional detail on this aspect of the project.

- 3. Public Facilities and Services.** The subject area is within the Secondary Growth Boundary and, as such, we do not believe the site currently has access to public water or sanitary sewer. Given the nature of the use, we do not believe public utilities are necessary.

With that being said, we defer to the Township Engineer and Brighton Area Fire Authority for any comments they have under this criterion.

- 4. Impacts.** The use conditions of Section 3.03.02(h) are intended to limit impacts of the proposal upon the site and surrounding properties. Provided these conditions are met, surrounding properties are not expected to be adversely impacted by the proposal.
- 5. Mitigation.** If further concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

D. Use Conditions

Commercial stables are subject to the use conditions of Section 3.03.02(h), as follows:

- 1. The number of permitted animals shall not exceed the limits in (g)(2) above.**

The Impact Assessment included with the original submitted stated that the site contains 97 acres of land. As such, the Ordinance limit on the number of horses or other equine is 95. The revised submittal notes that 34 horses are kept on site. This standard is met.

- 2. All buildings wherein animals are kept shall not be less than one hundred (100) feet from any occupied dwelling or to any adjacent building used by the public.**

The revised submittal notes that the nearest building is approximately 900 feet from the existing building where the animals are kept. As such, this standard is met.

- 3. When animals are fed hay and oats or other feed outside of a building, the feeding area shall be located not less than one hundred (100) feet from any occupied dwelling or any adjacent building used by the public. Corrals where animals graze only shall not be considered feeding areas.**

Similar to the comments above, this standard is met.

- 4. Stables shall be enclosed by a suitable fence, and shall be maintained so that odor, dust, noise or water drainage impact to adjoining premises shall be minimized in accordance with accepted agricultural management practices.**

The revised submittal notes that “all stables and riding areas are well kept and cleaned regularly.” Additionally, deodorizing and fly sprays are used in the stables.

Photographs included on Sheet 3 identify the existing wood fencing.

Based on the revised submittal, this standard is met

E. Site Plan Review

- 1. Dimensional Requirements.** The stable/arena building is located well outside of required AG setbacks. Additionally, the revised submittal demonstrates compliance with the maximum building height (35' allowed; 27' provided to the peak).
- 2. Building Materials and Design.** The building is already in place, and the building design and material requirements of Section 12.01 do not apply to this project.
- 3. Parking.** Article 14 of the Township Zoning Ordinance does not provide a specific parking calculation for a commercial stable.

The revised submittal notes a maximum occupancy of 150 people, while the site plan depicts 51 parking spaces. The resulting ratio of 1 space for each 3 people of maximum occupancy is consistent with the requirement for a church or similar place of worship, which seems to be an apt comparison.

The parking spaces, drive aisles, and driveway are surfaced with gravel, though hard surfacing is required by Section 14.06.01.

This section allows the Commission to allow the use of low impact alternatives (permeable/grass pavers are noted) upon recommendation of the Township Engineer. While it is unclear whether gravel was intended by this alternative, the Commission could allow the gravel to remain as an existing condition.

The revised submittal materials note that dust control measures will be applied twice per year.

- 4. Vehicular Circulation.** The driveway connection to Herbst Road and the majority of the internal drive aisles provide sufficient width for two-way traffic; however, there is a drive aisle noted as 21' to 22' in width, while a minimum of 24' is required.

The applicant must either widen this drive aisle, or sign it for one-way travel only.

- 5. Waste Receptacle and Enclosure.** The revised submittal states that "waste collection from the existing building is via curb carts that are pulled to the site entrance on trash day."

The applicant should confirm that the "curb carts" are sufficient to handle the refuse generated by the number of people anticipated (maximum occupancy of 150 noted).

- 6. Landscaping.** The revised submittal materials note existing flowerbeds near the building entrance. The site also contains natural areas that include mature trees that will not be altered. No additional landscaping is proposed as part of this project.
- 7. Exterior Lighting.** The revised submittal materials identify existing wall mounted fixtures on the building, and note that no new lighting is proposed.
- 8. Additional Considerations.** Township staff informed our office that there has been a significant amount of equipment stored on the site.

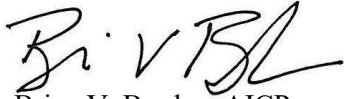
We suggest the applicant be required to clean up the site as part of this project/review process.

Lastly, there are structure visible on current aerial photos that are not depicted on the site plan. More specifically, there are pasture areas, a barn, and a pavilion that should be added to the site plan.

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 "B. V. Borden". The signature is stylized and cursive.

Brian V. Borden, AICP

Michigan Planning Manager

September 2, 2021

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

**Re: Brighton Equestrian Club
Site Plan Review No. 2**

Dear Mrs. Van Marter:

Tetra Tech conducted a second review of the Brighton Equestrian Club site plan and application submitted on July 16, 2021. The plans were completed by Greentech Engineering on behalf Brighton Equestrian Club. The development includes 97 acres at 7318 Herbst Road with an existing 7,040 square foot stable and arena building and an additional smaller building to the east of the larger barn. The petitioner is requesting to use their existing building as a commercial barn with events. We offer the following comments:

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

GENERAL NOTES

1. The proposed use should be approved by the Fire Authority to ensure there is adequate fire protection and site access for hosting 150 people in the existing building. Written approval from the Fire Authority should be provided to the Township.
2. The use must be approved by the building department. Written approval from the Livingston County Building Department should be provided to the Township.
3. The aerial of the property shows a second building at the back of the site to the east, but this building is not shown on the provided site plan. The site plan should depict the current site accurately.
4. The petitioner provided calculations on the size of the existing pond on the site but did not provide any calculations on how the proposed improvements would impact onsite drainage. If additional impervious surface is proposed, onsite detention will be required to handle the additional drainage.

TRAFFIC AND PAVEMENT

1. Genoa Township Standards require that parking lots be paved with curb and gutter. Storm drainage facilities will also need to be incorporated into the parking lot improvements. The Petitioner does note proposed curb and gutter behind some of the proposed parking, but it is unclear if paving is proposed. The site plan should clearly show paving limits if any are proposed. The Planning Commission may choose to consider an aggregate parking lot as a Low Impact Development Alternative to the zoning requirements.

SANITARY AND WATER SERVICES

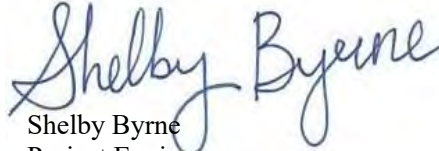
1. Increasing the number of guests in the facility will increase the loading on the existing septic system. Approval by the Livingston County Health Department has been provided to the township via email.

We recommend the petitioner revise the site plan to address the above comments prior to approval. Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Byrne
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

August 31, 2021

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Brighton Equestrian Club - Special Use
7318 Herbst 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 July 28, 2021 and the drawings are dated July 16, 2021. The project is based on an existing 42,106 square foot, separated mixed-use A-4/B of Type-VB construction. The owner/applicant is seeking a revision of their existing use permit from private use to allow for larger public events to be held at the facility. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. Under the previous reviews for occupancy the occupant load of the facility for assembly gatherings is limited to the main clubhouse portion of the structure and shall not take place in the arena.
2. The occupant load is limited to 99 people in the clubhouse if food and drinks are provided as this would constitute a change of use from a B to an A-2 and occupant loads 100 or greater would require automatic sprinklers.
3. The pond is shown to be provided with a dry hydrant as originally requested for the project. The pond shall be provided with a means to maintain its water level if provided as the fire suppression water source. Suction pipe shall be no closer than 2-feet from the bottom and maintained with a minimum of 4-feet of water cover. Provide revised pond volume calculations that account for the minimum cover and depth of suction.
4. The suction pipe shall be a 6-inch diameter PVC pipe and provided with a 6-inch National Hose (NH) female-thread connection and provided with a threaded male cap.
5. The fire flow calculation factor is inaccurate at 1,500 gallons per minute for 2-hours. The fire flow rate should be 3,500 gallons per minute for 3-hours.
6. Two-way emergency vehicle access roads shall be a minimum clear width of 26-feet wide. With a width of 26-feet, one side (building side) of the drive shall be marked as a fire lane. With proposed parking revising, the North drive is reduced in clear width to 24-feet and shall be revised to 26-feet. With parking along the building, the non-building side of the drive shall be maintained as a fire lane.

IFC D 103.6
IFC D 103.1
IFC D 102.1
IFC D 103.3



August 31, 2021

Page 2

Brighton Equestrian Club Special Use

7318 Herbst Road

Site Plan Review

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

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

Rick Boisvert, FM, CFPS
Fire Marshal

cc:Amy Ruthig amy@genoa.org

MAY - 1 2019

RECEIVED

Brighton Equestrian Club
Impact Assessment Statement

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

Nancy Merlo, Brighton Equestrian Club, 7318 Herbst Road, Geno Twp.

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

See Attached.

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.

Brighton Equestrian Club ("BEC") is located on 97 acres of the former Herbst farm on Herbst road adjacent to I-96. Other than the arena facility, the area has remained largely unchanged.

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.

The facility is existing and is stabilized. No impact on soil erosion ort sedimentation is expected.

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 use remains largely agricultural. Occasional events at the arena will bring additional guests. All parking for such events will be contained on the site, and no impact on local traffic or roads is expected.

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.

This facility and its use is not expected to have any impact on schools, police or fire. We expect on average 5-10 employees and 10-20 guests per day. We will occasionally have larger events where up to 150 guests can be expected. Parking for such events will be entirely contained on site. Furthermore,

coming and going of guests will be spread out throughout the day causing unnoticeable impact on the surrounding roads.

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 facility is in place and all utilities have been approved and will not change.

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 will be stored or handled.

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:

Based on review of the Institute of Transportation Engineers Trip Generation Manual and related studies and reports, a detailed traffic impact study is not warranted. Typical days, as noted above, will generate fewer than 30 visitors throughout the course of the day, falling far below the 100 directional trips during the peak hour of traffic. Furthermore, on days where events of up to 150 guests are held, the peak hour of traffic would be fewer than 50 vehicle trips, as the events will be spread out throughout the day.

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

None.

From: [Kelly VanMarter](#)
To: [Amy Ruthig](#)
Subject: FW: Brighton Equestrian Club Summary
Date: Monday, October 28, 2019 12:55:09 PM

Can you include this in the Brighton Equestrian File for the next submittal?

Kelly VanMarter, AICP
Assistant Township Manager/Community Development Director

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

From: Nancy Merlo [mailto:nancy@clubbec.com]
Sent: Wednesday, July 17, 2019 6:37 AM
To: Kelly VanMarter
Subject: Brighton Equestrian Club Summary

Hi Kelley,

My apologies for the delay getting the following information to you; below you will find the list of activities we would like to include at the Brighton Equestrian Club:

Horseback Riding Social Events

Through social events based around horses it is our goal to connect people in similar life circumstance to help make this world a better place. Be it, Grief Groups, Breast Cancer Survivors, Daddy Daughter events, Veterans, Moms or newly Empty-Nesters, there is nothing quite as inspirational, and therapeutic as some time with a horse and engaging conversation. Social events could include a small presentation, time with the horses and light refreshments.

Open House

We host 3 Open House events annually in order to promote our business. Being tucked away from all major roads, we have little to no visibility resulting in no drive-by word-of-mouth marketing potential. There is no charge for an Open House event.

Community Meetings - capacity 12

The conference room comfortably seats up to twelve guests with access to high-speed wireless internet, cable television, large screen display and white board. There is a small charge for the use of this room.

Corporate Meetings - capacity 50

The Brighton Equestrian Club offers team building and leadership exercises with horses for companies looking to increase the effectiveness and productivity of their team. These events can be 1/2 day, full day or even up to two days. We work with local catering companies for breakfast/lunches and light snacks.

Artist Promotionals

The Brighton Equestrian Club provides the perfect backdrop for authors, artists, and photographers to showcase their work. It is our hope that we will be able to support the local art community here in Brighton by providing an elegant space to feature their work.

Clubhouse Rental

On the rare occasion a group is interested in renting our facility for their event, we do charge a fee. We have no control how these organizations choose to market their event. For example, the Brighton Chamber of Commerce hosted a very elegant Derby Luncheon for their Ladies Group and charged for admission. We would like to request that cover charges for admission be allowed for events.

Please let me know if you need anything further.

Nancy Merlo
President

BRIGHTON EQUESTRIAN CLUB

7318 Herbst Rd.
Brighton, MI 48114
www.ClubBEC.com

O. 810.772.7612
C. 248.866.1142

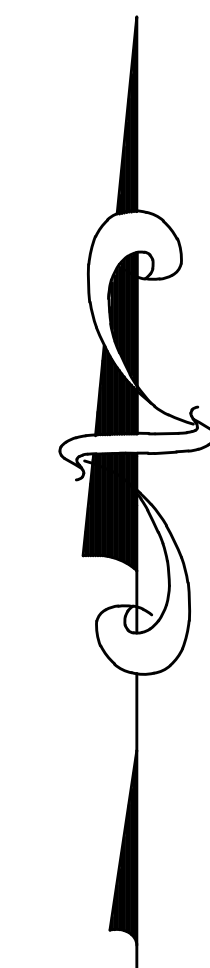
CONSTRUCTION PLANS

for

BRIGHTON EQUESTRIAN CLUB

7318 HERBST ROAD

GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 SITE PLAN

ZONING DATA:

CURRENT ZONING: AG-AGRICULTURAL
 FUTURE LAND USE: LOW DENSITY RESIDENTIAL

SPECIAL LAND USE NARRATIVE:

THIS IS A REQUEST FOR SPECIAL LAND USE OF THE BRIGHTON EQUESTRIAN CLUB WITH CURRENT AG ZONING. THE APPLICANT SEEKS APPROVAL FOR FUTURE LAND USE ZONED AS LDR IN ORDER TO HOST EVENTS THAT CATER TO LARGE AUDIENCES. THE DESIGN OF THE SEPTIC TANK AND DRAIN FIELD CAN ACCOMMODATE A MAXIMUM OCCUPANCY OF 150 PEOPLE. THERE IS ADEQUATE PARKING ON SITE FOR EVENTS AT MAXIMUM CAPACITY.

THE HORSES ON SITE ARE KEPT IN A SEPARATE ADJOINING BUILDING IN FULLY ENCLOSED STABLES WITH 12 FOOT HIGH WALLS AND A CENTRAL SPRAY SYSTEM FOR FLY CONTROL AND ODOR CONTROL MEASURES ELIMINATING ODOR, DUST, NOISE, AND WATER DRAINAGE IMPACTS TO THE ADJACENT BUILDING. THERE ARE NO OCCUPIED DWELLINGS WITHIN 100 FEET OF THE STABLES OR OUTDOOR CORRALS.

THE PRIMARY USE OF THIS SITE REMAINS AS A FACILITY FOR BOARDING AND RIDING HORSES. TYPICAL DAILY OPERATIONS INVOLVE RIDING HORSES THROUGHOUT THE FACILITY, INCLUDING THE ACCESS DRIVE AND PARKING LOT. THE APPLICANT IS REQUESTING A WAIVER FROM ZONING ORDINANCE 14.06.01 REQUIRING PARKING LOTS AND DRIVEWAYS TO BE PAVED ALLOWING THE EXISTING GRAVEL TO REMAIN FOR THE SAFETY OF THE ANIMALS THAT WILL BE WALKING ON IT. A CHLORIDE SPRAY IS APPLIED TWICE A YEAR TO THE GRAVEL DRIVE AS A DUST CONTROL MEASURE TO PREVENT OFFSITE IMPACTS OF DUST DUE TO INCREASED TRAFFIC FROM LARGE EVENTS.

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.

RESIDENTIAL: Subdivisions, Single-Family, Multi-Family, Condominiums
 COMMERCIAL: Site Planning, Site Preparation, Installation of Manholes, Land Surveying
 SURVEYING: Boundary Surveys, Topographic Surveys, Proposed Subdivisions, Construction Staking

GREENTECH

ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS
 51147 Pontiac Trail, Wixom, MI 48393
 Phone: (248) 668-0700 Fax: (248) 668-0701

CLIENT: BRIGHTON EQUESTRIAN CLUB

COVER SHEET

SECTION: 24 TOWNSHIP 2 N
 7318 HERBST ROAD GENOA TOWNSHIP
 LIVINGSTON COUNTY MICHIGAN RANGE: 5 E.

REVISED

SEAL

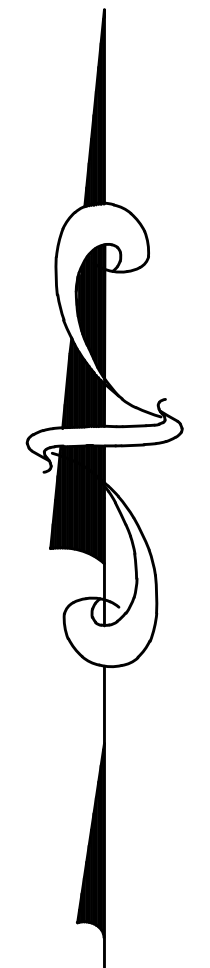
APPLICANT:
 BRIGHTON EQUESTRIAN CLUB
 7318 HERBST ROAD
 BRIGHTON, MI 48114
 PHONE (810) 772-7612
 CONTACT: NANCY MERLO

DATE: 7-16-2021
 DRAWN BY: RMS
 CHECKED BY: DJL

SCALE: HOR 1" = 80 FT.
 VER 1" = -- FT.

1

16-265



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.

RESIDENTIAL
 Subdivisions
 Multi-Family
 COMMERCIAL
 Site Planning
 Industrial
 Land Surveying
 SURVEYING
 Boundary Surveys
 Topographic Surveys
 Construction Staking

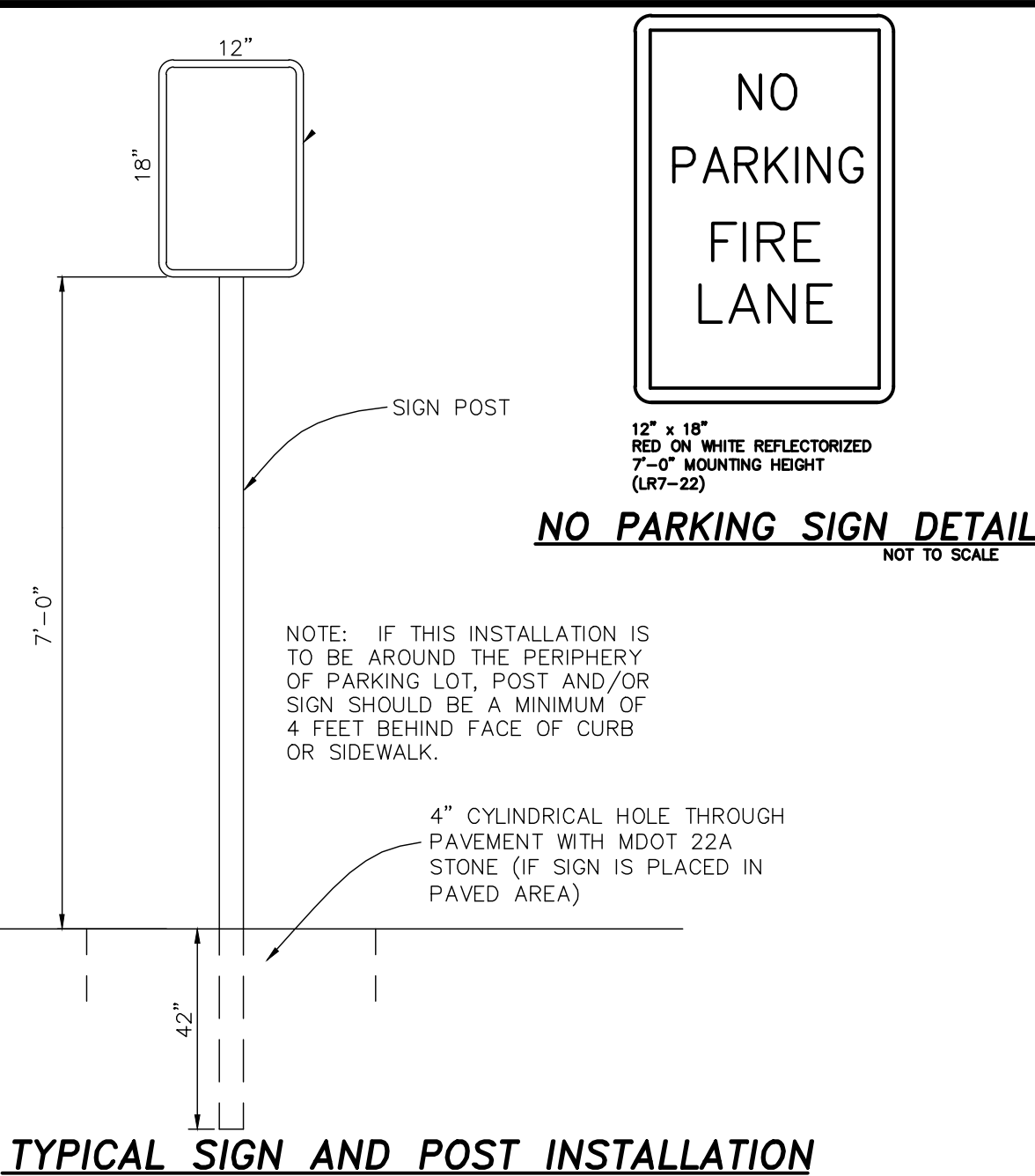
GREENTECH
 ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 51147 Pontiac Trail, Wixom, MI 48393
 Phone: (248) 688-0700 Fax: (248) 688-0701



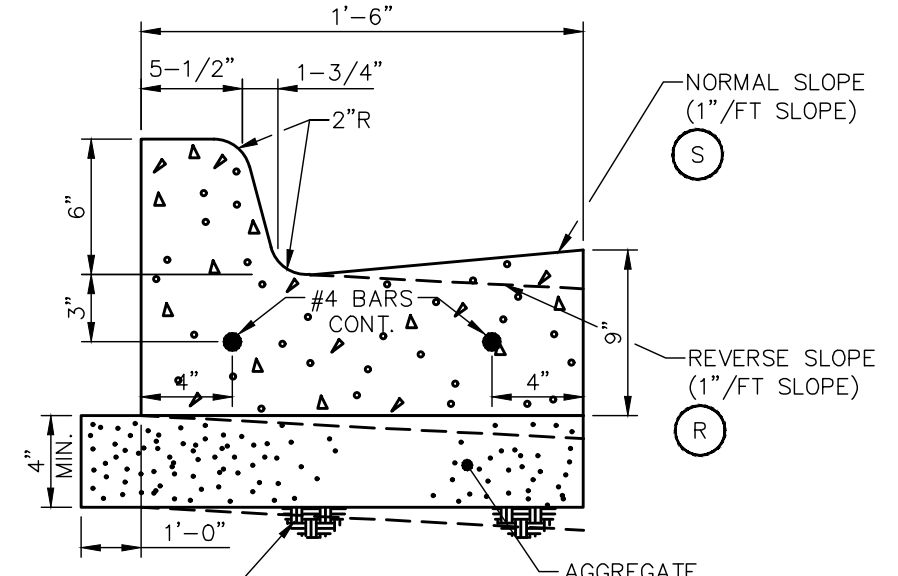
Know what's below
 Call before you dig.

CLIENT: BRIGHTON EQUESTRIAN CLUB	SECTION: 24	TOWNSHIP: 2 N	RANGE: 5 E.
EXISTING CONDITIONS PLAN	7318 HERBST ROAD	GENOA TOWNSHIP	LIVINGSTON COUNTY
		MICHIGAN	

REVISED	
DATE: 7-16-2021	
DRAWN BY: RMS	
CHECKED BY: DJL	
FBK: -	
CHF: MM	
SCALE: HOR 1"= 80 FT. VER 1"= 40 FT.	2
	16-265



- SIGNING & STRIPING NOTES:**
- ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
 - SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
 - ALL SIGNS SHALL BE INSTALLED WITH A BOTTOM OF SIGN HEIGHT BEING 7' FROM FINAL GRADE.
 - ALL SIGNING SHALL BE PLACED 2' FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
 - TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
 - TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

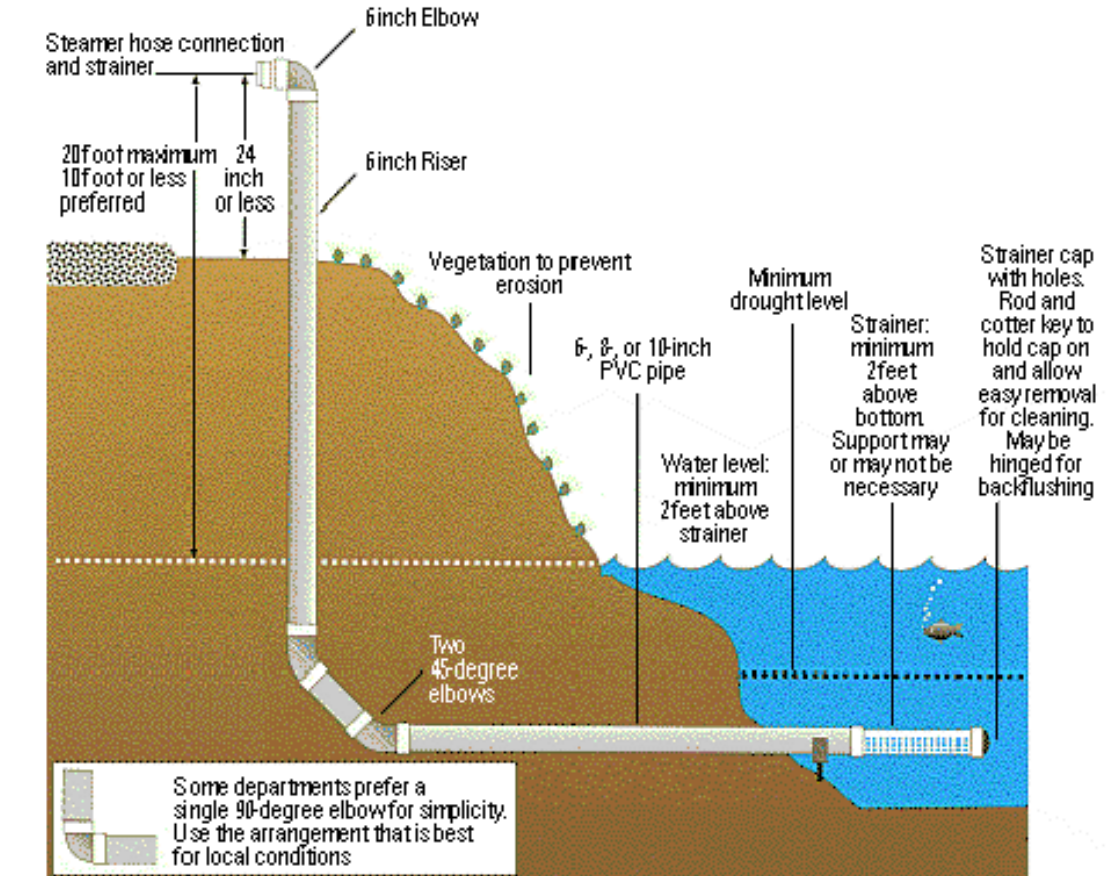


ACCESS ROAD NOTE:

ACCESS ROAD AND PARKING LOT WERE LOAD TESTED WITH A SEMI-TRUCK LOADED WITH GRAVEL TOTALING 97,840 LBS. IT WAS OBSERVED THAT THE DRIVING SURFACE WAS STABLE AND CAPABLE OF SUPPORTING A FIRE TRUCK. REFER TO HASTINGS TESTING ENGINEERS AND ENVIRONMENTAL INC. LETTER DATED FEB 5, 2020.

DRY HYDRANT NOTE:

DRY HYDRANT ASSEMBLY TO BE INSTALLED PER GENOA TOWNSHIP STANDARDS AND SPECIFICATIONS. A BARREL HYDRANT SHALL BE INSTALLED INSTEAD OF A STEAMER HOSE CONNECTION OR AS DIRECTED BY THE GENOA TOWNSHIP FIRE DEPARTMENT OR ENGINEER.



FIRE FLOW CALCULATION:

MINIMUM REQUIRED FLOW: 1,500 GPM FOR 2 HOURS

1,500 GPM X 120 MIN = 180,000 GAL REQUIRED

PROVIDED WATER VOLUME: 33,071 CF = 247,371 GAL AVAILABLE

ELEVATION	AREA	AVG. AREA	HEIGHT	VOLUME	CUM. VOLUME
944	1,454	1,811	1.0	1,811	1,811
945	2,167	2,586	1.0	2,586	4,396
946	3,004	3,483	1.0	3,483	7,879
947	3,961	4,497	1.0	4,497	12,376
948	5,033	5,626	1.0	5,626	18,002
949	6,219	6,864	1.0	6,864	24,866
950	7,509	8,205	1.0	8,205	33,071
951	8,901				

NOTE:

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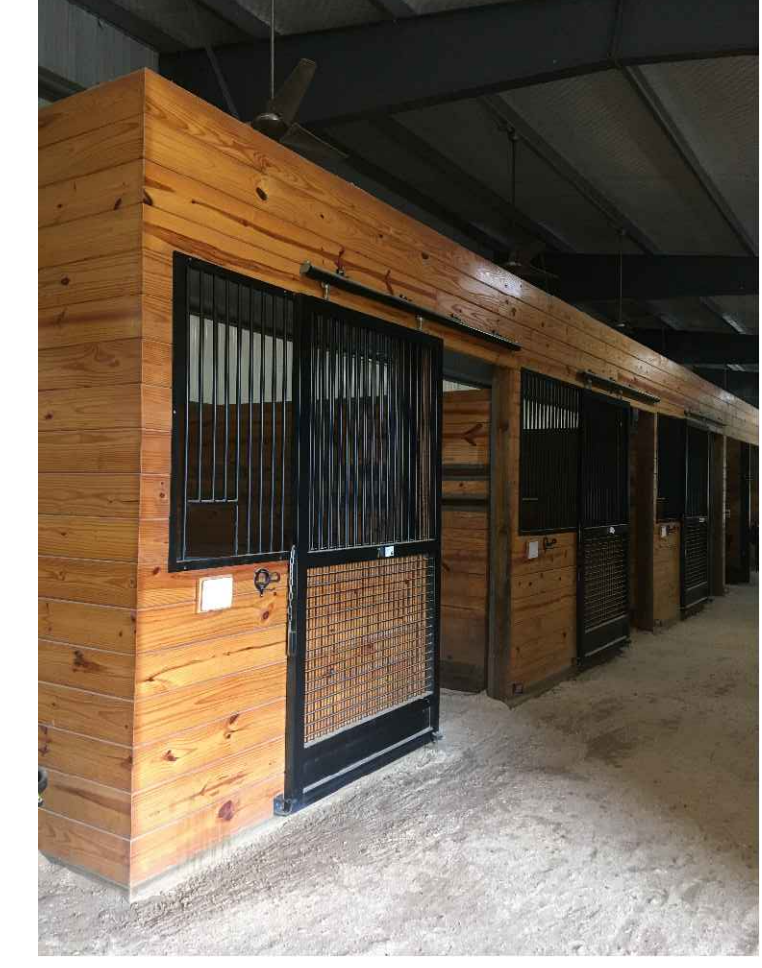


LIGHTING NOTE:

NO ADDITIONAL LIGHTING IS PROPOSED.

LANDSCAPING NOTE:

NO ADDITIONAL LANDSCAPING IS PROPOSED.



HORSE STABLE:

HORSE STABLES ARE FULLY ENCLOSED WITH 12 FT HIGH WALLS AND SLIDING GATE.

MAXIMUM ALLOWABLE OCCUPANCY:

EXISTING SEPTIC TANK SIZE: 1500 GAL
EXISTING DRAIN-FIELD SIZE: 2000 SF

SEPTIC TANK:
SEWAGE FLOW: 5 GAL/SEAT
1500 GAL / 5 GAL/SEAT = 300 SEATS

DRAIN FIELD:
SOIL TYPES IN DRAIN-FIELD: FINE SAND/LOAMY SAND
MAX ACCEPTABLE APPLICATION RATE: 0.50 GAL/SF
2000 SF X 0.5 GAL/SF X 0.75 SAFETY FACTOR = 750 GAL
750 GAL / 5 GAL/SEAT = 150 SEATS

MAXIMUM ALLOWABLE OCCUPANCY = 150 PEOPLE

PARKING DATA:

PROPOSED PARKING REQUIRED:

ONE (1) SPACE FOR EACH THREE (3) PERSONS
MAXIMUM OCCUPANCY = 150 PEOPLE
1 SPACE X 150 PEOPLE / 3 = 50 SPACES REQUIRED

TOTAL PARKING REQUIRED: 50 SPACES, 2 BARRIER-FREE
TOTAL PARKING PROVIDED: 51 SPACES, 2 BARRIER-FREE

GENERAL NOTES:

- THERE ARE 34 HORSES KEPT ON SITE.
- THE BUILDING IS 27 FEET AT THE HIGHEST POINT.
- REFUSE IS HAND CARTED TO THE STREET FOR PICKUP USING A MAXIMUM OF 4 CURB CARTS. MANURE IS SPREAD ACCORDING TO M.D.A.R.D.
- THERE ARE NO OCCUPIED DWELLINGS ON THIS SITE.
- A CHLORIDE SPRAY IS USED ON GRAVEL TWICE A YEAR FOR DUST CONTROL.
- DEODORIZING SPRAY SYSTEM AND FLY SPRAY ARE USED IN THE HORSE STABLE AREA AND DISPERSED BY FAN THROUGHOUT THE STABLES.

RESIDENTIAL
Subdivisions
Multi-Family
COMMERCIAL
Site Planning
Industrial
Land Surveying

GREENTECH
ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

51147 Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

811
Know what's below
Call before you dig.

CLIENT: BRIGHTON EQUESTRIAN CLUB

SITE PLAN

7318 HERBST ROAD
TOWNSHIP 2 N
GENOA TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

SECTION: 24

RANGE: 5 E.

REVISED

DATE: 7-16-2021

DRAWN BY: RMS

CHECKED BY: DJL

FBK: -

CHF: MM

SCALE: HOR 1"=80 FT.
VER 1"= FT.

3

16-265



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: The Salvation Army Southeast Michigan ARC, 1627 W. Fort St., Detroit, MI 48216
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: JWS Properties, LLC, 44700 Groesbeck Hwy, Clinton Township, MI 48036

SITE ADDRESS: 7000 Grand River PARCEL #(s): 11-14-200-025

APPLICANT PHONE: (313) 966-7760 ext 308 OWNER PHONE: (586) 461-3404

LOCATION AND BRIEF DESCRIPTION OF SITE: The Salvation Army Family Store & Donation Center located on the southwest corner of Grand River & Hubert.

BRIEF STATEMENT OF PROPOSED USE: Thrift store & donation center for the collection & resale of donated goods.

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: Installation of a stationary trash compactor inside the building.

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: _____

ADDRESS: 1627 W. Fort St., Detroit, MI 48216

Contact Information - Review Letters and Correspondence shall be forwarded to the following:
1.) Courtney Rauch of The Salvation Army at courtney.rauch@usc.salvationarmy.org
Name Business Affiliation Email Address

FEE EXCEEDANCE AGREEMENT
All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.
SIGNATURE: Troy A Barker DATE: 7/27/2021
PRINT NAME: Troy A Barker PHONE: (313) 557-0214

8/5/2021

ATTN: Community Development Director
Genoa Township Hall
2911 Dorr Road
Brighton, MI 48116

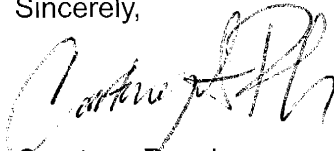
RE: The Salvation Army @ 7000 Grand River, Proposed Compactor Installation

To Whom it May Concern:

As stated in the Sketch Plan Application, The Salvation Army would like to install a stationary trash compactor inside the building at the above address. No portion of this compactor would be outside the building. With this compactor being installed and completely housed inside the building, a corresponding rolling steel door to allow for the "receiving box" to be changed when necessary. Once the installation is complete, we also propose the removal of the existing dumpster corral. Parking will not be affected by the compactor; however, with the removal of the dumpster corral, we will gain that space for use as parking. Additionally, installing a compactor on site would alleviate a large portion of the truck traffic and associated noise.

Thank you for your consideration of this project. Please reach out with any questions.

Sincerely,



Courtney Rauch
Administrative Specialist
The Salvation Army
(313)965-7760 ext 308

JWS Properties, LLC
44700 Groesbeck Highway
Clinton Township, Michigan 48036
(586) 469-3404 · Fax (586) 469-2084


February 1, 2021

Courtney Rauch
Assistant to Administrator Envoy J. Idzior
The Salvation Army – SEMI ARC
Courtney.Rauch@usc.salvationarmy.org

Courtney:

Per Section 4 of our Second Lease Extension Agreement, you are authorized to install a trash compactor inside of the building located at 7000 Grand River Ave., Brighton, Michigan. Upon completion of the installation, Paragraph 4B provides that the Landlord will contribute \$19,000.00 toward the purchase and installation of the trash compactor.

Respectfully,


William R. Johns

September 8, 2021

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Salvation Army – Sketch Plan Review #2
Location:	7000 Grand River Avenue – southwest corner of Grand River and Hubert Road
Zoning:	NSD Neighborhood Services District

Dear Commissioners:

At the Township’s request, we have reviewed the sketch plan submitted by the Salvation Army for installation of a new trash compactor, and the removal of an existing waste receptacle enclosure.

A. Summary

1. The only external modification is the inclusion of a new overhead door on the westerly façade.
2. We suggest the space in front of the overhead door be signed/striped as no parking.
3. If any existing site landscaping is in poor condition, such plantings should be replaced as part of this project.

B. Proposal/Process

The applicant proposes to install a new trash compactor inside the building. The project includes an overhead door in the southeast portion of the existing building for access to the internal compactor.

The application also notes the removal of the existing waste receptacle enclosure in the southwest portion of the property.

This minor site/building modification is eligible for sketch plan review (as opposed to a full site plan review). Procedurally, the Planning Commission has review and approval authority over the proposal.



Aerial view of site and surroundings (looking east)

C. Sketch Plan Review

The applicant seeks to install a new trash compactor within the existing building. The only external modification is the inclusion of a new overhead door on the westerly façade of the building (see photograph included with submittal materials).

Our only comment with respect to this aspect of the project is that it appears there is a parking space striped in front of the new overhead door. In our opinion, this area should be striped as no parking, so as to avoid any conflicts with use of the overhead door.

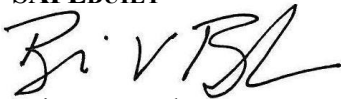
Additionally, the application form notes the removal of the existing waste receptacle enclosure.

Lastly, if any existing site landscaping is in poor condition, such plantings should be replaced as part of this project.

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 "B. V. Borden". The signature is stylized and cursive.

Brian V. Borden, AICP
Michigan Planning Manager

September 2, 2021

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

**Re: Salvation Army Compactor
Sketch Plan Review No. 1**

Dear Mrs. Van Marter:

Tetra Tech conducted a review of the proposed Salvation Army compactor sketch plan received August 20, 2021. The sketch plan was submitted by The Salvation Army Southeast Michigan ARC. The Petitioner is proposing to install a stationary trash compactor inside the southeast corner of the existing building. No site improvements are proposed.

After reviewing the sketch plans and application we have no engineering related concerns to the proposed building improvements. Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Byrne
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

September 2, 2021

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Salvation Army - Trash Compactor
7000 Grand River Ave.
Brighton, MI

Dear Kelly:

The Brighton Area Fire Authority has received one set of construction documents for the above listed project on August 25, 2021. The project is for the alteration of an existing building to install a new overhead door and indoor trash compactor. The existing building is 37,384 square feet and is a separated mixed-use M/S-2 of Type IIB construction. This plan review has been conducted in accordance with the International Fire Code 2021 Edition. The following items are recommended for the project:

The fire code permits the installation of the compactor and associated dumpster to be installed within the structure as it is protected throughout with an automatic sprinkler system.

1. Existing fire lane markings shall be maintained and evaluated at time of inspection. The fire lanes shall not be obstructed by construction materials, dumpsters, or vehicles. Signs shall be maintained to be legible and unobstructed by vegetation.

IFC 503.3

The project is subject to final inspection. Final occupancy shall be coordinated with the building official and the building features will be evaluated at time of inspection.

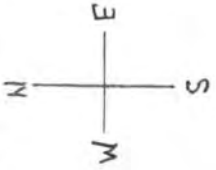
If you have any questions about this plan review report, please feel free to contact me at (810) 229-6640.

Cordially,

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

Rick Boisvert, FM, CFPS
Fire Marshal

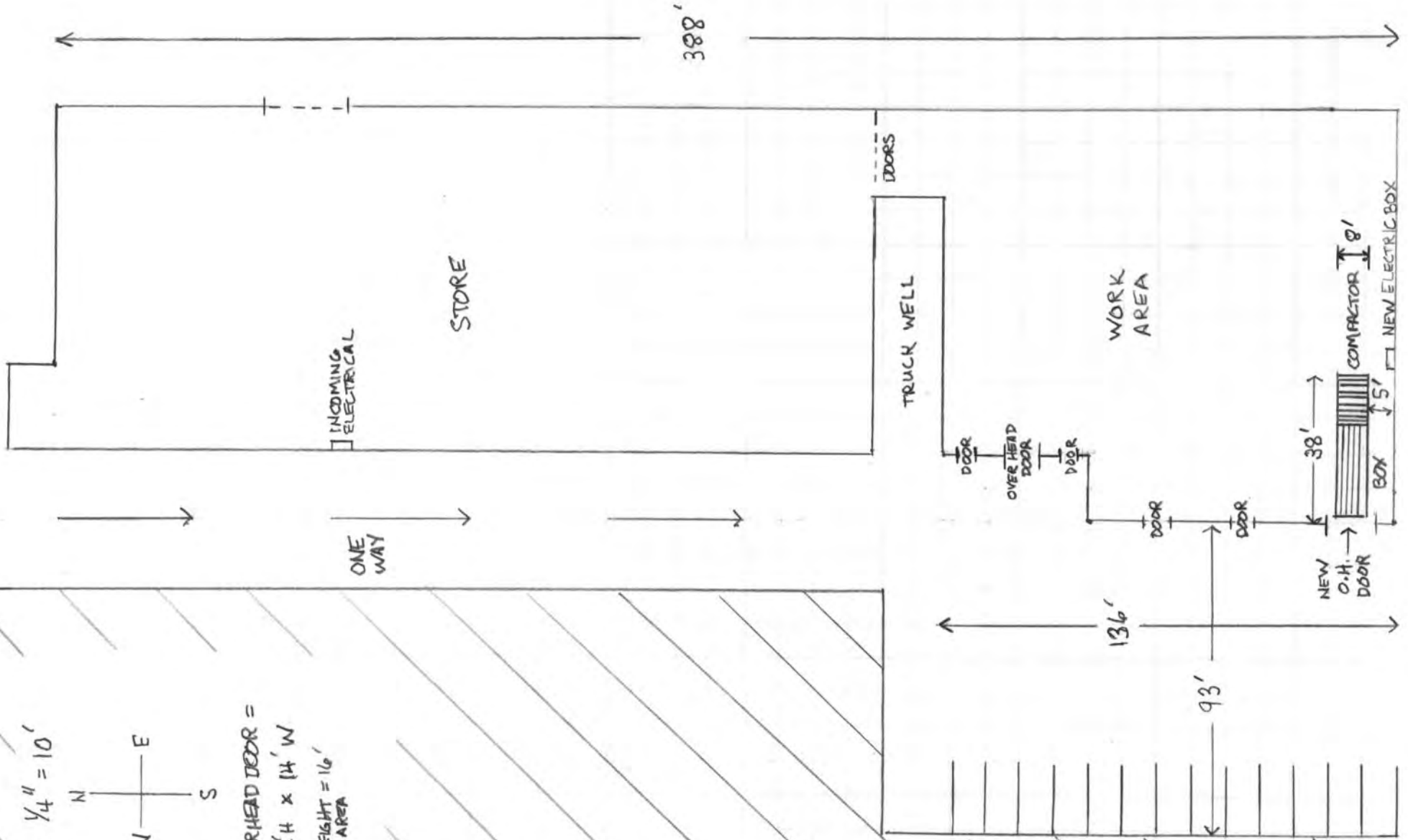
NOTES; $\frac{1}{4}'' = 10'$

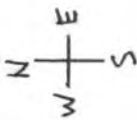


- NEW OVERHEAD DOOR =

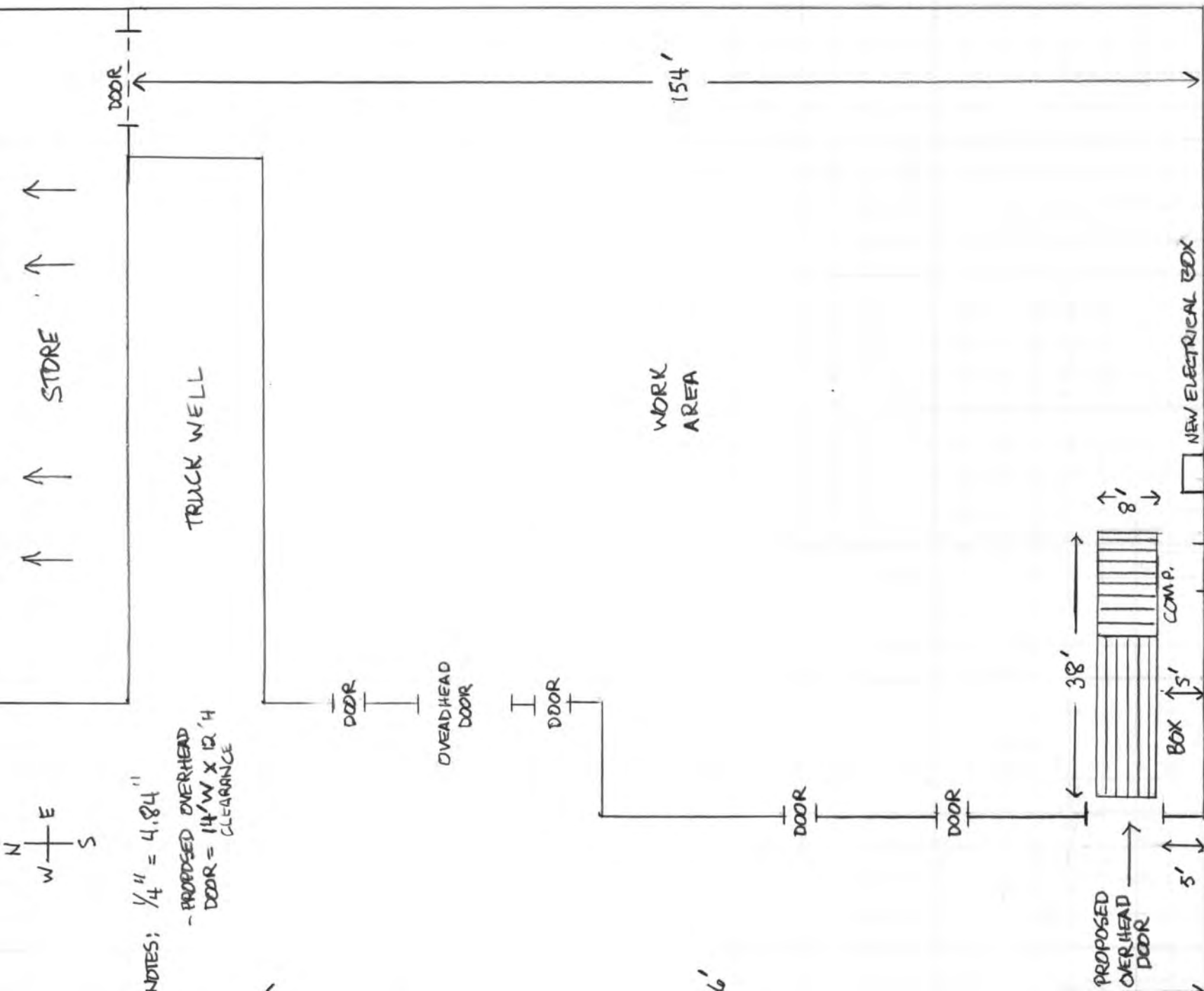
12'4" x 14' W

- CEILING HEIGHT = 16'
IN WORK AREA





NOTES: $\frac{1}{4}'' = 4.84''$
- PROPOSED OVERHEAD DOOR = 14' W X 12' H CLEARANCE



WORK AREA

TRUCK WELL

STORE

DOOR

154'

DOOR

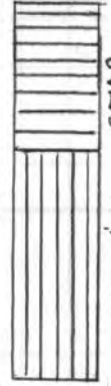
OVERHEAD DOOR

DOOR

DOOR

DOOR

38'



8'

COMP.

BOX

5'

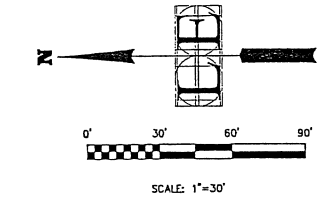
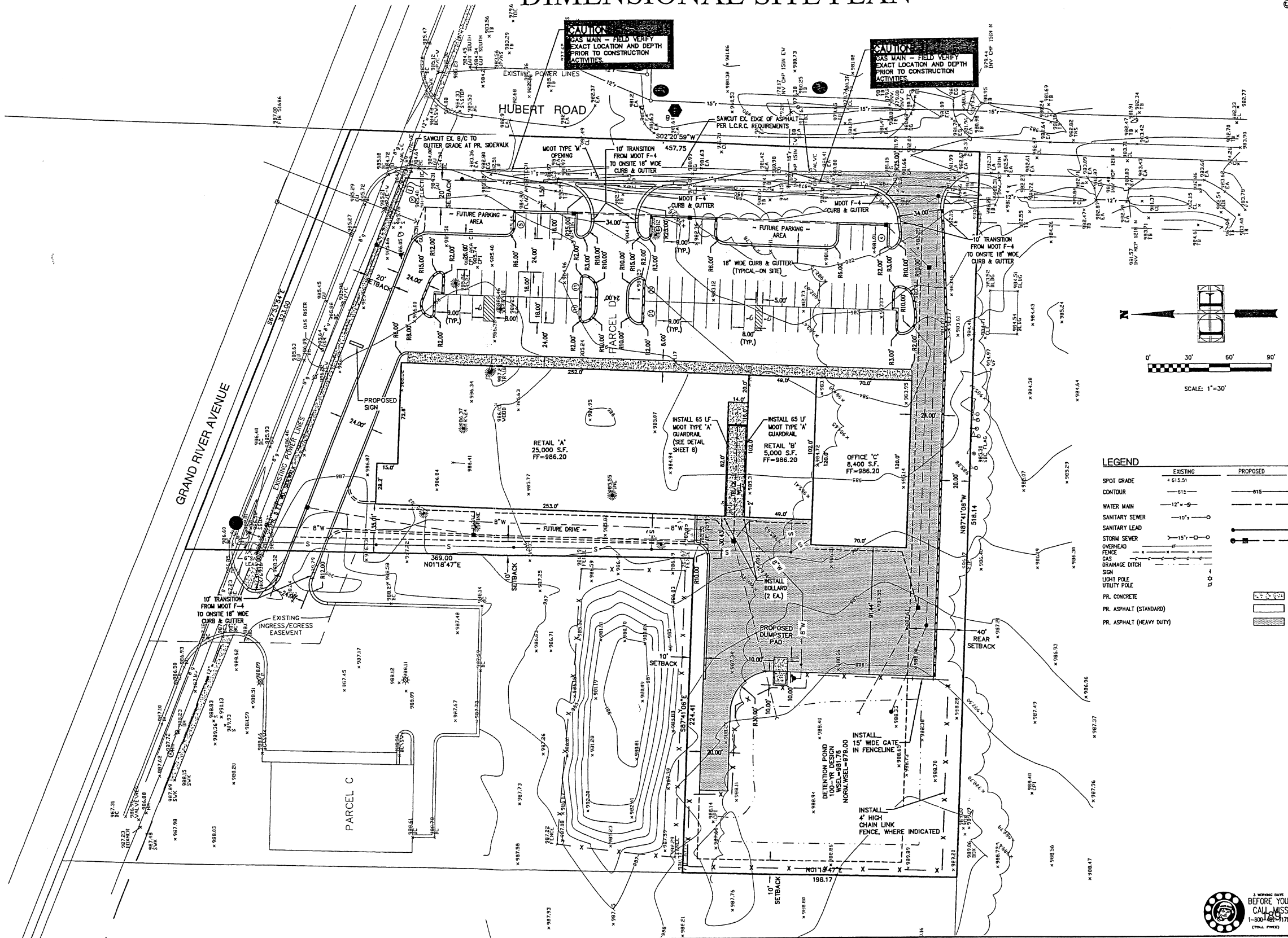
WINDOW

NEW ELECTRICAL BOX

PROPOSED OVERHEAD DOOR

5'

DIMENSIONAL SITE PLAN



LEGEND

	EXISTING	PROPOSED
SPOT GRADE	+ 615.51	
CONTOUR	- 615	- 615
WATER MAIN	12" - 6	
SANITARY SEWER	10" - 6	
SANITARY LEAD		10" - 6
STORM SEWER		15" - 6
OVERHEAD FENCE	X	X
GAS	X	X
DRAINAGE DITCH	X	X
SIGN	X	X
LIGHT POLE	X	X
UTILITY POLE	X	X
PR. CONCRETE	[Pattern]	[Pattern]
PR. ASPHALT (STANDARD)	[Pattern]	[Pattern]
PR. ASPHALT (HEAVY DUTY)	[Pattern]	[Pattern]

CAUTION
GAS MAIN - FIELD VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION ACTIVITIES

CAUTION
GAS MAIN - FIELD VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION ACTIVITIES

©2006

LIVINGSTON ENGINEERING
 CIVIL ENGINEERING SURVEYING PLANNING
 2094 PLESS DRIVE, BRIGHTON, MI 48114
 PHONE: (810) 225-7000 FAX: (810) 225-7699
<http://www.livingstoneng.com>

Client
JWS, LLC
7207 W. GRAND RIVER
BRIGHTON, MI 48114
(810) 227-9228

DATE

REVISIONS

DIMENSIONAL SITE PLAN
 RETAIL/OFFICE CENTER
 GRAND RIVER/HUBERT ROAD
 GENOA TOWNSHIP

Job No. **06135**

Scale

Version **N/A**

Revised: **F-30**

Drawn: **WA**

Checked: **JK**

Approved: _____

Date: **5-1-06**

Sheet No. **3**



BEFORE YOU DIG
CALL MISS DIG
1-800-487-7171
(Toll Free)



NO
PARKING
FIRE
LANE



26920 Hickler Lane Harrison Twp Mi. 48045
 Phone 586-783-5305 Fax 586-783-5308
 E Mail Xelectric@hotmail.com

X Electric

Estimate

For: Salvation Army
 katie_jean@usc.salvationarmy.org
 1627 Fort St. Detroit Mi. 48216

Estimate No: 1296
Date: 12/14/2020

Description	Quantity	Rate	Amount
-------------	----------	------	--------

7000 grand river
 Brighton mi.
 48114
 Courtney

1. Closest panel does not have any room left. The nearest panel with room is about 600 ft away. 2. Cost to wire new garbage compactor at 3 phase 240 volt 60 amp. 3. Price will include installing a new sub panel at 100 amp 3 phase 240 volt . We will have to move some circuits into new panel for room. 4. Run new pipe about 140 ft from sub panel to garbage compactor. Install 3 phase 60 amp breaker in panel along with 3 phase 60 amp disconnect at garbage compactor. Run new # 6 THHN wire to compactor.	1	\$4,225.00	\$4,225.00
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---	------------	------------

Subtotal	\$4,225.00
TAX 0%	\$0.00
Total	\$4,225.00

Total	\$4,225.00
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GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: James Harte 11704 Weiman Dr., Pinckney, MI 48169
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS:

SITE ADDRESS: PARCEL #(s): 2600 Harte Dr. / Parcel # 4711-13-300-058

APPLICANT PHONE: (810) 499-7144

OWNER PHONE: (810) 499 7144

OWNER EMAIL: birkenstockconstructionllc@gmail.com

LOCATION AND BRIEF DESCRIPTION OF SITE: 2600 Harte Dr.

Approximately 5 acres surrounding the new building: Harte Storage.

BRIEF STATEMENT OF PROPOSED USE:

70,000 sq.ft. of Climate Controlled Self Storage Building (one building)

Waiver Requested:

*****Regarding Landscaping- Section 12.02.13 in site development regulations.-** A) Existing natural vegetation. B) Topography.

As building continues and working onsite daily, it has become apparent, anything between our outside curb line and a 7-10ft slope between the properties will be very hard if not impossible to maintain decorative foliage. The slope itself will act as a noise buffer for our neighbors. Planting grass, smaller trees and plants will not only increase the aesthetics of the slope for our neighbors, but also allow the birds to move back in.

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

BY: James Harte


ADDRESS: ___ 11704 Weiman Dr. Pinckney, MI. 48169

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

1.) _____ of _____ at _____
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: 8/25/21
PRINT NAME: JAMES HANTZ PHONE: 810 499 7144
ADDRESS: 11704 WEINMAN AVENUE MI 48169

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
November 18, 2019

MINUTES

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

A Call to the Public was made with no response.

Approval of Consent Agenda:

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

1. Payment of Bills.

2. Request to Approve Minutes: November 4, 2019

3. Request Board approval to adjust the Refuse Special Assessment Roll, #X0012, and to adjust the 2019 winter tax roll accordingly for parcel #4711-02-301-062 & parcel #4711-34-402-005.

Approval of Regular Agenda:

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

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

A. Disposition of PUD Agreement

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

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

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

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

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

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

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

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

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

Ms. VanMarter stated that when she communicated with Home Depot she advised them that what they were proposing was not well received by the Planning Commission and suggested a more permanent delineated area be developed for these items.

Commissioner Grajek stated that the discussion being held this evening is the same that was had when the applicant was last before the Planning Commission. Mr. LaVanway stated the plans have changed, but perhaps they did not change enough. Commissioner Grajek appreciates the attempt made by Home Depot.

Commissioner Mortensen also appreciates the work done by Home Depot.

Chairman Brown would have liked the applicant to have met with staff and attended tonight's meeting.

Commissioner Grajek agrees that the storage next to the building on the sidewalk could be permitted; however, he is not in favor of the areas that are proposed to be in the middle of the parking lot nor the location of the sheds.

Commissioner Rauch suggested installing a greenbelt area that could screen the seasonal and shed displays and possibly even the equipment.

The call to the public was made at 7:28 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to table the request for a special use application, environmental impact assessment, and site plan for outdoor sales, storage and display for Home Depot until the December 9, 2019 Planning Commission meeting. **The motion carried unanimously.**

NEW BUSINESS:

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

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

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

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

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

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

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

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

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

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

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

The motion carried unanimously.

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

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

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

The motion carried unanimously.

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

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

September 8, 2021

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Birkenstock Enterprises – Amended landscape plan (Review #1)
Location:	2528 Harte Drive – south side of Grand River, between Euler Road and Genoa Business Park Drive
Zoning:	PID Planned Industrial District

Dear Commissioners:

At the Township’s request, we have reviewed the amended landscape plan for the Birkenstock PID project.

A. Summary

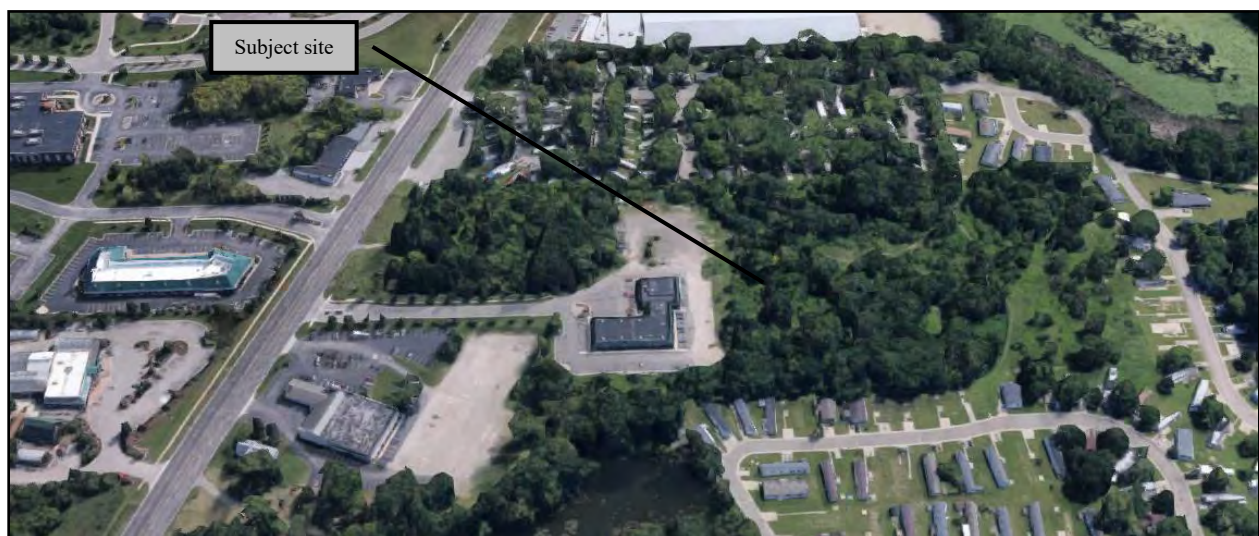
1. The proposed landscape plan reduces the quantity and size of plantings required for the east, west, and south buffer zones, as well as both detention ponds.
2. The proposed plan entails an overall reduction of 402 shrubs from the approved plan.
3. All of the required canopy/deciduous trees are to be reduced in size from 2.5” (required) to 1.75”-2”.
4. Planning Commission has the authority to waive or modify landscaping requirements, per 12.02.13.

B. Proposal/Process

The applicant seeks to amend the landscape for their PID project, which was approved in 2019.

The project includes the removal of several plantings, and species or size changes for others. The areas impacted are the east, west, and south buffer zones, as well both detention ponds.

As an amendment to an approved final PUD site plan, the Planning Commission is to review the request and put forth a recommendation to the Township Board, who has the final approval authority.



Aerial view of site and surroundings (looking east)

C. Landscape Plan Review

The following table is a summary of the landscape changes proposed:

Location	Planting Requirement	Approved Plan	Proposal	Summary
Buffer Zone B (E)	40 canopy trees 40 evergreen trees 160 shrubs	40 canopy trees 40 evergreen trees 160 shrubs	40 canopy trees 40 evergreen trees 121 shrubs	Removal of 39 shrubs Reduction in size of deciduous trees
Buffer Zone B (W)	44 canopy trees 44 evergreen trees 176 shrubs	44 canopy trees 44 evergreen trees 176 shrubs	44 canopy trees 44 evergreen trees 92 shrubs	Removal of 84 shrubs Reduction in size of canopy trees Replacement species for 2 types of shrubs
Buffer Zone B (S)	20 canopy trees 20 evergreen trees 80 shrubs	20 canopy trees 20 canopy trees 80 shrubs	20 canopy trees 20 evergreen trees 91 shrubs	Removal of 47 shrubs Inclusion of 58 shrubs Reduction in size of canopy trees Replacement species for 2 types of shrubs
Detention Pond #1	18 trees 180 shrubs	18 trees 180 shrubs	18 trees	Removal of 180 shrubs Reduction in size of deciduous trees
Detention Pond #2	11 trees 110 shrubs	11 trees 110 shrubs	11 trees	Removal of 110 shrubs Reduction in size of deciduous trees

The proposed plan entails an overall reduction of 402 shrubs from the approved landscape plan.

Additionally, all of the deciduous trees are to be reduced in size to 1.75"-2", whereas 2.5" minimum is required for canopy trees.

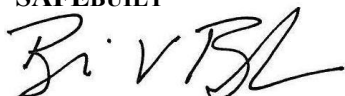
The applicant's rationale for the proposed reduction in plantings (as well as tree sizes) is that they will be difficult to maintain.

Section 12.02.13 gives the Planning Commission the authority to waive or modify landscaping requirements in the presence of certain site conditions (outlined in the Ordinance).

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

Respectfully,

SAFE BUILT



Brian V. Borden, AICP
Michigan Planning Manager

September 2, 2021

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

**Re: Birkenstock Landscaping Amendment
Site Plan Review No. 1**

Dear Mrs. Van Marter:


Tetra Tech conducted a review of the proposed Birkenstock Landscaping Amendment received August 26, 2021. The Landscaping plan was submitted by James Harte and proposed to amend the original landscaping plan that was previously approved. The site is still in construction and the Petitioner is proposing to remove some of the proposed plants and change others to a smaller variety. No other site improvements are proposed.

After reviewing the amended landscaping plan and application we have no engineering related concerns to the proposed changes. Please call or email if you have any questions.

Sincerely,

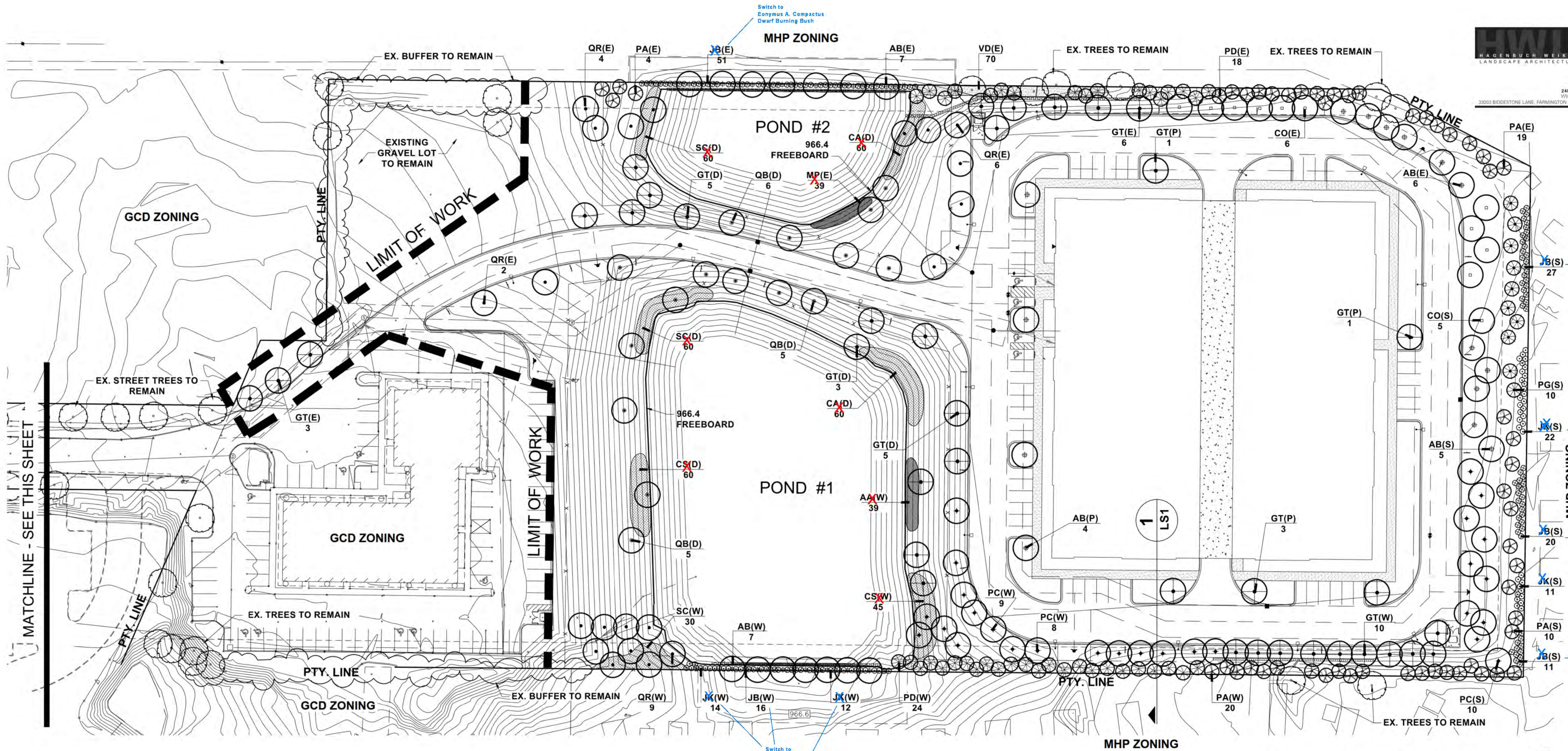


Gary J. Markstrom, P.E.
Vice President



Shelby Byrne
Project Engineer

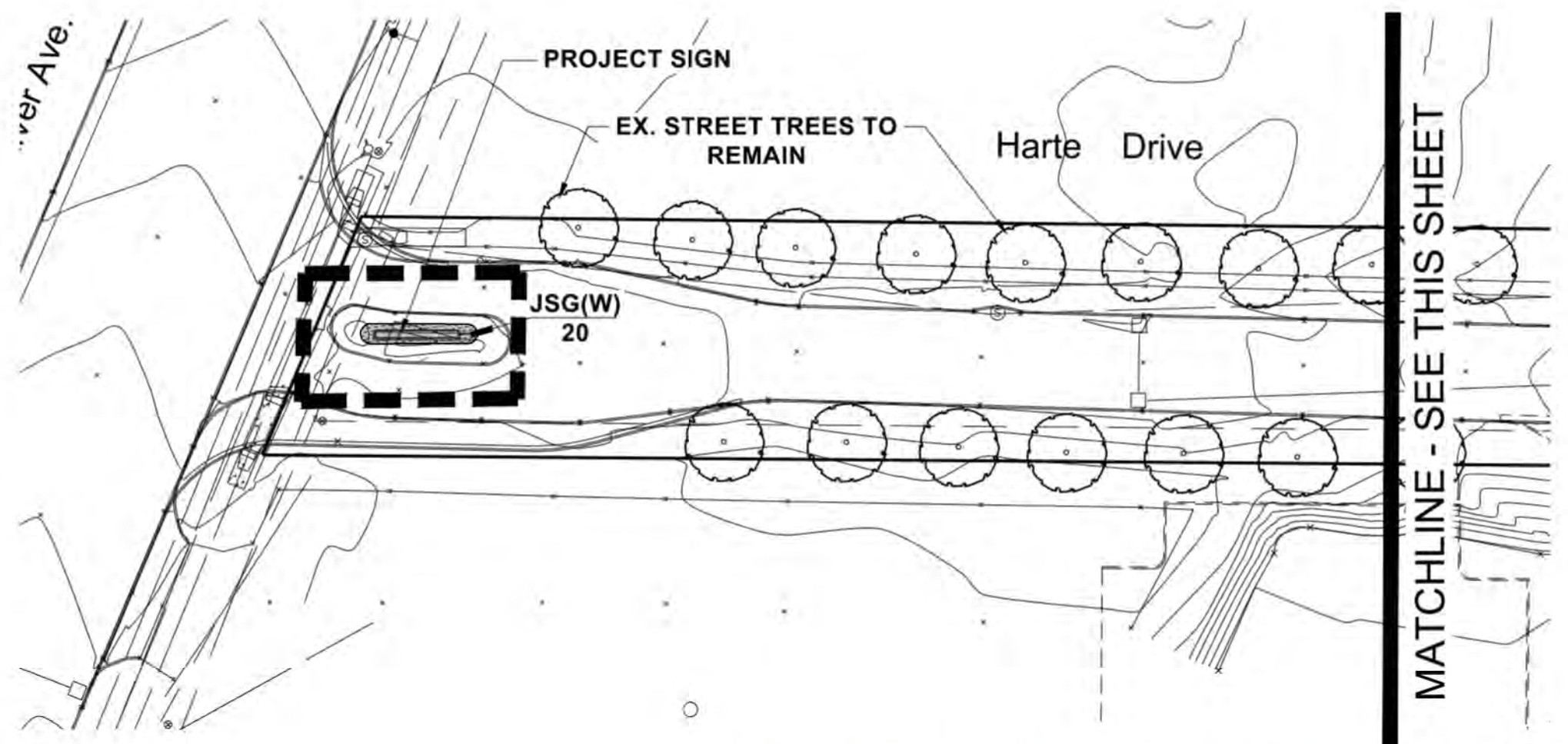
COPYRIGHT 2019 - FUSCO, SHAFER & PAPPAS, INC.
SEAL



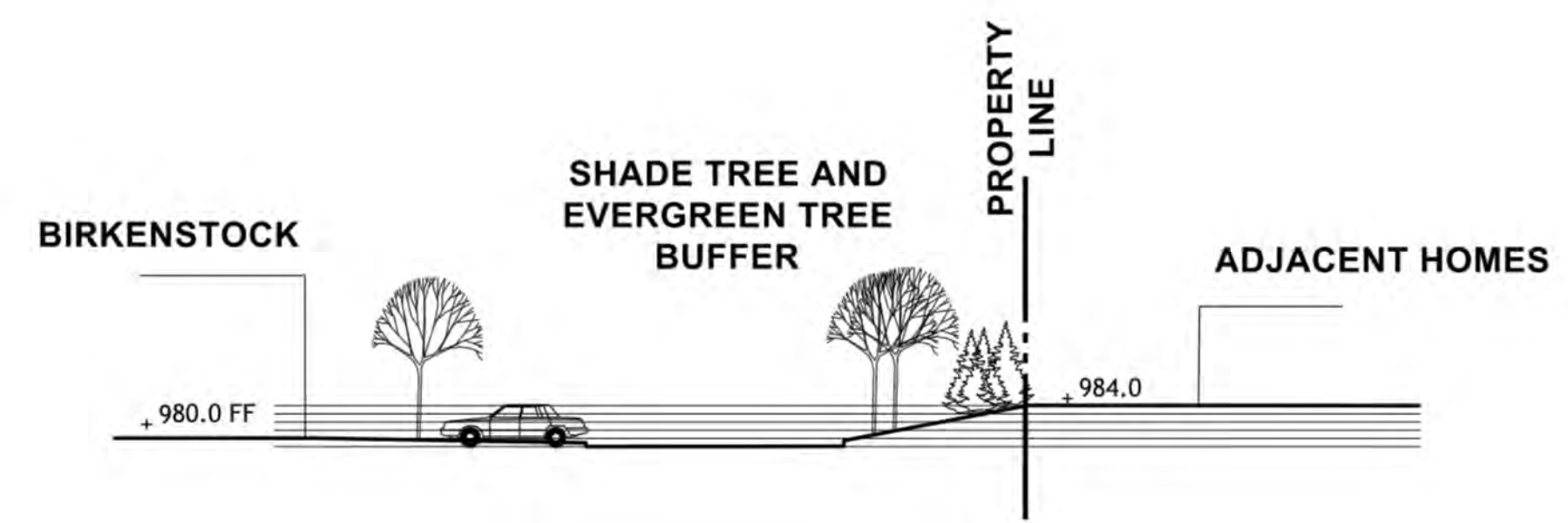
SITE PLANTING PLAN
SCALE 1" = 40'
NORTH

X = Remove from Plan / No Replacement
Beds will be eliminated and turf grass installed

X = Sub for Plants Variety Same Qty



SITE PLANTING PLAN
SCALE 1" = 40'
NORTH



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

PLANT MIX

- ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:**
- (1) 6 CU FT. ORGANIC COMPOST
 - (1) 40LB BAG COMPOSTED POULTRY MANURE "CHICK MAGIC" 5-3-2 WWW.CHICKMAGIC.NET (267)495-6220
 - (1) 5 LB BAG SHERMANS 13-13-13 MULTI PURPOSE FERTILIZER
- PER 150 SQ FT BED AREA.**
- HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM**

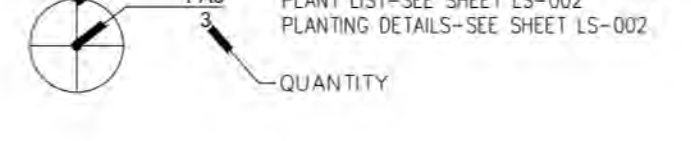
LAWNS

NON-IRRIGATED SEED LAWN - ALL DISTURBED AREAS

MULCH

MULCH IS DOUBLE SHREDDED HARDWOOD BARK MULCH
NO GROUND WOOD PALETTE MULCH PERMITTED

PLANTING KEY:



GENERAL PLANTING NOTES:

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

PLANT BED PREPARATION

EXCAVATE PLANT BEDS TO DEPTH SHOWN ON DETAILS - DISPOSE OF SPOILS OFF SITE.

ALL PLANT BEDS TO RECEIVE **CONTINUOUS** PLANT MIX AS SPECIFIED (NOT INDIVIDUAL PLANT PITS)

PLANTING BEDS AND PLANT PITS TO RECEIVE:
A MIXTURE OF 70% LOAM TOPSOIL, 10% COMPOST, 20% SAND

DATE	ISSUE
11-15-2019	PERMIT
10-25-2019	FINAL PID RE-SUBMISSION
10-01-2019	FINAL PID SUBMISSION
02-22-2019	PID SITE RE-SUBMISSION
01-29-2019	PID SITE SUBMISSION

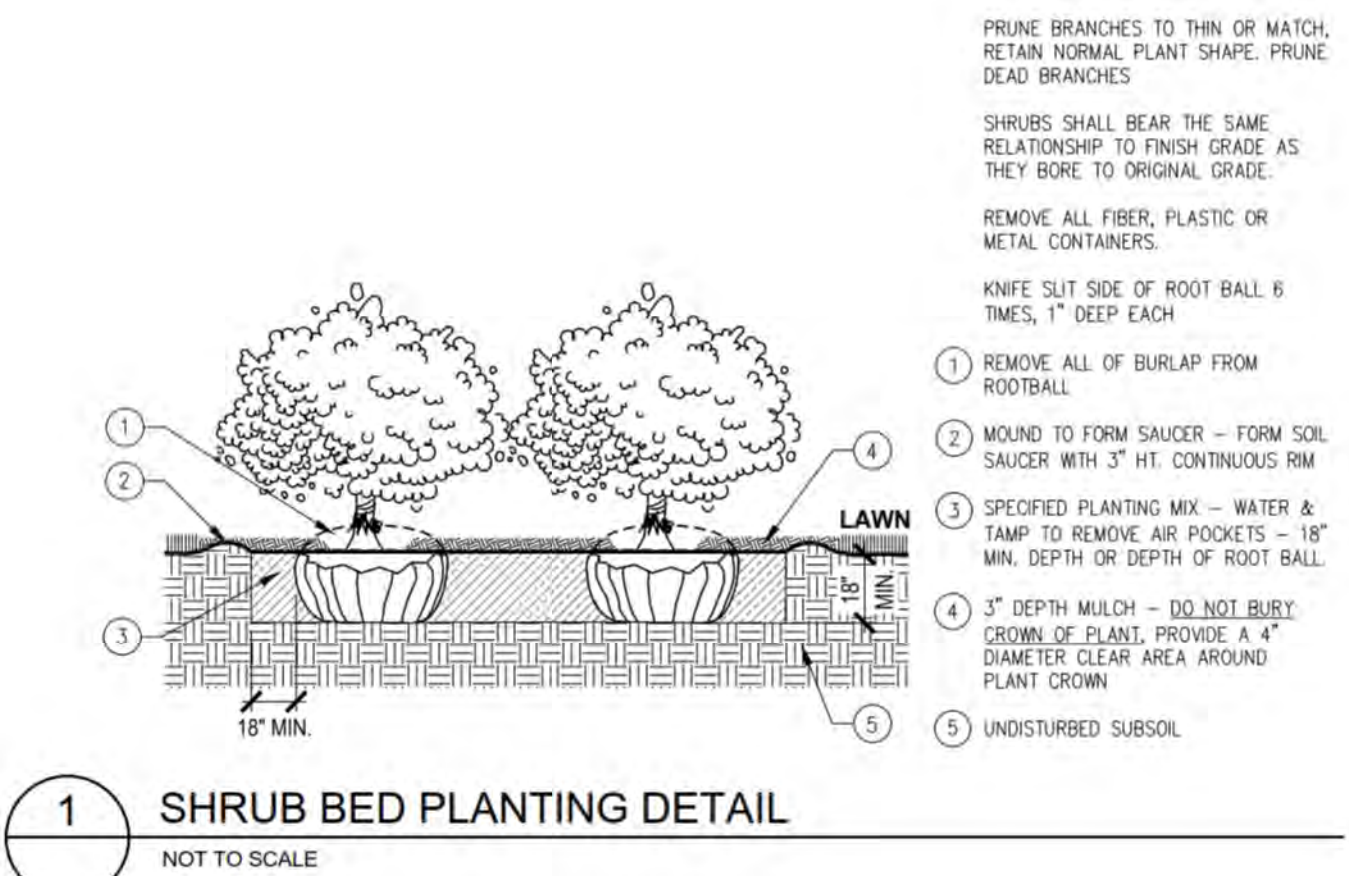
KEY PLAN

FSP PROJECT NO.
HAR17.032

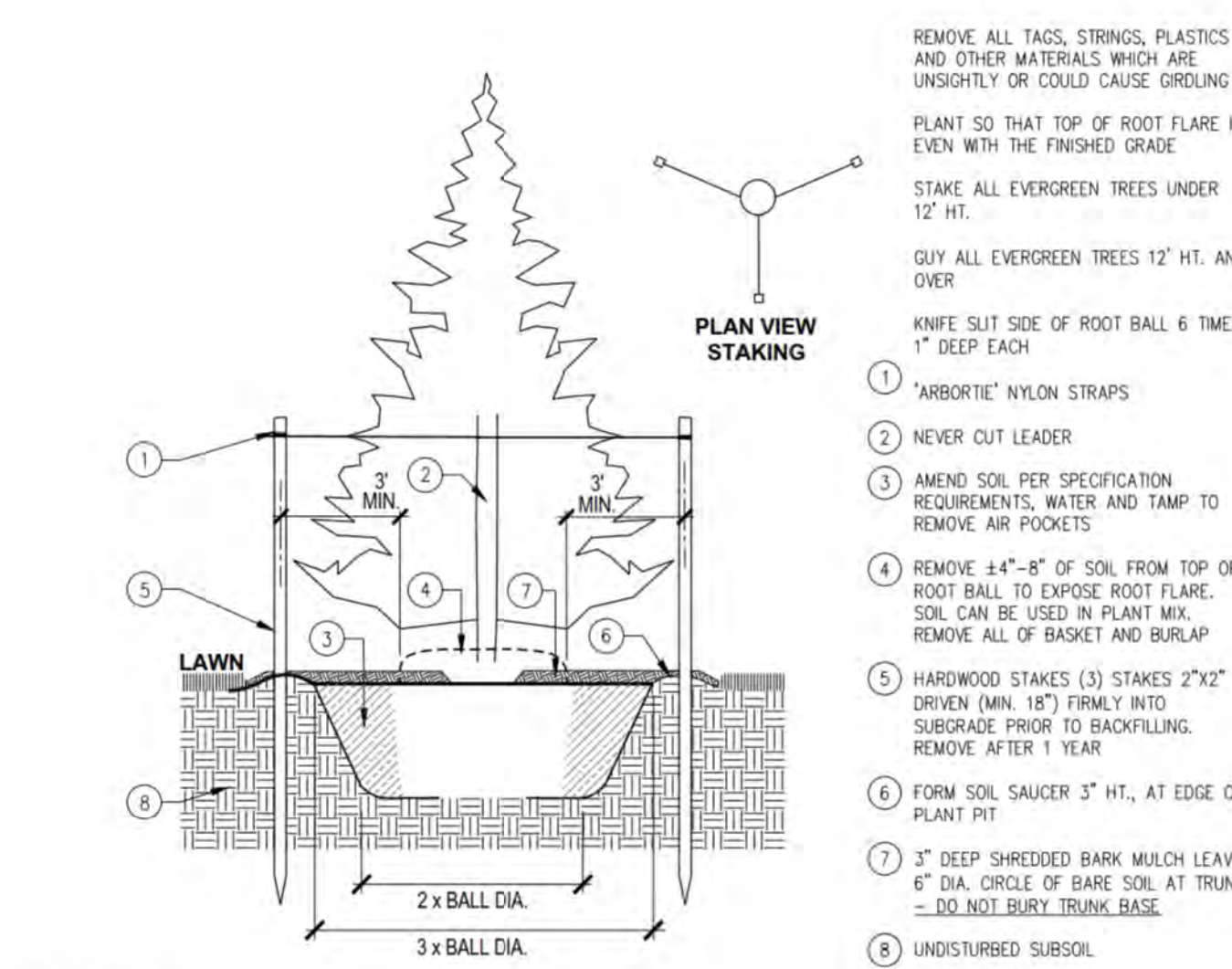
DRAWING TITLE
SITE LANDSCAPE PLAN

DRAWING NUMBER
LS-001

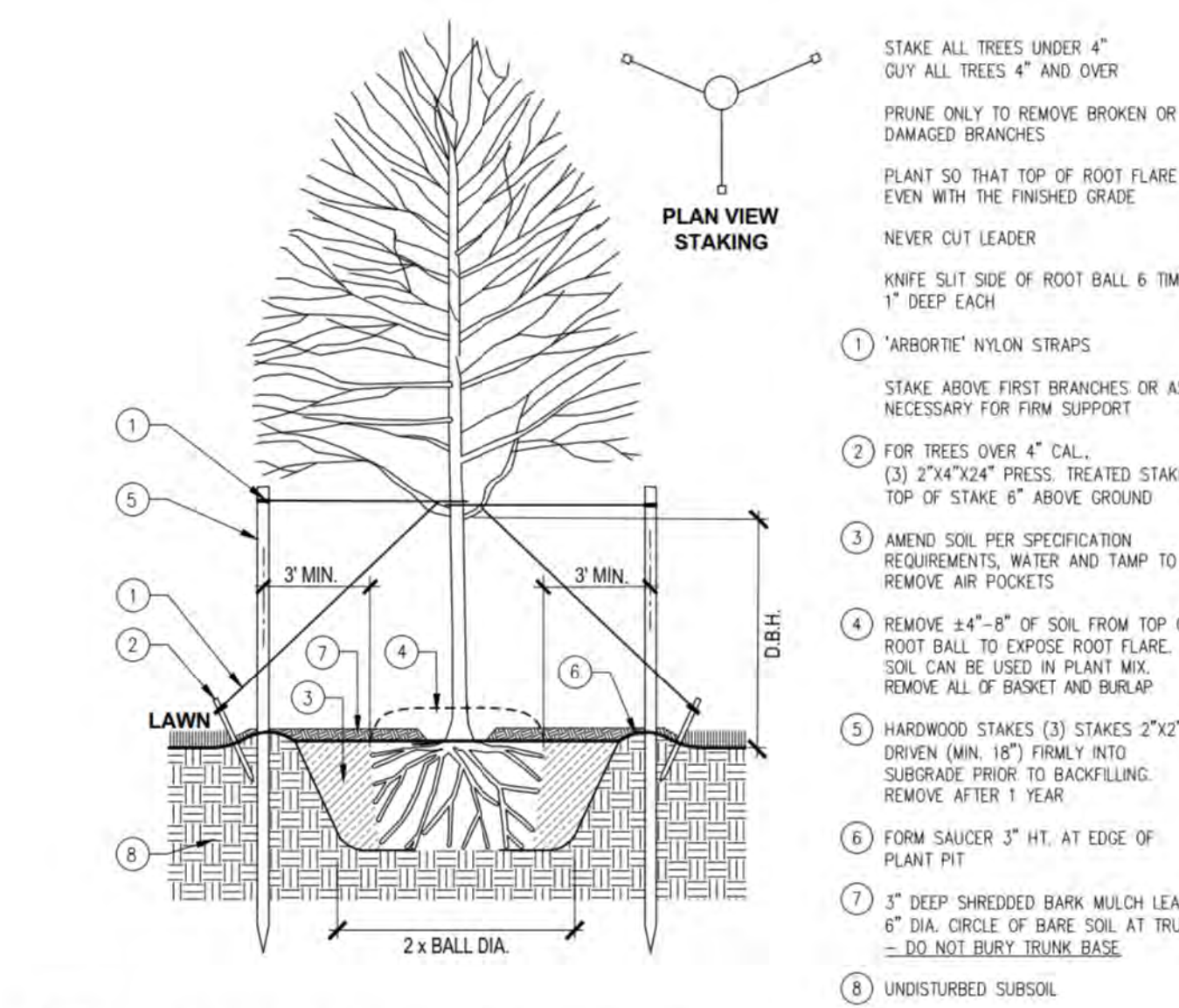
BIRKENSTOCK OFFICE / STORAGE BUILDING
MICHIGAN
GENOA TOWNSHIP



1 SHRUB BED PLANTING DETAIL
NOT TO SCALE



2 EVERGREEN TREE PLANTING
NOT TO SCALE



3 DECIDUOUS TREE PLANTING
NOT TO SCALE

LANDSCAPE REQUIREMENTS

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

EAST BUFFER (E) - 800 LF

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

SOUTH BUFFER (S) - 388 LF

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

Eonymus A. Compactus
Dwarf Burning Bush

WEST BUFFER (W) - 870 LF

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

B. PARKING (P) - 49 SPACES

	REQUIRED	PROVIDED
DECIDUOUS TREES	5	9

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

	REQUIRED	PROVIDED
DECIDUOUS TREES	18	18
SHRUBS	180	180

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

	REQUIRED	PROVIDED
DECIDUOUS TREES	11	11
SHRUBS	110	110

Arrowood Viburnum
Viburnum dentatum
Eonymus A. Compactus
Dwarf Burning Bush

PLANT LIST - EAST BUFFER (E)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
13	AB	Autumn Blaze Maple <i>Acer x. fremanii 'Autumn Blaze'</i>	1.75-2"	2.5" Cal. B&B
6	CO	Hackberry <i>Celtis occidentalis</i>	1.75-2"	2.5" Cal. B&B
9	GT	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	1.75-2"	2.5" Cal. B&B
12	QR	Northern Red Oak <i>Quercus rubra</i>	1.75-2"	2.5" Cal. B&B
22	PA	Norway Spruce <i>Picea Abies</i>		6' Ht. B&B
18	PD	Black Hills Spruce <i>Picea g. 'Densata'</i>		6' Ht. B&B
51	JD	Brodie Red Cedar <i>J. virginiana 'Brodie'</i>	4' Ht.	B&B
20	MD	Bayberry <i>Myrica pensylvanica</i>	24" Ht.	Cont.
70	VD3	Arrowood Viburnum <i>Viburnum dentatum</i>	24" Ht.	Cont.

PLANT LIST - SOUTH BUFFER (S)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
5	AB	Autumn Blaze Maple <i>Acer x. fremanii 'Autumn Blaze'</i>	1.75-2"	2.5" Cal. B&B
5	CO	Hackberry <i>Celtis occidentalis</i>	1.75-2"	2.5" Cal. B&B
0	GT	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	1.75-2"	2.5" Cal. B&B
10	PC	Columbia London Plane Tree <i>Platanus x. acerifolia 'Columbia'</i>	1.75-2"	2.5" Cal. B&B
10	PA	Norway Spruce <i>Picea Abies</i>		6' Ht. B&B
10	PG	White Spruce <i>Picea glauca</i>		6' Ht. B&B
33	JK	Ketter Juniper <i>J. 'Ketterli'</i>	4' Ht.	B&B
58	JD	Brodie Red Cedar <i>J. virginiana 'Brodie'</i>	4' Ht.	B&B

PLANT LIST - WEST BUFFER (W)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
7	AB2	Autumn Blaze Maple <i>Acer x. fremanii 'Autumn Blaze'</i>	1.75-2"	2.5" Cal. B&B
10	GT	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	1.75-2"	2.5" Cal. B&B
18	PC	Columbia London Plane Tree <i>Platanus x. acerifolia 'Columbia'</i>	1.75-2"	2.5" Cal. B&B
9	QR	Northern Red Oak <i>Quercus rubra</i>	1.75-2"	2.5" Cal. B&B
20	PA	Norway Spruce <i>Picea Abies</i>		6' Ht. B&B
24	PD	Black Hills Spruce <i>Picea g. 'Densata'</i>		6' Ht. B&B
00	AA	Red Chokeberry <i>Aronia arbutifolia 'Brilliantissima'</i>	24" Ht.	Cont.
40	CC	Redtwig Dogwood <i>Cornus sericea</i>	24" Ht.	Cont.
26	JK	Ketter Juniper <i>J. 'Ketterli'</i>	4' Ht.	B&B
16	JD	Brodie Red Cedar <i>J. virginiana 'Brodie'</i>	4' Ht.	B&B
30	SC	Common Elderberry <i>Sambucus canadensis</i>	24" Ht.	Cont.
20	JSG	Sea Green Juniper <i>J. 'Sea Green'</i>	24" Spr.	Cont.

Eonymus A. Compactus
Dwarf Burning Bush
Arrowood Viburnum
Viburnum dentatum

PLANT LIST - PARKING (P)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
4	AB	Autumn Blaze Maple <i>Acer x. fremanii 'Autumn Blaze'</i>	1.75-2"	2.5" Cal. B&B
5	GT	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	1.75-2"	2.5" Cal. B&B

PLANT LIST - DETENTION POND #1 (D)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
8	GT	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	1.75-2"	2.5" Cal. B&B
10	QB	Swamp White Oak <i>Quercus bicolor</i>	1.75-2"	2.5" Cal. B&B
00	CA	Butternut <i>Cephalanthus occidentalis</i>	24" Ht.	Cont.
00	CC	Redtwig Dogwood <i>Cornus sericea</i>	24" Ht.	Cont.
00	CC	Common Elderberry <i>Sambucus canadensis</i>	24" Ht.	Cont.

PLANT LIST - DETENTION POND #2 (D)

QUAN.	KEY	COMMON/ BOTANICAL NAME	SIZE	SPEC.
5	GT	Thornless Honeylocust <i>Gleditsia 'Skyline'</i>	1.75-2"	2.5" Cal. B&B
6	QB	Swamp White Oak <i>Quercus bicolor</i>	1.75-2"	2.5" Cal. B&B
00	CA	Butternut <i>Cephalanthus occidentalis</i>	24" Ht.	Cont.
50	CC	Common Elderberry <i>Sambucus canadensis</i>	24" Ht.	Cont.

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 6" DEPTH AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS FROM ONSITE STOCKPILE OR PROVIDED TO COMPLETE PROJECT

LANDSCAPE EDGING

ALL LANDSCAPE EDGES ARE SHOVEL CUT

PLANT SPACING

FILL BED WITH PLANTS SPECIFIED. KEEP PLANTS AWAY FROM BUILDING 12" FROM MATURE SIZE.

IRRIGATION SYSTEM

UNDERGROUND AUTOMATIC IRRIGATION PLANS ARE PROVIDED - SEE SHEETS LS-501 TO LS-505

WATERING

CONTRACTOR RESPONSIBLE FOR MONITORING THE IRRIGATION SYSTEM AND WATERING OF ALL PLANTINGS AND NEWLY PLANTED LAWN AREAS FOR ONE YEAR FROM THE START OF THE WARRANTY PERIOD.

ANY PLANTING THAT PERISHES DUE TO LACK OF WATER, OR OVERWATERING, DOES NOT QUALIFY AS THE REQUIRED REPLACEMENT PLANTING AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

NEWLY PLANTED LAWN AREAS THAT PERISH DUE TO LACK OF WATER, OR OVERWATERING, DO NOT QUALIFY AS THE REQUIRED REPLACEMENT TO ESTABLISH A HEALTHY FULL DENSE LAWN AS STATED IN THE SPECIFICATION, AND SHALL BE REPLACED AT NO COST TO THE OWNER.

DATE	ISSUE
11-15-2019	PERMIT
10-25-2019	FINAL PID RE-SUBMISSION
10-01-2019	FINAL PID SUBMISSION
02-23-2019	PID SITE RE-SUBMISSION
01-29-2019	PID SITE SUBMISSION

KEY PLAN

FSP PROJECT NO.
HAR17032

DRAWING TITLE
PLANTING DETAIL

DRAWING NUMBER
LS-002



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Howell Grand Plaza LLC., c/o Matt Berke
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Howell Grand Plaza LLC. 31000 Northwestern Hwy,
Ste. 200, Farmington Hills, MI 48334

SITE ADDRESS: 4207 E Grand River PARCEL #(s): 11-04-0300-020

APPLICANT PHONE: (248) 356-8000 OWNER PHONE: (248) 356-8000

OWNER EMAIL: mberke@keystonecres.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Existing Multi-Tenant Commercial
Building located East of the intersection of S Latson Road & E Grand River

BRIEF STATEMENT OF PROPOSED USE: Proposed Restaurant w/ Drive-Through
utilizing the existing Bank Drive-Through Lane. Seeking amendment to 1998
which prohibits Restaurants w/ Drive-Throughs

THE FOLLOWING BUILDINGS ARE PROPOSED: N/A (Existing Building, only Drive-Through
Improvements)

**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: Stonefield Engineering & Design (c/o Eric Williams)


ADDRESS: 607 Shelby Street, Ste. 200, Detroit, MI 48226

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

1.) Eric Williams of Stonefield Engineering & Design at ewilliams@stonefieldeng.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:  DATE: 5-26-21
PRINT NAME: Matt Berke PHONE: 248-406-7111
ADDRESS: 31000 Northwestern Hwy # 200, Farmington Hills, MI 48334

September 7, 2021

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Grand Plaza – PUD Amendment and Site Plan Review #2
Location:	4207 E. Grand River Avenue – northeast corner of Grand River and Figurski Drive
Zoning:	MUPUD Mixed Use Planned Unit Development

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal for a proposed amendment to the Grand Plaza PUD Agreement, as well as the site plan (dated 8/24/21) for development of a drive-through restaurant.

A. Summary

1. PUD Amendment:

- a. The dimensional deviations sought need to be enumerated in the amended PUD Agreement.

2. Use Requirements of Section 7.02.02(j):

- a. The existing building does not provide the minimum required setback of 50 feet from the east or west lot line.
- b. The existing development provides 2 access points to Figurski Drive, while only 1 is allowed.

3. Site Plan Review:

- a. The Township should determine whether a sidewalk is needed along Figurski Drive.
- b. The drive-through lane is deficient by 6 stacking spaces.
- c. The applicant must address any comments provided by Engineering or Fire.
- d. The site does not provide the 2 required spaces for RV or semi-truck parking.
- e. The Commission should discuss the appropriate method of determining the required parking calculations (all shopping center vs. restaurant with drive-through and the remainder as shopping center).
- f. If any existing landscaping is in poor condition, such plantings should be replaced as part of this project.
- g. If the project is approved, the applicant must obtain a sign permit from the Township prior to installation of any signage.

B. Proposal/Process

The overall project entails conversion of a bank with a drive through lane at the westerly end of the existing shopping center into a restaurant with a drive through lane.

The PUD for this site expressly prohibits drive through restaurants, as such, the request includes an amendment to the PUD Agreement. Additionally, the project does not meet all of the use requirements for a restaurant with a drive through lane. As such, the applicant requests deviations via the PUD Agreement from these standards.

Procedurally, the Planning Commission is to review the PUD amendment, site plan, and impact assessment, and provide a recommendation on each to the Township Board.



Aerial view of site and surroundings (looking north)

C. PUD Amendment

The proposal seeks to amend the host of allowable uses contained in Schedule C of the PUD Agreement. More specifically, the phrase currently reading “Restaurant or Deli, Sit Down, no Drive Thru” would be amended to read “Restaurant or Deli, Sit Down and Drive Thru.”

The Zoning Ordinance currently allows drive-through restaurants as special land uses within the RCD. Under the proposal, such uses would be permitted by-right within this PUD.

Such uses are also subject to the use requirements of Section 7.02.02(j). As outlined below, the proposal does not fully comply with these standards, and the applicant requests dimensional deviations via the PUD Agreement for these deficiencies.

If the Township is amenable to these deviations, they must be enumerated in the amended PUD Agreement.

D. Use Requirements

Drive-through restaurants are subject to the use requirements of Section 7.02.02(j), as follows:

1. Principal and accessory buildings shall be setback fifty (50) feet from any adjacent public right of way line or property line.

The existing building provides setbacks in excess of 50 feet from the Grand River front lot line and the rear lot line (N). However, the drive-through canopy provides a setback of only 44.2 feet from Figurski Drive, and the east side setback is only 20 feet.

As such, this standard is not met by the proposal. Per the revised submittal materials, the applicant seeks dimensional deviations from this requirement.

2. The establishment of a new drive-through restaurant shall require the lot be separated a minimum of five hundred (500) feet from any other lot containing a drive-through restaurant.

The revised submittal identifies the nearest existing drive-through restaurant, which is more than 900 feet to the west. This standard is met.

3. Only one (1) access shall be provided onto any street.

The existing development has 2 driveway connections to Figurski Drive. This standard is not met, and a dimensional deviation has been requested.

4. Such restaurants constructed adjacent to other commercial developments shall have a direct vehicular access connection where possible.

The subject site is not adjacent to another commercial development.

E. Site Plan Review

1. Dimensional Requirements. Aside from the setback issues noted above, there are no changes to the developed site that impact the remaining dimensional standards.

2. Building Materials and Design. There are no changes proposed to the existing building materials and design.

3. Pedestrian Circulation. There is an existing public sidewalk along Grand River. The development also includes existing sidewalks along the front of the building, as well as a connection to Figurski Drive.

The Township should determine whether a sidewalk is needed along Figurski Drive.

4. Vehicular Circulation. The site plan depicts both one-way and two-way circulation patterns. The proposal includes pavement markings and signage to assist drivers with appropriate traffic patterns.

The revised plan is deficient by 6 drive-through stacking spaces (4 proposed; 10 required). As noted in our initial review letter, if the 10 required stacking spaces are provided and occupied, they will block access to the waste receptacle, as well as the truck dock/loading area on the northwest side of the building.

The revised submittal materials note that un/loading and refuse removal will occur during off hours so as to avoid conflicts with the drive-through lane.

The applicant must also address any comments provided by the Township engineering consultant and Fire Authority with respect to site circulation.

5. Parking and Loading. The development was approved and built as a shopping center, which has its own general parking standard, regardless of the individual tenants. Based on this standard, 74 spaces are required, while 85 are provided.

Based on the inclusion of a drive-through restaurant as one of the tenants, the total requirement increases significantly to 110 (including the 3 short term waiting spaces). The Commission

Additionally, 2 longer spaces for RVs or semi-trucks are required for the proposed use.

This aspect of the proposal requires additional discussion with the Commission to determine the appropriate method for parking calculations.

6. Landscaping. No changes are proposed to the existing site landscaping. If any existing plantings are in poor condition, they should be replaced as part of this project.

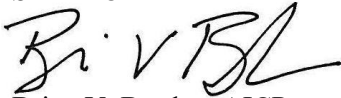
7. **Waste Receptacle.** The development has an existing waste receptacle and enclosure at the rear of the site, with no changes proposed.
8. **Exterior Lighting.** No changes are proposed to existing site lighting.
9. **Signs.** The submittal does not include any sign details. If the request is approved, the applicant must apply for a sign permit from the Township prior to installation of any new signage.
10. **Impact Assessment.** The submittal includes an Impact Assessment dated June 11, 2021.

In summary, the Assessment notes 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,

SAFEBUILT



Brian V. Borden, AICP
Michigan Planning Manager

September 2, 2021

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

**Re: Grand Plaza PUD
Site Plan Review No. 2**

Dear Mrs. Van Marter:

Tetra Tech conducted a second review of the proposed Grand Plaza PUD site plan last dated August 24, 2021. The plans were completed by Stonefield Engineering and Design on behalf of Howell Grand Plaza, LLC. The existing building is on a 3.67 acre parcel on the east side of Figurski Drive, just north of Grand River Avenue. The Petitioner is proposing to use the drive-through that was previously used for a bank for a restaurant drive-through. No site improvements are proposed.


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

SITE PLAN

1. The proposed drive-through stacking space dimensions and drive aisle dimensions next to the drive-through do not match the requirements from the Township's ordinance, but the Petitioner has noted this as an existing non-conformity, as this is how the previously operated bank drive-through was designed.
2. The previously submitted plans showed 10 stacking spaces for the drive-through. This stacking blocked access to the waste receptacle and loading area and resulted in a non-compliant one-way access drive at the rear of the building at 15-foot wide. The revised plans only show four stacked spaces to eliminate these issues but has not provided any information to demonstrate that four stacking places is typical for the proposed use.
3. The Petitioner should obtain approval from the Brighton Area Fire Authority prior to approving the proposed use.
4. Additional signage should be used near the entrance and at the east end of the parking lot to direct people around the building and to the drive-through.

We recommend the petitioner revise the site plan to address the above comments prior to approval. Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Byrne
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

September 2, 2021

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Grand Plaza PUD Amendment
4207 E. Grand River Avenue
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on August 26, 2021 and the drawings are dated June 4, 2021 with latest revisions dated August 24, 2021. The project is based on the proposed amendment for an existing 18,523 square foot mixed-use PUD to accommodate a drive-thru restaurant. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. The building address shall be a displayed **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation. **(Noted.)**

IFC 505.1

2. The drive-thru stacking lane creates a non-compliant one-way access drive at the rear. The rear bypass lane shall have a minimum clear width of 20-feet as this is a modification of the previously approved two-way access drive. **(The drive-thru stacking has been significantly reduced. The fire authority recommends that the increased stacking be utilized and the access be improved, as this use creates significantly greater impact on access than the previous occupancy with the approved reduced stacking. The fire authority is requesting evidence justifying the reduced drive thru stacking. Nearly all other drive-thru restaurants in the area exceed their approved stacking limits at peak hours.)**

IFC 503.2.1

IFC D 102.1

3. The fire authority has concerns related to vehicle stacking along the rear of the building. Currently there are 10 vehicles shown. There is potential for additional vehicles to line up along the rear of the building obstructing the fire department connection to the sprinkler and egress from other tenant spaces. **(The revision indicates reduced stacking along the rear of the building. It appears that the reduced stacking no longer impacts the access to fire suppression.)**

4. One-way emergency vehicle access roads shall be a minimum of 20-feet wide and signed as a fire lane on both sides. Include the location of the proposed fire lane signage and a detail of the fire lane sign in the submittal along the east side and rear of the structure, as well as along the north curb where parking and loading are not present. Access roads to the site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the



September 2, 2021

Page 2

Grand Plaza

4207 E. Grand River Avenue

Site Plan Review

imposed load of fire apparatus weighing at least 84,000 pounds. **(Fire lane signage is shown on the drawing in areas requested.)**

IFC D 103.6

IFC D 103.1

IFC D 103.3

5. One-way traffic signs shall be added facing south at the east access drive, as well as the at the hatched area at the northwest corner near the drive thru stacking. **(One-way signage is provided on the drawing as directed.)**
6. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor. **(Noted on Sheet C-1.)**

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

ENVIRONMENTAL IMPACT ASSESSMENT
FOR
GRAND PLAZA DRIVE THROUGH ADDITION
SW 1/4 SECTION 4; T2N-R5E
GENOA TOWNSHIP, LIVINGSTON
COUNTY MICHIGAN

Prepared for:

Howell Grand Plaza, LLC
3100 Northwestern Hwy,
Suite 200
Farmington Hills,
Michigan 48334
(248) 356-8000
mberke@keystonecres.com

Prepared by:

Stonefield Engineering & Design
607 Shelby Street
Suite 200
Detroit, Michigan 48826
(248) 247-1115
ewilliams@stonefieldeng.com

Dated: June 11, 2021

INTRODUCTION

The purpose of this report is to show the effect that this proposed change of use may have on various environmental factors in the general vicinity. Potential areas of concern are to be noted along with the proposed methods for addressing each item. The format of this report conforms to Section 13.05 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

A. NAME(S) AND ADDRESS(ES) OF PERSON(S) RESPONSIBLE FOR PREPARATION OF THE STATEMENT.

Prepared by:
Stonefield Engineering and Design
607 Shelby Street
Suite 200
Detroit, MI 48826
(248) 247-1115

Prepared for:
Howell Grand Plaza, LLC
3100 Northwestern Hwy,
Suite 200
Farmington Hills, MI 48334
(248) 356-8000

B. DESCRIPTION OF THE SITE, INCLUDING EXISTING STRUCTURES, MAN MADE FACILITIES AND NATURAL FEATURES ALL INCLUSIVE TO WITHIN 10' OF THE PROPERTY BOUNDARY.

The site is located on the north side of Grand River Avenue, 800 feet east of Latson Road in the Southwest 1/4 of Section 4, T2N-R5E, Genoa Township, Livingston County, Michigan. The parcel of land contains an approximate gross area of 3.66 acres, and a net area of 3.20 acres. A site plan was previously approved and construction completed for a 8,480 S.F. Sears Store, 1,740 S.F. Book Store and a 2,460 S.F. carpet store. The site was designed to drain to a detention pond in front of the property with a controlled outlet to the east.

Existing underground utilities on-site and abutting the site include an overhead Detroit Edison electric cable, an 8" diameter sanitary sewer forcemain, and underground Ameritech telephone line. Grand River Avenue is a four (4) lane roadway in front of the site and tapers out to seven (7) lanes at the intersection located 800 feet to the west at Latson Road with concrete curb and gutter and a center left turn lane, two (2) through lanes each way as well as right acceleration- deceleration lanes along the outside edges.

Adjacent properties include: To the south, Grand River and then a commercial shopping center on the south side of Grand River Avenue; Loves Furniture to the west, Flint substation to the north within the Lorentzen P.U.D, General Commercial zoning; to the east, the Detroit Edison/Consumers Power Company corridor with primary overhead transmission lines and a 36" diameter transmission gas pipeline. Beyond the corridor is a large parcel of vacant farmland which is also part of the Lorentzen P.U.D.

C. A WRITTEN DESCRIPTION OF THE ENVIRONMENTAL CHARACTERISTICS OF THE SITE PRIOR TO DEVELOPMENT, I.E., TOPOGRAPHY, SOILS, VEGETATIVE COVER, DRAINAGE, STREAMS, CREEKS OR PONDS.

The site is currently in a developed state, existing green space will be maintained on site.

1. HILLSDALE SANDY LOAM (HID). Hillsdale Sandy Loam is the pre-dominant soil on the site. This soil is located on till plains and basin-like depressions in the hilly moraines, located at the northeast corner and southwest corner of the site. Slopes are 12% to 18%; surface runoff is rapid, permeability is moderate and erosion hazard is severe. Soils in the relatively small isolated, depressed area (less than 3 acres) are organic in an area of mineral soils in an isolated small area.
2. MIAMI LOAM (MoB). MIAMI LOAMS are typically well-drained soils found on till plains and moraines, with soil slopes of 2-6%. Surface runoff is slow for MoB, permeability is moderate and the soil erosion hazard is slight.

The National Wetlands Inventory Plan prepared by the United States Department of the Interior, Fish and Wildlife Service indicates that there are no wetlands located on the site.

Storm water currently drains towards the southeast corner of the site through a storm sewer system to the on-site detention pond. The detention pond outlets to the east-northeast across the vacant Lorentzen P.U.D.

D. DESCRIPTION OF SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION

No soil will be exposed as a part of this construction project.

E. DESCRIPTION OF PROPOSED USAGE AND OTHER MAN MADE FACILITIES; HOW IT CONFORMS TO EXISTING AND POTENTIAL DEVELOPMENT PATTERNS. EFFECTS OF ADDED LIGHTING, NOISE OR AIR POLLUTION, ANY PROPOSED PHASING.

The applicant is proposing to renovate the existing bank drive-through and tenant space to provide a restaurant user with drive-through facilities.

Grand River Avenue presently experiences a large volume of traffic along with the associated noise level. It is unlikely that this development will significantly change that. Permanent air pollution from the vehicle-usage generated from the development is the only pollution expected. Since the site is located along a primary community route, it is anticipated that most of the traffic generated will account for a very small percentage of the traffic already traveling in the area. However, a nominal increase is still anticipated. To minimize the impact on Grand River Avenue, vehicular access points will be from the proposed access road through the Lorentzen P.U.D. which will also serve other sites adjoining the access road.

F. DESCRIPTION OF NUMBER OF EMPLOYEES, PATRONS AND THE IMPACT ON GENERAL SERVICES, I.E.: SCHOOLS, POLICE, FIRE.

Based on the Institute of Transportation Engineers publication. TRIP GENERATION manual, an average of 1.82 employees can be expected per each 1,000 square feet of gross floor area (G.F.A.). Therefore, a general retail complex with 18,680 square feet will potentially include approximately 34 employees. Normal police and fire protection services should be anticipated. Tentative anticipated hours of operation are 8:00 a.m. to 8:00 p.m.

G. DESCRIPTION OF ALL PUBLIC UTILITIES SERVICING THE PROJECT I.E.: SANITARY SEWER AND STORM DRAINAGE CONTROL. EXPECTED FLOWS PROJECTED IN RESIDENTIAL EQUIVALENTS.

The site is located within the Genoa-Oceola Sanitary Sewer District. The existing building is serviced by public sanitary sewer. The parcel is also within the water district along Grand River Avenue. As described above, a detention pond is located in the southeast corner of the parcel to collect stormwater runoff. Storm water runoff will be restricted to an agricultural runoff rate from all developed areas. Underground gas, electric and telephone are also available.

H. DESCRIPTION OF ANY HAZARDOUS MATERIALS USED, STORED OR DISPOSED OF ON-SITE.

Non-Applicable.

I. DESCRIPTION OF TRAFFIC VOLUMES TO BE GENERATED AND THEIR EFFECT ON THE AREA.

With substantial traffic volumes present on Grand River Avenue it is not anticipated that the proposed development will have a negative impact on the surrounding roadways.

J. SPECIAL PROVISIONS, I.E., DEED RESTRICTIONS, PROTECTIVE COVENANTS, ETC.

None.

K. DESCRIPTION OF ALL SOURCES

- * GENOA TOWNSHIP ZONING ORDINANCES
- * "SOIL SURVEY OF LIVINGSTON COUNTY, MICHIGAN," SOIL CONSERVATION SERVICE, U.S.D.A.
- * NATIONAL WETLANDS INVENTORY, U.S. DEPARTMENT OF INTERIOR FISH AND WILDLIFE SERVICE
- * TRIP GENERATION, 5TH EDITION, INSTITUTE OF TRANSPORTATION ENGINEERS
- * TRAFFIC REPORT, DATED DECEMBER 14, 1994, BY MIDWESTERN CONSULTING, INC.
- * GRAND RIVER AVENUE AREA CORRIDOR PLAN, GENEVA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, ADOPTED APRIL 10, 1995.
- * BOSS ENGINEERING IMPACT ASSESSMENT WITH LATEST REVISION DATE OF MAY 24, 1996
- * ALTA / ACSM Land Title Survey completed by: KEM-TEC & Associates and dated: July 3, 2008

L. PREVIOUSLY SUBMITTED ENVIRONMENTAL ASSESSMENTS

Boss Engineering Impact Assessment

Advantage Civil Engineering Impact Assessment

STATE OF MICHIGAN
COUNTY OF LIVINGSTON
CHARTER TOWNSHIP OF GENOA

AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT is made between and entered into on this _____ day of _____, 2021, by Keystone Commercial Real Estate, a Michigan limited liability company, having its principal office at 31000 Northwestern Hwy, Suite 200, Farmington Hills, MI 48334 (the “Owner”) and Genoa, a Michigan municipal corporation, with its principal office at 2980 Dorr Road, Brighton, MI 48116 (the “Township”).

R E C I T A L S:

The Township and Birgit Lorentzen entered into a Planned Unit Development Agreement (the “PUD Agreement”) on April 12, 1996, which was recorded on May 9, 1996, Liber 2038, Page 039 of Livingston County Records.

The Owner has purchased a parcel of land situated in the Township of Genoa, Livingston County, Michigan, as more fully described in Exhibit “A” (the “Property”) which is located within the Planned Unit Development. The property is designated in the PUD Agreement for retail commercial use, including a restaurant, but does not permit a drive-thru for a restaurant.

Based on development patterns which have occurred surrounding the Property, the Township and the Owner have determined that a drive thru restaurant would be compatible and harmonious with the existing and proposed development in the vicinity.

The Owner and Township desire to amend the PUD Agreement pursuant to Article IX, Section 9.1 of the PUD Agreement, to permit a change in the PUD Agreement to allow a drive-through restaurant on the Property.

TOWNSHIP:

The Township of Genoa, a Michigan municipal corporation

Paulette A. Skolarus
Its Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF LIVINGSTON)

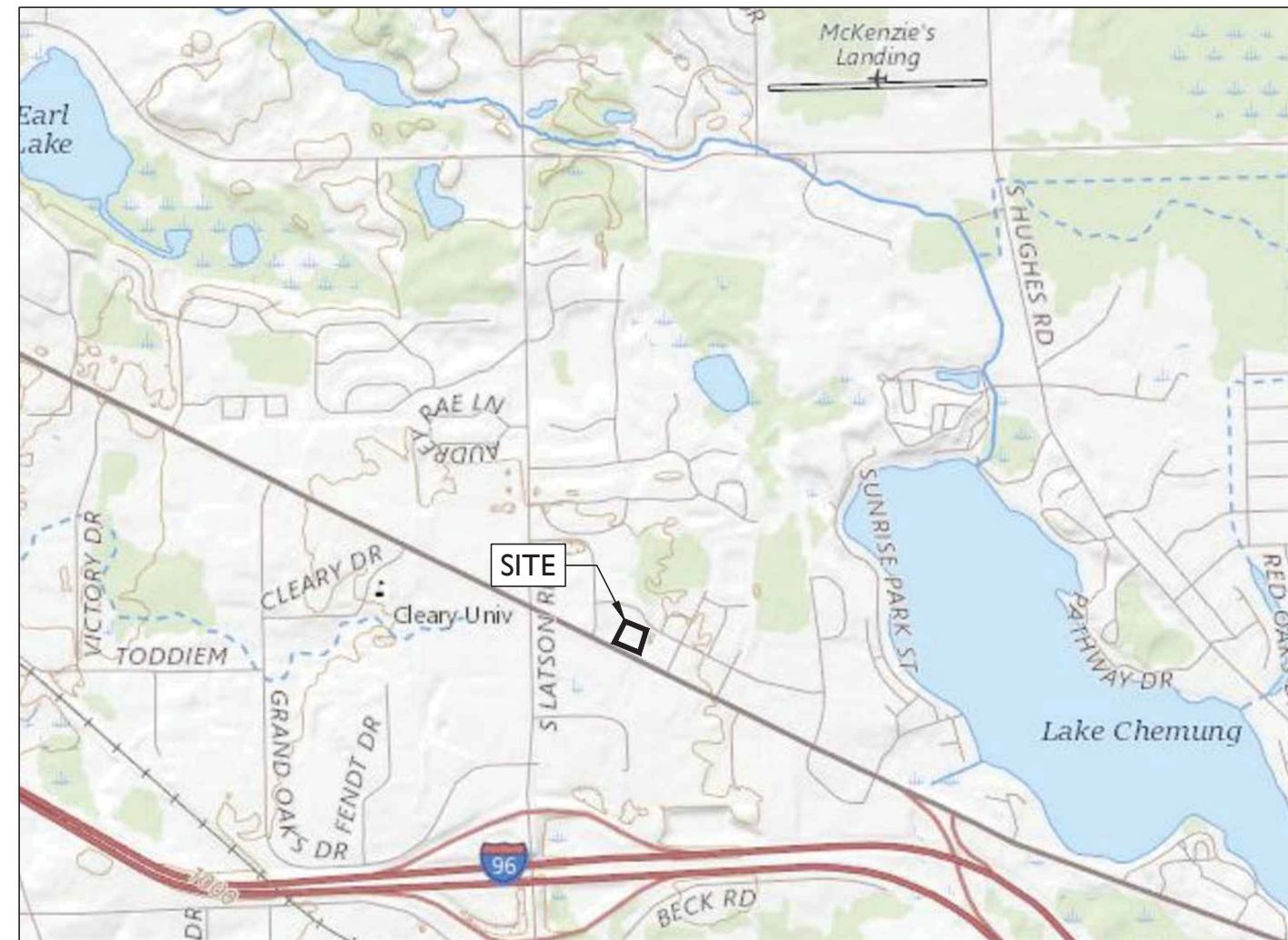
The foregoing instrument was acknowledged before me this ____ day of _____, 2021, by Paulette A. Skolarus, being the Clerk of Genoa Township, a Michigan municipal corporation.

Notary Public, Livingston County

My Commission expires:_____

Drafted by:
Bryan L Amann Esq., (P36631), 1777 Stonebridge Way Ct., Canton, MI 48188

When recorded return to:
Matt Berke, 31000 Northwestern Hwy, Suite 200, Farmington Hills, MI 48334



SOURCE: USGS ONLINE MAPPER

LOCATION MAP

SCALE: 1" = 2,000'±

SITE IMPROVEMENT PLANS FOR HOWELL GRAND PLAZA PROPOSED RENOVATIONS & DRIVE-THROUGH IMPROVEMENTS

PID: 4711-04-300-020

4207 E GRAND RIVER

GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

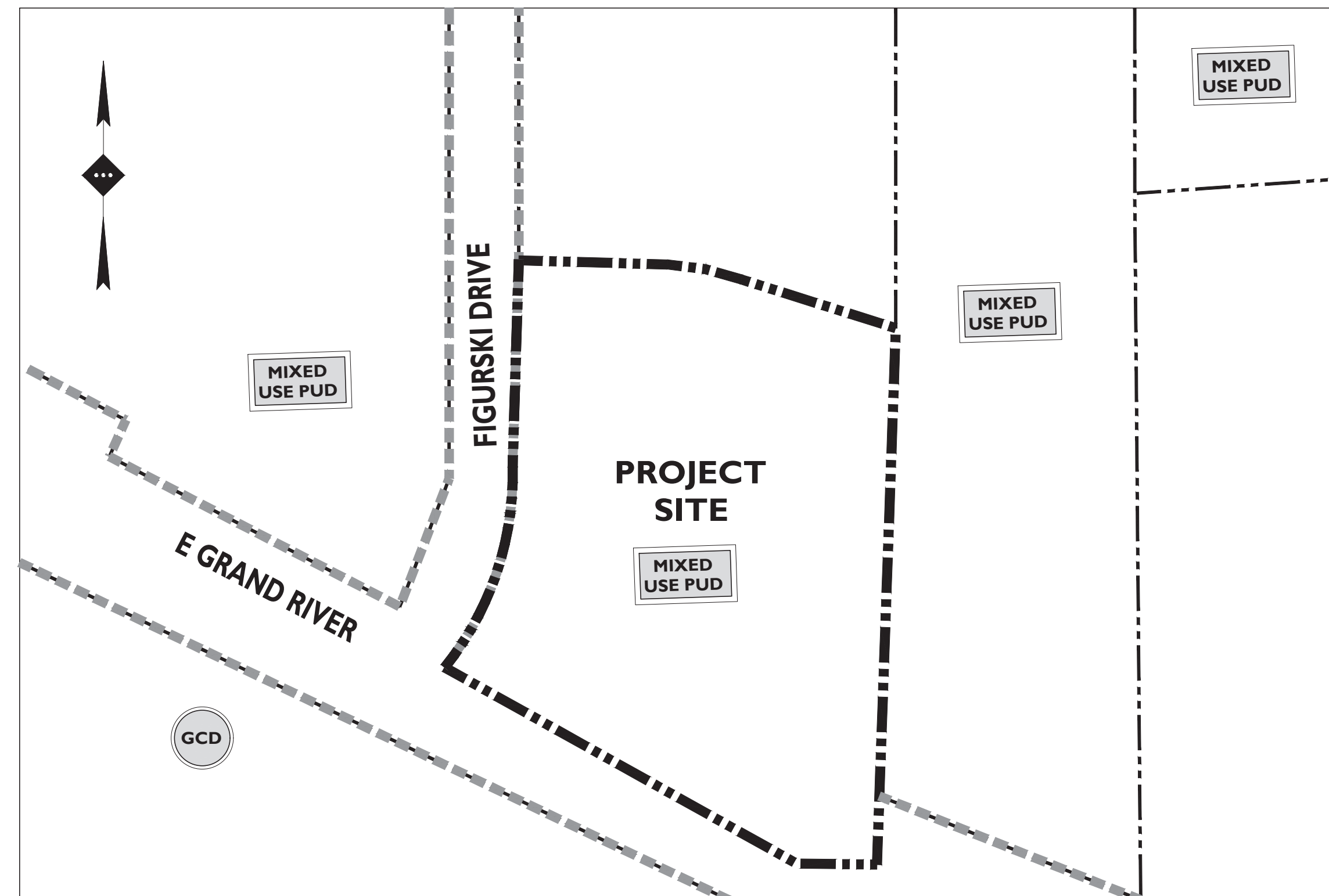
APPLICANT
HOWELL GRAND PLAZA LLC., C/O MATT BERKE
31000 NORTHWESTERN HWY STE. 200
FARMINGTON HILLS, MI 48334
248-356-8000
MBERKE@KEYSTONECRES.COM



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 100'±



SOURCE: GENOA TOWNSHIP ZONING MAP

ZONING MAP

SCALE: 1" = 100'±

PLANS PREPARED BY:



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www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA SURVEY OBTAINED FROM KEM-TEC
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS ONLINE MAPPING SYSTEM
 - ZONING MAP OBTAINED FROM GENOA TOWNSHIP ZONING MAP
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
SITE PLAN	C-2 & C-3
CONSTRUCTION DETAILS	C-4

ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
ALTA SURVEY	I OF I

ISSUE	DATE	BY	DESCRIPTION
01	06/04/2021	RAC	FOR CLIENT REVIEW
02	08/24/2021	RAC	FOR CITY RESUBMISSION

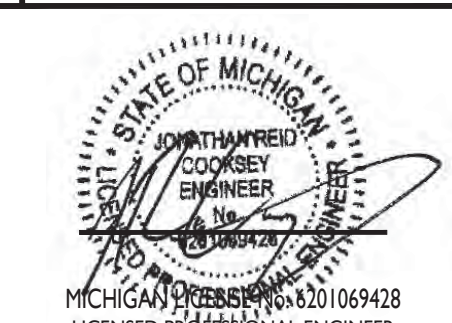
NOT APPROVED FOR CONSTRUCTION



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Phone 248.247.1115

**SITE IMPROVEMENT PLANS
HOWELL GRAND PLAZA
PROPOSED BUILDING RENOVATION
& DRIVE-THROUGH IMPROVEMENTS**

PID: 11-04-0300-020
4207 E GRAND RIVER
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN



SCALE: AS SHOWN PROJECT ID: DET-210162

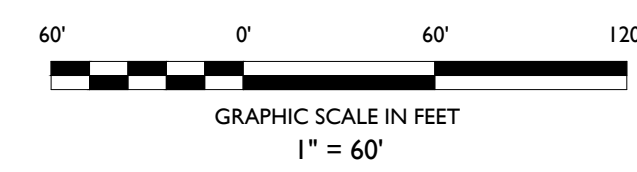
TITLE:

COVER SHEET

DRAWING:

C-1

W:\PROJECTS\DET210162\HOWELL GRAND PLAZA\GENOA CHARACTER TOWNSHIP\FIGCAD\FIGNOTES\DET210162.DWG



NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Detroit, MI · New York, NY · Rutherford, NJ
Princeton, NJ · Tampa, FL · Boston, MA
www.stonefielddesign.com

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Phone 248.247.1115

SITE IMPROVEMENT PLANS

HOWELL GRAND PLAZA
PROPOSED BUILDING RENOVATION
& DRIVE-THROUGH IMPROVEMENTS

PID: 11-04-0300-020
 4207 E GRAND RIVER
 GENOA TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN



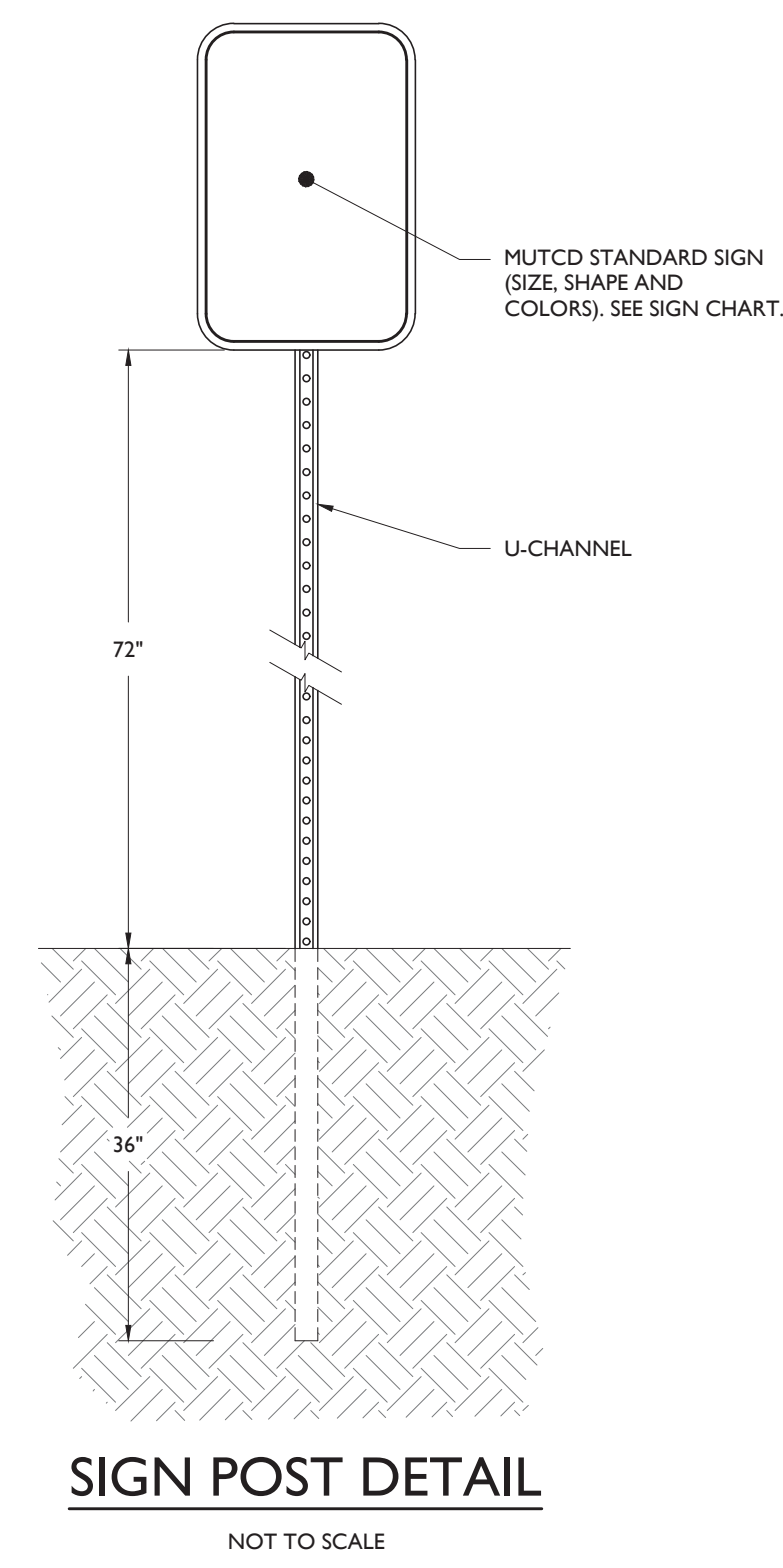
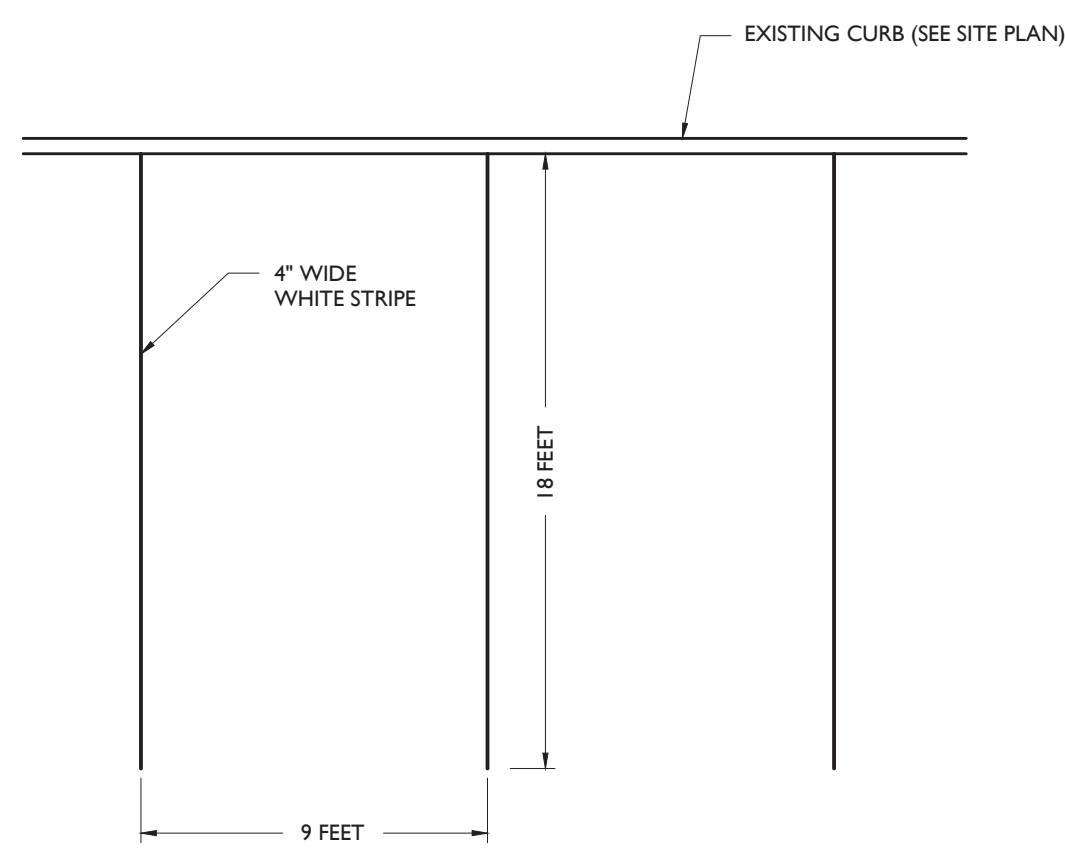
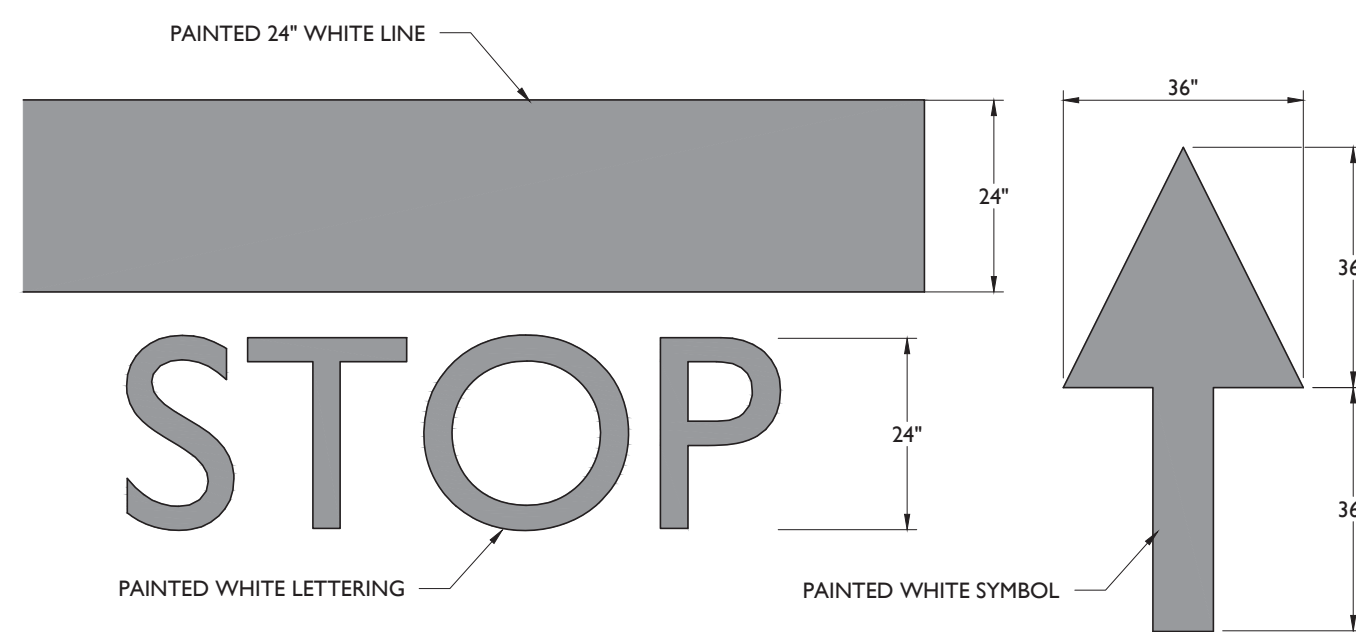
STONEFIELD
engineering & design

SCALE: 1" = 60' PROJECT ID: DET-210162

TITLE:
SITE PLAN
(DRIVE-THROUGH DISTANCING)

DRAWING:
C-3

ISSUE	DATE	BY	DESCRIPTION
02	08/24/2021	RAC	FOR CITY RESUBMISSION
01	06/04/2021	RAC	FOR CLIENT REVIEW



M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)		WHITE	RED	36"x36"	GROUND
DO NOT ENTER (RS-1)		RED	WHITE	30"x30"	GROUND
ONE WAY-LEFT (R6-1L)		BLACK	WHITE	36"x12"	GROUND
NO PARKING - FIRE LANE		RED	WHITE	12"x18"	GROUND
MANDATORY MOVEMENT LANE CONTROL-RIGHT (R3-SR)		BLACK	WHITE	30"x36"	GROUND

NOTE:
 1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
 2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE
NOT TO SCALE

- PAVEMENT STRIPING & MARKINGS NOTES:
- ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
 - ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 - PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
 - UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
 - UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.

1

2

3

4

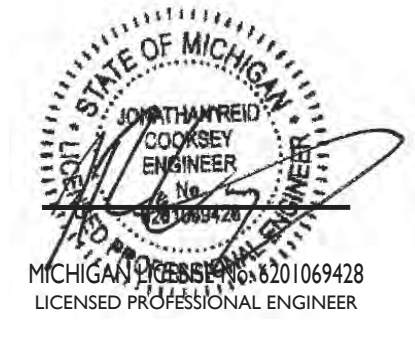
NOT APPROVED FOR CONSTRUCTION



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SITE IMPROVEMENT PLANS
HOWELL GRAND PLAZA
 PROPOSED BUILDING RENOVATION
 & DRIVE-THROUGH IMPROVEMENTS

PID: 11-04-0300-020
 4207 E GRAND RIVER
 GENOA TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN



SCALE: AS SHOWN PROJECT ID: DET-210162

TITLE:
**CONSTRUCTION
 DETAILS**

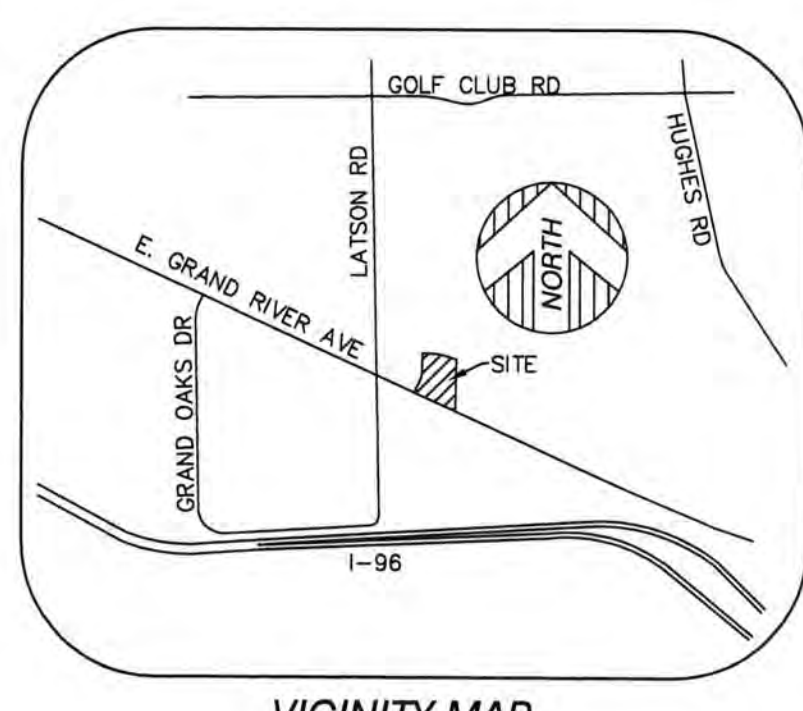
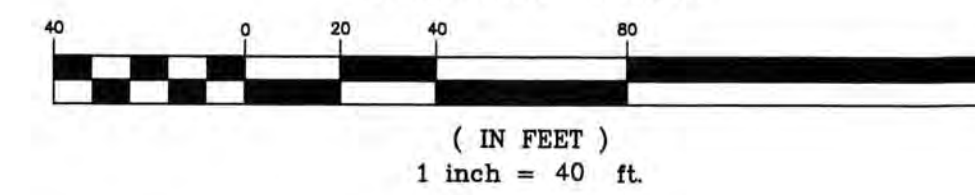
DRAWING:
C-4

ALTA/ACSM LAND TITLE SURVEY

CERTIFIED TO: HOWELL GRAND PLAZA LLC, METROPOLITAN TITLE COMPANY AND TCF NATIONAL BANK C/O COVERED BRIDGE ASSOCIATES



GRAPHIC SCALE



VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 5 STALLS
STANDARD PARKING = 50 STALLS

PARCEL AREA

159,687± SQUARE FEET OR 3.67± ACRES

BASIS OF BEARING

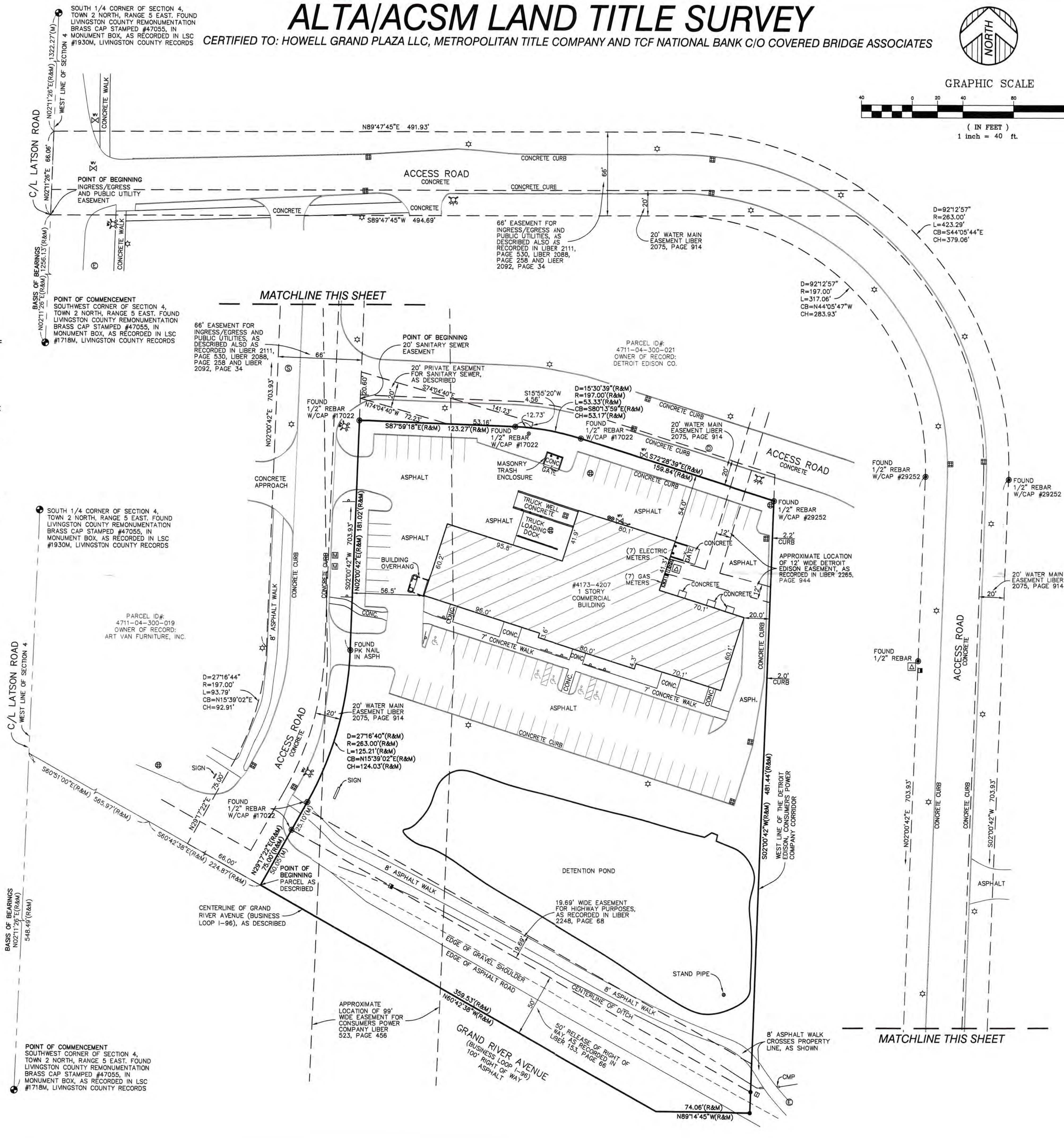
NORTH 02°11'26" EAST, BEING THE WEST LINE OF SECTION 4, AS DESCRIBED

TITLE REPORT NOTE

- ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE METROPOLITAN TITLE COMPANY COMMITMENT NO. 365878, DATED JULY 29, 2008, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
- RELEASE OF RIGHT OF WAY IN FAVOR OF BOARD OF COUNTY ROAD COMMISSIONERS AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 153, PAGE 66. (AS SHOWN)
 - EASEMENT IN FAVOR OF CONSUMERS POWER COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 523, PAGE 456. (AS SHOWN)
 - RIGHT OF WAY IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 871, PAGE 134. (RIGHT OF WAY LIES ADJACENT TO LATSON ROAD, THEREFORE NOT SHOWN)
 - RIGHT OF WAY IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 1038, PAGE 475. (RIGHT OF WAY LIES ADJACENT TO LATSON ROAD, THEREFORE NOT SHOWN)
 - TERMS AND CONDITIONS CONTAINED IN SETTLEMENT AGREEMENT AND RELEASE AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 1593, PAGE 934. (DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY)
 - TERMS AND CONDITIONS CONTAINED IN PLANNED UNIT DEVELOPMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2038, PAGE 39. AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT RECORDED IN LIBER 3580, PAGE 917 AND IN LIBER 4502, PAGE 615. (NOT PLOTTABLE)
 - TERMS AND CONDITIONS CONTAINED IN APPLICATION FOR DRAINAGE DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2058, PAGE 89. (NOT PLOTTABLE)
 - TERMS AND CONDITIONS CONTAINED IN STORM WATER EASEMENT AGREEMENT, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2058, PAGE 99. (EASEMENT LIES WEST OF SUBJECT PROPERTY, THEREFORE NOT SHOWN)
 - COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2058, PAGE 925. (NOT PLOTTABLE)
 - TERMS AND CONDITIONS CONTAINED IN PERMANENT UTILITY EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2075, PAGE 914. (AS SHOWN)
 - PERMANENT UTILITY EASEMENT IN FAVOR OF TOWNSHIP OF GENOA AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2075, PAGE 920. (EASEMENT LIES NORTH OF SUBJECT PROPERTY, THEREFORE NOT SHOWN)
 - TERMS AND CONDITIONS CONTAINED IN EASEMENT AND MAINTENANCE AGREEMENT, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2088, PAGE 258. (AS SHOWN)
 - TERMS AND CONDITIONS CONTAINED IN EASEMENT AND MAINTENANCE AGREEMENT, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2092, PAGE 34. (AS SHOWN)
 - TERMS AND CONDITIONS CONTAINED IN EASEMENT AND MAINTENANCE AGREEMENT, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2111, PAGE 530. (AS SHOWN)
 - HIGHWAY EASEMENT IN FAVOR OF GENOA TOWNSHIP AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2248, PAGE 68. (AS SHOWN)
 - UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 2265, PAGE 944. (AS SHOWN)

LEGEND

- SET 1/2" REBAR WITH CAP P.S. 47976
- FOUND MONUMENT (AS NOTED)
- FOUND SECTION CORNER (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC PANEL
- ⊙ TRANSFORMER
- ⊙ GAS METER
- ⊙ TELEPHONE RISER
- ⊙ MAILBOX
- ⊙ CLEANOUT
- ⊙ SANITARY MANHOLE
- ⊙ ROUND CATCH BASIN
- ⊙ SQUARE CATCH BASIN
- ⊙ STORM DRAIN MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ WATER VALVE
- ⊙ BOLLARD
- ⊙ LIGHTPOST/LAMP POST
- ⊙ SINGLE POST SIGN
- PARCEL BOUNDARY LINE
- SECTION LINE
- - - EASEMENT (AS NOTED)
- ▭ BUILDING
- ▭ CONCRETE CURB
- ▭ PARKING
- ▭ EDGE OF CONCRETE (CONC.)
- ▭ EDGE OF ASPHALT (ASPH.)
- ▭ MASONRY WALL
- ▭ EDGE OF WATER



PROPERTY DESCRIPTION

LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID SECTION 4 AND THE CENTERLINE OF LATSON ROAD, NORTH 02 DEGREES 11 MINUTES 26 SECONDS EAST, 548.49 FEET; THENCE ALONG THE CENTERLINE OF GRAND RIVER AVENUE (BUSINESS LOOP I-96) (100 FOOT WIDE RIGHT OF WAY), SOUTH 60 DEGREES 51 MINUTES 00 SECONDS EAST, 565.97 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF SAID GRAND RIVER AVENUE, SOUTH 60 DEGREES 42 MINUTES 38 SECONDS EAST, 224.87 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE EAST LINE OF A 66 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, NORTH 29 DEGREES 17 MINUTES 22 SECONDS EAST, 75.00 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID EASEMENT, NORTHEASTERLY ON A LONG CHORD, HAVING A LENGTH OF 125.21 FEET, A RADIUS OF 263.00 FEET, A CENTRAL ANGLE OF 27 DEGREES 16 MINUTES 40 SECONDS AND A LONG CHORD WHICH BEARS NORTH 15 DEGREES 39 MINUTES 02 SECONDS EAST, 124.03 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID EASEMENT, NORTHEASTERLY ON AN ARC RIGHT, HAVING A LENGTH OF 53.33 FEET, A RADIUS OF 197.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 30 MINUTES 39 SECONDS AND A LONG CHORD WHICH BEARS SOUTH 80 DEGREES 13 MINUTES 59 SECONDS EAST, 53.17 FEET; THENCE ALONG THE WEST LINE OF THE DETROIT EDISON CONSUMERS POWER COMPANY CORRIDOR, SOUTH 02 DEGREES 00 MINUTES 42 SECONDS WEST, 481.44 FEET; THENCE ALONG THE SOUTH LINE OF SAID SECTION 4, NORTH 89 DEGREES 14 MINUTES 45 SECONDS WEST, 74.06 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE CENTERLINE OF GRAND RIVER AVENUE, NORTH 60 DEGREES 42 MINUTES 38 SECONDS WEST, 359.53 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL:
A NON-EXCLUSIVE 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES DESCRIBED AS: PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4; THENCE ALONG THE WEST LINE OF SAID SECTION 4 AND THE CENTERLINE OF LATSON ROAD (66 FOOT RIGHT OF WAY), NORTH 02 DEGREES 11 MINUTES 26 SECONDS EAST, 1256.13 FEET; THENCE CONTINUING ALONG THE WEST LINE OF SECTION 4 AND THE CENTERLINE OF LATSON ROAD, NORTH 02 DEGREES 11 MINUTES 26 SECONDS EAST, 66.06 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 45 SECONDS EAST, 491.93 FEET; THENCE SOUTHEASTERLY ON AN ARC RIGHT, HAVING A LENGTH OF 4.23 FEET, A RADIUS OF 263.00 FEET, A CENTRAL ANGLE OF 92 DEGREES 12 MINUTES 57 SECONDS, AND A LONG CHORD WHICH BEARS SOUTH 44 DEGREES 05 MINUTES 44 SECONDS EAST, 379.06 FEET; THENCE SOUTH 02 DEGREES 00 MINUTES 42 SECONDS WEST, 75.00 FEET; THENCE ALONG THE CENTERLINE OF GRAND RIVER AVENUE (100 FOOT WIDE RIGHT OF WAY), NORTH 60 DEGREES 42 MINUTES 38 SECONDS WEST, 66.00 FEET; THENCE NORTH 29 DEGREES 17 MINUTES 22 SECONDS EAST, 75.00 FEET; THENCE ALONG THE EAST LINE OF AN ARC LEFT, HAVING A LENGTH OF 93.79 FEET, A RADIUS OF 197.00 FEET, A CENTRAL ANGLE OF 27 DEGREES 16 MINUTES 40 SECONDS, AND A LONG CHORD WHICH BEARS SOUTH 15 DEGREES 39 MINUTES 02 SECONDS WEST, 124.03 FEET; THENCE SOUTH 29 DEGREES 17 MINUTES 22 SECONDS WEST, 124.03 FEET; THENCE SOUTH 02 DEGREES 00 MINUTES 42 SECONDS WEST, 481.44 FEET; THENCE ALONG THE SOUTH LINE OF SAID SECTION 4, NORTH 89 DEGREES 14 MINUTES 45 SECONDS WEST, 74.06 FEET TO THE POINT OF BEGINNING.

20 FOOT WIDE PRIVATE EASEMENT FOR SANITARY SEWER:
PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE ALONG THE WEST LINE OF SAID SECTION 4 AND THE CENTERLINE OF LATSON ROAD, NORTH 02 DEGREES 11 MINUTES 26 SECONDS EAST, 548.49 FEET; THENCE ALONG THE CENTERLINE OF GRAND RIVER AVENUE (BUSINESS LOOP I-96) (100 FOOT WIDE RIGHT-OF-WAY), SOUTH 60 DEGREES 51 MINUTES 00 SECONDS EAST, 565.97 FEET; THENCE CONTINUING ALONG THE CENTERLINE OF SAID GRAND RIVER AVENUE, SOUTH 60 DEGREES 42 MINUTES 38 SECONDS EAST, 224.87 FEET; THENCE ALONG THE EAST LINE OF A 66 FOOT WIDE PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, NORTH 29 DEGREES 17 MINUTES 22 SECONDS EAST, 75.00 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID EASEMENT, NORTHEASTERLY ON A LONG CHORD, HAVING A LENGTH OF 125.21 FEET, A RADIUS OF 263.00 FEET, A CENTRAL ANGLE OF 27 DEGREES 16 MINUTES 40 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 15 DEGREES 39 MINUTES 02 SECONDS EAST, 124.03 FEET; THENCE CONTINUING ALONG THE EAST LINE OF SAID EASEMENT, NORTHEASTERLY ON AN ARC LEFT, HAVING A LENGTH OF 53.33 FEET, A RADIUS OF 197.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 30 MINUTES 39 SECONDS AND A LONG CHORD WHICH BEARS SOUTH 80 DEGREES 13 MINUTES 59 SECONDS EAST, 53.17 FEET; THENCE ALONG THE WEST LINE OF THE DETROIT EDISON CONSUMERS POWER COMPANY CORRIDOR, SOUTH 02 DEGREES 00 MINUTES 42 SECONDS WEST, 481.44 FEET; THENCE ALONG THE SOUTH LINE OF SAID SECTION 4, NORTH 89 DEGREES 14 MINUTES 45 SECONDS WEST, 74.06 FEET TO THE POINT OF BEGINNING.

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN ZONE X. AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 260303000, DATED SEPTEMBER 17, 2008, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO HOWELL GRAND PLAZA LLC, METROPOLITAN TITLE COMPANY AND TCF NATIONAL BANK C/O COVERED BRIDGE ASSOCIATES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDED ITEMS 1, 2, 3, 4, 7A, 8, 9, 10, AND 11A OF TABLE A, THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MICHIGAN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976

REVISED TITLE WORK 09/15/08
REVISED CERTIFIED PARTIES 09/05/08

KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS & PROFESSIONAL ENGINEERS
22556 GRATIOT AVE • EASTPOINTE, MICHIGAN 48021
(586)772-2222 • (800)295-7222 • FAX (586)772-4048

CERTIFIED TO: HOWELL GRAND PLAZA LLC, METROPOLITAN TITLE COMPANY AND TCF NATIONAL BANK C/O COVERED BRIDGE ASSOCIATES

DATE: JULY 03, 2008	JOB #: 08-04638
SCALE: 1" = 40'	SHEET: 1 OF 1
DRW. BY: JRA	REV.:

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
AUGUST 9, 2021
6:30 P.M.
MINUTES**

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

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: None

CALL TO THE PUBLIC: The call to the public was made at 6:31 pm with no response.

OPEN PUBLIC HEARING # 1... Review of a sketch plan for a proposed cross-access driveway located between 1125 and 1152 Grand Oaks Drive, east side of Grand Oaks Drive. The request is petitioned by Highland Engineering.

A. Disposition of Sketch Plan (7-19-21)

Ms. Jennifer Austin of Boss Engineering and Mr. Jeff McGahey of Highland Engineering were present. Ms. Austin provided a review of the proposed project. They would like to install an access drive to connect the two buildings that they use. This would avoid them having to enter onto Grand Oaks Drive, specifically with their forklifts.

Mr. Borden reviewed his letter dated August 3, 2021.

- Per the Zoning Ordinance, the 20-foot driveway width is only sufficient for one-way travel. If two-way travel is desired, the driveway must be widened to 24 feet. Mr. McGahey stated it will only be for forklifts and there will be signs stating this.
- The respective property owners must execute and record an easement for cross-access.
- The applicant must demonstrate to the Township that the proposed driveway does not violate the terms and conditions of the existing drainage easement. Ms. Austin stated they will be providing the information to the Drain Commissioner for his review and approval.

- The applicant must address any comments provided by the Township's engineering consultant and/or the Brighton Area Fire Authority.

Ms. Byrne reviewed her letter dated August 4, 2021.

- The Petitioner is proposing to build a driveway and culvert across a county drain. The Petitioner must obtain approval of these activities from the Livingston County Drain Commissioner and provide this approval to the Township prior to sketch plan approval.
- An easement around the proposed driveway will be needed on both parcels for shared access and maintenance of the drive. This will be similar to a private road maintenance agreement.

Mr. McGahey stated that the address is 1153 and not 1152.

Chairman Grajek stated there was a letter submitted by the property owner giving his permission for the applicant to apply for the permits for this crossing.

Commissioner Rickard asked why the driveway is coming in at an angle. Mr. McGahey stated there is a tree that he does not want to remove and it is not on his property; it is on the property that they do not own. She believes that having the driveway come in on an angle causes a site distance issue. Having it come in straight will help with this as well as cause less disturbance to the County drain and a replacement tree can be planted. Commissioner Mortensen agrees.

She is also concerned that with a possible transfer of ownership of these properties; the drive could one day be used as a drive for two-way traffic so she would suggest widening it to 24 feet. Mr. McGahey does not want to pay for the additional asphalt. She is agreeable to putting that it will be one-way traffic for this approval only.

Commissioner Mortensen noted that the easement documents should also state that it will be used for one-way traffic. Ms. VanMarter agrees.

The call to the public was made at 6:47 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to approve the sketch plan dated July 19, 2021 for a proposed cross-pathway for Highland Engineering.

- The 20-foot driveway will be straightened for a perpendicular connection and will be limited to one-way travel.
- Signage will be installed indicating one-way travel for forklifts only.
- The respective property owners must execute and record an easement for cross access and maintenance prior to a land use permit being issued.
- The requirements of the Township Engineer in her letter dated August 4 and the Brighton Area Fire Authority's letter of August 4 shall be met.

- The revised sketch plan straightening the pathway will be reviewed and approved by Township Staff.

The motion carried unanimously.

OPEN PUBLIC HEARING # 2... Review of an amendment to the previously approved Grand River/Lawson Planned Unit Development, site plan and environmental impact assessment to allow for a drive-through car wash. The proposed project is located on the vacant northeast corner of Grand River and Lawson Drive including parcels 4711-09-200-039, 040, and 041. The request is petitioned by ROC Wash Holdings, LLC.

- A. Recommendation of PUD Amendment.
- B. Recommendation of Environmental Impact Assessment. (6-28-21)
- C. Recommendation of Site Plan. (7-20-21)

Mr. Steve Noll of Tommy's Express Car Wash stated they are proposing an amendment to the PUD Agreement as well as requesting approval for a site plan. He believes they have been able to meet all of the requests from the Township Planner and Township Engineer; however, the REU calculations are still outstanding.

Mr. Borden reviewed his letter dated August 3, 2021.

- The reference to connection fees should be reviewed by the Township Engineer.
- The requirements of Section 7.02.02(I) for automatic automobile washes are met.
- Building materials and color scheme are subject to review and approval by the Planning Commission. They are proposing glass, gray brick, and black and red metal. Colored renderings were shown. Mr Borden is not aware of the percentages of each material. Mr. Noll stated they have done a full review and meet the requirements. He has that information and can forward it to the Township.

Commissioner Rauch is concerned about the red "starburst" feature. He requested that the applicant mute the tone of the red to be more consistent with other buildings in the surrounding area. Mr. Noll stated the red is a corporate color. Commissioner Rauch understands and the corporate red could be on the other features of the building, such as the vacuums, sign, etc.; however, he is requesting just that one feature to be muted. Commissioner McBain suggested that the red starburst could be changed to one of the other colors and then leave the logo in the corporate red, it could help it stand out.

Commissioner Dhaenens is in favor of the red color that is being proposed by the applicant.

Mr. Noll is not able to commit to changing the color this evening.

- The Township may require a public sidewalk along Lawson Drive, if deemed necessary. The applicant notes grading and drainage concerns as reasons to not install a sidewalk.

- The revised landscape plan is slightly deficient in plantings for the north buffer zone (2.5 trees or 10 shrubs) and around the detention pond (5 trees). He noted that the applicant has done a very good job with the landscaping and they are keeping a lot of the existing trees. Mr. Noll stated they were unclear when reading the ordinance; however, he is willing to plant the required vegetation.
- The applicant must obtain a sign permit from the Township prior to installation of any signage.
- The applicant must address any comments provided by the engineering consultant or Fire Authority.

It was noted that the conditions of the Fire Marshal's letter have been met; however, the contact information for the project shall be provided when available.

Ms. Byrne reviewed her letter dated August 5, 2021.

- The Petitioner must provide calculations that detail how the proposed storage volumes were calculated. This should be in the form of a table on the site plan. Calculations should also be provided to show that the proposed onsite storm sewer is adequately sized.
- The proposed detention pond will outlet to the existing storm sewer off Grand River Avenue. The storm plan should be reviewed and approved by Livingston County Road Commission and MDOT prior to site plan approval.
- The impact assessment states that the carwash is anticipated to use an average of 674,640 gallons of water per month and discharge an average of 473,520 gallons per month to the sanitary sewer system. The site will receive municipal water service through MHOG Sewer and Water Authority and will be discharging to the Genoa Oceola Sewer and Water Authority system. Assuming that the car wash will run for 12 hours a day, approximately 22 gallons per minute of flow will be added to the gravity sewer on the north side of Grand River Avenue that eventually discharges into Pump Station 6, which is known to be close to capacity. This additional flow to pump station 6 could accelerate the need for improvements to the system, especially if additional residential and commercial properties in the pump station 6 tributary area develop as well. An impact assessment should be performed by MHOG and GO to determine if any improvements to the system are needed to accommodate the proposed car wash in this area.
- The Petitioner provided a breakdown of their expected water and sanitary sewer usage and estimated connection fees for both the water and sewer. The impact assessment notes an expected sewer connection fee of \$88,200 and an expected water connection fee of \$75,600, which was calculated using 25.2 REUs. 25.2 REUs comes from the Township's REU table which requires 25.2 REUs per production line with recycle. An alternative method to determining REUs is using expected flow numbers. If the Petitioner were to determine REUs based on their expected flows and using the value of 218 gallons per day per REU they would calculate 103 REUs for water and 72 REUs for

sewer. In this case the Petitioner has used the method that yields the smaller REU value.

- The original PUD Agreement has a locked-in REU rate of \$3,500 for sewer and \$3,000 for water, and the Petitioner is proposing to use these locked-in rates for the amended PUD Agreement. The Planning Commission may require that the current rates of \$7,200 for water and \$7,900 for water be used for the proposed PUD Amendment, rather than the locked-in rates, due to the high usage proposed for the site that was not anticipated in the original PUD Agreement.

Commissioner Rauch stated there are two issues with the REU calculations. The first issue is how the REU's are calculated. Ms. Byrne used the amount of usage proposed to be used each day, which is 218 gallons; however, the applicant used the REU table in the ordinance. Ms. VanMarter stated the REU table for car washes was developed using research from different types of car washes. There is also a methodology where the amount of water used per day should be used, and this type of car wash uses more than the ones that were studied to determine the amount of REU's in the table. The applicant has provided how much water they typically use, so that amount should be used when determining the number of REU's. Commissioner Rickard agrees.

Commissioner Mortensen stated the other disagreement regarding the REU's is due to the applicant requesting to use the rates that were in place when the PUD was approved, but he questioned if the prevailing rates should be used. Ms. VanMarter stated the REU's were locked in at the time of PUD approval. The REU rates are set by the Township Board and the requests this evening must be approved by them, so she would like them to be aware of the REU fees.

Commissioner Mortensen stated that Township Staff will determine the REU's. An exception can be made for this use because this is a special use and this type of use was not anticipated when the PUD was approved. He would like this item to be tabled this evening and information be brought back to the Planning Commission. Mr. Borden stated that this use is not proposed as a special use in the PUD; however, an amendment to the PUD needs to be approved by the Board.

Commissioner Mortensen believes this will all need to be researched, discussed between Staff, the applicant, and the Township Engineer, and then presented to the Planning Commission and Township Board.

Ms. VanMarter stated that the applicant has provided information on how much water they anticipate using, so the issue is with both the rates and the REU calculation. If we use the evidence based REU's with the locked-in rates, the REU costs would be \$564,000. If the prevailing rates are used, the cost would be \$1.4 million.

Mr. Noll stated they purchased a piece of property with a PUD Agreement and they would like that to apply to them. They are asking to amend the PUD agreement to allow their type of car wash; however, the REU rates were locked-in when the PUD was approved. Their car washes use less water than conventional car washes or washing a vehicle in a residential driveway, they just have more volume of cars being washed.

Commissioner Rauch questioned if the issue of the REU's is beyond the scope of the Planning Commission. Commissioner Mortensen reiterated that he suggested that the REU's issue be discussed between Township Staff, the Engineer, and the applicant. Ms. VanMarter noted that there is a large discrepancy between the REU table and what the Township Engineer calculated using the applicant provided usage and there is also a big difference between the PUD rates and the prevailing rates per REU. It is a decision to be made ultimately by the Board; however, the Planning Commission should review the issue.

It was suggested that the Township Attorney review the PUD to ensure that Staff and the Planning Commission are interpreting it correctly.

The call to the public was made at 7:46 pm.

Mr. Harvey Weiss, who was the original developer of this property stated he has worked in Genoa Township for over 20 years and he worked on this original PUD Agreement. It was not set up to be opened again for renegotiating REU's. He has made big investments in the Township and along Grand River, pre-purchased many REU's across the street, and donated the land for Right-of-Way.

The call to the public was closed at 7:48 pm.

Moved by Commissioner Dhaenens, seconded by Commissioner Rickard, to postpone Public Hearing #2 to allow for a drive through car wash until the applicant can provide the following information as requested by the Planning Commission this evening:

- The applicant shall look towards other considerations for colors, and specifically for the "sunburst".
- The applicant shall work with Township Staff and the Township Engineer regarding their proposed water and sewer usage and the calculations for the REU's.
- The applicant shall meet the landscape requirements of the Township Ordinance.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated there are four items scheduled for the September 13, 2021 Planning Commission meeting.

Approval of the July 12, 2021 Planning Commission meeting minutes

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to approve the minutes of the July 12, 2021 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

Commissioner McBain would like the Township to review their landscape requirements. Ms. VanMarter stated she can have a landscape architect review the ordinance to see if the requirements are practical. It is an enforcement issue as well. Staff needs to review projects after they are completed to ensure the landscape requirements continue to be met. She can begin this process tomorrow.

Chairman Grajek asked about the Township's ability to put "Genoa Township" on the I-96 and Latson Road overpass bridge. Ms. VanMarter had asked the Board to put in more attractive signals at the interchange; however, it was not approved. The developer of the Lowe's and Wal-Mart site has given an easement to the Township for a gateway sign and if the project at the northwest corner of Grand Oaks and Lowe's goes forward it would likely be located there. She suggested having signs placed on the embankments on each side of the overpass bridge.

Ms. VanMarter stated the Master Plan discussion will be at the October or November Planning Commission meeting given the caseload for the September meeting or she may ask to hold a special meeting for this discussion.

Adjournment

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to adjourn the meeting at 8:25 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary