

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
June 6, 2022
6:30 p.m.

AGENDA

Call to Order:

Pledge of Allegiance:

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

Consent Agenda:

1. Payment of Bills: June 6, 2022
2. Request to approve Minutes: May 16, 2022
3. Request for approval of a fireworks display on Lake Chemung on June 25, 2022 as submitted by Chris Bonk.
4. Request for approval of a fireworks display on the lakefront at 4127 Clifford Road on July 2, 2022 as submitted by Calvin Heckman Jr.
5. Request for approval of a fireworks display at Oak Pointe Country Club on July 3, 2022 as submitted by Michael Freeland of Ace Pyro LLC.
6. Request for approval of a fireworks display at Mt. Brighton Ski Lodge on July 16, 2022 as submitted by Calvin Heckman Jr.
7. Request for approval of an agreement with Howell Public Schools for the construction of Senior Survivor Park.
8. Request for approval of Board appointments as presented.

Regular Agenda:

9. Public Hearing for the Timberview Private Drive Road Improvement Special Assessment Project (Winter 2022)
 - A. Call to the Property Owners
 - B. Call to the Public
10. Request for approval of Resolution #3 [approving the project cost estimates, special assessment district and causing the special assessment roll to be prepared] for the Timberview Private Drive Road Improvement Special Assessment Project. (Winter 2022). Roll Call

11. Request for approval of Resolution #4 [acknowledging the filing of the special assessment roll, scheduling the second hearing, and directing the issuance of statutory notices for the Timberview Private Drive Road Improvement Special Assessment Project (Winter 2022). Roll Call

12. Consideration of a recommendation for denial of a special use application, environmental impact assessment and site plan to expand the Our Lady of the Fields Camp (formerly Camp Chaldean) by constructing a proposed 28,851 sq. ft. retreat center with a 40-room dormitory for overnight stays. The property is located at 1391 Kellogg at the southwest corner of Kellogg and McClements Roads. The request is petitioned by the Chaldean Catholic Church of the U.S.A.

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

13. Consideration of a recommendation for approval of a special land use application, environmental impact assessment and site plan for a proposed 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. Disposition of Special Use Application
- B. Disposition of Environmental Impact Assessment (3-28-22)
- C. Disposition of Site Plan (4-20-22)

14. Consideration of a recommendation for approval 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. Disposition of Environmental Impact Assessment (received 05-27-22)
- B. Disposition of Final PUD Site Plan (05-26-22)

15. Discussion regarding contracted Sheriff services.

16. Discussion regarding use of ARPA funds at the Chilson Hills Cemetery.

17. Discussion regarding Township Hall entrance sign.

18. Request for approval of a proposal from Fahey Burzych Rhodes to perform an Independent Investigation and Report regarding various issues related to the Township Clerk.

Correspondence
Member Discussion
Adjournment

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

BOARD PACKET

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

MEETING DATE: June 6, 2022

All information below through May 25, 2022

TOWNSHIP GENERAL EXPENSES	\$	93,074.00
May 27, 2022 Bi Weekly Payroll	\$	112,195.23
OPERATING EXPENSES DPW	\$	31,748.43
OPERATING EXPENSES Oak Pointe	\$	61,717.83
OPERATING EXPENSES Lake Edgewood	\$	28,993.89
TOTAL	\$	<u>327,729.38</u>

Check Date	Check	Vendor Name	Amount
Bank FNBCK CHECKING ACCOUNT			
05/11/2022	37456	COMCAST	637.20
05/11/2022	37457	COMCAST	702.87
05/12/2022	37458	BLUE CROSS & BLUE SHIELD OF MI	44,990.06
05/12/2022	37459	LIVINGSTON CO ASSESSORS ASSOCIATION	30.00
05/12/2022	37460	MICHIGAN TOWNSHIP ASSOCIATION	224.00
05/12/2022	37461	SEMCOG	2,904.00
05/12/2022	37462	US BANK EQUIPMENT FINANCE	2,037.41
05/13/2022	37463	SMART BUSINESS SOURCE	345.93
05/13/2022	37464	TETRA TECH INC	5,665.00
05/17/2022	37465	CONSUMERS ENERGY	385.51
05/17/2022	37466	DIANA LOWE	132.64
05/17/2022	37467	MICHIGAN MUNICIPAL EXECUTIVES	145.00
05/17/2022	37468	VERIZON WIRELESS	432.57
05/18/2022	37469	AMERICAN AQUA	133.00
05/18/2022	37470	FEDERAL EXPRESS CORP	103.94
05/18/2022	37471	LIVINGSTON PRESS & ARGUS	150.00
05/18/2022	37472	MICHIGAN OFFICE SOLUTIONS	100.40
05/18/2022	37473	MICHIGAN MUNICIPAL EXECUTIVES	145.00
05/18/2022	37474	ETNA SUPPLY COMPANY	11,340.00
05/19/2022	37475	DELTA DENTAL	3,637.08
05/19/2022	37476	MUTUAL OF OMAHA	2,293.55
05/19/2022	37477	UNITED STATES POSTAL SERVICE	2,228.40
05/23/2022	37478	CHASE CARD SERVICES	798.96
05/23/2022	37479	COMCAST	185.13
05/23/2022	37480	CAROLINE KERR	200.00
05/23/2022	37481	MICHIGAN OFFICE SOLUTIONS	200.79
05/23/2022	37482	QUADIENT FINANCE USA, INC	2,500.00
05/23/2022	37483	SEWARD HENDERSON PLLC	10,425.56

FNBCK TOTALS:

Total of 28 Checks:	93,074.00
Less 0 Void Checks:	0.00
Total of 28 Disbursements:	93,074.00

PAYROLL REGISTER REPORT FOR GENOA CHARTER TOWNSHIP

Payroll ID: 210

Pay Period End Date: 05/20/2022 Check Post Date: 05/27/2022 Bank ID: FNBCK

* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks

VACATION PTIME	0.00	0.00	0.00	4,782.15		
WELL IQ	0.00	0.00	0.00	2,476.07		
ZBA CHAIR	0.00	0.00	0.00	0.00		
ZBA MINUTES	0.00	0.00	0.00	667.28		
ZBA PER DIEM	0.00	0.00	0.00	2,171.17		
Gross Pay This Period					Gross Pay YTD	Dir. Dep.
109,194.04	Deduction Refund	0.00	Ded. This Period	32,478.82	Net Pay This Period	74,752.10
				76,715.22	1,121,043.63	

Check Register Report For Genoa Charter Township
For Check Dates 05/27/2022 to 05/27/2022

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
05/27/2022	FNBCK	13524	HALL, HUNTER J	1,107.62	915.25	0.00	Open
05/27/2022	FNBCK	13525	< Check added as Void >	0.00	0.00	0.00	Void
05/27/2022	FNBCK	13526	HUGHEY, CAIDEN C	1,343.00	1,047.87	0.00	Open
05/27/2022	FNBCK	EFT681	FLEX SPENDING (TASC)	807.30	807.30	0.00	Open
05/27/2022	FNBCK	EFT682	INTERNAL REVENUE SERVICE	26,634.66	26,634.66	0.00	Open
05/27/2022	FNBCK	EFT683	PRINCIPAL FINANCIAL	4,376.00	4,376.00	0.00	Open
05/27/2022	FNBCK	EFT684	PRINCIPAL FINANCIAL	1,698.93	1,698.93	0.00	Open
Totals:			Number of Checks: 007	35,967.51	35,480.01	0.00	
Total Physical Checks:			3				
Total Check Stubs:			4				

Net Pay This Period \$76,715.22
 Physical Check Amount \$35,480.01
 TOTAL \$112,195.23

05/25/2022 11:36 AM
User: denise
DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
CHECK NUMBERS 5527 - 6000

Page: 1/1

Check Date	Check	Vendor Name	Amount
Bank 503FN DPW-UTILITIES #233			
05/12/2022	5527	UNITED STATES POSTAL SERVICE	305.52
05/12/2022	5528	LINDSAY BUGEJA	108.00
05/12/2022	5529	WEX BANK	5,756.94
05/16/2022	5530	CHASE CARD SERVICES	5,429.12
05/16/2022	5531	VERIZON WIRELESS	702.46
05/18/2022	5532	ADVANCE AUTO PARTS	150.23
05/18/2022	5533	AUTO-LAB OF LIVINGSTON	125.13
05/18/2022	5534	CRUISERS	4,713.00
05/18/2022	5535	GIFFELS WEBSTER	1,110.00
05/18/2022	5536	PORT CITY COMMUNICATIONS, INC.	194.46
05/18/2022	5537	RED WING BUSINESS ADVANTAGE ACCOUNT	225.00
05/18/2022	5538	SIGN WORKS	165.00
05/18/2022	5539	TEAMVIEWER GMBH	2,538.00
05/18/2022	5540	TETRA TECH INC	4,600.00
05/18/2022	5541	HOWELL TRUE VALUE HARDWARE	67.25
05/18/2022	5542	WINDSTREAM	46.46
05/23/2022	5543	HOME DEPOT CREDIT SERVICES	5,511.86
503FN TOTALS:			
Total of 17 Checks:			31,748.43
Less 0 Void Checks:			0.00
Total of 17 Disbursements:			31,748.43

05/25/2022 11:37 AM
User: denise
DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
CHECK NUMBERS 5531 - 6000

Page: 1/1

Check Date	Check	Vendor Name	Amount
Bank 592FN OAK POINTE OPERATING FUND #592			
05/17/2022	5531	AT&T	144.13
05/17/2022	5532	CONSUMERS ENERGY	712.24
05/19/2022	5533	BRIGHTON ANALYTICAL LLC	440.00
05/19/2022	5534	COOPER'S TURF MANAGEMENT LLC	2,756.00
05/19/2022	5535	GENOA TOWNSHIP D.P.W. FUND	23,322.07
05/19/2022	5536	HAVILAND PRODUCTS COMPANY	2,275.04
05/19/2022	5537	HYDROCORP	226.87
05/19/2022	5538	DUBOIS-COOPER	1,478.00
05/19/2022	5539	EJ USA, INC.	621.92
05/19/2022	5540	ETNA SUPPLY COMPANY	1,121.00
05/19/2022	5541	GENOA TOWNSHIP D.P.W. FUND	27,505.86
05/19/2022	5542	NORTHWEST PIPE & SUPPLY CO.	826.80
05/19/2022	5543	USA BLUEBOOK	287.90
592FN TOTALS:			
Total of 13 Checks:			61,717.83
Less 0 Void Checks:			0.00
Total of 13 Disbursements:			61,717.83

05/25/2022 11:38 AM
User: denise
DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
CHECK NUMBERS 4127 - 4500

Page: 1/1

Check Date	Check	Vendor Name	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #590			
05/17/2022	4127	CONSUMERS ENERGY	15.00
05/18/2022	4128	BRIGHTON ANALYTICAL LLC	268.00
05/18/2022	4129	COOPER'S TURF MANAGEMENT LLC	245.92
05/18/2022	4130	GENOA OCEOLA SEWER	1,421.99
05/18/2022	4131	GENOA TOWNSHIP D.P.W. FUND	14,262.17
05/18/2022	4132	K/E ELECTRIC SUPPLY CORP	133.80
05/18/2022	4133	LOREA TOPSOIL & AGGREGATE	143.00
05/18/2022	4134	MICHIGAN CAT	4,907.85
05/18/2022	4135	PVS NOLWOOD CHEMICALS, INC	2,014.00
05/18/2022	4136	UIS SCADA	5,582.16
593FN TOTALS:			
Total of 10 Checks:			28,993.89
Less 0 Void Checks:			0.00
Total of 10 Disbursements:			28,993.89

Draft

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
May 16, 2022**

MINUTES

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall with the Pledge of Allegiance. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Robin Hunt, Jean Ledford, Terry Croft, and Diane Lowe. Absent was Jim Mortensen. Also present were Township Manager Michael Archinal, Township Attorney Joe Seward, and approximately 27 persons in the audience.

The call to the public was made at 6:31 p.m.

Mr. David Pickett of 1017 Sunrise Park asked if the Board has been presented by the riparian association for dues for the weed management. The last one was sent in April of 2017. Ms. Skolarus stated that there is excess money in that fund so there is no assessment needed at this time. Mr. Pickett stated the riparian association does not provide him with information.

Mr. Michael Siterlet of 3780 Golf Club asked if the Planning Commission recommendation includes keeping the existing easement agreement for the lake for the Bible Baptist Church project at Latson and Golf Club. Supervisor Rogers advised that he will have the applicant address that when they come before the Board this evening.

The call to the public was closed at 6:37 pm.

Consent Agenda:

Moved by Hunt and supported by Lowe, to approve the consent agenda moving "Agenda Item #2, Request to Approve Minutes: April 18, 2022" to the regular meeting agenda. The motion carried unanimously.

1. Payment of Bills: May 16, 2022

3. A request for approval of a proposal from Northern Plumbing for the purchase and installation of a drinking fountain / pet watering station at the Township Pavilion for \$12,400.

A. Request to amend the FY 2022/2023 Building and Grounds Fund #249 Budget adding line item 249-265-981-006 in the amount of \$12,400.

Regular Agenda

Moved by Lowe, supported by Ledford, to approve for action all items listed under the Regular Agenda with the addition of Item #2, (approval of the Minutes of April 18, 2022). The motion carried unanimously.

2. Request to Approve Minutes: April 18, 2022

Ms. Hunt stated that her motion for Item 8 should have the words, “and an overview by the Clerk” removed as that was not part of her motion. The item regarding the HIPAA violation under Member Discussion should be changed to “Seward - the Township is not a healthcare provider and is not covered by HIPAA”. Mr. Seward agreed with Ms. Hunt.

Moved by Hunt, seconded by Croft, to approve the minutes of the April 18, 2022 Township Board meeting as amended. The motion carried unanimously.

4. Request for approval of a resolution adopting the Livingston County Hazard Mitigation Plan.

Moved by Lowe, seconded by Croft, to adopt the Livingston County Hazard Mitigation Plan. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

5. Request for approval of a resolution to approve the Assessor’s Affidavit of the 2022 Millage Levies for Genoa Township establishing the millage rate at 0.7774.

Moved by Hunt, seconded by Lowe, to approve the Assessor’s Affidavit of the 2022 Millage Levies for Genoa Township establishing the millage rate at 0.7774. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

6. Consideration of a recommendation for approval of the Westbury Phase 2 site plan and environmental impact assessment requesting 136 apartment units within 17 buildings located north of the intersection of Whitehorse Drive and Arundell Drive. The property is located within the Lorenzen Planned Unit Development and was previously approved for 137 apartment units. The request is petitioned by Elevate Property Partners, LLC.

Mr. Robert Langan of Elevate Property Partners, LLC provided a review of the proposed project and showed samples of the building materials. They will be matching the architecture and materials from Phase 1. The Planning Commission has recommended approval.

Ms. Skolarus questioned if there would be sufficient parking. Mr. Langan stated they have exceeded the maximum parking requirements of the Township Ordinance. Ms.

Skolarus is concerned that there is not sufficient parking near each residence for visitors.

A. Disposition of Environmental Impact Assessment (1-17-22)

Moved by Hunt, seconded by Lowe, to approve the Environmental Impact Assessment dated January 17, 2022 for Westbury Phase 2 as submitted. The motion carried (Ledford - no; Croft - yes; Hunt - yes; Lowe - yes; Skolarus - no; Rogers - yes).

B. Disposition of Site Plan (3-23-22)

Moved by Hunt, seconded by Lowe, to approve the Site Plan dated March 23, 2022 for Westbury Phase 2, with the following conditions:

1. The requirements of the Township Engineer's letter dated April 7, 2022 and the Brighton Fire Authority Fire Marshal letter dated April 6, 2022 shall be satisfied before issuance of a land use permit.
 2. The deteriorated existing paving on Arundel Avenue shall be replaced with at least a base course of asphalt prior to issuance of a permit for any new buildings. The final top course shall thereafter be installed when doing the final paving of phase 2.
 3. The architecture and materials of Phase 2 shall match phase 1.
- The motion carried (Ledford - no; Croft - yes; Hunt - yes; Lowe - yes; Skolarus - no; Rogers - yes).

7. **Consideration of a recommendation for approval of two special use applications, environmental impact assessment and site plan for a proposed 19,843 sq. ft. church and sports field in the Low Density Residential (LDR) district with an additional special land use for encroachment into the wetland protection setback. The site is located at 3850 Golf Club Road, southwest corner of Golf Club Road and Latson Road. The request is petitioned by Bible Baptist Church.**

Pastor Tim of Bible Baptist Church spoke about his church and provided a review of the project. He confirmed that the easement agreement that Mr. Siterlet questioned in the call to the public this evening will continue to be in place.

Mr. Scott Tousignant from Boss Engineering provided an engineering review of the site and the project.

Supervisor Rogers asked Mr. Siterlet if he was satisfied with what was said this evening. Mr. Siterlet stated he appreciates that Pastor Tim has worked with him and his wife and understands how important the lake is to them.

Ms. Hunt appreciates the church working with and listening to the neighbors.

Ms. Skolarus stated that the church use is appropriate for this area, but the design of the building is not. Pastor Tim stated this building will not be seen from Latson or Golf Club Road or the residential neighbors to the south as there are several hundred feet of mature trees between it and the roadways or the residences. Ms. Hunt agrees that there was a lot of siding on the building but understands that it will not be seen.

A. Disposition of Special Use Application for a (1) church and (2) encroachment into the natural features setback.

Moved by Lowe, seconded by Hunt, to approve with conditions the Special Land Use Application for a church and encroachment into the natural features setback because it has been found that the requested use meets the requirements of Sections 19.03 and 3.02.02(l) of the Township Ordinance, with the following conditions:

1. Any site plan fee exceedances associated with the additional meetings and consultant reviews as indicated on the site plan and special land use applications shall be paid prior to issuance of the land use permit.
2. The applicant will address the requirements spelled out in the Township Engineer's letter dated April 5, 2022 and the Brighton Area Fire Authority's letter dated April 6, 2022.
3. The applicant shall ensure that site noise will comply with Section 13.05.06 and be no greater than the normal level of traffic noise existing in the area at the time of such emission, when determined at the boundary of the property.
4. All conditions of approval related to the impact assessment and site plan shall be complied with prior to issuance of a land use permit.

The motion carried unanimously.

B. Disposition of Environmental Impact Assessment (04-21-22)

Moved by Skolarus, seconded by Croft, to approve the Environmental Impact Assessment dated April 21, 2022 for Bible Baptist Church as presented. The motion carried unanimously.

C. Disposition of Site Plan (04-21-22)

Moved by Hunt, seconded by Croft, to approve the Site Plan dated April 21, 2022 for Bible Baptist Church, with the following conditions:

1. The applicant will provide a performance guarantee in compliance with Section 21.03 for the pathway along Latson Road prior to issuance of a land use permit.
2. Any site plan fee exceedances associated with the additional meetings and consultant reviews as indicated on the site plan and special land use applications shall be paid prior to issuance of the land use permit.
3. The private access easement for dam management must be shown on all sheets of the site plan package. In addition, since the site design will interfere with the ability to access the dam due to the forebay and retaining wall location, the applicant shall provide a written agreement involving both affected parties prior to issuance of the land use permit. This agreement should consider relocating the access easement to

the proposed new driveway location and the plans should be revised to indicate a new easement location if established.

4. The applicant must address any comments provided by the Township Engineer's letter dated April 5, 2022 and the Brighton Area Fire Authority's letter dated April 6, 2022.
5. Site lighting shall be programmed to turn off at night when activities are no longer occurring on the property.

The motion carried unanimously.

8. Request for approval of the 2022-2026 Amended and Restated Utility Service Agreement adding the Howell Township Sanitary Sewer System Operations.

Moved by Ledford, seconded by Skolarus, to approve the 2022-2026 Amended and Restated the Utility Service Agreement adding Howell Township Sanitary Sewer Systems Operations. The motion carried unanimously with a roll call vote.

9. Request for approval of Resolution #1 (to proceed with the project and direct preparation of the plans and cost estimates) for the Timberview Private Drive Road Improvement Project.

Moved by Lowe, seconded by Croft, to approve Resolution #1 (to proceed with the project and direct preparation of the plans and cost estimates) for the Timberview Private Drive Road Improvement Project. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

10. Request for approval of Resolution #2 (to approve the project, schedule the first hearing, and direct issuance of statutory notices) for the Timberview Private Drive Road Improvement Project.

Moved by Ledford, seconded by Lowe, to approve Resolution #2 (to proceed with the project and direct preparation of the plans and cost estimates) for the Timberview Private Drive Road Improvement Project. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

11. Discussion regarding proposed Township Hall entrance sign.

Mr. Archinal provided a review of the proposed sign, including how the electronic message board will be used.

Ms. Hunt wants to ensure the sign meets all requirements of the Township Ordinance.

Some design changes were suggested. Mr. Archinal will make those changes and return to the Board for review.

12. Request for reimbursement of the legal fee of \$5,000 to the Township Clerk as a result of the not guilty verdict of April 25, 2022.

The Board discussed the request and the incident that caused the criminal charges to be filed against the Clerk.

Ms. Hunt stated that the Clerk claims she was underpaid in 2016, the Board has been made aware of how the Clerk has mistreated employees, and she is concerned about the Clerk's potential recent violation of the Open Meetings Act in her handling of an Election Commission meeting. She recommended that an independent investigation be done to review the issue with the election as well as these other matters regarding the Clerk.

Ms. Lowe stated that a mistake was made and the item on the agenda is the reimbursement for legal fees.

Moved by Hunt, seconded by Ledford, to have an item placed on the June 6, 2022 Township Board meeting agenda to consider the hiring of independent legal counsel to investigate the Clerk's request for reimbursement of attorney fees and costs, her past compensation, her alleged mistreatment of employees, her potential Open Meetings Act violations, and any other matters of impropriety or misconduct by the Clerk and provide a report and recommendations to the Board concerning those matters and to postpone the Clerk's request for reimbursement of attorney fees and costs until the investigation, report, and recommendations are completed.

The motion carried with Ms. Skolarus abstaining.

Correspondence

A letter was received from Comcast advising that they will be seeking renewal of their cable television franchise in the Township.

The Township Board received an email from Dan Wholihan opposing the Township reimbursing Ms. Skolarus \$5,000 for her legal fees.

Member Discussion

Ms. Skolarus stated that the State of Michigan has granted the Township one new liquor license based on the 2020 US Census. She has received requests for two licenses and asked how to proceed. Supervisor Rogers asked Ms. Skolarus to provide the requests to the Board.

Mr. Archinal advised that the concrete work at the Township Hall is complete. He is happy with the work.

Supervisor Rogers stated there will be a ribbon cutting ceremony on Friday, May 20, for the amenity that has been donated to the Township Hall site from Howell High School Senior Survivors.

The Board discussed the township cemetery maintenance, its spring clean-up, and other larger maintenance work that is needed there.

Adjournment

Moved by Lowe, seconded by Hunt, to adjourn the meeting at 7:40 p.m. The motion carried unanimously.

Respectfully submitted,

Patty Thomas
Recording Secretary

Approved:
Paulette Skolarus, Clerk
Genoa Charter Township


Bill Rogers, Supervisor
Genoa Charter Township

CLERK
VERSION

Draft

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
May 16, 2022**

MINUTES

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall with the Pledge of Allegiance. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Robin Hunt, Jean Ledford, Terry Croft, and Diane Lowe. Absent was Jim Mortensen. Also present were Township Manager Michael Archinal, Township Attorney Joe Seward, and approximately 27 persons in the audience.

The call to the public was made at 6:31 p.m.

Mr. David Pickett of 1017 Sunrise Park asked if the Board has been presented by the riparian association for dues for the weed management. The last one was sent in April of 2017. Ms. Skolarus stated that there is excess money in that fund so there is no assessment needed at this time. Mr. Pickett stated the riparian association does not provide him with information.

Mr. Michael Siterlet of 3780 Golf Club asked if the Planning Commission recommendation includes keeping the existing easement agreement for the lake for the Bible Baptist Church project at Latson and Golf Club. Supervisor Rogers advised that he will have the applicant address that when they come before the Board this evening.

The call to the public was closed at 6:37 pm.

Consent Agenda:

Moved by Hunt and supported by Lowe, to approve the consent agenda moving "Agenda Item #2, Request to Approve Minutes: April 18, 2022" to the regular meeting agenda. The motion carried unanimously.

1. Payment of Bills: May 16, 2022

3. A request for approval of a proposal from Northern Plumbing for the purchase and installation of a drinking fountain / pet watering station at the Township Pavilion for \$12,400.

A. Request to amend the FY 2022/2023 Building and Grounds Fund #249 Budget adding line item 249-265-981-006 in the amount of \$12,400.

Regular Agenda

Moved by Lowe, supported by Ledford, to approve for action all items listed under the Regular Agenda with the addition of Item #2, (approval of the Minutes of April 18, 2022. The motion carried unanimously.

2. Request to Approve Minutes: April 18, 2022

Ms. Hunt stated that her motion for Item 8 should have the words, “and an overview by the Clerk” removed as that was not part of her motion. The item regarding the HIPAA violation under Member Discussion should be changed to “Seward - the Township is not a healthcare provider and is not covered by HIPAA”. Mr. Seward agreed with Ms. Hunt.

Moved by Hunt, seconded by Croft, to approve the minutes of the April 18, 2022 Township Board meeting as amended. The motion carried unanimously.

4. Request for approval of a resolution adopting the Livingston County Hazard Mitigation Plan.

Moved by Lowe, seconded by Croft, to adopt the Livingston County Hazard Mitigation Plan. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

5. Request for approval of a resolution to approve the Assessor’s Affidavit of the 2022 Millage Levies for Genoa Township establishing the millage rate at 0.7774.

Moved by Hunt, seconded by Lowe, to approve the Assessor’s Affidavit of the 2022 Millage Levies for Genoa Township establishing the millage rate at 0.7774. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

6. Consideration of a recommendation for approval of the Westbury Phase 2 site plan and environmental impact assessment requesting 136 apartment units within 17 buildings located north of the intersection of Whitehorse Drive and Arundell Drive. The property is located within the Lorenzen Planned Unit Development and was previously approved for 137 apartment units. The request is petitioned by Elevate Property Partners, LLC.

Mr. Robert Langan of Elevate Property Partners, LLC provided a review of the proposed project and showed samples of the building materials. They will be matching the architecture and materials from Phase 1. The Planning Commission has recommended approval.

Ms. Skolarus questioned if there would be sufficient parking. Mr. Langan stated they have exceeded the maximum parking requirements of the Township Ordinance. Ms.

Skolarus is concerned that there is not sufficient parking near each residence for visitors. With a one bedroom and two persons living in the unit there is only a one-car garage which means that the second person would need to park in the driveway and there would be no room for anyone visiting to park near the entrance.

A. Disposition of Environmental Impact Assessment (1-17-22)

Moved by Hunt, seconded by Lowe, to approve the Environmental Impact Assessment dated January 17, 2022 for Westbury Phase 2 as submitted. The motion carried as follows: Ayes – Croft, Hunt, Lowe, and Rogers. Nays – Ledford and Skolarus. Absent – Mortensen.

B. Disposition of Site Plan (3-23-22)

Moved by Hunt, seconded by Lowe, to approve the Site Plan dated March 23, 2022 for Westbury Phase 2, with the following conditions:

1. The requirements of the Township Engineer's letter dated April 7, 2022 and the Brighton Fire Authority Fire Marshal letter dated April 6, 2022 shall be satisfied before issuance of a land use permit.
2. The deteriorated existing paving on Arundel Avenue shall be replaced with at least a base course of asphalt prior to issuance of a permit for any new buildings. The final top course shall thereafter be installed when doing the final paving of phase 2.
3. The architecture and materials of Phase 2 shall match phase 1.

The motion carried as follows: Ayes – Croft, Hunt, Lowe, and Rogers. Nays – Ledford and Skolarus. None. Absent – Mortensen.

7. Consideration of a recommendation for approval of two special use applications, environmental impact assessment and site plan for a proposed 19,843 sq. ft. church and sports field in the Low Density Residential (LDR) district with an additional special land use for encroachment into the wetland protection setback. The site is located at 3850 Golf Club Road, southwest corner of Golf Club Road and Latson Road. The request is petitioned by Bible Baptist Church.

Pastor Tim of Bible Baptist Church spoke about his church and provided a review of the project. He confirmed that the easement agreement that Mr. Siterlet questioned in the call to the public this evening will continue to be in place.

Mr. Scott Tousignant from Boss Engineering provided an engineering review of the site and the project.

Supervisor Rogers asked Mr. Siterlet if he was satisfied with what was said this evening. Mr. Siterlet stated he appreciates that Pastor Tim has worked with him and his wife and understands how important the lake is to them.

Ms. Hunt appreciates the church working with and listening to the neighbors.

Ms. Skolarus stated that the church use is appropriate for this area, but the design of the building is not. Pastor Tim stated this building will not be seen from Latson or Golf Club Road or the residential neighbors to the south as there are several hundred feet of mature trees between it and the roadways or the residences. Ms. Hunt agrees that there was a lot of siding on the building but understands that it will not be seen.

A. Disposition of Special Use Application for a (1) church and (2) encroachment into the natural features setback.

Moved by Lowe, seconded by Hunt, to approve with conditions the Special Land Use Application for a church and encroachment into the natural features setback because it has been found that the requested use meets the requirements of Sections 19.03 and 3.02.02(l) of the Township Ordinance, with the following conditions:

1. Any site plan fee exceedances associated with the additional meetings and consultant reviews as indicated on the site plan and special land use applications shall be paid prior to issuance of the land use permit.
2. The applicant will address the requirements spelled out in the Township Engineer's letter dated April 5, 2022 and the Brighton Area Fire Authority's letter dated April 6, 2022.
3. The applicant shall ensure that site noise will comply with Section 13.05.06 and be no greater than the normal level of traffic noise existing in the area at the time of such emission, when determined at the boundary of the property.
4. All conditions of approval related to the impact assessment and site plan shall be complied with prior to issuance of a land use permit.

The motion carried unanimously.

B. Disposition of Environmental Impact Assessment (04-21-22)

Moved by Skolarus, seconded by Croft, to approve the Environmental Impact Assessment dated April 21, 2022 for Bible Baptist Church as presented. The motion carried unanimously.

C. Disposition of Site Plan (04-21-22)

Moved by Hunt, seconded by Croft, to approve the Site Plan dated April 21, 2022 for Bible Baptist Church, with the following conditions:

1. The applicant will provide a performance guarantee in compliance with Section 21.03 for the pathway along Latson Road prior to issuance of a land use permit.
2. Any site plan fee exceedances associated with the additional meetings and consultant reviews as indicated on the site plan and special land use applications shall be paid prior to issuance of the land use permit.
3. The private access easement for dam management must be shown on all sheets of the site plan package. In addition, since the site design will interfere with the ability

to access the dam due to the forebay and retaining wall location, the applicant shall provide a written agreement involving both affected parties prior to issuance of the land use permit. This agreement should consider relocating the access easement to the proposed new driveway location and the plans should be revised to indicate a new easement location if established.

- 4. The applicant must address any comments provided by the Township Engineer’s letter dated April 5, 2022 and the Brighton Area Fire Authority’s letter dated April 6, 2022.
- 5. Site lighting shall be programmed to turn off at night when activities are no longer occurring on the property.

The motion carried unanimously.

8. Request for approval of the 2022-2026 Amended and Restated Utility Service Agreement adding the Howell Township Sanitary Sewer System Operations.

Moved by Ledford, seconded by Skolarus, to approve the 2022-2026 Amended and Restated the Utility Service Agreement adding Howell Township Sanitary Sewer Systems Operations. The motion carried with a roll call vote as follows: Ayes Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

9. Request for approval of Resolution #1 (to proceed with the project and direct preparation of the plans and cost estimates) for the Timberview Private Drive Road Improvement Project.

Moved by Lowe, seconded by Croft, to approve Resolution #1 (to proceed with the project and direct preparation of the plans and cost estimates) for the Timberview Private Drive Road Improvement Project. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

10. Request for approval of Resolution #2 (to approve the project, schedule the first hearing, and direct issuance of statutory notices) for the Timberview Private Drive Road Improvement Project.

Moved by Ledford, seconded by Lowe, to approve Resolution #2 (to proceed with the project and direct preparation of the plans and cost estimates) for the Timberview Private Drive Road Improvement Project. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

11. Discussion regarding proposed Township Hall entrance sign.

Mr. Archinal provided a review of the proposed sign, including how the electronic message board will be used.

Ms. Hunt wants to ensure the sign meets all requirements of the Township Ordinance.

Some design changes were suggested. Mr. Archinal will make those changes and return to the Board for review.

12. Request for reimbursement of the legal fee of \$5,000 to the Township Clerk as a result of the not guilty verdict of April 25, 2022.

The Board discussed the request and the incident that caused the criminal charges to be filed against the Clerk. Ms. Skolarus stated that she told the board that she was not guilty. Attorney Joe Seward advised the board that he spoke with both Mary Krencicki and Paulette Skolarus and advised them not to speak to the police.

Ms. Hunt stated that the Clerk claims she was underpaid in 2016.

Ms. Lowe stated that a mistake was made and the item on the agenda is the reimbursement for legal fees. I thought this would be resolved tonight.

Moved by Hunt, seconded by Ledford, to have an item placed on the June 6, 2022 Township Board meeting agenda to consider the hiring of independent legal counsel to investigate the Clerk's request for reimbursement of attorney fees and costs, her past compensation, her alleged mistreatment of employees, her potential Open Meetings Act violations, and any other matters of impropriety or misconduct by the Clerk and provide a report and recommendations to the Board concerning those matters and to postpone the Clerk's request for reimbursement of attorney fees and costs until the investigation, report, and recommendations are completed.
The motion carried with Ms. Skolarus abstaining.

Correspondence

A letter was received from Comcast advising that they will be seeking renewal of their cable television franchise in the Township.

The Township Board received an email from Dan Wholihan opposing the Township reimbursing Ms. Skolarus \$5,000 for her legal fees.

Member Discussion

Ms. Skolarus stated that the State of Michigan has granted the Township one new liquor license based on the 2020 US Census. She has received requests for two licenses and asked how to proceed. Supervisor Rogers asked Ms. Skolarus to provide the requests to the Board.

Mr. Archinal advised that the concrete work at the Township Hall is complete. He is happy with the work.

Supervisor Rogers stated there will be a ribbon cutting ceremony on Friday, May 20, for the amenity that has been donated to the Township Hall site from Howell High School Senior Survivors.

The Board discussed the township cemetery maintenance, its spring clean-up, and other larger maintenance work that is needed there.

Adjournment

Moved by Lowe, seconded by Hunt, to adjourn the meeting at 7:40 p.m. The motion carried unanimously.

Patty Thomas
Recording Secretary

Approved:

Paulette Skolarus, Clerk
Genoa Charter Township

Bill Rogers, Supervisor
Genoa Charter Township

FW: Meeting minutes

Mike Archinal

Tue 5/24/2022 9:12 AM

To: Bill Rogers <Bill@genoa.org>; Robin Hunt <Robin@genoa.org>; Kelly VanMarter <Kelly@genoa.org>;

From: Joe Seward <jseward@sewardhenderson.com>

Sent: Monday, May 23, 2022 5:02 PM

To: Mike Archinal <Mike@genoa.org>

Subject: Meeting minutes

The Open Meetings Act requires the “public body” to keep minutes, MCL 15.269(1). The Act goes on to say the “public body” shall make any corrections at the next meeting. In paragraph (3) the Act says the “public body” shall make the minutes available within 8 business days. Interestingly, the Act specifies the clerk or the designated secretary to keep the minutes of a closed session, MCL 15.267(2).

My opinion is that therefor the “public body” should post the draft minutes, that is not specifically the duty of the clerk under the OMA. On the other hand minutes of a closed session shall be taken by the clerk. Had the Legislature wanted the clerk to keep and post all minutes it could have easily done so by saying the clerk, not the public body, shall keep minutes and could easily said the clerk, not the public body, has to post the draft and final minutes.

I agree with the suggestion the Board could define a policy for who posts the minutes of a open session of the Board. The duties of the clerk as set forth in MCL 41.65 states the clerk shall have custody of all of the records, books and papers of the township. Because the OMA is specific as to the public body keeping minutes of open meetings, the clerk keeping minutes of closed sessions and the statute detailing the duties of the clerk to maintain custody but does not specify the clerk to keep the minutes, compel my opinion the Board is to keep the minutes and adopting a policy of how the Board meets its duty is a sound action to take

Joe

 SEWARD HENDERSON PLLC

T. Joseph Seward

210 East Third Street, Suite 210

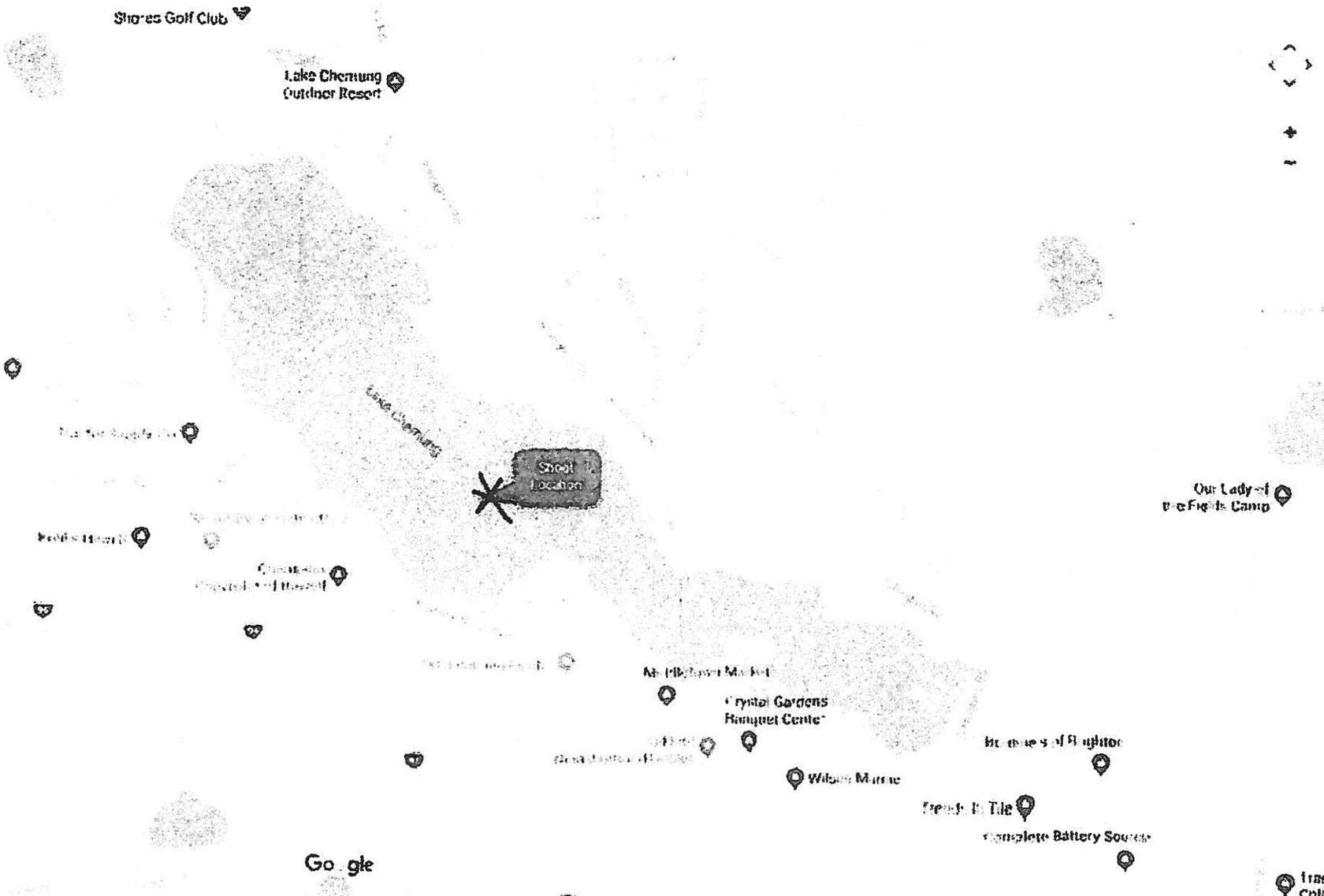
Royal Oak, MI 48067

T 248.733.3580

F 248.733.3633

E jseward@SewardHenderson.com

Cancel



CAKES

Product	Quantity
31 shot dream weaver	2
665 shot red glitter	1
665 shot crackling coco	1
200 shot Lark singing	1
170 Shot crossette asst	1
168 Shot clever hunter	1
120 shot gold waterfall	1
100 shot 1.2" super yellow	2
90 shot color head w/spinner	2
66 Shot Armageddon (1.75")	1
35 Shot floral shell	1
30 Shot 2" Jubilee	2
25 shot glittering stars	2
25 shot 2.5" color changing	1
25 shot 2.5" mammoth peony	1
25 Shot 3" Pink Heart, Footprint, Purple Spiral	2
16 Shot 3" fanned asst. color	2
48 Shot Water Cake, Sliver Crown Mines Carpet	2

26

SHELLS

3" shells	144
4" shells	144
4" shells	144
5" shells	72
5" shells	72
6" shells	72
5" LBS Salute	10
3" Asst color finale chain	288
3" Tit salute chain	300

1246



U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives
Federal Explosives Licensing Center
244 Needy Road
Martinsburg, West Virginia 25405

901090: CRR/FLS
5400
File Number: 4MI01274

07/18/2019

SUBJECT: RESPONSIBLE PERSON LETTER OF CLEARANCE for:

DARYL PHILIP COHOON

OWNER
(586)322-5407

[REDACTED]
CLINTON TOWNSHIP, MI 48036

and is ONLY valid under the following Federal explosives license/permit:

[REDACTED]

COHOON, DARYL P
[REDACTED]
CLINTON TOWNSHIP, MI 48036

Dear DARYL COHOON:

You have been approved as a responsible person under the above-listed Federal explosive license or permit. You may lawfully direct the management or policies of the business or operations as they pertain to explosives. You may also lawfully transport, ship, receive or possess explosive materials incident to your duties as a responsible person. **This clearance is only valid under the license or permit referenced above.**

Sincerely,

Christopher R. Reeves

Christopher R. Reeves
Chief, Federal Explosives Licensing Center (FELC)

FELC Customer Service. If you believe that information on your "Letter of Clearance" is incorrect, please return a COPY of the letter to the Chief, Federal Explosives Licensing Center (FELC), with a statement showing the nature of the error. The Chief, FELC, shall correct the error, and return an amended letter to you.

Mail: ATF
Chief, FELC
Attn.: LOC Correction
244 Needy Road
Martinsburg, West Virginia 25405

Fax: 1-304-616-4401
Chief, FELC
Attn.: LOC Correction

Call toll-free: 1-877-283-3352

WWW.ATF.GOV

4MI01274-R-07/18/2019-COHOON-DARYL, PHILIP-OWNER

DARYL PHILIP COHOON

Responsible Person Letter of Clearance for:



NOTICE OF CLEARANCE

for individuals transporting, shipping, receiving, or possessing explosive materials.

ISSUED TO: COHOON, DARYL P

Federal Explosives license/permit no.: 4-MI-099-54-2G-01274

NOTICE DATE: 07/18/2019

Expiration Date: **July 1, 2022**

EXPIRATION DATE: This Notice expires when superseded by a newer Notice which will list all current responsible persons and employee possessors, or when the license or permit expires - whichever comes first.

Explosives License/Permit Type: 54-USER OF EXPLOSIVES

- ① **WARNING.** Only those individuals listed below as **RESPONSIBLE PERSONS** and **EMPLOYEE POSSESSORS** with a background clearance status of "CLEARED" or "PENDING" are authorized to transport, ship, receive, or possess explosive materials in the course of employment with you.
- ② **"DENIED" STATUS.** If an employee possessor has a background clearance status of "DENIED", you **MUST** take immediate steps to remove the employee from a position requiring the transporting, shipping, receiving, or possessing of explosive materials. Also, if the employee has been listed as a person authorized to accept delivery of explosive materials, you **MUST** remove the employee from such list and immediately, and in no event later than the second business day after such change, notify distributors of such change, as stated in 27 CFR 555.33(a).
- ③ **CHANGE IN RESPONSIBLE PERSONS.** You **MUST** report any change in responsible persons to the Chief, Federal Explosives Licensing Center, within 30 days of the change and new responsible persons **MUST** include "appropriate identifying information" as defined in 27 CFR 555.11. Fingerprints and photos are **NOT** required, however they will be required upon renewal of the license or permit.
- ④ **CHANGE OF EMPLOYEES.** You **MUST** report any change of employee/possessors to the Chief, FELC, within 30 days. Reports relating to newly hired employees must be submitted on ATF Form 5400.28 for **EACH** employee.

Premises Address:	23067 REMICK DR CLINTON TOWNSHIP, MI 48036
Mailing Address:	COHOON, DARYL P ██████████ CLINTON TOWNSHIP, MI 48036

This 'Notice of Clearance' is provided to you as required by 18 U.S.C. 843(h) and **MUST** be retained as part of your permanent records and be made available for examination or inspection by ATF officers as required by 27 CFR 555.121. If you receive a Notice subsequent to this Notice, this Notice will no longer be valid.

In accordance with 27 CFR 555.33, Background Checks and Clearances, and 27 CFR 555.57, Change of Control, Change in Responsible Persons, and Change of Employees, ATF's Federal Explosives Licensing Center (FELC) has conducted background checks on the individual(s) you identified as a responsible person(s) and an employee/possessor(s) on your application, or reported after the issuance of your license/permit.

The following is a **SUMMARY** of the results of the background checks conducted on the individuals you reported as responsible persons and employee/possessors. ATF will be notifying **ALL** individuals listed on this document of their respective status by separate letter mailed to their residence address.

PLEASE BE ADVISED THAT IT IS UNLAWFUL FOR ANY PERSON REFLECTING A STATUS OF "DENIED" TO TRANSPORT, SHIP, RECEIVE, OR POSSESS EXPLOSIVE MATERIALS.

Please carefully review this Notice to ensure that all the information is accurate. If this Notice is incorrect, please return the Notice to the Chief, FELC, with a statement showing the nature of the error(s). The Chief, FELC, shall correct the error, and return a corrected Notice.

Number of RESPONSIBLE PERSON(S) : 1	
Number of EMPLOYEE POSSESSOR(S): 0	
LAST NAME, First Name, Middle Name	Clearance Status
RESPONSIBLE PERSONS:	1
0001 COHOON, DARYL PHILIP	Cleared
EMPLOYEE POSSESSORS:	0

continued

LAST NAME, First Name, Middle Name	Clearance Status

Federal Explosives License/Permit (18 U.S.C. Chapter 40)

1 100000000 000000 0000 000000 000000 000000

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To ATF - Chief, FELC 244 Needy Road Martinsburg, WV 25405-9431	License/Permit Number MI 099-54-2G-01274
Chief, Federal Explosives Licensing Center (FELC) <i>Christopher R. Reers</i>	Expiration Date July 1, 2022

Name
COHOON, DARYL P

Premises Address (Changes? Notify the FELC at least 10 days before the move.)

CLINTON TOWNSHIP, MI 48036

Type of License or Permit

54-USER OF EXPLOSIVES

Purchasing Certification Statement

The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)

COHOON, DARYL P
23067 REMICK DR
CLINTON TOWNSHIP, MI 48036-

Daryl Cohoon

Licensee/Permittee Responsible Person Signature
Daryl Cohoon

Printed Name

Owner

Position/Title
7-23-19

Date

ATF Form 5400.14/5400.15 Part 1
Revised October 2011

Previous Edition is Obsolete COHOON, DARYL P 23067 REMICK DR 48036-1401 099-54-2G-01274 July 1, 2022 54-USER OF EXPLOSIVES

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC)
244 Needy Road
Martinsburg, WV 25405-9431

Toll-free Telephone Number: (877) 283-3352
Fax Number: (304) 616-4401
E-mail: FELC@atf.gov

ATF Homepage: www.atf.gov

Change of Address (27 CFR 555.54(a)(1)). Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. (The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)

Right of Succession (27 CFR 555.59). (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here X



Michigan Department of Natural Resources - Law Enforcement

MARINE SPECIAL EVENT APPLICATION AND PERMIT

Issued under authority of Part 801, Marine, Part 811 ORV and Part 821 Snowmobile, of the Natural Resource and Environmental Protection Act, Act 451, P. A. of 1994, as amended. Failure to comply with the provisions of this Act is a misdemeanor and may result in fines and/or imprisonment.

DNR USE ONLY
Permit Number
M22-08

APPLICANT: This completed and signed application must be received by the appropriate DNR office at least 30 days prior to the event, or the permit may not be authorized. Locations and addresses on next page.

Name of Applicant Mark Popovich		Sponsoring Organization/Individual/Group Chris Bonk		Name of Person in Charge of Event Chris Bonk	
Street Address [REDACTED]		Street Address [REDACTED]		Street Address [REDACTED]	
City, State, ZIP Sevierville, TN 37876		City, State, ZIP Howell, MI 48843		City, State, ZIP Howell, MI 48843	
Email Address [REDACTED]		Email Address [REDACTED]		Email Address [REDACTED]	
Business Telephone (865) 314-6212	Home Telephone (865) 314-6217	Business Telephone (517) 202-1034	Home Telephone (517) 202-1034		
Event Date(s) (mm/dd/yyyy) if seasonal, attach proposed schedule June 25, 2022				Where will "Person in Charge" be during the event? At event	
Event Starting and Finishing Times 10pm - 10:30pm				How can "Person in Charge" be contacted during the event? 517 202 1034	
Type of Event (Check appropriate boxes) <input type="checkbox"/> Marine - Pursuant to Section 80164 of Act 451, P.A. of 1994, as amended. <input type="checkbox"/> Canoe Race <input type="checkbox"/> Parade <input type="checkbox"/> Hydroplane Race <input type="checkbox"/> Offshore Race <input type="checkbox"/> Sailboat Race <input type="checkbox"/> Motorboat Race <input type="checkbox"/> Water Skiing <input checked="" type="checkbox"/> Fireworks* <input type="checkbox"/> Swimming <input type="checkbox"/> Raft Race <input type="checkbox"/> Sailboard <input type="checkbox"/> Other (Specify) _____ *Applicant must include copy of Fireworks Display Permit issued by local unit of government. <input type="checkbox"/> Off-Road Vehicle (ORV) - Pursuant to Section 81122 of Act 451, P.A. of 1994, as amended. <input type="checkbox"/> Bike <input type="checkbox"/> ORV <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Snowmobile - Pursuant to Section 82119 of Act 451, P.A. of 1994, as amended.					
Location of Event - Body of Water Lake Chemung <input checked="" type="checkbox"/> Inland Water <input type="checkbox"/> Great Lakes/Navigable Waters Township: Howell County: Livingston Section(s): _____					
Estimated Number of Vehicles ~10	Number of spectators (if applicable) ~500 (est.)	Number of Event Participants ~8	Sponsor of Patrol Vessels Chris Bonk		
Do conditions require special law enforcement patrols? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Types of Medical Support Units (if any) n/a		Number of Medical Support Units _____	

APPLICANT: Read all pages and attachments before certification and signature.

CERTIFICATION

I hereby certify that I have read, understand, and agree to abide by the conditions contained on page 2, governing this permit in the conduct of the operations under this permit, and that the information provided is true and accurate to the best of my knowledge.

Applicant Signature: *Mark Popovich* Date: 3/15/2022

APPLICANT: Submit completed and signed application to appropriate DNR office at least 30 days prior to event or permit may not be authorized. Locations and addresses on next page.

FOR DNR USE ONLY

Investigation Findings & Recommendations State any problems this event may cause, special equipment the event may require, special enforcement effort that may be required, special use permits, and where they may be obtained.

I recommend that permit be approved. However, the permit deemed invalid unless local firework permit is obtained.

Investigating Officer (please print) Sgt. Jason J. Smith Badge Number 255 Signature *Sgt. Jason J. Smith* Date of Investigation (mm/dd/yyyy) 4/19/2022

AUTHORIZATION

EVENT IS AUTHORIZED for the date(s) and time(s) specified as long as conditions are complied with prior to and/or during stated event(s). Failure to meet all specified conditions automatically invalidates this permit and may subject permittee to prosecution.

Number of Law Enforcement Patrol Boats Vehicles _____ Type _____

Special Conditions - See Page 2:
 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

Other: Sgt. R. Nickols #282 *R. Nickols* 04-27-22

EVENT IS NOT AUTHORIZED

ADDITIONAL CONDITIONS AND REQUIREMENTS

This permit is subject to the following conditions and requirements as indicated by the numbers checked in the "authorization" section.

1. Post a bond of sufficient amount to cover anticipated clean-up costs, in addition to other such penalties as may be stipulated by Part 89, Littering, of Act 451, P. A. 1994, as amended.
2. Permittee must have proof of current American Power Boat Association membership in possession when testing watercraft.
3. All participants must have American Power Boat Association approved personal floatation device or Coast Guard approved personal floatation device.
4. Markers (buoys, trail markers, etc.) for intended event(s) must be placed on the day of event(s) and removed as soon after the completion of the scheduled event(s) as is practicable, except in cases where the State or Coast Guard buoy permit has been issued authorizing permanent establishments of buoys.
5. Any litter resulting from this event shall be cleaned up immediately after the event by the Permittee.
6. All craft participating in the event must have identification attached and the sponsor shall be responsible to have all craft removed from the area after the event.
7. All fishing laws, rules and Director's Orders of the Michigan Department of Natural Resources, when applicable with this sanction, must be complied with.
8. Sponsor of the event(s) shall publish in the local paper a Notice To Boaters that a hazardous condition will exist in the area during the fireworks display or other authorized event.
9. If another organization requests the use of these waters on one or more of the sanctioned dates, this authorization will be subject to review and possible cancellation for that date or dates.
10. No registration or license is required for ORVs and snowmobiles participating in a special event under authority of this permit.
11. This event and vessels participating in this event SHALL NOT impede commercial shipping and must yield the right-of-way to any commercial ship.
12. This permit does not authorize any special privileges regarding use of state owned public access sites. Special Use Permits for public access sites must be obtained from the Michigan DNR, Parks and Recreation Division at 517-373-9900. Hours of operation and site rules will not be altered.
13. This sanction is valid only if a resolution is obtained to waive the Special Watercraft ordinance on said body of water, and resolution must accompany this permit at time of application.
14. **LIABILITY** - Grantee hereby releases, waives, discharges and covenants not to sue the State of Michigan, its departments, officers, employees and agents, from any and all liability to Grantee, its officers, employees and agents, for all losses, injury, death or damage, and any claims or demands thereto, on account of injury to person or property, or resulting in death of Grantee, its officers, employees or agents, in reference to the activities authorized by this permit.
15. **INDEMNIFICATION** - Grantee hereby covenants and agrees to indemnify and save harmless, the State of Michigan, its departments, officers, employees and agents, from any and all claims and demands, for all loss, injury, death or damage, that any person or entity may have or make, in any manner, arising out of any occurrence related to (1) issuance of this permit; (2) the activities authorized by this permit; and (3) the use or occupancy of the premises which are the subject of this permit by the Grantee, its employees, contractors, or its authorized representatives.
16. **PENALTY** - The Michigan Department of Natural Resources reserves the right to cancel this permit at any time if conditions and requirements are not adhered to.

Michigan Department of Natural Resources District Offices, and the Counties under District jurisdiction

COUNTIES		DISTRICTS		COUNTIES		DISTRICTS	
Baraga Dickinson Gogebic Houghton Iron	Keweenaw Marquette Menominee Ontonagon	DISTRICT 1 LAW ENFORCEMENT MARQUETTE OPERATIONS SERVICE CENTER MICHIGAN DEPARTMENT OF NATURAL RESOURCES 1990 US-41 SOUTH MARQUETTE MI 49855 TELEPHONE (906) 228-6561		Bay Grafton Huron Isabella Midland	Montcalm Saginaw Sanilac Tuscola	DISTRICT 6 LAW ENFORCEMENT BAY CITY OPERATIONS SERVICE CENTER MICHIGAN DEPARTMENT OF NATURAL RESOURCES 3580 STATE PARK DRIVE BAY CITY MI 48706 TELEPHONE (989) 884-9141	
Alger Chippewa Delta	Luce Mackinac Schoolcraft	DISTRICT 2 LAW ENFORCEMENT NEWBERRY OPERATIONS SERVICE CENTER MICHIGAN DEPARTMENT OF NATURAL RESOURCES 5100 STATE HWY M-123 NEWBERRY MI 49868 TELEPHONE (806) 293-5131		Allegan Barny Benjen Cass Ionia Kalamazoo	Kent Muskegon Ottawa St. Joseph Van Buren	DISTRICT 7 LAW ENFORCEMENT PLAINWELL OPERATIONS SERVICE CENTER MICHIGAN DEPARTMENT OF NATURAL RESOURCES 621 NORTH 10th STREET PLAINWELL MI 49080 TELEPHONE (269) 685-6851	
Alpena Antrim Charlevoix Cheboygan	Emmet Montmorency Otsego Presque Isle	DISTRICT 3 LAW ENFORCEMENT GAYLORD OPERATIONS SERVICE CENTER MICHIGAN DEPARTMENT OF NATURAL RESOURCES 1732 WEST M-32 GAYLORD MI 49735 TELEPHONE (989) 732-3541		Branch Calhoun Clinton Eaton	Hillsdale Ingham Jackson Shiawassee	DISTRICT 8 LAW ENFORCEMENT ROSE LAKE FIELD OFFICE MICHIGAN DEPARTMENT OF NATURAL RESOURCES 8562 EAST STOLL ROAD EAST LANSING MI 48623 TELEPHONE (517) 641-4903	
Benzle Grand Traverse Lake Leelanau Manistee	Mason Mecosta Newaygo Oceana Osceola Wexford	DISTRICT 4 LAW ENFORCEMENT CADILLAC OPERATIONS SERVICE CENTER MICHIGAN DEPARTMENT OF NATURAL RESOURCES 8015 MACKINAW TRAIL CADILLAC MI 49801 TELEPHONE (231) 775-9727		Genesee Lapeer Lenawee Livingston Macomb	Monroe Oakland St. Clair Wayne Washtenaw	DISTRICT 9 LAW ENFORCEMENT METRO DETROIT CUSTOMER SERVICE CENTER MICHIGAN DEPARTMENT OF NATURAL RESOURCES 1801 ATWATER DETROIT MI 48207 TELEPHONE (313) 396-6890	
Alcona Arenac Clare Crawford Gladwin Iosco	Kalkaska Missaukee Ogemaw Oscoda Roscommon	DISTRICT 5 LAW ENFORCEMENT ROSCOMMON OPERATIONS SERVICE CENTER MICHIGAN DEPARTMENT OF NATURAL RESOURCES 8717 NORTH ROSCOMMON ROAD ROSCOMMON MI 48653 TELEPHONE (989) 276-5161		MICHIGAN DNR WEBSITE: www.michigan.gov/dnr			

2022

2021 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY
DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256

The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

Agricultural or Wildlife Fireworks Articles Pyrotechnic Display Fireworks

Public Display Private Display

Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT <i>Calvin Heckman Jr</i>	ADDRESS OF APPLICANT [REDACTED]	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
---	------------------------------------	---

NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER	ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER
--	--

IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER
---	--	------------------

NAME OF PYROTECHNIC OPERATOR <i>Calvin Heckman Jr</i>	ADDRESS OF PYROTECHNIC OPERATOR [REDACTED]	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
--	---	--

NO. YEARS EXPERIENCE <i>26</i>	NO. DISPLAYS <i>70</i>	WHERE <i>MI and IN</i>
-----------------------------------	---------------------------	---------------------------

NAME OF ASSISTANT <i>Robert Pelcher Jr</i>	ADDRESS OF ASSISTANT [REDACTED]	AGE OF ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
---	------------------------------------	---

NAME OF OTHER ASSISTANT <i>Calvin Heckman III</i>	ADDRESS OF OTHER ASSISTANT <i>Warner Rd</i>	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
--	--	---

EXACT LOCATION OF PROPOSED DISPLAY <i>4127 Clifford Rd Lake Front</i>
--

DATE OF PROPOSED DISPLAY <i>July 2nd 2022</i>	TIME OF PROPOSED DISPLAY <i>10 PM</i>
--	--

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT

NFPA Bunker @ RKM Fireworks Fall Show

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT)	NAME OF BONDING CORPORATION OR INSURANCE COMPANY <i>Britton - Gallagher</i>
---	--

ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY
1375 E. 9th ST Cleveland OH

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
<i>72</i>	<i>3" Aerial Shells</i>
	<i>"</i>
<i>72</i>	<i>4" "</i>
	<i>"</i>
<i>46</i>	<i>5" "</i>
	<i>"</i>
<i>24</i>	<i>6" "</i>
	<i>"</i>
<i>6</i>	<i>8" Aerial</i>
<i>12 multi shot finale boxes</i>	

SIGNATURE OF APPLICANT <i>Calvin Heckman Jr</i>	DATE <i>5/23/22</i>
--	------------------------



U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives
Federal Explosives Licensing Center
244 Needy Road
Martinsburg, West Virginia 25405

901090: CRR/FLS
5400
File Number: 4MI00995

12/04/2015

SUBJECT: EMPLOYEE POSSESSOR LETTER OF CLEARANCE for:

CALVIN HECKMAN

SHOOTER AND OPERATOR
(810)227-6307

BRIGHTON, MI 48116

and is ONLY valid under the following Federal explosives license/permit:

RKM FIREWORKS CO
27383 MAY ST
EDWARDSBURG, MI 49112

Dear CALVIN HECKMAN:

You have been approved to transport, ship, receive or possess explosive materials as an employee possessor under the Federal explosive license or permit indicated above. **This clearance is only valid under the license or permit referenced above.**

Sincerely,

Christopher R. Reeves
Chief, Federal Explosives Licensing Center (FELC)

FELC Customer Service. If you believe that information on your "Letter of Clearance" is incorrect, please return a COPY of the letter to the Chief, Federal Explosives Licensing Center (FELC), with a statement showing the nature of the error. The Chief, FELC, shall correct the error, and return an amended letter to you.

Mail: ATF
Chief, FELC
Attn.: LOC Correction
244 Needy Road
Martinsburg, West Virginia 25405

Fax: 1-304-616-4401
Chief, FELC
Attn.: LOC Correction

Call toll-free: 1-877-283-3352

WWW.ATF.GOV

CALVIN HECKMAN

Employee Possessor Letter of Clearance for:



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/4/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Britton-Gallagher and Associates, Inc. One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS: info@brittongallagher.com	
	INSURER(S) AFFORDING COVERAGE INSURER A : Everest Indemnity Insurance Co. INSURER B : Everest Denali Insurance Company INSURER C : Axis Surplus Insurance Company INSURER D : INSURER E : INSURER F :	NAIC # 10851 26620
INSURED RKM Fireworks Company & St. Evans, Inc. 27383 MAY STREET Edwardsburg MI 49112		

COVERAGES

CERTIFICATE NUMBER: 1000952339

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			S18ML02365-211	10/8/2021	10/8/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 500,000
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS			S18CA00264-211	10/8/2021	10/8/2022	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			P-001-000726434-01	10/8/2021	10/8/2022	EACH OCCURRENCE	\$ 4,000,000
							AGGREGATE	\$ 4,000,000
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y / N N / A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Excess Liability #2			S18EX01820-211	10/8/2021	10/8/2022	Each Occ/ Aggregate Total Limits	\$5,000,000 \$10,000,000

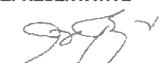
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

Display Date: 07/02/2022 Rain Date: NONE Location: Crooked Lake

Additional Insured: Tri Lakes Association

CERTIFICATE HOLDER**CANCELLATION**

Tri Lakes Association 4263 Clifford Brighton MI	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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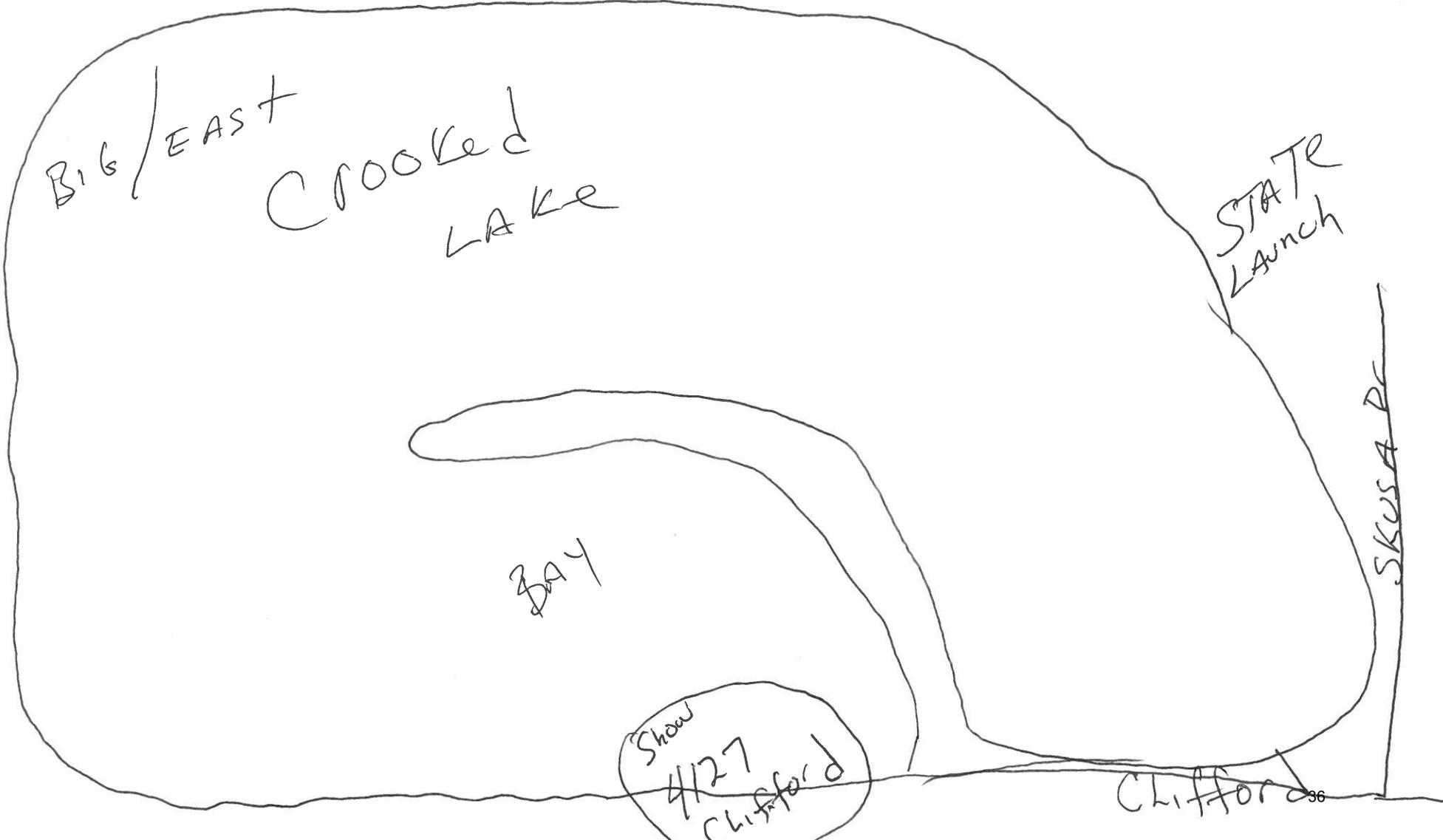
Contingency Ltr.

To whom it may concern,

If for any reason the fireworks show is canceled the product will be returned to RKM Fireworks Approved Bunker for storage.

Thank you

Calvin Heckman



Big/EAST

Crooked
LAKE

STATE
Launch

BAY

SKUSA DC

Show
4/27
Clifford

Clifford

2021 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY

DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256	The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.
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TYPE OF PERMIT(S) (Select all applicable boxes)

Agricultural or Wildlife Fireworks
 Articles Pyrotechnic
 Display Fireworks

Public Display
 Private Display

Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT MICHAEL FREELAND / ACE PYR, LLC		ADDRESS OF APPLICANT [REDACTED]	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER N/A		ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER N/A	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT) N/A		ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT) N/A	TELEPHONE NUMBER N/A
NAME OF PYROTECHNIC OPERATOR MICHAEL FREELAND OR DESIGNATE		ADDRESS OF PYROTECHNIC OPERATOR [REDACTED]	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NO. YEARS EXPERIENCE 25+	NO. DISPLAYS 250+	WHERE MI, IA, OH, IN, NO, WY; 200+ IN S.E. MICHIGAN	
NAME OF ASSISTANT JOSHUA McANINCH		ADDRESS OF ASSISTANT 9700 BURMEISTER, SAUNEE, MI	AGE OF ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF OTHER ASSISTANT TBD		ADDRESS OF OTHER ASSISTANT TBD	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

EXACT LOCATION OF PROPOSED DISPLAY
FROM FLOATING PLATFORM(S) IN W. CROOKED LAKE, GENDA TWP, MI - 6PS 42°53'70" 66 N

DATE OF PROPOSED DISPLAY
03 JULY 2022

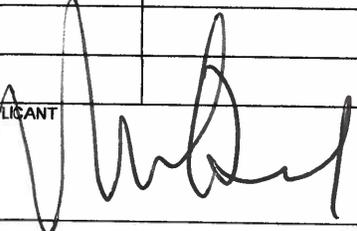
TIME OF PROPOSED DISPLAY
2155 TO 2215 E.S.T. LOCAL TIME

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT

NO ONSITE STORAGE - DIRECT SHIPMENT FROM OUR ATF TYPE II MAGAZINE(S)

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT) FIVE MILLION DOLLARS \$5,000,000.00	NAME OF BONDING CORPORATION OR INSURANCE COMPANY THE PARTNERS GROUP, LTD.
ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY 11225 S.E. 6th STREET, SUITE # 110, BELLEVUE, WA 98004	

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
18+	5" AERIAL SHELLS
36+	4" AERIAL SHELLS
96+	3" AERIAL SHELLS
36+	2.5 AERIAL SHELLS
8+	1.5 TO 2.0 MULTI-TUBE "CAKE" ITRELLS
ITEMS AND COUNTS MAY CHANGE DUE TO SUPPLY COGAIN ISSUES	
→ NOTHING FOLLOWS ← NOTHING FOLLOWS ←	

SIGNATURE OF APPLICANT 	DATE 24 MAY 2022
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/21/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Partners Group Ltd 11225 SE 6th St. Suite 110 Bellevue WA 98004		CONTACT NAME: Janet Nau PHONE (A/C, No, Ext): (877) 455-5640 FAX (A/C, No): (425) 455-6727 E-MAIL ADDRESS: jnau@tpgrp.com															
INSURED Ace Pyro, LLC 13001 E. Austin Rd Manchester MI 48158		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: James River Insurance Co</td> <td>12203</td> </tr> <tr> <td>INSURER B: Everest Denali Insurance Company</td> <td>16044</td> </tr> <tr> <td>INSURER C: AXIS Surplus Lines Insurance Company</td> <td>26620</td> </tr> <tr> <td>INSURER D: Arch Specialty Insurance Company</td> <td>21199</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: James River Insurance Co	12203	INSURER B: Everest Denali Insurance Company	16044	INSURER C: AXIS Surplus Lines Insurance Company	26620	INSURER D: Arch Specialty Insurance Company	21199	INSURER E:		INSURER F:	
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INSURER D: Arch Specialty Insurance Company	21199																
INSURER E:																	
INSURER F:																	

COVERAGES

CERTIFICATE NUMBER: 21-22

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	<input checked="" type="checkbox"/>		001236810	11/1/2021	11/1/2022	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE \$ 5,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						\$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY			S18CA00266211	11/1/2021	11/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO	<input type="checkbox"/> SCHEDULED AUTOS	BODILY INJURY (Per person) \$				
	<input type="checkbox"/> ALL OWNED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS	BODILY INJURY (Per accident) \$				
	<input checked="" type="checkbox"/> HIRED AUTOS		PROPERTY DAMAGE (Per accident) \$				
							\$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR			P00100083992001	3/8/2022	11/1/2022	EACH OCCURRENCE \$ 4,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$ 4,000,000
	DED	RETENTION \$					\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
D	Excess Liab. - Per Occurrence			UXP104824700	3/8/2022	11/1/2022	Each Occ/Aggregate \$5,000,000
A	Protection & Indem. ~ Liab Only			001236810	11/1/2021	11/1/2022	Limit ~ \$1,000,000 Ded. \$2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The following are included as Additional Insured on General Liability as their interest may appear as respects operations performed by or on behalf of the Named Insured, as required by written contract: Genoa Township, the Oak Pointe Homeowners Association and Oak Pointe Marina
 Event Location: From floating platform(s) in West Crooked Lake, GPS Coordinates 42.537066,-83.857656
 Event Date: 7/3/2022 RD: 7/4/2022

CERTIFICATE HOLDER**CANCELLATION**

Oak Pointe Country Club
 4500 Club Drive
 Brighton, MI

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jordan Stair/CCRUE

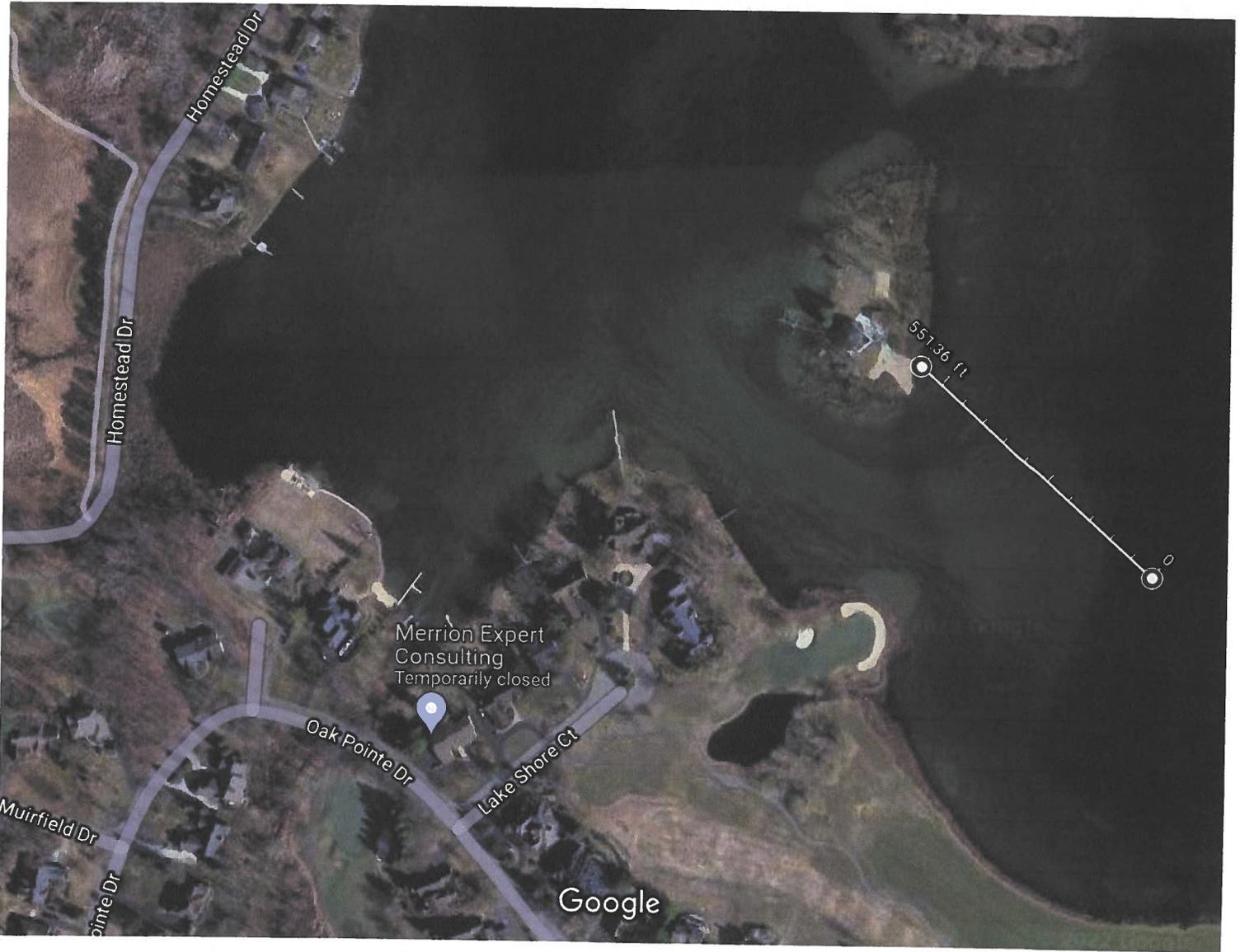
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Instructions for Application for Fireworks Other Than Consumer or Low Impact

Applications shall be submitted to the legislative body of a city, village or township board. A permit may be issued as a result of official action by the legislative body. A permit shall be valid only for use within the limits of the jurisdiction of the legislative body of a city, village or township board.

1. Type of Permit – check all boxes that may apply to the type of permit needed. You may select several permit types depending on your fireworks display. You may check with your legislative body of a city, village or township board for assistance when making your selection. Please review the following definitions to determine which type of permit to select:
 - Agricultural or Wildlife Fireworks – devices distributed to farmers, ranchers, and growers through a wildlife management program administered by the US Department of Interior or Michigan DNR.
 - Articles Pyrotechnic – 1.4G fireworks for professional use only that is classified as UN0431 or UN0432.
 - Display Fireworks – 1.3G fireworks for professional use only
 - Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes – devices with a combination of chemical elements or compounds capable of burning independently of the oxygen of the atmosphere and designed and intended to produce an audible, visual, mechanical or thermal effect for pest or animal control.
 - Public Display – a fireworks display that is open to all persons for viewing.
 - Private Display – a fireworks display that is not open to the general public for viewing.
2. Name of applicant – list the name of the applicant. The applicant may be a person representing an organization, group, firm or corporation, or self. If the applicant is also the operator, enter the same name in the operator's section.
3. Address of applicant – complete the address of the applicant; include the street address, city, state and zip code.
4. Name of person or resident agent representing corporation, LLC, DBA or other – list the name of the person or resident agent that represents the corporation, LLC, DBA or other.
5. Address of person or resident agent that represents the corporation, LLC, DBA or other – list the address of the person or resident agent representing the corporation, LLC, DBA or other.
6. Non-resident applicant – list the name of the non-resident applicant. A non-resident applicant shall appoint a Michigan attorney or Michigan resident agent in writing to be the applicant's legal representative upon whom all service of process in any action or proceeding may be served.
7. Name of pyrotechnic operator – list the name of the pyrotechnic operator. The pyrotechnic operator is the person in charge of the display. The legislative body of a city, village or township board shall rule on the competency and qualifications of the operator before granting a permit and may require an affidavit from the applicant as to the operator's experience, former pyrotechnic accidents, criminal record, sobriety, etc.
8. Address of pyrotechnic operator – list the address of the pyrotechnic operator; include the street address, city, state and zip code.
9. Age of the pyrotechnic operator – list the age of the pyrotechnic operator; the operator must be 18 years of age or older.
10. Name of assistant – list the name of the assistant to the pyrotechnic operator;
11. Address of assistant – list the address of the assistant; include the street address, city, state and zip code. If there is more than one assistant, please list additional assistants on a separate sheet and include the address and age of those additional assistants.
12. Age of assistant – list the age of the assistant to the pyrotechnic operator; the assistant must be 18 years or older.
13. Name of other assistant – list the name of other assistant to the pyrotechnic operator.
14. Age of other assistant – list the age of the assistant to the pyrotechnic operator; the assistant must be 18 years or older.
15. Exact location of proposed display – list the address of the exact location of the proposed fireworks display.
16. Date of proposed display – indicate the date of the proposed fireworks display; only one display date can be used per application.
17. Time of proposed display – indicate the time of the proposed fireworks display.
18. Manner and place of storage - indicate the manner and place of storage within the legislative body of a city, village or township board of fireworks that are ready for display, just prior to the display in the area of exhibition. The legislative body of a city, village or township board shall obtain approval from the local fire authorities of the manner and place of storage before any permit is issued.

19. Amount of bond or insurance - the issuing legislative body of a city, village or township board shall set the amount of and proof of bond or insurance for the protection of the public to satisfy claims for damages to property or personal injuries arising out of any act or omission on the part of the person, firm or corporation, or any agent or employee of the applicant. The applicant shall assure the bond or insurance required is provided.
20. Name of bonding corporation or insurance company – provide the name of the bonding corporation or insurance company for which the bond was issued through.
21. Address of bonding corporation or insurance company – list the address of the bonding corporation or insurance company; include the street address, city, state and zip code.
22. Number of fireworks and kind of fireworks to be displayed– indicate the total amount of fireworks proposed for the display or use and a description of the type of fireworks for display; such as 10 aerial bombs, 30 aerial rocket bursts, etc.
23. The application is valid for the calendar year in which the application was received and permit was issued.
24. Permit fees shall be established by the legislative body of a city, village or township board and shall be submitted to and retained by legislative body of a city, village or township board.
25. Permitting will be in compliance with the [Michigan Fireworks Safety Act, PA 256 of 2011](#), [MCL 28.466, Section 16](#).
26. **Mail the application to the legislative body of a city, village or township board within the location jurisdiction of the display.** DO NOT mail the application to the Bureau of Fire Services (BFS). If mailed to the BFS, it will be returned to the sender.



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 200 ft

Measure distance
Total distance: 551.36 ft (168.06 m)

WARNINGS

1. As provided in Title XI of the Organized Crime Control Act of 1970 (U.S.C. § 842(i)), it is unlawful for any person who (1) is under indictment for, or has been convicted in any court of, a crime punishable by imprisonment for a term exceeding 1 year, (2) is a fugitive from justice, (3) is an unlawful user of, or addicted to any controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)), (4) has been adjudicated as a mental defective or has been committed to a mental institution, to ship, transport, or receive any explosive materials in interstate or foreign commerce, (5) is an alien, other than an alien who is lawfully admitted for permanent residence (as that term is defined in section 101(a)(20) of the Immigration and Naturalization Act), or meets any other exception under section 842(i)(5), (6) has been discharged from the armed forces under dishonorable conditions, or (7) having been a citizen of the United States, has renounced the citizenship of that person.
2. Federal Regulation 27 CFR 555.53 - Licenses and permits issued under this part are not transferable to another person. In the event of the lease, sale, or other transfer of the business or operations covered by the license or permit, the successor must obtain the license or permit required by this part before commencing business or operations.
3. Alteration or Changes to the License or Permit. Alterations or changes in the original license or permit or in duplications thereof violates 18 U.S.C. 1001, an offense punishable by imprisonment for not more than 5 years and/or a fine of not more than \$250,000.

NOTICES

1. Any change in trade name or control of this business or operations MUST be reported within 30 days of the change to the Chief, Federal Explosives Licensing Center (FELC), 244 Needy Road, Martinsburg, WV 25405-9431. (27 CFR 555.56-555.57). A licensee or permittee who reports a Change of Control must, upon expiration of the license or permit, file an ATF Form 5400.13/5400.16.
2. Under § 555.46, Renewal of License/Permit, if a licensee or permittee intends to continue the business or operations described on a license or permit issued under this part during any portion of the ensuing year, the licensee or permittee shall, unless otherwise notified in writing by the Chief, FELC, execute and file with ATF prior to the expiration of the license or permit an application for a license or permit renewal, ATF Form 5400.14/5400.15 Part III, in accordance with the instructions on the form, and the required fee. In the event the licensee or permittee does not timely file an ATF Form 5400.14/5400.15 Part III, the licensee or permittee must file an ATF Form 5400.13/5400.16 as required by § 555.45, and obtain the required license or permit before continuing business or operations. A renewal application will automatically be mailed by ATF to the "mailing address" on the license or permit approximately 60 days prior to the expiration date of the license or permit. If the application is not received 30 days prior to the expiration date, the licensee or permittee should contact the FELC.
 Note: The user-limited permits are not renewable.
3. This license or permit is conditional upon compliance by you with the Clean Water Act (33 U.S.C. § 1341(a)).
4. THIS LICENSE OR PERMIT MUST BE POSTED AND KEPT AVAILABLE FOR INSPECTION (27 CFR 555.101).

ATF Form 5400.14/5400.15 Part I
Revised October 2011

Federal Explosives License (FEL) Customer Service Information
(Continued from front)

Discontinuance of Business (27 CFR 555.61)(27 CFR 555.128). Where an explosives materials business or operations is succeeded by a new licensee or permittee, the records prescribed by this subpart shall appropriately reflect such facts and shall be delivered to the successor, or may be, within 30 days following business discontinuance, delivered to the ATF Out-of-Business Records Center, 244 Needy Road, Martinsburg, WV 25405, or to any ATF office in the division in which the business was located. Where discontinuance of the business is absolute, the records shall be delivered within 30 days following the business discontinuance to the ATF Out-of-Business Records Center, 244 Needy Road, Martinsburg, WV 25405, or to any ATF office in the division in which the business was located.

Explosive materials must be stored in conformance with requirements set forth in 27 CFR, Part 55. It is unlawful for any person to store any explosive materials in a manner not in conformity with these regulations.

**TO REPORT LOST OR STOLEN EXPLOSIVES, YOU MUST IMMEDIATELY NOTIFY ATF:
CALL TOLL FREE - (888) ATF-BOMB**

✂ Cut Here

Federal Explosives Licensing Center (FELC) 244 Needy Road Martinsburg, WV 25405-9431	Toll-free number: (877) 283-3352 Fax number: (304) 616-4401 E-mail: FELC@atf.gov
ATF Hotline Numbers	
Arson Hotline: 1-888-ATF-FIRE (1-888-283-3473)	
Bomb Hotline: 1-888-ATF-BOMB (1-888-283-2662)	
Report Illegal Firearms Activity: 1-800-ATF-GUNS (1-800-283-4867)	
Firearms Theft Hotline: 1-888-930-9275	
Report Stolen, Hijacked or Seized Cigarettes: 1-800-659-6242	
Other Criminal Activity: 1-888-ATF-TIPS (1-888-283-8477)	



SAFETY DATA SHEET

Date: 21st September 2018

5.4 Advice for fire-fighters

In case of fire: Evacuate area. Fight fire remotely due to risk of explosion. Firemen have to wear self contained breathing apparatus. Use qualified personnel who are well aware of the dangers of this product.

5.5 Additional information

Collect extinguishing water to prevent damage to environment. Alert and evacuate the surrounding area. Fight the fire from a sheltered location.

Section 6: ACCIDENTAL RELEASE MEASURES

6.1 Personal precautions:

Eliminate all sources of heat and ignition. People dealing with major spillages should wear personal protective clothing (suitable gloves and filter mask if dust is formed). Evacuate the danger zone. Avoid dust engendering and inhalation of the dust. Prevent further dust dispersion for example of dampening the materials.

6.2 Environmental precautions:

Ventilation recommended.

6.3 Clean up methods:

Collect spilled material by hand, eg. With a dustpan and duster; do not use a vacuum cleaner, which poses a risk of explosion. Do not use compressed air for clean up

Section 7: HANDLING AND STORAGE

7.1 Handling:

When handling observe the usual precautionary measures for chemicals. Avoid contact with heat, sparks, flames and other ignition sources. No smoking. No heating, welding, soldering, drilling, cutting. Do not use equipment producing an open flame or electrical equipment, which may cause sparks. Handle in well ventilated areas. Prevent dust formation and inhalation of dust. Avoid contact with the eyes, skin and clothing. Handle empty packaging with the same safety precautions as full packaging. Keep extinguishing equipment in the vicinity.

7.2 Storage:

Store closed packaging in a dry and well-ventilated location. Fireproof. Keep away from food, drinks and animal feed. Store separately, maintain safety distances in accordance with national legislation for pyrotechnic preparations.

Suitable storage material: Original packaging

Storage material to avoid: Packaging that does not meet the applicable ADR regulations, metals.

Storage temperature: Recommended 5-30°C/41-86°F

7.3 Specific use(s): For regulated consumer or professional use only. Must be used outdoors. See warning label on each individual packaging.



SAFETY DATA SHEET

Date: 21st September 2018

Section 4: FIRST AID MEASURES

4.1 Description of first aid measures

Eye contact:	Rinse with sufficient water; remove any contact lenses prior to rinsing, then immediately rinse the eyes with the eyelids open for a sufficient period of time (at least 10 minutes) using (lukewarm water). Where possible, do not interrupt the rinsing process. Regularly lift the eyelids. Avoid rubbing the eyes to prevent mechanical damage. Help the victim with the rinsing process. Consult an eye doctor if the eyes are irritated or the symptoms persist.
Skin contact:	Remove contaminated clothing. Wash skin immediately with soap and water if available. Use a shower where required. If symptoms like irritation develop, obtain medical attention.
Swallowing:	May be toxic. Have the victim rinse his mouth with water and spit it out (never give an unconscious person something to drink due to risk of suffocation). Do not induce vomiting (unless under direct supervision by a doctor) and immediately consult a doctor showing the packaging or label, or take the victim to hospital. Loosen tight clothing, such as a shirt, tie, belt or waistband. Rest.
Inhalation:	Take the person into fresh air and keep him warm, let him rest. If there is difficulty in breathing, give oxygen. Give artificial respiration if breathing has stopped. Consult a doctor after prolonged exposure or if symptoms do not disappear after a short time.
Burn injuries:	Burn injuries may occur should product accidentally igniter. With all burn injuries; immediate medical treatment for trauma is essential for patient outcome.
Further medical Treatment:	Symptomatic treatment and supportive therapy as indicated.

Section 5: FIRE FIGHTING MEASURES

5.1 Extinguishing media

Suitable extinguishing media: Preferably with dry chemical, foam or water spray
Unsuitable extinguishing media: None Known

5.2 Special hazards arising from the substance or mixture

Explosion risk in case of fire. DO NOT fight fire when fire reaches explosives. Do not attempt to directly fight established or slow smoldering fires as an explosion is possible. In case of fire, evacuate area.

5.3 Special exposure hazards from combustion products

Keep enough distance to protect your own safety due to the character of the material. If involved in a fire, it may emit noxious and toxic fumes. Combustion products may include: carbon monoxide, chlorine, chlorine oxides, sulfur oxide and nitrogen oxide.



SAFETY DATA SHEET

Date: 21st September 2018

Section 3: COMPOSITION / INFORMATION ON INGREDIENTS

Hazardous ingredients	% Weight	EC No.	CAS No.	Hazard pictograms	Risk Phrases/Hazard Statements
Potassium nitrate	>50	231-818-8	7757-79-1		Xi; R38 Skin Irrit. 2, H315
Charcoal	>10	240-383-3	16291-96-6	None	None
Sulfur	>10	231-722-6	7704-34-9		Xi; R38 Skin Irrit. 2, H315
Potassium perchlorate	>50	231-912-9	7778-74-7		R9/R22 H271/H302
Strontium carbonate	>10	216-643-7	1633-05-2	None	None
Magnalium	>10	231-104-6 & 231-072-3	7439-95-4 & 7429-90-5		R11/R15/R17 H250/H260 & H315/H319/ H335/H402
Phenolic resin	<10	605-001-00-5	9003-35-4	None	None
Barium nitrate	<50	233-020-5	10022-31-8		R22/R20 H302/H332
Aluminium	<50	231-072-3	7429-90-5		R15/R17 H315/H319/ H335/H402
Copper oxide	<50	215-269-1	1317-38-0		R22-50/53 S22-61 H302/H410/P273
Antimony sulfide	<10	215-713-4	1345-04-6		R20/22 R51/53 H302/H332/H411 P273

GHS Classification elements in so far as officially assigned according to EC Regulation 1272/2008

Full text of each relevant R phrases can be found in section 16. Full text of each relevant H phrases can be found in section 16.



VULCAN[®]
PREMIUM QUALITY FIREWORKS

SAFETY DATA SHEET

Date: 21st September 2018

2.2.2 Label elements *According to Directive 67/548/EEC & Director 67/548/EEC*

Risk Phrases

R2: Risk of explosion by shock, friction, fire or other sources of ignition

R8: Contact with combustible material may cause fire

R22: Harmful if swallowed

R36/37/38: Irritating to eyes, respiratory system and skin

R43: May cause sensitization by skin contact

Safety Phrases

S2: Keep out of reach of children

S16: Keep away from sources of ignition – No Smoking

S34: Avoid shock or friction

2.2.3 Physical hazards

The mixture is a pyrotechnic preparation. Ignition is possible by contact with open fire, but also by sparks, contact with a hot surface, heat radiation or a strong grinding effect. Self-ignition is possible due to the effects of moisture of contact with acids or bases. Both the preparation and the smoke can have an oxidizing effect on metals



SAFETY DATA SHEET

Date: 21st September 2018

Section 1: IDENTIFICATION OF THE SUBSTANCE AND OF THE COMPANY

- 1.1 Product Identifier**
GHS Product Identifier **Fireworks, Division 1.3 Explosive**
Chemical name **Fireworks, 1.3G UN0335**
Trade name **Not Applicable**
CAS No. **Fireworks, Display fireworks**
EINECS No. **Mixture**
REACH Registration No. **Mixture**
Not applicable
- 1.2 Relevant identified uses:**
For personal enjoyment, entertainment and celebrations
- 1.3 Identification company** Oriental Fireworks Co Ltd
83 Guizhai East Road Liuyang Hunan, China
Tel: +86-731-8364-9260
Email: info@shogunvulcan.com
URL: www.shogunvulcan.com
- 1.4 Emergency contact** Infotrac 24 hour US Emergency Response Number
Tel: +1-800-535-5053 or 1-352-323-3500
Infotrac Contract No. 106045

Section 2: HAZARDS IDENTIFICATION

- 2.1 Classification of the substance or mixture**
- 2.1.1** The preparation is classified according to **(EC)** Directive 1999/45/EC or Directive 67/548/EEC and its amendments and **(US)** APA Standard 87-1.
- 2.1.2** Regulation (EC) No. 1272/2008 (CLP) & (US) OSHA Hazard Communication Standard 29 CFR 1910.1200 – EXPLOSIVE
- 2.2 Label elements**
- 2.2.1 Label elements** According to Regulation (EC) No. 1272/2008 (CLP) & (US) OSHA Hazard Communication Standard 29 CFR 1910.1200
- GHS Product Identifier**
- | | | |
|-------------------------|--------------------|---------------|
| Hazard Pictogram | Signal Word | DANGER |
|-------------------------|--------------------|---------------|



Hazard Statements

H203: Explosive; fire, blast or projection hazard

Precautionary statements

P210: Keep away from heat/sparks/open flames/hot surfaces – No Smoking

P372+P380: Explosion risk in case of fire: evacuate area

P373: Do NOT fight fire when fire reaches explosives

2022

2021 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY

DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256

The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

- Agricultural or Wildlife Fireworks
- Articles Pyrotechnic
- Display Fireworks
- Public Display
- Private Display
- Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT Calvin Heckman Jr	ADDRESS OF APPLICANT [REDACTED]	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
---	------------------------------------	---

NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER	ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER
--	--

IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER
---	--	------------------

NAME OF PYROTECHNIC OPERATOR Calvin Heckman Jr	ADDRESS OF PYROTECHNIC OPERATOR [REDACTED]	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
--	---	--

NO. YEARS EXPERIENCE 26	NO. DISPLAYS 70	WHERE MI and IN
-----------------------------------	---------------------------	---------------------------

NAME OF ASSISTANT Robert Pecker Jr	ADDRESS OF ASSISTANT [REDACTED]	AGE OF ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
--	------------------------------------	---

NAME OF OTHER ASSISTANT Calvin Heckman III	ADDRESS OF OTHER ASSISTANT Warren Rd	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
--	--	---

EXACT LOCATION OF PROPOSED DISPLAY
MT Brighton Ski Lodge Bauer Rd

DATE OF PROPOSED DISPLAY 07/16/2022	TIME OF PROPOSED DISPLAY 10 PM
---	--

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT

NFPA Approved Bonker @ Rkm fireworks till show

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT)	NAME OF BONDING CORPORATION OR INSURANCE COMPANY Britton-Gallagher
---	--

ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY
1375 E. 9th ST Cleveland OH

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
72	3"
48	4"
40	5"
24	6"
6	Multi Shot Boxes

SIGNATURE OF APPLICANT Calvin Heckman Jr	DATE 5/23/22
--	------------------------



U.S. Department of Justice
Bureau of Alcohol, Tobacco, Firearms and Explosives
Federal Explosives Licensing Center
244 Needy Road
Martinsburg, West Virginia 25405

901090: CRR/FLS
5400
File Number: 4MI00995

12/04/2015

SUBJECT: EMPLOYEE POSSESSOR LETTER OF CLEARANCE for:

CALVIN HECKMAN

SHOOTER AND OPERATOR
(810)227-6307

████████████████████
BRIGHTON, MI 48116

and is ONLY valid under the following Federal explosives license/permit:

████████████████████ RKM FIREWORKS CO
27383 MAY ST
EDWARDSBURG, MI 49112

Dear CALVIN HECKMAN:

You have been approved to transport, ship, receive or possess explosive materials as an employee possessor under the Federal explosive license or permit indicated above. **This clearance is only valid under the license or permit referenced above.**

Sincerely,

Christopher R. Reeves

Christopher R. Reeves
Chief, Federal Explosives Licensing Center (FELC)

FELC Customer Service. If you believe that information on your "Letter of Clearance" is incorrect, please return a COPY of the letter to the Chief, Federal Explosives Licensing Center (FELC), with a statement showing the nature of the error. The Chief, FELC, shall correct the error, and return an amended letter to you.

Mail: ATF
Chief, FELC
Attn.: LOC Correction
244 Needy Road
Martinsburg, West Virginia 25405

Fax: 1-304-616-4401
Chief, FELC
Attn.: LOC Correction

Call toll-free: 1-877-283-3352

CALVIN HECKMAN

Employee Possessor Letter of Clearance for:



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/4/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Britton-Gallagher and Associates, Inc. One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No. Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS: info@brittongallagher.com	
	INSURER(S) AFFORDING COVERAGE NAIC #	
INSURED RKM Fireworks Company & St. Evans, Inc. 27383 MAY STREET Edwardsburg MI 49112	INSURER A: Everest Indemnity Insurance Co. 10851	
	INSURER B: Everest Denali Insurance Company	
	INSURER C: Axis Surplus Insurance Company 26620	
	INSURER D:	
	INSURER E:	
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** 1804984442 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			S18ML02365-211	10/8/2021	10/8/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS			S18CA00264-211	10/8/2021	10/8/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			P-001-000726434-01	10/8/2021	10/8/2022	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Excess Liability #2			S18EX01820-211	10/8/2021	10/8/2022	Each Occ/ Aggregate \$5,000,000 Total Limits \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
 Display Date: 07/16/2022 Rain Date: 07/17/2022 Location: Mt. Brighton Ski Area
 Additional Insured: Brighton Alumni Association

CERTIFICATE HOLDER Brighton Alumni Association 7878 Brighton Rd. Brighton MI 48116	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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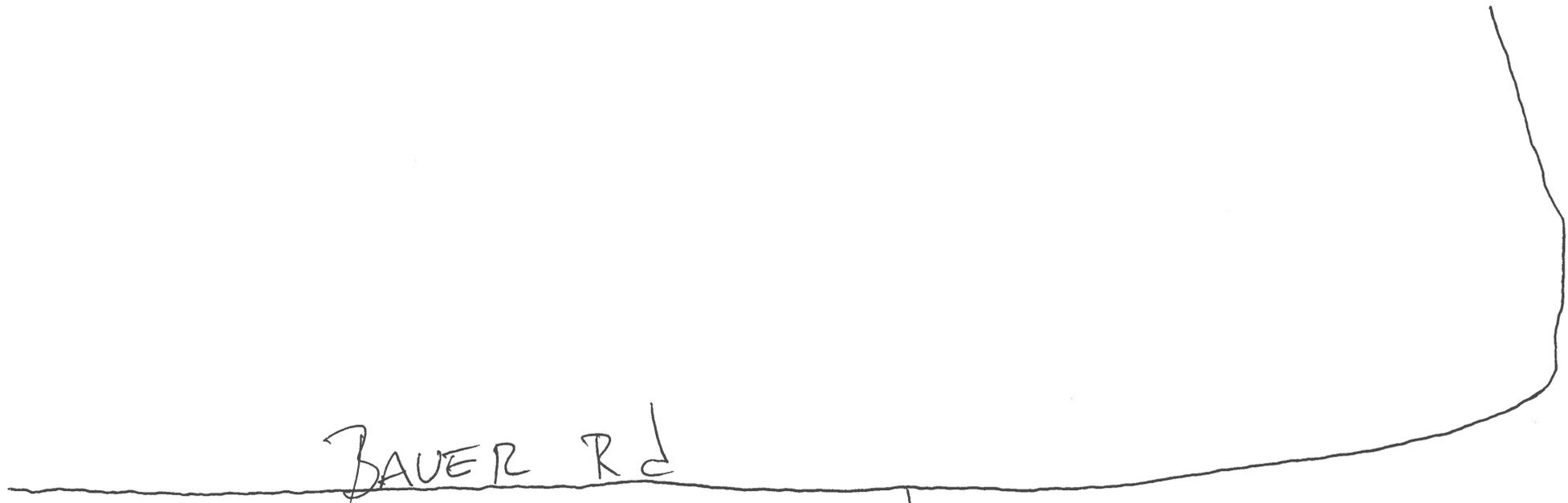
Contingency Ltr.

To whom it may concern,

If for any reason the fireworks show is canceled the product will be returned to RKM Fireworks Approved Bunker for storage.

Thank you

Calvin Heckman

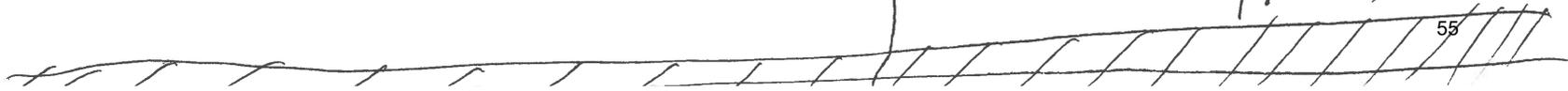


BAUER RD

Challis Bd

MT
Brighton
Shaw
(X)

R.R TRACK



MEMORANDUM

TO: Township Board
FROM: Michael Archinal 
DATE: 6/2/2022
RE: Survivor Park Agreement

Please find attached an agreement drafted by the Township Attorney to facilitate the transfer of funds from Howell Schools to Genoa Township. Please consider the following action:

Moved by _____, supported by _____, to approve an agreement with Howell Public Schools for construction of Survivor Park.

Agreement for Construction of Survivor Park

THIS AGREEMENT is made the ____ day of _____, 2022, by the Genoa Charter Township (“Genoa”), a Michigan charter township, whose address is 2911 Dorr Road, Brighton, MI, 48116, and the Howell Public Schools (“Howell”), a Michigan public school system, whose address is 411 N Highlander Way, Howell, MI, 48843.

RECITALS

WHEREAS, Genoa owns and operates a park at its location on Dorr Road;

WHEREAS, students from Howell have engaged in fundraising efforts in order to help build what will be called the Senior Survivor Park at the Genoa Township Park;

THAT the Senior Survivor Park is an all-inclusive, nature-inspired playground;

THAT as of May 26, 2022, the students from Howell have raised \$482,290.33 towards the construction cost of the Senior Survivor Park;

WHEREAS, the Township is entering into a contract for the construction of the Survivor Park with an anticipated cost of over \$750,000.00;

AND WHEREAS, the parties wish to efficiently manage the construction of, and the payment for, the Senior Survivor Park;

AGREEMENT

THE PARTIES AGREE that Genoa shall enter into a contract for the construction of, and manage payment for, the construction of the Senior Survivor Park;

THE PARTIES FURTHER AGREE that within 20 days of the date of this agreement, Howell will transfer the monies received towards the Senior Survivor Park to Genoa;

THE PARTIES FURTHER AGREE that Howell will transfer the monies received from any future donations for the Senior Survivor Park to Genoa;

THAT Genoa shall deposit these monies into its construction account for this project;

THAT Genoa shall make appropriate and timely payments pursuant to an agreement that will be entered into for the construction of the Senior Survivor Park;

THAT Genoa shall provide to Howell periodic updates, at least every quarter, as to the status of the construction of the Senior Survivor Park and monies paid to the contractors for the construction of the Senior Survivor Park;

AND THAT Howell shall have no further obligation for the payment of contractors or construction for the Senior Survivor Park.

GENOA CHARTER TOWNSHIP

By: _____

Its: Supervisor

Printed Name: Bill Rogers

Dated: _____

By: _____

Its: Clerk

Printed Name: Paulette Skolarus

Dated: _____

HOWELL PUBLIC SCHOOLS

By: _____

Its: Superintendent

Printed Name: Erin J. McGregor

Dated: _____

MEMORANDUM

TO: Township Board
FROM: Michael Archinal 
DATE: 6/2/2022
RE: Board Appointments

Please consider the following action:

Moved by _____, supported by _____, to approve appointments to various Boards and Commissions as presented.

Genoa Township Officials
Amended: June 6, 2022

PLANNING COMMISSION (3-year term)

Chris Grajek	06/30/23
Marianne McCreary	06/30/24
Tim Chouinard	06/30/23
Jeff Dhaenens	06/30/25
Diana Lowe	06/30/25
Glynis McBain	06/30/24
Eric Rauch	06/30/25

ZONING BOARD OF APPEALS (3-year term)

Bill Rockwell	06/30/24
Marianne McCreary	06/30/24
Greg Rassel	06/30/23
Jean Ledford (1-year term)	11/20/22
Michele Kreutzberg	06/30/23
Craig Fons (alternate)	06/30/23

BOARD OF REVIEW (2-year term)

Chris Grajek	12/31/22
Ron Matkin	12/31/22
Marianne McCreary	12/31/22
Lindsay McFarlane (alternate)	12/31/22

SEMCOG (4-year term)

Terry Croft	11/20/24
Diana Lowe (alternate)	11/20/24

GENOA/OCEOLA SEWER AND WATER AUTHORITY (4-year term)

Robin Hunt	11/20/24
Bill Rogers	11/20/24

HOWELL PARKS AND RECREATION (4-year term)

Diana Lowe	11/20/24
Terry Croft (alternate)	11/20/24

MHOG (Marion, Howell, Oceola and Genoa) (4-year term)

Robin Hunt	11/20/24
Bill Rogers	11/20/24

FOIA COORDINATOR (4-year term)

Michael Archinal	11/20/24
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BRIGHTON FIRE AUTHORITY (4-year term)

Bill Rogers	11/20/24
Terry Croft	11/20/24

ELECTION COMMISSION (4-year term)

Diana Lowe	11/20/24
Jean Ledford	11/20/24

**Resolution No. 3–Timberview Private Drive Road Improvement
Project Special Assessment Project (Winter 2022)**

Genoa Charter Township

At a regular meeting of the Township Board of Genoa Charter Township, Livingston County, Michigan, (the "Township") held at the Township Hall on June 6, 2022 at 6:30 p.m., there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by and seconded by :

**Resolution Approving Project, Cost Estimates, Special Assessment District and Causing the
Special Assessment Roll to be Prepared**

WHEREAS, preliminary plans and cost estimates for the Project have been filed with the Township;

WHEREAS, the Township Board has tentatively determined to proceed with the Project as described in Exhibit A and in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, The Board of Trustees of the Township has declared its intention to make the improvement and tentatively designated the special assessment district against which the cost of the improvement Timberview Private Drive Road Improvement Project 2022 is to be assessed as described in Exhibit B.

WHEREAS, on June 6, 2022 a public hearing was held to hear any objections to the Timberview Private Drive Road Improvement Project (Winter 2022) and to the special assessment district and notice of the hearing was provided pursuant to the requirements of Act No 188, Michigan Public Acts of 1954, as amended;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board approves the completion of the Project and approves the plans and cost estimates for the Project, which are on file with the Township Manager and which are identified as "Plans and Cost Estimates for the Timberview Private Drive Road Improvement Special Assessment Project (Winter 2022)."

2. The Township Board approves the sufficiency of the Petition for the improvement.

3. The Township Board determines that the Special Assessment District for the Project shall consist of the parcels identified in Exhibit B. The term of the Special Assessment District shall be for ten-years.

4. The Township Board has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

5. The Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll stating that the roll was made pursuant to a resolution of the Township Board adopted on a specified date, and that in making the assessment roll the supervisor, according to his or her best judgment, has conformed in all respects to the directions contained in the resolution and the statutes of the State of Michigan.

6. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

A vote on the foregoing resolution was taken and was as follows:

YES:

NO:

ABSENT:

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at the June 6, 2022 meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus, Genoa Charter Township Clerk

EXHIBIT A
TIMBERVIEW PRIVATE DRIVE ROAD IMPROVEMENT PROJECT (WINTER 2022)
DESCRIPTION OF PROJECT
A TEN-YEAR SPECIAL ASSESSMENT DISTRICT
WITH PROJECTED COSTS AS FOLLOWS:

- Total cost of the project: \$34,884
- Total parcels: 4
- Homeowners representing over 50% of property have signed petitions
- Total amount per parcel: 3 parcels @ \$11,628.00, 1 parcel @ \$3471.63

TIMBERVIEW PRIVATE ROAD 2022	
PROJECT COST	\$35,950
ADMIN.	\$2,000
4200 Timberview Dr.	(3,066)
TOTAL	\$34,884
INTEREST %	2
PROPERTIES	3

	YEAR	PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING
1	2021	\$1,395.36	\$232.56	\$1,162.80	\$10,465.20
2	2022	\$1,372.10	\$209.30	\$1,162.80	\$9,302.40
3	2023	\$1,348.85	\$186.05	\$1,162.80	\$8,139.60
4	2024	\$1,325.59	\$162.79	\$1,162.80	\$6,976.80
5	2025	\$1,302.34	\$139.54	\$1,162.80	\$5,814.00
6	2026	\$1,279.08	\$116.28	\$1,162.80	\$4,651.20
7	2027	\$1,255.82	\$93.02	\$1,162.80	\$3,488.40
8	2028	\$1,232.57	\$69.77	\$1,162.80	\$2,325.60
9	2029	\$1,209.31	\$46.51	\$1,162.80	\$1,162.80
10	2030	\$1,186.06	\$23.26	\$1,162.80	\$0.00
		\$12,907.08	\$1,279.08	\$11,628.00	

4200 TIMBERVIEW*		\$3,066			
	YEAR	PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING
1	2022	\$367.92	\$61.32	\$306.60	\$2,759.40
2	2023	\$361.79	\$55.19	\$306.60	\$2,452.80
3	2024	\$355.66	\$49.06	\$306.60	\$2,146.20
4	2025	\$349.52	\$42.92	\$306.60	\$1,839.60
5	2026	\$343.39	\$36.79	\$306.60	\$1,533.00
6	2027	\$337.26	\$30.66	\$306.60	\$1,226.40
7	2028	\$331.13	\$24.53	\$306.60	\$919.80
8	2029	\$325.00	\$18.40	\$306.60	\$613.20
9	2030	\$318.86	\$12.26	\$306.60	\$306.60
10	2031	\$312.73	\$6.13	\$306.60	\$24.53
		\$3,403.26	\$337.26	\$3,066.00	

*25% of admin. Fee and 25% of approach

The project (the "Project") will consist of:

- Pulverize existing asphalt and haul away for road and private driveway approach
- Enhance existing aggregate base with 21 a crushed concrete
- Fine grade and compact
- Pave with 3 ½ inches compacted bituminous 36A asphalt
- Roll and compact

EXHIBIT B

The Project (Timberview Private Drive Road Improvement Winter 2022) is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map (included) and includes the specific properties that are identified by the following permanent parcel numbers:

4711-33-100-021

4711-33-100-024

4711-33-100-031

4711-33-101-016



Resolution No. 4 – Timberview Private Drive Road Improvement Project (Winter 2022)

Genoa Charter Township

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on June 6, 2022, at 6:30 p.m., there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by _____ and supported by _____

Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing, and Directing the Issuance of Statutory Notices

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Timberview Private Drive Road Improvement Project (2022) within the Township as described in Exhibit A (the “Project”); in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of the Township has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled “Special Assessment Roll for the Timberview Private Drive Road Improvement Project (Winter 2022)” (Exhibit B) and has filed the Proposed Roll with the Township Manager and Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Manager and Township Clerk.
2. The Township Board acknowledges that the Township Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the direction of the Township Board and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan. (Exhibit C)
3. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing to review and hear objections on the Proposed Roll.
4. The second public hearing will be held on June 20, 2022 at 6:30 p.m. at the offices of Genoa Charter Township, Livingston County, Michigan.
5. The Township Manager is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or

parties listed thereon. The notice to be mailed by the Township Manager shall be similar to the notice attached as Exhibit D and shall be mailed by first class mail on or before June 7, 2022. Following the mailing of the notices, the Township Manager shall complete the affidavit of mailing similar to the affidavit set forth in Exhibit E.

6. The Township Manager is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before June 10, 2022 and June 17, 2022. The notice shall be in a form substantially similar to the notice attached as Exhibit D.

7. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

A vote on the foregoing resolution was taken and was as follows:

YES:

NO:

ABSENT:

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at the June 6, 2022 meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus, Clerk
Genoa Charter Township

EXHIBIT A
TIMBERVIEW PRIVATE DRIVE ROAD IMPROVEMENT PROJECT (WINTER 2022)
DESCRIPTION OF PROJECT
A TEN-YEAR SPECIAL ASSESSMENT DISTRICT
WITH PROJECTED COSTS AS FOLLOWS:

- Total cost of the project: \$34,884
- Total parcels: 4
- Homeowners representing over 50% of property have signed petitions
- Total amount per parcel: 3 parcels @ \$11,628.00, 1 parcel @ \$3471.63

TIMBERVIEW PRIVATE ROAD 2022	
PROJECT COST	\$35,950
ADMIN.	\$2,000
4200 Timberview Dr.	(3,066)
TOTAL	\$34,884
INTEREST %	2
PROPERTIES	3

	YEAR	PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING
1	2021	\$1,395.36	\$232.56	\$1,162.80	\$10,465.20
2	2022	\$1,372.10	\$209.30	\$1,162.80	\$9,302.40
3	2023	\$1,348.85	\$186.05	\$1,162.80	\$8,139.60
4	2024	\$1,325.59	\$162.79	\$1,162.80	\$6,976.80
5	2025	\$1,302.34	\$139.54	\$1,162.80	\$5,814.00
6	2026	\$1,279.08	\$116.28	\$1,162.80	\$4,651.20
7	2027	\$1,255.82	\$93.02	\$1,162.80	\$3,488.40
8	2028	\$1,232.57	\$69.77	\$1,162.80	\$2,325.60
9	2029	\$1,209.31	\$46.51	\$1,162.80	\$1,162.80
10	2030	\$1,186.06	\$23.26	\$1,162.80	\$0.00
		\$12,907.08	\$1,279.08	\$11,628.00	

4200 TIMBERVIEW*		\$3,066			
	YEAR	PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING
1	2022	\$367.92	\$61.32	\$306.60	\$2,759.40
2	2023	\$361.79	\$55.19	\$306.60	\$2,452.80
3	2024	\$355.66	\$49.06	\$306.60	\$2,146.20
4	2025	\$349.52	\$42.92	\$306.60	\$1,839.60
5	2026	\$343.39	\$36.79	\$306.60	\$1,533.00
6	2027	\$337.26	\$30.66	\$306.60	\$1,226.40
7	2028	\$331.13	\$24.53	\$306.60	\$919.80
8	2029	\$325.00	\$18.40	\$306.60	\$613.20
9	2030	\$318.86	\$12.26	\$306.60	\$306.60
10	2031	\$312.73	\$6.13	\$306.60	\$24.53
		\$3,403.26	\$337.26	\$3,066.00	

*25% of Admin. Fee and 25% of approach

The project (the "Project") will consist of:

- Pulverize existing asphalt and haul away for road and private driveway approach
- Enhance existing aggregate base with 21 a crushed concrete
- Fine grade and compact
- Pave with 3 ½ inches compacted bituminous 36A asphalt, roll and compact

EXHIBIT C

Certificate

I, the undersigned, Supervisor of Genoa Charter Township, Livingston County, Michigan (the “Township”), acting pursuant to a resolution duly adopted by the Township Board of the Township on June 6, 2022 (the “Resolution”) certify that (1) the attached special assessment roll for the Timberview Private Drive Road Improvement Project (2022), to which this Certificate is affixed, was made pursuant to the Resolution and (2) in making such a roll, I have, according to my best judgment, conformed in all respects to the directions contained in the Resolution and the statutes of the State of Michigan, including Act No. 188, Public Acts of Michigan, 1954, as amended.

Dated: June 7, 2022

Bill Rogers
Genoa Charter Township Supervisor

EXHIBIT D

**GENOA CHARTER TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING
UPON A PROPOSED TIMBERVIEW PRIVATE DRIVE ROAD IMPROVEMENT PROJECT
AND SPECIAL ASSESSMENT DISTRICT (Winter 2022)**

NOTICE IS HEREBY GIVEN:

- (1) The Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on June 20, 2022 at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review the following proposed special assessment district and to hear any objections thereto and to the proposed project.

**GENOA CHARTER TOWNSHIP – TIMBERVIEW DRIVE ROAD IMPROVEMENT PROJECT
AND SPECIAL ASSESSMENT DISTRICT (Winter 2022)
(A ten-year program with costs as follows)**

- Total cost of the project: \$34,884
- Total parcels: 4
- Homeowners representing over 50% of property have signed petitions
- Total amount per parcel: 3 parcels @ \$11,628.00, 1 parcel @ \$3471.63

TIMBERVIEW PRIVATE ROAD 2022	
PROJECT COST*	\$35,950
ADMIN.	\$2,000
4200 Timberview Dr.	(3,066)
TOTAL	\$34,884
INTEREST %	2
PROPERTIES	3

	YEAR	PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING
1	2021	\$1,395.36	\$232.56	\$1,162.80	\$10,465.20
2	2022	\$1,372.10	\$209.30	\$1,162.80	\$9,302.40
3	2023	\$1,348.85	\$186.05	\$1,162.80	\$8,139.60
4	2024	\$1,325.59	\$162.79	\$1,162.80	\$6,976.80
5	2025	\$1,302.34	\$139.54	\$1,162.80	\$5,814.00
6	2026	\$1,279.08	\$116.28	\$1,162.80	\$4,651.20
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9	2029	\$1,209.31	\$46.51	\$1,162.80	\$1,162.80
10	2030	\$1,186.06	\$23.26	\$1,162.80	\$0.00
		\$12,907.08	\$1,279.08	\$11,628.00	

4200 TIMBERVIEW*		\$3,066			
	YEAR	PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING
1	2022	\$367.92	\$61.32	\$306.60	\$2,759.40
2	2023	\$361.79	\$55.19	\$306.60	\$2,452.80
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8	2029	\$325.00	\$18.40	\$306.60	\$613.20
9	2030	\$318.86	\$12.26	\$306.60	\$306.60
10	2031	\$312.73	\$6.13	\$306.60	\$24.53
		\$3,403.26	\$337.26	\$3,066.00	

**25% of Admin. Fee and 25% of approach

The project (the "Project") will consist of:

- Pulverize existing asphalt and haul away for road and private driveway approach
- Enhance existing aggregate base with 21 a crushed concrete
- Fine grade and compact
- Pave with 3 ½ inches compacted bituminous 36A asphalt
- Roll and compact

(2) The Project is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map and includes the specific properties that are identified by the following parcel numbers: 4711-33-100-021, 4711-33-100-024, 4711-33-100-031, 4711-33-101-016



- (3) The Township plans to impose special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.
- (4) The preliminary plans and cost estimates for the proposed project and the boundaries of the Special Assessment District are now on file in the office of the Township Manager and Township Clerk for public inspection. The Township Board has received petitions signed by more than 50 percent of property owners within the proposed district. Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to file written objections to the Project with the Township Board. Any person objecting to the proposed Project or the proposed Special Assessment District shall file an objection in writing with the Township Manager before the close of the June 20, 2022 hearing or within such further times as the Township Board may grant.

This notice is given by order of the Genoa Charter Township Board.

Dated: June 7, 2022

Michael C. Archinal
Genoa Charter Township Manager

(Press/Argus 6/10/22 – 6/17/22)

EXHIBIT E

AFFIDAVIT OF MAILING

STATE OF MICHIGAN

COUNTY OF LIVINGSTON

MICHAEL C. ARCHINAL, being first duly sworn, deposes and says that he personally prepared for mailing, and did on June 7, 2022 send by first-class mail, the notice of public hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of Genoa Charter Township; that he personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that he personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Michael C. Archinal
Genoa Charter Township Manager
June 7, 2022



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

MEMORANDUM

TO: Honorable Board of Trustees

FROM: Kelly VanMarter, Assistant Manager/Community Development Director

DATE: June 1, 2022

RE: **Prophet Elijah Retreat Center - Special Land Use, Impact Assessment, and Site Plan**

Managers Review: 

Attached please find the project case file to expand the Our Lady of the Fields camp (formerly known as Camp Chaldean) to include a 28,851 square foot retreat center with a 40-room dormitory for overnight stay. The retreat center is proposed to be connected with a covered and enclosed walkway to the existing St. George Shrine building. The project is located on the southwest side of the camp at 1391 Kellogg Road, south of McClements Road, Brighton. The request is petitioned by the Chaldean Catholic Church of the U.S.A.

Although attached to the church via a covered walkway, the intended use of the retreat center is for overnight lodging and transient occupancy which is consistent with the primary use of the property as a campground. Private campgrounds are a special land use in the PRF district (Table 6.02). Given the size and potential impacts of the project, it constitutes a major expansion of an existing special land use (Section 19.06) and as such, a new special land use review/approval is necessary in addition to site plan review/approval.

Procedurally, the Planning Commission is to review the special land use, site plan, and impact assessment, and provide a recommendation on each to the Township Board following a public hearing. This project was reviewed by the Planning Commission at multiple meetings including September 14, 2020, November 9th, 2020, June 2, 2021, and September 13, 2021. A public hearing was held at each of these meetings and extensive public input was received. Ultimately at the September 13, 2021 meeting, with three members of the Commission absent, the four-member Planning Commission recommended denial of the Special Land Use, Impact Assessment and Site Plan by a three to one vote (3-1).

On September 30, 2021, the applicant provided a letter indicating that they were not seeking Township Board action at that time. They also sought input from staff regarding a reconsideration of their use as an expansion of the church instead of the camp which would eliminate the special land use requirement. Staff responded that they could appeal to the Zoning Board of Appeals as provided by Section 23.02.01 if they believed there was an administrative error. No application to the Zoning Board was filed.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford
 H. James Mortensen
 Terry Croft
 Diana Lowe

MANAGER

Michael C. Archinal

On May 26, 2022, the Township received a timely letter from the law office of David G. Johnson, asking for the item to be placed on the June 6th, 2022 Board meeting agenda which is why it is before you nearly 9 months after the Planning Commission recommendation. Given the lack of full quorum at the Planning Commission, I have prepared two motions for the Board's consideration. The first is based on the action of the Planning Commission and provides for Board consideration for denial. The second set of motions is shaded gray and would be appropriate for Board consideration if the desire is for an approval. These motions can be utilized by the Board in whole or in part as you see fit.

SPECIAL LAND USE – DENIAL

Moved by _____, Supported by _____ to deny the Special Land Use request as provided by Section 19.02.04(f)(5) for a 28,851 square foot Prophet Elijah Retreat Center located at 1391 Kellogg Road, Howell. This action is based upon the finding that the proposed use is inconsistent with the standards of Section 19.03 of the Township Zoning Ordinance and specifically finds that:

1. The proposed use involving a 28,851 square feet retreat center and dormitory with 40 rooms for overnight stay with associated parking lot, site lighting, and building lighting that is planned for year round use with up to 60 retreat participants plus staff is not consistent with the following goals, objectives and policies of the Master Plan:
 - a. The use does not “Promote harmonious and organized development consistent with adjacent land uses”;
 - b. The proposed use is located within the rural reserve area outside of the growth boundary and is contrary to the purpose of the rural reserve area which is an area that is to be “maintained at a relatively low intensity rural character of development, that will not adversely impact natural features and agricultural uses”;
 - c. The proposed use is not consistent with the following description of the Rural Residential planned areas: “These areas shall develop as single family residential on large lots. Many of the areas have significant natural limitations such as wetlands or severe soil limitations and are not planned for sanitary sewer. This classification is recommended for single family residences on lots no smaller than 2 acres”.
2. The amount of traffic, visitors, lighting, noise, and activity associated with the use is not compatible with and will significantly alter the existing and intended character of the general vicinity. Events previously held at the site were described by numerous neighbors as creating nuisance noise with heavy traffic involving cars parked on the roadway causing hazardous conditions.
3. The access to the project on a rural secondary gravel road is not suitable for the proposed use.
4. The impacts of the proposed use and activities will be detrimental to the natural environment, public health, safety or welfare by reason of excessive production of traffic, noise, lighting or other such nuisance.

ENVIRONMENTAL IMPACT ASSESSMENT – DENIAL

Moved by _____, Supported by _____ to deny the Environmental Impact Assessment dated March 15, 2021 for a 28,851 square foot Prophet Elijah Retreat Center located at 1391 Kellogg Road, Howell due to non-compliance with the standards of Sections 19.03 and 18.08 and more specifically sections 18.08.02, 18.08.04, 18.08.10, and 18.08.11 as follows:

1. The proposed use involving a 28,851 square feet retreat center and dormitory with 40 rooms for overnight stay with associated parking lot, site lighting, and building lighting that is planned for year round use with up to 60 retreat participants plus staff is not harmonious with, and will be harmful, injurious, or objectionable to, existing and planned future uses in the immediate area.
2. The architectural scale of the proposed 28,851 square feet retreat center and two-story dormitory with 40 rooms does not complement the character of the surrounding area.
3. The amount of traffic, visitors, and activity associated with the use is not compatible with and will negatively impact the rural secondary gravel road provided access to the site.

SITE PLAN – DENIAL

Moved by _____, Supported by _____ to deny the Site Plan dated March 15, 2021 for a 28,851 square foot Prophet Elijah Retreat Center located at 1391 Kellogg Road, Howell due to non-compliance with

the standards of Sections 19.03 and 18.08 and more specifically sections 18.08.02, 18.08.04, 18.08.10, and 18.08.11 as follows:

1. The proposed use involving a 28,851 square feet retreat center and dormitory with 40 rooms for overnight stay with associated parking lot, site lighting, and building lighting that is planned for year round use with up to 60 retreat participants plus staff is not harmonious with, and will be harmful, injurious, or objectionable to, existing and planned future uses in the immediate area.
2. The architectural scale of the proposed 28,851 square feet retreat center and two-story dormitory with 40 rooms does not complement the character of the surrounding area.
3. The amount of traffic, visitors, and activity associated with the use is not compatible with and will negatively impact the rural secondary gravel road provided access to the site.

THE FOLLOWING MOTIONS ARE FOR APPROVAL:

SPECIAL LAND USE – APPROVAL

Moved by _____, Supported by _____ to approve the Special Land Use request as provided by Section 19.02.04(f)(5) for a 28,851 square foot Prophet Elijah Retreat Center located at 1391 Kellogg Road, Howell because it has been found that the requested use meets the requirements of Sections 19.03 of the Township Ordinance. The project is found to be compatible with the Master Plan as a special use, will not adversely impact and will preserve the natural and agricultural features in the surrounding area, will not require public utilities from the Township such as sewer, water and school usage and will not be a burden on police and fire services. This approval is subject to the following conditions:

1. All events and use of the property shall not exceed the amount of improved parking spaces provided on the site.
2. The use shall comply with the noise ordinance and the noise permitted shall be no greater than the normal level of traffic noise existing in the area at the time of such emission pursuant to Section 13.05.06.
3. As required by Section 18.12.01 and 19.02.04(k) the property shall be maintained in accordance with the approved plans on a continuing basis. This shall include repairs and maintenance of the perimeter fence previously approved by the Township.
4. Payment of any review fee overages must be made prior to issuance of land use permit.
5. All persons attending the retreat will be preregistered and the number of attendees is limited to 60 retreatants.

ENVIRONMENTAL IMPACT ASSESSMENT – APPROVAL

Moved by _____, Supported by _____ to approve the Environmental Impact Assessment dated March 15, 2021 for a 28,851 square foot Prophet Elijah Retreat Center located at 1391 Kellogg Road, Howell because the project is found to comply with the standards of Section 18.08 and 19.03. This approval is subject to the following conditions:

1. The use shall comply with the noise ordinance and the noise permitted shall be no greater than the normal level of traffic noise existing in the area at the time of such emission pursuant to Section 13.05.06.
2. The Operational Plan 2021 is considered a special provision under Section 18.07.11 and shall be attached as an exhibit to the Impact Assessment.
3. All events and use of the property shall not exceed the amount of improved parking spaces provided on the site.

SITE PLAN – APPROVAL

Moved by _____, Supported by _____ to approve the Site Plan dated March 15, 2021 for a 28,851 square foot Prophet Elijah Retreat Center located at 1391 Kellogg Road, Howell because the project is found to comply with the standards of Section 18.08 and 19.03. This approval is subject to the following conditions:

1. Payment of any review fee overages must be made prior to issuance of land use permit.
2. The building materials are acceptable and will become the property of the Township.
3. The requirements of the Township Engineer letter dated April 7, 2021 shall be met.

4. The requirements of the Brighton Area Fire Marshal's letter dated September 7, 2021 shall be met.
5. As required by Section 18.12.01 and 19.02.04(k) the property shall be maintained in accordance with the approved plans on a continuing basis. This shall include repairs and maintenance of the perimeter fence previously approved by the Township.

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

Sincerely,



Kelly VanMarter

Assistant Township Manager/Community Development Director



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

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

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

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

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

OWNER EMAIL: VINCENT@CHALDEANCHURCH.ORG

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

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

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

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

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

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

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

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

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

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

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

BY: VINCENT JARBOW, FINANCE OFFICER 

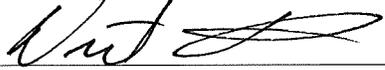
ADDRESS: 25603 BERG ROAD, SOUTHFIELD, MI 48033

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

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

FEE EXCEEDANCE AGREEMENT

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

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



GENOA CHARTER TOWNSHIP
Special Land Use Application

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

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

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

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

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

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

Location and brief description of site and surroundings:

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

Proposed Use:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BY: VINCENT JARBOW, FINANCE OFFICER



ADDRESS: 25603 BERG ROAD, SOUTHFIELD, MI 48033

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

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

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:  DATE: 7/29/20

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

LAW OFFICE OF
DAVID G. JOHNSON, PLLC
8163 GRAND RIVER, SUITE 100
BRIGHTON, MICHIGAN 48114

TELEPHONE (810) 227-1700
FAX (810) 227-5945

E-MAIL
dgjlaw@yahoo.com

May 26, 2022

Board of Trustees
Genoa Township
2911 Dorr Road
Brighton MI 48116

Re: Special Land-Use Application, Retreat Center, 1391 Caleb Road,
Brighton MI 48114

Dear Board Members:

This office represents The Chaldean Catholic Church of the USA and requests that the special land-use application, site plan application and impact assessment previously filed with the Township be placed on the Board's agenda on June 6, 2022.

The Genoa Township Planning Commission recommended denial of the requested special use permit, denial of the impact assessment dated March 15, 2021, and denial of the site plan dated March 15, 2021 after a public hearing held on September 13, 2021 (only 4 members present).

Since the date of the public hearing, the applicant has had time to consider other avenues which would fulfill its goal to provide a retreat center to Christian organizations as a place to meet and meditate. The time since the Planning Commission meeting was also used to continue maintenance on the campgrounds. In addition, it provided an opportunity to further prove that the use of this property has no adverse effect on the surrounding properties. It is the applicant's belief that there have been no complaints filed against the property for any reason, including noise levels in recent years.

However, the applicant believes the retreat center as described in the application is an appropriate and compatible use on this large parcel of land on which a camp has operated for decades, and would complement the existing church on the property.

The applicant, through this correspondence, amends the application to affirm that the retreat center would only be available to religious groups for meditative retreat purposes. The applicant would also amend to state that retreat check-in times would not exceed 10 PM on any evening (although typically, most retreatants would arrive before 7 pm on the first day of the retreat). All persons attending the retreat would be preregistered and the number of attendees would be limited to 60 retreatants as

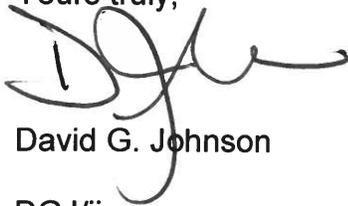
proposed by the applicant to the Planning Commission on September 13, 2021. The applicant's use of outside noise amplification is limited by the Township's noise ordinance.

The retreat center would provide a significant benefit to Livingston County and neighboring community religious groups. The applicant encloses with this correspondence letters of support from various religious groups that have used the camp for retreats since September 2021, and letters of support provided before that meeting. The approval of the application by this Township Board would enhance the current use of the existing camp and church.

It is important for the Board to understand that attendees of each retreat would use Kellogg Road only to arrive and depart, other than for an emergency situation. There would be no adverse traffic affect. The applicant has addressed any concerns with noise, and again affirms that there have been no noise complaints since the applicant took ownership of the property.

The applicant has thoughtfully reviewed the comments made at the public hearing and has attempted to address those concerns. The Chaldean Catholic Church of the USA requests that the Genoa Charter Township Board approve the special land-use application, site plan, and impact assessment.

Yours truly,



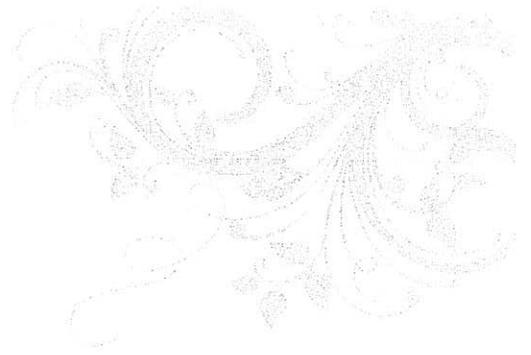
David G. Johnson

DGJ/jj

Enclosures



St. Catherine of Siena Academy



Genoa Township Board Members –

My name is Daniel Bumpus and I am currently the dean of students at St. Catherine of Siena Academy in Wixom, Michigan. We are an all-girls, Catholic high school that has a current enrollment of just under 250 students. In August 2021, for the first time we held our incoming freshmen retreat/bonding day at Our Lady of the Fields Camp. Our students had a great experience, highlighted by canoe adventures on the lake and team-building activities on the low ropes course. We have already scheduled our freshmen retreat at Our Lady of the Fields for this upcoming August and have discussed the possibility of having our faculty/staff and individual sports teams go through the high ropes course. Our Lady of the Fields provided our students with an engaging opportunity to have fun and form new friendships. It is a valuable facility and St. Catherine of Siena Academy plans to return there for many future events.

Thank you,

A handwritten signature in black ink, appearing to read "Daniel P. Bumpus". The signature is stylized and cursive.

Daniel P. Bumpus
Dean of Students
St. Catherine of Siena Academy

Rosanne Acciaioli, Teacher
Marian High School
7225 Lahser Road
Bloomfield Hills, MI 48301
acciaioli@marin-hs.org

Genoa Township
2911 Dorr Road
Brighton, MI 48116

Dear Genoa Township Board Members,

I am writing on behalf of the Our Lady of the Fields Retreat Center. I am writing to encourage the Township Board to approve the attachment of the Retreat Center to the existing St. George Shrine Chapel.

In March of this year, Marian High School staff, including myself, brought about 75 sophomores to the retreat center for a program run by Mike Hickey and his staff. In a word, I can describe the experience as monumental. It is often very difficult to engage high school sophomores but the experience at Our Lady of the Fields was truly inspirational. The large gathering space was welcoming and had exquisite views of the land surrounding the center. It also offered a kitchen space that provided snacks and a scrumptious meal. The small cabins, used for discussion groups, provided areas for group sharing. **And** the grounds were breath-taking! Students freely roamed-reflecting and de-stressing. Students enjoyed the ropes/challenge courses and the associated activities. Upon entering the St. George Shrine, students were struck by the cultural influences and reverence seen in the decor. The atmosphere supported the goal of finding a quiet space for spirituality. The complete package of this experience stimulated, calmed, and took students to a much desired "time with God". Student comments were: "when can we go back?", "I feel so relaxed!", "I have never been to a place where I felt so much peace!". Additionally, all of the chaperones present were equally thankful for an atmosphere where "the retreat was truly a retreat" from the chaos of everyday life.

Therefore, it is without hesitation that I would urge the Genoa Township Board to grant the attachment of Our Lady of the Fields Retreat Center to the St. George Shrine. The combined package of retreat center and chapel provides an invaluable experience for those attending the offered programs. Long after visits are made to Our Lady of the Fields, visitors will look at Genoa Township as a place that prioritized the use of nature to enhance spirituality and provided respite for a weary world.

Do not hesitate to contact me.

Respectfully submitted,
Rosanne Acciaioli



DOMINICAN SISTERS OF MARY, MOTHER OF THE EUCHARIST

4597 WARREN RD.
ANN ARBOR, MI 48105
PH. (734) 994-7437
FX. (734) 994-7438
www.sistersofmary.org

May 24, 2022

Dear Genoa Township Board Members,

I am writing this letter to inform you of the great opportunities that Our Lady of the Fields Camp provides for the surrounding communities and for our Religious Community. Our Lady of the Fields Camp is a beautiful camp that allow groups to experience nature in a world that is becoming more and more industrialized. It provides a space for quiet and reflection in world that is filled with noise. And it does this all for a price that poverty conscience groups like our can offered!

The Dominican Sisters of Mary, Mother of the Eucharist recently took a group of 24 Sisters for an overnight stay. The beauty and peace of the place allow each Sister to be refreshed. And the beautiful Shrine of St. George gave each the chance to encounter the one who is beauty itself, God. We also had a joyful time kayaking!

We look forward to our next trip to Our Lady of the Fields Camp! And since we are also teach in schools in the Ann Arbor area, we look forward to bringing our students out for a day of retreat and reflection!

Thank you,

Sr. Veronica Marie Williams, OP
Postulant Mistress
Dominican Sisters of Mary, Mother of Eucharist



Catholic College Preparatory
School for Young Women

Judi Griggs-Dennis
Campus Minister/
Service Learning Coordinator
Mercy High School
29300 W. Eleven Mile Road
Farmington Hills, MI 48336

Genoa Township Board Members
2911 Dorr Rd
Brighton, MI 48116

Dear Board Members,

My name is Judi Griggs-Dennis. I am Campus Minister at Mercy High School. Our department coordinates all of our school retreats.

Our Lady of the Fields is an absolutely beautiful facility and I think, a faith-filled, good, wholesome addition to your community.

This past school year we held our Junior Retreat at the OLF camp. It was our first time using the facility. Although it did not fill our need for this trip I would not hesitate to use it in the future if there were additional areas built near the Shrine/Chapel. Eliminating the need to walk around the lake to get to other areas of the camp would be optimum.

Thanks,
Sincerely,

Judi Griggs-Dennis
Campus Minister
Service Learning Coordinator
Mercy Associate
Liaison to the Sisters of Mercy

WOMEN WHO MAKE A DIFFERENCE

29300 W. 11 Mile Road • Farmington Hills, MI 48336-1409 • (248) 476-8020 x1588

Fax (248) 476-3691 • e-mail: jgdennis@mhsmi.org



HOLY SPIRIT
CATHOLIC CHURCH

9565 Musch Rd., Brighton, MI, 48116
Phone: 810 231-9199 Fax: 810 231-6129
hsrcc.net

May 25, 2022

Genoa Township Board of Trustees
2911 Dorr Road
Brighton, MI 48116

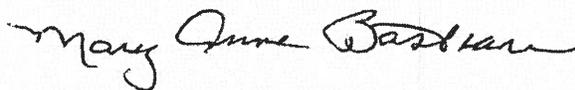
Dear Board Members,

It is my understanding that you are considering an application from Our Lady of the Fields Camp for construction of a retreat center on their property adjacent to St. George's Shrine. It is with regard to that application that I am writing to you today.

Holy Spirit Catholic Church has made use of OLF on several occasions for youth retreats. Our young people very much enjoyed the beautiful grounds – the high and low rope courses, the lake, the trail – and the even more beautiful St. George's Shrine. Our days there were fruitful spiritually, mentally and physically as OLF provided a beautiful retreat where we could all relax and find spiritual refreshment away from our everyday lives and responsibilities. Its location in our area made it possible and convenient for all the families involved.

We at Holy Spirit have found Our Lady of the Fields Camp to be a great asset to our parish, Genoa Township, Brighton and the surrounding areas - one which we will continue to make use of many times in the future. We respectfully request that the Genoa Township Board of Trustees approve OLF's application for the addition of a retreat center so that even more people can enjoy this incredible resource.

Blessings,



Mary Anne Bastian
Director of Faith Formation
Holy Spirit Catholic Church



May 25, 2022

Dear Genoa Township Board Members,

After using various event sites in Southeast Michigan for our Youth Religious Formation programs in the past 25 years; we are thrilled to have access to Our Lady of the Fields Camp in Brighton. Our Lady of the Fields Camp provides a beautifully quiet, scenic and multi-use location with an "Up North" feel right in the heart of Brighton. St. Mary Magdalen Youth Religious Formation has been pleased to hold several events at the camp over the last two years.

The camp's personnel have consistently treated St. Mary Magdalen personnel, our youth and volunteers with knowledge, respect and a willingness to go above and beyond meeting our needs. OLF's facilities and grounds provide a beautiful atmosphere to hold many types of retreats and events in all of Michigan's seasons. The property is well kept and provides a safe and secure environment for our youth.

The feedback from our attendees has been very positive. They enjoyed the camp's leaders, the challenges of the low and high ropes courses, the ability to utilize both indoor and outdoor spaces during the day and the food provided. Having a beautiful church on site has also been a blessing.

We are in the process of scheduling several more events at Our Lady of the Fields Camp in the coming months and look forward to building an ongoing relationship with them in the years to come.

Sincerely,

A handwritten signature in black ink that reads "Karen MacDonald".

Karen MacDonald

Assistant Coordinator, Youth Religious Formation



To the Genoa Township Board Members:

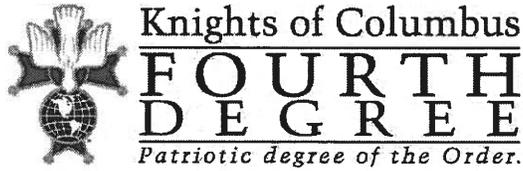
It has been my distinct pleasure to have visited Our Lady of the Fields camp on three separate occasions as a teacher at Marian High School in Bloomfield Hills. On each visit I was struck by the beauty of and versatility of a camp that felt like it was tucked into the remote Michigan countryside but was just a short drive from the highway and less than an hour from our school.

At the height of pandemic restrictions, as businesses, schools, and everyone grappled with what could or could not be offered, our annual senior retreat was sitting squarely on the chopping block, an always meaningful spiritual and bonding experience for the girls, it was becoming clear that many of the sites we had used in the past would not be accepting any visitors that year. In stepped Our Lady of the Fields, inviting us to make use of their spaces with all of the appropriate safety measures in place but the same high-level offerings they had provided to countless other groups seeking the peace and solace of nature. Thanks to the success of that retreat, Marian has visited twice more, once with seniors and another time with sophomores. The flexibility of the staff and of Mike specifically, coupled with their presence on all of the days to offer us any support and assistance that we may have needed made for what I would call very successful retreats. I think especially noteworthy was that despite the size of the camp they are able to provide so many different experiences and really tailor the experience to fit the needs of any group.

I am hopeful the relationship between Marian and Our Lady of the Fields will be able to continue as I know the camp has big visions for what it wants to be able to continue to offer. With the park across the street, I think Genoa Township has an absolute gem of a facility and these upgrades would allow for them to continue to attract the kinds of groups that would help them to continue to be excellent neighbors.

Thank you for your time and consideration,

Chad Stevens
English/Social Studies Teacher
stevensc@marian-hs.org



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

October 18, 2020

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

Dear Gentleman:

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

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

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

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

Yours in Christ

Rodger H. Epp, PFN
Faithful Comptroller

cc: Michael Babiuk, Faithful Navigator

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



2 November 2020

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

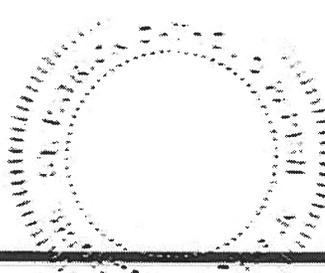
Kelly,

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

Sincerely,



Rev. Joseph Campbell
Parochial Vicar



Michael J. Murphy
Sheriff

Jeffrey A. Warder
Undersheriff

LIVINGSTON COUNTY

OFFICE OF THE SHERIFF

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



October 23, 2010

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

Re: Our Lady of the Fields

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

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

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

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

A handwritten signature in cursive script that reads "Michael J. Murphy".

Michael J. Murphy - Sheriff



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

Dear Kelly VanMarter:

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

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

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

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

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

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

Thank you for your time and consideration of this request.

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

Sincerely,

A handwritten signature in cursive script that reads "Kevin Walters".

Kevin Walters
Campus Minister
248-596-3886

DENNIS WALLE
1655 Kellogg Rd Brighton,MI 48114

November 3, 2020

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

Dear Kelly VanMarter,

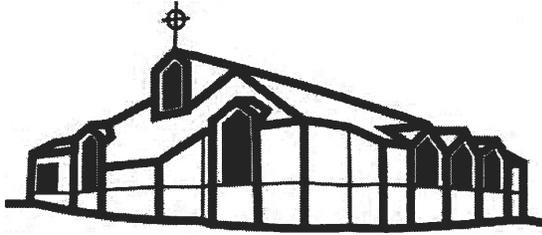
As a resident here in Brighton Mi located in close proximity to Our Lady Of The Fields Camp And Retreat Center, I would like to share some personal positive experiences that I have had with the Camp and the team there. Actually, all of my encounters have been on a positive note.

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

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

Sincerely yours,

Dennis Walle and Cinnamon Walle



St. John Catholic Church

2099 N. Hacker Rd. • Howell, MI 48855

Phone: (517) 546-7200

Fax: (517) 546-0403

October 22, 2020

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

Dear Kelly,

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

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

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

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

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

Truly,

Kim Kaye-Small

Director of Faith Formation

Matthew Bakkal
2701 Chicago Blvd.
Detroit, MI 48206
25 May, 2022

Dear Board Members of Genoa Township,

My name is Matthew Bakkal. I am a seminarian at Sacred Heart Major Seminary in Detroit.

Earlier last year, me and my classmates took our annual trip to Our Lady of the Fields for what we call "Days of Recollection." It is a time for wholesome prayer, fellowship, and recreation.

This usually follows our midterm exams in the Fall semester. Visiting Our Lady of the Fields has become a tradition for us as we grew to love the space where we played a few games of soccer, the lake where we usually take a rowboat out for team building, the shrine where we pray and increase in our relationships with the Lord, and the comfortable and safe environments provided for fellowship and bonfires.

Our Lady of the Fields is located in a welcoming and safe township and we're grateful for the community of local stores and restaurants nearby that welcomed us anytime we visited. I believe that Our Lady of the Fields is a beautiful addition to the local community as it holds many fun opportunities to build familial and wholesome relationships with one another. It also keeps the existing welcoming and familial virtues that exist in the town whenever guests come and visit the local areas. Our Lady of the Fields is a place for anyone who wants to grow in fellowship and community with their neighbor.

Yours in Faith,

Matthew Bakkal, Anthony Simon, Mathew Yousif, Eddie Dickow, Michael Hess, Luke Stull,
Joseph Lennon, Hector Saldarriaga, Bryan Garcia, Paul Keenan, Anthony Riley, and Charley Bemiss



EVEREST

An Authentic Catholic School of Distinction

May 25, 2022

To the Genoa Township Board Members:

Everest Collegiate High School & Academy has partnered with Our Lady of the Fields Camp on numerous occasions for the sake of providing outstanding formative and educational opportunities for our students.

Finding off-campus venues that are able to host students with facilities that are ample, welcoming and modern is a recurring difficulty we face, and Our Lady of the Fields is one of the few venues close to our school's location which has been able to meet these criteria to a significant degree.

The addition of new structures to house future campers and students would be a very welcome prospect for us, and we strongly encourage this board to approve Our Lady of the Fields' request to add such structures.

Thank you for your attentive consideration.

Respectfully,

Fr. Brian Hoelzen, LC
Ms. Regina Doyle, CRC

*Formation Coordinators
Everest Collegiate High School & Academy*



Fwd: Document shared with you: "Letter of Support for Our Lady of the Fields Retreat Center"

From: Mike Hickey (mhickey@olf.camp)

To: bkassab@k2lawyers.com; dgjlaw@yahoo.com

Date: Thursday, May 26, 2022, 03:29 PM EDT

#11

May 26, 2022

Genoa Charter Township Board
2911 Dorr Road
Brighton MI 48116

Dear Board Members:

I am writing to endorse the new retreat center plans of Our Lady of the Fields Camp. I am currently the campus minister at Powers Catholic High School in Flint, Michigan. As someone who has served in youth and young adult ministry for over ten years, I view Our Lady of the Fields as a prime location for retreats and other events.

Some of the highlights of Our Lady of the Fields include the beautiful lakefront property, the low and high ropes adventure courses, and the breathtaking chapel building. The retreat center staff go above and beyond to create fun, dynamic retreats and camp experiences for youth and young adults. I myself have served side by side with the staff on many occasions.

I look forward to returning to Our Lady of the Fields for future high school retreats and formation events. The addition of a new retreat center would make Our Lady of the Fields one of the best retreat centers in the state of Michigan. For the sake of the youth and young adults in Michigan and the Midwest region, I endorse this new retreat center without reservation.

Sincerely,

Patrick Brennan
Campus Minister
Luke M. Powers Catholic High School

----- Forwarded message -----

From: **Patrick Brennan (via Google Docs)** <drive-shares-dm-noreply@google.com>

Date: Thu, May 26, 2022 at 2:30 PM

Subject: Document shared with you: "Letter of Support for Our Lady of the Fields Retreat Center"

To: <mhickey@olf.camp>



Christ, Our Light! Catholic Church
3077 Gloucester
Troy, MI 48084
Phone: 248-649-5510
Website: christourlight.weconnect.com

May 26, 2022

To: Genoa Township Board Members

Dear Board Members,

I'm writing this letter in support of the building project at Our Lady of the Fields Camp in Brighton, MI. I feel it would be a valuable addition to the existing structures at the camp and retreat facility and an asset to the community.

Our Confirmation students attended a full-day retreat at Our Lady of the Fields in 2020 and in 2021. The grounds and facility suited our needs perfectly. Because of COVID 19, we needed a fully outdoor retreat, except for meals and a church service. The staff worked with our needs and even spoke to concerned parents about the safety for their children during the pandemic. In 2020, we were provided with a quiet, reflective retreat outdoors. The grounds are beautiful, calm, and peaceful. Our teens also benefited from the object lessons offered on the low rope courses. Teens need to have an outlet for their energy interspersed with the more spiritual side of retreat, faith, and reflection. We were also provided a nourishing, teen-friendly lunch, and Our Lady of the Fields was able to provide both a retreat director and a priest that first year.

Luckily, not every year has the concerns we had in 2020 with the active pandemic and fear of the unknown. A retreat center would benefit the quality of the retreat center greatly and would allow programs to run fully in inclement weather and the colder months. This facility is a benefit to the community in that it is providing a quiet center where our young people can escape from a troubled world for a time, and reset or re-navigate their lives and plans for the future. Please consider the request of Our Lady of the Fields to add this building to their existing structures. It benefits all.

Sincerely,
JoAnn Bonahoom, DRE
Christ, Our Light!

September 30, 2021

Amy Ruthig
Zoning Official
Genoa Charter Township
2911 Dorr Road
Brighton, MI 48116

Re: The Prophet Elijah Retreat Center

We are not pursuing Township Board Approval at this time. Should that change, we will contact the township.

Sincerely,

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

Eavan Yaldo
Saroki Architecture

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

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Chairman Grajek advised that the applicant for Item #1 under “New Business” has requested to have their hearing postponed this evening; however, there will still be a call to the public for anyone who wishes to speak tonight.

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

DECLARATION OF CONFLICT OF INTEREST: None

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

OLD BUSINESS:

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

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

Ms. Eavan Yaldo of Saroki Architecture, Mr. Vincent Jarbow, Finance Officer for the Chaldean Catholic Church, Mr. Burt Kassab, Chairman of the Our Lady of the Fields Committee, and Mr. Mike Hickey, Camp Administrator and Executive Director of the camp, were present.

Ms. Yaldo provided a review of the proposed project. She stated there have been two major changes to their proposal since their last presentation before the Planning Commission. The

first change is that the center will be limited to Christian retreats only. Non-religious groups will not be using the property. Also, the capacity will be reduced from 80 to 60 participants to help with the concerns regarding the noise and traffic. If they desire to increase the capacity in the future, they would seek approval from the Township.

They have provided an updated operations plan. This is not a hotel or motel and is not defined as such in the zoning ordinance. They will host groups for retreats and not individuals for overnight stays. They have a fence contractor scheduled to make the repairs; however, lead times are long. The property personnel will begin removing the overgrown and dead branches in preparation for this work.

Commissioner Mortensen stated that during previous meetings, the Commissioners requested that there be no outdoor amplification. Ms. Yaldo stated they are wishing to abide by the noise ordinance of Genoa Township. Ms. VanMarter stated that the Township Attorney advised that we cannot put stricter restrictions on the property than what is in the ordinance.

Mr. Borden reviewed his letter dated September 8, 2021.

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

Ms. Byrne stated her comments have not changed since her letter dated April 7, 2021.

- The parking calculations are reasonable.
- The Genoa Township Zoning Ordinance requires that the parking lot be hard surface with concrete curb and gutter. However, an aggregate parking lot may be considered as a Low Impact Development alternative to the zoning requirements. Through the discussions with the Planning Commission, the Petitioner has agreed to pave the parking spaces that are immediately adjacent to the proposed access drive/fire lane. This reduced paving is acceptable from an engineering point of view.

Fire Marshall Rick Boisvert's letter dated September 7, 2021 states that the operations plan does not affect his current approval.

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

Mr. Mike Berean of 1273 Euler asked if the Planning Commission or the applicant knows if Euler Lake is designated as an all-sports lake. Ms. VanMater stated it is a private lake and that it is designated by the DNR. He stated that after the last meeting, someone went on the lake on the applicant's property with a gas-powered speed boat. He asked what is the capacity of all

buildings if they were at full occupancy at one time and does the Impact Study address this to ensure that the septic system can accommodate that amount of people.

Karen, who is building a house near this property stated the property does not have City water or sewage. There will be a lot of people on their water table. Her property is lower than this property and she thinks the sewage may be a problem. She did not get to build the shape or size of what she wanted because of the zoning limits. She knew this information when she started building. The applicant knew the zoning and are asking to change it. This sounds like a hotel and this property is not zoned for a hotel. She asked how the community will benefit from the project.

Mr. James Drouillard of 6781 Felice is again asking the Township to deny approving this request. He did not have an issue with the camp, but he is not in favor of the retreat center. The Planning Commission previously told him that the Livingston County Sheriff sent a letter in support of this project. He has spoken to the Sheriff and he stated that if this is a year-round retreat center, he would withdraw his support letter. He reviewed the letters of support that have been received and 90 percent of the people who wrote these letters live or represent someone 2 to 25 miles away. He has signatures of 23 people who live within $\frac{3}{4}$ miles of the property. Almost unanimously the residents are against the retreat center.

Scott Brock of Cooper and Riesterer is an attorney who was asked by several residents in the area to come speak at tonight's meeting. He reviewed the items that must be satisfied to approve a special land use, per Section 19.03 of the zoning ordinance and how the applicant has not addressed these items. There are too many issues outstanding so the request should be denied.

Ms. Lynn Drouillard of 6781 Felice stated this is a rural area with wildlife. It is a farm community. She has no issue with the summer camp, but is not in favor of the retreat. She does not feel this fits into this neighborhood. She will lose, at a minimum, 10 percent of the value of her home.

Ms. Dory Berean of 1273 Euler Road feels that the expanded use of this property is going to continue to cause nuisance problems. They have retained an attorney and are willing to go to court regarding the nuisance. She asked the Township to stay with the Master Plan.

Ms. Patricia Kopicko of 6843 Felice Drive stated that with the capacity of 60 people every day, that would generate over 21,000 vehicles annually and that is only the retreat and not the camp. This does not fit the rural atmosphere of this neighborhood. From her deck, it will be a two-story brick building and it will look like a hotel. It will be a commercial use and the applicant will make a profit. The packet states there have been no noise complaints over the last three years, but that is false. The applicant has not made changes in the past and she is not sure they will do it going forward.

Mr. Steve Oliveri of 1200 Kellogg Road questioned if a full-time contact for the camp has been chosen and who will monitor that there will only be 60 people at the retreat center and that the noise ordinance will be met. He noted that the applicant's other camps were in commercial areas and this camp is not.

Mr. Charles Saliba of 1829 Kellogg Road stated the changes made by the applicant are for only right now. He is concerned with what will happen in the future and that it can continue to grow.

Mr. Todd Gessert of 1090 Kellogg Road stated the activity will occur on the edges of the property next to the residential areas because the lake is in the middle of the property. This use is not in line with the zoning ordinance. The building size has not changed so they are still able to have the original capacity of 80 participants. The applicant has still not fixed the fence. The applicant is going to continue to grow this use. It does not benefit the community; it is a detriment.

The call to the public was closed at 7:18 pm.

Commissioner Mortensen stated that the Livingston County Health Department must approve the water and sewer capacities before a building permit can be issued. This use is a Public Recreational Facility, and in that zoning, religious uses are rights and do not need a special use. Mr. Borden stated the retreat center is an expansion of the private campground. If it was an expansion of the church, then it would not have required special use approval and would have only required approval of a site plan.

Commissioner Dhaenens advised the public that the Township has no control over the applicant having a boat on the lake. It is their lake and they can use it. He noted that the speakers stated they are ok with the existing camp, which can have over 1,100-day campers. All of the complaints seem to be about the past and how the property was used prior. He said "shame on you for not fixing the fence" to the applicant. The residents have been requesting this for two years. He applauds them for going down in scope, providing an operational plan, and on-site personnel, but he would like to know why the fence hasn't been fixed. He is looking at the criteria for approval and it appears as though this meets them; however, he is concerned why the applicant wasn't neighborly and fixed the fence. He noted that the building has not been made smaller with the reduction in the capacity limit to 60 retreaters.

Commissioner McCreary visited the site last week and the property is beautiful. The facility is beautiful. The dormitories, eating hall, and bathrooms were meticulous. That environment for wanting to relax and be close to nature and God is perfect. She struggles with this being compatible with the surrounding residential area because having a 28,000 square foot building does not align with the surrounding rural environment.

Commissioner Mortensen stated it has been a campground for many years, and even before many of the surrounding residents moved there. The property owner has the right to develop their property; however, he is also concerned with its compatibility with the surrounding neighborhood. He asked Ms. VanMarter how many homes could be built on this site if it was developed as residential. Ms. VanMarter stated it is master planned for two-acre parcels, which would allow for no more than 40 homes to be built on this property although it would likely much less once you accommodate roads and utilities.

Ms. Yaldo addressed the concerns raised by the public and the Planning Commission. She stated that Mr. Hickey has been the camp director for three years and he has worked very hard to improve and maintain the site. She appreciated Commissioner McCreary visiting the site. She agrees that it is a beautiful property and they feel it is a compatible use with the by-right use of the church. They have been clear and have provided all of the information and addressed their plan to move forward. She stated that the camp is on the north side of the lake and this retreat center will be on the south side and that use will be much quieter than the camp. She reiterated that they will not exceed the capacity of 60 participants.

The septic system has been designed and engineered to meet capacity and Livingston County standards.

The perception is that all noise and traffic in the area is always associated with the camp. Who drives on the roadway is not able to be controlled and it is not always due to their property. Their operations plan is their rules and laws; this is what they would abide by. If the concern is with traffic and noise, reducing the capacity would be a solution. They would like to build a building this size in the case that there would ever be a desire to increase the capacity. It would be more cost effective to do it now than add on at a later time.

She stated this is compatible with the surrounding area. This is a different zoning than theirs so there will be some allowable differences. They meet the ordinance requirements. She added that their plan has received approval from both the Township's Planner and Engineer.

Mr. Hickey stated they took over the camp three years ago. They have a lot of neighbors who are in support of this camp. He reiterated that there were two reunions that were held because they were already confirmed. Since they have been there, they have hosted 170 groups and he thinks that the neighbors wouldn't even know they were there. They have also had a lot of campers over the last three years. They have put in a lot of effort to improve and maintain the grounds. They have not had any issues. The uses that were happening before have not happened since they took it over three years ago. He is having difficulty finding a contractor to repair the fence. They need to have the downed trees and extra foliage removed prior to having the fence repaired. It is a large project and they know it is a priority. They benefit the community because they are hosting many teenage groups. They are enjoying being together after the last year and a half.

Mr. Kassab stated that if they violate the 60-participant limit, then their permit can be revoked. He suggested putting this as a condition of their approval. As was noted earlier, since this building and use is connected to the church, does this item even need to be here this evening. The fence will get fixed. They can post a bond if it is requested by the Township. This is not a hotel. It is donation based, and they are not looking to earn a profit. They are hoping that people will come and get closer to Jesus Christ.

Ms. VanMarter noted that there are only four members of the seven-member Commission present this evening, so for an item to be approved, it would need yes votes from three of the four members. If there is a tie, then it is considered a failed motion. All applicants this evening have the option to have their item tabled until there is a full Commission if they so desire. The petitioner indicated they were fine with the number of members present and wanted to proceed.

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to recommend to the Township Board denial of a special use permit for the Prophet Elijah retreat center for the following reasons:

- The proposal is not compatible with the goals, objectives, and policy of the Genoa Township Master Plan.
- The proposal is not compatible with the zoning and existing conditions in the immediate area.
- The site is inadequately serviced by highways to permit such an activity.

The motion carried (Dhaenens - no; McCreary - yes; Grajek - yes; Mortensen - yes).

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to recommend to the Township Board denial of the Impact Assessment dated March 15, 2021 for the Prophet Elijah retreat center for the following reasons:

- The proposal is not compatible with the goals, objectives, and policy of the Genoa Township Master Plan.
- The proposal is not compatible with the zoning and existing conditions in the immediate area.
- The site is inadequately serviced by highways to permit such an activity.

The motion carried (Dhaenens - no; McCreary - yes; Grajek - yes; Mortensen - yes).

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to recommend to the Township Board denial of a Site Plan dated March 15, 2021 for the Prophet Elijah retreat center for the following reasons:

- The proposal is not compatible with the goals, objectives, and policy of the Genoa Township Master Plan.
- The proposal is not compatible with the zoning and existing conditions in the immediate area.
- The site is inadequately serviced by highways to permit such an activity.

The motion carried (Dhaenens - no; McCreary - yes; Grajek - yes; Mortensen - yes).

The Planning Commission took a five-minute recess from 8:06 to 8:11 pm.

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

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

Mr. Bruce Zeinstra of Holland Engineering stated they have addressed the comments from the Planning Commission and consultants discussed at the previous meeting, including the REU calculations. He noted he has not submitted the storm calculations; however, he will provide them as soon as possible.

Mr. Borden reviewed his letter dated September 7, 2021.

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

Ms. Byrne reviewed her letter dated September 2, 2021.

- The proposed car wash does not have any bypass lane to allow drivers to get out of line after they enter. An emergency bailout lane with a double curb and sidewalk is provided after the area where customers pay to enter the car wash. The Planning Commission may want to require a bypass lane, and the emergency bailout should be designed for car traffic, rather than being designed as sidewalk. Mr. Zeinstra stated it is made of concrete so it looks like a sidewalk; however, it is designed for vehicular traffic. The Planning Commission requested that curbs be placed here.

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

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

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

DECLARATION OF CONFLICT OF INTEREST: None

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

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

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

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

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

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

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

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

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

- The Petitioner will need approval from the Livingston County Health Department for the proposed well and septic updates. This should be obtained and provided to the Township for their records.
- Approval of the proposed site was provided by the Brighton Area Fire Authority.
- The Petitioner shows parking calculations on the plans. Currently the plans show seven new spaces, while the parking calculations show 74 spaces required for the proposed use. The Petitioner is proposing to share parking with the church, which has 102 parking spaces currently. Due to the church and retreat center being used mostly by the same group of people, he finds this co-use of parking to be reasonable.
- The Genoa Township Zoning Ordinance requires that the parking lot be hard surface with concrete curb and gutter. However, an aggregate parking lot may be considered as a Low Impact Development alternative to the zoning requirements. Through the discussions with the Planning Commission, the Petitioner has agreed to pave the parking spaces that are immediately adjacent to the proposed access drive/fire lane. This reduced paving is acceptable from an engineering point of view.
- The tributary area shown on Sheet Six does not encompass all of the proposed site improvements, but it does collect some of the existing drive and church that was not previously captured by on-site storm sewer. The development is proposed on a small portion of the entire site. The parcel contains ponds and basins that collect all the runoff from the developed portion of the property. Since the tributary area to the new basins is essentially the same size as the proposed impervious area addition, we feel the proposed detention meets the intent of the stormwater management guidelines and is acceptable as presented.

The call to the public was made at 7:11 pm.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Moved by Commissioner Dhaenens, seconded by Commissioner Mortensen, to postpone, per the applicant's request, the review of a special use application, environmental impact assessment and site plan for a proposed 28,851 sq. ft. addition for a retreat center which will include overnight stays located at 1391 Kellogg, southwest corner of Kellogg and McClements Roads petitioned by the Chaldean Catholic Church of the U.S.A. until a future scheduled planning commission meeting. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

Staff Report

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

Approval of the May 10, 2021 Planning Commission meeting minutes

Needed changes were noted.

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

Member Discussion

There were no items to discuss this evening.

Adjournment

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

This meeting was conducted via Zoom

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

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

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST:

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

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

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

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

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

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

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

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

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

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

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

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST:

No Commissioners declared a conflict of interest.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- The Knights of Columbus; Howell, MI

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

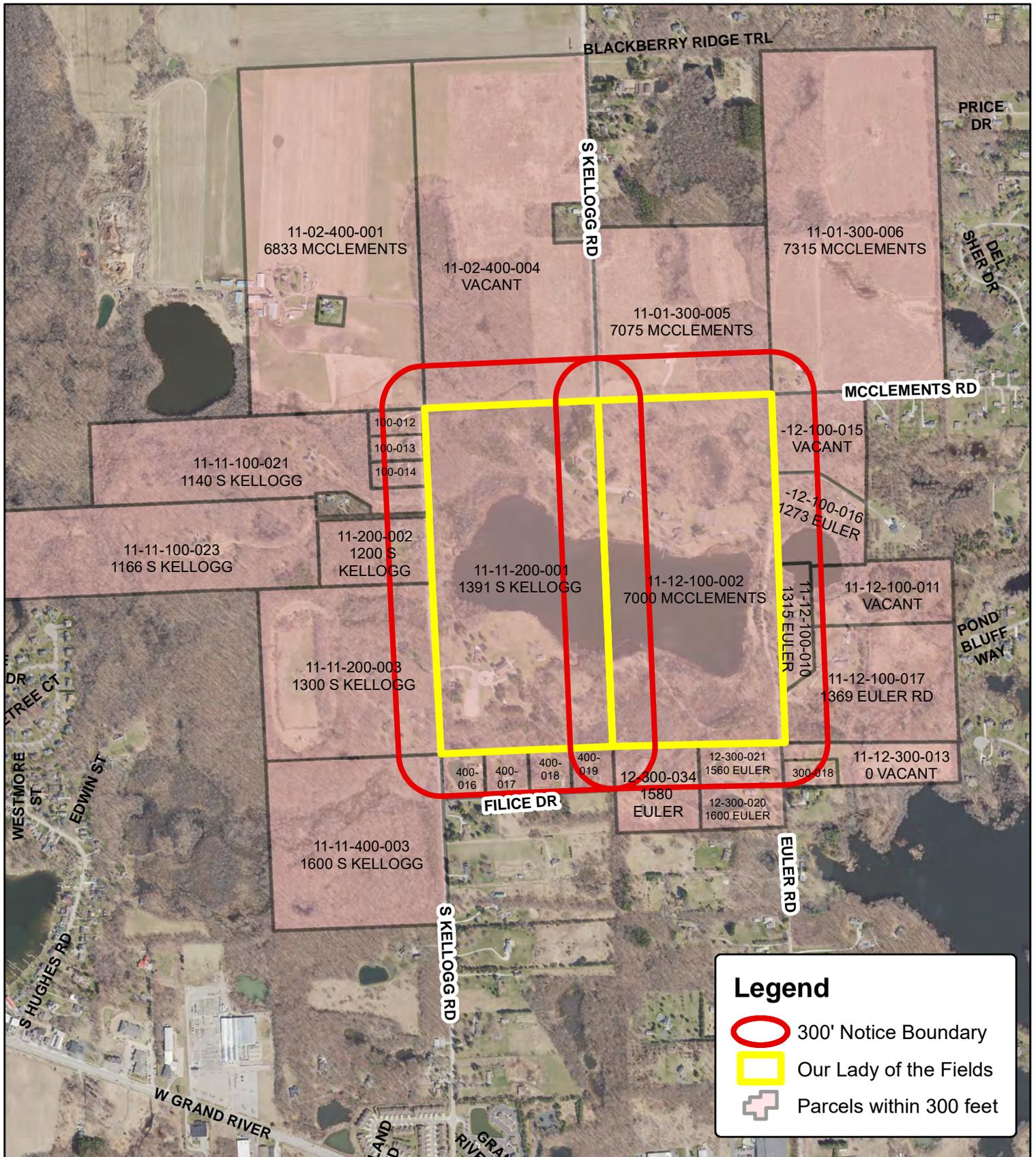
Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to table the request for a Special Land Use, Site Plan, and Environmental Impact Assessment for the Prophet Elijah Retreat Center to allow the applicant to come back with information regarding how they will address the noise concerns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

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

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

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

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



Parcel lines are approximate.
Not intended for survey purposes.

1 inch = 1,000 feet •

MEMO

TO: GENOA TOWNSHIP PLANNING COMMISSIONERS

FROM: COMMISSIONER RICKARD

RE: Our Lady of the Fields Camp

Members of the Planning Commission, I apologize for my absence. I wanted to express considerations I think are important in the review of this project.

As an engineer, I typically look at how the site can be developed within the current zoning. First you find the net area of the site. That is the buildable area. In order to obtain this, you look at the acreage minus the ultimate right of ways, minus the undevelopable area (lake, wetlands, easements). Next you figure approximately 40% of the land would be taken out to provide roads, and right of way to the new lots. You are left with the developable area. Then I would divide by the minimum zoning acreage to get an approximate number of units anticipated for a site.

Utilizing an old site plan, this site consists of 160 acres. It has approximately 41 acres of lake, an additional 12 of right of way, and 37 acres of wetland. $160 - 41 - 12 - (37 * .25) = 97.75$ net land. $97.75 \times .4$ (right of way for future lots) = 39.1 acres to build. Divide by 2 acre lots....19.5 or 19 lots.

While I believe a retreat center is desirable, I believe that the commission must consider the existing zoning and surrounding area zoning with an understanding of what could be built there based on our zoning. The site must not be overbuilt and this proposal appears to do that. The existing special use granted on this site appears to have considered the impact on the area based on zoning. Adding such a significant size structure is not in alignment with the zoning.

I also note that they do not meet the township requirements, item such as curb and gutter should be proposed. Special use, doesn't mean that we wave our standards. Typically, in other jurisdictions the community actually receives a higher standard of development for granting the special use – not a reduced one.

Regarding the Chaldean Camp Special Use permit

Genoa Township Planning Commission,

I will start by quoting the purpose of the Planning Commission. Reading from your bylaws:

“The general purpose of the Genoa Charter Township Planning Commission shall be to guide and promote the efficient, coordinated development of the Township in a manner which will best promote the health, safety, and general welfare of its people, preserve and protect the Township...”

We have had numerous issues over the time the Chaldean Church has owned this property. For perspective, when the city of Detroit owned the land, when noise or trash became an issue, the camp director Mike would apologize and take care of it. Because Mike cared about the neighbors, issues rarely happened, and when they did it was typically when he was away for the weekend and taken care of immediately upon his return.

Fast forward to the new owners. When traffic was blocking Kellogg Rd, no one cared. When cars and trucks are stopped at the top of the hill by the locked gate, forcing us to go blindly into the oncoming traffic lane, a few times narrowly missing head on collisions, no one cares. When the music and amplified emcee is so loud we have to raise our voices to talk to each other in our own home, we are told it was not that loud. When the bass rattles our windows and keeps us up until 2 am, we are told that was just because they rented to groups outside of our mission to make money, so they had no control over it. When we are told the new director wants to emulate a camp that serves 10,000 people per year, not including the staff, food service trucks, refuse, laundry, and other people, we are told our small dirt road can handle that, no worries.

When we state the property values of our homes – where we live and have raised families – will go down and our quality of life will go down, and our quiet neighborhood will become a bustling, high capacity year round camp facility that draws many large groups, including corporate groups, that will undoubtedly change our neighborhood, we are mocked by a camp representative at a previous meeting, and I quote, “It’s not like we’re trying to build Disneyland here.”

That is the most tone-deaf comment from the camp leadership and epitomizes the years of ignoring township ordinances, ignoring the neighbor’s complaints, and ignoring common courtesy.

I see in the packet that there are comments from people who want to use the camp who were encouraged by Mike Hickey to write letters with instructions on what to say and how to say it, and I am sure it is lovely to go to someone else’s neighborhood to play loud music, scream for hours on end (the new high ropes course), and then go home. The sheriff noted that the complaints are reduced, mistakenly attributing that to great management – instead of the reality that after calling for a couple of years and being told by the Sheriff’s office and state police there is nothing they can do, we stopped calling. We stopped calling the township because we were told there was nothing you could do or that we had to rent a decibel reader, which might make sense if we knew their schedule, but decibel readers are hard to rent on a weekend evening. And then the past year and a half, Covid undoubtedly has an impact on large gatherings.

The Bishops’ letter is beautifully written and I am certain that he is under the impression that what he states is true, but it is not. He states the land will be a place of “happiness and joy” while the camp is

creating havoc in the lives of the neighbors. He states that late night noise is not an issue because the children have 'lights out' at reasonable hours and the adults are "engaged in prayerful reflection." Yet, the business plan clearly states that corporation can rent the space, and we know from history that the early lights out and prayerful reflection the Bishop seeks of his people, is not the reality of the activities at the camp. Screaming, loud chanting, and loud amplified music is what the neighbors are living with. I believe the Bishop would be horrified to see the noise and the complete disregard of the neighbors that is the reality.

On the north side the camp has a banquet facility they rent out for groups of 240 people, the cabins on the north side hold over 100 campers, the rent basketball courts, high ropes courses, and fields. On the south side, the church holds a few hundred, now add in a second banquet facility and what in reality is a hotel with rooms for 80 people, that even according to their application they acknowledge is not listed as a special use in the zoning, and you can see that it is not a reasonable request for this area. In addition, the road commission rules state a facility such as this must be on a primary road – a very reasonable requirement, and it is clear to all that this is a bad match for a quiet residential neighborhood on a dirt road.

I implore this township board to vote no on radically changing our neighborhood, making our road so busy we will not be able to safely walk or bike on our streets, ensuring that the sound ordinances will be forever ignored in our area (they know that the ordinances are not enforced from all the past complaints), reducing the salability of our homes, and creating high levels of stress as we are in our homes dealing with noise over the legal limits, litter, dilapidated fences, violations of many township ordinances, high traffic volumes, and then are mocked with, "It's not like it's Disneyland." A yes vote would be in direct violation of the purpose of this board, and I quote from your bylaws.

The general purpose of the Genoa Charter Township Planning Commission "shall be to guide and promote the efficient, coordinated development of the Township in a manner which will best promote the health, safety, and general welfare of its people, preserve and protect the Township"

Please vote no.

Sincerely,

Steve Oliveri

1200 Kellogg

Michael J. Murphy
Sheriff

Jeffrey A. Warder
Undersheriff



LIVINGSTON COUNTY

OFFICE OF THE SHERIFF

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

September 10, 2021

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

Re: Our Lady of the Fields

I authored a letter a year ago (see attached, and I noticed it is dated 2010, and should have been dated 2020) in support of a retreat center at OLF. At that time, I was under the impression that this was going to be for summer use only and not open year round. I realize this is one of those times in which I weighed in with an opinion when I should have just stuck to the facts. I have no dog in this fight so as far as support or not, please consider me neutral. This issue concerns OLF, Genoa Township and the Resident's. Had I been asked to write anything on the OLF project today, I would have simply stuck to the facts, which was contained in the original letter, as shown in the below paragraph.

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

A handwritten signature in blue ink that reads 'Michael J. Murphy'.

Michael J. Murphy - Sheriff

Michael J. Murphy
Sheriff

Jeffrey A. Warder
Undersheriff



LIVINGSTON COUNTY

OFFICE OF THE SHERIFF

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

October 23, 2010

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

Re: Our Lady of the Fields

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

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

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

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

A handwritten signature in blue ink that reads "Michael J. Murphy".

Michael J. Murphy - Sheriff

Euler/Kellogg Roads residents' letter to Genoa Twp.

6.2.2021

Opening

Good evening,

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

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

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

Article 1

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

1.02.04 Limit or prohibit improper use of land.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. Site Plan:

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

6. Residents Objections:

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

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

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

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

Proposed conditions:

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

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

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

Closing:

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

Thank You,

Mike and Dori Berean and Residents of Euler/Kellogg Roads

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

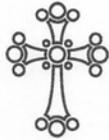
So what will people pay to live by a motel? They have had a year to fix their fences and clean up their property. I have seen no improvements.

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

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

PLEASE VOTE NO on this project.

Lynne Drouillard
Lynne Drouillard
6781 Filice Dr.



October 19, 2020

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

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

Dear Planning Commission,

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

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

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

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

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

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

Sincerely,

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

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

SEP 14 2020

RECEIVED

#1 CONCERN

ACCORDING TO CAMP WEBSITE
THIS IS ALLREADY A DONE DEAL

#2 CONCERN

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

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

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

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

JAMES DROULCAN

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

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

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

LYNNE DROULLARD

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

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

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

Michael & Bradlynn Jusino
6967 Filice Drive
Brighton, MI 48114

Dear Council,

We have been unable to attend the town hall meetings regarding the addition that Camp Chaldean has proposed due to Michael's work schedule and childcare options. We would like our opinion to be noted and considered when making the decision about this matter. While we have well wishes for the camp and those leading, we strongly disapprove of this expansion.

As of now, when the camp holds a gathering it is quite loud. The parties can be heard in every room of our home and at any point on our property. Despite the noise and inconvenience it brings (usually coincides with our children's rest or nap time), we have never formally complained because the camp holds these gatherings only 1 day a week, within reasonable hours and for a respectful length of time.

It is also worth noting that whenever there is a party, the traffic of our road AND private drive increases significantly. It is not uncommon for there to be visitors of the camp lost on our drive, which means there are unknown cars driving to our home and turning around in our yard. While these experiences are usually respectful and brief, as a family with young, active children it is concerning.

If this building project is approved, the potential for gatherings would increase in size, frequency, noise and traffic. While this may be good for the business of the camp, it completely overlooks the well being of the camps neighbors and community. Simply put, this is not an appropriate place for a building this large to host that many people.

It is our understanding that this addition would be available for the public to rent any/all days of the week. This means there would be potential of random cars lost at our house any day at any hour. Considering where we live, it is completely unreasonable that traffic would be a concern for our children's safety to play in our yard or ride bikes in our driveway. It is also completely unreasonable that anyone's home could be flooded with noise of partying at any/every day and night, which would be the case for so many in our community if this were approved.

We moved to our home for privacy, safety and peace that homeownership in a country setting brings. If this were to be approved, it would rob our young family of privacy, safety and peace. It would also do so to the many neighbors the camp has.

Please, do not approve this expansion.

Thank you for your consideration,

A handwritten signature in blue ink that reads "Michael Jusino". The signature is written in a cursive style.

Michael Jusino, Bradlynn Jusino

Regarding the Chaldean Camp Special Use permit

Genoa Township Planning Commission,

I will start by quoting the purpose of the Planning Commission. Reading from your bylaws:

“The general purpose of the Genoa Charter Township Planning Commission shall be to guide and promote the efficient, coordinated development of the Township in a manner which will best promote the health, safety, and general welfare of its people, preserve and protect the Township...”

We have had numerous issues over the time the Chaldean Church has owned this property. For perspective, when the city of Detroit owned the land, when noise or trash became an issue, the camp director Mike would apologize and take care of it. Because Mike cared about the neighbors, issues rarely happened, and when they did it was typically when he was away for the weekend and taken care of immediately upon his return.

Fast forward to the new owners. When traffic was blocking Kellogg Rd, no one cared. When cars and trucks are stopped at the top of the hill by the locked gate, forcing us to go blindly into the oncoming traffic lane, a few times narrowly missing head on collisions, no one cares. When the music and amplified emcee is so loud we have to raise our voices to talk to each other in our own home, we are told it was not that loud. When the bass rattles our windows and keeps us up until 2 am, we are told that was just because they rented to groups outside of our mission to make money, so they had no control over it. When we are told the new director wants to emulate a camp that serves 10,000 people per year, not including the staff, food service trucks, refuse, laundry, and other people, we are told our small dirt road can handle that, no worries.

When we state the property values of our homes – where we live and have raised families – will go down and our quality of life will go down, and our quiet neighborhood will become a bustling, high capacity year round camp facility that draws many large groups, including corporate groups, that will undoubtedly change our neighborhood, we are mocked by a camp representative at a previous meeting, and I quote, “It’s not like we’re trying to build Disneyland here.”

That is the most tone-deaf comment from the camp leadership and epitomizes the years of ignoring township ordinances, ignoring the neighbor’s complaints, and ignoring common courtesy.

I see in the packet that there are comments from people who want to use the camp who were encouraged by Mike Hickey to write letters with instructions on what to say and how to say it, and I am sure it is lovely to go to someone else’s neighborhood to play loud music, scream for hours on end (the new high ropes course), and then go home. The sheriff noted that the complaints are reduced, mistakenly attributing that to great management – instead of the reality that after calling for a couple of years and being told by the Sheriff’s office and state police there is nothing they can do, we stopped calling. We stopped calling the township because we were told there was nothing you could do or that we had to rent a decibel reader, which might make sense if we knew their schedule, but decibel readers are hard to rent on a weekend evening. And then the past year and a half, Covid undoubtedly has an impact on large gatherings.

The Bishops’ letter is beautifully written and I am certain that he is under the impression that what he states is true, but it is not. He states the land will be a place of “happiness and joy” while the camp is

creating havoc in the lives of the neighbors. He states that late night noise is not an issue because the children have 'lights out' at reasonable hours and the adults are "engaged in prayerful reflection." Yet, the business plan clearly states that corporation can rent the space, and we know from history that the early lights out and prayerful reflection the Bishop seeks of his people, is not the reality of the activities at the camp. Screaming, loud chanting, and loud amplified music is what the neighbors are living with. I believe the Bishop would be horrified to see the noise and the complete disregard of the neighbors that is the reality.

On the north side the camp has a banquet facility they rent out for groups of 240 people, the cabins on the north side hold over 100 campers, the rent basketball courts, high ropes courses, and fields. On the south side, the church holds a few hundred, now add in a second banquet facility and what in reality is a hotel with rooms for 80 people, that even according to their application they acknowledge is not listed as a special use in the zoning, and you can see that it is not a reasonable request for this area. In addition, the road commission rules state a facility such as this must be on a primary road – a very reasonable requirement, and it is clear to all that this is a bad match for a quiet residential neighborhood on a dirt road.

I implore this township board to vote no on radically changing our neighborhood, making our road so busy we will not be able to safely walk or bike on our streets, ensuring that the sound ordinances will be forever ignored in our area (they know that the ordinances are not enforced from all the past complaints), reducing the salability of our homes, and creating high levels of stress as we are in our homes dealing with noise over the legal limits, litter, dilapidated fences, violations of many township ordinances, high traffic volumes, and then are mocked with, "It's not like it's Disneyland." A yes vote would be in direct violation of the purpose of this board, and I quote from your bylaws.

The general purpose of the Genoa Charter Township Planning Commission "shall be to guide and promote the efficient, coordinated development of the Township in a manner which will best promote the health, safety, and general welfare of its people, preserve and protect the Township"

Please vote no.

Sincerely,

Steve Oliveri

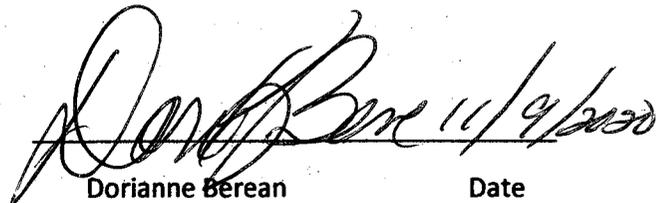
1200 Kellogg

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

 11/9/2020

Michael Berean

Date

 11/9/2020

Dorianne Berean

Date

was July 20th.

You as a citizen can sue them civilly.

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

Sincerely,

Sharon

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

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

To: Sharon Stone-Francis

Subject: Re: Camp Chaldean

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

Dori Berean

Co Owner | Instructor

Krav Maga Great Lakes

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

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

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

To: dori@kravmagagreatlakes.com

Subject: Camp Chaldean

Good Morning

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

Sincerely,

Sharon Stone

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

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

To: info

Subject: Camp Chaldean Noise Complaint

To whom it may concern,

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

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

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

Have a great day.

Sharon Stone-Francis

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

ent: 8/6/2019 2:34 PM

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

sound meter that that a certificate that it has been calibrated

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

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

o: Sharon Stone-Francis

subject: RE: Camp Chaldean

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

Dori Berean

Co Owner | Instructor

Krav Maga Great Lakes

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

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

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

o: Dori Berean <dori@kravmagagreatlakes.com>

subject: RE: Camp Chaldean

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

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

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

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

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

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

o: Sharon Stone-Francis

subject: RE: Camp Chaldean

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

How did you get the proof last time?

Dori Berean

Co Owner | Instructor

Krav Maga Great Lakes

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

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

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

o: Dori Berean <dori@kravmagagreatlakes.com>

subject: RE: Camp Chaldean

ti

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



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

Livingston County Public Records - Full Detail Report

Location & Ownership

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

Taxes

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

Assessments

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

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

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

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

Search for MLS Listings



2 Full Court Basketball

\$50 Day + Security Deposit

2 Full Court Basketball Rental:
12 baskets



Red & Blue Cabin Rental

\$200 Night + Security Deposit

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



Executive Cabin

\$350 a Night + Security Deposit

Sleeps 40 individuals



Banquet Hall Rental

\$1,200 All Day Event

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

PATTI
586-201-6727

Email or Phone

Password

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Forgot account?



Like

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Posts



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

Repost from @chaldeandiocese:

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



Religious Organization in Brighton, Michigan

Community

See All

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

About

See All



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

Get Directions

📞 (248) 379-0943

🗨️ Contact Our Lady of the Fields Camp on Messenger

🌐 ourladyofthefieldscamp.org

📁 Religious Organization · Campground · Nonprofit Organization

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

Page created - February 6, 2019

People

+4



Our Lady of the Fields Camp

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- Reviews
- Videos
- Photos
- About
- Community

Create a Page



Our Lady of the Fields Camp ...

Jul 20 at 12:06 PM • 🌐



ECRC [Eastern Catholic Re-Evangelization Center]

Jul 11 at 10:00 AM • 🌐

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

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

SUBSCRIBE

PAST ISSUES

AWAKE MY *Soul*

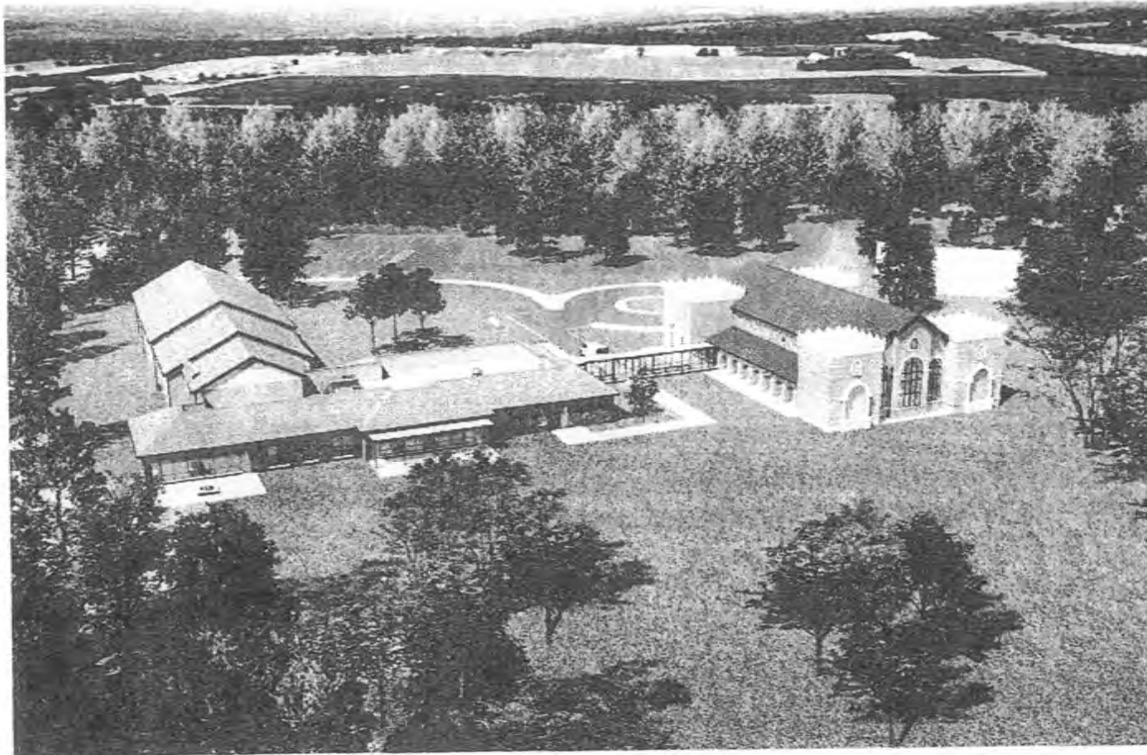
استيقظي يا روعي

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

HOPE

PROGRAM

12:30 pm	Book: <i>Jesus</i>
1:00 pm	Shoptalk: <i>Call & Win</i> with Bryan Franke
2:00 pm	Break
3:00 pm	Worship & Bible Mtg. - <i>Play Quiz</i>
	Movie: <i>Breakfast with Kansas</i> & <i>Power of Prayer</i>
	Group & P&F Activities
5:00 pm	St. Bernadette Testimony
	Prayer Vigil: <i>Ex Libris</i> & <i>Adoration</i>
8:00 pm	Prayer
8:30 pm	Movie: <i>Movie Time</i> & <i>Concert with Phil & Dawn</i>
10:00 pm	Mass



Eavan Yaldo

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

address you requested

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

1750 Argentine Howell 48843

Sent from my iPhone

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

?
Jeff

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

mike

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

Thank you. Hope it helps.

Sent from my iPhone

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

?
awesome Jeff

Great Job !

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

Hello,

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

Sincerely,

Jeff

Sent from my iPhone

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

?

Hi Jay

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

Thanks again for doing this for us!

Mike Hickey

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

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

To: jdimeglio@ashleycapital.com

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

Hi Jay

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

Please address the letter to :

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

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

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

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

Thanks so much

Mike

Micky V Dingman

607 N Hacker RD Howell, MI 48843

Mvd3953@gmail.com - 810-691-1365

Kelly VanMarter, AICP

Assistant Township Manager, Genoa Township

Dear Mrs. VanMarter,

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

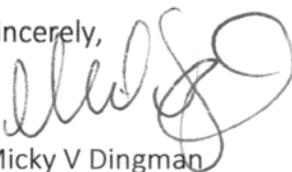
I first met representatives of the camp about 7 years ago. I approached them requesting access to the camp for personal use. The camp was very accommodating and allowed my children and I to enter and use the camp and basketball courts. Since then, the camp has allowed me to go in several times. I had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

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

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

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

Sincerely,

 11/5/20

Micky V Dingman

September 8, 2021

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	The Prophet Elijah Retreat Center – Special Land Use and Site Plan Review #5
Location:	1391 Kellogg Road – southwest corner of the Kellogg Road/McClements Road intersection
Zoning:	PRF Public and Recreational Facilities District

Dear Commissioners:

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

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

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

A. Summary

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

B. Proposal/Process

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

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

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

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

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



Aerial view of site and surroundings (looking north)

C. Operational Plan

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

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

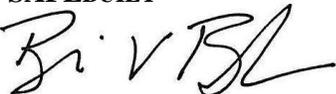
The cover letter also notes that the owner has received a proposal to repair the fencing, which has been mentioned several times as being in need of such repair. This work is expected to take place this fall.

Other items of note contained in the Operational Plan:

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

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

Respectfully,
SAFE BUILT


Brian V. Borden, AICP
Michigan Planning Manager

April 7, 2021

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

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

Dear Ms. Van Marter:

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

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

GENERAL NOTES

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

SITE PLAN

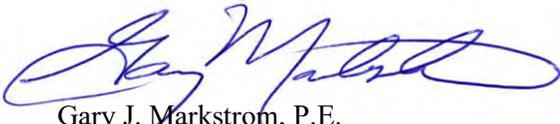
1. The Petitioner shows parking calculations on the plans. Currently the plans show seven new spaces, while the parking calculations show 74 spaces required for the proposed use. The Petitioner is proposing to share parking with the church, which has 102 parking spaces currently. Due to the church and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

DRAINAGE AND GRADING

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

The comments above should be discussed with the Planning Commission prior to site plan approval. Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Scherdt
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

September 7, 2021

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

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

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned Updated Operations plan. The plans were received for review on August 26, 2021. The project is based on a 159.6 acre camp known as Our Lady of the Fields Camp. The existing portion of the parcel includes an existing A-3 church. The plan calls for construction of a new single-story retreat center (B, A-3) and two-story dormitory (R-1). The overall square-footage of the project is proposed at 28,851 square feet. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

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

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

Cordially,

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

Rick Boisvert, FM, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org



OUR LADY
of the **FIELDS**

CAMP & RETREAT CENTER

Operational Plan 2021

24 HOUR EMERGENCY CONTACT:

Michael Hickey, Director
(248) 379-0943

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

INTRODUCTION

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

2007

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

Fall 2017

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

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

Spring 2018

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

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

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

camp's overall rebranding process.

2019

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

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

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

2020

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

2021

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

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

OPERATIONAL PLAN & SCHEDULE

1. Introduction

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

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

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

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

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

2. Identify the Audience for this Property

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

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

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

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

Purpose of the Proposed Project Elijah Retreat Center

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

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

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

Purpose of the OLF Camp Facilities

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

Purpose of St. George's Shrine

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

3. Typical Schedule of Activities

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

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

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

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

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

PHYSICAL ACTIVITIES

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

RELIGIOUS ACTIVITIES

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

4. Number of Employees

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

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

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

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

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

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

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

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

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

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

Overnight Retreat: 10 to 60 retreatants

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

MAXIMUM CAPACITY: 60

PERC Staff Needed on Site During the Event:

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

Staffing Plan Scenarios at the OLF Camp

Overnight Camp Session 10 to 49 Campers at OLF Camp

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

OLF Staff Needed on Site During the Event:

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

Overnight Camp Session 50 to 99 Campers at OLF Camp

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

OLF Staff Needed on Site During the Event:

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

Overnight Camp Session 100 - 120 Campers at OLF Camp

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

OLF Staff Needed on Site During the Event:

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

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

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

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

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

As far as predicting the number of people expected for each type of activity, it just depends on the size of the group that contacts us and the nature of their retreat. The maximum number would be 60 people, but the minimum could be as low as 10 if the group did not require much in the way of staff.

The retreat center is not a hotel or motel and is not defined as such per the zoning ordinance. Our mission is to host groups of people for Christian retreats, not individual guests for hotel stays.

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

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

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

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

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

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

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

In the three years that OLF has been hosting camp sessions on our grounds, we've seen some groups arrive by motor coach or school bus, while others have carpooled or have driven individually. For instance, we could have a group of 60 teens, but they arrive in only two buses. On the other hand, we could have a group of 25 adults, all of whom arrive individually, so the traffic would be greater.

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

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

OLF currently employs a full-time groundskeeper/maintenance manager. He does everything from weekly lawn mowing in the summer, spring, and fall to snow plowing and removal in the winter. Many of the maintenance issues are resolved by our onsite staff, and contractors are hired

to help with the repairs that are beyond our own staff's knowledge or ability.

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

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

9. Catholic Retreat Centers in the Surrounding Area

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

Manresa Jesuit Retreat House

(248) 644-4933

1390 Quarton Rd, Bloomfield Hills, MI 48304

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



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

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



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

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



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

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



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

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



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

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

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



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

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

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

No photo available

March 15, 2021

IMPACT ASSESSMENT

Re: The Prophet Elijah Retreat Center

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No special provisions are known to exist at this time.

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

The following resources were used in documenting this Impact Assessment:

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

OUR LADY OF THE FIELDS CAMP

THE PROPHET ELIJAH

RETREAT CENTER

1391 Kellogg Road
Brighton, Michigan 48114

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

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

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

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

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

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

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

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

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

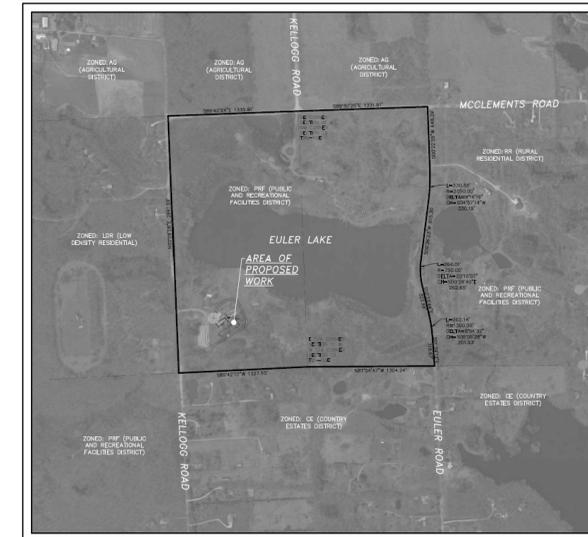
Proposed Building Setbacks:
Front Yard Setback (West): 425 Feet
Front Yard Setback (North): 2,064 Feet
Front Yard Setback (East): 1,928 Feet
Side Yard Setback (South): 359 Feet

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

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

Parking (Prescriptive per Zoning Ordinance Section 14.04):
Required: Provided:
Existing Church: 1 per 3 seats (285 seats) = 95 Spaces 102 Spaces (Including 5 Barrier-Free)
Proposed Retreat Center: 1 Space per guest room plus 1 space per (motels/hotels with lounge, restaurant and conference) 100 SF of lounge, restaurant, conference, or banquet rooms or exhibit space 7 Spaces (Including 2 Barrier-Free)
Total: 169 Spaces (Including 5 Barrier-Free) 109 Spaces (Including 7 Barrier-Free)
*It is proposed that the Church and Retreat Center will share parking. If this is approved by the Planning Commission, the required number of parking spaces may be reduced by up to 30% (Section 14.02.04)

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



Location Map
Not to Scale

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



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

Sheet No.:
G000
COVER SHEET



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

- LEGEND:**
- ⊕ EX. CATCH BASIN
 - EX. MANHOLE
 - EX. END SECTION
 - EX. OVERFLOW STRUCTURE
 - EX. DOWNSPOUT/ROOF DRAIN
 - EX. CLEANOUT
 - EX. WATER GATE VALVE
 - EX. HYDRANT
 - EX. WATER VALVE
 - EX. WATER SHUTOFF
 - EX. FIRE DEPT. CONNECTION
 - EX. GAS SHUTOFF
 - EX. GAS VENT
 - EX. ELECTRIC/GAS METER
 - EX. HANDHOLE
 - EX. PEDESTAL
 - EX. TRANSFORMER
 - EX. LIGHTPOLE
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. TREE
 - EX. TREE LINE
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. WATER MAIN
 - EX. ELECTRIC CABLE
 - EX. COMMUNICATION
 - EX. GAS LINE
 - EX. OVERHEAD LINE
 - EX. SIGN
 - EX. POST/BOLLARD
 - EX. FLAGPOLE
 - EX. WATER WELL
 - EX. SATELLITE DISH
 - EX. PARKING METER
 - EX. UTILITY MARKER
 - EX. SOIL BORING
 - EX. MAILBOX
 - EX. GENERATOR
 - EX. MONITOR WELL
 - EX. AIR CONDITIONER
 - EX. PUMP
 - EX. FENCE
 - EX. FINISH FLOOR ELEVATION
 - F.F.
 - APPROXIMATE AREA OF DISTURBANCE (CONTRACTOR TO COORDINATE WITH THE OWNER FOR EXACT LIMITS OF DEMOLITION WORK)

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

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

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



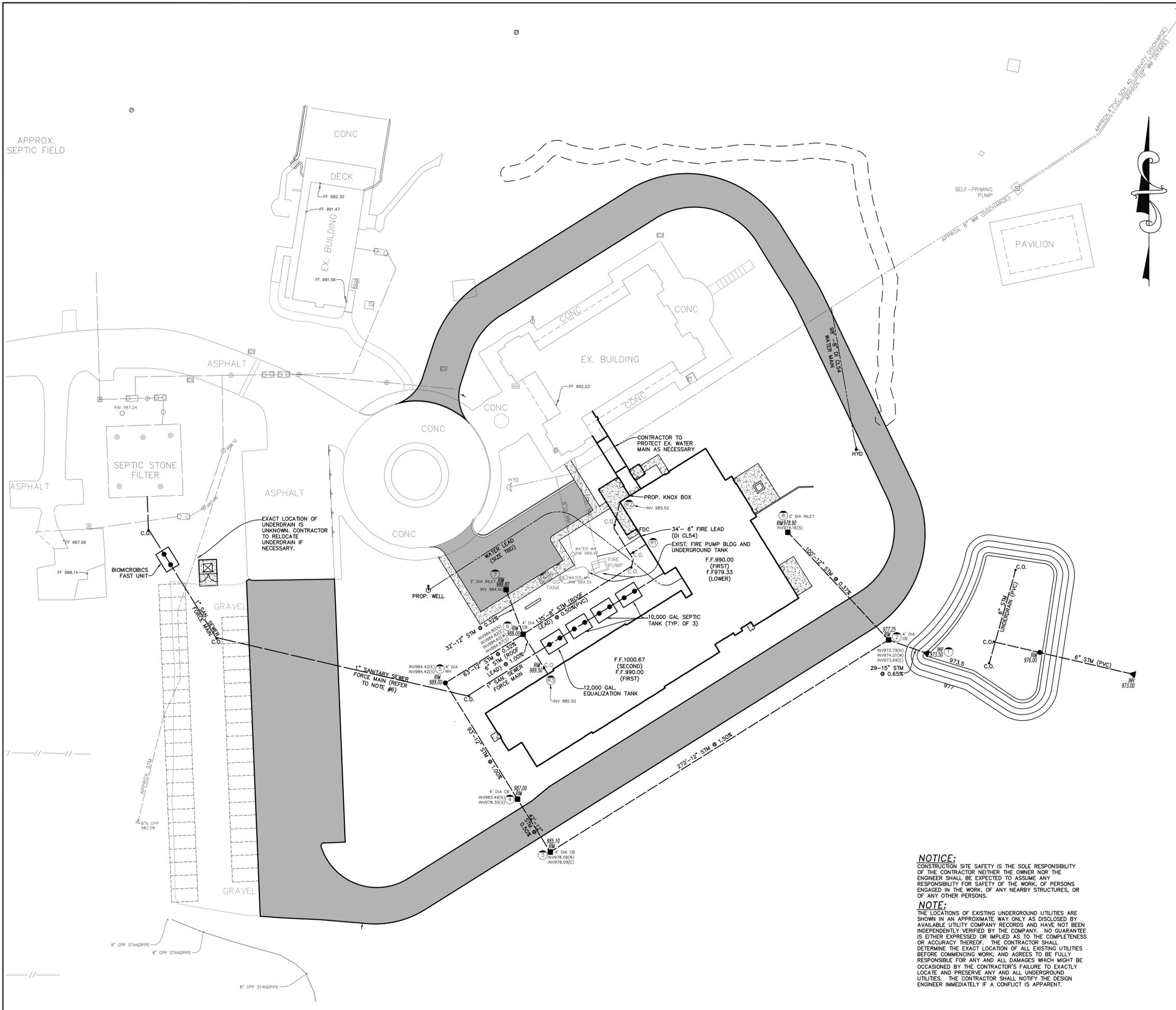
ALPINE ENGINEERING INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 46892 WEST ROAD
 SUITE 109
 NOV, MICHIGAN 48377
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 (248) 926-3765 (FAX)
 WWW.ALPINE-INC.NET



CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA
 TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
 SECTION: 11 & 12 TOWNSHIP: 2N RANGE: SE
 GENOA TOWNSHIP LIVINGSTON COUNTY MICHIGAN

REVISED	
10-19-2020 SITE PLAN REVIEW REVISION	
08-26-2020 SITE PLAN REVIEW RESUBMITTAL	
07-31-2020 SITE PLAN REVIEW	
DATE: 07-31-2020	
DRAWN BY: SD	
CHECKED BY: TG	
FBK:	3
CHP:	
SCALE: HOR 1"=40 FT. VER 1"=40 FT.	08-296.3

NOT FOR CONSTRUCTION



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

LEGEND:

- ⊠ EX. CATCH BASIN
- EX. MANHOLE
- ▽ EX. END SECTION
- ⊞ EX. OVERFLOW STRUCTURE
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- ⊞ EX. UTILITY POLE
- ⊞ EX. GUY ANCHOR
- ⊞ EX. TREE
- ⊞ EX. TREE TAG & NUMBER
- ⊞ EX. TREE LINE
- ⊞ EX. SANITARY SEWER
- ⊞ EX. STORM SEWER
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- ⊞ EX. ELECTRIC CABLE
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- ⊞ EX. FLAGPOLE
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- ⊞ EX. BOULDER
- ⊞ EX. TREE STUMP
- ⊞ EX. PARKING MARKER
- ⊞ EX. UTILITY MARKER
- ⊞ EX. MAILBOX
- ⊞ EX. GENERATOR
- ⊞ EX. MONITOR WELL
- ⊞ EX. AIR CONDITIONER
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- ⊞ PROP. CLEAN-OUT
- ⊞ PROP. HYDRANT
- ⊞ PROP. WATER WELL
- ⊞ PROP. GATE VALVE
- ⊞ PROP. CURB BOX
- PROP. ASPHALT
- PROP. CONCRETE
- ★ PROP. LIGHT POLE

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ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

RESIDENTIAL SUBDIVISIONS, SITE CONDOMINIUM, MULTI-FAMILY, LOT PLANS, CONSTRUCTION LAYOUT

SURVEYING ALTA SURVEYS, BOUNDARY SURVEYS, TOPOGRAPHIC SURVEYS, PARCEL SPLITS

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

46892 WEST ROAD, SUITE 109, NOVI, MICHIGAN 48377
(248) 926-3701 (BUS), (248) 926-3765 (FAX), WWW.ALPINE-INC.NET

811
Know what's below
Call before you dig.

CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA

UTILITY PLAN

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

REVISED

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

DATE: 07-31-2020

DRAWN BY: SD

CHECKED BY: TG

FBK:

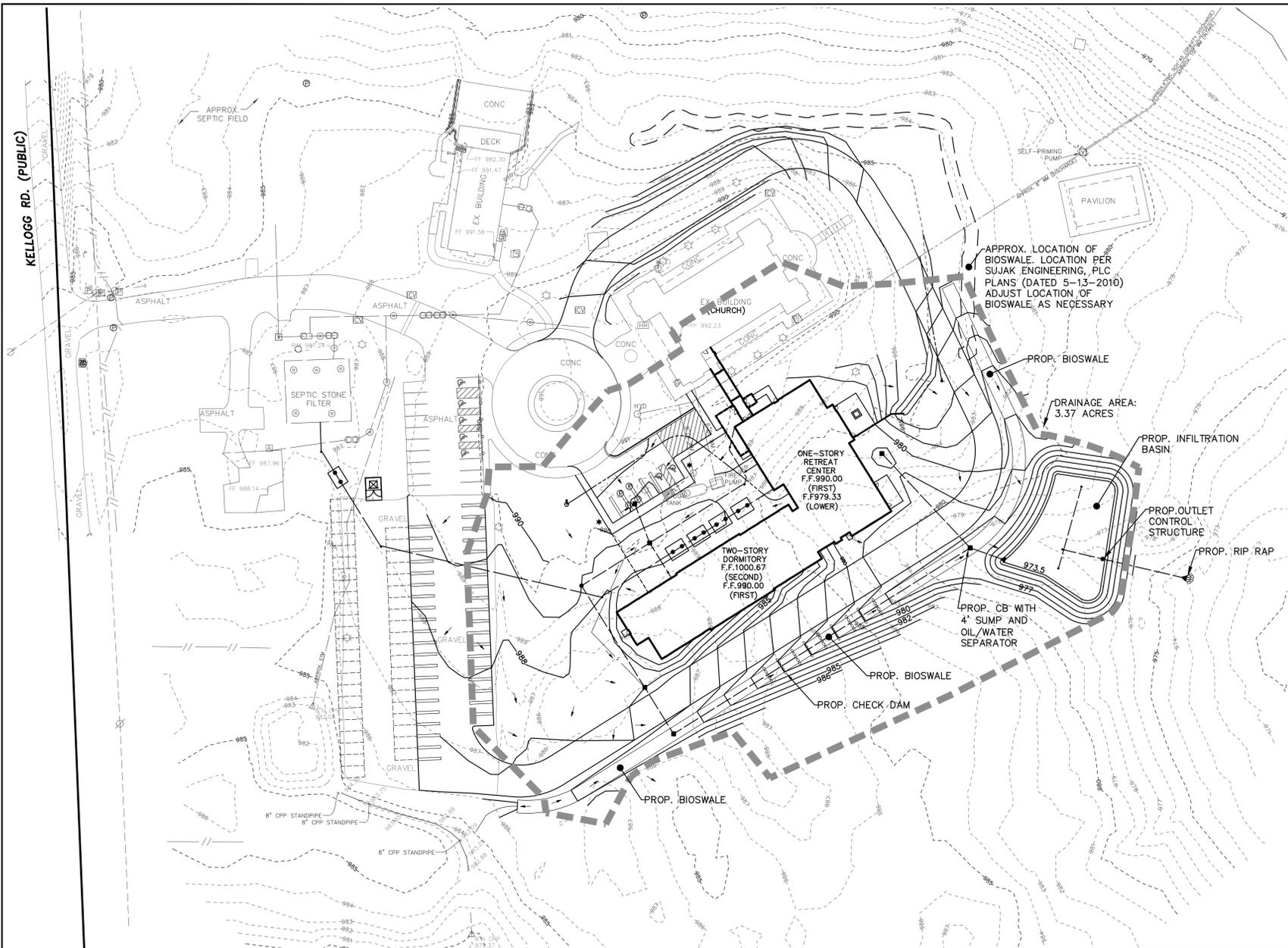
CHF:

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

5

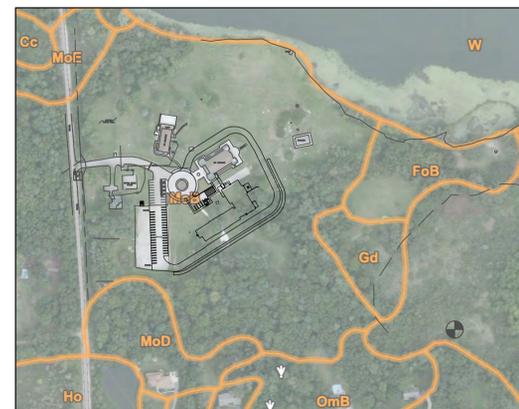
08-296.3

NOT FOR CONSTRUCTION



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 - CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, CONDITION, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL FIELD VERIFY EXACT LIMITS OF PAVEMENT IMPROVEMENTS. PAVING CONTRACTOR SHALL TAKE EXTRA CARE TO ENSURE 1% MINIMUM PAVEMENT SLOPE IS ACHIEVED. REMOVAL OF ADDITIONAL PAVEMENT MAY BE NECESSARY.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, CURBS, SIDEWALKS, LANDSCAPING, SIGNS, LIGHT POLES, ETC. TO REMAIN.
 - COMPACTED SAND BANKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
 - STEPS AND HAND RAILING TO MEET CURRENT TOWNSHIP/STATE/FEDERAL REQUIREMENTS.
 - REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR ADDITIONAL INFORMATION REGARDING SITE PREPARATION, CONSTRUCTION METHODS, ETC.
 - ADDITIONAL DESIGN INFORMATION WILL BE PROVIDED ON THE FINAL ENGINEERING PLANS.

- LEGEND:**
- EX. CATCH BASIN
 - EX. MANHOLE
 - EX. END SECTION
 - EX. DOWNSPOUT/ROOF DRAIN
 - EX. CLEANOUT
 - EX. WATER GATE VALVE
 - EX. HYDRANT
 - EX. WATER VALVE
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 - EX. AIR CONDITIONER
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 - EX. FENCE
 - F.F.
 - PROP. FINISH FLOOR ELEVATION
 - PROP. CURB & GUTTER (PITCH OUT)
 - PROP. STORM SEWER
 - PROP. SANITARY SEWER
 - PROP. WATER MAIN
 - PROP. STRUCTURE
 - PROP. END SECTION
 - PROP. CLEAN-OUT
 - PROP. HYDRANT
 - PROP. GATE VALVE
 - PROP. CURB BOX
 - PROP. GUTTER ELEV.
 - PROP. TOP OF CURB ELEV.
 - PROP. TOP OF WALK ELEV.
 - PROP. TOP OF PAVEMENT ELEV.
 - PROP. SPOT ELEV.
 - PROP. DRAINAGE ARROW
- xGU 642.00
 xTC 642.50
 xTW 642.50
 xTP 643.50



NOTE:

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

APPROXIMATE SOIL TYPE BOUNDARIES
SCALE: 1" = ±300 FEET

STORM WATER MANAGEMENT NARRATIVE:
CURRENTLY, THE DRAINAGE FROM THE PROPOSED IMPROVEMENT AREA FLOWS SOUTH/SOUTHEAST TO THE WETLAND AREA.

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

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

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ESTIMATED RUNOFF COEFFICIENT CALCULATION

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

CALCULATE THE WEIGHTED RUNOFF COEFFICIENT:

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

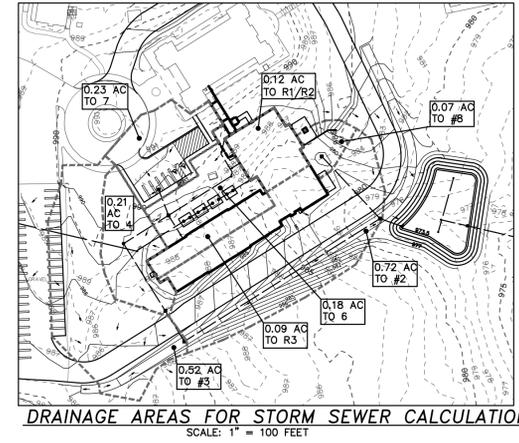
$$C = 0.49$$

DETENTION BASIN PROVIDED VOLUME

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

STORAGE ELEVATIONS

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

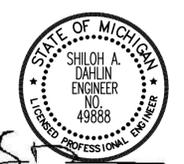


Therefore the required volume for a 100-year storm event is:

1	2	3	4	5	6	7
Duration (Minutes)	Duration (Seconds)	Intensity (100 yr Storm) (In/Hr)	Col. #2 x Col. #3 (Inches)	Inflow Volume = Col.4 x K (Cu. Ft)	Outflow Volume Col.2 x Qo (Cu. Ft)	Storage Volume Col.5 - Col.6 (Cu. Ft)
5	300	9.17	2.751	4,543	202	4,341
10	600	7.86	4.716	7,788	404	7,383
15	900	6.88	6.192	10,225	607	9,618
20	1,200	6.11	7.332	12,107	809	11,299
30	1,800	5.00	9.000	14,862	1,213	13,649
60	3,600	3.24	11.664	19,261	2,426	16,834
90	5,400	2.39	12.906	21,312	3,640	17,672
120	7,200	1.90	13.680	22,590	4,853	17,737
180	10,800	1.34	14.472	23,898	7,279	16,619
240	14,400	1.04	14.976	24,730	9,708	15,022
300	18,000	0.85	15,300	25,265	12,132	13,133
360	21,600	0.71	15,336	25,324	14,558	10,766
420	25,200	0.62	15,624	25,800	16,985	8,815
480	28,800	0.54	15,552	25,681	19,411	6,270
540	32,400	0.49	15,876	26,216	21,838	4,378
620	37,200	0.43	15,996	26,414	25,073	1,341

STORM SEWER CALCULATIONS:

FROM MH INPUT	TO MH	INCRE- MENT ACRES (A)	C	EQUIV. AREA 100% ACRES CA	TOTAL AREA 100% ACRES SUM CA	T TIME (MIN.)	I (IN PER HOUR)	Q=CIA C.F.S. FLOW	CAPAC- ITY OF SEWER (C.F.S.)	DIAM. OF PIPE (IN.)	LENGTH OF LINE (FT.)	SLOPE OF PIPE (%)	MIN HG BASED ON "Q" (%)	HG FRS GIVEN "D" (%)	ACTUAL HG (%)	VEL. FLOW FULL (FT./ SEC.)	TIME OF FLOW (MIN.)	H.G. ELEV. UPPER END	H.G. ELEV. LOWER END	GROUND ELEV. UPPER END	GROUND ELEV. LOWER END	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END
R1 & R2	6	0.12	0.90	0.11	0.11	15.00	4.38	0.47	0.86	8	135	0.50	0.15	0.52	0.15	2.45	0.9	985.61	985.40	990.00	988.00	985.50	984.82
6	5	0.18	0.40	0.07	0.45	15.90	4.28	1.90	2.02	12	63	0.32	0.29	0.30	0.29	2.57	0.4	985.40	985.22	988.00	989.00	984.62	984.42
5	4	0.00	0.90	0.00	0.45	16.30	4.24	1.90	3.57	12	93	1.00	0.29	0.30	0.29	4.54	0.3	984.56	984.29	989.00	987.00	984.42	983.49
4	3	0.21	0.40	0.08	0.53	16.60	4.21	2.23	2.52	12	42	0.50	0.39	0.30	0.39	3.21	0.2	979.06	978.89	987.00	985.10	978.30	978.09
3	2	0.52	0.40	0.21	0.74	16.80	4.19	3.09	4.36	12	272	1.50	0.75	0.30	0.75	5.56	0.8	976.85	974.81	985.10	977.25	978.09	974.01
2	1	0.72	0.50	0.36	1.12	17.60	4.11	4.61	5.21	15	29	0.65	0.51	0.23	0.51	4.25	0.1	974.85	974.50	977.25	988.00	973.69	973.50
7	6	0.23	0.80	0.18	0.18	15.00	4.38	0.81	2.02	12	32	0.32	0.05	0.30	0.05	2.57	0.2	985.61	985.60	988.00	988.00	984.90	984.80
8	2	0.07	0.35	0.02	0.02	15.00	4.38	0.81	2.17	12	100	0.37	0.05	0.30	0.05	2.76	0.6	974.70	974.65	978.00	977.25	974.16	973.79
R3	6	0.09	0.90	0.08	0.08	15.00	4.38	0.35	0.56	6	63	1.00	0.40	0.77	0.40	2.86	0.4	985.65	985.40	990.00	988.00	985.50	984.87



CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA

PROJECT: STORM WATER MANAGEMENT PLAN

SECTION: 11 & 12

THE PROPHET ELIJAH RETREAT CENTER

GENOA TOWNSHIP

LIVINGSTON COUNTY MICHIGAN

REVISIONS:

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

DATE: 07-31-2020

DRAWN BY: SD

CHECKED BY: TG

FBK:

CHF:

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

6

08-296.3

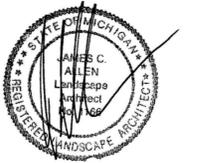
ALPINE ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD SUITE 109 NOV, MICHIGAN 48377

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

NOT FOR CONSTRUCTION

Seal:



Title:
Landscape Plan

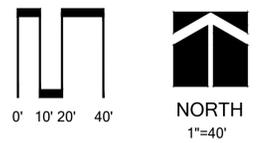
Project:
**The Prophet Elijah
 Retreat Center
 Genoa Township, Michigan**

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

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

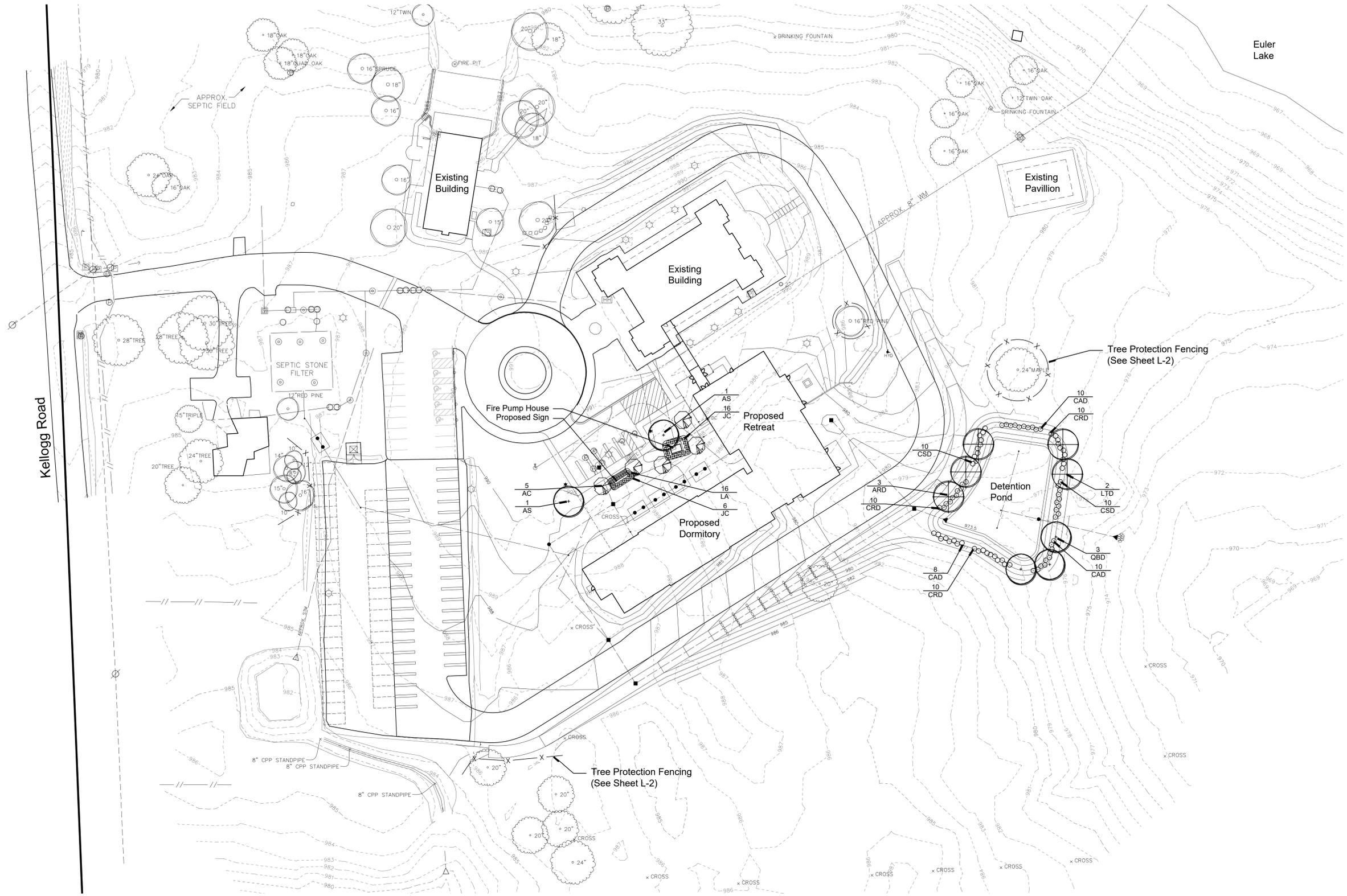
Job Number:
 20-043

Drawn By: jca Checked By: jca



Sheet No.

L-1



Landscape Summary

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

Plant List

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

NOTE:
GUY DECIDUOUS TREES ABOVE
3" CAL. STAKE DECIDUOUS
TREES BELOW 3" CAL.

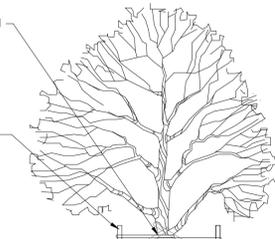
STAKE TREES AT FIRST BRANCH
USING 2"-3" WIDE BELT-LIKE
NYLON OR PLASTIC STRAPS.
ALLOW FOR SOME MINIMAL
FLEXING OF THE TREE.
REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,
MIN. 36" ABOVE GROUND FOR
UPRIGHT, 18" IF ANGLED. DRIVE
STAKES A MIN. 18" INTO
UNDISTURBED GROUND
OUTSIDE ROOTBALL. REMOVE
AFTER ONE YEAR.

MULCH 4" DEPTH WITH
SHREDDED HARDWOOD BARK,
NATURAL IN COLOR. LEAVE 3"
CIRCLE OF BARE SOIL AT BASE
OF TREE TRUNK.

MOUND EARTH TO FORM SAUCER

REMOVE ALL
NON-BIODEGRADABLE MATERIALS
COMPLETELY FROM THE
ROOTBALL. CUT DOWN WIRE
BASKET AND FOLD DOWN BURLAP
FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME
RELATION TO FINISH GRADE AS
IT BORE ORIGINALLY OR
SLIGHTLY HIGHER THAN FINISH
GRADE UP TO 6" ABOVE GRADE,
IF DIRECTED BY LANDSCAPE
ARCHITECT FOR HEAVY CLAY
SOIL AREAS.

DO NOT PRUNE TERMINAL
LEADER. PRUNE ONLY DEAD OR
BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,
PLASTICS AND OTHER
MATERIALS THAT ARE
UNSIGHTLY OR COULD CAUSE
GIRDLING.

PLANTING MIXTURE:
AMEND SOILS PER SITE
CONDITIONS AND
REQUIREMENTS OF
THE PLANT MATERIAL.
REMOVE DIRT FROM
ROOT FLARE.

SCARIFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF TO 4"
DEPTH.

TREE PIT = 3 x
ROOTBALL WIDTH

DECIDUOUS TREE PLANTING DETAIL

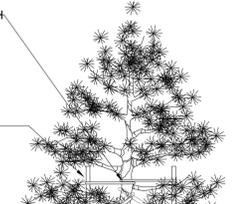
NOTE:
GUY EVERGREEN TREES ABOVE
12' HEIGHT. STAKE EVERGREEN
TREE BELOW 12' HEIGHT.

STAKE TREES AT FIRST BRANCH
USING 2"-3" WIDE BELT-LIKE
NYLON OR PLASTIC STRAPS.
ALLOW FOR SOME MINIMAL
FLEXING OF THE TREE.
REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,
MIN. 36" ABOVE GROUND FOR
UPRIGHT, 18" IF ANGLED. DRIVE
STAKES A MIN. 18" INTO
UNDISTURBED GROUND
OUTSIDE ROOTBALL. REMOVE
AFTER ONE YEAR.

MULCH 4" DEPTH WITH
SHREDDED HARDWOOD BARK,
NATURAL IN COLOR. LEAVE 3"
CIRCLE OF BARE SOIL AT BASE
OF TREE TRUNK.

REMOVE ALL
NON-BIODEGRADABLE MATERIALS
COMPLETELY FROM THE
ROOTBALL. CUT DOWN WIRE
BASKET AND FOLD DOWN BURLAP
FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME
RELATION TO FINISH GRADE AS
IT BORE ORIGINALLY OR
SLIGHTLY HIGHER THAN FINISH
GRADE UP TO 6" ABOVE GRADE,
IF DIRECTED BY LANDSCAPE
ARCHITECT FOR HEAVY CLAY
SOIL AREAS.

DO NOT PRUNE TERMINAL
LEADER. PRUNE ONLY DEAD OR
BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,
PLASTICS AND OTHER
MATERIALS THAT ARE
UNSIGHTLY OR COULD CAUSE
GIRDLING.

PLANTING MIXTURE:
AMEND SOILS PER SITE
CONDITIONS AND
REQUIREMENTS OF
THE PLANT MATERIAL.
REMOVE DIRT FROM
ROOT FLARE.

SCARIFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF TO 4"
DEPTH.

TREE PIT = 3 x
ROOTBALL WIDTH

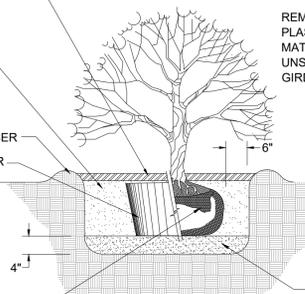
EVERGREEN TREE PLANTING DETAIL

MULCH 3" DEPTH WITH
SHREDDED HARDWOOD BARK,
NATURAL IN COLOR.

PLANTING MIXTURE:
AMEND SOILS PER
SITE CONDITIONS
AND REQUIREMENTS
OF THE PLANT
MATERIAL.
MOUND EARTH TO FORM SAUCER

REMOVE COLLAR OF ALL FIBER
POTS. POTS SHALL BE CUT TO
PROVIDE FOR ROOT GROWTH.
REMOVE ALL NONORGANIC
CONTAINERS COMPLETELY.

REMOVE ALL
NON-BIODEGRADABLE MATERIALS
COMPLETELY FROM THE
ROOTBALL. FOLD DOWN BURLAP
FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME
RELATION TO FINISH GRADE AS
IT BORE ORIGINALLY OR
SLIGHTLY HIGHER THAN FINISH
GRADE UP TO 4" ABOVE GRADE,
IF DIRECTED BY LANDSCAPE
ARCHITECT FOR HEAVY CLAY
SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN
BRANCHES.

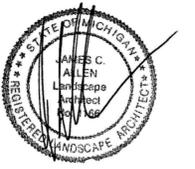
REMOVE ALL TAGS, STRING,
PLASTICS AND OTHER
MATERIALS THAT ARE
UNSIGHTLY OR COULD CAUSE
GIRDLING.

SCARIFY SUBGRADE
AND PLANTING PIT
SIDES. RECOMPACT
BASE OF TO 4"
DEPTH.

SHRUB PLANTING DETAIL

NOT TO SCALE

Seal:



Title:

Landscape Details

Project:

The Prophet Elijah
Retreat Center
Genoa Township, Michigan

Prepared for:

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

Revision:

Issued:

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

Job Number:

20-043

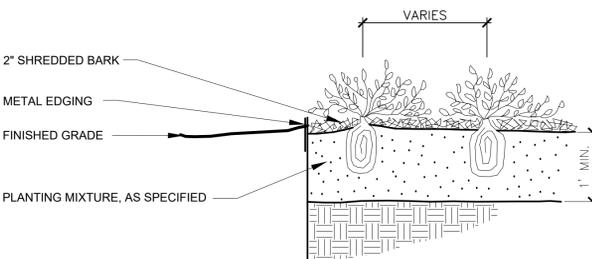
Drawn By:

jca

Checked By:

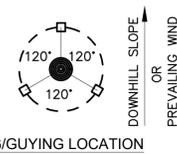
jca

Sheet No.



PERENNIAL PLANTING DETAIL

Not to scale



STAKING/GUYING LOCATION

NOTE:
ORIENT STAKING/GUYING TO PREVAILING
WINDS, EXCEPT ON SLOPES GREATER
THAN 3:1 ORIENT TO SLOPE.
USE SAME STAKING/GUYING
ORIENTATION FOR ALL PLANTS WITHIN
EACH GROUPING OR AREA

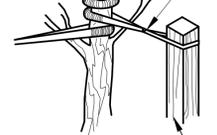
DOWNHILL SLOPE
OR
PREVAILING WIND

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



GUYING DETAIL

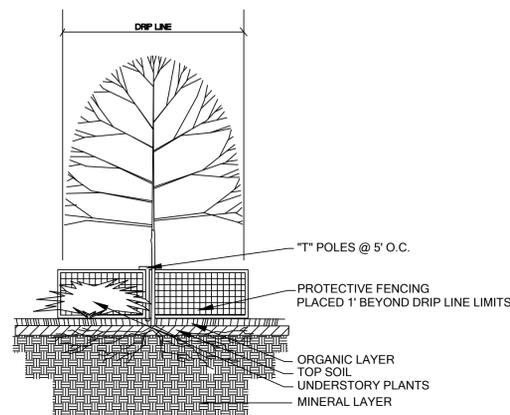
2"-3" WIDE BELT-LIKE NYLON OR
PLASTIC STRAPS.



STAKING DETAIL

TREE STAKING DETAIL

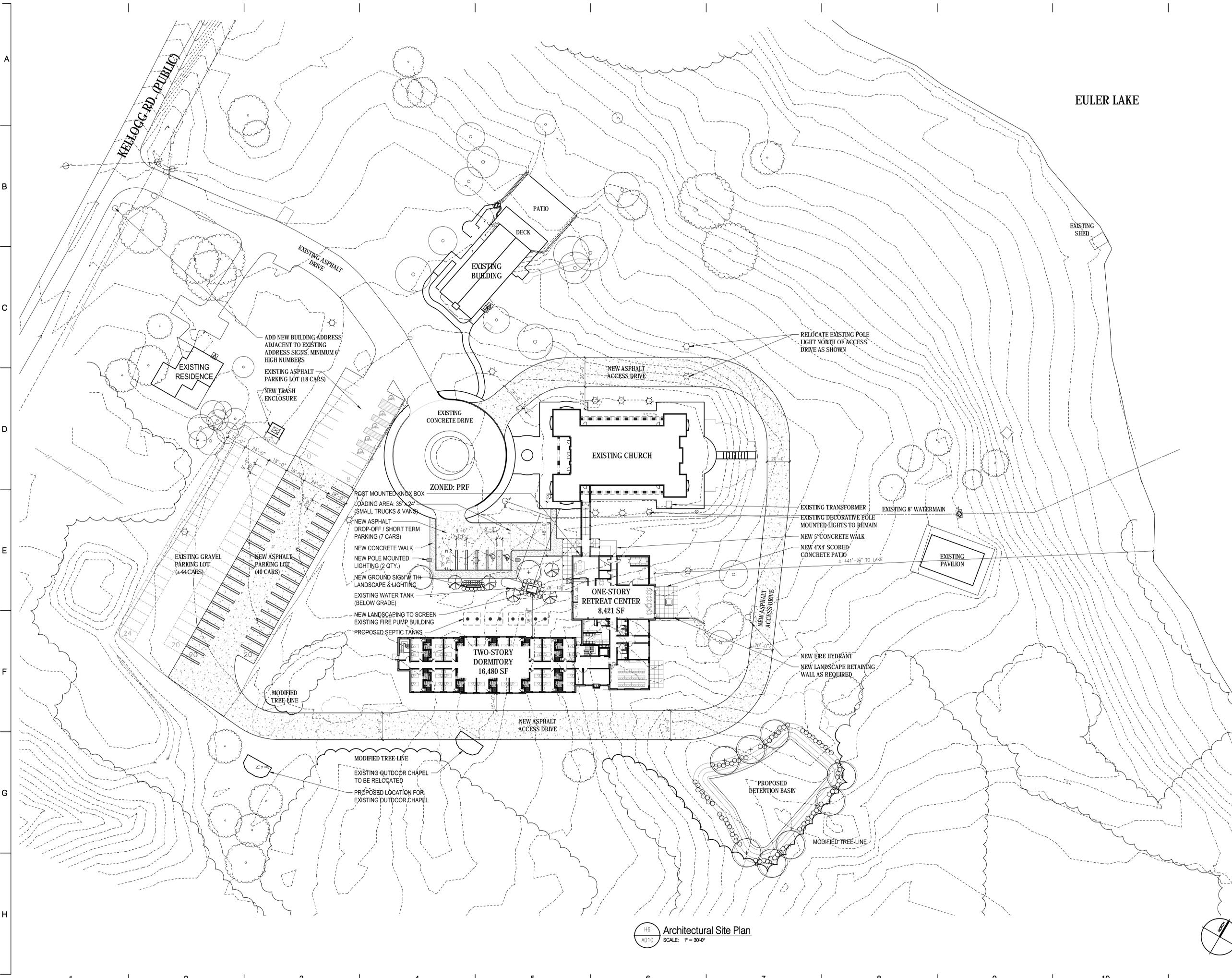
Not to scale



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

TREE PROTECTION DETAIL

NO SCALE



EULER LAKE

KELLOGG RD. (PUBLIC)

A
B
C
D
E
F
G
H

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



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

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

Date: Issued For:

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

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



Sheet No.:
A010
ARCHITECTURAL SITE PLAN

Oak Landscape Lighting CATALOG # _____ PROJECT NAME _____ TYPE _____

SPECIFICATION SHEET

PRODUCT # GR526-BK

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

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

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

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

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

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

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

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

Hardware: Hexagonal crew fix to part

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

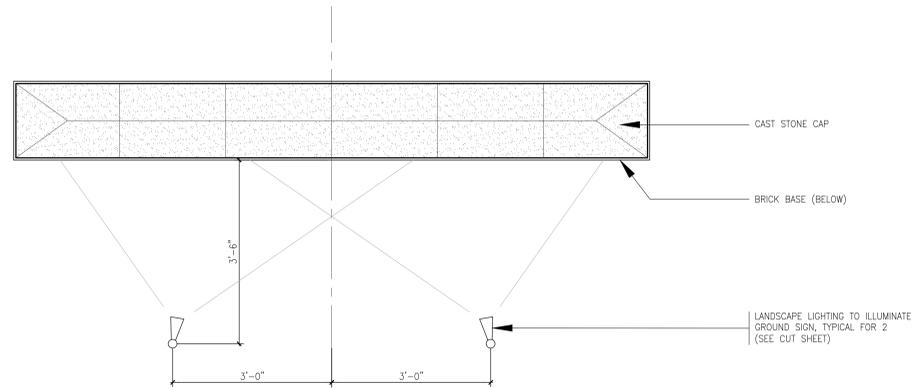
GR526			
SERIES	FINISH	VOLTAGE	LAMP
GR526 - Bullet Fixture	BK Black Aluminum	12V DC	L - LED LAMP
TR526 - Surface / Tree			

ACCESSORIES

In-Ground ABS Stake Surface / Tree Mounting

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

D2 Ground Sign Lighting
A011 SCALE: NONE



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

Radean Arm Mount LED Area Luminaire

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

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

Mounting Height = 20'

Series	Performance package	Color Temperature	Distribution	Voltage	Mounting
RAD1 LED	P1 1,000 Lumens	27K 2700K	SYM Symmetric type I	MARL1 2771	SR Square pole mounting (includes adapter)
	P2 3,000 Lumens	30K 3000K	ASY Asymmetric type IV	1301 347	IRA Round pole mounting
	P3 5,000 Lumens	30K 3000K	PRM Pathway type II	2001 480	WIA Wall bracket
	P4 10,000 Lumens	40K 4000K			
	P5 15,000 Lumens	50K 5000K			

Control options: Shipped installed (NLM2 slight MR 2.0 enabled), PW 50-watt motion sensor (100% to 30% dimming), PE Remote photocell, RAD 180° adjustable output.

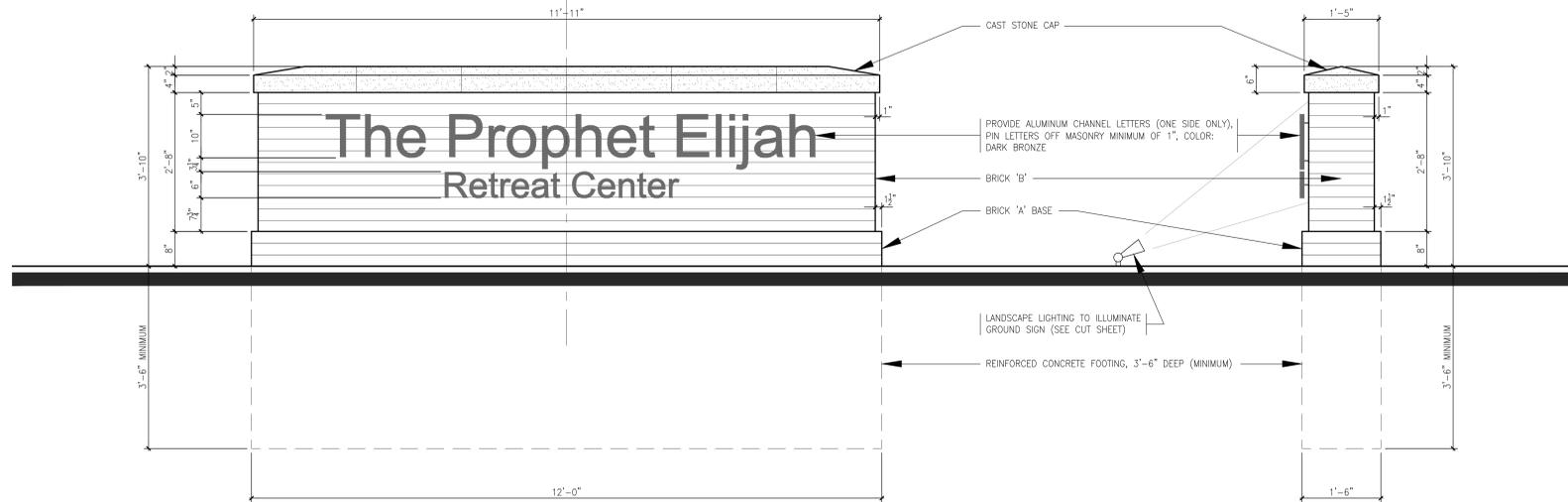
Other options: SF Single face, DF Double face, LW Left-sided optics, RO Right-sided optics.

Shipped separately: IS Houseike shade, DRBK Dark bronze, DRBLK Black, DRWLD Natural aluminum, DRWKO White.

Finish color: DRBRO Textured dark bronze, DRBLD Textured black, DRWLD Textured natural aluminum, DRWKO Textured white.

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conners, Georgia 30122 • Phone: 1-800-705-SERV (7378) • www.lithonia.com RAD1 LED © 2011-2020 Acuity Brands Lighting Inc. All rights reserved. Rev. 05/16/20

H2 Pole Mounted Site Lighting
A011 SCALE: NONE



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

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



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

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F. 248.258.5515

SarokiArchitecture.com

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

Date: Issued For:

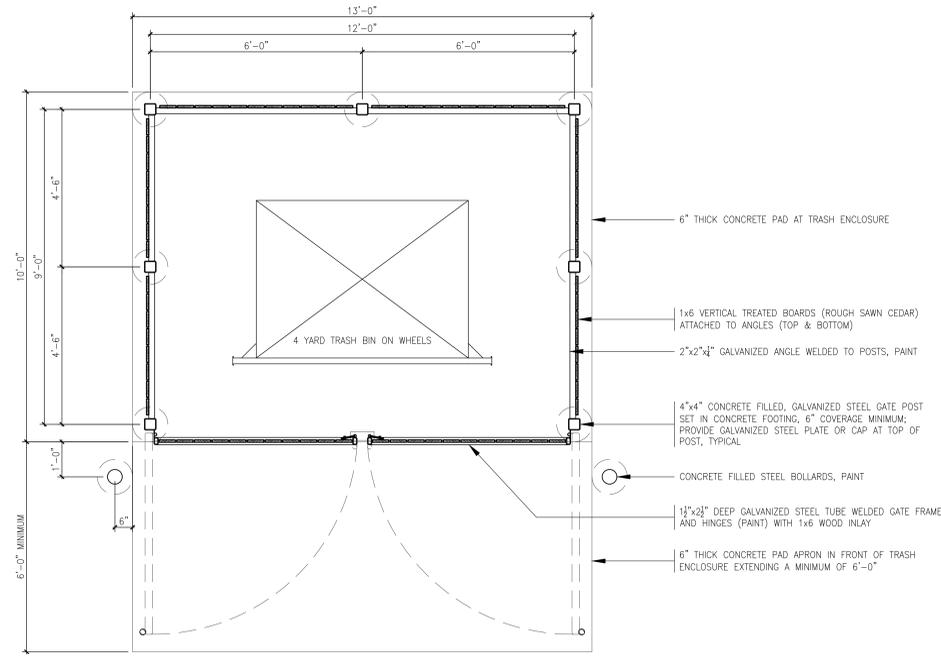
07-31-2020 SITE PLAN REVIEW

Sheet No.:

A011

SITE DETAILS

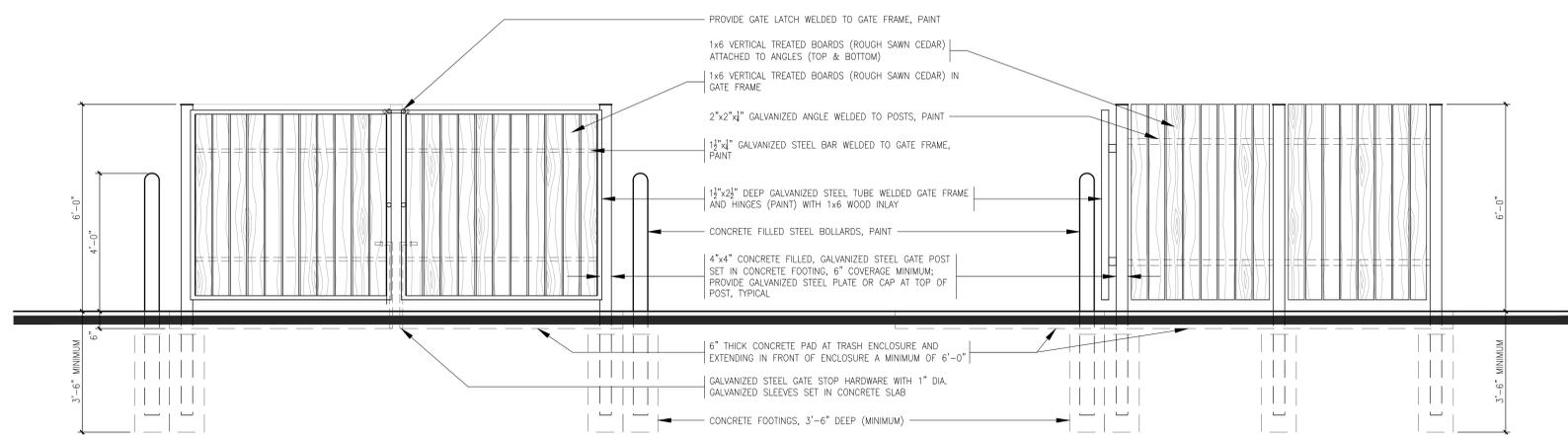
A
B
C
D
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F
G
H



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



F9 4 Yard Trash Dumpster with Lid
A012 SCALE: NONE



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

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



SAROKI
ARCHITECTURE

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Brighton, Michigan 48114

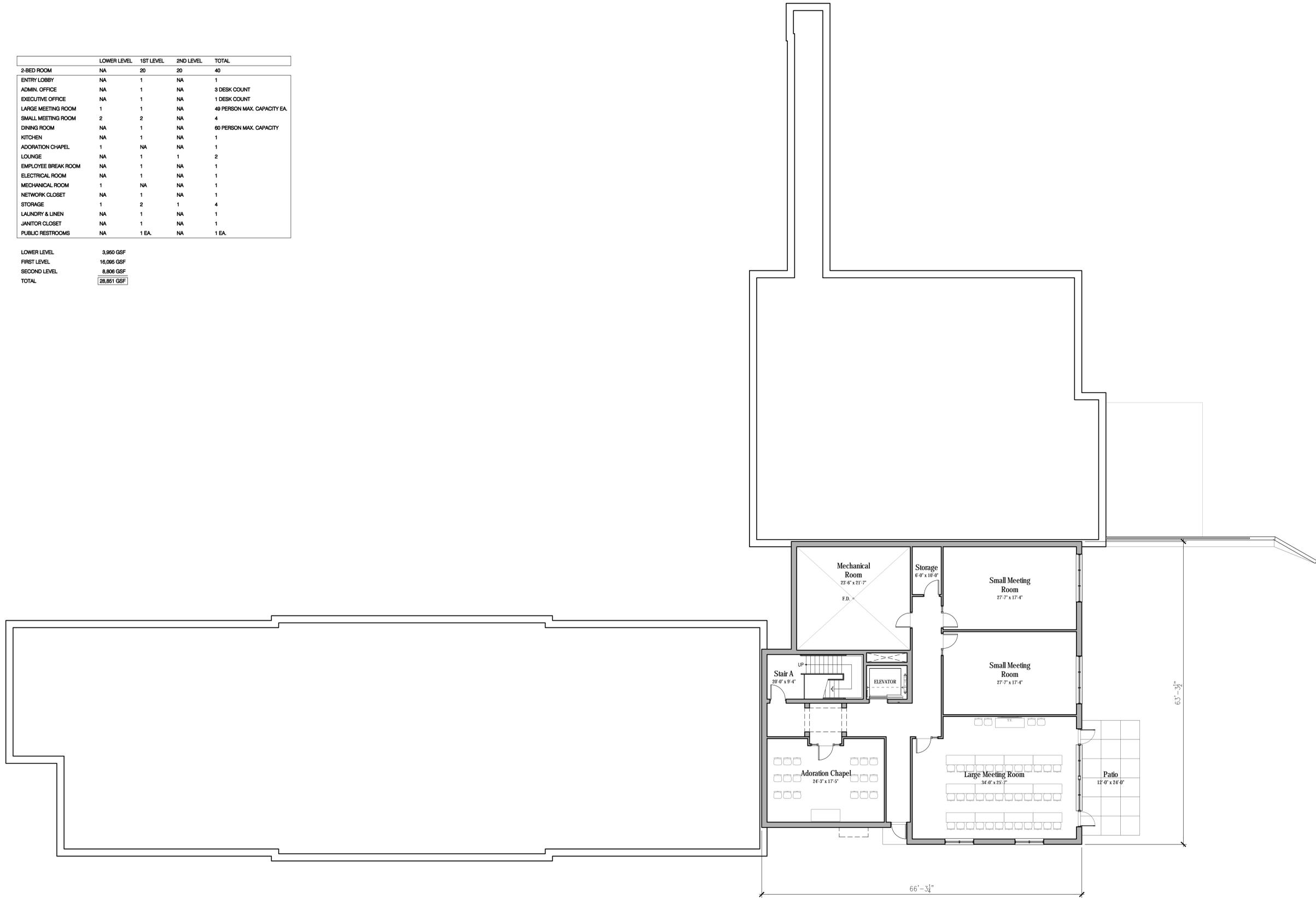
Date: Issued For:
07-31-2020 SITE PLAN REVIEW
08-26-2020 SITE PLAN REVIEW RESUBMITTAL

Sheet No.:
A012
TRASH ENCLOSURE

A
B
C
D
E
F
G
H

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

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



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

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



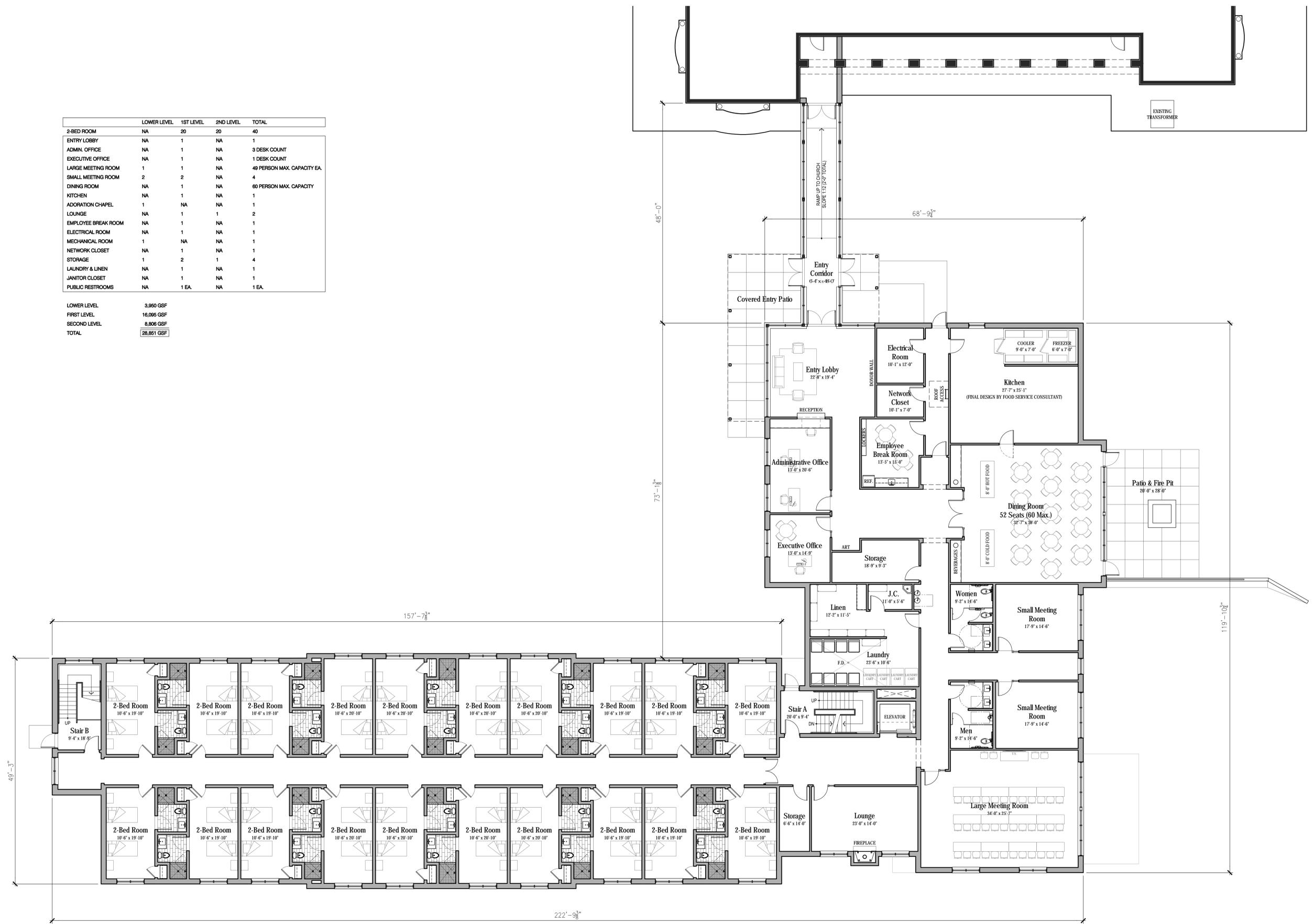
Sheet No.:
A100
LOWER LEVEL FLOOR PLAN

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

A
B
C
D
E
F
G
H

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

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



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

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

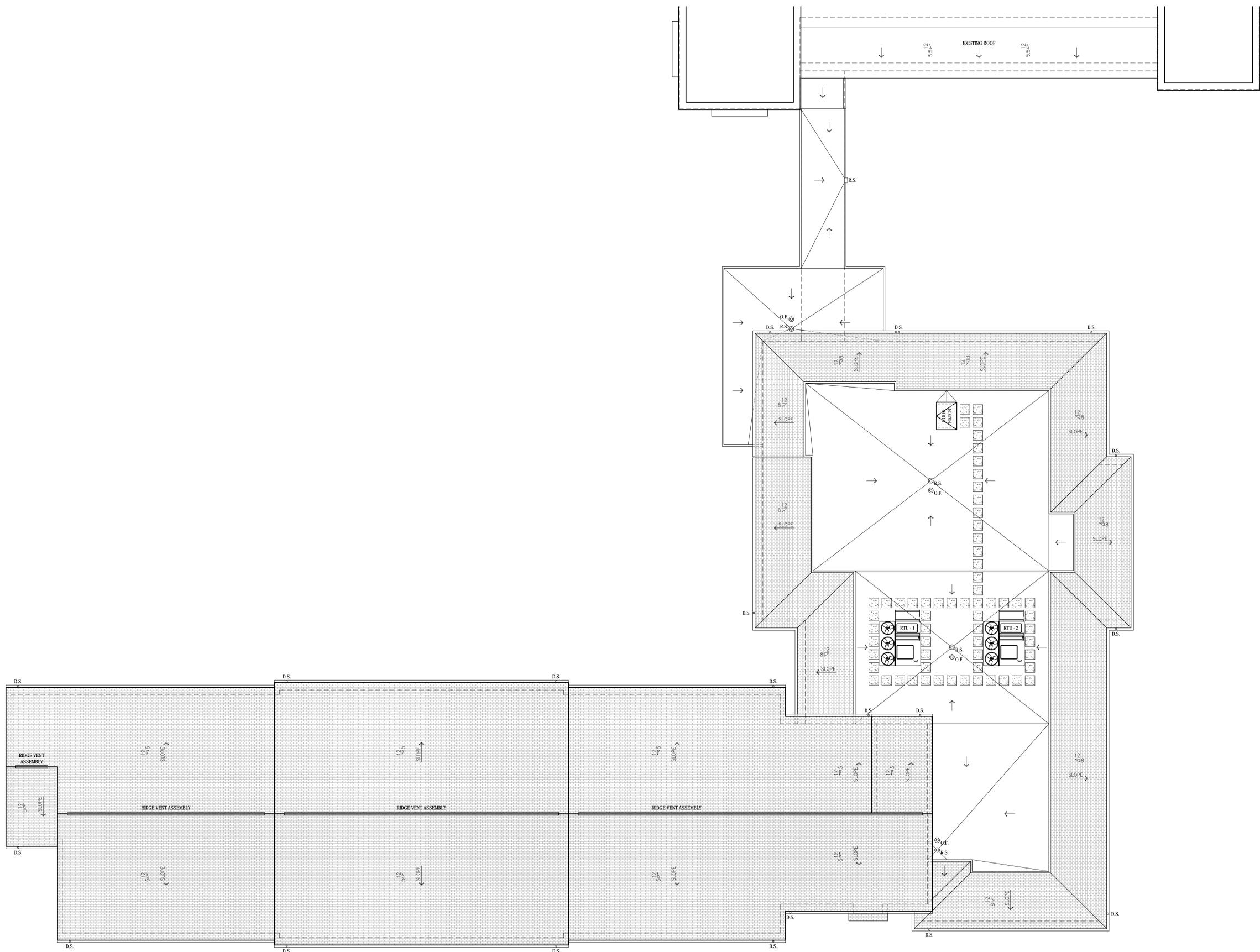
Sheet No.:
A110
FIRST LEVEL FLOOR PLAN

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



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

A
B
C
D
E
F
G
H



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



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

Sheet No.:
A130
ROOF PLAN

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

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

A
B
C
D
E
F
G
H



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



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



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

Sheet No.:
A200
EXTERIOR ELEVATIONS

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



Radean Arm Mount LED Area Luminaire

Catalog Number: _____
 Name: _____
 Type: _____

Specifications

EPA: 0.75 ft² (0.05 m²)

Length:
 L1 24" (61cm)
 L2 30" (60.96 cm)

Width: 24" (61cm)

Height: 4" (10.2cm)

Weight: 29lbs (13.15kg)

Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

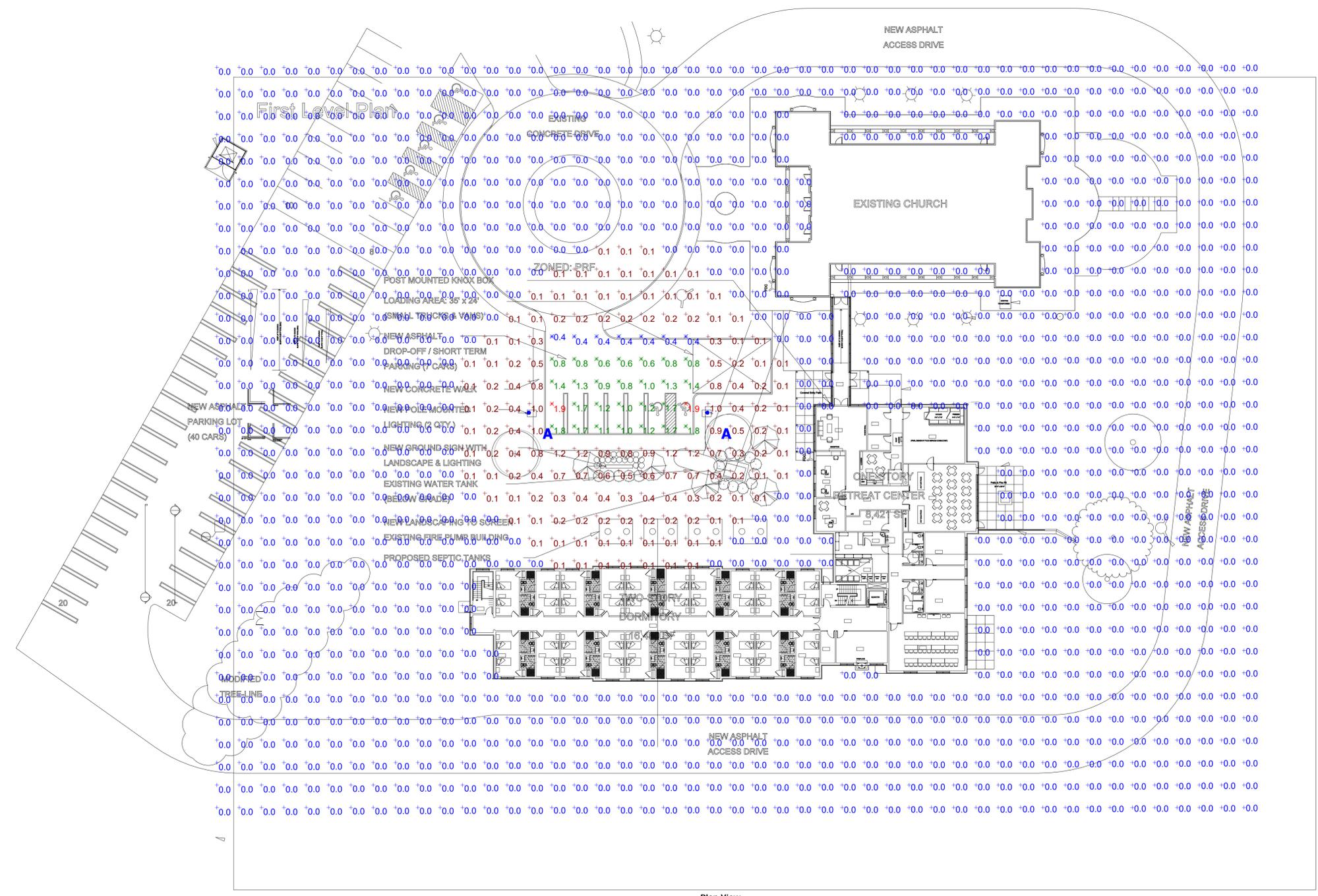
Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

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

Series	Performance Package	Counterspecification	Mounting	Voltage	Mounting
RAD1 LED	P1: 3,000 Lumens P2: 5,000 Lumens P3: 7,000 Lumens P4: 11,000 Lumens P5: 16,000 Lumens	Z7K: 270K 30K: 300K 35K: 350K 40K: 400K 50K: 500K	SYM: Symmetric type ASY: Asymmetric type II PAIN: Pathway type II	MVOLT: 277V 120V 208V 240V	SPK: Square pole mounting (includes shield) RPA: Round pole mounting WPA: Wall mount

Shipped installed	Shipped separately	Formal description
NEAR: High AR (2) shield	SH: Single face	DD00D: Dark bronze
HR: 16 foot meters (53ft x 30ft) shield	DF: Double face	DD30D: Silver/black
PE: Bushy shield	LRO: Left rotated optics	DNAXD: Natural aluminum
PAO: Flush/shielded	RRO: Right rotated optics	DNWID: White
		DDWID: Textured white

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conners, Georgia 30012 • Phone: 1-800-705-SERV (7278) • Fax: 770-528-1234
 © 2011-2020 Acuity Brands Lighting, Inc. All rights reserved. RAD1 LED Rev. 12/15/20



Plan View
Scale: 1" = 25ft

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

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

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

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

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

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

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

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

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

SPECIFICATION SHEET

PRODUCT # GR526-BK

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

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

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

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

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

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

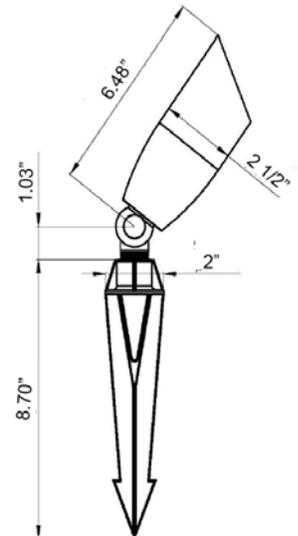
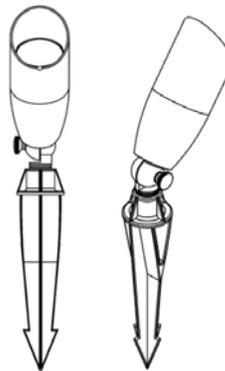
Mounting: In-ground ABS Stake or Surface/Tree Mounting.

Electrical Notes: A remote 12V transformer required, may be ordered to Elram, Inc. separately. Voltage range for 12V halogen lamps are 11V-12.5V. Voltage range for LED lamps are 9V-17V.

Hardware: Hexagonal crew fix to part

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

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



ACCESSORIES

In-Ground ABS Stake



Surface / Tree Mounting



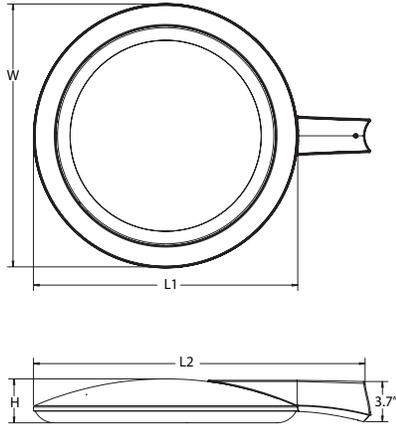


Radean Arm Mount LED Area Luminaire



Specifications

- EPA:** 0.75 ft²
(0.05 m²)
- Length:**
- L1** 24" (61 cm)
- L2** 30" (60.96 cm)
- Width:** 24" (61 cm)
- Height:** 4" (10.2 cm)
- Weight (max):** 29 lbs
(13.15 Kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance.

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

MOUNTING HEIGHT = 20'

Ordering Information

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

RAD1 LED									
Series	Performance package	Color temperature		Distribution		Voltage		Mounting	
RAD1 LED	P1 3,000 Lumens	27K	2700K	SYM	Symmetric type V	MVOLT ¹	277 ¹	SPA	Square pole mounting (includes adapter)
	P2 5,000 Lumens	30K	3000K	ASY	Asymmetric type IV	120 ¹	347	RPA	Round pole mounting
	P3 7,000 Lumens	35K	3500K	PATH	Pathway type III	208 ¹	480	WBA	Wall bracket
	P4 11,000 Lumens	40K	4000K			240 ¹			
	P5 16,000 Lumens	50K	5000K						

Control options	Other options		Finish (required)	
Shipped installed	SF Single Fuse ¹	Shipped separately	DDBXD Dark bronze	DBBTXD Textured dark bronze
NLTAIR2 nLight AIR 2.0 enabled ²	DF Double Fuse ¹	HS Houseside shield ⁸	DBLXD Black	DBLBXD Textured black
PIR Bi-level motion sensor (100% to 30%) ^{2,3,4,5,6}	L90 Left rotated optics		DNAXD Natural aluminum	DNATXD Textured natural aluminum
PE Button photocell ^{2,5}	R90 Right rotated optics		DWHXD White	DWHGXD Textured white
FAO Field adjustable output ^{2,3,7}				



COMMERCIAL OUTDOOR

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Ordering Information

Accessories

Ordered and shipped separately.

- RADHS Houseside shield (shield is white)
- RADCS Decorative clamshell base for 4" RSS pole (specify finish)
- RADFBC Full base cover for 4" RSS pole (specify finish)

For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- 2 NLTAIR2 not available with PIR, PE or FAO. Must link to external nLight Air network.
- 3 PIR will work with FAO, if adjustable dimming level is required.
- 4 PIR must specify 120V, 277V, 347V or 480V. Not available in MVOLT, 208V or 240V.
- 5 PE and PIR are available together.
- 6 PIR for use on mounting heights under 20'.
- 7 Field adjustable high-end trim.
- 8 Also available as a separate accessory; see Accessories information. Shield is field rotatable in 45° increments.

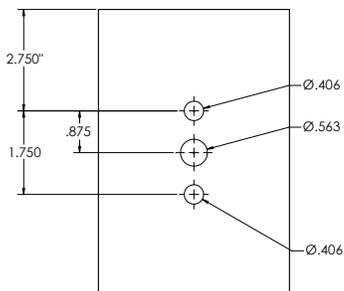
Mounting

Recommended Poles for use with RADEAN RAD1 LED Luminaires.

Acuity Part Number	Description	For luminaires:	Used with Mounting
RSS 10 4B DM19RAD DDBXD	10' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 12 4B DM19RAD DDBXD	12' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 14 4B DM19RAD DDBXD	14' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 16 4B DM19RAD DDBXD	16' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 18 4B DM19RAD DDBXD	18' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 20 4B DM19RAD DDBXD	20' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
RSS 25 4B DM19RAD DDBXD	25' Round Straight Steel - Template #20 Drilling	RAD1 LED	RPA
SSS 10 4C DM19RAD DDBXD	10' Square Straight Steel - Template #20 Drilling	RAD1 LED	SPA
SSS 12 4C DM19RAD DDBXD	12' Square Straight Steel - Template #20 Drilling	RAD1 LED	SPA
SSS 14 4C DM19RAD DDBXD	14' Square Straight Steel - Template #20 Drilling	RAD1 LED	SPA
SSS 16 4C DM19RAD DDBXD	16' Square Straight Steel - Template #20 Drilling	RAD1 LED	SPA
SSS 18 4C DM19RAD DDBXD	18' Square Straight Steel - Template #20 Drilling	RAD1 LED	SPA
SSS 20 4C DM19RAD DDBXD	20' Square Straight Steel - Template #20 Drilling	RAD1 LED	SPA
SSS 25 4C DM19RAD DDBXD	25' Square Straight Steel - Template #20 Drilling	RAD1 LED	SPA

* Customer must verify pole loading per required design criteria and specified wind speed. Consult pole specification sheet for additional details.

Drilling Template #20



RAD1 has a unique drilling pattern. Specify this drilling pattern when specifying poles, per the table below.

DM19RAD	Single unit	DM29RAD	2 at 90° ^{1,2}
DM28RAD	2 at 180°	DM39RAD	3 at 90° *
DM49RAD	4 at 90° ¹	DM32RAD	3 at 120°

Example: SSA 20 4C **DM19RAD** DDBXD

Visit Lithonia Lighting's [POLES CENTRAL](#) to see our wide selection of poles, accessories and educational tools.

1. Round pole top must be 4.25" O.D. minimum.
2. Square pole top must be 3.125" O.D. minimum.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Contact factory for performance data on any configurations not shown here.

Performance Package	Input Wattage	Distribution	2700K					3000K					3500K					4000K					5000K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	25	ASY	3,103	1	0	1	122	3,207	1	0	1	126	3,285	1	0	1	129	3,362	1	0	1	132	3,362	1	0	1	132
		PATH	2,695	2	0	2	106	2,785	2	0	2	110	2,853	2	0	2	112	2,920	2	0	2	115	2,920	2	0	2	115
		SYM	3,271	2	0	1	129	3,380	2	0	1	133	3,461	2	0	1	136	3,543	2	0	1	139	3,543	2	0	1	139
P2	38	ASY	4,798	1	0	2	126	4,958	1	0	2	130	5,078	2	0	2	134	5,198	2	0	2	137	5,198	2	0	2	137
		PATH	4,167	2	0	2	110	4,306	3	0	3	113	4,410	3	0	3	116	4,514	3	0	3	119	4,514	3	0	3	119
		SYM	5,056	2	0	1	133	5,225	3	0	1	137	5,351	3	0	1	141	5,478	3	0	1	144	5,478	3	0	1	144
P3	54	ASY	6,779	2	0	2	126	7,005	2	0	2	131	7,174	2	0	2	134	7,344	2	0	2	137	7,344	2	0	2	137
		PATH	5,887	3	0	3	110	6,084	3	0	3	113	6,231	3	0	3	116	6,378	3	0	3	119	6,378	3	0	3	119
		SYM	7,144	3	0	2	133	7,382	3	0	2	138	7,561	3	0	2	141	7,739	3	0	2	144	7,739	3	0	2	144
P4	86	ASY	10,773	3	0	3	126	11,132	3	0	3	130	11,401	3	0	3	133	11,671	3	0	3	136	11,671	3	0	3	136
		PATH	9,356	3	0	3	109	9,668	3	0	3	113	9,902	3	0	3	116	10,136	3	0	3	118	10,136	3	0	3	118
		SYM	11,353	3	0	2	133	11,731	3	0	2	137	12,015	3	0	2	140	12,299	3	0	2	144	12,299	3	0	2	144
P5	122	ASY	15,001	3	0	3	123	15,501	3	0	3	127	15,876	3	0	3	130	16,251	3	0	3	133	16,251	3	0	3	133
		PATH	13,028	4	0	4	107	13,462	4	0	4	110	13,788	4	0	4	113	14,114	4	0	4	116	14,114	4	0	4	116
		SYM	15,808	4	0	3	130	16,335	4	0	3	134	16,731	4	0	3	137	17,126	4	0	3	140	17,126	4	0	3	140

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	LAT Factor	
0°C	32°F	1.06
5°C	41°F	1.05
10°C	50°F	1.04
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **RAD1 LED P5** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

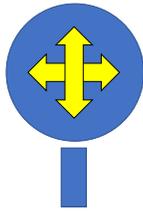
	Projected LED Lumen Maintenance			
	0	25,000	50,000	100,000
P1	1.00	0.96	0.91	0.82
P2	1.00	0.96	0.91	0.82
P3	1.00	0.96	0.91	0.82
P4	1.00	0.96	0.91	0.82
P5	1.00	0.95	0.89	0.78

Electrical Load

Lumen Package	LED Drive Current	Voltage	Wattage	Current (A)						
				120	208	240	277	347	480	
P1	500	42.8	21.4	Input Current	0.22	0.13	0.11	0.1	0.08	0.06
				System Watts	26	26	26	27	25	26
P2	770	43	33.1	Input Current	0.33	0.19	0.16	0.14	0.11	0.08
				System Watts	39	39	39	39	38	38
P3	1100	43.2	47.5	Input Current	0.46	0.26	0.23	0.2	0.16	0.12
				System Watts	55	54	54	54	54	54
P4	900	87.3	78.6	Input Current	0.73	0.42	0.36	0.32	0.25	0.18
				System Watts	87	86	86	86	86	86
P5	1250	88.2	110.2	Input Current	1	0.58	0.5	0.44	0.35	0.25
				System Watts	120	119	119	119	120	120

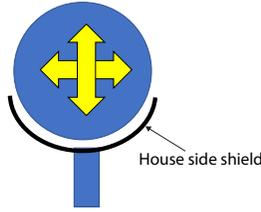
Standard Optic

RAD1 SYM



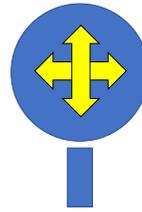
House side Shield

RAD1 SYM HS

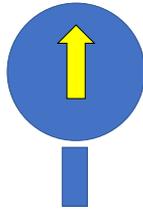


Rotated R90

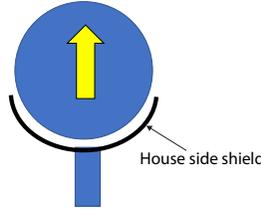
RAD1 SYM R90



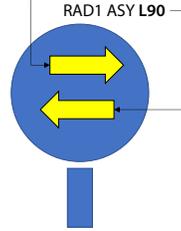
RAD1 ASY Standard



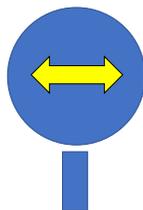
RAD1 ASY HS



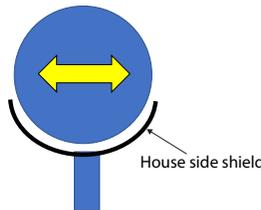
RAD1 ASY R90



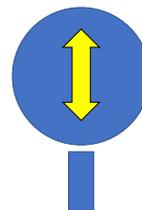
RAD1 PATH



RAD1 PATH HS



RAD1 PATH R90



FEATURES & SPECIFICATIONS

INTENDED USE

Pedestrian areas such as parks, campuses, pathways, courtyards and pedestrians malls.

CONSTRUCTION

Single-piece die-cast aluminum housing with nominal wall thickness of 0.125" on a 6mm thick acrylic waveguide is fully gasketed with a single piece tubular silicone gasket.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS

6MM thick acrylic waveguide with 360° flexible LED board. Available in 2700K, 3000K, 3500K, 4000K and 5000K (70CRI) CCT configurations.

ELECTRICAL

Light engine consists of 96 high-efficacy LEDs mounted to a flexible circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included luminaire and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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



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



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



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

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

Sheet No.:
A200
EXTERIOR ELEVATIONS

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EXTERIOR MATERIALS & FINISHES			
BRICK 'A'	MANUFACTURER: SIOUX CITY BRICK / GLEN-GERY	STONE SILLS & WATERTABLES	MANUFACTURER: SHOULDICE DESIGNER STONE
COLOR: FINE ARTS	FINISH: VELOUR	TYPE: CHARINGTON SUPER SILL	PROFILE: 424 WATERTABLE
SIZE: MODULAR	MORTAR: GREY	COLOR: PEARL WHITE	FINISH: TAPESTRY
		SIZE: 4" HIGH	
BRICK 'B'	MANUFACTURER: BOWERSTON SHALE COMPANY	ASPHALT SHINGLES	MANUFACTURER: GAF
COLOR: 8515	FINISH: VELOUR	TYPE: TIMBERLINE HD ARCHITECTURAL SHINGLES	COLOR: WEATHERED WOOD
SIZE: MODULAR	MORTAR: GREY	ALUMINUM STOREFRONT WINDOWS & DOORS	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
LAP SIDING	MANUFACTURER: JAMES HARDIE	VINYL WINDOWS	MANUFACTURER: TO BE DETERMINED
TYPE: HARDIE PLANK	COLOR: KHAKI BROWN	COLOR: DARK BRONZE	
FINISH: SELECT CEDARMILL	SIZE: 8 1/4" WIDE (7" EXPOSED)	PTAC ARCHITECTURAL GRILLES	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
TRIM	MANUFACTURER: JAMES HARDIE	EXTERIOR PAINT FOR CANOPIES, GUTTERS, ETC.	MANUFACTURER: SHERWIN WILLIAMS
TYPE: HARDIE TRIM	COLOR: ARCTIC WHITE	COLOR: SW 9805 CLOVE	FINISH: SEMI-GLOSS
FINISH: SMOOTH	SIZE: 3/4" THICK (WIDTHS: 5 1/2" WIDE, 7 1/4" WIDE)		



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



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



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
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Project:
The Prophet Elijah
Retreat Center
1391 Kellogg Road
Brighton, Michigan 48114
Date: Issued For:
07-31-2020 SITE PLAN REVIEW

Sheet No.:
A201
EXTERIOR ELEVATIONS

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



STONE SILLS & WATERTABLES

MANUFACTURER: SHOULDICE DESIGNER STONE
TYPE: CHARINGTON SUPER SILL
PROFILE: 424 WATERTABLE
COLOR: PEARL WHITE
FINISH: TAPESTRY
SIZE: 4" HIGH



ALUMINUM STOREFRONT WINDOWS & DOORS

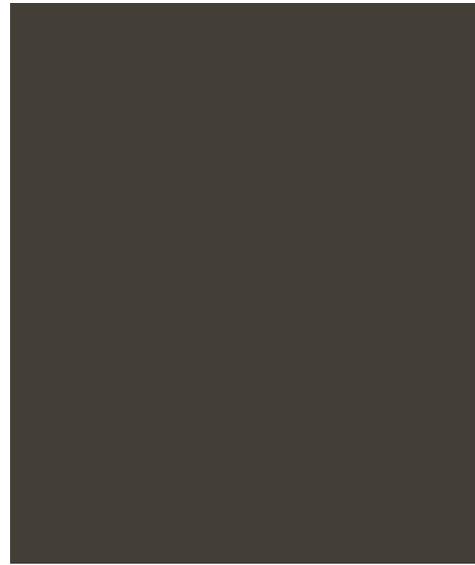
MANUFACTURER: TO BE DETERMINED
COLOR: DARK BRONZE

VINYL WINDOWS

MANUFACTURER: TO BE DETERMINED
COLOR: DARK BRONZE

PTAC ARCHITECTURAL GRILLES

MANUFACTURER: TO BE DETERMINED
COLOR: DARK BRONZE



EXTERIOR PAINT FOR CANOPIES, GUTTERS, ETC.

MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 9605 CLOVE
FINISH: SEMI-GLOSS



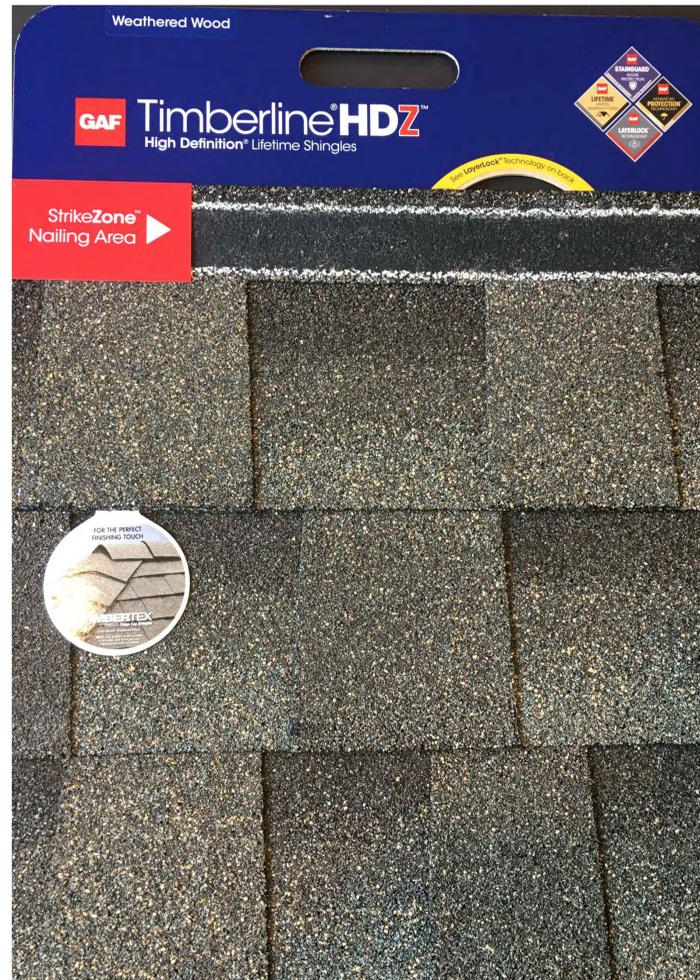
TRIM

MANUFACTURER: JAMES HARDIE
TYPE: HARDIE TRIM
COLOR: ARCTIC WHITE
FINISH: SMOOTH
SIZE: 3/4" THICK (WIDTHS: 5 1/2" WIDE, 7 1/4" WIDE)



LAP SIDING

MANUFACTURER: JAMES HARDIE
TYPE: HARDIE PLANK
COLOR: KHAKI BROWN
FINISH: SELECT CEDARMILL
SIZE: 8 1/4" WIDE (7" EXPOSED)



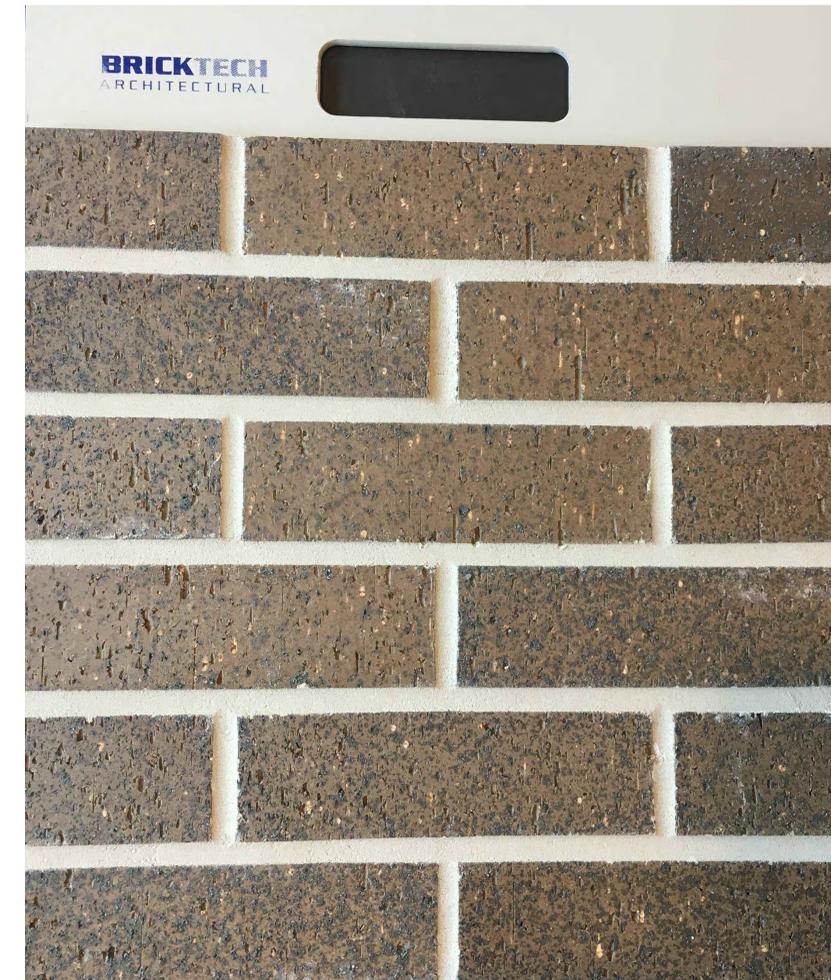
ASPHALT SHINGLES

MANUFACTURER: GAF
TYPE: TIMBERLINE HD ARCHITECTURAL SHINGLES
COLOR: WEATHERED WOOD



BRICK 'B'

MANUFACTURER: BOWERSTON SHALE COMPANY
COLOR: 8515
FINISH: VELOUR
SIZE: MODULAR
MORTAR: GREY



BRICK 'A'

MANUFACTURER: SIOUX CITY BRICK / GLEN-GERY
COLOR: FINE ARTS
FINISH: VELOUR
SIZE: MODULAR
MORTAR: GREY



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SarokiArchitecture.com

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

Date: Issued For:

03-15-2021 SITE PLAN REVIEW REVISION

Sheet No.:

A210

EXTERIOR MATERIALS
& FINISHES

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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Assistant Manager/Community Development Director
DATE: June 1, 2022
RE: **Lanning Group Day Care, 2638 Hubert Road - Special Land Use**

Managers Review: 

Attached please find the project case file for a proposed special land use permit authorizing a group day care home (7 to 12 children) located at 2638 Hubert Road, Brighton. The property is zoned Rural Residential (RR). The property has been operating as a group day care home and this application is before you to bring the use into compliance.

Procedurally, group day care homes are allowed with special land use, impact assessment and site plan approval by the Township Board following a recommendation by the Planning Commission. The Planning Commission recommended approval at their May 9, 2022 meeting and based on that recommendation I offer the following for your consideration:

SPECIAL USE PERMIT: Moved by _____, Supported by _____ to APPROVE the Special Land Use permit for a group day care home allowing in-home childcare for 7 to 12 children because it has been found that the requested use meets the requirements of Sections 19.03 and accommodates a variety of land uses that are located in a logical pattern and complements community goals, the surrounding land uses, environment, capacity of roads and the sanitary sewer, and public water system capabilities. The use provides 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. The use promotes harmonious and organized development consistent with adjacent land uses and achieves well-planned, safe, balanced, and pleasant residential neighborhoods. The use also been found to comply with the use conditions found in Section 2.03.02(k) of the Zoning Ordinance.

ENVIRONMENTAL IMPACT ASSESSMENT: Moved by _____, Supported by _____ to APPROVE the Environmental Impact Assessment dated March 28, 2022.

SITE PLAN: Moved by _____, Supported by _____, to APPROVE the site plan dated April, 20, 2022.

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

Sincerely,

 Kelly VanMarter

SUPERVISOR
 Bill Rogers
CLERK
 Paulette A. Skolarus
TREASURER
 Robin L. Hunt
TRUSTEES
 Jean W. Ledford
 H. James Mortensen
 Terry Croft
 Diana Lowe
MANAGER
 Michael C. Archinal



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:		
<u>Sarah Lanning</u> Name	<u>of Sunshine Always Daycare</u> Business Affiliation	<u>at Sarahlanning19@yahoo.com</u> 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: <u>Sarah Lanning</u>	DATE: <u>2-28-22</u>
PRINT NAME: <u>Sarah Lanning</u>	PHONE: <u>810 923-4062</u>

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 9, 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.

DECLARATION OF CONFLICT OF INTEREST: None

APPROVAL OF AGENDA:

Moved by Commissioner Rauch, 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 6:32 pm with no response.

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 daycare 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)

Ms. Lanning clarified that she currently has a license for 7 to 12 children and is requesting the Township's approval to operate her daycare with that license.

Mr. Borden reviewed his letter dated May 3, 2022.

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. He provided four goals that are met with this use.
 - 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. The use conditions of Section 2.03.02(k) are met.
3. 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.

Ms. Byrne reviewed her letter dated May 4, 2022.

- The provided site plan has been updated to show the existing parking layout on site, with existing parking spots, a turn area, and a long 10-foot-wide driveway. Since drop off and pick up times will be staggered, she does not have any engineering related concern with the existing site being used for the expanded daycare size.
- 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.
- 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.

The Brighton Area Fire Authority Fire Marshal had no outstanding issues noted in his letter dated April 13, 2022.

Commissioner McCreary questioned where the septic field is located. Ms. Lanning stated the field is in the front of the house and the basement, where the children are, is in the back of the house. She had a new field installed in 2020 and in approximately 15 years, the original one will be able to be used again.

The Commissioners and Ms. Lanning discussed the operations of the daycare regarding the number of employees required for 12 children, parking, etc.

Ms. VanMarter stated that there were no residents who contacted the Township after receiving notification of this request.

The call to the public was made at 6:42 pm with no response.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Special Use Application for a proposed expansion of an existing family day care home (up to 6 children) to a group daycare home (7 to 12 children) located at 2638 Hubert Road on the west side of Hubert Road, north of Herbst Road as the Planning Commission finds:

1. The project upholds the goals of the Master Plan in Section 19.03 of the Zoning Ordinance, specifically:

- a. Accommodates 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.
- b. Provides 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.
- c. Promotes harmonious and organized development consistent with adjacent land uses.
- d. Achieves well-planned, safe, balanced, and pleasant residential neighborhoods.

2. The use conditions in Section 2.03.02(k) of the Zoning Ordinance have been met.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 28, 2022 for a proposed expansion of an existing family day care home (up to 6 children) to a group daycare home (7 to 12 children) located at 2638 Hubert Road on the west side of Hubert Road, north of Herbst Road. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Site Plan dated April 20, 2022 for a proposed expansion of an existing family day care home (up to 6 children) to a group daycare home (7 to 12 children) located at 2638 Hubert Road on the west side of Hubert Road, north of Herbst Road. **The motion carried unanimously.**

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)

Mr. Mike McPherson of Atwell, LLC, the engineer, and Ms. Andrea Bader of Norr, the architect, were present.

Mr. McPherson reviewed the proposed site plan located at the corner of Latson and Grand Oaks Drive. They have met the setback, parking lot, and drive thru stacking requirements.

Ms. Bader presented and reviewed the colored renderings. She provided sample building materials.

Mr. Borden reviewed his letter dated May 4, 2022.

1. The applicable use requirements of Section 7.02.02(j) are met.

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.

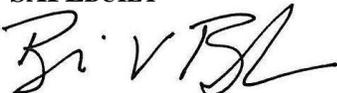
There is also ample driveway/parking area to accommodate drop-off/pick-up without disrupting the public roadway. Additionally, the staggered drop-off/pick-up schedule will help to mitigate any potential traffic concerns.

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,

SAFEBUILT



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,



Gary J. Markstrom, P.E.
Vice President



Shelby Byrne
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

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



E-mail Confidentiality Notice: This message, including any attachments, is intended solely for the use of the named recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, disclosure, or distribution of any confidential and/or privileged

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.

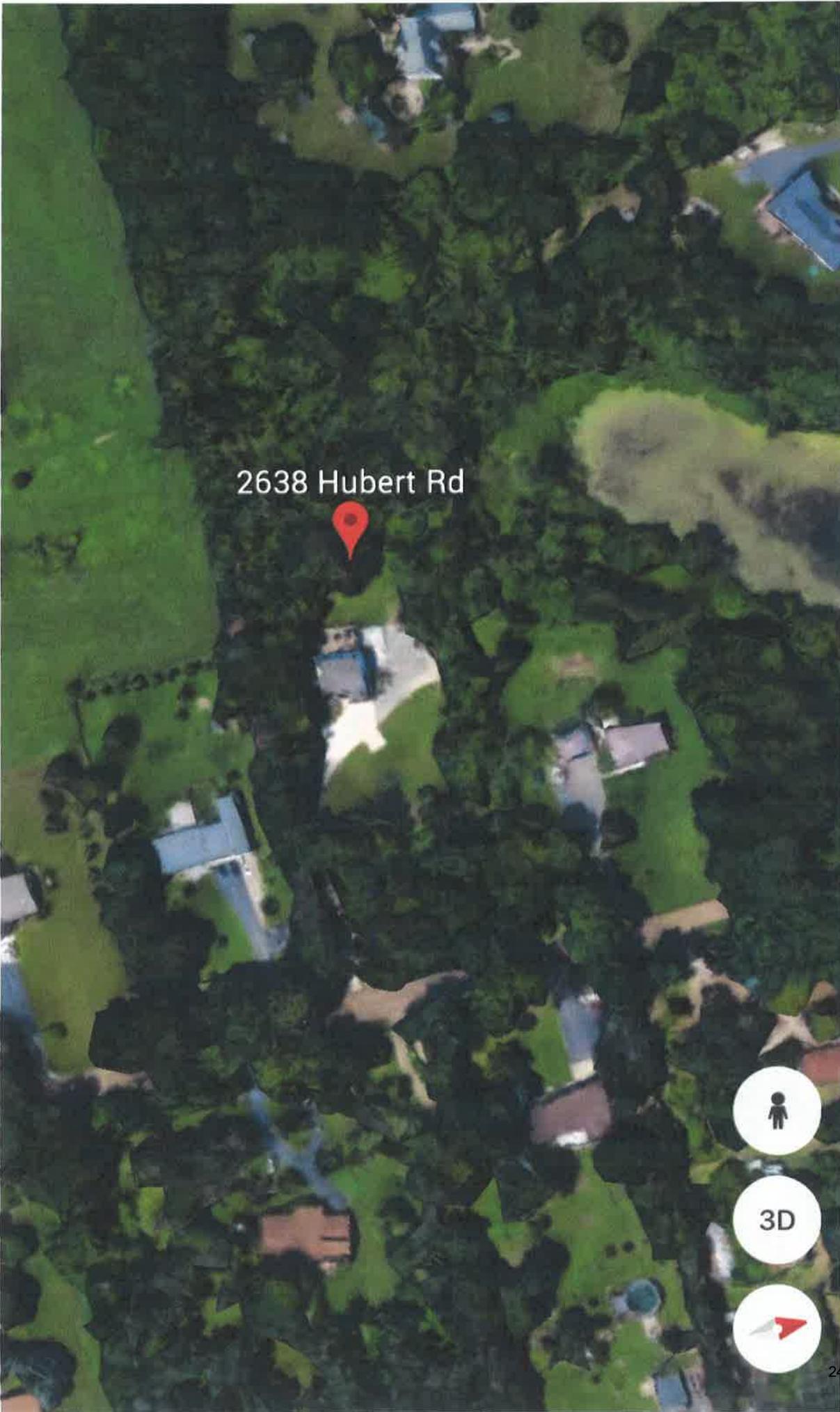
i. Impact on traffic and pedestrians: Currently there are 6 children enrolled in the child care home, but would like to increase to 12 as the state license (DG470267560) allows. (See copy of state license, submitted.) Parents drop children off at different times in the morning. The daycare opens at 7AM. 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



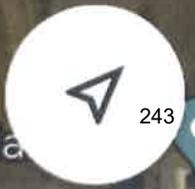
2638 Hübert Rd
Recently viewed



96

Google

Brighton Equestria



243

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:

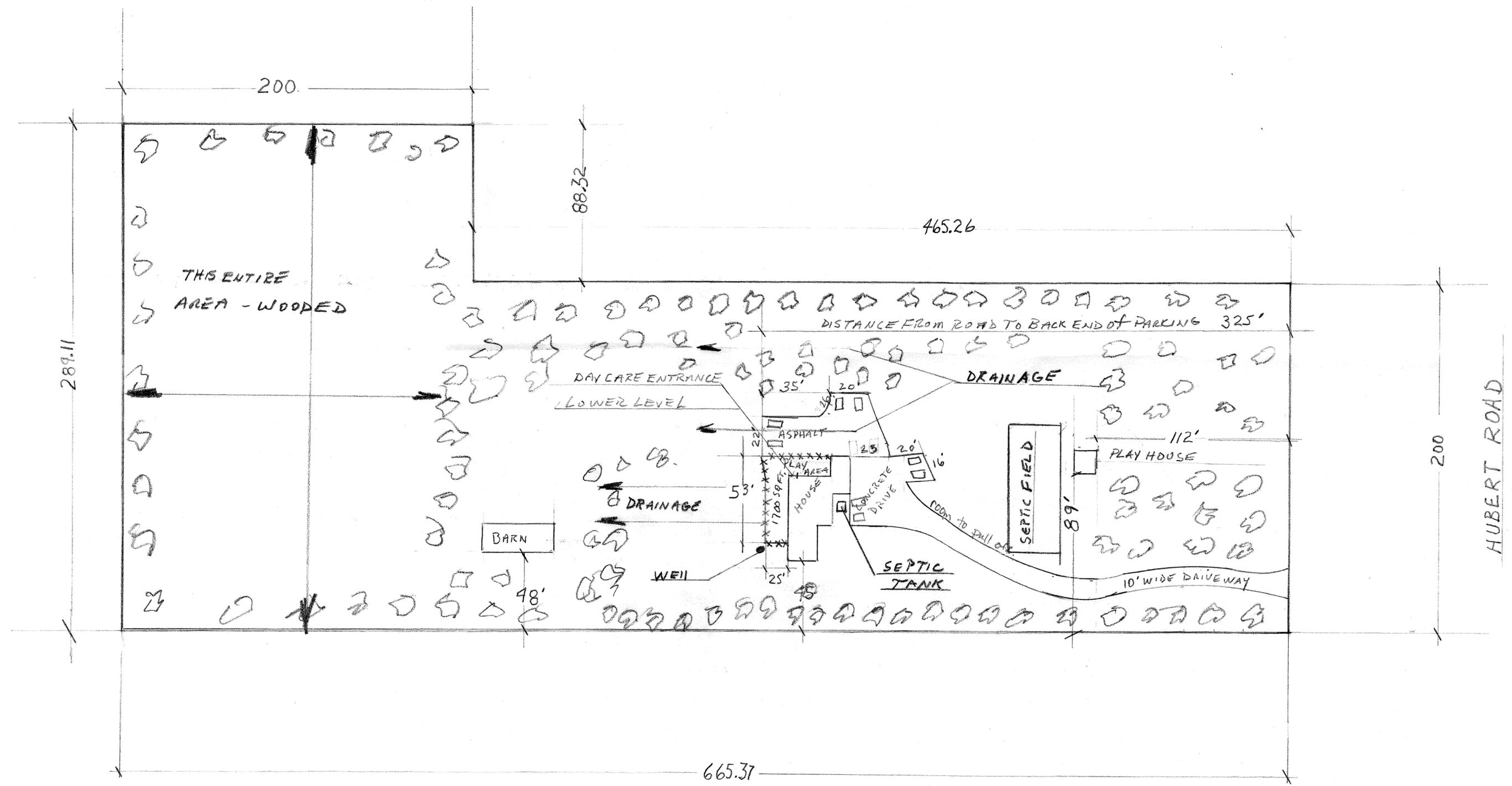
8 parking spaces added to site plan
Playground fence added to site plan
Pictures of driveway submitted
Space to pull off driveway if needed, marked on site plan











- REPRESENTS WOODED AREA
- REPRESENTS FENCE
- REPRESENTS CARS

SARAH LANNING RESIDENCE
 2638 HUBERT RD GENOA TOWNSHIP

SCALE 1" = 40'



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Assistant Manager/Community Development Director
DATE: June 1, 2022
RE: Panda Express – Final PUD Site Plan and Impact Assessment
MANAGER'S REVIEW: 

In consideration of the approval recommendation by the Township Planning Commission on May 9, 2022 please find the attached project case file for a 2,600 square foot Panda Express restaurant with drive-through. The property is located east of the Lowe's Home Improvement Store at the northwest corner of Latson Road and Grand Oaks Drive. The 2.31-acre site is located within the Livingston Commons Phase Two Planned Unit Development (PUD) which allowed up to two drive-through restaurants by right. Procedurally, the Planning Commission is to make a recommendation to the Township Board on the impact assessment and the final PUD site plan. The Township Board has the final review/approval authority over the proposal.

A revised site plan was received from the applicant on May 27, 2022 which incorporated some of the Planning Commission comments. One of the conditions that was not addressed involved changes to the building's exterior appearance. The Planning Commission spent considerable time discussing the building architecture and signage. Of particular concern to the Commission was the use of red accents on the building façade. Ultimately, the Planning Commission recommended replacing the red vertical striped accent wall at the northwest corner of the building with the horizontal "wood appearance" Nichiha panels used elsewhere on the building. The applicant has not made this change to the building and is asking the Board to allow the accent feature area to remain as originally proposed. I've pasted below an image of the building with an arrow to the area in question.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal



Based on the action of the Planning Commission and in response to the revised materials I offer the following action for your consideration:

Environmental Impact Assessment

Moved by _____, Supported by _____ to APPROVE the Environmental Impact Assessment received on May 27, 2022 with the following conditions:

- 1.) The impact assessment shall include a date on the first page.
- 2.) The section regarding "Impact on Surrounding Land Use" shall be updated as follows:
 - a. A statement shall be added to indicate that all product deliveries and trash/grease collection shall occur outside of business hours.
 - b. A statement shall be added that the dumpster gates shall remain closed at all times.

Final PUD Site Plan

Moved by _____, Supported by _____ to APPROVE the Final PUD Site Plan dated May 26, 2022 with the following conditions:

- 1.) The building elevations shall be revised to comply with the conditions of the Planning Commission. (NOTE – Applicant is requesting deviation)
- 2.) The easement document for the Township Gateway area shall be reviewed and approved by staff and the Township Attorney prior to issuance of the Land Use Permit.
- 3.) The additional site circulation pavement markings and signs requested by staff in the attached mark-up plan shall be provided and approved prior to issuance of a land use permit.
- 4.) The sign package must be revised prior to land use permit issuance as follows:
 - a. The PUD requires individual channel letters for wall signs. The logo sign proposed on the Latson Road elevation must be revised to be individual letters.
 - b. Directional signs shall not exceed a height of 3 feet.
 - c. The clearance bar shall be eliminated from the western most drive-thru lane to allow for over height delivery vehicles.
 - d. Signage must be removed from the clearance bar.
 - e. The menu board cannot exceed 20 square feet.
 - f. The S10 Sign that says "Wok On" shall be eliminated.
- 5.) The following items from the Township Engineer letter dated May 4, 2022 shall be addressed prior to issuance of a land use permit:
 - a. The parking spot detail shall be revised to eliminate the bumper blocks.
 - b. 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.

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

Sincerely,





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:

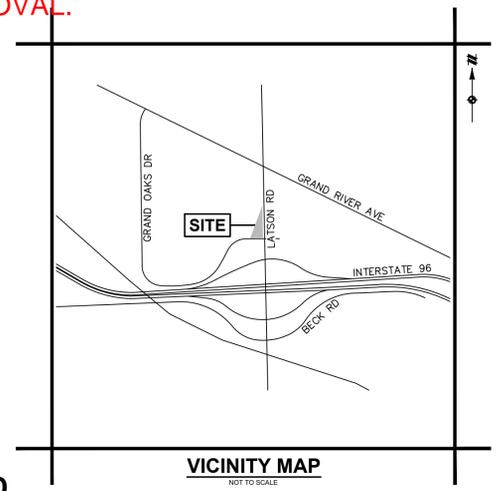
DATE	DESCRIPTION
02-16-2022	SITE PLAN SUBMITTAL
04-19-2022	SITE PLAN RE-SUBMITTAL
05-26-2022	SITE PLAN RE-SUBMITTAL

DRAWN BY: MSBLEH

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



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



LEGEND

	PROPERTY LINE		TRAFFIC FLOW ARROWS
	PROPOSED CURB & GUTTER		PROPOSED MMUTCD 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

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	REQUIRED
PANDA EXPRESS	3 SPACES	3 SPACES

RV PARKING DATA

USER	PROPOSED	REQUIRED
PANDA EXPRESS	2 SPACES	2 SPACES

ACCESSIBLE PARKING DATA

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

DRIVE-THRU STACKING DATA

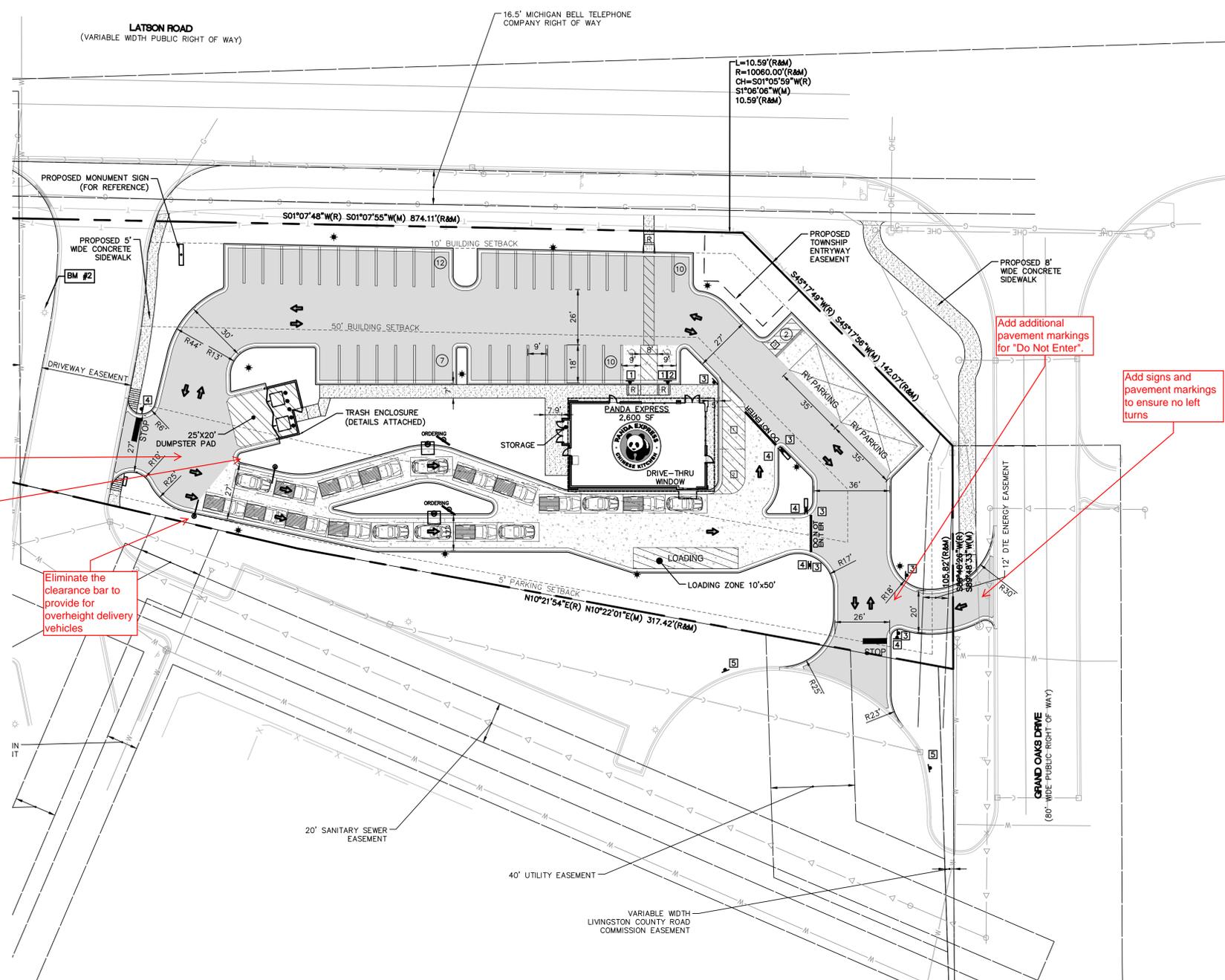
USER	PROPOSED	REQUIRED
PANDA EXPRESS	19 SPACES	10 SPACES

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



Add Pavement Marking Directional Arrows with labels for Parking and Drive-thru

Add Directional Sign with arrows for Parking/Drive-Thru

Eliminate the clearance bar to provide for overhead delivery vehicles

Add additional pavement markings for "Do Not Enter".

Add signs and pavement markings to ensure no left turns

NOTES

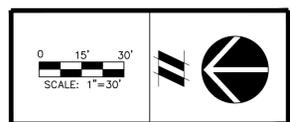
- REFERENCE THE STANDARD NOTES SHEET FOR ADDITIONAL INFORMATION.
- FOR ALL APPLICABLE CONSTRUCTION DETAILS REFERENCE THE STANDARD DETAILS SHEET(S) AND ANY MUNICIPAL/JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
- REFERENCE THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION.
- ALL LINEAR DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- ALL RADIAL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
- ALL SIDEWALK ADJACENT TO THE BUILDING SHALL BE INTEGRAL WALK UNLESS OTHERWISE NOTED. SEE DETAILS.
- LIGHT POLE LOCATIONS ARE SHOW FOR REFERENCE ONLY, SEE LIGHTING PLAN (BY OTHERS) FOR LIGHT POLE DETAILS, LOCATION, AND INTENSITIES.
- THE BUILDING ADDRESS MUST BE VISIBLE FROM THE STREET THROUGHOUT THE PROJECT.
- FIRE TRUCK ACCESS IS REQUIRED THROUGHOUT CONSTRUCTION.
- ALL NON MMUTCD SIGN LOCATIONS ARE SHOW FOR REFERENCE ONLY, SEE SIGNAGE PLAN (BY OTHERS) FOR SIGN DETAILS & LOCATIONS.
- GREASE INTERCEPTOR MAINTENANCE, DUMPSTER SERVICES & DELIVERIES SHALL BE COMPLETED OUTSIDE OF BUSINESS HOURS.

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)

MMUTCD SIGN SCHEDULE

KEY DESIGNATION	TYPE	SIZE	# OF SIGNS
1	R7-8 RESERVED PARKING	12"x18"	2 EACH
2	R7-8P VAN ACCESSIBLE	12"x6"	1 EACH
3	R5-1 DO NOT ENTER	30"x30"	6 EACH
4	R1-1 STOP SIGN	24"x24"	4 EACH
5	R7-1 NO PARKING	12"x18"	2 EACH



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.



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

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

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

- a. Accommodates 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.
- b. Provides 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.
- c. Promotes harmonious and organized development consistent with adjacent land uses.
- d. Achieves well-planned, safe, balanced, and pleasant residential neighborhoods.

2. The use conditions in Section 2.03.02(k) of the Zoning Ordinance have been met.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 28, 2022 for a proposed expansion of an existing family day care home (up to 6 children) to a group daycare home (7 to 12 children) located at 2638 Hubert Road on the west side of Hubert Road, north of Herbst Road. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Site Plan dated April 20, 2022 for a proposed expansion of an existing family day care home (up to 6 children) to a group daycare home (7 to 12 children) located at 2638 Hubert Road on the west side of Hubert Road, north of Herbst Road. **The motion carried unanimously.**

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)

Mr. Mike McPherson of Atwell, LLC, the engineer, and Ms. Andrea Bader of Norr, the architect, were present.

Mr. McPherson reviewed the proposed site plan located at the corner of Latson and Grand Oaks Drive. They have met the setback, parking lot, and drive thru stacking requirements.

Ms. Bader presented and reviewed the colored renderings. She provided sample building materials.

Mr. Borden reviewed his letter dated May 4, 2022.

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. Mr. Borden noted this was presented this evening.
3. The on-site lighting intensity exceeds ordinance limits. This is a PUD so the Planning Commission can approve this.
4. Confirmation is needed to ensure that the ornamental street lighting along Latson Road matches the Township's specifications for this area.
5. The Township requested that the applicant plant additional trees in the ROW; however, Livingston County 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.

Ms. Byrne reviewed her letter dated May 4, 2022.

- The Petitioner is proposing a "right in only" entrance off Grand Oaks Drive. In practice these do not function as intended. She suggests removing the "right in only" lane, as the site has two other entrances that can be used. If it is not changed, then it must be signed properly. Ms. VanMarter stated the PUD Agreement with Lowe's was amended to have this be a right-in only.
- 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.

Mr. McPherson stated that Panda is now building their restaurants with two drive thru order lanes. They do not require bypass lanes; however, they do install them if it is required by the local government. Panda's pre-COVID business was 50/50 walk in and drive thru.

- Bumper blocks were removed from the site plan, but the parking spot detail still shows bumper blocks. These should be removed from the detail.
- 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.

The Brighton Area Fire Authority Fire Marshal's letter dated May 3 states, "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."

The call to the public was made at 7:10 pm with no response.

Commissioner Rauch would like the applicant to add directional signage throughout the site. Mr. McPherson stated the signage package is done by a sign vendor; however, the directional signage that is on the exterior roadways will be to MUTCD standards. Commissioner Rauch questioned if the interior signage will have the Panda logo and will it be backlit. He reviewed additional locations where he would like specific signs as well as pavement markings for arrows, stop bars, the loading zone delineation. etc. He asked for details on the proposed monument sign and the Dumpster enclosure materials. Also, he would like deliveries and trash collection to be after hours due to the traffic flow of the site.

Commissioner Rauch noted that the building has met all of the building design standards; however, he would like the red soffit, fascia, lettering, and other red details to be muted or removed. He noted that the lettering may be considered signage and would not be allowed by the ordinance. Also, the two signs shown on the back of the building will not be allowed.

Chairman Grajek agrees that the red soffit should be muted or removed. Commissioner Dhaenens does not have an issue with the proposed colors, including the red. Commissioner McCreary agrees that the two proposed signs on the back of the building will not be allowed. Commissioner McBain does not like the vertical red lines, but does not disagree with the red soffit. Commissioner Chouinard does not like the red soffit.

Ms. VanMarter asked if the Township could work with the applicant to allow the installation of the Township entrance sign in the southeast corner of their property. Mr. McPherson stated they are open to discuss this. It was noted that this may require some of the parking spaces to be removed, and then the parking requirements would not be met, but this can be approved by the Township.

Commissioner Rauch suggested that part of the required sidewalk not be installed at this time and the funds be kept in escrow so it can be built at the same time as other properties adjoining this one.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated April 20, 2022 for a 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 with the following conditions:

- The applicant shall seek off-business hours for loading and unloading of product deliveries and refuse pick up, including the grease Dumpster.
- The Dumpster gates shall remain closed at all times and signage shall be added.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Final PUD Site Plan dated April 19, 2022 for a 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, with the following conditions:

- The petitioner shall work with Township staff to allow flexibility to reduce or eliminate the RV parking spaces in the southeast corner of the property to accommodate a possible township entry feature and grant an easement to allow the feature. The sidewalk shall be considered in that design process as well and shall not extend past the right-turn-only exit on Grand Oaks Drive. The Livingston County Road Commission shall be involved in this conversation.
- The monument signage at the northeast corner of the site needs to be moved to be perpendicular to Latson Road.
- Directional signage and pavement markings as discussed this evening shall be added within the site to create clear traffic flow patterns and must meet the requirements of the Genoa Township Zoning Ordinance to clearly delineate between the one-way and two-way traffic on the site.
- Ornamental light fixtures shall meet the Township standards. Lighting intensity must meet Township Ordinance.
- The proposed signage and lettering depicted on the north and west elevations needs to be removed from the plan.
- The architectural feature at the northwest corner of the building shall be changed to be the same material that is used on the southeast corner of the building.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. VanMarter stated there will be a second meeting this month, which will be on May 23. Mr. Borden and Commissioner Rauch will not be in attendance.

Approval of the March 25, 2022 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the March 25, 2022 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to adjourn the meeting at 8:20 pm. **The motion carried unanimously.**

Respectfully Submitted,
Patty Thomas, Recording Secretary



ONE COMPANY.
INFINITE SOLUTIONS.

May 26, 2022

**RE: Panda Express
Howell, MI**

Enclosed are revised site plans based on comments made at the Township Board meeting on May 09, 2022. We offer the following responses in bold to help summarize the addressed changes.

BUILDING FACADE

1. Revised signage to comply with township requirements.
2. The feature at the Northwest corner of the building has been requested to be changed to Nicha (wood look). We would like to proceed with the elevations as is, the client has these vertical articulations with red accent color, the red color is their brand color that reflect Panda Express, its shown as accent lines vertical and horizontal on the building exterior. We removed the additional signage to meet code requirements, but we would like to keep the red accents if possible.
3. Red lettering along the drive-thru has been removed.

LIGHTING

1. The photometric plan has been revised to comply to the foot candle standards.
2. The 3 decorative fixtures along the road frontage match the streetlights along the corridor.

SIGNAGE

1. Added the wayfinding signage and MMUTCD signage.
2. Added a sign within the dumpster enclosure directing that the dumpster gates shall be closed at all times.
3. The address lettering will meet the fire department requirements.

SITE PLANS

1. Added note limiting grease interceptor maintenance dumpster services & deliveries to be completed outside of business hours.
2. Added additional MMUTCD signage.
3. Adjusted R.V. parking to accommodate Township entryway feature and associated easement.
4. Removed small piece of sidewalk south of the ingress from Grand Oaks.
5. Revised landscape plan for the R.V. parking adjustments.
6. The monument sign has been rotated 90 degrees.



ONE COMPANY.
INFINITE SOLUTIONS.

Please contact us with questions or comments at (586) 786-9800.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael McPherson", with a long horizontal flourish extending to the right.

Michael McPherson, P.E. Atwell, LLC

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

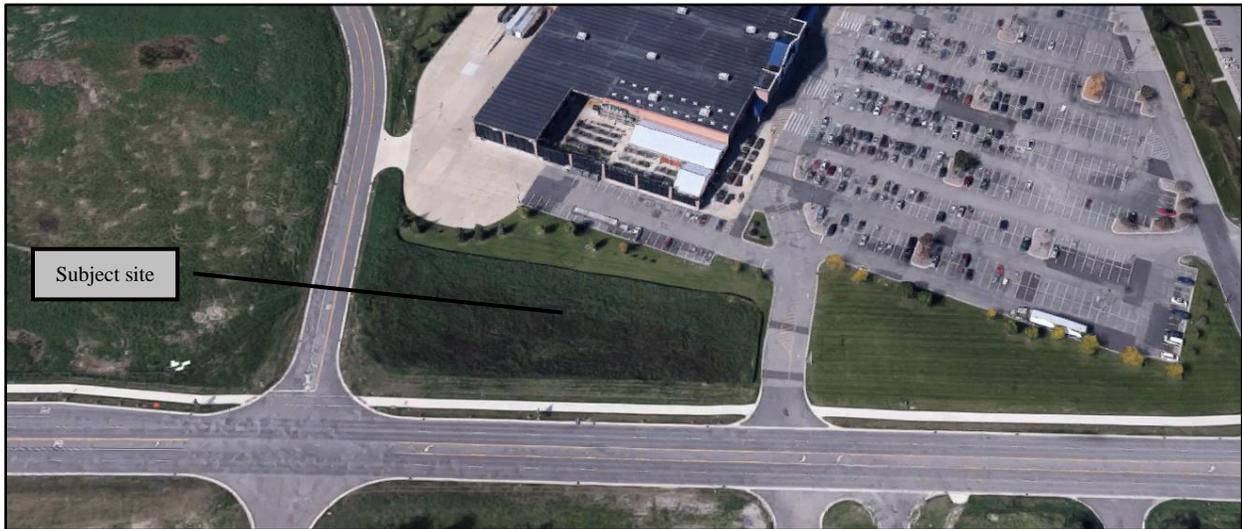
1. The applicable use requirements of Section 7.02.02(j) are met.
2. The applicant should be prepared to present a material sample board and color rendering to the Commission as part of their review.
3. On-site lighting intensity exceeds Ordinance limits.
4. Confirmation is needed to ensure that the 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

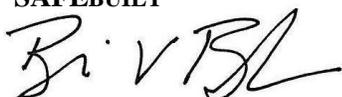
9. **Impact Assessment.** The initial submittal included the required Environmental Impact Assessment.

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

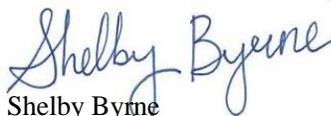
1. Storm sewer calculations have been provided to demonstrate that the proposed storm sewers are adequately sized. The site plan should include inverts of the proposed storm sewer to provide more information on how the connection to the existing storm sewer will be achieved. The storm sewer calculations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

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

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Byrne
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

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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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

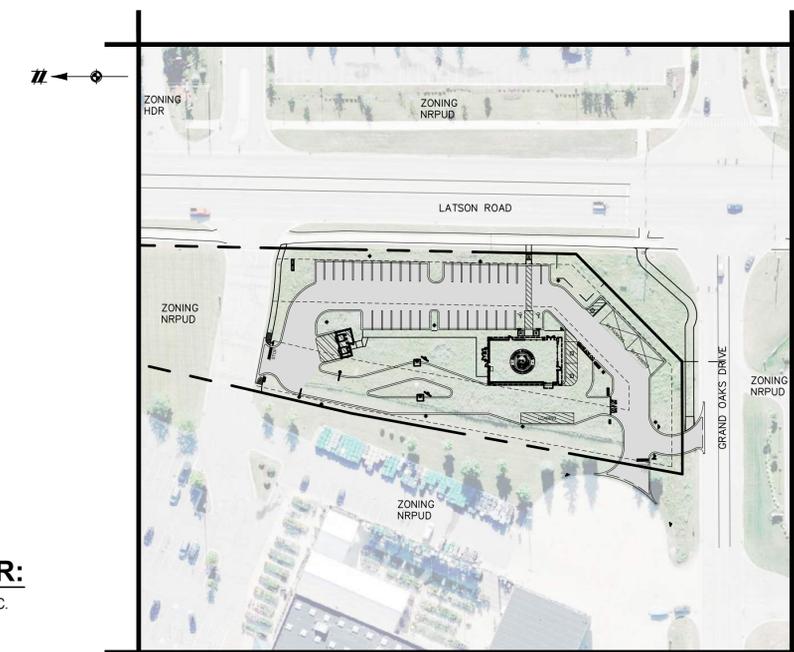
ELECTRIC

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.
DELIVERIES, GREASE INTERCEPTOR AND DUMPSTER SERVICING SHALL BE
COMPLETED OUTSIDE OF BUSINESS HOURS.

24-HOUR CONTACT:
PANDA PM



Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING
UNDERGROUND UTILITIES ARE SHOWN IN
AN APPROXIMATE MANNER 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 OCCURRED
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, OR OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

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

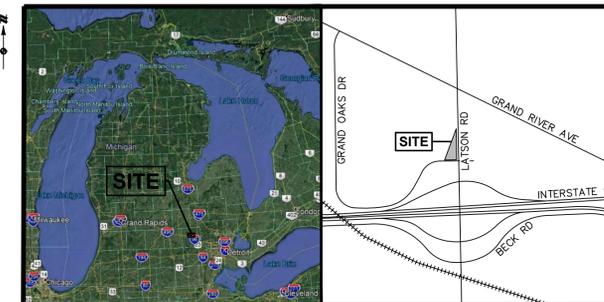
USER	PROPOSED SPACES	REQUIRED SPACES
PANDA EXPRESS	19 SPACES	10 SPACES

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
SIGN PLANS
EX-01 FIRE ACCESS EXHIBIT
EX-02 DRAINAGE AREA EXHIBIT
MHOG WATER & SEWER DETAILS



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
05-26-2022	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

01

COVER



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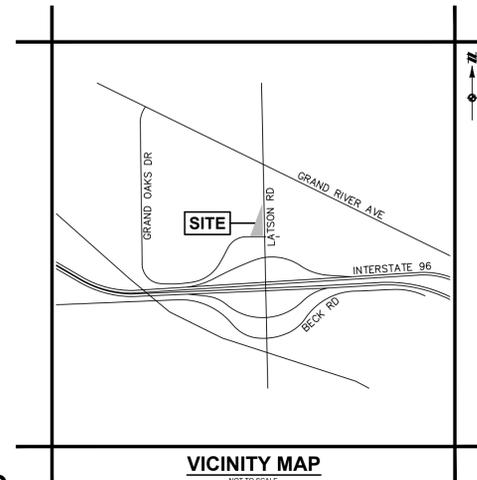
DRAWN BY: MSBLEH

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HOWELL, MI

02
SITE LAYOUT PLAN



LEGEND

	PROPERTY LINE		TRAFFIC FLOW ARROWS
	PROPOSED CURB & GUTTER		PROPOSED MMUTCD 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

SITE DATA

PARCEL SUMMARY

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

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DRIVE-THRU STACKING DATA

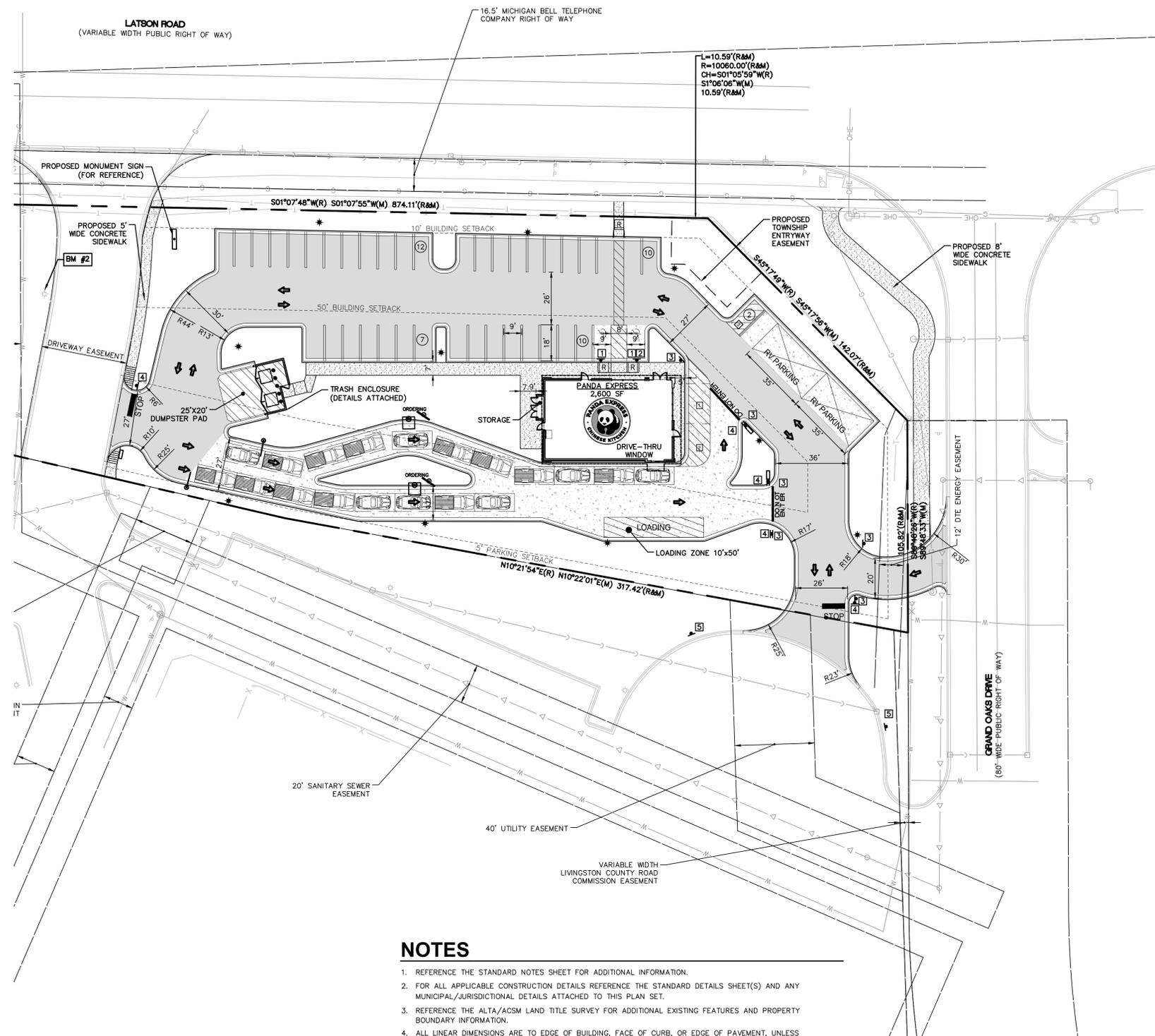
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IMPERVIOUS COVERAGE

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PAVED SURFACES	39,472	39.5
IMPERVIOUS AREA (TOTAL)	42,072	42.1
		90



NOTES

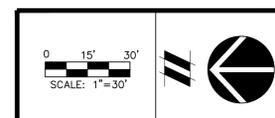
- REFERENCE THE STANDARD NOTES SHEET FOR ADDITIONAL INFORMATION.
- FOR ALL APPLICABLE CONSTRUCTION DETAILS REFERENCE THE STANDARD DETAILS SHEET(S) AND ANY MUNICIPAL/JURISDICTIONAL DETAILS ATTACHED TO THIS PLAN SET.
- REFERENCE THE ALTA/ACSM LAND TITLE SURVEY FOR ADDITIONAL EXISTING FEATURES AND PROPERTY BOUNDARY INFORMATION.
- ALL LINEAR DIMENSIONS ARE TO EDGE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- ALL RADIAL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- REFERENCE ARCHITECTURAL / FOUNDATION PLANS FOR BUILDING DIMENSIONS.
- ALL SIDEWALK ADJACENT TO THE BUILDING SHALL BE INTEGRAL WALK UNLESS OTHERWISE NOTED. SEE DETAILS.
- LIGHT POLE LOCATIONS ARE SHOW FOR REFERENCE ONLY, SEE LIGHTING PLAN (BY OTHERS) FOR LIGHT POLE DETAILS, LOCATION, AND INTENSITIES.
- THE BUILDING ADDRESS MUST BE VISIBLE FROM THE STREET THROUGHOUT THE PROJECT.
- FIRE TRUCK ACCESS IS REQUIRED THROUGHOUT CONSTRUCTION.
- ALL NON MMUTCD SIGN LOCATIONS ARE SHOW FOR REFERENCE ONLY, SEE SIGNAGE PLAN (BY OTHERS) FOR SIGN DETAILS & LOCATIONS.
- GREASE INTERCEPTOR MAINTENANCE, DUMPSTER SERVICES & DELIVERIES SHALL BE COMPLETED OUTSIDE OF BUSINESS HOURS.

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)

MMUTCD SIGN SCHEDULE

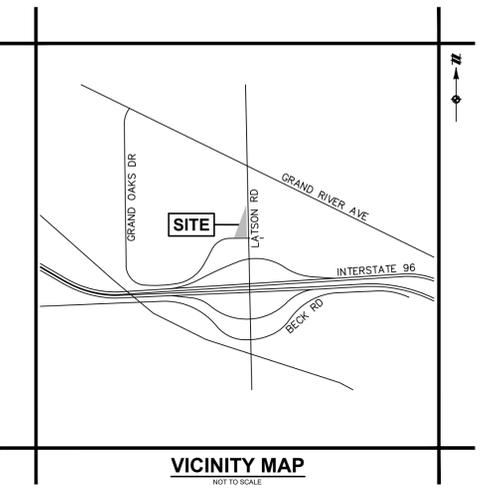
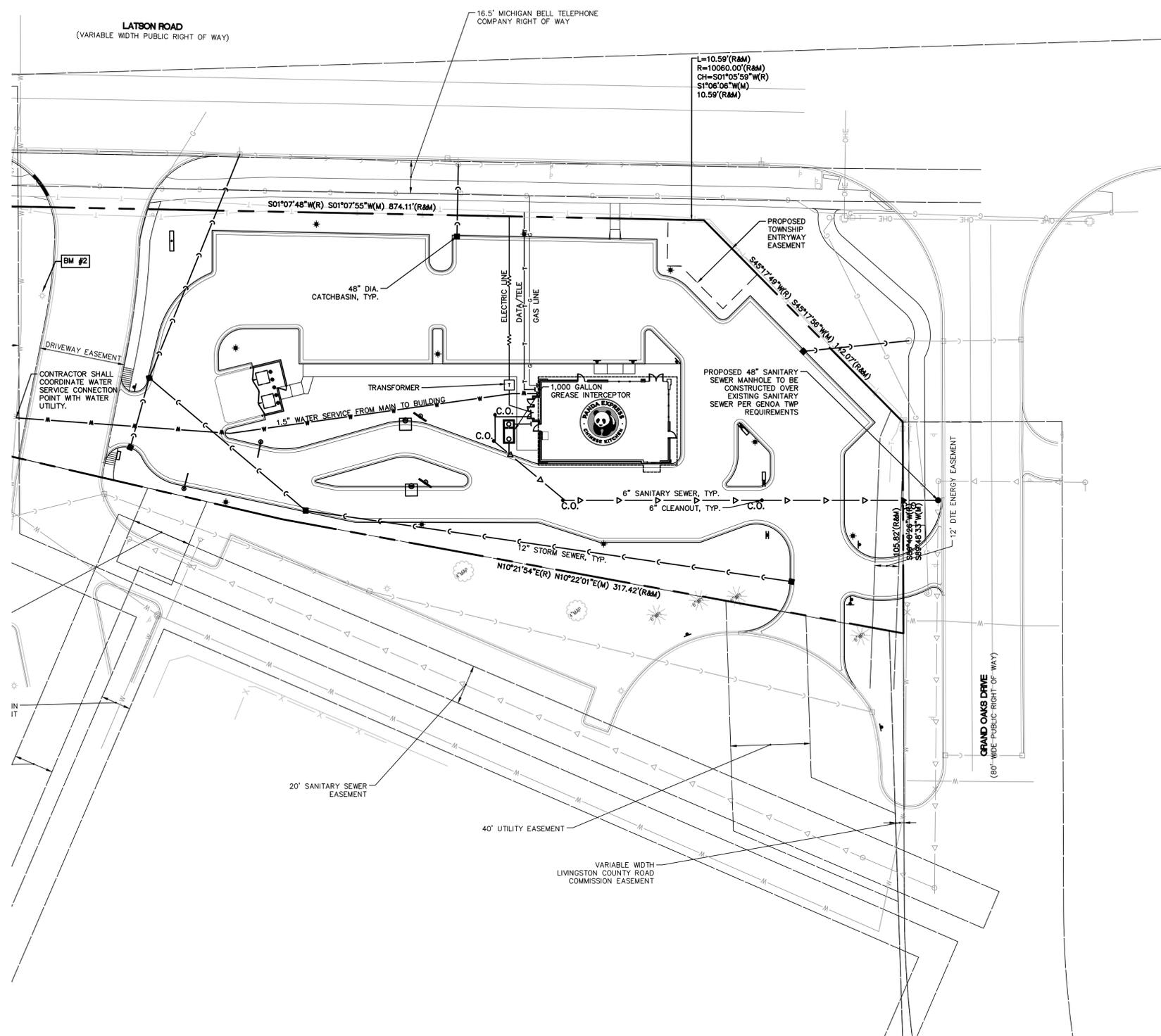
KEY DESIGNATION	TYPE	SIZE	# OF SIGNS
1	R7-8 RESERVED PARKING	12"x18"	2 EACH
2	R7-8P VAN ACCESSIBLE	12"x6"	1 EACH
3	R5-1 DO NOT ENTER	30"x30"	6 EACH
4	R1-1 STOP SIGN	24"x24"	4 EACH
5	R7-1 NO PARKING	12"x18"	2 EACH



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

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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.



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

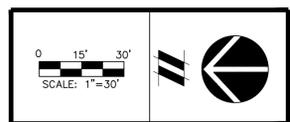
- CONTRACTOR SHALL COORDINATE ALL UTILITY CONNECTIONS WITH UTILITY COMPANY OR AUTHORITY HAVING JURISDICTION PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CALL "MISS DIG" AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.
- FRANCHISE UTILITY LOCATIONS SHOWN FOR REFERENCE ONLY. OWNER/CONTRACTOR 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 MDT INTERCHANGE PROJECT.

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)



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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. 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.

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PANDA RESTAURANT GROUP INC.
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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
05-26-2022	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

04
 PRELIMINARY
 UTILITY PLAN

GENERAL NOTES

- LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING 811 PRIOR TO STAKING PLANT LOCATIONS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUB MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED. ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT AND OWNER BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS, BACKFILL AND CROWN PARKING LOT ISLANDS 6" ABOVE ADJACENT CURBS WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- ACCEPTANCE OF GRADING AND SOD/SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD/SEED IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES THE SIDEWALKS SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL, EROSION AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORMWATER FACILITIES. REFER TO EROSION CONTROL PLANS FOR DETAILS.

MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.

- MULCH MATERIAL: AS SPECIFIED ON THE LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH. ALL SHRUB PLANTING BEDS TO RECEIVE 3" DEEP MULCH. ALL EVERGREEN AND DECIDUOUS TREES (IF USED) TO RECEIVE 6" DEEP SHREDED HARDWOOD MULCH WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK. EXTENT OF MULCH TO BE 5'-0" DIA. AT TREES AND 18" BEYOND SHRUB DRIP LINES.
- TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM. AT END OF GUARANTEE PERIOD ALL STAKES SHALL BE REMOVED BY LANDSCAPE CONTRACTOR. ALL STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY AND ALL CIRCULATION ROUTES.
- TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
- EDGING: EDGING SHALL BE SPADE EDGED.
- FERTILIZER: JUMP-SHOT ROOT STIMULATOR AS MANUFACTURED BY ACME, OR APPROVED EQUAL, SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.
- PLANT SIZING: MEASURE TREES AND SHRUBS ACCORDING TO ANSI Z60.1 STANDARDS. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4" CALIPER AND 12 INCHES ABOVE GROUND FOR LARGER TREES. ALWAYS HANDLE BALLED AND BURLAPPED MATERIAL BY THE ROOT BALL. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE AND PLANTED THE SAME DAY.
- PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.

MAINTENANCE / WARRANTY

- MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE FOLLOWING STATED PERIODS:

PLANT MATERIALS: 90 DAYS AFTER SUBSTANTIAL COMPLETION

LAWN AREAS: 60 DAYS AFTER SUBSTANTIAL COMPLETION

- AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND REINSPECTED BEFORE FINAL ACCEPTANCE IS GRANTED.
- A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS, SOD, AND/OR SEEDED AREAS WILL BE THRIVING FOR THE FOLLOWING STATED PERIODS: TREES, SHRUBS, AND GROUND COVERS - ONE YEAR AFTER FINAL ACCEPTANCE. SOD AND SEEDED AREAS - 90 DAYS AFTER FINAL ACCEPTANCE. PERENNIALS - 90 DAYS AFTER FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE MATERIALS DURING THE WARRANTY PERIOD AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.
- THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, VANDALISM, NOR DAMAGES BY OTHERS. IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR SHOULD OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

PLANT MATERIALS

- PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED AND IN CONFORMANCE WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL HAVE BEEN GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
- ALL PLANTS SHALL BE FULL WELL-BRANCHED PLANTS CHARACTERISTIC OF THE SPECIES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- PLANT STOCK SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS IN THE LOCALITY OF THE PROJECT.
- LABEL AT LEAST ONE PLANT OF EACH KIND WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- PROVIDE FRESHLY DUG BALLED & BURLAPPED PLANT MATERIALS. DO NOT DROP BALLED & BURLAPPED STOCK DURING DELIVERY.
- DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

INSTALLATION

- INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.
- ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3-INCH LAYER OF ORGANIC TRIPLE SHREDED HARDWOOD BARK MULCH. NON-ORGANIC MULCHES SUCH AS GRAVEL, CRUSHED BRICK, LAVA ROCK, ETC. ARE UNACCEPTABLE.
- TREE GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
- APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8-8-8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PLANTING BEDS. ROTOTILL THE BEDS TO A DEPTH OF 6 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS, APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.

PLANTING NOTES

- NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- SEE CIVIL/SITE PLAN FOR ALL SITE DIMENSIONS, SQUARE FOOTAGES, PARKING CALCULATIONS, AND DETAILS OF ALL SITE IMPROVEMENTS.
- IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS (TO BE PROTECTED) ACCORDING TO THE TREE PROTECTION DETAIL AND MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS WITHOUT APPROVAL.
- ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
- ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
- SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES. WHERE SOD/SEED ADJUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND. REFER TO PLAN FOR SOD/SEED LOCATIONS.
- PRUNE, THIN AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. APPLY MINIMUM 4" MULCH CUP AT ALL TREES NOT PLANTED IN PLANTING BEDS.
- EXISTING LAWN AREAS TO BE SAVED AND AREAS THAT ARE DAMAGED DURING CONSTRUCTION MUST BE INSPECTED TO DETERMINE VIABILITY. IF THE EXISTING LAWN IS FOUND TO BE LEVEL, HEALTHY, DENSE & FREE FROM WEEDS, LAWN MAY NOT REQUIRE REPLACEMENT OR RENOVATION. IF RENOVATION IS REQUIRED OR IS PART OF THE APPROVED PLAN, THEN THE FOLLOWING REQUIREMENTS WILL APPLY:
 - EXISTING LAWN FOUND TO BE IN POOR CONDITION MUST FIRST BE SPRAYED WITH ROUND-UP (OR EQUAL) TO KILL THE EXISTING LAWN AND WEED AREAS. WAIT A MIN. OF (10) DAYS FOR THE HERBICIDE TO TAKE EFFECT, THEN REMOVE ALL DEAD SOD & WEEDS TO A MIN. DEPTH OF (2) INCHES. ADD A MIN. OF 6 INCHES OF NEW TOPSOIL TO ALL LAWN AREAS. BACKFILL AND COMPACT TOPSOIL TO THE TOP OF ALL CURBS & WALKS PRIOR TO SODDING. REGRADE TO ELIMINATE ALL BUMPS & DEPRESSIONS AND RESOD ALL AREAS.
 - EXISTING LAWN FOUND TO BE IN GOOD CONDITION, BUT WITH BARE, SPARSE OR WEEDY AREAS MUST BE RENOVATED BY FILLING IN LOW AREAS, RAKING, OVERSEEDING AND TOP DRESSING ALL SPARSE AND BARE SPOTS AND BY INITIATING A WEED AND FEEF PROGRAM.
- CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:
 - REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 24"-30" DEPENDING ON THE DEPTH OF SUB BASE AND DISPOSE OF OFF SITE.
 - REPLACE EXCAVATED MATERIAL W/ GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MIN. OF 2" ABOVE TOP OF CURB AND SIDEWALK, ADD 4"-6" OF TOPSOIL AND CROWN TO A MIN. OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING, UNLESS NOTED OTHERWISE ON THE PLANS.

- IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREAS, REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADE W/ GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.

- ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY. (REQUIRED IN HEAVY CLAY SOILS)
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES & SHRUBS.
- ALL MULCH RINGS AND SHRUB BEDS IN LAWN AREAS SHALL BE EDGED WITH A MANICURED EDGE OR WITH MANUFACTURED EDGING AS INDICATED.
- MULCHING AND WATERING OF ALL PLANTS & TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.

LAWN INSTALLATION

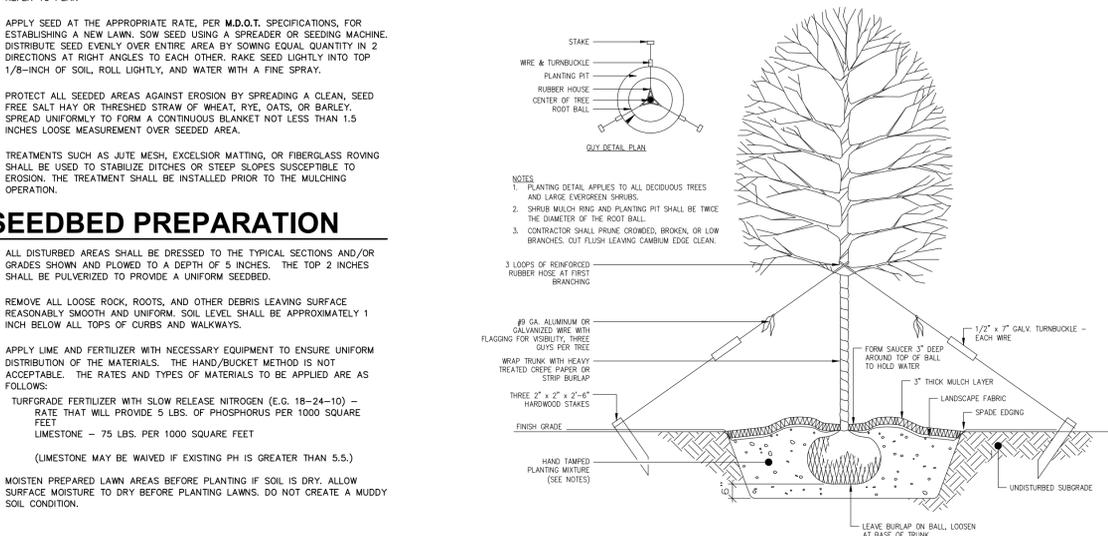
- LAWN AREAS SHALL BE PREPARED ACCORDING TO THE SECTION BELOW ENTITLED "SEEDBED PREPARATION".
- LOCALLY-GROWN SOD SHALL BE PROVIDED IN AREAS WHERE SEEDING IS NORMALLY UNSUCCESSFUL OR WILL BE UNSUCCESSFUL DUE TO CLIMATE, SEASON, OR OTHER TEMPORARY CONSTRAINT. SOD SHALL BE STRONGLY ROOTED, FREE OF WEEDS, AND OF UNIFORM THICKNESS WITH NO MORE THAN 1.5 INCHES OR LESS THAN 1 INCH OF SOIL.
- SOD SHALL BE TIGHTLY-FITTED TOGETHER. ENDS AND EDGES SHALL MEET WITHOUT OVERLAP AND JOINTS SHALL BE STAGGERED WITH ADJACENT ROWS. AFTER INSTALLATION, SOD SHALL BE THOROUGHLY WATERED. ON SLOPES STEEPER THAN 2:1, SOD SHALL BE HELD IN PLACE WITH WOODEN STAKES MEASURING 1 INCH SQUARE BY 6 INCHES LONG. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE SOD'S SOIL LAYER.

- PROVIDE GRASS SEED THAT IS FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSTS OF NORTH AMERICA. PROVIDE SEED TYPE OR SEED MIX WITH BEST RECORD OF SUCCESS IN LOCALITY OF PROJECT OR PER PROJECT SPECIFICATIONS. REFER TO PLAN
- APPLY SEED AT THE APPROPRIATE RATE, PER M.D.Q.T. SPECIFICATIONS, FOR ESTABLISHING A NEW LAWN. SOW SEED USING A SPREADER OR SEEDING MACHINE. DISTRIBUTE SEED EVENLY OVER ENTIRE AREA BY SOWING EQUAL QUANTITY IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. RAKE SEED LIGHTLY INTO TOP 1/8-INCH OF SOIL, ROLL LIGHTLY, AND WATER WITH A FINE SPRAY.

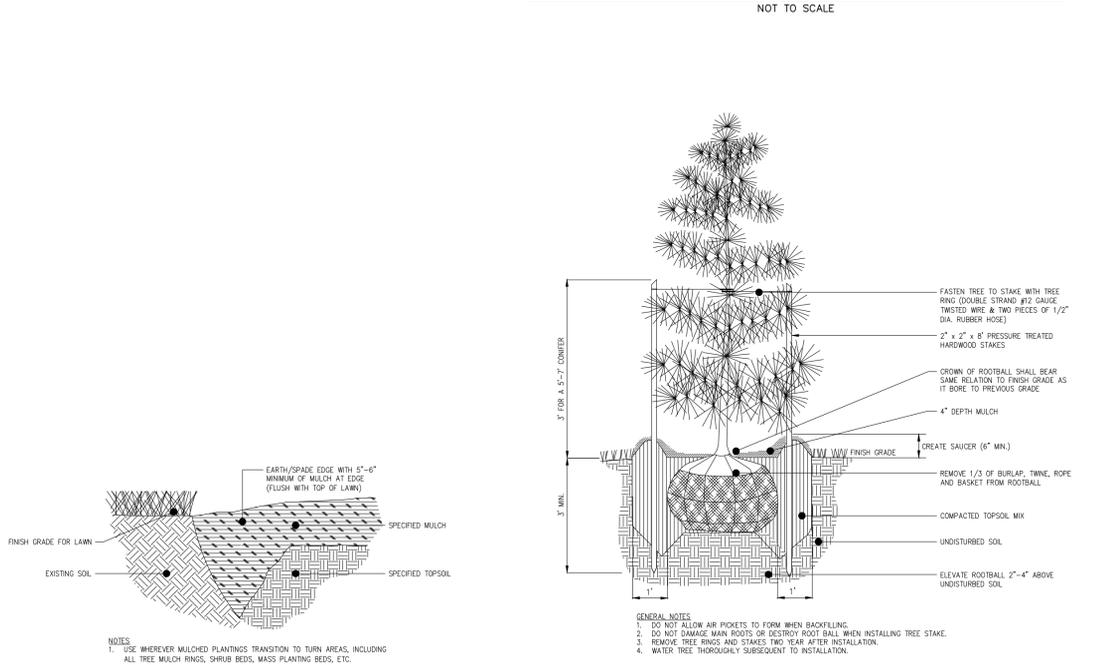
- PROTECT ALL SEEDED AREAS AGAINST EROSION BY SPREADING A CLEAN, SEED FREE SALT HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY, SPREAD UNIFORMLY TO FORM A CONTINUOUS BLANKET NOT LESS THAN 1.5 INCHES LOOSE MEASUREMENT OVER SEEDED AREA.
- TREATMENTS SUCH AS JUTE MESH, EXCELISOR MATTING, OR FIBERGLASS ROWING SHALL BE USED TO STABILIZE DITCHES OR STEEP SLOPES SUSCEPTIBLE TO EROSION. THE TREATMENT SHALL BE INSTALLED PRIOR TO THE MULCHING OPERATION.

SEEDBED PREPARATION

- ALL DISTURBED AREAS SHALL BE DRESSED TO THE TYPICAL SECTIONS AND/OR GRADES SHOWN AND FLOVED TO A DEPTH OF 5 INCHES. THE TOP 2 INCHES SHALL BE PULVERIZED TO PROVIDE A UNIFORM SEEDED.
- REMOVE ALL LOOSE ROCK, ROOTS, AND OTHER DEBRIS LEAVING SURFACE REASONABLY SMOOTH AND UNIFORM. SOIL LEVEL SHALL BE APPROXIMATELY 1 INCH BELOW ALL TOPS OF CURBS AND WALKWAYS.
- APPLY LIME AND FERTILIZER WITH NECESSARY EQUIPMENT TO ENSURE UNIFORM DISTRIBUTION OF THE MATERIALS. THE HAND/BUCKET METHOD IS NOT ACCEPTABLE. THE RATES AND TYPES OF MATERIALS TO BE APPLIED ARE AS FOLLOWS:
 - TURFGRADE FERTILIZER WITH SLOW RELEASE NITROGEN (E.G. 18-24-10) - RATE THAT WILL PROVIDE 5 LBS. OF PHOSPHORUS PER 1000 SQUARE FEET
 - LIMESTONE - 75 LBS. PER 1000 SQUARE FEET
 (LIMESTONE MAY BE WAIVED IF EXISTING PH IS GREATER THAN 5.5.)
- MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.



DECIDUOUS CANOPY TREE PLANTING DETAIL
NOT TO SCALE



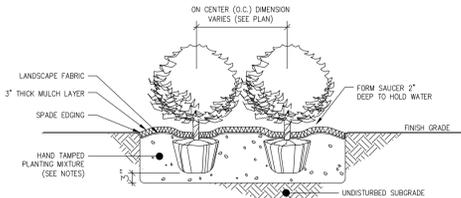
CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE

EARTH/SPADE EDGE DETAIL
NOT TO SCALE



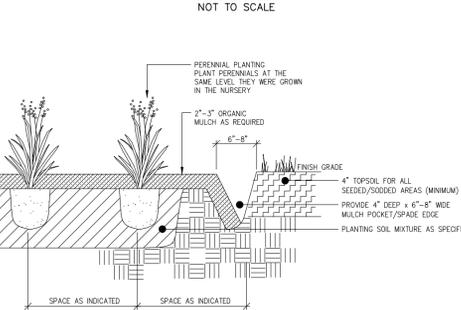
LAWN SEED MIXES

- GRASS SEED MIX**
- GEOTURF MDT CLASS A - 40% CREEPING RED FESCUE, 30% KENTUCKY BLUEGRASS, 30% PERENNIAL RYEGRASS OR APPROVED EQUAL. BAG SIZE 50 LB. RECOMMENDED SEEDING RATE 220 LB./ACRE. CSI GEOTURF (WWW.GEOTURF.COM) 1225 76TH STREET, SW BYRON CENTER, MI 49315 (615) 583-0588
 - GEOTURF MDT TSM - 50% SPRING OATS, 50% PERENNIAL RYEGRASS OR APPROVED EQUAL. BAG SIZE 50 LB. RECOMMENDED SEEDING RATE 100-200 LB./ACRE. CSI GEOTURF (WWW.GEOTURF.COM) 1225 76TH STREET, SW BYRON CENTER, MI 49315 (615) 583-0588
- TEMPORARY SEED MIX**

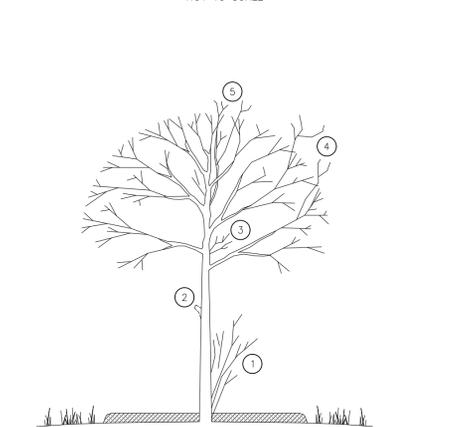


- NOTES
- CONTRACTOR SHALL PRUNE CROWDED, BROKEN, OR STRAY BRANCHES. CUT FLUSH, LEAVING CAMBium EDGE CLEAN
 - HAND TAMPED PLANTING MIXTURE SHALL BE 1-PART APPROVED ORGANIC MATTER, 4-PARTS NATIVE SOIL, 1 LB 10-10-10 FERTILIZER PER CUBIC YARD OF BACKFILL OR APPROVED SUBSTITUTE

CONTAINER SHRUB PLANTING DETAIL

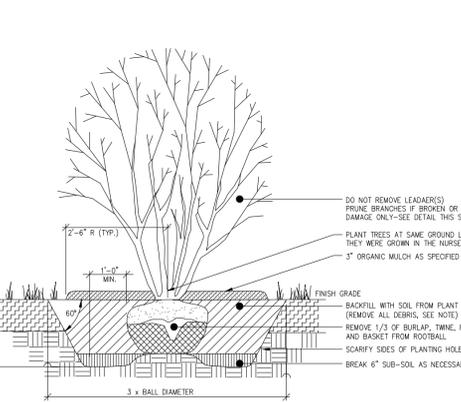


SHRUB/PERENNIAL BED DETAIL
NOT TO SCALE



- NOTES
- DASHED LINES ILLUSTRATE BRANCHES AND STAMPS THAT ARE TO BE REMOVED.
 - DO NOT REMOVE THE LEADER.

DECIDUOUS TREE PRUNING DETAIL
NOT TO SCALE



MULTI-STEMMED PLANTING DETAIL
NOT TO SCALE

- GENERAL NOTES
- IF ROOT BALL IS WRAPPED IN NON-Biodegradable BURLAP, REMOVE ENTIRE WRAP AFTER PLACED IN PIT. WHEN BACKFILLING PLANT PIT, PLACE PLANTING OIL IN TWO LIFTS. AFTER FIRST LIFT, PUDDLE SOIL IN WITH WATER TO REMOVE ALL AIR POCKETS. PLACE SECOND LIFT AND REPEAT. CONTINUE TO FILL AND PULL AS NECESSARY.



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
05-26-2022	SITE PLAN RE-SUBMITTAL

DRAWN BY: MSB/LEH

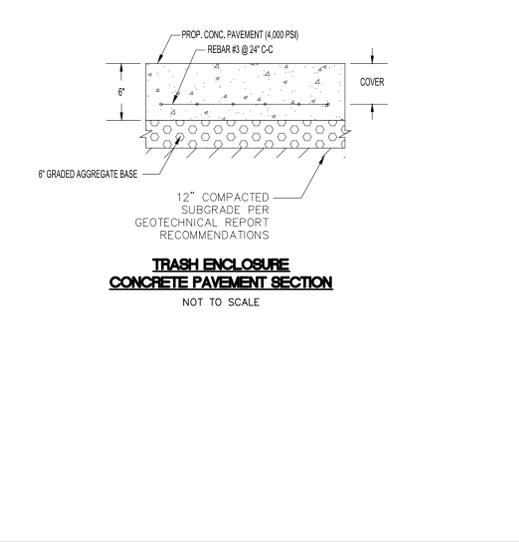
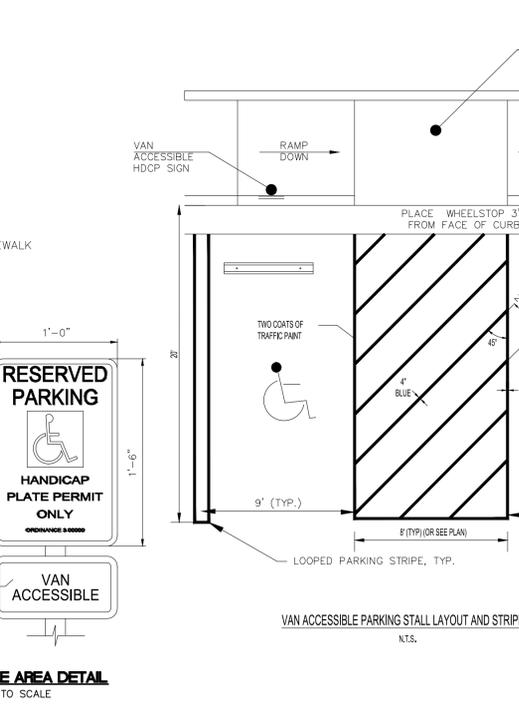
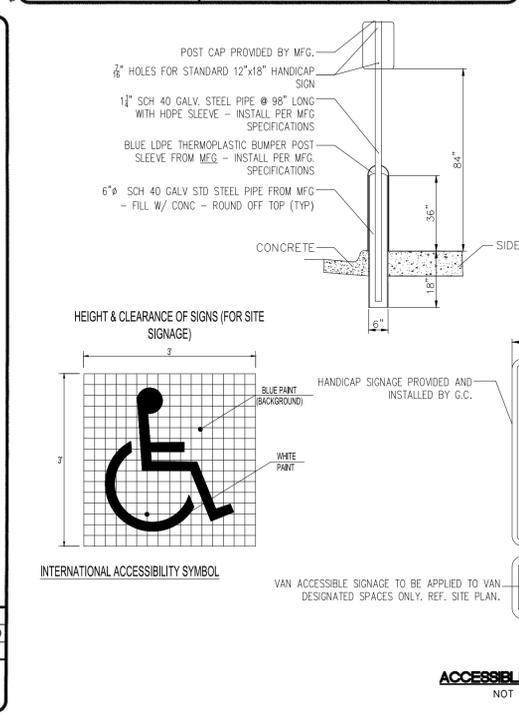
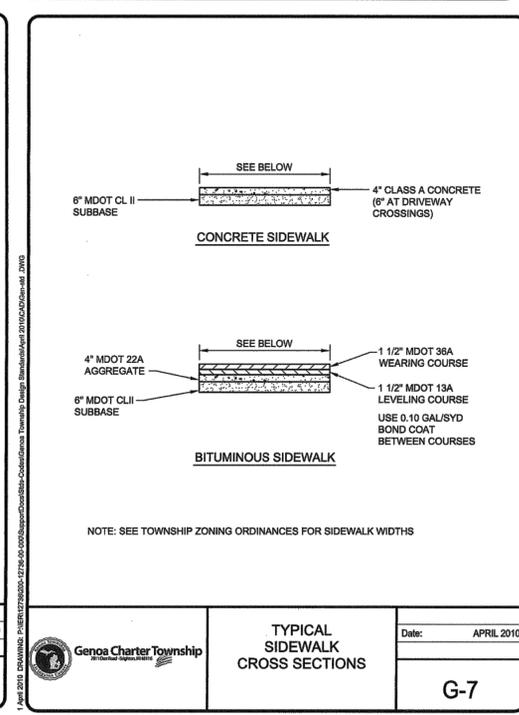
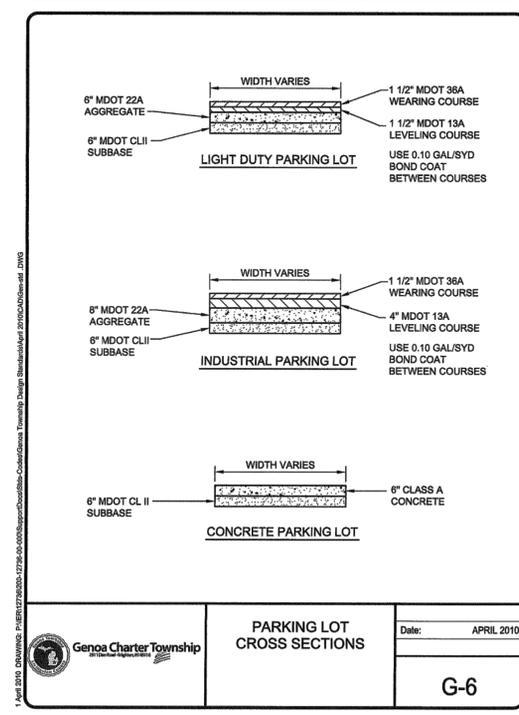
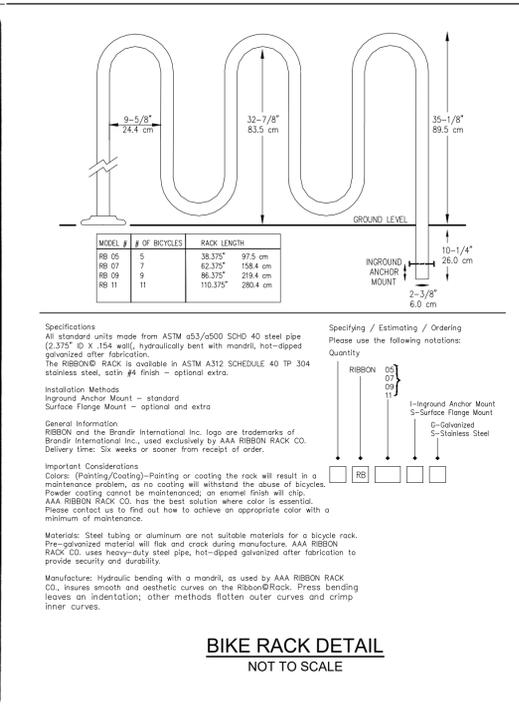
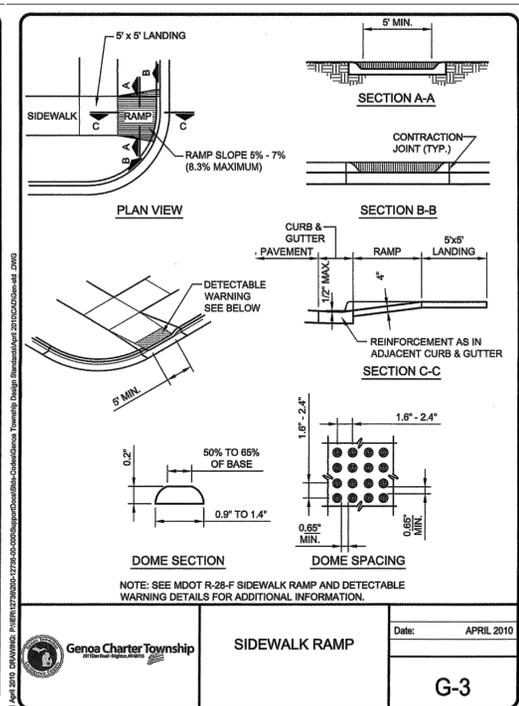
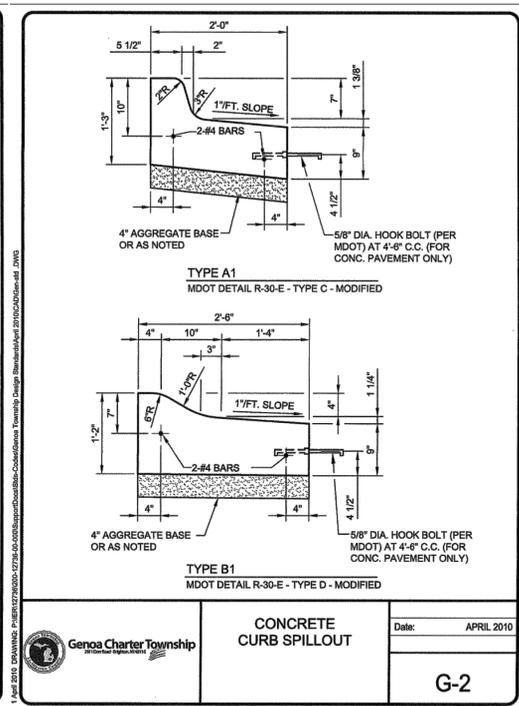
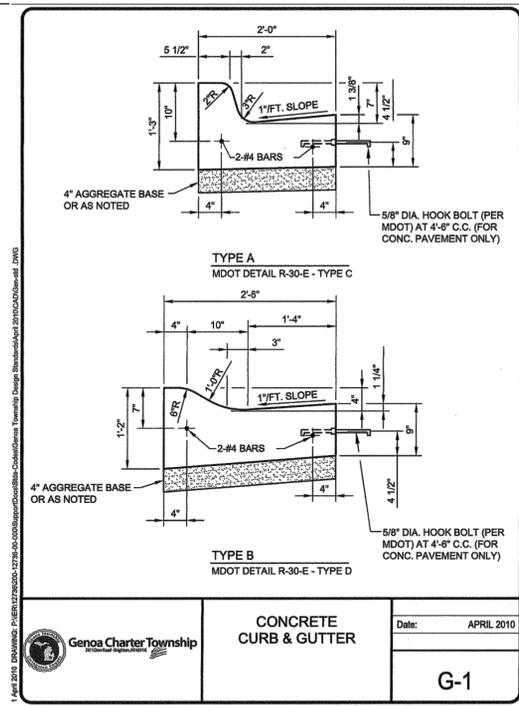
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PANDA STORE #: D8103
ENG PROJECT #: 20003483



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LANDSCAPE DETAILS



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SITE PLAN RE-SUBMITTAL	05-26-2022

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDT20036100
PANDA STORE #: D8103
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NORR
ARCHITECTS ENGINEERS PLANNERS

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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.

07
DETAILS

ALTA/NSPS LAND TITLE SURVEY



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. 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.

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 SOUTHFIELD, MI 48076
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SECTION 8
 TOWN 2 NORTH, RANGE 5 EAST
 GENOA TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN

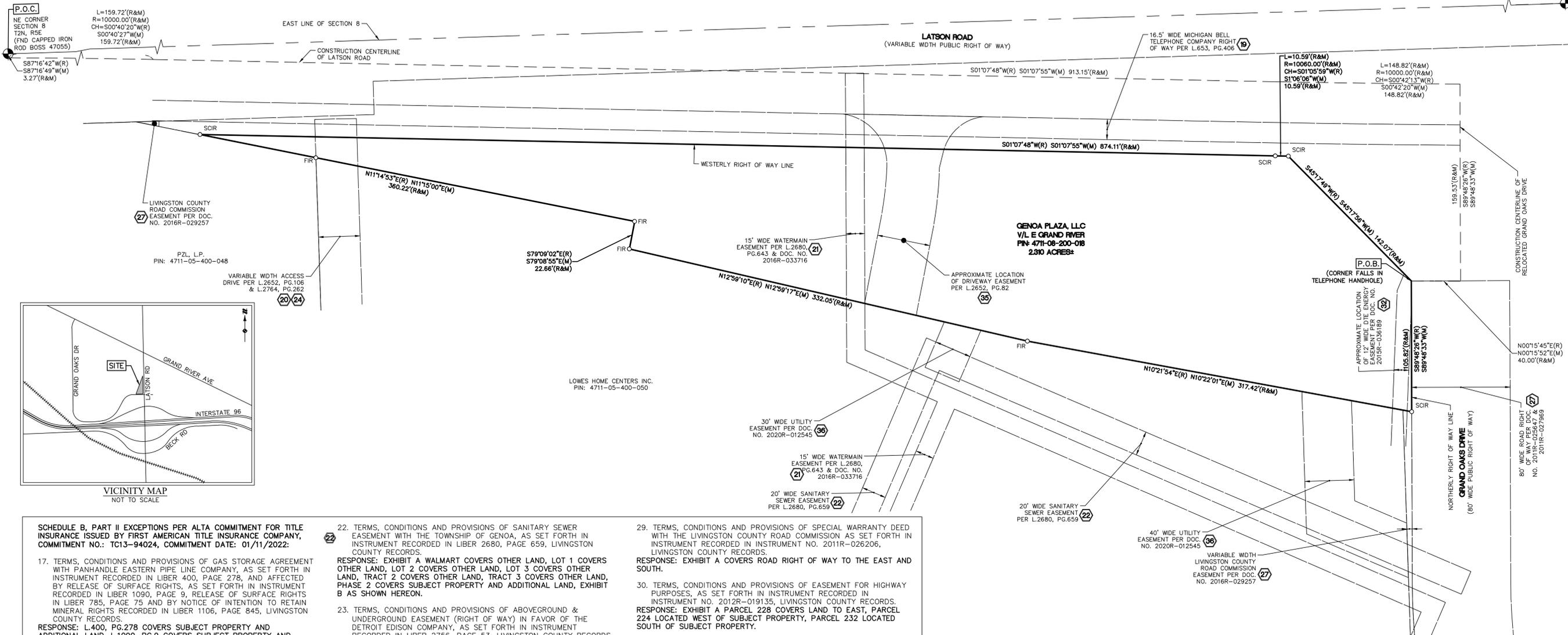
NORR, LLC
 ALTA/NSPS LAND TITLE SURVEY
 CLIENT

DATE 07/12/2021

2/2/2022 REVISED TITLE
 2/20/2022 CERT PARTIES

REVISIONS		
NO.	DATE	DESCRIPTION

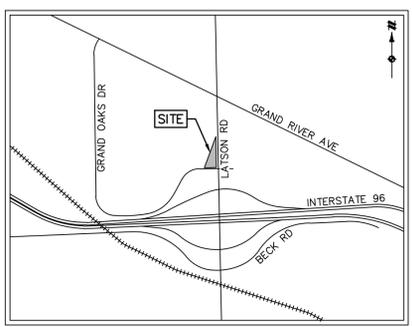
SCALE 0 20 40
 1" = 40 FEET
 DR. JR. GH. CK
 P.M. C. KELLY
 JOB NA
 BOOK 20003483
 SHEET NO. 1 OF 2



P.O.C.
 NE CORNER SECTION 8 T2N, R5E (FND CAPPED IRON ROD BOSS 47055)
 SB716°42'W(R) 3.27'(R&M)
 SB716°49'W(M) 3.27'(R&M)

L=159.72'(R&M)
 R=10000.00'(R&M)
 CH=500°40'20"W(R) 159.72'(R&M)
 500°40'27"W(M) 159.72'(R&M)

E. 1/4 CORNER SECTION 8 T2N, R5E (FND CAPPED IRON ROD BOSS 47055)



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

17. TERMS, CONDITIONS AND PROVISIONS OF GAS STORAGE AGREEMENT WITH PANHANDLE EASTERN PIPE LINE COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 400, PAGE 278, AND AFFECTED BY RELEASE OF SURFACE RIGHTS, AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 1090, PAGE 9, RELEASE OF SURFACE RIGHTS IN LIBER 785, PAGE 75 AND BY NOTICE OF INTENTION TO RETAIN MINERAL RIGHTS RECORDED IN LIBER 1106, PAGE 845, LIVINGSTON COUNTY RECORDS.
RESPONSE: L.400, PG.278 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND. L.1090, PG.9 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND. L.785, PG.75 COVERS LAND TO SOUTH. L.1106, PG.845 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND.

18. TERMS, CONDITIONS AND PROVISIONS OF DETROIT EDISON OVERHEAD EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 2208, PAGE 876, LIVINGSTON COUNTY RECORDS.
RESPONSE: COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, NO POLES LOCATED ON SITE, UNABLE TO PLOT EASEMENT.

19. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 653, PAGE 406, LIVINGSTON COUNTY RECORDS.
RESPONSE: EASEMENT AS SHOWN HEREON.

20. TERMS, CONDITIONS AND PROVISIONS OF PLANNED UNIT DEVELOPMENT AGREEMENT, AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 2609, PAGE 205, RE-RECORDED IN LIBER 2652, PAGE 106, RE-RECORDED IN LIBER 2764, PAGE 304, AMENDMENT THERETO RECORDED IN INSTRUMENT NO. 2015-021742, SECOND AMENDMENT THERETO RECORDED IN INSTRUMENT NO. 2017R-025669, LIVINGSTON COUNTY RECORDS.
RESPONSE: L.2609, PG.205 SCHEDULE A PARCEL 1 COVERS OTHER LAND, PARCEL 2 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, SCHEDULE B COVERS OTHER LAND. L.2652, PG.106 SCHEDULE A PARCEL 1 COVERS OTHER LAND, SCHEDULE B COVERS OTHER LAND, EXHIBIT G EASEMENT AS SHOWN HEREON. L.2764, PG.304 SCHEDULE A PARCEL 1 COVERS OTHER LAND, SCHEDULE B COVERS OTHER LAND. 2015R-021742 EXHIBIT A PARCEL 2 COVERS OTHER LAND. 2017R-025669 EXHIBIT A COVERS SUBJECT PROPERTY.

21. TERMS, CONDITIONS AND PROVISIONS OF WATER LINE EASEMENT WITH THE TOWNSHIP OF GENOA, AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 2680, PAGE 643 AND AMENDMENT THERETO RECORDED IN INSTRUMENT NO. 2016R-033716, LIVINGSTON COUNTY RECORDS.
RESPONSE: L.2680, PG.643 EXHIBIT A WALMART COVERS OTHER LAND, LOT 1 COVERS OTHER LAND, LOT 2 COVERS OTHER LAND, LOT 3 COVERS OTHER LAND, LOT 4 COVERS OTHER LAND, LOT 5 COVERS OTHER LAND, TRACT 2 COVERS LAND TO WEST, TRACT 3 COVERS OTHER LAND, PHASE 2 COVERS LAND TO EAST AND SOUTH, EXHIBIT B AS SHOWN HEREON. 2016R-033716 EXHIBIT A COVERS SUBJECT PROPERTY, EXHIBIT B LOCATED WEST OF SUBJECT PROPERTY.

22. TERMS, CONDITIONS AND PROVISIONS OF SANITARY SEWER EASEMENT WITH THE TOWNSHIP OF GENOA, AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 2680, PAGE 659, LIVINGSTON COUNTY RECORDS.
RESPONSE: EXHIBIT A WALMART COVERS OTHER LAND, LOT 1 COVERS OTHER LAND, LOT 2 COVERS OTHER LAND, LOT 3 COVERS OTHER LAND, TRACT 2 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, EXHIBIT B AS SHOWN HEREON.

23. TERMS, CONDITIONS AND PROVISIONS OF ABOVEGROUND & UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF THE DETROIT EDISON COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 2756, PAGE 53, LIVINGSTON COUNTY RECORDS.
RESPONSE: EXHIBIT A LOWES COVERS LAND TO WEST, PHASE 2 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, EXHIBIT B COVERS LAND TO WEST, EASEMENT LOCATED WEST OF SUBJECT PROPERTY..

24. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, AS SET FORTH IN INSTRUMENT RECORDED IN LIBER 2764, PAGE 262, LIVINGSTON COUNTY RECORDS.
RESPONSE: COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, GRAND RIVER SIGN LOCATED NORTH OF SUBJECT PROPERTY, LATSON ROAD SIGN LOCATED NORTH OF SUBJECT PROPERTY, ACCESS DRIVE AS SHOWN HEREON, WALMART LOCATED NORTH OF SUBJECT PROPERTY, LOWES LOCATED WEST OF SUBJECT PROPERTY, TRACT 3 COVERS OTHER LAND, PHASE 2 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND.

25. TERMS, CONDITIONS AND PROVISIONS OF PLANNED UNIT DEVELOPMENT AGREEMENT, AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2009R-023916, LIVINGSTON COUNTY RECORDS.
RESPONSE: EXHIBIT A PHASE 2 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND.

26. TERMS, CONDITIONS AND PROVISIONS OF PARTIAL ASSIGNMENT OF EASEMENT RIGHTS, AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2011R-017022, LIVINGSTON COUNTY RECORDS.
RESPONSE: LOCATED SOUTH OF SUBJECT PROPERTY.

27. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL WARRANTY DEED WITH THE LIVINGSTON COUNTY ROAD COMMISSION AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2011R-025647, AND RE-RECORDED IN INSTRUMENT NO. 2011R-027969, AND RE-RECORDED IN INSTRUMENT NO. 2016R-029257, LIVINGSTON COUNTY RECORDS.
RESPONSE: 2011R-025647 EXHIBIT A AS SHOWN HEREON, TRACT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND. 2011R-027969 EXHIBIT A AS SHOWN HEREON, TRACT A COVERS SUBJECT PROPERTY AND ADDITIONAL LAND. 2016R-029257 PARCEL 1 AS SHOWN HEREON, PARCEL 2 AS SHOWN HEREON.

28. TERMS, CONDITIONS AND PROVISIONS OF AFFIDAVIT OF CORRECTION, AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2014R-011729, LIVINGSTON COUNTY RECORDS.
RESPONSE: COVERS OTHER LAND.

29. TERMS, CONDITIONS AND PROVISIONS OF SPECIAL WARRANTY DEED WITH THE LIVINGSTON COUNTY ROAD COMMISSION AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2011R-026206, LIVINGSTON COUNTY RECORDS.
RESPONSE: EXHIBIT A COVERS ROAD RIGHT OF WAY TO THE EAST AND SOUTH.

30. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT FOR HIGHWAY PURPOSES, AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2012R-019135, LIVINGSTON COUNTY RECORDS.
RESPONSE: EXHIBIT A PARCEL 228 COVERS LAND TO EAST, PARCEL 224 LOCATED WEST OF SUBJECT PROPERTY, PARCEL 232 LOCATED SOUTH OF SUBJECT PROPERTY.

31. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT FOR ADDING EXISTING LANDS TO AN EXISTING COUNTY DRAIN AND COUNTY DRAINAGE DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2013R-023228, LIVINGSTON COUNTY RECORDS.
RESPONSE: COVERS ROAD RIGHT OF WAY TO THE EAST AND SOUTH.

32. TERMS, CONDITIONS AND PROVISIONS OF DTE ELECTRIC COMPANY UNDERGROUND EASEMENT (RIGHT OF WAY) IN FAVOR OF DTE ELECTRIC COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2015R-036189, LIVINGSTON COUNTY RECORDS.
RESPONSE: COVERS SUBJECT PROPERTY AND LAND TO SOUTH, EASEMENT APPROXIMATELY AS SHOWN HEREON.

33. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF RESTRICTIONS AND EASEMENTS AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2016R-016340, LIVINGSTON COUNTY RECORDS.
RESPONSE: EXHIBIT A PARCEL 1 COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, PARCEL 2 COVERS SUBJECT PROPERTY, PARCEL 3 COVERS OTHER LAND, EXHIBIT B COVERS OTHER LAND, EXHIBIT C COVERS OTHER LAND.

34. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT AS TO SHARED ACCESS DRIVE AS SET FORTH IN INSTRUMENT RECORDED IN INSTRUMENT NO. 2016R-016342, LIVINGSTON COUNTY RECORDS.
RESPONSE: EXHIBIT A COVERS OTHER LAND, EXHIBIT B COVERS SUBJECT PROPERTY AND ADDITIONAL LAND, EXHIBIT C LOCATED WEST OF SUBJECT PROPERTY.

35. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN DECLARATION OF RESTRICTIONS AND EASEMENTS FOR OUTLOTS RECORDED IN LIBER 2652, PAGE 82, LIVINGSTON COUNTY RECORDS.
RESPONSE: TEMPORARY ACCESS DRIVE IN EXHIBIT E COVERS SUBJECT PROPERTY, EXHIBIT G CONTAINING LEGAL DESCRIPTION FOR ACCESS DRIVE NOT INCLUDED IN DOCUMENT, APPROXIMATELY AS SHOWN HEREON.

36. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN PERMANENT UTILITY EASEMENT IN FAVOR OF GENOA CHARTER TOWNSHIP RECORDED IN INSTRUMENT NO. 2020R-012545.
RESPONSE: EXHIBIT A TRACT I LOCATED WEST OF SUBJECT PROPERTY, EXHIBIT B AS SHOWN HEREON.

37. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN EASEMENTS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 2020R-011270.
RESPONSE: EXHIBIT A TRACT I LOCATED WEST OF SUBJECT PROPERTY, EXHIBIT B COVERS SUBJECT PROPERTY.

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 RIGHT, 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 (2) 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.

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)

SURVEYOR'S CERTIFICATE

TO:
 -FIRST AMERICAN TITLE INSURANCE COMPANY
 -CFT NV DEVELOPMENTS, LLC
 -TITLE CONNECT, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 13, 14 AND 16 OF TABLE A THEREOF.

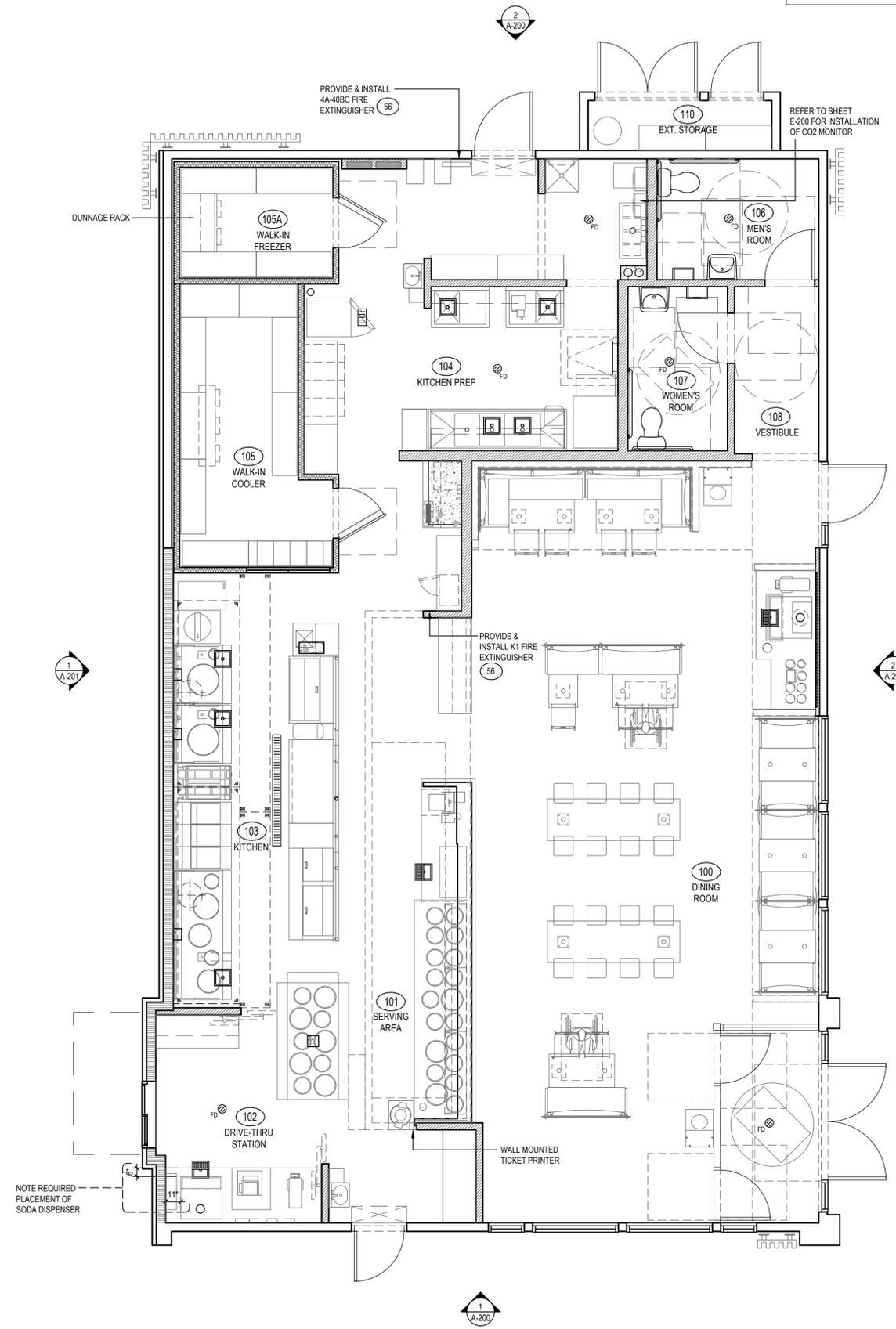
FIELD WORK WAS COMPLETED ON JULY 8, 2021.

CHRISTOPHER P. KELLY
 PROFESSIONAL SURVEYOR NO. 4001056500
 CKELLY@ATWELL-GROUP.COM
 TWO TOWNE SQUARE, SUITE 700
 SOUTHFIELD, MICHIGAN 48076
 248.447.2000

DATE _____

GENERAL NOTES

- BUILDING GROSS AREA: 2,587 SF
- BUILDING NET/USABLE AREA: 2,417 SF
- PROPOSED USE: ASSEMBLY (A-2)



PANDA EXPRESS, 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:

PLANNING COMMISSION	04-19-22
TWP BOARD	05-27-22

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

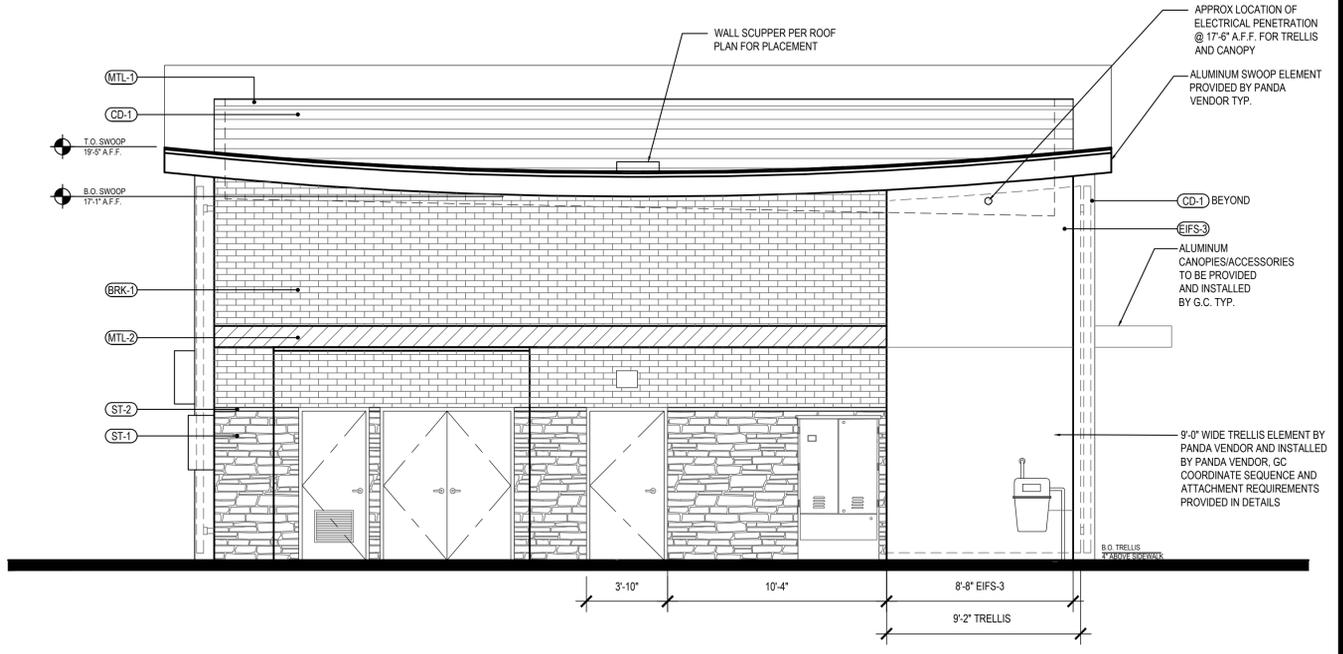
A-101

KITCHEN PLAN

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

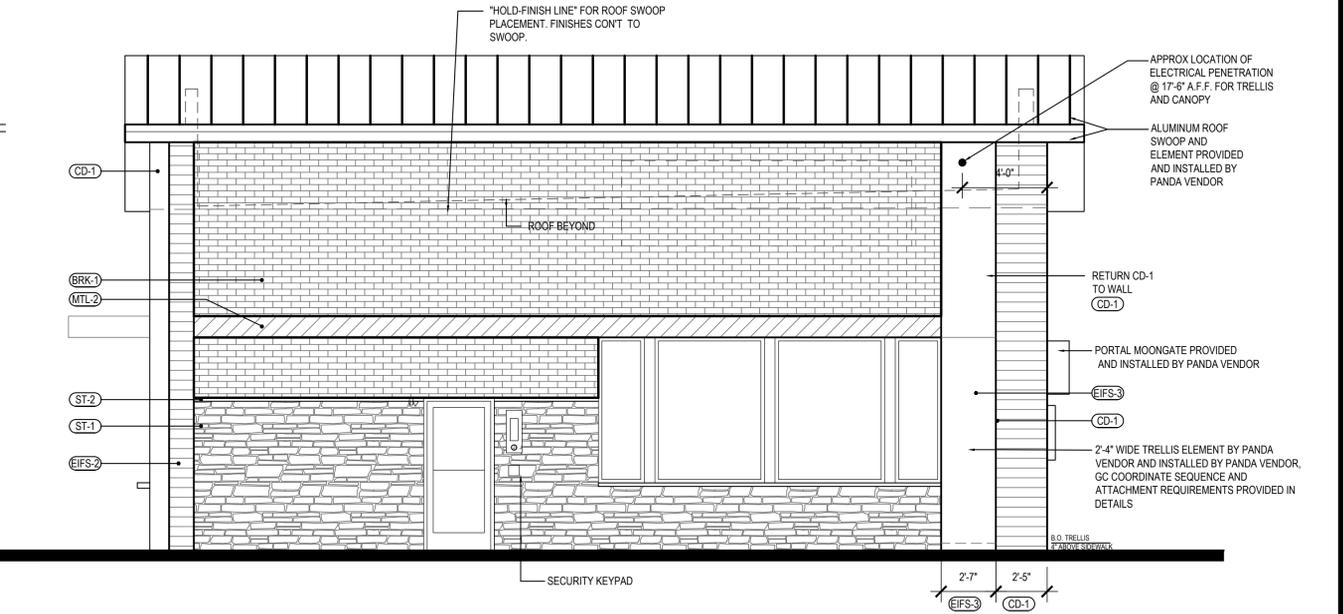
EXTERIOR FINISH SCHEDULE					
NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(BRK-1)	TBD		ASPEN WHITE		BUILDING BODY
(EIFS-2)	STO	STOTHERM ESSENCE SYSTEM	SW 7059 IRON ORE	FINE	EIFS ACCENT BAND
(EIFS-3)	STO	STOTHERM ESSENCE SYSTEM	PANTONE COLOR 200C - RED	-	EIFS BEHIND TRELLIS
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: CHARCOAL
(CD-1)	NICHIHA	VINTAGEWOOD	SPRUCE	-	COMPOSITE DECKING
(MTL-2)	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK- 7C	SATIN FINISH	CANOPY W/ LED W DOWN LIGHT AROUND BUILDING
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING

- PEAK
23'-3" A.F.F.
- T.O. PARAPET
21'-8" A.F.F.
- T.O. EAVE
19'-5" A.F.F.
- B.O. BAND
10'-0" A.F.F.
- T.O. WAINSCOT
7'-2" A.F.F.
- FINISH FLOOR
0'-0" A.F.F.



NORTH ELEVATION 2
Scale= 1/4" = 1'-0" A-200

- PEAK
23'-3" A.F.F.
- T.O. SIDE PARAPET
21'-8" A.F.F.
- T.O. EAVE
20'-0" A.F.F.
- T.O. PARAPET
19'-8" A.F.F.
- B.O. BAND
10'-0" A.F.F.
- T.O. WAINSCOT
7'-2" A.F.F.
- FINISH FLOOR
0'-0" A.F.F.



SOUTH ELEVATION 1
Scale= 1/4" = 1'-0" A-200



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ISSUE DATE:	
PLANNING COMMISSION	04-19-22
TWP BOARD	05-27-22

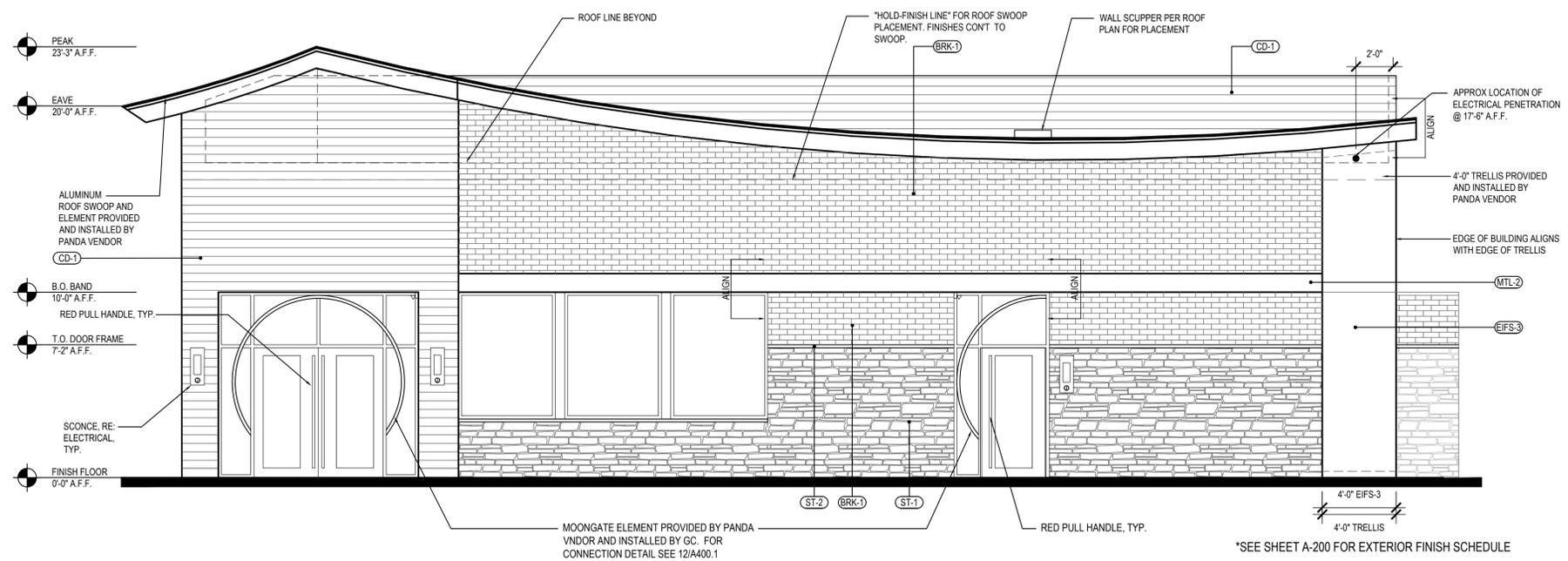
DRAWN BY: DM
PANDA PROJECT #: D8103
PANDA STORE #:
ARCH PROJECT #: JDCT20-0361

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

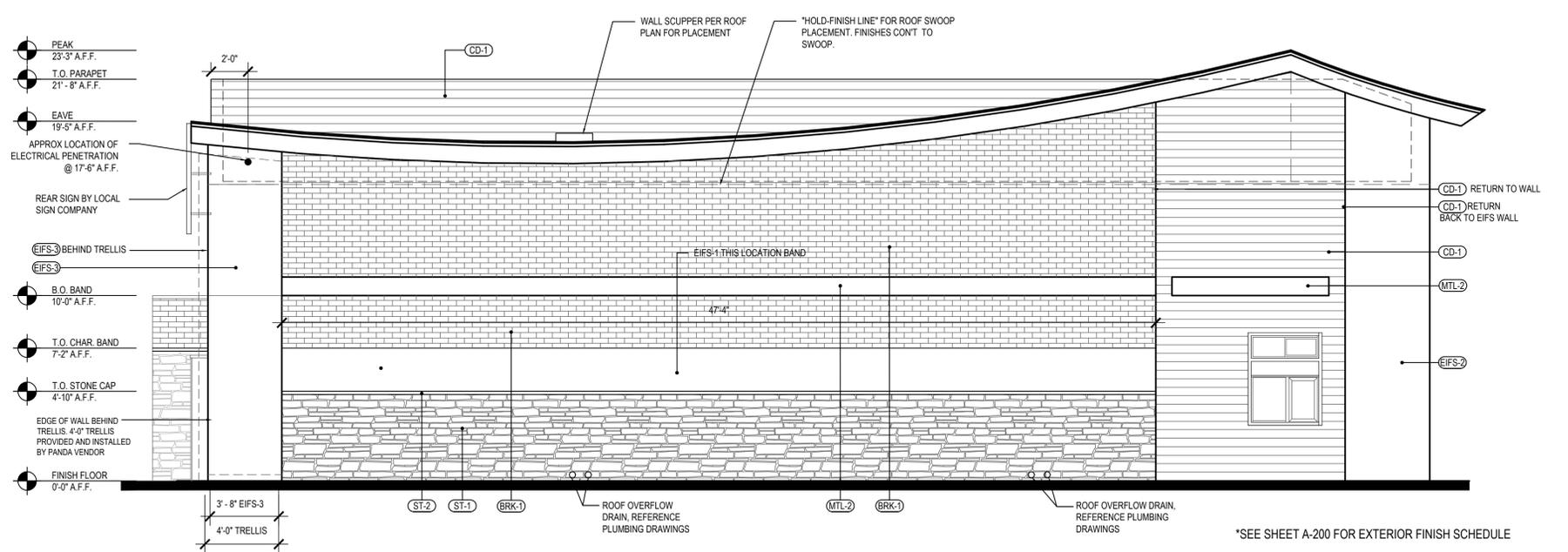
A-200
EXTERIOR ELEVATIONS
PANDA HOME 2600 R1 281

EXTERIOR FINISH SCHEDULE INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(BRK-1)	TBD		ASPEN WHITE		BUILDING BODY
(EIFS-2)	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
(EIFS-3)	STO	STOTHERM ESSENCE SYSTEM	PANTONE COLOR 200C - RED	-	EIFS BEHIND TRELLIS
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: CHARCOAL
(CD-1)	NICHIHA	VINTAGEWOOD	SPRUCE	-	COMPOSITE DECKING
(MTL-2)	PANDA VENDOR	ALLEN INDUSTRIES	PMS BLACK- 7C	SATIN FINISH	CANOPY W/ LED W/ DOWN LIGHT AROUND BUILDING
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING



EAST ELEVATION 2
Scale= 1/4" = 1'-0" A-201



WEST ELEVATION 1
Scale= 1/4" = 1'-0" A-201



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REVISIONS:

NO.	DESCRIPTION

ISSUE DATE:

PLANNING COMMISSION	04-19-22
TWP BOARD	05-27-22

DRAWN BY: DM

PANDA PROJECT #: D8103
PANDA STORE #:
ARCH PROJECT #: JDCT20-0361

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

A-201

EXTERIOR ELEVATIONS



PERSPECTIVE FACING SOUTH EAST 2

Scale= NTS A-202



PERSPECTIVE FACING NORTH WEST 1

Scale = NTS A-202



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REVISIONS:

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ISSUE DATE:

PLANNING COMMISSION	04-19-22
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DRAWN BY: DM

PANDA PROJECT #: D8103

PANDA STORE #:

ARCH PROJECT #: JDCT20-0361

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Howell, MI 48843

A-202

EXTERIOR
PERSPECTIVES



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PANDA PROJECT #: D8103
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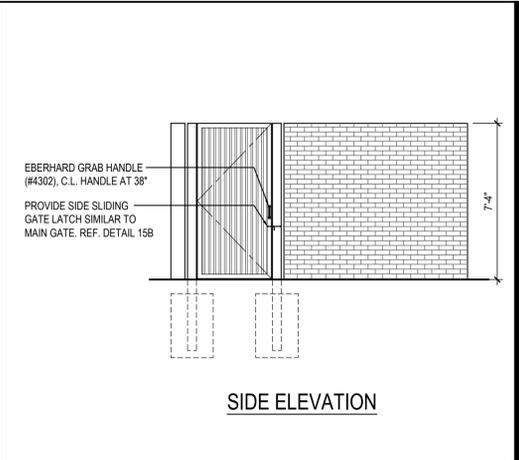
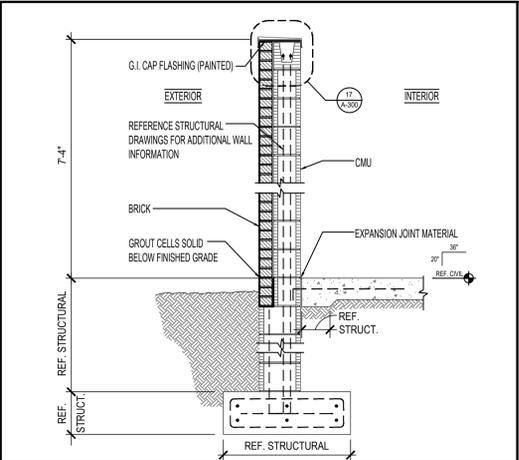
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Howell, MI 48843

A-300

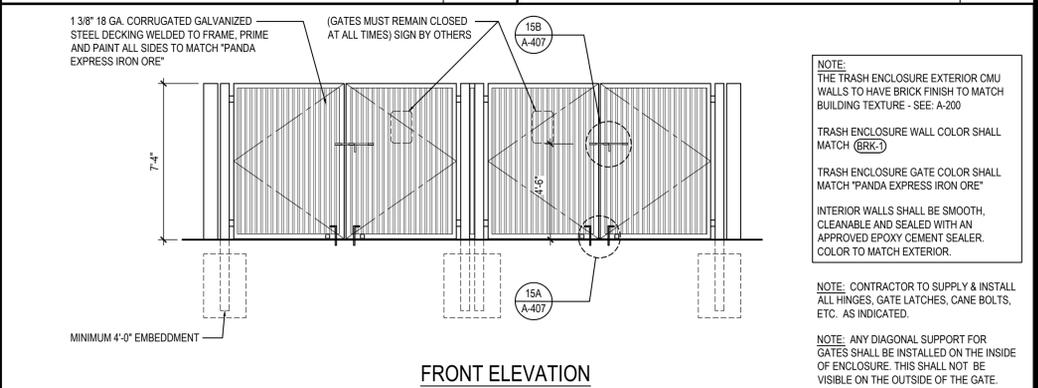
TRASH ENCLOSURE
DETAILS

PANDA HOME 2600 R1 284

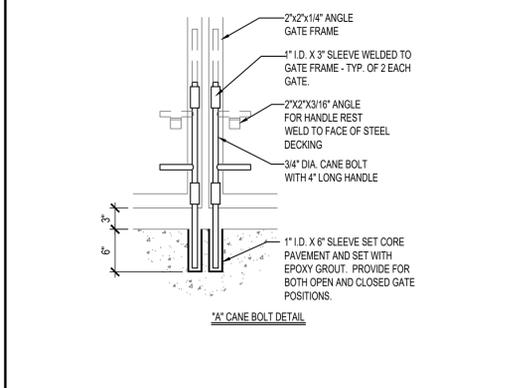


TRASH ENCLOSURE WALL SECTION 4
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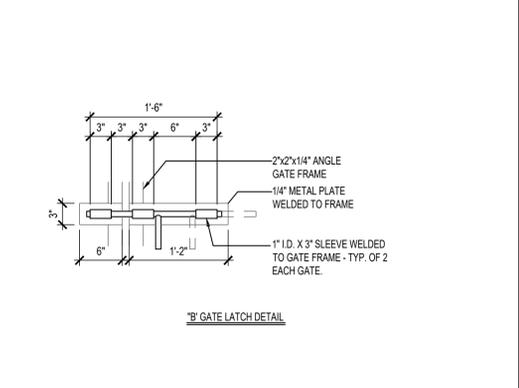
SIDE ELEVATION 4
Scale= 1/4" = 1'-0" A-407



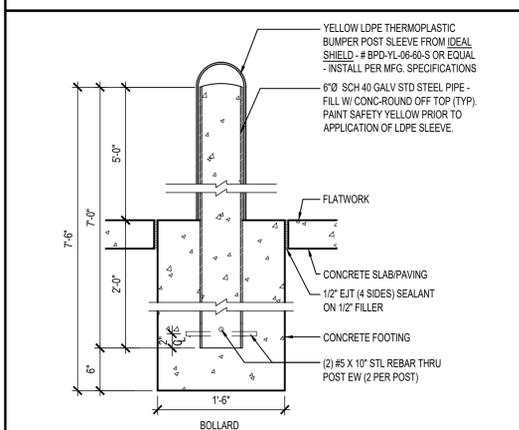
FRONT ELEVATION 2
Scale= 1/4" = 1'-0" A-407



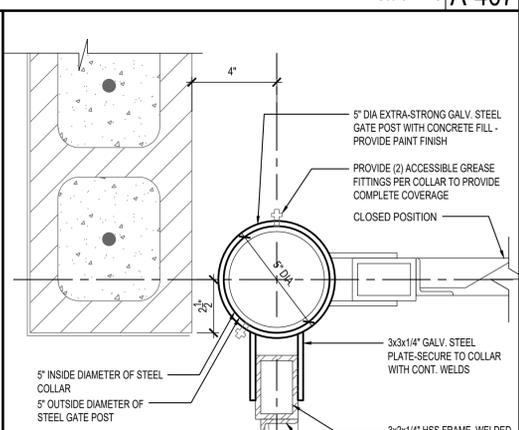
'A' CANE BOLT DETAIL
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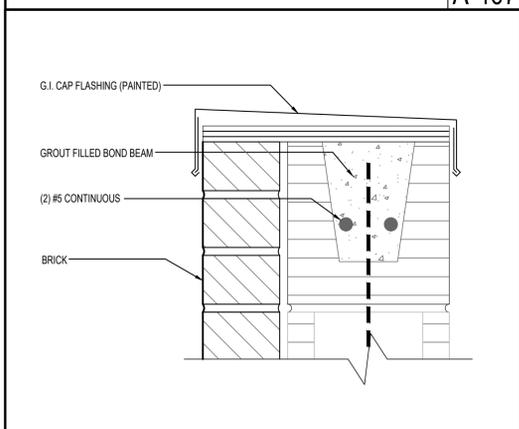
'B' GATE LATCH DETAIL
Scale= NTS A-407



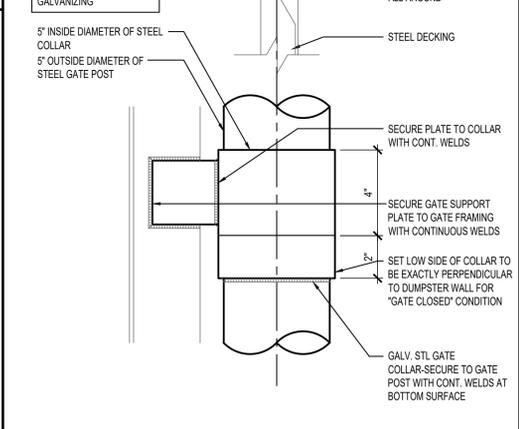
BOLLARD / POST BASE 18
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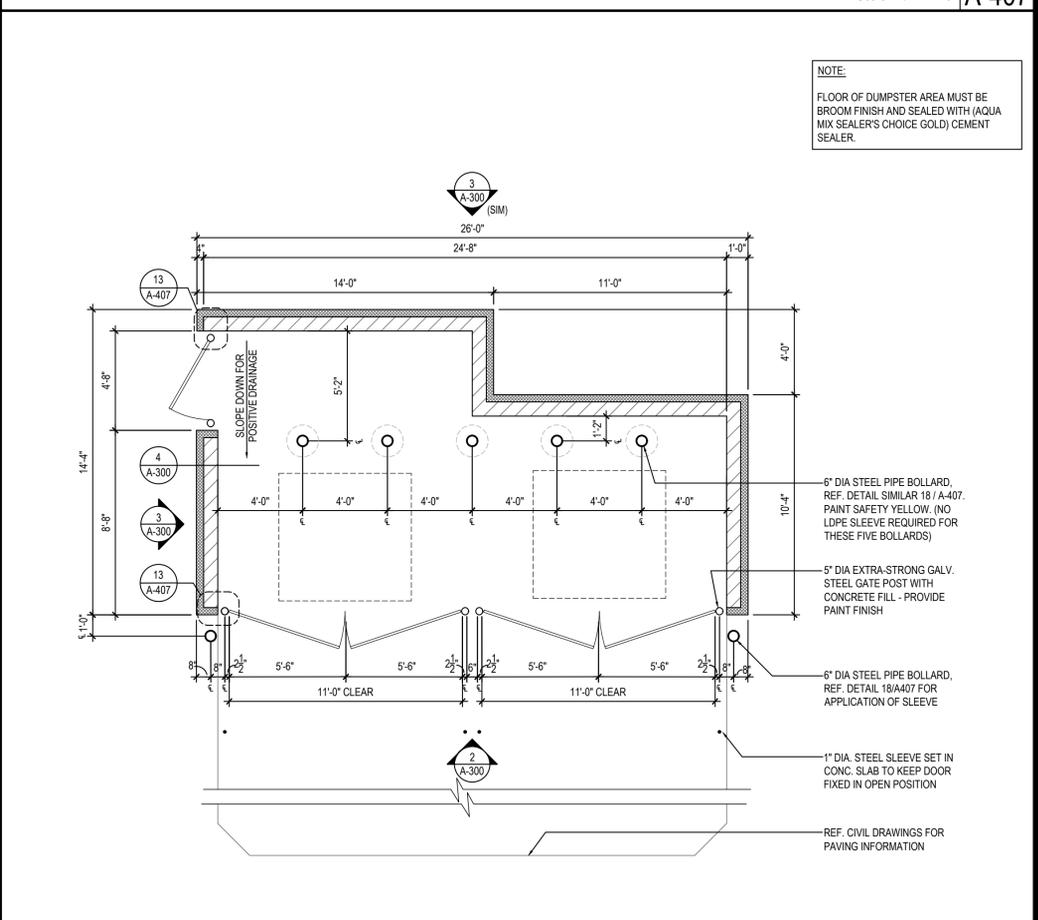
HINGE DETAIL 13
Scale= 3" = 1'-0" A-407



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



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



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

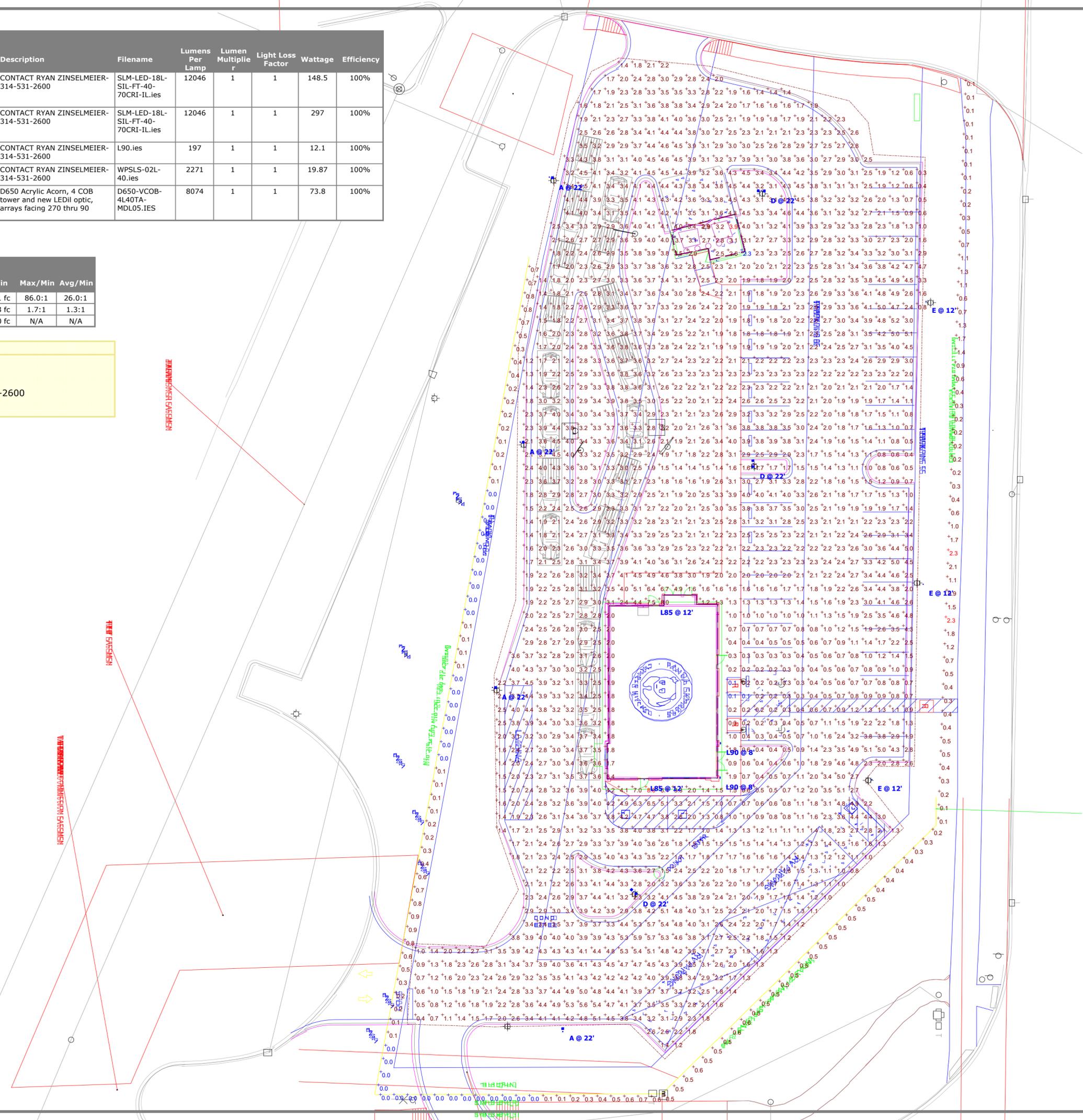


Symbol	Label	Quantity	Catalog Number	Description	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency
	A	4	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	1	148.5	100%
	D	3	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT 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%
	L85	2	WPSLS-02L-40	CONTACT RYAN ZINSELMEIER-314-531-2600	WPSLS-02L-40.ies	2271	1	1	19.87	100%
	E	3	D650-VC0B-4L40TA-MDL05	D650 Acrylic Acorn, 4 COB tower and new LEDII optic, arrays facing 270 thru 90	D650-VC0B-4L40TA-MDL05.IES	8074	1	1	73.8	100%

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CALC SUMMARY- PAVED SURFACE	+	2.6 fc	8.6 fc	0.1 fc	86.0:1	26.0:1
TRASH ENCLOSURE	+	3.0 fc	3.9 fc	2.3 fc	1.7:1	1.3:1
CALC SUMMARY- PROPERTY LINE	+	0.4 fc	2.3 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
 5/24/2022
Scale
 NOTED
Drawing No.
 Summary



Proposed Sign Package
Howell, MI
Latson Rd & Grand Oaks Dr

10.21.2020

Revisions:

01.11.2022 | Added S8

05.16.2022 | Added new elevations, sign detail pages, custom directional and parking panels

05.20.2022 | Added new elevations

C68049

Code Summary

SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S1	SHORT STOREFRONT	STACKED RED LETTERSET	2'-6"	13'-5 1/2"	100	53.19	46.81
S2	LONG STOREFRONT	LOCKUP LOGO	6'-0"	6'-0"	100	36	64
S8	STREET	MONUMENT	5'-11 1/4"	4'-0"	72	19.25	52.75

Code Allowance

NTE 10% of wall area or 100sf, whichever is less

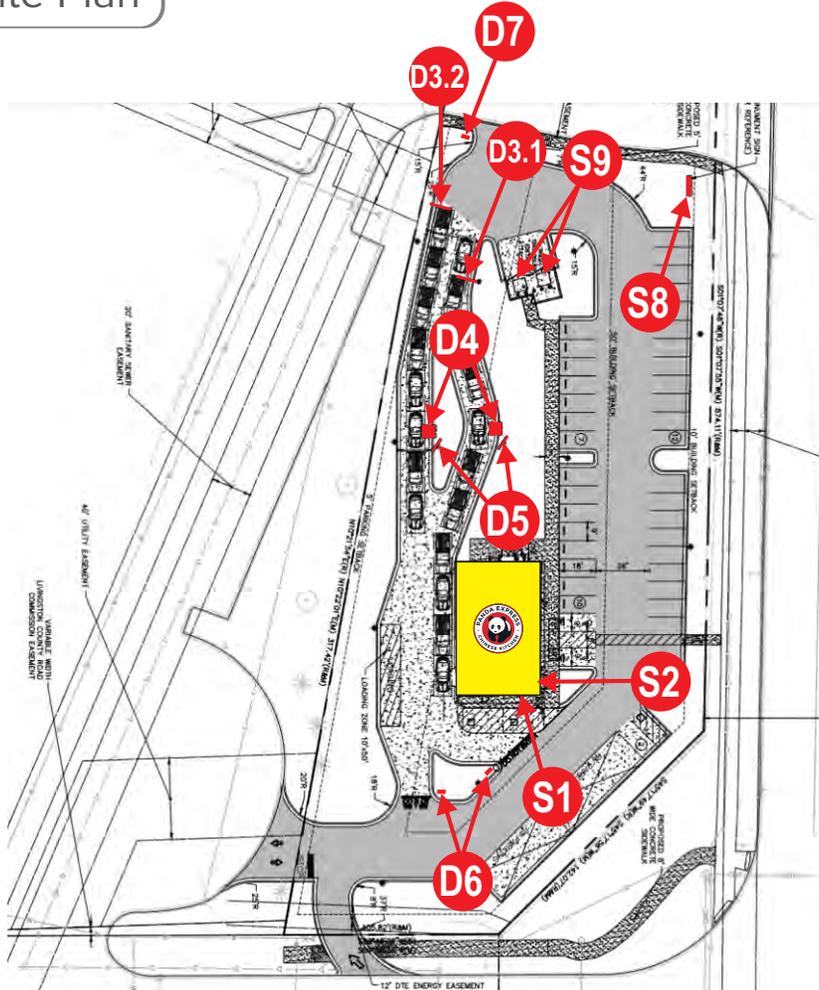
Elevation

Allowed

Long Storefront $60'-4" \times 22'-0" = 1,327.33 \times 10\% = 132.7$

Short Storefront $43'-5" \times 23'-5" = 1,016.67 \times 10\% = 101.7$

Site Plan

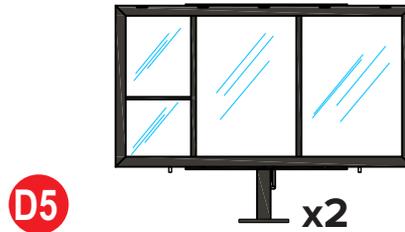


PANDA EXPRESS



S1 2'-6" stacked red letterset

S2 6' Lock Up Logo



Revisions:		
New site plan - KB - 5.16.22	X	
X	X	
X	X	

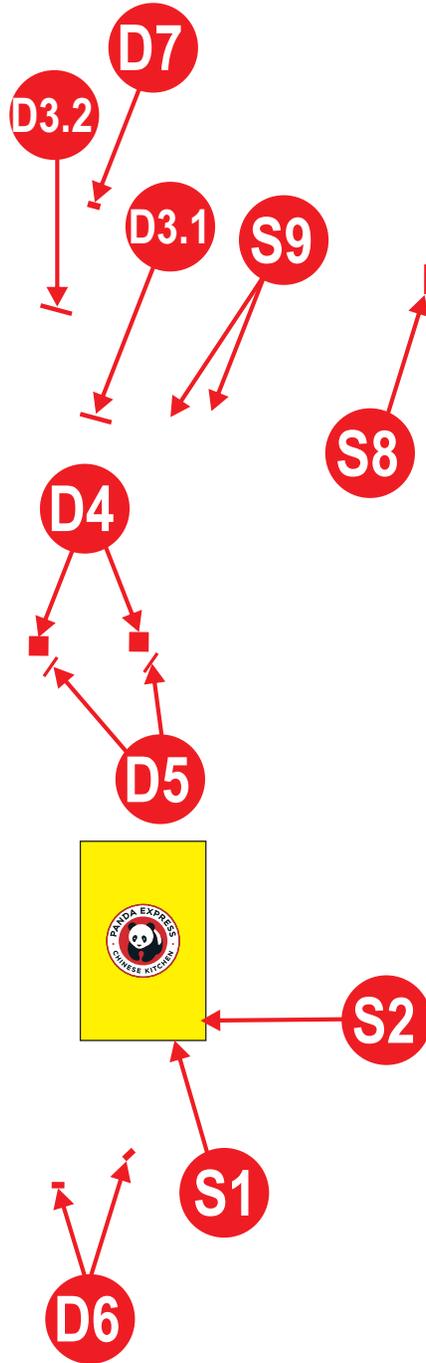
File Location:	STND	
Drive/Clients/	CSTM	
<input type="checkbox"/> AS	<input type="checkbox"/> CR	<input type="checkbox"/> EN

Date:	10-21-2020
Designer:	KB
PM:	SN

City/State:	Howell MI
Address:	Latson Rd & Grand Oaks Dr

Drawing #	C68049-1
289	
OE #	137496

Site Plan



Revisions:	
Revised per new site plan - KB - 5.16.22	X
X	X
X	X

File Location:	STND
Drive/Clients/	CSTM
<input type="checkbox"/> AS	<input type="checkbox"/> CR
<input type="checkbox"/> EN	

Date:	10-21-2020
Designer:	KB
PM:	SN

City/State:	Howell MI
Address:	Latson Rd & Grand Oaks Dr

Drawing #	C68049-1
OE #	137496

Elevations

Scale | 3/32" = 1'



Scale | 1/4" = 1'

SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S1	SHORT STOREFRONT	STACKED RED LETTERSET	2'-6"	13'-5 1/2"	100	53.19	46.81



Revisions:	
New elevation - KB - 5.16.22	X
New elevation - KB - 5.20.22	X
X	X

File Location: STND X
 Drive/Clients/ CSTM

AS CR EN

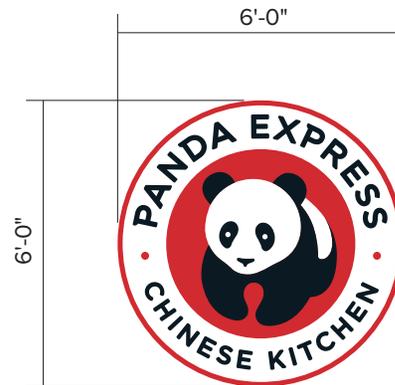
Date: 10-21-2020
 Designer: KB PM: SN

City/State: Howell MI
 Address: Latson Rd & Grand Oaks Dr

Drawing # **C68049-2**
 291
 OE # **137496**

Elevations

Scale | 3/32" = 1'



Scale | 1/4" = 1'

SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S2	LONG STOREFRONT	LOCKUP LOGO	6'-0"	6'-0"	100	36	64



Revisions:	
New elevation - KB - 5.16.22	X
New elevation - KB - 5.20.22	X
X	X

File Location:	STND
Drive/Clients/	CSTM
<input checked="" type="checkbox"/> AS	<input type="checkbox"/> CR
<input type="checkbox"/> EN	

Date:	10-21-2020
Designer:	KB
PM:	SN

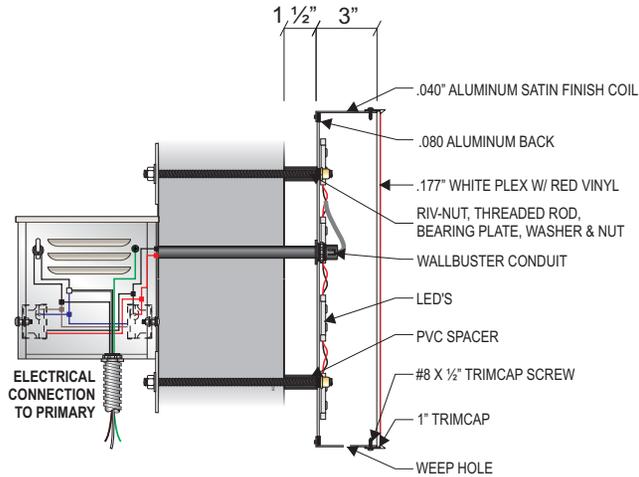
City/State:	Howell MI
Address:	Latson Rd & Grand Oaks Dr

Drawing #	C68049-2
OE #	137496

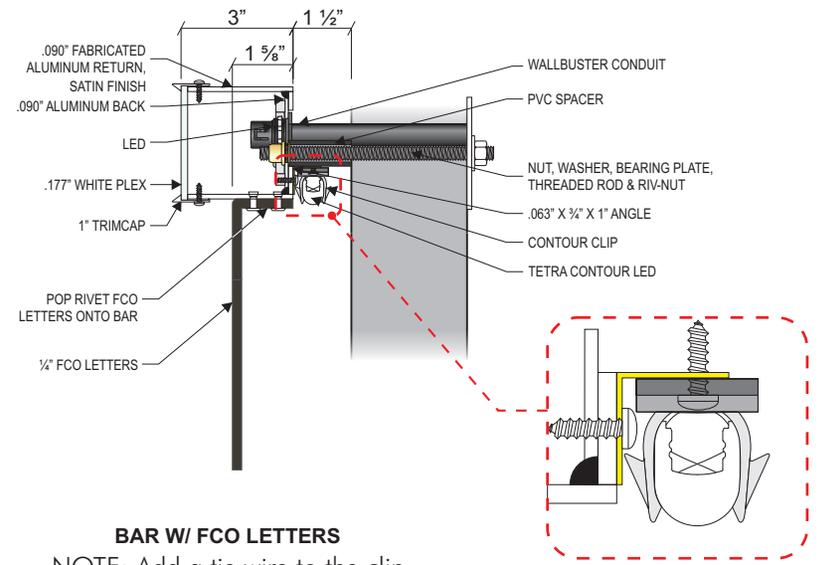
S1

Red Face-Lit Letterset - Qty: 1

Install new face-lit illuminated letterset pin-mounted to wall with aluminum FCO tagline.

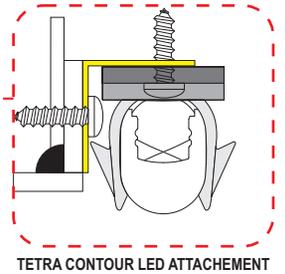


DUAL LIT CHANNEL LETTER



BAR W/ FCO LETTERS

NOTE: Add a tie wire to the clip that holds the LED strip in



GENERAL SPECIFICATIONS:

FACE-LIT LETTERS:

-  FACES..... .177" WHITE #7328 PLEX W/ 1ST SURFACE 3M #3630-33 RED
-  TRIMCAP.... 1" BLACK
-  RETURNS.. .040" X 3" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C, SATIN FINISH
- BACKS..... .080" ALUMINUM

BAR W/ FCO LETTERS:

-  FACES.....177" WHITE #7328 PLEX
-  TRIMCAP.....1" WHITE
-  RETURNS.....125" X 3" FABRICATED WHITE COIL RETURN, SATIN FINISH
- BACKS......090" ALUMINUM, INTERIOR PAINTED WHITE

DOWNLIGHT....063" BRAKE FORMED ALUMINUM BOX BEHIND THE BAR WITH DOWNLIGHT LENS AND WHITE LED'S

EXPRESS.....25" FCO ALUMINUM LETTER PAINTED TO MATCH BLACK 7C SATIN FINISH



	A	B	C	D	E	F	SF (F x B)
PE-CL-30R	2'-6"	13'-5 1/2"	9 1/8"	7'-7 11/16"	2 13/16"	3'-11 1/4"	53.19



Revisions:	
X	X
X	X
X	X
X	X

File Location:	STND_X
Drive/Clients/	CSTM
 AS	 CR
 EN	

Date:	10-21-2020
Designer:	KB
PM:	SN

City/State:	Howell MI
Address:	Latson Rd & Grand Oaks Dr

Drawing #	C68049
OE #	293 137496

S2

Face Illuminated Lockup Logo - Qty: 1

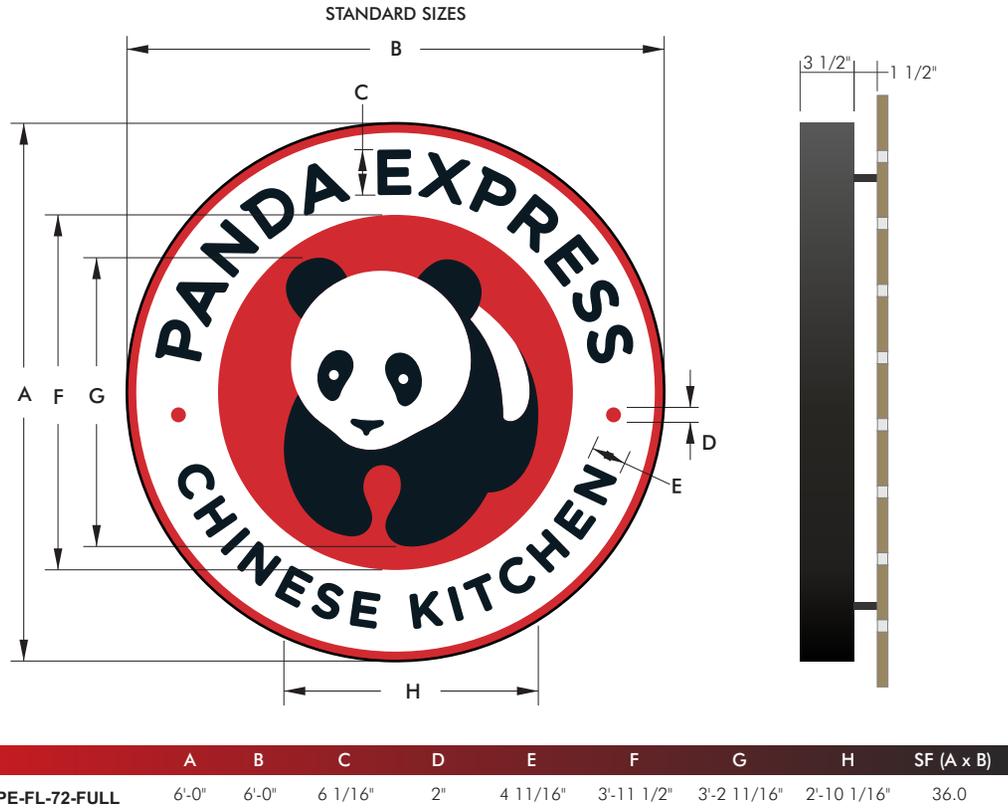
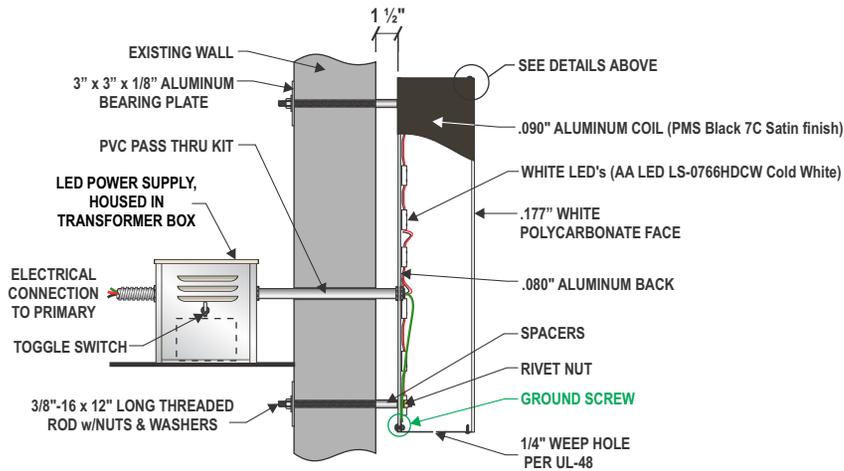
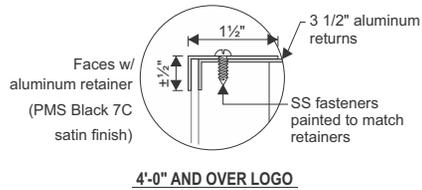
Install new face-lit lockup logo as shown.

COLOR SPECIFICATIONS FOR FACE



GENERAL SPECIFICATIONS:

FACES:..... .177" WHITE POLYCARBONATE W/APPLIED VINYL GRAPHICS
 RETAINER:.... 1 1/2" ALUMINUM RETAINER (SEE DETAILS BELOW)
 RETURNS:.. .040" X 3" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C SATIN FINISH



Revisions:		
X		X
X		X
X		X
X		X

File Location: STND_X
 Drive/Clients/ CSTM
 AS CR EN

Date: 10-21-2020

City/State: Howell MI

Designer: KB PM: SN

Address: Latson Rd & Grand Oaks Dr

Drawing # **C68049**
 294
 OE # **137496**

D4

DT COD Canopy - (Qty: 2)

Install new DT COD Canopy per site plan for exact location.

REFER TO CONSTRUCTION DRAWINGS FOR EXACT FOUNDATION & MANUFACTURING SPECIFICATIONS

COLOR SPECIFICATIONS

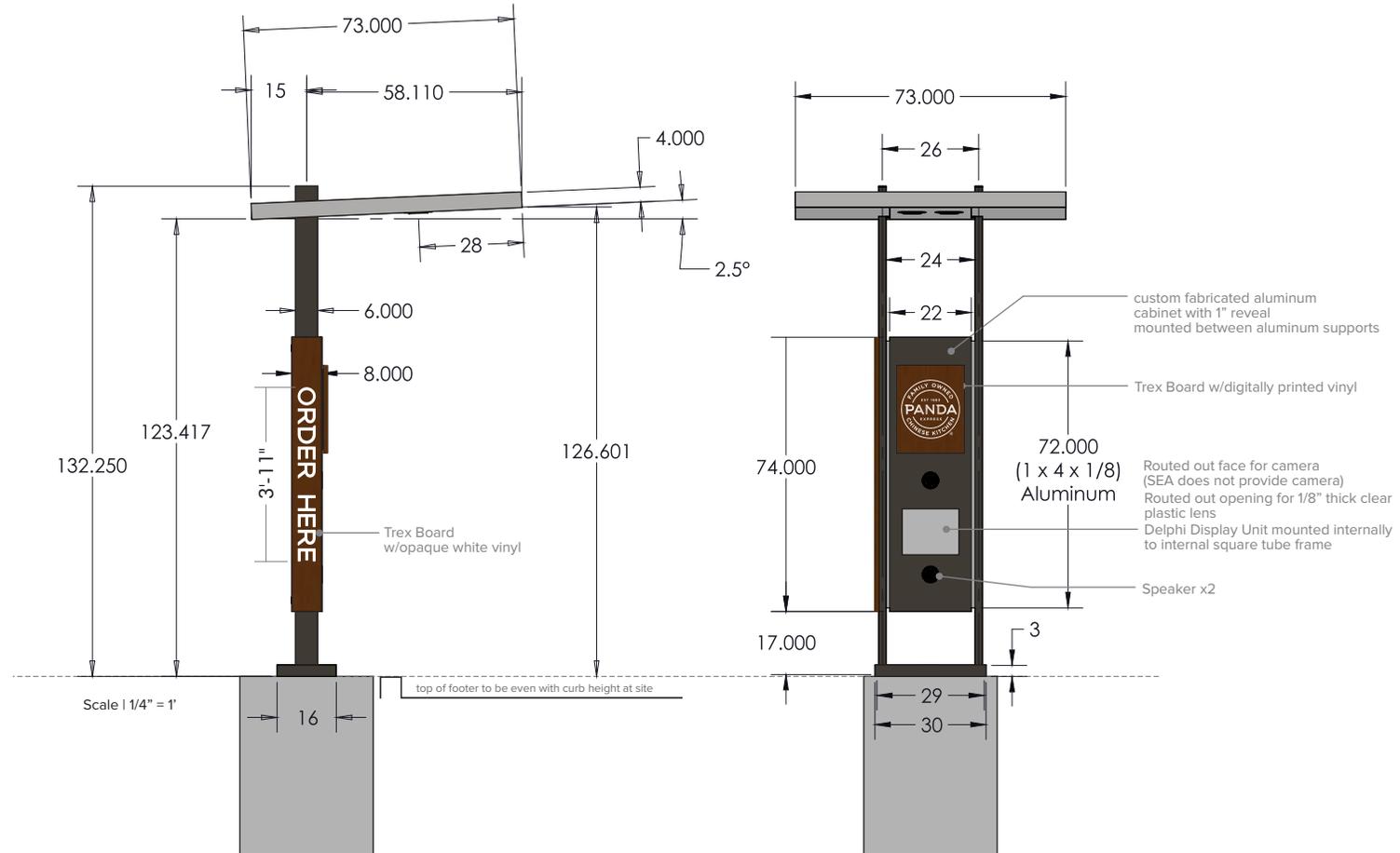
- Trex Board
<https://www.lowes.com/pd/Trex-Transcend-12-ft-Spiced-Rum-Composite-Fascia-Deck-Board/1000712838>
- Clear Vinyl Digitally Printed (FAMILY SEAL)
- Opaque White Vinyl (ORDER HERE TEXT ONLY)

CABINET CANOPY PAINT COLORS

- Aluminum painted to match PMS Black 7C
- Aluminum painted to match Matthews Brushed Silver



Trex Panel
Scale | 1" = 1'



Revisions:	
X	X
X	X
X	X
X	X

D5

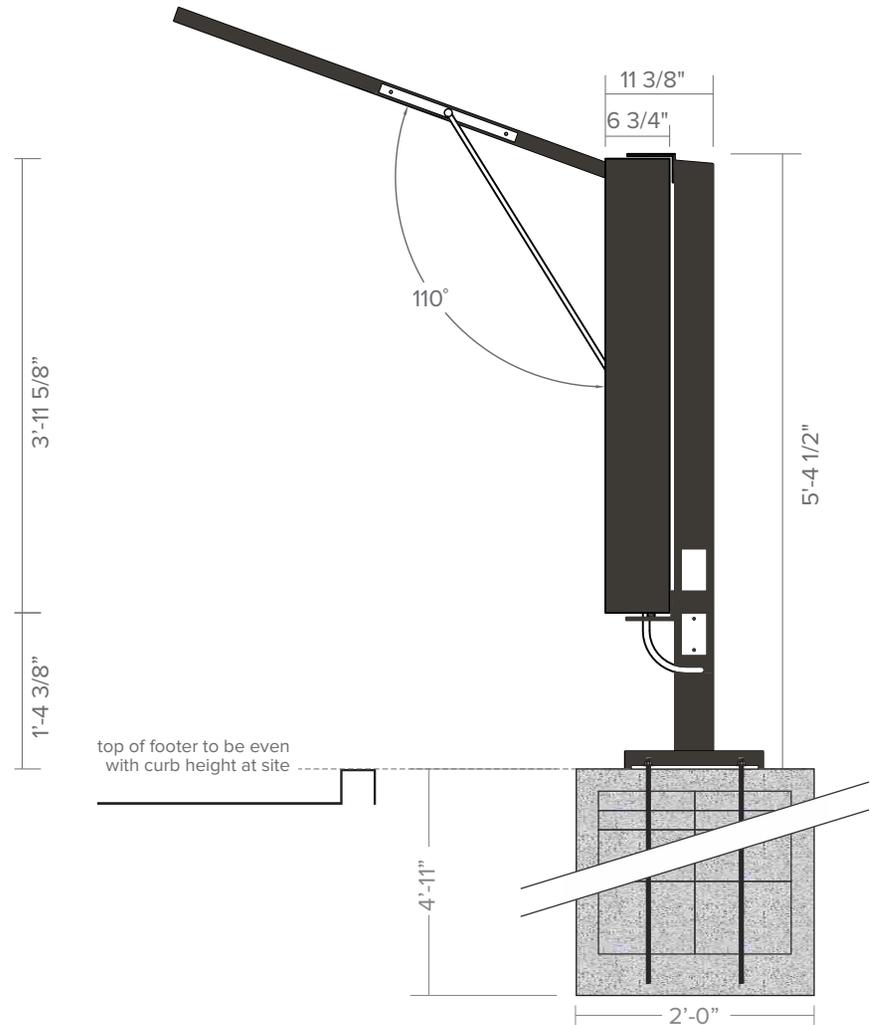
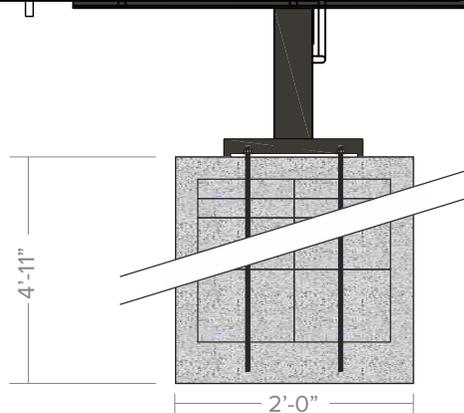
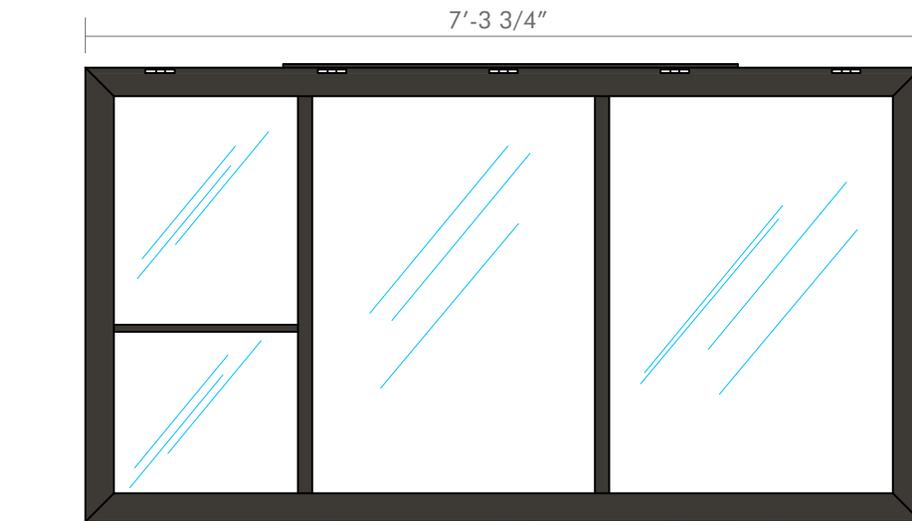
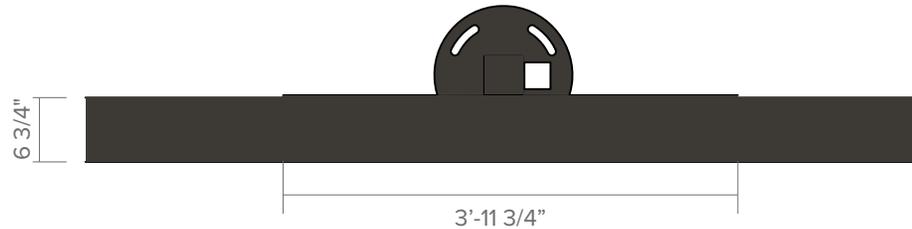
DT Menu Board - (Qty: 2)

Install new DT Menu Board. Refer to site plan for exact location.

COLOR SPECIFICATIONS

MAIN CABINET

Painted to match PMS Black 7C



Scale | 1:20



Revisions:		
X	X	
X	X	
X	X	
X	X	

File Location:	STND <u>X</u>
Drive/Clients/	CSTM
<input checked="" type="checkbox"/> AS	<input type="checkbox"/> CR
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Date:	10-21-2020
Designer:	KB
PM:	SN

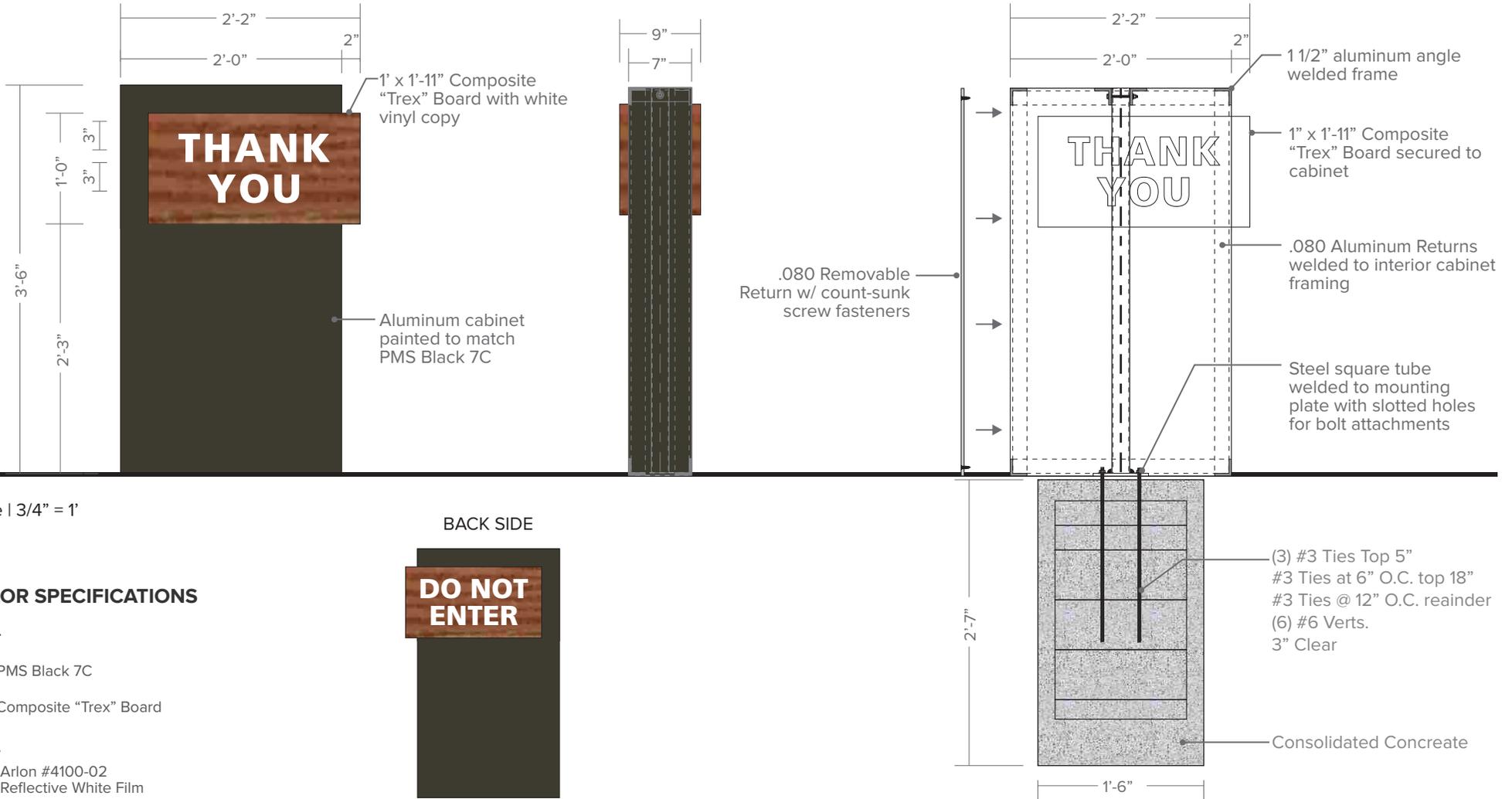
City/State:	Howell MI
Address:	Latson Rd & Grand Oaks Dr

Drawing #	C68049
298	
OE #	137496

D6

Non-Illuminated Directional - (Qty: 2)

Install new non-illuminated directional. Refer to site plan for exact location.



Scale | 3/4" = 1'

BACK SIDE



COLOR SPECIFICATIONS

PAINT

■ PMS Black 7C

■ Composite "Trex" Board

VINYL

■ Arlon #4100-02 Reflective White Film

Revisions:		
X		X
X		X
X		X
X		X

File Location: STND_X
 Drive/Clients/ CSTM

AS CR EN

Date: 10-21-2020
 Designer: KB PM: SN

City/State: Howell MI
 Address: Latson Rd & Grand Oaks Dr

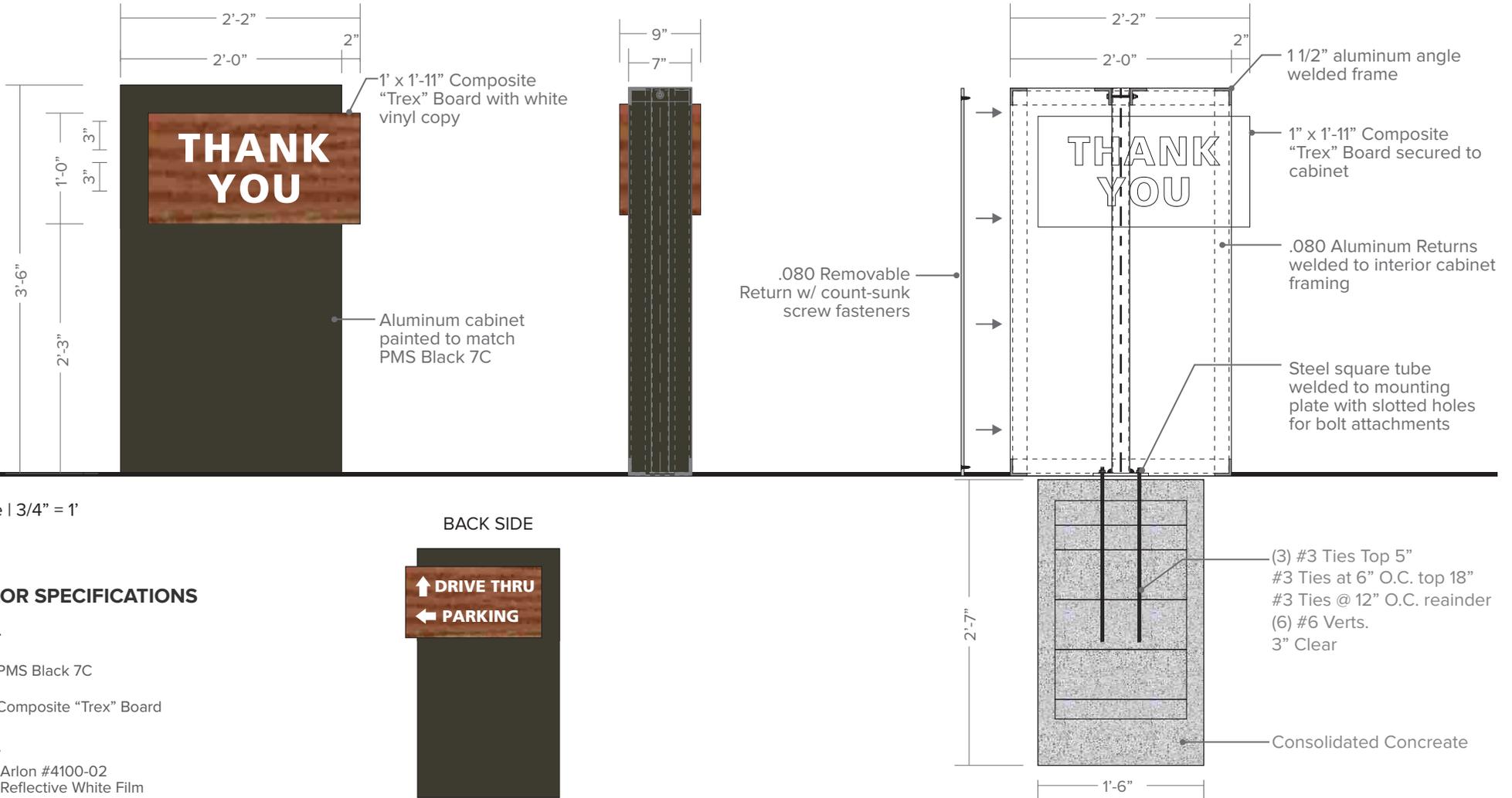
Drawing # **C68049**
 299
 OE # **137496**



D7

Custom Non-Illuminated Directional - (Qty: 1)

Install new non-illuminated directional. Refer to site plan for exact location.
Custom copy.



Scale | 3/4" = 1'

COLOR SPECIFICATIONS

PAINT

- PMS Black 7C
- Composite "Trex" Board

VINYL

- Arlon #4100-02 Reflective White Film

Revisions:		
X	X	
X	X	
X	X	
X	X	

File Location: Drive/Clients/ STND_X CSTM

AS CR EN

Date: 10-21-2020
Designer: KB PM: SN

City/State: Howell MI
Address: Latson Rd & Grand Oaks Dr

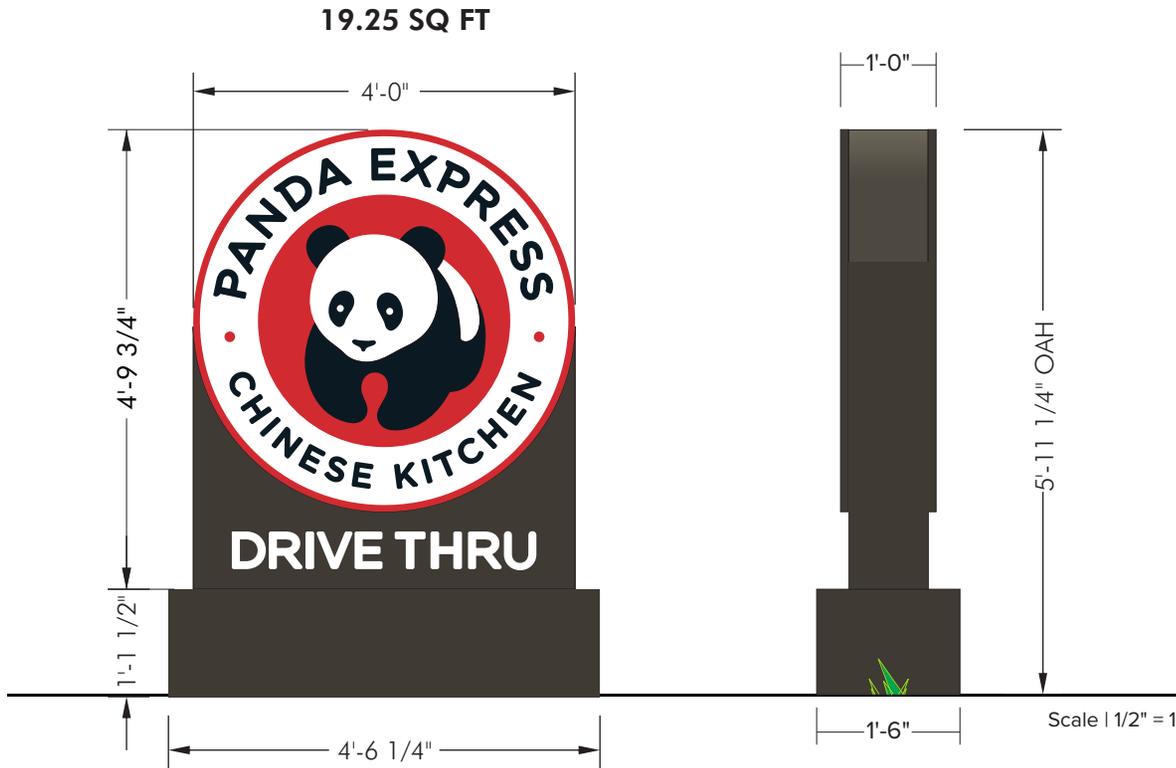
Drawing # **C68049**
300
OE # **137496**



S8

Illuminated Monument - (Qty: 1)

Install new internally illuminated double-faced monument sign.
Refer to site plan for exact location.



COLOR SPECIFICATIONS

TOP CLADDING

 .080" Aluminum sign cladding
Color: To match PMS Black 7C

RETAINER

 .080" Routed aluminum ring with .040" welded return
Color: To match PMS Black 7C **on return edge only**
To match PMS 711C on face

FACE

 .125" Routed aluminum cladding
Color: To match PMS Black 7C

BASE/SKIRT

 .125" Aluminum cladding
Color: To match PMS Black 7C

ILLUMINATED PANDA LOGO

 Bayer Makrolon .77"
#7328 White LD Polycarbonate

 3M Scotchcal #3630-33 Red film

 3M #3630-22 Black film

"DRIVE THRU" COPY

 Bayer Makrolon .77"
#7328 White LD Polycarbonate

Revisions:		
X		X
X		X
X		X
X		X

File Location:	STND <u>X</u>
Drive/Clients/	CSTM
 AS	 CR
 EN	

Date:	10-21-2020
Designer:	KB
PM:	SN

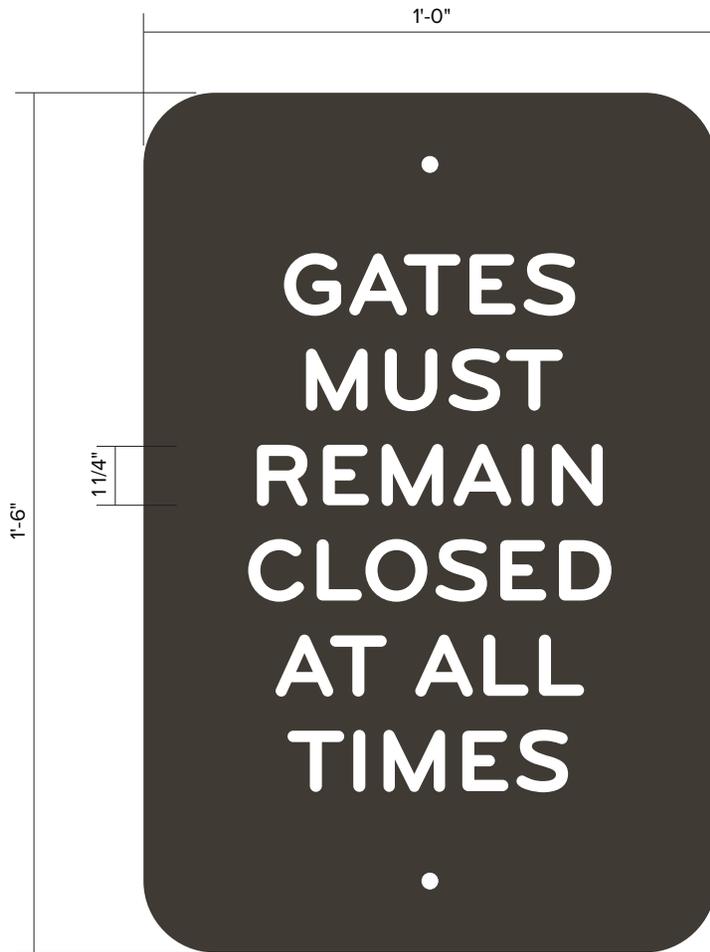
City/State:	Howell MI
Address:	Latson Rd & Grand Oaks Dr

Drawing #	C68049
OE #	301 137496

S9

Aluminum Parking Panel - (Qty: 2)

Install new aluminum parking panels to trash enclosure. Refer to site plan for exact location.



Scale | 1:4



NOTE: Trash Enclosure shown for sign placement direction only. Not actual design.

COLOR SPECIFICATIONS

 3M #680-10 White Scotchlite reflective vinyl

 Background printed to match PMS Black 7C

Revisions:	
X	X
X	X
X	X
X	X

File Location:	STND <u>X</u>
Drive/Clients/	CSTM
 AS	 CR
 EN	

Date:	10-21-2020
Designer:	KB
PM:	SN

City/State:	Howell MI
Address:	Latson Rd & Grand Oaks Dr

Drawing #	C68049
OE #	302 137496

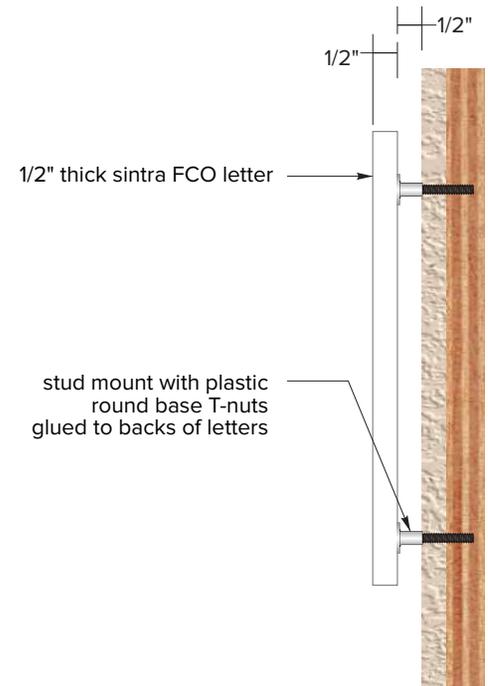
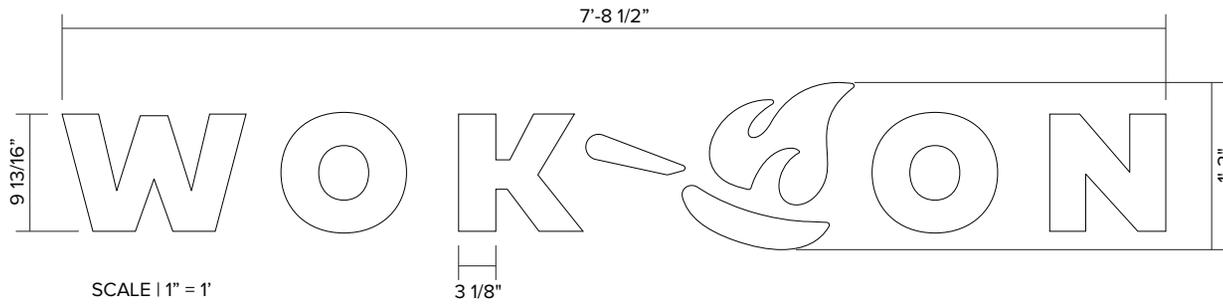
S10

Sintra FCO Letterset - (Qty: 1)

Install new non-illuminated sintra letterset as shown.

Paint N202SP White

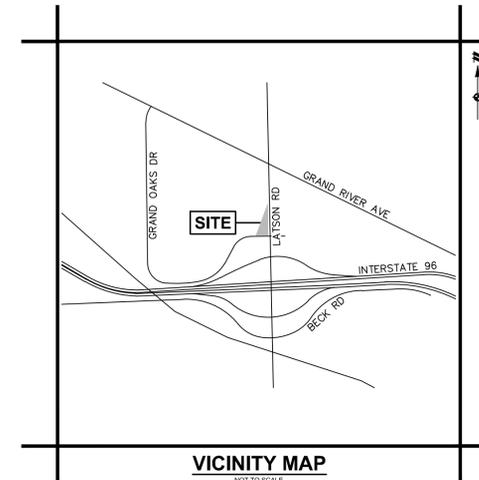
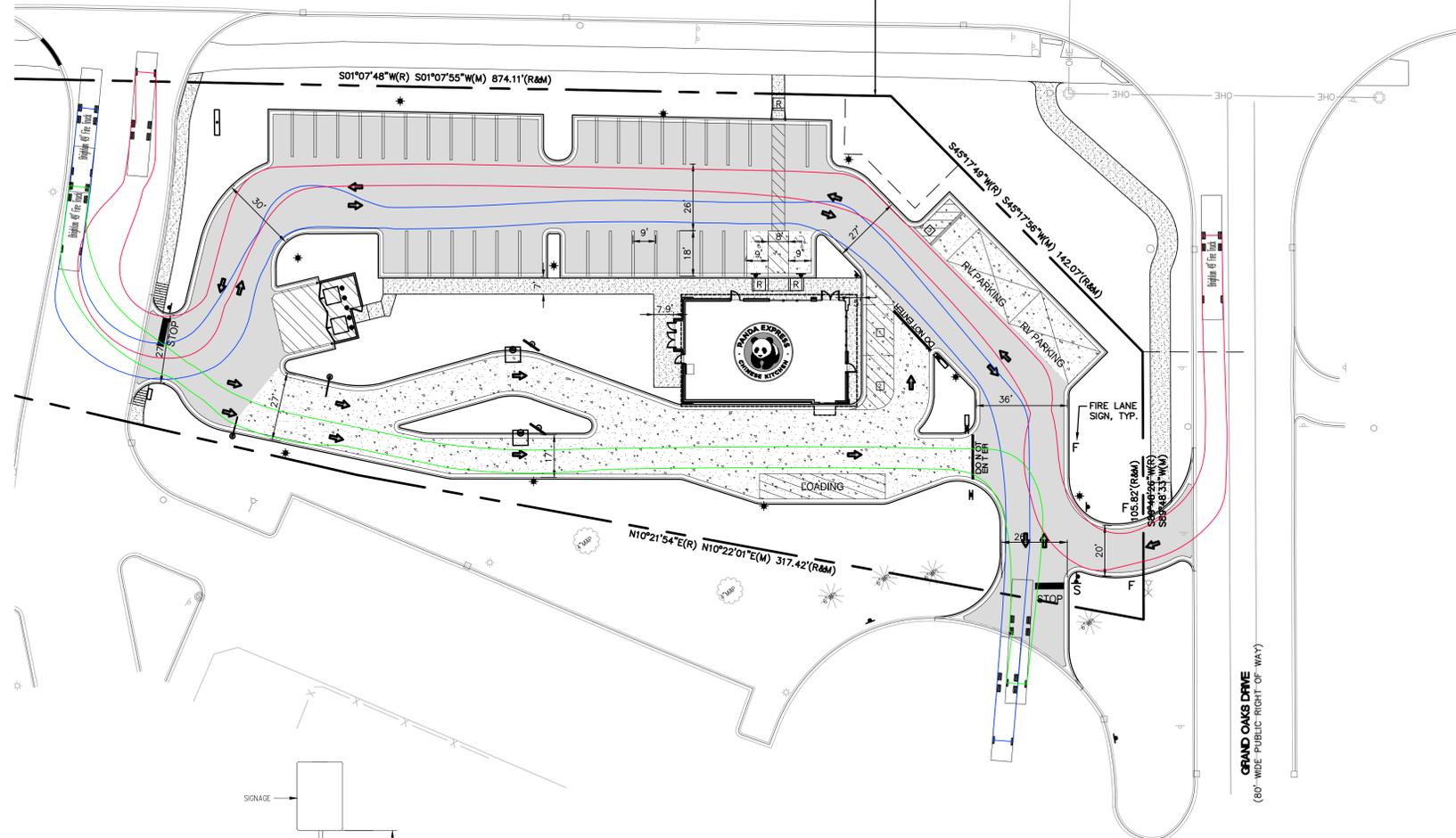
PS-FCO-WOK



Revisions:	
Added page - NP - 1/11/22	X
X	X
X	X

LATSON ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

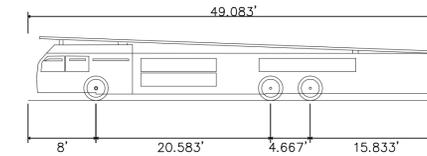
L=10.59'(R&M)
R=10060.00'(R&M)
CH=S01°05'59"W(R)
S1°06'06"W(M)
10.59'(R&M)



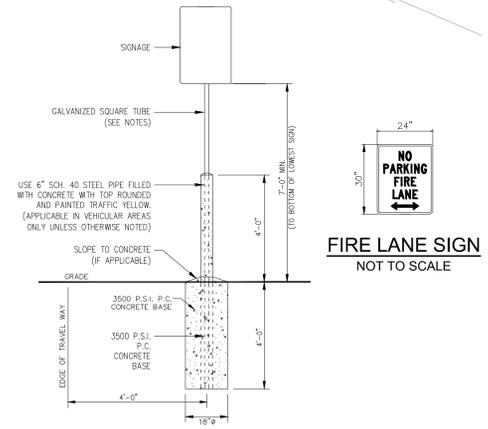
VICINITY MAP
NOT TO SCALE

LEGEND

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



Brighton 49' Fire Truck
Overall Length 49.083ft
Overall Width 8.167ft
Overall Body Height 7.500ft
Min Body Ground Clearance 0.750ft
Track Width 8.167ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 45.00°



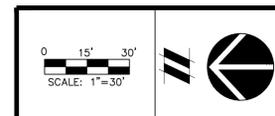
FIRE LANE SIGN
NOT TO SCALE

- NOTES:**
- ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - GALVANIZED SQUARE TUBE
POST TUBES - 2 1/2"x3 1/2"x14ga
POST TUBE SHALL MEET ASTM A1011 GRADE 50.
POST TUBE GALVANIZED 45 PER ASTM A653 GRADE 90.

SIGN POST DETAIL (IN GROUND)
NOT TO SCALE

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 (NAVD85)
BM #2: SET MAG NAIL IN EAST SIDE OF LIGHT POLE BASE NORTH OF ENTRANCE DRIVE ELEVATION: 1017.51 (NAVD85)



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

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.



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
05-26-2022	SITE PLAN RE-SUBMITTAL

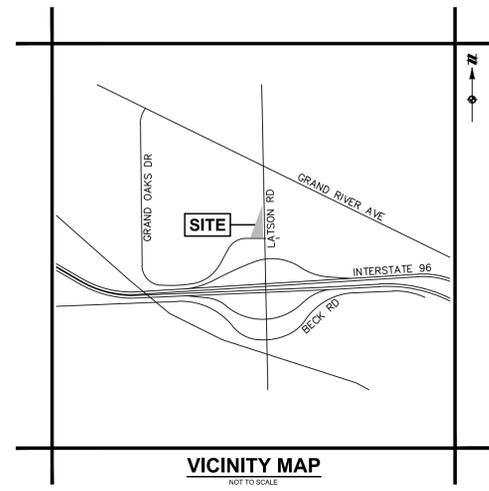
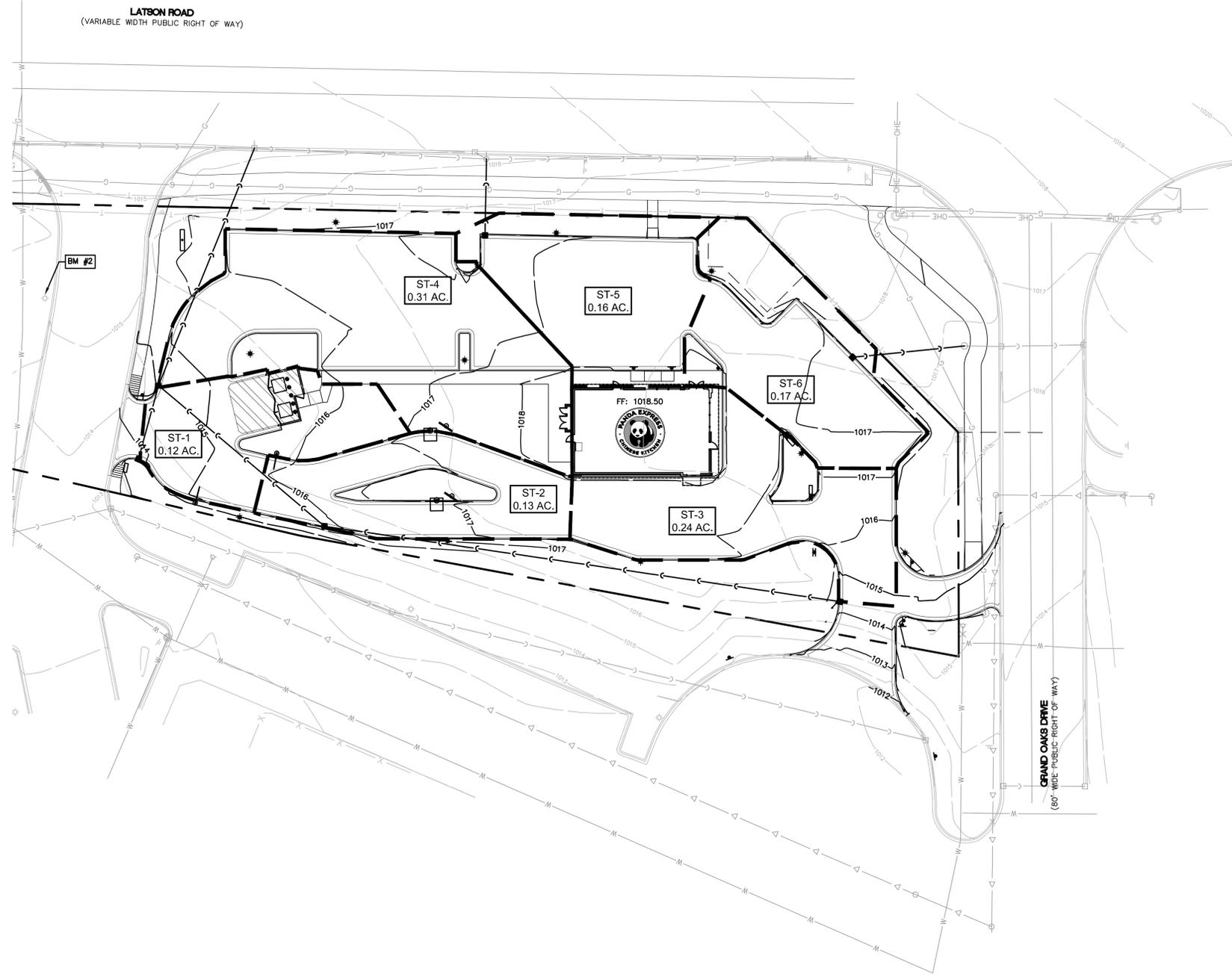
DRAWN BY: MSB/LEH

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



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

EX-01
FIRE ACCESS
EXHIBIT



LEGEND

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

STORM CALCULATIONS

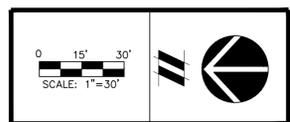
Inlet Structure	A	Pervious Area	C	I'	Q _{det}	Q _{max}	D _{pipe}	Pipe Slope	V _{ul,flow}	Pipe Capacity
	acres	sf		in/hr	cfs	cfs	in	%	TU/s	cfs
ST-1	0.12	1,685	0.68	4.375	0.35	0.35	12	0.40	2.87	2.25
ST-2	0.13	734	0.86	4.375	0.49	1.48	12	0.40	2.87	2.25
ST-3	0.24	431	0.94	4.375	0.99	0.99	12	0.40	2.87	2.25
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

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)



811
Know what's below.
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Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

DESCRIPTION	DATE
SITE PLAN SUBMITTAL	02-16-2022
SITE PLAN RE-SUBMITTAL	04-19-2022
SITE PLAN RE-SUBMITTAL	05-26-2022

DRAWN BY: MSB/LEH

PANDA PROJECT #: JCDDT0036100
PANDA STORE #: D8103
ENG PROJECT #: 20003483

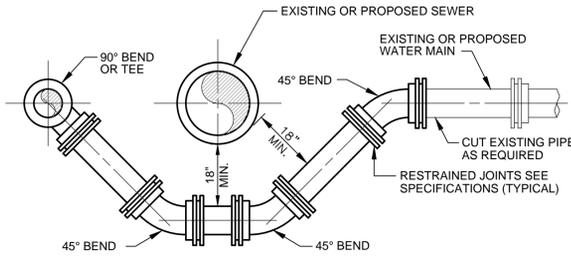


PANDA EXPRESS
TRUE WARM & WELCOME
LATSON RD. & GRAND OAKS DR.
HOWELL, MI

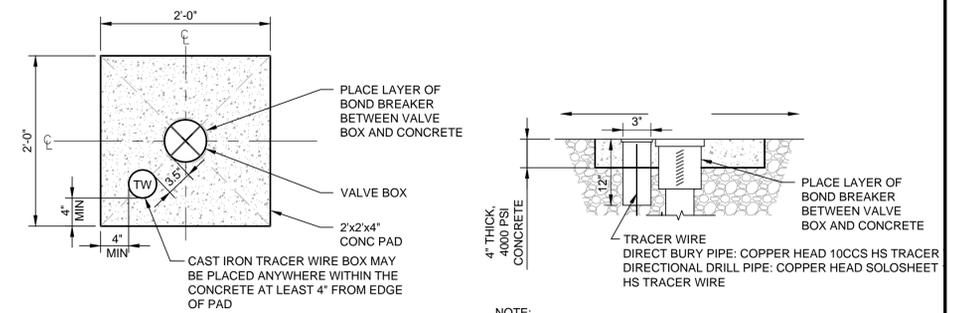
EX-02
DRAINAGE AREA
EXHIBIT

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



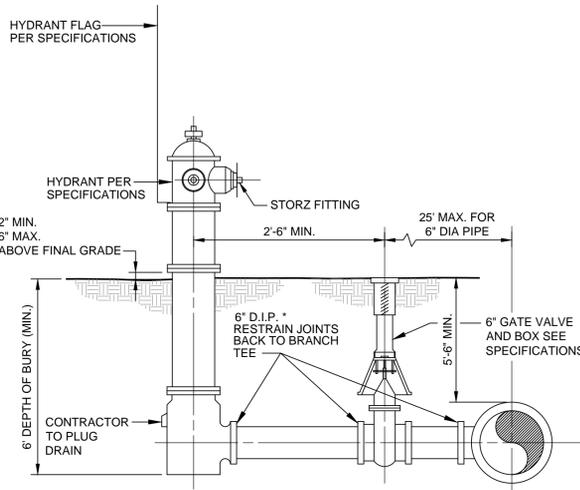
WATER MAIN UTILITY OFFSET



NOTE: ALL BOXES & ADJOINING TW BOXES SHALL BE ENCASED IN A CONC. PAD UNLESS OTHERWISE DETERMINED BY MHOG.

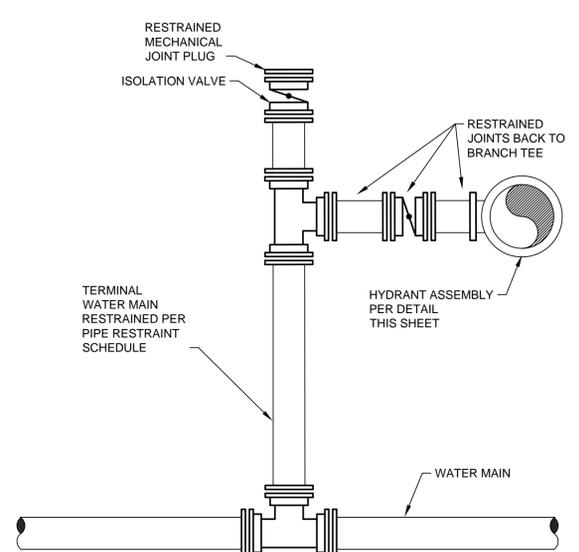
PLAN
 VALVE/TRACER WIRE BOX IN CONCRETE DETAIL
 NO SCALE

- 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.

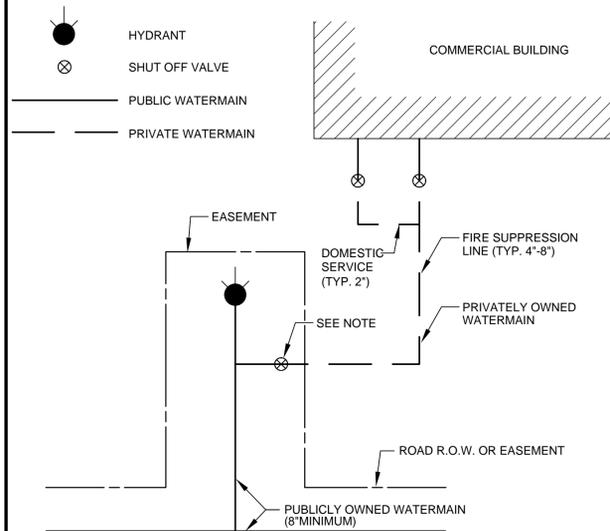


* THE LENGTH OF 6" PIPE FROM THE MAIN TO THE HYDRANT ASSEMBLY CANNOT EXCEED 25'. ANY PIPE OVER 25 FEET SHALL BE 8" DIAMETER MINIMUM AND DESIGNED PER MHOG SPECIFICATIONS.

FIRE HYDRANT ASSEMBLY

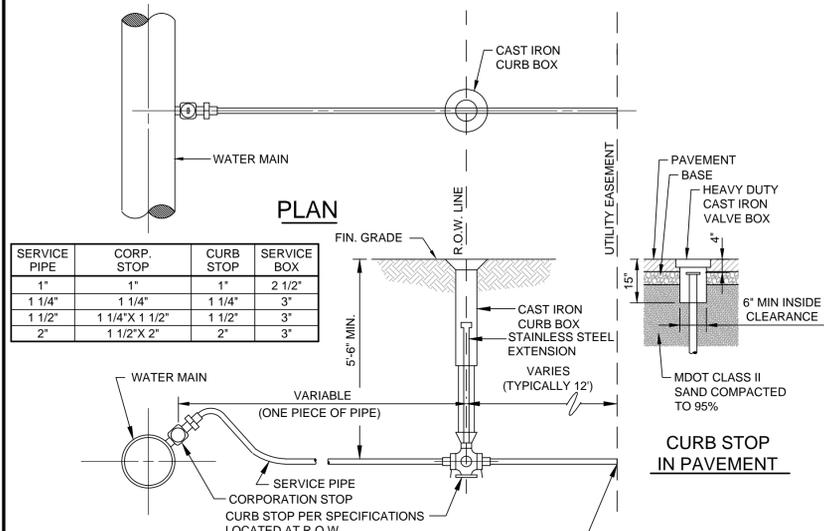


TERMINAL HYDRANT DETAIL

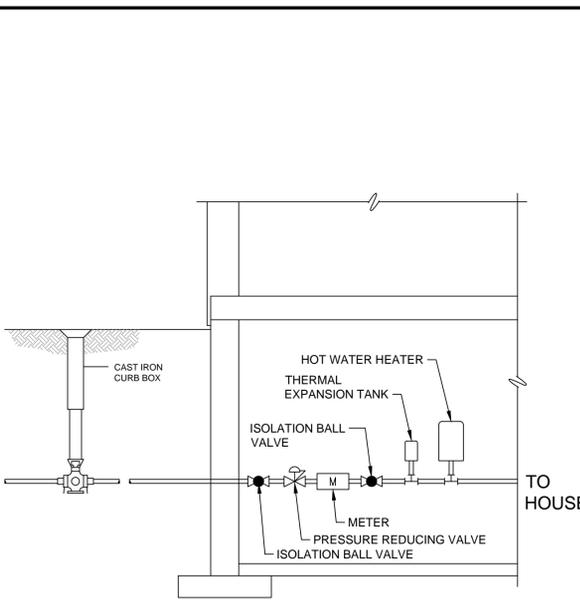


NOTE: PUBLICLY OWNED SHUT OFF VALVE TO BE LOCATED IN EASEMENT.

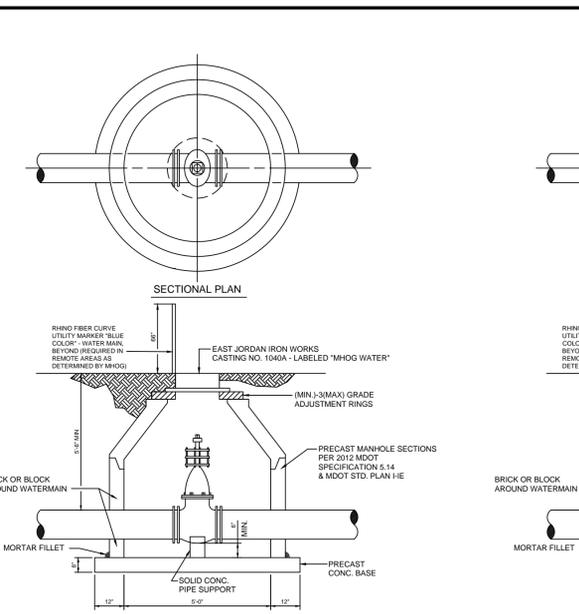
COMMERCIAL BUILDING WATER SERVICE LAYOUT



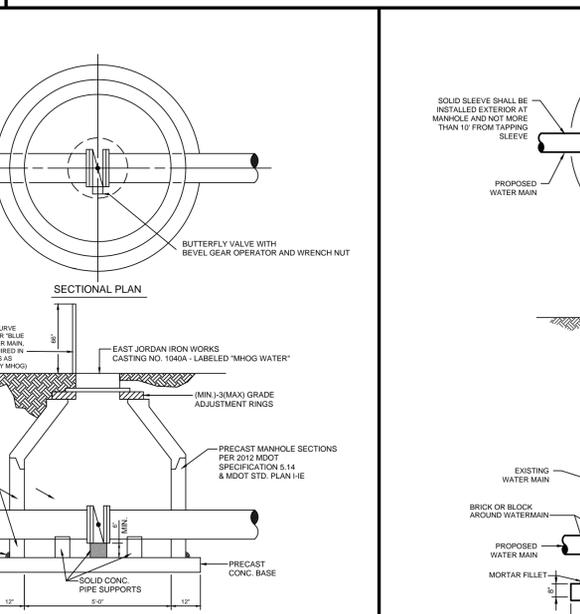
SECTION
 WATER SERVICE LATERAL



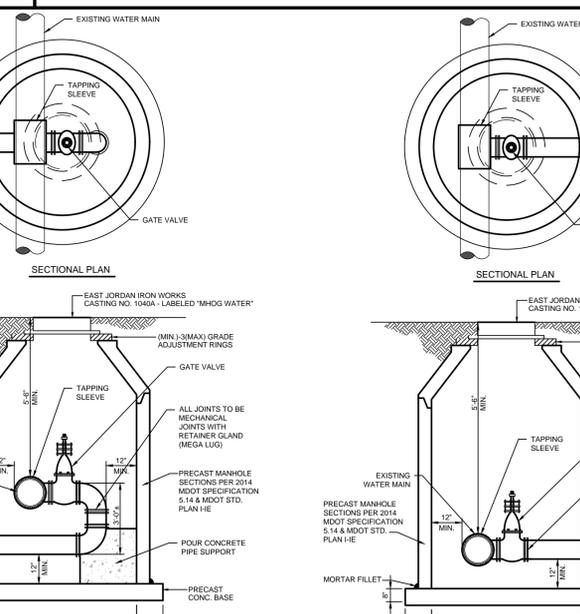
PRIVATE RESIDENCE
 PRESSURE REDUCING VALVE (PRV)



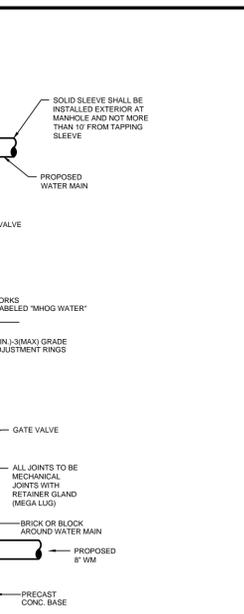
VALVE AND GATE WELL



BUTTERFLY VALVE AND WELL



REVERSE TAP GATE WELL



REGULAR TAP GATE WELL



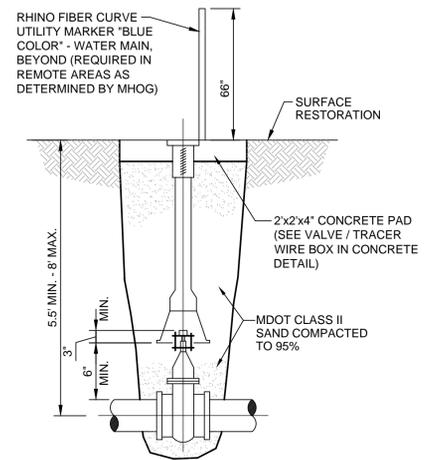
MARION HOWELL OCEOLA GENOA
 Sewer and Water Authority

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

STANDARD DETAILS

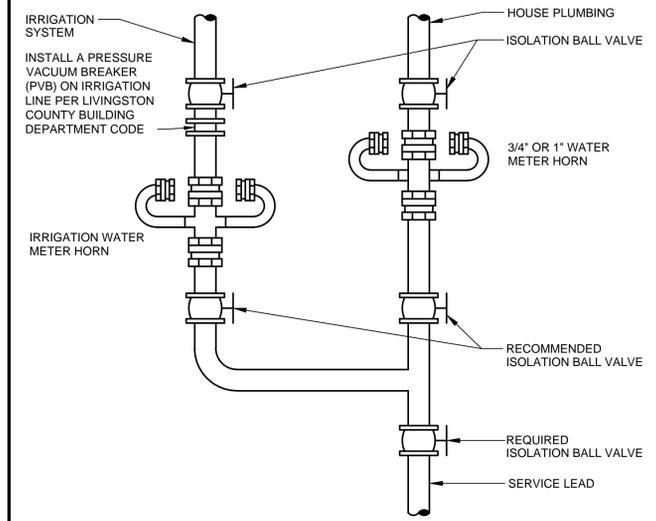
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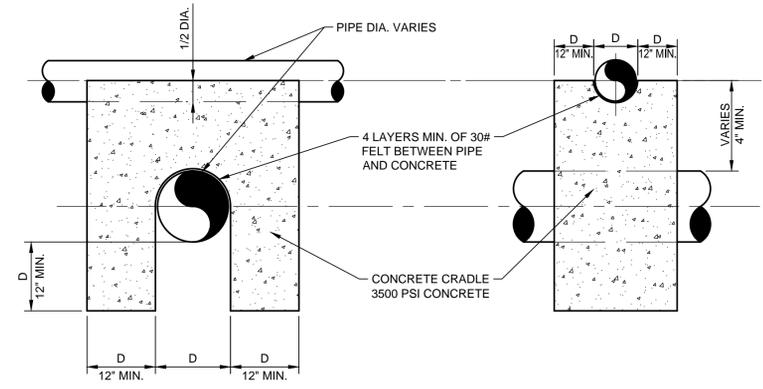
- NOTES:
1. VALVE BOX SHALL NOT REST ON VALVE OR MAIN LINE PIPE.
 2. A VALVE STEM EXTENSION WITH CENTERING RING IS REQUIRED FOR VALVES BURIED DEEPER THAN 6\"/>

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



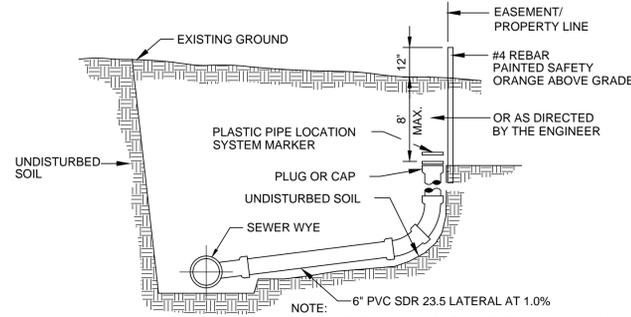
MHOG CASTING DETAIL
NO SCALE



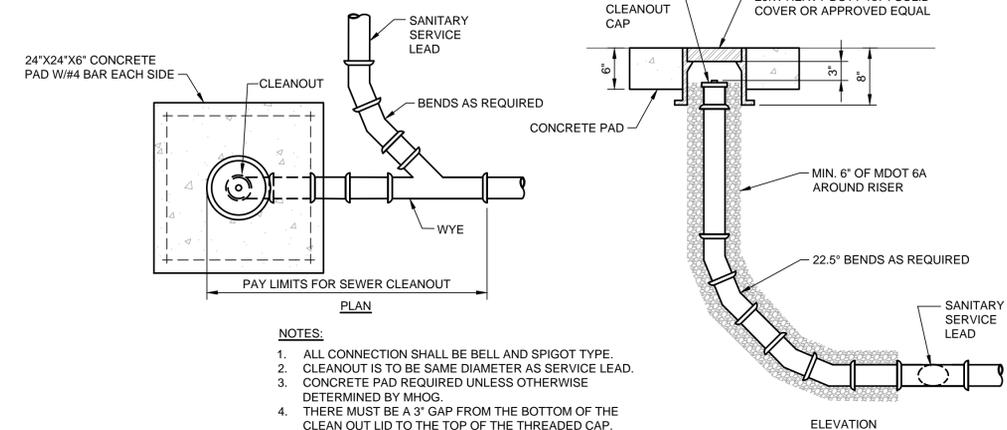
MARION HOWELL OCEOLA GENOA
Sewer and Water Authority

STANDARD DETAILS

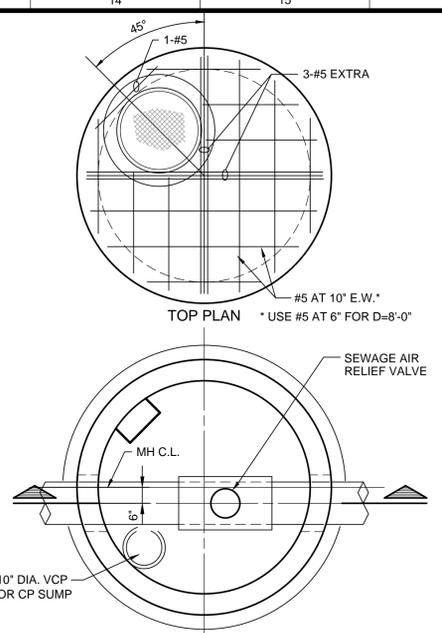
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 UPDATED: MAY 2015
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 UPDATED: FEBRUARY 2019



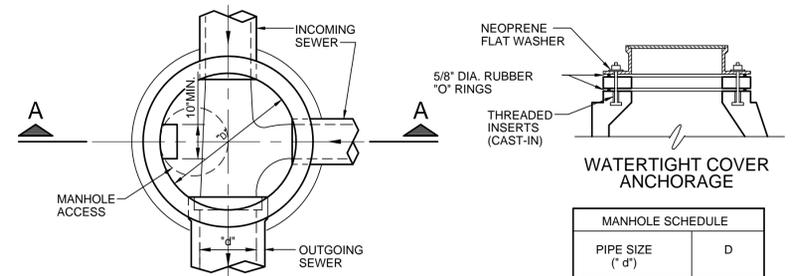
SANITARY SEWER LATERAL



SEWER CLEANOUT DETAIL

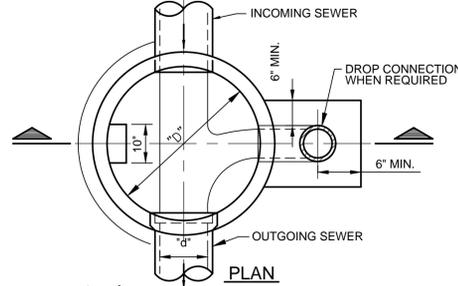


AIR RELIEF STRUCTURE



WATERTIGHT COVER ANCHORAGE

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



DROP CONNECTION

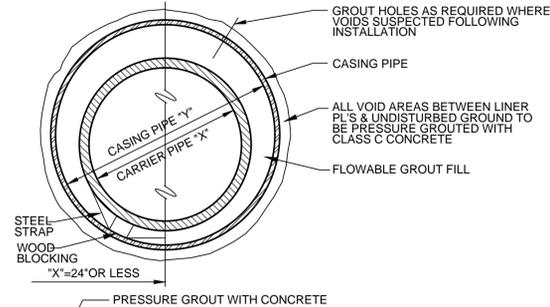
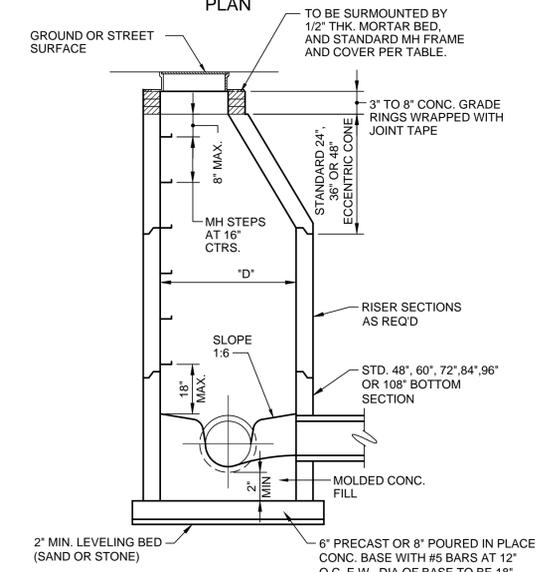


TABLE	
"X"	"Y"(MIN)
6"-8"	20"
10"-12"	24"
14"-15"	30"
18"-21"	36"
24"	42"

CASING PIPE



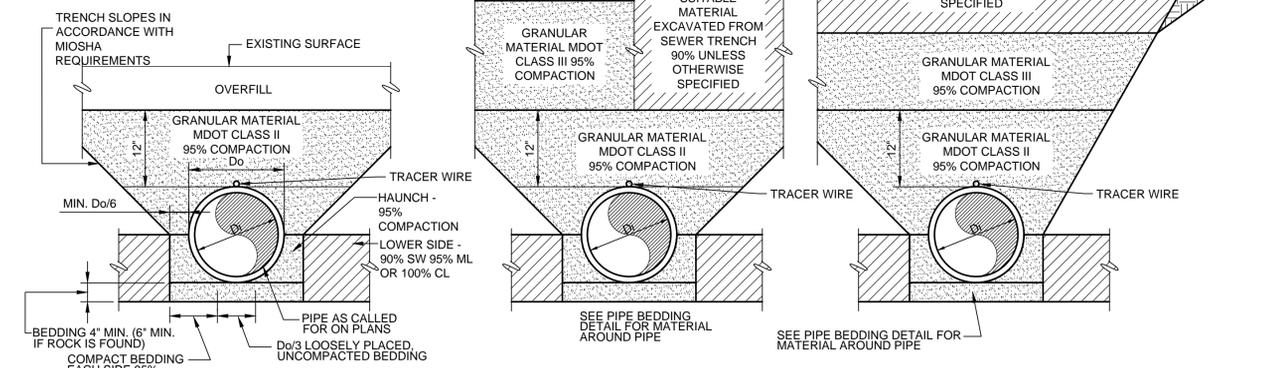
SECTION A-A

- NOTES:
1. ALL SANITARY MANHOLES TO BE PRECAST REINFORCED CONCRETE WITH PREMIUM JOINTS. SEE SPECIFICATIONS FOR BASE SLAB AND PIPE OPENINGS AND CONNECTIONS.
 2. MANHOLE CONES SHALL BE THE ECCENTRIC TYPE.
 3. PROVIDE 6" OF COMPACTED GRANULAR MATERIAL UNDER ALL PRECAST CONCRETE BASE SLVCS.
 4. 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.
 5. FOR SANITARY SEWERS ALL PIPES SHALL ENTER MANHOLE THROUGH RUBBER BOOTED CONNECTION.

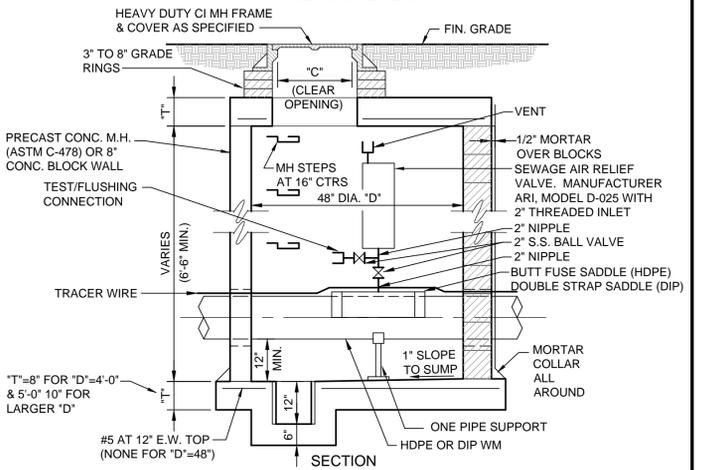
FRAME & COVER FOR SANITARY SEWER MANHOLES			
TYPE	TYPE OF COVER	MANUFACTURER OR EQUAL	
		EAST JORDAN	NEENAH
MH	SANITARY - SOLID SELF-SEALING	1040.0000	R-1642
MH	SANITARY - SOLID WATERTIGHT	1040-APT	R-1916-F
CO	SOLID	1574A	R-1973-A

STANDARD MANHOLE

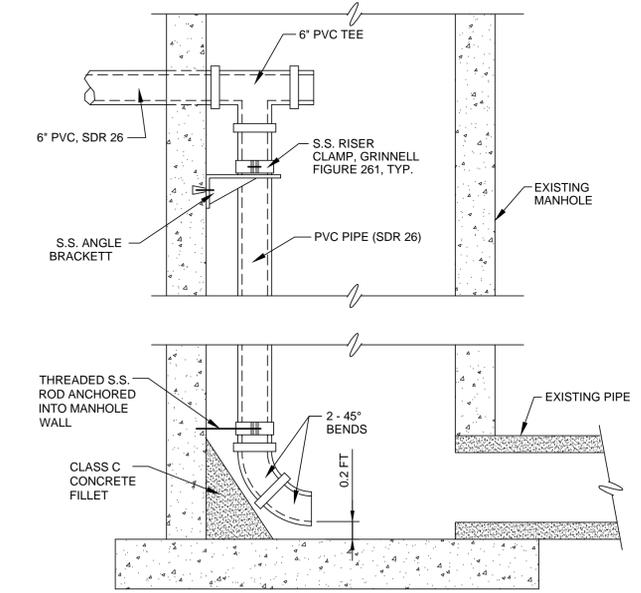
- NOTES:
1. COMPACTION PRESENTED AS MINIMUM STANDARD PROCTOR VALUES.
 2. MATERIALS AROUND THERMOPLASTIC PIPE WITH DIAMETER < 6 INCHES SHALL PASS 0.5 INCH SIEVE, MATERIALS AROUND OTHER PIPES SHALL PASS 1.5 INCH SIEVE.
 3. MATERIALS AROUND HDPE PIPE TO BE MDOT 6A OR 21AA.
 4. DRIVEN SURFACE IS DRIVEWAY, PARKING AREA, ROAD BED OR SHOULDER.
 5. UTILITY TRENCHES LOCATED WITHIN A MDOT ROW SHALL CONFORM TO MDOT STANDARD DETAIL R-83.
 6. 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 TRENCH EXCAVATION & PIPE BEDDING



AIR RELIEF STRUCTURE



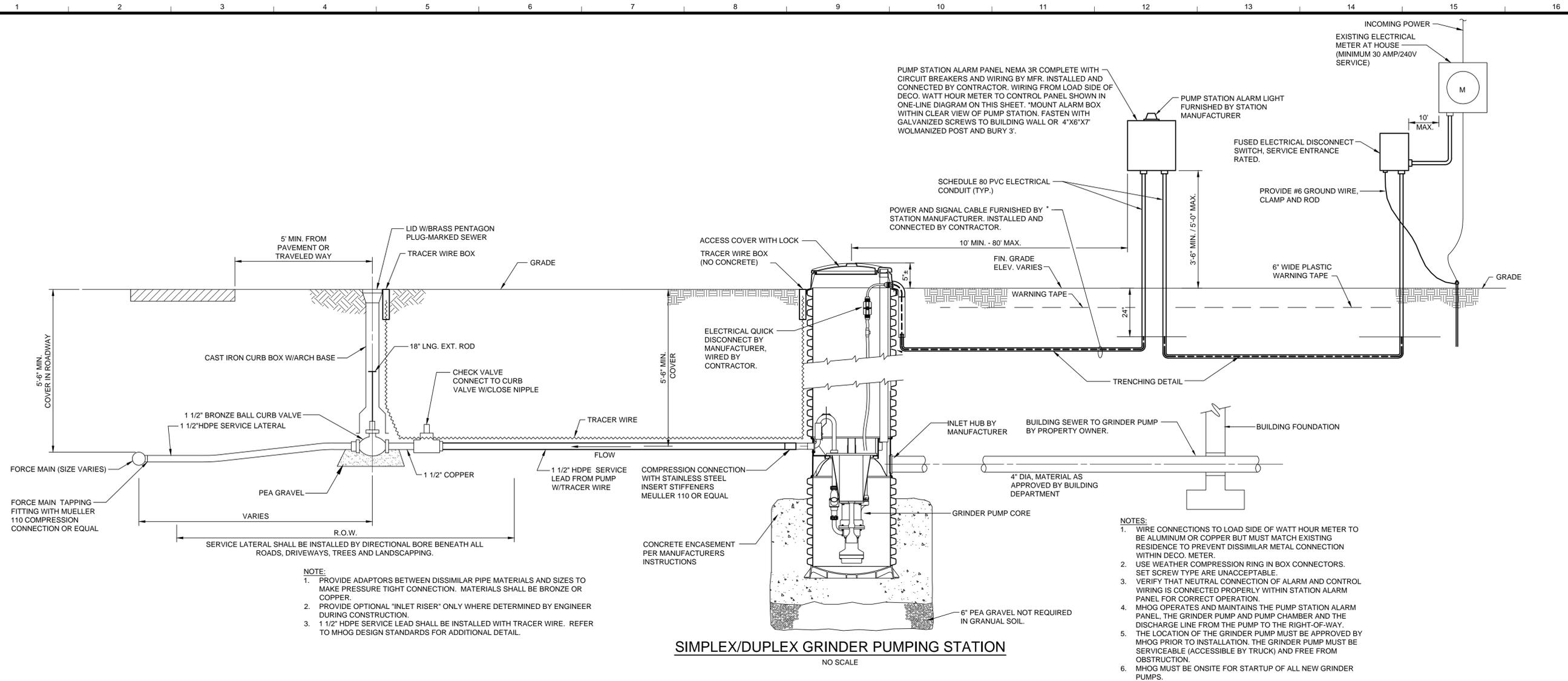
INTERIOR SEWER LATERAL DROP CONNECTION



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

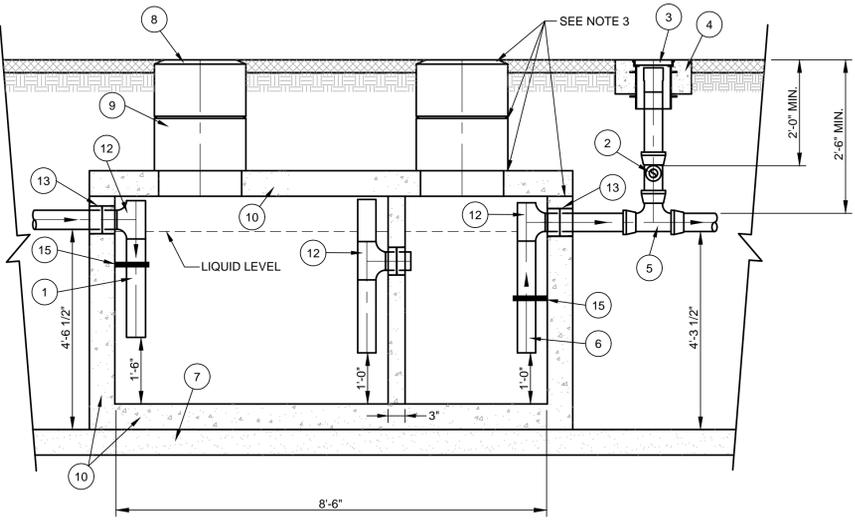
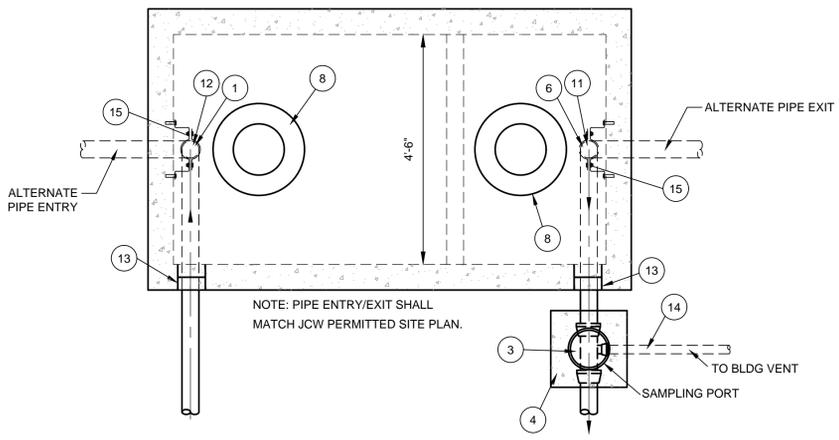


SIMPLEX/DUPLEX GRINDER PUMPING STATION

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.



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.

GREASE INTERCEPTOR 1000 GALLON

NO SCALE



MARION HOWELL OCEOLA GENOA
 Sewer and Water Authority

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

STANDARD DETAILS

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

MEMORANDUM

TO: Township Board
FROM: Michael Archinal 
DATE: 6/2/2022
RE: Discussion Regarding Contracted Sheriff Services

The Township Supervisor has had preliminary discussions with the Livingston County Sheriff regarding a potential contract for services for Howell Schools and the four surrounding Townships. A letter from Sheriff Murphy is attached and introduces the concept. This item is on tonight's agenda for discussion purposes only.

Michael J. Murphy
Sheriff

Jason C. Pless
Undersheriff

LIVINGSTON COUNTY

OFFICE OF THE SHERIFF

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

May 23, 2022

Genoa Township Board:

Undersheriff Pless and I have had preliminary conversations with the supervisors of Genoa, Oceola, Howell, and Marion Townships as well as with Howell Public Schools Superintendent Erin MacGregor. Our conversations revolved around contracting for dedicated services.

Please allow me to give you the back-story. My office is less than a month away from inking a deal with another township in the county for dedicated service. This is unique, because the contract also calls for a partnership with the local school district as well as a local charter school. Following a recent meeting with the Livingston County Essential Service Agency and our five local Public School Superintendents, I was approached by Superintendent MacGregor. He mentioned that if there were a way to cost share, he would love to enter into some sort of cooperative contract as well to ensure some police presence in the schools located outside the City of Howell.

Upon putting some thought into this, here is what seems to make the most sense. A contract with the four aforementioned townships and the Howell School District. The four township concept makes sense because they are contiguous, and truly the heart of the Howell School District. Because this will be a unique situation, there will undoubtedly be a few tweaks that will have to happen along the way, but I don't anticipate anything that might be insurmountable. That brings us to some additional specifics.

This deputy would be assigned to the four townships, and the schools located outside of the City of Howell. The deputy would work an 8 hour shift Monday through Friday. During the school year, they would check in with the various schools, conduct walk-throughs, assist with emergency planning and be a contact for the district to address any school related issues that might arise. During school breaks, i.e., summer vacation, holidays, snow days, etc. the deputy would be exclusive to the townships.

During a normal day, the vision would be for the assigned deputy to make their rounds to the school buildings sometime during their shift. The remainder of the shift would be spent in the townships performing high visibility patrol and specifically addressing any ordinance, or traffic issues. We see this as good old fashion community policing; trying to solve problems, before they become a bigger problem for Law Enforcement or the township.

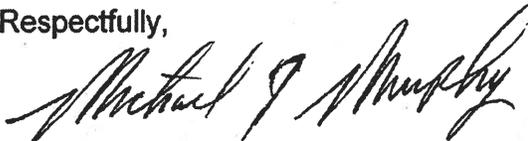
The assigned deputy would NOT be used for "regular calls for service" unless it is a priority and there are no other units available. In other words, as I explained before, the focus would be on concerns the township would like addressed that we either currently don't address, or aren't addressed often enough. (ordinance enforcement, traffic concerns, subdivision patrols, etc.) The assigned deputy would also serve as a general resource to the townships.

As a result of the conversations we have had, the cost breaks down like this:

Each township contributes \$25,000 annually and Howell Schools contributes \$50,000 annually. For reference, to put a uniformed deputy on the street; wages, fringes, retirement, car, gas, bullets, vacation, etc... it costs approximately \$150,000 annually.

Hopefully, by providing the 10,000 foot overview of the proposal, it has offered clarification rather than raising additional questions. In either event, I am happy to clarify / answer any questions you may have, either one-on-one, or at a public meeting.

Respectfully,

A handwritten signature in black ink that reads "Michael J. Murphy". The signature is written in a cursive style with a large, stylized initial "M".

Michael J. Murphy - Sheriff

Mike Archinal

From: Jim Mortensen <hjm2@sbcglobal.net>
Sent: Thursday, June 2, 2022 10:58 AM
To: Mike Archinal
Cc: Polly
Subject: Chilson Hills Cemetery

Mike,

Can you include this email in the Board package for the June 6 meeting?

POTENTIAL USE OF APRA FUNDS FOR CHILSON HILLS CEMETARY

Perimeter

#Repair or replace wrought iron fence.

#Install monument sign or decorative alternative at gate area.

Interior

#Install pavers or decorative alternative on 44" pathways (asphalt as last resort).

#Search for best practices (if any) to mark horizontal pathways.

#Replace existing ground cover with sod.

#Plant ornamental bushes appropriate for a cemetery

#Install sprinkler system (potentially tying into Oak Point's).

#Provide spickets and cans for visitors to water flowers.

#Trim trees and bushes as 9replacing those which have lost usefulness).

#Standardize benches, replacing some or all as necessary.

Maintenance

#Contract with organization to perform ongoing maintenance including:

-Mowing, fertilizing and weed control.

-Spring and fall clean up.

-Setting upright overturned grave markers.

-Installing American flags where a veteran burial is indicated.

June 2, 2022

To: Genoa Charter Township Board

From: Polly Skolarus, Clerk

This is a quick update on the progress that is being made toward an upgrade of the Chilson Hills Township Cemetery:

- I spoke with Jim Mortensen and he asked me to go forward with a plan for the cemetery.
- Mary Krencicki and I met landscape designer, Karleen Shafer, on May 31st concerning needed upgrades. She felt that the most important part would be to bring electricity and water to the cemetery entrance.
- I spoke with Adams Well Drilling consultant as recommended by Greg Tatara and he is putting an agreement together to run electricity 300' and put in a five-inch well to provide irrigation to the entrance of the site.
- If he cannot take care of the electric line then I will need to contact DTE for service.
- Ms. Shafer said that this would be a spring, fall and then next spring project. There are many plants in the cemetery that can be split and re-planted but the splitting and transplanting will be in the fall.
- I have a person who can put in a mesh sidewalk like we had in the front of the office after the trees died in the two circles. We are looking at 250' in length and five-feet in width which will bring the walkway to the center of the cemetery.
- The trees will be trimmed of dead branches, Russian Olive trees will be removed, black dirt and mulch will be brought in and spread at the entrance. The cemetery will be cleaned of all debris.
- Ms. Shafer will put together a proposal for the next 12 months of service and cost. Adams Well Drilling is in the process of a proposal.

Polly

From: Jim Mortensen <hjm2@sbcglobal.net>
Sent: Thursday, June 2, 2022 10:58 AM
To: Mike Archinal
Cc: Polly
Subject: Chilson Hills Cemetery

Mike,

Can you include this email in the Board package for the June 6 meeting?

POTENTIAL USE OF APRA FUNDS FOR CHILSON HILLS CEMETARY

Perimeter

#Repair or replace wrought iron fence.

#Install monument sign or decorative alternative at gate area.

Interior

#Install pavers or decorative alternative on 44" pathways (asphalt as last resort).

#Search for best practices (if any) to mark horizontal pathways.

#Replace existing ground cover with sod.

#Plant ornamental bushes appropriate for a cemetery

#Install sprinkler system (potentially tying into Oak Point's).

#Provide spickets and cans for visitors to water flowers.

#Trim trees and bushes as 9replacing those which have lost usefulness).

#Standardize benches, replacing some or all as necessary.

Maintenance

#Contract with organization to perform ongoing maintenance including:

-Mowing, fertilizing and weed control.

-Spring and fall clean up.

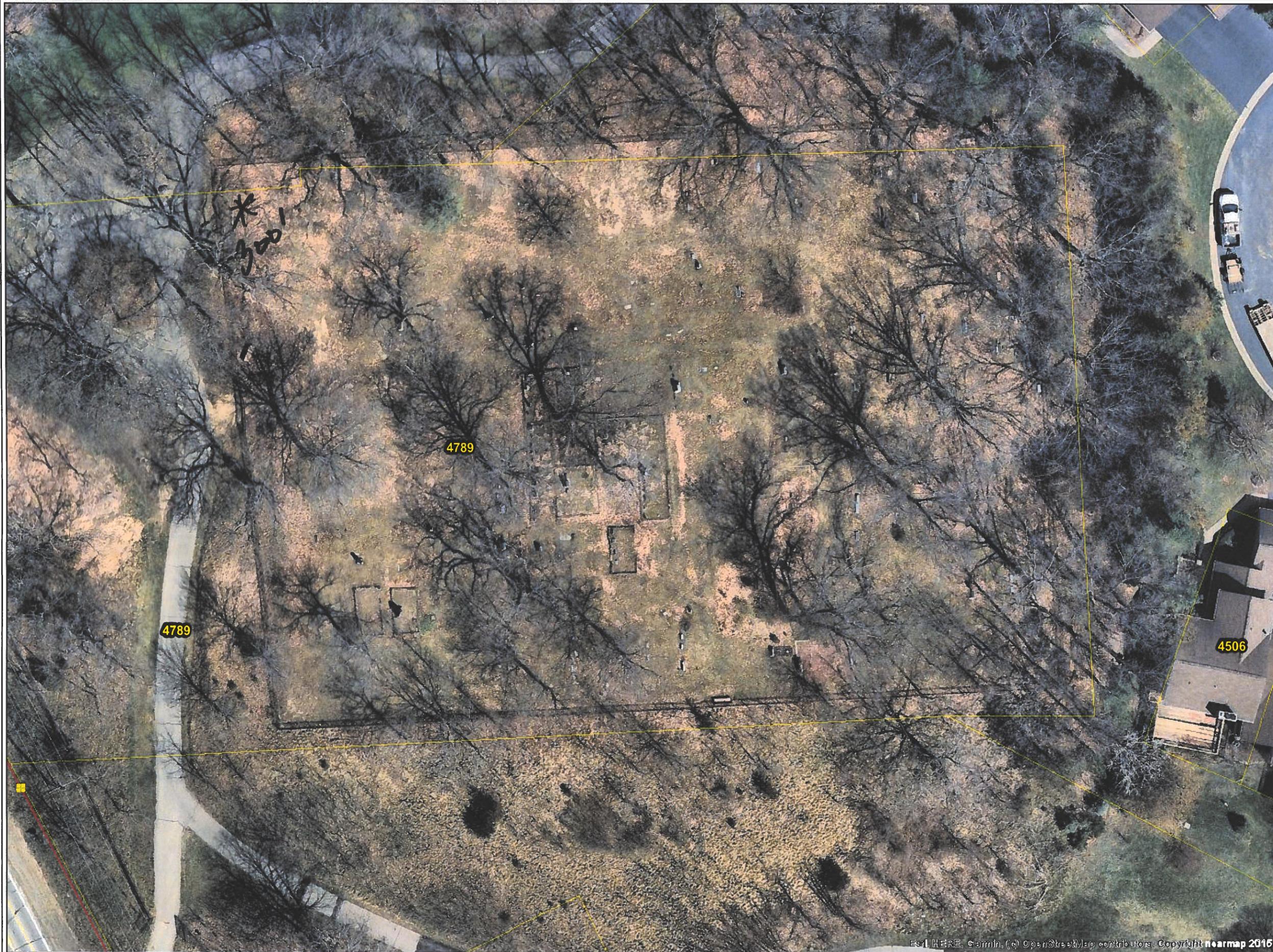
-Setting upright overturned grave markers.

-Installing American flags where a veteran burial is indicated.



MHOG Utilities

Marion, Howell, Ocala,
and Genoa Townships



Air Release

- Yes
- Force Main
- Address Points

Parcels
1" = 44'

- Red: Band 1
- Green: Band 2
- Blue: Band 3

Source: Data provided by MHOG. MHOG does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of Green Band 2 within the Community and all use is strictly at the user's own risk.

Coordinate System: 1983 UTM Zone 18N or Auxiliary Sphere

Map Published: May 24, 2022



MHOG Utilities

Marion, Howell, Ocala,
and Genoa Townships



- Manholes
- Grinder Pumps

Air Release

- Yes
- Gravity Main
- Force Main

Water Valves

- Normally Closed
- Normally Open

Water Fittings

- Model Placeholder
- Bend

Source: Data provided by MHOG. MHOG does not warrant the accuracy of the data and/or the information is intended to depict the approximate spatial location of the mapped features within the Community and all use is strictly for informational purposes.

Coordinate System: North Carolina State Plane, NAD83, Auxiliary Sphere

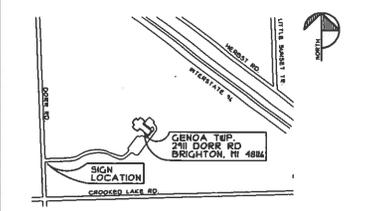
Map Published: 11/15/2016

MEMORANDUM

TO: Township Board
FROM: Michael Archinal 
DATE: 6/2/2022
RE: Township Hall Sign

Attached you will find plan renderings and details for the proposed sign at our entrance. The plans have been revised and embellished to address comments made at the last Board meeting. If the information is acceptable, we will ask Lindhout Associates to put together a bid package.

USE, DISSEMINATE, OR THE WHOLE OR PARTIAL CONTENTS HEREIN IS PROHIBITED AND SHALL BE DEEMED AN UNAUTHORIZED BREACH UNDER APPLICABLE LAW. ALL RIGHTS ARE RESERVED.

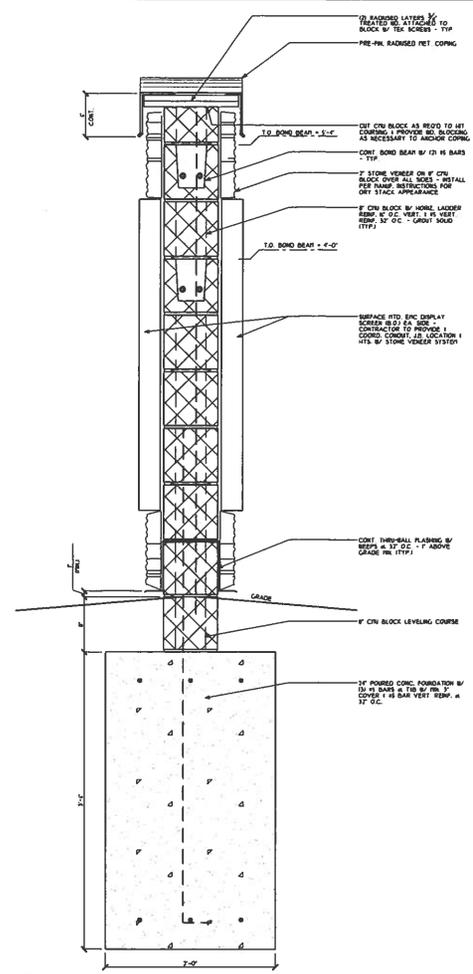


LINE LEGEND

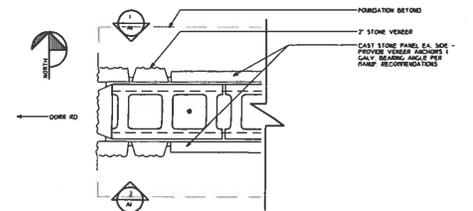
---	NEW CONSTRUCTION
- - -	EXISTING TO REMAIN
---	HIDDEN WORK
---	EXISTING TO BE REMOVED

PROJECT DESCRIPTION
 PROVIDE NEW 10' x 3' x 3' MASONRY STONE VENEER
 CONCRETE FOUNDATION FOR SIGN AND LIGHTS, DISPLAY

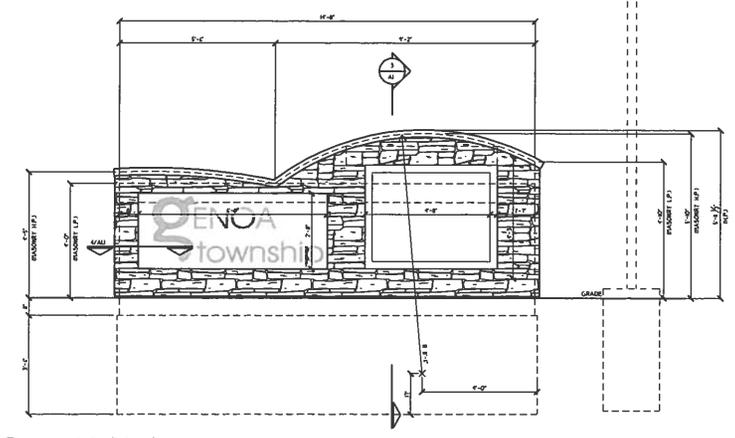
CODES
 2018 INTERNATIONAL BUILDING CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 NATIONAL ELECTRICAL CODE
 BY ASSET & APPENDIX
 2018 INTERNATIONAL FIRE CODE



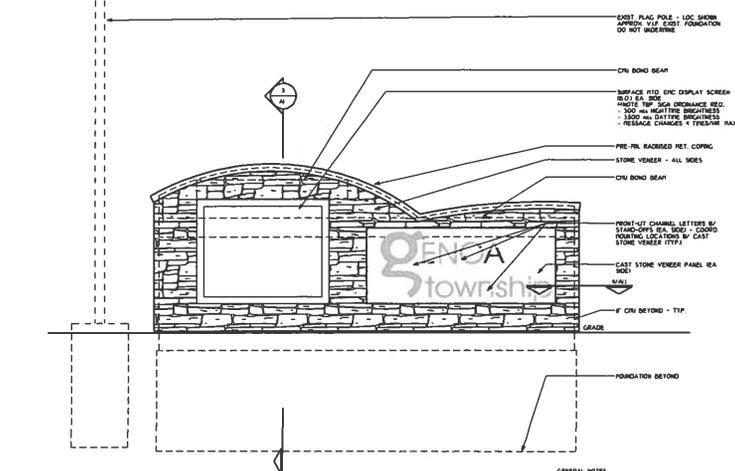
SECTION SCALE: 1/2" = 1'-0"



PLAN DETAIL SCALE: 1/2" = 1'-0"



ELEVATION (SOUTH) SCALE: 1/2" = 1'-0"



ELEVATION (NORTH) SCALE: 1/2" = 1'-0"

- GENERAL NOTES**
- CONTRACTOR SHALL REPAIR/REPLACE ANY DAMAGED BALKS.
 - CONCRETE ANCHORS SHALL BE 1/2" DIA. BARS OF BORE.
 - VERIFY BY TOWER/SP FOR SITE ACCESS LOCATION.
 - FINAL SIGN LOCATION TO BE VERIFIED BY TOWER/SP FOR.
 - ALL SIGN COMPONENTS TO MATCH EXIST. "GENOA TWP" SIGN.
 - CONTRACTOR TO PROVIDE SIGN ANCHORS PER RET. COPING ST. PAGES.
 - 2" STONE VENEER TO MATCH EXIST. "GENOA TWP" SIGN.
 - SEE GENERAL NOTES FOR SIGN ANCHOR RECOMMENDATIONS.
 - 2" STONE VENEER TO MATCH EXIST. "GENOA TWP" SIGN.
 - SEE GENERAL NOTES FOR SIGN ANCHOR RECOMMENDATIONS.
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 - 2" STONE VENEER TO MATCH EXIST. "GENOA TWP" SIGN.
 - SEE GENERAL NOTES FOR SIGN ANCHOR RECOMMENDATIONS.



Lindhout Associates
 architects aia pc
 10000 Olden Ave., Brighton, Michigan 48116-1018
 Tel: (313) 777-3333 Fax: (313) 777-3388

CONSULTANT

ISSUED FOR

OWNER REVIEW
 01/21/2022
 01/27/2022

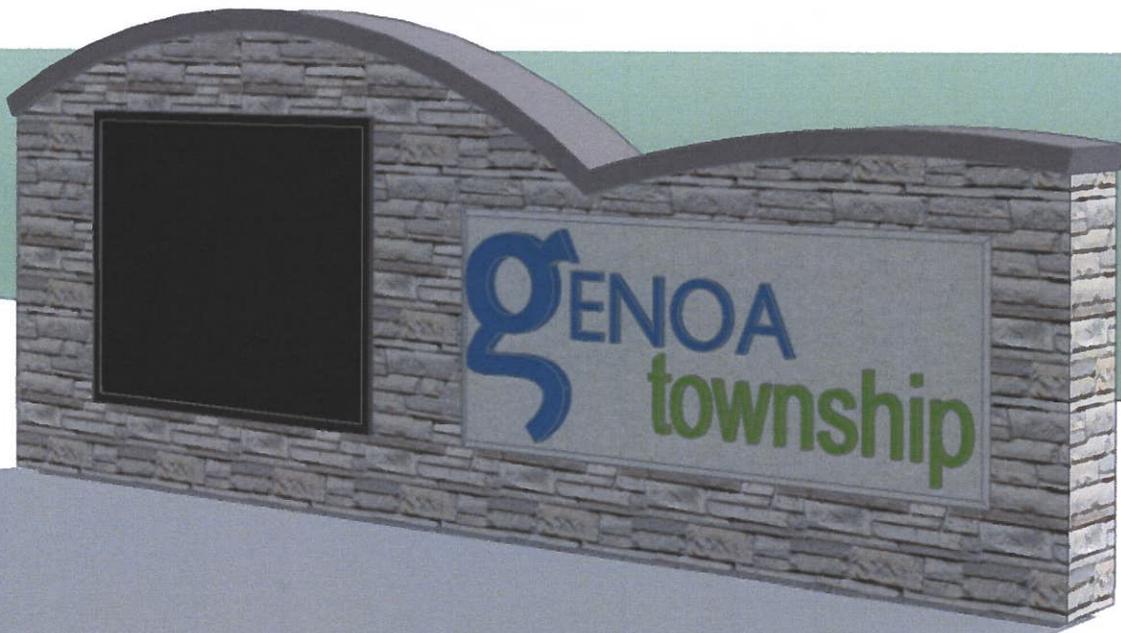
GENOA TWP.
 SHEET CONTENTS

A1

23004







MEMORANDUM

TO: Township Board
FROM: Michael Archinal 
DATE: 6/2/2022
RE: Independent Legal Investigation

At the May 16th, 2022 meeting the Township Board made a motion to seek independent third-party counsel to investigate various issue related to the Township Clerk. Following, you will find a proposal to perform these services. Please consider the following action:

Moved by _____, supported by _____, to approve a proposal from Fahey Schultz Burzych Rhodes to perform an Independent Legal Investigation and Report regarding various issues related to the Township Clerk.

Fahey Schultz Burzych Rhodes

ATTORNEYS AT LAW

4151 OKEMOS ROAD
OKEMOS, MI 48864 USA

FSBRLAW.COM

TEL: 517.381.0100
FAX: 517.381.5051

June 1, 2022

Michael Archinal, AICP
Township Manager
Genoa Charter Township
2911 Dorr Road
Brighton MI, 48116

Dear Manager Archinal:

Re: Engagement to Perform Independent Legal Investigation and Report

Thank you for your interest in a proposal from Fahey Schultz Burzych Rhodes PLC to conduct an independent legal investigation and prepare a report and recommendations for the Genoa Charter Township Board as further described below. This letter confirms the terms of our agreement concerning this engagement on behalf of the Township.

The proposed investigation, report and recommendations would involve the following issues concerning Township Clerk Polly Skolarus:

- Whether Clerk Skolarus was undercompensated by the Township in 2016.
- Whether the Township Board should reimburse Clerk Skolarus for attorney fees and costs she incurred in defending a criminal prosecution against her.
- Whether Clerk Skolarus has treated Township employees improperly or unlawfully.
- Whether Clerk Skolarus violated the Open Meetings Act in conducting a recent Election Commission meeting.
- Other issues of impropriety or misconduct concerning Clerk Skolarus.

You will be our primary contact in this engagement and I will be the primary attorney responsible for this engagement. Our time and costs will be charged as described in the attached Standard Terms, which are incorporated in this letter. My current hourly rate is \$315.00, and other attorneys who may assist are billed at hourly rates between \$160 and \$315. We estimate that our fees for



EXPERT COUNSEL. REAL SOLUTIONS.

conducting the investigation and preparing the report and recommendations will be in the range of \$10,000 to \$20,000, although some of the above issues have the potential to be quite broad and any more definite estimate at this time would be premature. We will keep you advised on a monthly basis of the fees and costs that we incur so that the Township will be able to control those fees and costs.

We appreciate the confidence you have in us and look forward to working with you. If you have any questions about this letter, please do not hesitate to call me. If the Township agrees with the above, please return a signed copy of this letter so we can officially begin our investigation on behalf of Genoa Charter Township.

Sincerely,



WILLIAM K. FAHEY
MEMBER

Direct: 517.381.3150

wfahey@fsbirlaw.com

Acknowledged and Agreed:

By: _____

Bill Rogers, Supervisor
Genoa Charter Township

Dated: _____

STANDARD TERMS OF ENGAGEMENT

Thank you for retaining **Fahey Schultz Burzych Rhodes PLC** ("Firm") for legal services. These **Standard Terms** govern our engagement unless otherwise stated in your engagement letter or by the Rules of Professional Conduct. Please review these **Standard Terms** carefully and retain them in your files. If you have any questions about our legal representation or invoices, please contact your primary attorney promptly.

1. SCOPE OF OUR SERVICES. Our engagement letter states specific matter(s) where we represent you and the scope of our services, which can only be varied by express written agreement. Our services do not include tax advice unless specified in the engagement letter. If you request opinions of law or outcomes, our opinions are limited by known facts and law at the time our opinion is rendered, subject to factors unknown or beyond our control. We use our best professional judgment, but cannot guarantee any outcome.

2. PRIMARY ATTORNEY. The primary attorney responsible for your representation may use other attorneys, paralegals or non-legal professionals with the Firm in the exercise of professional judgment. Attorneys outside the Firm may be consulted to serve as legal advisors to the Firm based on their licensed status in other jurisdictions or expertise in particular legal specialties.

3. CLIENT. The Firm will provide representation only to the person(s) or entity identified in our engagement letter. In matters for corporations, partnerships and other legal entities, unless otherwise agreed in writing, our representation does not extend to officers, directors, employees, shareholders, partners, members, individuals or any affiliates (such as parent, sister or subsidiary corporations).

4. OUR FEES. Unless other arrangements are made, we will bill for our legal services at our standard hourly rates, which are available on request. Hourly rates are subject to periodic review and adjustment at least annually. On request, we provide estimates of our anticipated fees on a matter when, in our professional judgment, they can be made; but unless we agree in writing to perform a specific service for a fixed fee, an estimate will not represent a maximum, minimum or agreed fee. We may also consider the following factors as appropriate to submit invoices in excess of our standard hourly rates: novelty and difficulty of the question involved; skill requisite to perform the legal services; likelihood that acceptance of a particular matter will preclude other representation; fee customarily charged in the locality for similar services; risk assumed by the Firm in performing certain types of work; amount involved and results obtained; and any time limitations imposed by the Client or by other circumstances.

5. COSTS. In addition to hourly rates, you must reimburse us for costs such as filing and recording fees, experts and expert witnesses, deposition transcripts, overnight or special delivery service, certified mail, mileage exceeding twenty-five (25) miles from our office and lodging (all without any mark-up). These costs will not include copies we make in-house, regular US postage, faxes or other costs that we typically consider as overhead. We submit costs in excess of \$1,500.00 by third parties to you for direct payment.

6. INVOICES. We will invoice you at the beginning of each month for hourly rates and costs. Payment within 30 days is expected, and we may charge you interest of 1% per month on accounts not paid within 30 days. Invoices can be paid by check (to Fahey Schultz Burzych Rhodes PLC), cash, money order or electronic transfer (ACH). If you have questions on any invoice, contact your primary attorney as soon as possible.



7. RETAINERS. Unless otherwise stated in the engagement letter, we may withdraw amounts from a retainer at any time as necessary to satisfy unpaid invoices. If the retainer becomes insufficient to cover past due invoices or falls below the agreed amount, you will be required to replenish the retainer. Any portion of the retainer remaining after all legal services have been paid for will be refunded to you.

8. CONFLICTS OF INTEREST. We try to identify existing and potential conflicts at the outset of any engagement. We may ask you to sign a conflict waiver prior to an engagement. Other clients or prospective clients may ask us to seek a conflict waiver from you to represent them, but that doesn't mean we will represent you less zealously. If a conflict arises or appears after we begin an engagement, we will do our best to address and resolve the conflict consistent with our professional responsibilities. We will not represent any other client on a matter where we represent you unless you expressly agree and we can do so under the Rules of Professional Conduct. We may represent another client who is one of your market competitors.

9. INSURANCE COVERAGE. You must determine if you are covered by insurance for liability or legal expenses. Please notify your insurer(s) of any claim or potential claim and our involvement as soon as possible. Please inform us if you have insurance coverage for the matter(s) for which we are retained. With your approval and cooperation of your insurer(s), we can work with or serve as assigned insurance counsel as appropriate.

10. TERMINATION OF REPRESENTATION. You may terminate our representation at any time, with or without cause. We may terminate your representation if you fail to pay us any amount invoiced, fail to cooperate with us, or we determine that your representation would violate the Rules of Professional Responsibility or be impractical. Termination of the representation does not relieve you of the obligation to pay for legal services we provided prior to termination or need to provide for orderly transfer to your new counsel. On termination of representation for any reason, we will return your papers, documents and other property to you at your request, but may retain a copy for our own files. If any unpaid invoices are owed to us, we may retain your documents if they are subject to a lien. When we complete the work for which you retained us, our representation will end. Any further or additional work will be subject to these **Standard Terms** unless otherwise expressly agreed in writing.

11. RECORDS RETENTION. Subject to the above, we will return your materials at the end of the engagement. After the engagement, in accordance with these **Standard Terms**, applicable law and the Rules of Professional Conduct, we will hold your files for seven (7) years, when they may be destroyed. We will attempt to notify you before destroying any files and may charge you to dispose of or retain your files.

12. ELECTRONIC DATA COMMUNICATION AND STORAGE. We may communicate with you and others by email or fax, send data over the Internet, store electronic data via computer software applications hosted remotely on the Internet, or allow access to data through third-party vendors' secured portals or clouds. Electronic data confidential to your matters(s) may be transmitted or stored using these methods. In using these data communication and storage methods, the Firm will make a reasonable effort to keep such communications and data secure in accordance with our obligations under applicable laws and professional standards. You agree that we have no control over the unauthorized interception or breach of any communications or data once it has been sent or has been subject to unauthorized access, notwithstanding all reasonable security measures employed by us or our third-party vendors.

Please contact your primary attorney if you have any questions regarding these **Standard Terms**.

Board Correspondence

MEMORANDUM

TO: Township Board
FROM: Michael Archinal 
DATE: 6/2/2022
RE: Agenda Management Policy

Just a reminder that the recently approved agenda management policy requires that information be submitted by noon five days prior to the scheduled Board meeting. A copy of the policy follows. Thank you.

Regular and Special Meeting Agenda. The Township Supervisor or his designee shall prepare the Agenda of business, including correspondence, for all Township Board meetings. All Officers, Trustees or staff members who desire to have any business placed on the Agenda shall notify the Township Supervisor and all other Board members via Township email with a cover memo and supporting documentation by 12:00 noon at least five days prior to the Township Board meeting. If Board or staff members wish to place any correspondence in the Board Packet it shall be submitted to the Supervisor by 12:00 noon at least five days prior to the Township Board meeting. The Supervisor or his designee shall ensure that the Agenda and all supporting documentation is available for distribution no later than 4:00 p.m. four days prior to the Board meeting and at the close of business the complete Board Packets will be posted to the Township's website for the Board and Public's convenience. Material that is Confidential due to Attorney-Client Privilege will NOT be included in the General Board Packet but will be submitted to the Board members as a separate set of documents. The Supervisor will provide the publishable copy of the agenda and Meeting Packet to the webmaster for posting to the Township website.

Items not submitted in a timely fashion with a cover memo and supporting documentation will not be considered at the Board meeting unless determined to be of an urgent nature.