

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 9, 2022
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

DECLARATION OF CONFLICT OF INTEREST:

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

OPEN PUBLIC HEARING #1... Consideration of a special use application, environmental impact assessment and site plan for a proposed expansion of an existing family day care home (up to 6 children) to a group day care home (7 to 12 children) located at 2638 Hubert Road on the west side of Hubert Road, north of Herbst Road. The request is petitioned by Sarah Lanning.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (3-28-22)
- C. Recommendation of Site Plan (4-20-22)

OPEN PUBLIC HEARING # 2... Consideration of an environmental impact assessment and final PUD site plan for a proposed 2,600 sq. ft. restaurant with a drive-through facility located on the northwest corner of Latson Road and Grand Oaks Drive on parcel # 4711-08-200-018. The property is within the Livingston Commons Phase 2 Planned Unit Development and is petitioned by Panda Restaurant Group.

- A. Recommendation of Environmental Impact Assessment (4-20-22)
- B. Recommendation of Final PUD Site Plan (4-19-22)

ADMINISTRATIVE BUSINESS:

- *Staff Report*
- *Approval of April 25th, 2022 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Sarah Lanning 2638 Hubert Rd Brighton 48114
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Sarah Lanning 2638 Hubert Rd Brighton 48114

SITE ADDRESS: 2638 Hubert Rd Brighton 48114 **PARCEL #(s):** _____

APPLICANT PHONE: (810) 923-4062 **OWNER PHONE:** (810) 923-4062

OWNER EMAIL: Sarahlanning19@yahoo.com

LOCATION AND BRIEF DESCRIPTION OF SITE: 3.46 acre site at 2638 Hubert Rd Brighton 48114. Single family residence, pole barn + playhouse. Property is surrounded by trees & vegetation that create a noise & visual buffer between lots on either side. Little awareness of neighbors.

BRIEF STATEMENT OF PROPOSED USE: A group home daycare for 7-12 children. Hours of operation - Mon - Fri 7:00 AM - 5:30 PM

THE FOLLOWING BUILDINGS ARE PROPOSED: The daycare is inside the single family home, in the basement. The basement has an entry door located on the north side of the home, surrounded by a fenced in playground.

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

BY: Sarah Lanning

ADDRESS: 2638 Hubert Rd Brighton, MI 48114

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

1.) Sarah Lanning of Sunshine Always Daycare/Preschool E-mail Address Sarahlanning91@yahoo.com
Name Business Affiliation

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: Sarah Lanning DATE: 2-28-2022
PRINT NAME: Sarah Lanning PHONE: 810 923-4062
ADDRESS: 2638 Hubert Rd Brighton, MI 48114



GENOA CHARTER TOWNSHIP
Special Land Use Application

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

APPLICANT NAME & ADDRESS: Sarah Lanning 2638 Hubert Rd Brighton 48114
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (810) 923-4062 EMAIL: SarahLanning19@yahoo.com

OWNER NAME & ADDRESS: Sarah Lanning

SITE ADDRESS: 2638 Hubert Rd Brighton 48114 PARCEL #(s): _____

OWNER PHONE: (810) 923-4062 EMAIL: SarahLanning19@yahoo.com

Location and brief description of site and surroundings:

3.46 acre site at 2638 Hubert Rd Brighton 48114 with a single family residence, a pole barn and a playhouse. Surrounded by trees and vegetation, creates noise & visual buffers between lots on either side. Little awareness of neighbors.

Proposed Use:

A group home daycare for 7-12 children within the house, in the basement. Hours of operation 7AM-5:30PM

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

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

The homes residential status is compatible with the current residential zoning goals & policies. Many families in Livingston County & the surrounding area are in need of childcare.

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

The daycare has already been in use since August 2004. The daycare was constructed inside the house in a walkout basement in 2004. No new or additional construction needed.

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

The proposed use will not impact essential public services.

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

There will be no adverse impacts to the environment of local residents created by the proposed daycare home.

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

Section 3.03.02
Section 7.02.02 is not applicable as I am not zoned Commercial
Section 8.02.02 is not applicable as I am not zoned industrial

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

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

BY: Sarah Lanning

ADDRESS: 2635 Hubert Rd Brighton, MI 48114

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

Sarah Lanning of Sunshine Always Daycare at Sarahlanning19@yahoo.com
Name Business Affiliation Preschool Email

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: Sarah Lanning DATE: 2-28-22

PRINT NAME: Sarah Lanning PHONE: 810 923-4062

May 3, 2022

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Lanning Day Care – Special Land Use and Site Plan Review #2
Location:	2638 Hubert Road – west side of Hubert Road, north of Herbst Road
Zoning:	RR Rural Residential

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal proposing to expand a family day care home (up to 6 children) to a group day care home (7 to 12 children).

A. Summary

1. Section 19.03 General Special Land Use Standards:

- a. In order to make a favorable finding, the Commission needs to find that the project upholds the goals of the Master Plan.
- b. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 3.03.02(k) need to be met to the Commission’s satisfaction.
- c. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority regarding public facilities and services.

2. Section 2.03.02(k) Use Conditions:

- a. The use conditions are met.

3. Site Plan Review:

- a. Given the nature of the property and proposed use, the majority of conventional site plan requirements are not applicable or are addressed by the use conditions.

B. Proposal/Process

The site contains a residence and a detached accessory building. The residence currently includes a licensed family day care home, which allows care for up to 6 children. The proposal is to expand the family day care home to a group day care home, which allows care for 7 to 12 children. (The current license allows care for up to 12 children, though Township approval is needed for this expansion.)

The group day care home will operate Monday through Friday from 7AM to 5:30PM, with a staggered drop-off/pick-up schedule.

Group day care homes are special land uses in the RR District (Table 3.03). Such uses are also subject to the conditions of Section 3.03.02(k).

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

Township Board has the final review/approval authority over each element of the request.



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

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

- 1. Master Plan.** The Township Master Plan identifies the subject site and the adjacent properties as Low Density Residential, which is intended for single-family residences on lots with at least 1-acre of area.

The Low Density Residential category does not reference residential care uses. As such, the Commission would need to find that the proposal meets the goals of the Plan, some of which include:

- Accommodate a variety of land uses that are located in a logical pattern and complement community goals, the surrounding land uses, environment, capacity of roads and the sanitary sewer, and public water system capabilities.
- Provide land owners with reasonable use of their land in a manner that is compatible with adjacent land uses and the overall land use plan for the Township and the capacity of infrastructure.
- Promote harmonious and organized developed consistent with adjacent land uses.
- Achieve well-planned, safe, balanced, and pleasant residential neighborhoods.

- 2. Compatibility.** The subject area contains single-family homes on relatively large lots, including the subject site which contains 3.46 acres of area.

The use conditions of Section 3.03.02(k) are intended to help ensure compatibility. Provided these conditions are met, the proposal is expected to be compatible with the surrounding area.

- 3. Public Facilities and Services.** The property is served by private well and septic systems, and the nature of the proposed use is not expected to adversely impact either.

With that being said, the applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority related to this criterion.

- 4. Impacts.** Similar to the comment above, the use conditions of Section 3.03.02(k) are intended to limit impacts of the proposal upon the site and surrounding properties.

Provided these conditions are met, surrounding properties are not expected to be adversely impacted by the proposal.

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

D. Use Conditions

Group day care homes are subject to the use conditions of Section 3.03.02(k), as follows:

- 1. Group day care homes shall be located at least one thousand five hundred (1,500) feet from any other group day care group home.**

The submittal includes a search for licensed group day care homes in the surrounding area. This information demonstrates that the nearest such facility is more than 7 miles from the subject site.

- 2. An on-site drive shall be provided for drop offs/loading. This drive shall be arranged to allow maneuvers without affecting traffic flow on the public street.**

The site currently provides a lengthy driveway with a large turn-around and sufficient parking area that will accommodate the proposed expansion without affecting traffic flow on Hubert Road.

- 3. There shall be a fenced, contiguous open space with a minimum area of one thousand five hundred (1,500) square feet provided on the same premises as the group day care home. The required open space shall not be located within a required front yard.**

The revised plan depicts a fenced-in 1,700 square foot outdoor play area along the side and rear of the residence.

E. Site Plan Review

Given the nature of the property and proposed use, a full site plan review is unnecessary as the majority of conventional requirements do not apply and/or are covered by the use conditions.

Based on the sketch submitted and review of aerial photos, the site is heavily wooded, particularly along the property boundaries, which will help to protect nearby residences from any potential adverse impact.

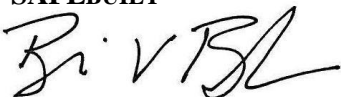
There is also ample driveway/parking area to accommodate drop-off/pick-up without disrupting the public roadway. Additionally, the staggered drop-off/pick-up schedule will help to mitigate any potential traffic concerns.

The submittal also includes an Environmental Impact Assessment, which notes that no adverse impacts are anticipated.

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



May 4, 2022

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

**Re: Lanning Daycare
Site Plan Review No. 2**

Dear Ms. Van Marter:

Tetra Tech conducted a second review of the proposed Lanning Daycare special use site plan received on April 21, 2022. The application proposes using an existing residential building as a daycare for 7-12 children. The site is located on the west side of Hubert Road, approximately 800 feet south of Simon Drive. Improvements to the driveway were completed previously and no new improvements are shown on the provided site plan. We offer the following comments:

GENERAL

1. The provided site plan has been updated to show the existing parking layout on site, with 8 existing parking spots, a turn area, and a long 10-foot-wide driveway. Since drop off and pick up times will be staggered, we do not have any engineering related concern with the existing site being used for the expanded daycare size.
2. The Livingston County Health Department has reviewed the proposed special use and indicated that the septic system was replaced in 2020 and was oversized at that time. The Petitioner will be responsible for any future inspection requirements with the Livingston County Health Department as part of the LARA licensing process.

DRAINAGE AND GRADING

1. Currently no improvements to the site are proposed, but it appears parking was added in the past to accommodate the daycare. This additional pavement causes a minor increase in runoff, but it appears this would drain to the existing pond to the north and not adversely affect the neighboring properties.

We recommend the Planning Commission consider the above comments prior to approval.

Sincerely,

A blue ink signature of Gary J. Markstrom.

Gary J. Markstrom, P.E.
Vice President

A blue ink signature of Shelby Byrne.

Shelby Byrne
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

April 13, 2022

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Lanning Daycare Special Use
2638 Hubert Road
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on March 30, 2022. The project is for special land use of an existing licensed at-home daycare facility. There is no proposed construction or increased use proposed. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

The fire authority has no comments related to the special land use.

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

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org

From: [Matt Bolang](#)
To: [Amy Ruthig](#)
Cc: [Aaron Aumock](#)
Subject: Genoa LCHD Reviews
Date: Tuesday, April 19, 2022 3:46:41 PM
Attachments: [image002.png](#)
[image003.png](#)
[image007.png](#)
[image008.png](#)
[image001.png](#)

Hi Amy,

We have reviewed all of the current proposals. Below are our comments:

- St. Joes: Will be connected to MHOG water and sewer. No LCHD review. Any potential new or remodeled food service will need to be reviewed by our department for licensure.
- Two Men and a Truck: We recommend that the new owner samples the well for bacteria, nitrates, and arsenic. We are available to review the results.
- Lanning Daycare: The septic system was replaced in 2020, likely due to overuse by the daycare. We oversized the system and required the installation of a diverter valve so the old system could be used again in the future. As part of the LARA licensing process, LCHD would be required to inspect the facility including the well and septic. Our last record of a licensing inspection was 2004.
- Panda: We have no comments initially. They will need LCHD approval in conjunction with the building department before approved to operate and issued a food service license.

Let me know if you have any questions. Also in the future you can email the proposed projects directly to Aaron Aumock (copied on this email).

Thanks,
Matt

Matt Bolang, MSA, REHS
Deputy Health Officer
Director of Environmental Health
Livingston County Health Department
2300 East Grand River
Howell, MI 48843

517-552-6870 | www.lchd.org

LIVINGSTON COUNTY
Health Department



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Impact Assessment for 2638 Hubert Road Brighton, MI 48114

a. Sarah Lanning 2638 Hubert Rd Brighton, MI 48114 (homeowner)

b. Maps and written description/analysis of the project site, existing structures, driveway and parking are submitted on a 18x24 sheet.

c. Impact on natural features: The project was completed in 2004. There will be no impact on natural features. No grading or tree removal necessary.

d. Impact on stormwater management: Stormwater runs off the driveway to the west into grassy areas. No flooding or erosion from the water run off.

e. Impact on surrounding land use: There will be no impact on surrounding land use. No air pollution. No increase of light. The only lights needed and used are outside lights attached to the home and are typical of a residential home. When the children are playing outdoors around 10:30AM-12PM, in the designated play area, they will not be allowed to scream. Just normal playing and laughing/talking.

f. Impact on public facilities and services: .No impact on public facilities and services. The driveway used for daycare has a parking area that is 325 feet from the road and has an area to turn around so clients will not need to back up out of the driveway. Hours of operation are 7AM-5:30PM, Monday-Friday. Currently there are 6 cars coming in the morning and 6 in the afternoon. Clients arrive at different times throughout the day for dropping off and picking up their children. (see traffic and pedestrians for further reference) No school bus drop off or pick up at the driveway is allowed. There are 2 drivers in the household besides myself. They leave in the morning and do not return until the evening. They do not have any impact on traffic for the daycare or public facilities.

g. Impact on public utilities: No impact on public utilities. The site already has a private well and septic that was finished in February 2004. The septic field was replaced in March 2020 and is compliant with the Livingston county health department. There are about 5- 6 gallon size bags per week that are disposed of into the trash bin that is emptied once per week on Wednesdays. I have had 12 children in the past and there is never more than 5 bags. The bags will be about 8-10 gallons in size with more children. The state regulates the ages of the children. So not all 12 children can be in diapers. See separate sheet submitted regarding licensing rules for family and group home daycares.

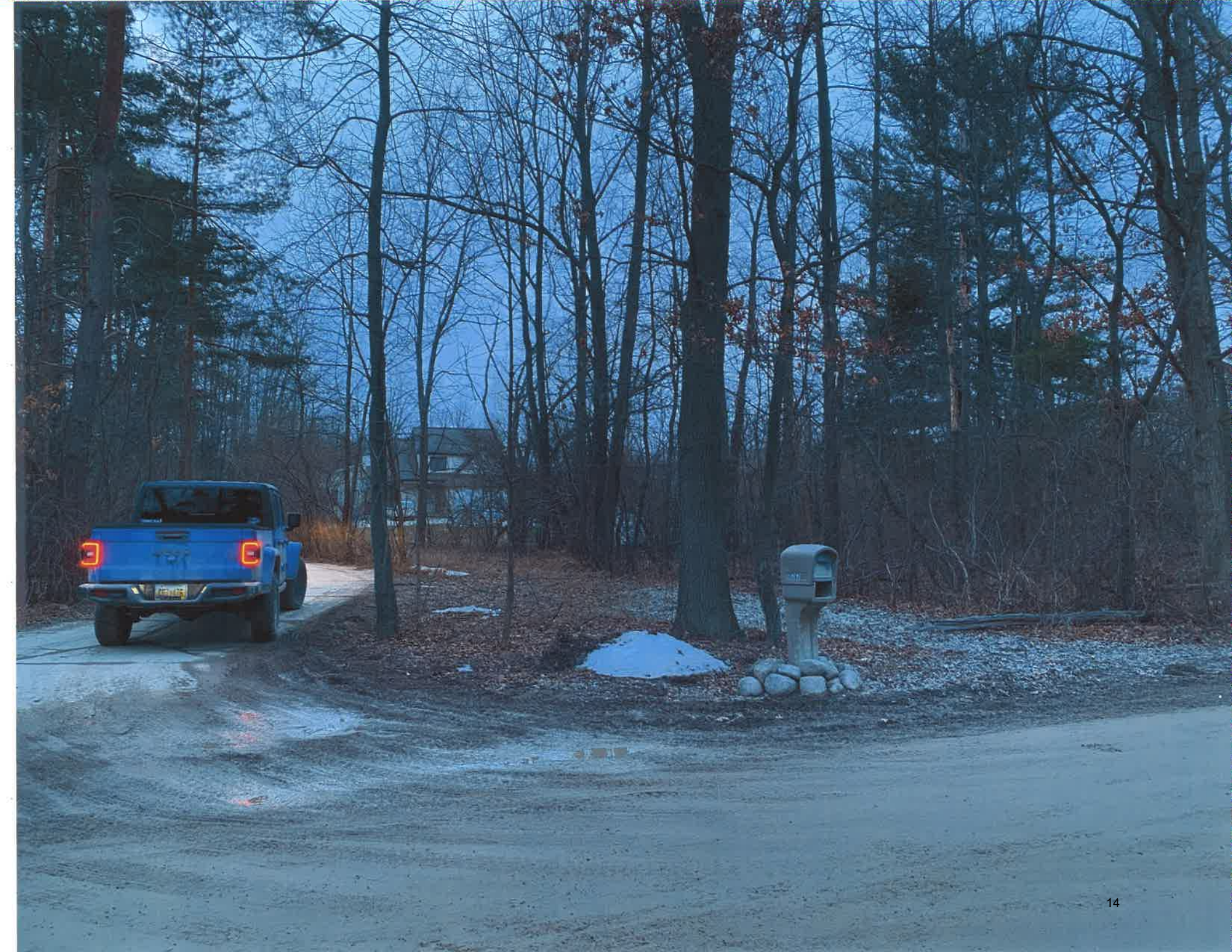
h. Storage and handling of any hazardous materials: There are none.

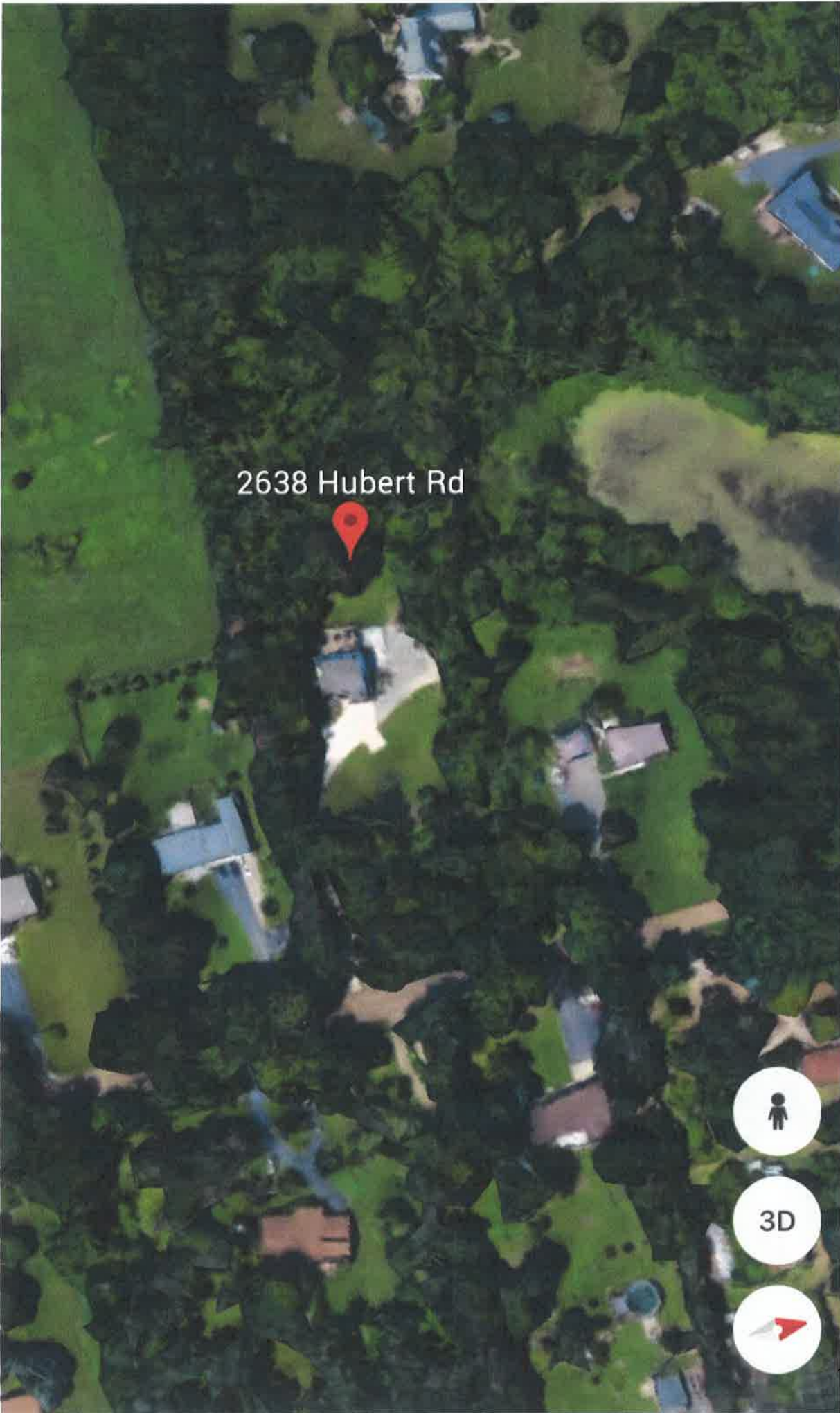
i. Impact on traffic and pedestrians: Currently there are 6 children enrolled in the child care home, but would like to increase to 12 as the state license (DG470267560) allows. (See copy of state license, submitted.) Parents drop children off at different times in the morning. The daycare opens at 7AM. Not all of the children are dropped off at 7AM. Times are: 7, 7:30, 8, 8:30, 9,

9:30, 10. The daycare closes at 5:30PM. Not all of the children are picked up at 5:30. Times are: 2:30, 3, 3:30, 4, 4:30, 4:45, 5, 5:15, 5:30. If I am allowed to increase to 12 children, I will designate drop off and pick up times for any new clients so there will not be any traffic congestion. I have had 12 clients in the past and there has never been any conflict with cars coming or going.

There are no sight distance limitations turning into or leaving the driveway. Clients can turn in from the right or the left.

j.Special Provisions: None





2638 Hubert Rd





ding Closets
Collection



Zap Zone / Play Zone /
Arcade / Bumper Cars /

The Salvation Army
Family Store &...



All Star Driver Education
- The Well Church

Brighton
Manufactured H



2638 Hübert Rd
Recently viewed

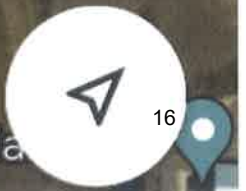


Herbst Rd

96

Google

Brighton Equestria



Sarah Lanning (homeowner)

Project address:
2638 Hubert Rd
Brighton, MI 48114

Site is zoned residential-3.46 acres
The property has a single family home, a barn and a playhouse.

Proposed project:

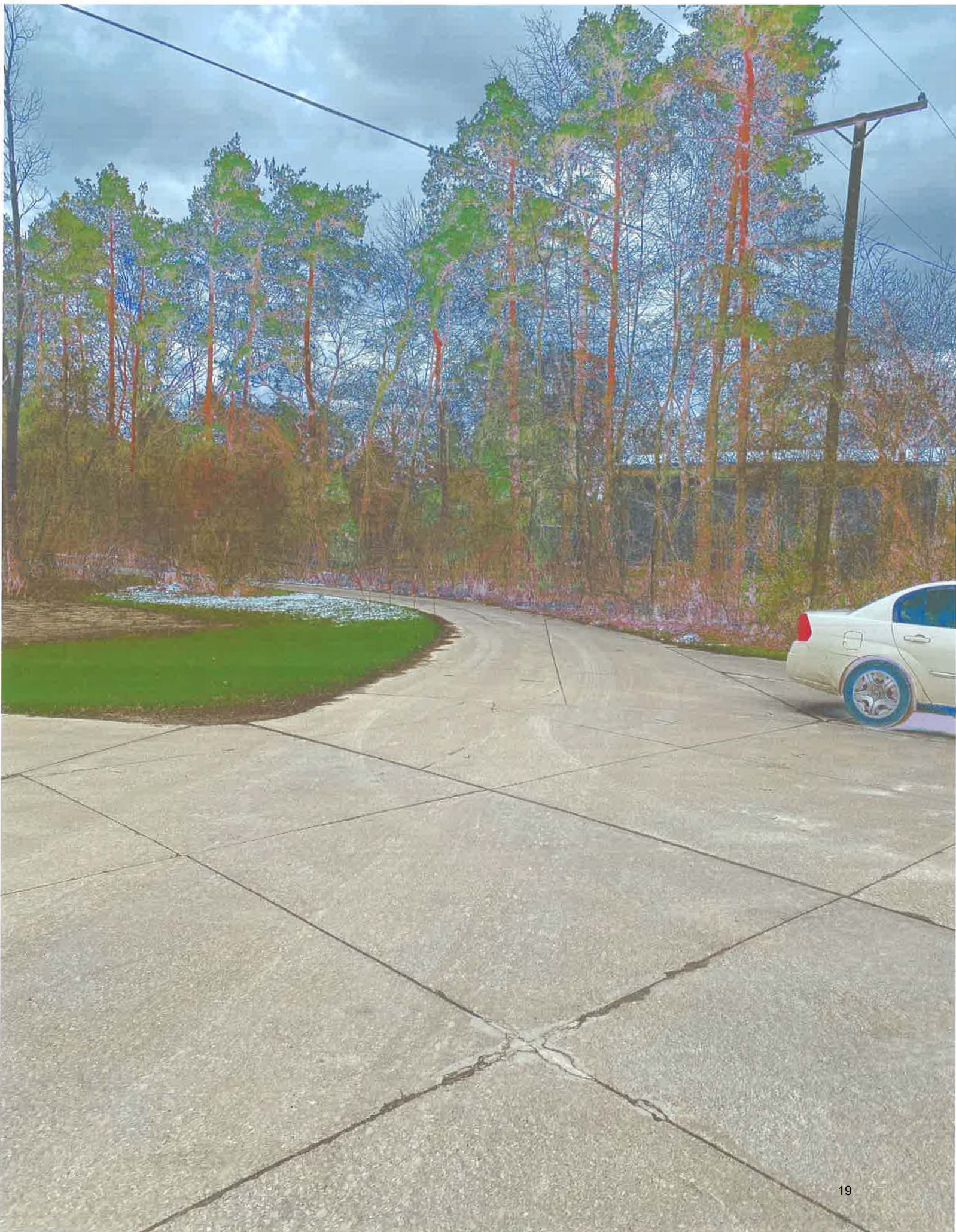
A group home daycare in the home, inside the basement. Already licensed by the state of Michigan for 7-12 children. Currently operating with 6 children. Days/Hours Mon-Fri 7AM-5:30PM

Project is finished. No new construction is necessary.
Requesting to keep the current state license for 7-12 children.

Changes:

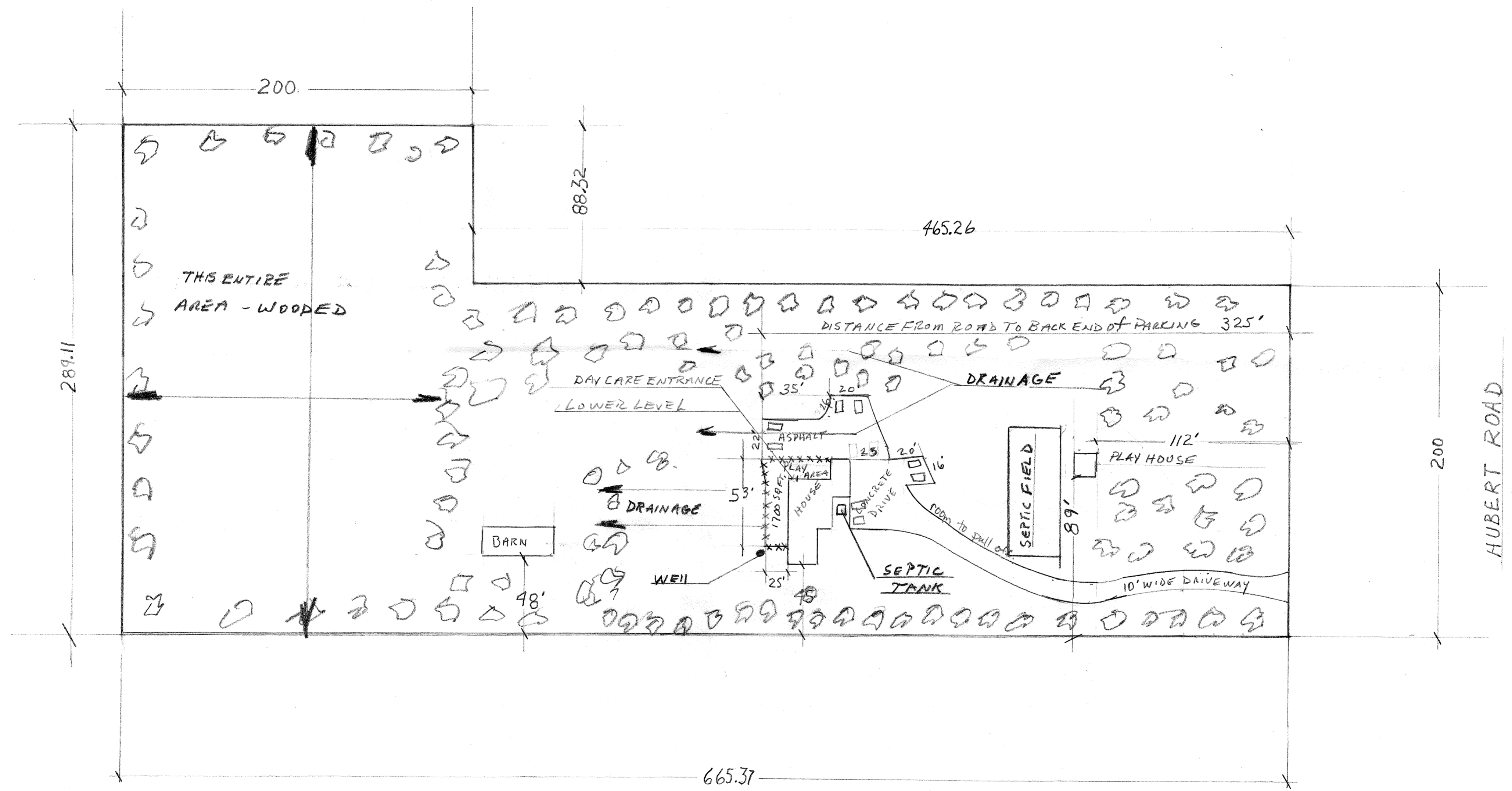
8 parking spaces added to site plan
Playground fence added to site plan
Pictures of driveway submitted
Space to pull off driveway if needed, marked on site plan











ZONED RESIDENTIAL

- REPRESENTS WOODED AREA
- REPRESENTS FENCE
- REPRESENTS CARS

SARAH LANNING RESIDENCE
 2638 HUBERT RD GENOA TOWNSHIP

SCALE 1" = 40'



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP

MAR 04 2022

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Panda Restaurant Group
1683 Walnut Grove Ave
Rosemead, CA 91770-3711

If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Genoa Plaza, LLC
29592 Beck Rd
Wixom, MI 48393-2821

SITE ADDRESS: TBD (NE Corner Grand Oaks & S Latson Rd) PARCEL #(s): 4711-08-200-018

APPLICANT PHONE: (847) 477-5125 OWNER PHONE: (248) 767-5337


OWNER EMAIL: kbahnam@usa2goquickstore.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Site located at the NW corner of S Latson Rd and
Grand Oak intersection (immediately east of Lowe's). The site is currently undeveloped.

BRIEF STATEMENT OF PROPOSED USE: Casual Fast Food Restaurant with Drive-Thru

THE FOLLOWING BUILDINGS ARE PROPOSED: 2,600 SF Stand Alone Drive-Thru Restaurant

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

BY: Hakim Yala 


ADDRESS: 1683 Walnut Grove Ave. Rosemead, CA 91770

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

1.) Brian A. Styck, P.E. of Atwell, LLC at bstyck@atwell-group.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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SIGNATURE:  DATE: 2/28/2022
PRINT NAME: Hakim Yala PHONE: (847)-477-5125
ADDRESS: 1683 Walnut Grove Ave. Rosemead. CA 91770

May 4, 2022

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Panda Express – Final PUD Site Plan Review #2
Location:	Northwest corner of Latson Road and Grand Oaks Drive
Zoning:	NRPUD Non-Residential PUD (Livingston Commons Phase II)

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan submittal for a Panda Express restaurant with a drive-through on the undeveloped site at the northwest corner of Latson Road and Grand Oaks Drive (plans dated 4/19/22).

A. Summary

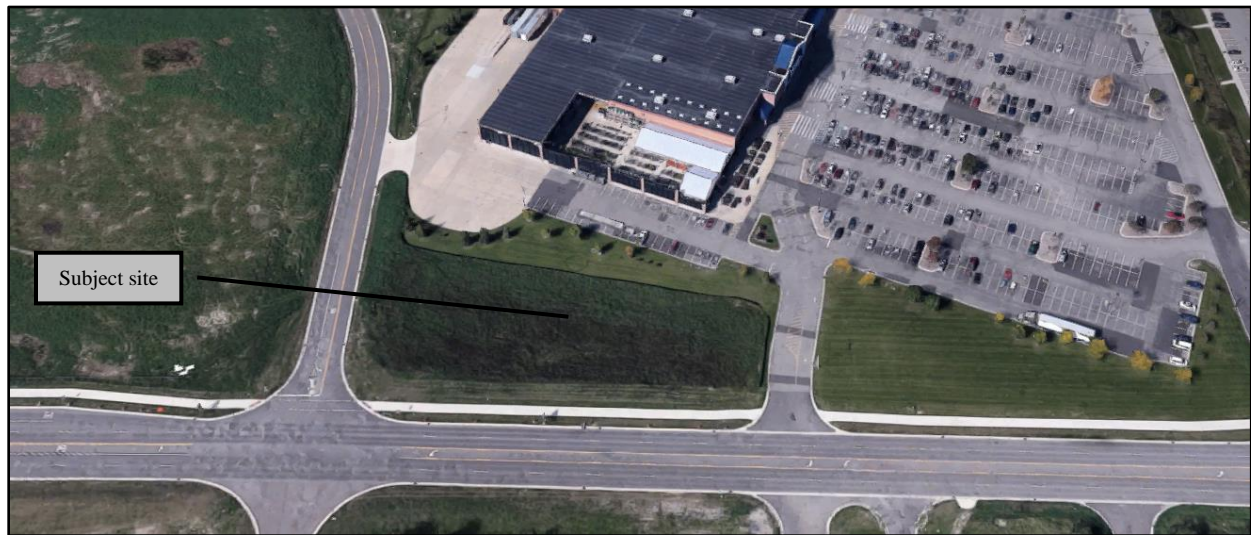
1. The applicable use requirements of Section 7.02.02(j) are met.
2. The applicant should be prepared to present a material sample board and color rendering to the Commission as part of their review.
3. On-site lighting intensity exceeds Ordinance limits.
4. Confirmation is needed to ensure that the ornamental street lighting along Latson Road matches the Township’s specifications for this area.
5. Road Commission approval is needed for plantings in the right-of-way.
6. The southeast corner of the site may be an appropriate location for the required Township entranceway landmark (with Road Commission approval if in the right-of-way).
7. The applicant must address any comments provided by the Township’s engineering consultant and/or the Brighton Area Fire Authority.

B. Proposal/Process

The applicant proposes construction of a 2,600 square foot restaurant with a drive-through facility on the 2.31-acre site intended for use as a Panda Express.

Per the PUD Agreement, up to 2 restaurants with drive-through facilities are permitted by right within Phase II of the PUD, though the use requirements of Section 7.02.02(j) apply to the request.

Procedurally, Planning Commission is to review the final PUD site plan and Environmental Impact Assessment and put forth recommendations to the Township Board, who has final review/approval authority.



Aerial view of site and surroundings (looking west)

C. Use Requirements

The project has been reviewed for compliance with the use requirements of Section 7.02.02(j), as follows:

- 1. Principal and accessory buildings shall be setback fifty (50) feet from any adjacent public right of way line or property line.**

The proposal complies with this requirement.

- 2. The establishment of a new drive-through restaurant shall require the lot be separated a minimum of five hundred (500) feet from any other lot containing a drive-through restaurant.**

The PUD Agreement waives this requirement.

- 3. Only one (1) access shall be provided onto any street.**

Vehicular access to the site includes a shared driveway connection to Latson Road, a right turn only ingress from Grand Oaks, and a cross-access drive with the Lowe’s property. This requirement is met.

- 4. Such restaurants constructed adjacent to other commercial developments shall have a direct vehicular access connection where possible.**

The project includes 2 cross-access driveways, which connect the development to the larger commercial property to the north and west. This requirement is met.

D. Site Plan Review

- 1. Dimensional Requirements.** As noted below, the revised site plan complies with the dimensional standards outlined in the PUD Agreement (Phase II, Zone 1):

	Min. Lot Req.		Minimum Yard Setbacks (feet)				Max. Lot Coverage (%)	Max. Height (feet)
	Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking Lot		
PUD	1	120	10	10	5	10 front 5 side/rear	50% building 90% impervious	75’
Proposed	2.31	280+	83 (Latson) 118 (Grand Oaks)	200+	50	10 front 5 side/rear	2.6% building 42.1% impervious	23.3’

- 2. Building.** The revised submittal depicts a building constructed of brick and stone, with EIFS and metal accents.

The applicant should be prepared to present a material sample board and color rendering to the Commission as part of their review.

- 3. Parking.** As noted in the table below, the revised parking lot complies with the standards of Article 14:

	Required	Proposed	Comments
Parking Spaces Drive-through restaurant (1 space per 70 SF GLA + 3 short term spaces + 2 RV spaces + 10 stacking spaces)	32 3 2 10	39 3 2 19 (double drive-through)	In compliance
Barrier Free Spaces	2	2	In compliance
Dimensions Spaces (75 to 90-degree) Drive aisle width (two-way)	9' x 18' 24'	9' x 18' 26' (minimum)	In compliance In compliance
Construction	Looped striping Curbing on all sides	Looped striping Curbing	In compliance In compliance

- 4. Pedestrian Circulation.** There is an existing sidewalk/pathway along the Latson Road frontage.

The plan proposes an extension along the Grand Oaks frontage, a connection and crosswalk between the building entrance and Latson Road path, walks along 3 sides of the building, and a walk along the south side of the driveway access to/from Latson Road.

- 5. Vehicular Circulation.** The plan proposes access via the existing driveway to/from Latson Road, as well as a turn restricted drive from Grand Oaks (right turns in only).

Additionally, the plans include an east/west connection to the Lowe's property. The revised submittal notes that preliminary approval has been granted for this connection.

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

- 6. Exterior Lighting.** The lighting plan depicts 10 light poles around the site, as well as wall mounted and decorative outdoor fixtures.

Details indicate the use of shielded, downward directed LED fixtures.

The revised plan corrects the excess illumination along the property lines (1.0 footcandle maximum); however, the maximum on-site intensity of 14.3 footcandles exceeds that allowed by Ordinance (10 footcandles). The plan must be revised to meet this standard.

Lastly, the ornamental street lighting required along Latson Road has been provided, though it is unclear whether these poles/fixtures meet the Township's spec for their location.

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

Standard	Required	Proposed	Notes
Greenbelt – Latson and Grand Oaks	20’ width 11 canopy trees Hedgerow to screen parking	10’ to 20’ width 11 canopy trees Hedgerow	Width reduction is allowed per PUD Agreement. Plantings in compliance.
Buffer Zone C (N and W total)	10’ width 26 trees OR 101 shrubs (or combination thereof)	5’ to 10’ width 5 trees 84 shrubs	Width reduction is allowed per PUD Agreement. Plantings in compliance
Parking Lot	4 trees 400 SF landscaped area	4 trees Approx. 450 SF landscaped area	In compliance

Additionally, the plan incorporates 2 canopy trees, 14 deciduous shrubs, and 12 evergreen shrubs at the intersection of Latson and Grand Oaks (as was previously requested. These plantings are subject to Road Commission approval.

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

	Requirement	Proposed	Comments
Location	Rear yard or non-required side yard	Non-required side yard (N)	Requirement met
Access	Clear access w/ out damaging buildings/vehicles	Sufficient maneuvering area for refuse removal vehicles	Requirement met
Base design	9’ x 15’ concrete pad	30’ x 25’ concrete pad	Requirement met
Enclosure	Must have lid 3-sided enclosure w/ gate Masonry walls 6’ height	Lid must be provided 3 sides w/ gate across 4 th Brick to match building 7.3’ height	Requirements met

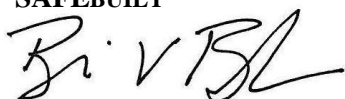
9. **Impact Assessment.** The initial submittal included the required Environmental Impact Assessment.

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

10. **Additional Considerations.** The PUD Agreement requires a Township entranceway landmark (as depicted in Exhibit D). The southeast corner of the site may be an appropriate location (pending authorization from the Road Commission if within the right-of-way).

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



May 4, 2022

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

**Re: Panda Express
Site Plan Review No. 2**

Dear Ms. Van Marter:

Tetra Tech conducted a second review of the proposed Panda Express site plan last dated April 19, 2022. The plans were prepared by Atwell on behalf of Panda Restaurant Group Inc. The site is located on a 2.31-acre parcel on the west side of South Latson Road, just north of Grand Oaks Drive. The proposed improvements include a 2,600-square-foot drive-through restaurant, as well as proposed parking lot and storm sewer improvements. We offer the following comments:

SITE PLAN

1. The Petitioner is proposing a “right in only” entrance off Grand Oaks Drive. In practice these do not function as intended. We suggest removing the “right in only” lane, as the site has two other entrances that can be used.
2. The proposed drive-through does not include any bypass lane for people to drive around the drive-through stacking area or exit the drive-through line once they enter. The Planning Commission may wish to require that a bypass lane is provided by either eliminating the second drive-through line or pushing the drive-through lines to the east.
3. Bumper blocks were removed from the site plan, but the parking spot detail still shows bumper blocks. These should be removed from the detail.

DRAINAGE AND GRADING

1. Storm sewer calculations have been provided to demonstrate that the proposed storm sewers are adequately sized. The site plan should include inverts of the proposed storm sewer to provide more information on how the connection to the existing storm sewer will be achieved. The storm sewer calculations should also include the hydraulic grade line in the proposed pipe.

We recommend the Planning Commission consider the above comments prior to approval.

Sincerely,

A blue ink signature of Gary J. Markstrom.

Gary J. Markstrom, P.E.
Vice President

A blue ink signature of Shelby Byrne.

Shelby Byrne
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

May 3, 2022

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Panda Express
NW Corner of S. Latson & Grand Oaks
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on April 28, 2022 and the drawings are dated February 16, 2022 with latest revisions dated April 19, 2022. The project is based on an existing 2.31-acre vacant parcel proposed for redevelopment as a 2,600 square foot A-2 fast-casual restaurant. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. The building address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation. Future project submittals shall include the address and street name of the project in the title block. **(Noted to comply once an provided)**

IFC 105.4.2
FC 505.1

All other concerns have been addressed on the recent submittal drawings.

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

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

Cordially,

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

Rick Boisvert, FM, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org

From: [Matt Bolang](#)
To: [Amy Ruthig](#)
Cc: [Aaron Aumock](#)
Subject: Genoa LCHD Reviews
Date: Tuesday, April 19, 2022 3:46:41 PM
Attachments: [image002.png](#)
[image003.png](#)
[image007.png](#)
[image008.png](#)
[image001.png](#)

Hi Amy,

We have reviewed all of the current proposals. Below are our comments:

- St. Joes: Will be connected to MHOG water and sewer. No LCHD review. Any potential new or remodeled food service will need to be reviewed by our department for licensure.
- Two Men and a Truck: We recommend that the new owner samples the well for bacteria, nitrates, and arsenic. We are available to review the results.
- Lanning Daycare: The septic system was replaced in 2020, likely due to overuse by the daycare. We oversized the system and required the installation of a diverter valve so the old system could be used again in the future. As part of the LARA licensing process, LCHD would be required to inspect the facility including the well and septic. Our last record of a licensing inspection was 2004.
- **Panda: We have no comments initially. They will need LCHD approval in conjunction with the building department before approved to operate and issued a food service license.**

Let me know if you have any questions. Also in the future you can email the proposed projects directly to Aaron Aumock (copied on this email).

Thanks,
Matt

Matt Bolang, MSA, REHS
Deputy Health Officer
Director of Environmental Health
Livingston County Health Department
2300 East Grand River
Howell, MI 48843

517-552-6870 | www.lchd.org

LIVINGSTON COUNTY
Health Department



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CONSULTING. ENGINEERING. CONSTRUCTION.

IMPACT ASSESSMENT



PANDA RESTAURANT GROUP

PREPARED BY:

ATWELL, LLC

12745 23 MILE ROAD, SUITE 200

SHELBY TOWNSHIP, MI 48315



INTRODUCTION

Panda Restaurant Group proposes to develop 2,600 square foot Panda Express quick service restaurant with drive-through on the parcel at the northwest corner of S Latson Road and Grand Oaks Drive.

This impact assessment was prepared by Atwell, LLC, a full service consulting, engineering, and construction services firm with 100+ licensed professionals.

OVERALL SITE CONDITIONS

As depicted in the associated site plans the property is 2.310 acres located to the northwest of Latson Road and Grand Oaks Drive. The property is undeveloped consisting of grass/field with an access drive to the western property on the central portion of the parcel. Existing topography at the east and south property boundary generally flows toward the right of way. Topography onsite would generally result in surface flow to the north and west. No floodplains, wetlands, or other natural features were documented on the site.

IMPACT STATEMENTS

IMPACT ON STORMWATER MANAGEMENT: Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established.

Soil erosion best management practices will be employed during the construction process in accordance with Livingston County Drain Commissioner's requirements.

IMPACT ON SURROUNDING LAND USED: Description of the types of proposed uses and other man-made facilities, including any project phasing, and an indication of how the proposed use conforms or conflicts with existing and potential development patterns. A description shall be provided of any increases of light, noise or air pollution which could negatively impact adjacent properties.

The proposed land use is consistent and conforms with the surrounding developments. Light from the property is consistent with surrounding properties.

IMPACT ON PUBLIC FACILITIES AND SERVICES: Describe the number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection. Letters from the appropriate agencies may be provided, as appropriate.

The proposed use anticipates a maximum of ten employees on a typical shift. The impact on public facilities and services will be consistent with typical uses in the NRPUD zoning district.

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

All necessary water and sanitary sewer facilities are available at the site. No improvements to existing infrastructure or offsite utility extensions are necessary to service the site.



Proposed water and sanitary sewer facilities include the following:

- 1.5 inch diameter water service.
- 6-8 inch diameter fire suppression.
- 6 inch diameter sanitary sewer service.
- Oil/water separator connected to sanitary sewer system.

The proposed development anticipates a demand of 7.5 residential equivalent units (REU) with an approximate flow of 0.0025 cubic feet per second (cfs).

STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS: A description of any hazardous substances expected to be used, stored or disposed of on the site. The information shall describe the type of materials, location within the site and method of containment. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted, as appropriate. **No storage or handling of hazardous materials will occur.**

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 (ITE) Trip Generation Manual, other published studies or actual counts of similar uses in Michigan.

The following table summarizes the total new trips based on the ITE Trip Generations Manual.

Land Use	LUC	Amount	Units	Midday Peak Hour ¹			PM Peak Hour			Weekday
				In	Out	Total	In	Out	Total	
Fast-Food Restaurant w/ Drive-Through	934	2,600	SF	57	55	112	43	40	83	1,169
<i>Pass-By Rates, LUC 934: 49% Midday², 50% PM</i>				28	27	55	22	20	42	579
Total New Trips				29	28	57	21	20	41	590

¹ - No information available for midday peak hour vehicle trip generation; average rate published for AM peak hour was utilized.

² - No information available for midday peak hour pass-by rate; pass-by rate published for AM peak hour was utilized.

SPECIAL PROVISIONS: The site is within a planned unit development outlined in agreements records on 07/13/2015 and 08/31/2017. Refer to the included survey for additional information regarding access and utility easements.

DEVELOPMENT TEAM

APPLICANT

PANDA RESTAURANT GROUP
1683 WALNUT GROVE AVE.
ROSEMEAD, CA 91770-3711
CONTACT: BRIAN KAN
PHONE: 626-372-8550
EMAIL: Brian.Kan@PandaRG.com

CIVIL ENGINEER

ATWELL, LLC
12745 23 MILE ROAD, SUITE 200
SHELBY TOWNSHIP, MI 48315
PHONE: (586) 786-9800
CONTACT: MICHAEL McPHERSON
EMAIL: mmcpherson@atwell-group.com

ARCHITECT

NORR
150 W. JEFFERSON AVE., SUITE 1300
DETROIT, MI 48226
CONTACT: DINA MEKAWY
PHONE: 313-324-3085
EMAIL: dina.mekawy@norr.com

GOVERNING AGENCIES / UTILITY CONTACTS

PLANNING

GENOA TOWNSHIP PLANNING DEPT.
2911 DORR ROAD
BRIGHTON, MI 48116
CONTACT: KELLY VANMARTER
PHONE: 810-227-5225
EMAIL: kelly@genoa.org

WATER/SEWER

M.H.O.G. UTILITY DEPARTMENT
2911 DORR ROAD
BRIGHTON, MI 48116
CONTACT: SHELBY SCHERDT
PHONE: 810-227-5225
EMAIL: Shelby.Scherdt@tetrattech.com

SOIL EROSION

LIVINGSTON COUNTY DRAIN COMMISSIONER,
BOARD OF PUBLIC WORKS, DIRECTOR
2300 E GRAND RIVER AVE, SUITE 105
HOWELL, MI 48843
CONTACT: BRIAN JONCKHEERE
PHONE: 517.546.0040
EMAIL: drain@livgov.com

ROAD COMMISSION

LIVINGSTON COUNTY ROAD COMMISSION
3535 GRAND OAKS
HOWELL, MI 48843
PHONE: 517-546-4250

STORMWATER

LIVINGSTON COUNTY DRAIN COMMISSIONER,
BOARD OF PUBLIC WORKS, DIRECTOR
2300 E GRAND RIVER AVE, SUITE 105
HOWELL, MI 48843
CONTACT: BRIAN JONCKHEERE
PHONE: 517.546.0040
EMAIL: drain@livgov.com

DATA / TELEPHONE

AT&T
CONTACT: CRAIG MCCREIGHT
PHONE: 734-996-5341, 248-494-2735 (M)
EMAIL: cm1434@att.com

GAS

CONSUMERS ENERGY
1 ENERGY PLAZA
JACKSON, MI 49201
PHONE: 800-477-5050

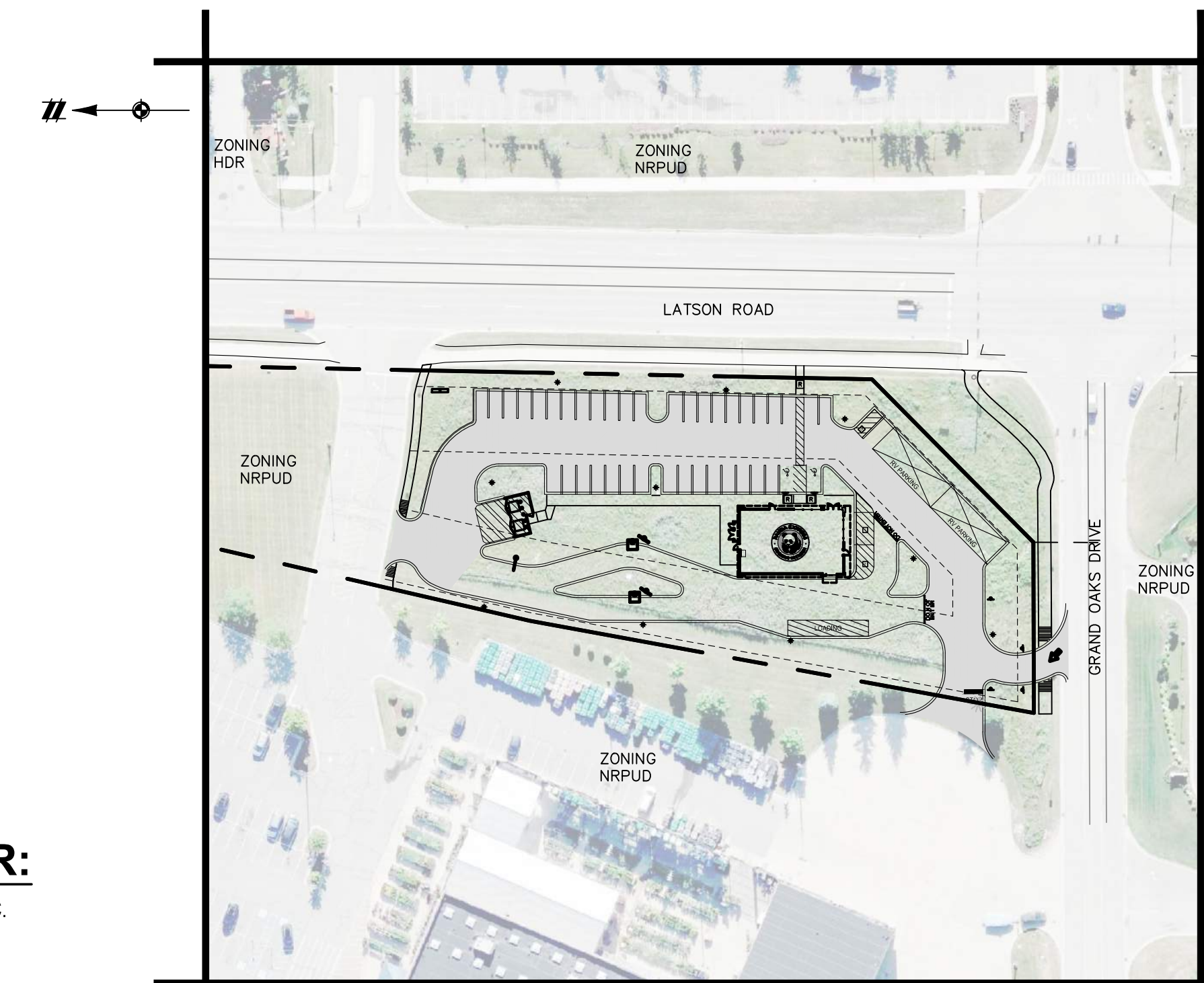
ELECTRIC

DTE ENERGY
PHONE: 800-477-4747
EMAIL: NWPD_Account@dteenergy.com

SITE PLANS



LATSON ROAD
GENOA CHARTER TOWNSHIP, MICHIGAN



OVERALL SITE PLAN
NOT TO SCALE

PREPARED BY:

Atwell, LLC
12745 23 Mile Road
Shelby Township, Michigan
48315
Telephone: 586-786-9800

PREPARED FOR:

PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

SCHEDULE C DESCRIPTION PER ALTA COMMITMENT FOR TITLE INSURANCE
ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.:
TC13-94024, COMMITMENT DATE: 01/11/2022:

THE LAND IS DESCRIBED AS FOLLOWS:

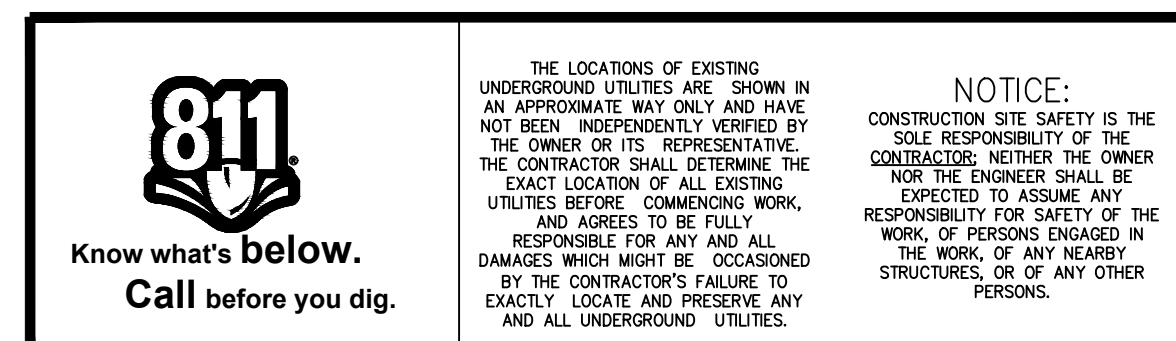
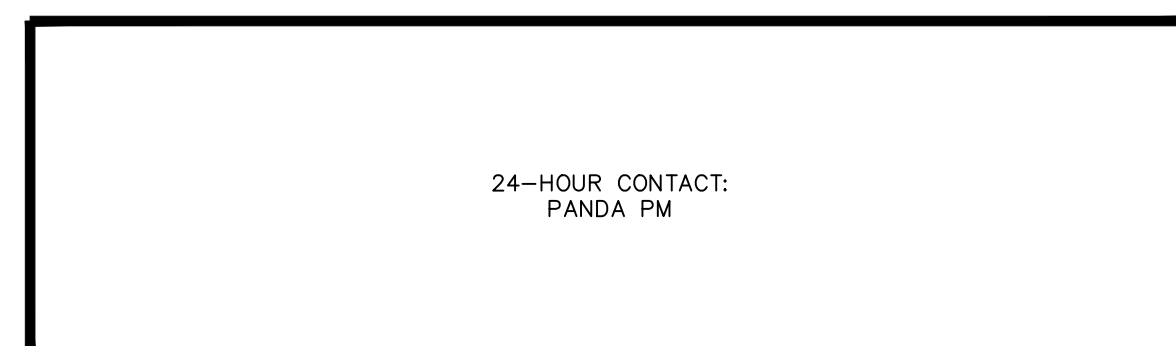
LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON,
STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWN 2 NORTH, RANGE 5
EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN MORE
PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST
CORNER OF SECTION 8; THENCE ALONG THE NORTH LINE OF SECTION 8,
SOUTH 87 DEGREES 16 MINUTES 42 SECONDS WEST, 3.27 FEET, TO THE
CONSTRUCTION CENTERLINE OF LATSON ROAD; THENCE ALONG THE
CONSTRUCTION CENTERLINE OF LATSON ROAD, THE FOLLOWING THREE (3)
COURSES: 1) SOUTHERLY ALONG AN ARC RICH T, HAVING A LENGTH OF
159.72 FEET, A RADIUS OF 10000.00 FEET, A CENTRAL ANGLE OF 00
DEGREES 54 MINUTES 55 SECONDS, AND A LONG CHORD WHICH BEARS
SOUTH 00 DEGREES 40 MINUTES 20 SECONDS WEST, 159.72 FEET; 2)
SOUTH 01 DEGREES 07 MINUTES 48 SECONDS WEST, 913.15 FEET; 3)
SOUTHERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 148.82 FEET, A
RADIUS OF 10000.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 51 MINUTES
10 SECONDS, AND A LONG CHORD WHICH BEARS SOUTH 00 DEGREES 42
MINUTES 13 SECONDS WEST, 148.82 FEET, TO THE POINT OF INTERSECTION
OF THE CONSTRUCTION CENTERLINE OF LATSON ROAD AND THE
CONSTRUCTION CENTERLINE OF RELOCATED GRAND OAKS DRIVE; THENCE
ALONG THE CONSTRUCTION CENTERLINE OF RELOCATED GRAND OAKS DRIVE,
SOUTH 89 DEGREES 48 MINUTES 26 SECONDS WEST, 159.53 FEET; THENCE

NORTH 00 DEGREES 15 MINUTES 45 SECONDS EAST, 40.00 FEET TO THE
POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE ALONG THE
NORTHERLY RIGHT OF WAY LINE OF RELOCATED GRAND OAKS DRIVE, SOUTH
89 DEGREES 48 MINUTES 26 SECONDS WEST 105.82 FEET; THENCE NORTH
10 DEGREES 21 MINUTES 54 SECONDS EAST, 317.42 FEET; THENCE NORTH
12 DEGREES 59 MINUTES 10 SECONDS EAST, 332.05 FEET; THENCE SOUTH
79 DEGREES 09 MINUTES 02 SECONDS EAST, 22.66 FEET; THENCE NORTH 11
DEGREES 14 MINUTES 53 SECONDS EAST, 360.22 FEET; THENCE ALONG THE
WESTERLY RIGHT OF WAY LINE OF LATSON ROAD, THE FOLLOWING TWO
COURSES: 1) SOUTH 01 DEGREES 07 MINUTES 48 SECONDS WEST, 874.11
FEET; 2) SOUTHERLY ALONG AN ARC LEFT, HAVING A LENGTH OF 10.59
FEET, A RADIUS OF 10060.00 FEET, A CENTRAL ANGLE OF 00 DEGREES 03
MINUTES 37 SECONDS, AND A LONG CHORD WHICH BEARS SOUTH 01
DEGREES 05 MINUTES 59 SECONDS WEST, 10.59 FEET; THENCE ALONG A
LIMITED ACCESS RIGHT OF WAY LINE, SOUTH 45 DEGREES 17 MINUTES 49
SECONDS WEST, 142.07 FEET, TO THE POINT OF BEGINNING.

PROJECT NARRATIVE

THIS PROJECT PROPOSES TO CONSTRUCT A 2,600 SQUARE FOOT PANDA
EXPRESS RESTAURANT WITH DRIVE-THRU IN AN OUTLOT AT LOWES.



SITE DATA

PARCEL SUMMARY

PARCEL ID#	PARCEL	ZONING
4711-08-200-018	±2.31 AC.	NRPU (NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT)

BUILDING DATA

HEIGHT	GROSS FLOOR AREA
23'-6"	2,600 SFT

STANDARD PARKING DATA

USER	FLOOR AREA	PROPOSED SPACES	REQUIRED SPACES	FORMULA
PANDA EXPRESS	2,600 SF	40 SPACES	38 SPACES	1 SPACE/70 SF GLA

SHORT TERM PARKING DATA

USER	PROPOSED SPACES	REQUIRED SPACES
PANDA EXPRESS	3 SPACES	3 SPACES

RV PARKING DATA

USER	PROPOSED SPACES	REQUIRED SPACES
PANDA EXPRESS	2 SPACES	2 SPACES

ACCESSIBLE PARKING DATA

TOTAL	PROPOSED SPACES	REQUIRED SPACES	FORMULA
	2 SPACES	2 SPACES	26-50 TOTAL SPACES

DRIVE-THRU STACKING DATA

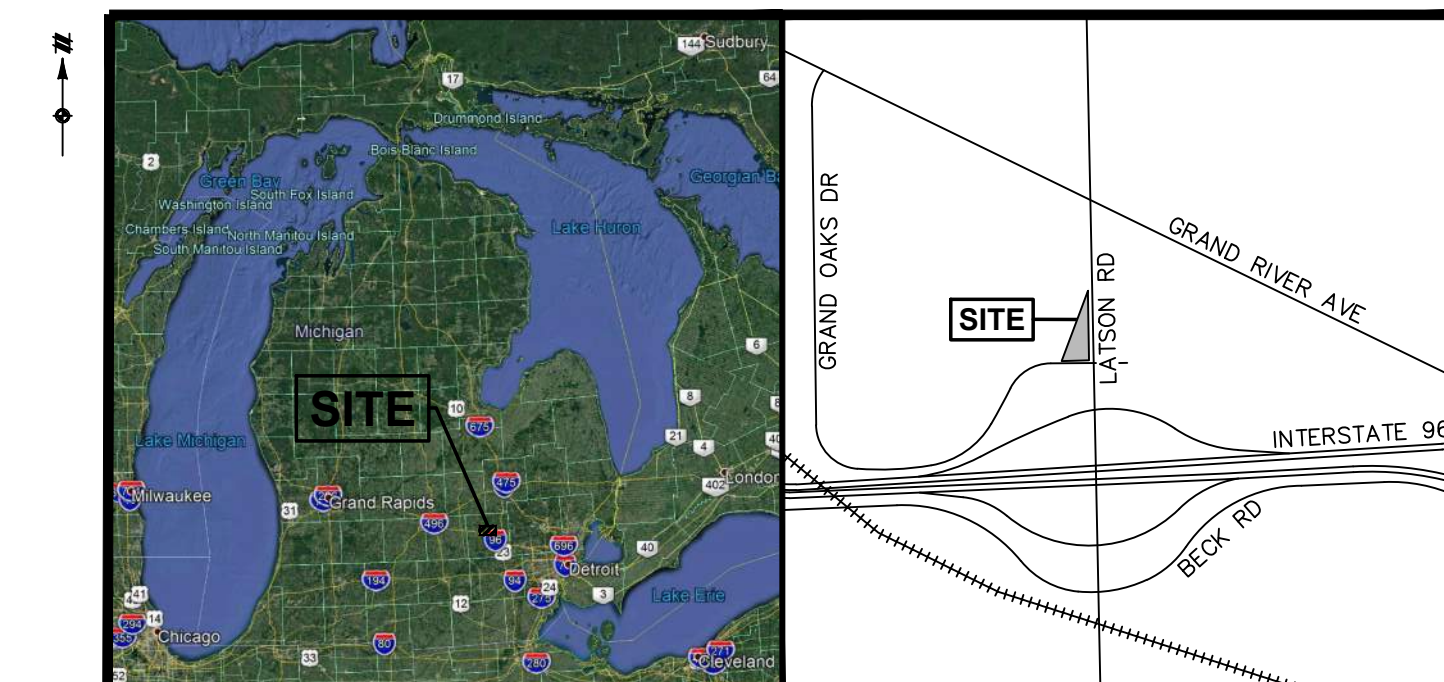
USER	PROPOSED SPACES	REQUIRED SPACES
PANDA EXPRESS	19 SPACES	10 SPACES

LOADING DATA

LOADING AREA	PROPOSED	REQUIRED
(1) 10'x50'	(1) 10'x50' OR 500 SQ FT (MIN)	

IMPERVIOUS COVERAGE

SO. FT.	PERCENTAGE	MAXIMUM
BUILDING	2,600	2.6
PAVED SURFACES	39,472	39.5
IMPERVIOUS AREA (TOTAL)	42,072	42.1



REGIONAL MAP
NOT TO SCALE

VICINITY MAP
NOT TO SCALE

SHEET INDEX

- C00 COVER
- C01 SITE LAYOUT PLAN
- C02 PRELIMINARY GRADING PLAN
- C03 PRELIMINARY UTILITY PLAN
- C04 LANDSCAPE PLAN
- C05 LANDSCAPE DETAILS
- C06 DETAILS

ATTACHED PLANS

- ALTA SURVEY
- A-101 KITCHEN PLAN
- A-200 EXTERIOR ELEVATIONS
- A-201 EXTERIOR ELEVATIONS
- A-202 EXTERIOR PERSPECTIVES
- A-300 TRASH ENCLOSURE DETAILS
- PHOTOMETRIC PLAN
- A-400 LIGHTING CUT SHEETS
- EX-01 FIRE ACCESS EXHIBIT
- EX-02 DRAINAGE AREA EXHIBIT
- MHOQ WATER & SEWER DETAILS



PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

DATE	DESCRIPTION
02-16-2022	SITE PLAN SUBMITTAL
04-19-2022	SITE PLAN RE-SUBMITTAL

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDT20036100
PANDA STORE #: D8103
ENG PROJECT #: 20003483

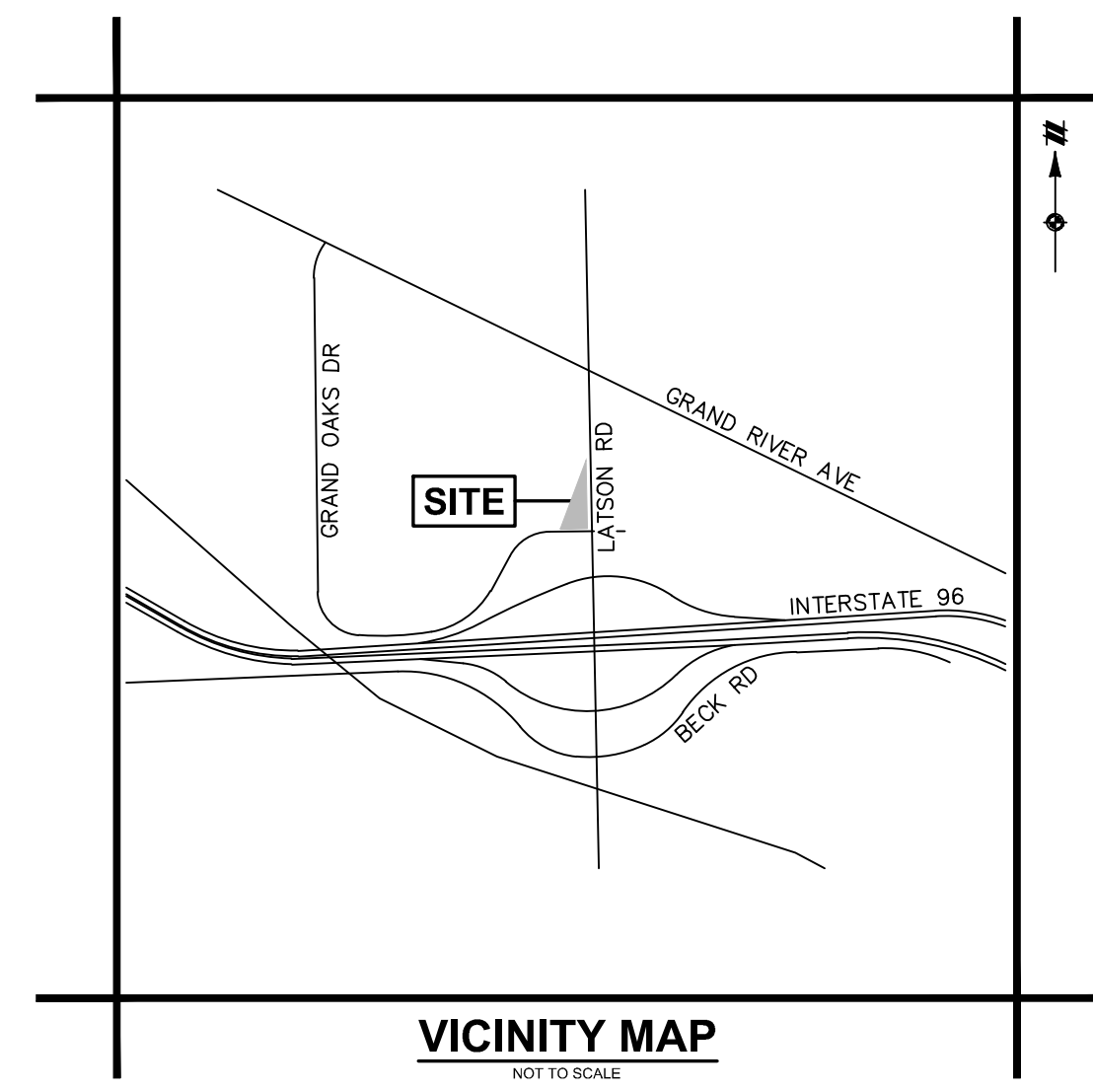
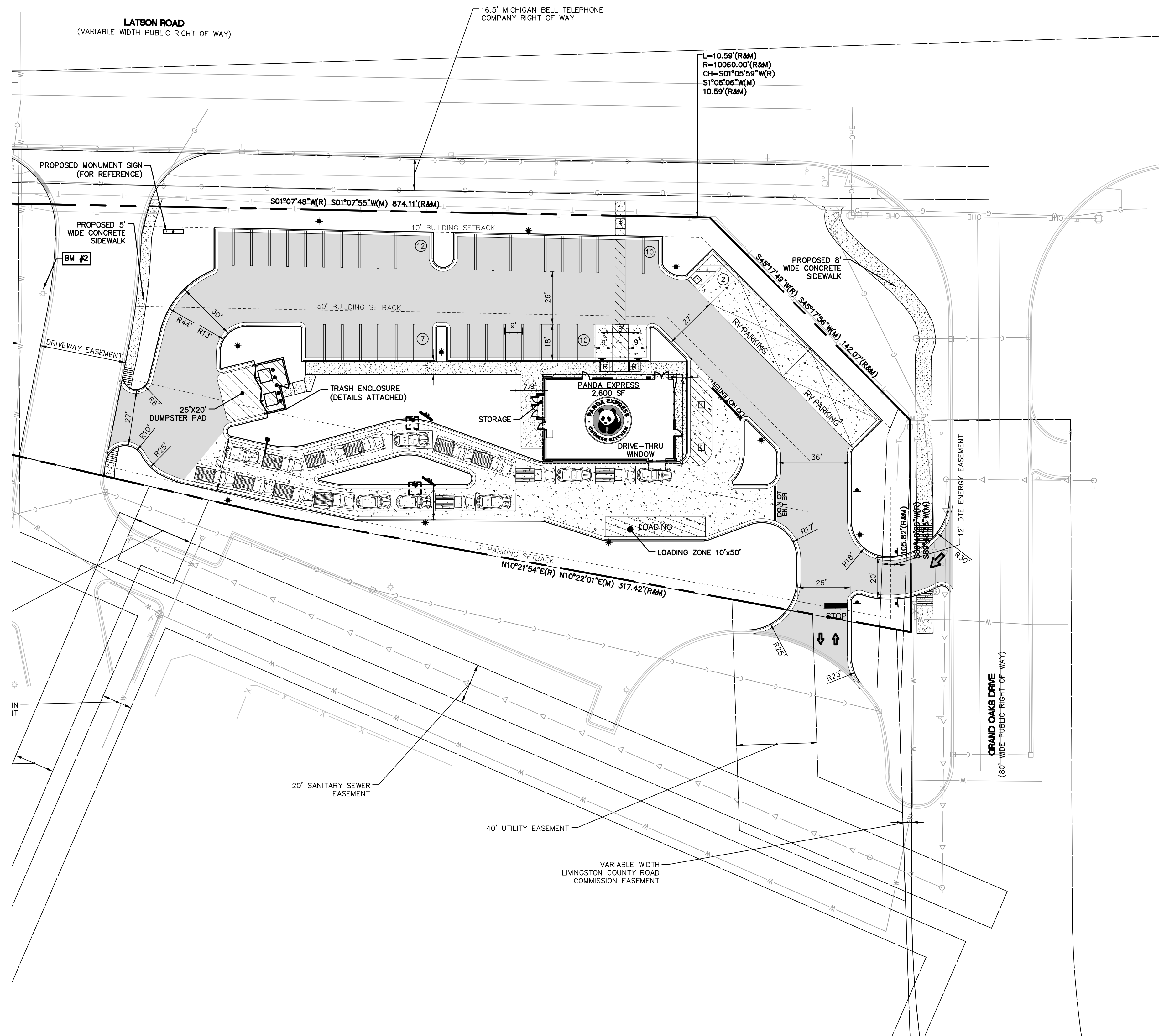


PANDA EXPRESS

TRUE WARM & WELCOME
LATSON RD. & GRAND OAKS DR.
HOWELL, MI

C00

COVER



LEGEND

	PROPERTY LINE		TRAFFIC FLOW ARROWS
	PROPOSED CURB & GUTTER		PROPOSED SIGN
	RIGHT-OF-WAY		PARKING ROW COUNT
	CONCRETE SIDEWALK		ACCESSIBLE PARKING SPACE
	CONCRETE		PROPOSED LIGHT POLE
	PROPOSED ASPHALT PAVEMENT		EXISTING UTILITY POLE
	TRASH ENCLOSURE PAVEMENT		RAMP

NOTES

1. REFERENCE THE STANDARD NOTES SHEET FOR ADDITIONAL INFORMATION.
2. FOR ALL APPLICABLE CONSTRUCTION DETAILS REFERENCE THE STANDARD DETAILS SHEET(S) AND ANY MUNICIPAL/JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
3. REFERENCE THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION.
4. ALL DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
5. REFERENCE ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
6. ALL SIDEWALK ADJACENT TO THE BUILDING SHALL BE INTEGRAL WALK UNLESS OTHERWISE NOTED. SEE DETAILS.
7. LIGHT POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY, SEE LIGHTING PLAN (BY OTHERS) FOR LIGHT POLE DETAILS, LOCATION, AND INTENSITIES.
8. THE BUILDING ADDRESS MUST BE VISIBLE FROM THE STREET THROUGHOUT THE PROJECT.
9. FIRE TRUCK ACCESS IS REQUIRED THROUGHOUT CONSTRUCTION.

SITE DATA

PARCEL SUMMARY

PARCEL ID#	PARCEL	ZONING
4711-08-200-018	±2.31 AC.	NRPU (NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT)

BUILDING DATA

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STANDARD PARKING DATA

USER	FLOOR AREA	PROPOSED SPACES	REQUIRED SPACES	FORMULA
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SHORT TERM PARKING DATA

USER	PROPOSED	REQUIRED
PANDA EXPRESS	3 SPACES	3 SPACES

RV PARKING DATA

USER	PROPOSED	REQUIRED
PANDA EXPRESS	2 SPACES	2 SPACES

ACCESSIBLE PARKING DATA

USER	PROPOSED	REQUIRED	FORMULA
TOTAL	2 SPACES	2 SPACES	26-50 TOTAL SPACES

DRIVE-THRU STACKING DATA

USER	PROPOSED	REQUIRED
PANDA EXPRESS	19 SPACES	10 SPACES

LOADING DATA

LOADING AREA	PROPOSED	REQUIRED
(1) 10'x50'	(1) 10'x50'	(1) 10'x50' OR 500 SQ FT (MIN)

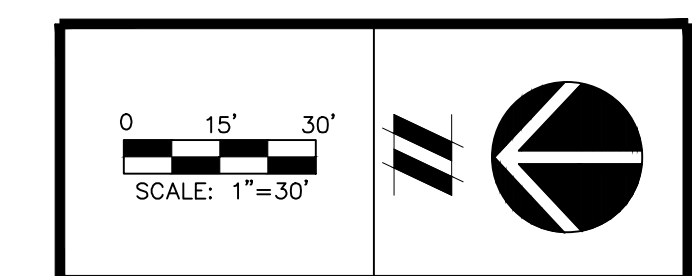
IMPERVIOUS COVERAGE

SQ. FT.	PERCENTAGE	MAXIMUM
BUILDING	2,600	2.6
PAVED SURFACES	39,472	39.5
IMPERVIOUS AREA (TOTAL)	42,072	42.1

SITE BENCHMARKS

BM #1: SET MAG NAIL IN SOUTH SIDE OF LIGHT POLE BASE IN WESTERLY RIGHT OF WAY OF LATSON ROAD ELEVATION: 1013.51 (NAVD88)

BM #2: SET MAG NAIL IN EAST SIDE OF LIGHT POLE BASE NORTH OF ENTRANCE DRIVE ELEVATION: 1017.51 (NAVD88)



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PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

DATE	DESCRIPTION
02-16-2022	SITE PLAN SUBMITTAL
04-19-2022	SITE PLAN RE-SUBMITTAL

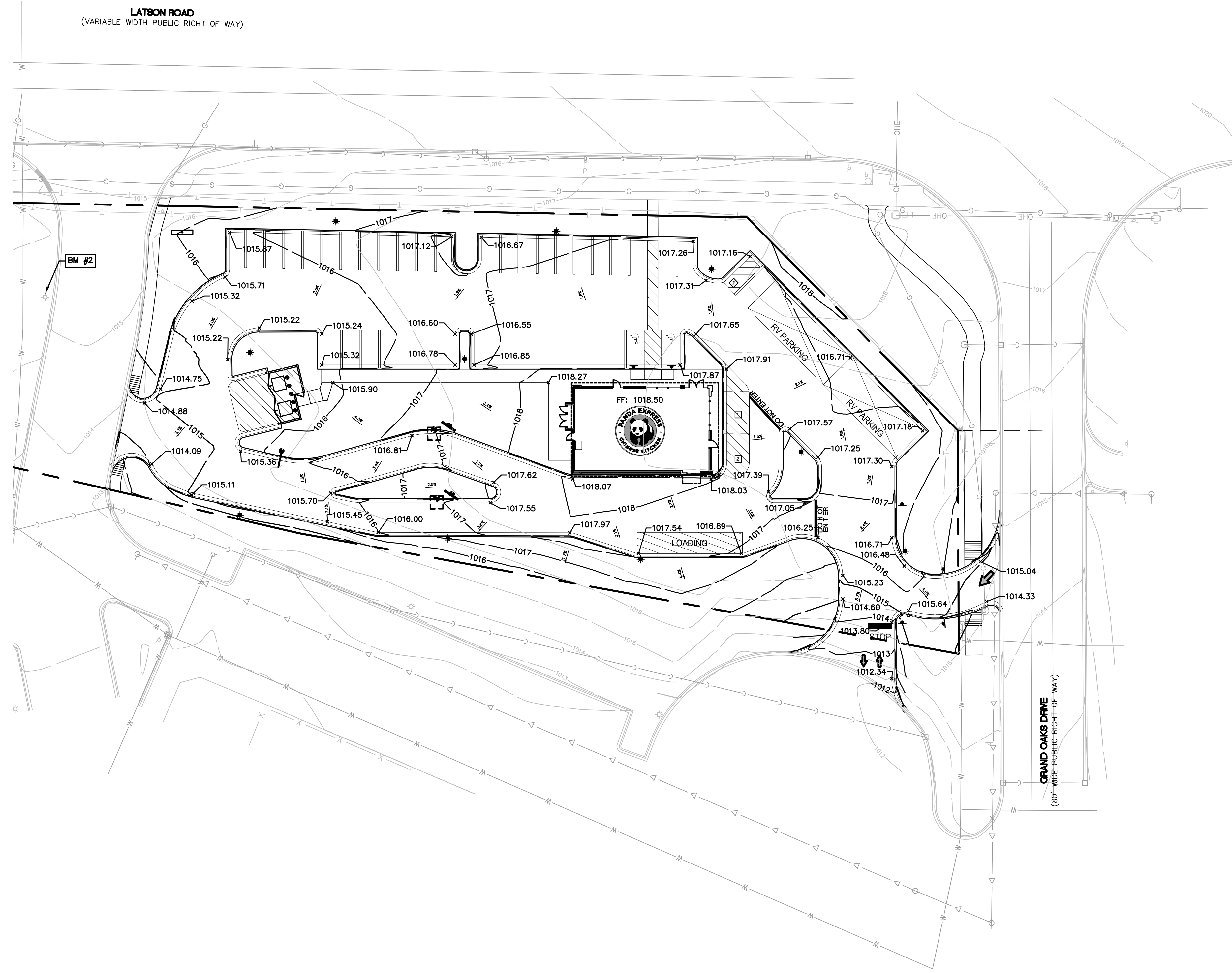
DRAWN BY: MSB/LEH

PANDA PROJECT #: JC20036100
PANDA STORE #: D8103
ENG PROJECT #: 20003483



PANDA EXPRESS
TRUE WARM & WELCOME
LATSON RD. & GRAND OAKS DR.
HOWELL, MI

C01
SITE LAYOUT PLAN



LATSON ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

GRAND OAKS DRIVE
(80'-WIDE-PUBLIC RIGHT OF WAY)

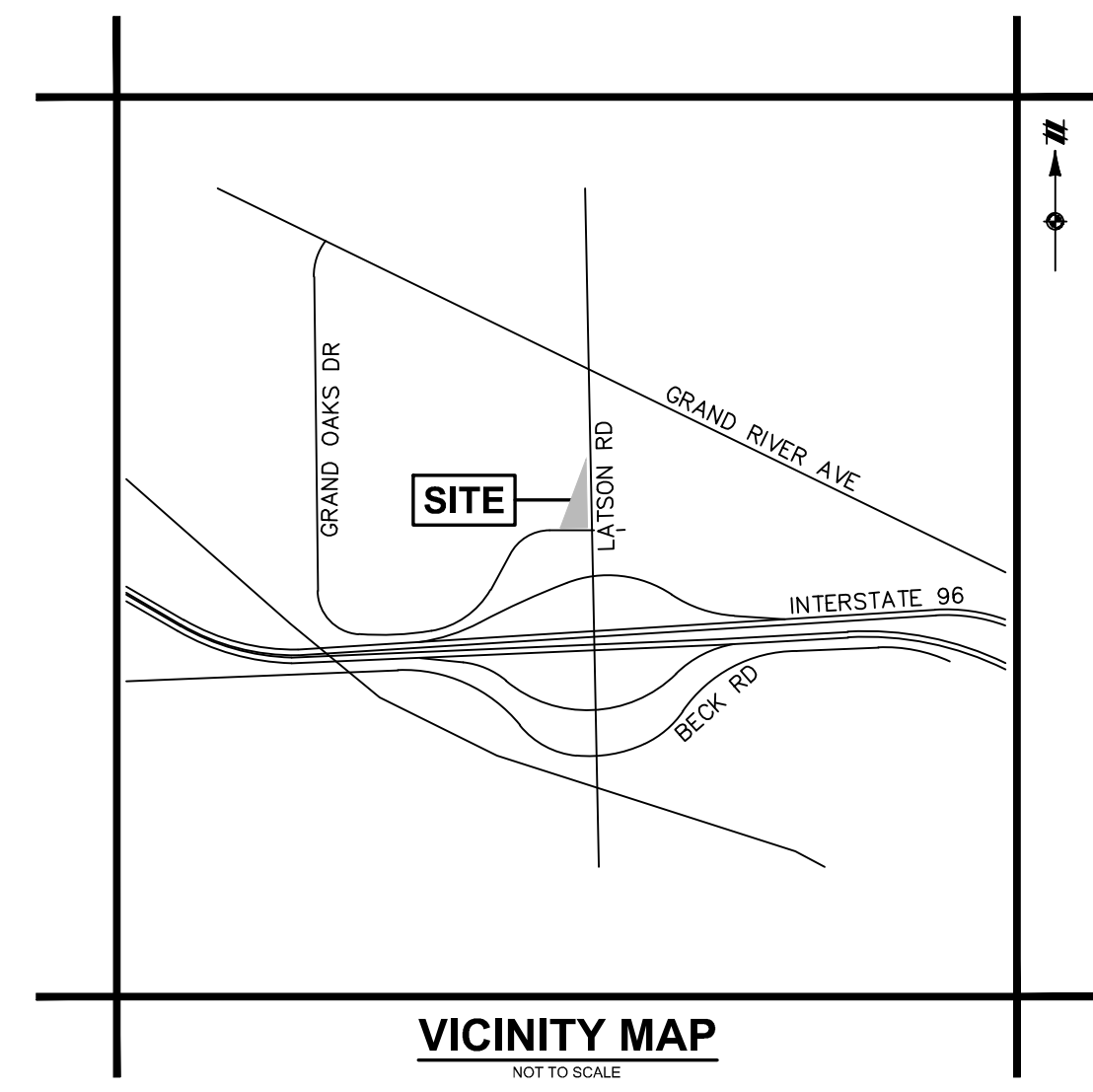
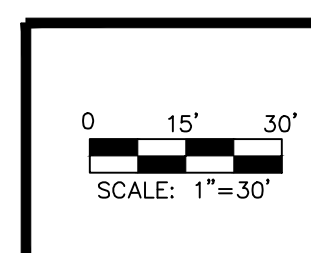
BM #2



SITE BENCHMARKS

BM #1: SET MAG NAIL IN SOUTH SIDE OF LIGHT POLE
BASE IN WESTERLY RIGHT OF WAY OF LATSON ROAD
ELEVATION: 1013.51 (NAVD88)

BM #2: SET MAG NAIL IN EAST SIDE OF LIGHT POLE
BASE NORTH OF ENTRANCE DRIVE
ELEVATION: 1017.51 (NAVD88)



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- 900 — EXISTING CONTOUR
- 900 — PROPOSED CONTOUR
- 2.0% DRAINAGE FLOW DIRECTION
- X 1017.27 PROPOSED SPOT ELEVATION

NOTES

1. REFER TO EXISTING CONDITIONS PLAN FOR BENCHMARK(S).
2. FOR ADDITIONAL INFORMATION REFERENCE THE STANDARD NOTES SHEET, STANDARD DETAILS SHEET(S), AND ANY MUNICIPALITY AND/OR JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
3. ALL ELEVATIONS SHOWN ARE TOP OF PAVEMENT/FINISH GRADE UNLESS OTHERWISE NOTED.
4. PROPOSED ELEVATIONS FOR STRUCTURES ARE:
HYDRANT = BASE FLANGE
VALVE/MANHOLE/CLEANOUT = RIM
CATCH BASIN/INLET = RIM/FLOW LINE

811
Know what's below.
Call before you dig.

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SITE PLAN RE-SUBMITTAL	04-19-2022

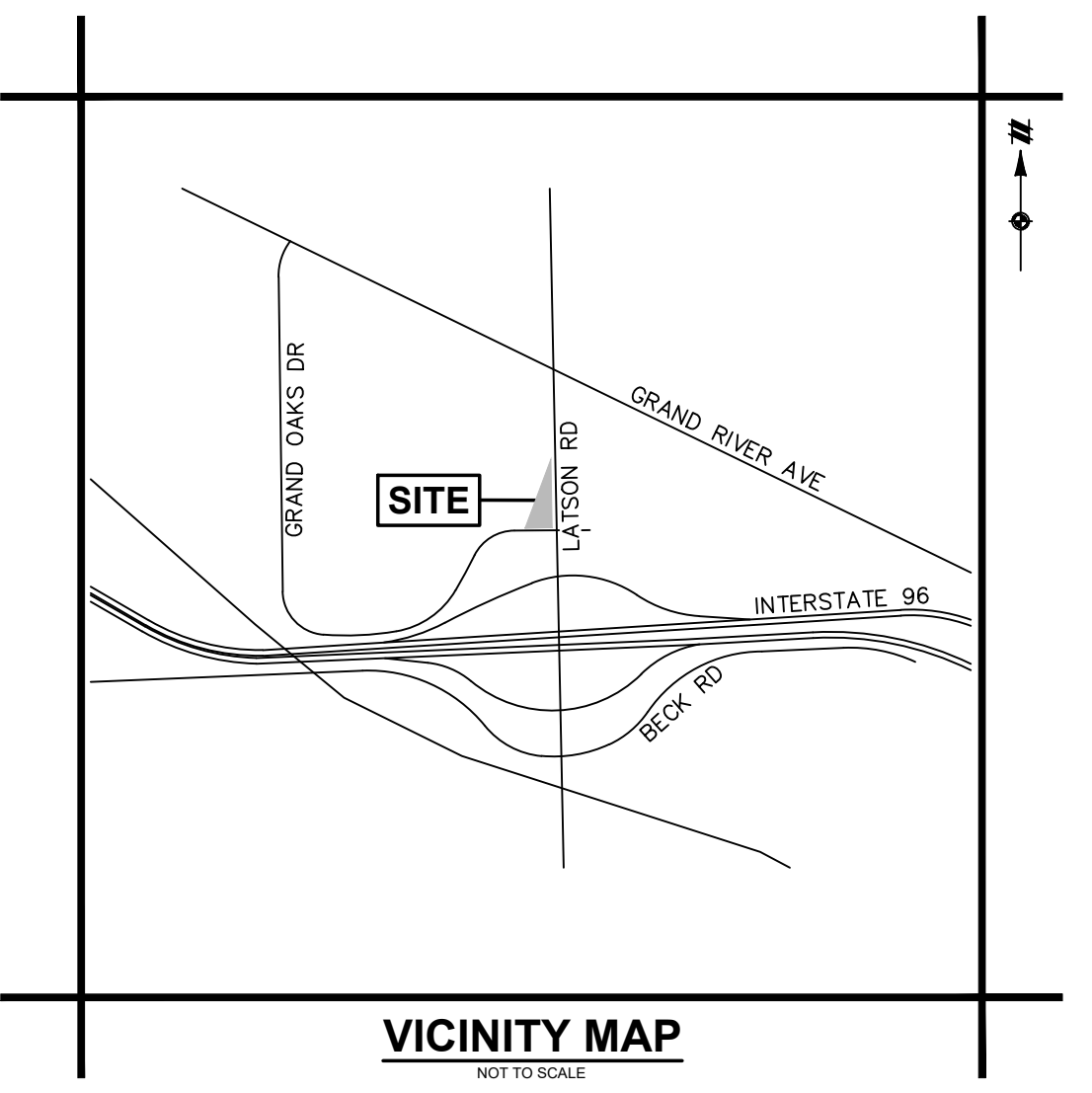
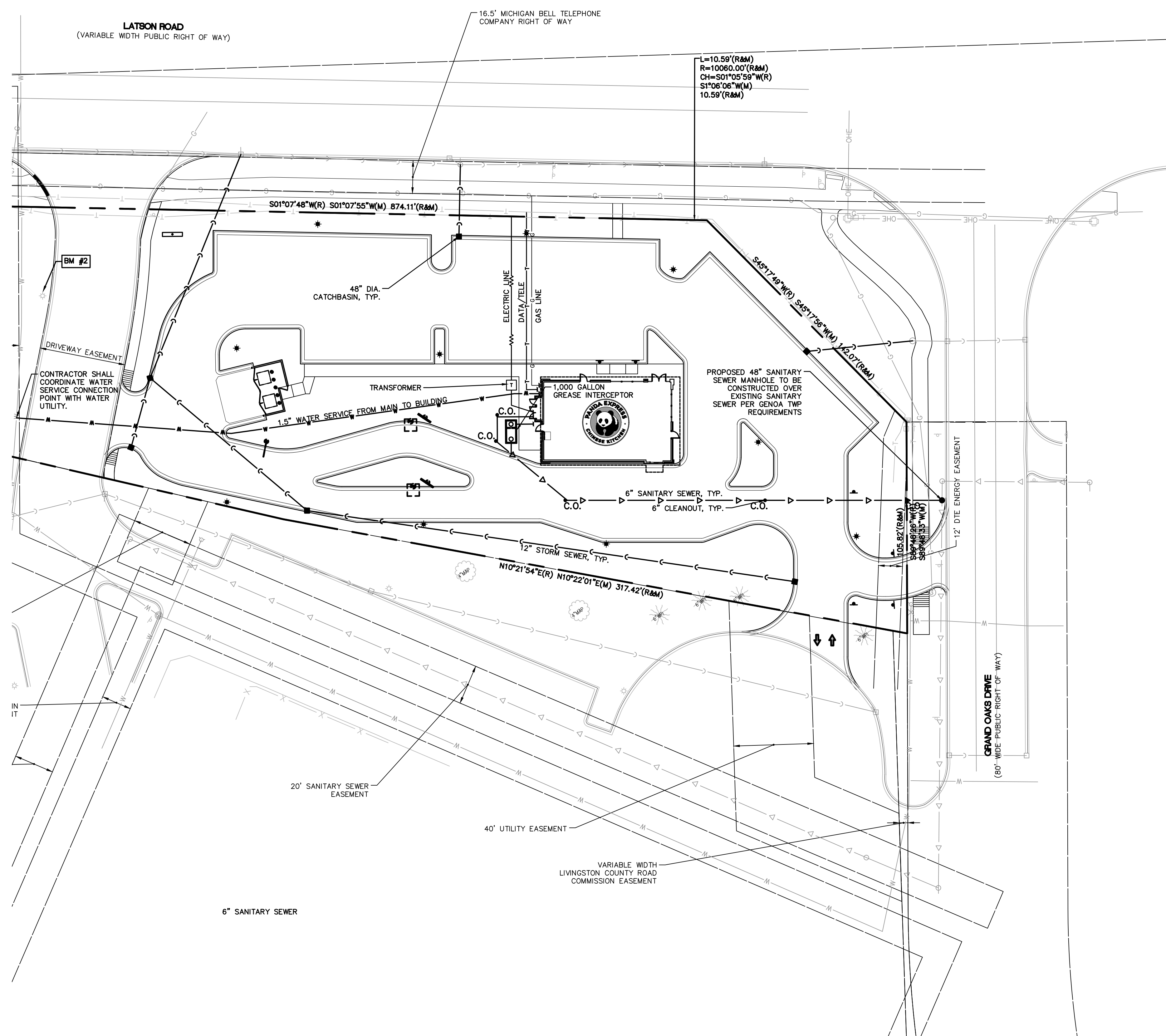
DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDD20036100
PANDA STORE #: D8103
ENG PROJECT #: 20003483



PANDA EXPRESS
TRUE WARM & WELCOME
LATSON RD. & GRAND OAKS DR.
HOWELL, MI

C02
PRELIMINARY
GRADING PLAN



LEGEND

	PROPERTY LINE
	EXISTING SANITARY SEWER
	EXISTING WATER
	EXISTING GAS
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD LINES
	EXISTING UNDERGROUND CABLE
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	PROPOSED GAS
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND DATA
	EXISTING MANHOLE/CATCHBASIN
	PROPOSED MANHOLE/CATCHBASIN
	PROPOSED CLEANOUT
	EXISTING HYDRANT
	EXISTING / PROPOSED VALVE
	EXISTING UTILITY POLE
	PROPOSED LIGHT POLE

NOTES

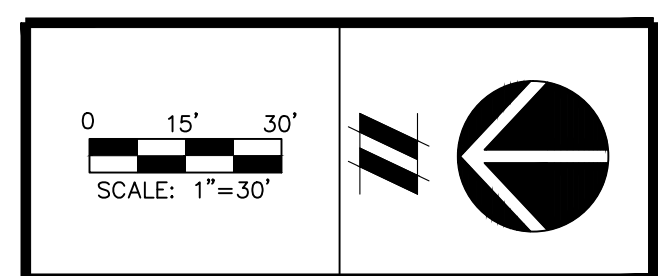
- CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH UTILITY COMPANY OR AUTHORITY HAVING JURISDICTION PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
- FRANCHISE UTILITY LOCATIONS SHOWN FOR REFERENCE ONLY. OWNER/CONTRACTOR TO COORDINATE FRANCHISE UTILITY SERVICE CONNECTIONS, PERMITTING, ROUTING, ETC. WITH UTILITY COMPANIES.
- ALL SANITARY SEWER LEAD SHALL BE 6" PVC SDR 23.5 WITH MINIMUM 1% SLOPE.

STORMWATER NARRATIVE

ON-SITE STORMWATER LEAVES THE SITE VIA 12-INCH DIAMETER PIPE CONNECTED TO THE STORMWATER MANAGEMENT SYSTEM CONSTRUCTED AS PART OF THE MDOT INTERCHANGE PROJECT.

SITE BENCHMARKS

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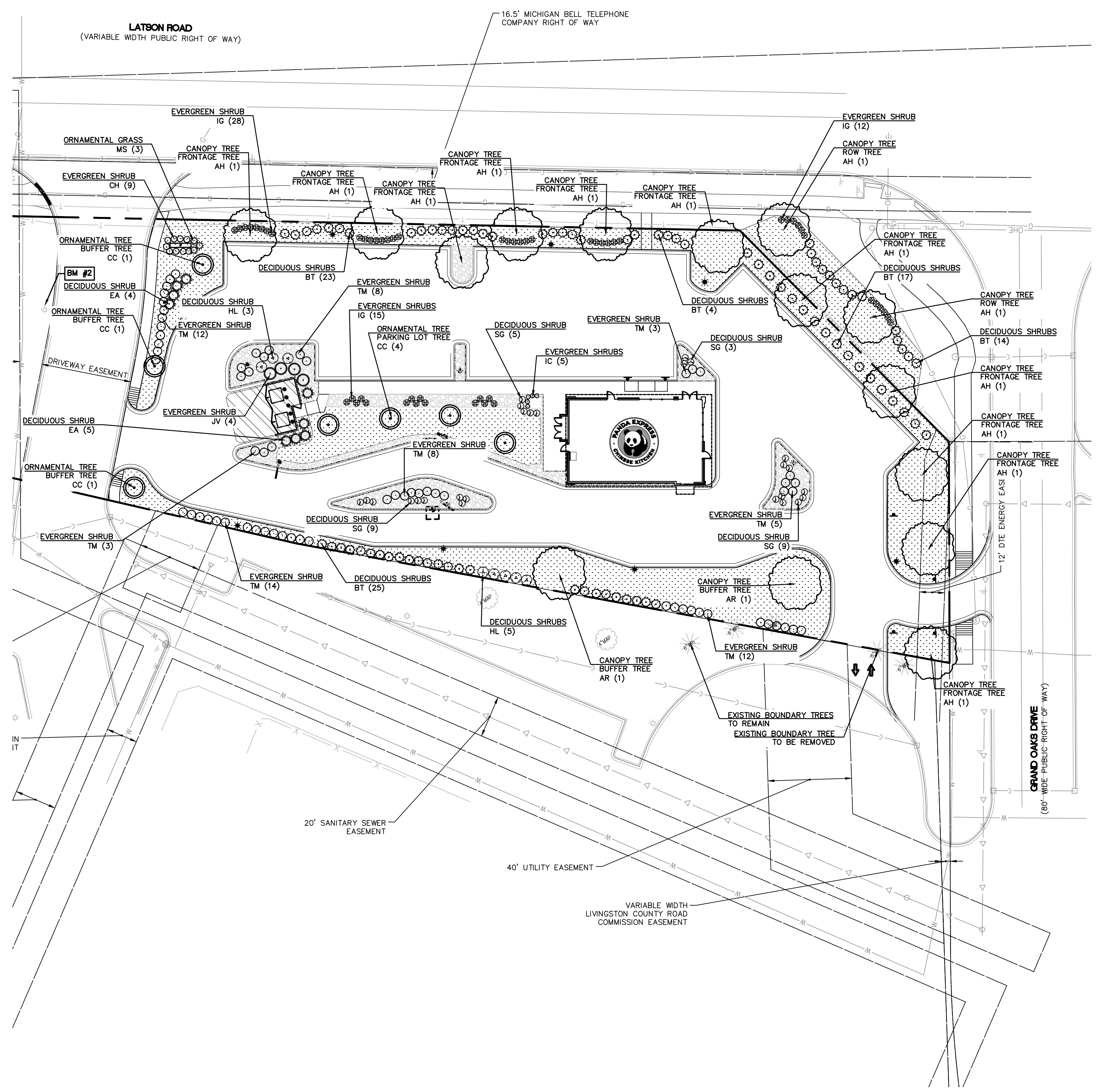
PANDA PROJECT #: JCDDT20036100
 PANDA STORE #: D8103
 ENG PROJECT #: 20003483



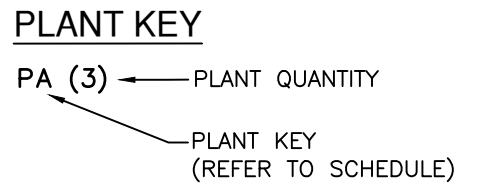
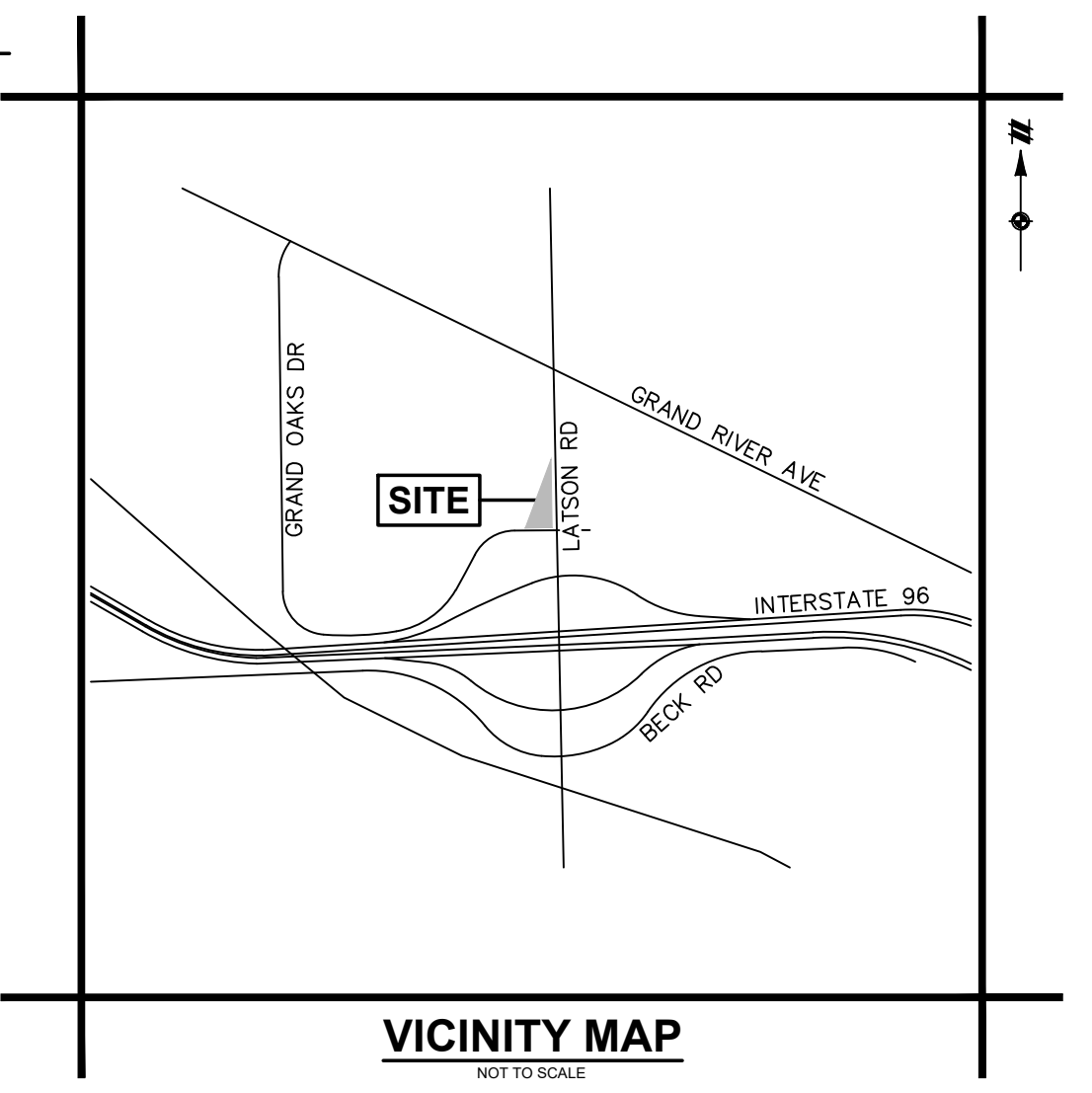
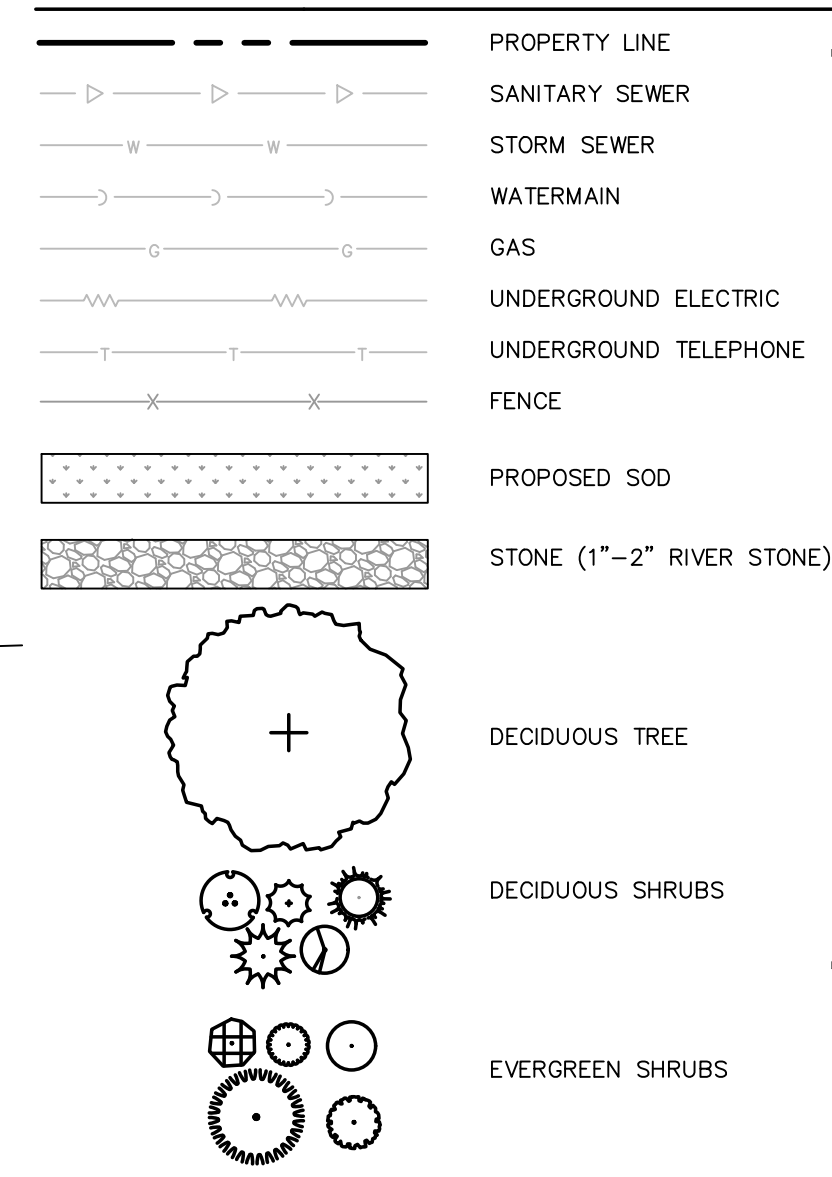
PANDA EXPRESS
 TRUE WARM & WELCOME
 LATSON RD. & GRAND OAKS DR.
 HOWELL, MI

C03

PRELIMINARY
 UTILITY PLAN



LEGEND



LANDSCAPE REQUIREMENTS SUMMARY

ITEM	QTY PROVIDED	QTY REQUIRED	FORMULA
PARKING LOT			
PARKING LOT TREES	4 TREES	4 TREES	1 TREE/2,000 SQ. FT OF PAVED PARKING (EXCLUDING AISLES) 1 TREE PER 10 SPACES (41 SPACES/10 = 4.1 = 4 TREES
GREEN BELT LANDSCAPING			
GREEN BELT PUBLIC ROW TREES	11 TREES	11 TREES	1 TREE/40 LINEAR FT OF FRONTAGE 435 LF/ 40 = 10.87 = 11 TREES
BUFFER ZONE			
BUFFER ZONE TREES/SHRUBS	5 TREES 84 SHRUBS		1 CANOPY/EVERGREEN TREE OR 4 SHRUBS PER 20 LINEAR FEET ALONG PROPERTY LINE
LINE			506 LF/20 = 25.3=26 (5 TREES, 21X4 = 84 SHRUBS)

DECIDUOUS CANOPY TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AR	2	ACER RUBRUM 'AUTUMN BLAZE'	AUTUMN BLAZE RED MAPLE	3" CAL.	B & B
AH	13	CARPINUS CAROLINIANA	AMERICAN HORNBEEAM	3" CAL.	B & B

DECIDUOUS ORNAMENTAL TREE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CC	7	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B & B

SHRUB SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
BT	83	BERBERIS THUNBERGII	JAPANESE BARBERRY	30" HT.	3 GAL
CH	9	COTONEASTER HORIZONTALIS 'TOM THUMB'	TOM THUMB COTONEASTER	24" SPR.	3" O.C.
EA	9	EUONYMUS ALATA 'COMPACTA'	COMPACT EUONYMUS	24" HT.	CONT.
HL	8	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	30" HT.	CONT.
IC	5	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL HOLLY	36" HT.	CONT.
IG	55	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" HT.	CONT.
JV	4	JUNIPERUS VIRGINIANA 'CONCORCOR'	EMERALD SENTINAL JUNIPER	48" HT.	6" O.C.
MS	3	MISCANTHUS SINENSIS 'MORNING LIGHT'	EULALIA GRASS	3 GAL.	CONT.
SG	26	SPIREA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	24" HT.	CONT.
TM	65	TAXUS X. MEDIA 'DENSIFORMIS'	DENSE YEW	24" HT.	CONT.

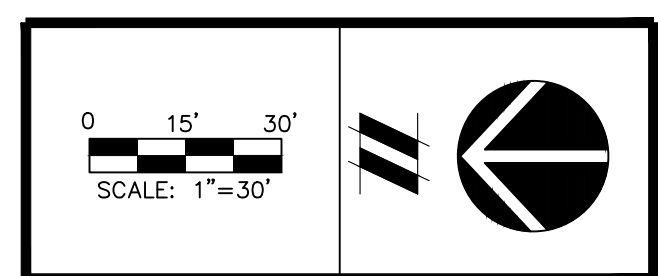
*NOTE JAPANESE BARBERRY MUST BE 30" HEIGHT AT THE TIME OF PLANTING

NOTES TO CONTRACTOR

- ALL DISEASED, DAMAGED, OR DEAD PLANTING MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH STANDARDS OF THE GENOA TOWNSHIP ZONING ORDINANCE.
- ALL PLANTS SHALL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS.
- SITE IRRIGATION TO BE PROVIDED FOR ALL PROPOSED LANDSCAPE IMPROVEMENT AREAS AND LAWN AREAS

SITE BENCHMARKS

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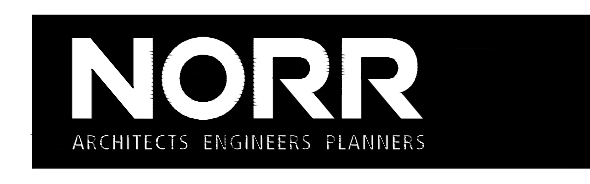
NO.	DESCRIPTION	DATE

ISSUE DATE:

SITE PLAN SUBMITTAL	02-16-2022
SITE PLAN RE-SUBMITTAL	04-19-2022

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDD20036100
 PANDA STORE #: D8103
 ENG PROJECT #: 20003483



PANDA EXPRESS
 TRUE WARM & WELCOME
 LATSON RD. & GRAND OAKS DR.
 HOWELL, MI

C04
 LANDSCAPE PLAN



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 91770
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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

PANDA HOME_2600_R1	03-04-22
PLANNING COMMISSION	04-19-22

DRAWN BY: DM

PANDA PROJECT #: D8103

PANDA STORE #:

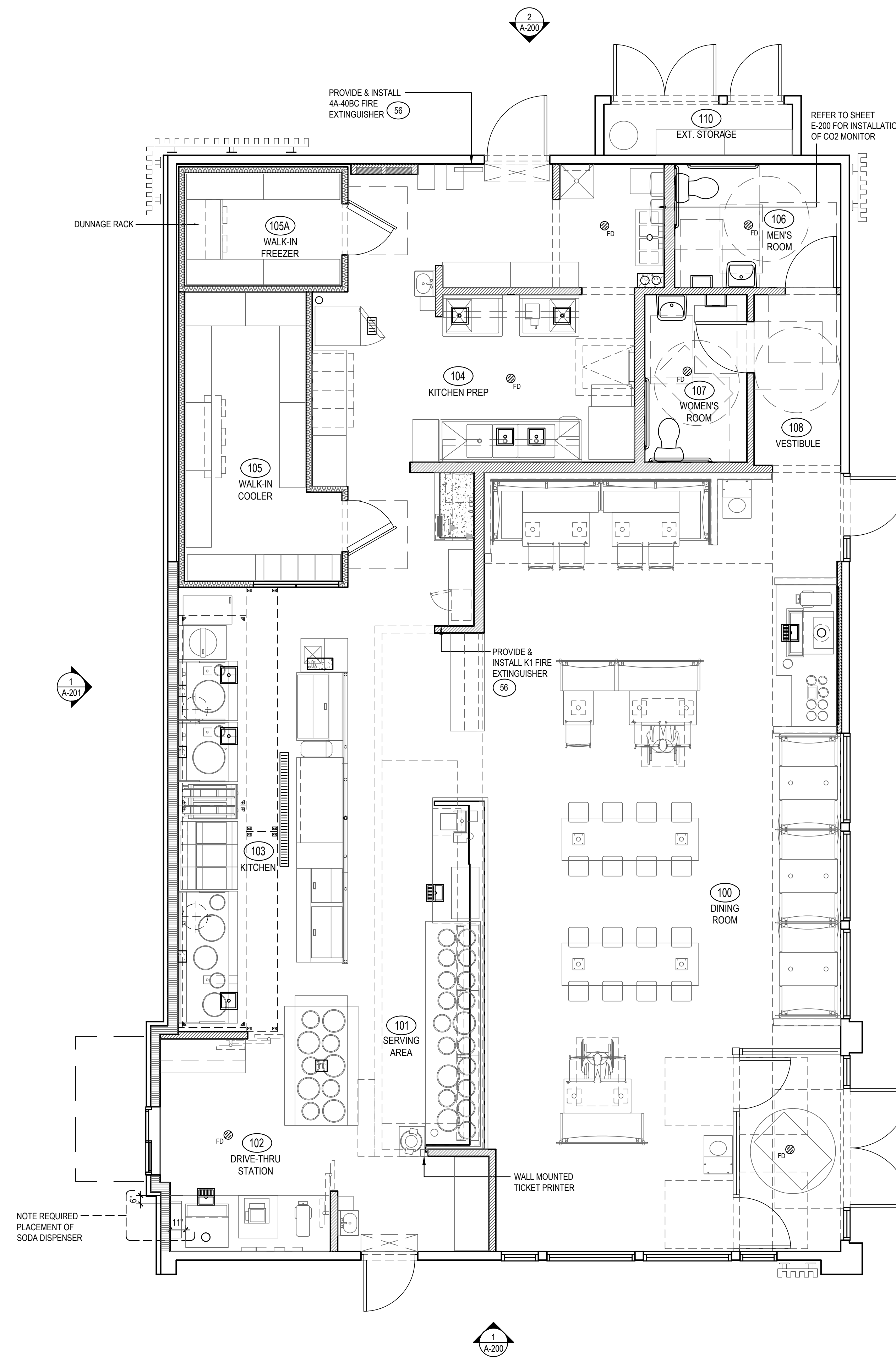
ARCH PROJECT #: JDCT20-0361

PANDA EXPRESS

TRUE WARM & WELCOME
 Grand Oaks Dr. & Latson Rd
 Howell, MI 48843

A-101

KITCHEN PLAN



KITCHEN PLAN 1

Scale: 1/4" = 1'-0" A-101



PERSPECTIVE FACING SOUTH EAST 2

Scale = NTS A-202



PERSPECTIVE FACING NORTH WEST 1

Scale = NTS A-202



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NO.	DESCRIPTION	DATE

DRAWN BY: DM

PANDA PROJECT #: JCDT20036100
PANDA STORE #: D8103
ARCH PROJECT #: -

PANDA EXPRESS
TRUE WARM & WELCOME
LATSON RD & GRAND OAKS DR.
HOWELL, MI

A-202

EXTERIOR
PERSPECTIVES



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PLANNING COMMISSION	04-19-22

DRAWN BY: DM

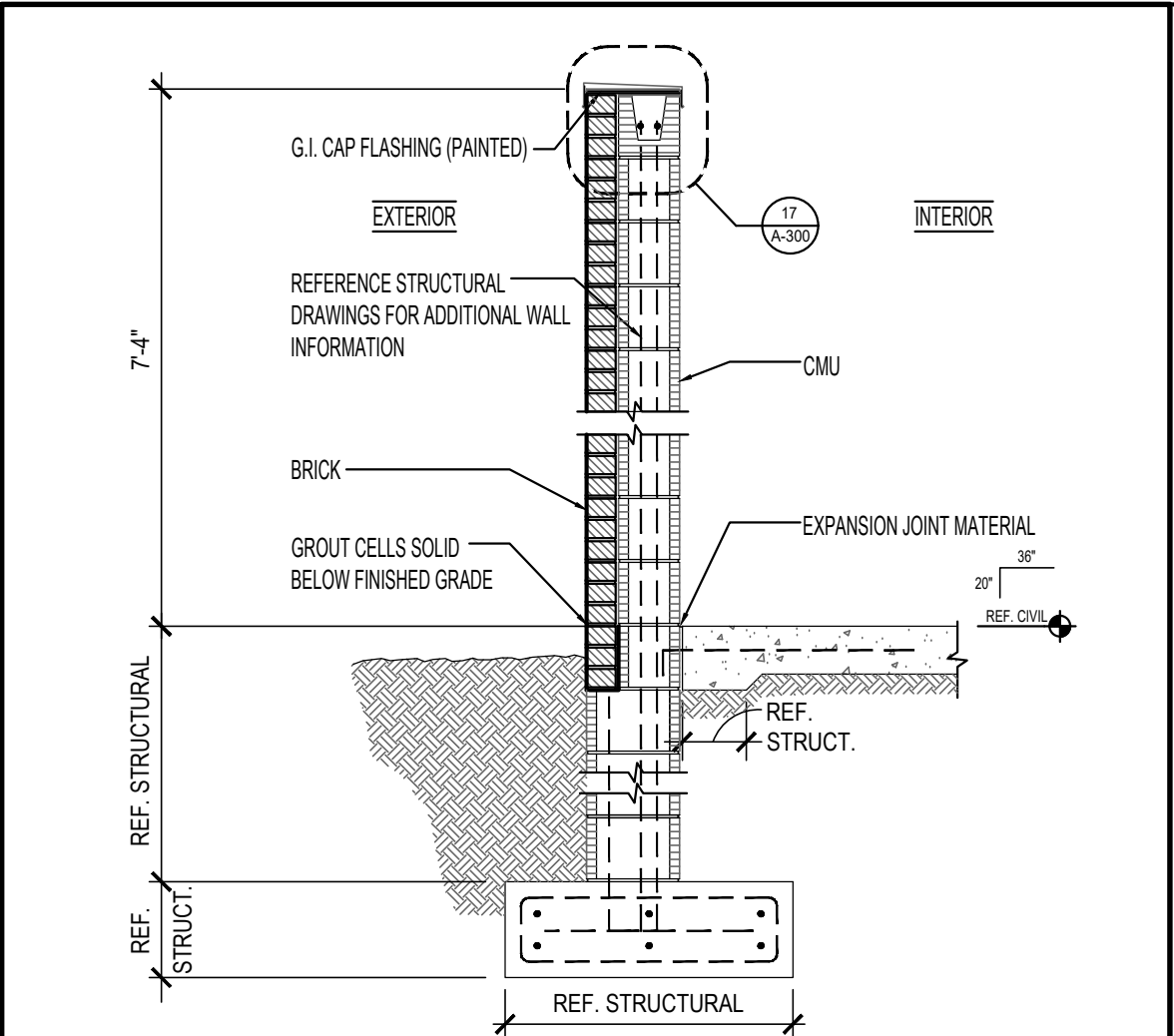
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PANDA STORE #:
ARCH PROJECT #: JDCT20-0361

PANDA EXPRESS
TRUE WARM & WELCOME
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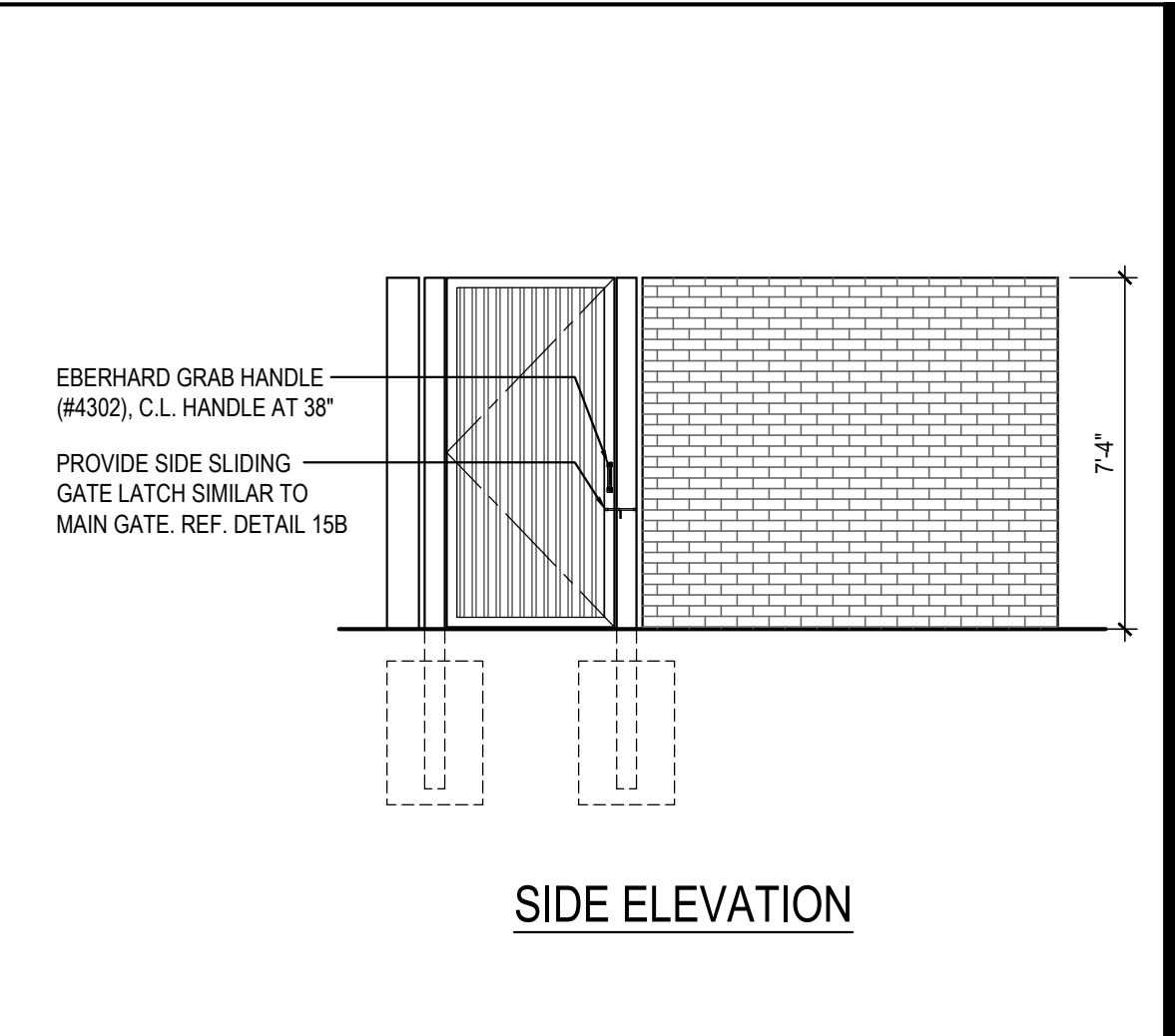
A-300

TRASH ENCLOSURE
DETAILS

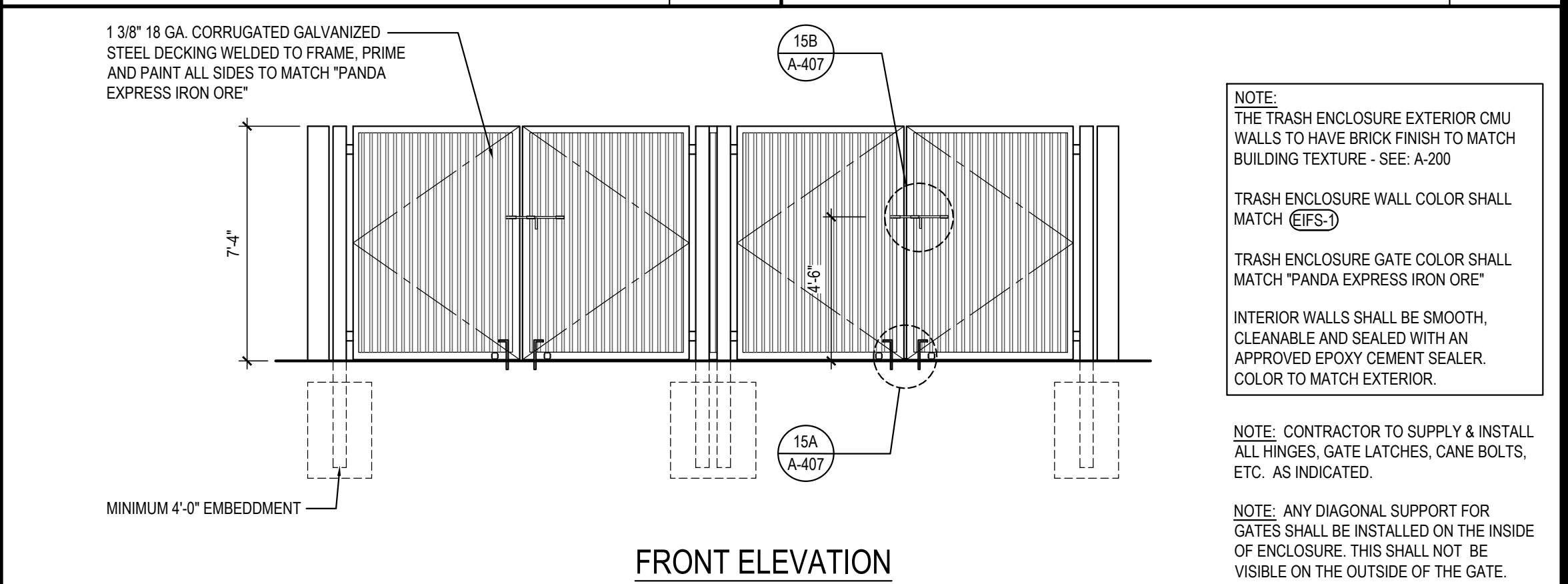
PANDA HOME 2600 R1



TRASH ENCLOSURE WALL SECTION 4
Scale= 1/2" = 1'-0" A-300



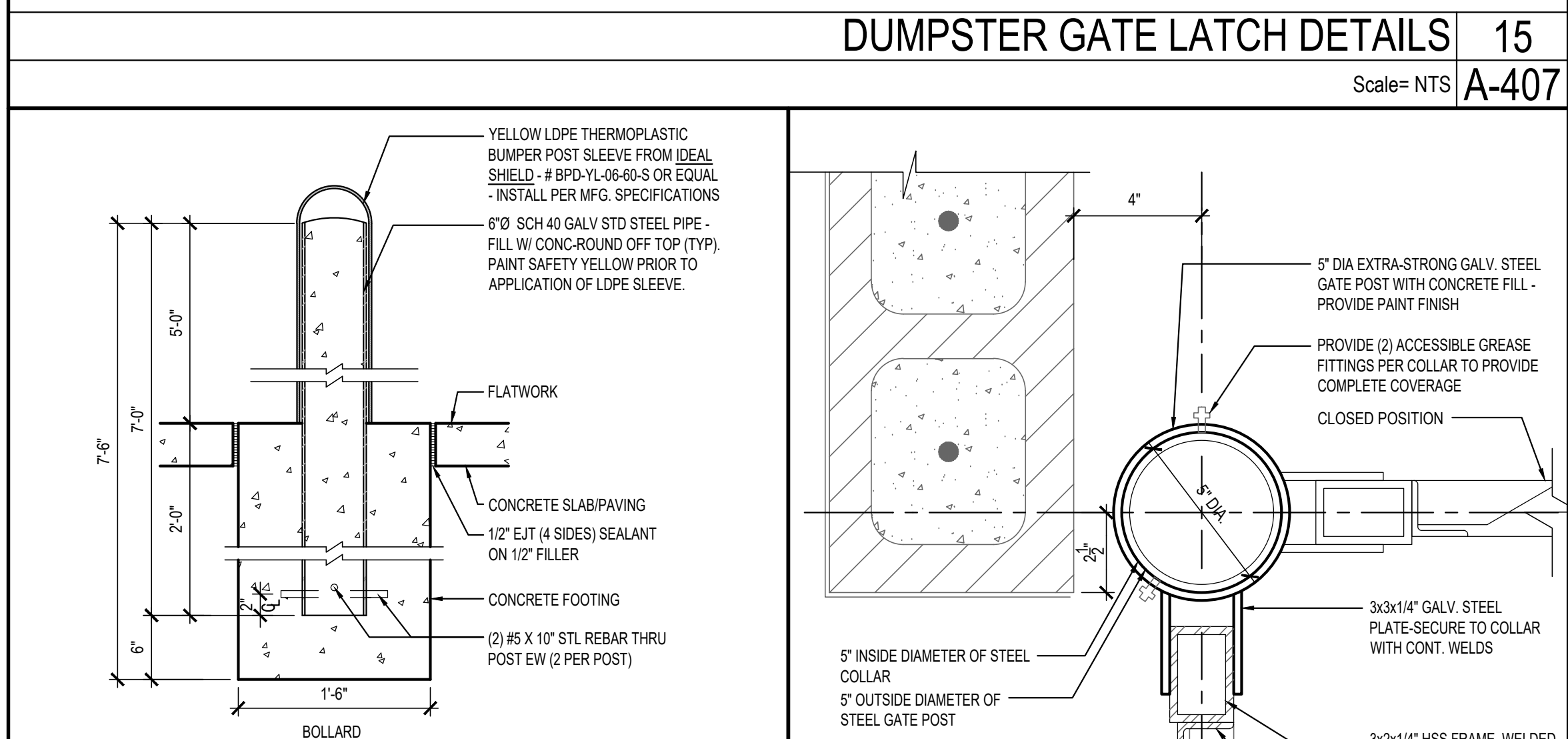
SIDE ELEVATION 4
Scale= 1/4" = 1'-0" A-407



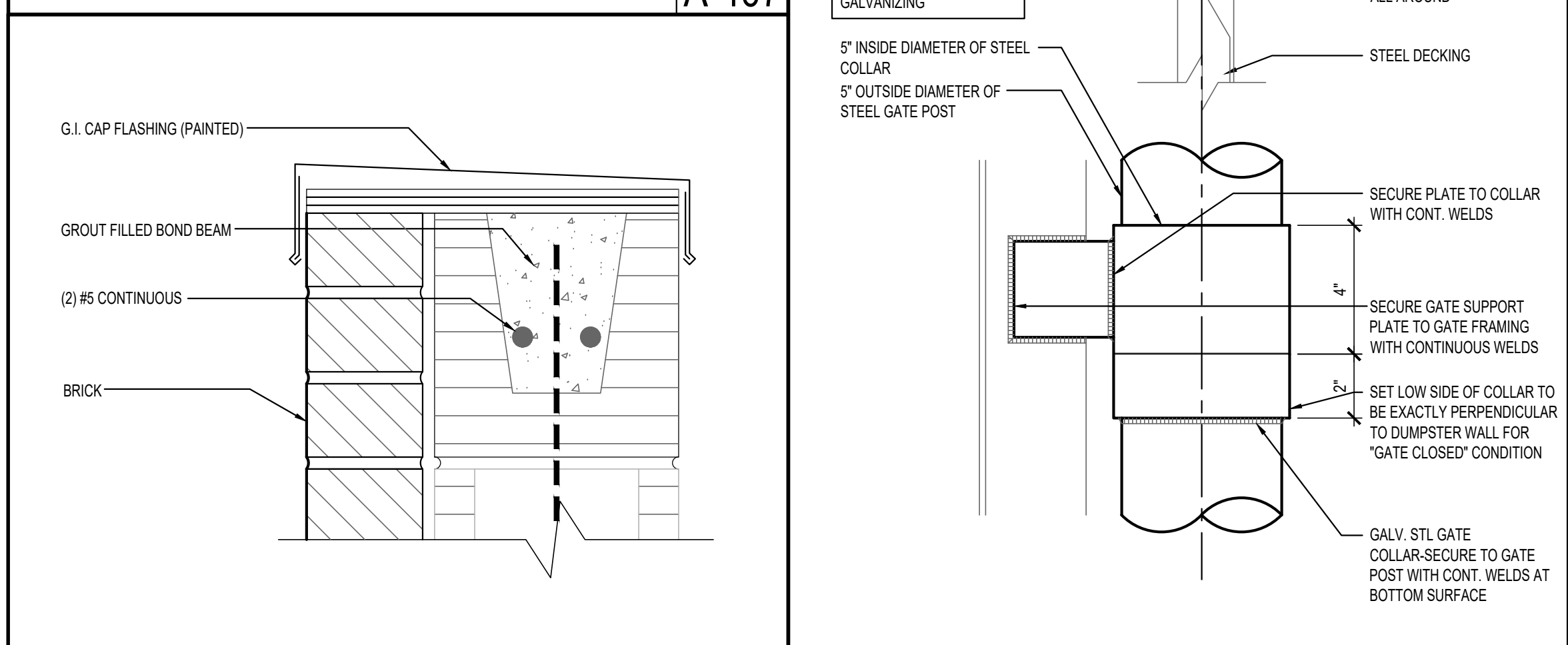
FRONT ELEVATION 2
Scale= 1/4" = 1'-0" A-407



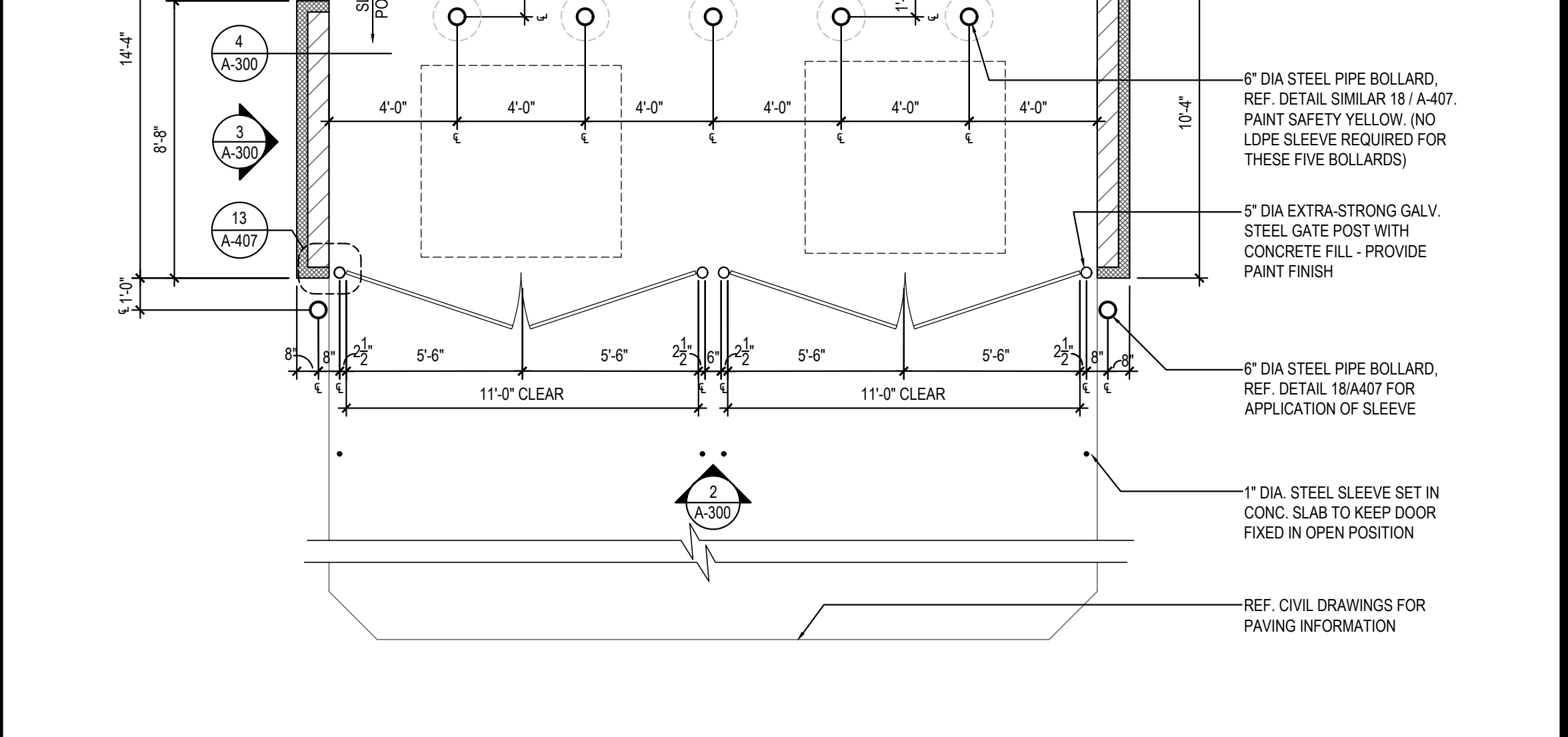
DUMPSTER GATE LATCH DETAILS 15
Scale= NTS A-407



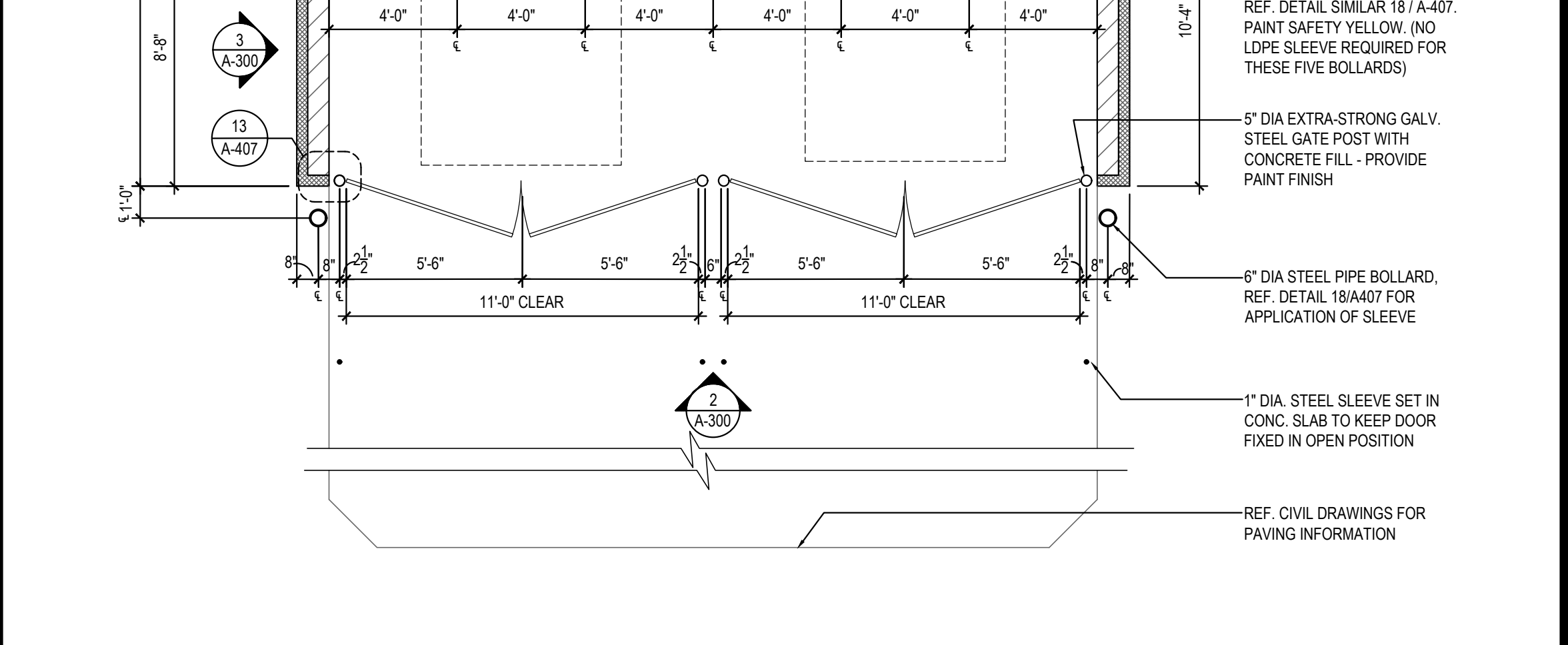
BOLLARD / POST BASE 18
Scale= 1" = 1'-0" A-407



DUMPSTER CAP DETAIL 17
Scale= 3" = 1'-0" A-300



HINGE DETAIL 13
Scale= 3" = 1'-0" A-407



TRASH ENCLOSURE 1
Scale= 1/4" = 1'-0" A-407

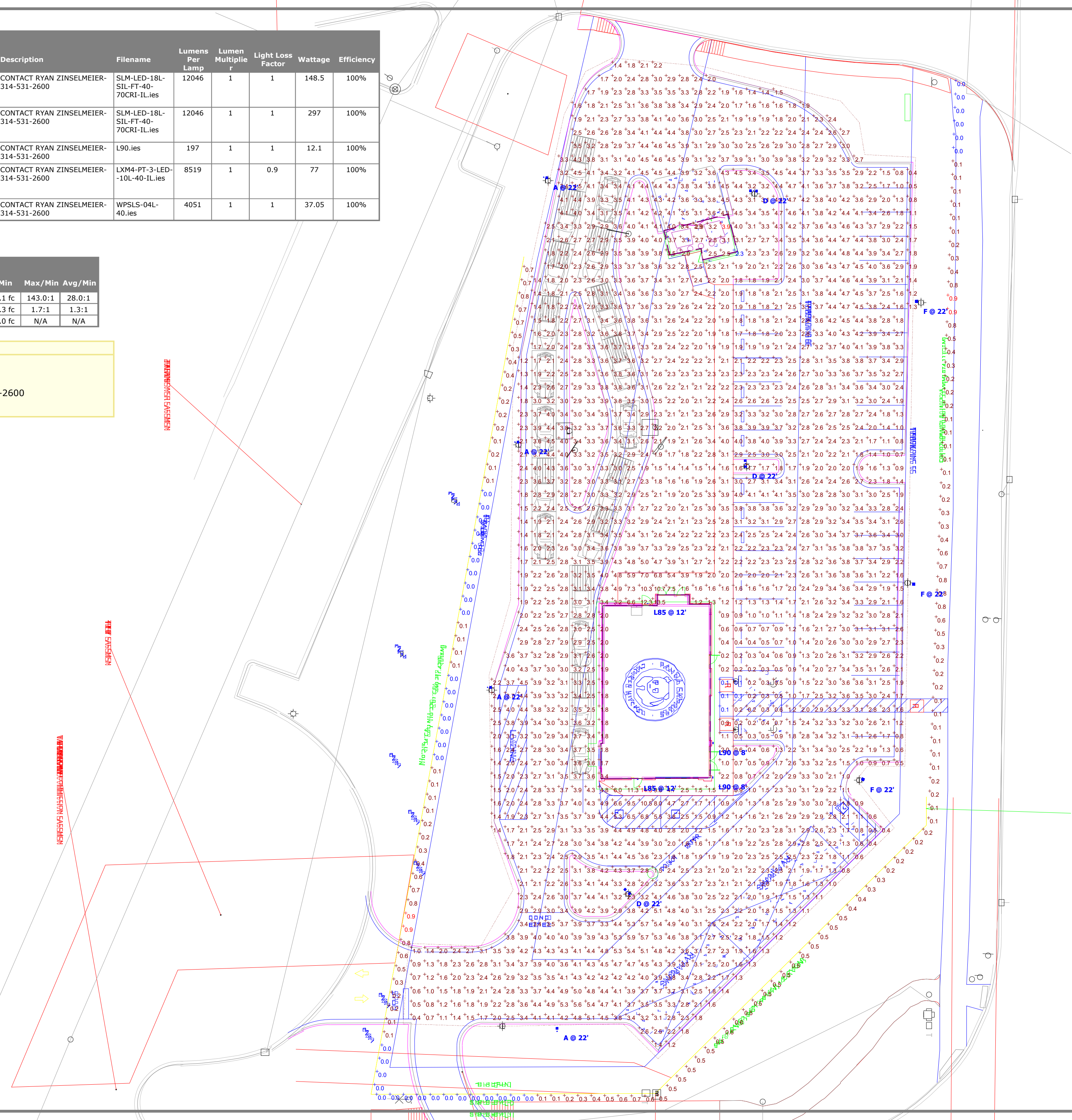


Symbol	Label	Quantity	Catalog Number	Description	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency
	A	4	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	1	148.5	100%
	D	3	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	1	297	100%
	L90	2	1649XX-LED	CONTACT RYAN ZINSELMEIER-314-531-2600	L90.ies	197	1	1	12.1	100%
	F	3	LXM4-PT-3-LED-10L-40-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	LXM4-PT-3-LED-10L-40-IL.ies	8519	1	0.9	77	100%
	L85	2	WPSLS-04L-40	CONTACT RYAN ZINSELMEIER-314-531-2600	WPSLS-04L-40.ies	4051	1	1	37.05	100%

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC SUMMARY- PAVED SURFACE	+	2.8 fc	14.3 fc	0.1 fc	143.0:1	28.0:1
TRASH ENCLOSURE	+	3.0 fc	3.9 fc	2.3 fc	1.7:1	1.3:1
CALC SUMMARY- PROPERTY LINE	+	0.3 fc	0.9 fc	0.0 fc	N/A	N/A

Note
 1. MOUNTING HEIGHT OF 22' (20'POLE)
 2. CALCULATIONS TAKEN AT GROUND LEVEL
 3. CONTACT VILLA LIGHTING- RYAN ZINSELMEIER- RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600

Plan View
 Scale - 1" = 25ft



PANDA EXPRESS
 HOWELL, MI

Designer
 R. ZINSELMEIER
 Date
 4/19/2022
 Scale
 NOTED
 Drawing No.

HINKLEY & R.

14000 Atlantic Blvd., Cincinnati, OH 45240
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ATLANTIS 1640Z-LED	
WIDTH	8.0"
HEIGHT	24.0"
WEIGHT	7.0 LBS
MATERIAL	EXTRUDED ALUMINUM BODY
GLASS	ETCHED GLASS LENS
BACKPLATE WIDTH	4.5"
BACKPLATE HEIGHT	6.8"
SOCKET	11W LED
CHALK BOX	YES
LED	100
COLOR TEMP.	2700K
CRI	>90
BIACENTRICITY	1 x 30W + 1 x 50W
DIMMABLE	Yes, on 0-10V dimmer, DALI, ETC. dimmer
NOTES	PATENT US AND FOREIGN PATENTS PENDING
EXTENSION TUB	2.0"
CERTIFICATION	UL LISTED
VOLTAGE	120V
IPC	44055164550

At Hinkley, we embrace the design professionals that we can merge together the lighting, furniture, and color accessories to create a total lighting environment that captures your best professional style. We hope you will be inspired by our commitment to your vision. Life is glow.



ORACLE OWP-FC-104-LED

LED Full Cut-Off Wall Pack With Emergency Back-up Series



FEATURES	
• Rugged die-cast aluminum housing with efficient heat sink.	• Fully enclosed and gasketed housing is IP65-rated per IEC 60529 for full protection against water and dirt.
• UV-resistant polycarbonate lens.	• UV-resistant polycarbonate lens.
• Full enclosure housing with universal 1/2" NPT conduit entry on the top of the housing.	• Full enclosure housing with universal 1/2" NPT conduit entry on the top of the housing.

CONSTRUCTION	
• Die-cast aluminum housing with efficient heat sink.	• Fully enclosed and gasketed housing is IP65-rated per IEC 60529 for full protection against water and dirt.
• UV-resistant polycarbonate lens.	• UV-resistant polycarbonate lens.

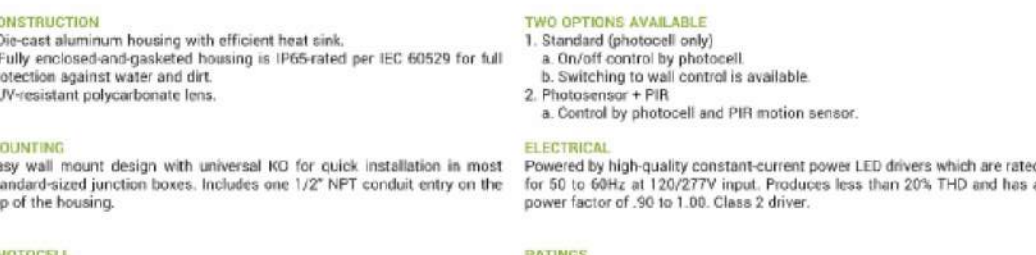
MOUNTING	
• Easy wall mount design with universal 1/2" NPT conduit entry on the top of the housing.	• Full enclosure housing with universal 1/2" NPT conduit entry on the top of the housing.

PHOTOMETRICS	
• Photocell control (standard with fixture) directs changing light levels and saves energy by turning off during the day.	• Fully enclosed and gasketed housing is IP65-rated per IEC 60529 for full protection against water and dirt.

WARRANTY	
• 5-year limited warranty.	• 5-year limited warranty.

ORACLE OWP-FC-104-LED

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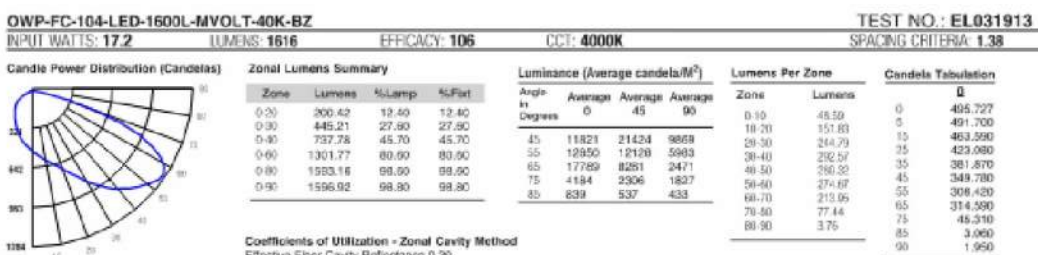
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Lexington LXM4 LED Decorative Post Top & Area Light

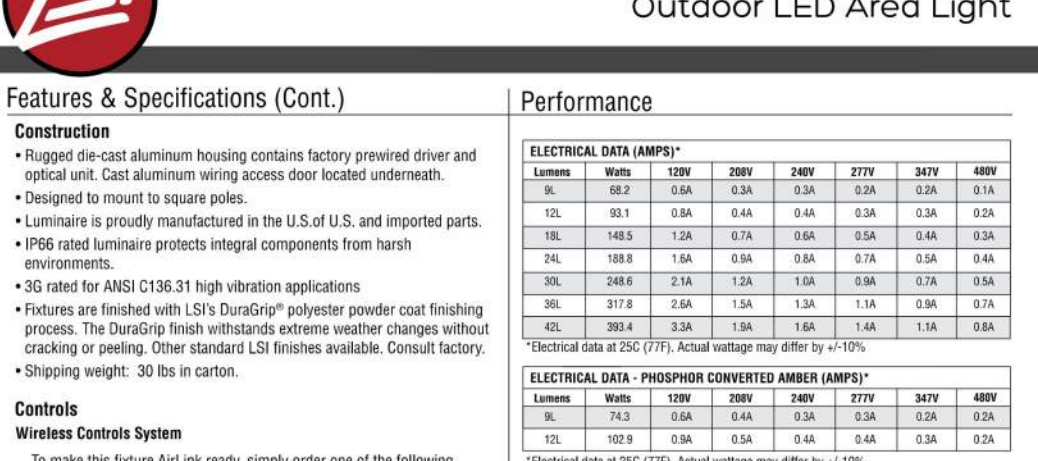


OVERVIEW	
Lumen Output	4,000 - 3,100
Mounting Height	39 - 229
Efficiency (lm/W)	100 - 140
Weight (lb/box)	6-23

QUICK LINKS	
Ordering Guide	Performance
Photometrics	Dimensions

FEATURES & SPECIFICATIONS	
Construction • Rugged die-cast aluminum housing. • Cast aluminum wiring access door located in lower hub/fitting. • Die-cast aluminum arms for consistency and strength. • Precision die-cast aluminum cast/narrow extrusion is mated to cast stainless steel interior fasteners are stainless steel zinc electroplated steel. • IP65 rated luminaire protects integral components from environmental weather changes without cracking or peeling. Other standard LED fixtures available. Consult factory.	Optical System • State-of-the-art one piece silicone optic shell delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component. • Proprietary silicone refractor optics provide exceptional contrast and uniformity in IES Type 2, 3, 5W, FT and FEA. • Silicone optical material does not yellow or crack with age and provides a typical light transmission of 95%. • Zero spill light. • Available in 3000K, 4000K, 5000K, and 2700K color temperatures on ANSI C183-27. Also available in Phosphor Converted Amber with Peak Intensity 60:40:0. • Minimum CRI of 90. • Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 3 for more details.
Electrical • High performance driver features over-voltage, under-voltage, short-circuit and over temperature protection. • 50 dimming (0% - 100%) standard. • Standard Universal Voltage (120-277 Vrms) Input 50/60 Hz or optional High Voltage (147-480 Vrms). • L80 Calculated Life >100k Hours (See Lumen Maintenance on Page 2). • Total harmonic distortion <20%. • Operating temperature -40°C to +40°C (-40°F to +104°F). 42L luminaire is rated to 48°C. • Power factor >0.9. • Input power stays constant over life. • Field replaceable surge protection device meets a minimum Category C Line operation per ANSI/IEEE C82.42-2. • High efficiency LED's mounted to metal-core circuit board to maximize heat dissipation. • Terminal block provided accepts up to 10ga wire. • Terminals are fully enclosed in potting material for moisture resistance. Drive complies with FCC standards. Drive and key electronic components can easily be accessed.	Controls • Photocell (integrated passive infrared Bluetooth® motion and photocell sensor) controls independently and can be commissioned via iOS or Android configuration app (See page 3 for more details). • 0-10V dimming (0% - 100%) standard. • Standard Universal Voltage (120-277 Vrms) or optional High Voltage (147-480 Vrms). • L80 rated for ANSI C183-27 high vibration applications. • Features are finished with US's Duralin® polycarbonate cast finishing process. The Duralin® finish withstands extreme weather changes without cracking or peeling. Other standard LED fixtures available. Consult factory.
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Lexington LXM4 LED Decorative Post Top & Area Light

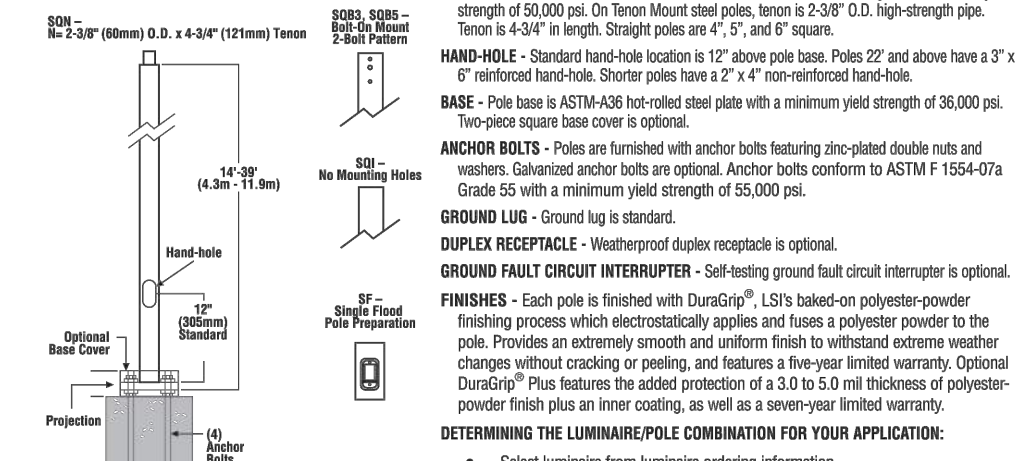


OVERVIEW	
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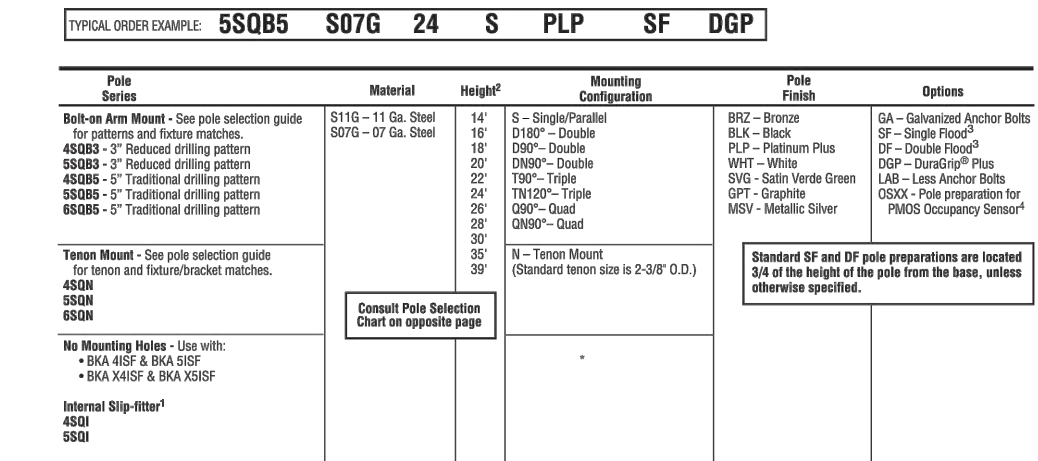


OVERVIEW	
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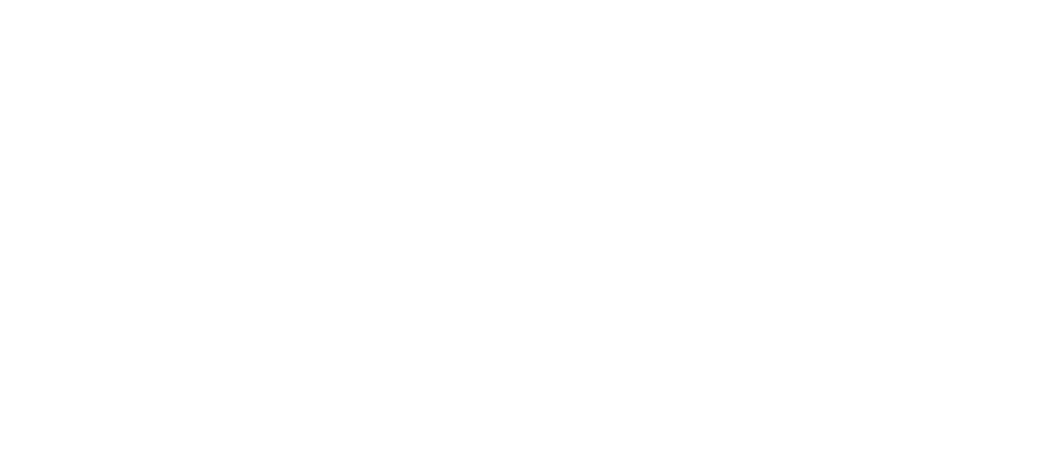


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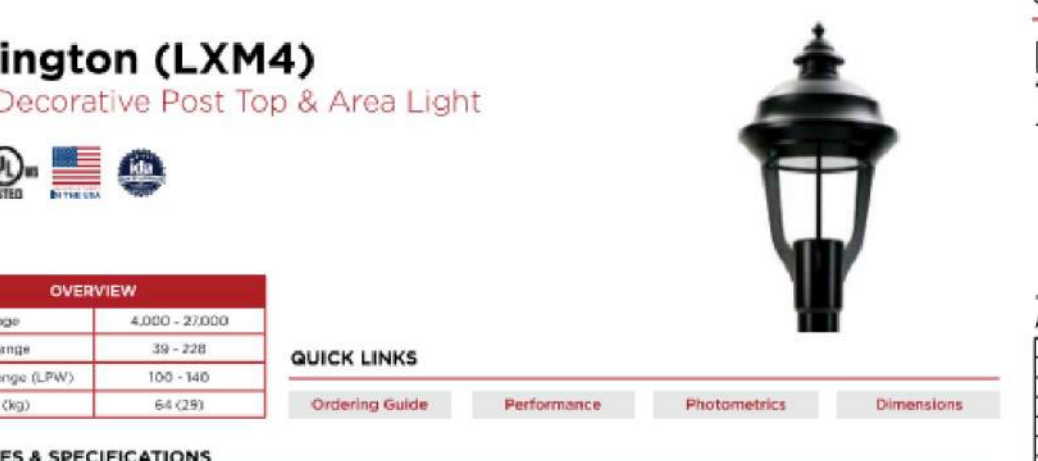


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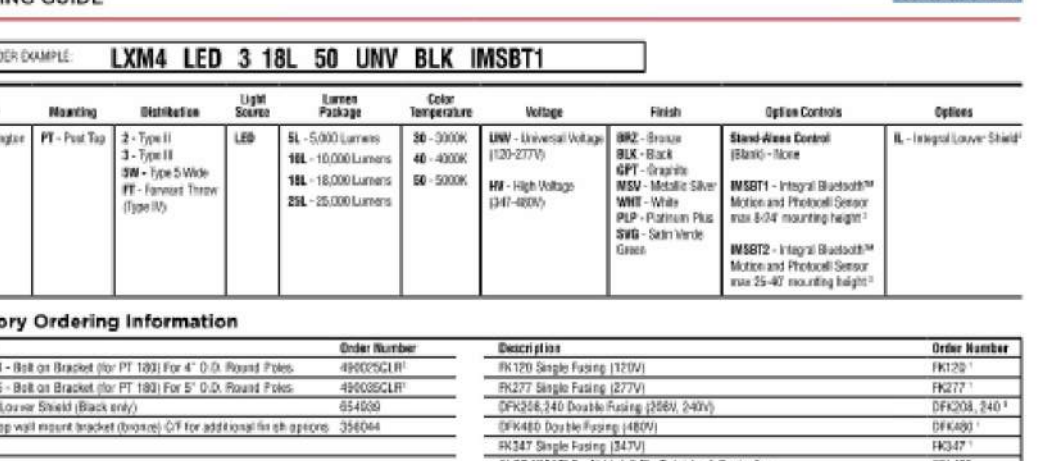


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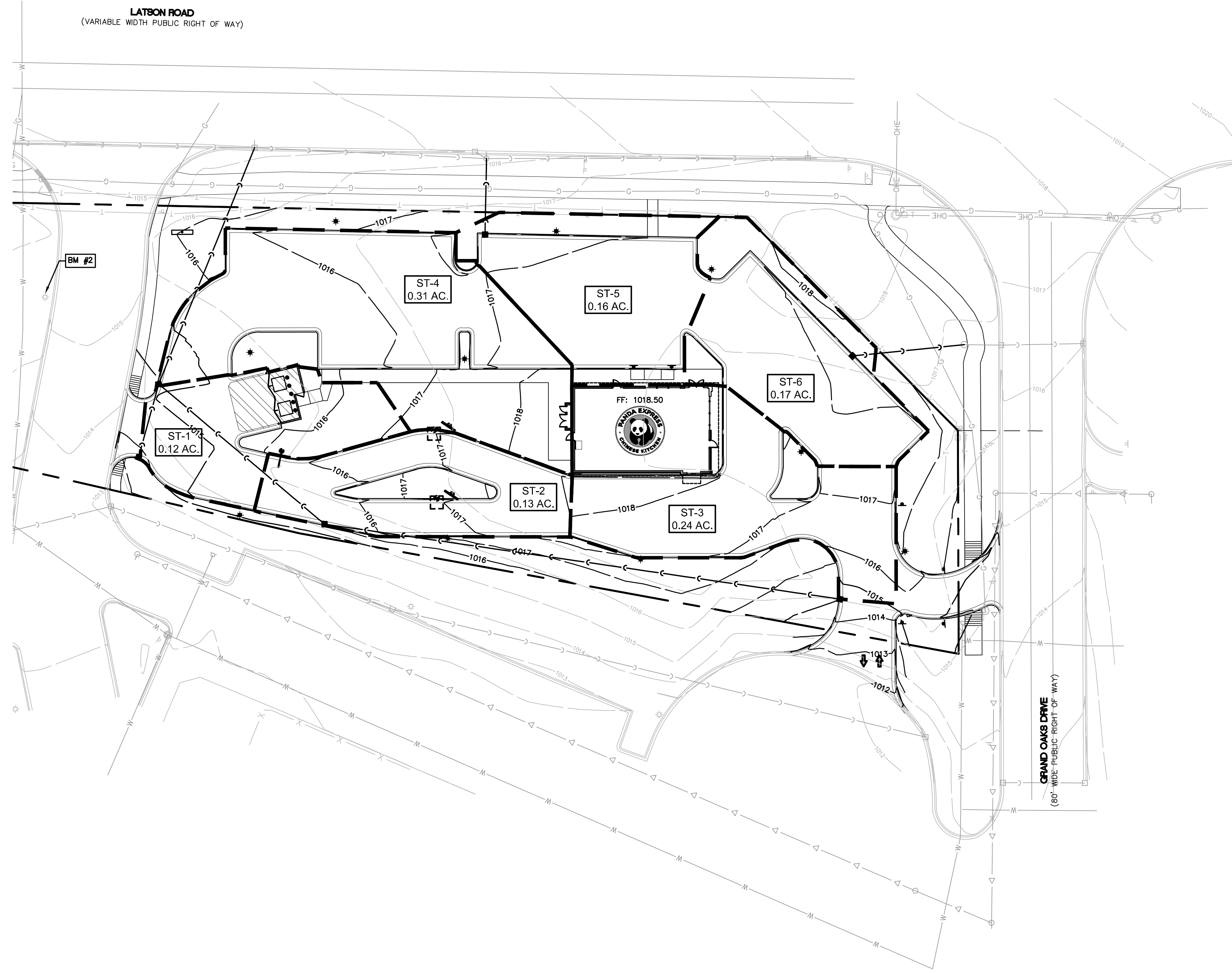
Lexington LXM4 LED Decorative Post Top & Area Light



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LATSON ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

GRAND OAKS DRIVE
(80'-WIDE-PUBLIC RIGHT OF WAY)

BM #2

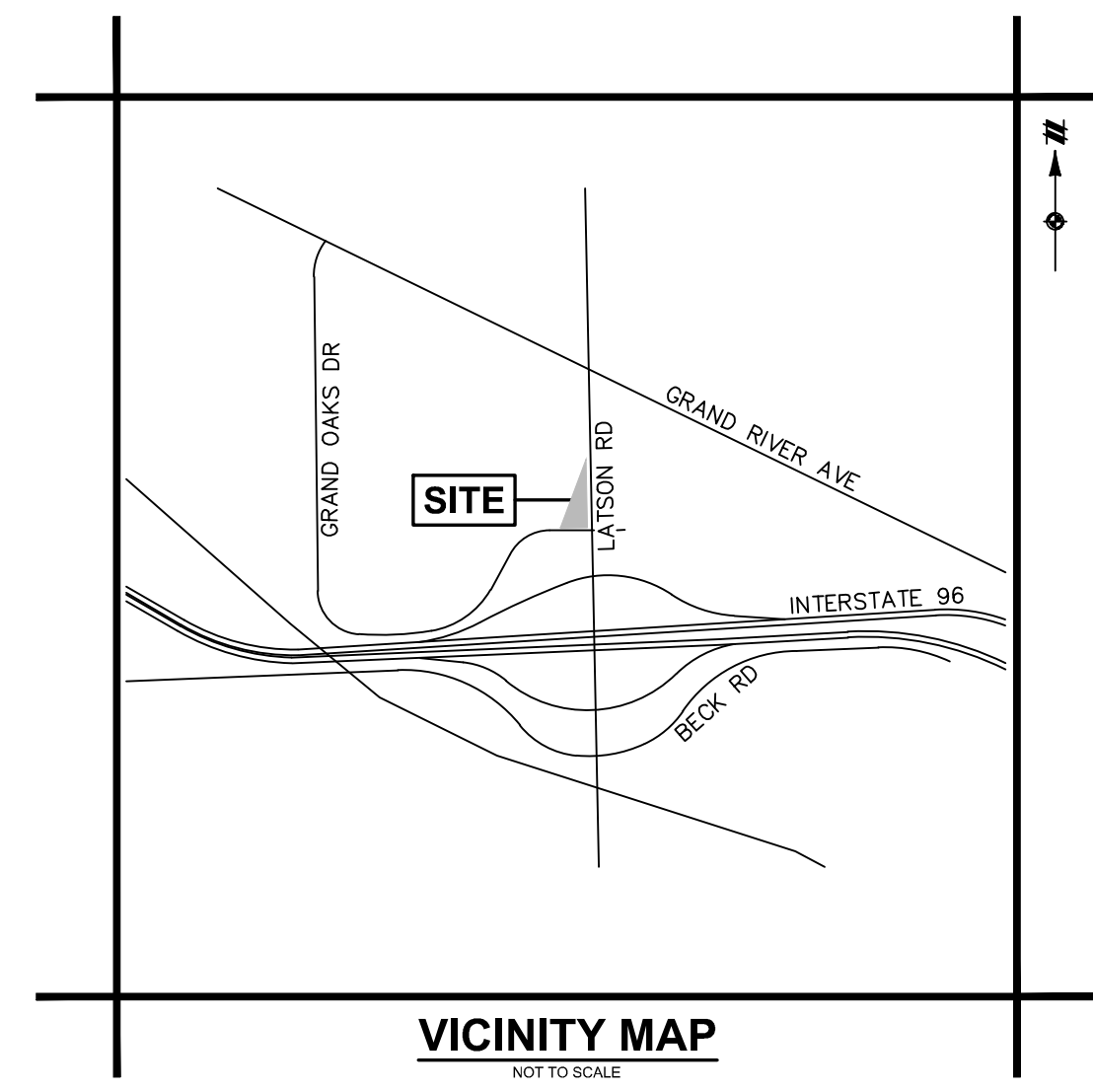
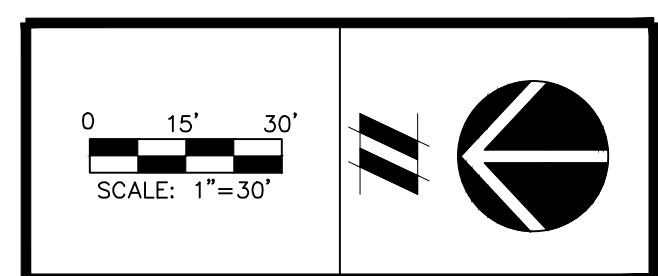
FF: 1018.50



SITE BENCHMARKS

BM #1: SET MAG NAIL IN SOUTH SIDE OF LIGHT POLE
BASE IN WESTERLY RIGHT OF WAY OF LATSON ROAD
ELEVATION: 1013.51 (NAVD88)

BM #2: SET MAG NAIL IN EAST SIDE OF LIGHT POLE
BASE NORTH OF ENTRANCE DRIVE
ELEVATION: 1017.51 (NAVD88)



VICINITY MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- - - - - DRAINAGE AREA DIVIDE

STORM CALCULATIONS

Inlet Structure	A	Pervious Area	C	I'	Q _{peak}	Q _{total}	D _{pipe}	Pipe Slope	V _{full flow}	Pipe Capacity
	acres	sf		in/hr	cfs	cfs	in	%	ft/s	cfs
ST-1	0.12	1,685	0.68	4.375	0.35	0.35	12	0.40	2.87	2.25
ST-2	0.13	734	0.86	4.375	0.49	1.48	12	0.40	2.87	2.25
ST-3	0.24	431	0.94	4.375	0.99	0.99	12	0.40	2.87	2.25
ST-4	0.31	2,938	0.79	4.375	1.07	2.90	12	0.80	4.06	3.19
ST-5	0.16	1,181	0.82	4.375	0.58	0.58	12	0.40	2.87	2.25
ST-6	0.17	1,597	0.78	4.375	0.58	0.58	12	0.40	2.87	2.25

*Calculation based on Section 1.02.1.1 of the Genoa Township Engineer Design Standards



PANDA RESTAURANT GROUP INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

SITE PLAN SUBMITTAL	02-16-2022
SITE PLAN RE-SUBMITTAL	04-19-2022

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDDT20036100
PANDA STORE #: D8103
ENG PROJECT #: 20003483



PANDA EXPRESS
TRUE WARM & WELCOME
LATSON RD. & GRAND OAKS DR.
HOWELL, MI

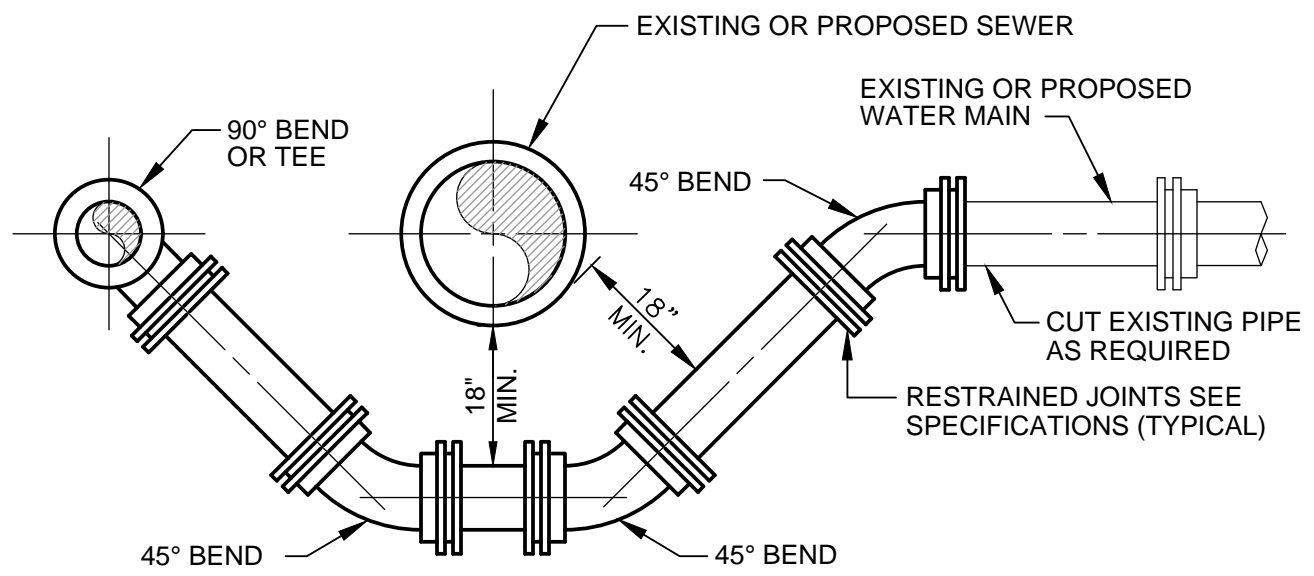
EX-02
DRAINAGE AREA
EXHIBIT

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

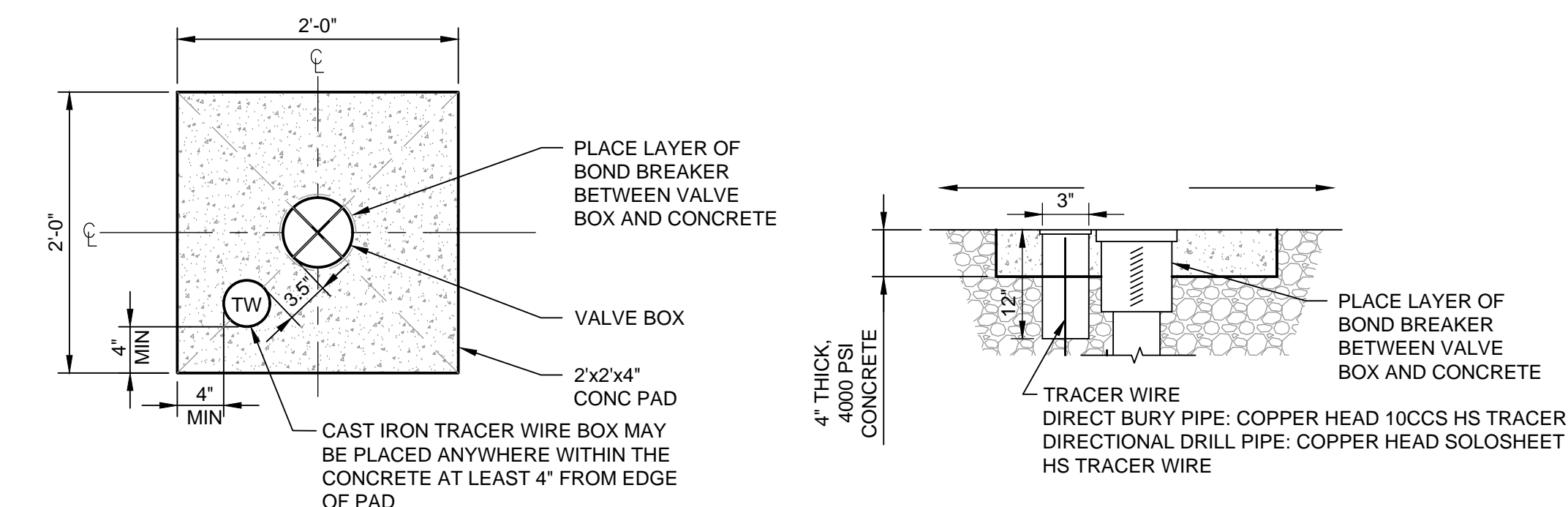
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF ANY OTHER PERSONS.

PIPE RESTRAINT SCHEDULE							
GROUND BURIED PRESSURE PIPE - POLYETHYLENE ENCASED DUCTILE IRON PIPE							
PIPE DIAMETER	TEES, 90° BENDS	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE SIZE REDUCTION)*	REDUCERS (TWO SIZE REDUCTION)*
4	13	5	3	1	40	--	--
6	19	8	4	2	58	31	--
8	24	10	5	2	75	30	70
12	34	14	7	3	107	57	116
16	43	18	9	4	139	59	137
20	52	22	10	5	169	59	134
24	61	25	12	6	199	60	132
30	73	30	15	7	242	85	168
36	84	35	17	8	281	84	168

- LENGTHS OF PIPE RESTRAINT ARE GIVEN IN FEET.
 - IF REQUIRED PIPE DIAMETER IS NOT LISTED IN THIS TABLE, THE NEXT LARGEST PIPE DIAMETER SHALL BE USED.
 - THIS TABLE IS BASED ON A TEST PRESSURE OF 180 PSI (OPERATING PRESSURE PLUS WATER HAMMER. FOR OTHER TEST PRESSURES, ALL VALUES TO BE INCREASED OR DECREASED PROPORTIONALLY.
 - THE VALUES PROVIDED OF RESTRAINT LENGTH ARE IN EACH DIRECTION FROM THE POINT OF DEFLECTION OR TERMINATION EXCEPT FOR TEES, AT WHICH ONLY THE BRANCH IN THE DIRECTION OF THE STEM.
 - IF THE RODS ARE USED, USE FOUR RODS MINIMUM AND ADD 1/8-INCH TO BAR DIAMETER AS CORROSION ALLOWANCE.
- * SIZE REDUCTION IS BASED UPON THE PIPE DIAMETER SHOWN IN THIS TABLE.
- BASED UPON:
 INTERNAL PRESSURE: 180
 PIPE DEPTH: 5
 BEDDING CLASS: TYPE 4
 SOIL TYPE: GOOD SAND
 SAFETY FACTOR: 2

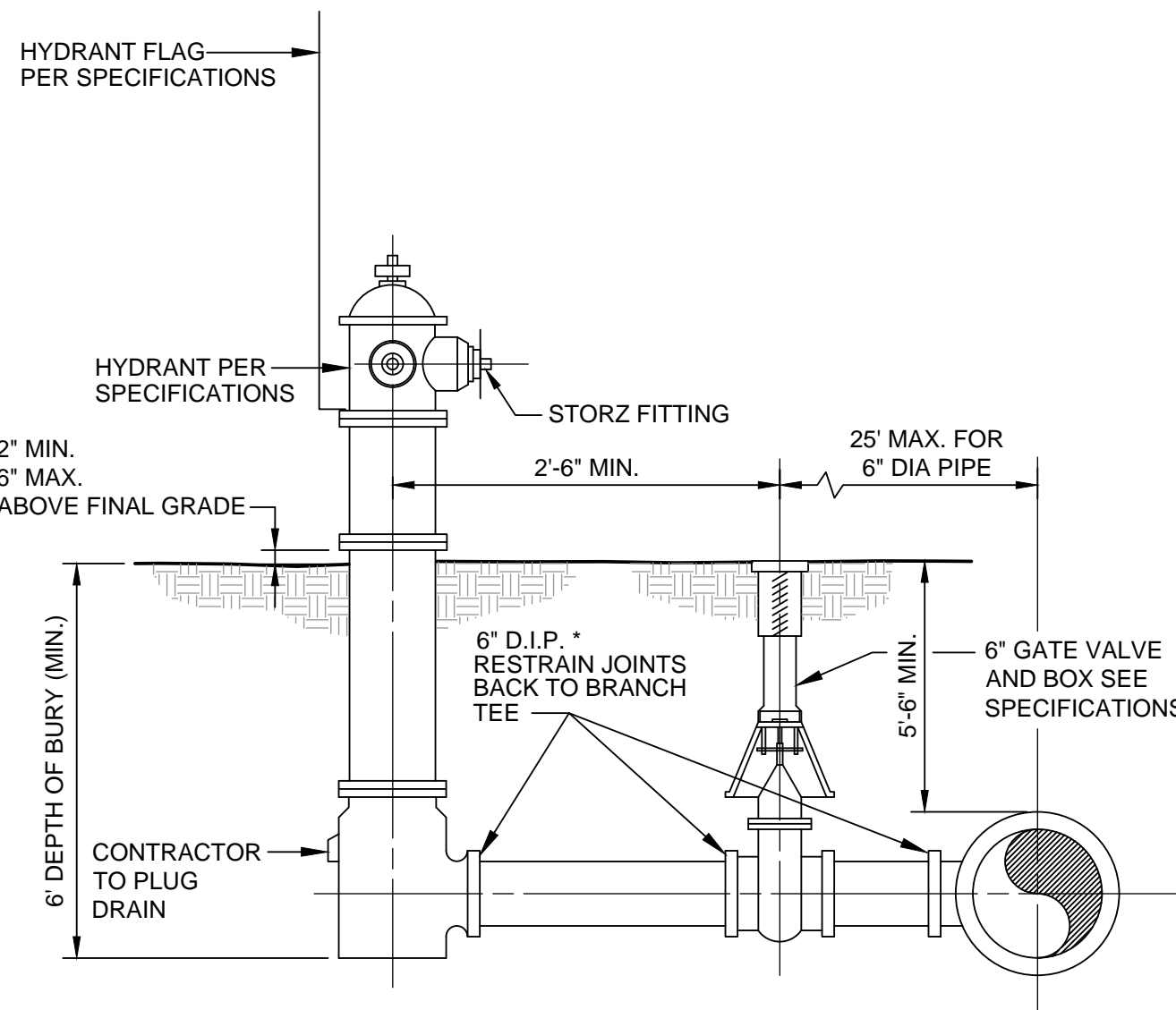


WATER MAIN UTILITY OFFSET

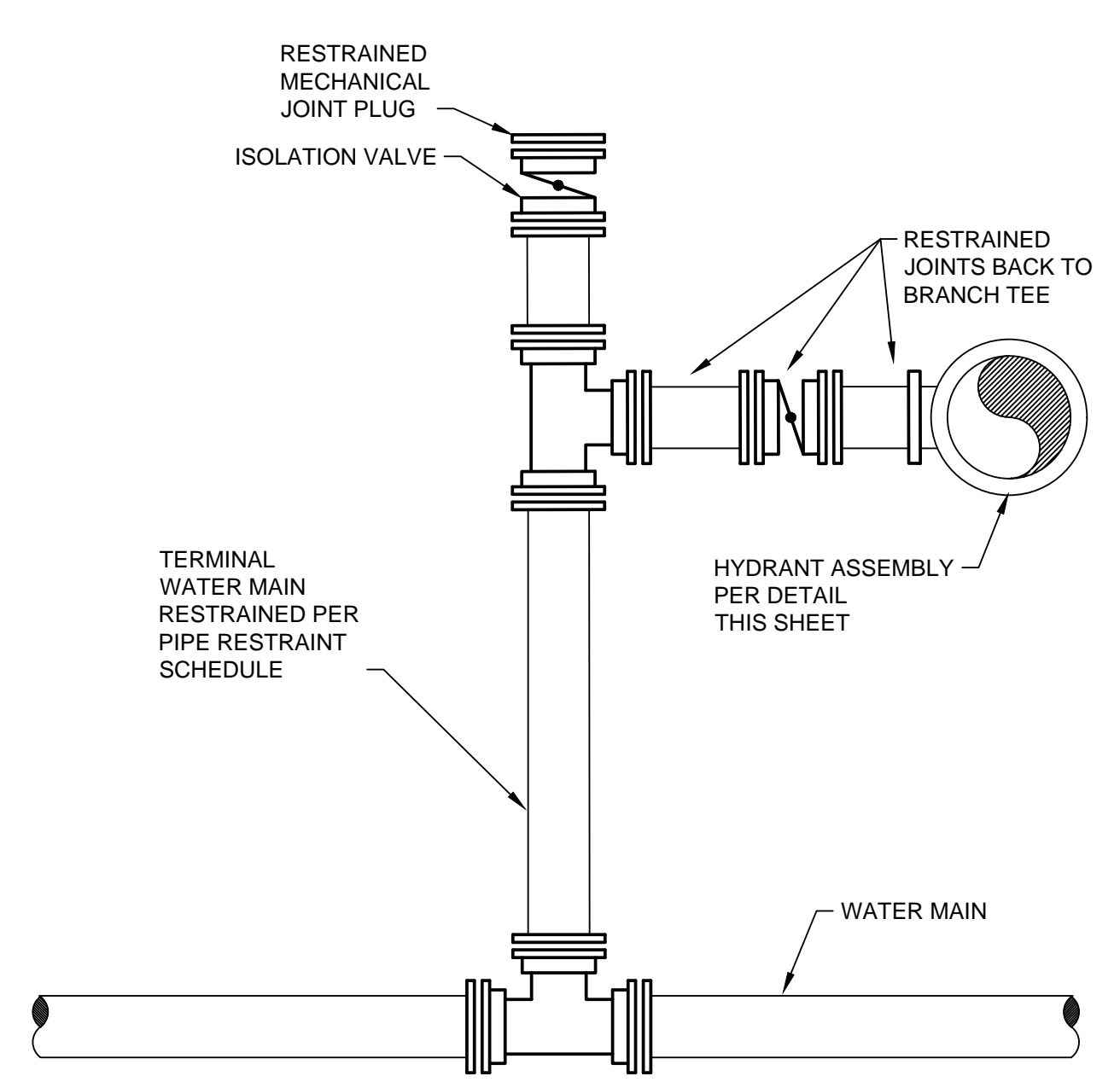


PLAN
VALVE/TRACER WIRE BOX IN CONCRETE DETAIL
 NO SCALE

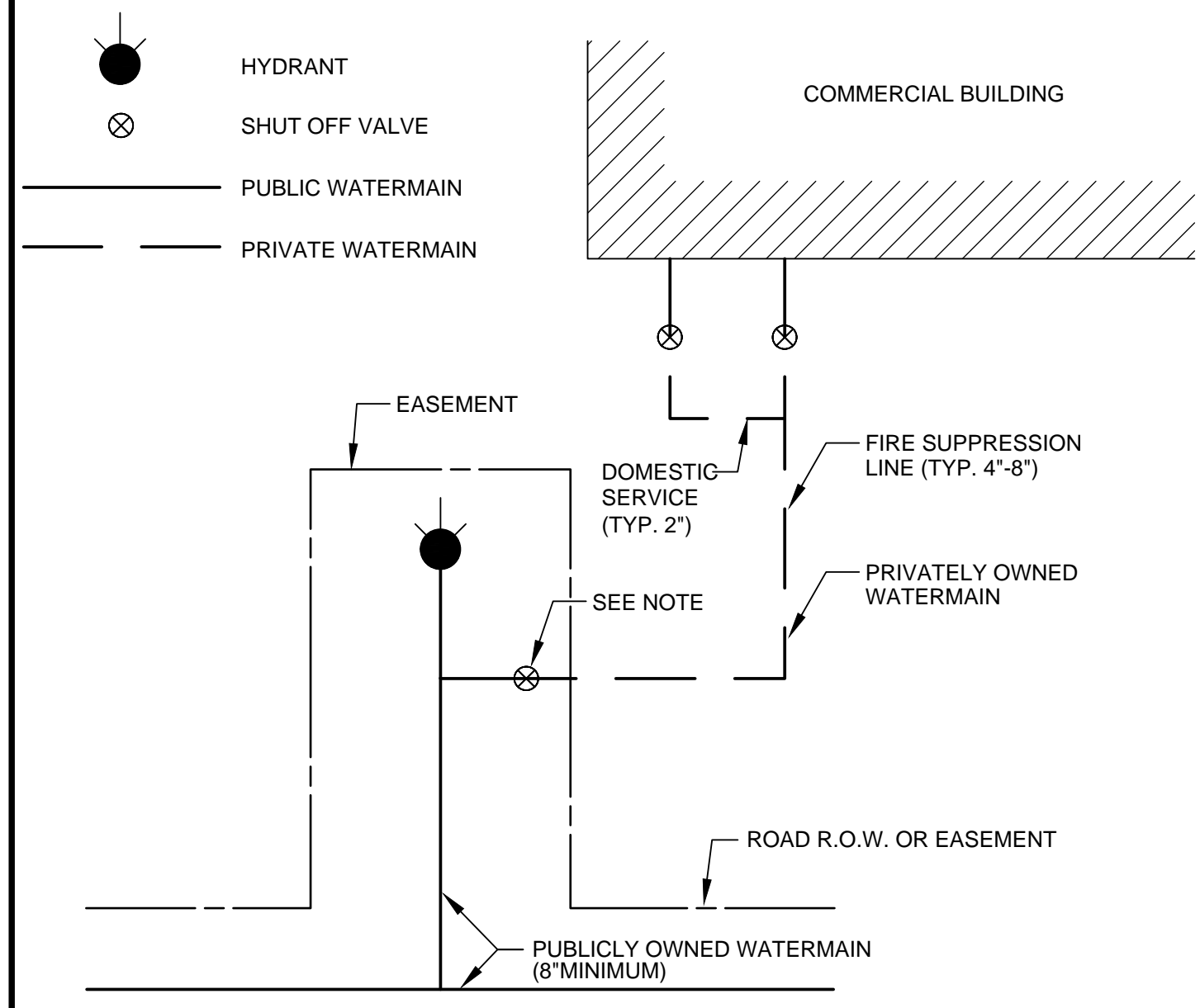
- NOTE:
- TRACER WIRE BOXES LOCATED WITHOUT A VALVE BOX ONLY REQUIRE AN 18" X 18" CONCRETE PAD.
 - TRACER WIRE BOX SHALL HAVE A LOCKING LID W/STANDARD AWWA PENTAGON KEY.
 - TRACER WIRE BOX SHALL BE COPPERHEAD RB14"TP IN ASPHALT INSTALLATIONS AND CD14"TP FOR ALL OTHER INSTALLATIONS.



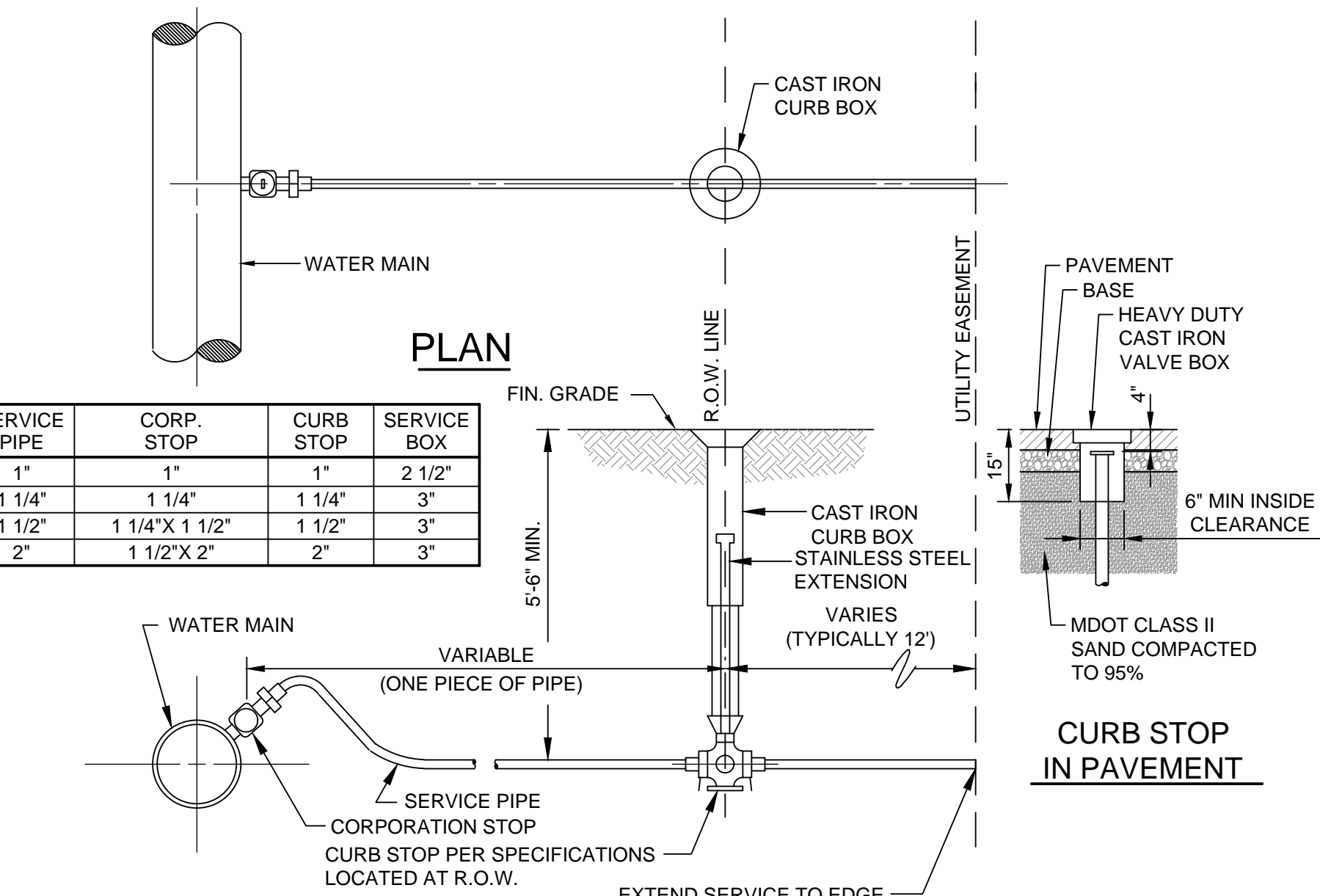
FIRE HYDRANT ASSEMBLY



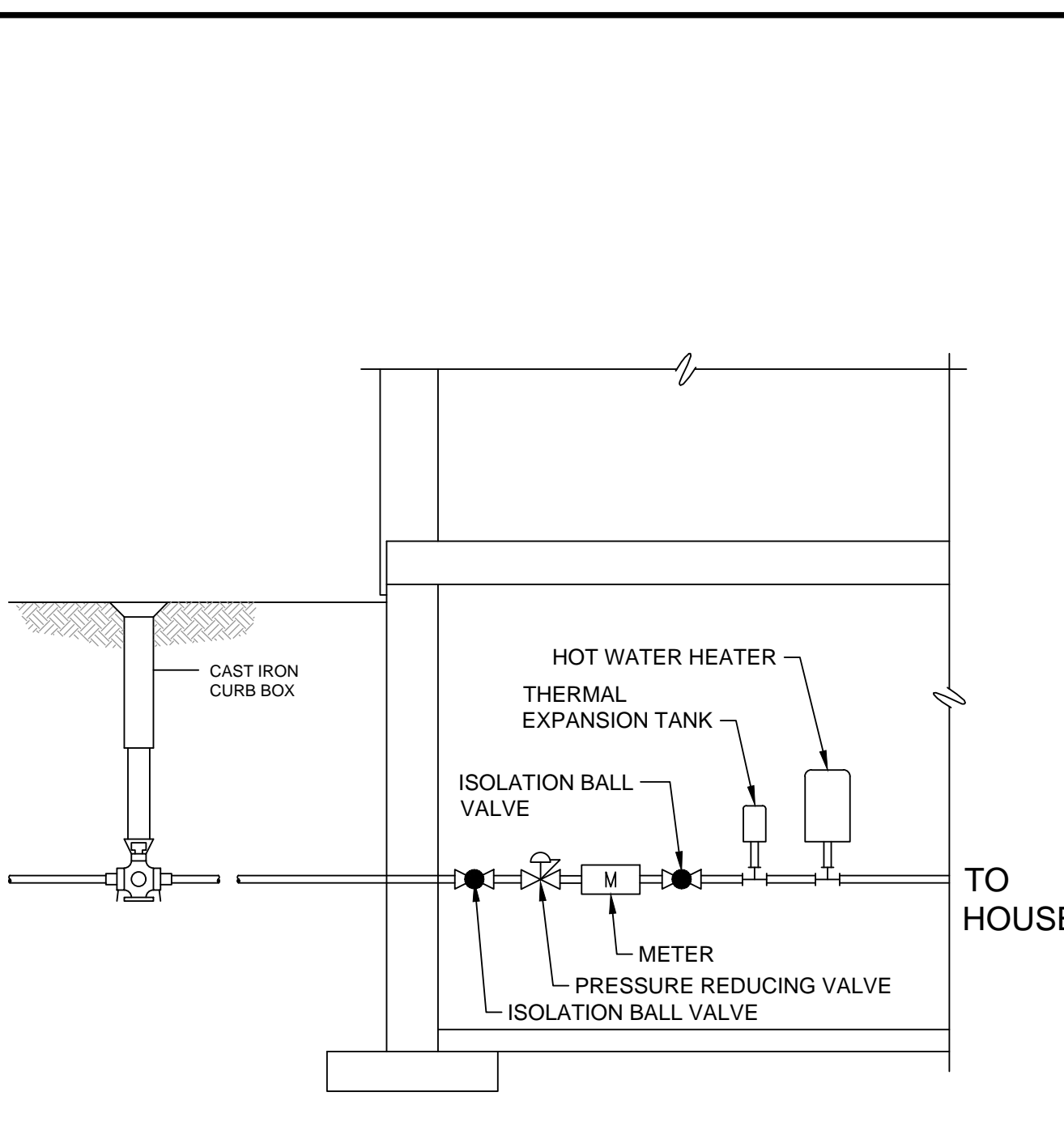
TERMINAL HYDRANT DETAIL



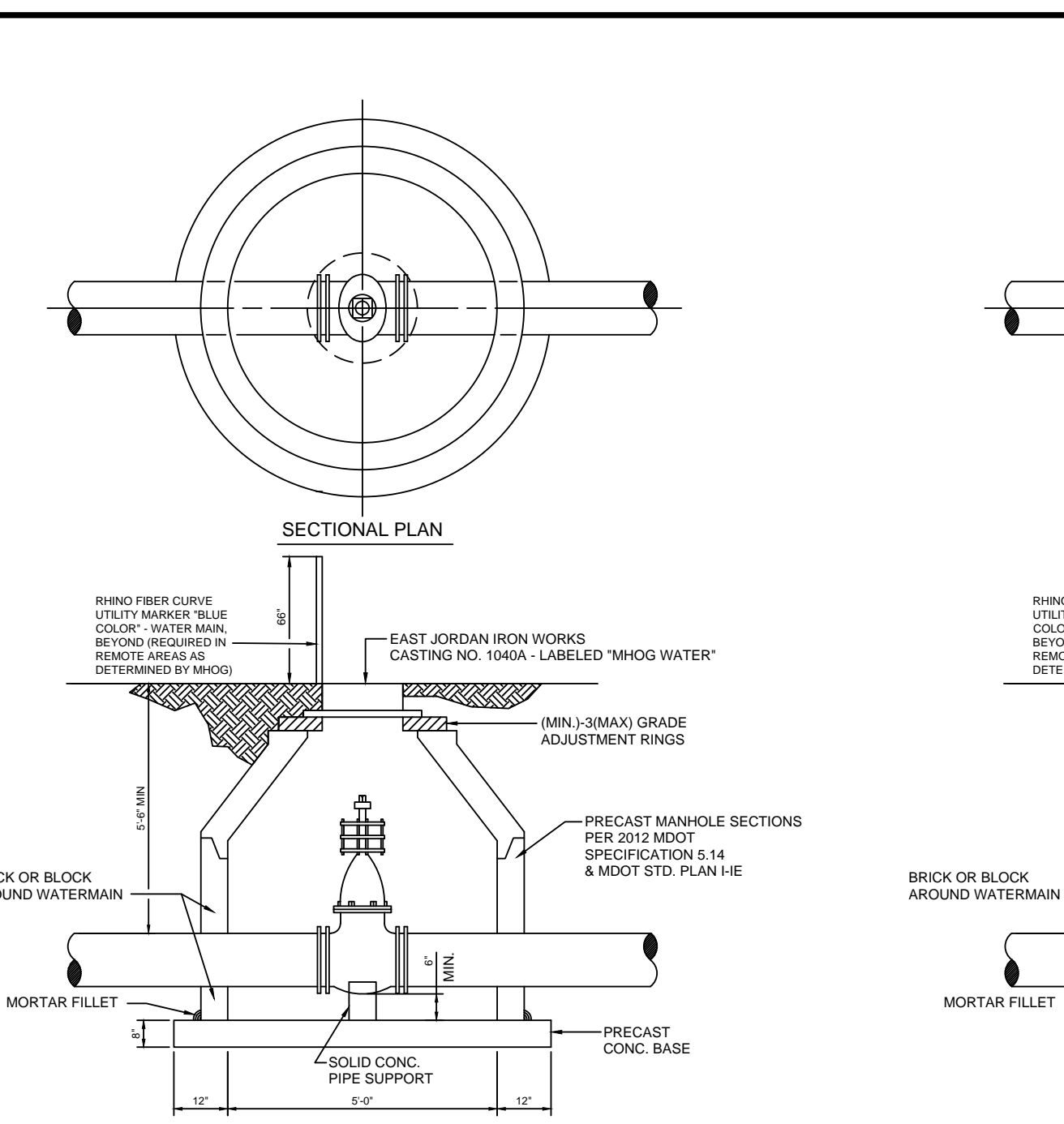
COMMERCIAL BUILDING WATER SERVICE LAYOUT



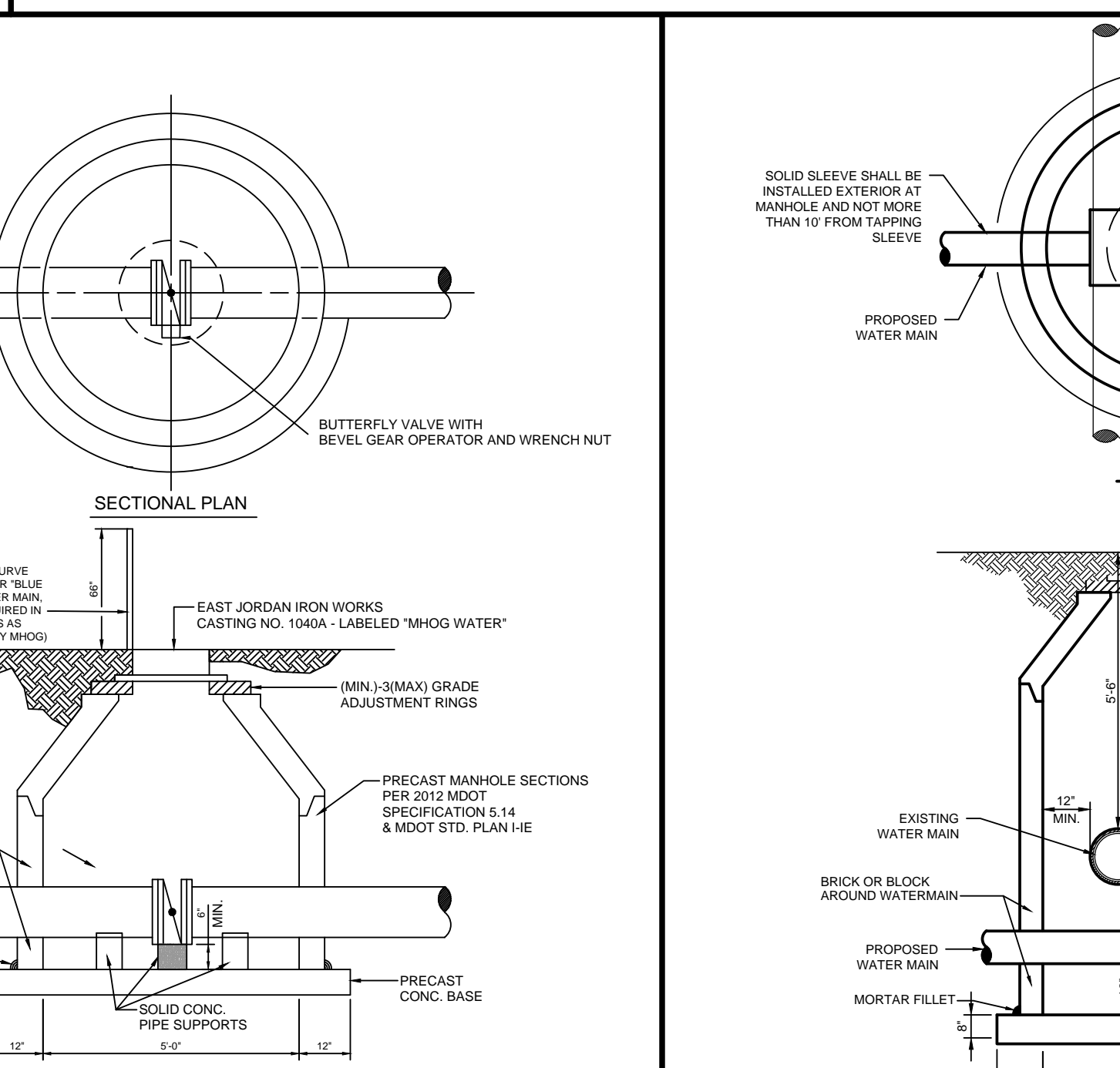
SECTION
WATER SERVICE LATERAL



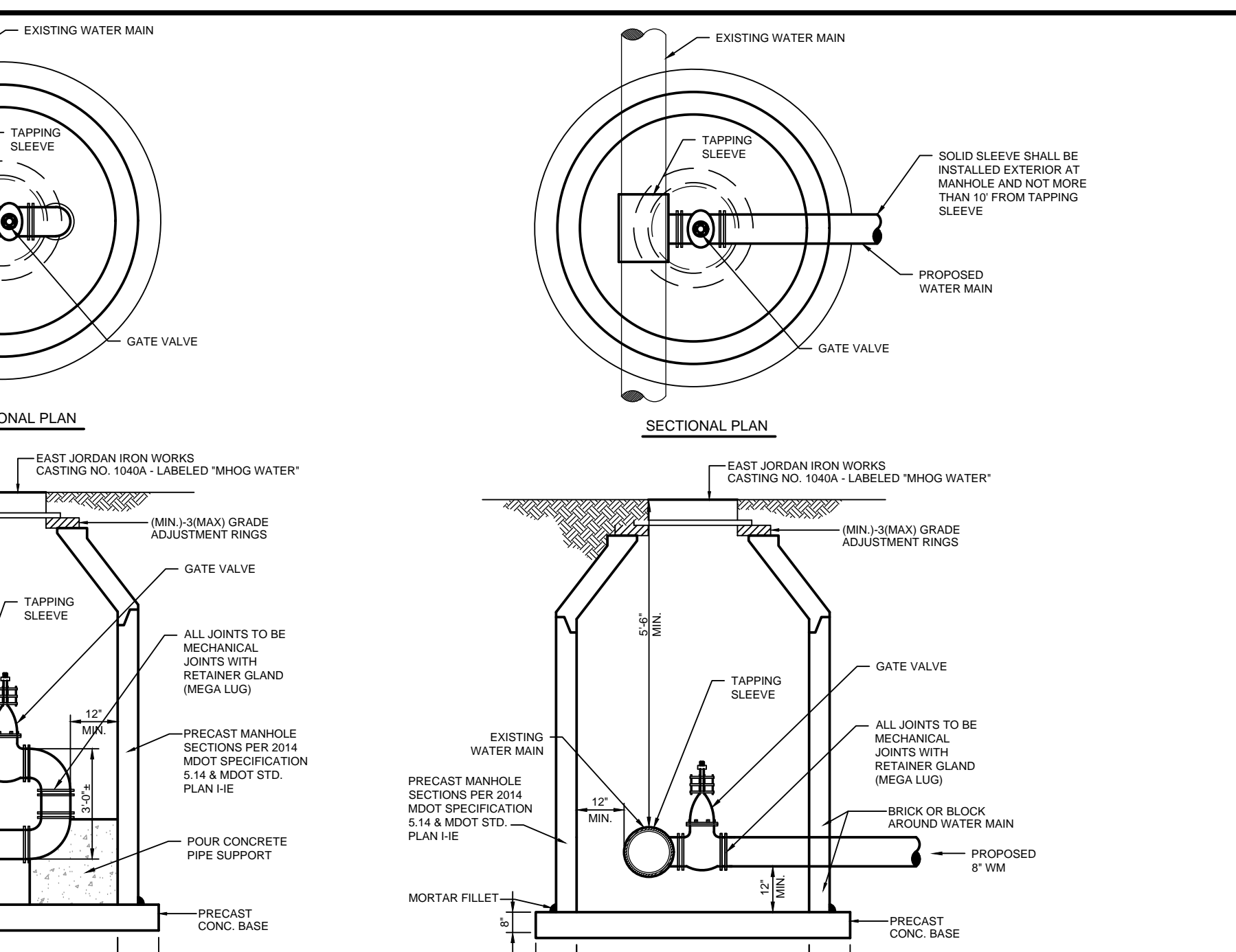
PRIVATE RESIDENCE PRESSURE REDUCING VALVE (PRV)



VALVE AND GATE WELL



BUTTERFLY VALVE AND WELL



REVERSE TAP GATE WELL

REGULAR TAP GATE WELL



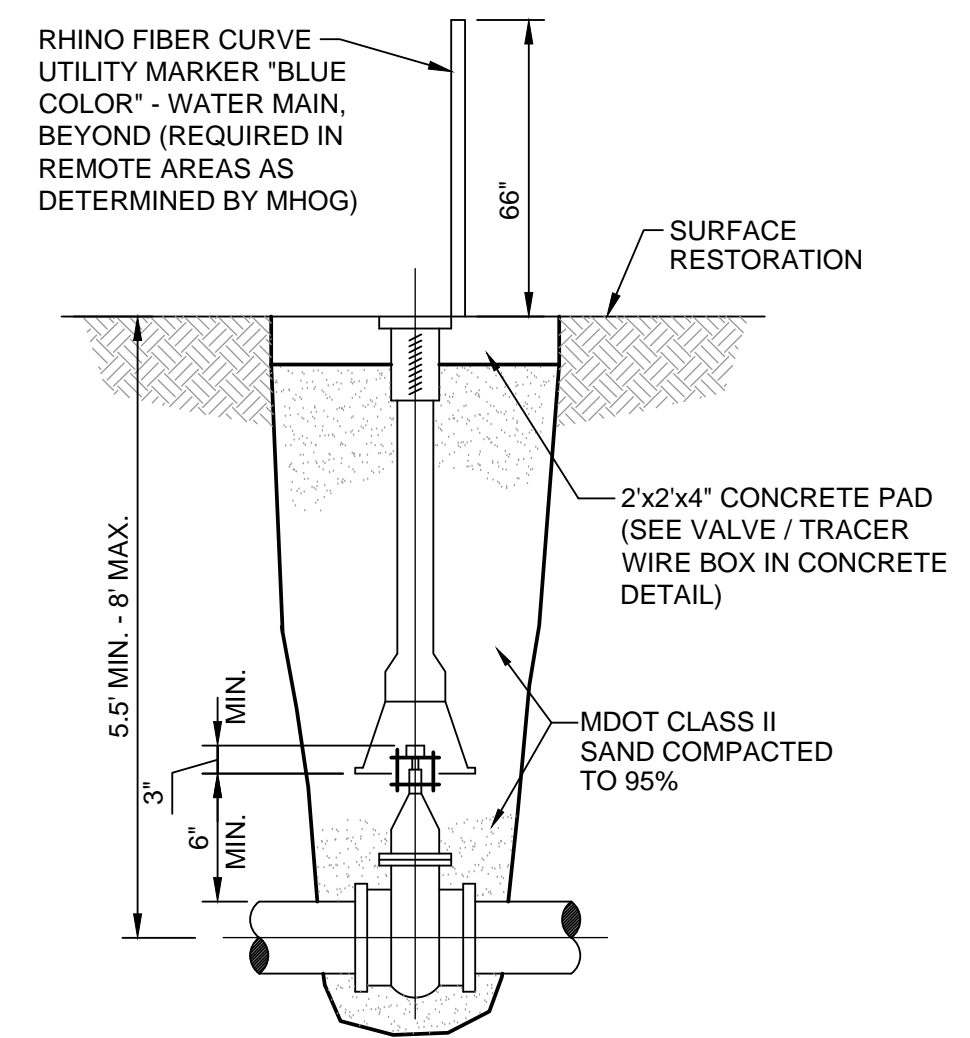
MARION HOWELL OCEOLA GENOA
 Sewer and Water Authority

STANDARD DETAILS

Scale: NONE
 Issued Date JANUARY - 2014
 UPDATED: MAY 2015
 UPDATED: FEBRUARY 2016
 UPDATED: APRIL 2016
 UPDATED: OCTOBER 2017
 UPDATED: FEBRUARY 2019

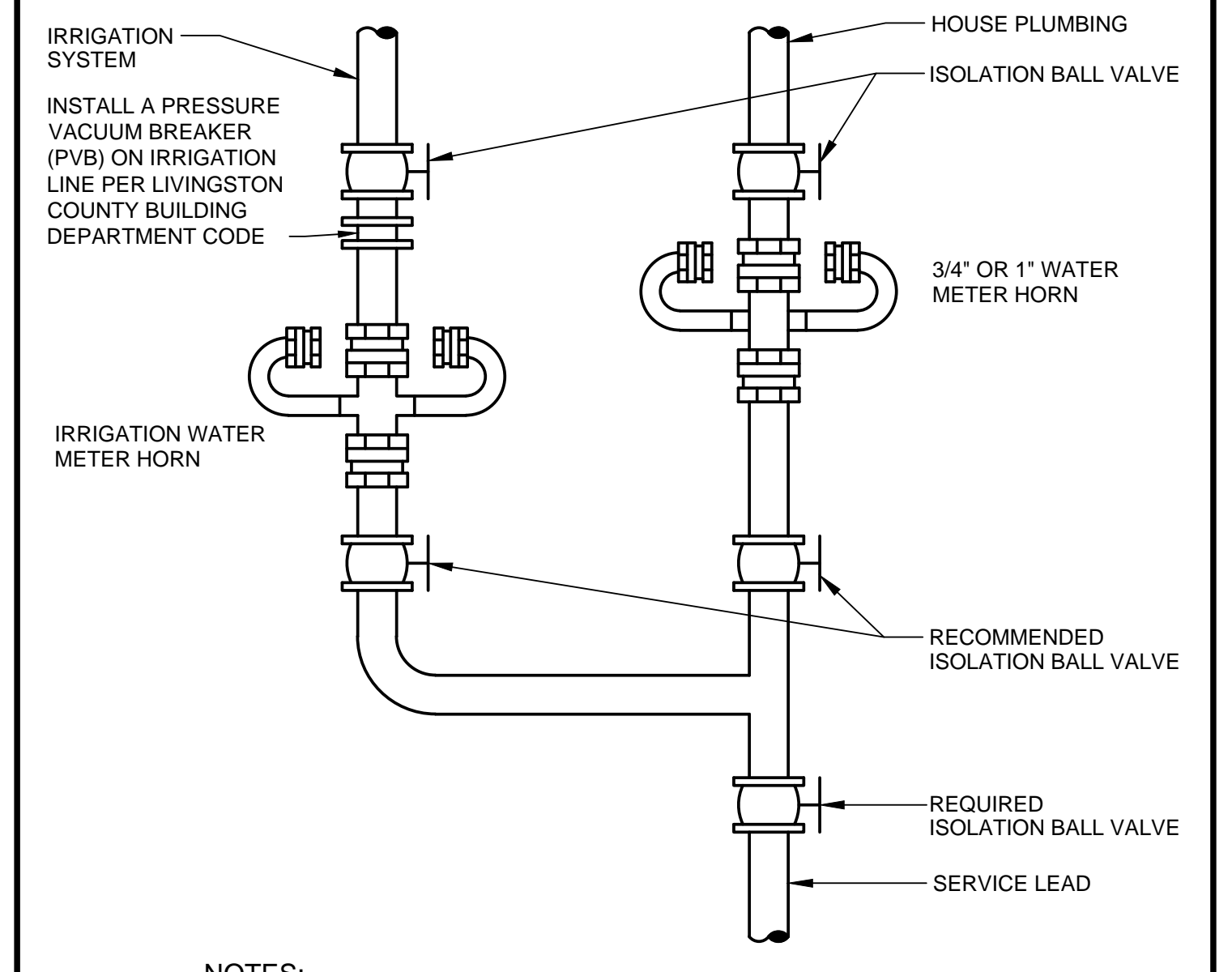
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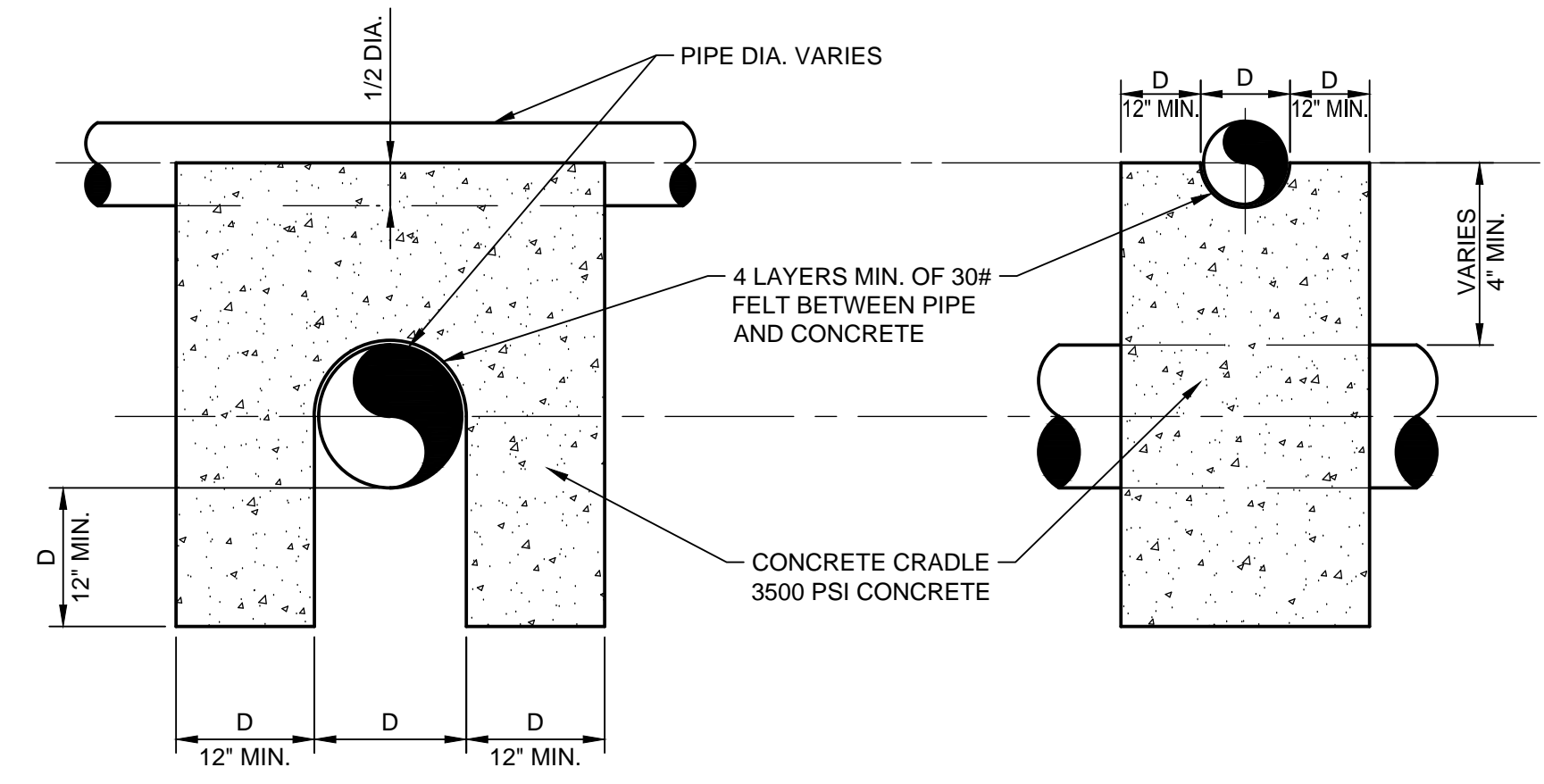
- NOTES:
1. VALVE BOX SHALL NOT REST ON VALVE OR MAIN LINE PIPE.
 2. A VALVE STEM EXTENSION WITH CENTERING RING IS REQUIRED FOR VALVES BURIED DEEPER THAN 6\"/>

GATE VALVE AND BOX



- NOTES:
1. ALL METERS ARE TO BE INSTALLED HORIZONTALLY IN A DRY, CLEAN, SANITARY LOCATION THAT IS READILY ACCESSIBLE. THIS DRAWING IS NOT TO SCALE & IS ONLY A REPRESENTATION OF HOW THE METERS SHOULD BE INSTALLED. THE SECOND METER IS OPTIONAL FOR IRRIGATION USAGE. METERS SHOULD NOT BE INSTALLED IN LINE (ONE RIGHT AFTER THE OTHER).
 2. PROPERTIES DESIGNATED "HIGH HAZARD" PER THE MHOG CROSS CONNECTION RULES MANUAL WILL REQUIRE THE INSTALLATION OF A REDUCED PRESSURE ZONE (RPZ) BACK FLOW PREVENTION DEVICE.

TYPICAL METER HORN INSTALLATION



CONCRETE CRADLE DETAIL
SCALE: NONE



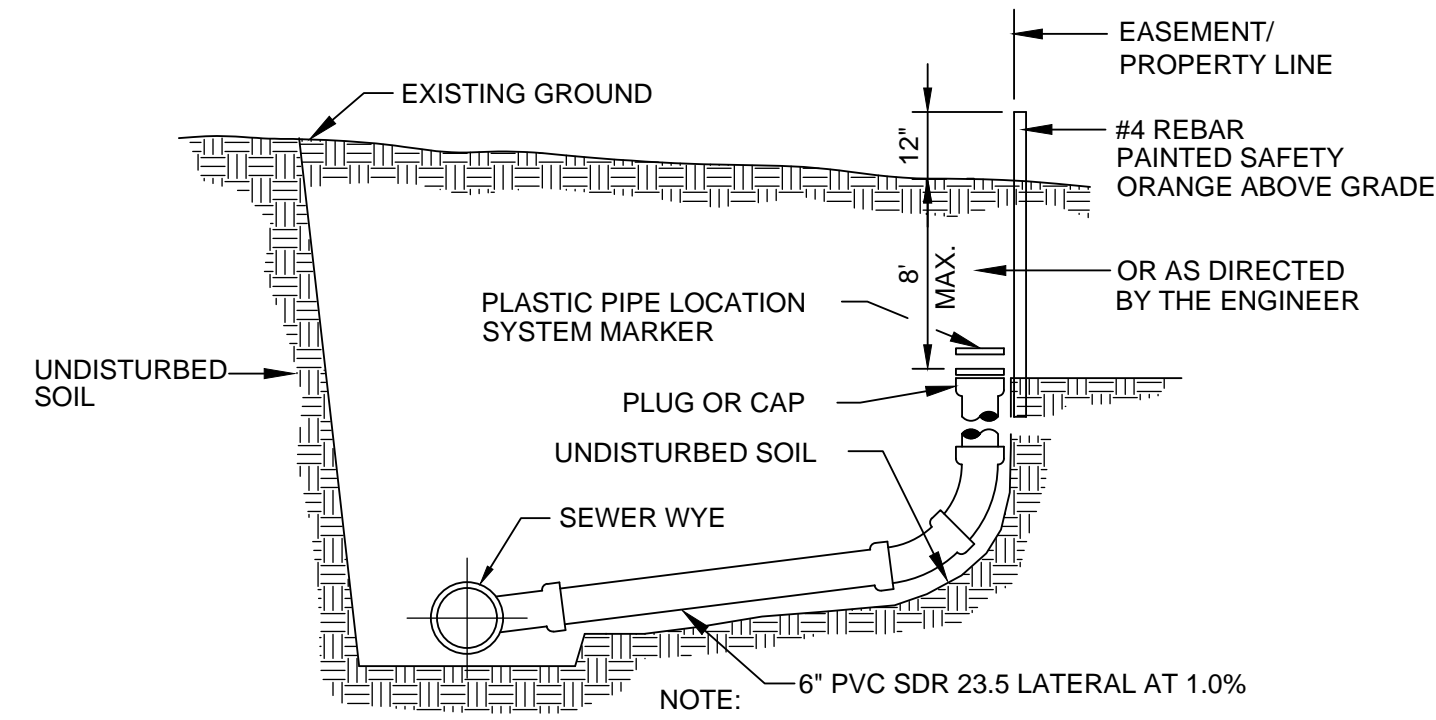
MHOG CASTING DETAIL
NO SCALE



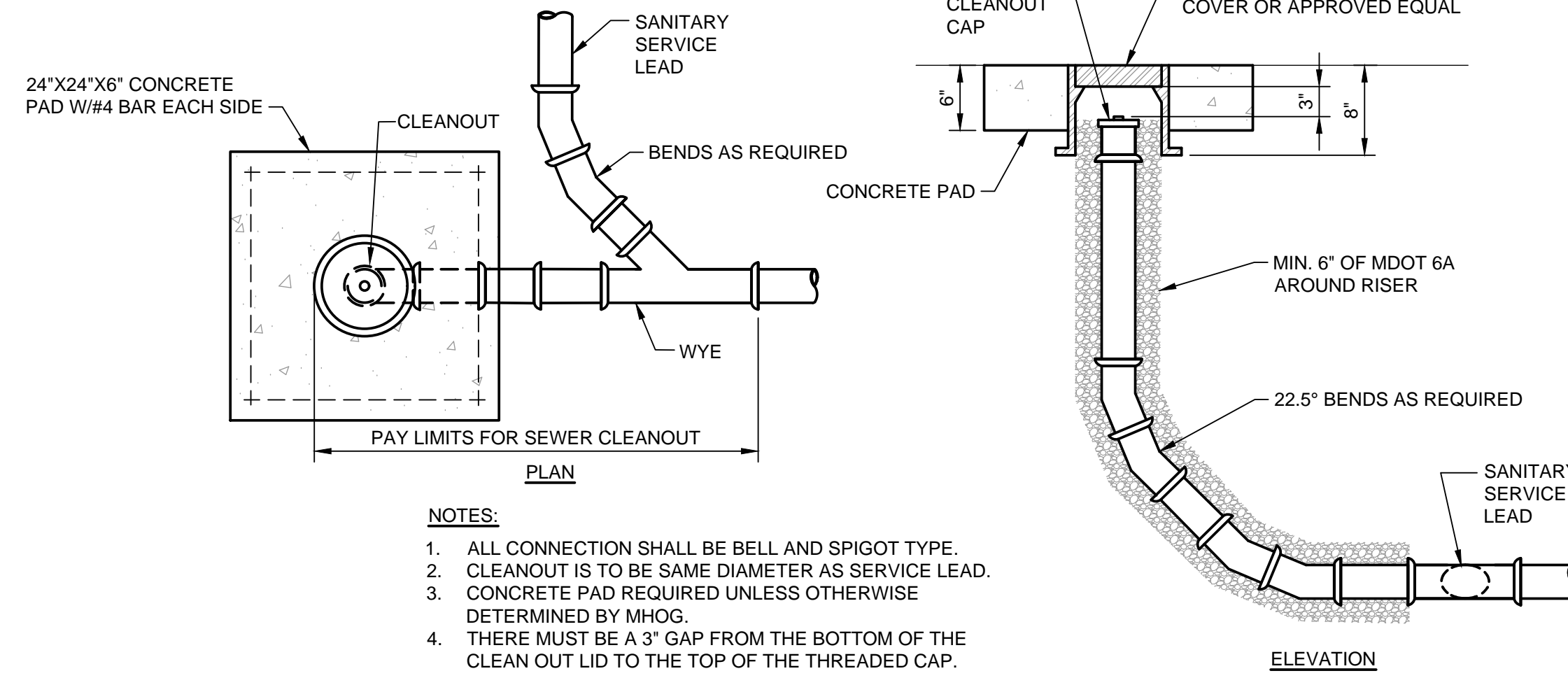
MARION HOWELL OCEOLA GENOA
Sewer and Water Authority

STANDARD DETAILS

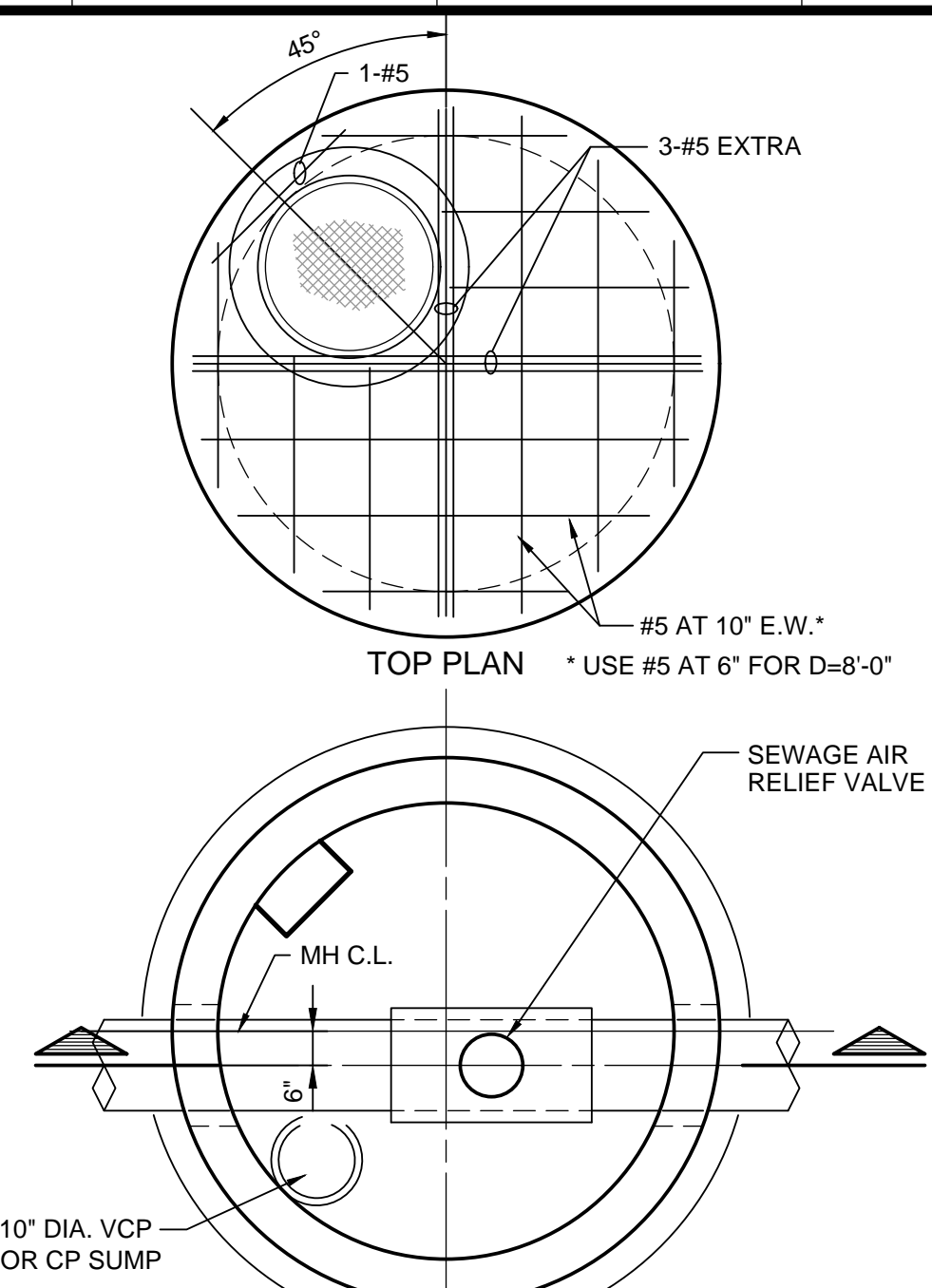
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 UPDATED: FEBRUARY 2019



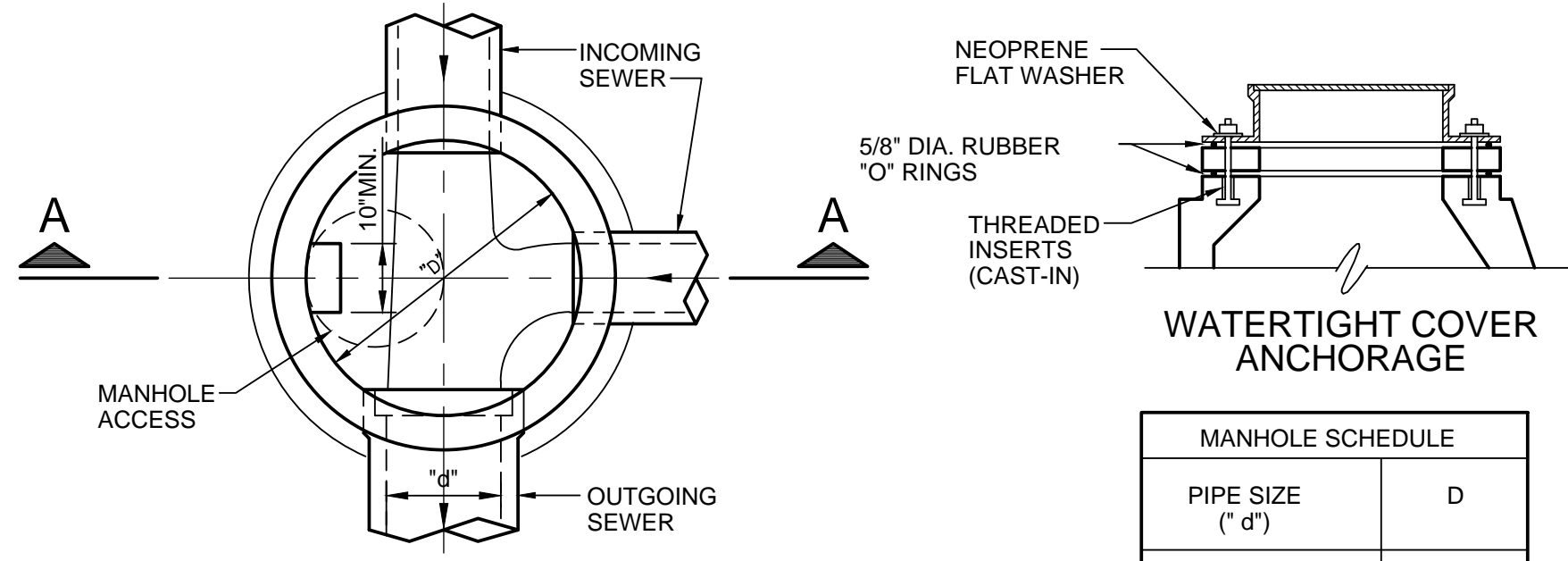
SANITARY SEWER LATERAL



SEWER CLEANOUT DETAIL

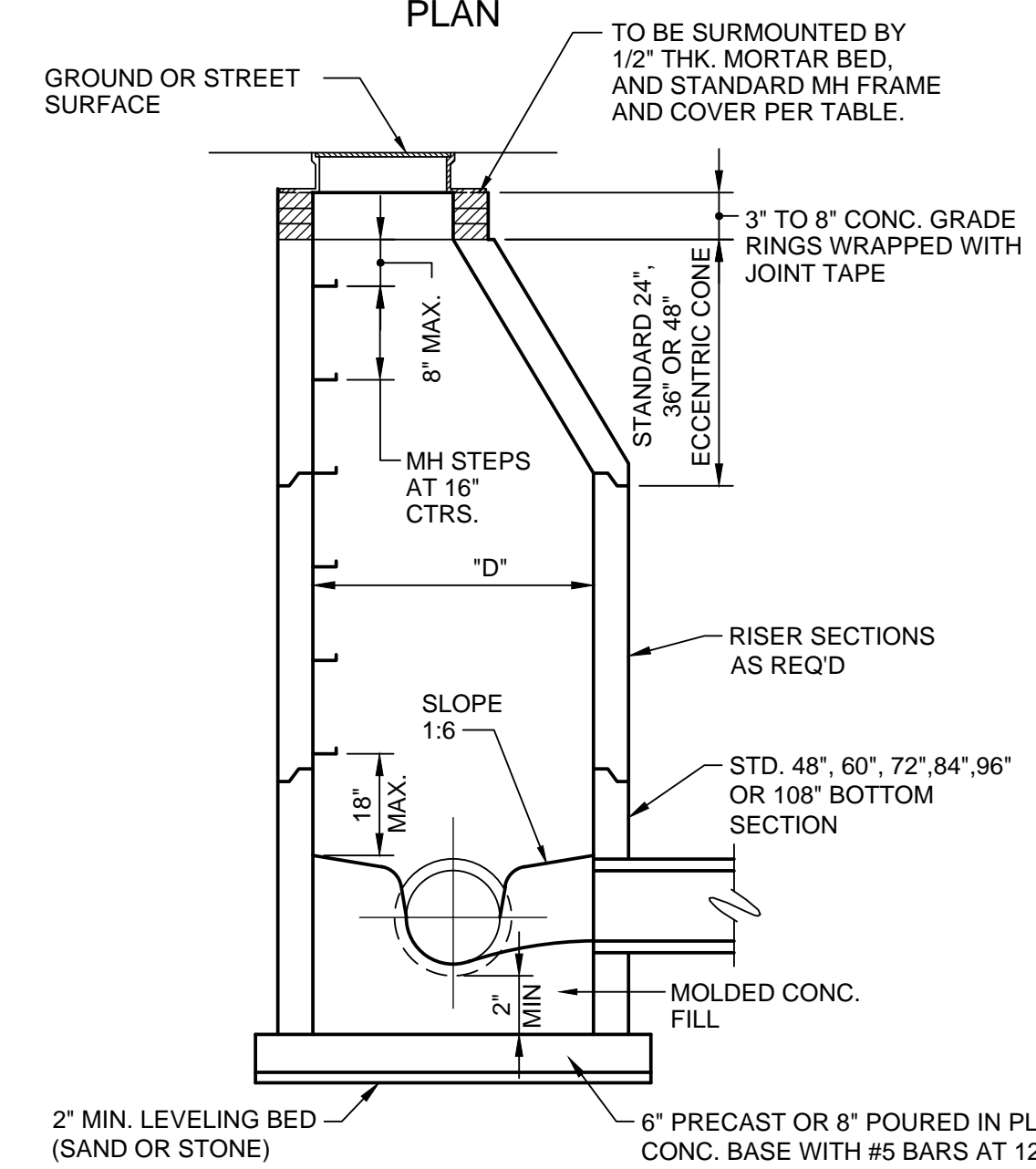


AIR RELIEF STRUCTURE



WATERTIGHT COVER ANCHORAGE

MANHOLE SCHEDULE	
PIPE SIZE ("d")	D
8"-24"	48"
27"-36"	60"
42"-48"	72"
54"	84"

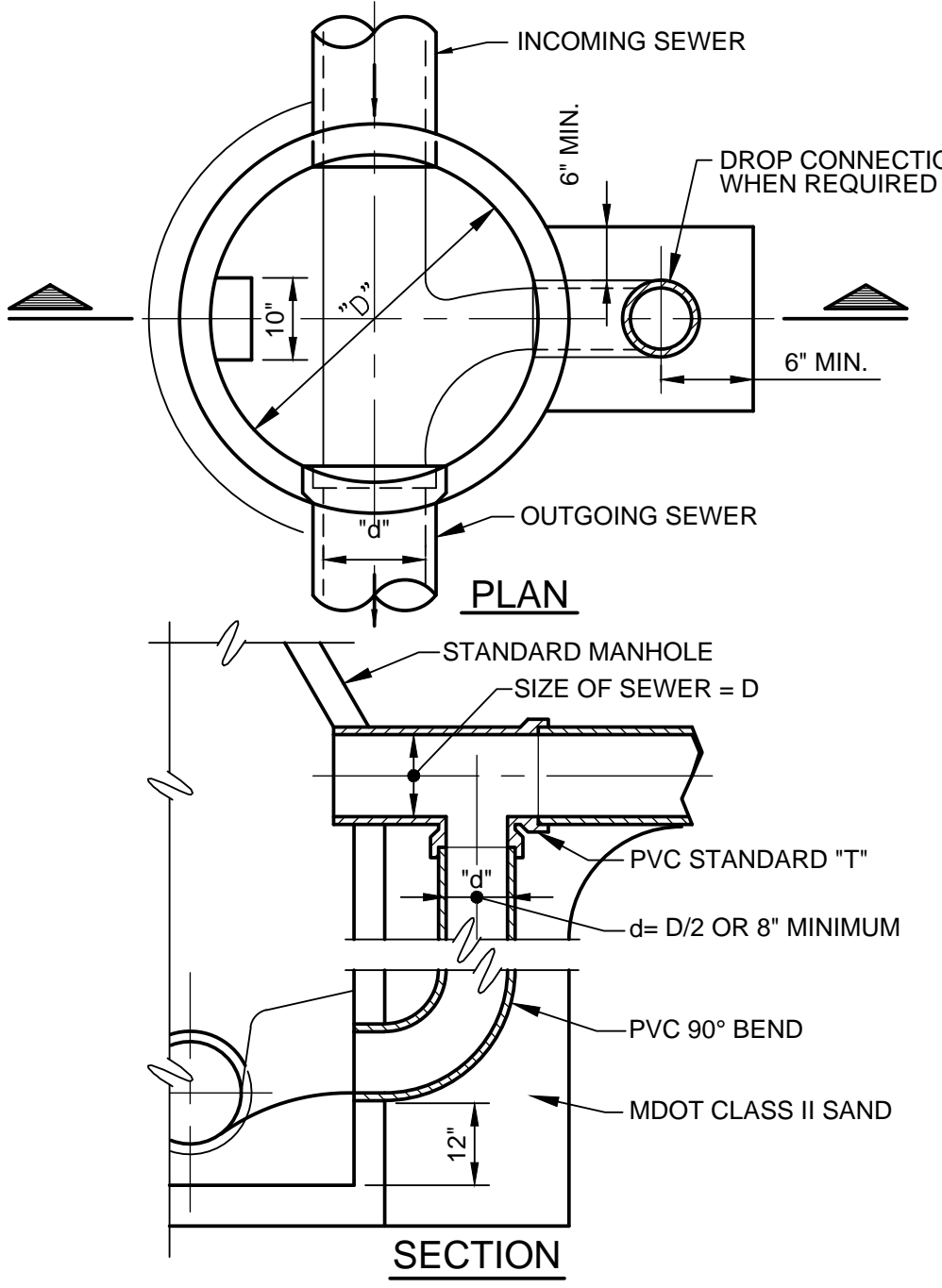


SECTION A-A

- NOTES:
- ALL SANITARY MANHOLES TO BE PRECAST REINFORCED CONCRETE WITH PREMIUM JOINTS. SEE SPECIFICATIONS FOR BASE SLAB AND PIPE OPENINGS AND CONNECTIONS.
 - MANHOLE CONES SHALL BE THE ECCENTRIC TYPE.
 - PROVIDE 6" OF COMPACTED GRANULAR MATERIAL UNDER ALL PRECAST CONCRETE BASE SLVCS.
 - FORCE MAINS CONNECT DIRECTLY TO A MANHOLE SHALL BE INSTALLED SO THAT THE ELEVATION OF THE PIPE CROWNS MATCH. THE FORCE MAIN SHALL BE DIRECTED DOWNWARD INTO THE FLOW CHANNEL.
 - FOR SANITARY SEWERS ALL PIPES SHALL ENTER MANHOLE THROUGH RUBBER BOOTED CONNECTION.

FRAME & COVER FOR SANITARY SEWER MANHOLES			
TYPE	TYPE OF COVER	MANUFACTURER OR EQUAL	
		EAST JORDAN	NEENAH
MH	SANITARY - SOLID SELF-SEALING	1040.0000	R-1642
MH	SANITARY - SOLID WATERTIGHT	1040-APT	R-1916-F
CO	SOLID	1574A	R-1973-A

STANDARD MANHOLE



DROP CONNECTION

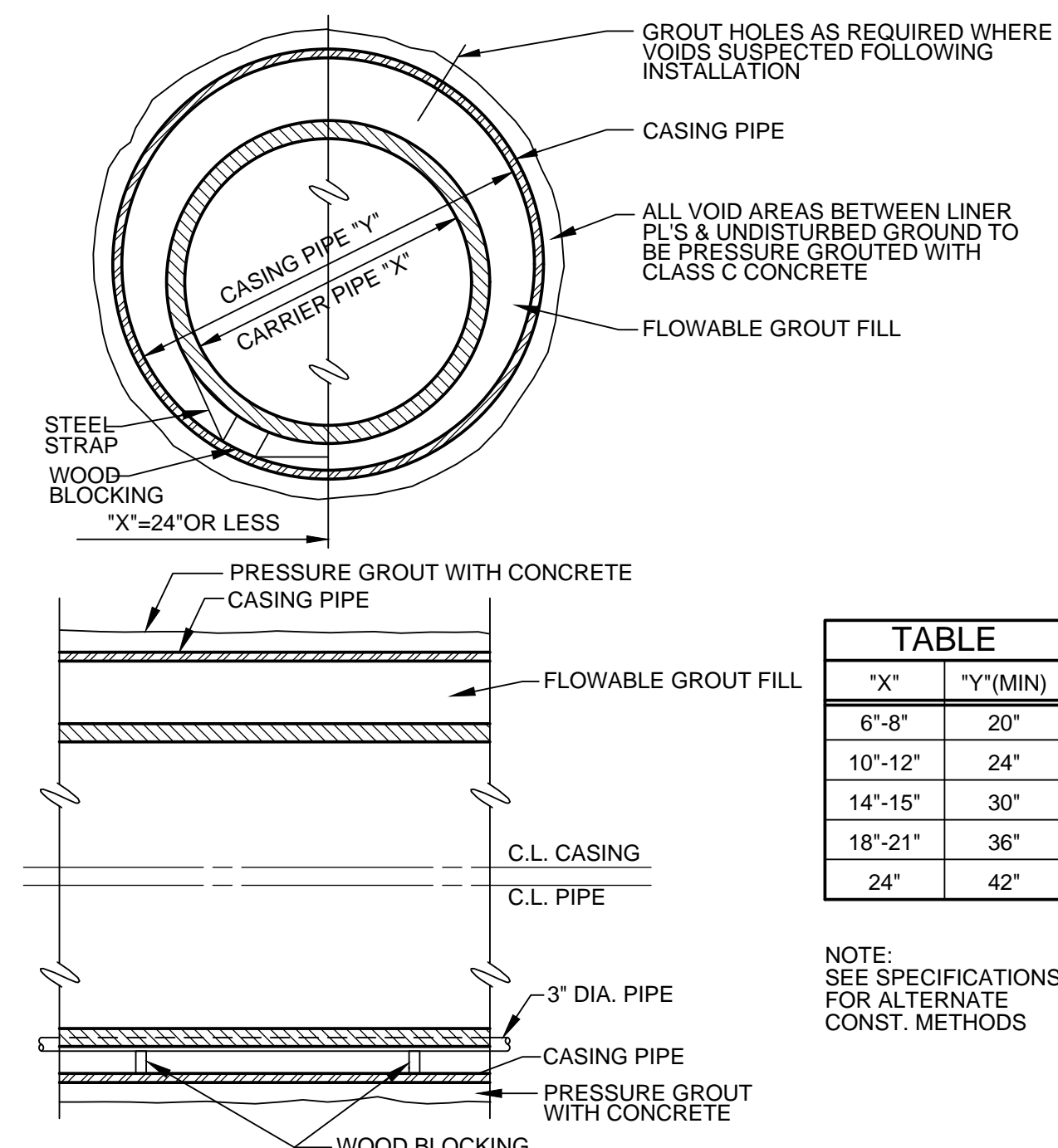
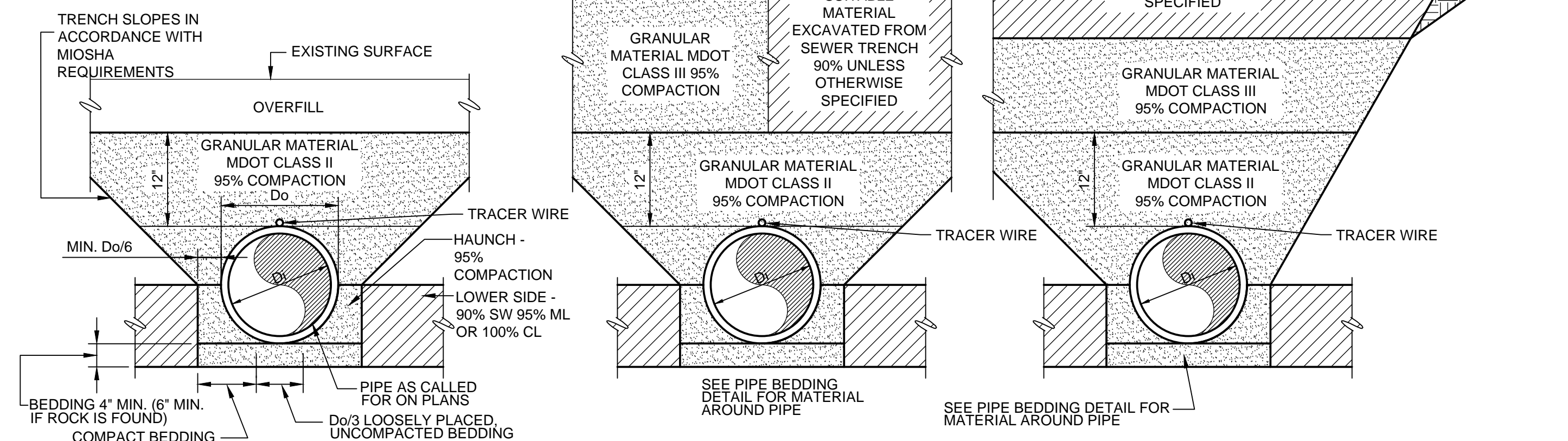


TABLE	
"X"	"Y"(MIN)
6"-8"	20"
10"-12"	24"
14"-15"	30"
18"-21"	36"
24"	42"

CASING PIPE

- NOTES:
- COMPACTION PRESENTED AS MINIMUM STANDARD PROCTOR VALUES.
 - MATERIALS AROUND THERMOPLASTIC PIPE WITH DIAMETER < 6 INCHES SHALL PASS 0.5 INCH SIEVE, MATERIALS AROUND OTHER PIPES SHALL PASS 1.5 INCH SIEVE.
 - MATERIALS AROUND HDPE PIPE TO BE MDOT 6A OR 21AA.
 - DRIVEN SURFACE IS DRIVEWAY, PARKING AREA, ROAD BED OR SHOULDER.
 - UTILITY TRENCHES LOCATED WITHIN A MDOT ROW SHALL CONFORM TO MDOT STANDARD DETAIL R-83.
 - TRACER WIRE IS REQUIRED ON FORCE MAIN ONLY AND SHALL BE BROUGHT TO GRADE AT A MINIMUM EVERY 1000 FEET IN A APPROVED CAST IRON TRACER WIRE BOX ENCASED IN CONCRETE OR WITH AN APPROVED GREEN MARKER POST.

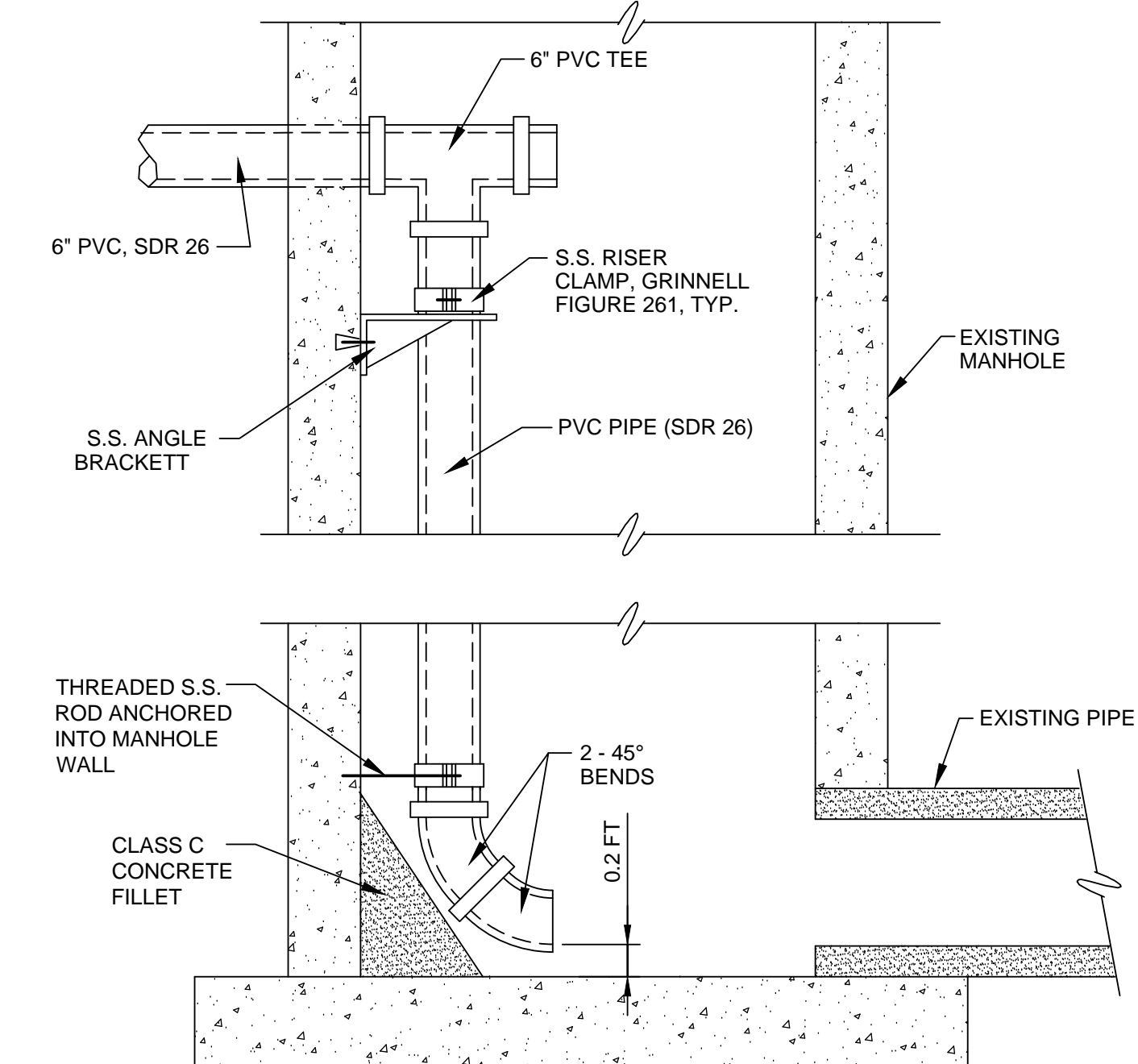


PIPE BEDDING

PIPE UNDER/NOT UNDER DRIVEN SURFACE

PIPE WITHIN INFLUENCE OF DRIVEN SURFACE

TRENCH EXCAVATION & PIPE BEDDING



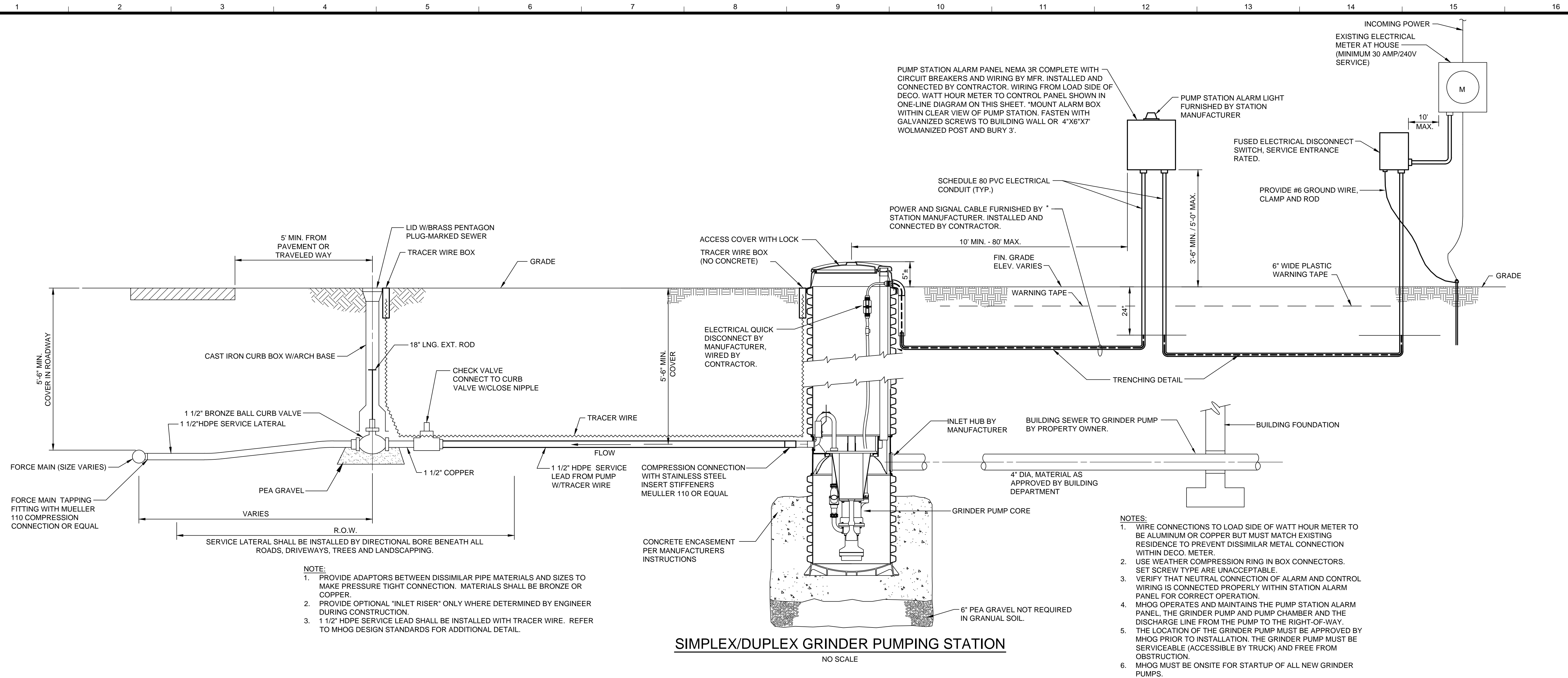
INTERIOR SEWER LATERAL DROP CONNECTION



MARION HOWELL OCEOLA GENOA
Sewer and Water Authority

STANDARD DETAILS

Scale: NONE
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 UPDATED: APRIL 2016
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 UPDATED: FEBRUARY 2019

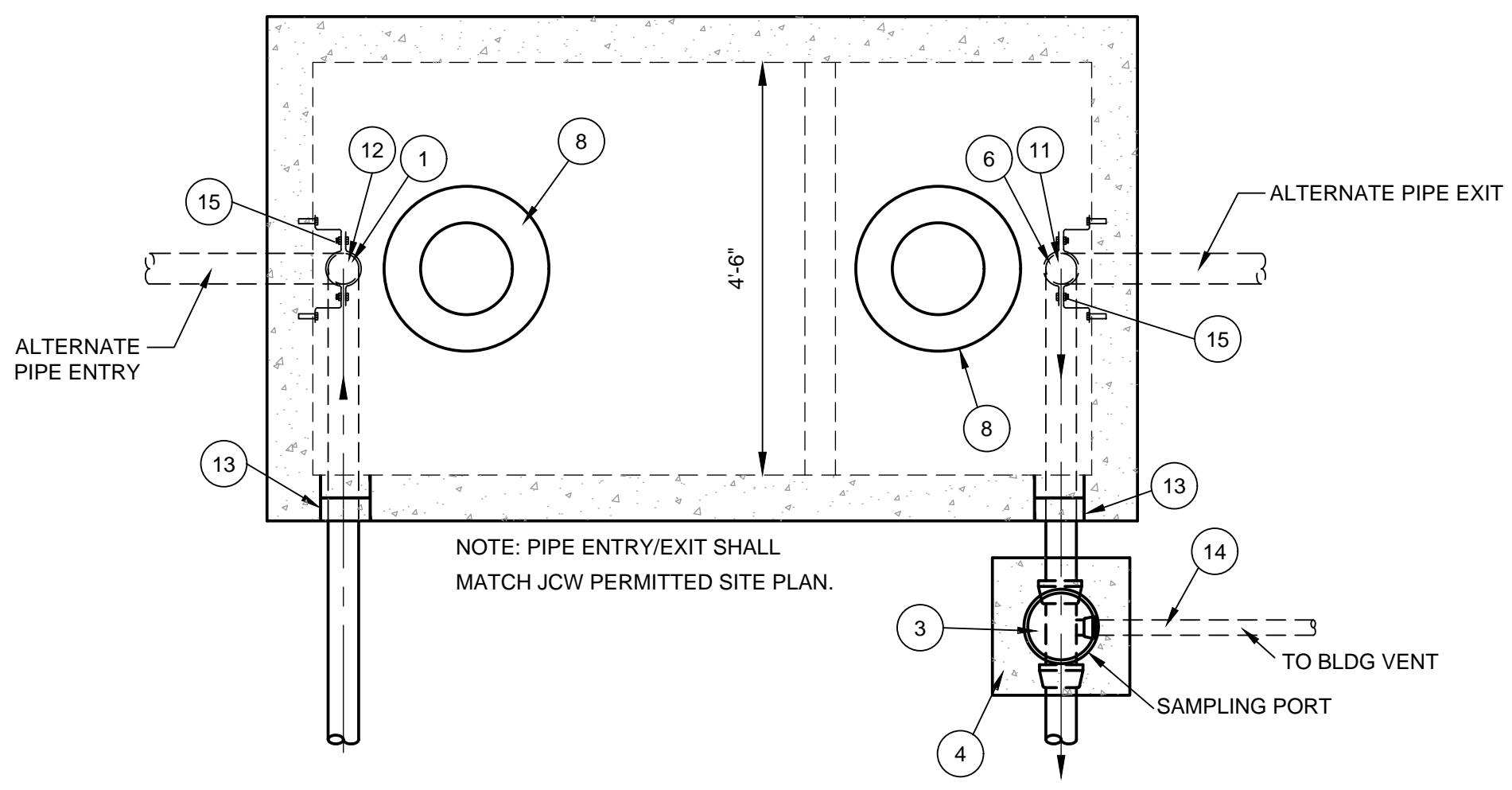


SIMPLEX/DUPLEX GRINDER PUMPING STATION

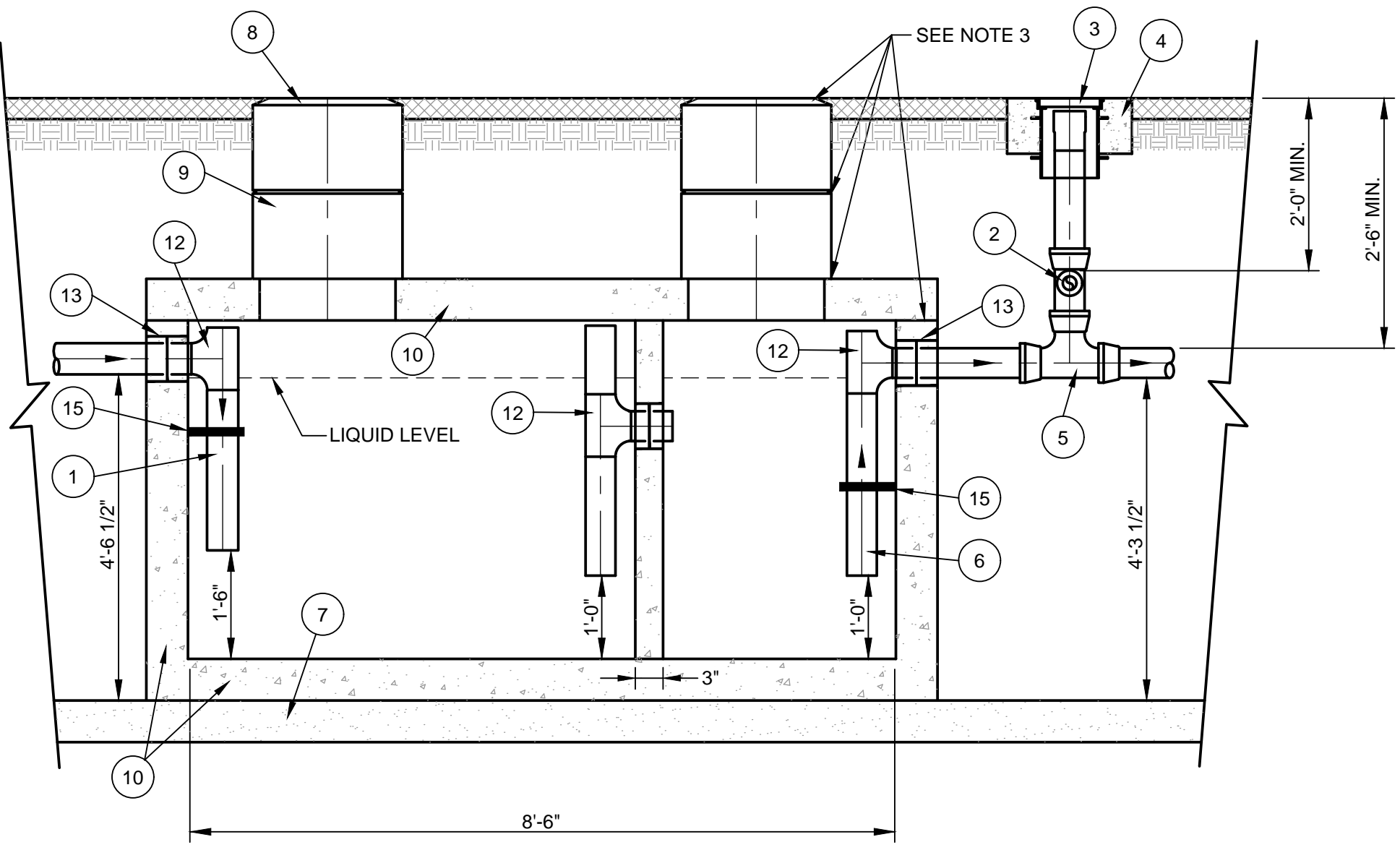
NO SCALE

- NOTES:**
1. WIRE CONNECTIONS TO LOAD SIDE OF WATT HOUR METER TO BE ALUMINUM OR COPPER BUT MUST MATCH EXISTING RESIDENCE TO PREVENT DISSIMILAR METAL CONNECTION WITHIN DECO. METER.
 2. USE WEATHER COMPRESSION RING IN BOX CONNECTORS. SET SCREW TYPE ARE UNACCEPTABLE.
 3. VERIFY THAT NEUTRAL CONNECTION OF ALARM AND CONTROL WIRING IS CONNECTED PROPERLY WITHIN STATION ALARM PANEL FOR CORRECT OPERATION.
 4. MHOG OPERATES AND MAINTAINS THE PUMP STATION ALARM PANEL, THE GRINDER PUMP AND PUMP CHAMBER AND THE DISCHARGE LINE FROM THE PUMP TO THE RIGHT-OF-WAY.
 5. THE LOCATION OF THE GRINDER PUMP MUST BE APPROVED BY MHOG PRIOR TO INSTALLATION. THE GRINDER PUMP MUST BE SERVICEABLE (ACCESSIBLE BY TRUCK) AND FREE FROM OBSTRUCTION.
 6. MHOG MUST BE ONSITE FOR STARTUP OF ALL NEW GRINDER PUMPS.

- NOTE:**
1. PROVIDE ADAPTORS BETWEEN DISSIMILAR PIPE MATERIALS AND SIZES TO MAKE PRESSURE TIGHT CONNECTION. MATERIALS SHALL BE BRONZE OR COPPER.
 2. PROVIDE OPTIONAL "INLET RISER" ONLY WHERE DETERMINED BY ENGINEER DURING CONSTRUCTION.
 3. 1 1/2" HDPE SERVICE LEAD SHALL BE INSTALLED WITH TRACER WIRE. REFER TO MHOG DESIGN STANDARDS FOR ADDITIONAL DETAIL.



NOTE: PIPE ENTRY/EXIT SHALL MATCH JCW PERMITTED SITE PLAN.



GREASE INTERCEPTOR 1000 GALLON

NO SCALE

ITEM	DESCRIPTION
1	4" PVC INLET PIPE*
2	4"x4"x2" TEE WITH 2" PIPE TO BUILDING VENT*
3	THREADED C/O CAP JOSAM 58860 OR APP EQUAL**
4	CONCRETE PAD
5	4"x4"x4" TWO-WAY CLEANOUT TEE*
6	4" PVC OUTLET*
7	4" - 6" GRAVEL BEDDING
8	HEAVY-DUTY CAST IRON FRAME AND COVER ***
9	CONCRETE ADJUSTMENT RINGS
10	REINFORCE AS REQUIRED FOR SERVICE CONDITIONS
11	4" PVC 90° ELBOW*
12	4" PVC TEE*
13	A-LOK OR PRESS SEAL PSX PIPE/WALL CONNECTOR
14	2" VENT PIPE (IDENTIFY PIPE TYPE, CLASS & JOINT AS REQUIRED FOR PROJECT)
15	STAINLESS STEEL PIPE SUPPORT CLAMP ****

* 6" PIPE MAY BE SUBSTITUTED TO MATCH UPSTREAM PIPE DIAMETER.
 ** REFER TO CLEAN OUT DETAIL(S) ON STANDARD DETAIL SHEET.
 *** CLAY & BAILEY 2008 BV OR EQUAL (FROST PROOF COVERS OPTIONAL)
 **** FM STAINLESS FASTNERS #63 OR EQUAL. 1/2"x2-1/2" SS BRACKET W/ 1/2"x1-1/2" FULLY THREADED SS HEX BOLT WITH 1/2" SS WASHER AND 1/2"x1-3/4" SS ANCHORS. CLAMP TO BE FACTORY INSTALLED.

- NOTES:**
1. THREE COVERS AND RISERS SHOWN. TWO COVERS AND RISERS CENTERED OVER UPPER TWO BAFFLES ARE OPTIONAL.
 2. INTERCEPTOR SIZE - 1000 GAL MINIMUM (REVISE THE SIZE DIMENSIONS, AS NEEDED, FOR LARGER CAPACITY INTERCEPTORS)
 3. ALL JOINTS AT THE FRAME & COVER, CONCRETE ADJUSTMENT RINGS AND THE LID OF THE INTERCEPTOR SHALL BE SEALED WITH A MINIMUM OF TWO (2) ROWS OF 3/4 TO 1 INCH PREFORMED BUTYL JOINT SEALER AND A 6" BUTYL JOINT WRAP AROUND SLEEVE (EZ WRAP). THE ENDS OF THE 6" EZ WRAP SHALL OVERLAP BY 12".
 4. PIPING ON THE INTERIOR OF THE INTERCEPTOR SHALL BE PVC WITH SOLVENT-CEMENTED JOINTS.
 5. GREASE INTERCEPTOR INCLUDING ADJUSTMENT RINGS AND CASTINGS SHALL BE WATER TESTED FOR WATER TIGHTNESS AFTER THE BACKFILL OPERATIONS HAVE BEEN COMPLETED. WATER TESTING SHALL CONSIST OF THE FOLLOWING: 1. SEAL THE TANK. 2. FILL WITH WATER. 3. LET STAND FOR 24 HOURS. 4. REFILL TANK. 5. TANK IS APPROVED IS WATER LEVEL IS HELD FOR 1 HOUR.
 6. ONLY KITCHEN WASTE SHALL BE DIVERTED TO THE GREASE TRAP.



MARION HOWELL OCEOLA GENOA
Sewer and Water Authority

STANDARD DETAILS

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 UPDATED: MAY 2015
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 UPDATED: APRIL 2016
 UPDATED: OCTOBER 2017
 UPDATED: FEBRUARY 2019

Friday, February 8, 2019 9:09:37 AM DRAWING: P:\IER\12719\200-12719-00-00\CAD\SheetFiles\Mhog-std.dwg

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
SPECIAL MEETING / PUBLIC HEARING
APRIL 25, 2022
6:30 P.M.
MINUTES**

CALL TO ORDER: Chairman Grajek called the special meeting of the Genoa Charter Township Planning Commission meeting to order at 6:30 p.m. Present were Chris Grajek, Eric Rauch, Jeff Dhaenens, Marianne McCreary, Glynis McBain and Tim Chouinard. Absent was Jim Mortensen. Also present was Kelly VanMarter, Community Development Director/Asst. Township Manager.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

CALL TO THE PUBLIC:

The call to the public was made at 6:31 pm with no response.

OPEN PUBLIC HEARING #1... Consideration of Zoning Ordinance Text amendments to Article 7 "Commercial and Service Districts" of the Zoning Ordinance.

A. Recommendation of Text Amendment.

Ms. VanMarter stated she is proposing a minor zoning ordinance amendment to Article 7, Table 7.02 related to educational land uses in Commercial Districts. This amendment is to allow schools and school-related uses within all commercial districts. Specifically, to allow elementary schools, junior and senior high schools, and colleges as a special land use in the Neighborhood Service District (NSD) and as a permitted use in both the General Commercial District and Regional Commercial District. It is currently a special use in only the Office Service District (OSD). It would also add dormitories or student apartments as an accessory to a college as a special land use within all commercial districts, instead of just the OSD. Lastly, vocational and technical training facilities would be added as a special land use in the NSD.

There was a discussion regarding how to address schools having outdoor activities. Ms. VanMarter stated these activities or uses can be considered incidental or accessory to the principal use, which would be the school. Commissioner McCreary requested to add this text to the ordinance under Section Sec. 7.04.01 "Additional Site Development Standards".

The call to the public was made at 6:43 pm with no response.

Moved by Commissioner Dhaenens, seconded by Commissioner Rauch, to recommend to the Township Board approval of the text amendments to Article 7 “Commercial and Service Districts” of the Zoning Ordinance per the Planning Director/Asst. Township Manager’s letter dated April 21, 2022, adding a footnote to the schedule regulations to reference principal vs accessory uses. **The motion carried unanimously.**

OPEN PUBLIC HEARING # 2...Discussion of 2022 Master Plan update as presented by Giffels Webster.

Mr. Matt Wojciechowski and Ms. Sri Komaragiri of Giffels Webster were present.

They provided an update of the changes made after last month’s Planning Commission meeting. The changes were made to the transportation, goals, future land use, and housing sections.

The Planning Commission discussed and suggested minor additional changes to the plan presented this evening.

Mr. Wojciechowski stated they will make the changes this evening. The next step will be to meet with the Planning Commission in the coming months to discuss these changes and the action strategies and then recommend to the Township Board to release the updated plan to Livingston County and the surrounding communities.

Commissioner McBain stated that she would like the Planning Commission to look to the Master Plan when reviewing and approving developments presented to the Township, specifically when Special Land Use requests are made. Ms. Komaragiri stated the zoning ordinance is the document that is enforceable and not the Master Plan. Ms. VanMarter agreed, adding that updates being made to the Plan will prompt updates to the zoning ordinance.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. VanMarter stated the shopping plaza where Dunhams is located has a new owner. They are planning to reconstruct the parking lot. Ms. VanMarter will be meeting with them.

Ms. VanMarter stated Staff has been discussing having board and commission meetings start earlier in the evening. Commissioners agreed to keep the meeting starting at 6:30 pm.

Approval of the April 11, 2022 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the April 11, 2022 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to adjourn the meeting at 9:23 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT