

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
FEBRUARY 15, 2022
6:30 P.M.
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

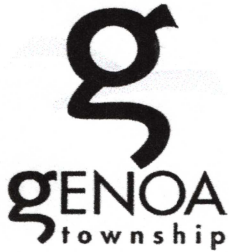
Approval of Agenda:

Call to the Public: *(Please Note: The Board will not begin any new business after 10:00 p.m)*

1. 22-02...A request by Robert J. Brantley, 7595 Brookview Drive, for a wetland variance to allow a detached accessory structure and landscaping wall to remain in the 25-foot undisturbed natural features setback buffer.
2. 22-03...A request by Robert Lay, 1824 S. Hughes Road, for a front, waterfront and side yard variance to construct a 2-story addition on an existing single-family home.
3. 22-04...A request by Jon McLachlan, 1193 Chemung Drive, for a rear yard variance to allow an existing covered deck to remain on an existing single-family home.
4. 22-06...A request by Kevin Kline, 2157 Webster Park Drive, parcel # 4711-30-101-110, for a variance to construct a detached accessory structure on a vacant parcel.
5. 22-05...A request by Jere Palazzolo, 3280 Chilson Road, parcel# 4711-20-100-020, for an appeal of the Planning Commission per Section 23.02.01 determining re-application validity.

Administrative Business:

1. Approval of minutes for the January 18, 2022 Zoning Board of Appeals meeting.
2. Correspondence
3. Member Discussion
4. Adjournment



GENOA CHARTER TOWNSHIP

WETLAND VARIANCE APPLICATION

2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 22-02 Meeting Date: Feb. 15, 2022

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Robert J Brantley Email: RJBRANTLEY@MSU.COM

Property Address: 7595 Brookview DR Phone: 801 230 3782

Present Zoning: ~~SR~~ SR Tax Code: 11-25-301-100

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested/intended property modifications: Request that the existing
shed location on the property be allowed to remain
as no material impact to the wetland or wetland
offset zone exists and disallowing will result
in significant financial impact to the homeowner.

The following is per Article 13.02.05 of the Genoa Township Ordinance”

Criteria Applicable to Wetland Setback Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

13.02.05 Variances from the Wetland Setback Requirement

The setback is not necessary to preserve the wetland’s ecological and aesthetic value;

The current shed placement is slightly over the wetland boundary line, a diagonal slice of the shed covering approximately 10sqft. The incursion is 2’ on one side of the shed and zero feet on the other side of the shed. There a small stone retaining wall installed behind the shed to minimize erosion. One half of the wall crosses the boundary. The land between the shed and the wetland is being planted with Tsuga Canidensis and wetland shrubs.

The final location of the shed was intended to be compliant with the homeowner’s understanding of the wetland setback lines. The original stakes were removed by the builder during construction. Placement of the concrete pad location was selected to minimize potential erosion around the area and was determined to be inadvertently over the line on a subsequent reinstallation of the stakes by the builder.

The natural drainage pattern to the wetland will not be significantly affected;

The drainage pattern from the final grading of the area moves the drainage away from the shed and to the side of the border area flowing down the north property line to the wetlands. Neither the shed nor the wall impact that drainage flow.

The variance will not increase the potential for erosion, either during or after construction;

The small retaining wall was installed behind the shed concrete slab to ensure that no erosion in the area occurred. The wall was designed and installed by the landscaper who subsequently submitted the remediation plan for the rest of the area.

No feasible or prudent alternative exists and the variance distance is the minimum necessary to allow the project to proceed;

At this time, there is significant concern that attempts to move the shed will damage the structural integrity of the shed and cause its demolition, resulting in an \$8000 removal/replacement cost to the homeowner.

MDEQ permit requirements have been met and all possible avoidable impacts to wetlands have been addressed.

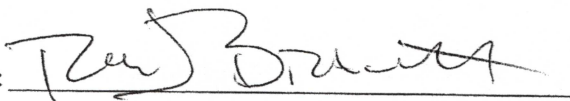
The shed encroaches on the wetland setback. There is no direct impact to the wetland itself as discussed above. As the shed is not in the wetland, no MDEQ permit was submitted. If necessary after the assessment of this zoning waiver request, a Land Use Waiver will be submitted.

Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date: 12/15/21

Signature: _____





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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: February 8, 2022
RE: ZBA 22-02

File Number: ZBA#22-02

Site Address: 7595 Brookview Dr.

Parcel Number: 4711-25-301-100

Parcel Size: 0.876 Acres

Applicant: Robert J. Brantley, 7595 Brookview Dr. Brighton

Property Owner: Brantley Family Trust, 7595 Brookview Dr. Brighton

Information Submitted: Application, site plan, elevations

Request: Wetland Setback Variance

Project Description: Applicant is requesting a wetland setback variance from the required 25-foot undisturbed natural features setback to allow a recently constructed existing detached accessory structure and landscape boulder wall to partially remain in the natural features buffer setback.

Zoning and Existing Use: Suburban Residential, (SR) Single family dwelling and detached accessory structure are located on the property

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday January 30, 2022 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- Per Assessing Records, the home was built in 2021.
- In 2020, a land use permit was issued for a new construction home. (See attached)
- In 2021, a land use waiver was issued for natural features buffer restoration and to allow a walkway through the natural features' setback area. (See attached)
- In 2020, a wetland permit was issued by MEGLE permit for work within the regulated wetland.
- The property is serviced by a well and a septic system.
- See Record Card.

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

Summary

The applicant is requesting a variance from the required 25-foot undisturbed natural features setback to allow an existing detached accessory structure and landscape boulder wall to remain. Despite multiple pre-development interactions and permit conditions involving both the owner and builder in regard to the existence and importance of maintaining the required natural features setback, a required final inspection by Township staff revealed that the natural features buffer was completely cleared, graded and structures were placed in the buffer when they were contacted to complete a zoning inspection. Owner even contacted Township Staff prior to purchasing the vacant piece of property and they were notified then of the buffer requirements.

This is an after-the-fact variance request for the detached structure and landscape wall. A restoration waiver for illegal clearing, grading and boulder wall landscaping removal within the Natural Features Setback has been issued which is attached. A performance guarantee was provided by the applicant to ensure completion of the requirements of the waiver allow staff to authorize a temporary C of O with Livingston County Building Dept. The southernmost boulder wall is required to be completely removed from the natural feature's setback area as a requirement of the waiver and the restoration plan provided by Michigan Landscape Professionals shall be specifically followed. However, the applicant did not want to remove the detached accessory structure or landscape wall. They were instructed that they would have to apply for a variance.

Variance Requests

The following is the section of the zoning ordinance that the variance is being requested from as well the criteria applicable to your review of variances in this regard.

13.02.04 Genoa Township Wetland Protection Standards

(d) Required 25-foot setback: An undisturbed natural setback shall be maintained twenty-five (25) feet from a MDEQ determined/regulated wetland. Trails and recreational areas may be allowed in the wetland setback. Any site grading or storage within the wetland protection setback area shall require a Special Land Use Permit according to Article 19; provided that no such activity shall be allowed within ten (10) feet of a regulated wetland unless specifically approved by the Planning Commission.

13.02.05 Variances from the Wetland Setback Requirement

In considering a variance for the wetland setback, the applicant must demonstrate to the Board of Appeals:

- (a) the setback is not necessary to preserve the wetland's ecological and aesthetic value.*
- (b) the natural drainage pattern to the wetland will not be significantly affected;*
- (c) the variance will not increase the potential for erosion, either during or after construction;*
- (d) no feasible or prudent alternative exists and the variance distance is the minimum necessary to allow the project to proceed; or*
- (e) MDEQ permit requirements have been met and all possible avoidable impacts to wetlands have been addressed.*

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

Please note that in order for a variance to be approved it has to meet all of the standards in 13.02.05.

(a) the setback is not necessary to preserve the wetland's ecological and aesthetic value.

The applicant's response describes the location and reason for the intrusion however those only benefit the placement of the structure but does not address the impacts on the wetlands ecological and aesthetic value. The impacts of the encroachment would provide less protection from possible future encroachment into the wetland area.

(b) the natural drainage pattern to the wetland will not be significantly affected;

This criteria has not been met since as applicant stated in their application, the natural drainage pattern has been affected due to the final grading which was diverted to the side of the property. The landscape wall located near the detached structure was installed to reroute the natural drainage flow and to protect the area for the detached structure not to protect the wetland.

(c) the variance will not increase the potential for erosion, either during or after construction;

Having a decreased buffer area will increase the potential for erosion and the shed and landscape wall clearly alter the natural flow and may increase the rate and flow towards the wetland.

(d) no feasible or prudent alternative exists and the variance distance is the minimum necessary to allow the project to proceed;

Applicant has ample room to relocate the detached accessory structure in a conforming location on the property which would cancel the need for a variance.

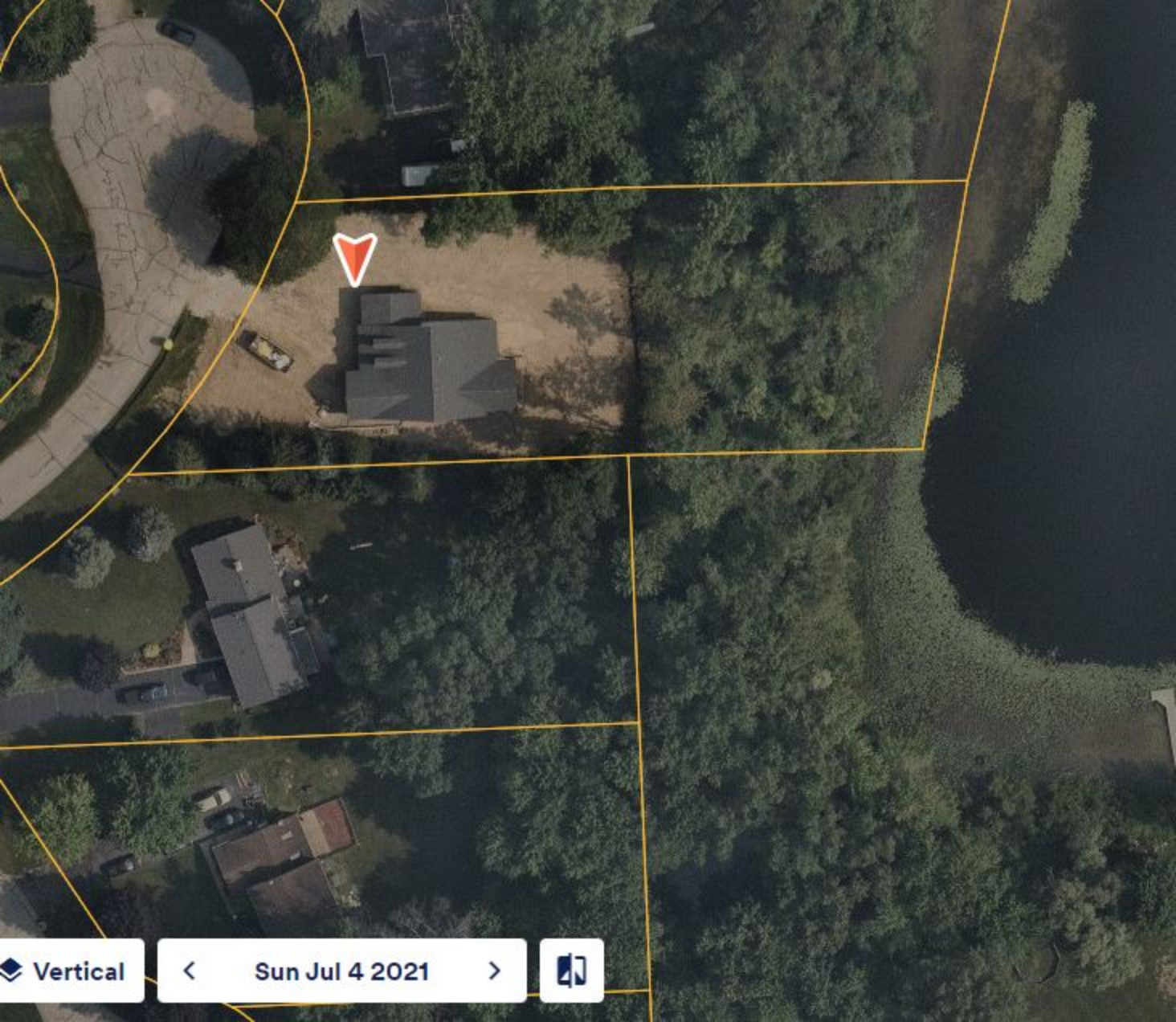
(e) MDEQ permit requirements have been met and all possible avoidable impacts to wetlands have been addressed.

A MEGLE permit is not needed for work inside in the 25-foot natural features setback from the wetland. The applicant has obtained MEGLE permit for work within the regulated wetland.

Recommendations:

If the Zoning Board of Appeals denies the variance requests staff recommends the following conditions be placed on the denial.

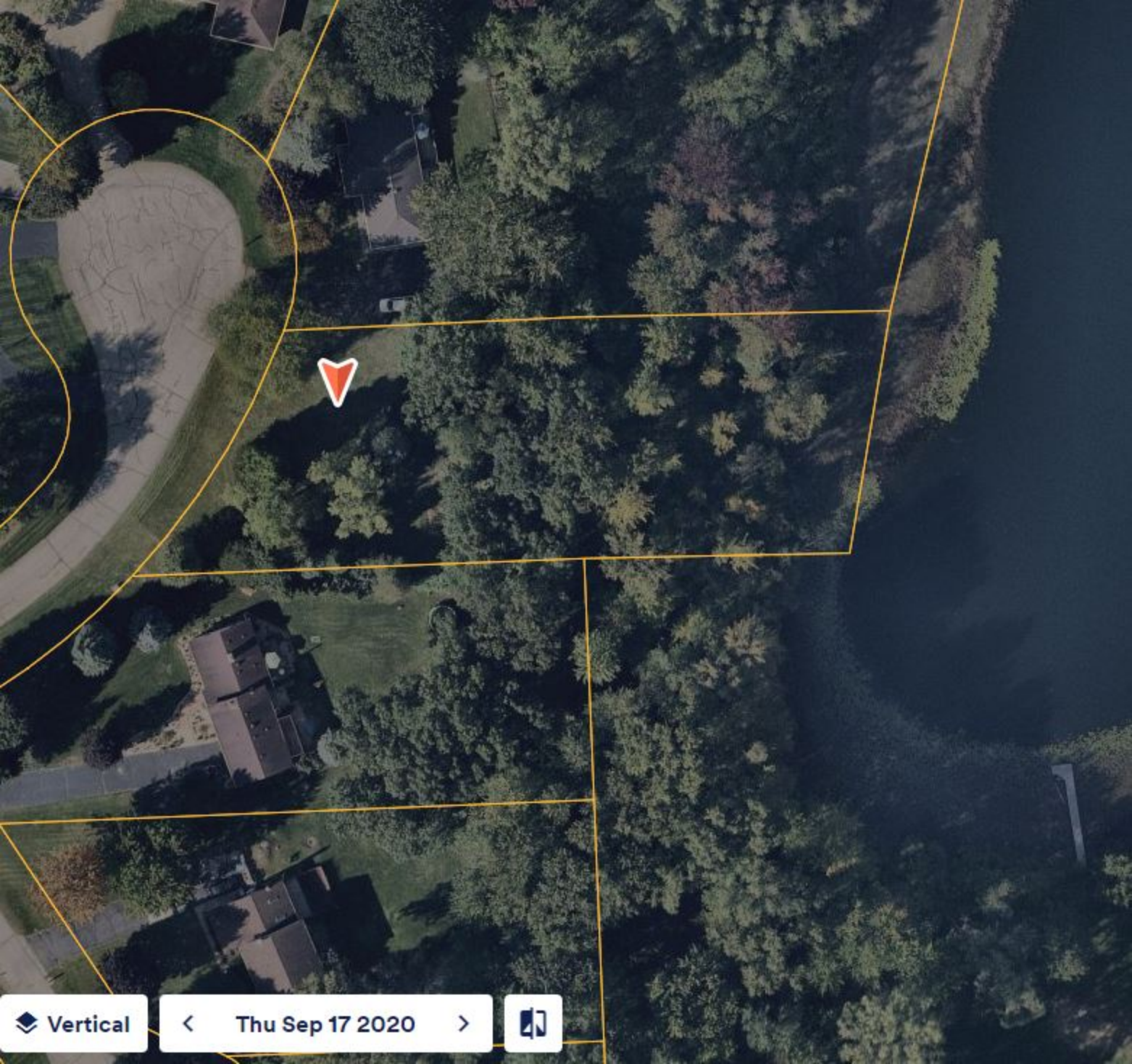
1. The applicant must apply for a land use waiver and relocate the detached accessory structure in a conforming location within 30 days of denial.
2. The landscape wall and concrete pad be removed within 30 days of denial.
3. Prior to the required removal of the detached structure, concrete pad and landscape wall, applicant must provide staff with a detailed restoration plan on how the area will restored and the structures will be removed without further damage to the natural feature's buffer.



Vertical

< Sun Jul 4 2021 >





Vertical

< Thu Sep 17 2020 >





Genoa Township

2911 Dorr Road, Brighton, Michigan 48116
 Phone: 810.227.5225 Fax: 810.227.3420 www.genoa.org

Planning & Zoning

P20-212

Issued: 12/11/2020
 Expires: 12/11/2021

Residential Land Use

Residential New Construction

LOCATION	OWNER	APPLICANT
7595 BROOKVIEW DR 4711-25-301-100 Zoning: SR	BRANTLEY FAMILY TRUST 3523 OAK KNOLL DR BRIGHTON MI 48116 Phone: E-mail:	CHESTNUT DEVELOPMENT 6253 Grand River Brighton MI 48114 Phone: (734) 679 4356 E-mail:

Work Description: New construction home with covered deck

PROJECT INFORMATION:

Front Setback: 48.83	Side Setback: 40.04	Water/Wetland:
Least Side Setback: 26.36	Rear Setback: 61.81	Distance from Principal Structure:
Construction Value: \$287,200.00	Height:	Total Square Feet: 2,398
ZBA Approval: N/A		

**Comments/
Conditions:**

Flood Plain: N/A

INSPECTION REQUIRED BY TOWNSHIP PRIOR TO CERTIFICATE OF OCCUPANCY FOR WETLAND BUFFER COMPLIANCE. THE 25 FOOT NATURAL FEATURES SETBACK SHALL REMAIN UNDISTURBED. NO GRASS CUTTING, CLEARING, CONSTRUCTION PERSONAL OR DEBRIS ETC.

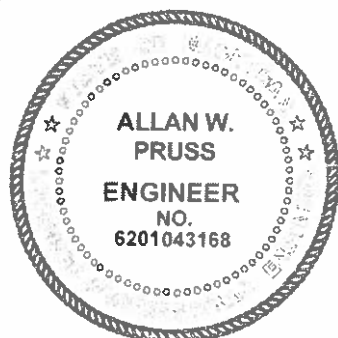
NO CLEARING IS ALLOWED IN THE 25 FOOT WETLAND SETBACK BUFFER. A permit is required for any recreation trail in the wetland setback.

Retaining wall is approved. The retaining wall is not encroaching into the front yard line.

Permit Item	Permit Fee	Fee Basis	Item Total
Residential New Construction/Addition	Permit Fee	1.00	75.00

Fee Total: \$75.00
 Amount Paid: \$75.00
Balance Due: \$0.00

Issuance of this permit confirms the applicants certification that all information and data attached to and made part of this permit are true and accurate and to the best of the applicants knowledge and belief. The applicant has certified that the proposed work has been authorized by the owner of record and that the applicant has been authorized by the owner to obtain this permit as the authorized agent. The applicant has agreed to conform to all applicable laws, codes and ordinances of the State of Michigan, Livingston County and Genoa Township. The applicant acknowledges that private covenants and restrictions are potentially enforceable by private parties. This permit authorizes on-site inspections by an official representative of Genoa Charter Township. This permit is valid for a period of 12 months from the date of issue and the applicant agrees that any modifications must be approved by Genoa Township.



Allan W. Pruss

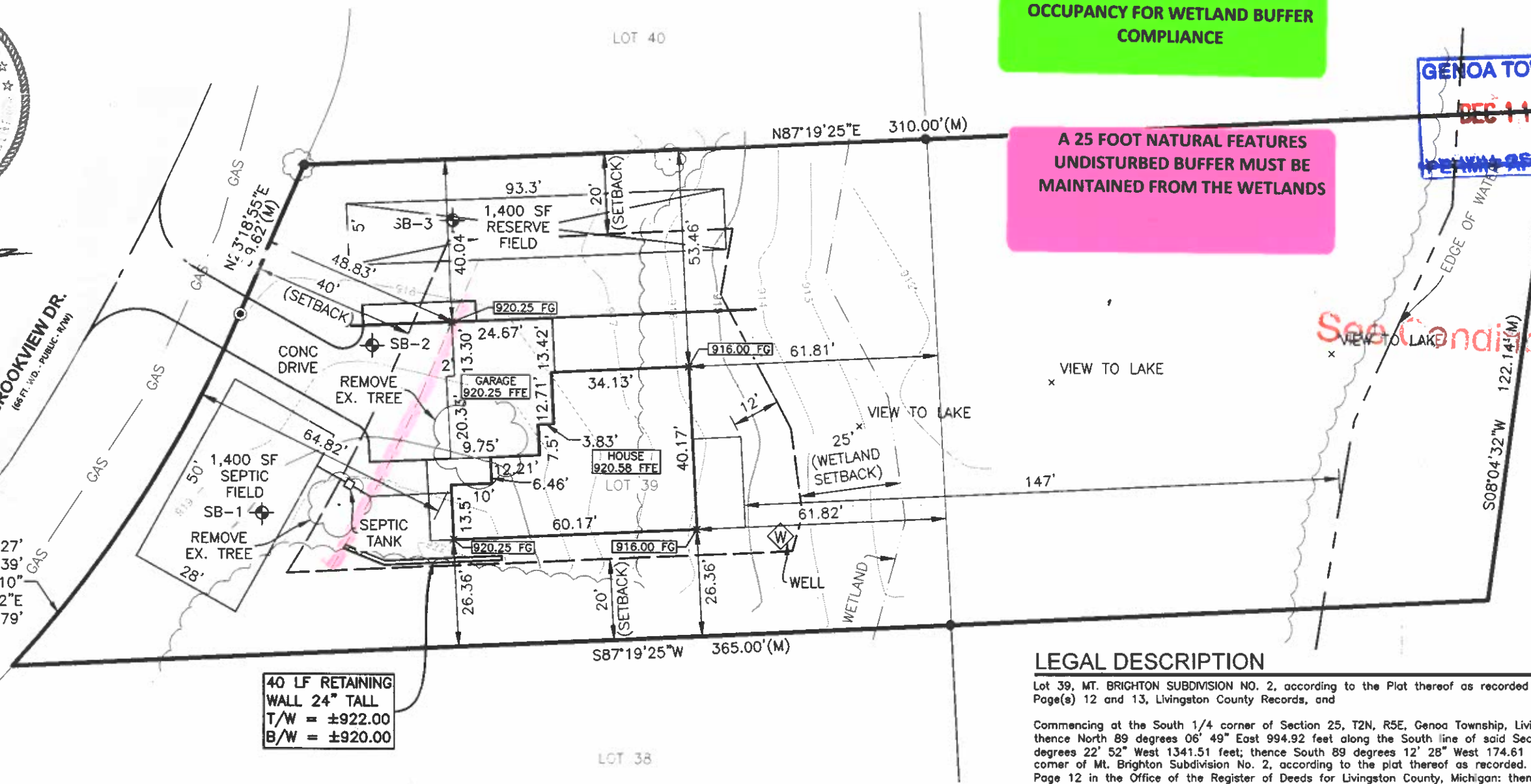
FINAL INSPECTION REQUIRED BY TOWNSHIP PRIOR TO CERTIFICATE OF OCCUPANCY FOR WETLAND BUFFER COMPLIANCE

A 25 FOOT NATURAL FEATURES UNDISTURBED BUFFER MUST BE MAINTAINED FROM THE WETLANDS

GENOA TOWNSHIP
DEC 11 2020
RECEIVED

BROOKVIEW DR.
(66 FT. W.D. - PUBLIC - R.W.)

L=104.27'
R=311.39'
Δ=19°11'10"
LC=N32°55'42"E
103.79'



40 LF RETAINING WALL 24" TALL
T/W = ±922.00
B/W = ±920.00

See Conditions

LEGEND

PROPOSED	EXISTING	
UG-ELEC	UG TELE, MH, TELE PED, CABLE PED	
	UG FIBER, PED, LINE MARKER, VAULT	
	UG ELEC, MH, TRANSFORMER, AC UNIT, METER	
	OH ELEC, UTIL POLE, GUY WIRE	
	GROUND LIGHT, POLE, POLE W/ ARM LT	
	LIGHT MH, LT CTRL BOX, PH. BOOTH, PARK. METER	
	ELEC HAND HOLE, OUTLET, SIGNAL MH, SIGNAL BOX	
	UG GAS, MH, VALVE, LINE MARKER	
	GAS WELL, METER, VENT	
	WATER MAIN, MH, VALVE IN BOX, HYDRANT, FDC	
	WATER WELL, METER, STOP BOX, POST INDICATOR VALVE	
	STORM SEWER, MH, CB, INLET, YARD DRAIN	
	SANITARY SEWER, MH, CLEAN OUT	
	SIGN, FLAG POLE, GUARD POST, ROCK	
	SPOT ELEVATION	
	CONTOUR	
	FENCE	
	CONCRETE PAVEMENT	

GRADING LEGEND

X 903.00 TP	PROPOSED TOP OF PAVEMENT GRADE
X 903.00 SW	PROPOSED SIDEWALK GRADE
X 903.00 FG	PROPOSED FINISH GRADE
X 903.00 TC	PROPOSED TOP CURB GRADE
X 902.50 GP	PROPOSED GUTTER PAN GRADE
X 903.0 MA	MATCH EXISTING
X 903.00 RIM	PROPOSED RIM GRADE
X 903.00 FFE	FINISH FLOOR ELEVATION
X 903.00 WO	WALK OUT ELEVATION

LEGAL DESCRIPTION

Lot 39, MT. BRIGHTON SUBDIVISION NO. 2, according to the Plat thereof as recorded in Liber 13 of Plats, Page(s) 12 and 13, Livingston County Records, and

Commencing at the South 1/4 corner of Section 25, T2N, R5E, Genoa Township, Livingston County, Michigan; thence North 89 degrees 06' 49" East 994.92 feet along the South line of said Section; thence North 01 degrees 22' 52" West 1341.51 feet; thence South 89 degrees 12' 28" West 174.61 feet to the Southeast corner of Mt. Brighton Subdivision No. 2, according to the plat thereof as recorded. In Liber 13 of Plats on Page 12 in the Office of the Register of Deeds for Livingston County, Michigan; thence North 01 degrees 33' 53" West 513.51 feet along the Easterly line of said Subdivision to the Southeast corner of Lot 39 of said subdivision for a PLACE OF BEGINNING; thence continuing North 01 degrees 33' 53" West 120.00 feet to the Northeast corner of said Lot 39; thence North 88 degrees 27' 07" East 115.00 feet along the Northerly line of said Lot 39 extended Easterly to a 1/2" rod; thence continuing along said Easterly extension of said Northerly line North 88 degrees 27' 07" East 40.48 feet; thence South 09 degrees 12' 14" West 122.14 feet to a point that lies on the Easterly extension of the Southerly line of said Lot 39; thence South 88 degrees 27' 07" West 47.66 feet along said Easterly extension of the Southerly line of said Lot 39 to a 1/2" rod; thence continuing South 88 degrees 27' 07" West 85.00 feet along said Easterly extension of the Southerly line of said Lot 39 to the PLACE OF BEGINNING. Being a part of the southeast 1/4 of Section 25, T2N, R5E, Genoa Township, Livingston County, Michigan.

Copyright, © M.E.C.A. INC.

	<p>ENGINEERS · SURVEYORS · CONSULTANTS · LANDSCAPE ARCHITECTS · LAND PLANNERS</p> <p>298 VETERANS DRIVE FOWLerville, MICHIGAN 48836 (OFFICE) 517-223-3512</p>	<p>CLIENT: BOB BRANTLEY</p> <p>SE 1/4, SEC. 25, T2N-R5E, GENOA TWP.</p> <p>(M) - Measured Dist. (R) - Recorded Dist. ● MON - Found Concrete Monument ● FIR/P - Found Iron Rod/Pipe ○ SIR - Set Iron Rod ▲ MAG - Set Magnetic Nail P.O.B./E. - Point of Beginning/Ending ● - Soil Evaluation Dig *-*-* - Fence</p>
	<p>DATE: 12/11/20</p> <p>SCALE: 1" = 30'</p>	<p>DR. BY: MN</p> <p>SHEET: 1 of 1</p> <p>JOB No. 20-157</p>



Genoa Township

2911 Dorr Rd. Brighton, MI 48116

Phone: 810.227.5225 Fax: 810.227.3420 www.genoa.org

Planning & Zoning

Land Use Waiver
Work within natural features setback

PW21-130

Issued: 12/17/2021
 Expires: 12/17/2022

LOCATION	OWNER	APPLICANT
7595 BROOKVIEW DR 4711-25-301-100 Zoning: SR	BRANTLEY FAMILY TRUST 43044 CALEDONIA CT LEESBURG VA 20176-6475 Phone: (801) 230 3782 E-mail: rjbrantley@msn.com	BRANTLEY FAMILY TRUST 43044 CALEDONIA CT LEESBURG VA 20176-6475 Phone: (801) 230 3782 E-mail: rjbrantley@msn.com

Work Description: Installation of floating boardwalk through wetlands and walkway through natural features setback area, irrigation pipe passage through the natural features setback area.

Construction Value: \$20,000.00

Total Square Feet:

Comments/Conditions: **Flood Plain: N/A | This is an after-the-fact permit for the boardwalk and a restoration permit for illegal clearing, grading and boulder wall landscaping within the Natural Features Setback. A performance guarantee via certified check was provided by the applicant to ensure completion of the requirements of this permit which will be held in escrow until the improvements are completed to allow staff to authorize a temporary CofO with Livingston County Building Dept. The owner has made application to the February 15, 2022 ZBA seeking variances for the shed and associated nearby boulder wall therefore they are not required to be removed at this time but the owner understands they must be removed if the variances are not granted. The southern most boulder wall must be completely removed from the natural features setback area as a requirement of this permit and the restoration plan provided by Michigan Landscape Professionals shall be specifically followed. The restoration plan was prepared by a Licensed Landscape Architect and is sufficient.**

The applicant must contact the Livingston County Building Dept. to inquire if a building permit is required for the boardwalk and platform.

A silt fence to protect the wetland shall be installed and maintained throughout the restoration. Machinery use shall be eliminated or minimized within the natural features setback as much as possible to implement the restoration plan with as little soil disturbance as possible. No underground irrigation or sprinklers will be placed in the natural features setback.

After the restoration is completed, the 25 foot undisturbed natural features setback cannot be maintained except for the mulch walkway. No grass cutting, etc.

FINAL INSPECTION IS REQUIRED BY GENOA TOWNSHIP. Once the items have been completed and the Township is satisfied with the restoration, Township will refund applicant the Performance Guarantee.

Permit Item	Permit Fee	Fee Basis	Item Total
		Fee Total:	\$0.00
		Amount Paid:	\$0.00
		Balance Due:	\$0.00



NOTICE OF AUTHORIZATION

Permit Number: WRP024589 v. 1
Site Name: 47-Lot 39 Brookview Drive-Brighton

Date Issued: August 26, 2020
Expiration Date: August 26, 2025

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

- Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
- Part 301, Inland Lakes and Streams.
- Part 303, Wetlands Protection.

Authorized activity:

Construct a permanent 6-foot wide by 120-foot long, elevated, open pile boardwalk and a 15-foot by 10-foot platform in wetland.

To be conducted at property located in: Livingston County, Waterbody: Unnamed Wetland; Worden Lake Section 25, Town 02N, Range 05E, Genoa Township

Permittee:
Mr. Robert Brantley
43044 Caledonia Court
Leesburg, VA 20176

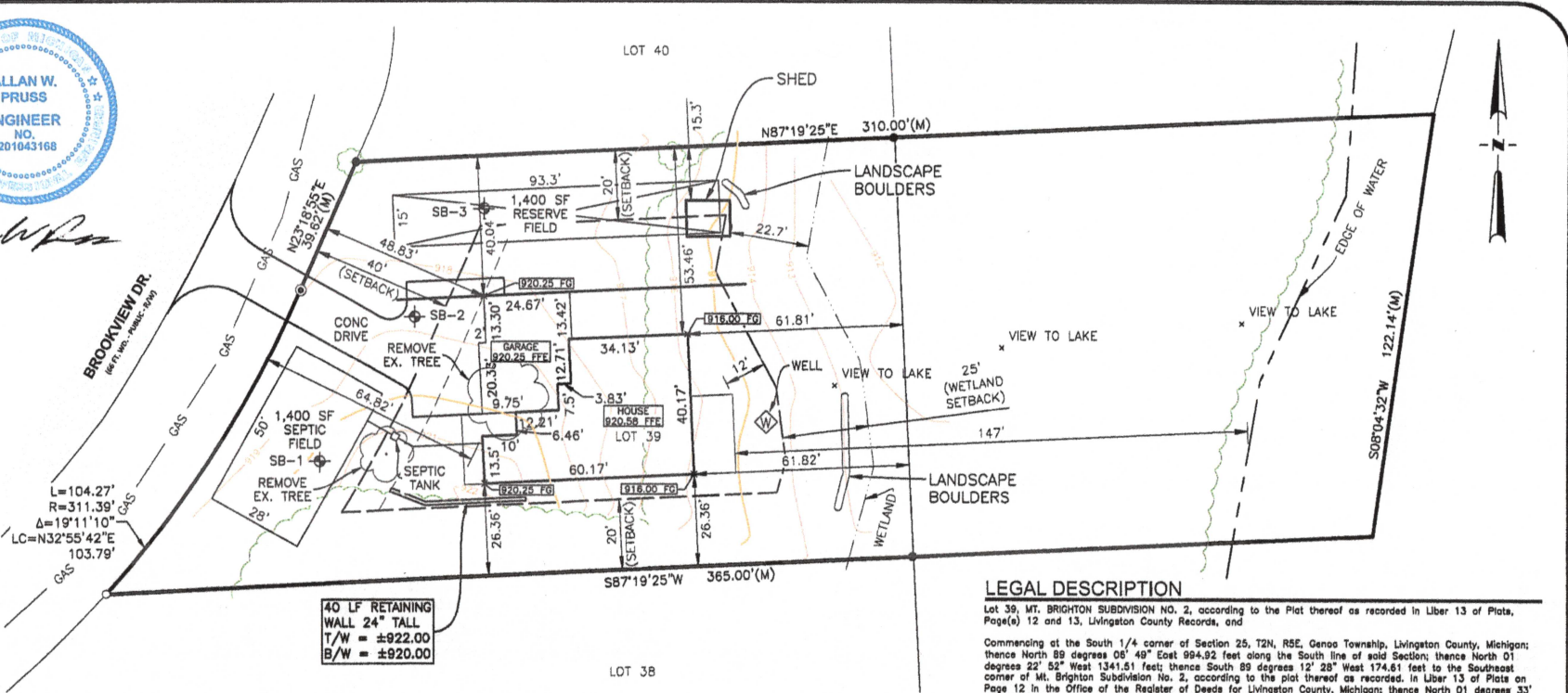
Jeff Pierce
Lansing District Office
Water Resources Division
517-416-4297

This notice must be displayed at the site of work.
Laminating this notice or utilizing sheet protectors is recommended.
Please refer to the above permit number with any questions or concerns.

EGLE-WRD
WRP024589 v1.0
Approved
Issued On:08/26/2020
Expires On:08/26/2025



Allan W. Pruss



L=104.27'
R=311.39'
Δ=19°11'10"
LC=N32°55'42"E
103.79'

40 LF RETAINING WALL 24" TALL
T/W = ±922.00
B/W = ±920.00

LEGAL DESCRIPTION

Lot 39, MT. BRIGHTON SUBDIVISION NO. 2, according to the Plat thereof as recorded in Liber 13 of Plats, Page(s) 12 and 13, Livingston County Records, and

Commencing at the South 1/4 corner of Section 25, T2N, R5E, Genoa Township, Livingston County, Michigan; thence North 89 degrees 08' 49" East 994.92 feet along the South line of said Section; thence North 01 degrees 27' 50" West 1341.51 feet; thence South 89 degrees 12' 28" West 174.61 feet to the Southeast corner of Mt. Brighton Subdivision No. 2, according to the plat thereof as recorded in Liber 13 of Plats on Page 12 in the Office of the Register of Deeds for Livingston County, Michigan; thence North 01 degrees 33' 53" West 513.51 feet along the Easterly line of said Subdivision to the Southeast corner of Lot 39 of said subdivision for a PLACE OF BEGINNING; thence continuing North 01 degrees 33' 53" West 120.00 feet to the Northeast corner of said Lot 39; thence North 88 degrees 27' 07" East 115.00 feet along the Northerly line of said Lot 39 extended Easterly to a 1/2" rod; thence continuing along said Easterly extension of said Northerly line North 88 degrees 27' 07" East 40.48 feet; thence South 09 degrees 12' 14" West 122.14 feet to a point that lies on the Easterly extension of the Southerly line of said Lot 39; thence South 88 degrees 27' 07" West 47.66 feet along said Easterly extension of the Southerly line of said Lot 39 to a 1/2" rod; thence continuing South 88 degrees 27' 07" West 85.00 feet along said Easterly extension of the Southerly line of said Lot 39 to the PLACE OF BEGINNING. Being a part of the southeast 1/4 of Section 25, T2N, R5E, Genoa Township, Livingston County, Michigan.

LEGEND

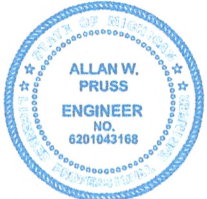
PROPOSED	EXISTING	
UG-ELEC	UG TELE, MH, TELE PED, CABLE PED	
WM	UG FIBER, PED, LINE MARKER, VAULT	
Y.D.	UG ELEC, MH, TRANSFORMER, AC UNIT, METER	
900	OH ELEC, UTIL POLE, POLE W/ ARM LT	
	GROUND LIGHT, POLE, W/ ARM LT	
	LIGHT MH, LT CTRL BOX, PH. BOOTH, PARK. METER	
	ELEC HAND HOLE, OUTLET, SIGNAL MH, SIGNAL BOX	
	UG GAS, MH, VALVE, LINE MARKER	
	GAS WELL, METER, VENT	
	WATER MAIN, MH, VALVE IN BOX, HYDRANT, FDC	
	WATER WELL, METER, STOP BOX, POST INDICATOR VALVE	
	STORM SEWER, MH, CS, INLET, YARD DRAIN	
	SANITARY SEWER, MH, CLEAN OUT	
	SIGN, FLAG POLE, GUARD POST, ROCK	
	SPOT ELEVATION	
	CONTOUR	
	FENCE	
	CONCRETE PAVEMENT	

GRADING LEGEND

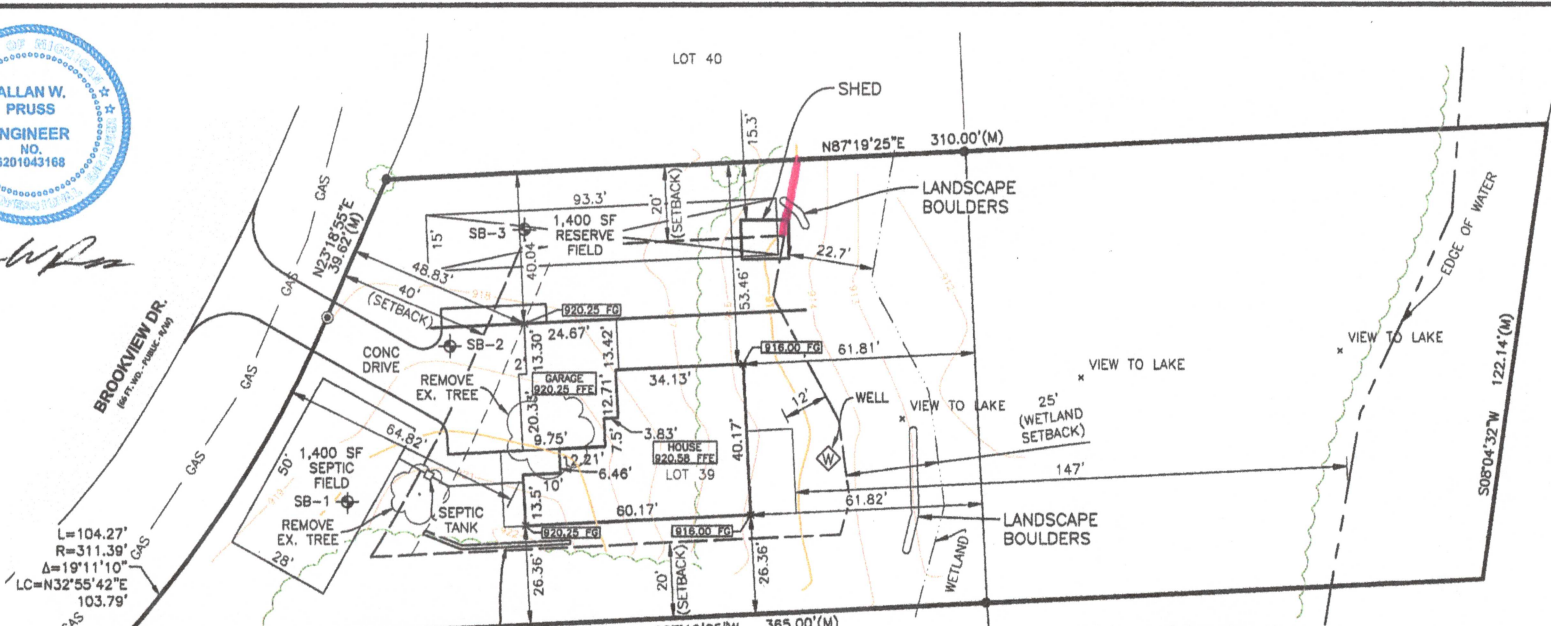
X 903.00 TP	PROPOSED TOP OF PAVEMENT GRADE
X 903.00 SW	PROPOSED SIDEWALK GRADE
X 903.00 FG	PROPOSED FINISH GRADE
X 903.00 TC	PROPOSED TOP CURB GRADE
X 802.50 GP	PROPOSED GUTTER PAN GRADE
X 903.00 MA	MATCH EXISTING
X 903.00 RIM	PROPOSED RIM GRADE
X 903.00 FFE	FINISH FLOOR ELEVATION
X 903.00 WO	WALK OUT ELEVATION

<p>ENGINEERS · SURVEYORS · CONSULTANTS · LANDSCAPE ARCHITECTS · LAND PLANNERS</p>		<p>CLIENT: BOB BRANTLEY</p>
<p>298 VETERANS DRIVE FOWLerville, MICHIGAN 48836 (OFFICE) 517-223-3512</p>		<p>SE 1/4, SEC. 25, T2N-R5E, GENOA TWP.</p> <p>(M) - Measured Dist. (R) - Recorded Dist. ● MON - Found Concrete Monument ● FIR/P - Found Iron Rod/Pipe ○ S/R - Set Iron Rod ▲ MAG - Set Magnetic Nail P.O.B./E. - Point of Beginning/Ending ● - Soil Evaluation Dig --- - Fence</p>
<p>DATE: 11/16/2021 SHEET: 1 of 1</p>	<p>DR. BY: MN JOB NO. 20-157</p>	<p>CHK: AP</p>

SCALE: 1" = 30'



Allan W. Pruss



L=104.27'
R=311.39'
Δ=19°11'10"
LC=N32°55'42"E
103.79'

40 LF RETAINING WALL 24" TALL
T/W = ±922.00
B/W = ±920.00

LEGAL DESCRIPTION

Lot 39, MT. BRIGHTON SUBDIVISION NO. 2, according to the Plat thereof as recorded in Liber 13 of Plats, Page(s) 12 and 13, Livingston County Records, and

Commencing at the South 1/4 corner of Section 25, T2N, R5E, Genoa Township, Livingston County, Michigan; thence North 89 degrees 09' 49" East 994.92 feet along the South line of said Section; thence North 01 degree 22' 59" West 1341.51 feet thence South 89 degree 12' 28" West 174.61 feet to the Southeast corner of Mt. Brighton Subdivision No. 2, according to the plat thereof as recorded. In Liber 13 of Plats on Page 12 in the Office of the Register of Deeds for Livingston County, Michigan; thence North 01 degree 33' 53" West 513.51 feet along the Easterly line of said Subdivision to the Southeast corner of Lot 39 of said subdivision for a PLACE OF BEGINNING; thence continuing North 01 degree 33' 53" West 120.00 feet to the Northeast corner of said Lot 39; thence North 88 degree 27' 07" East 115.00 feet along the Northerly line of said Lot 39 extended Easterly to a 1/2" rod; thence continuing along said Easterly extension of said Northerly line North 88 degree 27' 07" East 40.48 feet; thence South 09 degree 12' 14" West 122.14 feet to a point that lies on the Easterly extension of the Southerly line of said Lot 39; thence South 88 degree 27' 07" West 47.66 feet along said Easterly extension of the Southerly line of said Lot 39 to a 1/2" rod; thence continuing South 88 degree 27' 07" West 85.00 feet along said Easterly extension of the Southerly line of said Lot 39 to the PLACE OF BEGINNING. Being a part of the southeast 1/4 of Section 25, T2N, R5E, Genoa Township, Livingston County, Michigan.

LEGEND

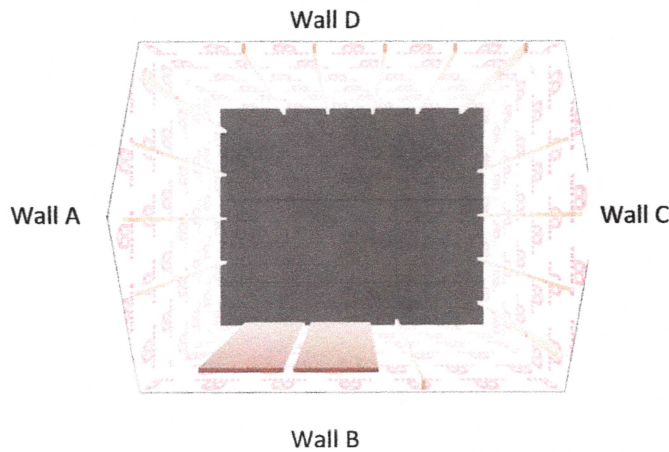
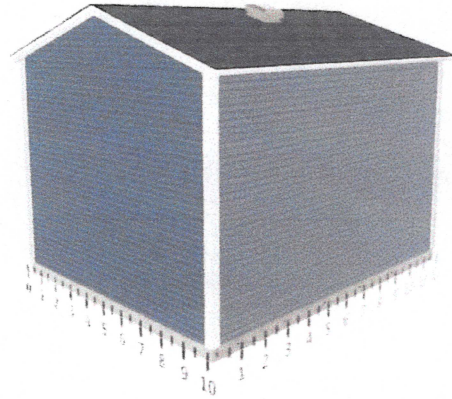
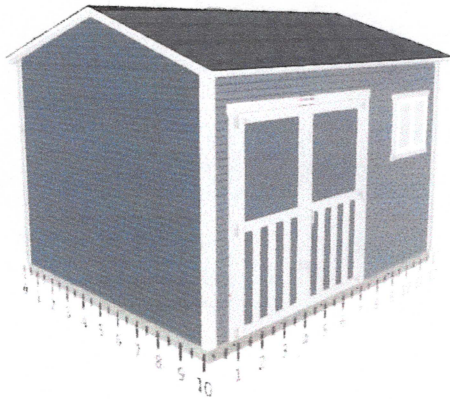
PROPOSED	EXISTING	
UG-ELEC	UG TELE, MH, TELE PED, CABLE PED	
	UG FIBER, PED, LINE MARKER, VAULT	
	UG ELEC, MH, TRANSFORMER, AC UNIT, METER	
	OH ELEC, UTIL POLE, GUY WIRE	
	GROUND LIGHT, POLE, POLE W/ ARM LT	
	LIGHT MH, LT CTRL BOX, PH. BOOTH, PARK. METER	
	ELEC HAND HOLE, OUTLET, SIGNAL MH, SIGNAL BOX	
	UG GAS, MH, VALVE, LINE MARKER	
	GAS WELL, METER, VENT	
	WATER MAIN, MH, VALVE IN BOX, HYDRANT, FDC	
	WATER WELL, METER, STOP BOX, POST INDICATOR VALVE	
	STORM SEWER, MH, CB, INLET, YARD DRAIN	
	SANITARY SEWER, MH, CLEAN OUT	
	SIGN, FLAG POLE, GUARD POST, ROCK	
	SPOT ELEVATION	
	CONTOUR	
	FENCE	
	CONCRETE PAVEMENT	

GRADING LEGEND

X 900.00 TP	PROPOSED TOP OF PAVEMENT GRADE
X 900.00 SW	PROPOSED SIDEWALK GRADE
X 900.00 FG	PROPOSED FINISH GRADE
X 903.00 TC	PROPOSED TOP CURB GRADE
X 902.50 GP	PROPOSED GUTTER PAN GRADE
X 900.00 MA	MATCH EXISTING
X 903.00 RH	PROPOSED RIM GRADE
X 905.00 FFE	FINISH FLOOR ELEVATION
X 905.00 WO	WALK OUT ELEVATION

	<p>ENGINEERS · SURVEYORS · CONSULTANTS · LANDSCAPE ARCHITECTS · LAND PLANNERS</p>	<p>CLIENT: BOB BRANTLEY</p>
	<p>298 VETERANS DRIVE FOWLERVILLE, MICHIGAN 48836 (OFFICE) 517-223-3512</p>	<p>SE 1/4, SEC. 25, T2N-R5E, GENOA TWP. (M) - Measured Dist. (R) - Recorded Dist. ● W/CN - Found Concrete Monument ● FIR/P - Found Iron Rod/Pipe ○ SIR - Set Iron Rod △ MAG - Set Magnetic Nail P.O.B./E. - Point of Beginning/Ending ● - Soil Evaluation Dig * - Fence</p>
<p>SCALE: 1" = 30'</p>	<p>DATE: 11/16/2021 SHEET: 1 of 1</p>	<p>DR. BY: MN CHK: AP JOB No. 20-157</p>

ORANGE LINE INDICATES EXTENSION OF THE WETLAND SETBACK LINE TO THE NORTHERN PROPERTY BOUNDARY.



Base Details

Building Size & Style
 Premier Tall Ranch - 10' wide by 12' long

Paint Selection
 Base: Goblin, Trim: Delicate White
 Customer to apply 2nd coat

Roof Selection
 Nickel Gray 3 Tab

Drip Edge
 White

Options Details

Doors
 3' x 6'7" Double Shed Door (6'),
 Wainscot

Windows
 2'x2' Insulated Horizontal Sliding
 Window

Walls
 355 Sq Ft House Wrap
 355 Sq Ft Horizontal Wood Lap Siding

Roof
 Metal Roof Vent

Interior
 112 Sq Ft Overhead Loft

Loft
 Full Loft - Verify opening size &
 placement, 4' Deep Wall A, 4' Deep
 Wall B, 4' Deep Wall C, 4' Deep Wall D

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
 Yes

Is there a power outlet within 100 feet of installation location?
 Yes

The building location must be level to properly install the building. How level is the install location?
 Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?
 Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
 Yes

Substrate Shed will be installed on?
 Dirt/Gravel

Signature: _____ Date: _____

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CZAJKA RONALD J	BRANTLEY FAMILY TRUST	100,000	01/23/2020	WD	03-ARM'S LENGTH	2020R-002638	BUYER/SELLER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: SR	Building Permit(s)	Date	Number	Status
7595 BROOKVIEW DR	School: BRIGHTON AREA SCHOOLS		Work within natural featur	12/17/2021	PW21-130	
Owner's Name/Address	P.R.E. 100% 02/08/2022		Residential New Constructi	12/11/2020	P20-212	7 FINAL BL
BRANTLEY FAMILY TRUST 7595 BROOKVIEW DR BRIGHTON MI 48116	MAP #: V22-02		Work within natural featur	11/25/2019	PW19-152	
	2022 Est TCV Tentative					
	X Improved	Vacant	Land Value Estimates for Land Table 4008.MT. BRIGHTON SUB			
	Public Improvements		* Factors *			

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 25 T2N R5E MT. BRIGHTON SUB NO. 2 LOT 39 AND ALSO COMM AT S ¼ COR TH N89°06'49"E 994.92 FT TH N01°22'52"W 1341.51 FT TH S89°12'28"W 174.61 FT TH N01°33'53"W 513.51 FT FOR POB TH N01°33'53"W 120 FT TH N88°27'07"E 115 FT TH N88°27'07"E 40.48 FT TH S09°12'14"W 122.14 FT TH S88°27'07"W 47.66 FT TH S88°27'07"W 85 FT TO POB CONT .40 AC M.L PARCEL 39E SPLIT/COMBINED ON 12/21/2016 FROM 4711-25-301-040, 4711-25-400-058, 4711-25-301-039;	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<Site Value B> WATERFRONT					100000	100		100,000
		126 Actual Front Feet, 0.88 Total Acres							Total Est. Land Value =	100,000
		Land Improvement Cost Estimates								
		Description					Rate	Size	% Good	Cash Value
		Wood Frame					31.51	120	50	1,890
		Total Estimated Land Improvements True Cash Value =								1,890

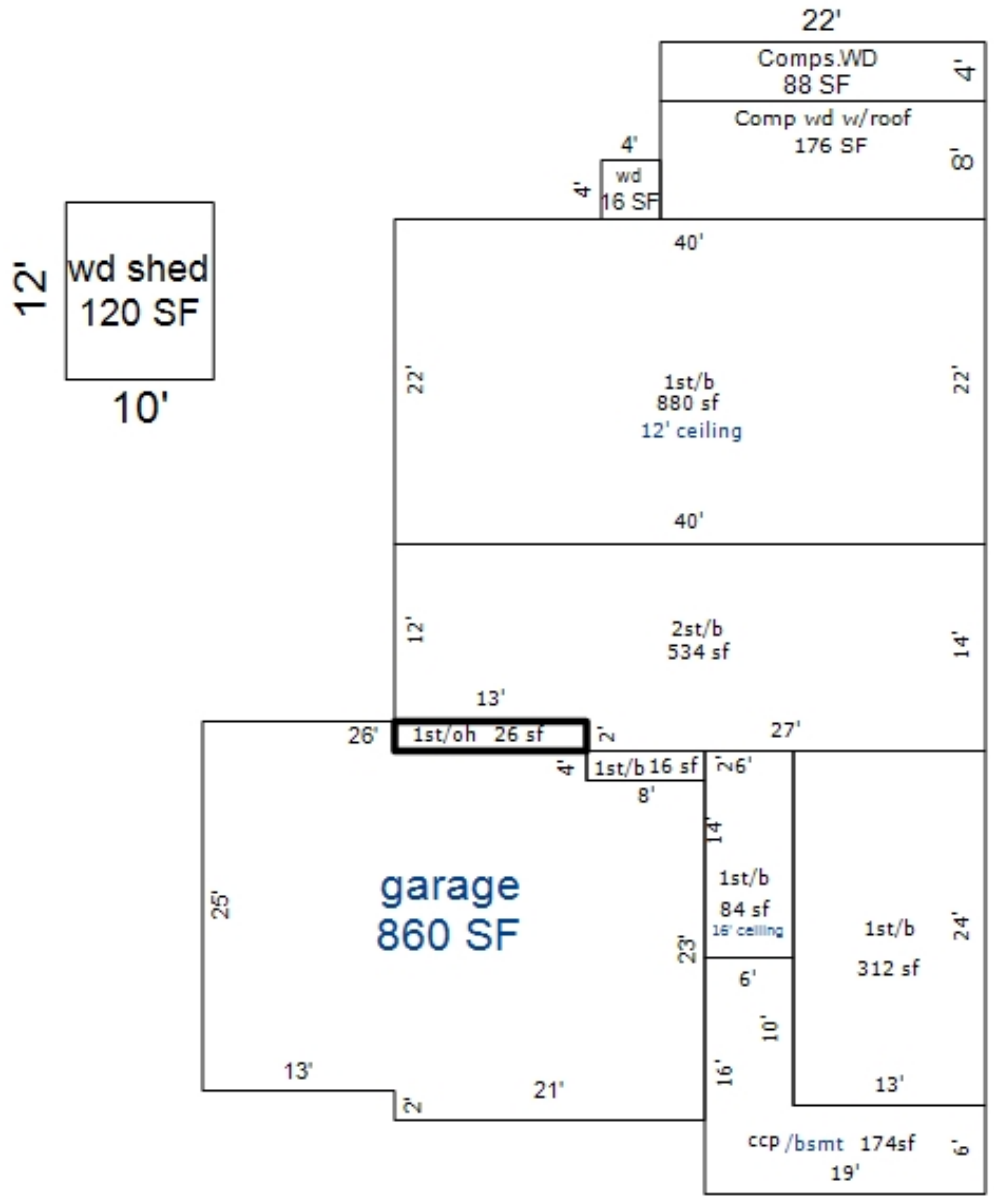


Comments/Influences	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2022	Tentative	Tentative	Tentative												
4711-25-301-100	JB	12/13/2021	INSPECTED	2021	50,000	0	50,000												50,000S
The Equalizer. Copyright (c) 1999 - 2009.	JB	11/08/2021	INSPECTED	2020	48,800	0	48,800												29,632C
Licensed To: Township of Genoa, County of Livingston, Michigan	JB	12/15/2020	INSPECTED	2019	35,000	0	35,000												29,080C

*** Information herein deemed reliable but not guaranteed***

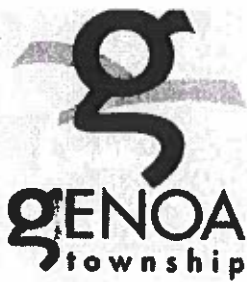
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Gas	Area 174 16 88 176	Type CCP (1 Story) Composite Composite Composite	Year Built: Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 860 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: BC		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 0 Floor Area: 2,386 Total Base New : 484,655 Total Depr Cost: 484,655 Estimated T.C.V: 448,791			E.C.F. X 0.926		Bsmnt Garage:	
Yr Built 2020	Remodeled 0	Ex	X Ord	Min	Size of Closets			Lg X Ord Small			Doors: Solid X H.C.					
Condition: Good		(5) Floors		Kitchen: Other: Other:			(12) Electric			0 Amps Service						
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BC			Cls BC		Blt 2020	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick X Vinyl X Insulation		Ex. X Ord. Min			No. of Elec. Outlets			Ground Area = 1826 SF Floor Area = 2386 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=100/100/100/100/100						
(2) Windows		Many Avg. Few X Avg. X Avg. Large Small		(7) Excavation			(13) Plumbing			Building Areas						
(3) Roof		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 2000 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet 1 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation 1 Story Siding/Brick Basement 16 1 Story Siding/Brick Basement 84 1 Story Siding/Brick Basement 312 1 Story Siding/Brick Basement 880 2 Story Siding/Brick Basement 534 1 Story Siding Overhang 26 Total: 390,348 390,348						
Chimney:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			(14) Water/Sewer			Other Additions/Adjustments						
Gable Hip Flat X Asphalt Shingle		Gambrel Mansard Shed		(9) Basement Finish			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Plumbing 3 Fixture Bath 2 12,016 12,016 Extra Sink 1 1,238 1,238 Water/Sewer 1000 Gal Septic 1 4,957 4,957 Water Well, 200 Feet 1 10,304 10,304 Porches CCP (1 Story) 174 5,290 5,290 Foundation: Basement 174 4,632 4,632 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 860 44,471 44,471 Common Wall: 1 Wall 1 -2,741 -2,741 Fireplaces Direct-Vented Gas 1 3,868 3,868 Deck						
		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

*** Information herein deemed reliable but not guaranteed***



WICKLOW DESIGN
3 BEDROOMS
3 FULL BATHS
1 EXTRA SINK
A/C
1 DVFP
WHOLE HOME GENERATOR - N/V
CNC DRIVEWAY- N/V

*** Information herein deemed reliable but not guaranteed***



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 22-03 Meeting Date: Feb 15, 2022

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Robert Lay Email: RLay77@gmail.com

Property Address: 1824 SHUGHERD RD ^{Brighton} MI 48114 Phone: 810 263 3683

Present Zoning: Residential Tax Code: 11-11-305-003

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested/intended property modifications: _____

Our proposed variance request would be building second story addition with small increased footprint on existing structure. The width will be exactly the same as existing structure modification would only be in length. Variance modification is to add additional living space/storage to sustain a family of 5.

increasing the footprint of existing home 4'

The following is per Article 23.05.03:

Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

The house would not be suitable for a family of 5 without adding the proposed addition, due to lack of bedrooms, laundry room and storage. This would require our land usage/variance. With granting the request of variance would allow us to be similar size and convince/ amenities of similar homes located in our area. In turn would create an increased value of similar homes in the area raising everyone's property value.

Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

Due to our water front lake lot, which are typically smaller in size, both in width and length. It is unreasonable to build a home of reasonable size of a family of 5 with all setbacks being met of larger lots in the zoning area. Current homes in area have recently been approved for second story additions.

Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

The granting of the variance would not negatively effect anyone due to the fact it is next to an unbuildable/vacant lot. So therefor it does not encroach on any structures within more than reasonable distance

Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

No, our proposed addition does not interfere or effect any neighbor's use of land or adjacent properties. Due to structure already existing on proposed location. Home will only increase property value of existing homes in surrounding area.

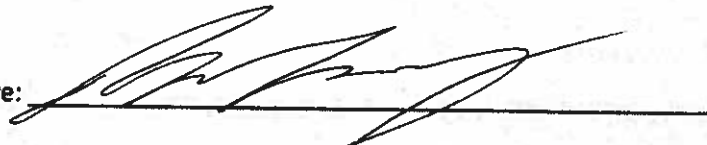
Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date:

1-3-22

Signature:





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

MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: February 9, 2022
RE: ZBA 22-03

File Number: ZBA#22-03

Site Address: 1824 S. Hughes Road

Parcel Number: 4711-11-305-003

Parcel Size: 0.171 Acres

Applicant: Robert Lay, 1824 Hughes Road, Howell 48843

Property Owner: Same as applicant

Information Submitted: Application, site plan, building plans

Request: Dimensional Variance

Project Description: Applicant is requesting front, side and waterfront yard setback variances to construct an addition to existing single-family home.

Zoning and Existing Use: LRR (Lake Resort Residential), Single Family Residential

Publication and Notice: Public hearing was published in the Livingston County Press and Argus on Sunday, January 30, 2022 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background: The following is a brief summary of the background information we have on file:

- Per assessing records the date of the home being built is 1955, remodeled in 2018.
- In 2018, a front yard and side yard variance was approved for construction of addition to the existing home. (See attached)
- In 2018, a land use permit was issued for an addition. (See attached)
- In 2020, a land use permit was issued for a deck. (See attached)
- In 2021, a land use waiver was issued for a concrete patio. (See attached)
- See attached Assessing Record Card.

Staff Summary: The applicant is requesting front, side and waterfront setback variances to construct an addition to an existing single-family home. The variances requested are only applicable to the portion of the home that is subject to the height and size increase. The proposed side yard setback is keeping the same setback as the existing home. The proposed front yard setback is located further from the road than the

Variance Requests: The following is the section of the zoning ordinance that variances are being requested from:

Table 3.04.01 LRR District	Front Setback	North Side Setback	Waterfront Setback
Requirement	35'	10'	78'
Request	34'	3'	65'
Variance Amount	1'	7'	13'

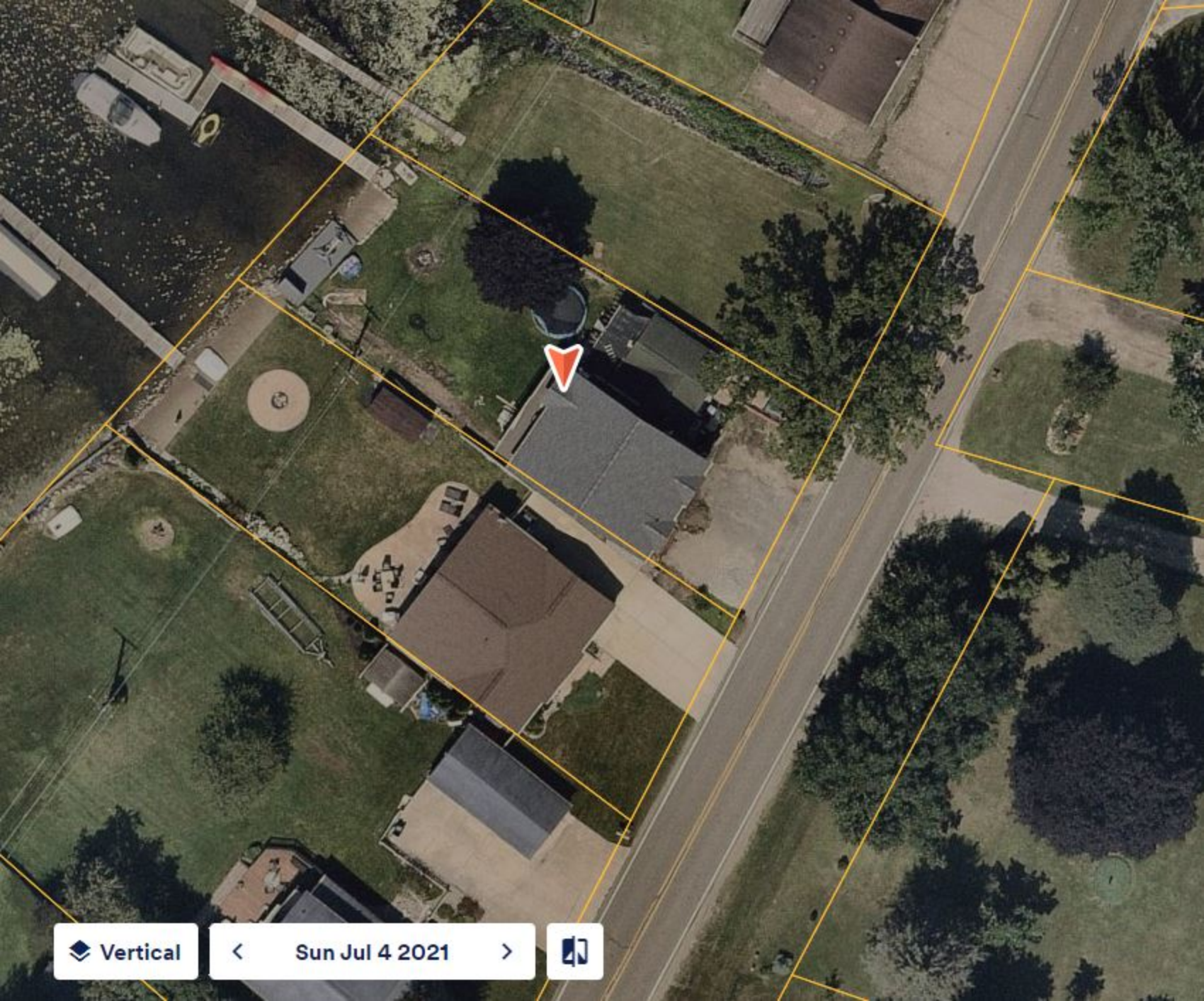
Summary of Findings of Fact: After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** – Strict compliance with the front, side and waterfront yard setbacks would prevent the applicant from constructing an addition that includes a second story addition on an existing home. There are many 2-story homes in the vicinity therefore granting of the requested variances would do substantial justice to the applicant as well as to other property owners in the district.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the small size of the lot and the non-conforming location of the existing home. The proposed addition would increase the waterfront setback by 4 feet than the existing structure. The need for the variance is not self-created however applicant should address if the variances requested is the least amount necessary.
- (c) Public Safety and Welfare** – The granting of these variances will not impair an adequate supply of light and air to adjacent property. There is concern for parking on the lot also for placement of construction equipment or vehicles.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions: If the Zoning Board of Appeals grants the variance request staff recommends the following conditions be placed on the approval.

1. The final architectural design shall not exceed the 25' height requirement.
2. The applicant must demonstrate that the proposed addition does not exceed the maximum lot coverage requirements prior to applying for land use permit.
3. The structure must be guttered with downspouts and drainage must be maintained on the lot.
4. Applicant must ensure the property is in compliance with the litter ordinance and Section 11.02.06 Open storage and repair of vehicles of the Zoning Ordinance prior to applying land use permit.
5. Construction materials or vehicles cannot be stored on adjacent vacant lot.
6. Applicant must make every effort to complete the proposed project within the one-year time from of land use permit issuance. If project is not completed within the expiration of the land use permit, then a new permit will be required.
7. Applicant shall ensure that there is adequate parking on the lot.



Vertical

< Sun Jul 4 2021 >



Board Member Ledford question Mr. Morgan if he knew of a practical difficulty with the property. Mr. Morgan stated that if the roof does not extend the entire width of the porch, it would not look right.

Ms. VanMarter stated there are other options for a covered seating area for Mr. Morgan's home, such as on the west side of the house. It would not require a variance.

The call to the public was made at 6:46 pm.

Mr. Gary Srock of 3335 Dianne suggested to Mr. Morgan that he put a retractable awning on the roof.

Robert Lay of 1824 S. Hughes questioned why Mr. Morgan needs a variance if he is not extending the footprint of the home. Chairman Dhaenens stated the ordinance does not allow for the roof to be extended.

Chairman Dhaenens stated John Hull of 1065 Sunrise Park, who lives across the street from the Morgans, submitted a letter stating he has no issues with the Morgan's request.

The call to the public was closed at 6:48 pm.

Moved by Board Member Tengal, seconded by Board Member Ledford, to deny Case #17-29, 1054 Sunrise Park by Brian and Carol Morgan for a front-yard variance to construct a roof over a deck based on the following findings of fact:

- Strict compliance with the front yard setback would prevent the applicant from extending the existing covered deck but does not unreasonably prevent the use of the property. Other homes in the surrounding area do not appear to have a portion of the deck covered in the front yard therefore granting the variance would not provide substantial justice and is not necessary for the preservation and enjoyment of a substantial property right.
- The variance would not make the property consistent with other properties in the vicinity.
- The need for the variance is self-created.
- There is no practical difficulty or external circumstances related to the property.

The motion carried unanimously.

New Business:

1. 18-01 ... A request by Robert Lay, 1824 S. Hughes, for a front yard and side yard setback variance to build a second story addition to an existing single family home.

Mr. Robert Lay was present. He stated he has three daughters and a wife and he needs to increase the size of his home. It is a lake lot and the only way to expand it is to go up. He will be reducing the footprint because he is removing the covered porch on the rear of the house. He is also going to be expanding the driveway.

The call to the public was made at 7:00 pm with no response.

Moved by Board Member Ledford, seconded by Board Member Rockwell, to approve Case #18-01 1824 S. Hughes, by Robert Lay for a front-yard variance of three feet from the required 35 feet for a setback of 32 feet and side-yard setback variance of two feet from the required five feet for a setback of three feet to build a second story addition to an existing single family home and remove the existing non-conforming covered deck facing the waterfront based on the following findings of fact:

- The plans for this second-story addition also include replacement of siding and windows for the entire home and enlarging the existing driveway.
- Strict compliance with the front and side yard setbacks would prevent the applicant from constructing a second story addition. There are many 2-story homes in the vicinity therefore granting of a requested variance would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.
- The exceptional or extraordinary condition of the property is the small size of the lot and the non-conforming location of the existing home. The variance would make the property consistent with other properties in the vicinity.
- The need for the variance is not self-created and the variance requested is the least amount necessary.
- The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire, public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

The following conditions shall be complied with for the approval of the variances.

1. The final architectural design shall not exceed the 25' height requirement.

2. The applicant is aware that they are approaching the maximum lot coverage requirements which will impact the ability for additional improvements on the property.
3. The structure must be guttered with downspouts and drainage must be toward the lake.

The motion carried unanimously.

2. 18-02... A request by Alice and Allen Beckner, 3679 Conrad Road, for a front-yard setback variance to construct a new single-family home.

Mr. Allen Becker was present. He stated that his existing home is 540 square feet. He is proposing to remove this home and build a modular home. It comes in widths of 28, 30 and 32 feet. He would like to purchase the 30 foot wide one because that has the option for wider interior doors that are handicap accessible.

The hardship is the utility poles on his property. The home must be 10 feet away from the poles. There is also an existing 15-foot-wide easement through his property. He advised that he is asking for more of a variance that he believes he will actually need.

He noted that he has asked Detroit Edison to put the electricity underground. If this is done, he would still need a variance; however, it would be less.

Board Member Tengel questioned the location of the current home. Mr. Beckner stated the new home will be moved an additional 10 feet away from the property line.

Board Member Ledford wanted to ensure that dust control measures will be taken during the demolition of the existing home.

The call to the public was made at 7:26 pm.

Mr. Greg Cameron of 3615 Conrad asked how the water runoff will be handled. Mr. Beckner stated that the runoff will drain to the south and remain on his property. It currently drains toward the road.

The call to the public was closed at 7:28 pm.

Moved by Board Member Tengel, seconded by Board Member Rassel, to approve Case #18-02, 3679 Conrad Road by Alice and Allen Beckner for a front-yard setback variance of 20 feet to construct a new single-family home based on the following findings of fact:

- Strict compliance with the front yard setback while maintaining a 10 foot separation from the utility poles and overhead lines provides a building envelope depth of only 15 feet and would prevent the applicant from constructing the



1. PROJECT INFORMATION					
Site Address: <u>1824 S. Hughes, Brighton MI 48114</u>				Acreage: <u>.175</u>	
2. OWNER/CONTRACTOR INFORMATION					
Owner Name: <u>Robert Lay</u>			Phone No.: <u>989-701-0477</u> <input type="checkbox"/>		
Owner Address: <u>1824 S. Hughes</u>		City: <u>Brighton</u>	State: <u>MI</u>	Zip: <u>48114</u>	
Contractor name: <u>same as owner</u>			Phone No.: <u>"</u> <input type="checkbox"/>		
Contractor Address: <u>"</u>		City: <u>"</u>	State: <u>"</u>	Zip: <u>"</u>	
3. TYPE OF IMPROVEMENT					
A. <u>Principal Structure</u>					
<input type="checkbox"/> New Single Family		<input type="checkbox"/> New Multiple Family		<input checked="" type="checkbox"/> Addition to Existing Building	<input type="checkbox"/> Grading/Site Work
<input type="checkbox"/> Other: _____					
B. <u>Accessory Structure</u>					
<input type="checkbox"/> Fence		<input type="checkbox"/> Deck		<input type="checkbox"/> Detached Accessory (garage, shed, pole barn)	<input type="checkbox"/> Pool/Hot Tub
<input type="checkbox"/> Other: _____					
4. PROPOSED SETBACK AND DIMENSIONAL INFORMATION					
A. <u>Proposed Principal Structure Setbacks (in feet)</u>					
Front: <u>32 ft.</u> (measured from front property line, right-of-way line or private road easement, whichever is less)					
Rear: <u>72 ft</u>	Least Side: <u>4 ft</u>		Side: <u>24 ft</u>	Water/Wetland: <u>72 ft</u>	
B. <u>Proposed Accessory Structure Setbacks (in feet)</u>					
Front:	Least Side:	Side:	Rear:	Water/Wetland:	Distance from Principle Structure:
C. <u>Proposed Building/Improvement Dimensions</u>					
Size of Building/Improvement: <u>1,008</u> square feet			Height: <u>75</u> feet		
6. SIGNATURE OF APPLICANT					
I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent. The owner and applicant agree to conform to all applicable ordinances of Genoa Township. Any modification to location, size or dimensions must be approved by Genoa Township. A Land Use Permit is valid for a period of 12 months from the date of issue. In signing of this application, I am permitting an official representative of Genoa Charter Township to do on-site inspections. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.					
Applicant is: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Lessee/Renter <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Other:					
Signature of Applicant:			Printed Applicant name: <u>Robert Lay</u>		Date:
▽ FOR OFFICE USE ONLY ▽					
FLOODPLAIN					
Floodplain: <u>Yes</u>		Panel #: <u>260843-330D</u>		Zone #: <u>A</u>	
ASSESSING APPROVAL					
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Approved by:		Date: <u>26 February 2018</u>	
ZONING APPROVAL					
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Parcel I.D. No.: <u>11-11-305-003</u>		Zoning: <u>LRR</u>	
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved		Approved by:		Date: <u>2-26-18</u>	
Comments/Conditions: <u>Structure must be gutted with downspouts and drainage maintain on lot. Building height not to exceed 25 feet. Owner should be aware of lot coverage. Must maintain 32 foot front yard setback and 78 foot rear yard setback. Existing fence is removed</u> Date picked up:					
ZBA Case/Approval date: <u>18-01 / 2-20-18</u>		Conditions: <u>See above must meet Z.O to replace or install new</u>			
3. FEES					
Land Use:	\$ <u>75-</u>	Water/Sewer:	\$ <u>0</u>	Meter:	\$ <u>0</u>



Genoa Township

2911 Dorr Road, Brighton, Michigan 48116
 Phone: 810.227.5225 Fax: 810.227.3420 www.genoa.org

Planning & Zoning

P20-186

Issued: 10/21/2020
 Expires: 10/21/2021

Residential Land Use

Deck

LOCATION	OWNER	APPLICANT
1824 S HUGHES RD 4711-11-305-003 Zoning: LRR	LAY ROBERT 1824 S HUGHES RD BRIGHTON MI 48114-7307 Phone: E-mail:	LAY ROBERT 1824 S HUGHES RD BRIGHTON MI 48114-7307 Phone: E-mail:

Work Description: Building a 28 x 6 composite deck

PROJECT INFORMATION:

Front Setback: 32	Side Setback: 24	Water/Wetland:
Least Side Setback: 4	Rear Setback: 72	Distance from Principal Structure:
Construction Value: \$1,500.00	Height:	Total Square Feet: 168
ZBA Approval: n/a		

Comments/ Conditions: Second story deck 6 feet by 28 feet.

Permit Item	Permit Fee	Fee Basis	Item Total
Deck/Fence/Swimming Pool	Permit Fee	1.00	50.00

Fee Total: \$50.00
 Amount Paid: \$50.00
Balance Due: \$0.00

Issuance of this permit confirms the applicants certification that all information and data attached to and made part of this permit are true and accurate and to the best of the applicants knowledge and belief. The applicant has certified that the proposed work has been authorized by the owner of record and that the applicant has been authorized by the owner to obtain this permit as the authorized agent. The applicant has agreed to conform to all applicable laws, codes and ordinances of the State of Michigan, Livingston County and Genoa Township. The applicant acknowledges that private covenants and restrictions are potentially enforceable by private parties. This permit authorizes on-site inspections by an official representative of Genoa Charter Township. This permit is valid for a period of 12 months from the date of issue and the applicant agrees that any modifications must be approved by Genoa Township.



Genoa Township

2911 Dorr Rd. Brighton, MI 48116

Phone: 810.227.5225 Fax: 810.227.3420 www.genoa.org

Planning & Zoning

Land Use Waiver



PW21-089

Issued: 09/13/2021

Expires: 09/13/2022

LOCATION	OWNER	APPLICANT
1824 S HUGHES RD 4711-11-305-003 Zoning: LRR	LAY ROBERT 1824 S HUGHES RD BRIGHTON MI 48114-7307 Phone: E-mail:	LAY ROBERT 1824 S HUGHES RD BRIGHTON MI 48114-7307 Phone: E-mail:

Work Description: Concreate patio

Construction Value: \$2,000.00

Total Square Feet:

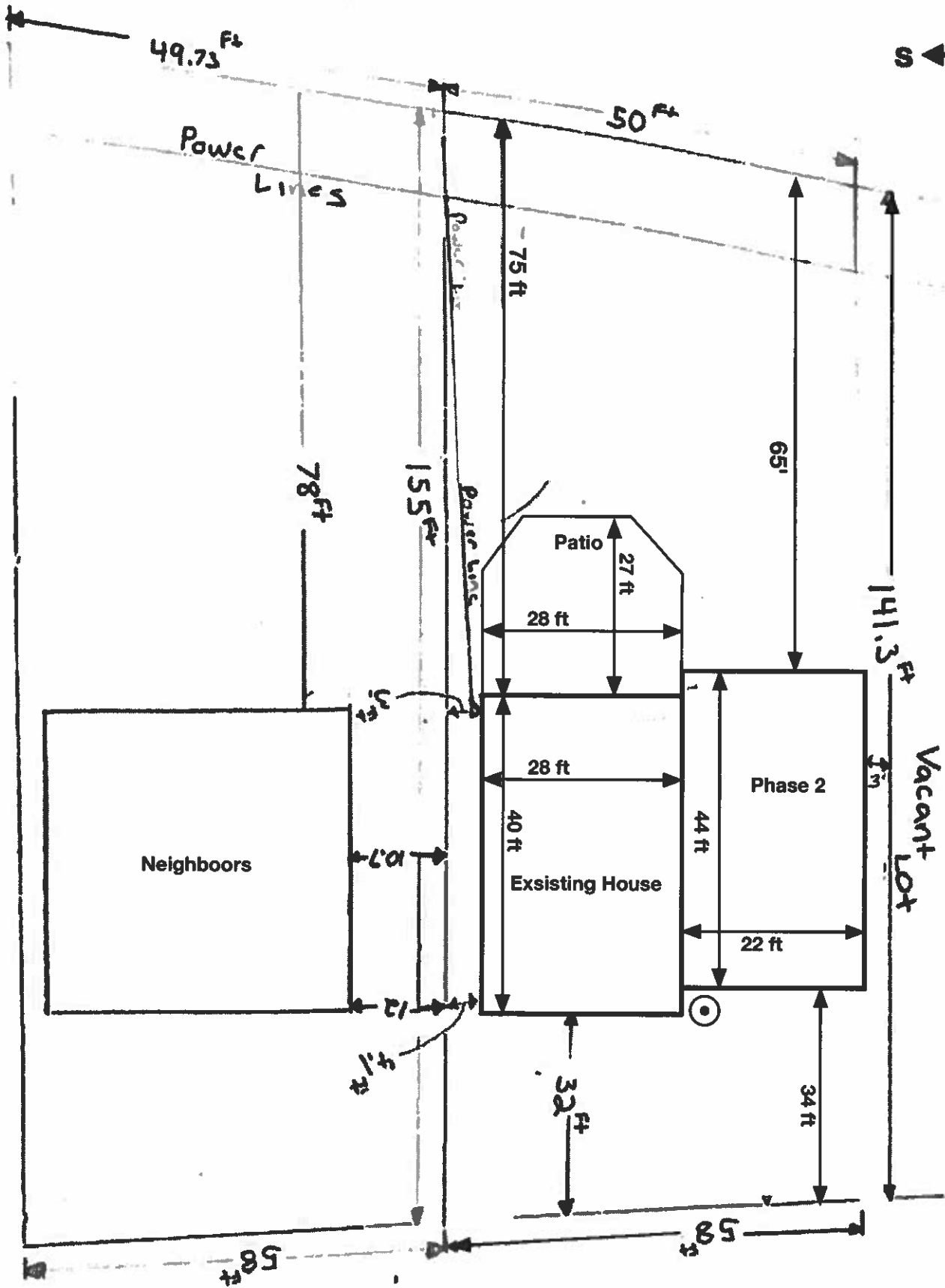
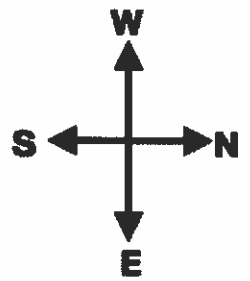
Comments/ Conditions:	concrete patio 27 x 28 ft. Patio cannot extend any further into waterfront yard.
------------------------------	---

Permit Item	Permit Fee	Fee Basis	Item Total
-------------	------------	-----------	------------

Fee Total:	\$0.00
Amount Paid:	\$0.00
Balance Due:	\$0.00

Issuance of this waiver confirms the applicants certification that all information and data attached to and made part of this waiver are true and accurate and to the best of the applicants knowledge and belief. The applicant has certified that the proposed work has been authorized by the owner of record and that the applicant has been authorized by the owner to obtain this waiver as the authorized agent. The applicant has agreed to conform to all applicable laws, codes and ordinances of the State of Michigan, Livingston County and Genoa Township. The applicant acknowledges that private covenants and restrictions are potentially enforceable by private parties. This waiver authorizes on-site inspections by an official representative of Genoa Charter Township. This waiver is valid for a period of 12 months from the date of issue and the applicant agrees that any modifications must be approved by Genoa Township.

LAKE



HUGHES ROAD

Well



S Hughes Rd

PROJECTED LINE OF SIGHT

78'

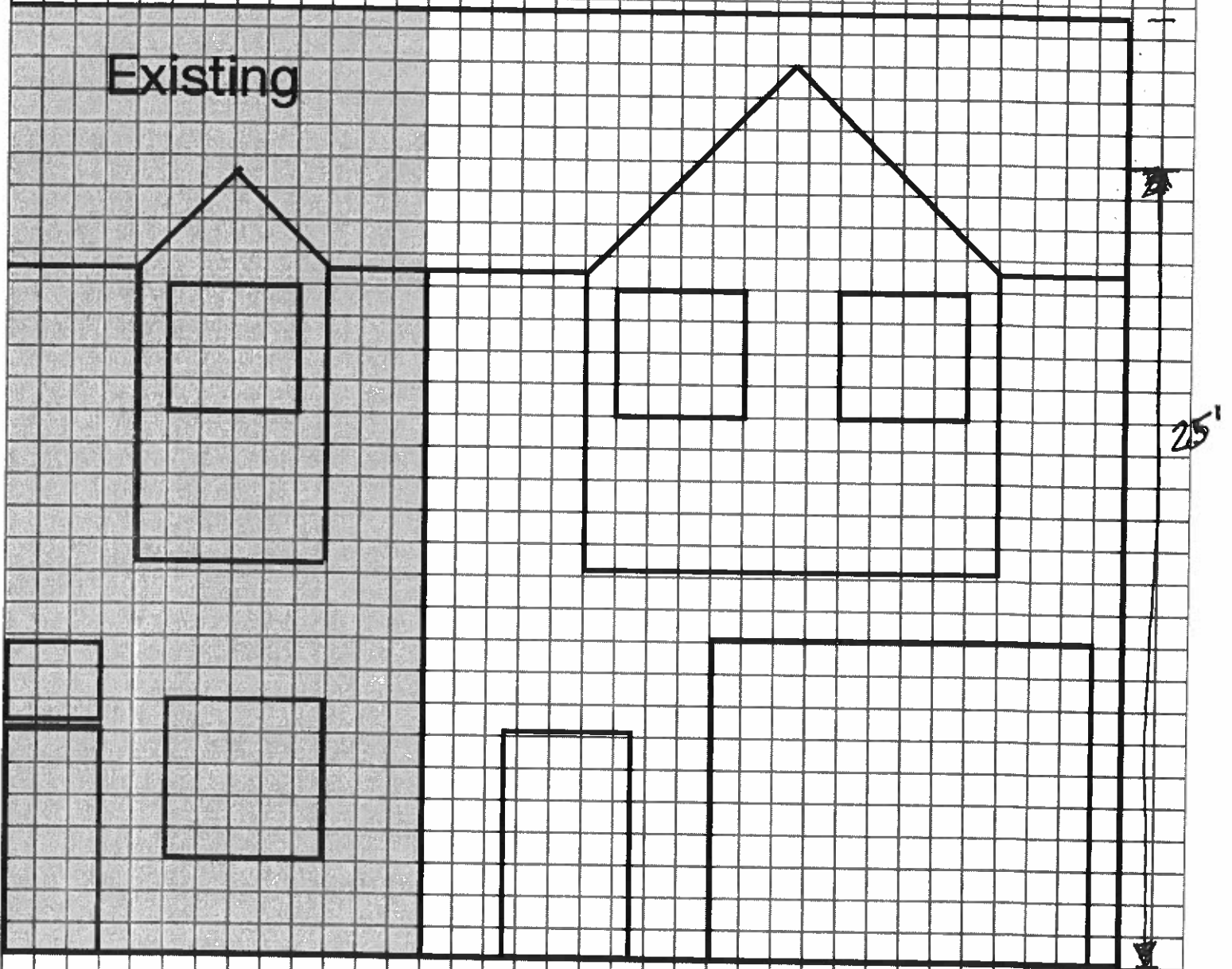
75'

65'

52'

49'

Existing



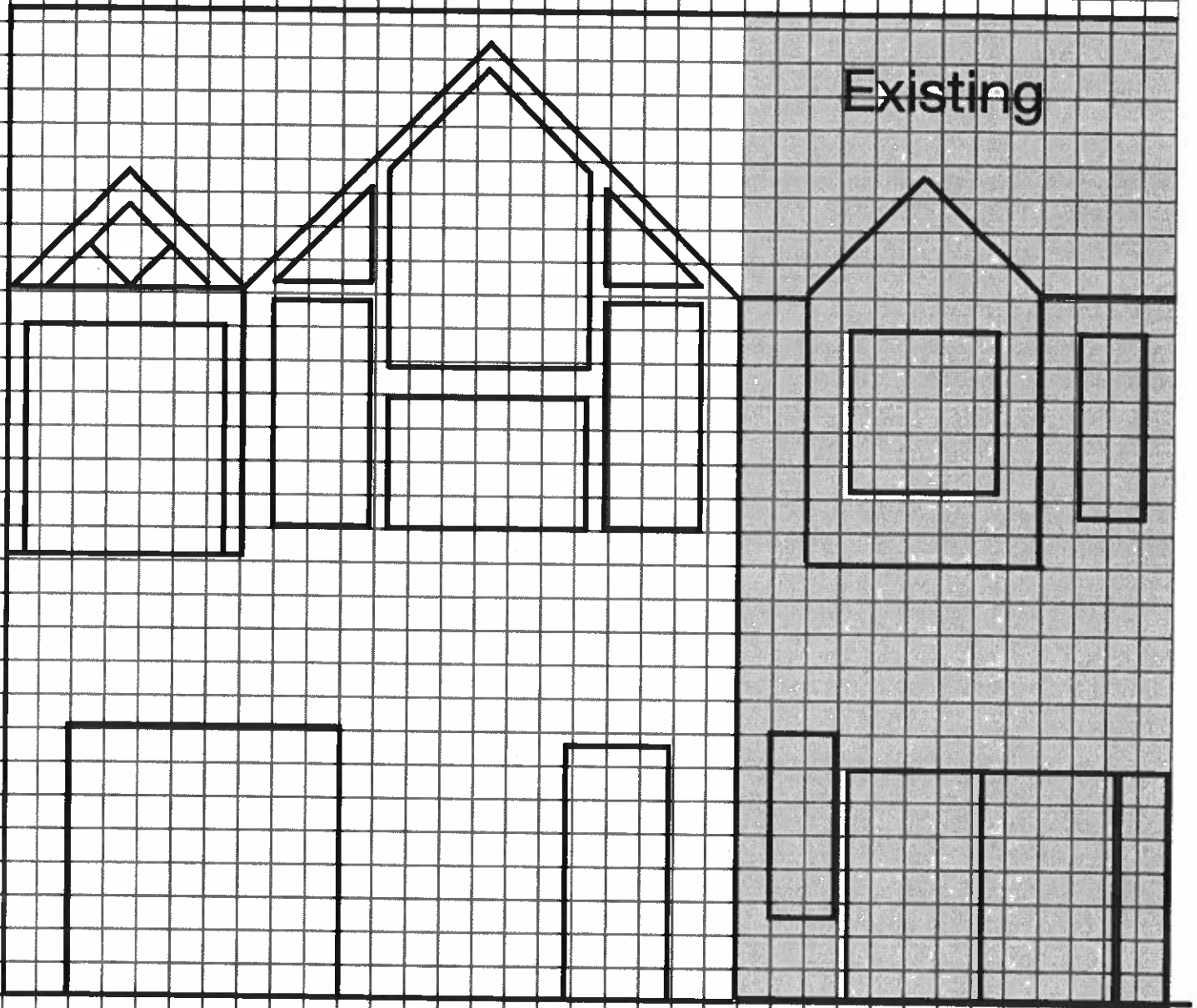
25'

Front View

Scale:

□ = 1'

Vinyl grey siding



Existing

Back View

Scale:

□ = 1'

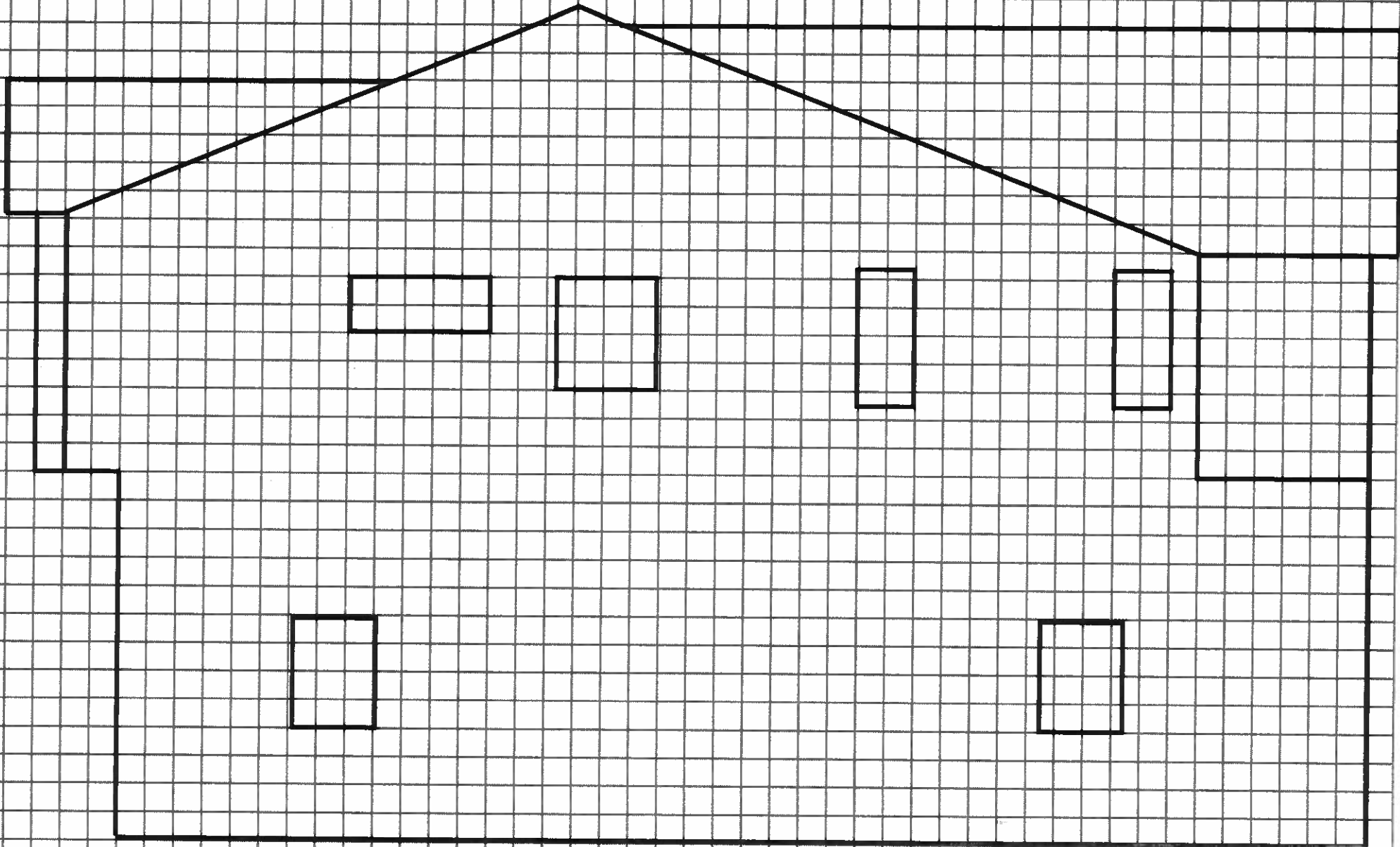
Vinyl grey siding

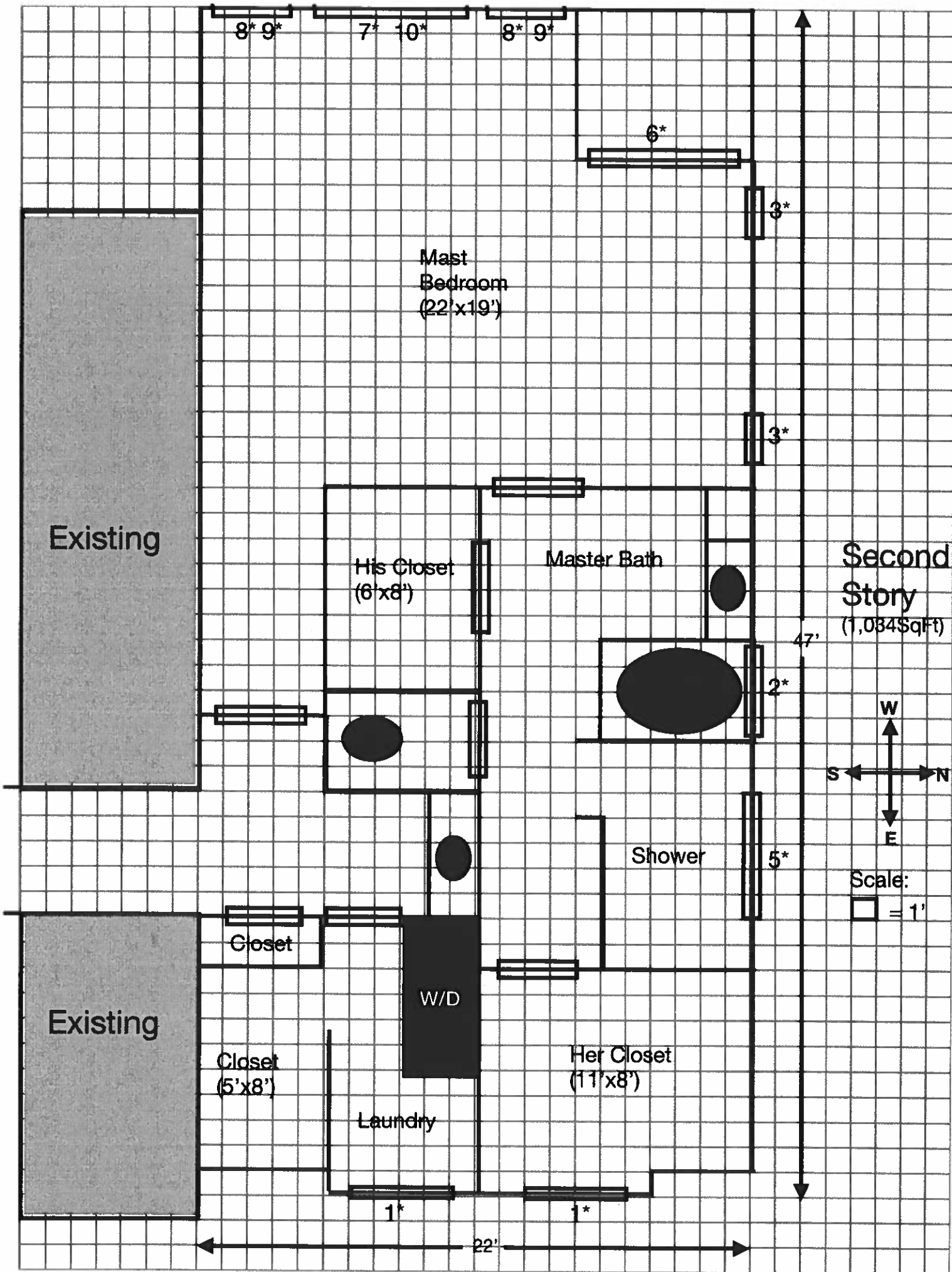
Side View

Scale:

□ = 1'

Vinyl grey siding





Existing

Existing

Mast
Bedroom
(22'x19')

His Closet
(6'x8')

Master Bath

Second
Story
(1,084 SqFt)

Shower

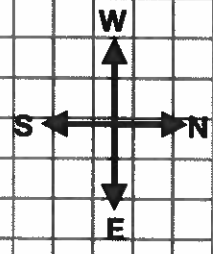
Closet

W/D

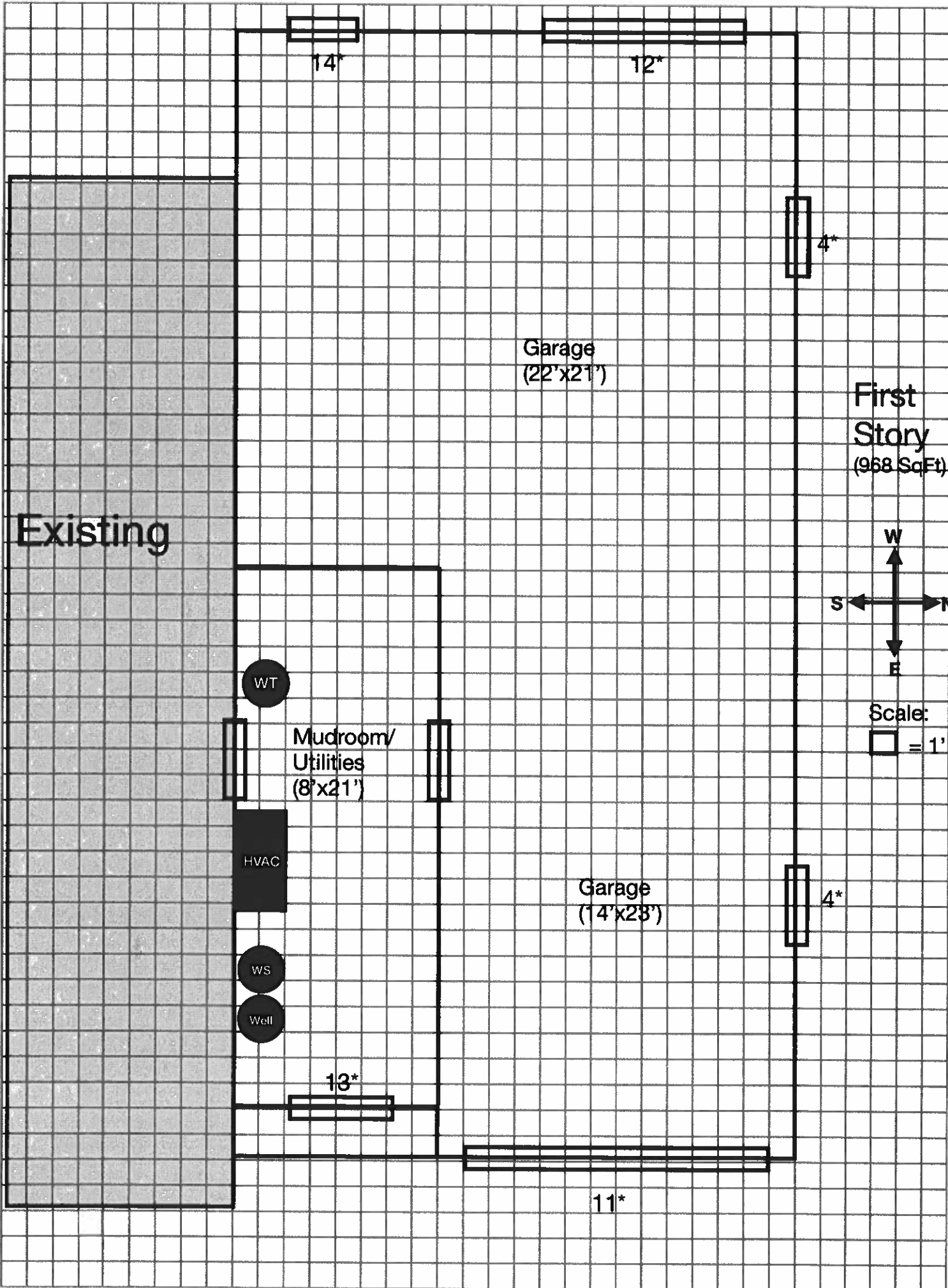
Closet
(5'x8')

Laundry

Her Closet
(11'x8')



Scale:
1" = 1'



Floor Truss Layout

3 1/2" x 16" x 24' floor truss
(16 on center)

(2) 3 1/2" x 16" x 24'
floor truss

Existing

(2) 2" x 16" x 23' LVL

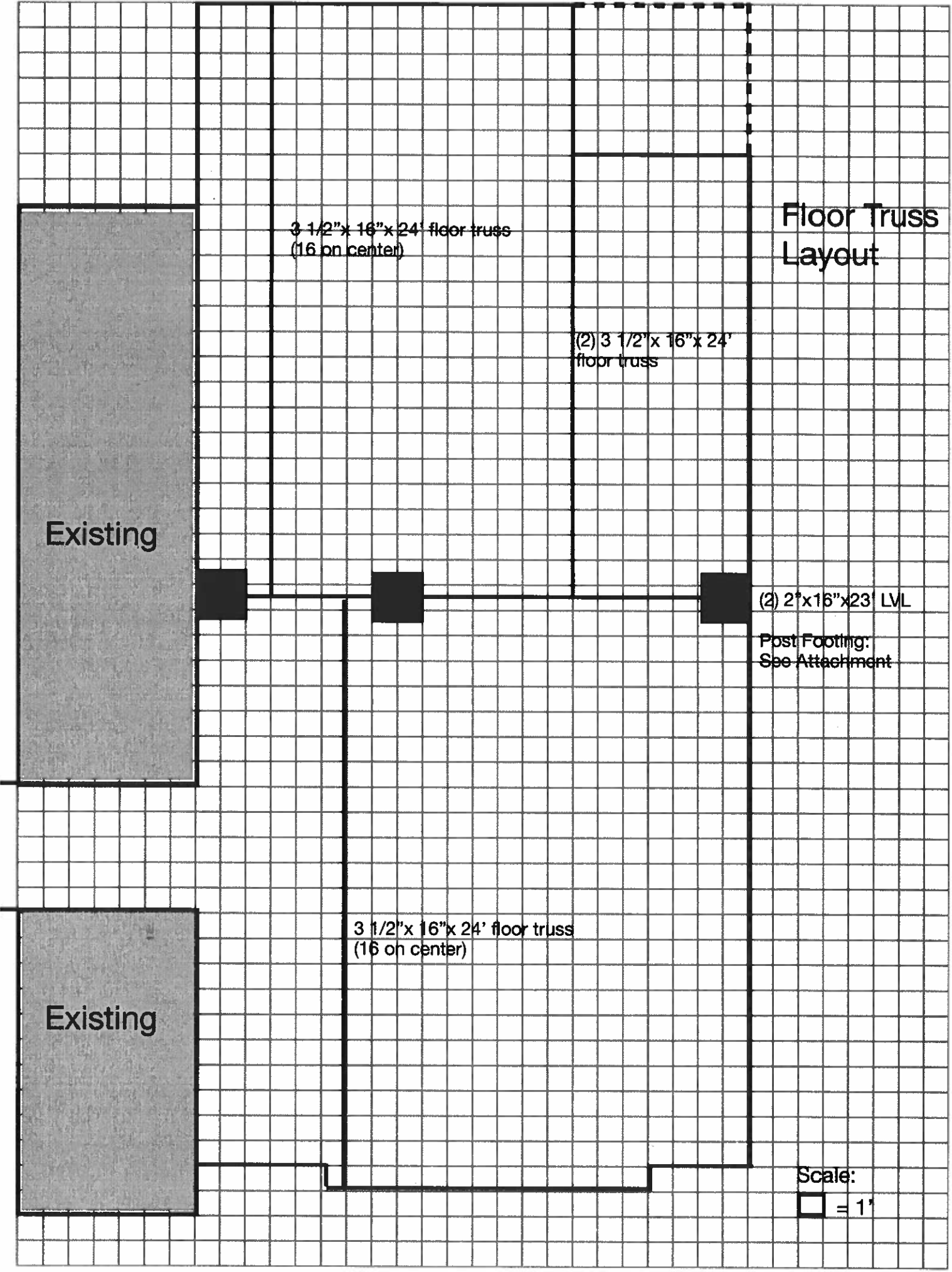
Post Footing:
See Attachment

Existing

3 1/2" x 16" x 24' floor truss
(16 on center)

Scale:

□ = 1'

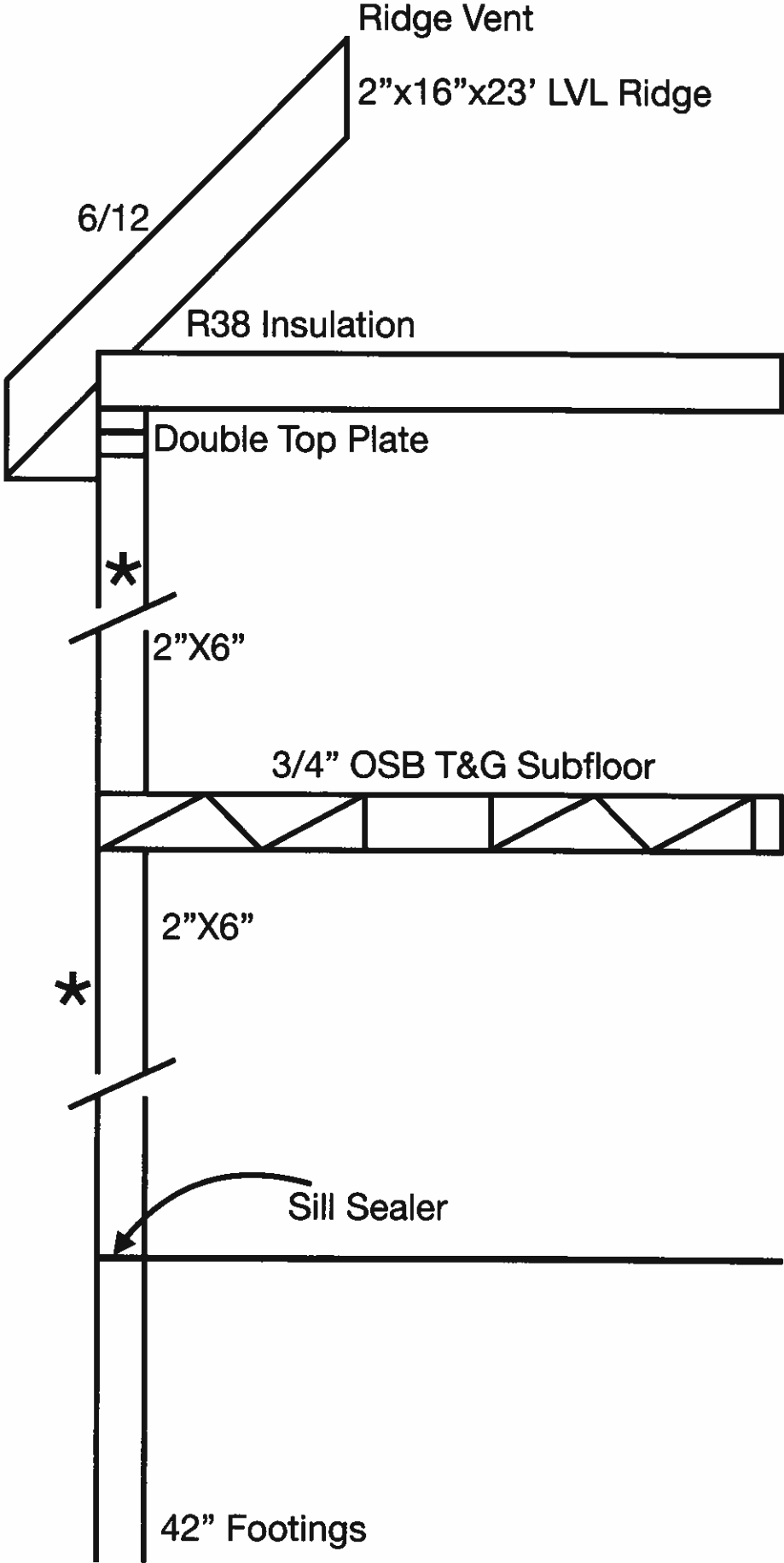


Cross-Section:

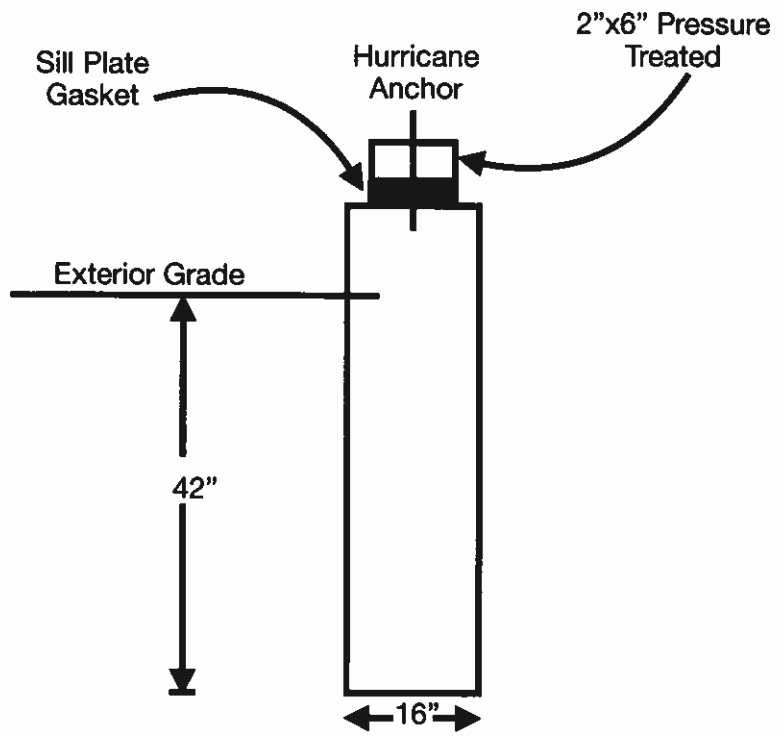
- ◆ 130 MPH Class A Shingles
- ◆ 30# Felt Paper
- ◆ Ice & Water Shield
- ◆ 1/2" OSB
- ◆ Roof 2x12 - 16 OC

- ◆ Metal Drip Edge
- ◆ 1' over hang
- ◆ 1/6" Facia/ Aluminum wrap
- ◆ Vinyl Soffit
- ◆ 2X6 Wall Stud 16 OC
- ◆ R21 Batt Insulation
- ◆ 5/8" Drywall

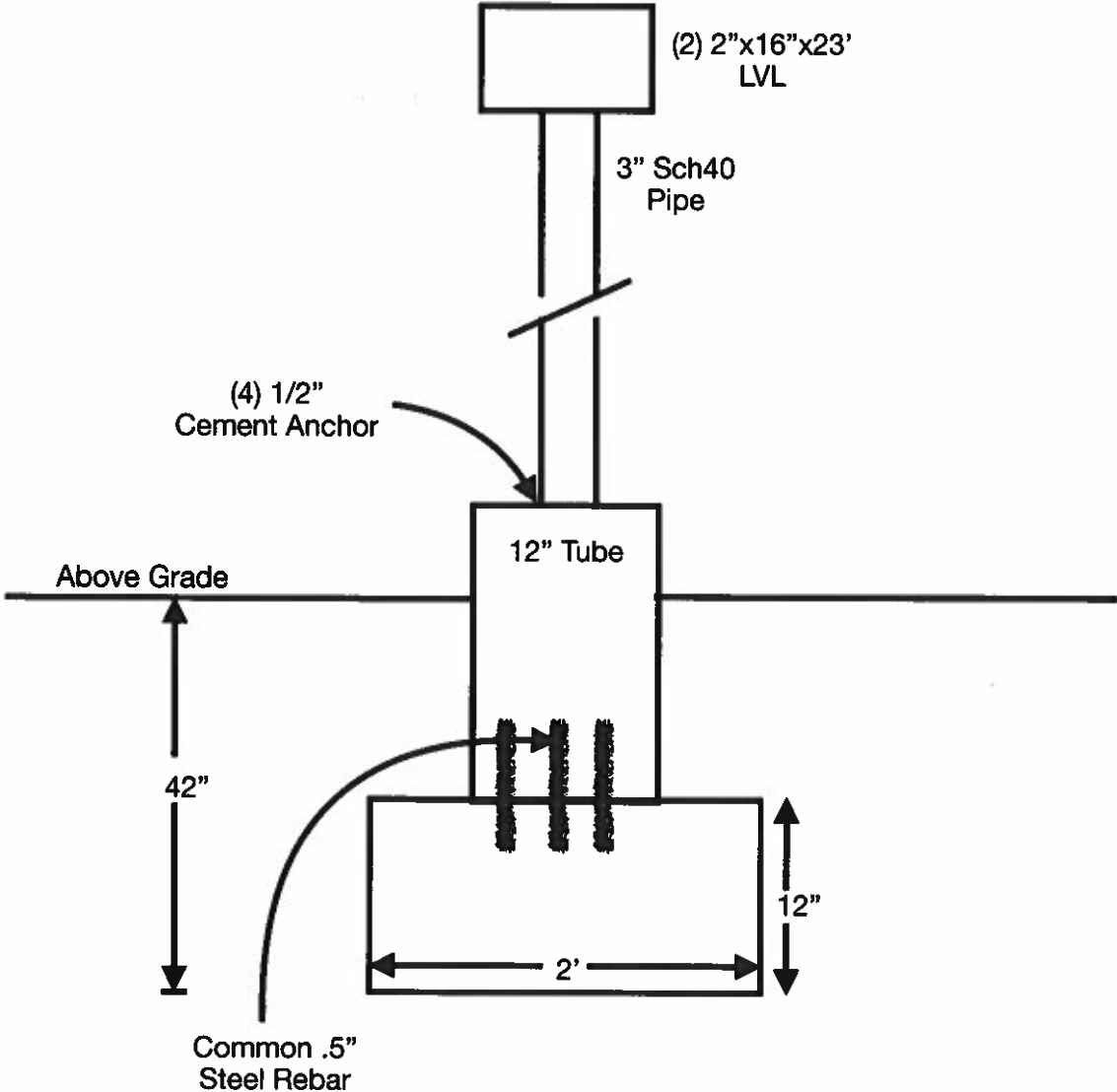
- ◆ 16" Floor Truss 16 OC
(See attachment)
- ◆ * Vinyl Siding
- ◆ * Window (See attached)



Trench Footing



Post Footing



Window and Exterior Door Key

- 1* (2) 4'x4' Front windows
- 2* (1) 4'x4' bathtub window
- 3* (2) 2'x5' bedroom windows
- 4* (2) 3'x4 garage windows
- 5* (1) 2'x5' shower Transom window. **
- 6* (1) 6' bi-fold door wall **
- 7* (1) 6'x4' center panels
- 8* (2) 34"x7' lower panels
- 9* (2) 34"x34" 12x12 pitch upper panels
- 10* (1) 6'x9' 12x12 pitch upper center **
- 11* (1) 12'x10' garage door front
- 12* (1) 8'x8' garage door back
- 13* (1) 4'x92" front door. **
- 14* (1) 36" exterior door

From: [Anne Elise Patterson](#)
To: [Amy Ruthig](#)
Subject: 1824 s Hughes rd variance Rob Lay
Date: Tuesday, February 1, 2022 8:48:07 AM

Amy

We own the property across the street and our lake lot is next to Mr Lay's property.

While we appreciate the work Mr Lay has done to adding onto his property in the past, we have had to look at basically a construction site for 4 years as the work was done so slowly. Not only that, Mr Lay thinks he can use our next door part of our lake lot as his ingress egress for his heavy equipment and construction purposes.

While we appreciate what he is doing by doing another addition, our concern lies in the time frame in which he plans to take to complete the project. Will it take another 4 years to complete ? Will we have to look at construction debris and hear construction & equipment for another 4 years ? Will he be leaving debris and equipment in our lake lot? Things we and our dogs could step on and injure ourselves with? He has a driveway he can use and park his vehicles elsewhere if he needs more construction space. We should not be inconvenienced with his construction. he should be using his own lot and driveway for storage and access for his construction not our lake lot which we use and enjoy year round.

Currently we have had to look at a construction site for 4 years as there are still ladders debris and equipment outside. It's an eye sore and I can't imagine having to look and live this for another 4 years.

I have not seen the variance yet published in your website to see his actual request. I await to review that. Once we review his variance we can give a better opinion on a h objects about the actual variance he wishes to be granted. Our main conscience overall is his inability to conduct the project in a reasonable amount of time and him using the neighboring property during construction which is ours to use and enjoy and is hindered by his continued use of his existing 4 year construction project.

We object to him using the lake lot next door for his construction site and ask he keep our lake lot free from his construction debris, equipment and personal property and that he does daily checks so as not to leave anything on our lake lot while he does any construction.

Brent Groth & Anne Elise Patterson
1789 S Hughes Rd Genoa twp

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAY ROBERT & MICHELLE	LAY ROBERT	0	11/06/2019	QC	21-NOT USED	2019R-031027	BUYER/SELLER	0.0
BOLOVER THEMITREOS & ANGEL	LAY ROBERT & MICHELLE	215,000	11/07/2017	WD	03-ARM'S LENGTH	2017R-034406	BUYER/SELLER	100.0
SLADE, STEVEN P. & CATHY M	BOLOVER THEMITREOS & ANGEL	220,000	04/28/2005	WD	03-ARM'S LENGTH	4799/0457	BUYER/SELLER	100.0
SMITH, DAVID J. & PATRICIA	SLADE, STEVEN P. & CATHY M	200,000	02/28/2003	WD	03-ARM'S LENGTH	3818-0622	BUYER/SELLER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: LRR	Building Permit(s)	Date	Number	Status
1824 S HUGHES RD	School: HOWELL PUBLIC SCHOOLS			09/13/2021	PW21-089	7 FINAL BL
	P.R.E. 100% 11/13/2017		Deck	10/21/2020	P20-186	7 FINAL BL
Owner's Name/Address	MAP #: V22-03		ADDITION	02/26/2018	P18-018	7 FINAL BL

2022 Est TCV Tentative	X	Improved	Vacant	Land Value Estimates for Land Table 4300.LAKE CHEMUNG

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC. 11 T2N, R5E, LONG LAKE SHORES LOT 3	Dirt Road		B LAKE FRONT	50.00	150.00	1.0000	1.0000	3000	100		150,000

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
7/25/05 2005 REVISED (JULY BOR) SUMMER TAX BILL RETURNED FROM P O WITH "FORWARDING ORDER EXPIRED" REMAILED TO 1824 S. HUGHES, BRIGHTON MI 48114.		D/W/P: 3.5 Concrete	5.79	720	50	2,084

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2022	Tentative	Tentative	Tentative			Tentative

Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							

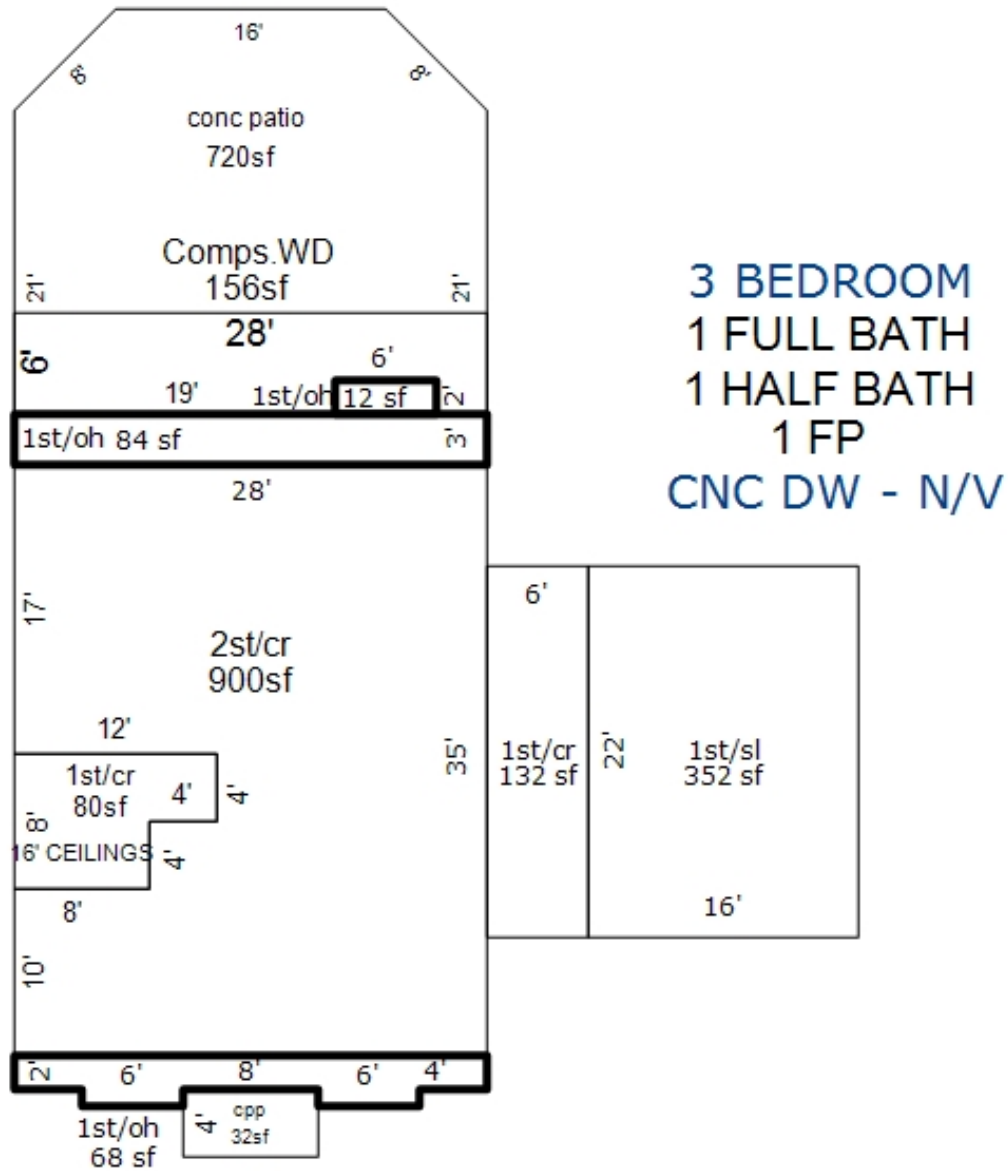
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

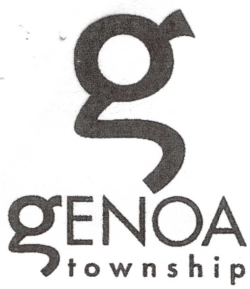


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
4711-11-305-003	10/02/2020		2022	Tentative	Tentative	Tentative			Tentative
The Equalizer. Copyright (c) 1999 - 2009.	JB 10/27/2021	INSPECTED	2021	75,000	169,700	244,700			191,506C
Licensed To: Township of Genoa, County of Livingston, Michigan	JB 08/31/2021	INSPECTED	2020	70,000	99,700	169,700			156,842C
	JB 11/02/2020	INSPECTED	2019	67,500	75,300	142,800			130,660C

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Gas	Area 32 156	Type CPP Composite	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: C		Trim & Decoration		Central Air Wood Furnace												
Yr Built 1955	Remodeled 2018	Ex	X	Ord		Min	(12) Electric									
Condition: Good		Size of Closets		0 Amps Service												
Room List		(5) Floors		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family C									
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(13) Plumbing			Class: C Effec. Age: 35 Floor Area: 2,528 Total Base New : 274,929 Total Depr Cost: 242,869 Estimated T.C.V: 352,160						E.C.F. X 1.450		Bsmnt Garage: Carport Area: Roof:	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Building Areas									
X	Wood/Shingle Aluminum/Vinyl Brick															
(2) Windows		(7) Excavation		(14) Water/Sewer			Notes:									
X	Many Avg. Few	X	Large Avg. Small	Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing 2 Fixture Bath Porches CPP Water/Sewer Public Sewer Water Well, 200 Feet Fireplaces Exterior 1 Story Wood Stove Deck Composite									
(3) Roof		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Notes: ECF (4309 LK CHEMUNG LAKEFRONT) 1.450 => TCV: 352,160												
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF													
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors No Floor SF													
Chimney: Brick																

*** Information herein deemed reliable but not guaranteed***





GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 22-04

Meeting Date: Feb 15, 2022
@ 6:30 pm

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Jon McLachlan Email: jmcLachlan@KW-Corp.com

Property Address: 1193 Chemung Dr. Phone: 517-375-4158

Present Zoning: Residential Tax Code: 4711-10-201-046

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested/intended property modifications: To build overhang
to utilize a safe place to use therapy hot tub
for a medical condition (Ankylosing Spondylitis)

The following is per Article 23.05.03:

Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

Lot is not big enough for a garage. This will help protect the back area, and hot tub to better make better use of the space.

Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

Limited by landscape (trees) and property size. This also will help keep water away from already wet crawl space.

Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

This does not affect any of my neighbors in terms of light and air supply, as this is the back side of my house. Does not add any congestion to streets or safety to public

Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

It will be similar to other covered patio that other neighbors have.

Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date: 1/17/2022 Signature: 



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: February 9, 2022
RE: ZBA 22-04

STAFF REPORT

File Number: ZBA# 22-04
Site Address: 1193 Chemung Drive
Parcel Number: 4711-10-201-046
Parcel Size: .172 Acres
Applicant: Jonathon McLachlan
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variances

Project Description: Applicant is requesting a rear yard variance to construct a covered deck on the rear of the home.

Zoning and Existing Use: LRR (Lakeshore Resort Residential) Single Family Dwelling located on property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday January 30, 2022 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- Per assessing records the existing home on the parcel was constructed in 1997.
- Land use permit was issued in 1994 to construct a single-family home.
- In 2017, a variance was approved for a detached accessory structure. (See attached)
- In 2017, a permit was issued for a detached accessory structure. (See attached)
- Assessing Record Card. (See attached)

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

Summary: The applicant is requesting a rear yard variance to allow an existing covered rear deck to remain on the existing single-family home.

This is an after-the-fact variance request. The improvements have already been constructed. Builder applied for a land use permit for the improvements. That is when Staff discovered that the improvements were already constructed and that the covered deck does meet the ordinance.

Variance Requests

The following is the section of the Zoning Ordinance that the variance is being requested from:

Sec. 11.04 (f):

Required Rear Yard Setback: 40'

Proposed Rear Yard Setback: 36'

Proposed Variance Amount: 4'

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

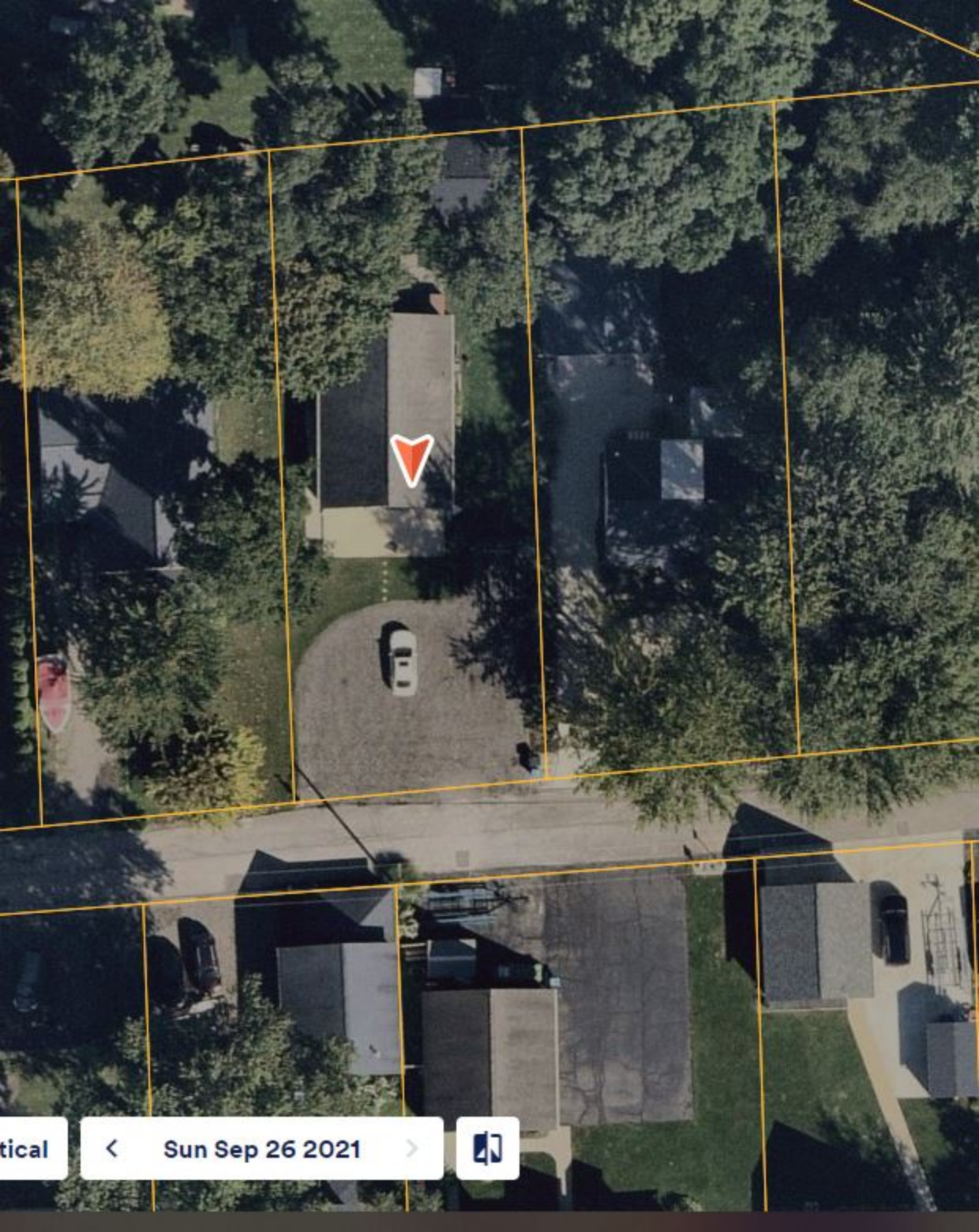
Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the rear yard setback would not allow the applicant to keep the existing covered deck. The variance may provide substantial justice to the property.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is it is a narrow lot and the location of the existing home. The home seems to be located further back on the lot compared to the adjacent neighbors.
- (c) Public Safety and Welfare** – The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

If the Zoning Board of Appeals grants the variance requests, staff recommends the following conditions be placed on the approval.

1. A land use permit must be applied for the covered side porch, covered rear deck and hot tub installation within 10 days of variance approval.
2. Applicant must apply for a permit from the Livingston County Building Department for the hot tub installation, covered side porch and covered rear deck within 10 days of approval.
3. Applicant must ensure that the property is in compliance with the lot coverage ordinance prior to applying for a land use permit.



tical



Sun Sep 26 2021



**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
May 16, 2017 6:30 PM**

MINUTES

Call to Order: Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm at the Genoa Charter Township Hall. The members and staff of the Zoning Board of Appeals were present as follows: Jeff Dhaenens, Marianne McCreary, Jean Ledford, Barb Figurski, Dean Tengal, and Amy Ruthig, Zoning Official.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Introduction: The members of the Board introduced themselves.

Approval of the Agenda:

Moved by Figurski, seconded by Ledford, to approve the agenda as presented. **The motion carried unanimously.**

Call to the Public: The call to the public was made at 6:32 pm with no response.

1. 17-08 ... A request by Jonathon McLachlan, 1193 Chemung Drive, for a rear-yard variance to construct a detached accessory structure.

Mr. Jonathon McLachlan was present. He would like to replace his existing 8x8 shed with a new 16x20 shed for storage. He does not have a garage. His lot is narrow and he has two large trees that he does not want to cut down in order to meet the ordinance requirements.

Board Member Ledford questioned why Mr. McLachlan doesn't put up a garage. Mr. McLachlan stated the well is in the area where the garage would be and he does not want a garage. He would prefer to have the open space.

The call to the public was made at 6:40 pm with no response.

Board Member McCreary asked if he could move the shed further from the rear property line. Mr. McLachlan stated his concrete contractor advised him that there are very large tree roots in that area and he wants to avoid damaging them.

Moved by Tengal, seconded by Ledford, to approve Case #17-08 for 1193 Chemung Drive by Jonathon McLachlan for a rear-yard setback variance of 5 feet to construct a 16x20 detached accessory structure based on the following findings of fact:

- Strict compliance with the rear-yard setback would not allow the applicant to construct the detached accessory structure in the desired location.
- There exists multiple detached accessory structures in the vicinity that do not meet the setback requirements; therefore the variance will provide substantial justice to the property.

- The exceptional condition of the lot is it is a narrow lot and the applicant has stated that they would like to preserve the old trees that are located on the property.
- The need for the variance is not self-created.
- The granting of this variance will not impair an adequate supply of light and air to adjacent properties or unreasonably increase the congestion of public streets or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have little or no impact on the appropriate development, continued use or value of adjacent properties and the surrounding neighborhood.

Approval of this variance is conditioned upon:

- Drainage from the detached structure must be maintained on the lot.
- The structure must be guttered with downspouts.

The motion carried unanimously.

2. 17-09 ... A request by John and Wendy Myers, 7505 Forest Beach (vacant), for a side-yard variance to construct a new single-family home.

Mr. Chouinard was present to represent the applicant. He stated that the property is zoned low density residential. They previously received a 13-foot side-yard. He believed the lot was 50 feet wide; however, when the survey was completed, it showed that it tapers slightly so an additional variance is being requested.

Chairman Dhaenens asked if the size of the home has changed since the previous variance was granted. The previous house was 24 feet wide, and this home is 26 feet wide.

Board Member McCreary noted that a requirement was attached to the previous variance approval, which required verification from a well-drilling authority that there is adequate access to the augmentation well. She asked if this has been submitted. Ms. Ruthig stated it has been received by the Township.

Board Member Ledford asked if the well and septic have been approved by the Livingston County Health Department. Mr. Chouinard has received this approval.

The call to the public was made at 6:50 pm with no response.

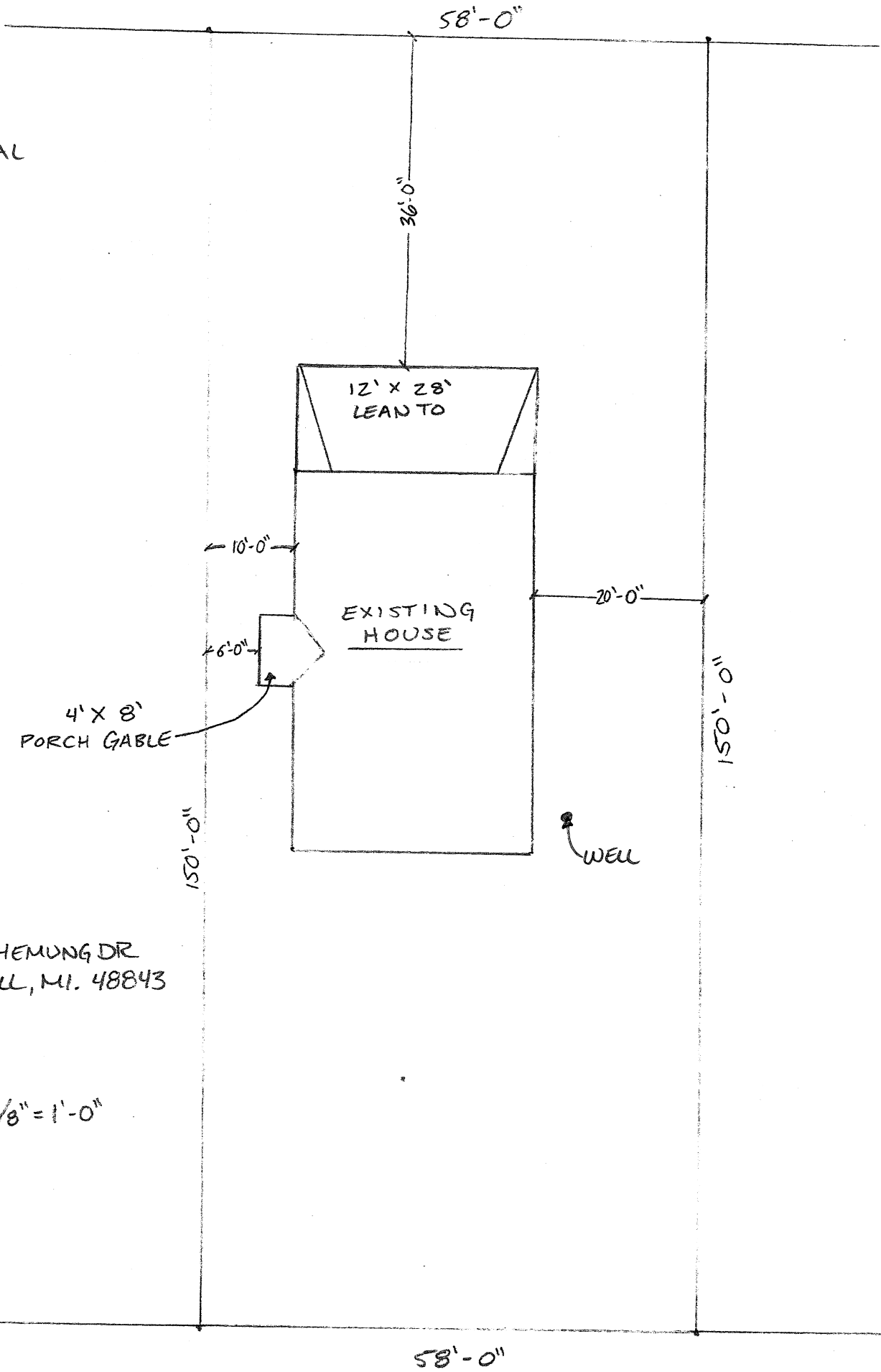
Moved by McCreary, seconded by Ledford, to approve Case #17-09 for the property located at 6505 Forest Beach (vacant land) for a side-yard variance of .8 feet from the required 13 feet for a side-yard setback of 12.4 feet to construct a new single-family home based on the following findings of fact:

- Previous approval was given for a 13-foot side-yard setback.
- A stake survey provided by a licensed engineering firm indicated the property was wider in the building area than originally shown.
- Strict compliance with the current setback requirements would not allow a building to sit within the width allowances.
- The need for the variance is not self-created.



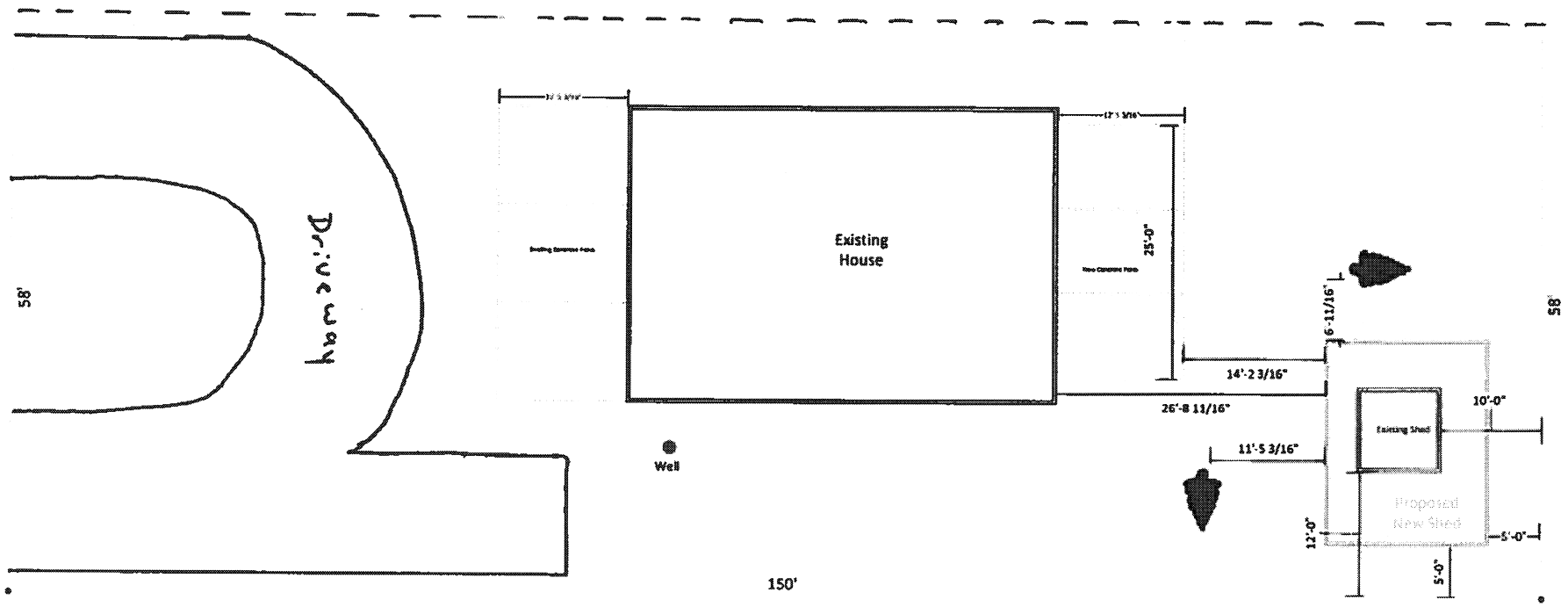
1. PROJECT INFORMATION					
Site Address: <u>1193 Chemung Dr.</u>				Acreage:	
2. OWNER/CONTRACTOR INFORMATION					
Owner Name: <u>Jonathon R. McLachlan</u>			Phone No.: <u>517-375-4158</u> <input type="checkbox"/>		
Owner Address: <u>1193 Chemung Dr.</u>		City: <u>Howell</u>	State: <u>MI</u>	Zip: <u>48843</u>	
Contractor name: <u>Owner</u>			Phone No.: <input type="checkbox"/>		
Contractor Address:		City:	State:	Zip:	
3. TYPE OF IMPROVEMENT					
A. Principal Structure					
<input type="checkbox"/> New Single Family	<input type="checkbox"/> New Multiple Family	<input type="checkbox"/> Addition to Existing Building		<input type="checkbox"/> Grading/Site Work	
<input type="checkbox"/> Other: _____					
B. Accessory Structure					
<input type="checkbox"/> Fence	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Detached Accessory (garage, shed, pole barn)		<input type="checkbox"/> Pool/Hot Tub	
<input type="checkbox"/> Other: _____					
4. PROPOSED SETBACK AND DIMENSIONAL INFORMATION					
A. Proposed Principal Structure Setbacks (in feet)					
Front: _____ (measured from front property line, right-of-way line or private road easement, whichever is less)					
Rear:	Least Side:		Side:	Water/Wetland:	
B. Proposed Accessory Structure Setbacks (in feet)					
Front: <u>128'</u>	Least Side: <u>5'</u>	Side: <u>25'</u>	Rear: <u>5'</u>	Water/Wetland:	Distance from Principle Structure:
C. Proposed Building/Improvement Dimensions					
Size of Building/Improvement: <u>320</u> square feet			Height: <u>14'</u> feet		
6. SIGNATURE OF APPLICANT					
I hereby certify that all information attached to this application is true and accurate to the best of my knowledge. I certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as the authorized agent. The owner and applicant agree to conform to all applicable ordinances of Genoa Township. Any modification to location, size or dimensions must be approved by Genoa Township. A Land Use Permit is valid for a period of 12 months from the date of issue. In signing of this application, I am permitting an official representative of Genoa Charter Township to do on-site inspections. I acknowledge that private covenants and restrictions are potentially enforceable by private parties.					
Applicant is: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Lessee/Renter <input type="checkbox"/> Architect/Engineer <input type="checkbox"/> Other:					
Signature of Applicant: <u>Jonathon R. McLachlan</u>		Printed Applicant name: <u>Jonathon R. McLachlan</u>		Date: <u>5/22/17</u>	
▽ FOR OFFICE USE ONLY ▽					
FLOODPLAIN					
Floodplain: <u>N/A</u>		Panel #:		Zone #:	
ASSESSING APPROVAL					
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved	Approved by: <u>Haime M...</u>		Date: <u>5/25/17</u>		
ZONING APPROVAL					
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved	Parcel I.D. No.: <u>11-10-2011-046</u>		Zoning: <u>LDR</u>		
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved	Approved by: <u>Amg P...</u>		Date: <u>5-25-17</u>		
Comments/Conditions:					
<u>- Drainage from the detached structure must be maintained on lot</u>					
<u>- The structure must be guttered with downspouts</u>					
Date picked up: <u>5-25-17</u>					
ZBA	Case #/Approval date: <u>17-09/5-16-17</u>		Conditions: <u>see above</u>		
3. FEES					
Land Use:	\$ <u>50-</u>	Water/Sewer:	\$ <u>1</u>	Meter:	\$

ORIGINAL



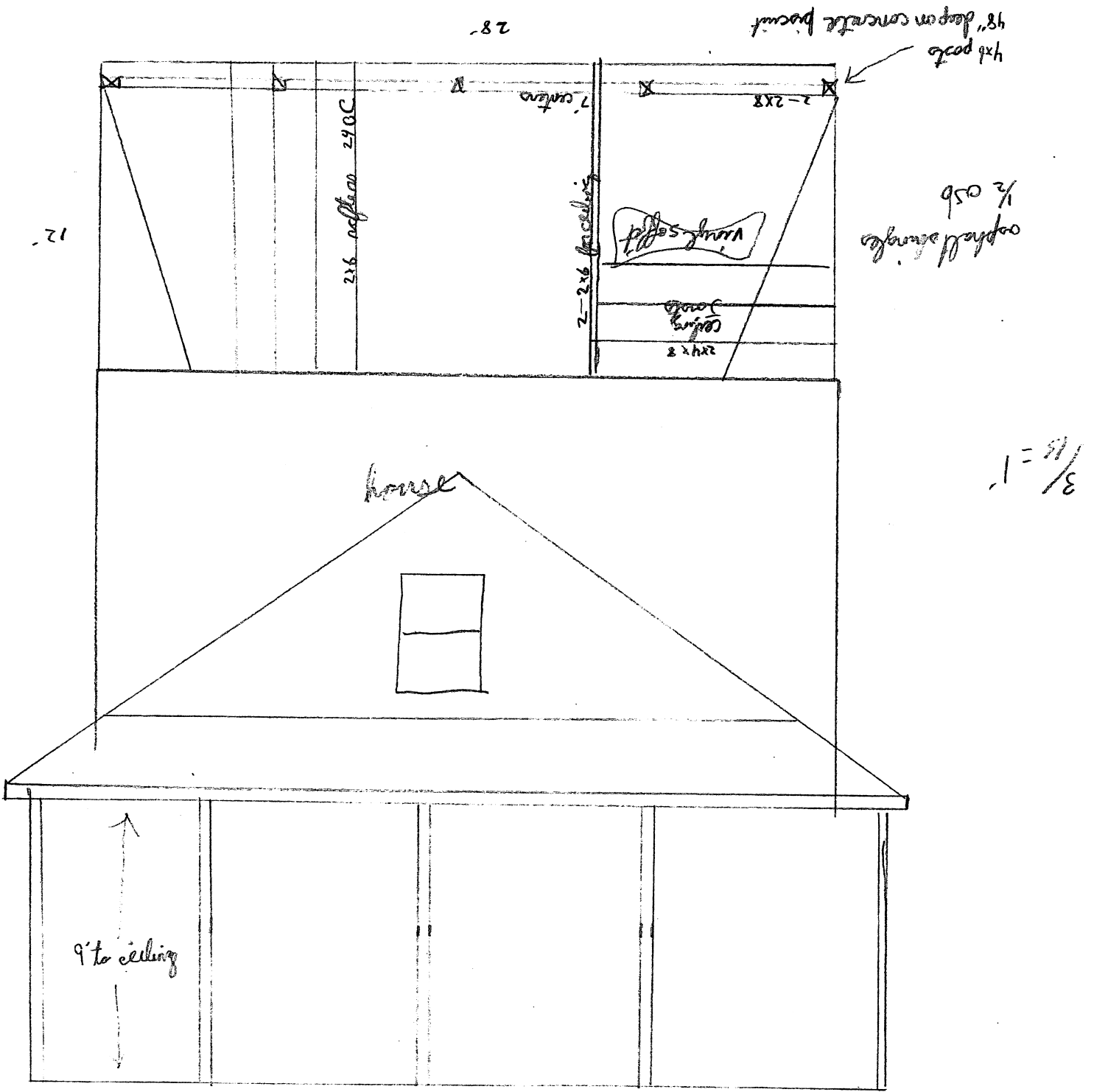
1193 CHEMUNG DR
HOWELL, MI. 48843

SCALE - $\frac{1}{8}'' = 1'-0''$



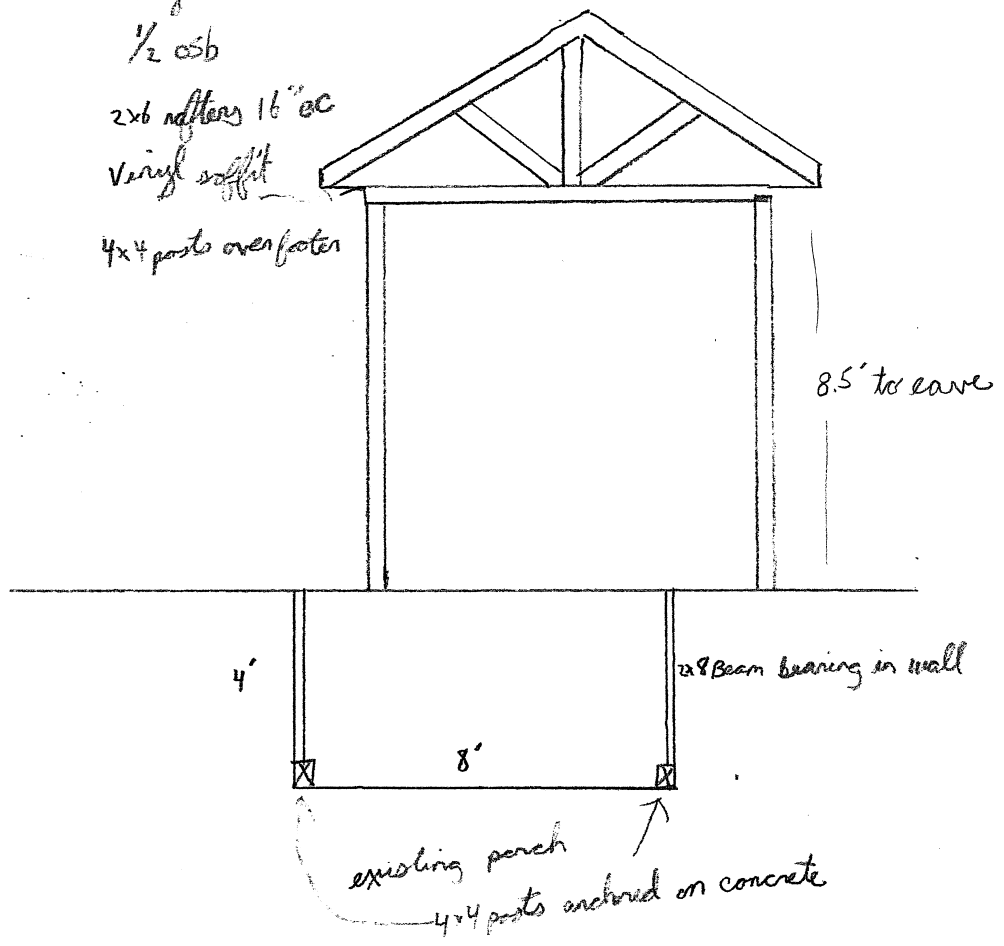
150'

ORIGINAL



iceguard + asphalt shingles
1/2 OSB
2x6 rafters 16" OC
Vinyl soffit
4x4 posts over footer

$$\frac{1/4''}{4} = 1'$$



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
FEDERAL NATIONAL MORTGAGE	MCLACHLAN JONATHON R	163,000	06/27/2014	WD	10-FORECLOSURE	2014R-018698	BUYER/SELLER	100.0									
GREEN TREE SERVICING LLC	FEDERAL NATIONAL MORTGAGE	0	11/25/2013	QC	10-FORECLOSURE	2013R-046772	BUYER/SELLER	0.0									
BRANDON DERRICK	GREEN TREE SERVICING LLC	141,560	11/07/2013	SD	10-FORECLOSURE	2013R-046770	BUYER/SELLER	0.0									
SCHEFFLER, JAMES G.	BRANDON DERRICK	185,500	09/23/2004	WD	03-ARM'S LENGTH	4601/0639	BUYER/SELLER	100.0									
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: LRR		Building Permit(s)		Date	Number	Status							
1193 CHEMUNG DR		School: HOWELL PUBLIC SCHOOLS		GARAGE		05/25/2017		P17-088	NO START								
Owner's Name/Address		P.R.E. 100% 06/27/2014		MAP #: V22-04		2022 Est TCV Tentative											
MCLACHLAN JONATHON R 1193 CHEMUNG DR HOWELL MI 48843-7159		X Improved		Vacant		Land Value Estimates for Land Table 4300.LAKE CHEMUNG											
Tax Description		Public Improvements		* Factors *													
SEC. 10 T2N, R5E, MC NAMARA'S SUB LOT 43		Dirt Road		C NON LF		50.00 150.00		1.0000 1.0000		840 100		42,000					
Comments/Influences		Gravel Road		D SURPLU NON LF		8.00 0.00		1.0000 1.0000		588 100		4,704					
		Paved Road		58 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value =		46,704			
		Storm Sewer		Land Improvement Cost Estimates													
		Sidewalk		Description		Rate		Size % Good		Cash Value							
		Water		D/W/P: 3.5 Concrete		5.79		336 50		972							
		Sewer		Total Estimated Land Improvements True Cash Value =								972					
		Electric															
		Gas															
		Curb															
		Street Lights															
		Standard Utilities															
		Underground Utils.															
		Topography of Site															
		Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Rolling		2022		Tentative		Tentative		Tentative						Tentative	
		Low		JB 09/27/2017 INSPECTED		2021		22,200		85,400		107,600				92,151C	
		High		LM 05/13/2014 REVIEWED R		2020		22,000		81,000		103,000				90,879C	
		Landscaped				2019		23,200		77,100		100,300				89,185C	
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		X REFUSE															

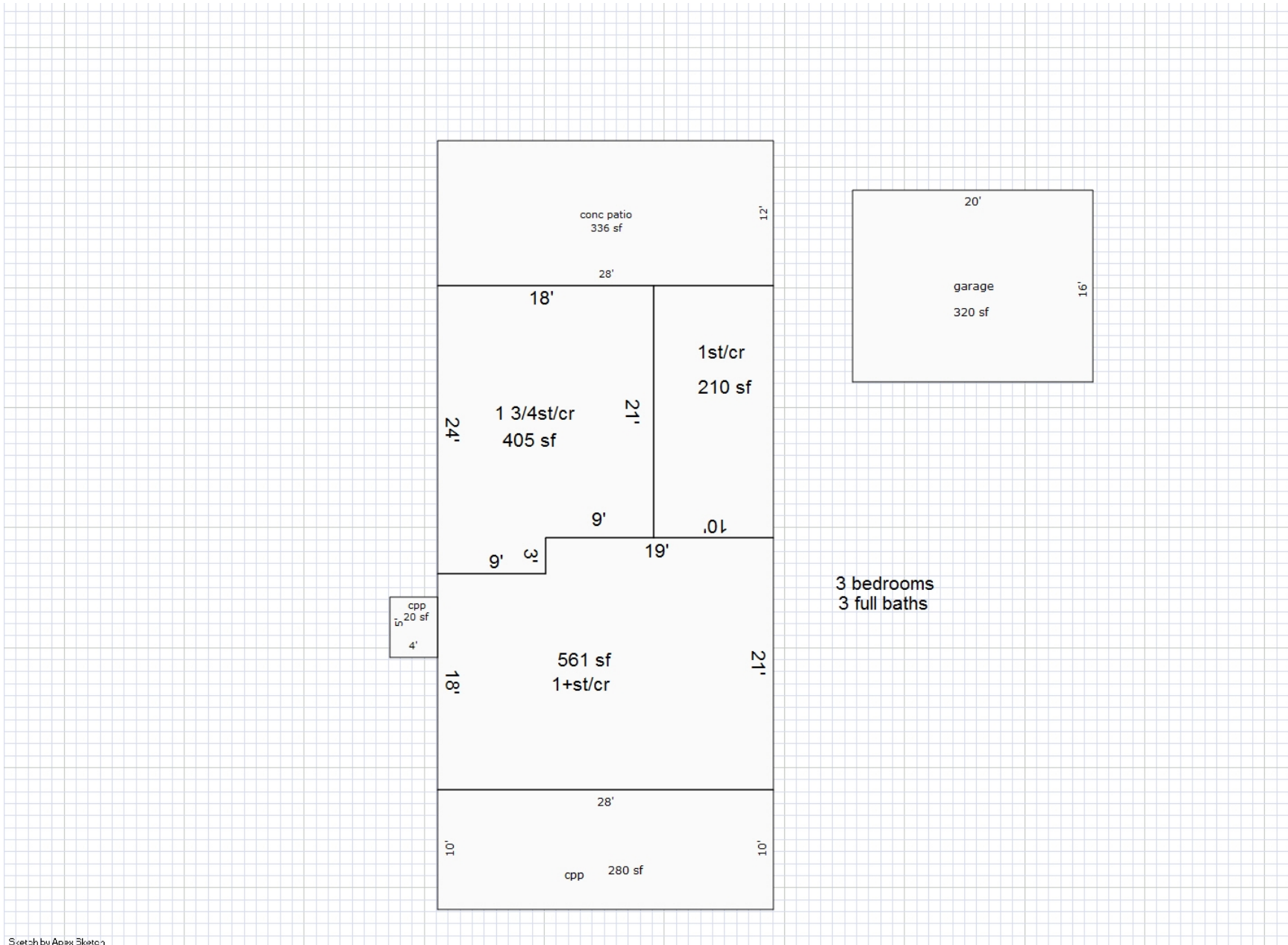


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 280 20	Type CPP CPP	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 320 % Good: 98 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall Paneled		Plaster Wood T&G				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace X Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: C		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min											
Condition: Good		Size of Closets		X													
Room List		Lg	X	Ord		Small											
Basement 1st Floor 2nd Floor 3 Bedrooms		Doors:		Solid	X	H.C.											
(1) Exterior		(5) Floors		(12) Electric													
X Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		0 Amps Service													
(2) Windows		(6) Ceilings		No./Qual. of Fixtures													
X Many Avg. Few		X Large Avg. Small		X Ex.			Ord.	Min									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Many	X	Ave.	Few							
(3) Roof		(7) Excavation		(13) Plumbing													
X Gable Hip Flat		X Gambrel Mansard Shed		Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X Asphalt Shingle		(8) Basement		(14) Water/Sewer													
Chimney: Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:													
		(9) Basement Finish		Notes:													
		Recreation SF Living SF Walkout Doors No Floor SF		ECF (4300 LK CHEMUNG NON WATERFRONT) 1.019 => TCV:													
				Cost Est. for Res. Bldg: 1 Single Family C (11) Heating System: Forced Heat & Cool Ground Area = 1176 SF Floor Area = 1480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87 Building Areas													
				Stories Exterior Foundation Size Cost New Depr. Cost													
				1+ Story Siding Crawl Space 561													
				1.75 Story Siding Crawl Space 405													
				1 Story Siding Crawl Space 210													
				Total: 166,580 144,926													
				Other Additions/Adjustments													
				Plumbing													
				3 Fixture Bath 2 8,171 7,109													
				Porches													
				CPP 280 4,012 3,490													
				CPP 20 491 427													
				Garages													
				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)													
				Base Cost 320 14,854 14,557 *9													
				Water/Sewer													
				Public Sewer 1 1,314 1,143													
				Water Well, 200 Feet 1 9,448 8,220													
				Totals: 204,870 179,872													

*** Information herein deemed reliable but not guaranteed***



Sketch by Apex Sketch

*** Information herein deemed reliable but not guaranteed***



GENOA CHARTER TOWNSHIP VARIANCE APPLICATION
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116
(810) 227-5225 | FAX (810) 227-3420

Case # 22-06 Meeting Date: Feb 15, 2022
6:30 pm

PAID Variance Application Fee

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Kevin Kline Email: c/o Attorney, Alex Reuter: areuter@myers2law.com
Property Address: 2157 Webster Park Drive Phone: c/o Attorney, Alex Reuter: 517-376-4913
Present Zoning: Lakeshore Resort Residential (LRR) Tax Code: 11-30-101-110

ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff may visit the site without prior notification to property owners.

Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.

Please explain the proposed variance below:

1. Variance requested/intended property modifications: _____

Seeking a variance from Section 11.04.01(a) of the Genoa Twp Zoning Ordinance, and specifically the provision that states that accessory buildings, structures, and uses are permitted only in the same lot with a principal building.

In further support of this Variance, see the Attachments hereto. Applicant to seek an accessory structure/garage to serve property directly across the street at 2166 Webster Park Drive. Applicant will first demolish existing abandoned house on 2157, and the two properties will not be sold separately.

The following is per Article 23.05.03 of the Genoa Township Ordinance:

Criteria Applicable to Dimensional Variances. No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

Under each please indicate how the proposed project meets each criteria.

Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

See attached. The Livingston County Health Department previously denied a request to rebuild a residential dwelling due to unsuitable soil, among other things. A variance would do substantial justice in permitting the property to be used in the only manner suitable, among other things, by allowing an accessory structure to replace it.

Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

See attached. The property also cannot be used for any permitted residential primary structure due to the LCHD action and the conditions of the property, which are outside the control of the applicant/property owner. The unsuitable soil conditions are extraordinary to this property.

Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

See attached. This variance will also benefit the public safety and welfare by allowing the abandoned dwelling to be replaced with an accessory structure to serve the property directly across the street. It will not be sold separately, or used for any other purpose. Nor will it increase traffic as it is accessory to a principal use already existing directly adjacent at 2166 Webster Park Dr.

Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

See attached. This variance will benefit the surrounding properties and community by allowing the abandoned dwelling to be replaced with an accessory structure. Such a result would remove an eyesore, a potential hazard, and a detriment to surrounding property values and their owners' enjoyment of the properties.

Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).

After the decision is made regarding your Variance approval a land use permit will be required with additional site plan and construction plans.

Date: 1/20/22

Signature: Ken Flund



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Amy Ruthig, Zoning Official
DATE: February 9, 2022

RE: ZBA 22-06

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

STAFF REPORT

File Number: ZBA#22-06
Site Address: 2157 Webster Park Drive
Parcel Number: 4711-30-101-110
Parcel Size: .077 Acres
Applicant: Kevin Kline, 30067 Mirage Ct. Warren, MI
Property Owner: Same as Applicant

Information Submitted: Application, site plan, conceptual drawings

Request: Dimensional Variance

Project Description: Applicant is requesting a variance to construct a detached accessory structure on a proposed vacant lot.

Zoning and Existing Use: LRR (Lakeshore Resort Residential) Single Family Dwelling located on property.

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday January 30, 2022 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

Background

The following is a brief summary of the background information we have on file:

- Per assessing records the parcel is vacant.
- In 2021, a land use waiver was issued for the demolition of the single-family home. (See attached)
- In 2019, a variance was approved for the construction of a new home. (See attached)
- The parcel cannot be serviced by a well or septic system.
- See Assessing Record Card.

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

Summary: The proposed project is to construct a detached accessory structure on a proposed vacant lot. The proposal is to construct the structure in the same foot print as the existing home. The applicant has been issued a land use waiver to demo the existing home.

Variance Requests

The following is the section of the Zoning Ordinance that the variance is being requested from:

11.04.01 Accessory Buildings, Structures and Uses in General

(a) Relation to Principal Building: Accessory buildings, structures and uses are permitted only in connection with, incidental to and on the same lot with a principal building, that is occupied by a use permitted in the particular zoning district. No accessory building, structure or use shall be occupied or utilized unless the principal structure to which it is accessory is occupied or utilized.

Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:

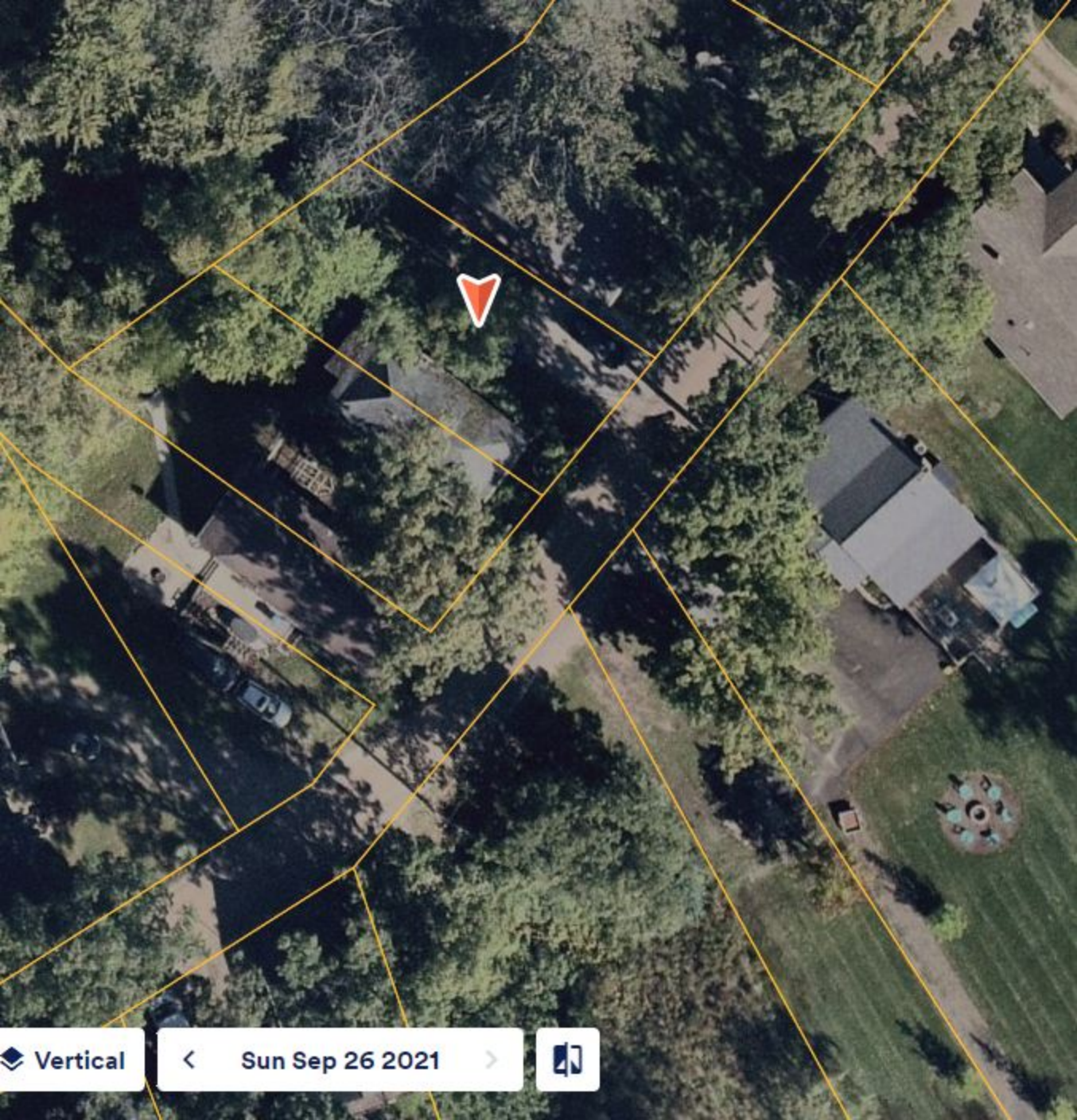
Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the ordinance would prevent the construction of the proposed structure on the proposed vacant lot. The applicant is proposing to keep the same footprint as the previous home. The variance would support substantial justice and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity due to the property is unbuildable for a home.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the lot is not able to obtain a septic system permit from the Livingston County Environmental Health Department which would prohibit the construction of a single-family home due to the soil conditions. The need for the variance is not self-created.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** - The proposed variance would have a limited impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

Recommended Conditions

If the Zoning Board of Appeals grants the variance requests staff recommends the following conditions be placed on the approval.

1. Structure must be guttered with downspouts.
2. Structure cannot be used for living purposes.
3. No outside storage of any kind is allowed on the property.
4. A deed restriction must be approved by Township Staff and recorded with the Livingston County Register of Deeds stating that parcel #4711-30-101-110 cannot be sold separately from parcel# 4711-30-101-132 prior to land use permit issuance.





Genoa Township

2911 Dorr Rd. Brighton, MI 48116

Phone: 810.227.5225 Fax: 810.227.3420 www.genoa.org

Planning & Zoning

Land Use Waiver

Demolition

PW21-086

Issued: 08/27/2021

Expires: 08/27/2022

LOCATION	OWNER	APPLICANT
2157 WEBSTER PARK DR 4711-30-101-110 Zoning: LRR	KLINE KEVIN 30067 MIRAGE CT WARREN MI 48093-6500 Phone: E-mail:	KLINE KEVIN 30067 MIRAGE CT WARREN MI 48093-6500 Phone: E-mail:

Work Description: Demolition of all structures on site

Construction Value: \$8,000.00

Total Square Feet:

**Comments/
Conditions:**

Flood Plain: N/A

All Livingston County Building Department requirements must be followed.

Once building is removed, no outdoor storage or accessory structures are allowed on the parcel.

Permit Item	Permit Fee	Fee Basis	Item Total
-------------	------------	-----------	------------

Fee Total: \$0.00
 Amount Paid: \$0.00
Balance Due: \$0.00

Issuance of this waiver confirms the applicants certification that all information and data attached to and made part of this waiver are true and accurate and to the best of the applicants knowledge and belief. The applicant has certified that the proposed work has been authorized by the owner of record and that the applicant has been authorized by the owner to obtain this waiver as the authorized agent. The applicant has agreed to conform to all applicable laws, codes and ordinances of the State of Michigan, Livingston County and Genoa Township. The applicant acknowledges that private covenants and restrictions are potentially enforceable by private parties. This waiver authorizes on-site inspections by an official representative of Genoa Charter Township. This waiver is valid for a period of 12 months from the date of issue and the applicant agrees that any modifications must be approved by Genoa Township.

Mr. and Mrs. Brady were present. Mr. Brady stated the placement of the existing well does not allow them to meet the front yard setback. The proposed home will be within the same footprint of where the existing home currently sits.

The call to the public was made at 6:48 pm with no response.
Two letters of support.

Moved by Board Member Rockwell , seconded by Board Member Kreutzberg to approved Case #19-20 for 1076 Sunrise Park Drive for Danny and Vicki Brady for a front yard variance of five feet from the required front yard setback of 35 feet for a front yard setback of 30 feet to demolish an existing home and construct a new home, based on the following findings of fact:

- Strict compliance with the front yard setback would prevent the applicant from constructing the single family home as proposed. Granting this variance would offer substantial justice to the applicant due to other homes in the immediate vicinity have similar non-conforming front yard setbacks and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the property.
- The exceptional or extraordinary condition of the property is the Livingston County Environmental health department's setback from the existing well. The need for the variance is not self-created and would make it consistent with other properties in the vicinity.
- The granting of this variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

This approval is conditioned upon the following:

1. The structure must be guttered with downspouts.
2. Dust control measures shall be taken during the demolition of the existing home.

The motion carried unanimously.

3. 19-21... A request by Lawrence and Lorraine Persh, 2157 Webster Park Drive, for a front yard variance to demolish an existing home and construct a new home.

Mr. and Mrs. Persh were present. They are requesting a front yard variance of 20 feet. They will be building the home within the footprint of the existing home, but it will actually be smaller. The front yard setback will be the same as the current home. Board Member McCreary noted that a sketch drawing was presented and not an engineer's survey. Ms. Persh stated a survey has been requested, but has not been completed. Mr. Persh reiterated that the new home will be within the footprint of the existing home.

The call to the public was made at 7:01 pm with no response.

Moved by Board Member McCreary, seconded by Board Member Rockwell, to approve Case #19-21 for 2157 Webster Park Drive for Lawrence and Lorraine Persh for a 20 foot front-yard variance from the required 35 foot setback for a setback of 15 feet to demolish an existing home and build a new one. It should be noted that the application presented at tonight's meeting says the setback will be 20 feet, but it should say 15 feet. The application in the file is correct, showing 15 feet. This approval is based on the following findings of fact:

- The variance request meets all standards of Section 25.05.03 of the Zoning Ordinance.
- Strict compliance with the front yard setback would unreasonably prevent the use of the property without the requested variance. It would provide substantial justice to the applicant that is necessary and similar to other properties in the same zoning district and vicinity.
- The extraordinary circumstances are the location of the new proposed septic and well, the shallow and narrow dimensions of the property and the setback requirements necessary to comply with health department requirements for the construction of the new home.
- The need for the variance is not self created.
- Granting this variance will make it consistent with many of the homes in the vicinity.
- Granting the variance will not impair an adequate supply of light and air to adjacent property, will not unreasonably increase the congestion in public streets, will not endanger the public safety in the event of fire, nor endanger the comfort, morals or welfare of the inhabitants of the Township of Genoa.
- The proposed variance would have any impact on the appropriate development, continued use, or value of adjacent properties and the surrounding
- Neighborhood.

This approval is conditioned upon the following:

1. Structure must be guttered with downspouts.

2. Review and approval by the Genoa Charter Township staff of a submitted site plan approval showing the civil engineer's survey of the property denoting the requested setbacks in relationship to the proposed new home and lot setbacks and corners.
3. Dust control measures shall be taken during the demolition of the existing home.
The motion carried unanimously.

6. 19-22... A request by John and Wendy Myers, 6505 Forest Beach Drive, for a variance to construct a detached accessory structure in the front yard.

Mr. and Mrs. Myers were present. They apologized for the area not being staked. They had a family emergency and were out of town for nine days. They are requesting to build a 12x16 shed in their front yard. They live on a lake and are zoned low density residential. They want to place the structure in the front yard so that it does not obstruct the neighbors view of the lake, it would be easier to use, would have the least impact on the surrounding neighbors and general public and will not negatively affect neighbors. They added that most neighbors have detached structures in the front yard in their neighborhood.

Board Member McCreary questioned the proposed location of the shed and how it is close to the slope toward the neighbor's property. Mr. Myers noted that the shed would be placed further away from the property line than what is shown on the plan. There was a brief discussion regarding postponing this item so the property can be staked and viewed by the Board Members.

The call to the public was made at 7:16 pm.

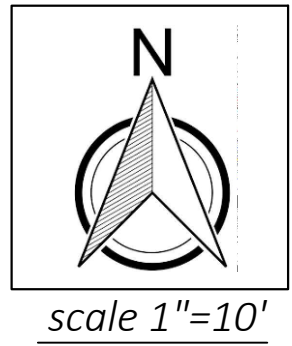
Mr. Doug Milne of 6501 Forest Beach Drive lives next door to the applicant. He is not concerned about the shed being too close to his property. He noted that the plans say "Living Area" and he wants to ensure that the building will not be used as living space and will only be used as storage.

The call to the public was closed at 7:17 pm.

Board Member Kreutzberg also questioned the "Living Area" note on the plans. The applicant confirmed that it will be used for storage. They will make the change on the drawing.

SITE PLAN

2157 Webster Park Dr
Howell, MI 48843
Parcel ID: 4711-30-101-110
Lot area: 0.08 Acres
Plot Size: 11"x17"



Calculating Building and Lot Coverage Percentages

Lot area: 3,385 sq.ft.

Total building coverage (gross floor area): 680 sq.ft.

Building Coverage Percentage: $680 \text{ sq.ft} / 3,385 \text{ sq.ft} = 0.20088 = 20.08\%$

Total Lot Coverage: 1,062 sq.ft.

Lot Coverage Percentage: $1,062 \text{ sq.ft} / 3,385 \text{ sq.ft} = 0.31373 = 31.3\%$

Created by:





January 18, 2022

Genoa Charter Township
Zoning Board of Appeals
c/o Kelly VanMarter, Assistant Twp Manager
c/o Amy Ruthig, Zoning Official
2911 Dorr Road, Brighton, MI 48116
kelly@genoa.org
amy@genoa.org

Via E-mail and US Mail

Re: Genoa Township Variance Application for 2157 Webster Park Drive

Dear Members of the Zoning Board of Appeals:

This firm represents the applicant, Kevin Kline, with respect to his Application for a Variance for property he owns at 2157 Webster Park Drive (the "Property"). The purpose of this letter is to supplement my client's Application for a variance ("Variance") with respect to Section 11.04.01(a) of the Genoa Township Zoning Ordinance. In particular, Mr. Kline's Application seeks a Variance from the provision in Section 11.04.01(a) requiring all accessory buildings, structures, and uses to be built on the same lot as a principal building. A copy of the Application is attached to this letter.

Mr. Kline intends to demolish the existing, abandoned dwelling on the Property and replace it with an accessory structure (a two-car garage). The accessory structure would serve the property directly across the street and would not be sold separately. The Variance, if granted, would permit him to construct this accessory structure despite not being located on the same lot as the principal dwelling. The Application complies with the Township's Zoning Ordinance, and the request meets all of the standards established for a variance.

For starters, requests for variances, such as the present, are governed by both local and state law. In terms of state-level legislation, the Michigan Zoning Enabling Act, codified at MCL 125.3101, *et seq* (the "ZEA"), sets forth the standard for granting a variance, which states, in pertinent part:

If there are practical difficulties for nonuse variances...or unnecessary hardship for use variances...in the way of carrying out the strict letter of the zoning ordinance, the zoning board of appeals may grant a variance in accordance with this section, so that the spirit of the zoning ordinance is observed, public safety secured, and substantial justice done. (MCL 125.3604(7))

In other words, the Township's ZBA has the power to grant a variance to an ordinance where "literal enforcement of the provision in question would result in unnecessary hardship or involves practical difficulties." See *Tireman-Joy-Chicago Improvement Ass'n v Chernick*, 361 Mich 211, 216, 105 NW2d 57 (1960).

This power of the ZBA to grant a variance has been described as a "safety valve" when such circumstances of unnecessary hardship or practical difficulties exist, as they do here. *Id.* To that end, Section 23.05.03 of the Township's Zoning Ordinance provides the criteria applicable to

this Application. Specifically, 23.05.03 states that all of the conditions in the following categories must exist: (a) practical difficulties/substantial justice; (b) extraordinary circumstances; (c) public safety and welfare; (d) impact on surrounding neighborhoods. As set forth below, Mr. Kline's requested Variance and Application satisfy the criteria of both state and local law.

Practical Difficulty/Substantial Justice

The Township's Zoning Ordinance provides that a variance may be granted where "[c]ompliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property." See Section 23.05.03(a). In that regard, if Section 11.04.01(a) is strictly applied to the Property, it will prevent any permitted use thereof. More to the point, the only permitted principal structures that can be built on the Property are residential dwellings and care homes.

However, in 2019, the Livingston County Health Department expressly denied a request for a variance in order to demolish the existing residential dwelling on the Property and replace it with a new home due to the failure of the Property's conditions to satisfy the requirements of the Livingston County Sanitary Code. In particular, during its evaluation of the Property the LCHD determined, among other things, the following:

- The septic tank is inadequately sized, inaccessible for cleaning, inaccessible for inspection;
- The disposal system is inadequately sized for the structure;
- The disposal system located within the required isolation distance to water well supplies;
- The disposal system will encroach on isolation distances to property lines, building, roadways, storm drains, etc.;
- The soil structure and/or soil conditions on the site are not suitable for the use of onsite wastewater disposal;
- A high water table or zone of saturation exists on the site, resulting in the lack of proper treatment of the sewage effluent before discharging to the groundwater;
- An area for a replacement onsite system does not exist. (See **Exhibit A**, LCHD Documents)

After the evaluation, the LCHD informed the Property owner that the demolition and rebuild of the home would not be approved given the poor soils. The demolition and rebuild was formally Disapproved on November 26, 2019, because the "Proposal does not meet the requirements of the Livingston County Sanitary Code or the Minimum Requirements for Alternative On-Site Sewage Treatment Systems." See Exhibit A. An appeal for a variance followed that decision. That too was denied, however, in light of the fact that the Property's soil had "been evaluated and determined to be unsuitable due to soil type (organic and fill soils) and isolation to seasonal water table... [and] isolation distances between drinking water wells and septic systems cannot be met given the constraints of the size of the lot." See Exhibit A.

Due to the decision of the LCHD, and the inherent conditions of the Property, no principal residential dwelling can be rebuilt on the Property after the demolition. This in turn renders the Property only suitable for an accessory structure, such as the garage to be proposed by the applicant. See **Exhibit B**, Proposed Garage Examples.

Section 23.05.03(a) of the Zoning Ordinance further requires that the "[g]ranting of a requested variance or appeal would do substantial justice to the applicant as well as to other



property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.” Here, Mr. Kline has no control over the soil or other inherent conditions of the Property that prevent, under the Sanitary Code, a home from being rebuilt once the existing structure is demolished. This Variance is, thus, necessary for Mr. Kline to enjoy the same substantial property rights of the other property owners in this LRR district of not only having the ability to build accessory structures, but also to make use of their lots in general.

There is also no lesser avenue than the present variance that Mr. Kline can pursue to enable him to utilize the Property to the benefit of himself and the community. Indeed, Michigan courts have examined the notion of “substantial justice” in terms of “whether a lesser relaxation than that applied for would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.” See *National Boatland, Inc v Farmington Hills Zoning Bd of Appeals*, 146 Mich App 380, 380 NW2d 472 (1985). Under these circumstances, there is no lesser relaxation available to permit the Property to be utilized consistent with the characteristics of this LRR zoning district and features of this neighborhood.

Extraordinary Circumstances

Section 23.05.03(b) of the Zoning Ordinance calls for “exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity.” As previously mentioned, this Property is zoned LRR, and it consists of unique soil conditions that, along with its size and location, prevent a principal residential dwelling from being built. This is exactly the type of exceptional and extraordinary circumstances contemplated by the Ordinance.

The Ordinance further requires that “[t]he need for the variance was not self-created by the applicant.” Michigan cases dealing with the question of self-created hardships or practical difficulties have described the question in terms of whether the need for a variance is the result of a property owner’s own decisions or actions, as opposed to involuntary changes in the legal status of the property, amended zoning ordinances, or other things outside the control of the owner. See *Wolverine Commerce, LLC v Pittsfield Charter Twp*, 483 Mich 1023, 1024; 765 NW2d 343 (2009). Here, it is without question that need for the Variance is not self-created. As stated above, Mr. Kline has no control over the inherent soil conditions, the decision of the LCHD, or the unique size and location of the Property. He is only requesting this Variance because there are no alternatives available to him at this time.

Public Safety and Welfare

The Zoning Ordinance additionally requests that a variance “not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.” See Section 23.05.03(c). None of those concerns are at issue here. The proposed accessory structure is solely connected to and for the purpose of the principal residential dwelling directly across the street at 2166 Webster Park Drive. There will be no impact to traffic as it merely serves that neighboring property, which is also owned by Mr. Kline.



As depicted in the attached Exhibit B, the proposed accessory structure (a two-car garage) is also no greater in scope or dimension than what would otherwise be permitted along with a principal structure. In addition, its footprint is not anticipated to exceed that of the current abandoned dwelling on the Property. Furthermore, the garage will be built after the demolition of that existing dwelling, which is not only an eyesore, but also a potentially unsafe building. Ultimately, if this Variance is granted, it will have a direct benefit to the public safety and welfare.

Impact on the Surrounding Neighborhood

Finally, Section 23.05.03(d) states that a variance must “not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.” As outline above, before building the proposed garage on the Property for which the Variance would permit, Mr. Kline will have the abandoned home currently on the Property demolished. Indeed, Mr. Kline has already secured the requisite approval from the Township and the State-level agencies to commence the demolition. See **Exhibit C**, Demolition Approval. It is firmly believed that the demolition of the existing dwelling on the Property, and the construction of the proposed accessory structure in its place, will have a direct benefit to the surrounding properties’ values by removing a factor known to contribute to decreasing value and replacing it with something that is consistent the features of both the neighborhood and zoning district.

In addition, there is at least one other property in the direct vicinity (2075 Webster Park Drive, for example) that ostensibly consists of only an accessory structure. In other words, allowing the Property to also consist of an accessory structure would not be inconsistent with the characteristics of the area.

Conclusion

For all of the reasons set forth above, my client respectfully request that the Township approve and/or recommend approval of his Application for a Variance. Thank you for your attention to this matter. Should you have any questions or need any additional informational please feel free to contact me directly.

Very truly yours,

MYERS & MYERS, PLLC



Alexander R. Reuter, Esq.
Direct Dial: 517-376-4913
E-mail: areuter@myers2law.com

EXHIBIT A



LIVINGSTON COUNTY HEALTH DEPARTMENT

2300 East Grand River Avenue, Suite 102

Howell, Michigan 48843-7578

www.lchd.org

PERSONAL/PREVENTIVE HEALTH SERVICES

P: (517) 546-9850

F: (517) 546-6995

ENVIRONMENTAL HEALTH SERVICES

P: (517) 546-9858

F: (517) 546-9853

November 27, 2019

To: Sanitary Code Board of Appeals

From: Matt Bolang, Deputy Health Officer/Director of Environmental Health
Livingston County Health Department
Environmental Health Division

Re: Public Hearing regarding the proposed demolition and rebuild of a home located at 2157 Webster Park,
Genoa Township, Section 30; Parcel ID# 4711-30-101-110.

Board Members:

Enclosed are the supporting documents related to our upcoming appeal hearing on December 13th. It is my understanding that the owner purchased this property as a potential recreational lakefront home for his family in 2014. In March of 2014, at the request of the owner, LCHD performed a soil evaluation. The owner's intention was to demolish and rebuild the house with a new septic system. As you can see, the soils were unsuitable and Aaron informally told the owner during the evaluation that we would not approve a demo/rebuild given the poor soils.

As of today, it is our understanding that the house is in disrepair and has not been occupied in the last few years. This is further evidenced by the enclosed inspection report performed by a third party home inspector.

The owner is requesting a variance to various subsections of Section 301.15 of the Livingston County Sanitary Code as detailed below:

- 301.15 (d) – unable to meet isolation distances between drinking water wells and septic systems
- 301.15 (e) – seasonal water table was recorded at less than 24 inches below the original ground surface, in this case the water table was encountered within the fill material or at original ground surface.
- 301.15 (f) – soils encountered are considered unsuitable (organic)
- 301.15 (g) – given the deficiencies listed it is our opinion that installing a septic system in this location may endanger the public health or environment
- 301.15 (i) – there is less than 24 inches of suitable naturally occurring soil
- 301.15 (j) – there is less than 12 inches of suitable naturally occurring soil without mottling below the topsoil

If you should have questions or concerns prior to the hearing date, please feel free to contact me. I would also encourage a visit to the site to witness the conditions/limitations.

RECEIPT NO: 32306

DATE: 10-25-19

APPEAL NO: PEHA2019-00066



LIVINGSTON COUNTY HEALTH DEPARTMENT
2033 E Grand River, Suite 102, Howell, Michigan 48843-7578
(517) 546-9858 * (517) 546-9853

www.lchd.org

**APPLICATION FOR APPEALING PROVISIONS
OF THE LIVINGSTON COUNTY SANITARY CODE**

APPLICANT: Nalepka Sean (Boss Engineering)
(Last) (First) (Middle Initial)

ADDRESS: 3121 E. Grand River Howell MI 48843 517-546-4836
(Street) (City) (State) (Zip) (Phone)

OWNERS NAME: Persh Lorraine
(Last) (First) (Middle Initial)

ADDRESS: 1801 Brighton Road Howell MI 48843 810-923-7914
(Street) (City) (State) (Zip) (Phone)

PROPERTY IN QUESTION: 11-30-101-110 Webster Park Lot 106
(Tax ID #) (Subdivision Lot or amount of Acreage)

2157 Webster Genoa
(Street) (Township)

NATURE OF APPEAL AND WHAT YOU PROPOSE: Utilizing an Advantex treatment unit to a raised pressure dosed mound to overcome the soils and size deficiencies of the lot. The wells on the subject property and the neighboring are being relocated lot maximize isolation distances from the septic system.

I HAVE ENCLOSED THE FOLLOWING DATA TO SUPPORT MY APPEAL:

- Scaled Plot Plan of Subject Property and Affected Neighboring Property
- Soil Evaluation Reports
- Water Sample Results
- Other
- Well Records
- Engineered Plans
- List of Neighbors within 100 ft. With complete addresses

SIGNATURE: Sean J. Nalepka R.S.
(Applicant)

10-25-19
(Date)



**LIVINGSTON COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH DIVISION**

2300 E. Grand River, Suite 102 * Howell, Michigan 48843-7578
(517) 546-9858 * (517) 546-9853

www.lchd.org

Application for EH Review of Property Additions and Modifications

Residential Commercial

Review Permit # PREV 2019-00753

LOCATION OF PROPERTY <i>Please Print or Type</i>		
Address 2157 Webster Park	City/Village Howell	Zip 48843
Township Genoa	Tax Code# 4711-30-101-110	Section 30

A. OWNER	
Name Lorraine Persh	Phone 810-923-7914
Address 1801 Brighton Road	
City/State/Zip Howell, MI 48843	E-Mail lorrainepersh@gmail.com

CONTRACTOR (if applicable)	
Name	Phone
Address	
City/State/Zip	E-Mail

Please answer the following questions that apply to your project:

Sanitary service: municipal (city sewer) private septic system

If septic: distance from project to septic 48&35 ft. Accessible for maintenance after project? yes no

Water supply: municipal (city water) private well If well: casing (pipe) diameter: 4" 5" Other

If private well: distance from project to well _____ ft. Accessible for maintenance after project? yes no

Proposed demolition? yes no Rebuilding after demolition: yes no

Constructing an accessory structure? (garage, pole barn, pool, deck, etc.) yes no Plumbing installed? yes no

Increasing living space in home? yes no If yes: original ft² _____ proposed ft² _____

Adding additional bedrooms? yes no If yes: original bedrooms _____ proposed bedrooms _____

PROJECT DESCRIPTION: (Include as applicable: type of living space, type of structure, increase in living space, alteration to structure, roof changes, etc.) Let us know, in as much detail as possible, your proposal

The current home's foundation has been determined to be unfit to make structural modifications.

The proposed home will have a reduced footprint with a area of 455 sft. from 680 sft.

Total prosed house square footage is 910 sft. The current home has two bedrooms and the proposed home will have 2 Bedrooms.

All proposals must include a complete and accurate site plan (with dimensions), and include all existing and proposed structures, location of roads, easements, steep slopes, surface water, wetlands, well and septic systems. Include project plans and/or existing and proposed floor plans and elevations if an increase in living space or a complete interior remodeling is proposed.

The undersigned, property owner or representative, certifies the accuracy of the completed application and attached documents. The undersigned acknowledges any deviation from the submitted application will void LCHD approval.

[Signature] Applicant's Signature [Printed Name] Printed Name 11-26-19 Date

***** For Office Use Only *****

Receipt # _____ Amount \$ NR Check/Appy # _____ Payer _____

GR



Environmental Health Division

2300 E. Grand River, Ste. 102
Howell, MI 48843-7580
517-546-9858 Fax 517-546-9853
www.lchd.org

PREV2019-00753

Applied: 11/26/2019
Issued: 11/26/2019

SITE ADDRESS: 2157 WEBSTER PARK DR

PARCEL NO: 11-30-101-110

TOWNSHIP: Genoa Township

SUBDIVISION: WEBSTER PARK

LOT:

Review - Additions/Modifications

OWNER	CONTRACTOR
PERSH LAWRENCE 1801 BRIGHTON RD. HOWELL MI 48843 Phone:	HOMEOWNER Phone:

Environmental Sanitarian: Aaron Aumock

Work Description: DEMO AND REBUILD

Type of Use	Residential	Structure Type	Living Space
Water Supply	Residential	Sewage Disposal	Onsite

Conditions:

STATUS: Completed - Disapproved

11/26/2019

REVIEW RESULT: Disapproved

Review Concerns/Comments:

Not Approved. Proposal does not meet the requirements of the "Livingston County Sanitary Code" or the "Minimum Requirements for Alternative On-Site Sewage Treatment Systems".

Aaron Aumock
Environmental Sanitarian

Date Finalized: 11/26/2019



LIVINGSTON COUNTY HEALTH DEPARTMENT

2300 East Grand River Avenue, Suite 102
Howell, Michigan 48843-7578

www.lchd.org

PERSONAL/PREVENTIVE HEALTH SERVICES

P: (517) 546-9850

F: (517) 546-6995

ENVIRONMENTAL HEALTH SERVICES

P: (517) 546-9858

F: (517) 546-9853

Public Hearing Notice

November 27, 2019

To: Neighboring Property Owners
Bill Rogers, Genoa Township Supervisor

From: Livingston County Health Department
Environmental Health Division

Re: Notice of Public Hearing regarding the proposed demolition and rebuild of a home located at 2157 Webster Park, Genoa Township, Section 30; Parcel ID# 4711-30-101-110.

To Whom It May Concern:

On behalf of the owner, Ms. Lorraine Persh, Boss Engineering is requesting a variance to Section 301.15 of the Livingston County Sanitary Code. The owner is proposing to demolish the existing house, which is in disrepair and rebuild a new house. The proposal includes constructing a new engineered septic system and drinking water well. The soils have been evaluated and determined to be unsuitable due to soil type (organic and fill soils) and isolation to seasonal water table. Additionally, isolation distances between drinking water wells and septic systems cannot be met given the constraints of the size of the lot.

Appeal Hearing

Date/Time: Friday, December 13, 2019 @ 8:30am

Location: Livingston County Health Department
Conference Room B
2300 E. Grand River Ave.
Howell, MI 48843

Public written or verbal comments are welcome. Contact Aaron Aumock, Field Program Coordinator at (517) 552-6873 or aaumock@livgov.com should you have any questions or comments.



BOARD OF APPEAL HEARING SIGN IN SHEET

Date: December 13, 2019
 Appeal #: PEHA2019-00006
 Appellant: Lorraine Persh
 Parcel/Address: 4711-30-101-110 / 2157 Webster Park
 City/Village/Twp: Genoa Twp
 Section #: 30

Livingston County Health Department
Environmental Health Division

Board of Appeal Members

✓ Matt Bolang
 ✓ Aaron Aumock
 Beau Forgette
 John Wilson

✓ Carol Griffith - Chair
 ✓ Don Tinson - Vice Chair
 ✓ Marshall Bowman
 ✓ Pat McMacken
 Rob Roberts

Please Print Clearly

Name	Address	Phone #
Steve Persh	1801 Brighton rd. Howell	248 444 2046
Lorraine Persh	1801 Brighton Rd. Howell	810-923-7914
Sean Nalepa	Buss Engineering	517-516 7536
Pat McMacken	6475 S. 40th St. Kalamazoo MI	517 304 5245
Carol Griffith	8178 Bluebird Dr.	810-360-5260
Deborah Hall	2165 Webster Plk	810599 7654



Livingston County Sanitary Code Board of Appeals

Draft Meeting Minutes
(December 23, 2019)



Date: December 13, 2019

Time: 8:30am

Place: Livingston County Health Department
Environmental Health Division
Conference Room B
2300 E. Grand River Ave, Suite 102
Howell, MI 48843

Appeal: Proposed demolition and rebuild of a home located at 2157 Webster Park, Genoa Township, Section 30; Parcel ID# 4711-30-101-110
Appeal# PEHA2019-00006

Attendees:

Carol Griffith, Board Chair
Don Tinson, Board Vice-Chair
Pat McMacken, Board Member
Rob Roberts, Board Member
Aaron Aumock, LCHD
Matt Bolang, LCHD
Lorraine Persh, Appellant/Owner
Steve Persh
Sean Nalepka, Boss Engineering
Deborah Hall, 2165 Webster Park

Minutes

Board of Appeals Chair, Carol Griffith, called the meeting to order at 8:30am. Introductions of attendees ensued. Ms. Griffith opened the meeting by explaining the appeal process including the sections of the code being appealed and the five criteria that the Board must consider in making a decision.

Sean Nalepka, Boss Engineering, provided an overview of the proposed septic system design and site and soil limitations. The lot size does not allow for isolation to neighboring wells from proposed septic system.

Other _____

More specifically: _____

Therefore, due to the above, proper operation of an onsite sewage system may be difficult. Every attempt should be made to keep the sewage subsurface by way of drastically reducing the wastewater flows can be accomplished in many ways, such as: the installation of low water fixture devices e.g. one gallon or less flush toilets, reduced flow shower fixtures, the elimination of laundry facilities, garbage disposals and water softener backwash from entering the system. In addition, the septic tank should be pumped out more frequently to prevent solids from being carried over to the disposal area. It should be noted that following these recommendations to significantly reduce the daily wastewater flows could possibly increase the life of the existing system, eliminating the need to install a replacement system. Irregardless, if the homeowner chooses to replace the existing system, because of the site conditions, these recommendations to reduce the daily flows should be implemented.

A) (construction design requirements) _____

A permit must be obtained prior to construction beginning. **Please be advised that the owner has the right to consult with a professional engineer for alternative design considerations.** However, engineering plans must be approved by the Livingston County Department of Public Health prior to construction permits being obtained.

A permit to construct an onsite sewage disposal system is in no way a guarantee that this system will provide indefinite trouble-free service. Since many inter-relating factors contribute to a failure of a sewage disposal system, approval can not be considered as a guarantee by the Health Department that successful operation is assured. Even with proper installation, as outlined for proposed construction, there remains many uncertainties and difficulties that can still arise in the operation of an onsite sewage disposal system.

Prior to construction permits being issued, the owners signature is required. This signifies that he/she has read this document and acknowledges that the site conditions are not favorable for the use of an onsite sewage disposal system; the onsite sewage disposal system is being installed entirely at the applicants risk; and that the Livingston County Department of Public Health is not responsible for the successful operation of the sewage disposal system.



Owner Signature

3-18-14

Date

5. the decision is not in significant conflict with the intent and purpose of the Livingston County Sanitary Code.

Carol Griffith agreed with Don Tinson. Rob Roberts explained the possibility of drilling the wells to a deeper depth that would allow for vertical isolation as a way of protection of the drinking water, however agreed with other board members regarding the suitability of the proposal.

Motion by Don Tinson :

After reviewing the information provided and hearing the testimony of all present, the Livingston County Sanitary Code Board of Appeals has determined that the requirements to grant a variance per Section 201.03 of the Livingston County Sanitary Code have not been met, and therefore the variance request is denied.

Motion seconded by Pat McMacken.

Motion passed unanimously, variance request is DENIED.

The meeting minutes from the June 13, 2019 appeal hearing were presented (Brighton Road Parcels, ID# 4711-25-300-010 and 4711-25-300-019).

Don Tinson made a motion to accept the minutes as written

Pat McMacken seconded

Motion passed unanimously

There was some discussion about the suitability of drywells per the Sanitary Code. Aaron and Matt stated that they are allowed in some unique replacement situations when failures are remedied, however are not used for new construction. Matt stated that the Health Department is proposing to open up the Sanitary Code for revisions, starting in the process late in 2020. He asked the Board to consider any changes they would like to entertain and that they would be included in the revision process.

Motion by Pat McMacken to adjourn

Second by Don Tinson

Motion passed unanimously

Meeting adjourned 9:05am

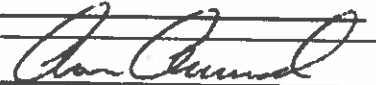
Administrative/Board of Appeal Checklist

To be completed by Area Sanitarian within 3 days of receipt.

Date Appeal Received: 10/25/19 Date Appeal Reviewed: 11/5/19 Appeal #: PEHA2019-00006

Address/location: 2157 Webster Park Township: Genoa


NOTE: Site visits may be necessary to confirm accuracy of packet.

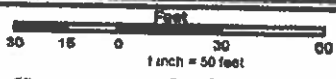
YES	NO	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scaled plot plan included showing ALL applicable information including neighboring information & appears to be accurate.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil evaluation report included.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well records attached (must be submitted for all appeals).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	List of property owners within 100 ft. included.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineer plans reviewed and are complete and consistent with LCHD requirements.
			COMMENTS: _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site visit made by Sanitarian within one year. Date of last visit: <u>7/1/19</u> Sanitarian Name: <u>Aaron Aumock</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any features on the property that should be noted which <u>may</u> create a possible concern (wetlands, surface water, steep slopes, storm drains, surface water drainage patterns across property if filling is being proposed, 307 sites in near proximity, etc.)
			COMMENTS: _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing septic approved: If NO Why? <u>No record, unsuitable soils</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Septic reserve area available? _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing well approved: If NO Why? <u>Buried well, no record.</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any reason that this appeal should not be considered: If YES, Why? _____
List ALL sections of the Code that the Appellant is appealing. <u>Section 301.15 (D,E,F,G,I,J)</u>			
Date submitted to Supervisor: <u>11/5/19</u>		Sanitarian's Signature: 	
To be completed by Supervisor: Date reviewed by Supervisor: _____ Date of site visit, if applicable: _____		Date of Notice mailed: _____ Date of Appeal: _____ Date of Minutes: _____ Sanitarian's Signature: _____	

Long_PID	GIS_Acres	O_NAME1	O_STREET
11-30-100-007	2.34	DASZKIEWICZ, HELEN BELL	5436 ORCHARD
11-30-101-022	0.53	NOWAK, MARY E.	29076 MARQUETTE
11-30-101-025	0.21	PERSH LAWRENCE	1801 BRIGHTON RD.
11-30-101-026	0.66	MULLANEY JOHN	2166 WEBSTER PARK DR.
11-30-101-029	0.77	MCGOWAN LESLIE	2172 WEBSTER PARK DR.
11-30-101-103	0.16	POMROY, LEROY & BETTY	2137 WEBSTER PARK DR.
11-30-101-105	0.14	HEIKKILA CHRISTOPHER	2728 W. AMBERLY BLVD.
11-30-101-110	0.08	PERSH LAWRENCE	1801 BRIGHTON RD
11-30-101-111	0.13	HALL DEBORAH	2165 WEBSTER PARK DR.
11-30-101-113	0.13	GIRAUD GEORGE, LOIS & JACK	2175 WEBSTER PARK DR.
11-30-101-127	0.27	HEUWAGEN DENNIS & KAREN	2142 WEBSTER PARK DR.
ROW	1.65		
11-30-101-131	0.72	POMROY BETTY & LEROY URECHE RAC	2137 WEBSTER PK (duplicate)

O_CITY	O_STA	O_ZIP	P_ADDR_F	P_ADDR	P_ROAD
DEARBORN	MI	48126	4270 PARDEE LAKE RD.	4270	PARDEE LAKE RD.
GARDEN CITY	MI	48135	2146 WEBSTER PARK DR.	2146	WEBSTER PARK DR.
HOWELL	MI	48843	0 VACANT	0	VACANT
HOWELL	MI	48843	2166 WEBSTER PARK DR.	2166	WEBSTER PARK DR.
HOWELL	MI	48843	2172 WEBSTER PARK DR.	2172	WEBSTER PARK DR.
HOWELL	MI	48843	2137 WEBSTER PARK DR.	2137	WEBSTER PARK DR.
HOWELL	MI	48843	2151 WEBSTER PARK DR.	2151	WEBSTER PARK DR.
HOWELL	MI	48843	2157 WEBSTER PARK DR.	2157	WEBSTER PARK DR.
HOWELL	MI	48843	2165 WEBSTER PARK DR.	2165	WEBSTER PARK DR.
HOWELL	MI	48843	2175 WEBSTER PARK DR.	2175	WEBSTER PARK DR.
HOWELL	MI	48843	2142 WEBSTER PARK DR.	2142	WEBSTER PARK DR.
HOWELL	MI	48843	2129 WEBSTER PARK	2129	WEBSTER PARK




 Livingston County, Michigan
 Information Technology Department
 G.I.S. Division
 304 E. Grand Ave. Howell, MI 48841
 517 543 3230
 www.livingstonmi.gov

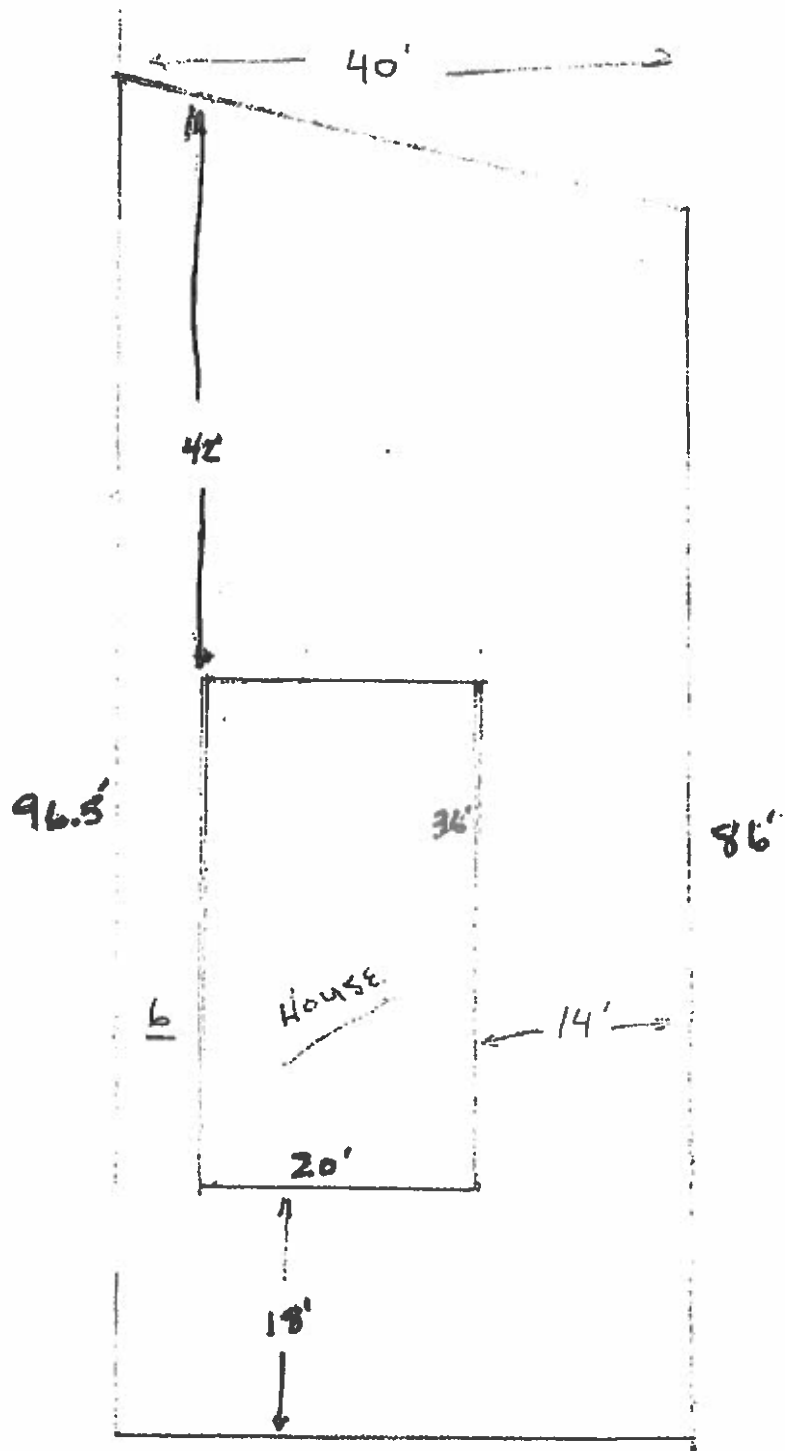


County of Livingston

Printed: 3/17/2014
 Aerial Year: 2010

MAP INFORMATION DISCLAIMER
 Map information depicted is not intended to replace or substitute for
 any other or previous source. This map was extracted to meet
 National Map Accuracy Standards and use the most recent
 accurate source available to the people of Livingston County.
 Boundary measurements and area calculations are approximate
 and should not be construed as survey measurements.





2157 WEBSTER PARK DR.

EXISTING

Livingston County Health Department

204 SOUTH HIGHLANDER WAY • HOWELL MICHIGAN 48843 • (517) 546-9850

Administrative Appeal #29-1085

Appellant: Glenn E. King

Location. Lots #107 & 108, 2165 Webster Park, Section 30, Genoa Township

Variances Requested: Section 301.21

Date of Appeal: January 10, 1986 at 9:00 A.M.

Present: Robert Scranton, Health Officer
Ted Westmeier, LCHD
Chuck Cousino, LCHD
Claudia King

Neighbor

Conditions.

The appellant proposes to construct a 1276 sq. ft. drainfield to serve the existing dwelling and proposed addition at the above-subject property.

Findings:

WHEREAS, an administrative appeal was heard in the offices of the Livingston County Health Department on January 10, 1986,

THEREFORE BE IT RESOLVED that the appeal can be granted as long as the following stipulations are met

1. The proposed drainfield of 1276 sq. ft. must be moved as close to the property line as practical
2. An appeal concerning the distance to the property line is hereby granted.
3. Septic tank and drainfield shall be maintained approximately 50 ft. from all existing wells.
4. It was found that the 100 ft. well on the site is properly protected by going through a clay layer.
5. An onsite boring shall be completed by the appellant to demonstrate the existing soils at that site to allow adequate filling of the drainfield to maintain adequate isolation distances from tile field to water table.

BE IT FURTHER RESOLVED, upon approval of the field sanitarian of the above-named stipulations, the appeal is hereby granted.

Respectfully submitted,


Robert K. Scranton, R.S., M.P.H.

Health Officer

ROBERT K. SCRANTON, R.S., MPH
Director—Health Officer

GEORGE P. GRILLO, M.D., MPH
Medical Director

RKS/al

TED R. WESTMEIER, R.S., MPH
Director—Environmental Health

MARLYN J. LEE, R.N., M.S., M.P.A.
Director—Personal and Preventive Health Services

BONNIE A. DETWELER
Business Manager

Livingston County Health Department—Environmental Health Division
 204 S Highlander Way, Howell, Michigan 48843
 (517) 546-9850

**HOMEOWNER INFORMATION SHEET FOR WATER SUPPLY
 AND/OR SEWAGE DISPOSAL FACILITIES**

The following sketch represents the location of the on-site sewage disposal system and/or water well supply for the dwelling located at
2166 Webster Park Genoa 30

Septic Tank Size _____	Dimensions of System _____
Absorption Bed/Trench _____	No of Lines _____

LAKE

House

SEPTIC TANK → □

Pump Chamber → □

21

□ ← Drywell

6" boring

Well

Webster Park

Well Driller _____	Sewage Disposal Contractor _____
Water Supply Approved _____	Sewage Disposal Facilities Approved _____
Date	Date

Please read the attached information regarding maintenance and care of the on-site sewage disposal facilities. The on-site sewage disposal system was inspected and approved in accordance with the Livingston County Sanitary Code. The water supply system was approved after reviewing the well log submitted by the well driller and receiving acceptable water quality analysis. If you did not receive a copy of your well log from the driller, please contact the Environmental Health Division of the Livingston County Health Department.

Since many interrelating factors contribute to the failure of a sewage disposal system and/or changes in water quality, approval cannot be considered as a guarantee by the Environmental Health Division that successful operation or quality of drinking water is assured. On-site sewage disposal systems under the best of installation conditions and practices are in no way the equivalent of municipal sewer collection and treatment facilities.

Livingston County Department of Public Health-Environmental Health Services
 2300 E. Grand River, Suite 102, Howell, Michigan 48843-7578
 Fax (517) 546-9853 • Phone (517) 546-9858

HOMEOWNER INFORMATION SHEET FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL FACILITIES

The following sketch represents the location of the on-site sewage disposal system and/or water well supply for the dwelling located at

Address _____ Township _____ Section No. _____
 City _____ State _____ Zip _____

Septic Tank Size _____	Dimensions of System _____
Absorption Bed/Trench _____	No. of Lines _____

Livingston
 Name _____
 Date _____

APPROVED

Livingston County Department
 of Public Health

Name _____
 Date _____

Well Driller _____	Sewage Disposal Contractor _____
Water Supply Approved _____	Sewage Disposal Facilities Approved _____
Inspecting Sanitarian _____	Date _____

Please read the attached information regarding maintenance and care of the on-site sewage disposal facilities. The on-site sewage disposal system was inspected and approved in accordance with the Livingston County Sanitary Code. The water supply system was approved after reviewing the well log submitted by the well driller and receiving acceptable water quality analysis. If you did not receive a copy of your well log from the driller, please contact Environmental Health Services of the Livingston County Department of Public Health.

Since many interrelating factors contribute to the failure of a sewage disposal system and/or changes in water quality, approval cannot be considered as a guarantee by Environmental Health Services that successful operation or quality of drinking water is assured. On-site sewage disposal systems, under the best of installation conditions and practices, are in no way the equivalent of municipal sewer collection and treatment facilities.

Receipt Number

Livingston County Department of Public Health
Environmental Health Division
2300 E. Grand River * Suite 102 * Howell, MI 48843
Fax (517) 546.9853 * Phone (517) 546.9858
<http://co.livingston.mi.us/health>

SEV2014-00021
Case No.
11-30-101-110
Current Desc. #

SOILS EVALUATION FOR SUB-SURFACE SEWAGE DISPOSAL SYSTEMS

<u>Conditions</u>	<u>Met?</u>	<u>Date</u>
Locate the system in the area of soil boring # 1.	N	3/18/14
Strip vegetation, backfill with a clean sharp sand to 6 inches above the highest original grade. Provide a 5' basal area around the perimeter of the system prior to beginning a 4:1 slope back to the original grade. 12" min. cover. Install as much system as possible (+/- 500 sq. ft.)	N	3/18/14
Verify existing septic tank size and condition in writing (Min. 1000 Gal. required) otherwise install a new 1500 gal. septic tank.	N	3/18/14
Due to the elevation differences between the existing house and septic location, pumping will most likely be needed and therefore pressure distribution will be required. Install a 500 gal. min pump chamber and contact LCDPH for pressure specs.	N	3/18/14
Seal Pump chamber shall be watertight inside and out.	N	3/18/14
Pump is to be installed with an easy access quick release union for ease of replacement. Pump chamber must be installed under a removable but sealed manhole cover.	N	3/18/14
Install a septic tank filter on the outlet end of the septic tank.	N	3/18/14
Existing well must be properly abandoned and new well drilled (permit required).	N	3/18/14

2157 WEBSTER PARK DR. HOWELL 48 Genoa 30 WEBSTER PARK / 106
Location Township Section No. Subdivision/Acreage Lot, Parcel Page 3 of 3

**CONDITIONAL
APPROVAL
REFER TO PERMIT APPENDIX**

Receipt Number

Livingston County Department of Public Health
Environmental Health Division
2300 E. Grand River * Suite 102 * Howell, MI 48843
Fax (517) 546.9853 * Phone (517) 546.9858
http://co.livingston.mi.us/health

SEV2014-00021

Case No.

11-30-101-110
Current Desc. #

SOILS EVALUATION FOR SUB-SURFACE SEWAGE DISPOSAL SYSTEMS

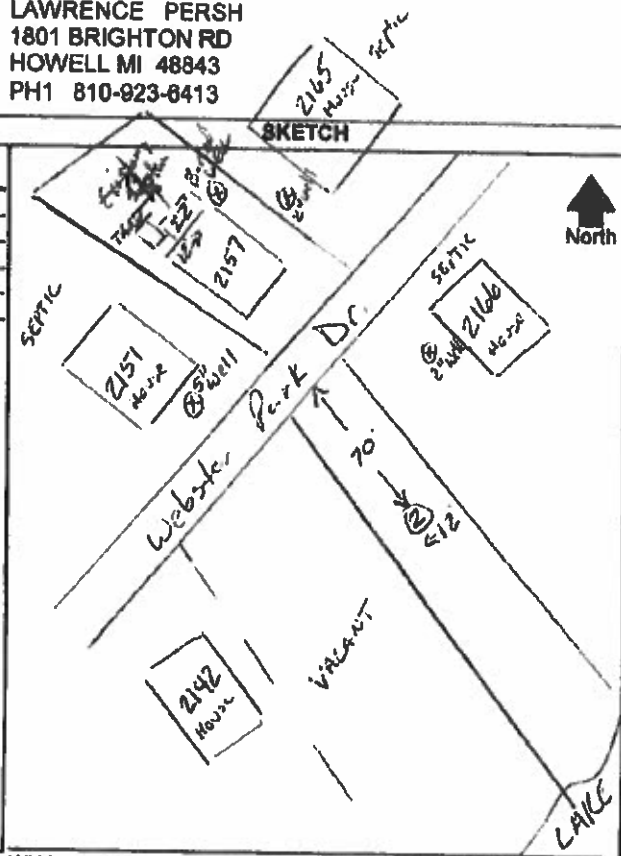
2157 WEBSTER PARK DR. HOWELL 48 Genoa 30 WEBSTER PARK / 106
Township Section No. Subdivision/Parcels Lot, Parcel Page 2 of 3

Location and Directions: 2157 WEBSTER PARK DR. HOWELL 48843
COON LAKE AND PARDEE LAKE RD
Applicant

Owner
LAWRENCE PERSH
1801 BRIGHTON RD
HOWELL MI 48843
PH1 810-923-8413

SOIL DESCRIPTION						
Boring #	Soil Type	Desc	Beg Depth	End Depth	swt Depth	wr Depth
3/18/14	1 Sandy Loam	FIL	0.00	1.00		
	1 Organic Sol./Fill Sol	TS	1.00	2.00	1.00	
	1 Fine Sand/Loamy Sr	SAT	2.00	5.00	2.00	
3/18/14	2 Organic Sol./Fill Sol	TS	0.00	1.00	0.50	
	2 Sandy Loam	MOT	1.00	3.00	1.50	

CONDITIONAL APPROVAL
REFER TO PERMIT APPENDIX



Unsuitable

Oversize:
Comments:

Within 800 feet of a potential or known source of contamination **No**
Alternative Review: **No**

ASA

Aaron S. Aumock
Environmental Health Representative

March 18, 2014
Date

Soils evaluation based on criteria stated in Livingston County Sanitary Code, effective January 4, 1993.

This is NOT a permit. A suitable soils rating is NOT a guarantee that a permit to construct an on-site subsurface sewage disposal system will be granted. Changing conditions that might result in permit denial are explained in more detail on the reverse side.

LIVINGSTON COUNTY DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH DIVISION
2300 E. GRAND RIVER, SUITE 102, HOWELL, MICHIGAN 48843-7578
(517) 546-9858

Repair

REQUEST FOR SOILS EVALUATION -
SUBSURFACE SEWAGE DISPOSAL SYSTEMS

Please print or type - See reverse side for directions and explanations.

Applicant

Name Lawrence Persh
Address 1801 Brighton Rd
City Howell State Mi Zip 48843
Telephone No. 810-923-6413

Property Owner

Name Lawrence Persh
Address 2157 Webster Park Dr
City Howell State Mi Zip 48843
Telephone No. 810-923-6413

Location of Property

Road Webster Park Dr Township Genoa Sect. No. 30
Directions Coon Lake + Pardee Lake Rd

Subdivision/Acreage Webster Park
Parcel No. _____ Lot No. 106 Tax ID# 4711-30-101-110

Nature of Intended Use

- Single Family Multi-Family Residence Commercial
 Two-Family Dwelling Other (Specify) _____

Person or Firm conducting excavation _____
Telephone No. _____

Available Water Supply Private (Individual Wells) Public (Municipal Water)
Utilities County Drains Yes No

Attachments

Certificate of Survey _____ or Legal Description and Preliminary Sketch _____

The undersigned being duly authorized certifies the statements herein contained are true and correct and further acknowledges he/she is the property owner or is acting as an authorized representative on behalf of the property owner.

Signature [Signature] Date 3-10-14

If mailing, allow adequate time before calling for an appointment.

FOR LIVINGSTON COUNTY DEPARTMENT OF PUBLIC HEALTH USE ONLY

Appointment (date & time) Tues, March 18 @ 1:30 w/ Aaron
Soil Evaluation I.D. No. SEV2014-00021 Receipt No. N/A
Comments _____

NOTE: APPLICANT SUBJECT TO ADDITIONAL FEE FOR FAILING TO KEEP APPOINTMENT

GR

CONDITIONAL PERMIT APPENDIX

Request to install a replacement sewage disposal system

OWNER Lawrence Persh
ADDRESS 1801 Brighton Rd.
CITY Howell ZIP 48843
PROPERTY ADDRESS 2157 Webster Park
TOWNSHIP Genoa SECTION # 30
PHONE NO. BETWEEN 8 AM - 5 PM 810-923-6413

A request was made to conduct a site investigation for the purpose of determining conditions and requirements for a replacement sewage system at the above referenced address.

The Environmental Health Division of the Livingston County Department of Public Health has the authority to grant construction permits for the installation of onsite sewage disposal systems. In cases where the permit application is for a replacement system designed to serve an existing structure, more allowance is granted to approve systems under marginal site conditions. Section 301.22 of the Livingston County Sanitary Code states: "At the discretion of the Health Officer, modifications of the required distances, materials or size as stated in this Code may be applied if local conditions warrant and in cases where dimensions or features of the premises create a physical impossibility for compliance. In such event, if the Health Officer finds that public health would not be jeopardized, he may approve a modified sewage disposal system if, in his opinion, it would provide equal or better treatment than the existing system."

A site investigation conducted on 3/18/14 by Aaron Auerbach, Sanitarian revealed the following:

- The septic tank is one or all of the following: A) is inadequately sized; B) inaccessible for cleaning; C) inaccessible for inspection.
- The disposal system may be and/or is inadequately sized for the structure(s) served.
- The disposal system will be located within the required isolation distance to water well supplies (50 feet).
- The disposal system will be encroaching on required isolation distances to property lines, building, roadways, storm drains, etc.
- The soil structure and/or soil conditions on the site are not suitable for the use of onsite wastewater disposal.
- A high water table or zone of saturation exists on the site, resulting in lack of proper treatment of the sewage effluent before discharging to the groundwater.
- An area for a replacement onsite system does not exist.



Livingston County Department of Public Health

Environmental Health Division
2900 E. Grand River Ave.
Howell, MI 48843
517.548.8858 • 517.548.9853 FAX
co.livingston.mi.us/health

PERMIT #: WEL2005-00293
APPLIED: 4/8/2005
ISSUED: 4/12/2005
EXPIRES:

Neighbor

Well Permit

SITE ADDRESS: 2151 WEBSTER PARK DR. HOWELL 48843
PARCEL NO.: 4711-30-101-105
TOWNSHIP: Genoa Township
SUBDIVISION: WEBSTER PARK
LOT/PARCEL:
DIRECTIONS:



OWNER

PAULA N. WILKINSON
2151 WEBSTER PARK DR.
HOWELL MI 48843
PH1 517-548-4966

BUILDER



CONTRACTOR

J & M WELL DRILLING
7589 W LANSING RD
PERRY MI 48872
PH1 517-875-5956

Environmental Sanitarian:

John A. Wilson

Issued Date: April 12, 2005

Project Description:

Information:

Type of Work: Replacement
Type of Water: Residential
Sewer Type: On-Site
Well First: N

Livingston County Department of Public Health

Name: [Signature]
Date: [Signature]

Special Requirements:

ALL WELLS MUST BE GROUTED ENTIRE LENGTH OF CASING AS PER RULE 134A AND 138 OF PART 127 AS AMENDED. FINAL WATER SUPPLY APPROVAL CONTINGENT UPON SUBMITTAL OF ACCEPTABLE: 1. BACT. ANALYSIS, 2. PARTIAL CHEMNITRATE ANALYSIS, 3. WELL LOG, AND 4. WELL DRILLING NOTIFICATION.

THE WELL SHALL BE DRILLED TO A DEPTH THAT WILL PENETRATE AT LEAST A 10' LAYER OF PROTECTIVE CLAY, IF ADEQUATE CLAY IS NOT ENCOUNTERED, BE DRILLED TO A MINIMUM DEPTH OF 100'

EXISTING WELL MUST BE PROPERLY ABANDONED ACCORDING TO R325.1662 -1665 OF GROUNDWATER QUALITY CONTROL, PART 127, ACT 368, P.A. 1978. INDICATE ON WELL LOG AS TO ABANDONMENT OF OLD WELL.

[Faint handwritten notes]

Environmental Sanitarian:

[Signature]

Date Finaled

[Signature]

GENOA 30 2151 WEBSTER PARK WEL2005-00293

Well ID
TAX NO:

WATER WELL AND PUMP RECORD

Completion is required under authority of Part 127 Act 368 PA 1978
Failure to comply is a misdemeanor

1. LOCATION OF WELL

Livingston County Genoa Twp Fraction: NW 1/4 NW 1/4 NE 1/ Section: 30 Town Range: 02N 05E Latitude Longitude:

2151 WEBSTER PARK DR.
HOWELL, MI

3. OWNER OF WELL

Address = Well Location

Paula Wilkinson
2151 Webster Park Dr.
Howell, MI 48843

4. Depth: 70 Date Completed: 4/16/2005 Well Type: Replacement

2. FORMATION DESCRIPTION

Formation Description	Thickness of Stratum	Depth to Bottom of Stratum
Brown Sand	16	16
Gray Clay	6	22
Gravel	7	29
Gray Clay	29	58
Sand	12	70

5. Drilling Method: Rotary

6. Use: Household

7. CASING PVC plastic
Diameter (in): 6 to 64 Ft Height: Above Surface 1 Ft in Weight: 21
BORE HOLE
Diameter (in): 8.5 to 70 Ft Casing Fitting K-packer

8. SCREEN Type: PVC-slotted
Set between 64 to 70 Ft. Diameter 4 in Slot: 10 Length 6 Ft
Fitting: Blank Blank above screen 2 Ft

9. STATIC WATER LEVEL:
7 ft Below Land Surface Flowing

10. PUMPING LEVEL: Below land surface
80 ft after 1 hrs. pumping at 50 G.P.M. Test Method: Air

11. WELL HEAD COMPLETION:
Pitless Adapter

12. WELL GROUTED?
Material Dry granular bentonite From: 0 to 64 ft.
Bags 6 Additives: Other

13. NEAREST SOURCE OF POSSIBLE CONTAMINATION:
Type: Septic Tank Distance 100 Feet Direction: N
Distance Feet Direction

14. PUMP
Manufacturer: Other HP: 0.5 Volts: 115
Model #: 10R05112 FM 12G Capacity 12 GPM
Drop Pipe Lgth: 60 Ft
Pump Type: Submersible
Pressure Tank:
Manufacturer Well-Mate
Tank Model: WM6 Capacity 20 Gallons: 8

18. WATER WELL CONTRACTOR'S CERTIFICATION
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

J&M WELL DRILLING INC.
7589 LANSING ROAD PERRY MI
Michigan License: 78-2272

Signed: *[Signature]* Date: 4-20-05
Registered Representative

RECEIVED
APR 25 2005
LIV. CTY. HEALTH DEPT.

15. Abandoned Well Plugged? YES
Casing Diameter: 2 in. Depth 40 Feet
Plugging Material: Bentonite Slurry # Bags: 0.7
Casing Status: Buried

16. Remarks BENTONITE AND EZ MUD FOR GROUT
SUBSTANCE ABANDON 2 EXIST WELLS. ONE 1.25"
STAB WELL W/ 7 BAGS SLURRY AND 2" REFER TO
ABAND

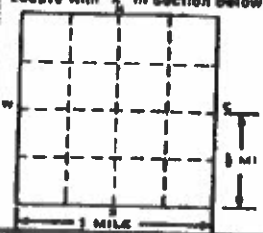
17. DRILLING MACHINE OPERATOR DENNIS CRUM Employee

IMPORTANT: File with deed

GEOLOGICAL SURVEY NO

MICHIGAN DEPARTMENT OF PUBLIC HEALTH
WATER WELL AND PUMP RECORD

PERMIT NUMBER

1 LOCATION OF WELL			3 OWNER OF WELL					
County Livingston	Township Name Genoa	Fraction 1/4 1/4 1/4	Section Number 30	Town Number 2N N/S	Range Number 5E E/W			
Distance And Direction From Road Intersection			Address William Reznick 2172 Webster Park Howell, MI 48843					
Street Address & City of Well Location			Address Same As Well Location? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Locate with <u>1</u> in Section Below			4 WELL DEPTH Data Completed <u>7</u> <u>21</u> <u>90</u> 95 FT <input type="checkbox"/> New Well <input checked="" type="checkbox"/> Replacement Well					
Sketch Map 			5 <input type="checkbox"/> Cable tool <input type="checkbox"/> Rotary <input type="checkbox"/> Driven <input type="checkbox"/> Auger <input type="checkbox"/> Dug					
			6 USE <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Type I Public <input type="checkbox"/> Type III Public <input type="checkbox"/> Irrigation <input type="checkbox"/> Type II Public <input type="checkbox"/> Heat pump <input type="checkbox"/> Test Well <input type="checkbox"/> Type IV Public <input type="checkbox"/>					
2 FORMATION DESCRIPTION			7 CASING Diameter <input checked="" type="checkbox"/> Steel <input checked="" type="checkbox"/> Threaded <input type="checkbox"/> Plastic <input type="checkbox"/> Welded					
			THICKNESS OF STRATUM			Height Above/Below Surface _____ ft		
			DEPTH TO BOTTOM OF STRATUM			Weight _____ lbs./ft		
			Gray Clay			4 in to 90 ft depth		
			Black Muck			_____ in to _____ ft depth		
			Gray Sandy Clay			Grouted Ont Hole Diameter _____ in to _____ ft depth		
Medium Gravel and Sand			_____ in to _____ ft depth					
Gray Clay			8 SCREEN <input type="checkbox"/> Not Installed					
Sand and Gravel			Type <u>8/8 W/A</u> Diameter <u>4"</u>					
			Slot/Gruze <u>12</u> Length <u>4"</u>					
			Set between <u>90</u> ft and <u>95</u> ft					
			FITTINGS <input checked="" type="checkbox"/> K Packer <input type="checkbox"/> Lead Packer <input type="checkbox"/> Grease Check					
			<input type="checkbox"/> Blank above screen _____ ft Other _____					
			9 STATIC WATER LEVEL _____ ft below land surface <input type="checkbox"/> Flow					
			10 PUMPING LEVEL / below land surface					
			_____ ft after <u>2</u> hrs pumping at <u>15</u> GPM					
			_____ ft after _____ hrs pumping at _____ GPM					
			11 WELL HEAD COMPLETION <input checked="" type="checkbox"/> Pileless adapter <input type="checkbox"/> 12 above grade					
			<input type="checkbox"/> Basement offset <input type="checkbox"/> Approved pit					
			12 WELL GROUTED? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes From <u>0</u> to <u>25</u> ft					
			<input type="checkbox"/> Neat cement <input checked="" type="checkbox"/> Bentonite <input type="checkbox"/> Other _____					
			No. of bags of cement _____ Additives _____					
			13 Nearest source of possible contamination					
			Type <u>Septic</u> Distance <u>75</u> ft Direction <u>NE</u>					
			Well deflected upon completion? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
			Was old well plugged? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
			14 PUMP <input type="checkbox"/> Not installed <input type="checkbox"/> Pump installation Only					
			Manufacturer's name <u>Red Jacket</u>					
			Model number <u>500M</u> HP <u>1/4</u> Volts <u>230</u>					
			Length of Drop Pipe <u>6.1</u> ft capacity _____ GPM					
			TYPE <input checked="" type="checkbox"/> Submersible <input type="checkbox"/> Jet _____					
			PRESSURE TANK					
			Manufacturer's name <u>Bringing</u>					
			Model number <u>203</u> Capacity _____ Gallons					
15 Remarks elevation source of data etc Old well abandoned w/9 bags hole plug.			16 WATER WELL CONTRACTOR'S CERTIFICATION					
			This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief					
17 Reg Operator's Name			_____ REGISTERED BUSINESS NAME					
			_____ REGISTRATION NO					
			Address <u>7215 159 Howell, MI 48843</u>					
			Signed <u>Walter K. Blaine</u> Date <u>7-15-90</u>					
			AUTHORIZED REPRESENTATIVE					

087d 289

GEOLOGICAL SURVEY COPY

Authority
Completion
Penalty

Act 388 PA 1978
Required
Conviction of a violation
of any provision is a
misdemeanor

Deborah Hall
2165 Webster Park Dr.
Howell, MI 48843

December 11, 2019

Livingston County Health Department
Attn: Aaron Aumock
2300 E. Grand River Ave., Ste 102
Howell, MI 48843

REFERENCE: Public Hearing regarding 2157 Webster Park Dr, Genoa Twp., Sec 30; Parcel ID# 4711-30-101-110

Dear Aaron;

I have reviewed Section 301.15 of the Livingston County Sanitary Code and have some concerns regarding the application for constructing a new engineered septic system and drinking water well at the location referenced above.

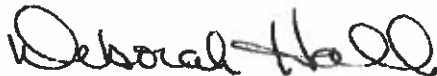
I own and live next door to the above referenced property. Currently, my drinking water well sits approximately nine foot from the referenced property. Section 302.09 states that a septic system must be a minimum of 50' from a drinking well. I am not certain that is it possible, even if my existing well is relocated, it would be in compliance with existing Sanitary Codes due to the location of existing neighboring wells and septic systems.

I am interested in listening to any proposed solutions for installing the engineered septic system and well for the neighboring property. However, I am concerned that any alteration in soil grade may create more water saturation to permeate onto my property. The property already has significantly high groundwater elevation and tends to be saturated 9 months out of the year.

Another concern is the size of the referenced property to accommodate a new septic system and well. The neighboring properties, including mine, are in very close proximity to existing septic systems and wells.

Please take these concerns into consideration when making the decision to grant the requested variance for a new engineered septic system and drinking water well.

Sincerely,



Deborah Hall

Deborah Hall
2165 Webster Park Dr.
Howell, MI 48843

December 11, 2019

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Sincerely,

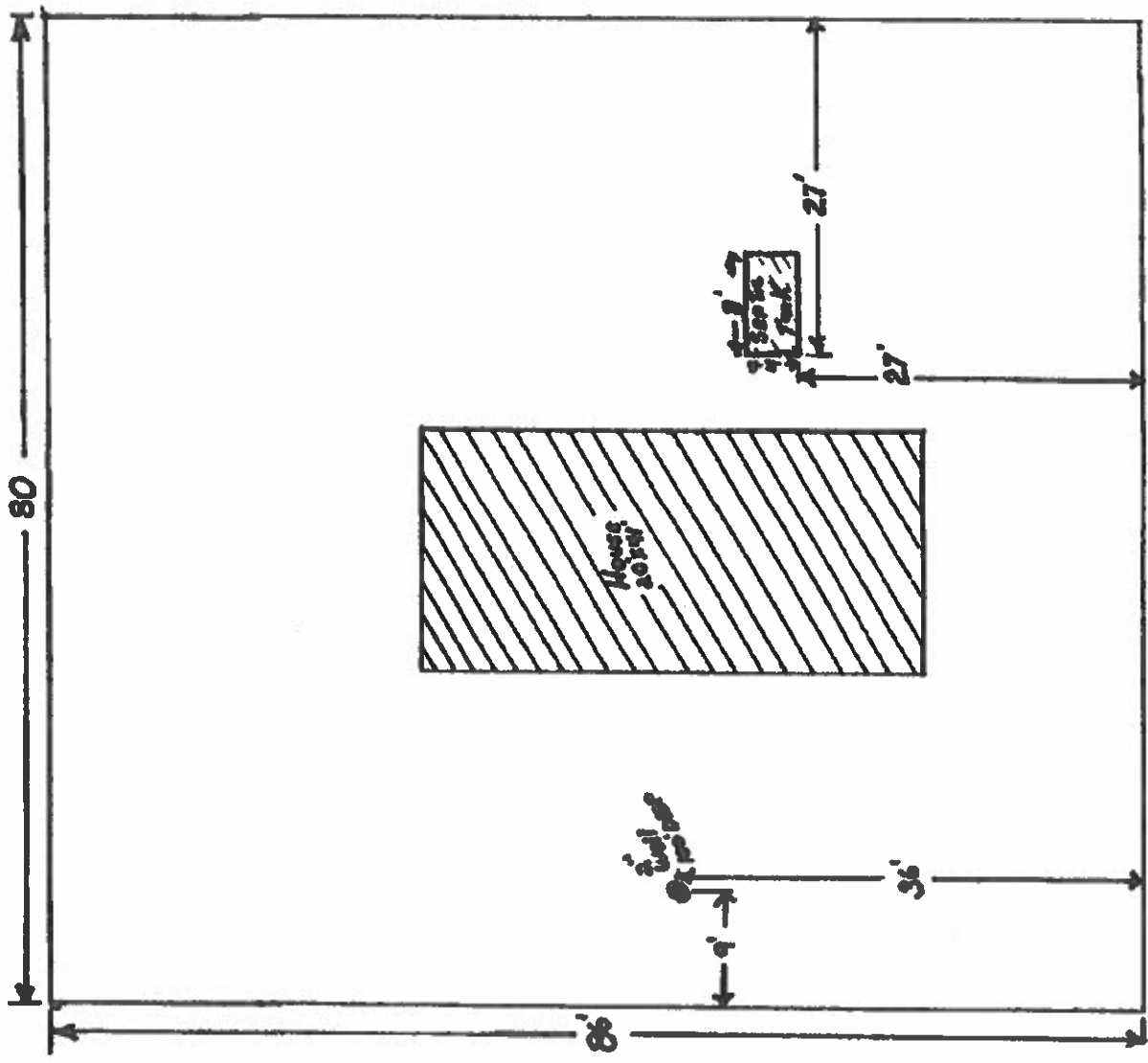


Deborah Hall

SCALE.
1/8" = 1'

LOTS NO.
107 + 108
2165 Webster
Livingston 40803

ordinance



reduced



Inspections On Demand

2613 Rubbins Rd, Howell, MI 48843
☎ 517-540-0800

dominic@inspectionsondemand.com

Steve Persh; pershs@brightonk12.com

7/20/2019

Subject: 2157 Webster Park Dr, Howell, MI 48843

To Whom It May Concern,

On July 20th, 2019 I performed an inspection on the property mentioned above. The purpose of this inspection was to determine the condition of the home and its structural integrity along with its suitability for remodel.

The home was not built with any proper structure beneath or to any current standards. No footings or foundation walls are present. The original wood posts/piers have mostly rotted. Additional steel posts have been placed at various locations but are not installed on footings, are not the proper post type for permanent load, and were attached to deteriorated wood joists and beams.

The roof has deteriorated to the point of leakage into the home. Wall, roof, and floor framing materials have all been affected with wood rot and insect activity.

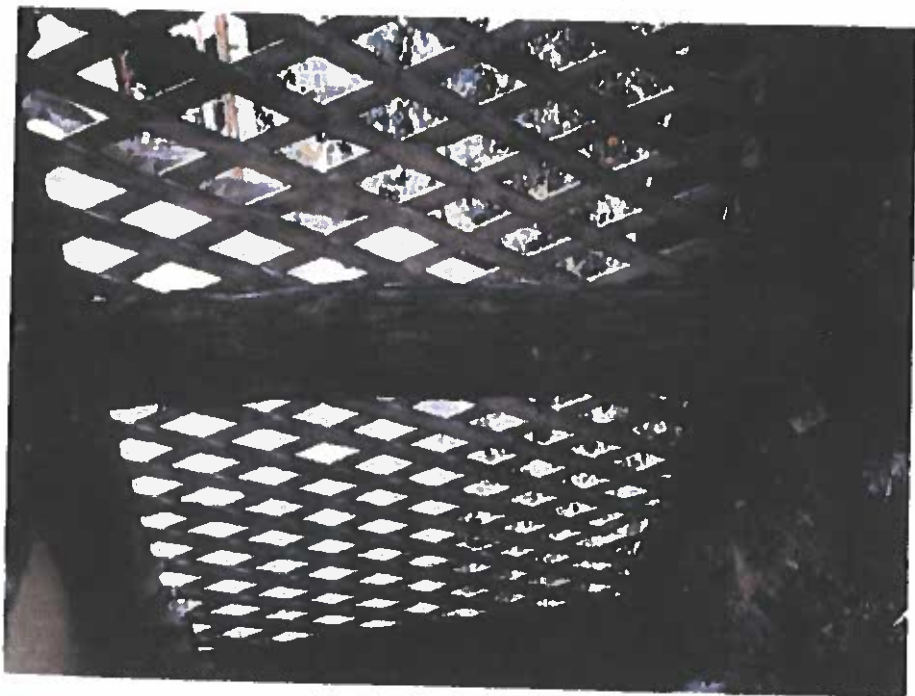
There is no salvageable portion of this house or structure. Repairs to this home would be a higher financial cost than re-building. The home is currently unsafe for occupancy.

Please feel free to contact me with any questions,

A handwritten signature in black ink, appearing to read 'Dominic Vagnetti', written over a horizontal line.

Dominic Vagnetti

Owner, Inspections on Demand





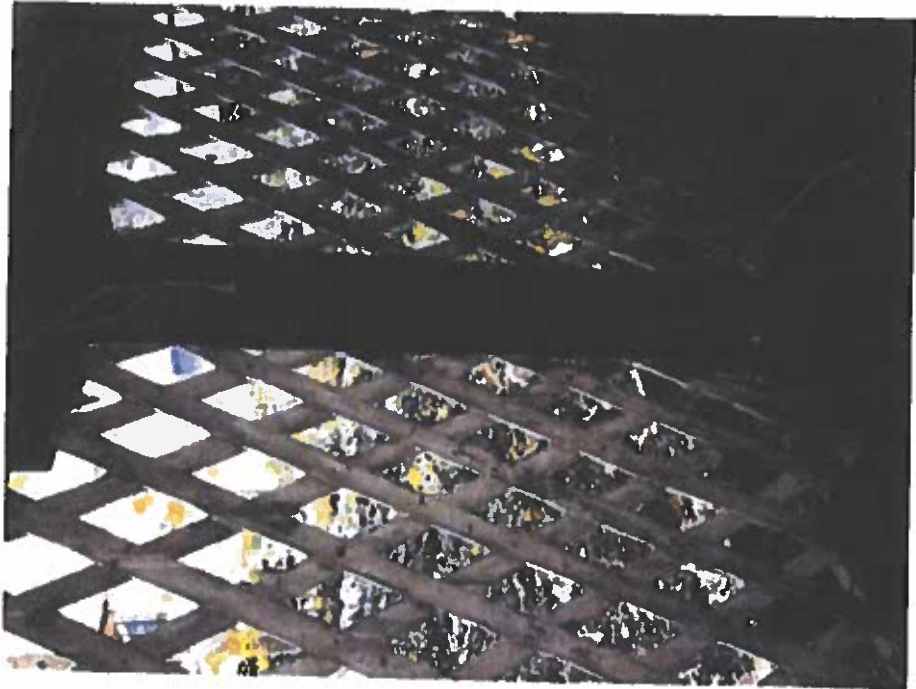
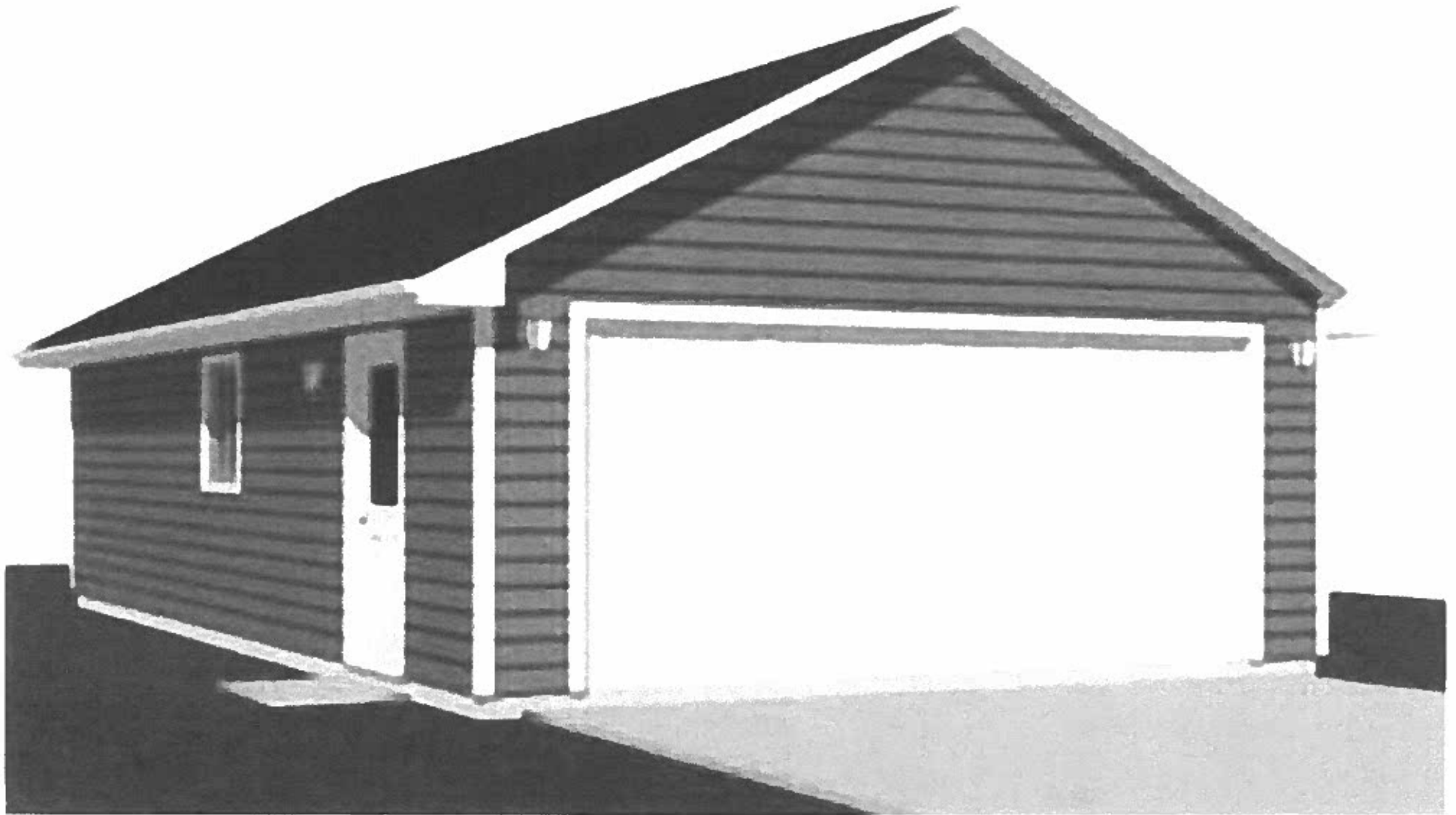




EXHIBIT B

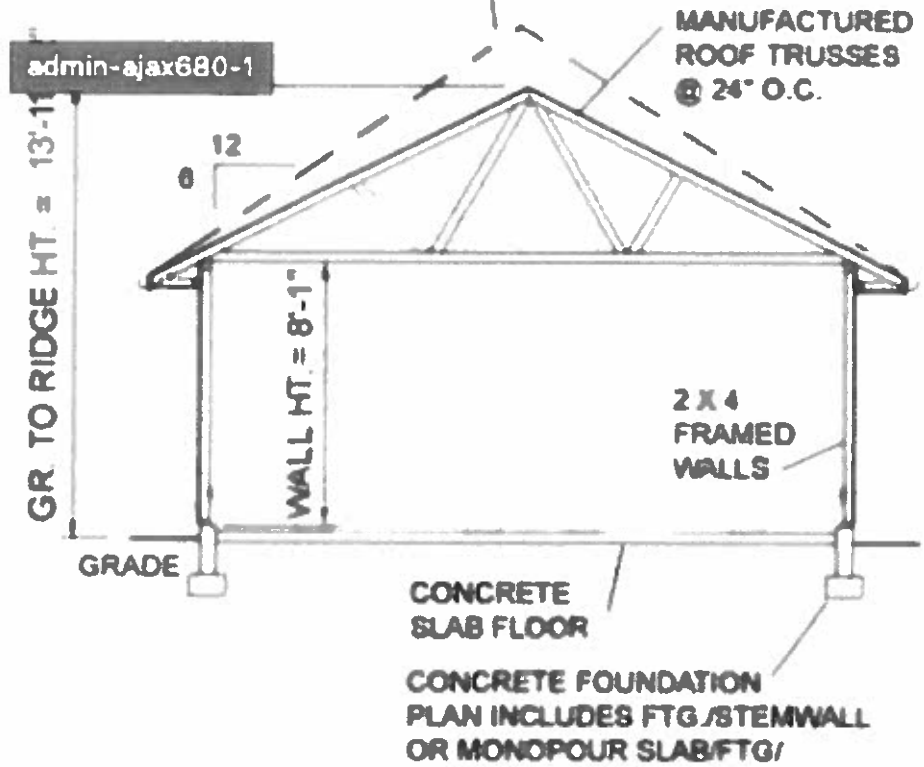
20' x 34' - TO SIT IN THE SAME
FOOTPRINT COTTAGE IS IN NOW -

EXAMPLE 1053



Example 2 of 3

TO SPECIFY AN ALTERNATE ROOF
SLOPE AS MAY BE REQUIRED FOR
YOUR PROJECT.



EXAMPLE 30F3

680-1

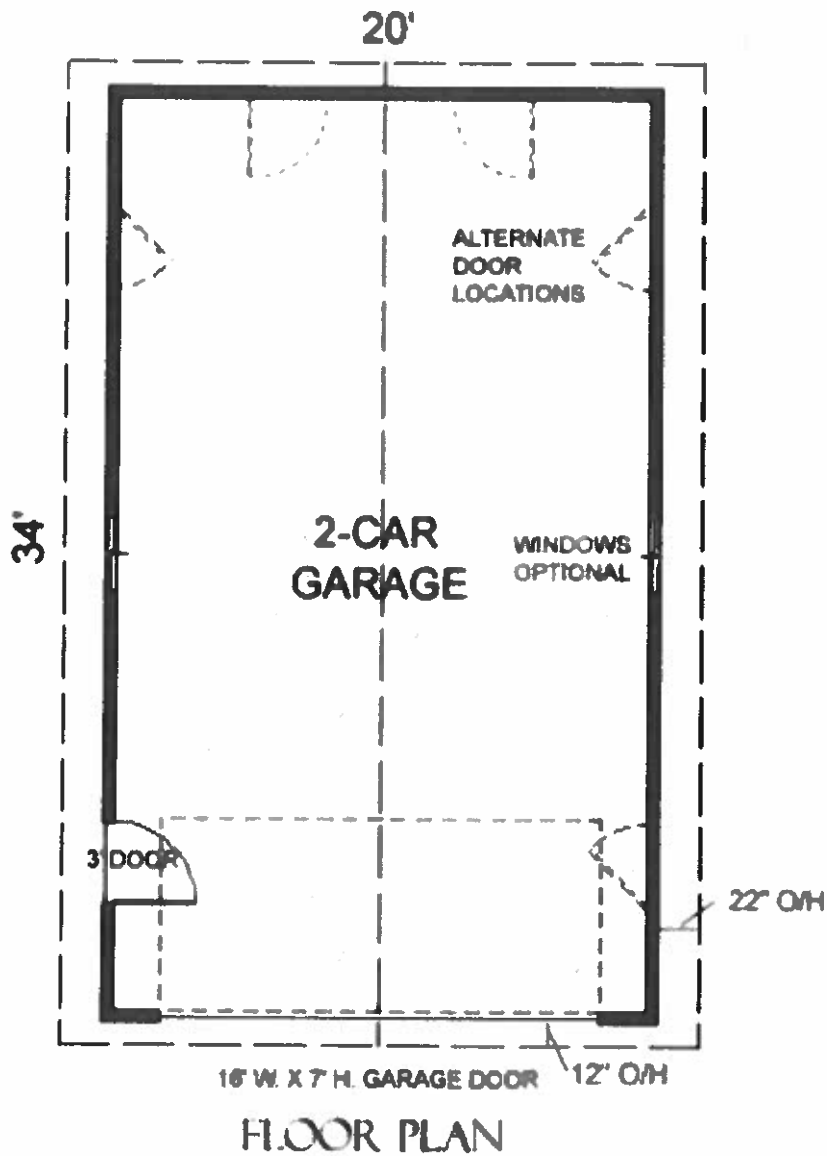


EXHIBIT C



Genoa Township

2911 Dorr Rd. Brighton, MI 48116
 Phone: 810.227.5225 Fax: 810.227.3420 www.genoa.org

Planning & Zoning

Land Use Waiver
Demolition

PW21-086
 Issued: 08/27/2021
 Expires: 08/27/2022

LOCATION	OWNER	APPLICANT
2157 WEBSTER PARK DR 4711-30-101-110 Zoning: LRR	KLINE KEVIN 30067 MIRAGE CT WARREN MI 48093-6500 Phone: E-mail:	KLINE KEVIN 30067 MIRAGE CT WARREN MI 48093-6500 Phone: E-mail:

Work Description: Demolition of all structures on site

Construction Value: \$8,000.00

Total Square Feet:

Comments/ Flood Plain: N/A

Conditions:

All Livingston County Building Department requirements must be followed.

Once building is removed, no outdoor storage or accessory structures are allowed on the parcel.

Permit Item	Permit Fee	Fee Basis	Item Total
-------------	------------	-----------	------------

Fee Total: \$0.00
 Amount Paid: \$0.00
 Balance Due: \$0.00

Issuance of this waiver confirms the applicants certification that all information and data attached to and made part of this waiver are true and accurate and to the best of the applicants knowledge and belief. The applicant has certified that the proposed work has been authorized by the owner of record and that the applicant has been authorized by the owner to obtain this waiver as the authorized agent. The applicant has agreed to conform to all applicable laws, codes and ordinances of the State of Michigan, Livingston County and Genoa Township. The applicant acknowledges that private covenants and restrictions are potentially enforceable by private parties. This waiver authorizes on-site inspections by an official representative of Genoa Charter Township. This waiver is valid for a period of 12 months from the date of issue and the applicant agrees that any modifications must be approved by Genoa Township.

Proposal

May 17, 2021

To: Kevin Kline
586-243-3764
kkline300@gmail.com
2157 Webster Park Dr.
Howell, MI 48843

Line Items:

1. Demolish and haul away of 608 SF house @ \$7/SF (\$4256) including permits (\$1000), 212 SF porch (\$500) crawl (\$1000), silt fence (\$500), backfill, topsoil, seed and straw (\$1000)

Total Due: \$8,256.00

*** Credit card payments will incur a 4% processing fee ***

This agreement does not include and is the responsibility of Owner where applicable:

1. Environmental or Abatement work.

Other Terms:

1. Triple D will not be held liable for any damages upon entering and exiting said property due to trafficking (i.e. but not limited to: curbs, gutters, spoils, concrete or asphalt driveways, sidewalks, grass, sprinklers, underground utilities, etc). This includes interior entry to and from work area(s) and associated traffic patterns. Shared interior walls can sustain damage due to pounding and we will not be liable for stress cracks. Settling of soil is also not covered.
2. Triple D shall maintain all necessary insurances.
3. Triple D will complete the project within the project requirements.
4. Disconnects are the responsibility of owner.
5. Unknown conditions (including any bonding) will be the responsibility of the Owner.
6. Pulling of permits IS included in this quote.
7. Landscaping including shrubs, trees, pavers, and the like are not included.
8. Triple D will dispose of ONLY the tires that come with a mobile home. We will not dispose of any additional tires.
9. All materials on site and salvage rights to the property belong to Triple D once agreement is signed.
10. Quote is good for 30 days.

Payment Terms:

50% non-refundable deposit required upon signing.
Final payment due before open hole inspection.

Thank you,
Madelyne McBride
Field Administrator
517-375-3378

Please sign and return.

X _____

Owner or Representative

Date

X _____

Triple D Representative

Date

This is your bill. Please pay from this form.
HOWELL SANITARY COMPANY II

P.O. Box 2428 • Howell, Michigan 48844
(517) 546-2978 • Fax (517) 548-1504

LAST DRAIN OF
ABANDONED SEPTIC
TANK



Purchase Order No. 29340

Date 9.28.21

Order By Kevin Kline

Work Phone No. () _____

Cell Phone No. (586) 243 2764

Bill To _____

Pump Location 2157 W. 5th St

Pump pool Cottage
Septic tank for DEMO.
Steel Drum Tank

Tank Qty.	Size	Total
<u>1</u>	<u>400 gals</u>	<u>250.00</u>

Check No. _____ Cash Charge

Sold By Geo. Bentley

Howell Sanitary Co. It will not be held liable for hitting any sprinkler lines if hired to find the septic tank or damage to any driveways while on site.

Rec'd by (signature) _____

Please print name _____

A service charge of 1-1/2% per month (18% per year) will be added to balances after 30 days.

WELLS ABANDONMENT



Established 1927



7215 Highland Road (M-59)
Howell, Michigan 48843
(517) 546-0600
FAX (517) 546-3974

INVOICE

KEVIN KLINE
2166 WEBSTER PARK
HOWELL, MI 48843

Invoice Number: 31179
Invoice Date: Jun 28, 2021
Page:

Customer ID	Customer ID	Invoice Date
LINE, K		C.O.D.
		8/28/21

QUANTITY	Description	Unit Price	Amount
JOB ADDRESS: 2167 WEBSTER PARK HOWELL, MI-ABANDON (2) WELLS ON PROPERTY. CURT & JOLLY			
1.00	SERVICE CALL	96.00	96.00
2.50	LABOR	92.00	230.00
2.00	ADDITIONAL LABORER	75.00	150.00
1.00	NEAT CEMENT	35.00	35.00
1.00	WELL ABANDONMENT LOG	75.00	75.00
1.00	FUEL SURCHARGE	12.00	12.00

BROWN WELL DRILLING
7215 HIGHLAND RD
HOWELL, MI 48843
517-546-0600

Merchant ID: 28001587
Term ID: 0023

Sale

VISA

XXXXXXXXXXXX197

Entry Method: Manual

Approved: Online

06/28/21

AVS Code: Z

Inv#: 00069821

Batch#: 000097

14:43:24

Appr Code: 961655

Total: \$ 598.00

Subtotal	598.00
Sales Tax	
Total Invoice Amount	598.00
Payment/Credit Applied	598.00
TOTAL	0.00

Customer Fees
THANK YOU!
PLEASE CON. 06/21/11

Overdue invoices are subject to service charges.



Abandoned Well Plugging Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.



Import ID:

Tax No: 11-30-101-110		Permit No:		County: Livingston		Township: Genoa	
Well ID: 47000035133				Town/Range: 02N 05E		Section: 30	
				WSSN:		Source ID/Well No:	
Elevation:				Distance and Direction from Road Intersection: SOUTH OF EAST COON LAKE ROAD			
Latitude: 42.53516				Well Owner: KEVIN KLINE			
Longitude: -83.91022				Well Address: 2157 WEBSTER PARK DR HOWELL, MI 48843		Owner Address: 2166 WEBSTER PARK DR HOWELL, MI 48843	
Measurement Method: GPS Std Positioning Svc SA Off							

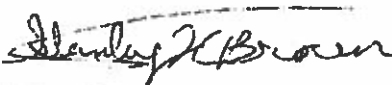
Date of Well Plugging: 6/28/2021	Well Use: Household	Casing Status after Plugging: 2.00 ft. below grade
Well Construction Type: Sand/Gravel Well	Date Well Constructed:	Reason for Abandoning Well: Well no longer needed
Casing Type: Steel - galvanized		Abandonment Method: Poured through grout pipe
Diameter: 2.00 in. to 38.00 ft. depth		Drilling Record:
Measured Well Depth: 38 ft.	Well Diameter: 2 in.	Pumping Equipment Removed: Yes
		Equipment Removed: Other

Note: Cutting casing off 4 feet below grade is recommended.

Plugging Material	From (ft)	To (ft)	Quantity	Quantity Unit
Need cement	2.00	38.00	1.00	Bags

Plugging Remarks:

Note: Plugging from well bottom up to ground surface is required.

Certification: Water Well Drilling Contractor	Business Name: Brown Drilling Co Inc
Registration No: 47-2072	Address: 7216 Highland Rd Howell, MI 48843
Registered Contractor: Stanley H Brown	
Remarks:	Water Well Contractor's Certification This well plugging was performed under my registration.
General Remarks: (2) WELLS IN 1 PIT, ABANDON BOTH WELLS Equipment Removed: JET PUMP	 Signature of Registered Contractor
	Date 6-29-21



Abandoned Well Plugging Record

Completion is required under authority of Part 127 Act 368 PA 1978.
Failure to comply is a misdemeanor.



Import ID:

Tax No: 11-30-101-110		Permit No:		County: Livingston		Township: Genoa	
Well ID: 47000035134				Town/Range:	Section:	WBSN:	Source ID/Well No:
				02N 05E			
Elevation:				Distance and Direction from Road Intersection:			
Latitude: 42.53515				SOUTH OF EAST COON LAKE ROAD			
Longitude: -83.91021				Well Owner: KEVIN KLINE			
Measurement Method: GPS Std Positioning Svc SA Off				Well Address:		Owner Address:	
				2157 WEBSTER PARK DR		2186 WEBSTER PARK DR	
				HOWELL, MI 48843		HOWELL, MI 48843	

Date of Well Plugging:	Well Use:	Casing Status after Plugging:
6/29/2021	Household	
Well Construction Type:	Date Well Constructed:	Reason for Abandoning Well:
Sand/Gravel Well		Well no longer needed
Casing Type: Steel - galvanized		Abandonment Method: Poured through grout pipe
Diameter: 1.26 in. to 39.00 ft. depth		Drilling Record:
		Pumping Equipment Removed: Yes
		Equipment Removed: Other

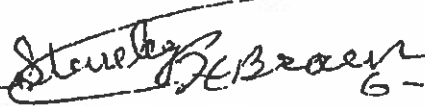
Measured Well Depth: 39 ft. Well Diameter: 1.26 in.

Note: Cutting casing off 4 feet below grade is recommended.

Plugging Material	From (ft)	To (ft)	Quantity	Quantity Unit
Noat cement	2.00	39.00	0.80	Bags

Plugging Remarks:

Note: Plugging from well bottom up to ground surface is required.

Certification: Water Well Drilling Contractor	Business Name: Brown Drilling Co Inc
Registration No: 47-2072	Address: 7215 Highland Rd
Registered Contractor: Stanley H Brown	Howell, MI 48843
Remarks:	Water Well Contractor's Certification This well plugging was performed under my registration.
General Remarks: (2) WELLS IN 1 PIT, BOTH WELLS ABANDON Equipment Removed: JET PUMP	
	 Signature of Registered Contractor Date



Northwest Regional Planning and Design
1970 Orchard Lake Road
Sylvan Lake, MI 48320
Tel: 248 427-2200 Fax: 248 427-2390

A DTE Energy Company

Date: May 26th, 2021

To: 2157 Webster Park Dr.
c/o kkline300@gmail.com

Phone: 586-243-3764

Customer and Marketing Services
Customer Services Division

Wrecking Clearance

Concerning building to be wrecked at (2157 WEBSTER PARK DR, GENOA, MI 48843).
Electric meters and service connections were disconnected and removed from the building on
(5/26/2021).

X No hazardous conditions existed by reason of proximity of Detroit Edison installations.

Jarret Johnson

Planner, Jarret Johnson

Consumers Energy

Count on Us

Support Specialist Mailing Center

530 W Willow Street, PO Box 30162 Lansing, MI 48909

September 27, 2021

ATTN: KEVIN KLINE
30067 MIRAGE CT
48093, Michigan

RE: CONSUMERS ENERGY GAS RETIREMENT

This is to notify you that Consumers Energy Company has made a physical inspection of the building at 2157 WEBSTER PARK DR, in HOWELL, Michigan. We do not show any evidence of Consumers Energy Company gas facilities at this building upon this inspection nor do we show any facilities according to our records.

While we believe we currently have no gas facilities at this location, please use caution in the unlikely event we are in error.

We have advised the customer to cut and cap the remaining fuel line to the living quarter which will be demolished.

If you do locate any unknown piping in the ground, please call Consumers Energy at 1 800 477 5050 and we will send out an emergency crew for you.

Thank you for your assistance.

Alexandra Heinrich
Retirement/No Facilities
Livonia Customer Service Center

REMEMBER: Please contact MISS DIG at 1-800-482-7171, 72 hours prior to digging.

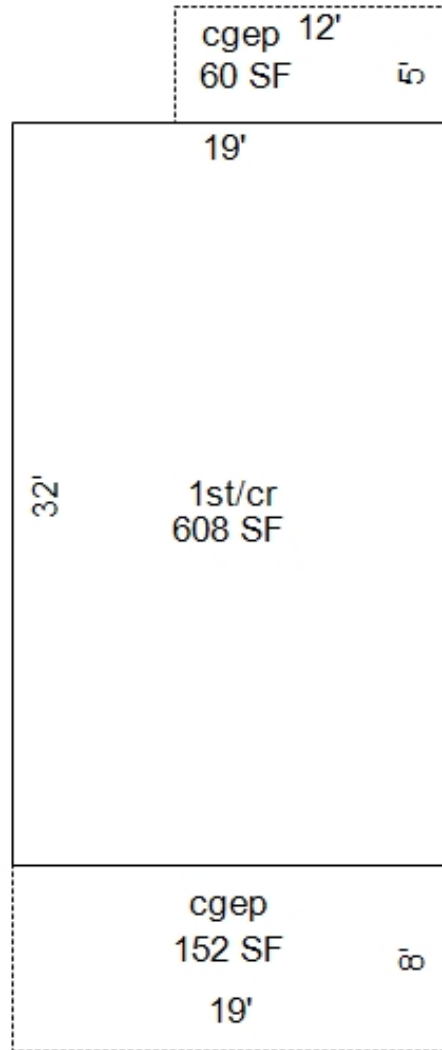
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PERSH LAWRENCE	KLINE KEVIN	59,000	12/11/2020	WD	19-MULTI PARCEL ARM'S LEN	2020R-046790	BUYER/SELLER	100.0					
GEER TIMOTHY	PERSH LAWRENCE	45,000	08/21/2013	WD	03-ARM'S LENGTH	2013R-036490	BUYER/SELLER	100.0					
BLAINE, ROBERT & GEER, TIM	GEER TIMOTHY	0	08/01/2013	WD	21-NOT USED	2013R-036489	BUYER/SELLER	0.0					
BLAINE, ROBERT	BLAINE, ROBERT & GEER, TIM	0	08/07/2001	QC	21-NOT USED	3080-0541	BUYER/SELLER	100.0					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: LRR		Building Permit(s)		Date	Number	Status			
2157 WEBSTER PARK DR.		School: HOWELL PUBLIC SCHOOLS		Demolition		08/27/2021		PW21-086					
Owner's Name/Address		P.R.E. 0%		MAP #: V22-06		2022 Est TCV Tentative							
KLINE KEVIN 30067 MIRAGE CT WARREN MI 48093-6500		X Improved		Vacant		Land Value Estimates for Land Table 4043.PARDEE LK FRT/GALE LAKE/WEBSTER PAR							
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value					
SEC. 30 T2N, R5E, WEBSTER PARK LOT 106		Dirt Road		<Site Value E> E SITE VALUE		30000 100		30,000					
Comments/Influences		Gravel Road		0.00 Total Acres		Total Est. Land Value =		30,000					
		Paved Road											
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		X REFUSE											
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value	
		2022		Tentative		Tentative		Tentative				Tentative	
4711-30-101-110		10/28/2021		JB 10/28/2021 INSPECTED		2021		15,000		12,300		27,300	
The Equalizer. Copyright (c) 1999 - 2009.		JB 12/18/2020 SALES REVI		2020		15,000		12,000		27,000		27,000S	
Licensed To: Township of Genoa, County of Livingston, Michigan		2019		15,000		11,800		26,800				26,800S	



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 212	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: D		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: D -10 Effec. Age: 80 Floor Area: 608 Total Base New : 78,744 Total Depr Cost: 28,349 Estimated T.C.V: 27,215			E.C.F. X 0.960		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1920	Remodeled 0	Size of Closets		0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family D (11) Heating System: Forced Air w/ Ducts Ground Area = 608 SF Floor Area = 608 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/80/100/36 Functional Depreciation because of: 1 BEDROOM Building Areas			Cls D-10 Blt 1920				
Condition: Good		Doors: Lg X Ord Small		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 608 Total: 57,179 20,586							
Room List		(5) Floors		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 3,749 1,350 Water Well, 200 Feet 1 8,798 3,167 Porches CGEP (1 Story) 212 9,018 3,246 Totals: 78,744 28,349							
	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchen: Other: Other:		Basement: 0 S.F. Crawl: 608 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Notes: ECF (4043 WEBSTER PARK) 0.960 => TCV: 27,215							
(1) Exterior		(6) Ceilings		Recreation SF Living SF Walkout Doors No Floor SF			(10) Floor Support										
X	Wood/Shingle Aluminum/Vinyl Brick			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:													
	Insulation																
(2) Windows																	
X	Many Avg. Few	X	Large Avg. Small														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof																	
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Brick																	

*** Information herein deemed reliable but not guaranteed***

BUILT IN 1920
1 BEDROOM
1 FULL BATH



New 2022 Tax Roll
Demolition on all structures



February 9, 2022

Zoning Board of Appeals
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Catholic Healthcare International – Appeal of decision by Planning Commission
Location:	3280 Chilson Road – west side of Chilson Road, south of Crooked Lake Road
Zoning:	CE Country Estate District

Dear Board Members:

At the Township’s request, we have prepared this memo to assist the ZBA in its review of the appeal submitted by Catholic Healthcare International (letter of transmittal dated 1/18/22).

The applicant is appealing a recent Planning Commission decision. More specifically, at their December 13, 2021 meeting, the Commission voted unanimously to not hear a new special land use request based on a finding that the criteria of Section 19.07 were not met.

Section 19.07 states that “no application for a special land use permit which has been denied wholly or in part shall be resubmitted for a period of one (1) year form the date of denial, except on the grounds of new evidence or proof of changed conditions relating to all of the reasons noted for the denial found to be valid by the Township Board.”

In this instance, the Commission determined that there were not “new grounds or substantial new evidence to support changed intent of this application nor is there proof of any changed conditions based off all the reasons in the Township Board’s denial of May 3, 2021.”

Section 23.02.01 provides the ZBA with the authority “to hear and decide appeals where it is alleged by an appellant that there is an error in any order, requirement, permit, decision, or refusal made by the Planning Commission or any administrative official charged with administration or enforcement of this Ordinance.”

Accordingly, it is the applicant’s claim that the Planning Commission erred in its decision to not hear the new special land use request.

The ZBA has the authority to hear and decide this case, following a public hearing on the request.

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



December 9, 2021

Planner's letter included in the 12-13-21 PC Packet

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Catholic Healthcare International Prayer Campus – Special Land Use and Site Plan Review #2
Location:	3280 Chilson Road – west side of Chilson Road, south of Crooked Lake Road
Zoning:	CE Country Estate District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from Catholic Healthcare International requesting special land use and site plan review/approval for a “prayer campus” (site plan most recently dated 11/22/21).

A. Summary

1. In accordance with Section 19.07, the Township may view the removal of a chapel building as a change in conditions. However, the current request indicates that use of the property will be quite similar to the project previously denied.
2. **Special Land Use standards of Section 19.03:**
 - a. Master Plan – There is no reference to institutional uses in the Agriculture/Country Estate future land use category.
 - b. Compatibility and Impacts – Not more than weekly outdoor mass is expected to attract approximately 50 people, while the two currently planned events are anticipated to draw 200 to 400 people.
 - c. Public Facilities and Services – We request the applicant describe how refuse removal will be handled for the larger planned events. The applicant must address any comments provided by the Township Engineer and Brighton Area Fire Authority.
3. **Use Requirements of Section 3.03.02(I):**
 - a. If additional uses/buildings are proposed in the future, they will be subject to the applicable review procedures and regulations of the Zoning Ordinance.
4. **Site Plan Review:**
 - a. The applicant based the amount of parking provided on that required for a 95-seat chapel building.
 - b. Given the potential need for shuttle services during larger planned events, the applicant may wish to provide additional parking or incorporate a banked parking plan into the project.
 - c. The Planning Commission may allow existing trees to remain in lieu of planting 5 new greenbelt trees.
 - d. The Planning Commission may allow the parking lot layout without internal landscape islands.
 - e. The Township may require a traffic impact assessment based on the directional trips generated in the peak hour for the planned events.
 - f. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.



Aerial view of site and surroundings (looking north)

B. Proposal/Process

The applicant proposes to construct a “prayer campus” on the approximately 40-acre subject site. Per the initial submittal materials, this includes “prayer trails, Stations of the Cross, a mural wall with altar, and religious landscape/garden statues.”

The revised submittal references “no more than weekly” outdoor mass, and two larger planned events related to St. Padre Pio.

The project also includes a 384-square foot accessory building (utility shed) to store maintenance equipment.

Churches, temples, and similar places of worship are allowed with special land use approval in the CE District. Such uses are also subject to the requirements of Section 3.03.02(1).

Despite the exclusion of a church/temple building, we are of the opinion that the proposed use entails a “similar place of worship.”

Additionally, a similar special land use/site plan request was denied by the Township Board earlier this year. Per Section 19.07:

No application for a special land use permit which has been denied wholly or in part shall be resubmitted for a period of one (1) year from the date of denial, except on the grounds of new evidence or proof of changed conditions relating to all of the reasons noted for the denial found to be valid by the Township Board

In this instance, the Township may view removal of the chapel building as a change in conditions. However, the current request indicates that use of the property will be quite similar to the project previously denied, even with removal of the chapel building.

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 Township Board has the final review/approval authority over each aspect.

C. Special Land Use Review

Section 19.03 of the Zoning Ordinance identifies the review criteria for all special land uses, as follows:

- 1. Master Plan.** The Township Master Plan and Future Land Use Map identify the subject site, as well as the adjacent properties on the west side of Chilson Road, as Agriculture/Country Estate.

This category is intended for “agricultural use” or “single family residential on estate lots” (5-acre minimum). The Plan further states that such areas “have significant natural limitations such as wetlands or severe soil limitations” and that “these areas are not planned for sanitary sewer.”

The subject site possesses these characteristics (wetlands, wooded areas, no sanitary sewer). It is also situated within the Rural Reserve area of the growth management boundary, which states that such areas are to “be maintained at a relatively low intensity rural character of development that will not adversely impact natural features and agricultural uses.”

There is no reference to institutional uses under the Agriculture/Country Estate future land use category.

- 2. Compatibility.** The subject site is currently undeveloped. The surrounding area includes single-family residences on relatively large lots, as well as active agricultural land.

The north and west sides of the site contain areas of woodlands and wetlands that are to be preserved as part of the site’s development. There is also a tree line along the south side that will be mostly preserved. Protection of these areas will help to buffer adjacent uses.

The revised submittal notes that outdoor mass will occur “no more than weekly” with an anticipated attendance of “approximately 50 or less.”

Additionally, “the two currently planned special events are May 25 (St. Padre Pio Birthday Mass & Reception) and September 23 (St. Padre Pio Feast Day Mass & Reception.” The anticipated attendance for these events is “approximately 200 to 400 persons.”

- 3. Public Facilities and Services.** Vehicular access will be provided via an improved driveway along Chilson Road. Public water and sanitary are not available for the site, though neither appear to be necessary (pending input from the Township Engineer).

The submittal materials note that refuse removal will occur via typical weekly streetside pickup. Our concern related to this aspect is whether typical curbside pickup will be sufficient for the planned events given the number of people anticipated. As such, the applicant should describe any additional efforts they will undertake to ensure proper refuse removal during and following such events.

The Commission should consider any comments provided by the Township Engineer and Brighton Area Fire Authority with respect to this criterion.

- 4. Impacts.** Our primary concern under this criterion is related to the potential off-site impacts of the planned events given the number of people anticipated, particularly impacts upon the roadway.

In response, the revised materials note that if attendance is expected to exceed parking capacity, the applicant will provide for a shuttle service.

- 5. Mitigation.** Should additional concerns arise as part of the review process, the Township may require additional efforts/improvements to mitigate potential adverse impacts.

D. Use Requirements

Section 3.03.02(l) identifies the use requirements applicable to churches, temples, and similar places of worship, as follows:

- 1. Minimum lot area shall be three (3) acres plus an additional fifteen thousand (15,000) square feet for each one hundred (100) persons of seating capacity.**

The site contains approximately 40 acres of lot area; however, in the absence of a building, there is no seating capacity to speak of. As such, this requirement does not apply to the current request.

The site plan does depict a “future chapel location.” Based on the information contained in the submittal, this standard would likely be met for a future chapel building.

- 2. Buildings of greater than the maximum height allowed in Section 3.04, Dimensional Standards, may be allowed provided front, side and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed. The maximum height of a steeple shall be sixty (60) feet.**

The only building proposed at this time is a 384-square foot accessory building. As such, this requirement is not applicable to the current request.

- 3. Wherever an off-street parking area is adjacent to a residential district, there shall be a minimum parking lot setback of fifty (50) feet with a continuous obscuring wall, fence and/or landscaped area at least four (4) feet in height shall be provided. The Township Board may reduce this buffer based on the provision of landscaping, the presence of existing trees or in consideration of topographic conditions.**

The proposed parking areas exceed the minimum setback requirement. Parking lot screening is provided via existing vegetation and new plantings. There is also an existing fence along the south side lot line, though it does not obscure sightlines to the parking lot.

- 4. Private schools and child day care centers may be allowed as an accessory use to churches, temples and similar places of worship where the site has access to a paved public roadway.**

The current project does not include a private school or child care center, though the site does have access to a paved public roadway.

If the applicant wishes to propose such uses in the future, including the future chapel depicted on the site plan, they will be subject to the applicable review procedures and regulations outlined in the Township Zoning Ordinance.

E. Site Plan Review

- 1. Dimensional Requirements.** The elements depicted on the site plan are in accordance with the applicable dimensional standards of the CE District.
- 2. Building Materials and Design.** The only building proposed as part of the project is a 384-square foot accessory building intended for storage of maintenance items.

The revised submittal includes details of this building, as requested.

- 3. Pedestrian Circulation.** In accordance with Section 12.05 of the Zoning Ordinance and the Township Pathways Plan, public walkways are not required (nor are they proposed) along this portion of Chilson Road.

Internally, the plan includes 7-foot wide concrete sidewalks along the edge of the proposed parking lot.

Additionally, there are 4 trails throughout the site, including the Stations of the Cross (see Sheet 4A). A detail on Sheet 4 indicates that walking trails are 5 feet wide and surfaced with limestone.

- 4. Vehicular Circulation.** Access is provided via an improved driveway to/from Chilson Road. the project includes a deceleration/acceleration lane for southbound traffic.

Internal circulation includes both one-way and two-way traffic, with sufficient drive aisle widths provided for both. Sheet 4 also includes a truck turning template for a fire truck.

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

- 5. Parking.** The parking standards for places of worship (Section 14.04) are based on seating within the main unit of worship. Given that the proposed place of worship is outdoors and does not include fixed seating, there is no specific standard to apply.

The revised submittal notes that the parking required for the future chapel was used to help determine the number of spaces needed. In this instance, a 95 seat chapel would require 32 parking spaces, and 39 are provided.

As previously noted, the 39 spaces may not be sufficient for the larger events planned at the site. As such, the applicant will utilize a shuttle service as needed.

As this is a somewhat unusual situation, the applicant may wish to provide additional parking, or incorporate a banked parking plan into the proposal (similar to that described in Section 14.02.05).

With respect to the design, the parking lot includes curbing and looped striping, as well as the required number of barrier-free spaces (based on the 39 total spaces provided).

- 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
Front yard greenbelt	20' width 14 canopy trees	50' width 9 canopy trees Existing trees	PC may allow existing trees to be preserved in lieu of 5 new tree plantings
Parking lot	4 canopy trees 390 SF internal landscaped area	4 canopy trees Existing trees 0 SF internal landscaped area	PC may allow proposal without internal landscape islands

The plan also includes 36 evergreen trees planted in a staggered manner along the south side lot line to serve as buffering for the adjacent property.

- 7. Exterior Lighting.** The lighting plan depicts 13 light poles along the driveway/parking lot.

Details note the use of downward-directed LED fixtures mounted at a height of 20 feet (both of which meet the requirements of Section 12.03). Photometric readings on-site and along property lines also comply with Ordinance standards.

- 8. Signs.** The site plan identifies a temporary address/future monument sign on the south side of the driveway.

The required setback is provided, and the note indicates a 4' x 4' sign; however, no other information is provided. The revised submittal notes that the actual sign has not yet been designed.

Lastly, the applicant has acknowledged the need to apply for and obtain a sign permit from the Township prior to installation.

- 9. Impact Assessment.** The submittal includes a revised Impact Assessment dated November 22, 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.

While the regular use of the site does not meet appear to meet the threshold for a traffic study, the planned events may warrant consideration of a traffic impact assessment, per Section 18.07.09.

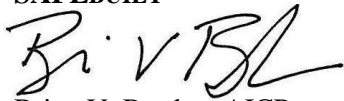
More specifically, a traffic assessment is required for projects that could generate 50-99 directional trips during a peak hour.

The Township should consider any additional comments provided by the Township Engineer on this aspect of the project.

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



Genoa Township Zoning Board of Appeals Written Notice of Appeal

Subject: Catholic Healthcare International – Genoa Prayer Campus

The intent of this letter is to serve as a Written Notice of Appeal of the Genoa Township December 13, 2021, Planning Commission decision to not hear the revised Special Use proposed for Parcel 4711-20-100-020 known as “Catholic Healthcare International Prayer Campus”. This appeal is being submitted under protest and with a reservation of all rights, claims, and defenses. It is and has been Catholic Healthcare International’s (“CHI”) position that the May 3, 2021, denial of its original submission to develop the prayer campus and construct the St. Pio adoration chapel on CHI’s property was unlawful. This current submission was made under protest and with a reservation of all rights, claims, and defenses and for the sole purpose of attempting to comply with a state court order that CHI believes is imposing an unlawful enforcement of the Township’s zoning ordinance. CHI will continue to pursue its legal remedies to redress the harm it is currently suffering, including the harm caused by this current submission. The relevant background as to the legal proceedings is provided further below.

In December of 2020, CHI submitted a Site and Special Use Plan for a project being proposed on Parcel 4711-20-100-020 located on Chilson Road. The project originally included an approximately 6,000 square foot Chapel along with outdoor religious components and all necessary infrastructure to support them. The Planning Commission recommended approval to the Township Board for the Special Land Use, Site Plan, and Environmental Impact Assessment at the March 8, 2021, Planning Commission meeting. A copy of the Planning Commission meeting minutes is included as attached Exhibit A. The project then went before the Genoa Township Board of Trustees at the May 3, 2021, meeting wherein the Special Land Use, Site Plan, and Environmental Impact Assessment were denied. A copy of the plans that went before the Board of Trustees are provided as attached Exhibit B. The reasons for denial of the Special Use can be seen in the Board of Trustees meeting minutes included and highlighted in Exhibit C.

Per Genoa Township Zoning Ordinance Section 19.07 “*No application for a special land use permit which has been denied wholly or in part shall be resubmitted for a period of one (1) year from the date of denial, except on the grounds of new evidence or proof of changed conditions relating to all of the reasons noted for the denial found to be valid by the Township Board. A resubmitted application shall be considered a new application.*” As such, CHI had revised the proposed scope of the project in which the approximate 6,000 square foot Chapel was removed from the plans. Plans were resubmitted to the Township under a new application as required per the Township Ordinance. A copy of the revised plans excluding the chapel are included as attached Exhibit D.

The Genoa Township Planning Commission, at the December 13, 2021, meeting had motioned *“that the Planning Commission does not hear Open Public Hearing #3, review of a special use application, environmental impact assessment and site plan for a proposed Place of Worship (Prayer Campus) with outdoor uses including Stations of the Cross, a mural wall with altar, prayer trails, religious landscape/garden statues, a 352 sq. ft. utility building and related driveways and parking at 3280 Chilson Road on the west side of Chilson Road, south of Crooked Lake Road for Catholic Healthcare International. It does not meet the criteria of Township Zoning Ordinance Section 19.07, specifically, the Planning Commission does not find there are new grounds or substantial new evidence to support changed intent of this application nor is there proof of any changed conditions based off all the reasons in the Township Board’s denial of May 3, 2021.”* A copy of the Planning Commission’s draft meeting minutes is included as attached Exhibit E.

CHI disagrees with the decision by the Genoa Township Planning Commission that this resubmitted Special Land Use application does not meet the criteria of Township Zoning Ordinance Section 19.07 as well as disagrees with the original Board of Trustees Motion for Denial. As noted above and discussed further below, the denial of CHI’s original submission and the Township’s ongoing efforts to prevent CHI from using its property for religious worship are unlawful, and these issues are currently in litigation. Those legal arguments are not presented here. Nevertheless, for purposes of this appeal, CHI responds to each of the four reasons for denial of the Special Use below with each reason for Denial from the Board of Trustees provided in red text.

Reason 1, listed in the May 3rd, 2021, Motion for Denial by the Board of Trustees:

1. The proposed use involving a 95 seat, 6,090 square foot church with associated parking lot, site lighting, building lighting, and outdoor accessory structures and uses 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. The use does not “Promote harmonious and organized development consistent with adjacent land uses”;*
- b. The proposed use is located within the rural reserve area outside of the growth boundary and is contrary to the purpose of the rural reserve area which is an area that is to be “maintained at a relatively low intensity rural character of development, typically more than 2 acres per dwelling unit, that will not adversely impact natural features and agricultural uses”;*
- c. 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.”*

All of these three sub-reasons for denial under Reason 1 are similar in that they are stating the proposed use does not fit in based on the surrounding areas, either due to its existence in the Rural Reserve area or within Country Estate zoning. The first sub-reason indicates a lack of harmony to adjacent uses. It is our belief that the manner in which the Board of Trustees defined this site as not being harmonious with surrounding uses is subjective by its very nature and applied incorrectly. Merriam Webster defines harmony as *“a pleasing combination or arrangement of different things.”* The definition of harmony does not define it as identical nor congruity as it appears the Board of Trustees has applied it. Harmony implies different components that act together. Providing a 40-acre natural area as an outdoor area for prayer is absolutely harmonious with adjacent large parcel residential and agricultural uses. The manner in which harmonious was applied at the meeting was that this proposed site is not being utilized for residential or agricultural use and therefore is not in harmony with adjacent uses. That reasoning is implying that equivalence of use is required for harmony. The fact that the Genoa Township Zoning Ordinance allows uses, either by Right or by Special Use, that are outside the scope of residential or agricultural use confirms that uses different to those of surrounding land are acceptable and harmonious with such surrounding uses. To state otherwise is contrary to the Township’s Ordinance and thus wrong.

The motion for denials statement regarding the site being located within the Rural Reserve area and the development not being consistent with the purpose of the Rural Reserve area is dismissible. The definition for the Rural Reserve area as provided in the motion is *“maintained at a relatively low intensity rural character of development, typically 2 acres per dwelling unit, that will not adversely impact natural features and agricultural uses.”* The proposed site maintains the natural setting of the property to the greatest extent possible. Single family homes with agricultural accessory buildings and agricultural use would change the 40-acre parcel more than what is being proposed. There is minimal removal of vegetation and minimal grading to facilitate the construction of this development as proposed. The layout was designed to do as such, for the benefit of the use of the site as well as in reverence and recognition of the location of this site in relation to its zoning, the Township’s Master Plan as well surrounding uses. And the second submittal that excluded the Chapel building (the submittal at issue here) furthered the site’s use as a low intensity development. The only building proposed is an outbuilding to be utilized for safe storage of site maintenance equipment.

The final sub-statement in the first reason of the Motion of Denial is that the proposed use is not consistent with the definition of Agricultural/Country Estate planned areas. The definition states the uses of parcels within its zoning to be used for agricultural or single family residential on estate lots. It continues to state that these areas have severe natural feature limitations (i.e. wetlands) and are not planned for sanitary sewer service. In other words, for a use to accommodate such limitations, it must be of low-intensity by nature. A high intensity use would require much more infrastructure, such that the natural feature limitations of the site would need to be compromised to accommodate the development (and thus would conflict with the intent of the Ordinance to maintain natural features and rural character). The fact that the proposed use does not impede on the natural features of the site nor does it need sanitary sewer service indicates the site is of low intensity. Agricultural and large lot single family residential uses are the typical prospects that fit this mold, but in this case, the use of this site as an outdoor prayer campus does as well. (Indeed, the use of this 40 acre site with the modest chapel fits this mold as well).

Additionally, and as stated previously, the Genoa Township Zoning Ordinance expressly allows Essential Public Services, Parks, and Foster homes/day care homes as permitted uses in the CE district as well as golf courses, underground pipeline storage, public service utility buildings, schools, and churches as Special Uses. These uses, whether permitted by Right or by Special Use do not fit under the stringent definition provided that the proposed use must “*remain in agricultural use, or develop as single family residential on estate lots.*” If this were to be the case, then the Township’s Master Plan definition is not consistent with the Township’s Zoning Ordinance. Alternatively, the definition supplied in the Master Plan should be looked at from the lens of why the land is promoted to contain agricultural use and single family residential on estate lots. The reason these uses are suggested is because large lot single family homes and agricultural uses can accommodate the constraints of the natural features of the site, as well as lacking the need for public sewer and water. The primary objective being the use shall be able to accommodate the site and not compromise it. CHI’s proposed outdoor prayer campus (as well as its original submission with the chapel) does just that and beyond; it not only accommodates the natural feature limitations of the site but also highlights and promotes them by the use of nature trails.

Reason 2, listed in the May 3rd, 2021, Motion for Denial by the Board of Trustees:

2. The proposed use involving a 95 seat, 6,090 square foot church with associated parking lot, site lighting, building lighting, and outdoor accessory structures and uses that is planned for daily gatherings, and outdoor special events with an unknown number of visitors 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”.

First, the Chapel has been removed from the proposed development as can be seen in the plans in Exhibit D. The removal of this component eliminates a primary draw to the site as well as reduces the frequency at which a religious service (Mass) would be conducted. Consequently, there is no building lighting either. The parking lot and parking lighting is as required by ordinance. It would be the desire of CHI to provide even less impact by providing gravel surfaces as opposed to a paved parking lot but CHI is required to pave the site per Ordinance requirements. With respect to the events on the site, CHI has outlined the special events it intends to host on the site and has provided information to the Township as to how these events would mitigate traffic concerns through the use of registration websites and off-site parking with shuttles to the site.

Second, the definition of CE zoning describes the Township’s desire to “*retain the rural atmosphere and quality of life while accommodating compatible, very low density, residential development.*” This proposed project is undeniably retaining the rural atmosphere. The site layout has been designed such that it preserves the natural vegetation and drainage patterns to the extent possible. The central focus of not only the Township Zoning Ordinance but also the Master Plan and Rural Reserve area is to ensure preservation of the site. All these documents suggest this be done with low intensity/density development as can be done with large lot single family residential or agricultural use. The Zoning Ordinance, however, allows alternative uses for properties within

Country Estate zoning. These alternative uses would need to comply with the Township's desire to preserve the natural features and rural atmosphere, and the CHI proposed development does just that.

Reason 3, listed in the May 3rd, 2021, Motion for Denial by the Board of Trustees:

3. 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 with cars parked on the roadway causing hazardous conditions.

There are multiple components to this aspect of the Motion for Denial. First, the site needs to meet the Townships Ordinance with respect to lighting and noise. The proposed development has provided a photometric plan that is reviewed and approved as being in accordance with the Township Ordinance. The site must comply with the Township's Noise Ordinance, just as every other site would need to. This component is enforceable by the Township should noise be of concern. It should be noted that this site is proposed as a prayer campus and that noise counters the use of this site for prayerful meditation. Second, traffic issues with cars parked on the roadway will be addressed by this development with the construction of a commercial drive approach that meets Livingston County Road Commission requirements as well as adequate parking facilities on-site to ensure cars are not parked in hazardous locations. Lastly, the amount of traffic and visitors is being claimed to alter the "existing and intended character of the general vicinity." When looking at the available data from the Livingston County Road Commission, Chilson Road has historically provided service to traffic in excess of 2,000 additional vehicles per day than what it currently sees since the construction of the Latson Road/I-96 interchange. See Exhibit F for Livingston County Road Commission data on traffic on Chilson Road at the subject site. The traffic generated by this 39-parking space outdoor prayer campus has been provided in the project submittals and is significantly less than what the surrounding infrastructure can handle. The traffic generated by the special events is certainly higher than the typical day (but less than special events the Township permits in this same neighborhood without requiring any special land use permits or approvals), which is why CHI has provided a means of traffic mitigation through the use of a shuttle service so as not to generate traffic beyond what the proposed parking lot can serve.

Reason 4, listed in the May 3rd, 2021, Motion for Denial by the Board of Trustees:

4. 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 or other such nuisance.

The proposed development does not impact the natural environment as it is designed to accommodate the natural limitations of the site and does so as much as or better than that of a permitted agricultural use with accessory buildings and agricultural operations. The proposed prayer campus highlights the natural environment with various trails through the woods and near the wetlands. Additionally, CHI is removing minimal trees. The property will have minimal grading. It will generate minimal stormwater from improved surfaces. CHI is avoiding wetland

impacts, providing adequate setbacks, and buffering from the road and adjacent properties per the Township Ordinance. Public health and safety or welfare is not being impacted by traffic and the construction of the site entrance sign and drive approach with on-site parking will further enhance vehicular safety compared to a past event. Cars will not be parked on Chilson Road. Any lighting on the property will be minimal, and the proposed lighting plan meets Township Ordinances. Typical site use will generate no noise beyond that of a vehicle driving onto the site as it consists of individuals walking trails and praying. Any outdoor Mass or other special events will need to meet Township Noise Ordinance levels, just as every other site does, which is enforceable by the Township.

In conclusion, and for the reasons stated above, CHI is appealing the Genoa Township Planning Commission's decision to not hear the proposed project on the grounds that the revisions provided do not address the items listed in the Board of Trustees December 13, 2021, Motion for Denial. In addition to the above, the ZBA should also consider the following as to whether a material change has been made. To begin, the Chapel was the central building for this site, and it has been eliminated from the proposed project, leaving only a small outbuilding as the only building on the large property. The use of the outbuilding is to simply provide safe storage of site maintenance equipment. The elimination of the Chapel commits the site to being used as an outdoor prayer campus. Given that this site is in Michigan, it is subject to the natural limitations of adverse weather, including harsh winter weather. Accordingly, the site will generate less visitors during winter months without the Chapel than it would with the Chapel, thereby further reducing any traffic concerns. Moreover, the St. Pio Chapel, which is now eliminated, was the central feature of the site from a theological perspective. The St. Pio Chapel would have contained a tabernacle, which is a liturgical furnishing used to house the Eucharist outside of Mass. A tabernacle provides a safe location where the Eucharist can be kept for the adoration of the faithful and for later use. Canon Law requires a tabernacle to be in a secure location, such as the St. Pio Chapel, because it helps prevent the profanation of the Eucharist. As taught by the Catholic Church, the Eucharist is the Body, Blood, Soul, and Divinity of Our Lord Jesus Christ, that united in His one Divine Person is really, truly, and substantially present. The Catholic Church describes the Eucharist as the source and summit of the Christian life. Without the St. Pio Chapel, there could be no tabernacle on the CHI Property. And without the tabernacle, the Eucharist could not be kept on the CHI Property. The St. Pio Chapel was the central and critical element of CHI's original submission. Without the St. Pio Chapel, CHI is unable to carry out a core function of its religious activities. Consequently, the removal of the chapel from the plans is a significant and substantial change.

Relevant Background Information

As noted above, on May 3, 2021, the Township denied CHI's special application for land use to construct a modest adoration chapel and prayer campus on its 40-acre property located in the Township.

The prayer campus included prayer trails, Stations of the Cross, an image of Our Lady of Grace, a small altar, religious statues, and a 39-space parking lot to coincide with the modest, 95-seat chapel.

On June 2, 2021, CHI filed a federal civil rights lawsuit against the Township alleging, *inter alia*, that the Township’s denial violated CHI’s rights under the First and Fourteenth Amendments and the Religious Land Use and Institutionalized Persons Act (“RLUIPA”), 42 U.S.C. § 2000cc *et seq.* *Catholic Healthcare International, Inc. v. Genoa Township*, Case No. 21-cv-11303.

On September 17, 2021, the Township filed a state court action in the 44th Circuit Court for Livingston County requesting an order from the court to remove the existing Stations of the Cross, image of our Lady of Grace, and the small altar, and to prevent CHI from using this property for “organized gatherings” until CHI obtained the necessary land use approvals and permits. More specifically, the Township requested an order from the state court:

- “Requiring [CHI] to remove the structures erected on the Property, until [CHI] has applied for and obtained all necessary permits, including land use permits and building permits for the structures;”
- “Prohibiting [CHI], and anyone acting in concert with [CHI], and/or [CHI’s] agents, or servants, to cease all unlawful use of the Property for organized gatherings.”

Genoa Township v. Catholic Healthcare International, Inc., Case No. 21-31255-CZ

As part of this filing, the Township sought, and the circuit court judge granted *ex parte*, a temporary restraining order (“TRO”) requiring CHI to immediately remove the religious symbols and preventing CHI from using the property for “organized gatherings,” which is the religious worship engaged in by CHI and its supporters, until CHI “has applied for and obtained all necessary permits, including land use permits and building permits for the structures.”

A hearing on the Township’s motion for a preliminary injunction and CHI’s motion to dissolve the TRO commenced, but the hearing was adjourned to pursue the possibility of a settlement. To that end, CHI agreed to take actions (under protest and with a reservation of rights, claims, and defenses) to comply with the Township’s demand. That is, the hearing was adjourned to permit CHI to apply for and obtain the land use and building permits for the religious displays and to allow CHI to continue using its private property for religious worship. Accordingly, in a stipulation filed by counsel for the Township and CHI, the parties agreed to and represented to the Court the following:

The parties hereby advise the Court that Defendant intends to submit, under protest and with a reservation of all rights, claims, and defenses, by October 15, 2021, a special application for land use, site plan, and associated documents to permit the display of religious symbols and the use of Defendant’s private property for religious worship. This submission will include the prayer trails with prayer stations, Stations of the Cross, altar, mural wall with the image of Our Lady of Grace, and a commercial driveway with parking.

Accordingly, on October 15, 2021, CHI submitted a special application for land use, site plan, and associated documents to address the specific concerns and demands raised by the Township in its state court lawsuit.

Consequently, this application was submitted for the sole purpose of complying with the Township's demands. And, as noted above, this submission does not include the primary structure (St. Pio Chapel) that was central to the submission that the Township rejected on May 3, 2021. Consequently, CHI was surprised (if not shocked) by the Planning Commission's decision to not hear the matter.

In sum, not only does this current application contain a material change to the application denied by the Genoa Township Board of Trustees on May 3, 2021, it was an application submitted pursuant to the Township's demands in a lawsuit it filed against CHI. And now the Township, through its Planning Commission, won't hear it. Consequently, to this day, CHI is being denied its fundamental right to religious freedom.

Regards,



Jere Palazzolo

President, Catholic Healthcare International

EXHIBIT LIST

EXHIBIT A: Genoa Township Planning Commission Meeting Minutes for March 8th, 2021

EXHIBIT B: Catholic Healthcare International Submittal Package for Board of Trustees

EXHIBIT C: Genoa Township Board of Trustees Meeting Minutes for May 3rd, 2021

EXHIBIT D: Catholic Healthcare International Submittal Package under new Special Use
Application

EXHIBIT E: Genoa Township Planning Commission Meeting Minutes for December 13th, 2021

EXHIBIT F: Livingston County Road Commission Chilson Road Traffic Data

EXHIBIT A

**Genoa Township Planning Commission
Meeting Minutes for March 8th, 2021**

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 8, 2021
6:30 P.M.
MINUTES**

This meeting was conducted via Zoom

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

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

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST:

Commissioner McBain noted that she is doing business at this time with Kelly Hansen from State Street Blinds.

Commissioner McCreary noted that she is also doing business at this time with Kelly Hansen from State Street Blinds.

Chairman Grajek stated that those are not considered conflicts of interest for this item.

CALL TO THE PUBLIC: The call to the public was made at 6:34 pm with no response.

OPEN PUBLIC HEARING # 1...Review of a sketch plan application requesting a second wall sign as provided Table 16.1 Footnote (2) b. The property in question is located at 7041 Grand River Avenue on the northwest corner of Grand River Avenue and Pless Drive. The request is petitioned by Kelly Hansen, State Street Blinds and Design.

A. Disposition of Sketch Plan Application.

Ms. Hansen stated she has been in business in this location for two years; however, she realized that customers were having trouble seeing her sign. The sign is recessed about eight feet from the neighboring business when cars are traveling on Grand River. Their entrance is off of Pless Drive and the sign is not able to be seen from that road. She showed photographs

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showing the views from Grand River and Pless Drive. A second sign would help customers on Pless Drive.

Commissioner McCreary questioned the wording on the sign, which says "Furniture Showroom" and not "State Street Blinds and Design". Ms. Hansen stated this logo is also used in their social media so customers will recognize it.

Commissioner Rauch questioned if Pless Drive is a private road. Ms. VanMarter stated that it is a private road so, per the sign ordinance, this business does not qualify for two wall signs. She thought it better for the Planning Commission to review this request instead of the Zoning Board of Appeals.

Commissioner Rauch stated that both signs together are still under the total allowable square footage and although Pless Drive is a private road, he believes the public thinks it is a public road, so there is good cause to support this second sign. Commissioners Dhaenens and Rickard agree.

The call to the public was made at 6:45 pm with no response.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the sketch plan for the property at 7041 Grand River Avenue by Kelly Hansen with the understanding that the support is due to the building existing on two roadways, one being a public roadway, Grand River, and the other a private road, Pless Drive, and since it is a corner building, The Planning Commission finds the need for two wall signs is appropriate in this instance. The sign meets all other requirements of the sign ordinance. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Review of a special use application, environmental impact assessment and site plan for a proposed 6,090 sq. ft. church with accessory outdoor uses including Grotto and Stations of the Cross. The property in question is located at 3280 Chilson Road on the west side of Chilson Road, south of Crooked Lake Road. The request is petitioned by Catholic Healthcare International.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (2-16-21)
- C. Recommendation of Site Plan (2-16-21)

Mr. Scott Tousignant of Boss Engineering, Mr. Jere Palazzolo, President of Catholic Healthcare International, Father Tim, and Mary Swanson, the project architect, were present.

Mr. Tousignant stated they are seeking site plan approval for a chapel with outdoor amenities and uses.

He noted that there were items discussed at last month's meeting that needed to be addressed.

- They have continued the evergreen tree line on the southern property line with a double row of staggered evergreen trees. They have also placed the same type of screening south of the chapel. There is not enough space along Chilson Road for them to plant additional trees and shrubs to meet the ordinance because there is a lot of vegetation in this area already; however, they have added three trees to this area.

- They were asked to add curb and gutter to control storm water flow around the site. They have adjusted the grading and now have added the curbing. They have added curb drops around the site for better and easier pedestrian movement. The stormwater location has not changed and it is now better directed and will be collected more efficiently. They are still including two bumper blocks on the ADA parking spaces. There is a small row of ADA spaces near the chapel.
- There was concern regarding fire truck movements on the drive off of Chilson Road. They have reviewed it and made changes and it does meet the requirements of the Brighton Area Fire Authority.
- They have provided an Operations Plan that will include additional insight onto the use of the property.
 - They would have liked to have the bell, ring on the hour between 9 am and 9 pm, but have changed it to ring at noon and 6 pm daily, which will be three short rings. It will also be manually rung during special events, and this is outlined in their operations plan.
 - At the beginning, they will be holding one mass per week and once awareness of their site increases, it may increase to three masses per week. The maximum use would be a mass a day. As mass times are increased, the amount of people at each mass will decrease.
 - They have provided a local security or emergency contact, Ann O'Reilly, and her contact information is in the Operations Plan. They are also pursuing placing cameras on the church and lighting will be used as little as possible and only be used at dawn or dusk for movement into and out of the site. If there is ever a full time priest added to the site, he would be the on-site security contact.
 - For events, they are listed in the documentation and they will be controlled by using an event planning platform to assess the number of attendees.
 - If needs increase and there is not enough parking, they will encourage carpooling, institute a shuttle service or stagger the events. This will also be known before the event happens, and would then be moved to a local parish to accommodate the number of attendees. This site is not big enough to host massive 200 car events.

Their use does not warrant a traffic study; however, if the intensity of the use increases, a traffic study could be conducted to determine if improvements to Chilson Road are needed.

They understand how the members of the public would think that a hospital would be placed on this site based on information that is on their website. They have revised their website to clear up any confusion. There are many tangible physical items lacking on and around this site that would prohibit them from building a hospital, medical school, etc. There is a lack of infrastructure, public water and public sewer, there is a zoning issue, the size of the site, etc. There are way too many hurdles, it is not the intent nor is it the desire of Catholic Healthcare International (CHI) to have a medical facility or hospital on this specific site in Genoa Township.

Mr. Palazzolo reiterated that there is no plan to develop a hospital, medical school, research lab, physician practices, etc. on this site, which is being called the Chilson Road Prayer Campus. He read a statement that was published by CHI. This site will be only dedicated to prayer as a peaceful and pastoral site of pilgrimage.

Mr. Tousignant stated they hope that their changes to the plans based on last month's feedback as well as Mr. Palazzolo's statement meet the needs of the Planning Commission.

Commissioner Rickard asked if the bumper blocks could be removed and perhaps the width of the sidewalk could be increased. Mr. Tousignant stated the sidewalk is seven feet wide; however, they would like the bumper blocks to prohibit any vehicles from driving onto the sidewalk.

Commissioner McCreary stated a maintenance plan is not included in the General Operations Plan. Mr. Tousignant stated their operations plan provides information on mass times, bell use, etc. It is more geared toward the use and not so much the maintenance of those items. They would provide all asphalt, sidewalk, turf, tree maintenance, etc. as necessary, which is standard for the maintenance of any other property.

She asked what the refuse pickup would be. Mr. Tousignant stated there is one bathroom and one meeting room. It would be similar to a residential trash service.

She asked where the finances will come from to maintain the integrity of the buildings and the property. Mr. Palazzolo stated the funding will come from donations that they raise through their organization.

Commissioner Rauch thanked the petitioner for the operations plan. It is concise and easy to read. He asked for clarification regarding "Immediate Future". What day do they anticipate and then "Short Term", what days? Mr. Tousignant stated the mass will most likely be on Sunday and the three days would be two weekdays and then a Sunday, always during the non-peak traffic hours. Commissioner Rauch asked if there will be any outdoor amplification at any of the events. Mr. Palazzolo stated there may be a microphone for the person speaking; there will be no loud music. It may be background music for the event.

Commissioner Dhaenens also thanked the petitioner for updating the website. He wants to ensure that they always abide by the Township noise ordinance.

Commissioner McCreary asked if their upcoming events are being advertised or promoted. Mr. Palazzolo stated they have not advertised for them at this time, but they will advertise those events. They will be a small mass, which will require reservations and they will limit the number of people allowed to attend.

Commissioner Rickard is concerned with the rain gardens. They require significant maintenance. She asked if there are plans in place for this. Are they are doing soil borings and providing overflow pipe to release water? Mr. Tousignant stated that the drainage they are using is natural based on the topography of the site and they are only added a small amount of impervious surface in this area, so they feel what they have is appropriate.

Mr. Borden reviewed his letter dated March 3, 2021, noting that many of his issues were discussed by the petitioner and the Commission this evening.

- He recommends the Commission request decibal readings be provided regarding the bell chimes.
- The applicant should provide the Township with building material and color samples for inclusion with the project file.

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- The applicant added one space to the parking lot since their last proposal so now they are over the maximum allowed by ordinance by one space. This requires Township approval.
- He suggested the applicant provide an indication of the number of people expected for special events. If deemed necessary, banked parking may be an appropriate option. He wants to ensure that parking does not take place on the turf.
- The Township must approve allowing existing landscaping in lieu of additional plantings for the front yard greenbelt (5 trees) and parking lot (landscaped islands).

Mr. Tousignant stated they can remove the additional space and only allow the parking on the turf during the two large events that they hold each year. Commissioner Rickard stated that “bank parking” is only showing on the site where it would be placed, if needed, and not necessarily developed at this time.

Ms. Swanson stated the building materials were delivered to the Township in February.

Mr. Markstrom stated the applicant has addressed his comments from the last meeting. He noted that they will need to obtain approvals from Livingston County Health Department for the proposed well and septic systems.

Also, any future additions or changes to the site will require a traffic study and possibly improvements to the driveway approach or Chilson Road to accommodate increased traffic to and from the site, which will need to be reviewed and approved by the Livingston County Road Commission.

He does not have concerns regarding the two bumper blocks they are proposing.

Fire Marshal Rick Boisvert’s letter dated February 18, 2021 states all previous comments have been addressed including rearrangement of the entrance drive for emergency vehicle access.

Ms. VanMarter stated that the meeting packet included all letters received by the Township at the time it was published and sent to the Planning Commission; however, an additional 30 emails were received over the weekend and they were sent to the Commission today. She received two more this afternoon. Reverend Michael Gilbert of New Hope Counseling in Brighton and Maryann Brown St. Agnus Catholic Church in Fowlerville are both encouraging the Commissioners to support the project.

The call to the public was made at 7:40 pm.

Kim stated there is a website stjosephhowell.com where there is a plan for Phase 2 for the residents of the brain injured. The residents near the prayer campus are confused by what was said this evening and what is noted on the website. She asked if CHI or if anyone representing them have approached anyone to purchase additional land on Chilson Road and if yes, will it be named anything other than the Chilson Road Prayer Campus. Will you state in writing that there will be no hospital or medical center built on any land off of Chilson Road owned by CHI or in support of CHI?

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Mr. Palazzolo stated that they have written a statement saying they will not be building a home, medical school or medical facility. They have never approached anyone about purchasing additional land. They have no intention to buy more property on Chilson road at this time. He stated that the neighbor asked them if they wanted to purchase their property. He said they have no plans but if the resident ever decides to sell, then you can ask them.

Mr. Grajek stated that what is being requested this evening should be addressed in the call to the public, which is a church, a grotto, and the signs of the cross. Kim asked why does the website state something other than what is being discussed this evening. Mr. Grajek reiterated that the petitioner stated that services are not available for this location, such as water and sewer.

Ms. Debra Oberpeul of 5920 Brighton Road asked what the maximum number of events are planned for each year. Mr. Palazzolo stated they will do reservations only and limit the number of vehicles. If larger events are planned, they will not be on this property. They will be at a different facility. She asked the Township what recourse do the neighbors have if these events are too large. Chairman Grajek stated they will have to comply with all Township ordinances.

Mr. Shawn Nester of 3360 Chilson Road lives directly south of the site. He has spoken to his neighbors and they have put together a petition with over 200 signatures asking the Township to deny the proposal. This is a great project for the Township and they support it, but this area is not zoned for this type of use. He stated that his neighbors have been approached by the petitioner to purchase their property. He did not receive the notice for the last meeting until 15 days after the meeting was held.

Mr. Michael Williams, who lives off of Westphal Road, asked how much of their property will be built. Mr. Tousignant stated they are building on just under five acres. Mr. Williams asked what will be done with the additional 40 acres of the property. He does not believe they will be left over for walking trails and the applicant will be building on this in the future. He does not want to hear bells ringing day and night. There is plenty of land at Latson and I-96. He does not want this in this area.

Mr. John Wallbank of 2899 Pardee Road, which is less than ¼ acres from the proposed site, is an amateur astronomer and likes the dark skies. He does not use chemicals on his property because he enjoys nature. The neighbors want rural and remote character and not large parties with rock bands. His quality of life would be impacted by this project. He is not assured by the developer that nothing is going to change. He does not feel the zoning should be changed. He urges the Planning Commission to deny this request.

Ms. Melanie Johnson of 3990 Chilson Road signed the petition. There is no reason this should be put here. She is opposed to an international pilgrimage site. She noted research she did regarding other pilgrimage sites and the number of visitors that have visited them and they are in the tens of thousands. It does not belong in this area. It is not appropriate.

Mr. Jim McArdle and his wife, Karen, are opposed to this. This is not something that should be put in this location. There will be traffic problems and it will not be good for the community.

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Mr. Robert Jones of 3553 Westphal said this would be destroying the quality of life of those who bought a home knowing no one is going to build here, instead there will be a church and a parking lot and shuttle buses. This use is not compatible with the area. He is requesting that the Planning Commission reject the proposal and have them remove the structures already in place.

Mr. Robert Moran agrees with Mr. Jones that this is not a use that is compatible with adjacent properties. Unless there were some guarantees of numbers and clearly enforceable penalties, he cannot fathom how this makes sense for this land. If the Planning Commission makes a recommendation to the Township Board for approval, they would be taking the easy way out.

Ms. Lexi Jones of 3553 Westphal Road stated her property is adjacent to this site. She is opposed to the special use application to allow the church to be built here. If this was approved, it would set a precedent for other non residential or non agricultural development in this area. She read sections of the Master Plan to cite why it is not consistent with the Plan. She questioned why DTE has installed power on this site. Mr. Palazzolo stated there was an existing power pole on their site so there is electricity that runs through their site and any work they would be doing would be on their own.

Mr. Robert Fish of 2303 Chilson Road agrees with the others who object to this proposal. He does not want this to turn into a traffic, light, and noise pollution situation.

Mr. James Reader of 3217 Pine View Trail stated there have been good comments this evening. His main concern is the traffic, particularly the intersection of Latson and Chilson Road. It is currently dangerous. If the chapel were the only item on the site, he would not be opposed to this; however, with buses and 39 parking spaces, it will only make that intersection more dangerous.

Mr. Jacob Vogan of 5790 Pinckney Road opposes this project for the same reasons given by the other callers. He is concerned with the traffic. He believes there are other intentions down the road for the developer, regardless of what they are saying right now.

Ms. Leslie Bohnett of 3367 Chilson Road, which is right across the street, opposes this project and agrees with the other callers' comments. She is concerned that if the water that is directed from the parking lot flows to her property, she will have flooding on her property. The event that they had previously had 60 to 80 cars on the property and then more cars parked on the road.

Mr. Bill Galvin stated what is being proposed is putting a destination location in the middle of a neighborhood. This is not in the Master Plan. His neighbors are not opposed to the project, but in an appropriately zoned location. CHI has a large messaging problem. They say that they are not building the hospital on this site, but they are not saying where it will be built. His church's pastor stated tonight's meeting is for the chapel and a hospital.

Ms. Cynthis Telup lives off of Crooked Lake Road and agrees with what was said this evening. She said that there will be a lot of people who will manually ring the bell, and that one mass per day can bring in a lot of people. There could be 100-200 people. This is the start of a large development. She would like the Planning Commission to deny this request. She agrees with the dangerous intersection comment made by the previous caller.

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Ms. Jessica Sproull of 2099 and 2185 Chilson Road stated the traffic is bad in this area. She is terrified of all of the extra traffic. She is not opposed to the church, but feels that there is another place for this in the Township. She is not in favor of the bell ringing all day. She would like the Township to support the residents and their feelings. She thanked the Commission for letting the neighbors speak.

Ms. VanMarter stated that there was a phone caller who was having technical problems; she did not get the caller's name however, they indicated they were the president of the Oak Meadows subdivision and agrees with the other comments made this evening.

Mr. Pat Powers on Kellogg Road stated this project has his full support. The real mission of this church is of heavenly appeal and people are trying to frame it in an earthly term. Traffic will not be a problem. Their goal is to serve souls. It is fundamental to the fabric of being an American. The people who live in this area will be neighbors of people who want to worship and pray. If the neighbors trust in God, they will see good fruit.

Ms. Cady Johnson of 3352 Brighton Road agrees with the previous comments. There is a long term goal other than what is being stated. She requests the Planning Commission deny the request.

Ms. Linda Holland of 3023 Pardee stated her property is adjacent to this parcel. The vision of a parking lot and a building on just the other side of her home does not make sense. There are horses and cornfields. This is a rural area and it needs to be preserved. It will change our area permanently.

Ms. Oberpeul stated that this is not about people lacking religion or spirituality and it is about the character of the area. She noted that a previous speaker researched how many pilgrims could come to this site.

Ms. Dawn Williams of Westphal Road stated this is not right for this location and people in the area do not want it. They can sell the property and build it somewhere else. It is quiet in this area. She believes their long-term goal is to build more.

The call to the public was closed at 8:55 pm.

Commissioner Rauch appreciates the petitioner's and public's respectful comments. He was researching to see what other churches exist in a Country Estates Zoning and there were none; however he knows that a special use does allow for one. His concern is with the character of the area. He is feeling uneasy with this project's compatibility with the surrounding area. This is a church with regular church services, and possibly every day.

Commissioner Dhaenens agrees with Commissioner Rauch. The residents want the peace and tranquility so the trails and the cross would be ok, but the building and the parking lot and the potential for noise is there. He is empathetic. Everyone likes why we live here. He would love to hear from the applicant if they have considered selling the property or using it without the church. He noted that the applicant has met every request they have had.

Commissioner Mortensen noted that the Chaldean Church is in a rural area.

Commissioner Rickard was surprised about the number of people who come to pilgrimage sites. She would like more information from the developer.

Commissioner McCreary stated this area is zoned country estates for a reason. She read the definition of Country Estates zoning. While a special use is allowed, she does not see where it is in harmony of the Master Plan. She does not see this location as suitable for this use.

Commissioner Mortensen stated the property owner has rights; it is irrelevant of how or where he got the property or how long he has owned it. A church is a special use in every residential zoning district in the Township. It would not cause a drain on public services, such as sewer and water, will have no demand on police and fire, and no effect on schools, so they have the right to use their property as provided in the ordinance. Also, what is before the Planning Commission this evening is what should be voted on.

Commissioner McBain referenced the Master Plan and how and why it was developed. She agrees that the intersections in that area are horrible. The adding of additional vehicles could be a problem for the land owners in the area. While there is one church and a small parking lot, there is a lot of land to be used.

Commissioner Rickard agrees with property rights and knows that what must be voted on this evening is what is being presented.

Commissioner Rauch agrees with Commissioner Mortensen. He noted that the Chaldean property is different because it was a camp and then the church was put in after as an accessory use of the camp. This property is in the middle of the country estates zoning and not adjacent to any more intense zoning districts. That is what is causing him to not be in favor of this proposal. It is a church with weekly functions.

The Planning Commission took a 5 minute recess from 9:20 to 9:25.

Chairman Grajek noted that the petitioner has met all of the requests made by the Planning Commission and noted that as a property owner, they have a right to come and make this request. There were very good points made by the neighbors. He would like CHI to reach out to them to help them understand that there will not be a medical center or hospital on this site.

Mr. Tousignant addressed the concerns from this evening. With regard to the parking on Chilson Road from last year's event, there was no designated parking area so it was a "free for all" so events in the past will not be what they will be in the future. This will generate traffic, but other permitted or special uses allowed on this site will also add traffic. Additionally, the peak traffic hours for their use will not coincide with school drop off or pick up. They want peace and tranquility. The church will be 600 feet off of Chilson Road. Why aren't churches developed in Country Estates zoning? It is because the infrastructure isn't there, such as water and sewer. CHI has a different mission than other churches. They are preserving most of the property to allow for trails on the property and allow people to find peace. They are only building on five acres of the property. They developed in the open area of the site. Not all sites like this bring the tens of thousands of people mentioned by one of the members of the public. They have gone above and beyond and addressed all of the concerns of the Planning Commission and the consultants.

Mr. Palozzolo understands why the residents don't believe that they are only building a small chapel with walking trails. They are not an international pilgrimage site. This will not be advertised to have busloads of pilgrims coming here. They want it for the local parishes and dioceses to come. They do not want it to be a high volume site. They want people to come to a small country church and walk the trails and pray. They want to do something good. They are going to do what they say they are going to do.

Commissioner McCreary asked the petitioner to address the grotto or statue that is built on the property and its current situation. She believes that the Township advised the church as to what has to happen to comply with buildings on the site. Mr. Tousignant stated the mural wall was starting to be constructed and after conversations with the Township, it was decided that no foundation shall be put on it, so it is not permanent yet. Mr. Palozzolo stated the Township advised them they need a permit to put in the footings and have it there permanently. They advised they wanted it in place for an upcoming event and the Township said it could be put up temporarily so it could be taken down if needed.

Chairman Grajek is confused by this. He has read all of the letters between the Township, the church, and the attorneys and the fact that those items are still erected is very irresponsible. There is still a structure that is still there that wasn't inspected, wasn't approved as an accessory item on the site, and should have been dismantled. The petitioner is saying they want to be transparent; however, they did this knowing that it wasn't allowed, so does the Township actually know what is going to happen in the future. It is very disappointing to him to hear the situation described this way after everything that was said this evening.

Mr. Palozzolo stated they built it without the footings so it is only temporary. They were never told to take it down. If they would have been told to take it down, they would have.

Ms. VanMarter stated she has a different recollection of that meeting. The Township was specific and clear to make sure that any type of use for the property would have to go through the approval process. There was a bishop coming to the property for a ribbon cutting so they wanted to have something that was portable and temporary and would be brought in and removed that day. Instead what occurred was the construction of the benches, the stations of the cross, and the mural wall sign, which is against what they were told by the Township. Mr. Palozzolo stated that was not their understanding.

Commissioner McCreary questioned the "model of healthcare delivery vision" in the warranty deed. Mr. Palozzolo stated it was generally written that if the diocese donated this to them, it would be part of that is the prayer foundation and this is what this will be. The bishop is very happy with the plan for this site and overall vision. If it is approved as presented, would that comply with the provision in the warranty deed. It would be the prayer foundation for the overall vision.

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Special Land Use permit for a church and accessory to that church at 3280 Chilson Road subject to the following:

- The general operations schedule which will be attached to the Special Land Use permit will be revised to indicate that in the case mass is held before 9:00 am, the bell "will" not be used rather than "should" not be used.

- The petitioner will adhere to all Township ordinances not expected with this use.
- This recommendation to the Township Board is made because the Planning Commission finds that it is compatible with the Master Plan as a special use within this zoning ordinance. The PC believes it will not adversely impact the natural features and agricultural features in the surrounding area and will, in fact, preserve them.
- The Planning Commission finds that it will not require public utilities from the Township, such as sewer, wastewater and school usage or will it burden police and fire services.
- Events and use of the property shall not exceed the available provided parking on the site.

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

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated February 16, 2021, subject to the following:

- The operations plan presented this evening by the petitioner will be attached to and become part of the Environmental impact Assessment.
- The documents regarding the future plans presented this evening will become attached to and become part of the Environmental Impact Assessment.

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

Moved by Commissioner Mortensen, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Site Plan dated February 16, 2021 for a church and related amenities at 3280 Chilson Road, subject to the following:

- The building materials reviewed this evening are acceptable and will become the property of the Township.
- The Planning Commission recommends approval of 39 parking spaces and two bumper blocks
- The plantings as displayed on the site plan are accepted as shown, given that existing plants exceed the ordinance and greenbelts in the parking lot will not be required.
- The requirements of the Township Engineer in his letter of March 3, 2021 shall be met.
- The requirements of the Brighton Area Fire Marshal's letter dated February 18, 2021 shall be met.
- The requirements of the Livingston County Road Commission will be met as spelled out in their letter of January 22, 2021.

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

Commissioner Rauch clarified that he voted no for the special land use application because he could not personally reconcile Sections 19.03.01 and 19.03.02, but he voted yes for the impact assessment and site plan.

ADMINISTRATIVE BUSINESS

Staff Report

Ms. Van Marter advised that there will be a meeting in April. It will include a resubmittal and some zoning ordinance amendments.

Genoa Township Planning Commission

March 8, 2021

Approved Minutes

There will be a joint meeting between the Planning Commission, Township Board, and Zoning Board of Appeals on Monday, April 26.

Approval of the February 8, 2021 Planning Commission meeting minutes

Needed changes were noted.

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

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner Rickard, seconded by Commissioner Rauch, to adjourn the meeting at 10:15 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

EXHIBIT B

**Catholic Healthcare International
Submittal Package for Board of Trustees**



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

March 26th, 2021

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

Re: Catholic Healthcare International Church-Special Land Use and Site Plan Review
Township Board Submittal Package

Dear Ms. Van Marter,

The plans for the Catholic Healthcare International site plan on Chilson Road is being resubmitted for consideration by the Township Board at the April 5th meeting. Per the March 8th Planning Commission meeting, there were a few minor items that the Planning Commission desired the applicant to address for it to be resubmitted for Township Board. In short, the curb drop for parking access to the greenspace north of the chapel should be removed as well as language in the General Operations document stating the church bell "will not" be used for manually for Mass times before 9 a.m.

As a result of the March 8th Planning Commission meeting, the curb drop just north of the chapel has been eliminated and the language in the General Operations document included in this submitted has been revised to read "will not" in reference to the bell being used manually for Mass times before 9 a.m. No other plan or document changes were needed.

Should you have any questions on the items above or the documents submitted, please don't hesitate to call.

Sincerely,

BOSS ENGINEERING COMPANY

A handwritten signature in black ink that reads "Scott Tousignant". The signature is written in a cursive style with a large, sweeping initial "S".

Scott Tousignant, PE
Project Manager

**IMPACT ASSESSMENT
FOR
SITE PLAN PETITION
"CATHOLIC HEALTHCARE INTERNATIONAL"
GENOA TOWNSHIP, LIVINGSTON COUNTY
MICHIGAN**

Prepared for:

**CATHOLIC HEALTHCARE INTERNATIONAL
2464 TAYLOR ROAD, SUITE 317
WILDWOOD, MISSOURI 63040
(636) 220-6550**

Prepared by:

**BOSS ENGINEERING COMPANY
3121 E. GRAND RIVER
HOWELL, MI 48843
(517) 546-4836**

December 18th, 2020
Revised: January 20th, 2021
Revised: February 16th, 2021

20-477 EIA

INTRODUCTION

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed development may have on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the *Submittal Requirements For Impact Assessment* guidelines in accordance with Section 18.07 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

DISCUSSION ITEMS

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

Prepared By :
Scott Tousignant, P.E. & Paul Grisdela, EIT
BOSS ENGINEERING COMPANY
Civil Engineers, Land Surveyors, Landscape Architects and Planners
3121 E. Grand River
Howell, MI 48843
(517) 546-4836

Prepared For :
Catholic Healthcare International
Jere Palazzolo
2464 Taylor Road, Suite 317
Wildwood, MO 63040
(636) 220-6550

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 40.01-acre site is located on the west side of Chilson Road, just south of Crooked Lake Road. The subject property is currently empty of any buildings or structures. The western and northern portion of the property is wooded with meadow in the southeast & central portion of the site. There are wetlands along the western edge of the property. There are residential properties and farmland bordering the north and south property lines, as well as a railroad just off the western property line. The site is within the Country Estate zoning area.

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.

Resources utilized to study the natural features of the site included an on-site visit, aerial photos from Google Earth, a web soil survey prepared by the USDA, Wetlands Inventory Maps prepared by the MDEGLE as well as resources prepared by the Huron River Watershed Council and other Livingston County Natural resources agencies.

The eastern half of the site primarily slopes to a low point on the southeastern corner of the property. The western half of the site sheet flows to the wooded areas and wetland areas in the rear of the site. The soils on site consist of loam, loamy sands, sandy loams, and complex soils.

The Livingston County Drain Commissioner's "Procedures and Design Criteria for Stormwater Management Systems and Soil Erosion Sedimentation Control Program" was followed throughout the design process. The reading states preservation of the natural environment and use of vegetated swales as the first and third most preferred best management practices, respectively. Thus, careful consideration was taken to ensure a site with minimal earth disturbance and drainage patterns that followed the pre-developed site. As a result, only three tagged trees will need to be removed on the site. Bioswales will be implemented on site to provide a natural filtration method of any additional runoff. The bioswales are located at a current low spot as well as on the downslope prior to the wetland on site. These locations allow the site to maintain its current drainage pattern.

D. Impact on storm water 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 County Soil Conservation Service.

The site will utilize two bioswales to control stormwater runoff. Curb and gutter is being utilized around the parking lots and drives to direct stormwater to its proper location. Trench drains are being utilized to get the stormwater to the opposite side of the sidewalk behind the curb. The benefit of utilizing the trench drain in this situation is that it maximizes the amount of stormwater contact with the swales and vegetation thereby increasing infiltration and treatment potential prior to entering into the bioswale areas. Additionally, proper sedimentation control devices such as tracking mats, silt fence, and seeding with mulch will be utilized during construction to control erosion and sedimentation. Additional topsoil will be stored next to the proposed chapel. Given the small building footprint and amount of proposed impervious area compared to the overall site area, there will be minimal impact on the storm runoff. In addition to sedimentation control devices being used, there will also be weekly inspections from a certified stormwater operator to ensure it is properly maintained and functioning throughout construction.

E. Impact on surrounding land use: 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 site will see an increase in use regardless of the facility, due to it being a vacant site. Services at this chapel are expected to occur at a minimum of once a month, but primarily weekly. The Mass frequency will increase based on the demand. The proposed chapel is also set back approximately 620 feet off Chilson Road. There is currently a line of trees along the southern property. This will help to reduce any disturbances to the home adjacent to the southern property

line. In addition to these existing trees, an entire double-staggered row of evergreen trees is being proposed along the south property line near the chapel and near the front parking lot in order to ensure an adequate buffer is obtained along the entire property line. Although the chapel anticipates some services after dusk which will require lighting, the lighting will be off as often as possible to reduce and minimize any light pollution from this site. Refer to the lighting plan in the Site Plan package for proposed photometrics. Additional information on the site uses and times is included in an Operations document separate this Environmental Impact Assessment.

The chapel contains an operational bell tower. The bell is proposed to be automated with the ability for manual ringing. Manual ringing will occur for Mass and other special events. Automated ringing is proposed on the Angelus hours of Noon and 6:00 P.M. Additional information on the Chapel bell use is included in the Operations document.

In addition to the proposed use being a Chapel, there are a few more elements to this site that include: The Mural Wall, Stations of the Cross, and Magnificent Tree of Padre Pio. The Mural Wall includes an Altar in front and is located within the looped drive on site. This will serve as an area for visitors to reflect and meditate and for special functions to be held outside. Occasional outdoor Mass will be held at this Mural Wall and altar. The Magnificent Tree of Padre Pio is a large tree located on the site that will be featured with a Statue of Padre Pio sitting underneath it. Part of Padre Pio's story involves a tree so the purpose is to utilize the site's natural environment and features to show Padre Pio's story. There is also a Stations of the Cross Trail between the two proposed parking lots. The purpose of this is for visitors to park in the first parking lot and walk the Stations of the Cross Trail on the way towards the Chapel. An existing large stand of trees is being used as the setting for the Stations of the Cross trail. Along the trail will be wood posts with housing with pictures depicting the route Jesus took to the Cross. This setting offers a natural environment for meditation and reflection for visitors.

F. Impact on public facilities and services: Description of 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.

The proposed chapel contains seating for 80 visitors, with an additional 15 seats provided in an adoration Chapel room. Public schools will not be impacted by the chapel. The impact on police protection will be negligible. The Brighton Area Fire Authority's needs are being accommodated in the road layout of the site, allowing for adequate access to the building. It is important to note this facility will have periodic visitors throughout the day with occasional field trips and chapel services periodically.

G. Impact on public utilities: Description of 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 service with sanitary sewer, calculations for pre- and post-development flows 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.

There will be no public water or sanitary sewer facilities on this site. A Well and septic system will be used for the chapel. There are no public water or sanitary sewer facilities within the area. Using the Livingston County Environmental Health Well & Septic Records, it may be seen that surrounding properties also contain septic systems. Soil characteristics obtained from the USDA Web Soil Survey show promising soil types for installation of a septic tank. Livingston County

Health Department standards were followed in the sizing and isolation distance of the septic tank and well.

H. Storage or handling of any hazardous materials: 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 will be no hazardous materials used or disposed of on this 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.

The Institute of Transportation Engineers Trip Generation Manual 10th Edition Volume 2 Part 2 was used to calculate the number of trips generated by the proposed chapel. The scenario on sheet 187 using gross floor area and the peak hour on a Sunday produced 56 trips. The traffic counts section on Livingston County Road Commission's website was used to analyze Chilson Road annual average daily traffic. The most recent data shows Chilson Road has an AADT of 2,500 between E Coon Lake Road and Beck Road. Chilson Road did experience an annual growth of -26% in 2014 due to the I-96 ramp on Latson Road being constructed. Chilson Road had an AADT of 4,505 prior to the construction of the ramp. The increased traffic caused by the proposed chapel will have little overall impact, and Chilson Road has been shown to handle much larger AADT volumes in the past. It is important to note that the anticipated mass times for this site generally do not line up with peak hour traffic times.

J. 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.

A traffic study is not required for this site.

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

N/A

L. A list of all sources shall be provided.

Genoa Township's *Submittal Requirements For Impact Assessment*

Genoa Township Zoning Ordinances

Soil Survey of Livingston County, Michigan, U.S.D.A. Soil Conservation Service

National Wetland Inventory Plan, United States Department of the Interior, Fish and Wildlife Service

Catholic Healthcare International

General Operations

3280 Chilson Road, Howell, MI 48116

The purpose of this document is to provide guidance as to the operations of the Chapel, site features and miscellaneous Chapel/site components. Given the preliminary nature of this site, it is difficult to determine exact times and person counts for Masses and other events. Site awareness and public interest & use will help determine the extent of Chapel/site use and Mass times.

Chapel

During typical weekdays and weekends (not during events or scheduled Mass) the Chapel will be unlocked and available from dawn to dusk.

The vision for regularly scheduled Mass times can be broken down into three parts: The immediate future, short term, long term/max use.

Immediate Future: Shortly after site construction and through the first year or so, the intent is to hold a Mass 1 day per week. The Mass is anticipated to be held on a weekday/weekend between the hours of 7:00 A.M. to 1:00 P.M., avoiding peak traffic hours when possible.

Short Term: After the site has been open and has gained traction/awareness, the intent is to hold a Mass 3 days per week. The Mass is anticipated to be held on a weekday/weekend between the hours of 7:00 A.M. to 1:00 P.M.

Long Term/Maximum Use: The hope is that the site provides opportunities for enough people that additional Mass times would need to be scheduled. The maximum frequency of scheduled Mass in the long-term is 7 days per week. The Mass is anticipated to be held between the hours of 7:00 A.M. and 6:00 P.M.

It is anticipated that when there is a lower frequency of Mass' being held, attendance would be near or approaching the capacity of the Chapel (50-80 persons). When additional Masses are held, the person count in each Mass is anticipated to lower.

In the Long-Term Vision with additional Masses being held, a full-time Priest/resident will be on the site. A residence would need to be constructed. Appropriate approvals and permits will be sought at that time.

Chapel Bell

- The Chapel Bell is intended to ring daily following the Angelus hours, 12-noon and 6:00 P.M.
- The Chapel Bell will ring 3 times for each of these hours.
- The Chapel Bell will be operated manually at scheduled Mass times and/or special events on the site. In the event of a morning Mass before 9 am, the Chapel bell will not be used. The bell shall not be used manually between 9:00 P.M. and 9:00 A.M.

Security

The property will not have a full-time keeper on-site at this time. Security cameras will be located on the exterior of the Chapel and be accessible remotely for Catholic Healthcare International staff to view. An emergency contact name and number is provided below:

Site Contact: _____ Ann O'Reilly _____ Phone: _____ (517) 282-5924 _____

- In the event that the Mass frequency increases, a full-time Priest may be designated for this property, thus requiring a residence on the site and a new full-time site contact.
- The Chapel will be open to the public on weekdays and weekends from Dawn to Dusk.
- The outdoor site features (Stations of the Cross, Mural Wall, St. Padre Pio Statue, trails) will be open to the public on weekdays and weekends from dawn to dusk.

Events

At this time, there are two special events planned for the site and are listed below:

Both of these events will be outdoor Masses and receptions.

- 1) **Event:** St. Padre Pio Birthday Mass & Reception
Date: May 25, 2021 **Time:** Noon until dark
- 2) **Event:** St. Padre Pio Feast Day Mass & Reception
Date: September 23, 2021 **Time:** Noon until dark

The number of anticipated attendees is not known. Approaching each event, interest levels will be gauged. Should excessive interest in an event warrant, staged/multiple receptions may occur to accommodate these additional people. It would be anticipated that on special event days, people will be shuttled into the site as necessary once parking accommodations on-site are full.

Events may be held on weekdays and/or weekends.

Lighting

On-site lighting is anticipated to be used as minimally as possible. In the event a Mass is held after dusk, site lighting will be utilized for safety. The only site lighting at this time is for the monument sign along Chilson Road, mural wall lighting, parking lot/driveway lighting poles, and building mounted lighting. Site lighting is provided as per Township requirements.

During typical site use (non-Mass/special event hours), lighting will be used 30 minutes before sunrise and 1 hour after dusk.

Unless Mass or special events are being held, lighting is to be off 1- hour after dusk.

Minimal exterior Chapel wall-mounted lighting may be used at additional hours for security purposes. All site lighting levels are to meet Township Ordinance requirements.

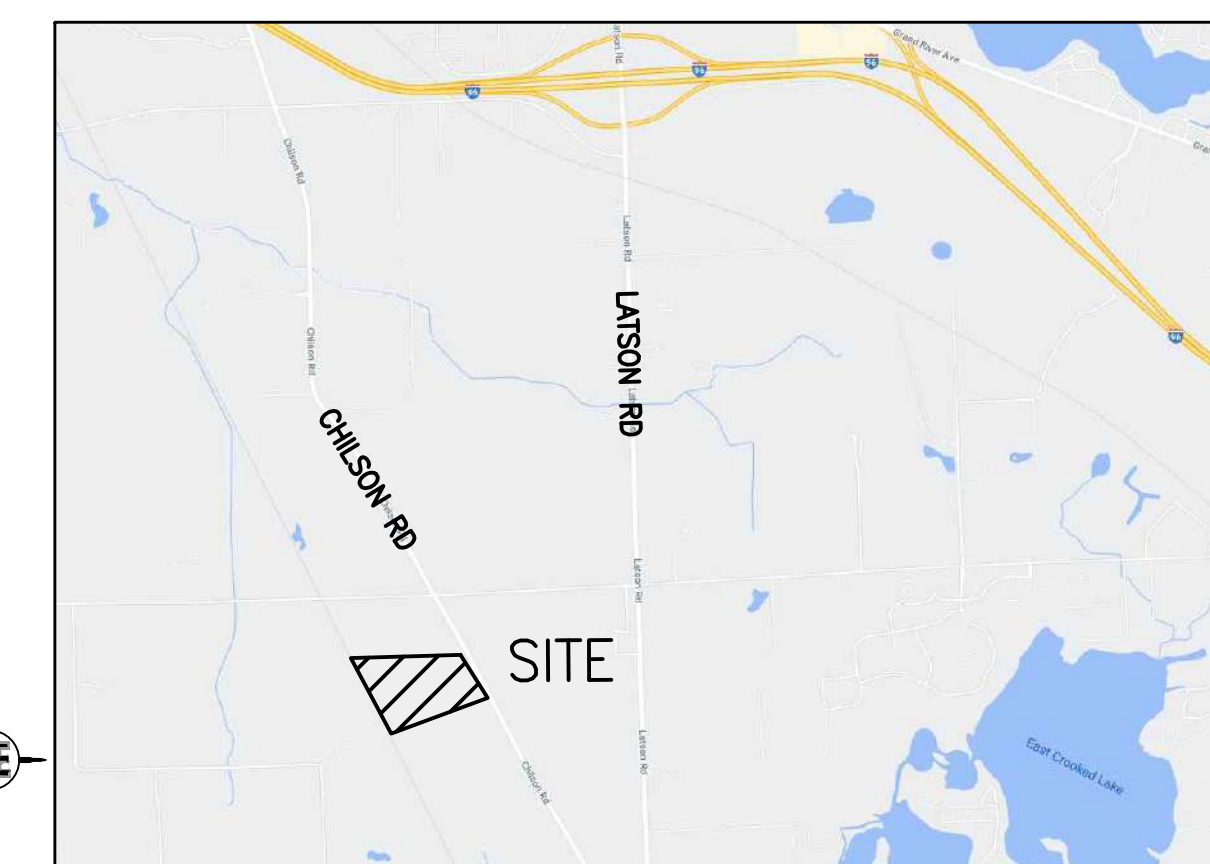
PROPERTY DESCRIPTION:

40 Acres Description:

A part of the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the Center of said Section 20, said Point lying S 00 degrees 04'22" W along the North-South 1/4 line of said Section, 2616.14 feet; thence N 89 degrees 16'18" E, 623.77 feet to the centerline of Chilson Road; thence N 25 degrees 37'28" W along said centerline, 511.68 feet; thence continuing along said centerline, N 25 degrees 35'58" W, 409.12 feet to the Point of Beginning of the Parcel to be described; thence S 64 degrees 49'10" W, 581.00 feet; thence S 52 degrees 45'14" W, 1157.74 feet to the Easterly Line of the Ann Arbor Railroad; thence N 25 degrees 10'14" W along said line, 1566.05 feet; thence N 89 degrees 04'43" E, 1874.35 feet to said centerline; thence S 25 degrees 35'58" E along said centerline, 553.96 feet to the Point of Beginning, containing 40.01 acres more or less and subject to the rights of the Public over existing Chilson Road. Description subject to a stake Survey in the field.

Prepared By: Mathew A. Brady P.S. P.O. Box 400 Brighton, Michigan 48116

SITE PLAN FOR CATHOLIC HEALTHCARE INTERNATIONAL PART OF NE, NW, & SW 1/4, SECTION 20 GENOA TOWNSHIP, LIVINGSTON COUNTY, MI

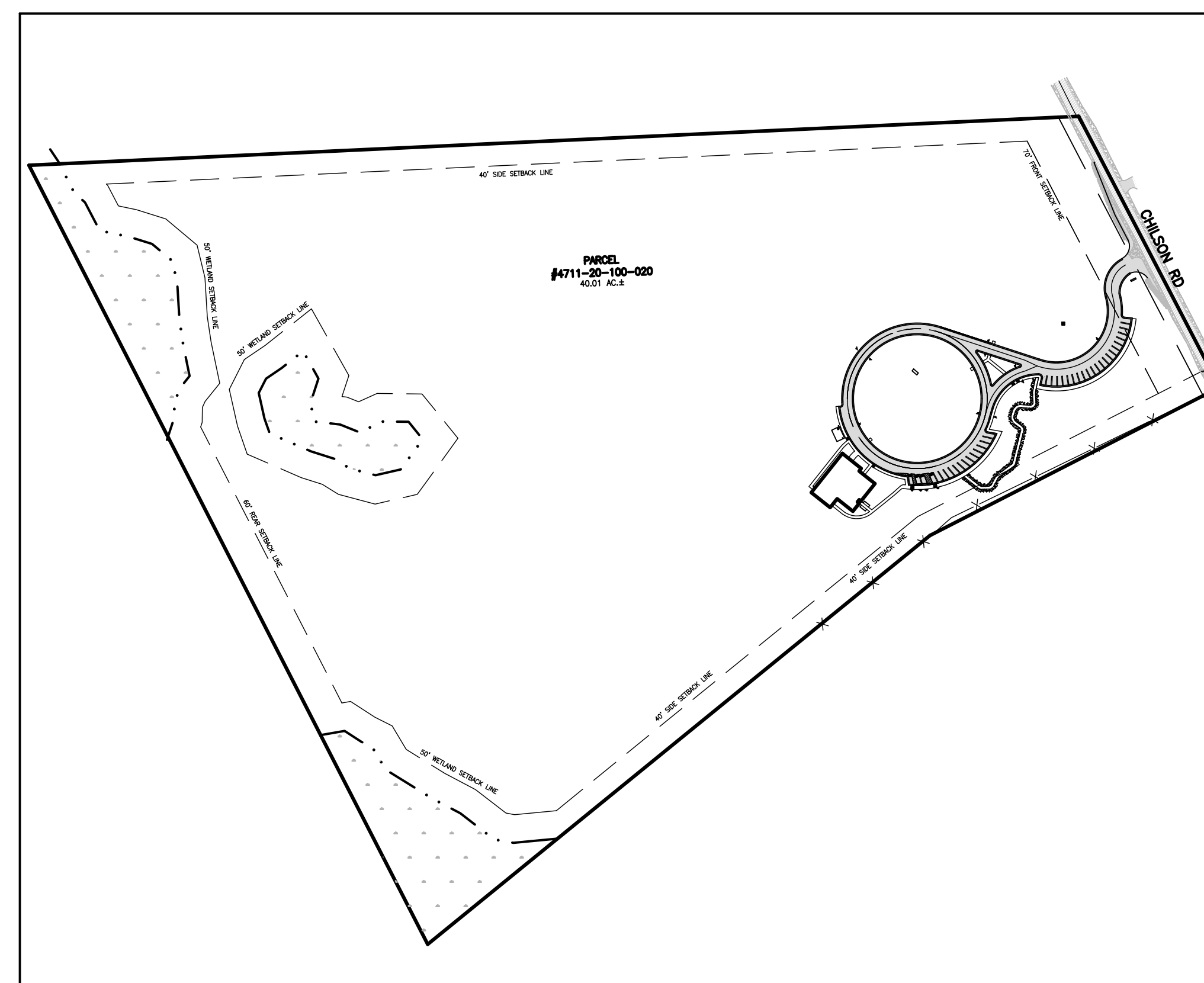


LOCATION MAP

NO SCALE

CONSTRUCTION NOTES

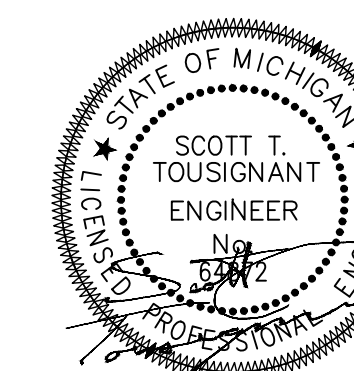
1. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
1. THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
2. DO NOT SCALE THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
3. A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
4. IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
5. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
7. PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
8. ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS.
9. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
10. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
11. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
12. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
13. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
14. THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
15. THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
16. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).
17. ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
19. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
20. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
21. IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
22. NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
24. ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDS AS SPECIFIED OR DIRECTED BY THE ENGINEER.
25. ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
26. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
27. ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
28. AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
29. ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
30. NO SEEDING SHALL BE DONE AFTER OCTOBER 15 WITHOUT APPROVAL OF THE ENGINEER.
31. ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
32. SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
33. ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.



OVERALL SITE MAP

NO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	NATURAL FEATURES PLAN
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	SITE PLAN
5	GRADING & SOIL EROSION CONTROL PLAN
6	DRAINAGE PLAN & BIOSWALE CALCULATIONS
7	LANDSCAPE PLAN
8	FIRE CISTERN DETAILS
DRAWINGS BY OTHERS	
1	GASSER BUSH ASSOCIATES – LIGHTING PHOTOMETRIC PLAN
DRAWINGS BY OTHERS	
1	SWANSON DESIGN STUDIOS – ARCHITECTURAL
2	CHAPEL/OFFICE PLAN
3	FRONT EXTERIOR ELEVATIONS
A1	BACK EXTERIOR ELEVATIONS
	MURAL WALL DETAIL PLAN



INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

ARCHITECT	CONTRACTOR	ON-SITE PROJECT SUPERVISOR
SWANSON DESIGN STUDIOS	TO BE DETERMINED	TO BE DETERMINED
329 EAST GRAND RIVER AVE		
LANSING, MI 48906		
CONTACT: MARY SWANSON		
PHONE: 517-482-9039		
EMAIL: MSWANSON@SWANSONDESIGN.COM		

PREPARED FOR:

CATHOLIC HEALTHCARE INTERNATIONAL
2464 TAYLOR ROAD SUITE 317
WILDWOOD, MO 63040
CONTACT: JERE PALAZZOLO
PHONE: 636-220-6550

PREPARED BY:

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

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

NO	BY	CK	REVISION	DATE	JOB NO:	20-477
3	ST		PER TWP REVIEW	03/25/21	1	
2	ST		PER TWP REVIEW	02/16/21		
1	ST		PER TWP REVIEW	01/20/21		
ISSUE DATE: 12/18/20						

NATURAL FEATURES NARRATIVE:

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

WETLAND "A"

AN ESTIMATED 1.24 ACRE "FRESHWATER EMERGENT WETLAND" AS DESCRIBED BY THE NATIONAL WETLANDS INVENTORY, CONTIGUOUS OFF-SITE AND IS PART OF A MUCH LARGER WETLAND WHICH QUALIFIES IT AS A REGULATED WETLAND. THE DOMINANT PLANT SPECIES ARE RED OSIER DOGWOOD, GRAY DOGWOOD, SENSITIVE FERN, AND REED CANARY GRASS. THIS WETLAND BORDERS THE RAILROAD CORRIDOR AT THE WEST PROPERTY LINE. A DRAINAGE CHANNEL RUNS PARALLEL TO THE RAILROAD TRACKS AND WETLAND 'A' IS A COLLECTOR BASIN OF THE DRAINAGE CHANNEL.

WETLAND "B"

AN ESTIMATED 1.05 ACRE "FRESHWATER EMERGENT WETLAND" THAT IS COMPOSED OF COMPOSED OF HYDRIC CARLISLE MUCK SOILS. THIS WETLAND ALSO CONTIGUOUS OFF-SITE TO THE NORTH AND IS A REGULATED WETLAND AS IT HAS A HYDRIC CONNECTION TO WETLAND A VIA DRAINAGE DITCH. THE DOMINANT PLANT SPECIES ARE GRAY DOGWOOD, SENSITIVE FERN, AND REED CANARY GRASS.

WETLAND "C"

AN ESTIMATED 0.99 ACRE "LOWLAND HARDWOOD" WETLAND, ACCORDING TO THE EGLE WETLAND MAP VIEWER. THIS WETLAND IS DOMINATED BY REED CANARY GRASS WITH A FEW BUTTON BUSH SHRUBS SCATTERED THROUGHOUT.

ZONE "A"

ZONE "A" IS A STAND OF HEALTHY AND MATURE WHITE PINE TREES THAT AVERAGE APPROXIMATELY 20' AT DIAMETER BREAST HEIGHT IN SIZE. THE TREES ARE PLANTED ON AVERAGE 10-15' APART FROM ONE ANOTHER.

ZONE "B"

ZONE "B" IS APPROXIMATELY 8.4 ACRES IN SIZE AND IS MOSTLY OPEN SPACE AND MANAGED LAWN AREAS WITH MINIMAL SLOPES. THE SOILS CONSIST MOSTLY OF BOYER OSHEMO SANDY LOAMS. THERE ARE FEW TREES IN THIS ZONE, THOUGH A MURAL WALL OF MATURE AND MOSTLY HEALTHY BOX ELDER TREES IS LOCATED IN THE CENTER OF THE SITE THAT WILL BE PROTECTED.

ZONE "C"

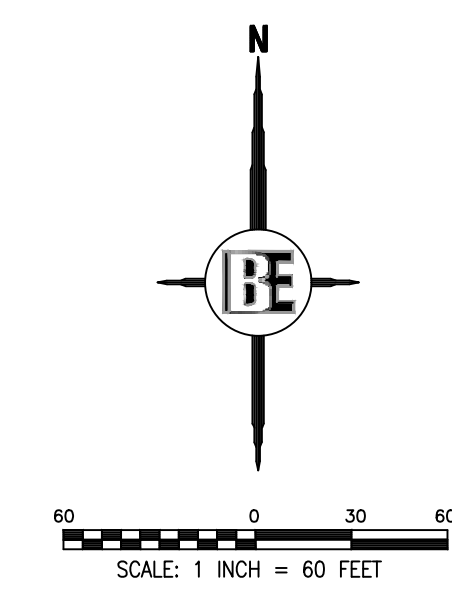
ZONE "C" IS APPROXIMATELY 9.7 ACRES IN SIZE. THE TREES CONSIST OF MATURE RED OAK, BLACK CHERRY, BLACK WALNUT, AND SHAGBARK HICKORY RANGING FROM 10-20' AT DIAMETER BREAST HEIGHT. THE UNDERSTORY IS RELATIVELY OPEN WITH SOME BLACK RASPBERRY BRAMBLES AND MULTIFLORA ROSES OCCUPYING THE OPEN SPACES. THERE ARE HICKORY AND OAK SAPLINGS SPREAD THROUGHOUT INDICATING A HEALTHY FUTURE FOR SUCCESSION. SOILS ARE WASHTEANAW SILT LOAMS AND BOYER OSHEMO SAND LOAMS WITH MINIMAL SLOPES.

ZONE "D"

ZONE "D" IS APPROXIMATELY 2.72 ACRES IN SIZE AND IS WHAT APPEARS TO BE MOUNDED EARTH LIKELY FROM MASS GRADING EFFORTS THAT WERE EXECUTED MANY YEARS AGO. THE AREA IS MOSTLY OPEN SPACE WITH 3:1 SLOPES LEADING TO THE TOP. PLANT SPECIES INCLUDE GOLDEN ROD, VARIOUS ASTERS, AND SEVERAL EASTERN RED CEDAR TREES. THERE ARE SEVERAL CRABAPPLE TREES PLANTED THROUGHOUT.

ZONE "E"

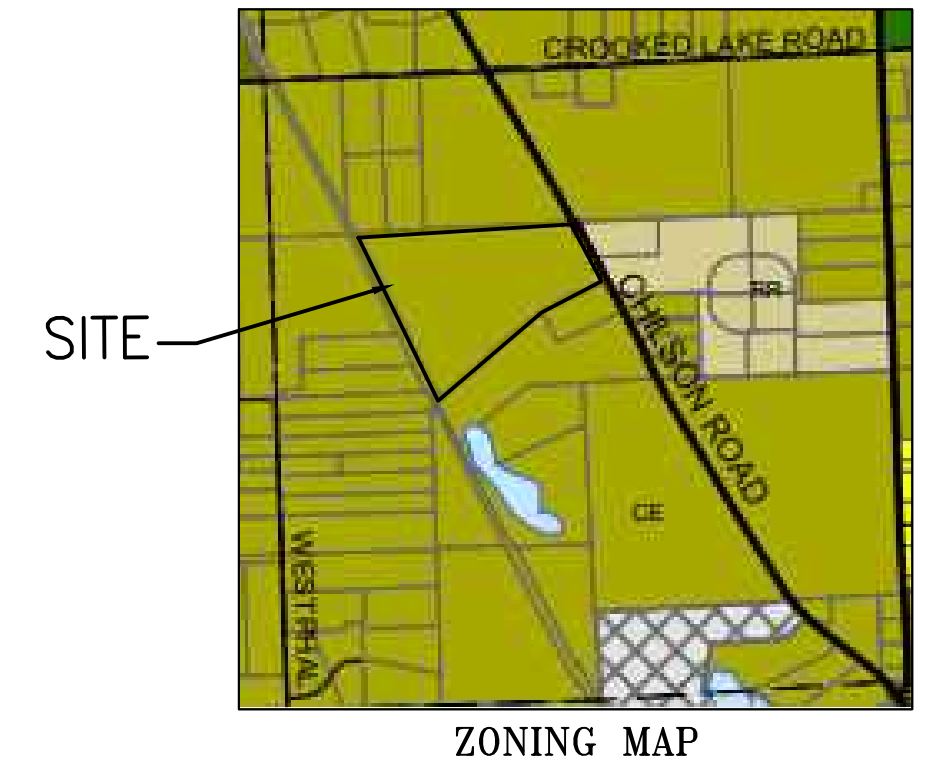
ZONE "E" IS APPROXIMATELY 18 ACRES IN SIZE WITH MATURE BLACK CHEERY, RED OAK, SHAGBARK HICKORY RANGING FROM 12-20' AT DIAMETER BREAST HEIGHT. THERE ARE SEVERAL LANDMARK TREES THAT INCLUDE RED OAK AND BLACK CHERRY. THE UNDERSTORY INCLUDES BRAMBLES, POKEWED, HONEYSUCKLE, A FEW HICKORY AND OAK SAPLINGS, AND AN OCCASIONAL CELESTRIS VINE. THERE IS ALSO A STAND OF AMERICAN ELM TREES. THERE IS A GENTLE SLOPE TO THE LAND THAT DRAINS STORMWATER TO THE WEST. IN THE NORTHEAST, THERE APPEARS TO BE REMNANTS OF AN OLD BUILDING FOUNDATION THAT HAS BEEN DEMOLISHED AND SET INTO A PILE OF RUBBLE ATOP A SMALL HILL.



LEGEND		
PROPOSED (PR)	EXISTING (EX)	
000 T/C XXXXXX	+922.08	CONTOUR
FF	FF	SPOT ELEVATION
FG	FG	FINISHED FLOOR ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RM	RM	ROOM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARWARD STRUCTURE
ES	ES	END-SECTION
OV	OV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
FL	FL	FENCE
D	D	SILT FENCE
W	W	WETLAND BOUNDARY
GL	GL	LIMITS OF GRADING/CLEARING
M	M	MANHOLE
I	I	INLET / CATCHBASIN
F	F	FLARED END-SECTION
G	G	GATE VALVE
H	H	HYDRANT
U	U	UTILITY POLE
S	S	SIGN
N	N	NOT FIELD VERIFIED
R	R	TO BE REMOVED
SS	SS	SANITARY SEWER LABEL
SSS	SSS	STORM SEWER LABEL
WM	WM	WATER MAIN LABEL
SE	SE	SOIL EROSION CONTROL MEASURE
P	P	(P=PERMANENT, T=TEMPORARY)
CON	CON	CONCRETE
ASP	ASP	ASPHALT
MUR	MUR	MODIFIED CURB

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE AS TO THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THEREFORE, THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CONTACTS WITH THE UTILITIES TO BE LOCATED OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

BEBOSS Engineering
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 1-800-482-7171
 FAX 517-548-1670



GENERAL SURVEY NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, RECORDED BEARINGS WERE ESTABLISHED FROM LIVINGSTON ENGINEERING SURVEY JOB NO. 19208, AS RECORDED IN 20195-0113, LIVINGSTON COUNTY RECORDS.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
- ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

SITE BENCHMARKS (NAVD88 DATUM):

- BM #200 = BOSS NAIL/TAG S/S 24" OAK TREE. ELEV.=959.08
- BM #201 = BOSS NAIL/TAG S/S P-POLE CENTER OF SITE. ELEV.=958.47

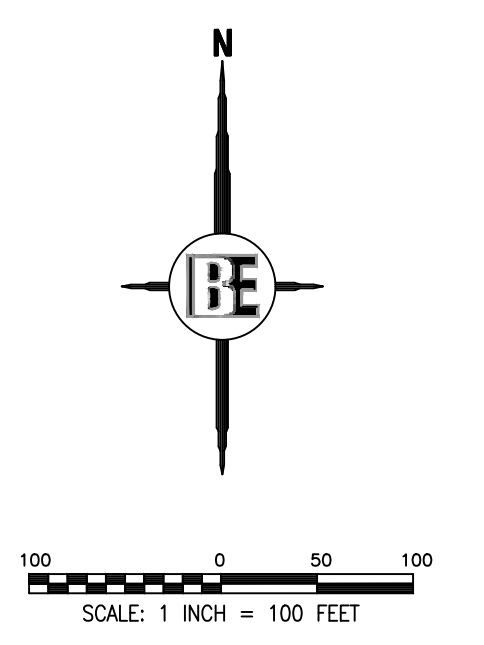
Map Unit Legend			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BA	Boyer-Oshemo loamy sands, 2 to 6 percent slopes	3.2	8.0%
BB	Boyer-Oshemo loamy sands, 2 to 6 percent slopes	7.9	21.2%
BC	Boyer-Oshemo loamy sands, 6 to 12 percent slopes	2.1	5.5%
Cc	Carlisle muck, 0 to 2 percent slopes	1.8	3.9%
FB	Fau-Boyer complex, 2 to 6 percent slopes	5.9	15.9%
FD	Fau-Boyer complex, 12 to 18 percent slopes	0.9	2.3%
Gc	Gifford sandy loam, 0 to 2 percent slopes, gravelly subsoil	2.3	6.2%
MoA	Wauease loam, 0 to 2 percent slopes	7.0	18.8%
MdB	Wauease loam, 2 to 6 percent slopes	3.7	9.9%
Mc	Wauease loam, 6 to 12 percent slopes	0.7	1.8%
Wh	Washetaw silt loam	2.2	6.0%
Totals for Area of Interest		37.3	100.0%

PROJECT: CATHOLIC HEALTHCARE INTERNATIONAL
 PREPARED FOR: CATHOLIC HEALTHCARE INTERNATIONAL
 2464 TAYLOR ROAD, SUITE 317
 WILLOWOOD, MO 63090
 314-922-2136

TITLE: NATURAL FEATURES PLAN

DATE	REVISION PER	BY
03/25/21	PER TWP REVIEW	JH
02/16/21	PER TWP REVIEW	JH
01/20/21	PER TWP REVIEW	JH
NO BY	NO BY	NO BY

DESIGNED BY: JH
 DRAWN BY: JH
 CHECKED BY:
 SCALE: 1" = 100'
 JOB NO: 20-477
 DATE: 12-18-20
 SHEET NO. 2



LEGEND		
PROPOSED (PR)	EXISTING (EX)	
900 T/C XXXXXX	+922.08	CONTOUR
FF	FF	SPOT ELEVATION
T/A	T/A	FINISHED FLOOR ELEVATION
T/C	T/C	TOP OF ASPHALT
T/W	T/W	TOP OF CURB / CONCRETE
F/L	F/L	TOP OF WALK
T/P	T/P	FLOW LINE
B/P	B/P	TOP OF PIPE
RM	RM	BOTTOM OF PIPE
INV	INV	RIM ELEVATION
MH	MH	INVERT ELEVATION
IN	IN	MANHOLE STRUCTURE
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RY	RY	CATCHBASIN STRUCTURE
ES	ES	REARWARD STRUCTURE
OV	OV	END-SECTION
HY	HY	GATEVALVE STRUCTURE
UP	UP	HYDRANT
SN	SN	UTILITY POLE
SL	SL	SANITARY SEWER
FM	FM	SANITARY LEAD
PS	PS	FORCE MAIN
ST	ST	PRESSURE SEWER
WM	WM	STORM SEWER
WL	WL	WATER MAIN
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
F	F	FENCE
X	X	SILT FENCE
□	□	WETLAND BOUNDARY
□	□	LIMITS OF GRADING/CLEARING
□	□	MANHOLE
□	□	INLET / CATCHBASIN
□	□	FLARED END-SECTION
□	□	GATE VALVE
□	□	HYDRANT
□	□	UTILITY POLE
□	□	SIGN
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□	□	STORM SEWER LABEL
□	□	WATER MAIN LABEL
□	□	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
□	□	CONCRETE
□	□	ASPHALT
□	□	MODIFIED CURB
□	□	SOIL BOUNDARY



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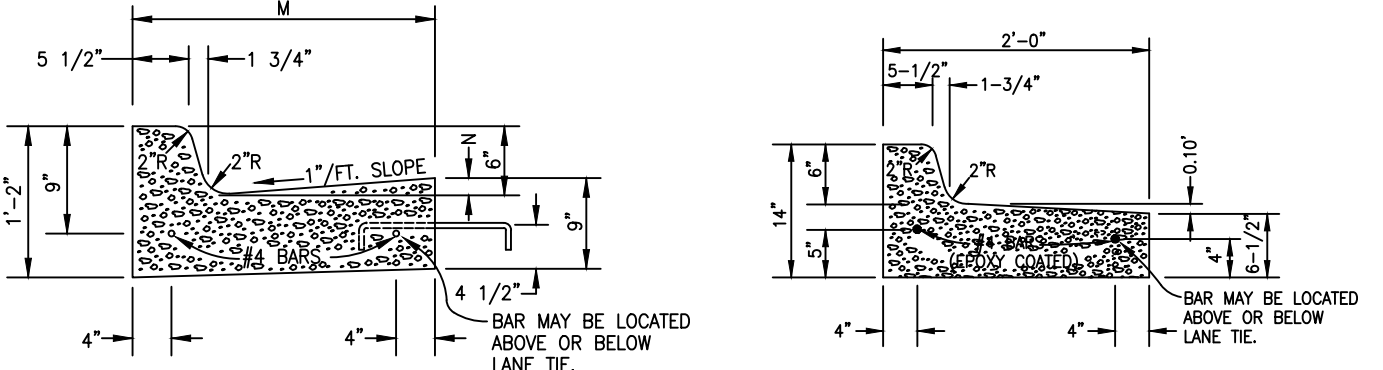
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Map Unit Legend			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
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B/C	Boyer-Ottawa loamy sands, 6 to 12 percent slopes	2.1	5.6%
Cc	Carters muck, 0 to 2 percent slopes	1.5	3.9%
F/B	Fox-Boyer complex, 2 to 6 percent slopes	5.9	15.9%
F/D	Fox-Boyer complex, 12 to 18 percent slopes	0.9	2.3%
Gd	Gifford sandy loam, 0 to 2 percent slopes, generally subsoil	2.3	6.2%
M/A	Wauvee loam, 0 to 2 percent slopes	7.0	18.8%
M/B	Wauvee loam, 2 to 6 percent slopes	3.7	9.9%
M/C	Wauvee loam, 6 to 12 percent slopes	0.7	1.8%
W/A	Washburne silt loam	2.2	6.0%
Totals for Area of Interest		37.3	100.0%

PROJECT: CATHOLIC HEALTHCARE INTERNATIONAL
 PREPARED FOR: CATHOLIC HEALTHCARE INTERNATIONAL
 2464 TAYLOR ROAD, SUITE 317
 WILLOWOOD, MO 63090
 314-932-2136
 TITLE: EXISTING CONDITIONS & DEMOLITION PLAN
 SHEET NO. 3

DESIGNED BY: ST
 DRAWN BY: PG
 CHECKED BY:
 SCALE: 1" = 100'
 JOB NO: 20-477
 DATE: 12-18-20
 SHEET NO. 3

BEBOSS
Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
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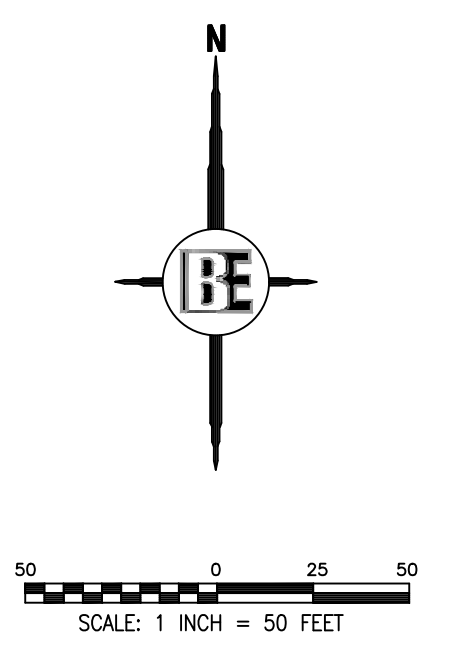


DETAIL	DIMENSIONS	LANE TIES	CONCRETE C.U.Y./L.N.F.T.
F1	1'-8"	7/8" AS SHOWN	0.0484
F2	1'-8"	7/8" OMITTED	0.0484
F3	2'-0"	1 3/8" AS SHOWN	0.0610
F4	2'-0"	1 3/8" OMITTED	0.0610
F5	2'-8"	1 7/8" AS SHOWN	0.0737
F6	2'-8"	1 7/8" OMITTED	0.0737

CONCRETE CURB & GUTTER
TYPE F
(NO SCALE)

LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
---	---	CONTOUR
FF	FF	FINISHED FLOOR ELEVATION
FG	FG	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RM	RM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARWARD STRUCTURE
ES	ES	END-SECTION
OV	OV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
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SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
L	L	LINE
X	X	SILT FENCE
W	W	WETLAND BOUNDARY
○	○	LIMITS OF GRADING/CLEARING
○	○	MANHOLE
○	○	INLET / CATCHBASIN
○	○	FLARED END
○	○	GATE VALVE
○	○	HYDRANT
○	○	UTILITY POLE
○	○	NOT FIELD VERIFIED
○	○	SANITARY SEWER LABEL
○	○	STORM SEWER LABEL
○	○	WATER MAIN LABEL
○	○	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
○	○	CONCRETE
○	○	ASPHALT
○	○	MODIFIED CURB
○	○	WELL ISOLATION



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CONFLICTS BEFORE THE PLANS ARE SUBMITTED FOR PERMITTING AND BEFORE ANY CONSTRUCTION OF THE PROJECT.

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

Stations of the Cross-painting housing
Back wall of housing measurements to accommodate size of mounted paintings whether in horizontal or vertical orientation



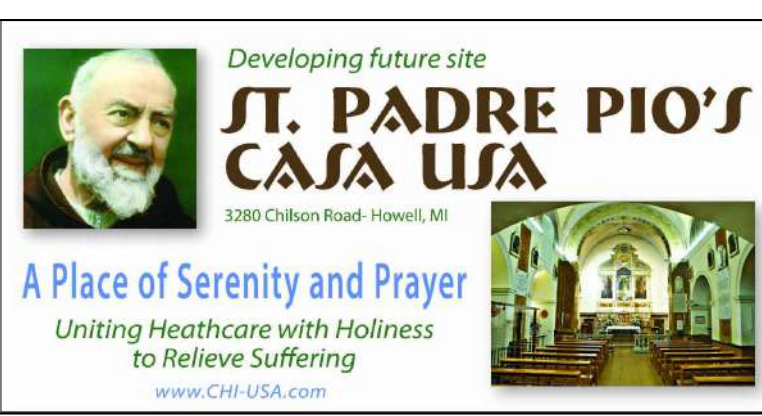
STATIONS OF THE CROSS
(NO SCALE)



STATUE OF PADRE PIO
(NO SCALE)

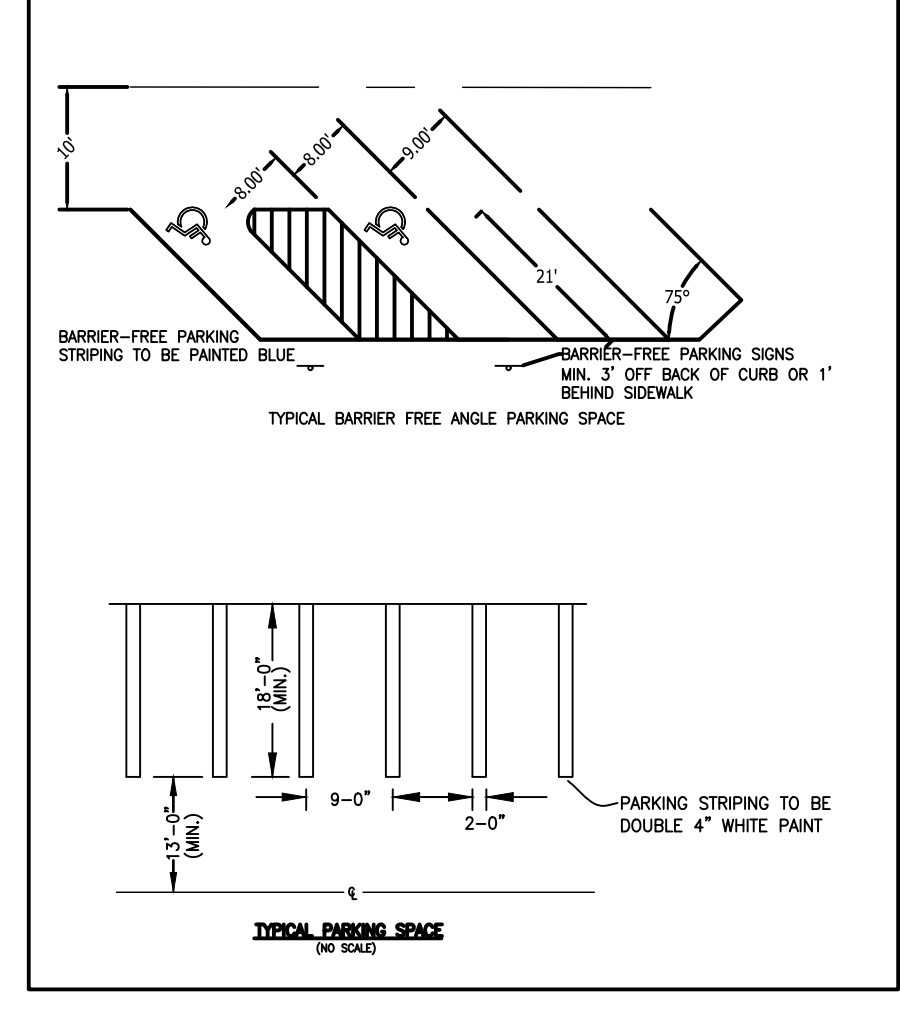
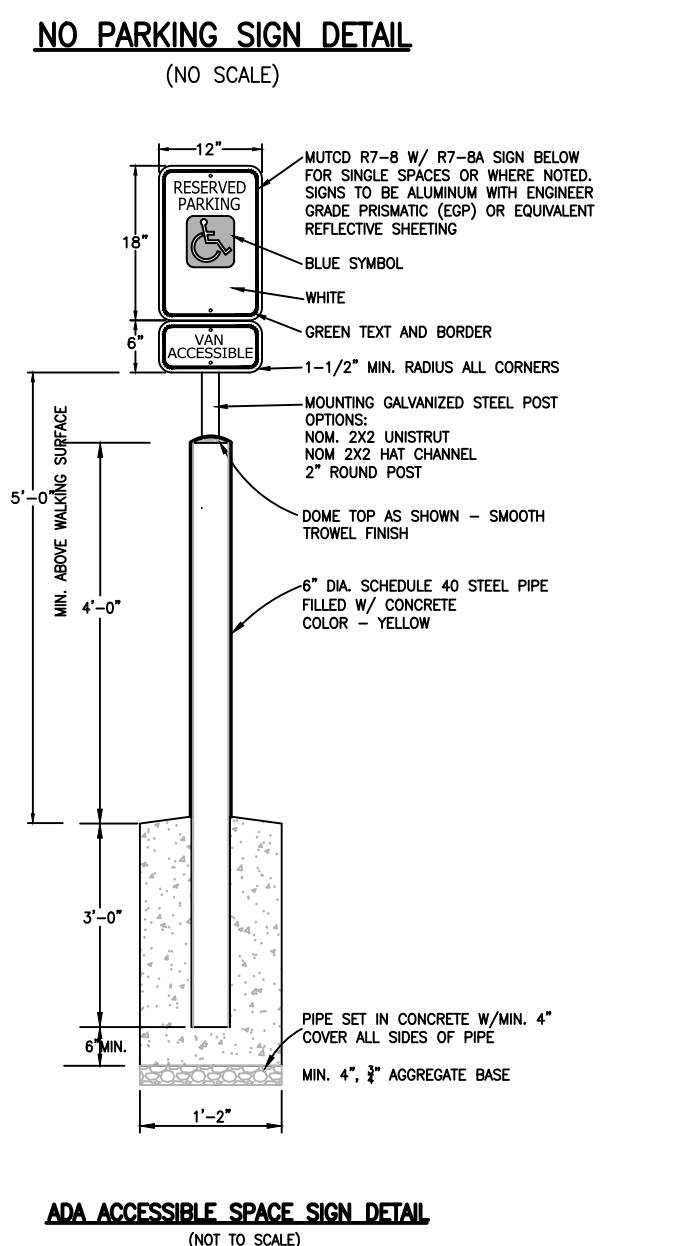
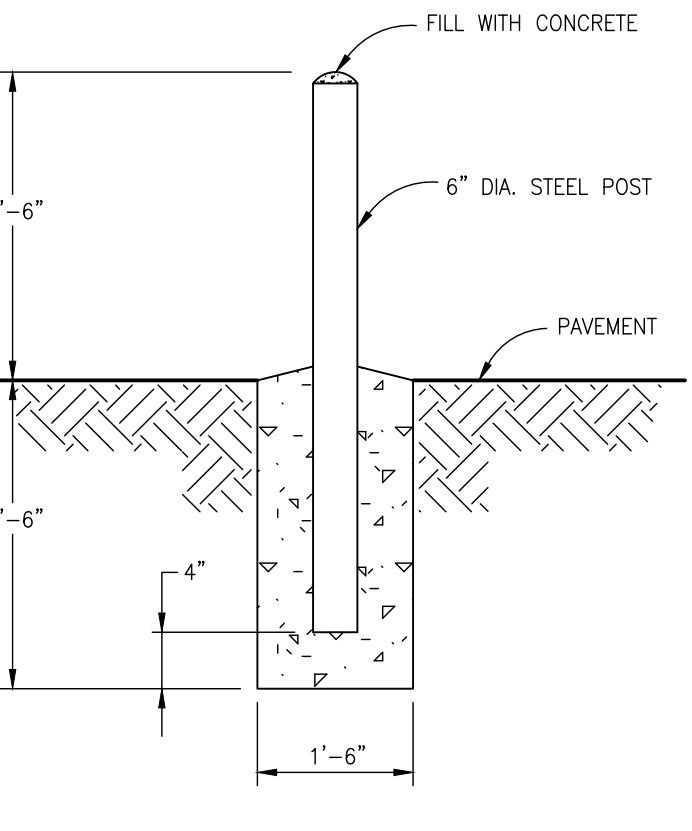
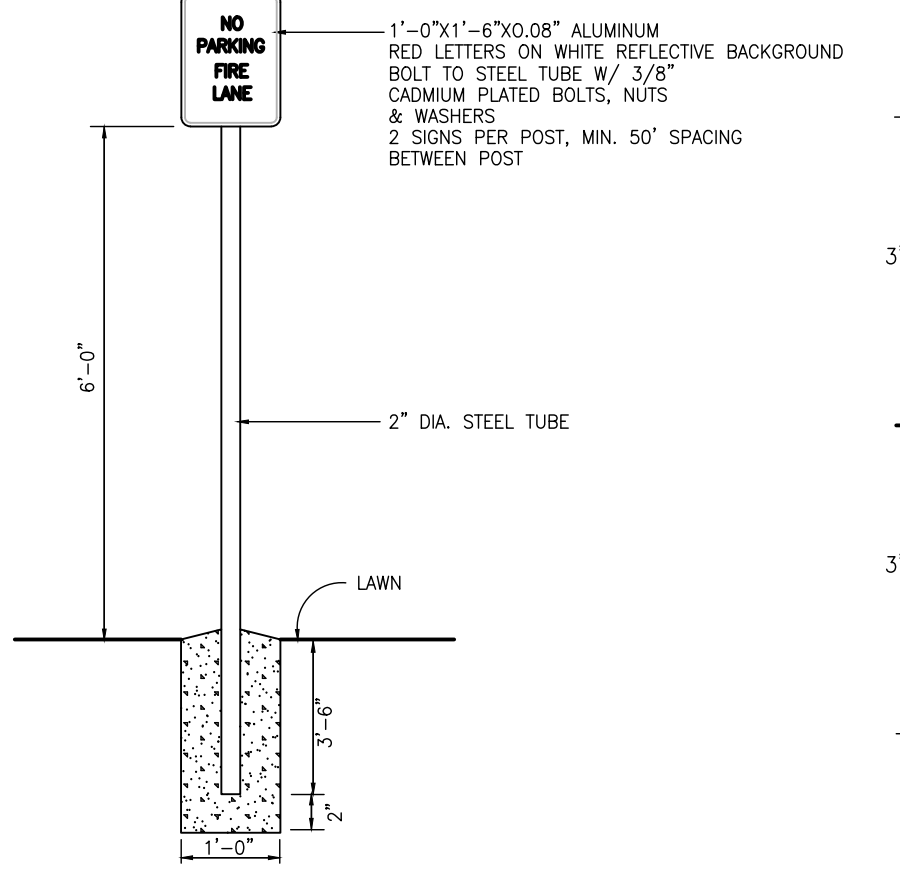


MURAL WALL SIGN
(NO SCALE)



CHILSON ROAD ENTRANCE MONUMENT SIGN
(NO SCALE)

NOTE: THE MONUMENT SIGN IS TO GO THROUGH THE GENOA TOWNSHIP SIGN PERMITTING PROCESS PRIOR TO INSTALLATION.



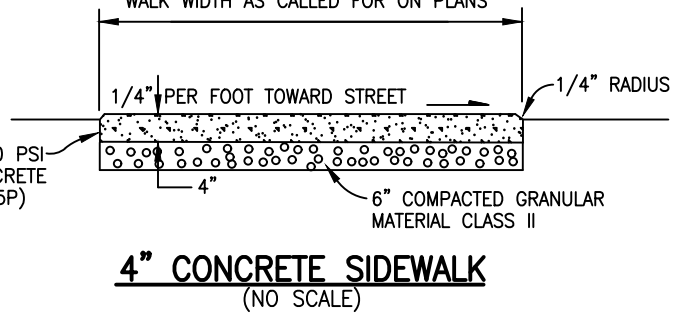
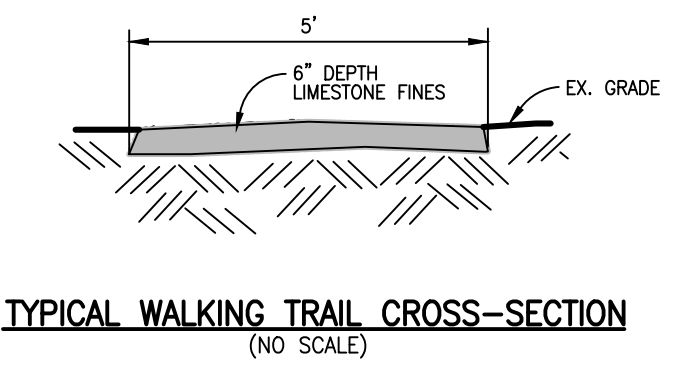
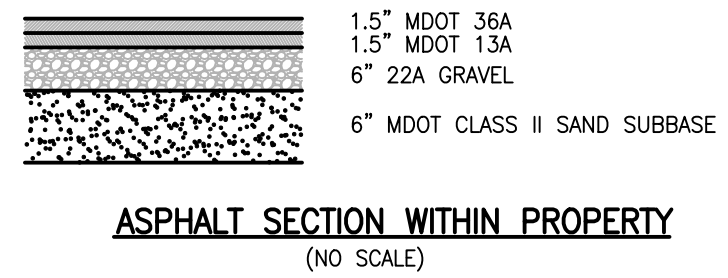
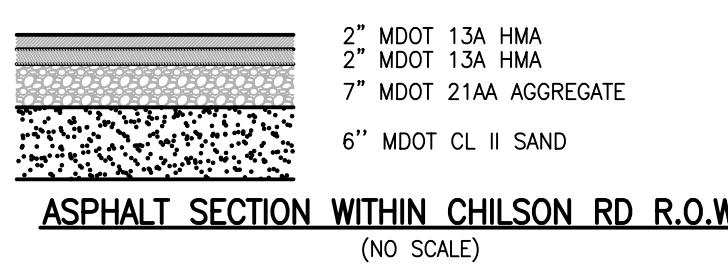
Brighton Area Fire Authority

Overall Length	49.083ft
Overall Width	6.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	6.167ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°

PARKING SPACES REQUIRED:
1 SPACE PER 3 SEATS
95 SEATS / 3 = 31.6 = 32 SPACES

39 PARKING SPACES PROVIDED

CURRENT ZONING: CE (COUNTRY ESTATE)
MINIMUM SETBACK REQUIREMENTS:
FRONT = 75 FEET
SIDES = 40 FEET
REAR = 60 FEET
ORDINARY HIGH WATER MARK = 50 FEET
MINIMUM LOT AREA = 5 AC ±
MINIMUM LOT WIDTH = 220 FEET
MAXIMUM LOT COVERAGE = NA
MAXIMUM BUILDING HT. = 35 FEET OR (2) STORIES

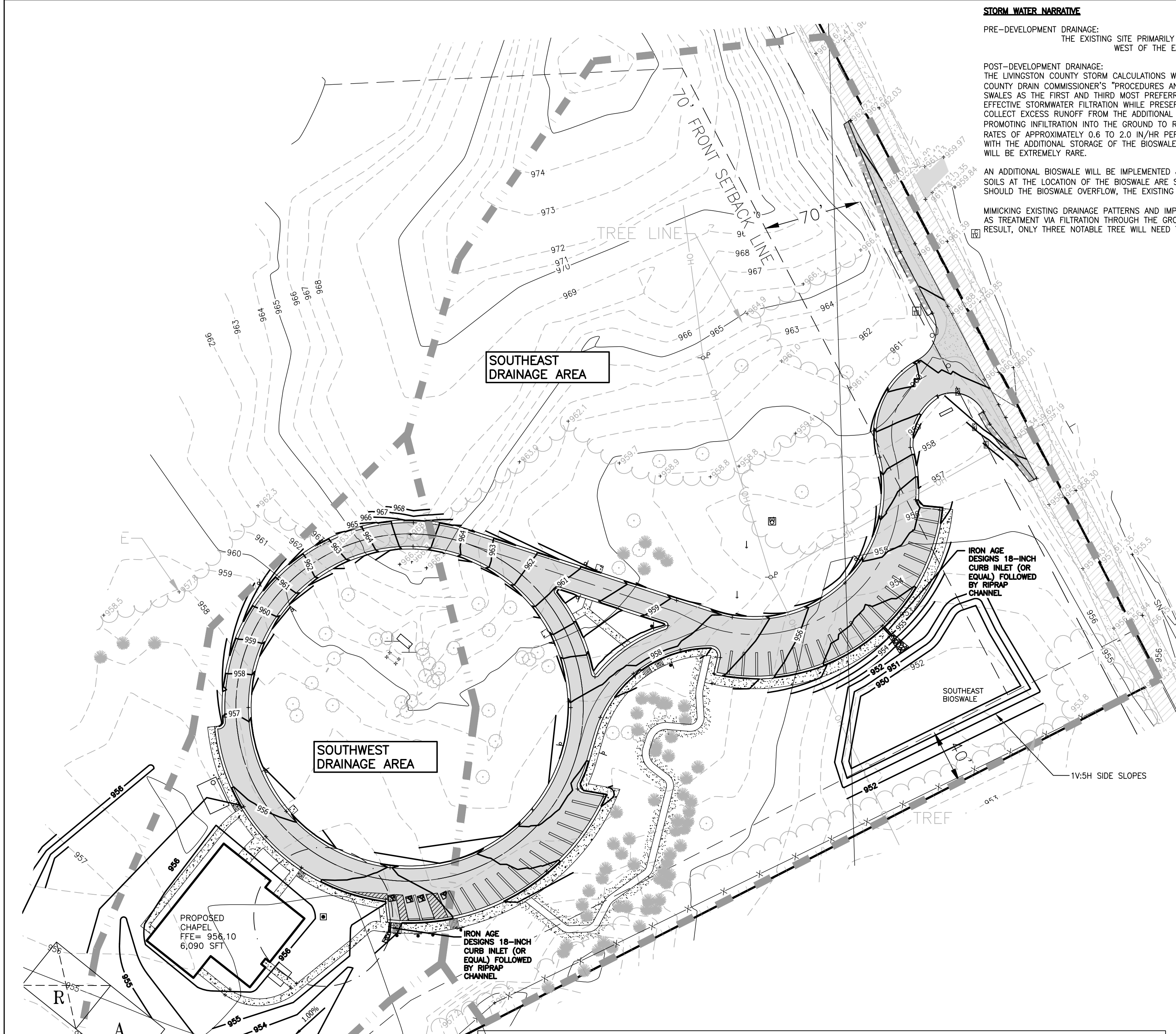


CATHOLIC HEALTHCARE INTERNATIONAL

PROJECT: CATHOLIC HEALTHCARE INTERNATIONAL
PREPARED FOR: 2464 TAYLOR ROAD, SUITE 317 WILLOWOOD, MO 63090 314-922-2136
TITLE: **SITE PLAN**

NO.	DATE	REVISION PER
1	01/20/21	BY
2	02/16/21	PER TWP REVIEW
3	03/25/21	PER TWP REVIEW

DESIGNED BY: ST
DRAWN BY: PG
CHECKED BY:
SCALE: 1" = 50'
JOB NO: 20-477
DATE: 12-18-20
SHEET NO. **4**



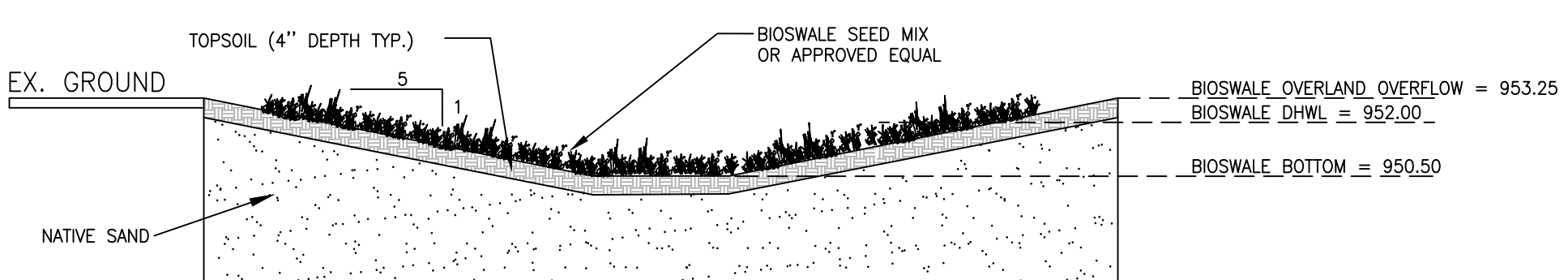
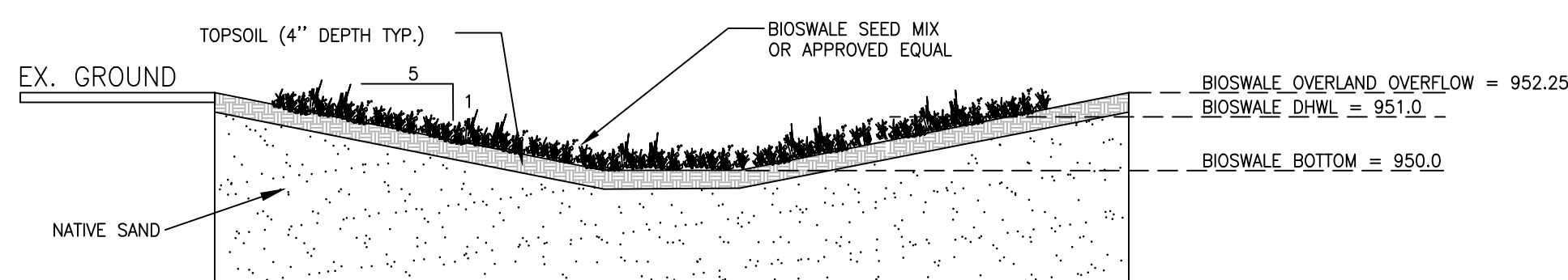
STORM WATER NARRATIVE

PRE-DEVELOPMENT DRAINAGE:
THE EXISTING SITE PRIMARILY DRAINS TO A LOW POINT ON THE SOUTHEAST CORNER OF THE SITE ADJACENT TO CHILSON ROAD, APPROXIMATELY 650 FEET WEST OF THE EASTERN PROPERTY LINE THE SITE SHEET FLOWS TOWARDS THE WETLANDS ALONG THE WESTERN PROPERTY LINE.

POST-DEVELOPMENT DRAINAGE:
THE LIVINGSTON COUNTY STORM CALCULATIONS WERE USED TO DETERMINE THE DIFFERENTIAL STORM WATER RUNOFF IN PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS. LIVINGSTON COUNTY DRAIN COMMISSIONER'S "PROCEDURES AND DESIGN CRITERIA FOR STORMWATER MANAGEMENT SYSTEMS..." STATES PRESERVATION OF THE NATURAL ENVIRONMENT AND USE OF VEGETATED SWALES AS THE FIRST AND THIRD MOST PREFERRED BEST MANAGEMENT PRACTICES, RESPECTIVELY. FOLLOWING THIS IDEOLOGY, TWO BIOSWALES WILL BE UTILIZED ON THE SITE TO PROVIDE EFFECTIVE STORMWATER FILTRATION WHILE PRESERVING THE NATURAL ENVIRONMENT AND DRAINAGE PATTERN. A BIOSWALE WILL BE IMPLEMENTED IN THE EXISTING LOW SPOT ON THE SITE TO COLLECT EXCESS RUNOFF FROM THE ADDITIONAL IMPERVIOUS SURFACE. THE BIOSWALE WILL BE A SHALLOW DEPRESSION IN THE GROUND THAT CAN STORE UP TO 2.0 FEET OF WATER WHILE PROMOTING INFILTRATION INTO THE GROUND TO REDUCE RUNOFF. THE EXISTING SOILS AT THE LOCATION OF THE BIOSWALE ARE SANDY SOILS IN HYDROLOGICAL GROUP 'B' WITH INFILTRATION RATES OF APPROXIMATELY 0.6 TO 2.0 IN/HR PER THE NRCS WEB SOIL SURVEY. IN THE UNLIKELY EVENT THAT THE BIOSWALE OVERFLOWS, EXISTING OVERFLOW PATTERNS WILL BE FOLLOWED. WITH THE ADDITIONAL STORAGE OF THE BIOSWALE SUPPORTING OVER TWO TIMES THE AMOUNT OF INCREASED RUNOFF WHEN INCLUDING FREEBOARD, ANY EVENT RESULTING IN AN OVERFLOW WILL BE EXTREMELY RARE.

AN ADDITIONAL BIOSWALE WILL BE IMPLEMENTED JUST SOUTHWEST OF THE PROPOSED CHAPEL TO CONTAIN THE RUNOFF FROM THE DRIVE, PROPOSED CHAPEL, AND THE SIDEWALK. THE EXISTING SOILS AT THE LOCATION OF THE BIOSWALE ARE SANDY SOILS IN HYDROLOGICAL GROUP 'B' WITH INFILTRATION RATES OF APPROXIMATELY 0.6 TO 2.0 IN/HR PER THE NRCS WEB SOIL SURVEY. SHOULD THE BIOSWALE OVERFLOW, THE EXISTING OVERFLOW ROUTE WILL BE FOLLOWED. CURRENTLY, EXISTING RUNOFF FLOWS WESTERLY TOWARD THE WOODED AREAS.

MIMICKING EXISTING DRAINAGE PATTERNS AND IMPLEMENTING A BIOSWALE ARE BOTH STORM WATER BMP'S. THE BIOSWALE WILL PROVIDE TREATMENT VIA THE VEGETATION ABOVE GROUND AS WELL AS TREATMENT VIA FILTRATION THROUGH THE GROUND. THE SITE WAS DESIGNED TO PRESERVE THE NATURAL ENVIRONMENT AS BEST AS POSSIBLE, WHICH IS THE MOST PREFERRED BMP. AS A RESULT, ONLY THREE NOTABLE TREE WILL NEED TO BE REMOVED.



DRAINAGE AREA	STAGE	AREA (AC)	COMPOUND C
SOUTHEAST	PRE-DEVELOPMENT	5.45	0.22
	POST-DEVELOPMENT	5.45	0.31
SOUTHWEST	PRE-DEVELOPMENT	2.16	0.2
	POST-DEVELOPMENT	2.16	0.34

LIVINGSTON COUNTY RUNOFF CALCULATIONS FOR THE SOUTHWEST BIOSWALE

PRE-DEVELOPMENT DRAINAGE AREA		IMPERVIOUS		ACRE	
AREA (ACRES)	FACTOR	IMPERVIOUS	FACTOR	IMPERVIOUS	FACTOR
2.16	0.2	0.43			
0.00	0.7	0.00			
0.00	0.9	0.00			
COMPOUND C:		0.20			
TOTAL DRAINAGE AREA:		2.16 ACRES			
K1 = Ax C (Design Constant)		0.432		CFS	
Qa = MAX ALLOW OUTFLOW (0.10 CFS / ACRE)		0.216		CFS	

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME (IN RUNOFF X AQ)	OUTFLOW (DURATION X Qa)	STORAGE VOLUME (INFLOW - OUTFLOW)
5	300	9.17	2750	1188	65	1123
10	600	7.86	4714	2637	130	1907
15	900	6.88	6188	2673	194	2479
20	1200	6.11	7333	3168	259	2909
30	1800	5.00	9000	3888	389	3499
60	3600	3.24	11647	5032	778	4254
90	5400	2.39	12913	5578	1166	4412
120	7200	1.90	13655	5899	1555	4344
180	10800	1.34	14488	6259	2333	3926

PRE-DEVELOPMENT REQUIRED 100 YEAR VOLUME = 4412 CF

LIVINGSTON COUNTY RUNOFF CALCULATIONS FOR THE SOUTHEAST BIOSWALE

PRE-DEVELOPMENT DRAINAGE AREA		IMPERVIOUS		ACRE	
AREA (ACRES)	FACTOR	IMPERVIOUS	FACTOR	IMPERVIOUS	FACTOR
5.32	0.2	1.06			
0.00	0.7	0.00			
0.13	0.9	0.12			
COMPOUND C:		0.22			
TOTAL DRAINAGE AREA:		5.45 ACRES			
K1 = Ax C (Design Constant)		1.199		CFS	
Qa = MAX ALLOW OUTFLOW (0.10 CFS / ACRE)		0.545		CFS	

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME (IN RUNOFF X AQ)	OUTFLOW (DURATION X Qa)	STORAGE VOLUME (INFLOW - OUTFLOW)
5	300	9.17	2750	3237	164	3154
10	600	7.86	4714	5652	327	5325
15	900	6.88	6188	7419	491	6928
20	1200	6.11	7333	8793	654	8139
30	1800	5.00	9000	10791	981	9810
60	3600	3.24	11647	13665	1962	12003
90	5400	2.39	12913	15483	2943	12540
120	7200	1.90	13655	16373	3924	12449
180	10800	1.34	14488	17371	5886	11485

PRE-DEVELOPMENT REQUIRED 100 YEAR VOLUME = 12540 CF

POST-DEVELOPMENT DRAINAGE AREA

PRE-DEVELOPMENT DRAINAGE AREA		IMPERVIOUS		ACRE	
AREA (ACRES)	FACTOR	IMPERVIOUS	FACTOR	IMPERVIOUS	FACTOR
1.74	0.2	0.35			
0.00	0.7	0.00			
0.42	0.9	0.38			
COMPOUND C:		0.34			
TOTAL DRAINAGE AREA:		2.16 ACRES			
K1 = Ax C (Design Constant)		0.7344		CFS	
Qa = MAX ALLOW OUTFLOW (0.10 CFS / ACRE)		0.216		CFS	

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME (IN RUNOFF X AQ)	OUTFLOW (DURATION X Qa)	STORAGE VOLUME (INFLOW - OUTFLOW)
5	300	9.17	2750	65	1955	
10	600	7.86	4714	130	3333	
15	900	6.88	6188	194	4350	
20	1200	6.11	7333	259	5126	
30	1800	5.00	9000	389	6221	
60	3600	3.24	11647	5854	7776	
90	5400	2.39	12913	8483	8317	
120	7200	1.90	13655	10028	8473	
180	10800	1.34	14488	10640	2333	8307

POST-DEVELOPMENT REQUIRED 100 YEAR VOLUME = 8473 CF

RUNOFF VOLUME INCREASE = 4061 CF

POST-DEVELOPMENT DRAINAGE AREA

PRE-DEVELOPMENT DRAINAGE AREA		IMPERVIOUS		ACRE	
AREA (ACRES)	FACTOR	IMPERVIOUS	FACTOR	IMPERVIOUS	FACTOR
4.60	0.2	0.92			
0.00	0.7	0.00			
0.84	0.9	0.76			
COMPOUND C:		0.31			
TOTAL DRAINAGE AREA:		5.45 ACRES			
K1 = Ax C (Design Constant)		1.6895		CFS	
Qa = MAX ALLOW OUTFLOW (0.10 CFS / ACRE)		0.545		CFS	

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME (IN RUNOFF X AQ)	OUTFLOW (DURATION X Qa)	STORAGE VOLUME (INFLOW - OUTFLOW)
5	300	9.17	2750	466	164	4483
10	600	7.86	4714	7965	327	7638
15	900	6.88	6188	10454	491	9963
20	1200	6.11	7333	12390	654	11736
30	1800	5.00	9000	15206	981	14225
60	3600	3.24	11647	19678	1962	17716
90	5400	2.39	12913	21817	2943	18874
120	7200	1.90	13655	23070	3924	19146
180	10800	1.34	14488	24477	5886	18591

POST-DEVELOPMENT REQUIRED 100 YEAR VOLUME = 19146 CF

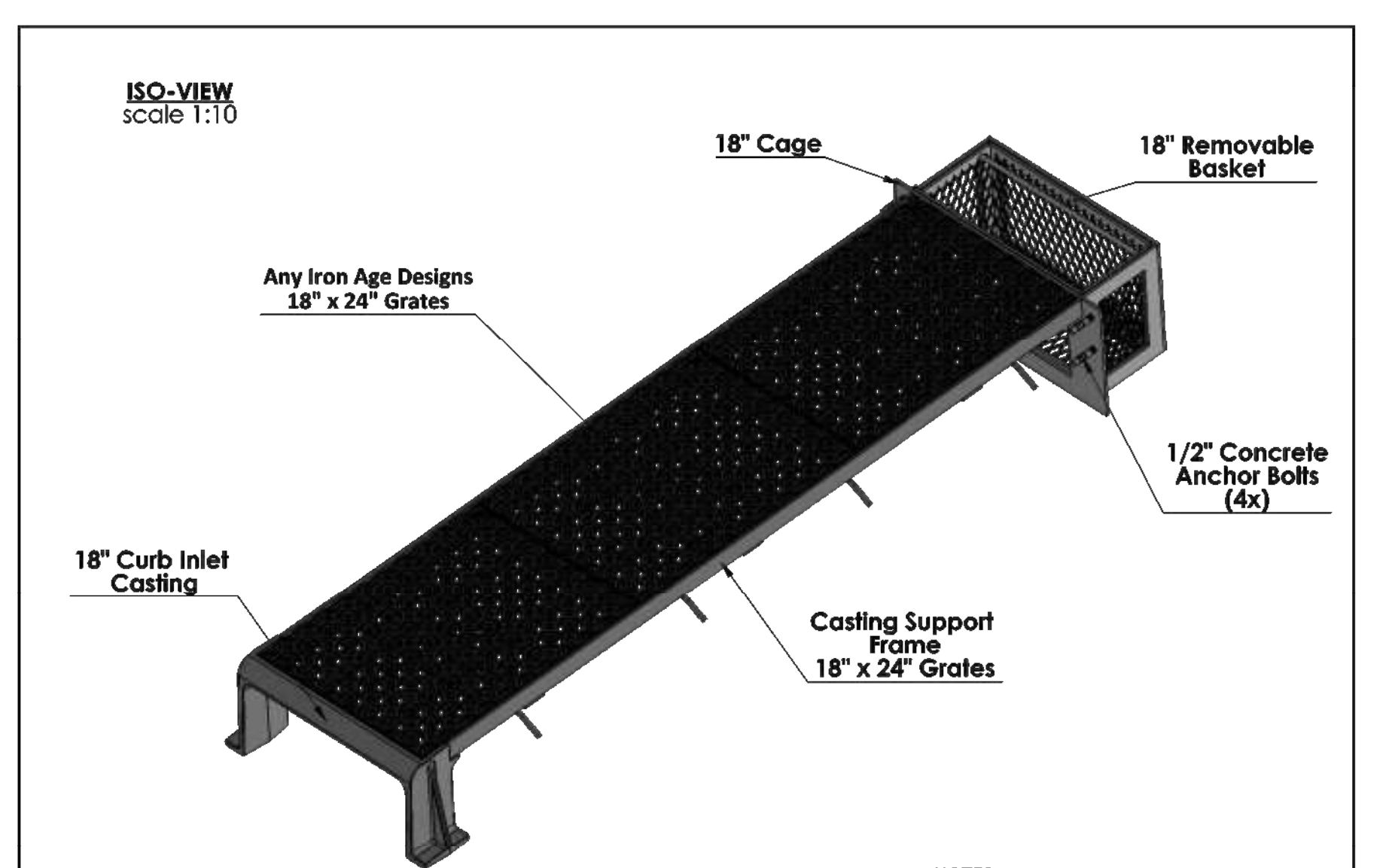
RUNOFF VOLUME INCREASE = 6607 CF

BIO-SWALE STORAGE PROVIDED

ELEV.	AREA (FT ²)	DEPTH (FT)	VOLUME (FT ³)	TOTAL VOLUME	FREEBOARD ELEVATION
953	7459	1	6,019	10,116	DESIGN HIGHWATER ELEVATION
952	4579	1	3,495	4,097	DESIGN HIGHWATER ELEVATION
951	2410	0.5	603	603	
950.5					

BIO-SWALE STORAGE PROVIDED

ELEV.	AREA (FT ²)	DEPTH (FT)	VOLUME (FT ³)	TOTAL VOLUME	FREEBOARD ELEVATION
952	10280	1	9,233	16,464	DESIGN HIGHWATER ELEVATION
951	8185	1	7,231	7,231	DESIGN HIGHWATER ELEVATION
950	6277	0	0	0	



NOTES:
1. Ships as 1 Unit.
3. Due to casting inconsistencies, all dimensions are nominal.

18" Curb Inlet with Basket Assembly

Material: Cast Ductile Iron Castings/Mild Steel	Weight: approx. 300 lbs.	Free Area: 30.00% (approx.)	By: MS	Date: 10/21/19
Material: Stainless Steel	Edge Finish: Raw / Powder Coat	Thickness: 1.500"	Job No: XXXXXXXX	Scale: NTS
Material: Iron Age Custom Frame	Product ID: CURBING-18	Drawing Name: 18" Curb Inlet with 3 Castings and Basket	Page 2	

LEGEND

PROPOSED (PR)	EXISTING (EX)	CONTOUR
FF	FF	FINISHED FLOOR ELEVATION
FG	FG	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RM	RM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARWARD STRUCTURE
ES	ES	END-SECTION
OV	OV	GATE VALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
L	L	LINE
LF	LF	SILT FENCE
W	W	WETLAND BOUNDARY
GL	GL	LIMITS OF GRADING/CLEARING
M	M	MANHOLE
I	I	INLET / CATCHBASIN
F	F	FLARED END-SECTION
G	G	GATE VALVE
H	H	HYDRANT
U	U	UTILITY POLE
N	N	NOT FIELD VERIFIED
S	S	SANITARY SEWER LABEL
SS	SS	STORM SEWER LABEL
W	W	WATER MAIN LABEL
CE	CE	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
CON	CON	CONCRETE
ASP	ASP	ASPHALT
MOD	MOD	MODIFIED CURB

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

CATHOLIC HEALTHCARE INTERNATIONAL
PREPARED FOR: CATHOLIC HEALTHCARE INTERNATIONAL
2464 TAYLOR ROAD, SUITE 317
WILLOWOOD, MO 63090
314-922-2136

DRAINAGE PLAN & BIOSWALE CALCULATIONS

DATE	REVISION	PER	BY
03/25/21	3	ST	ST
02/16/21	2	PG	PG
01/20/21	1	ST	ST
	NO BY		

DESIGNED BY: ST
DRAWN BY: PG
CHECKED BY:
SCALE: 1" = 50'
JOB NO: 20-477
DATE: 12-18-20
SHEET NO. 6

GENERAL LANDSCAPE SPECIFICATIONS:

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. ALL STOCK SHALL BE NURSERY GROWN, CONFORMING TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. STOCK SHALL EXHIBIT NORMAL GROWTH HABIT AND BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT, AND SECURELY WRAPPED AND BOUND.
- ALL PLANT BED MATERIALS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, OTHER EXTRANEOUS OBJECTS, AND POOR SOILS TO A MINIMUM DEPTH OF 12-INCHES AND BACKFILLED TO GRADE WITH SPECIFIED PLANTING MIX (SEE BELOW).
- PLANTING MIXTURE SHALL CONSIST OF 5 PARTS TOPSOIL FROM ON-SITE (AS APPROVED), 4 PARTS COARSE SAND, 1 PART SPHAGNUM PEAT MOSS (OR APPROVED COMPOST), AND 5 LBS OF SUPERPHOSPHATE FERTILIZER PER CU. YD. OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED FOR UNIFORM CONSISTENCY.
- ALL PLANT BEDS AND INDIVIDUAL PLANTS, NOT OTHERWISE NOTED SHALL BE MULCHED WITH A 4-INCH LAYER OF SHREDDED BARK MULCH. EDGE OF MULCH BEDS AS SHOWN. DECIDUOUS TREES IN LAWN AREAS SHALL RECEIVE A 6-FT DIAMETER CIRCLE OF MULCH AND CONIFER TREES 8-FT (PLANTED CROWN OF TREE) UNLESS OTHERWISE NOTED.
- LANDSCAPE STONE SHALL BE INSTALLED WHERE NOTED OR INDICATED (HATCHED). STONE SHALL BE 3/4"-1-1/4" WASHED RIVER GRAVEL OR AS SELECTED AND SHALL BE INSTALLED TO A MINIMUM DEPTH OF 3-INCHES.
- ALL LANDSCAPE BEDS, UNLESS OTHERWISE NOTED SHALL BE INSTALLED OVER WEED BARRIER FABRIC - WATER PERMEABLE FILTRATION FABRIC OF NON-WOVEN POLYPROPYLENE OR POLYESTER FABRIC. FABRIC SHALL BE OF SUITABLE THICKNESS FOR APPLICATION.
- ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT, DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL SPECIFICATIONS.
- EDGING SHALL BE PROVIDED FOR ALL LANDSCAPE BEDS NOT ADJACENT TO CONCRETE PAVEMENT. EDGING SHALL BE BLACK ALUMINUM EDGING, 3/16-INCH X 4-INCH. INSTALL PER MANUFACTURER'S INSTRUCTIONS, ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
- SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUE GRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4-INCH AT TIME OF PLANTING, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10-INCHES BY 18-INCHES. SOD SHALL BE KEPT MOIST AND LAD WITHIN 36-HOURS AFTER CUTTING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN-OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF 1 MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.

- ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.

SEE MIXTURE SHALL BE AS FOLLOWS:
 KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES - ADELPHI, RUGBY, GLADE, OR PARADE) 30%
 RUBY RED OR DAWSON RED FINE FESCUE 30%
 ATLANTA RED FESCUE 20%
 PENNINE PERENNIAL RYE 20%

THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 LBS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-0-10 ANALYSIS:

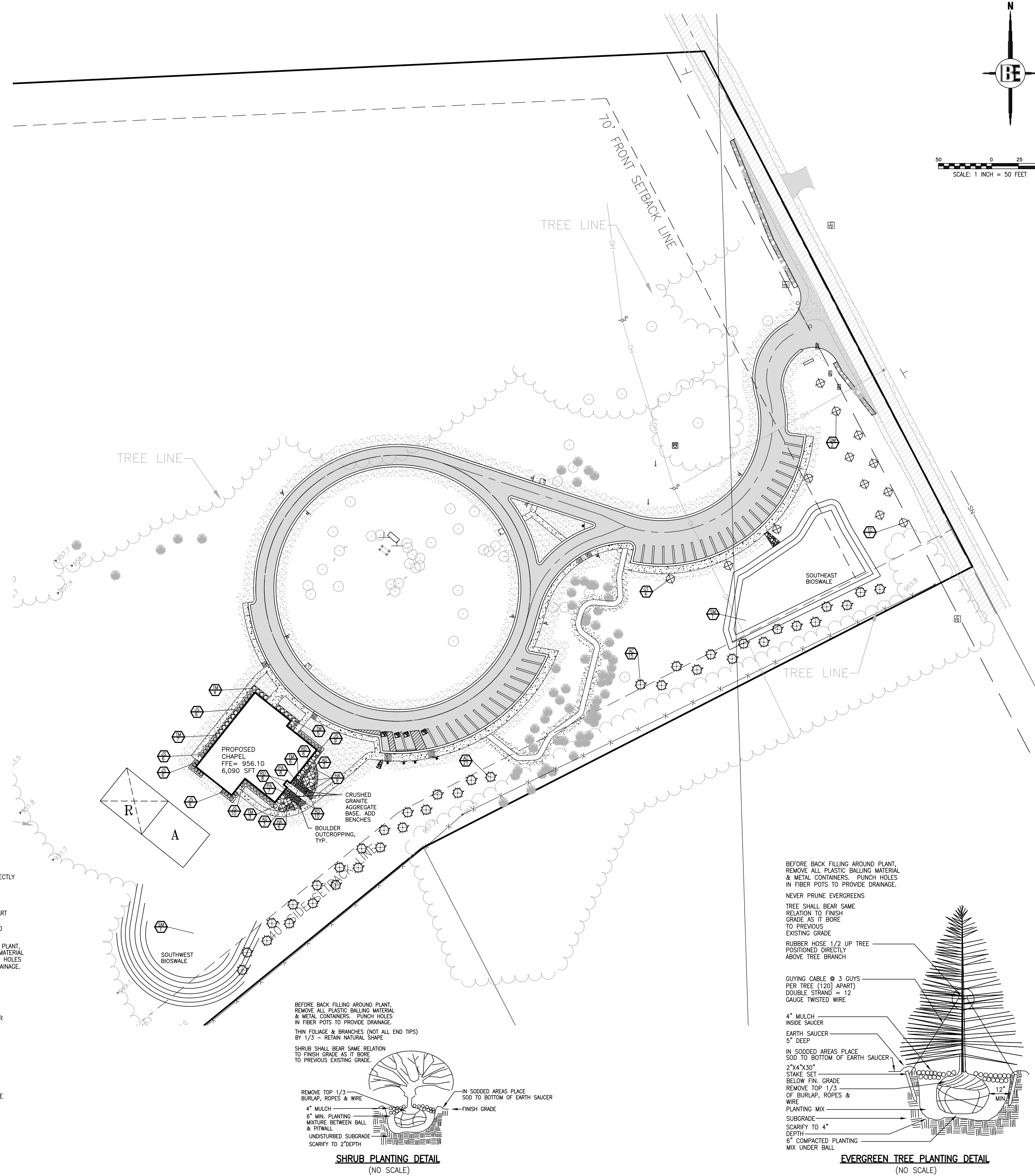
- 10% NITROGEN - MIN 25% FROM A UREA FORMALDEHYDE SOURCE
- 0% PHOSPHATE
- 10% POTASH - SOURCE POTASSIUM SULFATE OR POTASSIUM NITRATE

THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 LBS PER 1000 SQ FT OF BULK FERTILIZER.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RE-SEEDED AND SUCH RE-SEEDED SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.

- ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 6-INCH LAYER OF CLEAN, FRAGILE TOPSOIL. THE SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.



LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
900	922.08	CONTOUR
T/C		SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
T/A	T/A	FINISHED GRADE ELEVATION
T/W	T/W	TOP OF ASPHALT
F/L	F/L	TOP OF CURB / CONCRETE
T/P	T/P	TOP OF WALK
B/P	B/P	FLOW LINE
RM	RM	TOP OF PIPE
INV	INV	RIM ELEVATION
MH	MH	INVERT ELEVATION
IN	IN	MANHOLE STRUCTURE
CB	CB	INLET STRUCTURE
RY	RY	CATCHBASIN STRUCTURE
ES	ES	REAR YARD STRUCTURE
OV	OV	END-SECTION
HY	HY	GATEVALVE STRUCTURE
UP	UP	HYDRANT
SN	SN	UTILITY POLE
SL	SL	SANITARY SEWER
FM	FM	SANITARY LEAD
PS	PS	FORCE MAN
ST	ST	PRESSURE SEWER
WM	WM	STORM SEWER
WL	WL	WATER MAIN
FO	FO	WATER LEAD
OH	OH	FIBER OPTIC
C	C	OVERHEAD WIRE
G	G	CABLE
T	T	ELECTRIC
X	X	GAS
		TELEPHONE
		FENCE
		SILT FENCE
		WETLAND BOUNDARY
		LIMITS OF GRADING/CLEARING
		MANHOLE
		INLET / CATCHBASIN
		FLARED END-SECTION
		GATE VALVE
		HYDRANT
		UTILITY POLE
		SIGN
		NOT FIELD VERIFIED
		TO BE REMOVED
		SANITARY SEWER LABEL
		STORM SEWER LABEL
		WATER MAIN LABEL
		SOIL EROSION CONTROL MEASURE
		(P=PERMANENT, T=TEMPORARY)
		CONCRETE
		ASPHALT
		MODIFIED CURB

LANDSCAPE LEGEND

	EXISTING DECIDUOUS TREE		PROPOSED DECIDUOUS TREE
	EXISTING EVERGREEN TREE		PROPOSED EVERGREEN TREE
	PROPOSED CONIFER TREE		PROPOSED DECIDUOUS SHRUB
	PROPOSED CONIFER SHRUB		PROPOSED ORNAMENTAL GRASS
	PROPOSED PERENNIAL FORB		PROPOSED TREE PROTECTION
	PROPOSED LANDSCAPE BOULDER		

LANDSCAPE REQUIREMENTS:

GREENBELT REQUIREMENTS ALONG CHILSON ROAD:
 PER SECTION 12.02 OF THE LANDSCAPE ORDINANCE, (14) CANOPY TREES ARE REQUIRED ALONG CHILSON ROAD. THE FRONT YARD GREENBELT, AS THERE IS EXISTING VEGETATION IN THIS LOCATION, GAPS DO EXIST. THIS PLAN PROPOSES THE INSTALLATION OF (9) NEW CANOPY TREES TO FILL THE GAPS WHILE MAINTAINING THE EXISTING TREES FOR SCREENING PURPOSES.

PARKING LOT SCREENING:
 PER SECTION 12.02 OF THE LANDSCAPE ORDINANCE, (4) CANOPY TREES AND 380 SF OF LANDSCAPED AREA IS TO BE INTRODUCED FOR THE PARK LOTS. THIS PLAN INCLUDES (4) CANOPY TREES AT THE PERIMETER OF THE EASTERN PARKING LOT, AND (51) SF OF LANDSCAPED AREA AT THE WEST END OF WESTERN PARKING LOT.

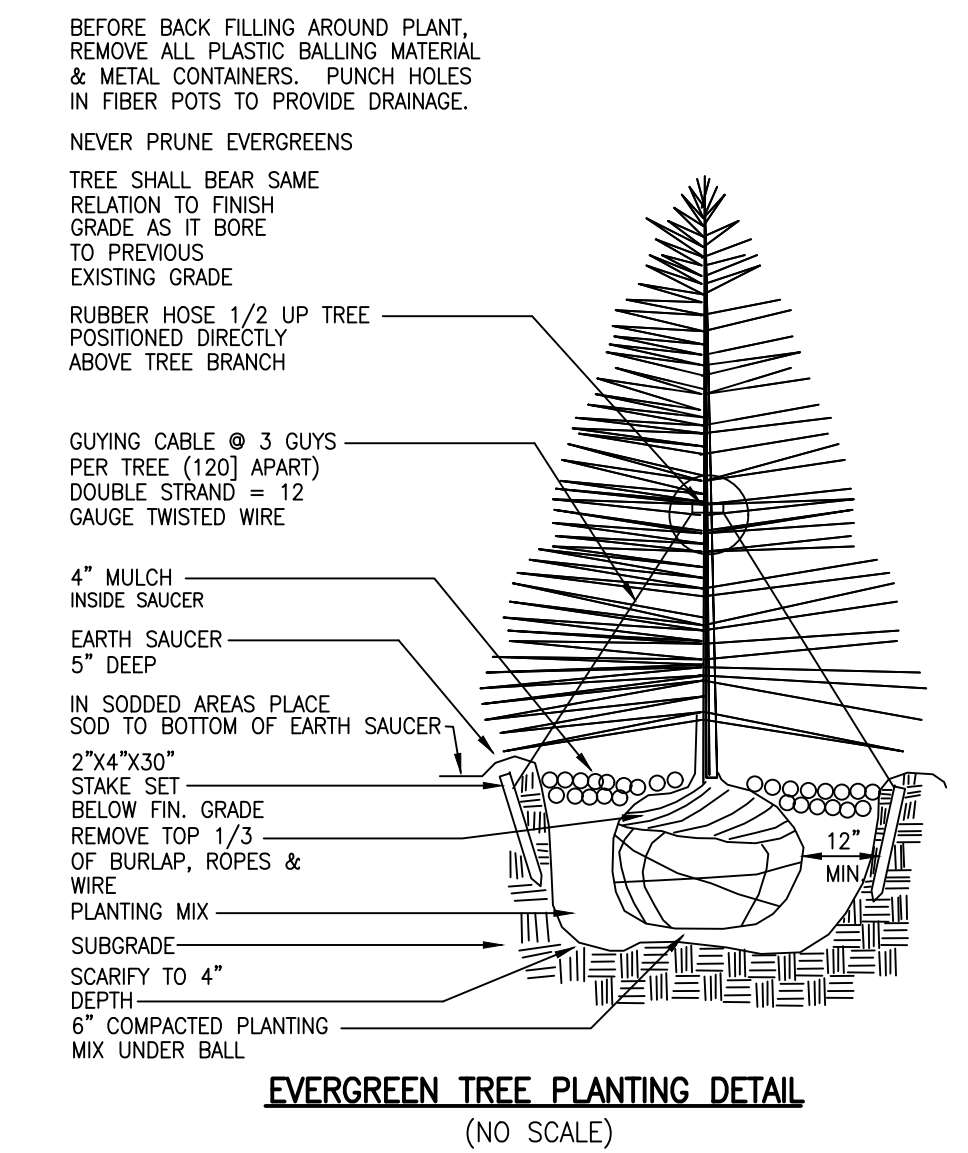
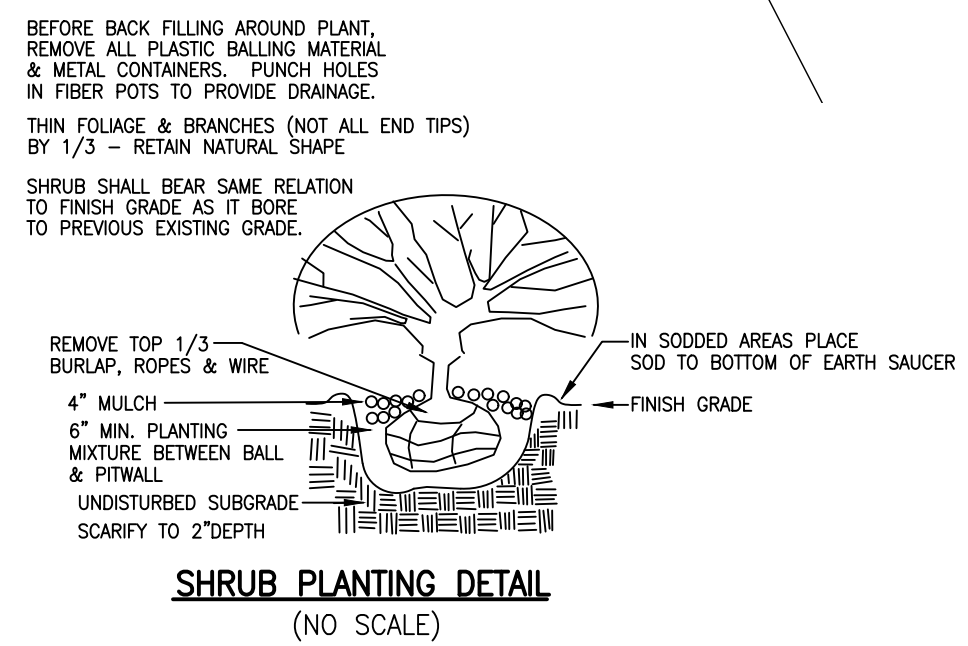
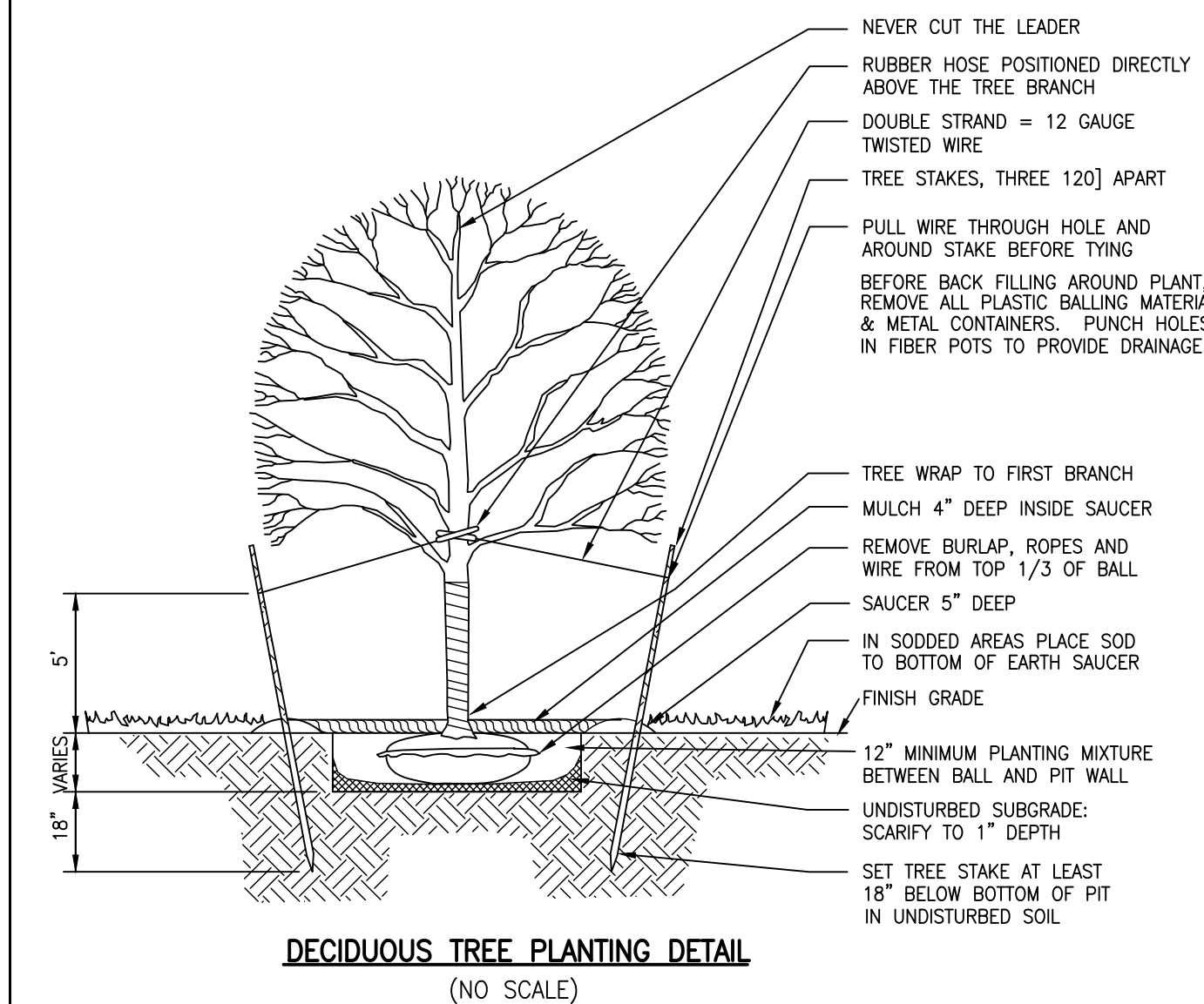
BIOSWALE PLANTING PLAN
 THE BIOSWALE BASIN SHALL BE SEED. CONTRACTOR TO ADHERE TO THE "CARDINO NATIVE PLANT NURSERY INSTALLATION AND MAINTENANCE GUIDELINES" FOR PURPOSES OF INSTALLING AND MAINTAINING THE PLANTING AREA.

RETENTION BASIN SEED MIXES

KEY	QUAN.	MIX NAME	SIZE
SM	14,000 SF COVERAGE	STORMWATER MIX	SEED

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
TREES					
AC	36	<i>Abies concolor</i>	White Fir	8' HT	B&B
AG	6	<i>Amanchier x grandiflora</i>	'Autumn Brilliance' Serviceberry 1.5"	col.	B&B, MULTI
GT	4	<i>Gleditsia inaequalis</i>	'Spectra' Honey Locust	2.5"	col. B&B
QM	2	<i>Quercus macrocarpa</i>	Bur Oak	2.5"	col. B&B
TC	7	<i>Tilia cordata</i>	'Glenleven' Littleleaf Linden	2.5"	col. B&B
SHRUBS					
HA	15	<i>Hydrangea arborescens</i>	'Annabelle' Hydrangea	#3 cont.	
JS	43	<i>Juniperus scopulorum</i>	'Strycknet' Juniper	#5 cont.	
RD	24	Rosa 'Double Knockout'	'Double Knockout' Rose	#3 cont.	
TM	25	<i>Taxus x media</i>	'Moon' Upright Yew	16"	B&B
PERENNIALS					
PA	15	<i>Pennisetum alopecuroides</i>	Fountain Grass	#3 cont.	



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

CATHOLIC HEALTHCARE INTERNATIONAL
 PREPARED FOR
 CATHOLIC HEALTHCARE INTERNATIONAL
 2464 TAYLOR ROAD, SUITE 317
 WILLOWOOD, MO 63090
 314-922-2136

LANDSCAPE PLAN

KEY	DATE	REVISION PER
1	03/25/21	PER TWP REVIEW
2	02/16/21	PER TWP REVIEW
3	01/20/21	PER TWP REVIEW
4	01/20/21	DATE

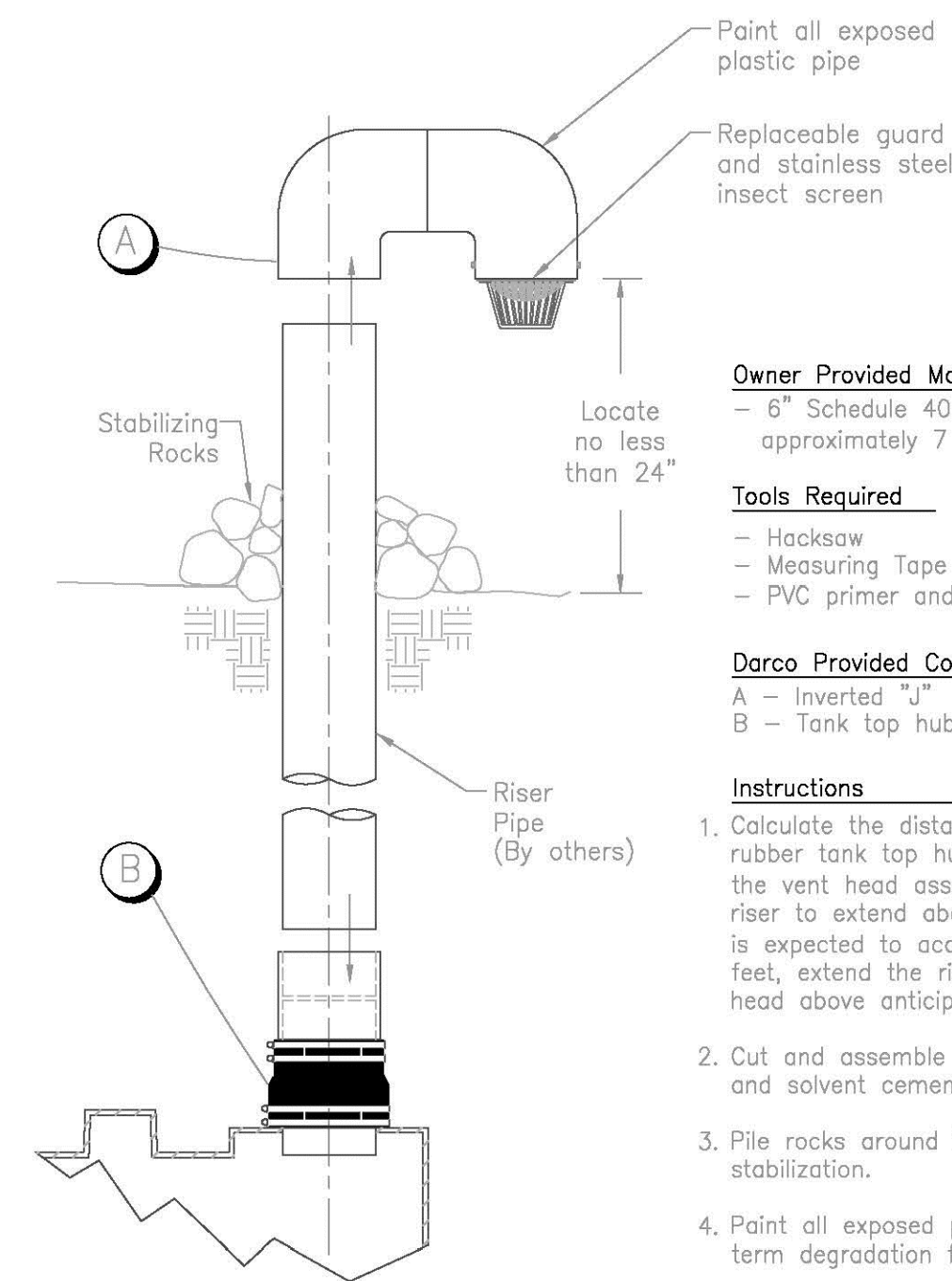
DESIGNED BY: JH
 DRAWN BY: JH
 CHECKED BY:
 SCALE: 1" = 50'
 JOB NO: 20-477
 DATE: 12-18-20
 SHEET NO. 7

Installation Instructions

FreeWater Systems, LLC 303-921-1186 Lakewood CO

Vent Pipe, 6"

Polyethylene Tank



Owner Provided Materials

- 6" Schedule 40 PVC pipe approximately 7 feet long

Tools Required

- Hacksaw
- Measuring Tape
- PVC primer and cement

Darco Provided Components

- A - Inverted "J" vent head assembly
- B - Tank top hub adapter

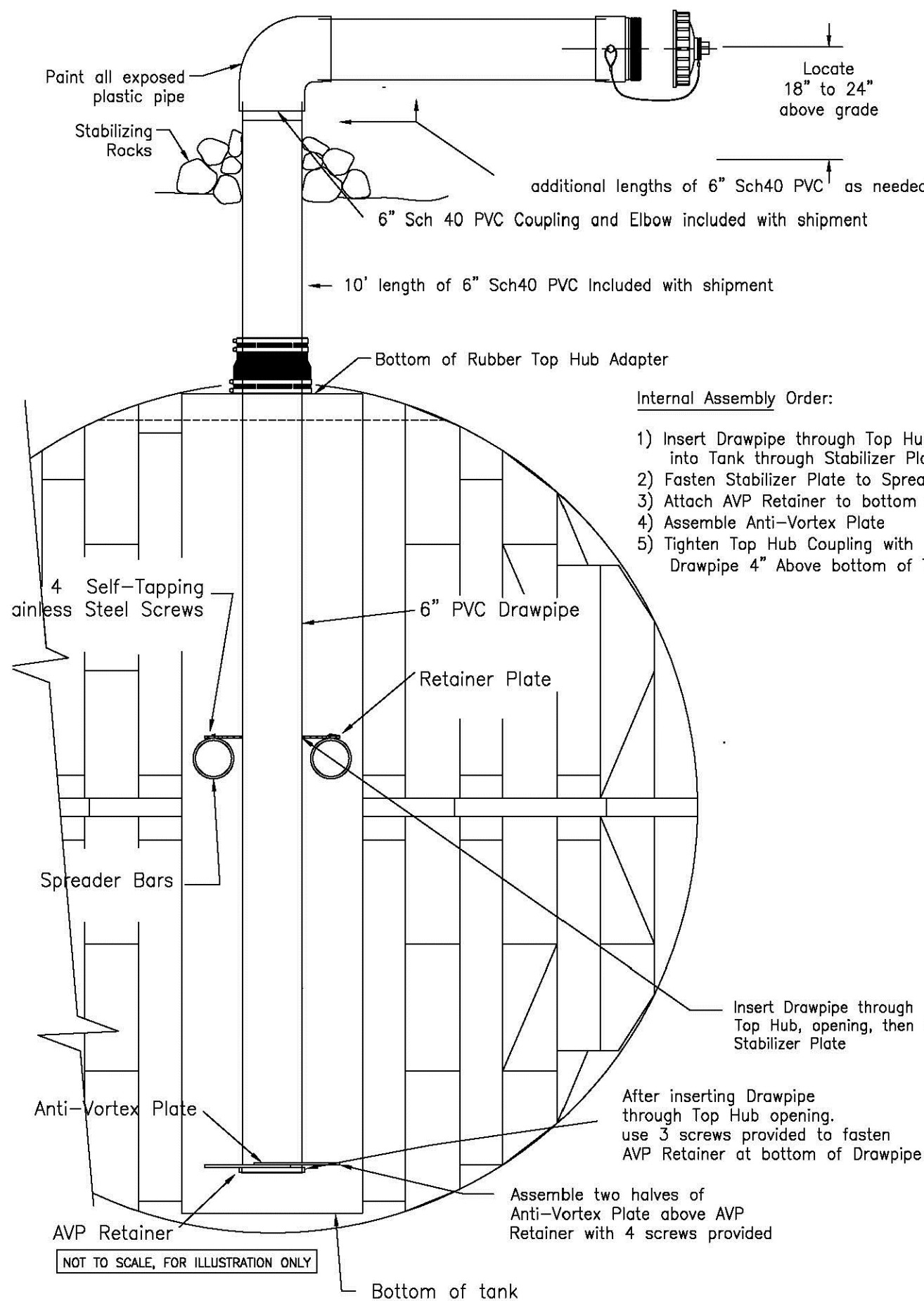
Instructions

- Calculate the distance from the bottom of the rubber tank top hub adapter, to the bottom of the vent head assembly, allowing (2) feet of riser to extend above grade as shown. If snow is expected to accumulate deeper than (2) feet, extend the riser pipe to keep the vent head above anticipated snow levels.
- Cut and assemble the riser using PVC primer and solvent cement.
- Pile rocks around the base of the riser for stabilization.
- Paint all exposed plastic parts to avoid long term degradation from sunlight.

Installation Instructions

FreeWater Systems, LLC 303-921-1186 Lakewood CO

Dry Fire Hydrant Draw Pipe



Internal Assembly Order:

- 1) Insert Drawpipe through Top Hub Adapter and into Tank through Stabilizer Plate
- 2) Fasten Stabilizer Plate to Spreaders Bars
- 3) Attach AVP Retainer to bottom of Drawpipe
- 4) Assemble Anti-Vortex Plate
- 5) Tighten Top Hub Coupling with Drawpipe 4" Above bottom of Tank

- After inserting Drawpipe through Top Hub opening, use 3 screws provided to fasten AVP Retainer at bottom of Drawpipe
- Assemble two halves of Anti-Vortex Plate above AVP Retainer with 4 screws provided

TO: Mike O'Leary **FIRM:** MRM Construction **PROJECT:** **QUOTE #:** A0825R **DATE:** 25 Aug 19

PHONE: 910-227-5668 **FAX:** **EMAIL:** mjo@indhou.com **SITE LOCATION:** Brighton MI **COUNTY:**

MODULES: 6 **NOM. CAPACITY:** 12,000 **NOM. WEIGHT:** 800# **POTABLE:** NON-POTABLE X **USE:** Fire Cistern

INCLUDED IN THIS POLYETHYLENE UNDERGROUND TANK QUOTATION

8 - 6" Sch40 PVC Vent Head - Screened	PT -	PT WiFi-Enabled Water Level Gauge	\$	TAX	DEPOSIT
2 - Bolted Cover - for direct burial					
10 - 6" Sch40 PVC Interconnect - top and bottom					
27 - 6" NST-M Dry Hydrant w/cap					
6" PVC Drawpipe with Anti-Vortex Plate					

PREPAID PRICE

FREIGHT DETAILS

DELIVERY: WEEKS FROM ORDER ACCEPTANCE

EXCLUDED IN THIS PRICE QUOTATION

1. INSPECTION, ACCEPTANCE, AND OFFLOAD
2. INSTALLATION MATERIALS AND LABOR
3. UNSPECIFIED PIPE, VALVES, AND FITTINGS
4. PUMPS, CONTROLS, AND LEVEL SENSORS
5. WIRE ROPE, CLAMPS, DEADMAN ANCHOR FORMS
- 6.

BURY DETAILS: 36" Typical Cover Depth **WATER SOURCE:**

ANTI-BOUNCE: TBD **APPROVALS:** Local Fire Authority

COMMENTS: Preliminary Design

NOTES:

- ANCHOR CABLES (IF USED)
- DEADMAN ANCHORS

IMPORTANT: REVIEW FWS STRUCTURAL SPECIFICATIONS AND LIMITED WARRANTY BEFORE APPROVAL. GRAVEL BED AND 100% GRAVEL ENCASULATION REQUIRED / TYPICAL COVER DEPTH FOR OCTANK VESSELS IS 3 FEET / SEE FWS WEB SITE FOR INSTALLATION DETAILS AND APPROVED MATERIALS / FIRE SERVICE DESIGNS MUST HAVE PRIOR FIRE DEPARTMENT APPROVAL / QUOTES ARE HONORED FOR 30 DAYS ONLY

DESIGN APPROVED - Signature: **Date:**

POLYETHYLENE OCTANK - 12K (12,000 Gal.)

Rev Date: **MRM Construction** Rev. No.:

FreeWater Systems, LLC 303-921-1186 freewatersystems.com 303-921-1186

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS BEFORE THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS BEFORE THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS BEFORE THE START OF CONSTRUCTION.

BE
Engineering
1-800-487-7171
www.bosseng.com

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CATHOLIC HEALTHCARE INTERNATIONAL
2464 TAYLOR ROAD, SUITE 317
WILLOWOOD, IL 60900
314-922-2136

PROJECT	CATHOLIC HEALTHCARE INTERNATIONAL
PREPARED FOR	CATHOLIC HEALTHCARE INTERNATIONAL
DATE	03/25/21
DESIGNED BY	3 ST PER TWP REVIEW
DRAWN BY	2 ST PER TWP REVIEW
CHECKED BY	1 ST PER TWP REVIEW
SCALE	NO BY
JOB NO:	20-477
DATE:	12-18-20
SHEET NO.	8

OcTank Installation Brief

For Questions or technical Assistance call: freewatersystems, LLC 303-921-1186 or go to freewatersystems.com

This is basic unloading and installation information to help with the planning of your underground water storage project. A complete installation manual, tailored to your exact project, will accompany your project when it is shipped.

Delivery:

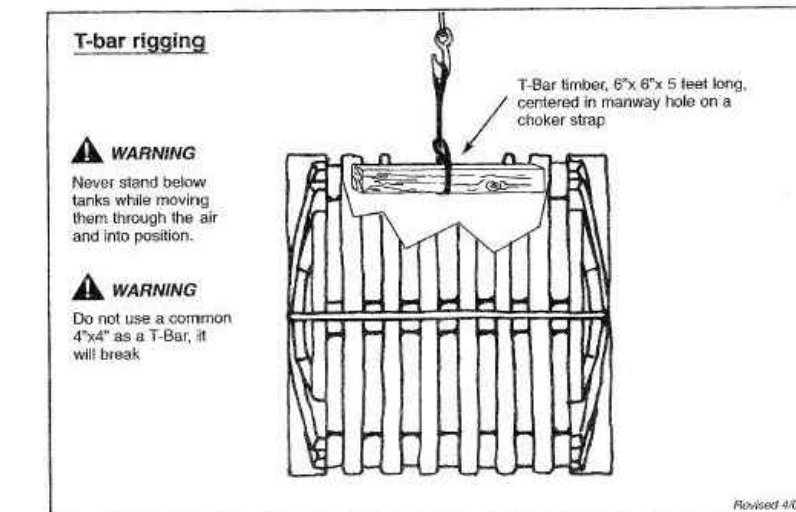
Deliveries to remote areas or in areas with little room for trucks to maneuver may be problematic. Check with your salesperson prior to ordering shipment.

Responsible party must inspect entire shipment before or during offload.

Modules to be stored for any length of time prior to installation must be blocked to prevent wind from moving them.

Placing OcTank Modules into the excavation:

Rig through manway opening with a 6 X 6 as illustrated below:



Standard Stable Site Soil Requirements:

Soil Bearing capacity must be 2500 pounds/square foot minimum

Soil cohesion or backslope angle must be adequate to hold sidewall during installation

Follow OSHA 1926.650/P guidelines for trenching and excavation

If site is subject to seasonal or unpredictable groundwater, it must be anchored or sub-drained.

Bedding and backfill material requirements:

Backfill medium must totally surround and cover every module completely.

Use only clean, dry washed and graded material - pea gravel, screened rock chips, coarse washed sand or similar material. Do not use structural fill, road base or crusher fines as backfill material.

No individual particle may exceed one half inch in size.

Material must be free of trash, ice, snow and fines.

Hole Size Recommendation:

Allow 18" minimum between rows of modules and between modules and excavation walls.

Bedding beneath modules must be a minimum of 6" of approved backfill

Backfill Procedure:

After assembly of modules, backfill in 12" lifts and probe between the ribs to eliminate any air spaces. Two lifts of 12" each will bring the backfill up to the 4 o'clock to 8 o'clock level. Subsequent backfill usually does not need to be probed since it will self-compact.

Water ballast may be used during backfill process, with water level not to exceed 12".

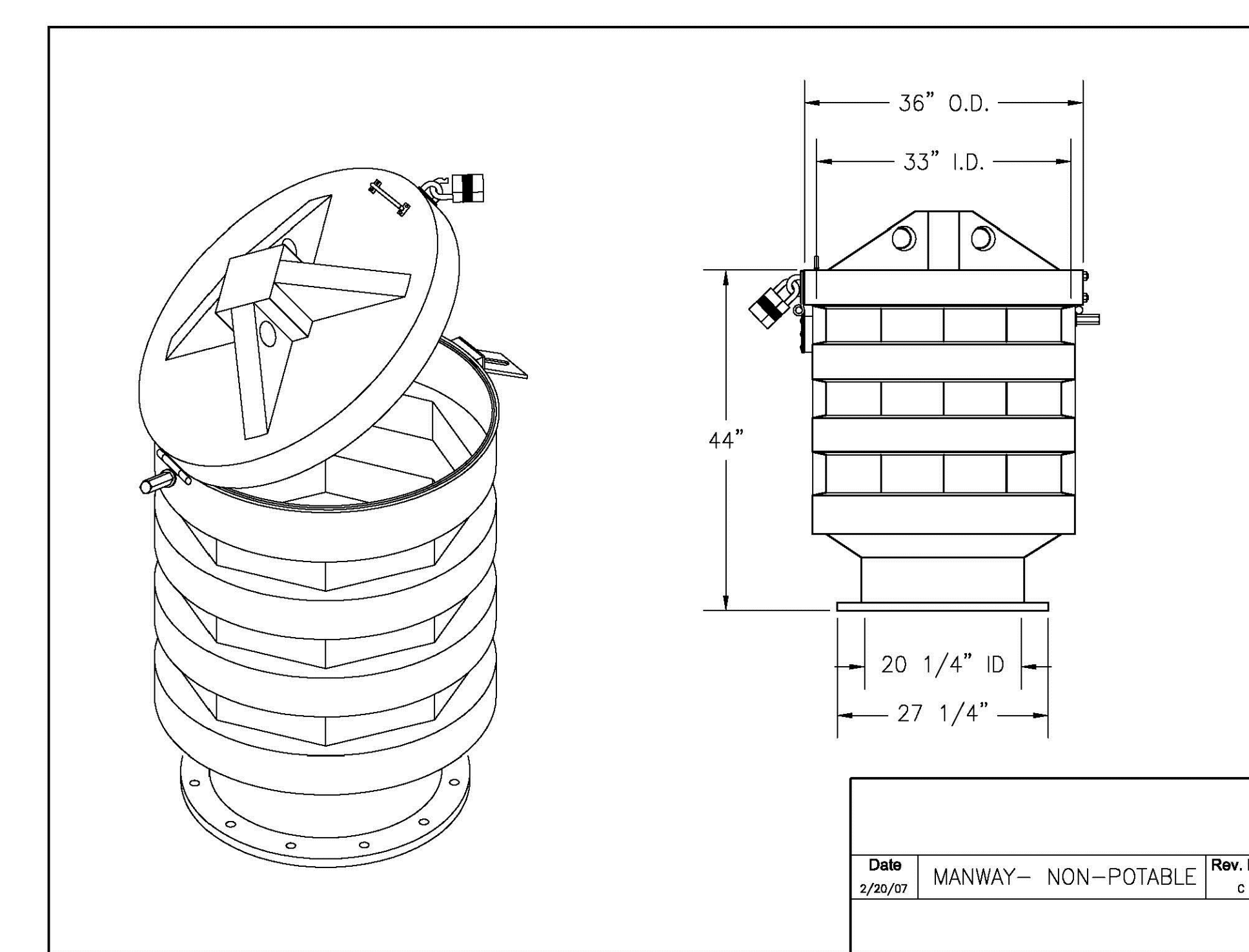
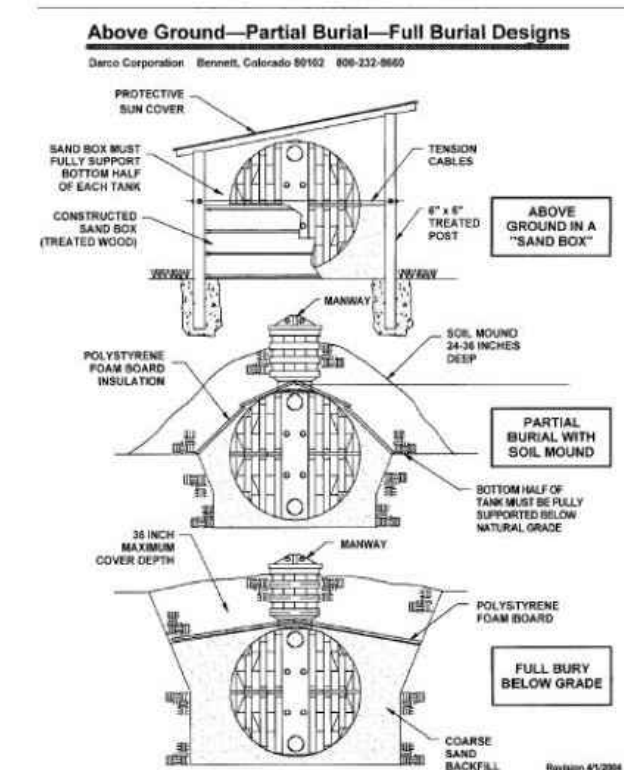
Use geotextile barrier to separate backfill material from additional soil cover.

Bury Depth Options:

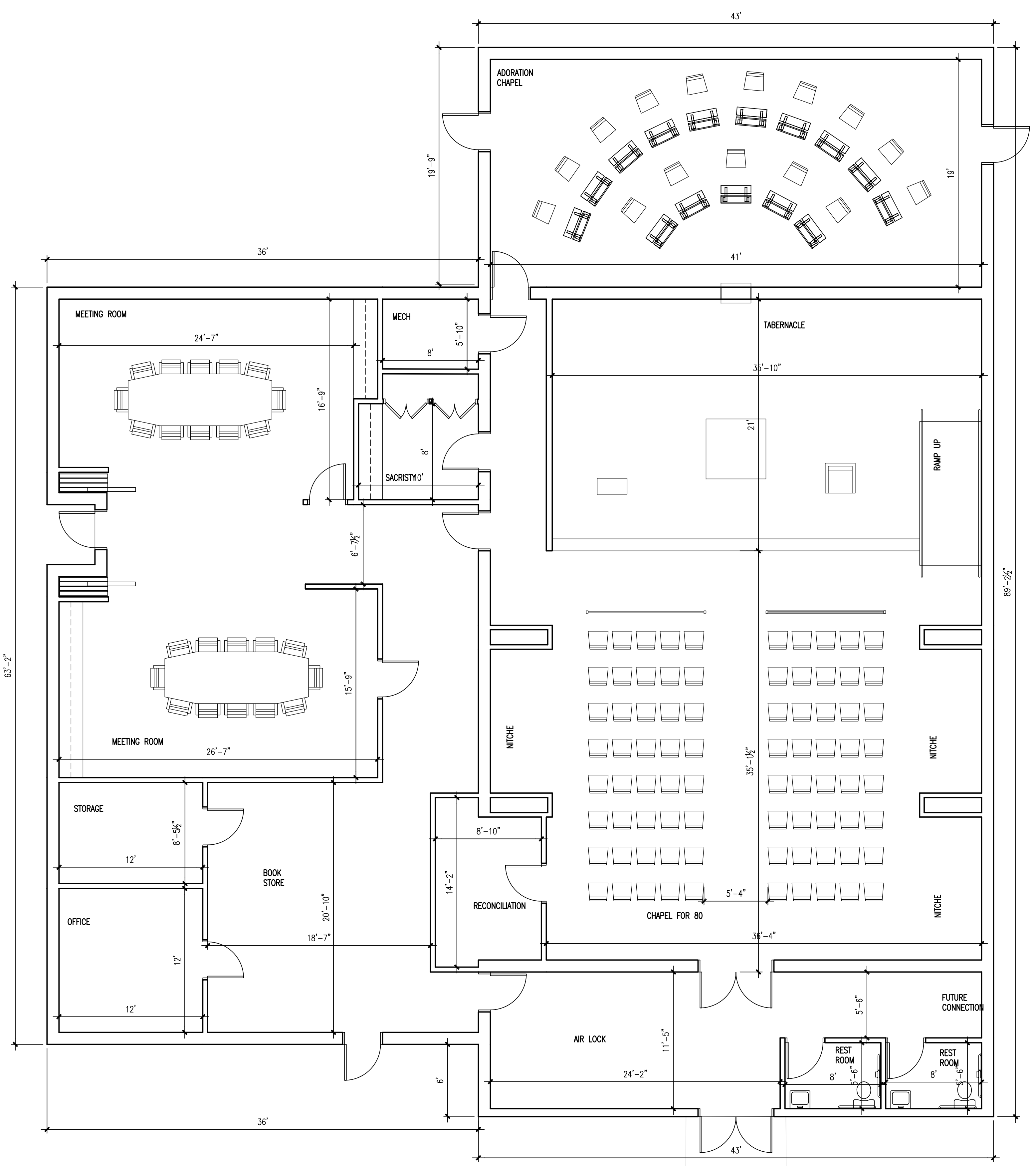
Full Bury with typical cover depth of 36" - may be insulated with foam board to provide additional frost protection.

Partial bury to springline (mid-point) or deeper for proper support. Mound soil cover to provide frost protection.

Above-ground installation - in constructed "sandbox" for support



R Q P N M L K J H G F E D C B A




FLOOR PLAN
 3/16"=1'-0"

**PAX
 ET
 BONUM**

REVISIONS	
11	
10	
9	

CHAPEL/ OFFICE PLAN

SWANSON DESIGN STUDIOS

329 E. CESAR E. CHAVEZ AVE.
 LANSING, MICHIGAN 48906
 WWW.SWANSONDESIGN.COM
 PH. (517) 482-9039
 FAX (517) 482-9290

PADRE PIO
 3280 CHILSON ROAD
 HOWELL, MICHIGAN

DATE:
 12/16/2020
 JOB NUMBER:
 2020.010
 SHEET NUMBER:

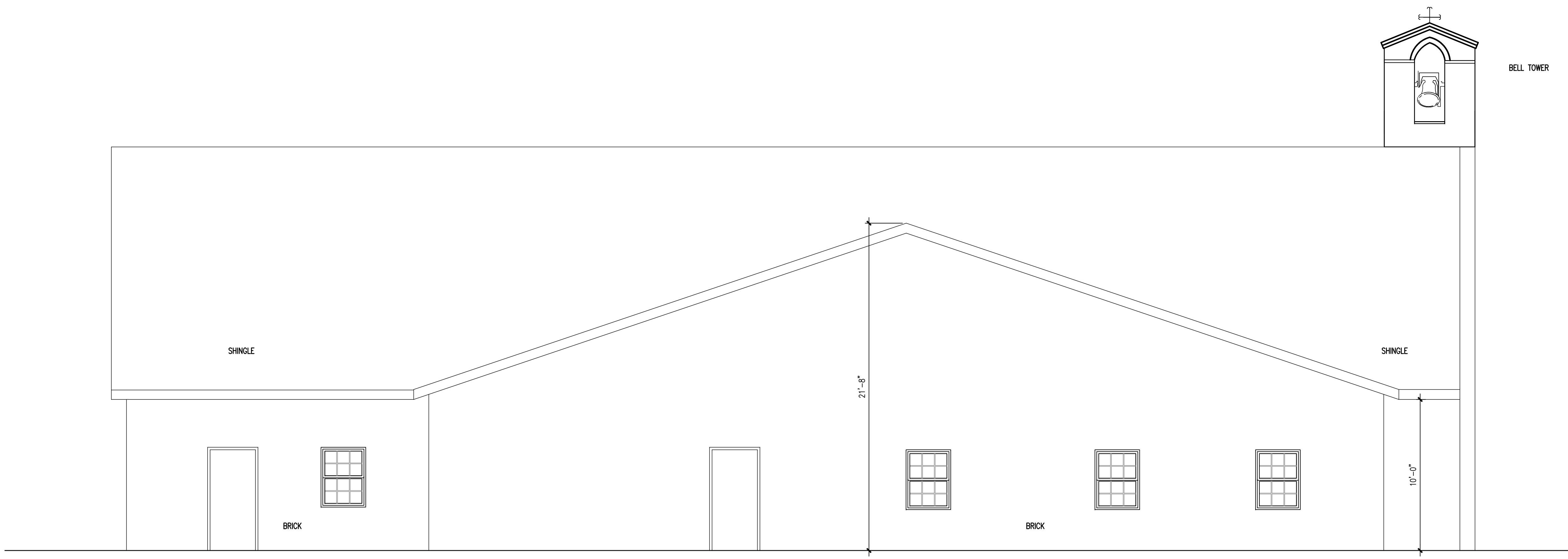
R Q P N M L K J H G F E D C B A

R Q P N M L K J H G F E D C B A

REVISIONS	
11	
10	
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FRONT ELEVATION
1/4"=1'-0"



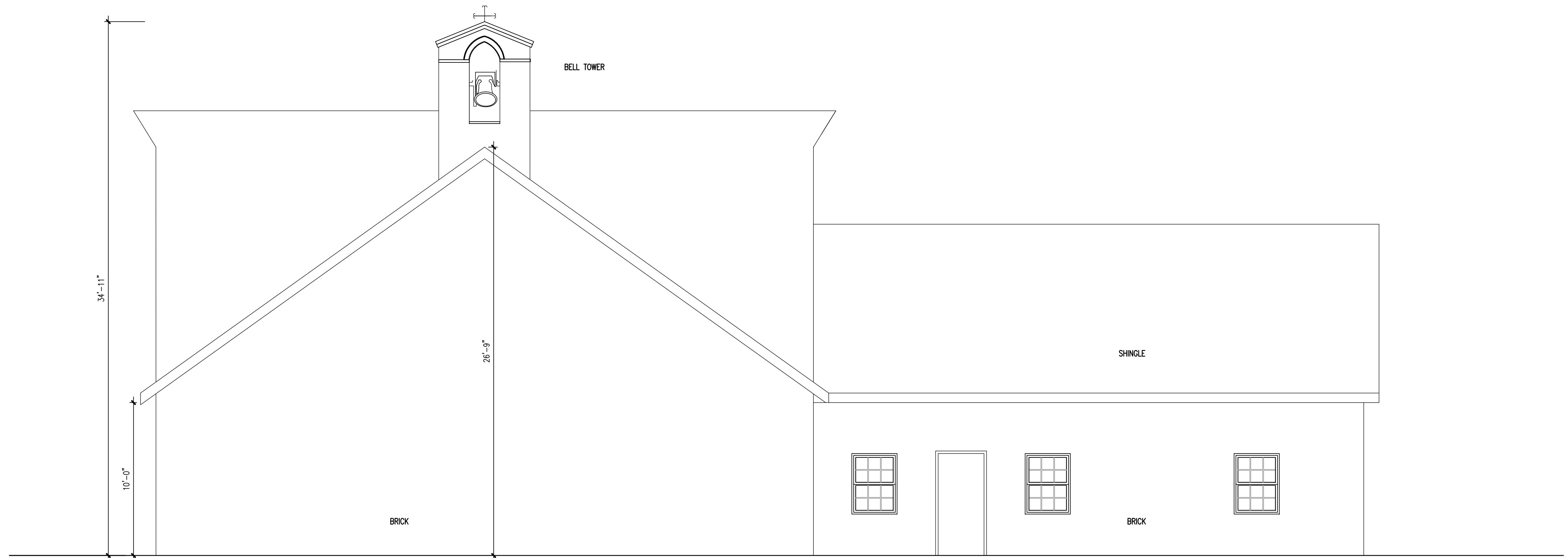
SIDE ELEVATION
1/4"=1'-0"

SWANSON DESIGN STUDIOS
 CHAPEL EXTERIOR ELEVATIONS
 329 E. CESAR E. CHAVEZ AVE.
 LANSING, MICHIGAN 48906
 WWW.SWANSONDESIGN.COM
 PH. (517) 482-9039
 FAX (517) 482-9290

DATE:
 1/18/2021
 JOB NUMBER:
 2020.010
 SHEET NUMBER:

R Q P N M L K J H G F E D C B A

R Q P N M L K J H G F E D C B A



REAR ELEVATION
1/4"=1'-0"



SIDE ELEVATION
1/4"=1'-0"

R Q P N M L K J H G F E D C B A

REVISIONS

CHAPEL
EXTERIOR ELEVATIONS
PADRE PIO CHAPEL
3280 CHILSON ROAD
HOWELL, MICHIGAN

SWANSON DESIGN STUDIOS
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SHEET NUMBER:
1

R Q P N M L K J H G F E D C B A

- STRUCTURAL NOTES:
GENERAL:
- DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS INDICATED. IN THE EVENT OF A CONFLICT IN DIMENSIONS, NOTIFY ARCHITECT BEFORE PROCEEDING.
 - CROSS CHECK ALL DIMENSIONS AND ELEVATIONS INDICATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS. FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS AT EXISTING CONSTRUCTION. REPORT DISCREPANCIES TO ARCHITECT/ENGINEER FOR CLARIFICATION PRIOR TO STARTING CONSTRUCTION OR ORDERING MATERIALS.
 - CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS.
 - BUILDING CODE - MICHIGAN BUILDING CODE 2015.
 - DESIGN LIVE LOADS:

SNOW: GROUND SNOW, PG = 30PSF
IMPORTANCE FACTOR = 1 = 1.0
THERMAL FACTOR CT = 1.1
EXPOSURE FACTOR, CE = 1.0
FLAT ROOF SNOW, PF = 23.1 PSF

WIND-BASIC WIND SPEED, V = 105 MPH
IMPORTANCE FACTOR, I = 1.0
EXPOSURE CATEGORY...B
INTERNAL PRESSURE COEFFICIENT ... +/- 0.18

SEISMIC: SEISMIC IMPORTANCE FACTOR, I = 1.0
OCCUPANCY CATEGORY ... II
MAPPED SPECTRAL RESPONSE ACCELERATIONS = S_s = .102
S₁ = .043

SITE CLASS...D
SPECTRAL RESPONSE COEFFICIENTS, SDS = 0.109
SD1 = 0.068
SEISMIC DESIGN CATEGORY: A

- DEFERRED SUBMITTALS: PORTIONS OF THE DESIGN HAVE BEEN DEFERRED AND WILL BE DESIGNED BY PRODUCT MANUFACTURERS. DEFERRED SUBMITTALS INCLUDE:

- FOUNDATIONS:
- FOUNDATIONS SHALL BEAR ON SOILS HAVING A MINIMUM ALLOWABLE BEARING PRESSURE OF 1500 PSF FOR SPREAD FOOTINGS AND 1500 PSF FOR WALL FOOTINGS.
 - FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT ELEVATIONS SHOWN ON THE DRAWINGS. IF OVER-EXCAVATION IS REQUIRED, COMPACTED FILL SHALL BE PLACED PER SPECIFICATIONS UP TO BEARING ELEVATION. TESTING OF SOILS SHALL BE ACCORDING TO SPECIFICATIONS PRIOR TO PLACEMENT OF FOOTINGS.
 - COORDINATE ELECTRICAL SERVICE GROUNDING REQUIREMENTS TO FOUNDATION REINFORCING WITH ELECTRICIAN.

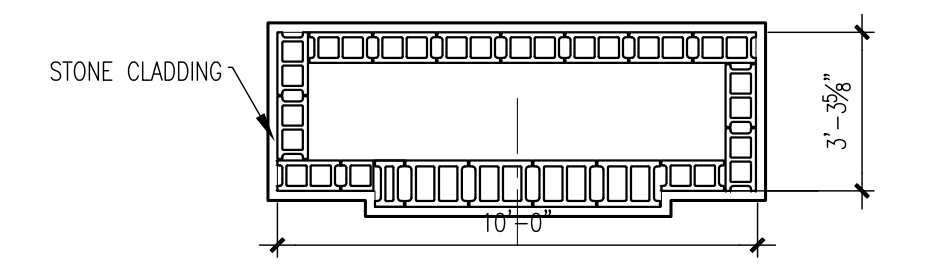
- CONCRETE:
- ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) DOCUMENTS REFERENCED IN SPECIFICATIONS.

MATERIAL PROPERTIES:

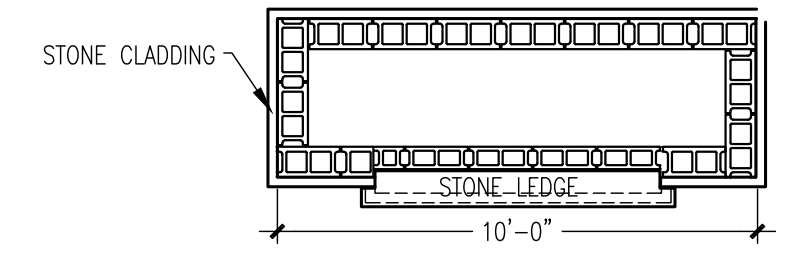
LOCATION	F'C PSI 28_DAYS	AIR CONTENT	MAX. SLUMP
WALL FOOTINGS, GRADE BEAMS	3000	NO TEST	4" MAX.
FOUNDATION WALLS			
RETAINING WALLS	4000	6% + 1%	4" MAX.
SPREAD FOOTINGS	3000	NO TEST	4" MAX.
BASEMENT WALLS	4000	NO TEST	4" MAX.
SIDEWALKS, DRIVES, AND ALL CONCRETE EXPOSED TO WEATHER	4000	6% + 1%	4" MAX.
INTERIOR SLABS-ON-GRADE	3500	NO TEST	4" MAX.
SUPPORTED SLABS	4000	NO TEST	4" MAX.
REINFORCING STEEL	FY, PSI	ASTM	
COLUMN TIES, STIRRUPS	60,000	A-615	
ALL OTHER BARS	60,000	A-615	
WELDED WIRE FABRIC	65,000	A-185	

- ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS. IF FORMS ARE REMOVED BEFORE THE END OF CURING PERIOD, COAT SURFACES WITH LIQUID CURING COMPOUND.
- ALL CONCRETE SLABS-ON-GRADE SHALL BE REINFORCED WITH 6" X 6" W1.4 X W1.4 WELDED WIRE FABRIC OR CONTRACTOR MAY SUPPLY FIBER REINFORCED CONCRETE IN AREAS SCHEDULED TO RECEIVE FLOOR COVERINGS AT DOSAGE RATES ACCORDING TO SPECIFICATIONS. IF FIBER REINFORCING IS USED, CONTROL JOINT SPACING SHALL NOT EXCEED 12'-0" IN ANY DIRECTION.

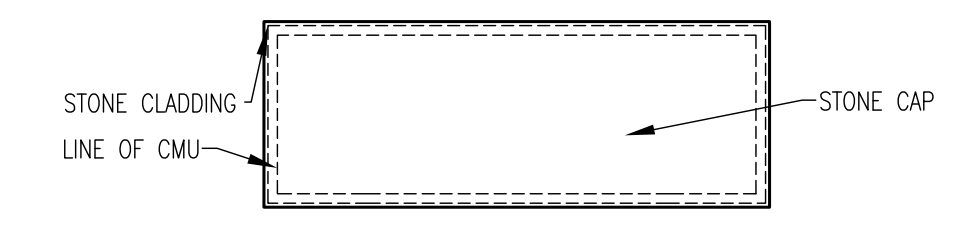
- MASONRY
- MATERIAL PROPERTIES: MASONRY COMPRESSIVE STRENGTH f_m = 2,000 PSI (PER UNIT STRENGTH METHOD)
CONCRETE MASONRY UNITS: ASTM C90, 2,000 PSI COMPRESSIVE STRENGTH, NORMAL WEIGHT, TYPE I MOISTURE CONTROLLED UNITS.
MORTAR: (TYPE S) ASTM C270
GROUT: 2,000 PSI @ 28 DAYS ASTM C476
 - ALL CONCRETE MASONRY UNIT WALL SHALL BE REINFORCED WITH HORIZONTAL JOINTS REINFORCEMENT EVERY SECOND COURSE FOR RUNNING BOND WALLS AND EVERY COURSE FOR STACK BOND WALLS.
 - PROVIDE THE FOLLOWING TENSION LAP SPLICES FOR ALL BARS UNLESS OTHERWISE NOTED: #3=12", #4=16", #5=24", #6= 42", #7= 60"



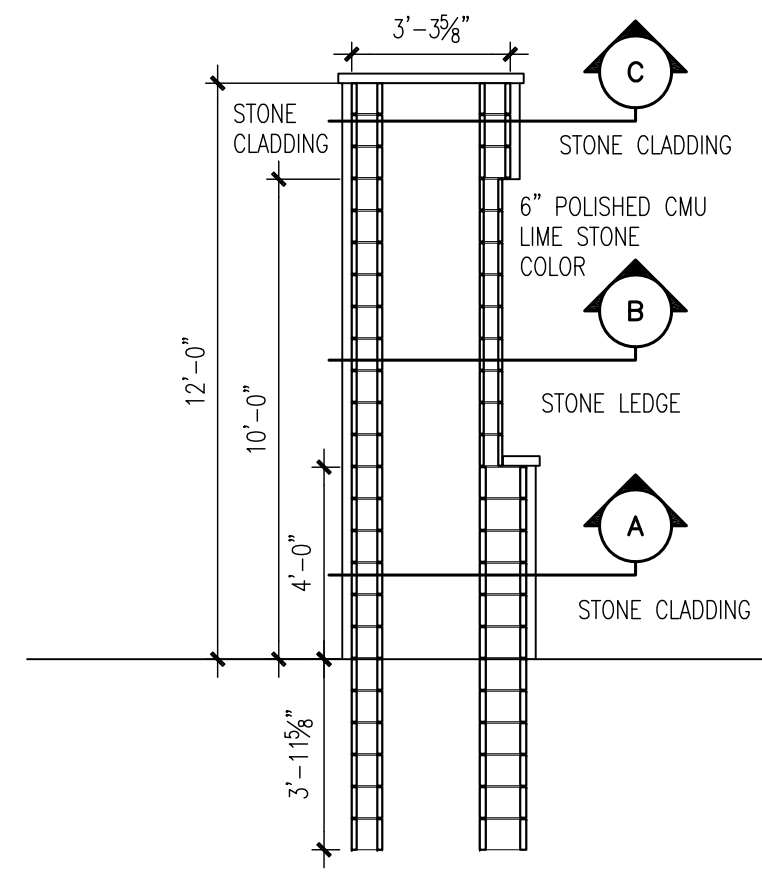
A FLOOR PLAN
1/4"=1'-0"



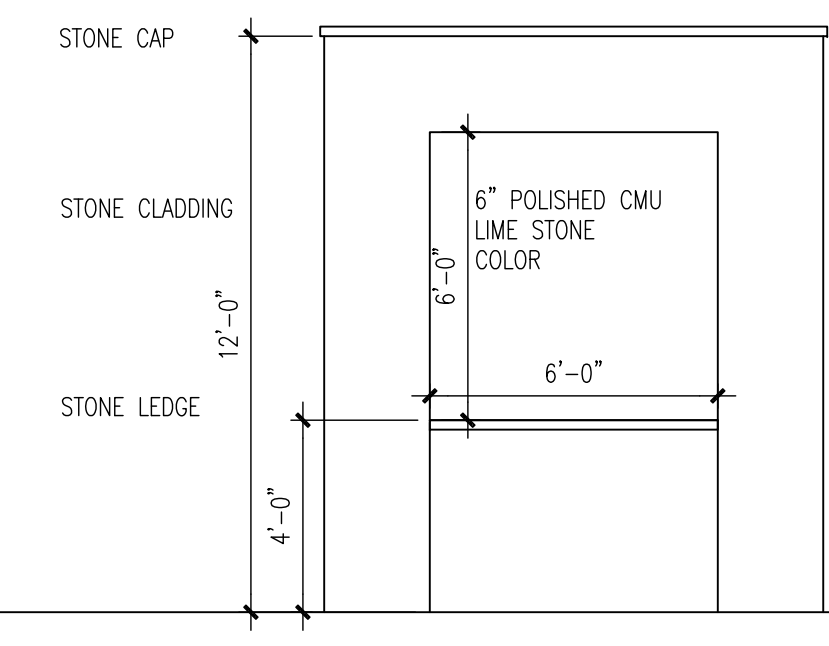
B FLOOR PLAN
1/4"=1'-0"



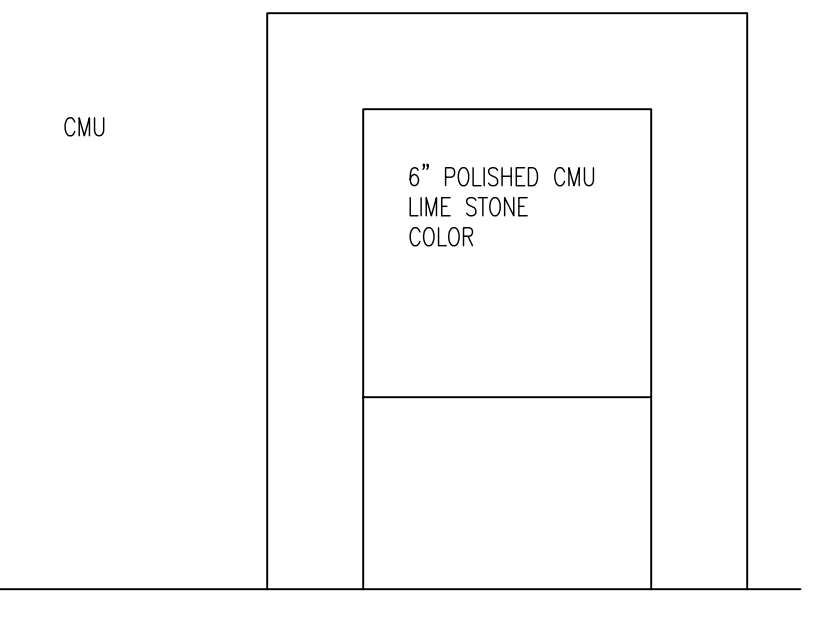
C FLOOR PLAN
1/4"=1'-0"



H1 SECTION
1/4"=1'-0"



D1 FRONT ELEVATION
1/4"=1'-0" WITH STONE



B1 FRONT ELEVATION
1/4"=1'-0" CMU STRUCTURE

REVISIONS

PLAN, ELEVATION, DETAILS
STRUCTURAL NOTES

SWANSON DESIGN STUDIOS
328 E. CESAR E. CHAVEZ AVE.
LANSING, MICHIGAN 48906
WWW.SWANSONDESIGN.COM
PH: (517) 482-9039
FAX: (517) 482-9290

PADRE PIO
3280 CHILSON ROAD
HOWELL, MICHIGAN

DATE:
7/28/2020
JOB NUMBER:
2020.010
SHEET NUMBER:
A1

R Q P N M L K J H G F E D C B A

EXHIBIT C

**Genoa Township Board of Trustees
Meeting Minutes for May 3rd, 2021**

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting/Public Hearing – Virtual
May 3, 2021**

Rogers - Due to Michigan Department of Health and Human Services requirements and by local declaration of emergency, this meeting will be held virtually. The public may participate in the meeting/public hearing through Zoom access by computer and smart phone. A link will be posted at genoa.org. Please email info@genoa.org or call (810) 227-5225 if you have questions.

MINUTES

Supervisor Rogers called the Regular Meeting of the Genoa Charter Township Board to order at 6:30 p.m. at the Township Hall with the Pledge of Allegiance. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Robin Hunt, Jean Ledford, Terry Croft, Jim Mortensen and Diana Lowe. At a roll call meeting of the board all members were present and attending the meeting from either their home or the Township Hall in Genoa Township. Also present were Township Manager Michael Archinal; Township Attorney Joe Seward and no persons in the audience as the meeting was virtual.

A Call to the Public was made with the following response: Kelly who lives across from the Caldean Camp asked that the meeting be started with a prayer. This project is a wonderful blessing to our community and I support it.

Consent Agenda:

Moved by Ledford and supported by Hunt to approve the Payment of bills and move approval of the Minutes to the bottom of the agenda to be discussed with item 12. The motion carried unanimously.

1. Payment of Bills: April 5, 2021, April 19, 2021 and May 3, 2021

Regular Agenda:

Skolarus asked for an amendment to item 6 on the regular agenda adding the provision that the clerk will pay the attorney fee out of pocket. If it is determined that she is not guilty or that the charges are dismissed, the board will consider reimbursement of attorney fees - up to \$5,000.00.

Moved by Lowe and supported by Ledford to approve for action all items listed under the regular agenda as amended. The motion carried unanimously.

3. Request from the Township Supervisor for Resolution 210503A declaring a State of Emergency in Genoa Charter Township to allow virtual meetings to comply with the Open Meetings Act.

Moved by Mortensen and supported by Lowe to approve Resolution 210503A as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None.

Note: On April 29, 2021 Supervisor Bill Rogers signed a declaration authorizing Supervisor Bill Rogers of Genoa Charter Township to declare a local state of emergency so that the Township would be able to continue government and business operations safely and without posing a danger to the public or Township officials. The emergency declaration is in effect from April 29, 2021 to May 5, 2021.

4. Request for approval of an Engineering Design Proposal from Tetra Tech for road and storm sewer improvements on Kellogg Road in the amount of \$22,000.

Moved by Lowe and supported by Mortensen to approve the engineering design at a cost of \$22,000.00 as requested. The motion carried unanimously.

5. Request for approval of an Engineering Design Proposal from Tetra Tech for the installation of a turn lane at the Township Hall in the amount of \$4,000.

Moved by Skolarus and supported by Ledford to approve the engineering design at a cost of \$4,000.00 as requested. The motion carried unanimously.

6. Request for approval to allow for payment for the criminal defense of the Clerk with regard to Livingston County Board of Canvassers review of Absent Voter Counting Board No. 2 on Nov. 9, 2020 with the provision that the clerk will pay the fee out of pocket and if it is determined that she is not guilty or that the charges are dismissed, the board will consider reimbursement of the \$5,000.00 attorney fee.

Moved by Mortensen and supported by Lowe to approve the attorney fees for the criminal defense of the Clerk with regard to the Livingston County Board of Canvassers review of the Absent Voter Counting Board No. 2 on Nov. 9, 2020. The motion failed as follows: Ayes Mortensen and Lowe. Nays – Hunt, Ledford, Croft, and Rogers. Abstain - Skolarus

Skolarus asked that the second request be considered. Moved by Hunt and supported by Ledford to table the request until after the court hearing is completed. The motion carried with Skolarus abstaining.

7. Consideration of a special use application, environmental impact assessment and site plan for a proposed 6,090 sq. ft. church with accessory outdoor uses including Grotto and Stations of the Cross. The property in question is located at 3280 Chilson Road on the west side of Chilson Road, south of Crooked Lake Road. The request is petitioned by Catholic Healthcare International.

Scott Tousignant of Boss Engineering presented the request to the board on behalf of Catholic Healthcare International for the Padre Pio Chapel, Outdoor Grotto and Prayer Site. He re-iterated the presentation from the previous Planning Commission meetings including related documents. Catholic Healthcare International will not be a home for the Brain injured on Chilson Road Prayer Campus; a hospital will not be on the Chilson Road Prayer Campus; a Medical School will not be on Chilson Road Prayer Campus; and clinics and foundation will not be located on Chilson Road Prayer Campus.

Architect Mary Swanson stated that this was a spiritual journey. We have no hidden agenda. Just turn the Church down if we are not good neighbors.

Justin Sprague – My consulting firm has been retained by Chilson Road neighboring residents. My comments are a second review of the petition. *Reference is made to CIB Community Image Builders' letter of April 5, 2021.* His last paragraph asks that if the Special Land Use is approved that all parking be contained on-site, improved surfaces and that off-site parking and shuttling be strictly prohibited as the use of shuttles and busses would create a significant impact to the area as well as Chilson Road.

Hunt – Your website still states that the proposal will include a hospital, home for the brain injured, school and clinics. This is a wonderful project but this is completely wrong for this area and not a good fit. Lowe – I agree it does not fit here.

Mortensen – This request is compatible with the area and was approved by the Planning Commission. Churches are a special use in every residential district. A church bell is exempt from our sound ordinance.

Ledford – I object to the location chosen which is situated on county estate zoning and that it violates our master plan and zoning ordinance.

Skolarus – If a person owns property and wants to develop their property and they are within the township ordinance, with the exception of a needed special use permit (for a church), I think it is a reasonable request. I do not think that Grand River is a great spot to put this kind of facility. Churches have been before this board before and they may sue us if denied. The cost to the township could be as much as \$200,00.00 from the General Fund. Denying a use on a 40-acre site for a small

chapel that is the same size as some homes in Genoa Township seems unreasonable.

Mortensen – The other thing I would mention is it will be 600' from Chilson Road – the size of two football fields.

Ledford – Turning right into the property is no problem but turning left requires a left turning lane to eliminate traffic backup – Mortensen – The County has signed off on the entrance and exit and would require a slow-down lane until it expands beyond what it is being asked.

Skolarus – Mr. Spragues letter stated that all parking will be contained on the site and all parking and shuttling will be strictly prohibited. I do like that comment and think if we move forward with approval that clause should be included in our motion.

A call to the public was made with the following response:

Kathy Marshall - 5574 Richardson is in support of the chapel. She does not believe it will be too loud as masses are quiet even if they are every day. An event should not be any worse than a graduation party. Visited Holy Spirit in Fenton and listened as a sample of the noise. It was very quiet.

April Czerniawski - 3242 Waverly Woods Lane does not support the Chapel due to the increase in traffic and they moved to the country to be in a rural area but the Chapel does not belong.

Michael Williams - 3654 Westphal Road was born and raised Catholic. He did not like the open-ended answers from the church. It is like politics. He also does not want the noise or the traffic. The church should sell this property and move to a different area.

Matthew Betz - 4670 Pine Eagles Drive supports the church in the proposed area. This project will benefit the community better rather than having something worse in that location. What may happen is irrelevant. He would like the space to pray.

Steve Gronow - 3800 Chilson Road is the first neighbor south. He believes this is a good use of the land, permanent open space and a serene setting. A large church could go in with a large parking lot and the plans for the Chapel, Grotto and Prayer Stations are better as they are on a smaller scale.

Linda Holland - 3023 Pardee Road is Catholic and objects to the project location. She believes it will be a large pilgrimage site.

Kathy Johnson - 3352 Brighton Road likes the idea of the chapel but does not want it in that location. This is not about religion. It will draw people as it is intended and traffic will be impacted. Does not approve.

Patrick Powers -1018 Kellogg Road approves the plan as only two roads are affected. Would like a quiet place for people to pray. Exiting left may be a problem.

Marty Tompkins supports the project as it will only be 60-80 people. Does not know a project that affects the land less. Do not make a decision based on fear. Instead make it on facts.

John Rocus Pastor of Holy Spirit in Brighton believes anytime there is a project in their area/life people become fearful. His prayers have been answered regarding this prayer site. Danny Thomas St. Jude reference Tennessee. Approves project.

Lisa Spitler – 1024 W. Main Street – She did not get a choice whether Brighton Main Street built restaurants and anything there now. The board is being gracious to hear out the community prior to making the decision. She approves the project as without progress we do not move forward.

Bill Galvin – 4037 Chilson Road thinks people would want this spiritual opportunity in the community but not the current location. Also, look at the zoning standards.

Lexie Jones – 3553 Westphal Road believes there is missing information as the flyers say one thing and the presentation says differently. Lack of clarity and sound will also be a problem.

Jake Vogan – 5790 Pinckney Road does want this business in a residential area as it is for the people. They want to encourage people to come and pray. He does not believe due to the size, they will expand. The community is confused and do not believe the project specifications.

John Wallbank – 2899 Pardee Road objects to the project. Not a good area.

Deborah Jones – 3553 Westphal Road (see above Lexie Jones-same household) is against zoning. There may be people parking along the side of the road. Two hundred thousand pilgrims in one year, what will this cost our rural community.

Lee Wolney – 3591 Westphal Road is opposed to the project. She would like to see the lighting plan. She believes it will be a large pilgrimage site and does not want that. Wants to keep the area country and have a light study done.

Vince Parlove – 4284 Highcrest Drive supports idea but thinks it is wrong for the location. He also does not believe the master plan allows for this.

Deborah Beattie – 3109 Pineview Trail does not support the project where they want to build it. It will increase traffic, noise, and strangers. Also, the master plan does not support this project.

Melanie Johnson – 3990 Chilson Road opposes the location. Also, she believes this project does not meet the needs of the master plan – A grotto is not a sign.

Cynthia Telep – 3175 Crooked Lake Road opposes the location and look at the master plan. Believes Polly's comment on suing was inappropriate.

Shawn Nester – 3360 Chilson Road does not support the project. He believes it will have a negative impact on the surrounding area. His property is adjacent.

Duane Johnson - 3990 Chilson Road is opposed to the location. The traffic will be a problem as it will increase. It is a popular location.

Rory Clark – 5468 E. Grand River is in favor of the Special Use Permit. Does it comply with Special Permit requirements?

Elaine Samson – 6280 Sundance Trail would like to see a traffic study. She is opposed to the hospital and school.

Michael Williams (wife) - 3654 Westphal Road (2nd Call from household) people in the community do not want this chapel in the proposed location. Sixteen people opposed. She is opposed.

Patrick Powers -1018 Kellogg Road (2nd Call) rural area is not a problem as the project is surrounded by a natural area. Give the land back to God. He approves.

Nancy Duey – 3559 Kipling Circle supports the project. She works at St. Pat's and people are misinformed about the project. The impact in the area will be minimal.

Lorraine Crawford – 2564 Ravine supports the project. The board has integrity.

Michael Williams - 3654 Westphal Road – third attempt, no response as board did not take this call.

Note: Correspondence was also received from Kim Lamb of Genoa Township who expressed her support of the project. This email was received on the morning of the meeting but was not included in the board packet of correspondence.

A. Disposition of Special Use Application

Moved by Hunt and supported by Croft to deny the request as provided by Section 19.02.04(f)(5) for a 6,090 square foot Catholic Healthcare International Church and related outdoor accessory uses and structures located at 3280 Chilson Road, Howell. This action is based upon the finding that the proposed use is inconsistent with the standards of Section 19.03.01, 19.03.02, 19.03.04, and 19.03.05 of the Township Zoning Ordinance and specifically finds that:

1. The proposed use involving a 95 seat, 6,090 square foot church with associated parking lot, site lighting, building lighting, and outdoor accessory structures and uses 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. The use does not “Promote harmonious and organized development consistent with adjacent land uses”;
 - b. The proposed use is located within the rural reserve area outside of the growth boundary and is contrary to the purpose of the rural reserve area which is an area that is to be “maintained at a relatively low intensity rural character of development, typically more than 2 acres per dwelling unit, that will not adversely impact natural features and agricultural uses”;
 - c. 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.”
2. The proposed use involving a 95 seat, 6,090 square foot church with associated parking lot, site lighting, building lighting, and outdoor accessory structures and uses that is planned for daily gatherings, and outdoor special events with an unknown number of visitors 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”.
3. 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 with cars parked on the roadway causing hazardous conditions.

4. 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 or other such nuisance.

The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, and Rogers. Nays – Mortensen and Skolarus.

B. Disposition of Environmental Impact Assessment (2-16-21)

Moved by Hunt and supported by Croft to deny the Environmental Impact Assessment dated February 16, 2021 due to 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:

1. The proposed use involving a 95 seat, 6,090 square foot church with associated parking lot, site lighting, building lighting, and outdoor accessory structures and uses that is planned for daily gatherings, and outdoor special events with an unknown number of visitors 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.
2. The traffic impact analysis did not consider the trips associated with the outdoor site features or the planned special events and is therefore lacking information to determine if impacts are properly mitigated and it cannot be determined that safe, convenient, uncongested, and well defined vehicular and pedestrian circulation is provided within and accessing the site.
3. 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.

The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe and Rogers. Nays – Mortensen and Skolarus.

C. Disposition of Site Plan (3-25-21)

Moved by Hunt and supported by Lowe to deny the Site Plan dated March 25, 2021 due to 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:

1. The proposed use involving a 95 seat, 6,090 square foot church with associated parking lot, site lighting, building lighting, and outdoor accessory structures and uses that is planned for daily gatherings, and outdoor special events with an unknown number of visitors 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.

2. The traffic impact analysis did not consider the trips associated with the outdoor site features or the planned special events and is therefore lacking information to determine if impacts are properly mitigated and it cannot be determined that safe, convenient, uncongested, and well defined vehicular and pedestrian circulation is provided within and accessing the site.
3. 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.

The motion carried by roll call vote as follows: Ayes – Hunt, Ledford, Croft and Rogers. Nays – Mortensen and Skolarus.

8. Consideration of Resolution 210503B supporting and authorizing the 2021 Michigan Natural Resources Trust Fund Acquisition Grant application for the project entitled “Genoa Township Park Expansion” for acquisition of land adjacent to the existing Township Park consisting of approximately 90 acres of property (parcel ID#s 4711-14-300-018, 4711-14-400-006 and 4711-23-100-001) located along the north and south sides of Crooked Lake Road, south/southwest of I-96, east of Dorr Road, and north of Challis Road. (Roll Call Vote)

Moved by Lowe and supported by Skolarus to approve Resolution 210503B as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None.

9. Consideration of Resolution 210503C to endorse the application of Sun Sylvan Glen LLC to continue the operation, maintenance, and administrative responsibilities for the drinking water system at Sylvan Glen Estates. (Roll Call Vote)

Moved by Ledford and supported by Croft to approve Resolution 210503C as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None.

10. Request for approval of a preliminary condominium site plan extension for Pine Summit.

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

11. Request to approve the Assessor’s affidavit of the 2021 millage levies for the Township establishing the millage rate at 0.7855. (Roll Call Vote)

Moved by Ledford and supported by Lowe to approve Resolution 210503D an affidavit of the 2021 millage levies for Genoa Township establishing the millage at 0.7855 as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None.

12. Discussion regarding Township Board Minutes and online posting procedures as requested by Township Treasurer, Robin Hunt.

Hunt – The on-line Minutes have been corrected but not tonight’s board packet.
Skolarus – All minutes will be marked “draft” until approved.

2. Request to Approve Minutes: March 15, 2021, March 29, 2021, April 5, 2021 and April 19, 2021.

Moved by Lowe and supported by Hunt to approve all minutes as corrected, including the spelling of Jim Mortensen. The motion carried unanimously.

Correspondence:

Archinal – A resident of Mountain Road has expressed concern with the disintegration of their 40-year old road. We have already asked our residents for a road millage. It would be unfair to those who have already created special assessment districts for this purpose.

Member Discussion:

Archinal – Golf Club (between Hughes and Hacker) is in tough shape. I talked with the LCRC and they will speak with Ocala about a participation in a joint project. The Senior Survivor Project raised over \$220,000.00 for their concept plan for an accessible playground at the Genoa Park.

Rogers - Congratulations go out to Terry Croft for another board appointment with SEMCOG.

Moved by Lowe and supported by Hunt to adjourn the regular and public hearing of the board at 9:50 p.m.

Note: Assistance with the Minutes was provided by Denise Schniers.

Paulette A. Skolarus, Clerk
Genoa Charter Township Board

Bill Rogers, Supervisor
Genoa Charter Township Board

CLERK’S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of the May 3, 2021 minutes and resolution duly adopted by the Township Board at a meeting of the Genoa Charter Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus, Clerk
Genoa Charter Township

Date: May 3, 2021 _____

(Word/clerks certification)

EXHIBIT D

**Catholic Healthcare International
Submittal Package under new Special Use Application**



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

November 22nd, 2021

Ms. Kelly Van Marter, AICP
Genoa Township Planning Commission
2911 Dorr Road
Brighton, Michigan 48116

Re: Catholic Healthcare International Church-Special Land Use and Site Plan Review

Dear Ms. Van Marter,

We have received the review letters from the Brighton Area Fire Authority dated November 9th, 2021, Tetra Tech dated November 17th, 2021, and SAFEbuilt dated November 15th, 2021 for the Catholic Healthcare International ("CHI") site and offer the following comments.

As noted in our original filings, this submission is being made under protest and with a reservation of all rights, claims, and defenses, specifically including those set forth in the current federal litigation in *Catholic Healthcare International v. Genoa Township*, Case No. 5:21-cv-11303-JEL-DRG, which includes the reserved right to construct the St. Padre Pio adoration chapel on Catholic Healthcare International Inc.'s ("CHI") property—the property which is the subject of this submission—should CHI ultimately prevail in the federal litigation.¹

Tetra Tech

General

1. We acknowledge that any future projects proposed for the site will need to be approved by the Township, subject of course to CHI prevailing in its federal litigation that is currently pending against the Township. A focus of that litigation is the chapel. Thus, the additional development planned for this property is the St. Padre Pio chapel (and it is included on the plans to so indicate). No other improvements are planned at this time.

2. It is the intent of the property owner to construct the St. Padre Pio Chapel on this site, which consists of 95 seats, upon CHI prevailing in its federal litigation against the Township. This chapel is planned to hold Mass and Eucharistic adoration. It will have 95 seats, which would warrant 32 parking spaces per the Township Ordinance Sec. 14.04 (1 space for each 3 seats). The plan shows just beyond 20% excess on these 32 spaces (the Planning Commission previously approved this number of parking spaces for this property). Given the current litigation regarding the subject property, the chapel is not proposed as part of this submittal but rather just the remaining outdoor religious components (outdoor mural wall and altar, trails, etc.). Ordinary outdoor Mass is anticipated to occur without the Chapel but is anticipated to draw the same numbers or less (approximately 50 or less) as Mass and Eucharistic adoration in the Chapel (on days where weather permits). Therefore, it is believed that the number of parking spaces for outdoor Mass is comparable to that of a Mass within the Chapel and 39 spaces is sufficient. CHI believes that for the proposed typical and routine use of this property as a prayer campus, 39 spaces are sufficient and will result in negligible traffic along Chilson Road. In other words, with only 39 spaces to park vehicles, traffic is not an issue.

3. Given that the experience/use of this site, as proposed, is outdoor, use of the site is reliant on weather conditions. Cold weather will greatly reduce the public's use of the site. It is expected that bathroom facilities are not needed during cold months. During warm weather months, the owner will provide a portable bathroom.

¹ Please see the letter from CHI attached as Enclosure 1 for additional comments and questions related to this application.

During special events, additional portable bathrooms will be utilized if warranted. In the future, the chapel will contain a bathroom and water supply and thus the need for the portable bathrooms during typical site use will be eliminated.

Drainage and Grading

1. No plan revisions needed.

Traffic

1. The site's commercial drive approach had been previously approved by LCRC, which included the St. Padre Pio Chapel. We want the commercial drive approach to continue to be designed to accommodate a Chapel on the site. We will approach the LCRC about re-approval of the commercial drive approach.

2. As stated in the previous Site plan application, and as mentioned in the Environmental Impact Assessment, for the planned special events where parking may exceed the 39 spaces, a registration website will be used to gauge event attendance prior to the event occurring. Should the event garner enough interest beyond what the parking spaces provided can support, then a shuttle service will be provided from a nearby church.

SAFEbuilt

Summary

1. The denial of the previous Special Use Application was for four reasons (all of which CHI contests) as listed in the Motion for Denial in the May 3rd, 2021 meeting minutes and as restated below. As noted and for the reasons stated below (which are not exhaustive), the Township's reasons for the prior denial will be addressed more fully by CHI in the current federal litigation.

1. The proposed use involving a 95 seat, 6,090 square foot church with associated parking lot, site lighting, building lighting, and outdoor accessory structures and uses 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. The use does not "Promote harmonious and organized development consistent with adjacent land uses";*
- b. The proposed use is located within the rural reserve area outside of the growth boundary and is contrary to the purpose of the rural reserve area which is an area that is to be "maintained at a relatively low intensity rural character of development, typically more than 2 acres per dwelling unit, that will not adversely impact natural features and agricultural uses";*
- c. 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."*

The Chapel is not specifically a part of these plans, but its future location is identified on the plans as CHI intends to build it upon prevailing in the federal litigation. As part of this submission for the prayer campus, the site contains a parking lot for the public to utilize the outdoor religious site features. These features highlight the natural features of the site and thus promote harmony with the adjacent uses in that this is a low-density development that does not impact the natural features of the area nor agricultural uses. Indeed, this beautiful, natural, and rural prayer campus will enhance the neighborhood and the entire Township community. Regarding line item c above, we are submitting this application as a Special Use because that is what the Township has directed via its lawsuit filed in state court. The statement relied upon above is that "These areas shall remain in agricultural use, or develop as a single family residential on estate lots." However, the Township's Zoning Ordinance expressly allows Essential Public Services, Parks, and Foster homes/day care homes as permitted uses in the CE district as well as golf courses, underground pipeline

storage, public service utility buildings, schools, and churches as Special Uses. None of these would be consistent with the Master Plan Statement of being for “agricultural use, or develop as single family residential on estate lots.”

2. The proposed use involving a 95 seat, 6,090 square foot church with associated parking lot, site lighting, building lighting, and outdoor accessory structures and uses that is planned for daily gatherings, and outdoor special events with an unknown number of visitors 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”.

The definition of CE zoning describes the desire to “retain the rural atmosphere.” This proposed project is doing just that by maintaining the property’s natural features. It is a low-density project that is aimed at highlighting the natural features of the site. Although the proposed work is not residential or agricultural, per the Zoning Ordinance Section 3.03, other uses are allowed either by Permit by right or Special Use (uses which would be far more disruptive to the “rural atmosphere” than CHI’s proposal). We are seeking a use that is allowed via Special Use and constrained by the additional requirements of said special use in Section 3.03.02(l).

3. 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 with cars parked on the roadway causing hazardous conditions.

We are seeking approval to construct a commercial drive approach and parking lot to accommodate the public seeking to access and utilize this site. Construction of a drive and parking facilities will alleviate any past issues of cars parking on the side of Chilson Road.

4. 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 or other such nuisance.

The proposed development does not impact the natural environment as it is designed to accommodate the natural limitations of the site. Indeed, the prayer campus enhances and improves the natural environment. Additionally, CHI is removing minimal trees. The property will have minimal grading. It will generate minimal stormwater from improved surfaces. CHI is avoiding wetland impacts, providing adequate setbacks, and buffering from the road and adjacent properties per the Township Ordinance. Public health and safety or welfare is not being impacted by traffic. Construction of the site entrance sign and drive approach will further enhance vehicular safety. Cars will not be parked on Chilson Road. Any lighting on the property will be minimal, and the proposed lighting plan meets Township Ordinances. Typical site use will generate no noise as it consists of individuals walking trails and praying. Any outdoor Mass or other events will need to meet Township Noise Ordinance levels, which they will.

2.
 - a. Acknowledged. No plan revisions needed.
 - b. Outdoor Mass will likely be conducted no more than weekly, but CHI asserts that it will not self-impose limitations that are not reasonably required by Township Ordinances (see Encl. 1). Vehicles arriving for outdoor Mass will be limited by the site parking spaces (a very modest number). The two currently planned special events are May 25 (St. Padre Pio Birthday Mass & Reception) and September 23 (St. Padre Pio Feast Day Mass & Reception). Based on past experience, the number of attendees for these two special events is anticipated to be approximately 200 to 400 persons. A registration

website will be utilized for these events to gauge the necessity of a shuttle service for this site. These events will be well under the Township's 1,000-person Assembly Ordinance threshold.

c. Acknowledged. Engineer and Fire comments to be addressed.

3.

a. The existing fence is owned by the adjacent property to the south. A picture of this fence is provided in this submittal below. It is a basic post and wire mesh fence. This subject site is utilizing existing vegetation and proposed double row of evergreen trees as screening.



b. Acknowledged.

4.

a. A representative photo has been supplied for the utility shed. It is a prefabricated shed building by Tuff Shed and is in their Premier PRO Series. It has a max height of 16.5' and is 16' x 24' (we have slightly increased the size of this shed to match one of the standard manufacturer's sizes).

b. The intent of the site is to provide an outdoor Mass and prayer campus capable of accommodating the equivalent number of persons as a 95-seat chapel. There is no ordinance requiring the site to have 39 spaces. However, when the Chapel is eventually constructed (following the conclusion of the federal litigation), the Township Ordinance for said use would require 39 spaces. Consequently, that is the number we have chosen. Additionally, we have provided for future parking around the outer perimeter of the circle drive. This future parking is based on potential future (and unknown at this time) needs, and should the need arise in the future, a traffic study could then be conducted prior to the construction of said spaces to determine if improvements to Chilson Road are needed. Currently, no traffic study is required.

c. Acknowledged, we are proposing to utilize existing trees as part of the greenbelt trees. The portion of the site along Chilson Road that currently does not have trees is proposed to have a staggered double row.

d. Acknowledged. The site contains and maintains a lot of natural vegetation and trees such that we do not believe the landscape island is necessary.

e. The sign location is known but the actual sign is not designed. The sign will need to go through the appropriate sign application process with the Township prior to its construction. Please identify that process in detail.

f. There are no ITE Manual sites that are directly applicable to outdoor religious worship. The most applicable standard to use is that of a Public Park or Church. The Church section within the 10th Edition of the ITE Manual calculates trip ends either via units of floor area, attendees, or seats. Since there is no physical building with seats, we cannot apply this standard. The current plan shows that the primary use of this site is the religious nature trails and landscape statue areas for reflection. This is similar to that of a Public Park that has trails. In looking at the Public Park in the ITE Manual, based on acreage of a park of 40 acres, the peak hour generator (in the worst-case scenario, weekday or weekend) is 44 trip ends (17 entering and 27 exiting based on a directional distribution of 39% entering and 61% exiting). This occurred on a Sunday peak hour generator. Saturday was slightly lower at 34 trip ends, with weekday trip ends during the peak hour generator of 19 trip ends. With respect to the outdoor Mass and any special events, the site is self-limited to 39 parking spaces. In sum, traffic is not an issue and no traffic impact study is required for the modest use of this property.

g. Acknowledged. Comments will be addressed.

Brighton Area Fire Authority

No comments need addressing.

Feel free to contact us should you have any questions, or if you are in need of any additional information. Moreover, we would request a prompt response to our questions noted above.

Sincerely,

BOSS ENGINEERING COMPANY



Scott Tousignant, PE
Project Manager

Enclosure 1: Letter from CHI



November 22, 2021

Ms. Kelly Van Marter, AICP
Genoa Township Planning Commission
2911 Dorr Road
Brighton, Michigan 48116

Re: Catholic Healthcare International Church-Special Land Use and Site Plan Review

Dear Ms. Van Marter,

As you know, the Township and Catholic Health Care International (“CHI”) are currently involved in litigation directly related to CHI’s use of its 40-acre property located on Chilson Road (the property that is the subject of this current submission).

Following the Township’s denial of CHI’s request to construct the St. Pio Chapel and prayer campus, CHI sued the Township in federal court alleging various federal and state constitutional violations and a violation of the Religious Land Use and Institutionalized Persons Act, 42 U.S.C. § 2000cc *et seq.* (“RLUIPA”). Consequently, it is and remains CHI’s position that the Township had no legitimate basis for denying the original application.

This new application, which is submitted under protest and with the reservation of all rights and claims, is for the sole purpose of resolving the litigation that the Township filed against CHI in the 44th Circuit Court for Livingston County. (*Genoa Charter Township v. Catholic Healthcare International, Inc.* Case No. 21-31255-CZ). In that state court action, the Township asked the county circuit court to order CHI “to remove a 12-foot-tall stone structure [the image of Our Lady of Grace], altar, and 14 stations of the cross housing structures that have been installed at the [CHI] Property” and to prevent CHI from holding religious worship on their property, claiming that a Livingston County (not Township) permit (which CHI has never used) “forbids” this, until CHI obtains the “necessary permits, including land use permits and building permits for the structures.”

CHI was advised by the Township and its attorney that it had to undergo, yet again, the burdensome, costly, discriminatory, and subjective approval process that CHI is now undertaking here to resolve the state court litigation. And it is for this reason only that CHI submitted this application, and thus it did so under protest and subject to its reservation of all rights, claims, and defenses.

In fact, the Township and CHI submitted a stipulated order to the circuit court advising the court of the status of the parties’ efforts to resolve the state court lawsuit as follows:

The parties hereby advise the Court that [CHI] intends to submit, under protest and with a reservation of all rights, claims, and defenses, by October 15, 2021, a special application for land use, site plan, and associated documents to permit the display of religious symbols and the use of [CHI's] private property for religious worship. This submission will include the prayer trails with prayer stations, Stations of the Cross, altar, mural wall with the image of Our Lady of Grace, and a commercial driveway with parking. As noted, [CHI] reserves all rights, claims, and defenses, specifically including those set forth in the current federal litigation in *Catholic Healthcare International v. Genoa Township*, Case No. 5:21-cv-11303- JEL-DRG, which includes the reserved right to construct the St. Pio adoration chapel on [CHI's] property should [CHI] ultimately prevail in the federal litigation.

CHI made its submission to the Township on October 15, 2021. Yet, based on the Township's response so far, it appears that the Township's goal is to prevent CHI from using this property for religious worship no matter what. Unfortunately, it appears that this new application process may well trigger yet another round of federal litigation against the Township. Time will tell.

Consequently, all of the responses set forth by CHI through Boss Engineering, CHI's expert consultants, are provided under protest and with a reservation of all rights, claims, and defenses.

Indeed, to properly address, in full, your questions posed to Boss Engineering, CHI requests that the Township answer for us the following questions (and provide the applicable Township Ordinance citation in support).

Why is CHI's 40-acre property a "church[] or temple[or a] *similar* place[] of worship"? The only applicable definition in the Zoning Ordinance defines a "Church or temple" as "[a]ny structure *wherein* persons regularly assemble for religious activity." § 25.02. There is no "church or temple" or any other "similar" "structure" on the property nor proposed here, so why is a special land use application necessary? If people gathered at a private residence for the purpose of outdoor religious worship, does that transform that property into a church or temple or similar place of worship requiring this burdensome and costly application process that the Township is requiring CHI to undergo? If not, why not?

How many people are permitted to gather outdoors on private property to engage in religious worship? The Township's assembly ordinance permits assemblies up to 1,000 people before a special permit is necessary. See <https://www.genoa.org/government/ordinances/ordinance-assembly> ("An ordinance to license, regulate and control, in the interest of the public health, safety and welfare, outdoor assemblies of persons in excess of 1,000 in number, to provide penalties for violations thereof and to repeal all ordinances or parts of ordinances inconsistent therewith.").

Private residences in the same neighborhood as the CHI property are permitted to hold secular events with numbers that will far exceed the number of people who will be engaging in religious worship on CHI's property. What is the number of people that the Township will permit on CHI's 40-acre property for outdoor religious worship? And what is that number based upon? Once we know that number, then we can explain more fully the events that CHI would like to

hold in greater detail, and it will permit a better evaluation of the traffic issue. CHI should not be discriminated against nor treated less favorably because its assemblies or events are for the purpose of religious worship. The Township's Park, for example, is on a parcel of land that is smaller (38 acres) than CHI's property. Yet, there are over 200 parking spaces for this park.¹ How many people are permitted to gather at any one time at this park? That would be a good number to start with for CHI's property.

Here, CHI is proposing only 39 parking spaces. There is no basis to question this limited parking or the traffic that it will generate on Chilson Road, particularly when the Township would permit neighboring property owners to hold a secular event (like a "Family Fun Day") with many times that number of cars going to the property.

CHI believes that secular events such as the recent "Family Fun Day" held at 3800 Chilson Road (approximately 1 mile away from CHI's property) this past September are great events and should continue. Similarly, CHI should be permitted to hold religious assemblies on its private property that are at least similar in size and scope to the secular assemblies permitted on neighboring properties and other properties throughout the Township, and CHI should be permitted to do so under the same terms and conditions. Upon information and belief, the owners of the property located at 3800 Chilson Road did not have to go through this burdensome and costly application process, nor should CHI have to. Similarly, CHI should not have to endure the burdens and costs associated with this current application in order for CHI to engage in its religious activity.²

During the state court proceedings, you testified under oath as to the following:

Q: So looking at the property that CHI has, if it had been a private residence you could put up 14 bird houses, \$50 per, a picnic table for \$50 permit, and a ten foot by 12-foot stone wall outside of the setbacks for \$50, correct?

A: That's correct.

Q: And it wouldn't require the \$2,875 application fee, correct?

A: Single family residential is a permitted use so they do not need to pay that fee.

¹ It should be noted that CHI has included with its application curbs and gutters for the parking as this is what the Township demanded previously. As you can see from the pictures provided in Enclosure 1 to this letter, the Township does not have curbs and gutters for all of the parking spaces at its park. Why is the Township requiring curbs and gutters for the CHI property? CHI requests an exemption from that costly requirement. Additionally, the Township permits parking on dirt surfaces (without curbs and gutters) at the recently developed Fillmore Park and at the Three Fires Elementary School located on Crooked Lake Drive. See Enclosure 2. How come the Township does not permit CHI to use a dirt drive/entrance and dirt parking without curbs and gutters like these secular properties?

² Attached to this response letter as Enclosure 3 are images/photographs from this "Family Fun Day" event showing the large number of people gathered on this private property – property which does not have a commercial parking lot; consequently, many vehicles have to park on grassy areas.

In other words, unlike CHI's religious displays, which are structurally no different in size or scope, displaying these secular symbols/items on private residential property does not require a costly special land use application or the Township Board's prior approval as these secular items are "permitted." Why isn't the display of religious symbols and associated outdoor religious worship a "permitted use" on private property like CHI's property?

While it is not possible to fully answer the questions you demand of us without the Township providing answers to the above questions, CHI, through Boss Engineering, submits the responses included with this package subject to these objections and the previously noted reservation of rights.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jere Palazzolo". The signature is fluid and cursive, with the first name "Jere" and last name "Palazzolo" clearly distinguishable.

Jere Palazzolo
President

Enclosures 1-3

Township Park
(No Curbs and Gutters)



Dirt Driveways/Parking



(Fillmore Park)



(Three Fires Elementary School)

“Family Fun Day”
September 18, 2021
3800 Chilson Road



**IMPACT ASSESSMENT
FOR
SITE PLAN PETITION
"CATHOLIC HEALTHCARE INTERNATIONAL – PRAYER CAMPUS"
GENOA TOWNSHIP, LIVINGSTON COUNTY
MICHIGAN**

Prepared for:

**CATHOLIC HEALTHCARE INTERNATIONAL
2464 TAYLOR ROAD, SUITE 317
WILDWOOD, MISSOURI 63040
(636) 220-6550**

Prepared by:

**BOSS ENGINEERING COMPANY
3121 E. GRAND RIVER
HOWELL, MI 48843
(517) 546-4836**

October 15, 2021
Revised: November 22, 2021

20-477 EIA

INTRODUCTION

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed development may have on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the *Submittal Requirements For Impact Assessment* guidelines in accordance with Section 18.07 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan. As noted in the cover letter, Catholic Healthcare International, Inc. ("CHI") is submitting this document (and associated documents) under protest and with a reservation of all rights, claims, and defenses, specifically including those set forth in the current federal litigation in *Catholic Healthcare International v. Genoa Township*, Case No. 5:21-cv-11303-JEL-DRG, which includes the reserved right to construct the St. Pio adoration chapel on CHI's property should CHI ultimately prevail in the federal litigation. (See also the cover/response letter submitted along with this assessment).

DISCUSSION ITEMS

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

Prepared By :
Scott Tousignant, P.E.
BOSS ENGINEERING COMPANY
Civil Engineers, Land Surveyors, Landscape Architects and Planners
3121 E. Grand River
Howell, MI 48843
(517) 546-4836

Prepared For :
Catholic Healthcare International
Jere Palazzolo
2464 Taylor Road, Suite 317
Wildwood, MO 63040
(636) 220-6550

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 40.01-acre site is located on the west side of Chilson Road, just south of Crooked Lake Road. The subject property is currently empty of any buildings or structures. The western and northern portion of the property is wooded with meadow in the southeast & central portion of the site. There are wetlands along the western edge of the property. There are residential properties and farmland bordering the north and south property lines, as well as a railroad just off the western property line. The site is within the Country Estate zoning area.

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.

Resources utilized to study the natural features of the site included an on-site visit, aerial photos from Google Earth, a web soil survey prepared by the USDA, Wetlands Inventory Maps prepared by the MDEGLE as well as resources prepared by the Huron River Watershed Council and other Livingston County Natural resources agencies.

The eastern half of the site primarily slopes to a low point on the southeastern corner of the property. The western half of the site sheet flows to the wooded areas and wetland areas in the rear of the site. The soils on site consist of loam, loamy sands, sandy loams, and complex soils.

The Livingston County Drain Commissioner's "Procedures and Design Criteria for Stormwater Management Systems and Soil Erosion Sedimentation Control Program" was followed throughout the design process. The reading states preservation of the natural environment and use of vegetated swales as the first and third most preferred best management practices, respectively. Thus, careful consideration was taken to ensure a site with minimal earth disturbance and drainage patterns that followed the pre-developed site. As a result, minimal tagged trees will need to be removed on the site for the construction of the site drive and parking. Bioswales will be implemented on site to provide a natural filtration method of any additional runoff. The bioswales are located at a current low spot as well as on the downslope prior to the wetland on site. These locations allow the site to maintain its current drainage pattern.

D. Impact on storm water 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 County Soil Conservation Service.

The site will utilize two bioswales to control stormwater runoff. Curb and gutter is being utilized around the parking lots and drives to direct stormwater to its proper location. Trench drains are being utilized to get the stormwater to the opposite side of the sidewalk behind the curb. The benefit of utilizing the trench drain and swales in this situation is that it maximizes the amount of stormwater contact with the swales and vegetation thereby increasing infiltration and treatment potential prior to entering into the bioswale areas. Additionally, proper sedimentation control devices such as tracking mats, silt fence, and seeding with mulch will be utilized during construction to control erosion and sedimentation. Given the small amount of proposed impervious area compared to the overall site area, there will be minimal impact on the storm runoff. In addition to sedimentation control devices being used, there will also be weekly inspections from a certified stormwater operator to ensure it is properly maintained and functioning throughout construction.

E. Impact on surrounding land use: 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 site will see an increase in use regardless of the facility, due to it being a vacant site. There is currently a line of trees along the southern property line. This will help to reduce any disturbances to the home adjacent to the southern property line. In addition to these existing trees, an entire double-staggered row of evergreen trees is being proposed along the south property line near the rear of the site and near the front parking lot in order to ensure an adequate buffer is obtained along the entire property line. The site lighting is kept to a minimum amount, that of which is required by the Township Ordinance. This lighting will be off as often as possible to reduce and minimize any light pollution from this site. Refer to the lighting plan in the Site Plan package for proposed photometrics.

This Prayer Campus contains outdoor elements such as a mural wall with altar, Stations of the Cross Trail and multiple other prayer trails, and various religious garden/landscape statues including that of St. Padre Pio. The mural wall includes an altar in front and is located within the looped drive on site. This will serve as an area for visitors to reflect and meditate and for special functions to be held outside. Occasional outdoor Mass will be held at this mural wall and altar location. The Magnificent Tree of Padre Pio is a large tree located on the site that will be featured with a landscape Statue of Padre Pio sitting underneath it. This statue will be incorporated into the landscape with boulders, and other vegetation. Part of St. Padre Pio's story involves a tree so the purpose is to utilize the site's natural environment and features to showcase St. Padre Pio's story. There is also a Stations of the Cross Trail between the two proposed parking lots. An existing large stand of trees is being used as the setting for the Stations of the Cross trail. Along the trail will be wood posts with decorative wood frames that contain the pictures depicting the route Jesus took to the Cross. This setting offers a natural environment for meditation and reflection for visitors. The wooded areas on the western and northern side of the property contain nature trails with various prayer and meditative components that will be worked into the landscape. These will include prayer plaques, landscape/garden statues, and similar components.

There is one building currently proposed for the site as part of this project and that is a 16' x 24' utility shed. This building is being located centrally on the site tucked against the existing treelines internal to the site and is of no visual impact to neighboring properties. Moreover, it will be designed to resemble a barn and will thus be harmonious with surrounding uses.

F. Impact on public facilities and services: Description of 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.

Public schools will not be impacted by the Prayer Campus. The impact on police protection will be negligible. The Brighton Area Fire Authority's needs are being accommodated in the road layout of the site, allowing for adequate access into the site. 39 parking spaces are proposed for this outdoor Prayer Campus.

On a regular basis, the Prayer Campus is a low volume site. The 39 parking spaces will easily accommodate the regular use of this Prayer Campus, and this is particularly true for the winter months (December through March), as this is an outdoor Prayer Campus.

G. Impact on public utilities: Description of 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 service with sanitary sewer, calculations for pre- and post-development flows 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.

There will be no public water or sanitary sewer facilities on this site. Storm water is being controlled/maintained on-site with the use of bioswales to promote infiltration and preserve the natural drainage patterns of the site.

H. Storage or handling of any hazardous materials: 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 will be no hazardous materials used or disposed of on this 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.

The Institute of Transportation Engineers Trip Generation Manual 10th Edition Volume 2 Part 2 does not contain a trip generation model for a religious outdoor Prayer Campus such as this. For determining parking, it is anticipated that an outdoor Mass will generate a level of interest to be serviced by 39 parking spaces. On a regular basis, the Prayer Campus is a low volume site. The 39 parking spaces will easily accommodate the regular use of this Prayer Campus, and this is particularly true for the winter months (December through March), as this is an outdoor Prayer Campus. A typical visit will usually last about an hour, which provides a reasonable timeframe for visitors to experience and walk through some prayer trails and reflect with quiet meditation throughout. It will not be uncommon for some visitors to stay on-site for a few hours at a time. So given the use of the site, it lends itself to generally longer visits which results in fewer overall vehicle trip ends in a peak hour.

CHI intends to hold two special events each year at the prayer campus: St. Pio's Feast Day (on or about September 23rd) and St. Pio's Birthday (on or about May 25th). These events may require additional parking if pre-registration numbers show that parking beyond the 39 spaces will be needed. Accordingly, in order to mitigate any traffic issues, including reducing traffic on Chilson Road and preventing parking on this road, overflow parking will be provided at a nearby church and CHI will utilize a shuttle service. These special religious events are typically attended by numbers less than those that attend other secular events that are permitted on private residences located along Chilson Road and near CHI's property, and the number of attendees at CHI's special religious events will be less than the number permitted by the Township's assembly ordinance, which requires special permits for outdoor assemblies "in excess of 1,000 in number."

The traffic counts section on Livingston County Road Commission's website was used to analyze Chilson Roads annual average daily traffic. The most recent data shows Chilson Road has an AADT of 2,500 between E Coon Lake Road and Beck Road. Chilson Road did experience an annual growth of -26% in 2014 due to the I-96 ramp on Latson Road being constructed. Chilson Road had an AADT of 4,505 prior to the construction of the ramp. The increased traffic generated by the Prayer Campus will have little overall impact to Chilson Road and Chilson Road has been shown to handle much larger AADT volumes in the past.

J. 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 ITE Trip Generation Manual, 10th Edition, does not contain any uses directly applicable to using property for outdoor religious expression and worship. The Church Land Use (560) in the ITE Manual calculates trip ends either via units of building floor area, number of attendees, or number of seats. Neither of which are applicable to an outdoor religious site such as this. Given the use of the site for nature trails as its primary use, a Public Park (411) in the ITE Manual is most applicable. Given the subject property is 40 acres in area, the site is projected to generate 44 trip ends on the peak hour generating event on a Sunday. The distribution was 39% entering the site while 61% exiting the site resulting in 17 inbound directional trips and 27 outbound directional trips. Saturday was slightly lower at 34 trip ends and weekdays lower still at 19 trip ends during the peak hour generator.

Although the site is over 10 acres in size, there are only 39 parking spaces provided for use. Any outdoor Mass, (which may be held weekly but more likely to occur about once or twice a month) or any prayer trail use is capped at 39 spaces. Any event/Mass being held is typically a minimum of 1 hour in duration, so quick vehicular turnover will not occur within a 1-hour period. The parking spaces provided are significantly below the 100 inbound or 100 outbound directional trip threshold as is the ITE Manual projections for a Public Park use.

Additionally, and as previously stated, for the two events per year that are planned, should pre-registration numbers show 39 spaces not to be sufficient, off-site parking and shuttle service will be provided to ensure traffic issues are mitigated.

In sum, traffic is not an issue.

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

N/A

L. A list of all sources shall be provided.

Genoa Township's *Submittal Requirements For Impact Assessment*

Genoa Township Zoning Ordinances

Soil Survey of Livingston County, Michigan, U.S.D.A. Soil Conservation Service

National Wetland Inventory Plan, United States Department of the Interior, Fish and Wildlife Service

ITE Trip Generation Manual, 10th Edition

PROPERTY DESCRIPTION:

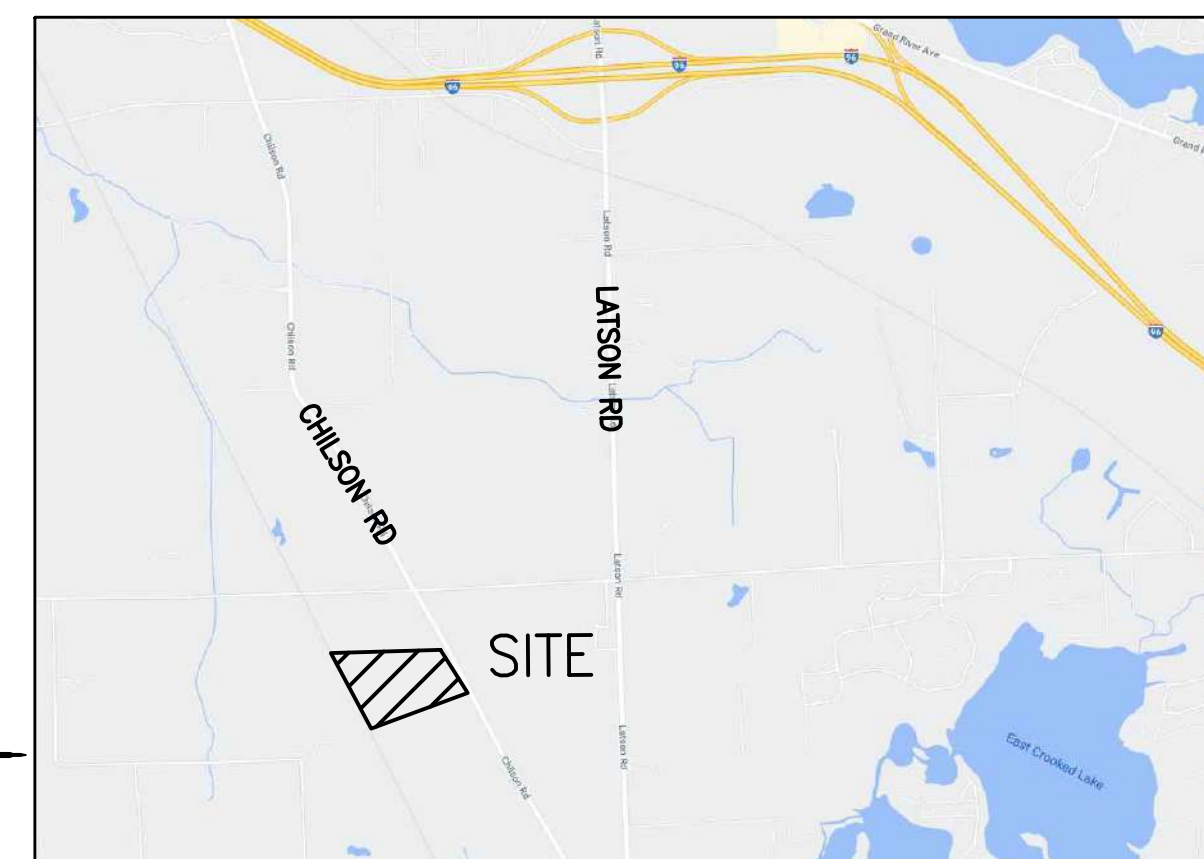
40 Acres Description:

A part of the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the Center of said Section 20, said Point lying S 00 degrees 04'22" W along the North-South 1/4 line of said Section, 2616.14 feet; thence N 89 degrees 16'18" E, 623.77 feet to the centerline of Chilson Road; thence N 25 degrees 37'28" W along said centerline, 511.68 feet; thence continuing along said centerline, N 25 degrees 35'58" W, 409.12 feet to the Point of Beginning of the Parcel to be described; thence S 64 degrees 49'10" W, 581.00 feet; thence S 52 degrees 45'14" W, 1157.74 feet to the Eastern Line of the Ann Arbor Railroad; thence N 25 degrees 10'14" W along said line, 1566.05 feet; thence N 89 degrees 04'43" E, 1874.35 feet to said centerline; thence S 25 degrees 35'58" E along said centerline, 553.96 feet to the Point of Beginning, containing 40.01 acres more or less and subject to the rights of the Public over existing Chilson Road. Description subject to a stake Survey in the field.

Prepared By: Mathew A. Brady P.S. P.O. Box 400 Brighton, Michigan 48116

SITE PLAN FOR CATHOLIC HEALTHCARE INTERNATIONAL PRAYER CAMPUS

PART OF NE,NW, & SW 1/4, SECTION 20 GENOA TOWNSHIP, LIVINGSTON COUNTY, MI

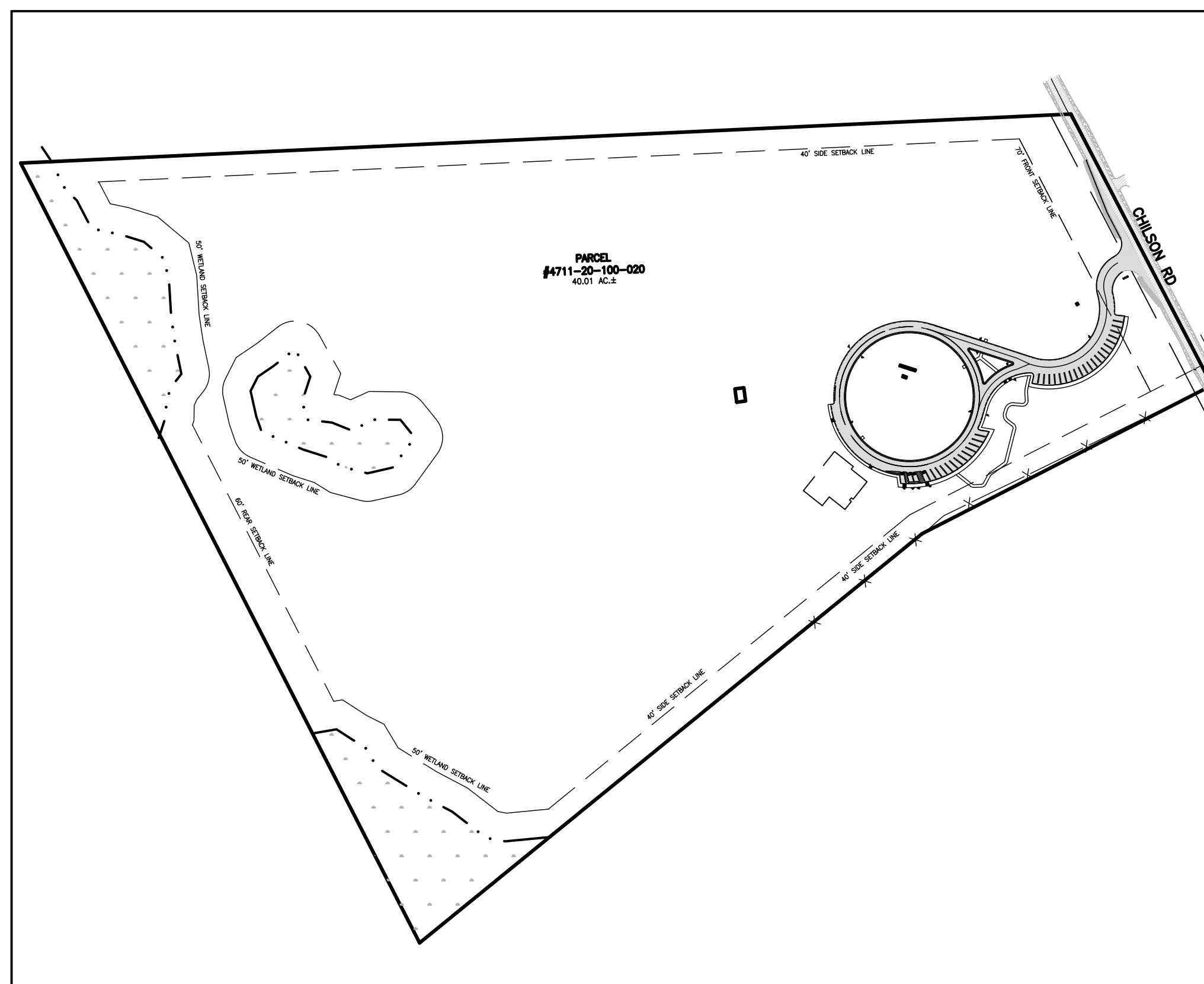


LOCATION MAP

NO SCALE

CONSTRUCTION NOTES

- THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
1. THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
 2. DO NOT SCALE THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
 3. A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
 4. IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
 5. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
 6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
 7. PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
 8. ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS.
 9. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
 10. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
 11. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
 12. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
 13. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 14. THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
 15. THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 16. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).
 17. ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 18. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
 19. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
 20. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
 21. IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
 22. NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
 24. ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
 25. ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
 26. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
 27. ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 28. AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
 29. ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
 30. NO SEEDING SHALL BE DONE AFTER OCTOBER 15 WITHOUT APPROVAL OF THE ENGINEER.
 31. ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
 32. SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
 33. ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.



OVERALL SITE MAP

NO SCALE

INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

FEDERAL LITIGATION STATEMENT

THIS SUBMISSION IS BEING MADE UNDER PROTEST AND WITH A RESERVATION OF ALL RIGHTS, CLAIMS, AND DEFENSES, SPECIFICALLY INCLUDING THOSE SET FORTH IN THE CURRENT FEDERAL LITIGATION IN CATHOLIC HEALTHCARE INTERNATIONAL V. GENOA TOWNSHIP, CASE NO. 5:21-cv-11303-JEL-DRG, WHICH INCLUDES THE RESERVED RIGHT TO CONSTRUCT THE ST. PADRE PIO ADORATION CHAPEL ON CATHOLIC HEALTHCARE INTERNATIONAL INC.'S ("CHI") PROPERTY-THE PROPERTY WHICH IS THE SUBJECT OF THIS SUBMISSION-SHOULD CHI ULTIMATELY PREVAIL IN THE FEDERAL LITIGATION. THE PROPOSED FUTURE LOCATION OF THE ST. PADRE PIO ADORATION CHAPEL IS OUTLINED IN THE ATTACHED SITE PLAN, AND IT IS THE SAME LOCATION THAT WAS IDENTIFIED IN THE PREVIOUS APPLICATION THAT GENOA TOWNSHIP DENIED AND WHICH IS THE SUBJECT OF THE FEDERAL LITIGATION.

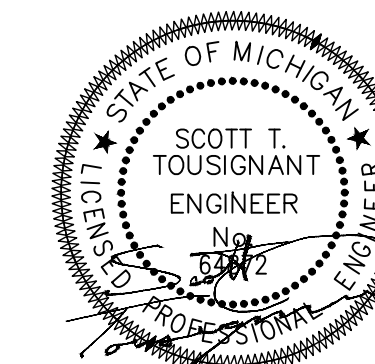
ARCHITECT SWANSON DESIGN STUDIOS 329 EAST GRAND RIVER AVE LANSING, MI 48906 CONTACT: MARY SWANSON PHONE: 517-482-9039 EMAIL: MSWANSON@SWANSONDESIGN.COM	CONTRACTOR TO BE DETERMINED	ON-SITE PROJECT SUPERVISOR TO BE DETERMINED
--	---------------------------------------	---

PREPARED FOR:

CATHOLIC HEALTHCARE INTERNATIONAL
2464 TAYLOR ROAD SUITE 317
WILDWOOD, MO 63040
CONTACT: JERE PALAZZOLO
PHONE: 636-220-6550

PREPARED BY:

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



FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

		1	
1	ST	PER TOWNSHIP REVIEW	11/22/21
NO	BY	CK	REVISION
		DATE	ISSUE DATE: 10/15/21
		JOB NO: 20-477-3	

NATURAL FEATURES NARRATIVE:

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

WETLAND "A"

AN ESTIMATED 1.24 ACRE "FRESHWATER EMERGENT WETLAND" AS DESCRIBED BY THE NATIONAL WETLANDS INVENTORY, CONTIGUES OFF-SITE AND IS PART OF A MUCH LARGER WETLAND WHICH QUALIFIES IT AS A REGULATED WETLAND. THE DOMINANT PLANT SPECIES ARE RED OSIER DOGWOOD, GRAY DOGWOOD, SENSITIVE FERN, AND REED CANARY GRASS. THIS WETLAND BORDERS THE RAILROAD CORRIDOR AT THE WEST PROPERTY LINE. A DRAINAGE CHANNEL RUNS PARALLEL TO THE RAILROAD TRACKS AND WETLAND "A" IS A COLLECTOR BASIN OF THE DRAINAGE CHANNEL.

WETLAND "B"

AN ESTIMATED 1.05 ACRE "FRESHWATER EMERGENT WETLAND" THAT IS COMPOSED OF COMPOSED OF HYDRIC CARLISLE MUCK SOILS. THIS WETLAND ALSO CONTIGUES OFF SITE TO THE NORTH AND IS A REGULATED WETLAND AS IT HAS A HYDRIC CONNECTION TO WETLAND A VIA DRAINAGE DITCH. THE DOMINANT PLANT SPECIES ARE GRAY DOGWOOD, SENSITIVE FERN, AND REED CANARY GRASS.

WETLAND "C"

AN ESTIMATED 0.99 ACRE "LOWLAND HARDWOOD" WETLAND, ACCORDING TO THE EGLE WETLAND MAP VIEWER. THIS WETLAND IS DOMINATED BY REED CANARY GRASS WITH A FEW BUTTON BUSH SHRUBS SCATTERED THROUGHOUT.

ZONE "A"

ZONE "A" IS A STAND OF HEALTHY AND MATURE WHITE PINE TREES THAT AVERAGE APPROXIMATELY 20' AT DIAMETER BREAST HEIGHT IN SIZE. THE TREES ARE PLANTED ON AVERAGE 10-15' APART FROM ONE ANOTHER.

ZONE "B"

ZONE "B" IS APPROXIMATELY 8.4 ACRES IN SIZE AND IS MOSTLY OPEN SPACE AND MANAGED LAWN AREAS WITH MINIMAL SLOPES. THE SOILS CONSIST MOSTLY OF BOYER OSHTEMO SANDY LOAMS. THERE ARE FEW TREES IN THIS ZONE, THOUGH A MURAL WALL OF MATURE AND MOSTLY HEALTHY BOX ELDER TREES IS LOCATED IN THE CENTER OF THE SITE THAT WILL BE PROTECTED.

ZONE "C"

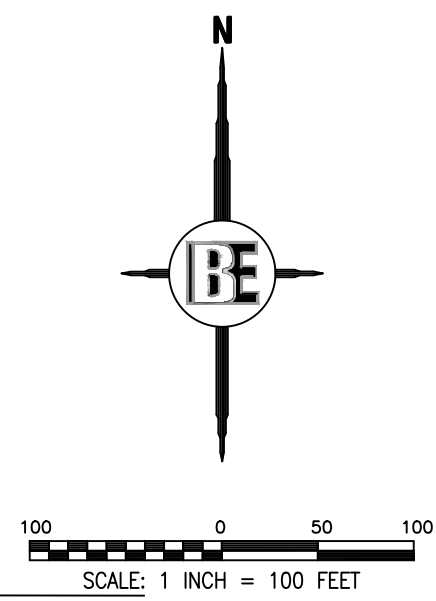
ZONE "C" IS APPROXIMATELY 9.7 ACRES IN SIZE. THE TREES CONSIST OF MATURE RED OAK, BLACK CHERRY, BLACK WALNUT, AND SHAGBARK HICKORY RANGING FROM 10-20' AT DIAMETER BREAST HEIGHT. THE UNDERSTORY IS RELATIVELY OPEN WITH SOME BLACK RASPBERRY BRAMBLES AND MULTIFLORA ROSES OCCUPYING THE OPEN SPACES. THERE ARE HICKORY AND OAK SAPLINGS SPREAD THROUGHOUT INDICATING A HEALTHY FUTURE FOR SUCCESSION. SOILS ARE WASHTEANAW SILT LOAMS AND BOYER OSHTEMO SAND LOAMS WITH MINIMAL SLOPES.

ZONE "D"

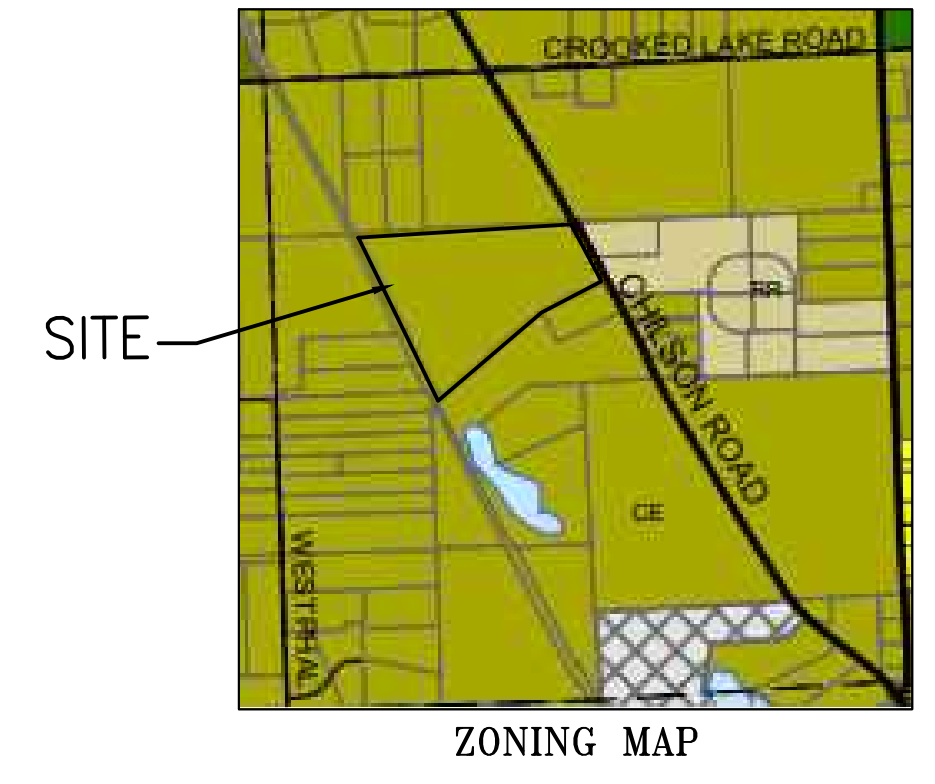
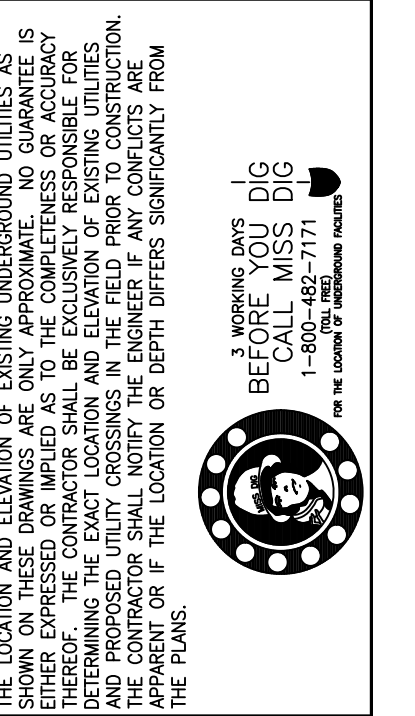
ZONE "D" IS APPROXIMATELY 2.72 ACRES IN SIZE AND IS WHAT APPEARS TO BE MOUNDED EARTH LIKELY FROM MASS GRADING EFFORTS THAT WERE EXECUTED MANY YEARS AGO. THE AREA IS MOSTLY OPEN SPACE WITH 3:1 SLOPES LEADING TO THE TOP. PLANT SPECIES INCLUDE GOLDEN ROD, VARIOUS ASTERS, AND SEVERAL EASTERN RED CEDAR TREES. THERE ARE SEVERAL CRABAPPLE TREES PLANTED THROUGHOUT.

ZONE "E"

ZONE "E" IS APPROXIMATELY 18 ACRES IN SIZE WITH MATURE BLACK CHEERY, RED OAK, SHAGBARK HICKORY RANGING FROM 12-20' AT DIAMETER BREAST HEIGHT. THERE ARE SEVERAL LANDMARK TREES THAT INCLUDE RED OAK AND BLACK CHERRY. THE UNDERSTORY INCLUDES BRAMBLE, POKEWED, HONEYSUCKLE, A FEW HICKORY AND OAK SAPLINGS, AND AN OCCASIONAL CELESTRIS VINE. THERE IS ALSO A STAND OF AMERICAN ELM TREES. THERE IS A GENTLE SLOPE TO THE LAND THAT DRAINS STORMWATER TO THE WEST. IN THE NORTHEAST, THERE APPEARS TO BE REMNANTS OF AN OLD BUILDING FOUNDATION THAT HAS BEEN DEMOLISHED AND SET INTO A PILE OF RUBBLE ATOP A SMALL HILL.



LEGEND		
PROPOSED (PR)	EXISTING (EX)	
000	+922.08	CONTOUR
T/C		SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
FG	FG	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RM	RM	ROOM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARWARD STRUCTURE
ES	ES	END-SECTION
OV	OV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
SL	SL	SILT FENCE
W	W	WETLAND BOUNDARY
L	L	LIMITS OF GRADING/CLEARING
M	M	MANHOLE
I	I	INLET / CATCHBASIN
F	F	FLARED END-SECTION
G	G	GATE VALVE
H	H	HYDRANT
U	U	UTILITY POLE
S	S	SIGN
N	N	NOT FIELD VERIFIED
R	R	TO BE REMOVED
TL	TL	SANITARY SEWER LABEL
SL	SL	STORM SEWER LABEL
WL	WL	WATER MAIN LABEL
PC	PC	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
CO	CO	CONCRETE
AS	AS	ASPHALT
MC	MC	MODIFIED CURB



- GENERAL SURVEY NOTES:**
- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, RECORDED BEARINGS WERE ESTABLISHED FROM LIVINGSTON ENGINEERING SURVEY JOB NO. 19208, AS RECORDED IN 20195-0113, LIVINGSTON COUNTY RECORDS.
 - SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
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 - CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
 - THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
 - ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

SITE BENCHMARKS (NAVD88 DATUM):
-BM #200 = BOSS NAIL/TAG S/S 24" OAK TREE.
 ELEV.=959.08
-BM #201 = BOSS NAIL/TAG S/S P-POLE CENTER OF SITE.
 ELEV.=958.47

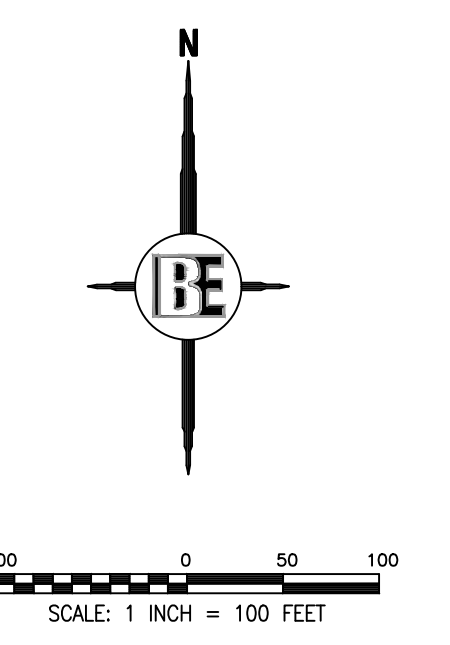
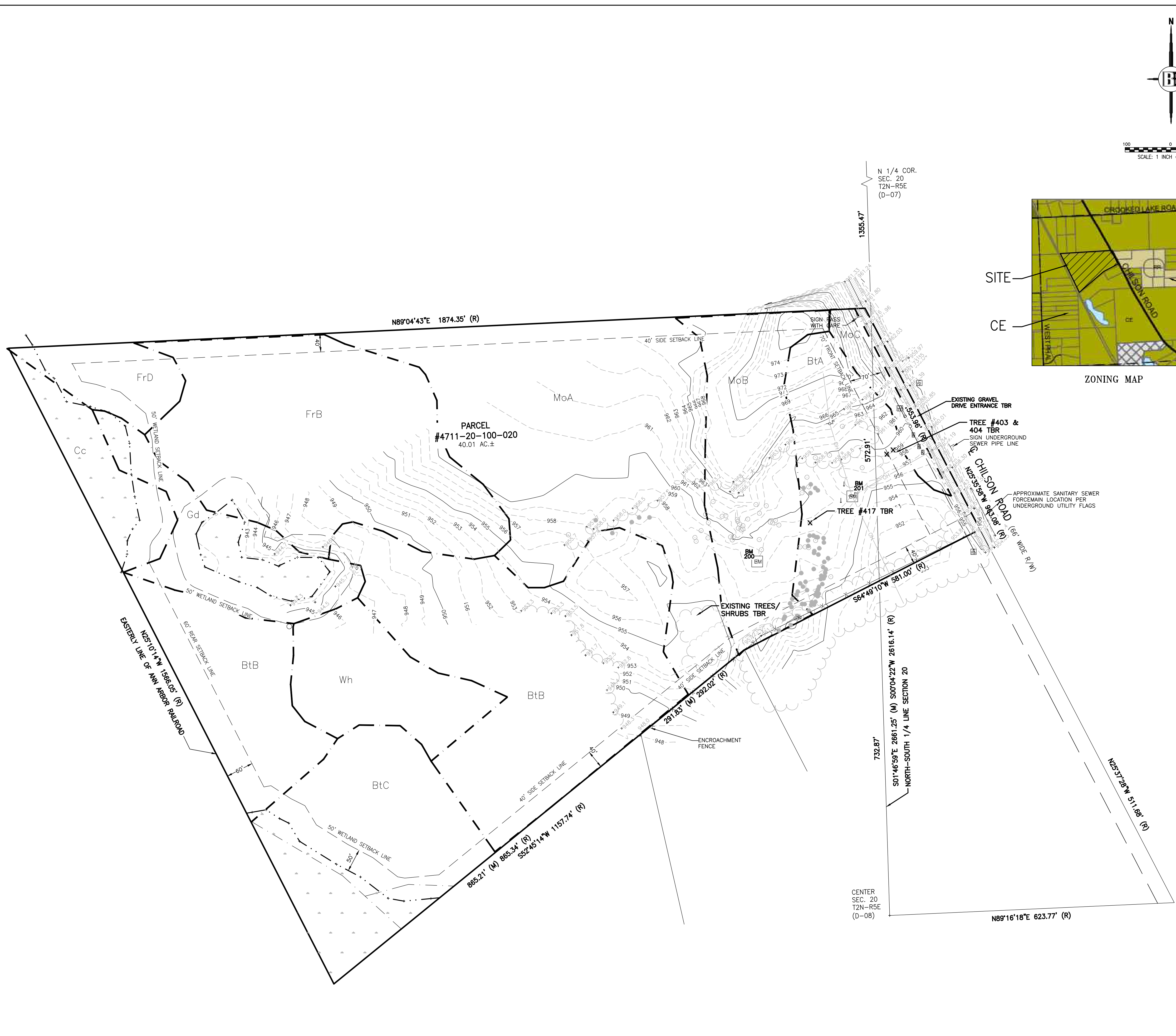
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BA	Boyer-Oshemo loamy sands, 2 to 6 percent slopes	3.2	8.0%
BB	Boyer-Oshemo loamy sands, 2 to 6 percent slopes	7.9	21.2%
BC	Boyer-Oshemo loamy sands, 0 to 2 percent slopes	2.1	5.5%
Cs	Carlisle muck, 0 to 2 percent slopes	1.8	3.9%
FIB	Fau-Boyer complex, 2 to 6 percent slopes	5.9	15.9%
FG	Fau-Boyer complex, 12 to 18 percent slopes	0.9	2.3%
GS	Gifford sandy loam, 0 to 2 percent slopes, gravelly subsoil	2.9	6.2%
MoA	Waueca loam, 0 to 2 percent slopes	7.0	18.8%
MdB	Waueca loam, 2 to 6 percent slopes	3.7	9.9%
MoC	Waueca loam, 8 to 12 percent slopes	0.7	1.8%
Wn	Washnetaw silt loam	2.2	6.0%
Totals for Area of Interest		37.3	100.0%

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

PROJECT: **CATHOLIC HEALTHCARE INTERNATIONAL - PRAYER CAMPUS**
 PREPARED FOR: **CATHOLIC HEALTHCARE INTERNATIONAL**
 2464 TAYLOR ROAD, SUITE 317
 WILLOWOOD, MO 63090
 314-922-2136

TITLE	DATE	PER	TWP	REVIEW	PER
NATURAL FEATURES PLAN	11/22/21	1	ST	NO	BY
DESIGNED BY:	JH				
DRAWN BY:	JH				
CHECKED BY:					
SCALE:	1" = 100'				
JOB NO:	20-477-3				
DATE:	10-15-2021				
SHEET NO.	2				





LEGEND

PROPOSED (PR)	EXISTING (EX)	
---	---	CONTOUR
---	---	SPOT ELEVATION
---	---	FINISHED FLOOR ELEVATION
---	---	FINISHED GRADE ELEVATION
---	---	TOP OF ASPHALT
---	---	TOP OF CURB / CONCRETE
---	---	TOP OF WALK
---	---	FLOW LINE
---	---	TOP OF PIPE
---	---	BOTTOM OF PIPE
---	---	RIM ELEVATION
---	---	INVERT ELEVATION
---	---	MANHOLE STRUCTURE
---	---	INLET STRUCTURE
---	---	CATCHBASIN STRUCTURE
---	---	REARWARD STRUCTURE
---	---	END-SECTION
---	---	GATEVALVE STRUCTURE
---	---	HYDRANT
---	---	UTILITY POLE
---	---	SANITARY SEWER
---	---	SANITARY LEAD
---	---	FORCE MAIN
---	---	PRESSURE SEWER
---	---	STORM SEWER
---	---	WATER MAIN
---	---	WATER LEAD
---	---	FIBER OPTIC
---	---	OVERHEAD WIRE
---	---	CABLE
---	---	ELECTRIC
---	---	GAS
---	---	TELEPHONE
---	---	FENCE
---	---	SILT FENCE
---	---	WETLAND BOUNDARY
---	---	LIMITS OF GRADING/CLEARING
---	---	MANHOLE
---	---	INLET / CATCHBASIN
---	---	FLARED END-SECTION
---	---	GATE VALVE
---	---	HYDRANT
---	---	UTILITY POLE
---	---	SIGN
---	---	NOT FIELD VERIFIED TO BE REMOVED
---	---	SANITARY SEWER LABEL
---	---	STORM SEWER LABEL
---	---	WATER MAIN LABEL
---	---	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
---	---	CONCRETE
---	---	ASPHALT
---	---	MODIFIED CURB
---	---	SOIL BOUNDARY



GENERAL SURVEY NOTES:

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 -BM #201 = BOSS NAIL/TAG S/S P.POLE CENTER OF SITE. ELEV.=958.47

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BtA	Boyer-Ottawa loamy sands, 0 to 2 percent slopes	3.2	8.5%
BtB	Boyer-Ottawa loamy sands, 2 to 6 percent slopes	7.9	21.2%
BtC	Boyer-Ottawa loamy sands, 6 to 12 percent slopes	2.1	5.6%
Cc	Carters muck, 0 to 2 percent slopes	1.5	3.9%
FrB	Fair-Boyer complex, 2 to 6 percent slopes	5.9	15.9%
FrD	Fair-Boyer complex, 12 to 18 percent slopes	0.9	2.3%
Gd	Gifford sandy loam, 0 to 2 percent slopes, generally subsoil	2.3	6.2%
MAA	Wauvee loam, 0 to 2 percent slopes	7.0	18.8%
MAb	Wauvee loam, 2 to 6 percent slopes	3.7	9.9%
MAc	Wauvee loam, 6 to 12 percent slopes	0.7	1.8%
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Totals for Area of Interest		37.3	100.0%

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS SHOWN ON THESE DRAWINGS AS TO THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CONFLICTS ARE FOUND, THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

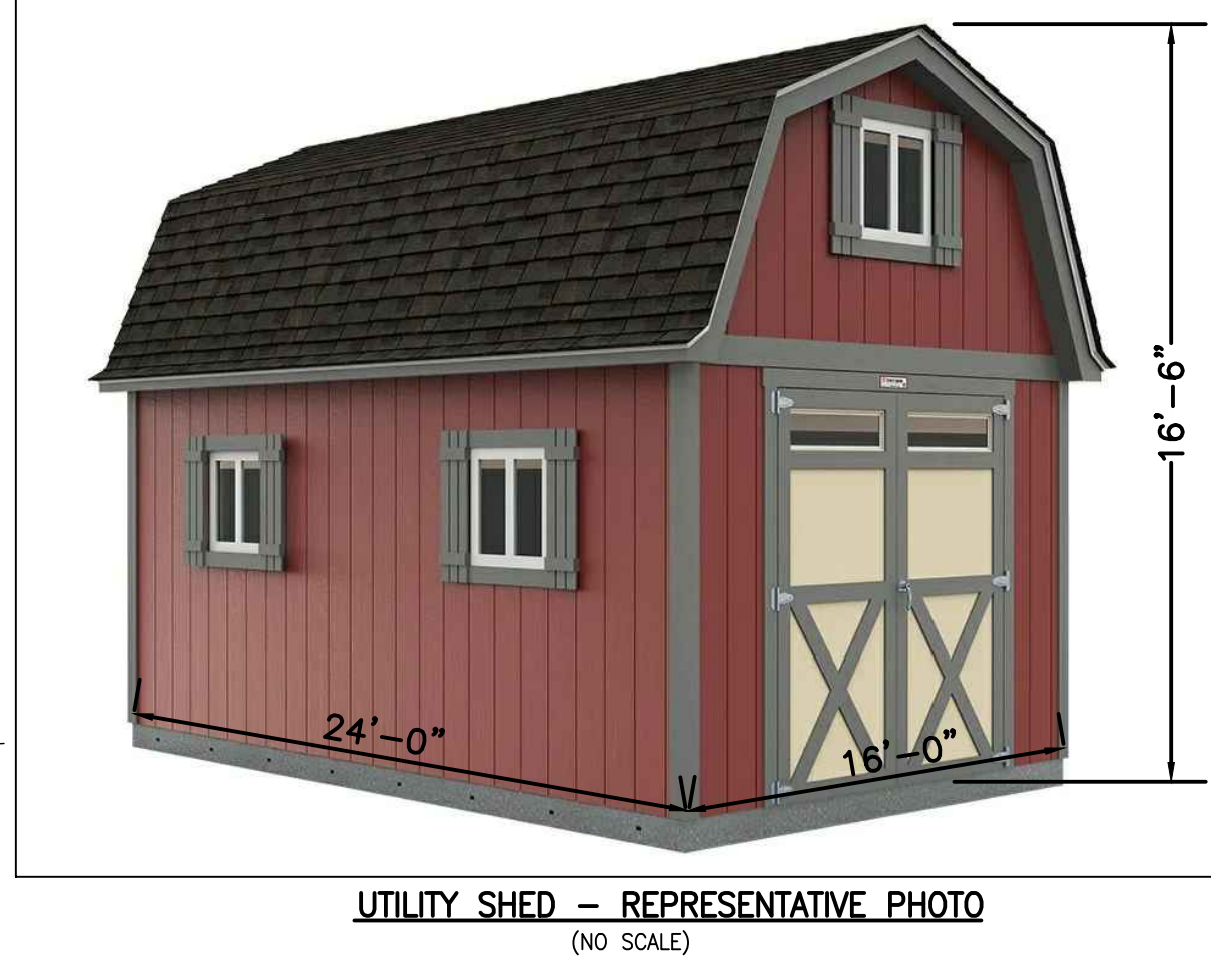
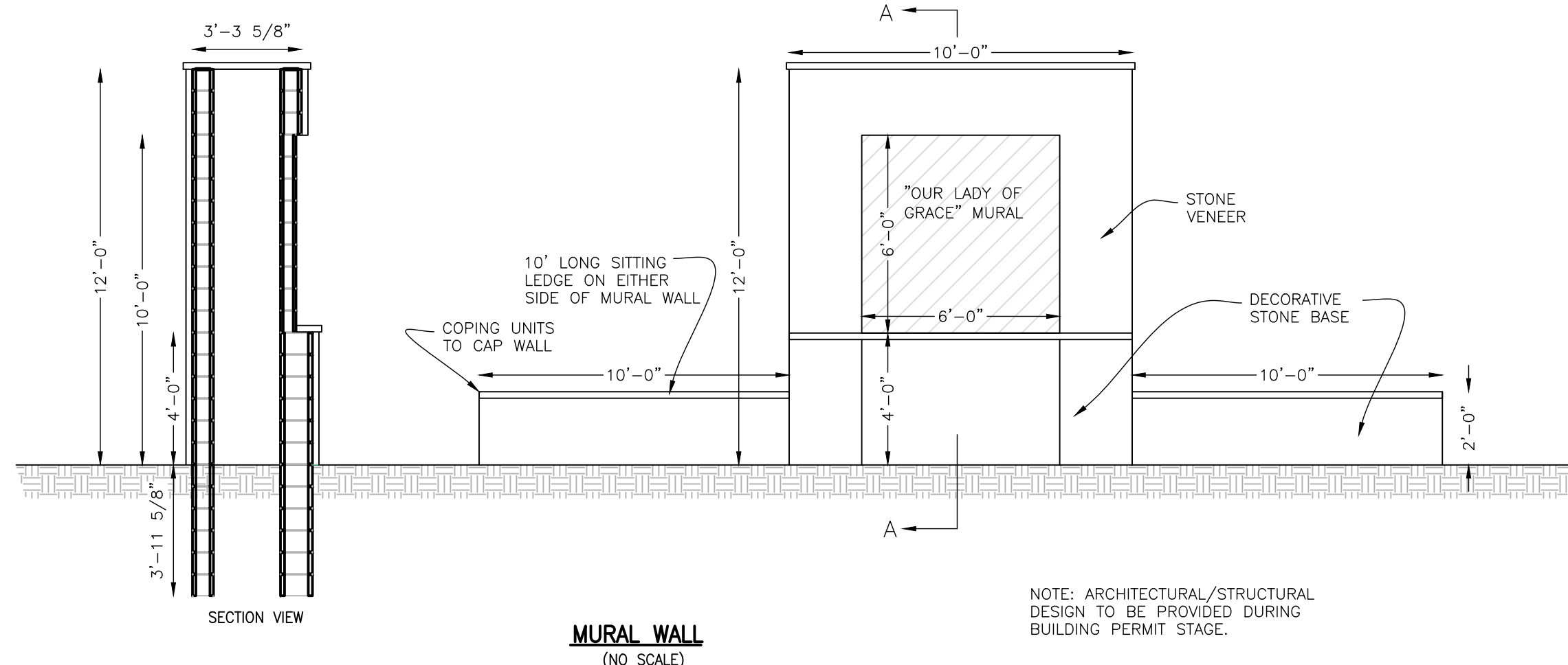
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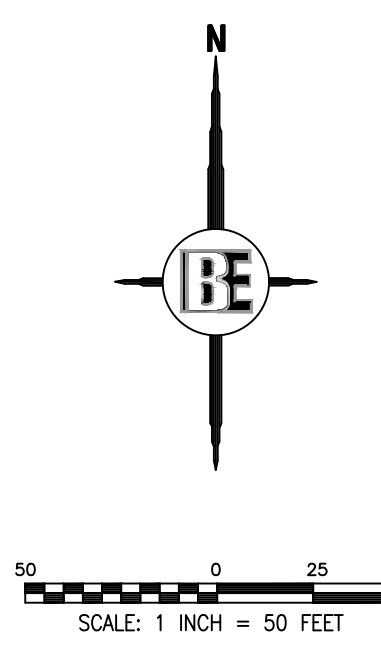
TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

NO	BY	PER TWP REVIEW	REVISION PER	DATE
1	ST			11/22/21

DESIGNED BY: ST
 DRAWN BY: ST
 CHECKED BY:
 SCALE: 1" = 100'
 JOB NO: 20-477-3
 DATE: 10-15-2021
 SHEET NO. 3



- UTILITY SHED NOTES:
 - BARN STYLE GABLE ROOF PITCH AND DIMENSIONAL SHINGLES
 - 6"7" TALL SHED DOOR
 - 2"x4" WALL STUDS PLACED 16" O.C.
 - LP SILVERTECH RADIANT BARRIER SIDING
 - COLOR: CHEROKEE RED

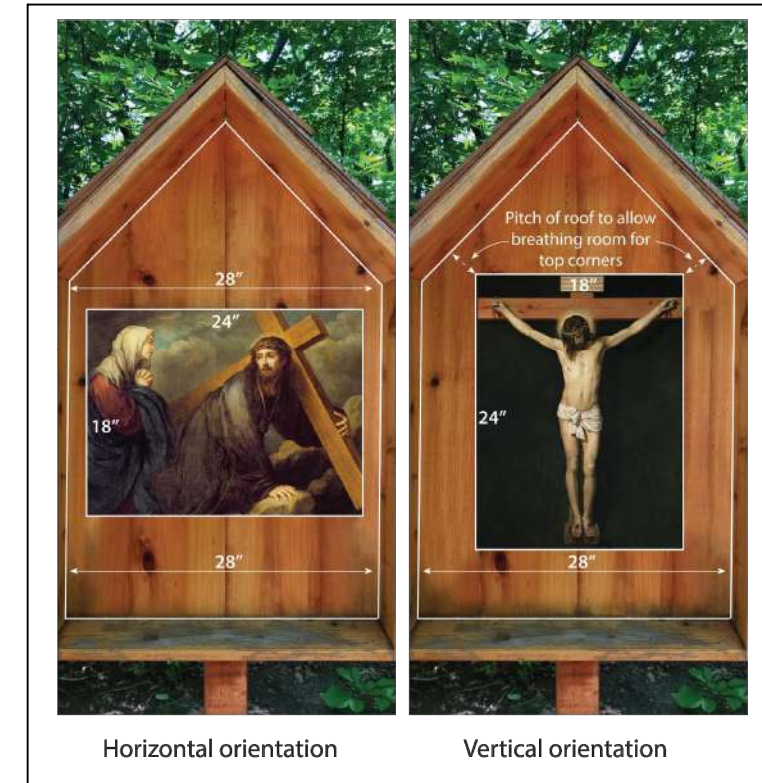


LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
FF	FF	CONTOUR
FG	FG	SPOT ELEVATION
T/A	T/A	FINISHED FLOOR ELEVATION
T/C	T/C	FINISHED GRADE ELEVATION
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F/L	F/L	TOP OF CURB / CONCRETE
T/P	T/P	TOP OF WALK
B/P	B/P	FLOW LINE
RM	RM	TOP OF PIPE
INV	INV	RIM ELEVATION
MH	MH	INVERT ELEVATION
IN	IN	MANHOLE STRUCTURE
CB	CB	INLET STRUCTURE
RY	RY	CATCHBASIN STRUCTURE
ES	ES	REAR/BACK STRUCTURE
OV	OV	END-SECTION
HY	HY	GATEVALVE STRUCTURE
UP	UP	HYDRANT
SN	SN	UTILITY POLE
SL	SL	SANITARY SEWER
FM	FM	SANITARY LEAD
PS	PS	FORCE MAIN
ST	ST	PRESSURE SEWER
WM	WM	STORM SEWER
WL	WL	WATER MAIN
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
F	F	FENCE
X	X	SILT FENCE
W	W	WETLAND BOUNDARY
...	...	LIMITS OF GRADING/CLEARING
...	...	MANHOLE
...	...	INLET / CATCHBASIN
...	...	FLARED END-SECTION
...	...	GATE VALVE
...	...	HYDRANT
...	...	UTILITY POLE
...	...	SIGN
...	...	NOT FIELD VERIFIED
...	...	TO BE REMOVED
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...	...	WATER MAIN LABEL
...	...	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
...	...	CONCRETE
...	...	ASPHALT
...	...	MODIFIED CURB
...	...	WELL ISOLATION

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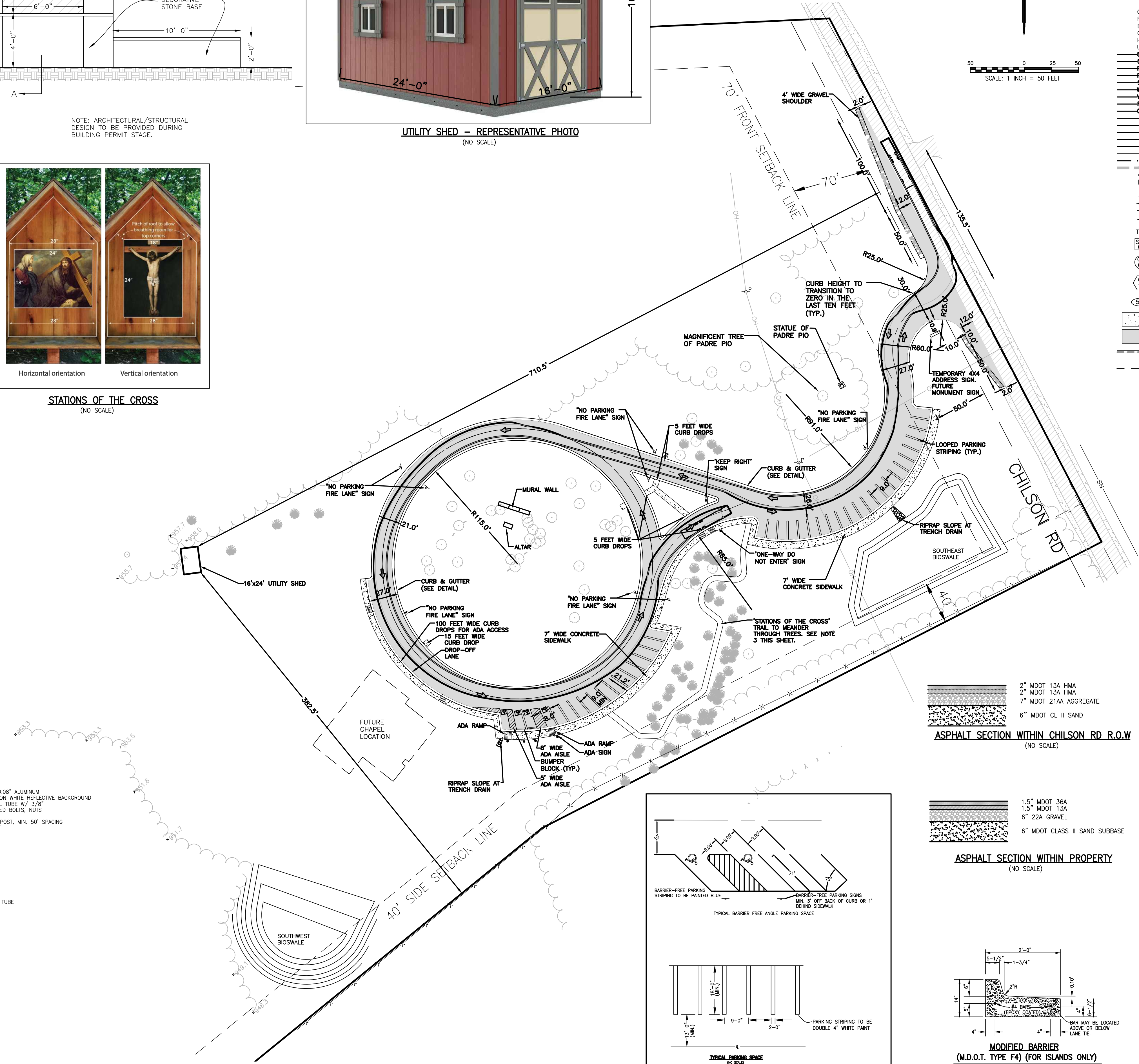


STATUE OF PADRE PIO (NO SCALE)

MURAL WALL SIGN (NO SCALE)

STATIONS OF THE CROSS (NO SCALE)

- NOTE:**
- ANY FUTURE ADDITIONS OR CHANGES IN USE OF THE SITE MAY REQUIRE TRAFFIC IMPROVEMENTS TO THE APPROACH AND/OR CHILSON ROAD TO ACCOMMODATE THE INCREASE IN TRAFFIC.
 - THE ASPHALT ACCESS ROADS ARE PER TOWNSHIP STANDARDS AND CAPABLE OF SUPPORTING A FIRE APPARATUS LOAD OF AT LEAST 84,000 POUNDS.
 - THE STATIONS OF THE CROSS TRAIL IS TO MEANDER THROUGH THE TREES AND BE A NATURAL TRAIL (EXISTING GROUND). ALONG THE TRAIL WILL BE 14 STATIONS OF THE CROSS WHICH CONSIST OF A POST AND DECORATIVE WOOD FRAME FOR A PICTURE OF THE STATION OF THE CROSS. A SAMPLE PICTURE OF THIS POST AND DECORATIVE WOOD FRAME IS INCLUDED IN THESE PLANS.

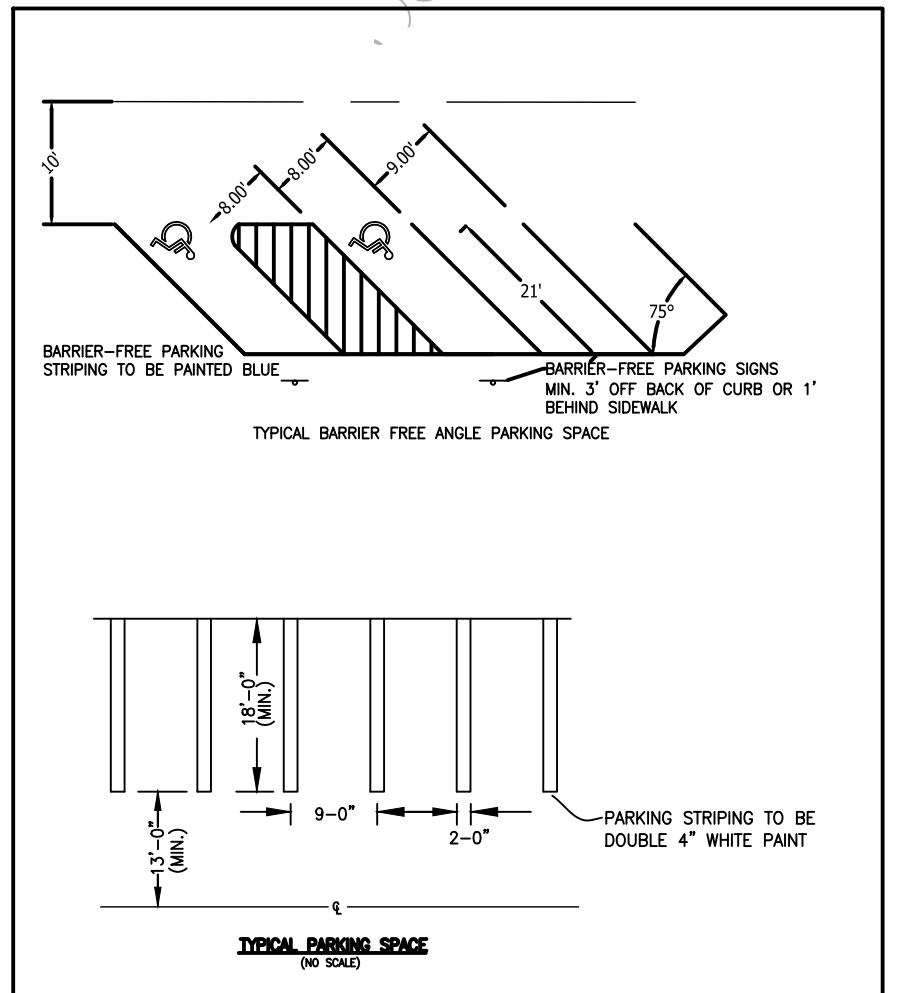
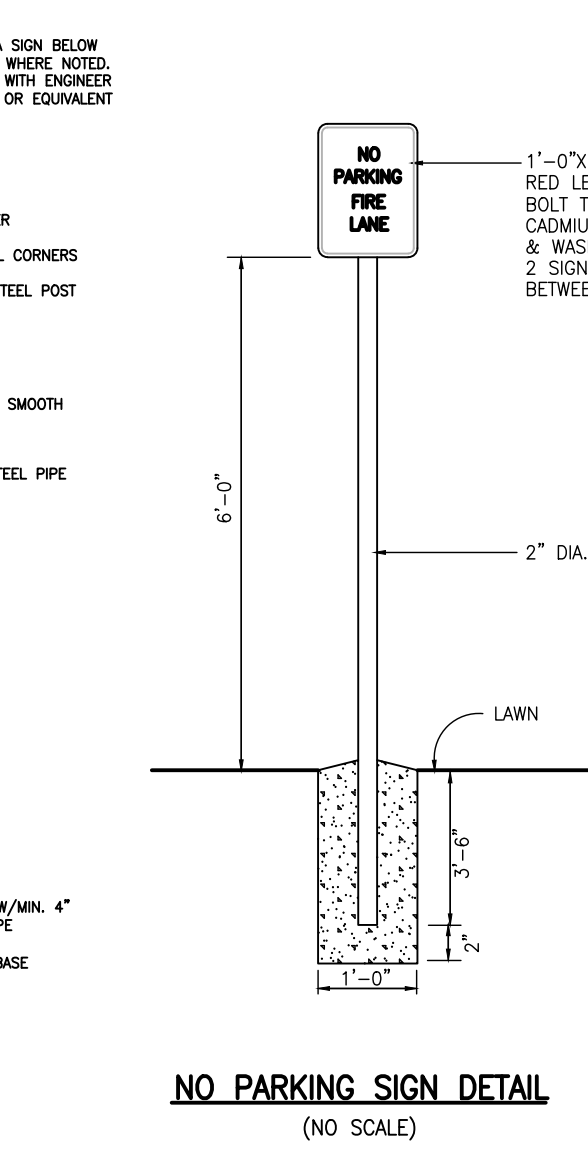
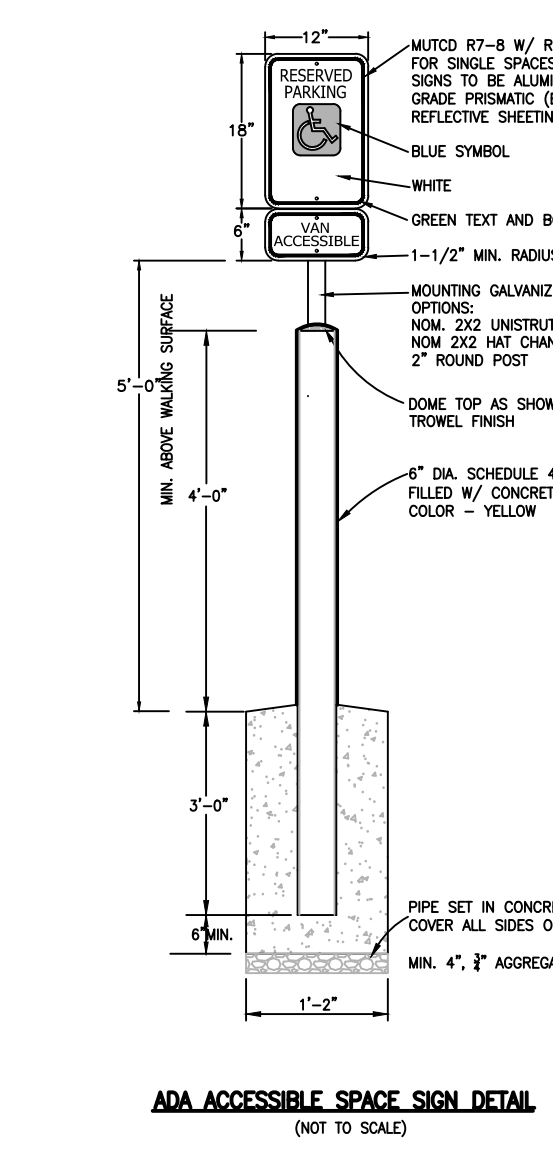


Brighton Area Fire Authority

Overall Length	49.083ft
Overall Width	9.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°

PARKING SPACES PROVIDED:
 39 PARKING SPACES PROVIDED

CURRENT ZONING: CE (COUNTRY ESTATE)
 MINIMUM SETBACK REQUIREMENTS:
 FRONT = 75 FEET
 SIDES = 40 FEET
 REAR = 60 FEET
 ORDINARY HIGH WATER MARK = 50 FEET
 MINIMUM LOT AREA = 5 AC.
 MINIMUM LOT WIDTH = 220 FEET
 MAXIMUM LOT COVERAGE = NA
 MAXIMUM BUILDING HT. = 35 FEET OR (2) STORES

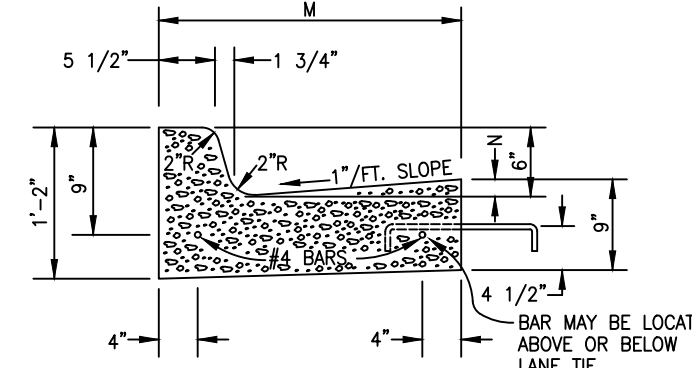


ASPHALT SECTION WITHIN CHILSON RD R.O.W. (NO SCALE)

ASPHALT SECTION WITHIN PROPERTY (NO SCALE)

WALKING TRAIL CROSS-SECTION (NO SCALE)

4" CONCRETE SIDEWALK (NO SCALE)



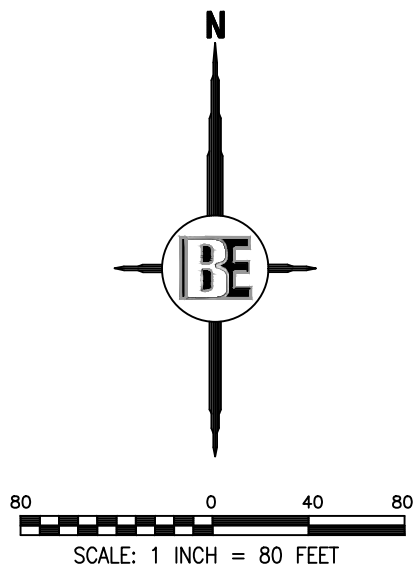
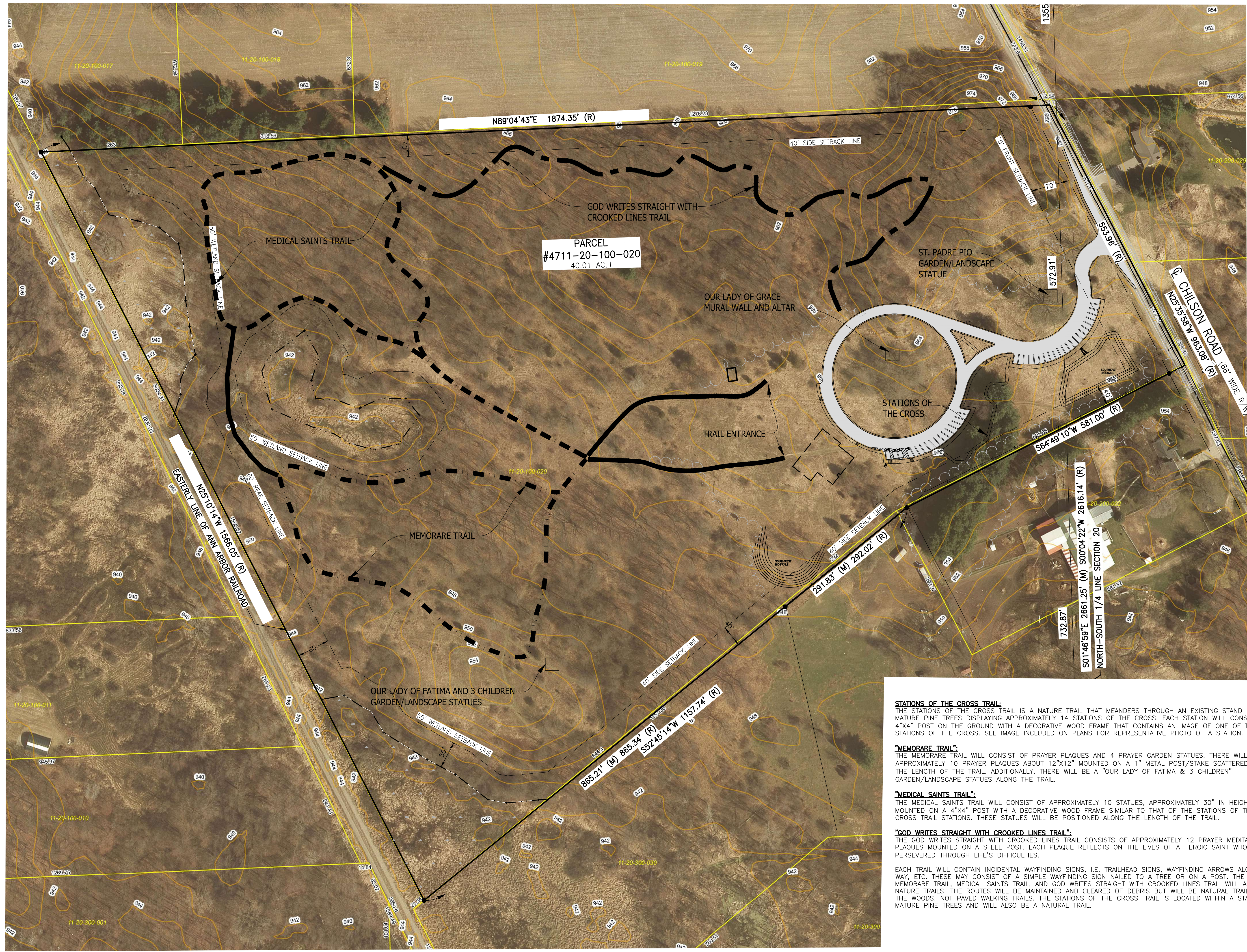
DETAIL	M	N	LANE TIES	CONCRETE CU.YO/LIN.FT.
F1	1'-0"	7'-8"	AS-SHOWN	0.0484
F2	2'-0"	7'-8"	OMITTED	0.0484
F3	2'-0"	1'-3/8"	AS-SHOWN	0.0610
F4	2'-0"	1'-3/8"	OMITTED	0.0610
F5	2'-0"	1'-7/8"	AS-SHOWN	0.0737
F6	2'-0"	1'-7/8"	OMITTED	0.0737

CATHOLIC HEALTHCARE INTERNATIONAL - PRAYER CAMPUS
 CATHOLIC HEALTHCARE INTERNATIONAL
 2464 TAYLOR ROAD, SUITE 317
 WILLOWOOD, MO 63140
 314-922-2136

DATE	REVISION	PER	TWP	REVIEW
11/22/21	1	ST		BY

DESIGNED BY: ST
 DRAWN BY: ST
 CHECKED BY:
 SCALE: 1" = 50'
 JOB NO: 20-477-3
 DATE: 10-15-2021
 SHEET NO. 4

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



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CONFLICTS ARE FOUND. THE CONTRACTOR SHALL VERIFY THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

BEBOSS ENGINEERING, INC.
 BEBOSS ENGINEERING, INC.
 CALL: M55 DIG
 1-800-462-7171
 www.beboss-engineering.com

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

PROJECT: CATHOLIC HEALTHCARE INTERNATIONAL - PRAYER CAMPUS
 PREPARED FOR: CATHOLIC HEALTHCARE INTERNATIONAL
 2464 TAYLOR ROAD, SUITE 317
 WILLOWOOD, IN 46090
 314-932-2136

TITLE: OVERALL SITE PLAN

NO.	BY	REVISION	DATE
1	ST	DESIGNED BY	11/22/21
1	ST	DRAWN BY	
1	ST	CHECKED BY	
1	ST	SCALE: 1" = 100'	
1	ST	JOB NO: 20-477-3	
1	ST	DATE: 10-15-2021	
1	ST	SHEET NO.	
1	ST	4A	

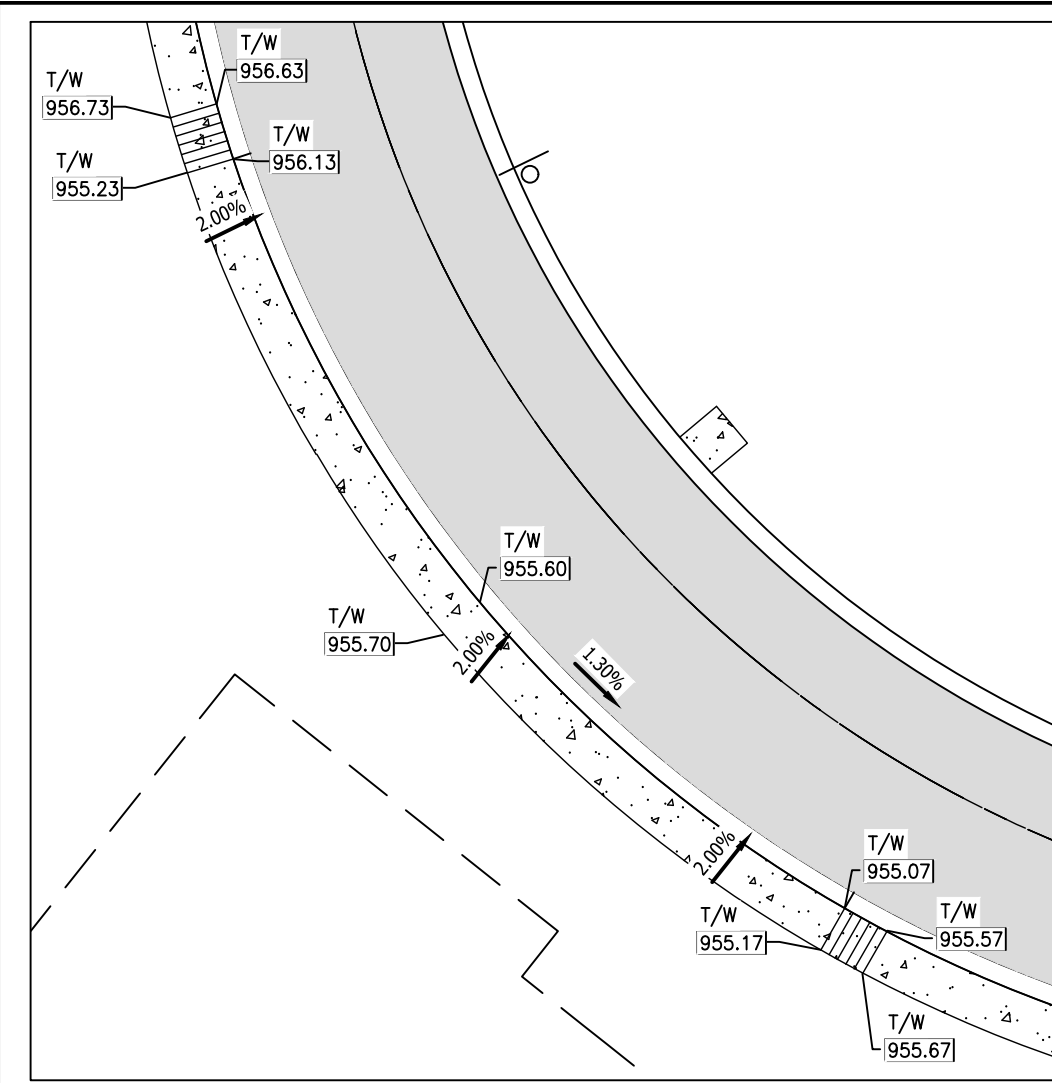
STATIONS OF THE CROSS TRAIL:
 THE STATIONS OF THE CROSS TRAIL IS A NATURE TRAIL THAT MEANDERS THROUGH AN EXISTING STAND OF MATURE PINE TREES DISPLAYING APPROXIMATELY 14 STATIONS OF THE CROSS. EACH STATION WILL CONSIST OF A 4"x4" POST ON THE GROUND WITH A DECORATIVE WOOD FRAME THAT CONTAINS AN IMAGE OF ONE OF THE STATIONS OF THE CROSS. SEE IMAGE INCLUDED ON PLANS FOR REPRESENTATIVE PHOTO OF A STATION.

"MEMORARE TRAIL":
 THE MEMORARE TRAIL WILL CONSIST OF PRAYER PLAQUES AND 4 PRAYER GARDEN STATUES. THERE WILL BE APPROXIMATELY 10 PRAYER PLAQUES ABOUT 12"x12" MOUNTED ON A 1" METAL POST/STAKE SCATTERED ALONG THE LENGTH OF THE TRAIL. ADDITIONALLY, THERE WILL BE A "OUR LADY OF FATIMA & 3 CHILDREN" GARDEN/LANDSCAPE STATUES ALONG THE TRAIL.

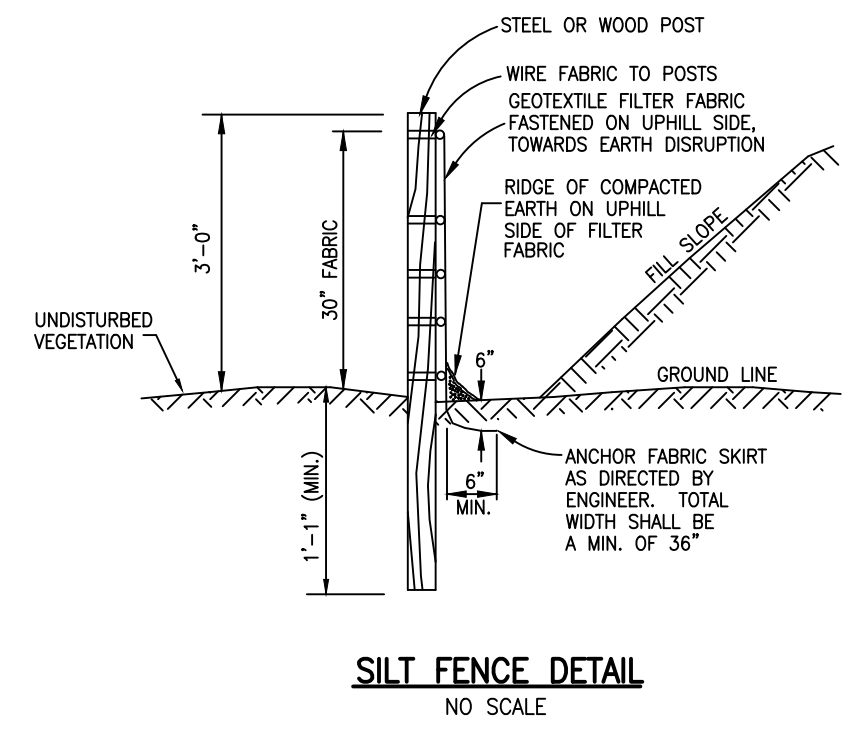
"MEDICAL SAINTS TRAIL":
 THE MEDICAL SAINTS TRAIL WILL CONSIST OF APPROXIMATELY 10 STATUES, APPROXIMATELY 30" IN HEIGHT, MOUNTED ON A 4"x4" POST WITH A DECORATIVE WOOD FRAME SIMILAR TO THAT OF THE STATIONS OF THE CROSS TRAIL STATIONS. THESE STATUES WILL BE POSITIONED ALONG THE LENGTH OF THE TRAIL.

"GOD WRITES STRAIGHT WITH CROOKED LINES TRAIL":
 THE GOD WRITES STRAIGHT WITH CROOKED LINES TRAIL CONSISTS OF APPROXIMATELY 12 PRAYER MEDITATION PLAQUES MOUNTED ON A STEEL POST. EACH PLAQUE REFLECTS ON THE LIVES OF A HEROIC SAINT WHO PERSEVERED THROUGH LIFE'S DIFFICULTIES.

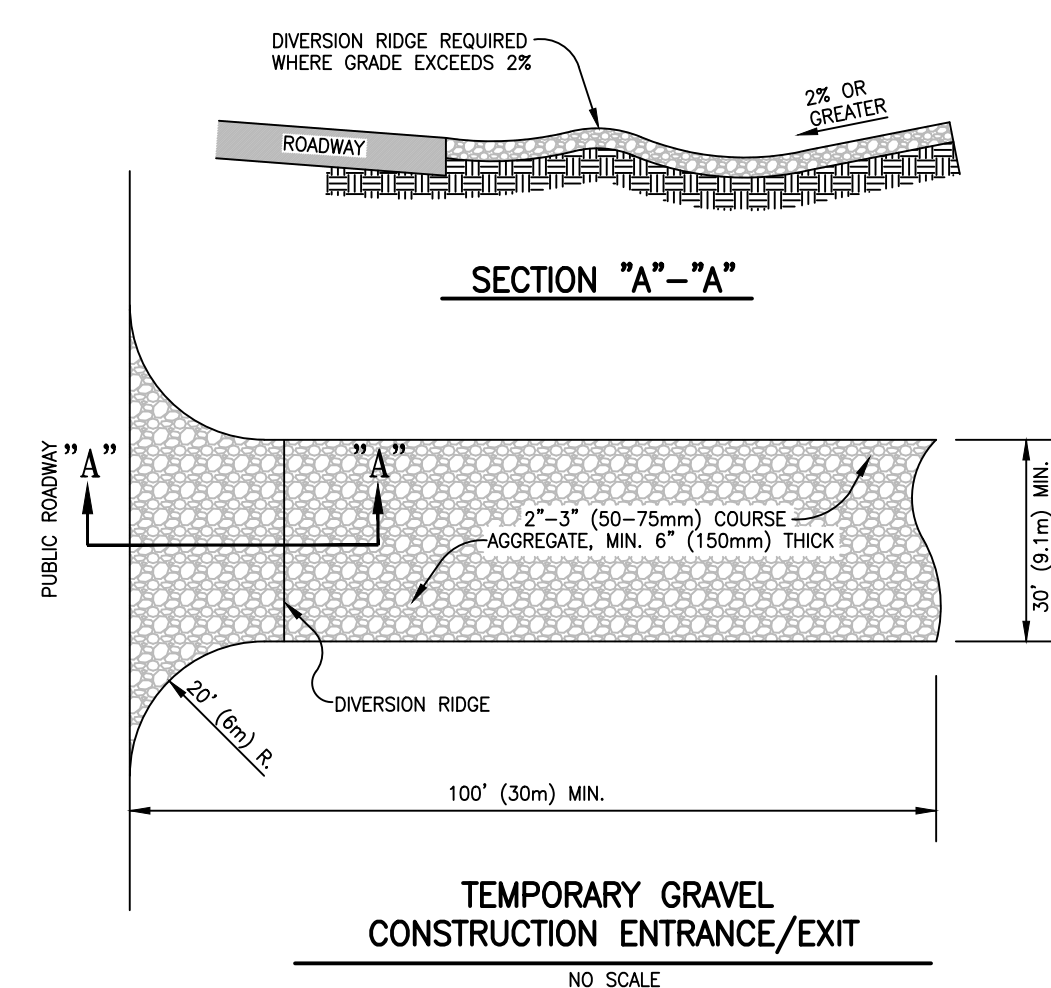
EACH TRAIL WILL CONTAIN INCIDENTAL WAYFINDING SIGNS, I.E. TRAILHEAD SIGNS, WAYFINDING ARROWS ALONG THE WAY, ETC. THESE MAY CONSIST OF A SIMPLE WAYFINDING SIGN NAILED TO A TREE OR ON A POST. THE MEMORARE TRAIL, MEDICAL SAINTS TRAIL, AND GOD WRITES STRAIGHT WITH CROOKED LINES TRAIL WILL ALL BE NATURE TRAILS. THE ROUTES WILL BE MAINTAINED AND CLEARED OF DEBRIS BUT WILL BE NATURAL TRAILS IN THE WOODS, NOT PAVED WALKING TRAILS. THE STATIONS OF THE CROSS TRAIL IS LOCATED WITHIN A STAND OF MATURE PINE TREES AND WILL ALSO BE A NATURAL TRAIL.



ADA SIDEWALK DETAIL
1:20 SCALE



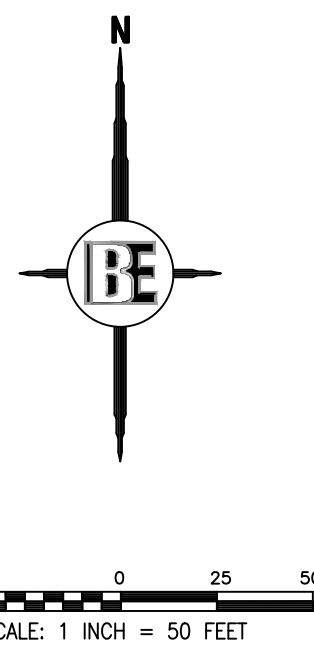
SILT FENCE DETAIL
NO SCALE



TEMPORARY GRAVEL
CONSTRUCTION ENTRANCE/EXIT
NO SCALE

SOIL EROSION CONTROL MEASURES	
1	STRIPING & STOCKPILING (100%) DIPLOL MAY BE STOCKPILED ABOVE BARRON AREAS TO ACT AS A DIVERSION STOCKPILE SHOULD BE TEMPORARILY SITED
6	SEEDING WITH MULCH AND/OR MATING FACILITATES ESTABLISHMENT OF VEGETATION COVER EFFICIENT FOR BARRONING WITH LOW VELOCITY. EARLY PRACTICE IN SMALL QUANTITIES BY EXPERIENCED PERSONNEL. SHOULD INCLUDE SEEDS, TOPSOIL, ETC.
14	AGGREGATE CURB STABILIZES SOIL SURFACE, HELPS MINIMIZE EROSION. PROMOTES CONSTRUCTION TRAFFIC IN HARDER WEATHER. MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS.
54	USES GEOTEXTILE FABRIC AND POST OR PILES. BEST TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)

T= TEMPORARY P= PERMANENT
TOTAL DISTURBED AREA= 4.25 AC.

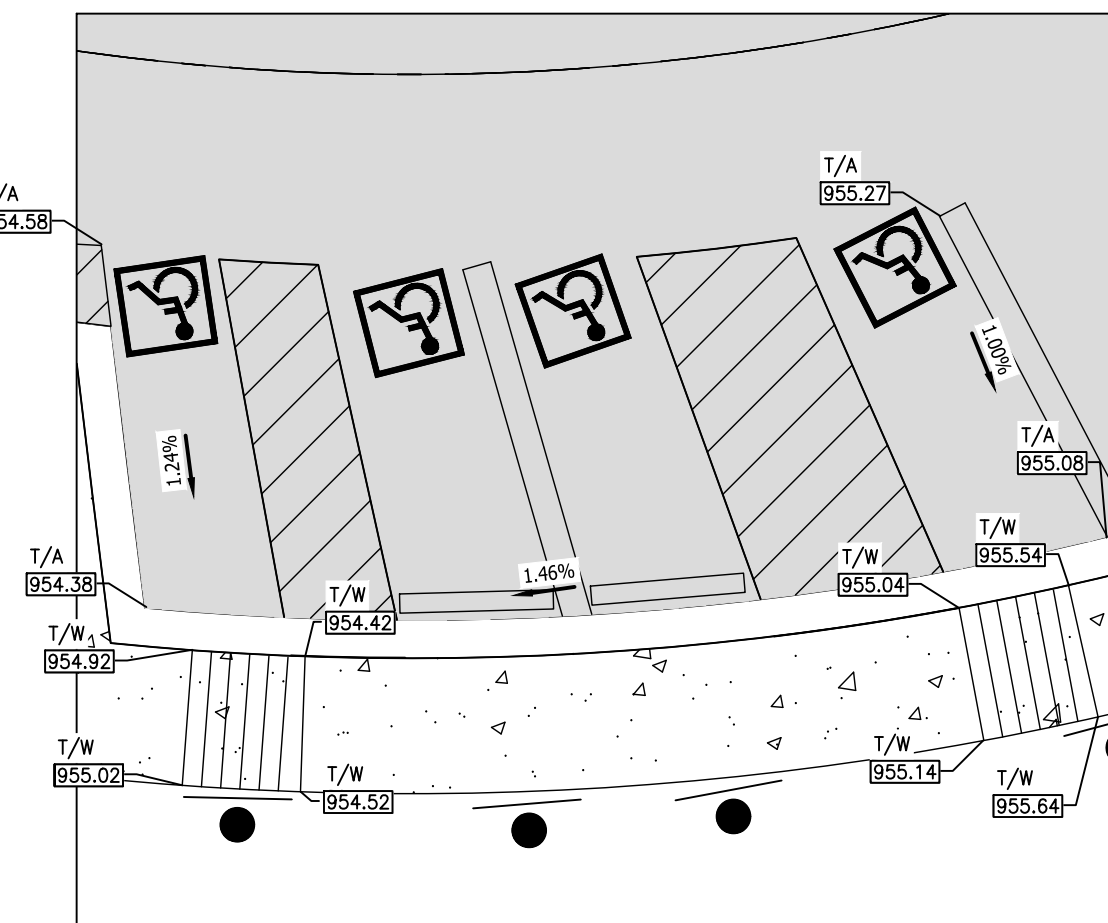


LEGEND		CONTOUR
PROPOSED (PR)	EXISTING (EX)	SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
T/C	T/C	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/W	T/W	TOP OF CURB / CONCRETE
F/L	F/L	TOP OF WALK
T/P	T/P	FLOW LINE
B/P	B/P	TOP OF PIPE
RIM	RIM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARYARD STRUCTURE
ES	ES	END-SECTION
OV	OV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
F	F	FENCE
X	X	SILT FENCE
W	W	WETLAND BOUNDARY
L	L	LIMITS OF GRADING/CLEARING
M	M	MANHOLE
I	I	INLET / CATCHBASIN
F	F	FLARED END-SECTION
G	G	GATE VALVE
V	V	HYDRANT
U	U	UTILITY POLE
S	S	SIGN
N	N	NOT FIELD VERIFIED
TBR	TBR	TO BE REMOVED
SR	SR	SANITARY SEWER LABEL
ST	ST	STORM SEWER LABEL
WM	WM	WATER MAIN LABEL
W	W	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
C	C	CONCRETE
A	A	ASPHALT
M	M	MODIFIED CURB
F	F	FILL AREA

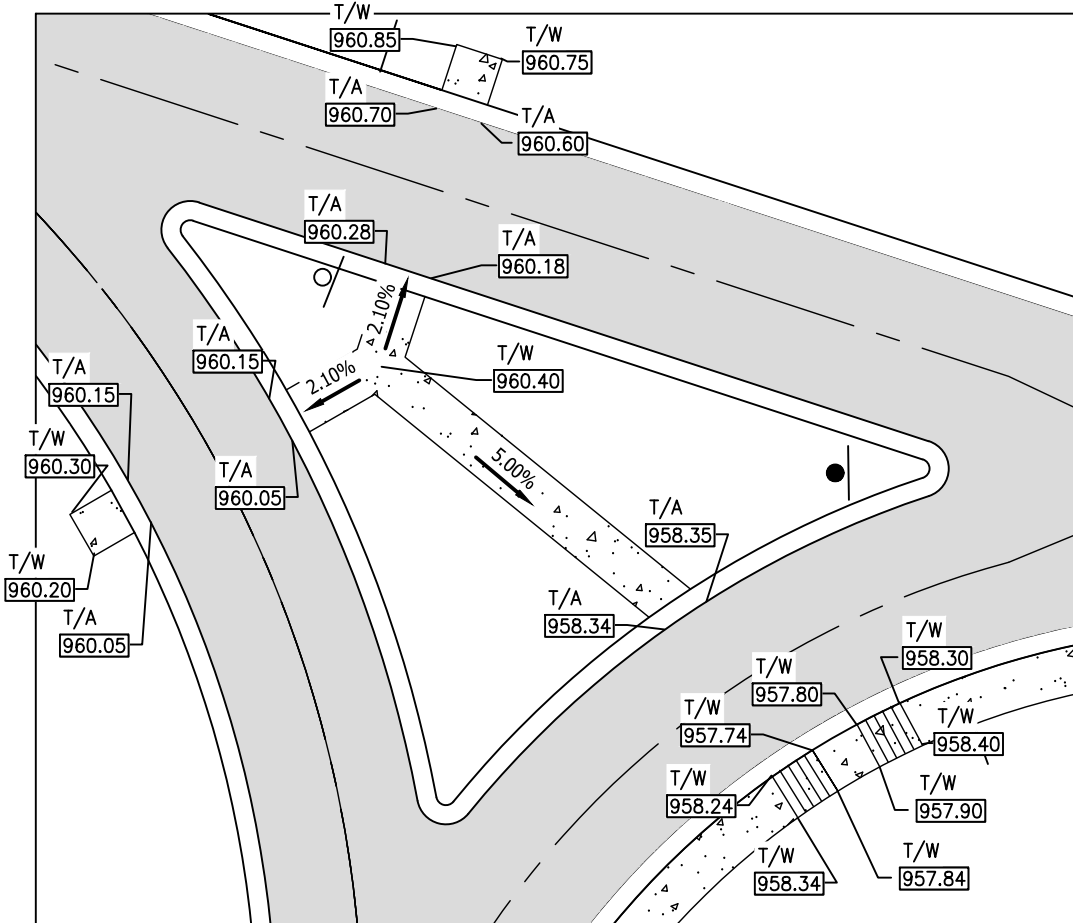
SURFACE WATER & COUNTY DRAINS
WETLAND - WETLANDS LOCATED ON SITE AND ON ADJACENT PROPERTIES PER EGLE WETLANDS MAP VIEWER. (APPROX. 825 LF FROM SITE DISTURBANCE)
LAKES - APPROXIMATELY 1.43 MILES SE TO WEST CROOKED LAKE
STREAMS - APPROXIMATELY 900 FT S TO THE STREAM WHICH LEADS TO COUNTY DRAIN NO. 1
DRAINS - APPROXIMATELY 150 FT SW TO LCDC DRAIN NO. 1
PONDS - 350 FT EAST AT 3275 CHILSON RD

NOTE:
SEE SHEET 6 FOR TRENCH DRAIN DETAIL

SITE BENCHMARKS (NAVOD8 DATUM):
BM #200 = BOSS NAIL/TAG S/S 24" OAK TREE. ELEV.=959.08
BM #201 = BOSS NAIL/TAG S/S P.POLE CENTER OF SITE. ELEV.=958.47



ADA PARKING DETAIL
1:10 SCALE



ADA SIDEWALK DETAIL
1:20 SCALE

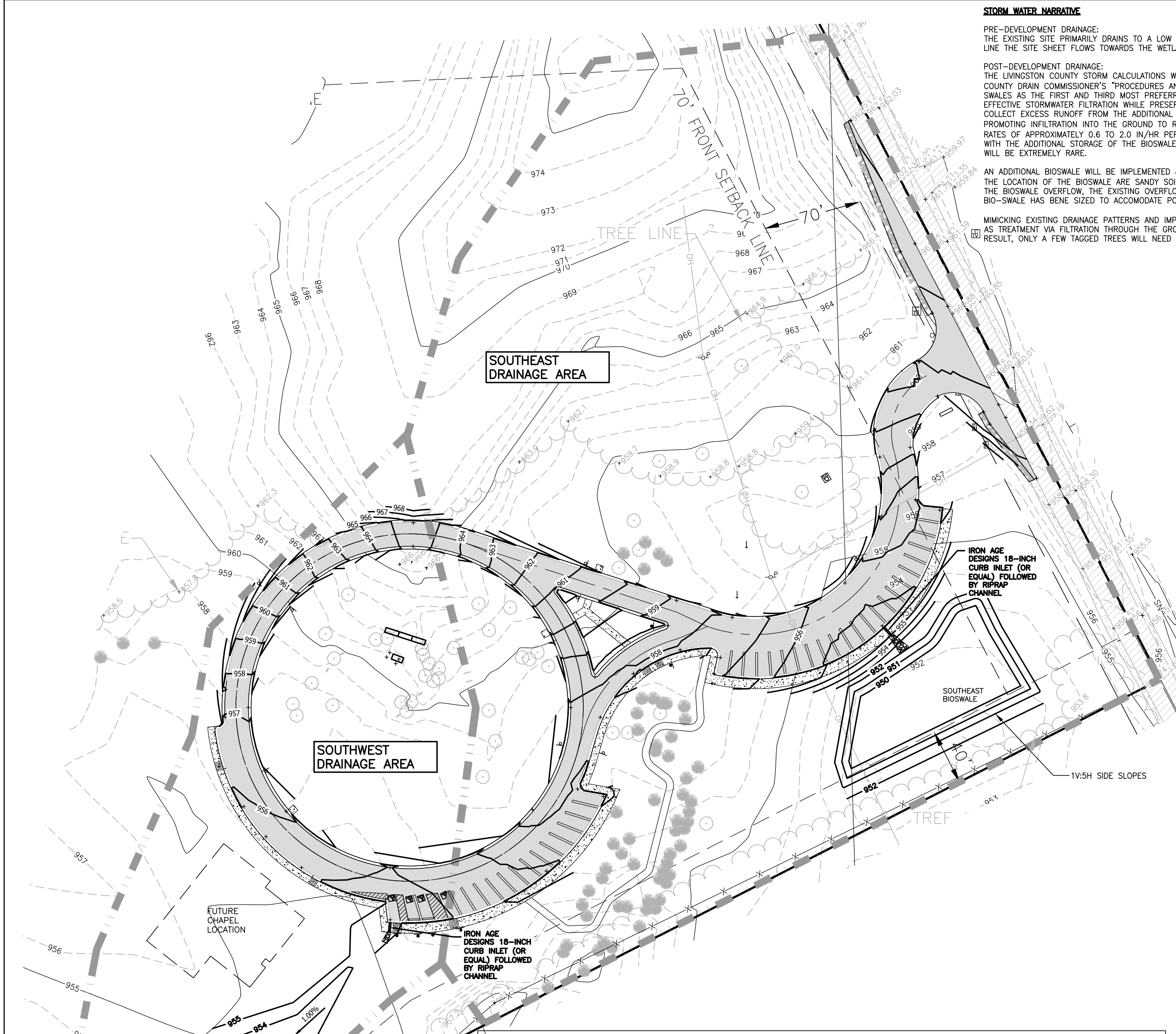
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PROJECT: **CATHOLIC HEALTHCARE INTERNATIONAL - PRAYER CAMPUS**
 PREPARED FOR: **CATHOLIC HEALTHCARE INTERNATIONAL**
 2464 TAYLOR ROAD, SUITE 317
 WILLOWOOD, MO 63090
 314-922-2136

DATE	REVISION	PER	TWP
11/22/21	1	ST	BY
	1	ST	BY

DESIGNED BY: ST
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 JOB NO: 20-477-3
 DATE: 10-15-2021
 SHEET NO. **5**





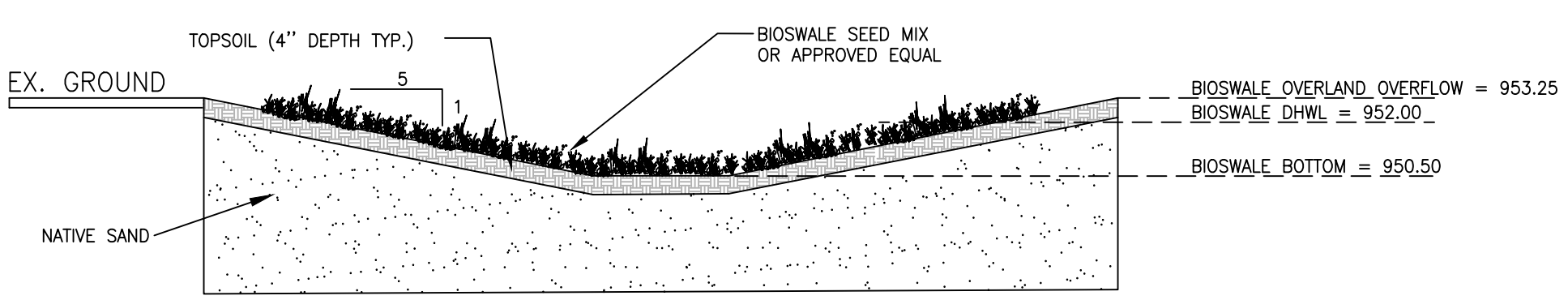
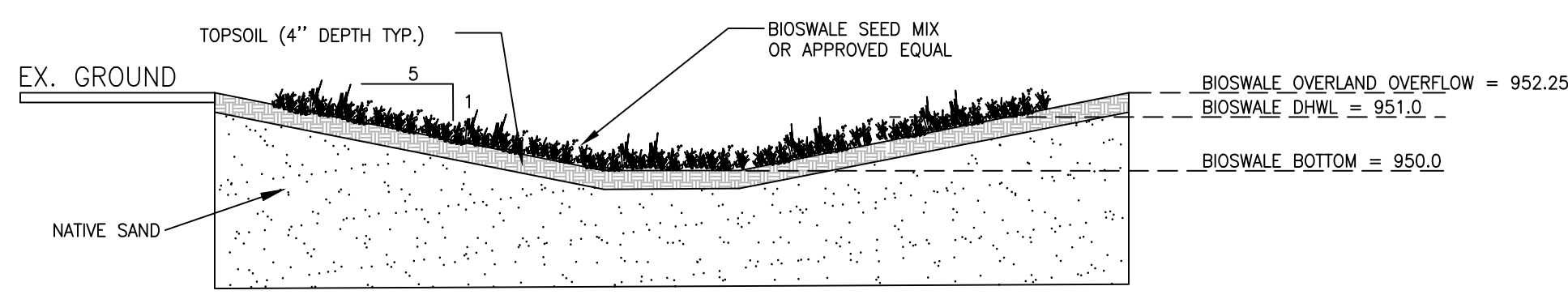
STORM WATER NARRATIVE

PRE-DEVELOPMENT DRAINAGE:
THE EXISTING SITE PRIMARILY DRAINS TO A LOW POINT ON THE SOUTHEAST CORNER OF THE SITE ADJACENT TO CHILSON ROAD, APPROXIMATELY 650 FEET WEST OF THE EASTERN PROPERTY LINE THE SITE SHEET FLOWS TOWARDS THE WETLANDS ALONG THE WESTERN PROPERTY LINE.

POST-DEVELOPMENT DRAINAGE:
THE LIVINGSTON COUNTY STORM CALCULATIONS WERE USED TO DETERMINE THE DIFFERENTIAL STORM WATER RUNOFF IN PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS. LIVINGSTON COUNTY DRAIN COMMISSIONER'S "PROCEDURES AND DESIGN CRITERIA FOR STORMWATER MANAGEMENT SYSTEMS..." STATES PRESERVATION OF THE NATURAL ENVIRONMENT AND USE OF VEGETATED SWALES AS THE FIRST AND THIRD MOST PREFERRED BEST MANAGEMENT PRACTICES, RESPECTIVELY. FOLLOWING THIS IDEOLOGY, TWO BIOSWALES WILL BE UTILIZED ON THE SITE TO PROVIDE EFFECTIVE STORMWATER FILTRATION WHILE PRESERVING THE NATURAL ENVIRONMENT AND DRAINAGE PATTERN. A BIOSWALE WILL BE IMPLEMENTED IN THE EXISTING LOW SPOT ON THE SITE TO COLLECT EXCESS RUNOFF FROM THE ADDITIONAL IMPERVIOUS SURFACE. THE BIOSWALE WILL BE A SHALLOW DEPRESSION IN THE GROUND THAT CAN STORE UP TO 2.0 FEET OF WATER WHILE PROMOTING INFILTRATION INTO THE GROUND TO REDUCE RUNOFF. THE EXISTING SOILS AT THE LOCATION OF THE BIOSWALE ARE SANDY SOILS IN HYDROLOGICAL GROUP 'B' WITH INFILTRATION RATES OF APPROXIMATELY 0.6 TO 2.0 IN/HR PER THE NRCS WEB SOIL SURVEY. IN THE UNLIKELY EVENT THAT THE BIOSWALE OVERFLOWS, EXISTING OVERFLOW PATTERNS WILL BE FOLLOWED. WITH THE ADDITIONAL STORAGE OF THE BIOSWALE SUPPORTING OVER TWO TIMES THE AMOUNT OF INCREASED RUNOFF WHEN INCLUDING FREEBOARD, ANY EVENT RESULTING IN AN OVERFLOW WILL BE EXTREMELY RARE.

AN ADDITIONAL BIOSWALE WILL BE IMPLEMENTED JUST SOUTHWEST OF THE PROPOSED CIRCLE DRIVE TO CONTAIN THE RUNOFF FROM THE DRIVE AND THE SIDEWALK. THE EXISTING SOILS AT THE LOCATION OF THE BIOSWALE ARE SANDY SOILS IN HYDROLOGICAL GROUP 'B' WITH INFILTRATION RATES OF APPROXIMATELY 0.6 TO 2.0 IN/HR PER THE NRCS WEB SOIL SURVEY. SHOULD THE BIOSWALE OVERFLOW, THE EXISTING OVERFLOW ROUTE WILL BE FOLLOWED. CURRENTLY, EXISTING RUNOFF FLOWS WESTERLY TOWARD THE WOODED AREAS. IT SHALL BE NOTED THAT THIS BIOSWALE HAS BEEN SIZED TO ACCOMMODATE POTENTIAL FUTURE IMPERVIOUS SURFACES FROM A SIDEWALK AND CHAPEL.

MIMICKING EXISTING DRAINAGE PATTERNS AND IMPLEMENTING A BIOSWALE ARE BOTH STORM WATER BMP'S. THE BIOSWALE WILL PROVIDE TREATMENT VIA THE VEGETATION ABOVE GROUND AS WELL AS TREATMENT VIA FILTRATION THROUGH THE GROUND. THE SITE WAS DESIGNED TO PRESERVE THE NATURAL ENVIRONMENT AS BEST AS POSSIBLE, WHICH IS THE MOST PREFERRED BMP. AS A RESULT, ONLY A FEW TAGGED TREES WILL NEED TO BE REMOVED.



DRAINAGE AREA	STAGE	AREA (AC)	COMPOUND C
SOUTHEAST	PRE-DEVELOPMENT	5.45	0.22
	POST-DEVELOPMENT	5.45	0.31
SOUTHWEST	PRE-DEVELOPMENT	2.16	0.2
	POST-DEVELOPMENT	2.16	0.34

LIVINGSTON COUNTY RUNOFF CALCULATIONS FOR THE SOUTHWEST BIOSWALE

PRE-DEVELOPMENT DRAINAGE AREA

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
2.16	0.2	0.43
0.00	0.7	0.00
0.00	0.9	0.00

COMPOUND C: 0.20
TOTAL DRAINAGE AREA: 2.16 ACRES

K1 = Ax C (Design Constant) 0.432
Qa = MAX ALLOW OUTFLOW (0.10 CFS / ACRE) 0.216 CFS

DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN RUNOFF (A x C)	OUTFLOW DURATION x Qa	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2750	1188	65	1123
10	600	7.86	4714	2637	130	1907
15	900	6.88	6188	2673	194	2479
20	1200	6.11	7333	3168	259	2909
30	1800	5.00	9000	3888	389	3499
60	3600	3.24	11647	5032	778	4254
90	5400	2.39	12913	5578	1166	4412
120	7200	1.90	13655	5899	1555	4344
180	10800	1.34	14488	6259	2333	3926

PRE-DEVELOPMENT REQUIRED 100 YEAR VOLUME = 4412 CF

POST-DEVELOPMENT DRAINAGE AREA

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
1.74	0.2	0.35
0.00	0.7	0.00
0.42	0.9	0.38

COMPOUND C: 0.34
TOTAL DRAINAGE AREA: 2.16 ACRES

K1 = Ax C (Design Constant) 0.7344
Qa = MAX ALLOW OUTFLOW (0.10 CFS / ACRE) 0.216 CFS

DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN RUNOFF (A x C)	OUTFLOW DURATION x Qa	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2750	2020	65	1955
10	600	7.86	4714	3462	130	3333
15	900	6.88	6188	4544	194	4350
20	1200	6.11	7333	5386	259	5126
30	1800	5.00	9000	6610	389	6221
60	3600	3.24	11647	8554	778	7776
90	5400	2.39	12913	9483	1166	8317
120	7200	1.90	13655	10028	1555	8473
180	10800	1.34	14488	10640	2333	8307

POST-DEVELOPMENT REQUIRED 100 YEAR VOLUME = 8473 CF

RUNOFF VOLUME INCREASE = 4061 CF

LIVINGSTON COUNTY RUNOFF CALCULATIONS FOR THE SOUTHEAST BIOSWALE

PRE-DEVELOPMENT DRAINAGE AREA

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
5.32	0.2	1.06
0.00	0.7	0.00
0.13	0.9	0.12

COMPOUND C: 0.22
TOTAL DRAINAGE AREA: 5.45 ACRES

K1 = Ax C (Design Constant) 1.199
Qa = MAX ALLOW OUTFLOW (0.10 CFS / ACRE) 0.545 CFS

DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN RUNOFF (A x C)	OUTFLOW DURATION x Qa	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2750	3237	164	3154
10	600	7.86	4714	5652	327	5325
15	900	6.88	6188	7419	491	6928
20	1200	6.11	7333	8793	654	8139
30	1800	5.00	9000	10791	981	9810
60	3600	3.24	11647	13665	1962	12003
90	5400	2.39	12913	15483	2943	12540
120	7200	1.90	13655	16373	3924	12449
180	10800	1.34	14488	17371	5886	11485

PRE-DEVELOPMENT REQUIRED 100 YEAR VOLUME = 12540 CF

POST-DEVELOPMENT DRAINAGE AREA

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
4.60	0.2	0.92
0.00	0.7	0.00
0.84	0.9	0.76

COMPOUND C: 0.31
TOTAL DRAINAGE AREA: 5.45 ACRES

K1 = Ax C (Design Constant) 1.6895
Qa = MAX ALLOW OUTFLOW (0.10 CFS / ACRE) 0.545 CFS

DURATION MINUTES	DURATION SECONDS	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME IN RUNOFF (A x C)	OUTFLOW DURATION x Qa	STORAGE VOLUME INFLOW - OUTFLOW
5	300	9.17	2750	4646	164	4483
10	600	7.86	4714	7965	327	7638
15	900	6.88	6188	10454	491	9963
20	1200	6.11	7333	12390	654	11736
30	1800	5.00	9000	15206	981	14225
60	3600	3.24	11647	19678	1962	17716
90	5400	2.39	12913	21817	2943	18874
120	7200	1.90	13655	23070	3924	19146
180	10800	1.34	14488	24477	5886	18591

POST-DEVELOPMENT REQUIRED 100 YEAR VOLUME = 19146 CF

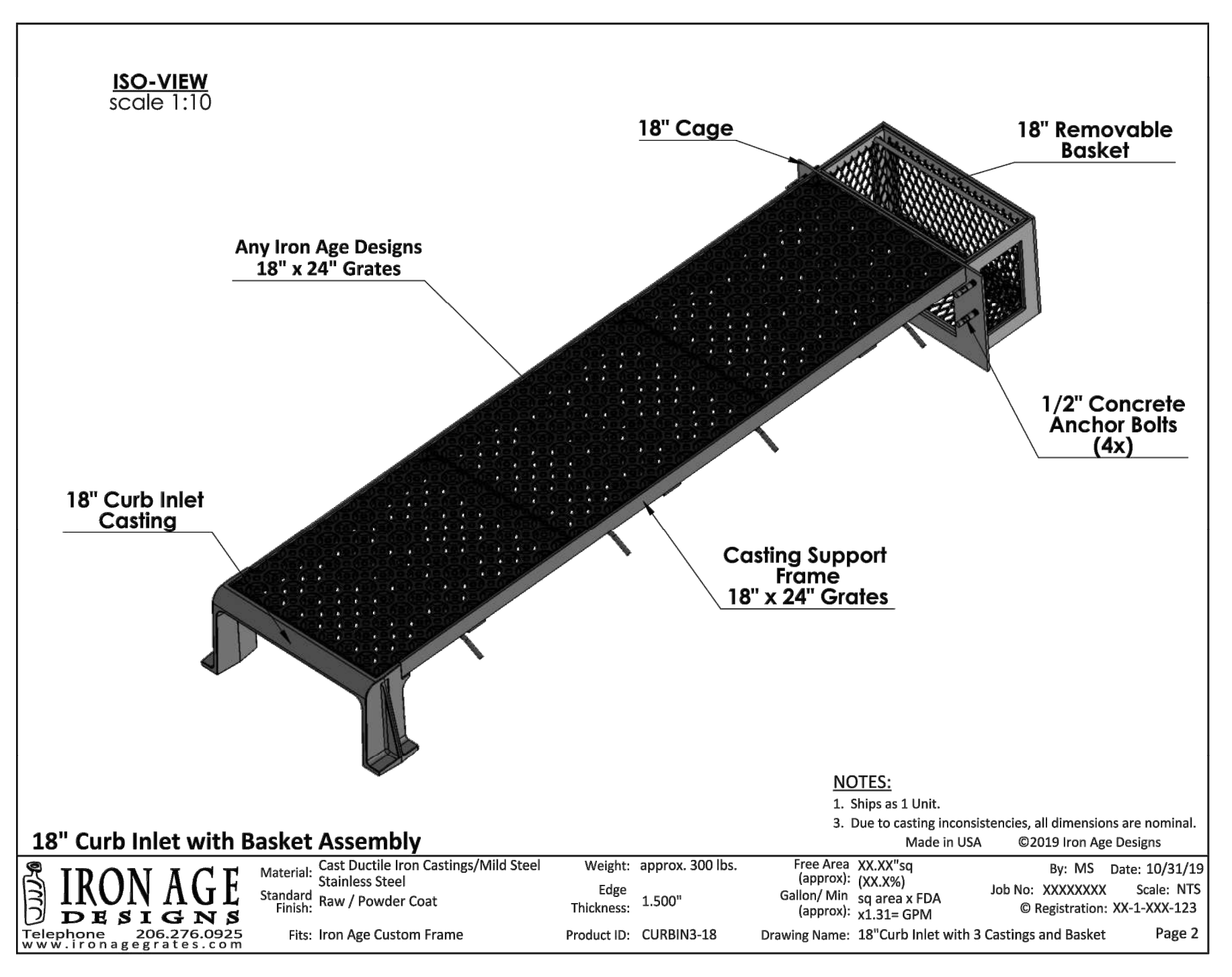
RUNOFF VOLUME INCREASE = 6607 CF

BIO-SWALE STORAGE PROVIDED

ELEV. (FT)	AREA (SQ FT)	DEPTH (FT)	VOLUME (CU FT)	TOTAL VOLUME	FREEBOARD ELEVATION
953	7459	1	6,019	10,116	DESIGN HIGHWATER ELEVATION
952	4579	1	3,495	4,097	DESIGN HIGHWATER ELEVATION
951	2410	0.5	603	603	
950.5					

BIO-SWALE STORAGE PROVIDED

ELEV. (FT)	AREA (SQ FT)	DEPTH (FT)	VOLUME (CU FT)	TOTAL VOLUME	FREEBOARD ELEVATION
952	10280	1	9,233	16,484	DESIGN HIGHWATER ELEVATION
951	8185	1	7,231	7,231	DESIGN HIGHWATER ELEVATION
950	6277	0	0	0	



LEGEND

PROPOSED (PR)

- 000 T/C XXXXX
- FF
- FG
- T/A
- T/C
- T/W
- F/L
- T/P
- B/P
- RM
- INV
- MH
- IN
- CB
- RY
- ES
- OV
- HY
- UP
- SN
- FM
- PS
- ST
- WM
- WL
- CO
- CH
- C
- E
- T
- L
- F
- SB
- TBR
- SR
- SL
- SAT

EXISTING (EX)

- +922.08
- FF
- FG
- T/A
- T/C
- T/W
- F/L
- T/P
- B/P
- RM
- INV
- MH
- IN
- CB
- RY
- ES
- OV
- HY
- UP
- SN
- FM
- PS
- ST
- WM
- WL
- CO
- CH
- C
- E
- T
- L
- F
- SB
- TBR
- SR
- SL
- SAT

CONTOUR

- SPOT ELEVATION
- FINISHED FLOOR ELEVATION
- TOP OF ASPHALT
- TOP OF CURB / CONCRETE
- TOP OF WALK
- FLOW LINE
- TOP OF PIPE
- BOTTOM OF PIPE
- FIN ELEVATION
- INVERT ELEVATION
- MANHOLE STRUCTURE
- INLET STRUCTURE
- CATCHBASIN STRUCTURE
- REARWARD STRUCTURE
- END-SECTION
- GATE VALVE STRUCTURE
- HYDRANT
- UTILITY POLE
- SANITARY SEWER
- SANITARY LEAD
- FORCE MAIN
- PRESSURE SEWER
- STORM SEWER
- WATER MAIN
- WATER LEAD
- FIBER OPTIC
- OVERHEAD WIRE
- CABLE
- ELECTRIC
- GAS
- TELEPHONE
- SIGN
- SILT FENCE
- WETLAND BOUNDARY
- LIMITS OF GRADING/CLEARING
- MANHOLE
- INLET / CATCHBASIN
- FLARED END-SECTION
- GATE VALVE
- HYDRANT
- UTILITY POLE
- SIGN
- NOT FIELD VERIFIED TO BE REMOVED
- SANITARY SEWER LABEL
- STORM SEWER LABEL
- WATER MAIN LABEL
- SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
- CONCRETE
- ASPHALT
- MODIFIED CURB

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

PROJECT: CATHOLIC HEALTHCARE INTERNATIONAL - PRAYER CAMPUS
PREPARED FOR: CATHOLIC HEALTHCARE INTERNATIONAL
2464 TAYLOR ROAD, SUITE 317 WILMWOOD, MO 63090 314-922-2136

TITLE: DRAINAGE PLAN & BIOSWALE CALCULATIONS
DATE: 11/22/21

NO	BY	PER	TWP	REVISION
1	ST	ST		

DESIGNED BY: ST
DRAWN BY: ST
CHECKED BY:
SCALE: 1" = 50'
JOB NO: 20-477-3
DATE: 10-15-2021
SHEET NO. 6

GENERAL LANDSCAPE SPECIFICATIONS:

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. ALL STOCK SHALL BE NURSERY GROWN, CONFORMING TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. STOCK SHALL EXHIBIT NORMAL GROWTH HABIT AND BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT, AND SECURELY WRAPPED AND BOUND.
- ALL PLANT BED MATERIALS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, OTHER EXTRANEUS OBJECTS, AND POOR SOILS TO A MINIMUM DEPTH OF 12-INCHES AND BACKFILLED TO GRADE WITH SPECIFIED PLANTING MIX (SEE BELOW).
- PLANTING MIXTURE SHALL CONSIST OF 5 PARTS TOPSOIL FROM ON-SITE (AS APPROVED), 4 PARTS COARSE SAND, 1 PART SPHAGNUM PEAT MOSS (OR APPROVED COMPOST), AND 5 LBS OF SUPERPHOSPHATE FERTILIZER PER CU. YD. OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED FOR UNIFORM CONSISTENCY.
- ALL PLANT BEDS AND INDIVIDUAL PLANTS, NOT OTHERWISE NOTED SHALL BE MULCHED WITH A 4-INCH LAYER OF SHREDDED BARK MULCH. EDGE OF MULCH BEDS AS SHOWN. DECIDUOUS TREES IN LAWN AREAS SHALL RECEIVE A 6-FT DIAMETER CIRCLE OF MULCH AND CONIFER TREES 8-FT (PLANTED CROWN OF TREE) UNLESS OTHERWISE NOTED.
- LANDSCAPE STONE SHALL BE INSTALLED WHERE NOTED OR INDICATED (HATCHED). STONE SHALL BE 3/4"-1 1/4" WASHED RIVER GRAVEL OR AS SELECTED AND SHALL BE INSTALLED TO A MINIMUM DEPTH OF 3-INCHES.
- ALL LANDSCAPE BEDS, UNLESS OTHERWISE NOTED SHALL BE INSTALLED OVER WEED BARRIER FABRIC - WATER PERMEABLE FILTRATION FABRIC OF NON-WOVEN POLYPROPYLENE OR POLYESTER FABRIC. FABRIC SHALL BE OF SUITABLE THICKNESS FOR APPLICATION.
- ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT, DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL SPECIFICATIONS.
- EDGING SHALL BE PROVIDED FOR ALL LANDSCAPE BEDS NOT ADJACENT TO CONCRETE PAVEMENT. EDGING SHALL BE BLACK ALUMINUM EDGING, 3/16-INCH X 4-INCH. INSTALL PER MANUFACTURER'S INSTRUCTIONS; ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
- SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUE GRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4-INCH AT TIME OF PLANTING, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10-INCHES BY 18-INCHES. SOD SHALL BE KEPT MOIST AND LAD WITHIN 36-HOURS AFTER CUTTING.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN-OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF 1 MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.

- ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.

SEE MIXTURE SHALL BE AS FOLLOWS:
 KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES - ADELPHI, RUGBY, GLADE, OR PARADE) 30%
 RUBY RED OR DAWSON RED FINE FESCUE 30%
 ATLANTA RED FESCUE 20%
 PENNINE PERENNIAL RYE 20%

THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 LBS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-0-10 ANALYSIS:

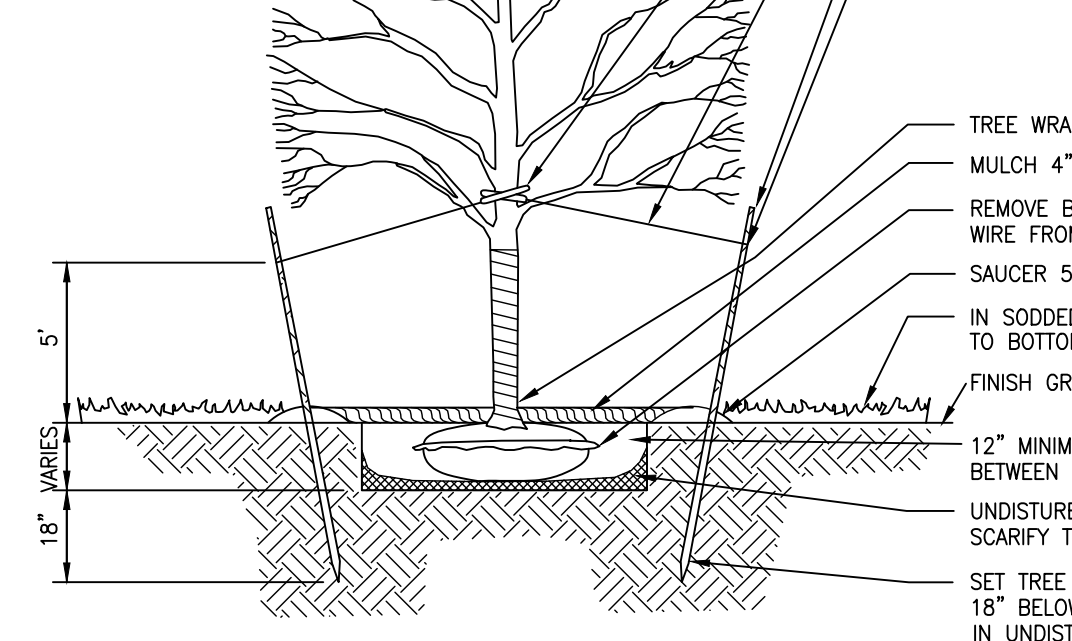
10% NITROGEN - MIN 25% FROM A UREA FORMALDEHYDE SOURCE
 0% PHOSPHATE
 10% POTASH - SOURCE POTASSIUM SULFATE OR POTASSIUM NITRATE

THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 LBS PER 1000 SQ FT OF BULK FERTILIZER.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RE-SEEDED AND SUCH RE-SEEDED SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.

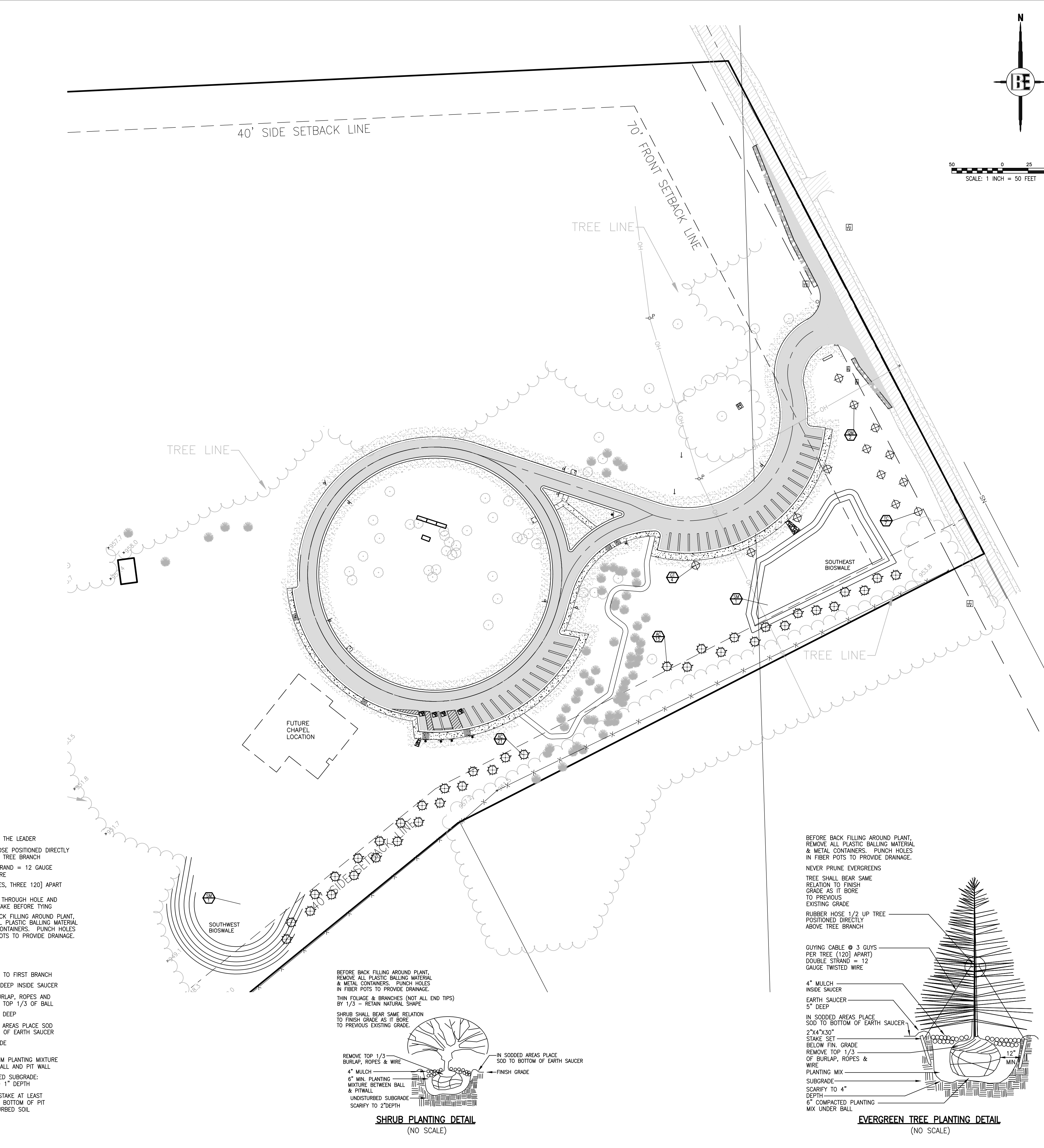
- ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 6-INCH LAYER OF CLEAN, FRAGILE TOPSOIL. THE SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.



DECIDUOUS TREE PLANTING DETAIL
(NO SCALE)

REMOVE TOP 1/3 BURLAP, ROPES & WIRE
 4" MULCH
 6" MIN. PLANTING MIXTURE BETWEEN BALL & PIT WALL
 UNDISTURBED SUBGRADE - SCARIFY TO 2" DEPTH



LEGEND

PROPOSED (PR)	EXISTING (EX)	
900 T/C	900.08	CONTOUR
XXXXXX		SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
FS	FS	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RM	RM	ROOM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REAR-YARD STRUCTURE
ES	ES	END-SECTION
OV	OV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
T	T	TELEPHONE
X	X	FENCE
□	□	SILT FENCE
○	○	WETLAND BOUNDARY
○	○	LIMITS OF GRADING/CLEARING
○	○	MANHOLE
○	○	INLET / CATCHBASIN
○	○	FLARED END-SECTION
○	○	GATE VALVE
○	○	HYDRANT
○	○	UTILITY POLE
○	○	SIGN
○	○	NOT FIELD VERIFIED TO BE REMOVED
○	○	SANITARY SEWER LABEL
○	○	STORM SEWER LABEL
○	○	WATER MAIN LABEL
○	○	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
○	○	CONCRETE
○	○	ASPHALT
○	○	MODIFIED CURB

LANDSCAPE LEGEND

EXISTING DECIDUOUS TREE	PROPOSED DECIDUOUS TREE
EXISTING EVERGREEN TREE	PROPOSED ORNAMENTAL TREE
PROPOSED CONIFER TREE	PROPOSED DECIDUOUS SHRUB
PROPOSED CONIFER SHRUB	PROPOSED ORNAMENTAL GRASS
PROPOSED PERENNIAL FORB	PROPOSED TREE PROTECTION
PROPOSED LANDSCAPE BOULDER	

LANDSCAPE REQUIREMENTS:
GREENBELT REQUIREMENTS ALONG CHILSON ROAD:
 PER SECTION 12.02 OF THE LANDSCAPE ORDINANCE, (14) CANOPY TREES ARE REQUIRED ALONG CHILSON ROAD IN THE FRONT YARD GREENBELT, AS THERE IS EXISTING VEGETATION IN THIS LOCATION, GAPS DO EXIST. THIS PLAN PROPOSES THE INSTALLATION OF (9) NEW CANOPY TREES TO FILL THE GAPS WHILE MAINTAINING THE EXISTING TREES FOR SCREENING PURPOSES.

PARKING LOT SCREENING:
 PER SECTION 12.02 OF THE LANDSCAPE ORDINANCE, (4) CANOPY TREES AND 380 SF OF LANDSCAPED AREA IS TO BE INTRODUCED FOR THE PARK LOTS. THIS PLAN INCLUDES (4) CANOPY TREES AT THE PERIMETER OF THE EASTERN PARKING LOT, AND (51) SF OF LANDSCAPED AREA AT THE WEST END OF WESTERN PARKING LOT.

BIOSWALE PLANTING PLAN
 THE BIOSWALE BASIN SHALL BE SEED. CONTRACTOR TO ADHERE TO THE "CARDNO NATIVE PLANT NURSERY INSTALLATION AND MAINTENANCE GUIDELINES" FOR PURPOSES OF INSTALLING AND MAINTAINING THE PLANTING AREA.

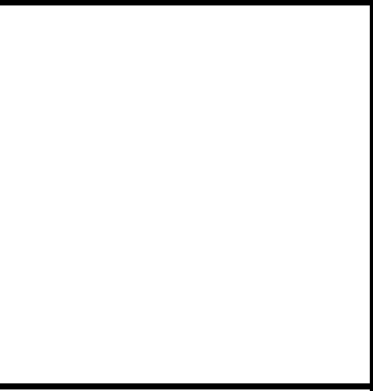
RETENTION BASIN SEED MIXES

KEY	QUAN.	MIX NAME	SIZE
SM	14,000 SF COVERAGE	STORMWATER MIX	SEED

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
AC	36	<i>Abies concolor</i>	White Fir	8' HT	B&B
QT	4	<i>Quercus macrocarpa</i>	'Stylin' Honey Locust	2.5" col.	B&B
QM	2	<i>Quercus macrocarpa</i>	Bur Oak	2.5" col.	B&B
TC	7	<i>Tilia cordata</i>	'Glenleven' Littleleaf Linden	2.5" col.	B&B

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THEREFORE, THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CONFLICTS ARE FOUND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS ARE FOUND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS ARE FOUND.



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

PROJECT: **CATHOLIC HEALTHCARE INTERNATIONAL - PRAYER CAMPUS**
 PREPARED FOR: **CATHOLIC HEALTHCARE INTERNATIONAL**
 2464 TAYLOR ROAD, SUITE 317
 WILLOWOOD, MO 63090
 314-922-2136

DATE	BY	PER	REVISION
11/22/21	JH		1

DESIGNED BY: JH
 DRAWN BY: JH
 CHECKED BY: JH
 SCALE: 1" = 50'
 JOB NO: 20-477-3
 DATE: 10-15-2021
 SHEET NO. **7**

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
	A	13	Lithonia Lighting	DSX0 LED P5 30K T4M MVOLT	DSX0 LED P5 30K T4M MVOLT	LED	1	10613	0.9	89	20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ENTRANCE	✗	1.0 fc	2.7 fc	0.1 fc	27.0:1	10.0:1
OVERALL	+	0.1 fc	3.5 fc	0.0 fc	N/A	N/A
PARKING	✗	1.6 fc	3.0 fc	0.7 fc	4.3:1	2.3:1
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
ROUNDOABOUT	✗	1.6 fc	3.2 fc	0.6 fc	5.3:1	2.7:1
ROUNDOABOUT PARKING	✗	1.8 fc	2.9 fc	1.2 fc	2.4:1	1.5:1



D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.95 ft² (0.088)

Length: 26" (0.66)

Width: 13" (0.33)

Height₁: 5" (0.13)

Height₂: 7" (0.19)

Weight (max): 16 lbs (0.72)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

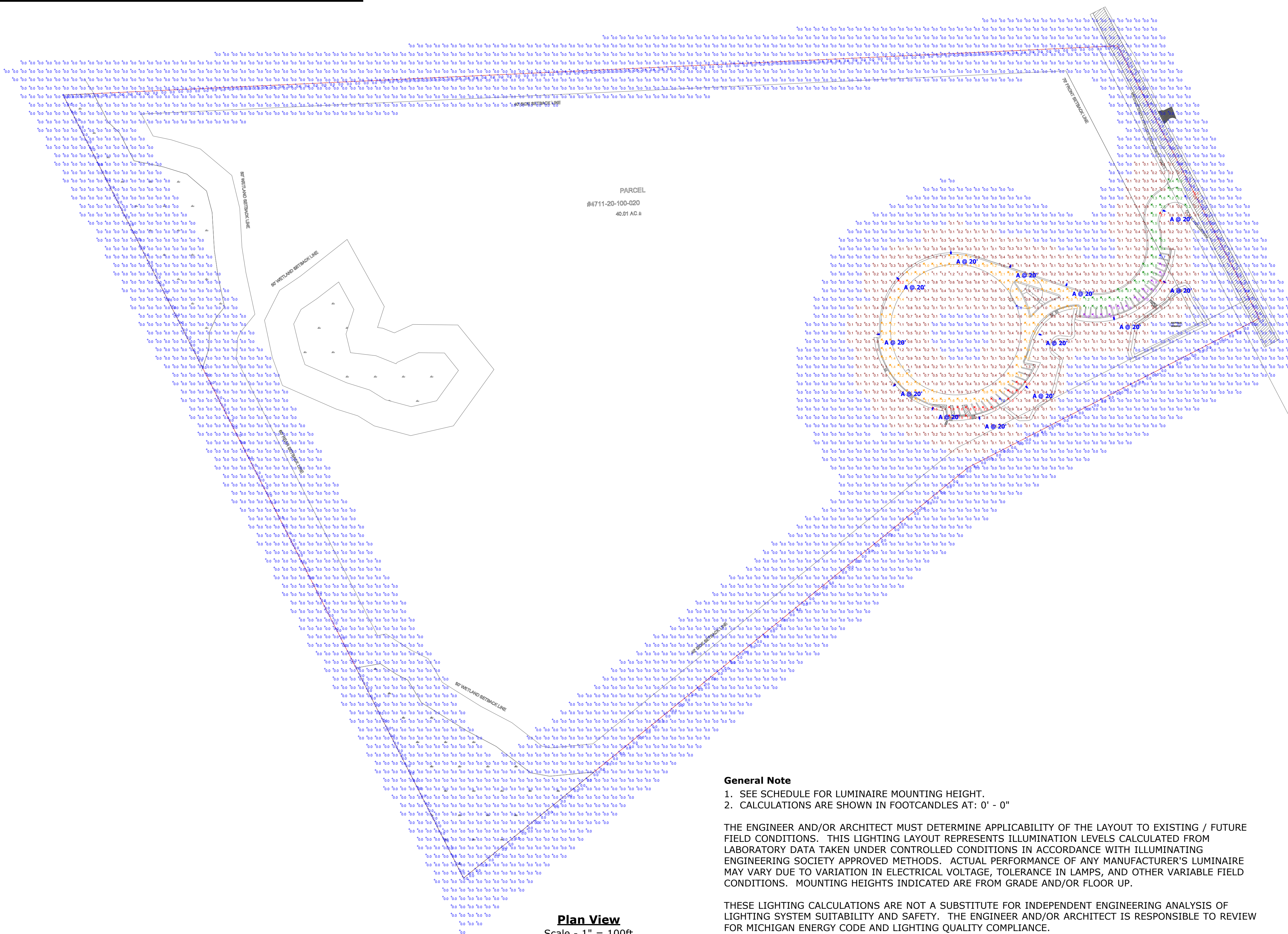
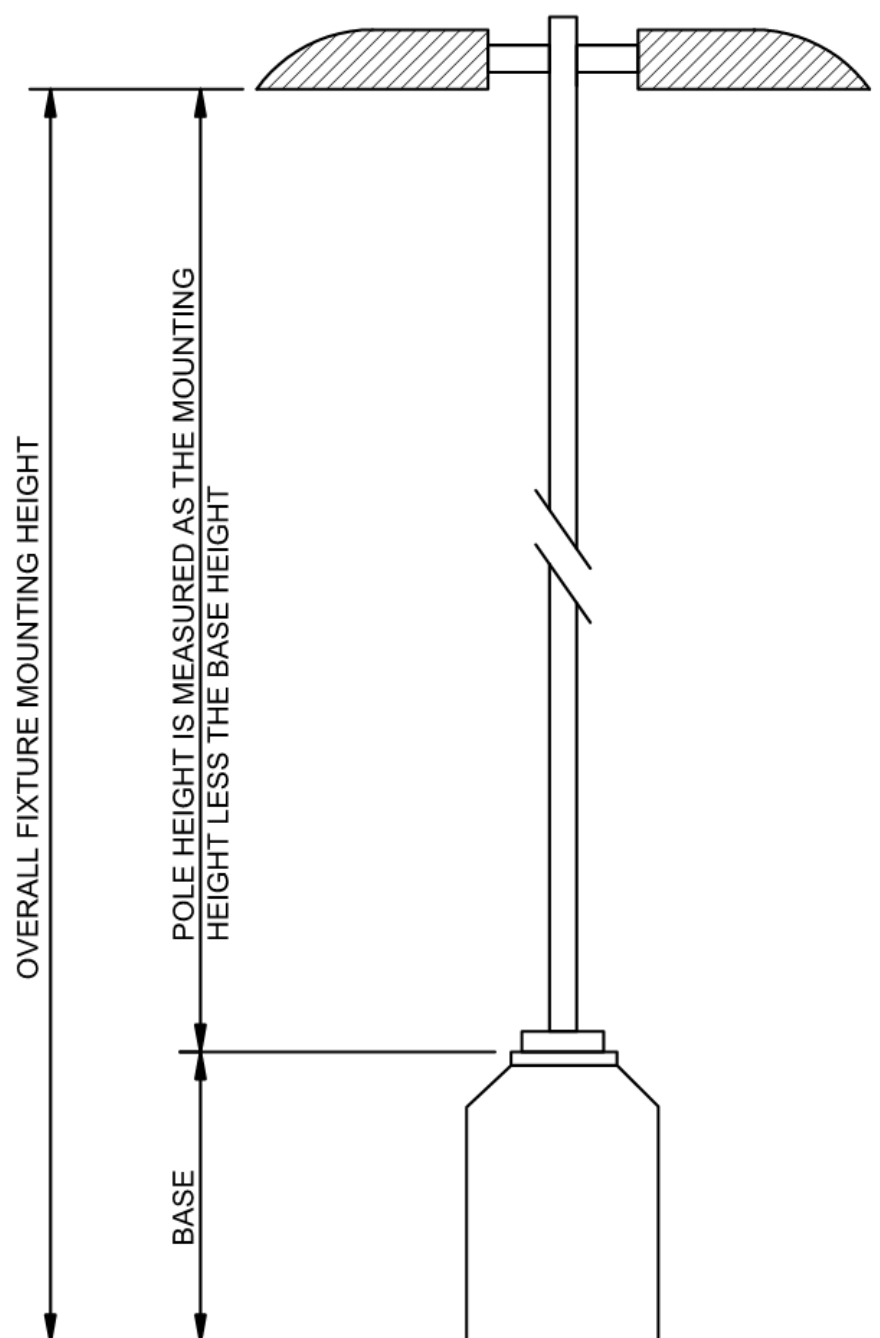
Series	LEDs	Color temperature	Distribution	Wattage	Mounting
DSX0 LED	Forward optics		T15 Type I short (Automotive)	T55 Type V short ¹	MVOLT ^{2,3}
	P1 P4 P7	30K 40K 5000K	T25 Type II short	T3M Type V medium ¹	120 ¹ SPA Square pole mounting
	P2 P5 P3 P6	30K 40K 5000K	T3M Type II medium	T2W Type V wide ¹	208 ¹ RPA Round pole mounting
Rotated optics			T15 Type III short	BCC Backlight control ¹	240 ¹ WBA Wall bracket ¹
P10 ¹ P12 ¹			T3M Type II medium	LCCO Left corner cut-off ¹	277 ¹ SPUMBA Square pole universal mounting adaptor ¹
P11 ¹ P13 ¹			T4M Type IV medium	RCCO Right corner cut-off ¹	347 ^{1,2} RPUMBA Round pole universal mounting adaptor ¹
			TFTM Forward throw medium		
			TSV5 Type V very short ¹		

Control options	Other options	Finish
Shipped installed		
NELM2 High-Alt. precision 2 enabled ^{1,2}	PIR High-flow, medium-ambient sensor, 8'-15' mounting height, ambient sensor enabled at 16' ^{1,2}	DD10 Dark bronze
PIRHN Network, high-flow, medium-ambient sensor ¹	PIRHI High-flow, medium-ambient sensor, 15'-30' mounting height, ambient sensor enabled at 16' ^{1,2}	DL10 Black
PER NEMA twist-lock receptacle only (control ordered separate) ¹	PRTECV High-flow, medium-ambient sensor, 8'-15' mounting height, ambient sensor enabled at 16' ^{1,2}	OM10 Natural aluminum
PER5 Five-pin receptacle only (control ordered separate) ¹	LR0 Left rotated optics ¹	DW10 White
PER7 Seven-pin receptacle only (leads exit forward) (control ordered separate) ¹	RR0 Right rotated optics ¹	DD10D Textured dark bronze
DMG 0-10V dimming entered out back of housing for external control (control ordered separate) ¹	RRHI Right rotated optics ¹	DL10D Textured black
	DR0 Diffused optics ¹	OM10D Textured natural aluminum
	FAO Field adjustable output ¹	Shipped separately
		RS Red spikes ¹
		EGS External glass shield
		DW10D Textured white

LITHONIA LIGHTING One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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DSX0 LED Rev. 02/05/20 Page 1 of 8



Plan View
Scale - 1" = 100ft

General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

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.

Drawing Note

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

Mounting Height Note

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

Ordering Note

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

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.



CHILSON ROAD CHURCH
PHOTOMETRIC SITE PLAN
PREPARED FOR: BOSS ENGINEERING
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

EXHIBIT E

**Genoa Township Planning Commission
Meeting Minutes for December 13th, 2021**

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
DECEMBER 13, 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, Jim Mortensen, Marianne McCreary, Eric Rauch, Glynis McBain, and Tim Chouinard. Absent was Jeff Dhaenens. Also present were Joe Seward, Township Attorney; Kelly VanMarter, Community Development Director/Asst. Township Manager; Brian Borden of Safebuilt Studio; and Shelby Byrne of Tetra Tech.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST: None

CALL TO THE PUBLIC: The call to the public was made at 6:31 pm

Mr. John Palmer of 560 Black Oaks Trail questioned how the Master Plan was changed for the Latson Road Interchange to allow for the proposed asphalt plant. Chairman Grajek advised that the Master Plan has not been changed. That property was always zoned industrial. The PUD and/or PID provide a developer the opportunity to work with the Township for certain changes to the project to meet their needs. Ms. VanMarter stated that she would be willing to meet with any resident to discuss the process that is followed when a developer approaches the Township. Mr. Palmer asked how an asphalt plant is good for the community or the Master Plan. He then asked the process for approval of the asphalt plant, and Commissioner Mortensen provided the steps that the applicant and Township will take going forward.

Ms. Suzanne Kowalski of 5341 East Grand River asked the Planning Commission if they believe the asphalt plant is conducive to the Master Plan that was just updated. Ms. VanMarter stated the Master Plan has not been updated since 2015. Ms. Kowalski stated this asphalt plant emits noxious fumes that have been Cancer causing and have a foul stench and is against their rights as property owners.

Ms. Edith Beigas of 1950 Genoa Circle believes that the Planning Commission has already approved the rezoning. Chairman Grajek stated that this commission makes recommendations to the Township Board. Ms. VanMarter stated that no rezoning has been approved at this time. Ms. Beigas hopes that the well-being of the residents of Genoa Township comes first.

Mr. Robert Beigas of 1950 Genoa Circle questioned the special zoning for the industrial area if it is an industrial property with an industrial use. Mr. Borden stated that this type of use is a special use in the industrial zoning, not a permitted use. The PID allows for flexibility of aspects of the project for both the Township and the developer.

Mr. Dave Dixon of 836 Pathway Drive asked if there is a representative of the asphalt company in attendance this evening.

Ms. Lexi Jones of 3553 Westphal Road asked to have a vote on hybrid meetings due to COVID added to the agenda.

Ms. Stacia Kroeir of 4688 Brighton Road stated she did not know what was going on next to her property when it was clear cut for the gravel pit. This is the same situation with the asphalt plant. The Township needs to make people aware of these types of projects. Chairman Grajek stated the entire meeting packets are placed on the website. Ms. VanMarter stated there is a way for residents to sign up for monthly emails.

The call to the public was closed at 7:07 pm.

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 (11-5-21)
- C. Recommendation of Site Plan (11-5-21)

Mr. Dan LeClair of Green Tech Engineering, and Mr. and Mrs. Merlo were present.

Mr. LeClair reviewed the changes that they have made to the plans, and they believe they have met the prior concerns of the Planning Commission.

Mr. Borden reviewed his letter of December 8, 2021.

- The special land use standards of Section 19.03 of the Zoning Ordinance are generally met, although the current zoning (AG) and future land use (LDR) do not align. Furthermore, he is requesting the applicant confirm that any events conducted will be related to the commercial stable operation. The Impact Assessment states, "The types of events held in the clubhouse include but are not limited to the following". He is concerned with "but are not limited to".
- The revised submittal demonstrates compliance with the use conditions of Section 3.03.02(h).
- The existing parking spaces, drive aisles, and driveway are surfaced with gravel; however, hard surfacing is required by Ordinance. If gravel is allowed to remain in place, the applicant must apply dust control measures, which they have noted they will do in their revised submittal.

Ms. Byrne reviewed her letter dated December 8, 2021.

Genoa Township Planning Commission

December 13, 2021

Unapproved Minutes

- The proposed use should be reviewed and 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. Mr. LeClear provided this document this evening.
- The use must be approved by the building department. Written approval from the Livingston County Building Department should be provided to the Township.
- 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 does not appear that paving is proposed. The Planning Commission may choose to consider an aggregate parking lot as a Low Impact Development Alternative to the zoning requirements.
- Increasing the number of guests in the facility will increase the loading on the existing septic system; however, approval by the Livingston County Health Department has been provided to the Township via email.

The Fire Marshal's letter dated November 30, 2021 states all his concerns have been addressed.

The call to the public was made at 7:19 pm.

Mr. Mark Faulkner of 2496 Spring Grove is concerned with the placement of the manure. He has had a conversation with the applicant, and it has been relocated away from his property line and well, but he would like assurance that it will remain in that location as well as away from the lake.

Ms. Deborah Jones of 3553 Westphal questioned if Mr. Faulkner's concerns have been addressed.

The call to the public was closed at 7:21 pm.

Mr. LeClairr advised that the Environmental Impact Assessment addresses the handling and placement of the manure. Mr. Merlo stated the manure is now 1,400 feet from Mr. Faulkner's property and it will remain there. He noted that it was never put by the lake. He added that his property is well maintained and there is not a lot of traffic or activity.

Commissioner Mortensen is requesting that the manure pile location be shown on the site plan.

Mr. Cliff Wineman is the farmer on this site. The manure is not a pile. It is spread out and then it is spread onto the cornfields.

Commissioner McCreary questioned if the applicant had a Generally Accepted Agricultural Management Practices (GAAMP) inspection performed. Ms. Merlo stated she had this done. The inspector is happy with how they handle their procedures, and they are waiting for the report and certification.

Commissioner Rauch would like the Impact Assessment to provide more of a robust operations plan for the handling of the manure, such as a specific location and a certain distance from neighboring properties. Mr. LeClear stated that the Merlos have been operating this farm for over five years and have addressed neighbors' concerns without the need for the Township to tell them to or give citations. He will add that information to the Impact Assessment; however, he

would like to be able to have this addition completed before it goes before the Board and not have their item tabled this evening.

Commissioner Rauch referenced the types of events outlined in the Impact Assessment. Based on what is described, he is concerned that this site could become an event venue instead of a commercial riding stable. Mr. LeClair stated he and the Merlos have discussed this issue, which is why they added “but are not limited to...” so they would not be limited in the case they wanted to have their own family reunion or large party, which is done by other property owners. The Impact Assessment and an affidavit signed by Mrs. Merlo states there will not be more than 99 people at an event. Commissioner Rauch asked if the applicant would be willing to limit the number of times of year these types of large events can be held because this is in agricultural zoning. Mr. LeClair would like to limit the number of participants in an event and not the number of events.

Commissioner Rauch would like the Impact Assessment to specifically state that the fundraising event of 80-99 people will be held twice a year and all other events would stay within the 4-20 participants capacity. Mr. Merlo does not want to agree to having only two events with 80-99 people.

Chairman Grajek noted that this request is for a special use in the agricultural zoning for a commercial equestrian center and not an event center. The Township is working with the applicant to allow them to continue to do what they have been doing. Mr. LeClair suggested that the number of events with up to 99 people be limited to 12 events per year. Commissioner Rauch stated that number of events with that many people is too many for this zoning.

Commissioner McBain suggested a capacity number in between the 4-20 and 80-99 for a certain number of events per year.

Mr. LeClair suggested that the clubhouse section have a third bullet number stating, “Up to 6 events annually with a maximum number of 60 guests”. Mrs. Merlo described many of the events that are held are related to the horses. She would agree to have it state that the events are equestrian related.

Commissioner McCreary agrees to allow the gravel because walking on asphalt is not good for the horses. Mrs. Merlo agrees.

Moved by Commissioner Rauch, seconded by Commissioner Mortensen, to recommend approval of the Special Use Application for the Brighton Equestrian club at 7318 Herbst Road, south side of Herbst Road, conditioned upon the following:

- The events mentioned on Page 3 of the Environmental Impact Assessment shall be updated with hours of operation to end at 9 pm.
- The “Types of Events” shall include a “Definition” Section to state, “related specifically to commercial stable use” and the “Types of Events” shall be:
 - BCC club training and meeting events: Typically, 4-20 people, events are typically 2 hours in duration anytime between 9 am and 9 pm.
 - Louie R Merlo Foundation fundraising events: Typically, 80 – 99 people, held no more than twice per year between 5 and 11 PM.
 - No more than six equestrian related events shall be held annually with a maximum of 60 guests ending at 11 pm.

- The petitioner agrees that the operations of the spreading of manure be offset from the boundaries of the property 100 feet to diminish the potential negative impacts on adjacent property owners.
- The GAAMP Certification shall be submitted to the Township.
- The Planning Commission recognizes the affidavit dated 12/13/21 from Nancy Merlo for the limit of 99 participants at an event.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner McCreary, to recommend approval of the Environmental Impact Assessment for the Brighton Equestrian club at 7318 Herbst Road, south side of Herbst Road, conditioned upon the following:

- The events mentioned on Page 3 of the Environmental Impact Assessment shall be updated with hours of operation to end at 9 pm.
- The “Types of Events” shall include a “Definition” Section to state, “related specifically to commercial stable use” and the “Types of Events” shall be:
 - BCC club training and meeting events: Typically, 4-20 people, events are typically 2 hours in duration anytime between 9 am and 9 pm.
 - Louie R Merlo Foundation fundraising events: Typically, 80 – 99 people, held no more than twice per year between 5 and 11 PM.
 - No more than six equestrian related events shall be held annually with a maximum of 60 guests ending at 11 pm.
- The petitioner agrees that the operations of the spreading of manure be offset from the boundaries of the property 100 feet to diminish the potential negative impacts on adjacent property owners.
- The GAAMP Certification shall be submitted to the Township.
- The Planning Commission recognizes the affidavit dated 12/13/21 from Nancy Merlo for the limit of 99 participants at an event.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner McBain, to recommend approval of the Site Plan dated November 5, 2021 for the Brighton Equestrian club at 7318 Herbst Road, south side of Herbst Road, conditioned upon the following:

- The gravel driveway is acceptable to the Planning Commission as it is safer for the horses, zoned for agricultural and because appropriate dust control measures have been included in the impact assessment.
- The petitioner agrees that the operations of the spreading of manure be offset from the boundaries of the property 100 feet to diminish the potential negative impacts on adjacent property owners. The site plan shall be revised to show the 100’ setback for manure management locations.
- Any comments within Tetra Tech letter December 8, 2021 and the Brighton Area Fire Authority’s letter dated November 30, 2021 be addressed

The motion carried unanimously.

NEW BUSINESS:

OPEN PUBLIC HEARING # 2... Review of an environmental impact assessment and site plan for a proposed 73-space parking lot on the west side of the site located at 7372 Grand River, Brighton for Community Bible Church. The request is petitioned by Community Bible Church.

- A. Recommendation of Environmental Impact Assessment (11-22-21)
- B. Disposition of Site Plan (11-22-21)

Mr. Scott Tousignant of Boss Engineering and Pastor Chip from Community Bible Church were present. Mr. Tousignant reviewed the proposed project. The additional parking is needed to accommodate the increase in petitioners as well as additional volunteers for the accessory programs at the church. He noted that this future parking expansion was proposed when the previous church expansion was done.

Mr. Borden reviewed his letter dated December 8, 2021.

- The excess parking proposed requires Planning Commission approval in accordance with Section 14.02.06.
- The applicant must provide evidence supporting the need for excess parking, which Mr. Tousignant detailed this evening.
- If any existing plantings are in poor condition, they should be removed and replaced as part of this project. The applicant is agreeable to this condition.
- The applicant must address any comments provided by the Township's engineering consultant and/or the Brighton Area Fire Authority.

Ms. Byrne stated she has no concerns with the proposal.

The Fire Marshal's letter dated November 30, 2021 states:

- Existing access roads to the site shall be maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds.

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

Commissioner Rauch stated that for this use, this request is very reasonable. It is a common need for churches.

Moved by Commissioner Rauch, seconded by Commissioner Mortensen, to recommend to the Township Board approval of the Environmental Impact Assessment dated November 22, 2021 for a proposed 73-space parking lot on the west side of the site located at 7372 Grand River for Brighton for Community Bible Church. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner McCreary, to approve the Site Plan dated November 22, 2021 for a proposed 73-space parking lot on the west side of the site located at 7372 Grand River, Brighton for Community Bible Church, conditioned upon the following:

- Landscaping from both this and the previously approved site plan must meet the Township requirements.

The motion carried unanimously.

OPEN PUBLIC HEARING # 3...Review of a special use application, environmental impact assessment and site plan for a proposed Place of Worship (Prayer Campus) with outdoor uses including Stations of the Cross, a mural wall with altar, prayer trails, religious landscape/garden statues, a 352 sq. ft. utility building and related driveways and parking. The property in question is located at 3280 Chilson Road on the west side of Chilson Road, south of Crooked Lake Road. The request is petitioned by Catholic Healthcare International.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (11-22-21)
- C. Recommendation of Site Plan (11-22-21)

Mr. Scott Tousignant from Boss Engineering, Mr. Jere Palazzolo, the applicant, and Mr. Robert Muise from American Freedom Law Center were present.

Mr. Tousignant provided a review of the property and the revised project. The primary difference is the removal of the chapel. They are proposing a commercial driveway leading to a 39 parking space parking lot, and a shed. The property will be used for patrons to utilize the trails through the woods on the site. There will be minimal impacts to the site. They will be removing some shrubs and three trees. They will not be impacting the wetlands. The proposed parking lot and maintenance shed will be set back from Chilson Road.

This project does not include the chapel so there will be no restroom facilities. Port-a-johns will be utilized and maintained. They will be abandoning the well for drinking water; however, it will be adapted for use for irrigation on the site.

While they will not be having the chapel, they would like to install the parking spaces. Without the chapel, they based the traffic generation on a park and they believe that the 39 spaces would be appropriate.

Mr. Borden stated that in accordance with Section 19.07 of the Zoning Ordinance, the Township may view the removal of a chapel building as a change in conditions. However, the current request indicates that use of the property will be quite similar to the project previously denied. Applications that have been denied wholly or in part shall not be resubmitted for a period of one (1) year from the date of denial, except on the grounds of new evidence or proof of changed conditions relating to all of the reasons noted for the denial found to be valid by the Township Board.

Ms. VanMarter stated that when she reviewed the initial proposal, she viewed it as less intense and more of a park; however, in looking at additional information submitted with the revised proposal, they are now proposing to have ordinary outdoor services not more than weekly, in addition to the large special events which will now be outdoors.

Mr. Muise stated there is another component to this being requested again. In a current lawsuit between the Township and Catholic Healthcare International they are not able to use this

property. The judge ordered that the applicant should follow the review and approval procedure of the Township to be able to use the property. Commissioner Mortensen stated that the Planning Commission should review what is before them and determine if this change in the proposal meets one of the criteria for it being able to be reviewed. Mr. Seward agrees; however, what was additionally discussed in the lawsuit was a prayer park, with two special events a year. However, Ms. VanMarter stated that this has changed from what was presented at the court hearing, which now includes weekly services as weather permits. Mr. Muise disagreed. This is private property; it's a low impact use; it's a prayer campus. He compared their property to the Genoa Township Hall site and there are 200 parking spaces there. Mr. Seward stated that site, as well as Fillmore Park, are zoned for parks and went through the Site Plan approval process.

Mr. Tousignant noted that an entire building that was previously proposed has been removed. Commissioner Rauch questioned how removing the building changes the operations of the site. Mr. Tousignant stated that having the services outside is affected by the weather so services will not be held as often as if there was a building. Mr. Palazzolo stated that they will not have a service a week, but they want to have the opportunity to do so. He believes that removing the building is a major change to this site. It will be a prayer campus.

Chairman Grajek reiterated his concerns from previous meetings that the petitioner put the statues, etc. on the site without obtaining approval from the Township. Mr. Palazzolo said they put those items up because they didn't know they needed approval. Ms. VanMarter disagreed. She provided a review of the discussions that occurred between Township Staff and Catholic Healthcare International which informed them in writing and in person of the required approval process prior to the structures being put up.

Ms. VanMarter read the motion that was made when denying the original request from CHI so the Planning Commission can determine "if new evidence or proof of changed conditions relating to all of the reasons noted for the denial found to be valid by the Township Board" as stated in the ordinance.

Mr. Tousignant indicated that they do not agree with the reasons for denial and they provided explanations for reasons noted in the motion for denial, such as how they would manage the traffic, there would not be an impact with light and noise because the building is being removed, and that the new proposal maintains the rural character of the site.

Commissioner Rauch does not believe that this request is substantially different from what was denied previously and does not believe it should be heard this evening.

Commissioner McBain noted that the submittal states that they would like to accommodate enough people for services without a chapel at this time and "when the chapel is eventually built...".

Mr. Seward recommended that the Planning Commission not review this as if the chapel will be built. What should be discussed and determined is if this meets the ordinance standards for resubmittal. Additionally, the Commissioners cannot consider the religious nature of the use when making their decision.

Genoa Township Planning Commission
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Commissioner Mortensen is not convinced that this is able to be heard this evening.

Commissioner McBain agrees. She does not believe that removing the chapel changes the plan.

The call to the public was made at 10:00 pm.

Mr. Bill Galvin of 4737 Chilson Road does not think there is enough of a change in the plan for the Planning Commission to hear this application. If it is heard, he urged the Planning Commission to recommend denial as it is not compatible with the zoning district. The need for scheduling and shuttling is evidence that the site cannot accommodate the use.

Ms. Deborah Jones of 3553 Westphal asked the Planning Commission to vote on this item at this time.

Mr. Vince Parlove of 3440 Chilson Road stated his property abuts this site. He is opposed to this proposal. He provided past problems he has experienced with the property owner and the use of their property.

Ms. Lexi Jones of 3553 Westphal stated the applicant is trying to erect an accessory building without a principal building which is not allowed in the ordinance

Ms. Melanie Johnson of 3990 Chilson Road is concerned with the traffic at Chilson and Latson as well as other concerns with the proposal.

Mr. Marty Smith of 8980 Lake Dominion, who is also on the County Board of Commissioners, stated that the Planning Commission has been put in a difficult position to review the Township Board's decision. He suggested the Planning Commission send this back to the Township Board for them to decide.

Mr. Pat Powers of 1018 Kellogg Road is in favor of this proposal. He has been out to the site many times.

Mr. Dwayne Johnson of 3990 Chilson Road stated that based on statements made by the applicant, they want this to be more than a prayer park. This could set a precedent for other uses that do not fit the area.

Mr. Johnson read a letter from Shawn Nester of 3360 Chilson Road who is in opposition to the proposal.

Mr. Guy Genzel of 15264 Bailey Street, Taylor, MI has property across from this site. There is a lot of traffic on Chilson Road and people drive fast.

The call to the public was closed at 10:21 pm.

Moved by Commissioner Rauch, seconded by Commissioner Mortensen, that the Planning Commission does not hear Open Public Hearing #3, review of a special use application, environmental impact assessment and site plan for a proposed Place of Worship (Prayer

Campus) with outdoor uses including Stations of the Cross, a mural wall with altar, prayer trails, religious landscape/garden statues, a 352 sq. ft. utility building and related driveways and parking at 3280 Chilson Road on the west side of Chilson Road, south of Crooked Lake Road for Catholic Healthcare International. It does not meet the criteria of Township Zoning Ordinance Section 19.07, specifically, the Planning Commission does not find there are new grounds or substantial new evidence to support changed intent of this application nor is there proof of any changed conditions based off all the reasons in the Township Board's denial of May 3, 2021. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

Staff Report

Ms. VanMarter stated there will be one public hearing on January's agenda as well as a discussion with Giffels Webster in regard to the Master Plan.

Approval of the October 24, 2021 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner McBain, to approve the minutes of the October 24, 2021 Planning Commission Meeting as presented. **The motion carried unanimously.**

Correspondence – Master Plan Public Input Summary

Ms. VanMarter stated this was in tonight's packet. This will be discussed at next month's meeting with Giffels Webster.

Member Discussion

Commissioner McCreary wanted to let the Planning Commission and Ms. VanMarter know that she has been approached by many residents who have expressed their appreciation with Township Staff.

Commissioner McCreary asked if the Township could arrange for safety training for the Planning Commission and other Boards. Ms. VanMarter knows that security is very important for the Township and there are changes being made.

Adjournment

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to adjourn the meeting at 10:40 pm. **The motion carried unanimously.**

Respectfully Submitted,

Genoa Township Planning Commission
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Unapproved Minutes

Patty Thomas, Recording Secretary

DRAFT

EXHIBIT F

**Livingston County Road Commission
Chilson Road Traffic Data**

Location of traffic count data (Between Latson and Crooked Lake Roads)





[Home](#)
[TSMS](#)
[TCLS](#)
[TTDS](#)
[RSMS](#)
[NMDS](#)
[WOTS](#)
[RTTV](#)

[Login](#)
[+ Locate](#)
[+ Locate All](#)
[Email This](#)

Zoom To: - Select Area - Auto-Locate OFF

List View All DIRs

Record	1	of 1	Goto Record	go
Location ID	720	MPO ID	176339	
Type	LINK	HPMS ID		
On NHS	No	On HPMS	No	
LRS ID		LRS Loc Pt.		
SF Group	01	Route Type		
AF Group		Route		
GF Group		Active	Yes	
Class Dist Grp		Category		
Seas Class Grp				
WIM Group				
Funct'l Class	-	Milepost		
Located On	CHILSON			
Loc On Alias				
From Road	LATSON			
To Road	CROOKED LAKE			
More Detail				
STATION DATA				

Directions: 2-WAY

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	2,430						
2016	2,180	238	11				
2014	2,300						
2012	4,180						
2009	4,710						

1-5 of 7

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
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Date	Int	Total
Tue 5/28/2019	60	2,635
Wed 7/13/2016	60	2,422
Wed 5/28/2014	60	2,569
Tue 4/24/2012	60	4,505
Mon 6/29/2009	60	5,027
Thu 5/11/2006	60	5,361
Mon 4/29/2002	60	5,330

Year	Annual Growth
2019	4%
2016	-3%
2014	-26%
2012	-4%
2009	0%
2006	-2%

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
January 18, 2022 - 6:30 PM**

MINUTES

Call to Order: Chairman Rassel called the regular meeting of the Zoning Board of Appeals to order at 6:31 pm. The members and staff of the Zoning Board of Appeals were present as follows: Greg Rassel, Marianne McCreary, Bill Rockwell, Michelle Kreutzberg, and Amy Ruthig, Zoning Official. Absent were Jean Ledford and Craig Fons.

Pledge of Allegiance: The Pledge of Allegiance was recited.

Election of Officers:

Moved by Board Member McCreary, seconded by Board Member Kreutzberg, to nominate Board Member Rassel for Chairman. **The motion carried unanimously.**

Moved by Board Member Rockwell, seconded by Board Member Kreutzberg, to nominate Board Member McCreary for Vice-Chairperson. **The motion carried unanimously.**

Introduction: The members of the Board and staff introduced themselves.

Approval of the Agenda:

Moved by Board Member McCreary, seconded by Board Member Rockwell, to approve the agenda as presented. **The motion carried unanimously.**

Call to the Public:

The call to the public was made at 6:34 pm with no response.

1. 22-01...A request by Chestnut Development LLC, located at the corner of Chilson Road and Chestnut Springs Drive, for an extension to a condition placed on a previously denied sign variance.

Mr. Scott Brock from Cooper and Riesterer, the attorney for the applicant was present. He provided a review of the variance issues. They have made changes to the height of the sign so it now meets the ordinance; however, they are working on the setback issue. They are proposing to change the property boundaries so that the sign would then be in compliance with the ordinance. In order to accomplish this, they are requesting an extension to the 60-day requirement to have the sign brought into compliance and meet the conditions of the ordinance.

Genoa Township Zoning Board of Appeals Meeting

January 18, 2022

Unapproved Minutes

The Board discussed, if this was approved this evening, how much of an extension should be given to the applicant to bring the sign into compliance, noting that this item will need to be reviewed and approved by the Township Attorney. Board Member McCreary would like a specific timeframe to be put on any approval this evening. She would also like a performance guarantee submitted.

Board Member McCreary does not believe this would infringe on any of the property owners' rights; however, she would have preferred it to have been done much sooner than now. Mr. Brock stated the applicant misunderstood. He thought that since he was working on the remedy and working with Staff, they did not need to return to the ZBA for an extension.

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

Moved by Board Member McCreary, seconded by Board Member Kreutzberg, to approve Case #22-01 for Chestnut Development located at the corner of Chilson and Chestnut for an extension to a condition placed on a previously-denied variance for a period of no more than 30 days, unless there are conditions required by the bylaws of the condominium association that would require notice to the co owners. In that case, Township Staff has the permission to approve any extension necessary. This approval is conditioned upon the following:

- The applicant agrees to pay a fee of \$500 for the Township's legal counsel to review the addendum, which is included in the packet dated 1/18/22.
- The applicant will sign a performance guarantee in an amount determined by Staff for removal of the sign if the conditions of the extension are not met.

The motion carried unanimously.

Administrative Business:

1. Approval of minutes for the October 19, 2021 Zoning Board of Appeals meeting.

Needed changes were noted.

Moved by Board Member McCreary, seconded by Board Member Kreutzberg, to approve the minutes of the October 19, 2021 meeting as corrected. **The motion carried unanimously.**

2. Correspondence - Ms. Ruthig provided the Board with the meeting dates and submittal deadlines for 2022.

There will be five cases on the February meeting agenda.

3. Member Discussion

There were no items to discuss this evening.

Genoa Township Zoning Board of Appeals Meeting
January 18, 2022
Unapproved Minutes

4. Adjournment - **Moved** by Board Member McCreary, seconded by Board Member Rockwell, to adjourn the meeting at 7:16 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary