

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
July 18, 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: July 18 2022
2. Request to approve Minutes: June 20, 2022
3. Request for approval of a proposal from Dell in the amount of \$5,159.25 for the purchase of five new workstations.

Regular Agenda:

4. Request to introduce proposed rezoning ordinance number Z-22-01 and to set the meeting date for the purpose of considering the proposed ordinance for adoption before the Township Board on Monday, August 1, 2022. The request is to rezone 20-acres from Rural Residential (RR) to Country Estates (CE) for property located at 5320 Richardson Road (Parcel #11-32-100-020) on the west side of Richardson Road, south of Brighton Road. The request is petitioned by Andrea Sydor.
5. Request for introduction of the proposed Ordinance number Z-22-02 regarding text amendments to Article 7 and set the meeting date for the purpose of considering the proposed ordinance for adoption before the Township Board on Monday, August 1, 2022. The request is petitioned by Kelly VanMarter, Assistant Township Manager/Community Development Director.
6. Consideration of a recommendation for approval of the Third Amendment to the Master Deed which will amend the Condominium Bylaws for the Chestnut Springs Site Condominium to allow a detached accessory structure on Lot 25. The development is located on the east side of Chilson Road, along the southern boundary with Hamburg Township. The request is petitioned by Chestnut Development, LLC.
7. Consideration of a recommendation for approval of an environmental impact assessment corresponding to a site plan for the expansion of a parking lot for an existing office/medical building located at 3399 E. Grand River Avenue on the north side of Grand River Avenue, west of Grand Oaks Drive. The request is petitioned by Crane Construction, Inc.
8. Discussion regarding improvements to the Chilson Hills Cemetery.

9. Request to enter into a closed session to discuss legal strategy related to Case No. 18-29855-CZ Ikle vs. Goebel et al. Pursuant to MCL 15.268(e). (Roll Call)

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: July 18, 2022

All information below through July 13, 2022

TOWNSHIP GENERAL EXPENSES	\$	236,865.44
June 24, 2022 Bi Weekly Payroll	\$	124,663.87
July 8, 2022 Bi Weekly Payroll	\$	124,703.09
OPERATING EXPENSES DPW	\$	20,299.58
OPERATING EXPENSES Oak Pointe	\$	3,616.49
OPERATING EXPENSES Lake Edgewood	\$	5,120.79
TOTAL	\$	515,269.26

Check Date	Check	Vendor Name	Amount
Bank FNBCK CHECKING ACCOUNT			
06/16/2022	37516	BLUE CROSS & BLUE SHIELD OF MI	44,990.06
06/16/2022	37517	DELTA DENTAL	3,637.08
06/17/2022	37518	LIVINGSTON COUNTY CLERK	10.00
06/17/2022	37519	PAULETTE SKOLARUS	63.18
06/24/2022	37520		0.00 V
Void Reason: PRINTED ON AND NOT USED			
06/24/2022	37521	UNITED STATES POSTAL SERVICE	506.62
06/24/2022	37522	AMERICAN AQUA	44.00
06/24/2022	37523	BUSINESS IMAGING GROUP	829.52
06/24/2022	37524	COMCAST	248.86
06/24/2022	37525	ECON DEV.COUNCIL OF LIVINGSTON CO	23,283.09
06/24/2022	37526	FEDERAL EXPRESS CORP	103.84
06/24/2022	37527	LANDSCAPE DESIGN & ASSOCIATES LLC	1,250.00
06/24/2022	37528	LIVINGSTON CO. REGISTER OF DEEDS	30.00
06/24/2022	37529	LIVINGSTON COUNTY TREASURER	354.58
06/24/2022	37530	MICHIGAN TOWNSHIP ASSOC	7,978.59
06/24/2022	37531	MICHIGAN OFFICE SOLUTIONS INC.	218.88
06/24/2022	37532	MUTUAL OF OMAHA	2,293.55
06/24/2022	37533	SMART BUSINESS SOURCE	43.16
06/24/2022	37534	TRI COUNTY SUPPLY, INC.	609.87
06/24/2022	37535		0.00 V
Void Reason: PRINTED REPORT ON IT BY MISTAKE			
06/28/2022	37536	CAPITAL ONE	570.73
06/28/2022	37537	CHASE CARD SERVICES	1,990.93
06/28/2022	37538	DTE ENERGY	27.36
06/28/2022	37539	NORTHERN PLUMBING, INC.	1,886.00
06/28/2022	37540	SMART BUSINESS SOURCE	136.99
06/28/2022	37541	STATE OF MICHIGAN	10.00
06/29/2022	37542	UNITED STATES POSTAL SERVICE	265.00
06/29/2022	37543	UNITED STATES POSTAL SERVICE	61.50
06/30/2022	37544	BUSINESS IMAGING GROUP	65.68
06/30/2022	37545	DYKEMA GOSSETT, PLLC	984.00
06/30/2022	37546	PERFECT MAINTENANCE CLEANING	565.00
06/30/2022	37547	PRINTING SYSTEMS	2,279.85
06/30/2022	37548	TERRY CROFT	53.82
07/05/2022	37549	UNITED STATES POSTAL SERVICE	46.33
07/07/2022	37550	ALLSTAR ALARM LLC	345.00
07/07/2022	37551	AMERICAN AQUA	118.00
07/07/2022	37552	CONTINENTAL LINEN SERVICE	133.58
07/07/2022	37553	DTE ENERGY	742.95
07/07/2022	37554	DTE ENERGY	204.61
07/07/2022	37555	DTE ENERGY	47.53
07/07/2022	37556	LIVINGSTON PRESS & ARGUS	80.00
07/07/2022	37557	GORDON FOOD SERVICE	405.60
07/07/2022	37558	MEI TOTAL ELEVATOR SOLUTIONS	133.23
07/07/2022	37559	NETWORK SERVICES GROUP, L.L.C.	50.00
07/07/2022	37560	O'DONNELL ELECTRIC LLC	850.00
07/07/2022	37561	PONTEM	510.00
07/07/2022	37562	PRINTING SYSTEMS	1,729.50
07/07/2022	37563	SMART BUSINESS SOURCE	422.43
07/07/2022	37564	COOPER'S TURF MANAGEMENT LLC	2,113.44
07/07/2022	37565	LIVINGSTON PRESS & ARGUS	180.00
07/08/2022	37566	EHIM, INC	5,091.71
07/08/2022	37567	UNITED STATES POSTAL SERVICE	44.49
07/12/2022	37568	BRANDON VANMARTER	75.00
07/12/2022	37569	COMCAST	637.20
07/12/2022	37570	FAHEY SCHULTZ BURZYCH RHODES PLC	2,100.50
07/12/2022	37571	FEDERAL EXPRESS CORP	113.16
07/12/2022	37572	LIVINGSTON COUNTY CLERKS ASSOC	20.00
07/12/2022	37573	SEWARD HENDERSON PLLC	10,408.00
07/12/2022	37574	PAULETTE SKOLARUS	152.74
07/12/2022	37575	WASTE MANAGEMENT CORP, SERVICES	114,648.63
07/12/2022	37576	WASTE MANAGEMENT CORP, SERVICES	70.07

FNBCK TOTALS:

Total of 61 Checks:	236,865.44
Less 2 Void Checks:	0.00
Total of 59 Disbursements:	<u>236,865.44</u>

PAYROLL REGISTER REPORT FOR GENOA CHARTER TOWNSHIP

Payroll ID: 212

Pay Period End Date: 06/17/2022 Check Post Date: 06/24/2022 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	192.80	2,668.87		
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.
119,559.92	Deduction Refund	0.00	Ded. This Period	34,784.70	84,775.22	1,353,699.24
						81,132.36

Check Register Report For Genoa Charter Township
For Check Dates 06/24/2022 to 06/24/2022

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
06/24/2022	FNBCK	13528	BRIGHAM JR, DONALD W	1,654.23	1,245.82	0.00	Open
06/24/2022	FNBCK	13529	DANIEL, WYATT	1,686.98	1,267.47	0.00	Open
06/24/2022	FNBCK	13530	HALL, HUNTER J	1,243.62	1,018.75	0.00	Open
06/24/2022	FNBCK	13531	MCINTYRE, LINDA L	120.00	110.82	0.00	Open
06/24/2022	FNBCK	EFT690	FLEX SPENDING (TASC)	807.30	807.30	0.00	Open
06/24/2022	FNBCK	EFT691	INTERNAL REVENUE SERVICE	29,363.56	29,363.56	0.00	Open
06/24/2022	FNBCK	EFT692	PRINCIPAL FINANCIAL	4,376.00	4,376.00	0.00	Open
06/24/2022	FNBCK	EFT693	PRINCIPAL FINANCIAL	1,698.93	1,698.93	0.00	Open
Totals:				Number of Checks: 008	40,950.62	39,888.65	0.00
Total Physical Checks:				4			
Total Check Stubs:				4			

Net Pay this Period \$84,775.22
Physical Check Amount \$39,888.65
Total \$124,663.87

Check Register Report For Genoa Charter Township
For Check Dates 07/08/2022 to 07/08/2022

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
07/08/2022	FNBCK	13532	DANIEL, WYATT	1,599.23	1,209.47	0.00	Open
07/08/2022	FNBCK	13533	WENNERBERG, VIRGINIA M	367.50	323.76	0.00	Open
07/08/2022	FNBCK	EFT695	FLEX SPENDING (TASC)	807.30	807.30	0.00	Open
07/08/2022	FNBCK	EFT696	INTERNAL REVENUE SERVICE	30,297.70	30,297.70	0.00	Open
07/08/2022	FNBCK	EFT697	PRINCIPAL FINANCIAL	3,976.00	3,976.00	0.00	Open
07/08/2022	FNBCK	EFT698	PRINCIPAL FINANCIAL	1,834.41	1,834.41	0.00	Open
Totals:				Number of Checks: 006	38,892.14	38,448.64	0.00
Total Physical Checks:		2					
Total Check Stubs:		4					

PAYROLL REGISTER REPORT FOR GENOA CHARTER TOWNSHIP
Payroll ID: 213

Pay Period End Date: 07/01/2022 Check Post Date: 07/08/2022 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	149.22	2,818.09	
ZBA CHAIR	1.00	0.00	205.30	997.16	
ZBA MINUTES	1.00	0.00	173.00	840.28	
ZBA PER DIEM	5.00	0.00	968.80	4,440.91	
Gross Pay This Period		Deduction Refund	Ded. This Period	Net Pay This Period	Gross Pay YTD
121,689.17	0.00		35,434.72	86,254.45	1,468,102.88
					Dir. Dep.
					84,721.22

Net Pay this Period \$86,254.45
Physical Check Amount \$38,448.64
Total \$124,703.09

07/13/2022 11:31 AM

CHECK REGISTER FOR GENOA TOWNSHIP

Page: 1/1

User: denise

CHECK NUMBERS 5575 - 6000

DB: Genoa Township

Check Date	Check	Vendor Name	Amount
Bank 503FN DPW-UTILITIES #233			
06/24/2022	5575	ASCENSION MI. EMPLOYER SOLUTIONS	70.00
06/24/2022	5576	HOME DEPOT CREDIT SERVICES	2,010.22
06/28/2022	5577	SPIRIT OF LIVINGSTON	7,579.62
07/06/2022	5578	MWEA	80.00
07/07/2022	5579	TRACTOR SUPPLY CO.	561.80
07/11/2022	5580	WEX BANK	9,997.94
503FN TOTALS:			
Total of 6 Checks:			20,299.58
Less 0 Void Checks:			0.00
Total of 6 Disbursements:			20,299.58

07/13/2022 11:28 AM

CHECK REGISTER FOR GENOA TOWNSHIP

Page: 1/1

User: denise

CHECK NUMBERS 5565 - 6000

DB: Genoa Township

Check Date	Check	Vendor Name	Amount
Bank 592FN OAK POINTE OPERATING FUND #592			
06/16/2022	5565	CONSUMERS ENERGY	242.71
06/28/2022	5566	AT&T LONG DISTANCE	61.65
07/06/2022	5567	DTE ENERGY	2,034.42
07/06/2022	5568	DTE ENERGY	1,277.71
592FN TOTALS:			
Total of 4 Checks:			3,616.49
Less 0 Void Checks:			0.00
Total of 4 Disbursements:			3,616.49

07/13/2022 11:30 AM

CHECK REGISTER FOR GENOA TOWNSHIP

Page: 1/1

User: denise

CHECK NUMBERS 4145 - 4500

DB: Genoa Township

Check Date	Check	Vendor Name	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #590			
06/14/2022	4145	CONSUMERS ENERGY	176.54
06/28/2022	4146	CONSUMERS ENERGY	15.00
06/28/2022	4147	GENOA TOWNSHIP D.P.W. FUND	1,027.94
07/06/2022	4148	BRIGHTON TOWNSHIP	662.50
07/06/2022	4149	DTE ENERGY	2,941.68
07/11/2022	4150	CONSUMERS ENERGY	106.73
07/11/2022	4151	DTE ENERGY	190.40
593FN TOTALS:			
Total of 7 Checks:			5,120.79
Less 0 Void Checks:			0.00
Total of 7 Disbursements:			5,120.79

503FN \$20,299.58
592FN \$3,616.49
593FN \$5,120.79
Total \$29,036.86



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July 2022						
S	M	T	W	T	F	S
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

New Balance
\$1,990.93
 Minimum Payment Due
\$398.00
 Payment Due Date
07/10/22

Late Payment Warning: If we do not receive your minimum payment by the due date, you may have to pay a late fee, and existing and new balances may become subject to the Default APR.

Minimum Payment Warning: Enroll in Auto-Pay and avoid missing a payment. To enroll, go to www.chase.com

ACCOUNT SUMMARY

Account Number:	[REDACTED]
Previous Balance	\$798.96
Payment, Credits	-\$798.96
Purchases	+\$1,990.93
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00
Interest Charged	\$0.00
New Balance	\$1,990.93
Opening/Closing Date	05/17/22 - 06/16/22
Credit Limit	\$20,000
Available Credit	\$18,009
Cash Access Line	\$1,000
Available for Cash	\$1,000
Past Due Amount	\$0.00
Balance over the Credit Limit	\$0.00

OK
 [Signature]
 6/28/2022

MAILED
 6-29-22



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ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
05/25	Payment ThankYou Image Check	-798.96
05/25	LANDS END BUS OUTFITTERS 800-332-4700 WI	83.75 ✓
05/25	AMZN Mktp US*1Z3D43ET3 Amzn.com/bill WA	64.99 ✓
06/01	REALCOMP II LTD 248-553-3003 MI	201.00 ✓
06/11	AMZN Mktp US*KH11V7VD3 Amzn.com/bill WA	771.19 ✓
06/13	MICHIGAN ASSOCIATION OF P 734-9132000 MI	435.00
06/13	MICHIGAN ASSOCIATION OF P 734-9132000 MI , MICHAEL C ARCHINAL TRANSACTIONS THIS CYCLE (CARD 3223) \$1191.97 INCLUDING PAYMENTS RECEIVED	435.00 ✓

2022 Totals Year-to-Date	
Total fees charged in 2022	\$0.00
Total interest charged in 2022	\$0.00

Year-to-date totals do not reflect any fee or interest refunds you may have received.

INTEREST CHARGES

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges
PURCHASES			
Purchases	13.99%(v)(d)	- 0 -	- 0 -
CASH ADVANCES			
Cash Advances	19.99%(v)(d)	- 0 -	- 0 -
BALANCE TRANSFERS			
Balance Transfer	13.99%(v)(d)	- 0 -	- 0 -

31 Days in Billing Period

(v) = Variable Rate

(d) = Daily Balance Method (including new transactions)

(a) = Average Daily Balance Method (including new transactions)

Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to Avoid Interest on Purchases, and other important information, as applicable.

101-257-910-000 \$ 201.00 Dues
 101-261-750-000 \$ 83.75 Supplies
 101-265-934-060 64.99 R&Mnt.
 101-261-751-000 \$ 771.19 Equip/Software.
 101-101-910-000 \$ 870.00 Trustee Conf



July 2022						
S	M	T	W	T	F	S
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

New Balance
\$3,993.49
 Minimum Payment Due
\$40.00
 Payment Due Date
07/01/22

INK CASH(SM) POINT SUMMARY

Previous points balance	\$1,034
+ 1 Point per \$1 earned on all purchases	3,994
+ 2Pts/\$1 gas stns, rstnts, ofc sply, hm impr	266
Total points available for redemption	35,294

Late Payment Warning: If we do not receive your minimum payment by the due date, you may have to pay a late fee, and existing and new balances may become subject to the Default APR.

Minimum Payment Warning: Enroll in Auto-Pay and avoid missing a payment. To enroll, go to www.chase.com

ACCOUNT SUMMARY

Account Number: [REDACTED]

Previous Balance	\$5,429.12
Payment, Credits	-\$5,429.12
Purchases	+\$3,993.49
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00
Interest Charged	\$0.00
New Balance	\$3,993.49
Opening/Closing Date	05/08/22 - 06/07/22
Credit Limit	\$36,500
Available Credit	\$32,506
Cash Access Line	\$1,825
Available for Cash	\$1,825
Past Due Amount	\$0.00
Balance over the Credit Limit	\$0.00

MAILED
6-15-22

233-000-084-990

ALL SYS. *[Signature]*
 UTILITY DEPT. -14-
 6-22

JUN 14 2022

RECEIVED



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ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
05/10	STAPLES 00107730 BRIGHTON MI <i>mhog</i>	59.99 ✓
05/18	AMZN Mktp US*1L50W5DF2 Amzn.com/bill WA <i>mhog garage</i>	73.83 ✓
05/19	AWWA.ORG 303-347-6197 CO <i>DPW prof dev</i>	85.00 ✓
05/18	RE-SOURCE INDUSTRIES INC. 866-3167337 TX <i>mhog</i>	223.24 ✓
05/27	SQ *HI-TECH SAFE & LOCK I Howell MI <i>mhog</i>	12.46 ✓
06/01	MI SECTION AWWA 517-2922912 MI <i>DPW prof dev</i>	480.00 ✓
06/02	GRAND TRAV RESORT 2315346050 MI <i>DPW prof dev</i> ALEX CHIMPOURAS TRANSACTIONS THIS CYCLE (CARD 2501) \$1149.52	215.00 ✓
05/23	SQ *PLUMBERS SERVICE, INC Howell MI <i>G.O</i>	355.00 ✓
06/01	AMZN Mktp US*1X8KZ9GF2 Amzn.com/bill WA <i>G.O</i>	27.25 ✓
06/02	STAPLES 00107730 BRIGHTON MI <i>G.O</i> JAMES AULETTE <i>G.O</i> TRANSACTIONS THIS CYCLE (CARD 7653) \$454.90	72.65 ✓
05/18	Payment ThankYou Image Check	-5,429.12
05/06	BRIGHTON AUTOMOTIVE, INC BRIGHTON MI <i>DPW-truck</i>	1,750.95 ✓
05/10	GoToCom*GoToConnect goto.com MA <i>mhog</i>	247.81 ✓
05/11	AMZN Mktp US*1L9GK67P1 Amzn.com/bill WA <i>DPW-supplies-dictator</i>	24.99 ✓
05/11	AMZN Digital*136RN7SQ2 888-802-3080 WA <i>DPW-GIS adobe update</i>	299.99 ✓
06/04	RINGCENTRAL INC. 888-898-4591 CA <i>DPW-phone</i> GREG TATARA TRANSACTIONS THIS CYCLE (CARD 9747) \$3040.05- INCLUDING PAYMENTS RECEIVED	65.33 ✓

2022 Totals Year-to-Date	
Total fees charged in 2022	\$0.00
Total interest charged in 2022	\$0.00

Year-to-date totals do not reflect any fee or interest refunds you may have received.

INTEREST CHARGES

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges
PURCHASES			
Purchases	13.99%(v)(d)	- 0 -	- 0 -
CASH ADVANCES			
Cash Advances	25.74%(v)(d)	- 0 -	- 0 -
BALANCE TRANSFERS			
Balance Transfer	13.99%(v)(d)	- 0 -	- 0 -

v) = Variable Rate
d) = Daily Balance Method (including new transactions)
a) = Average Daily Balance Method (including new transactions)
Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to Avoid Interest on Purchases, and other important information, as applicable.

31 Days in Billing Period

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
June 20, 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, Jim Mortensen and Diana Lowe. Also present were Township Manager Michael Archinal, Township Attorney Joe Seward, and five persons in the audience.

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

Mr. Marshall Blau spoke of his 127-acre parcel on the north side of Challis, just north of Bauer Road that he is interested in developing with half-acre lots. This property is zoned for low-density residential, but he would like to develop it at medium density residential.

The call to the public was closed at 6:34 pm.

Consent Agenda

Moved by Skolarus, supported by Lowe, to approve the consent agenda moving Item #2 Request to approve Minutes: June 6, 2022 to the regular agenda. The motion carried unanimously.

1. **Payment of Bills: June 20, 2022**

3. **A. Request for approval payment to the Michigan Townships Association for the Board of Trustees professional development and dues in the amount of \$7,978.59.**
B. Request to amend the FY 2022/2023 Budget increasing line item 101-101-910-000 from \$1,500 to \$11,000.

4. **Request to authorize payment of an invoice from the Economic Development Council of Livingston County in the amount of \$23,283.09 for 2022 membership.**

5. **A. Request for authorization of payment in the amount of \$47,290.67 to Hart Interactive for service and maintenance of tabulators.**
B. Request to amend the FY 2022/2023 Budget by increasing line item #464-262-903-000 from \$115,000 to \$163,000.

Regular Agenda

Moved by Skolarus, supported by Hunt, to approve the regular agenda with the addition of Item #2 Request to approve Minutes: June 6, 2022. The motion carried unanimously.

2. Request to approve Minutes: June 6, 2022

Ms. Skolarus stated that the motions for some of the items were incorrect. The “ayes” and “nays” should only be listed out when there is a roll call vote, or when the vote is not unanimous. Additionally, when changes or corrections are made to the minutes, those changes shall be listed when the minutes are being approved. The following changes are needed:

Consent Agenda - *The motion carried unanimously.*

- 2. Request to Approve Minutes: May 16 2022** - *The motion carried unanimously.*
- 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.**

Moved by Croft, supported by Hunt, to *approve Items #3-6 for fireworks displays and ensure the Fire Department is aware that these displays will be occurring. The motion carried unanimously.*

- 7. Request for approval of an agreement with Howell Public Schools for the construction of Senior Survivor Park.** - *The motion carried unanimously.*
- 8. Request for approval of Board appointments as presented** - *The motion carried unanimously.*
- 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 - *The motion carried unanimously.*

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) - *The motion carried unanimously.*

Moved by Skolarus, supported by Hunt to approve the minutes of June 6, 2022 with the changes noted. The motion carried unanimously.

6. A. Request to enter into a Cooperative Contract with Howell Public Schools, Marion Township, Howell Township, and Oceola Township for law enforcement services from the Livingston County Sheriff at a cost of \$25,000 annually.

Moved by Lowe, supported by Mortensen, to enter into a Cooperative Contract with Howell Public Schools, Marion Township, Howell Township, and Oceola Township for law enforcement services from the Livingston County Sheriff at a cost of \$25,000 annually. The motion carried unanimously.

B. Request to amend the FY 2022/2023 Budget by increasing line item #101-261-802-000 from \$1,000 to \$26,000.

Moved by Hunt, supported by Mortensen, to amend the FY 2022/2023 Budget by increasing line item #101-261-802-000 from \$1,000 to \$26,000. The motion carried unanimously.

7. Request for approval of Resolution #5 [confirming the special assessment roll] for the Timberview Private Drive Road Improvement Project Special Assessment District (Winter 2022).

A. Call to the Property Owners

The call to the property owners was opened at 6:44 pm with no response.

B. Call to the Public

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

Ms. Hunt stated that if any property owners want to pay this by September 15, they will avoid the 2 percent interest charge.

Moved by Lowe, supported by Mortensen, to approve Resolution #5 [confirming the special assessment roll] for the Timberview Private Drive Road Improvement Project Special Assessment District (Winter 2022). The motion carried with a roll call vote as follows: Yes - Hunt, Croft, Ledford, Lowe, Mortensen, Skolarus, Rogers; Nays - none.

8. Consideration of the Planning Commission recommendation to distribute the draft Master Plan to the adjacent communities and agencies as required in the Michigan Planning Enabling Act for the 63-day review period.

Ms. Sri Komaragiri from Giffels Webster provided a review of the updated Master Plan and the review and approval process.

Moved by Skolarus, supported by Ledford, to distribute the draft Master Plan to the adjacent communities and agencies as required in the Michigan Planning Enabling Act for the 63-day review period. The motion carried unanimously.

9. Consideration of a recommendation for approval of a special use application, environmental impact assessment and site plan for an expansion of an existing automobile dealership to expand a parking/vehicle storage lot located at 7100 Grand River Avenue, southeast corner of Grand River Avenue and Hubert Drive. The request is petitioned by Joshua Tauriainen.

It was noted that a representative for the applicant was not present this evening.

A. Disposition of Special Use Application.

Moved by Lowe, supported by Mortensen, to Approve the Special Land Use permit to expand the parking for the automobile dealership because it has been found that the requested use meets the requirements of Sections 19.03 and 7.02.02(c) of the Township Ordinance. The motion carried unanimously.

B. Disposition of Environmental Impact Assessment (1-18-22)

Moved by Ledford, Supported by Lowe, to Approve the Environmental Impact Assessment dated January 18, 2022 as submitted. The motion carried unanimously.

C. Disposition of Site Plan (5-3-22)

Moved by Hunt, supported by Lowe, to Approve the Site Plan dated May 3, 2022 to expand the parking for the automobile dealership, 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 two parcels will be combined into a single parcel prior to issuance of a land use permit.

3. A revised landscape plan shall be provided which corrects the discrepancies between the plan and the planting table.
4. The lighting plan shall be revised to include shielding on the light fixtures at the rear of the site to protect the residential properties and the light intensity shall be reduced to meet the ordinance standard of no more than 10 foot-candles.
5. The applicant must address the comments of the Livingston County Road Commission from their letter dated May 20, 2022.

The motion carried unanimously.

10. Consideration of a recommendation for approval of an environmental impact assessment dated May 3, 2022 for a proposed renovation and addition to the existing clubhouse located inside the Sylvan Glen Manufactured Housing Park. The park is located at 6600 Grand River Avenue, south side of Grand River, east of Dorr Road. The request is petitioned by Mike Barnett, Sun Communities.

It was noted that a representative for the applicant was not present this evening.

Moved by Hunt, supported by Ledford, to approve the environmental impact assessment dated May 3, 2022 with the condition that all requirements of the site plan approval by the Planning Commission be satisfied prior to issuance of a land use permit for the project. The motion carried unanimously.

Correspondence

A letter was received from the Department of Licensing and Regulatory Affairs regarding the transfer of the liquor license for The Log Cabin.

Comcast sent a letter advising that they will be adjusting customers in Genoa Township due to the many sporting events that were put on hold during the pandemic.

Member Discussion

Ms. Skolarus provided the Board with a list of workers for the August 2, 2022 primary election. She will be holding an Election Commission meeting between June 23 and July 12.

Ms. Skolarus provided the Board with a planting plan for the entrance to the cemetery. These improvements will cost approximately \$8,500. She explained where the proposed well would be located, which will cost \$15,000-\$20,000. The irrigation system would be installed next spring. Supervisor Rogers reminded the Board Members to provide Mr. Archinal with the list of improvements they would like to see so a complete plan can be developed and presented to the Board. Mr. Mortensen and Ms. Hunt agreed.

Adjournment

Moved by Hunt, supported by Croft, to adjourn the meeting at 8:58 pm. The motion carried unanimously.

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved:

Paulette Skolarus, Clerk
Genoa Charter Township

Bill Rogers, Supervisor
Genoa Charter Township

DRAFT



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

MEMORANDUM

TO: Honorable Board of Trustees

FROM: Adam VanTassell

DATE: July 18, 2022

RE: Proposed Township Hall computer replacement

Manager's Review: _____



In accordance with the Township computer replacement schedule (see attached), five workstations are up for replacement this year.

Recommended Motion

Moved by _____, Supported by _____ to approve the proposal from Dell for the purchase of 5 new workstations for \$5, 159.25.

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

<u>Asset ID</u>	<u>Employee</u>	<u>Date Acquired</u>	<u>Description</u>	<u>Date of Replacement</u>
1	Van Marter, Kelly	4/1/2020	Dell Optiplex	4/1/2025
2	Rojewski, Deborah	4/1/2020	Dell Optiplex	4/1/2025
3	Sapienza, Kristen	4/1/2020	Dell Optiplex	4/1/2025
4	Gambino, Laura	4/1/2020	Dell Optiplex	4/1/2025
5	VanTassell, Adam	4/1/2021	Dell Optiplex	4/1/2026
6	Archinal, Michael	4/1/2021	Dell Optiplex	4/1/2026
7	Overby, Cindy	4/1/2021	Dell Optiplex	4/1/2026
8	Hunt, Robin	7/1/2018	Dell Optiplex	4/1/2022
9	Stone, Sharon	7/1/2018	Dell Optiplex	4/1/2022
10	Schneirs, Denise	7/1/2018	Dell Optiplex	4/1/2022
11	Lindberg, Tammy	7/1/2018	Dell Optiplex	4/1/2022
12	Buttermore, Jessica	7/1/2018	Dell Optiplex	4/1/2022
13	Vacant Manager	4/1/2013	Dell Optiplex 790	4/1/2024
14	Murphy, Kathleen	4/1/2019	Dell Optiplex 790	4/1/2023
15	Ruthig, Amy	4/1/2013	Dell Optiplex 790	4/1/2024
16	Krencicki, Mary	5/1/2014	Dell Optiplex 7010	4/1/2024
17	Skolarus, Polly	4/1/2019	Dell Optiplex 7010	4/1/2023
18	Elections	5/1/2014	Dell Optiplex 7010	4/1/2024
19	Board Room	4/1/2013	Dell Optiplex 790	4/1/2019
20	QVF Server		State supplied computer	
21	Clerk Front Counter	7/1/2019	Dell Optiplex	TBD
22	Tax Front Counter	7/1/2019	Dell Optiplex	TBD
23	Map Room	7/1/2005	Dell Optiplex	TBD
24	Utility Front Counter	7/1/2019	Dell Optiplex	TBD

Adam VanTassell

From: Dell (please do not reply) <automated_email@dell.com> on behalf of Dell Inc.
<dell_automated_email@dell.com>
Sent: Tuesday, July 12, 2022 9:20 AM
To: info
Subject: Dell Computer - Saved Quote Information -3000126260001



You have saved an eQuote 3000126260001

An eQuote is now saved in your Dell Online Store.
This will be held for 60 days and will expire on 09/10/2022

Your eQuote has been sent to:

Emailed to: info@genoa.org
info@genoa.org

To retrieve this eQuote

Login to [Premier](#)
Sign in to GENOA TOWNSHIP
Click on "Quotes" in the top menu bar and search for eQuote number 3000126260001

eQuote Name	July
Saved By	info@genoa.org
eQuote Description	
Authorized Buyer	
Notes/Comments	
Account Name	GENOA TOWNSHIP
Contract Code	C000000181093
Contract Name	Dell Midwestern Higher Education Compact (MHEC) Master Agreement
Customer Agreement #	MHEC-07012015

Shipping Info

Adam VanTassell
Genoa Township
2911 Dorr Rd
Brighton, MI 48116-9498
(810) 227-5225

eQuote Summary

Description	Quantity	Unit Price	Subtotal
-------------	----------	------------	----------

OptiPlex 7090 Small Form Factor	5	\$1,031.85	\$5,159.25
---------------------------------	---	------------	------------

eQuote Subtotal	\$5,159.25
Shipping*	\$0.00
Shipping Discount*	\$0.00

eQuote Total* \$5,159.25

*The eQuote total, including applicable taxes and additional fees, may be viewable online.

Note: Your order may contain one or more items which are billed on a recurring basis. See Important Notes for details on your specific offering and, for customers with auto-renewing subscriptions, how to turn off automatic renewal.

eQuote Details

Description	Quantity	Price
s011o7090sffusr_smb OptiPlex 7090 Small Form Factor	5	\$8,189.25
Premier Discount		\$3,030.00
(Unit Price after discount: \$1,031.85 ea.)		<u>\$5,159.25</u>

Module	Description	Product Code	Skus	ID
Base	OptiPlex 7090 Small Form Factor BTX	GH5GFNT	[210-AYVK]	1
Processor	11th Gen Intel® Core™ i5-11500 (12 MB cache, 6 cores, 12 threads, 2.70 to 4.60 GHz Turbo, 65W)	G0A2U7M	[338-BZOX]	146
Operating System	Windows 10 Pro (Windows 11 Pro license included), English, French, Spanish	G42N6D1	[619-AQMP]	11
Microsoft Application Software	No Microsoft Office Included	GC7OFJV	[658-BCSB]	1002
Memory	16 GB, 2 x 8 GB, DDR4	GARV4WL	[370-AGFS]	3
Hard Drive	512 GB, M.2 2230, PCIe NVMe, SSD, Class 35	G1HZVXN	[400-BEUX] [412-AAQT] [773-BBBC]	8
Additional Hard Drive	No Additional Hard Drive	G780XKR	[401-AANH]	637


Raid Connectivity	NO RAID	GX5Q06T	[817-BBBN]	1009
Video Card	Intel® Integrated Graphics	GZQDA24	[490-BBFG]	6
Chassis Options	OptiPlex 7090 SFF with 200W (Bronze), Supports up to 10 Core Processors	GT2MWW6	[329-BFNX]	116
Power Cord	System Power Cord (US)	GA5894N	[450-AAOJ]	20
Optical Drive	8x DVD+/-RW 9.5mm ODD	GZY3O28	[325-BDSH] [429-ABFH]	16
Optical Software	Cyberlink Media Suite Essentials for Windows 10 and DVD drive (without Media)	GWNM30Y	[658-BBTV]	597
Additional Storage Devices - Media Reader	No Media Card Reader	GW2K1D6	[379-BBHM]	10
Wireless	No Wireless LAN Card (no WiFi enablement)	GE7Y41P	[555-BBFO]	19
Network Adapters (NIC)	No Additional Network Card Selected (Integrated NIC included)	G9MQCN3	[555-BBJO]	13
Wireless Driver	No Wireless Driver (No WiFi enablement)	GQMKF4C	[340-AFMQ]	7
Stands and Mounts	No Stand or Mount	GJO5ZSE	[575-BBBI]	558
Adapter	No Additional Cable	GIX0L8M	[379-BBCY]	592
Serial Port Adapter	No PCIe add-in-card	GVEYQO7	[492-BBFF]	698
Add-in Cards	No Additional Add In Cards	GNV4J7Q	[382-BBHX]	583
Additional Video Ports	No Additional Video Ports	GWFXALO	[492-BCKH]	495
Keyboard	Dell Pro Wireless Keyboard and Mouse - KM5221W - English - Black	GX0V4JP	[580-AJJG]	4
Mouse	Mouse included with Keyboard	GU54MYP	[570-AADI]	12
Back Cover	No Cable Cover	GDT2C7Z	[325-BCZQ]	376
External Speakers	No External Speaker	GTNM7E2	[817-BBBC]	200095
Software Stack	Dell Applications Windows 10 & 11 DGR with Dell Optimizer	GIG5KLR	[525-BBCL] [640-BBLW] [658-BBMR] [658-BBRB] [658-BEOK] [658-BEQP] [658-BFDQ]	1003
Operating System Recovery Options	OS-Windows Media Not Included	GLA9OQ1	[620-AALW]	200013
ENERGY STAR	ENERGY STAR Qualified	G6J34SM	[387-BBLW]	122
Documentation	Safety/Environment and Regulatory Guide (English/French Multi-language)	G7RB0GY	[340-AGIK]	21
System Monitoring Options	Dell Watchdog Timer	G4B5QX3	[379-BEKK]	39
Placemat	Quick Setup Guide 7090 SFF	G2YM7VI	[340-CVQT]	60
Order Information	US No Canada Ship Charge	G3IA0L8	[332-1286]	111
EAN/UPC Labels	Print on Demand Label	GLBM3TR	[389-BDOH]	292
Bios for TPM	Trusted Platform Module (Discrete TPM Enabled)	GJMDKT6	[329-BBJL]	297
Shipping Material	Shipping Material	GDKRO4V	[340-CQYR] [389-BBUU]	465
Label	Regulatory Label for OptiPlex 7090 SFF 200W	GO37N5G	[389-DZGS]	676
Hard Drive Cables and Brackets	M.2 Caddy	GGPQ1ML	[575-BBKX]	705
Processor Label	11th Gen Intel Core i5 vPro label	GK432YS	[340-CTSV]	749

Transportation from ODM to region	BTS/BTP Shipment	GIXVG8K	[800-BBIP]	200080
Protect Your New PC	No anti-virus software	GD4K19S	[650-AAAM]	1014
FGA Module	7090SFF_1H22_011_SB/US/BTS	FG0041	[998-FHEZ]	572
Speakers	Internal Speaker	GR068XC	[520-AARD]	18
Windows AutoPilot	No AutoPilot	GYES02AP	[340-CKSZ]	291
Systems Management	Intel vPro Technology Enabled	GI8S0DH	[631-ACXI]	49
EPEAT 2018	EPEAT 2018 Registered (Silver)	GTZOE2H	[379-BDTP]	200331
Distribution Only	SMALL BUSINESS FGA	G47I3RF	[379-BESP]	731
Hardware Support Services	3 Years Hardware Service with Onsite/In-Home Service After Remote Diagnosis	NBD3	[812-3886] [812-3887]	29

eQuote Subtotal	\$5,159.25
Shipping*	\$0.00
Shipping Discount*	\$0.00

eQuote Total* \$5,159.25

*The eQuote total, including applicable taxes and additional fees, may be viewable online.

Let's connect.  

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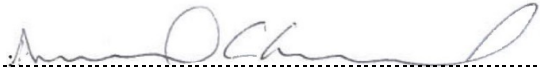
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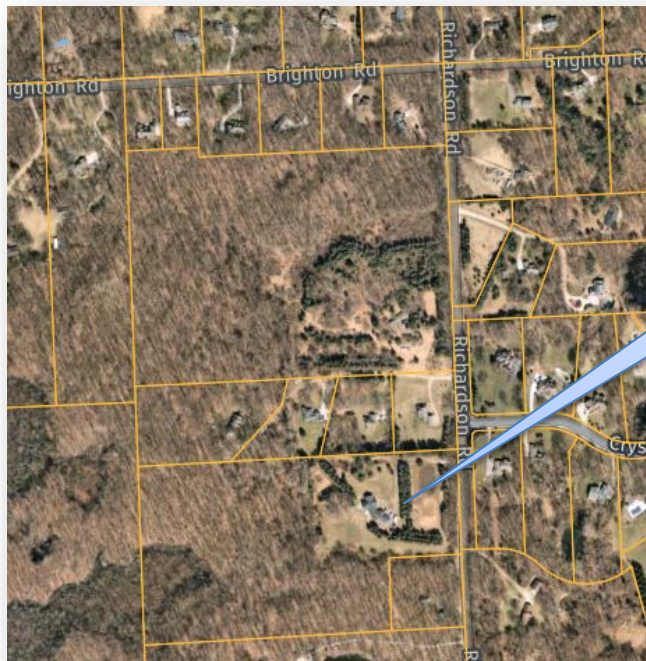
MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Assistant Township Manager/Community Development Director
DATE: July 13, 2022
RE: **5320 Richardson Road Rezoning – First Reading Ordinance No. Z-22-01**

MANAGERS REVIEW: 

Please find attached a proposed rezoning ordinance for parcel 4711-32-100-020 which consists of approximately 20 acres located at 5320 Richardson Road on the west side of Richardson Road, south of Brighton Road. The proposed rezoning is from Rural Residential (RR) to Country Estate (CE). This rezoning was recommended for approval by the Township Planning Commission on June 13, 2022 and is scheduled for consideration by the Livingston County Planning Commission on July 20, 2022.



Subject Site
5320 Richardson

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

As required pursuant to the Charter Township Act (Act 359 of 1947) the Board is being asked to introduce and conduct the first reading on the proposed rezoning ordinance. Staff is requesting the second reading and consideration for adoption be set for the Monday, August 1, 2022 regularly scheduled meeting. A draft publication as required by law is also attached.

As such please consider the following action:

Moved by _____, supported by _____ to introduce and conduct the first reading on proposed ordinance number Z-22-01 and to set the second reading and consideration for adoption before the Township Board on Monday, August 1, 2022 for the purpose of considering the proposed zoning map amendment.

ORDINANCE NO. Z-22-01

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CHARTER TOWNSHIP OF GENOA BY REZONING PARCEL 4711-32-100-020 (20 ACRES) FROM RURAL RESIDENTIAL (RR) TO COUNTRY ESTATE (CE).

THE CHARTER TOWNSHIP OF GENOA HEREBY ORDAINS that the Zoning Map, as incorporated by reference in the Charter Township of Genoa’s Zoning Ordinance, is hereby amended as follows:

Real property containing approximately 20.05 acres with parcel ID number 4711-32-100-020 located at 5320 Richardson Road on the west side of Richardson, south of Brighton Road more particularly described as follows:

Parcel 4711-32-100-020 (5320 Richardson Road, Howell, MI 48843)

A part of the East ½ of the Northeast ¼ of Section 32, Town 2 North, Range 5 East, Township of Genoa, Livingston County, Michigan, described as follows: Commencing at the North ¼ corner of Said Section 32; thence South 00 degrees 22'42" East along the North-South ¼ line of said Section and centerline of Richardson Road, 1608.84 feet to the point of beginning of the parcel to be described thence continuing South 00 degrees 22' 42" east 429 feet thence South 89 degrees 27'54" West 300 feet; thence South 00 degrees 22' 42" east 300 feet; thence South 89 degrees 27'54" West 1028.45 feet; thence North 00 degrees 21'31" West 721.54 feet thence North 89 degrees 08'36" East 1328.23 feet to the Point of Beginning.

shall be rezoned from the Rural Residential (RR) district to the Country Estate (CE) district. The Township Planning Commission and Township Board, in strict compliance with the Township Zoning Ordinance and with Act 110 of the Public Acts of 2006, as amended, reclassified the Property as Country Estate (CE) upon finding that such classification properly achieved the purposes of Section 22.04 of the Township’s Zoning Ordinance (as amended).

Repealor: All ordinances or parts of Ordinances in conflict herewith are repealed.

Severability Should any section, subsection, paragraph, sentence, clause, or word of this Ordinance be held invalid for any reason, such decisions shall not affect the validity of the remaining portions of the Ordinance.

Savings: This amendatory ordinance shall not affect violations of the Zoning Ordinance or any other ordinance existing prior to the effective date of this Ordinance and such violation shall be governed and shall continue to be separate punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

Effective Date: This map amendment was adopted by the Genoa Charter Township Board of Trustees at the regular meeting held _____ and ordered to be given publication in the manner required by law. This ordinance shall be effective seven days after publication.

On the motion to adopt the Ordinance the following vote was recorded:

Yeas:

Nays:

Absent: None

I hereby approve the adoption of the foregoing Ordinance this ____ day of _____, 2022.

Paulette A. Skolarus
Township Clerk

Bill Rogers
Township Supervisor

Township Board First Reading: July 18, 2022
Date of Publication of Proposed Ordinance:
Township Board Second Reading and Adoption:
Date of Publication of Ordinance Adoption:
Effective Date:

**BOARD OF TRUSTEES
GENOA CHARTER TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN**

**NOTICE OF PROPOSED ZONING MAP AMENDMENT
AUGUST 1, 2022**

Pursuant to Michigan Public Act 359 of 1947, (the Charter Township Act), notice is hereby given that the Genoa Charter Township Board will be considering an ordinance to amend the zoning map of the Charter Township of Genoa at 6:30 p.m. on Monday, August 1, 2022. The property proposed for rezoning is located at 5320 Richardson Road on the west side of Richardson Road, South of Brighton Road. The subject parcel involves approximately 20 acres on parcel #4711-32-100-020. The proposed rezoning is from Rural Residential (RR) to Country Estate (CE).

The complete text of the proposed ordinance is available for public inspection at the Township Hall located at 2911 Dorr Road, Brighton, Michigan 48116, Monday through Friday from 9:00a.m. to 5:00p.m.

Kelly VanMarter

Assistant Township Manager/Community Development Director

(Press/Argus 07/24/22)



MEMORANDUM

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

TO: Honorable Board of Trustees

FROM: Kelly VanMarter, Assistant Township Manager/Community Development Director

DATE: July 13, 2022

RE: **First Reading Article 7 Text Amendments
 Ordinance No. Z-22-02**

MANAGERS REVIEW: 

In consideration of the approval recommendation by the Township Planning Commission on April 25, 2022 and the Livingston County Planning Commission on June 16, 2022 please find the attached proposed zoning text amendment ordinance Z-22-02 for your review. The proposed ordinance involves Zoning Ordinance text amendments to Section 7.02 Permitted and Special Land Uses within the Commercial and Service Districts (Article 7). The amendment is intended to allow schools and school related uses within all Commercial Districts and it adds a few clarifying sentences regarding situations involving multiple uses on the same property. The images below show the proposed changes:

Sec. 7.02 PERMITTED AND SPECIAL LAND USES

7.02.01 **List of Uses:** In the commercial districts, land, buildings and structures shall be used only for one or more of the following uses. Each use shall be considered individually and -unless otherwise indicated, no lot may contain more than one principal building, structure or use in accordance with the standards of Section 11.02.01. When there are multiple uses proposed on a single lot, the definitions of Principal Building, Structure, or Use and the definition of Accessory Use shall be used to determine compliance. Land and/or buildings in the districts indicated at the top of Table 7.02 may be used for the purposes denoted by a "P" in the column below by right. Land and/or buildings in the districts indicated at the top of Table 7.02 may be used for the purposes denoted by "S" after special land use approval in accordance with the general and specific standards of Article 19 Special Land Uses. A notation of "- " indicates that the use is not permitted within the district. The "Req." column indicates additional requirements or conditions applicable to the use. (as amended / / /)

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

	OSD	NSD	GCD	RCD	Req.
Recreation (indoor) such as bowling alleys, skating rinks, arcades, indoor golf or softball, indoor shooting/archery ranges	--	--	S	S	7.02.02(s)
Health clubs, fitness centers, gyms and aerobic clubs	S	S	P	P	
Education					
Commercial schools and studios for teaching photography, art, music, theater, dance, martial arts, ballet, etc	S	S	P	P	
Elementary schools, junior and senior high schools and colleges	S	S	P	P	
Dormitories or student apartments accessory to a college	S	S	S	S	
Vocational and technical training facilities	S	S	P	P	28

July 13, 2022

First Reading - Z-22-02 Article 7 Text Amendments

Page 2 of 2

As required pursuant to the Charter Township Act (Act 359 of 1947) the Board is being asked to introduce and conduct the first reading on the proposed Ordinance. Staff is requesting the second reading and consideration for adoption be set for the Monday, August 1, 2022 regularly scheduled meeting. A draft publication as required by law is also attached.

As such please consider the following action:

Moved by _____, supported by _____ to introduce and conduct the first reading on proposed ordinance number Z-22-02 and to set the second reading and consideration for adoption before the Township Board on Monday, August 1, 2022 for the purpose of considering the proposed zoning text amendment.

ORDINANCE #Z-22-02

AN ORDINANCE TO AMEND ZONING ORDINANCE SECTION 7.02 PERMITTED AND SPECIAL LAND USES WITHIN ARTICLE 7 ENTITLED COMMERCIAL AND SERVICE DISTRICTS

THE TOWNSHIP OF GENOA ORDAINS:

SECTION 1: SHORT TITLE: This Ordinance shall be known as the “**2022 Amendment to Zoning Ordinance Article 7 entitled Commercial and Service Districts**”.

SECTION 2: SUMMARY OF ORDINANCE: Pursuant to the Michigan Zoning Enabling Act (P.A. 110 of 2006), notice is hereby given that an ordinance to amend the Zoning Ordinance regulating the development and use of land in Genoa Charter Township has been adopted by the Township Board on _____. The Board conducted the second reading and approved Ordinance #Z-22-02 to adopt the ordinance and amend the Zoning Ordinance of the Charter Township of Genoa by amending Article 7 Commercial and Service Districts. The following provides a summary of the regulatory effect of the ordinance.

ARTICLE 7 OF THE ZONING ORDINANCE, ENTITLED COMMERCIAL AND SERVICE DISTRICTS, SECTION 7.02 PERMITTED AND SPECIAL LAND USES IS HEREBY AMENDED AS FOLLOWS:

SECTION 7.02.01 LIST OF USES is amended to add the following two sentences: “*Each use shall be considered individually and unless otherwise indicated, no lot may contain more than one principal building, structure or use in accordance with the standards of Section 11.02.01. When there are multiple uses proposed on a single lot, the definitions of Principal Building, Structure, or Use and the definition of Accessory Use shall be used to determine compliance.*”

TABLE 7.02 SCHEDULE OF COMMERCIAL USES is amended in relation to educational land uses *to allow elementary schools, junior and senior high schools and colleges as a special land use in the Neighborhood Service District (NSD) district and as a permitted use in the General Commercial District (GCD) and the Regional Commercial District (RCD) district. Dormitories and student apartments accessory to a college are added as a special land use within all the commercial districts and vocational and technical training facilities are added as a special land use in the NSD district.*

SECTION 3: REPEALOR: All ordinances or parts of Ordinances in conflict herewith are repealed.

SECTION 4: SEVERABILITY: Should any section, subsection, paragraph, sentence, clause, or word of this Ordinance be held invalid for any reason, such decisions shall not affect the validity of the remaining portions of the Ordinance.

SECTION 5: SAVINGS: This amendatory ordinance shall not affect violations of the Zoning Ordinance or any other ordinance existing prior to the effective date of this Ordinance and such violation shall be governed and shall continue to be separate punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

SECTION 6: EFFECTIVE DATE: These ordinance amendments were adopted by the Genoa Charter Township Board of Trustees at the regular meeting held _____ and ordered to be given publication in the manner required by law. This ordinance shall be effective seven days after publication.

On the question: “SHALL THIS ORDINANCE NOW PASS” the following vote was recorded:

Ayes:

Nays:

Absent:

I hereby approve the adoption of the foregoing Ordinance this _____ day of _____ 2022.

Paulette Skolarus
Township Clerk

Bill Rogers
Township Supervisor

Township Board First Reading: July 18, 2022
Date of Posting of Proposed Ordinance:
Date of Publication of Proposed Ordinance:
Township Board Second Reading and Adoption:
Date of Publication of Ordinance Adoption:
Effective Date:

**BOARD OF TRUSTEES
GENOA CHARTER TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN**

**NOTICE OF PROPOSED ZONING TEXT AMENDMENT
AUGUST 1, 2022**

Pursuant to Michigan Public Act 359 of 1947, (the Charter Township Act), notice is hereby given that the Genoa Charter Township Board will be considering an ordinance to amend Article 7, Commercial and Service Districts of the Zoning Ordinance at their regularly scheduled meeting at 6:30 p.m. on Monday, August 1, 2022. The proposed text amendment involves changes to Section 7.02 Permitted and Special Land Uses as follows:

Section 7.02.01 List of Uses. *Added two new sentences as follows: “Each use shall be considered individually and unless otherwise indicated, no lot may contain more than one principal building, structure or use in accordance with the standards of Section 11.02.01. When there are multiple uses proposed on a single lot, the definitions of Principal Building, Structure, or Use and the definition of Accessory Use shall be used to determine compliance.”*

Table 7.02 Schedule of Commercial Uses. *Educational land uses are revised to allow elementary schools, junior and senior high schools and colleges as a special land use in the NSD district and as a permitted use in the GCD and RCD districts. Dormitories or student apartments accessory to a college are amended to be a special land use within all commercial districts and vocational and technical training facilities would be added as a special land use in the NSD district.*

The complete text of the proposed ordinance is available for public inspection at the Township Hall located at 2911 Dorr Road, Brighton, Michigan 48116, Monday through Friday from 9:00a.m. to 5:00p.m.

Kelly VanMarter

Assistant Township Manager/Community Development Director

(Press/Argus 07/24/22)



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: July 13, 2022

RE: Chestnut Springs Condominium Master Deed/Bylaws Amendment

MANAGERS REVIEW: 

Attached please find the project case file for a proposed amendment to the Master Deed involving the Condominium Bylaws for Lot 25 of the Chestnut Springs Site Condominium development. The development is located on the east side Chilson Road just north of the Hamburg Township boundary line. The project is in the Low Density Residential (LDR) zoning district and obtained final site condominium approval in 2018 for a 25-unit single-family development along a private road.

The request is to amend the Bylaws portion of the Master Deed such that Unit 25 would be permitted one accessory building, not larger than 30x40, matching the architecture of the home, in the southern area of the unit for residential use only. The previously approved document included a prohibition on accessory buildings throughout the development.



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

July 13, 2022

Chestnut Springs Master Deed/Bylaws Amendment

Page 2 of 2

Procedurally, condominium documents (master deed and bylaws) are part of the final condominium plan approval. As such, any major amendment to these documents is subject to the same review process – review and recommendation by the Planning Commission, with the Township Board having final review/approval authority. This project was heard before the Planning Commission on June 13, 2022 and the Commission recommended conditional approval. The applicant submitted a revised document that satisfied the condition of the Planning Commission therefore I offer the following motion or your consideration:

Moved by _____, supported by _____ to approve the Third Amendment to the Master Deed involving the Condominium Bylaws for the Chestnut Springs Site Condominium development to allow a detached accessory structure on Lot 25.

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

Sincerely,



Kelly VanMarter



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Chestnut Development, 6253 Grand River, Brighton 48116
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Chestnut Development, LLC

SITE ADDRESS: Lot 25 Chestnut Springs PARCEL #(s): 4711-33-401-025

APPLICANT PHONE: (888) 825-1420 OWNER PHONE: (888) 825-1420

OWNER EMAIL: permits@chestnutdev.com

LOCATION AND BRIEF DESCRIPTION OF SITE: 23.53 acres, zoned LDR

SEC 33/34 T2N R5E CHESTNUT SPRINGS SITE CONDOMINIUM UNIT 25 SPLIT/COMBINED

ON 04/05/2019 FROM 4711-33-400-003, 4711-34-300-005;

BRIEF STATEMENT OF PROPOSED USE: Single family residential use

See addendum with proposed use to allow for accessory outbuilding on lot 25.

THE FOLLOWING BUILDINGS ARE PROPOSED: Single family home with attached garage

& accessory outbuilding that meets Township Ordinance. Applicant is requesting approval for a pole barn

for this lot in the development due to its size, which is much larger than all other lots. Accessory

structures are permitted for other parcels of this size in the township, and potential purchasers

expect it with a lot of this size.

**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: Steve Giondo, Owner of Chestnut

ADDRESS: 6253 Grand River, Brighton MI 48116

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

1.) Kelly Ralko of Chestnut Development, LLC at permits@chestnutdev.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: *Steve Gronow, Owner of Chestnut* DATE: 2/9/22
PRINT NAME: Steve Gronow, Owner of Chestnut PHONE: 888-825-1420
ADDRESS: 6253 Grand River, Brighton MI 48116

The June 3, 2022 letter from the Fire Marshal states that all of his previous concerns have been addressed by the applicant.

Mr. Miller submitted a drawing of the side elevations to the Planning Commission. He showed the proposed materials.

Commissioner McCreary asked how the safety of the pool and the building is handled. Ms. Anita Haddock, the property manager, stated this is for the residents only. There will be a lifeguard on duty and there will be pool monitors. There will always be someone in the office while the pool is open.

The call to the public was made at 7:19 pm with no response.

Moved by Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the Environmental Impact Assessment dated May 3, 2022 for a proposed renovation and addition to the existing clubhouse located inside the Sylvan Glen Manufactured Housing Park. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to approve the Site Plan dated May 26, 2022 for a proposed renovation and addition to the existing clubhouse located inside the Sylvan Glen Manufactured Housing Park, with the following conditions:

- The elevation views for the remaining two sides of the equipment storage building shall be supplied to staff for review & approval
- The mislabeling of the elevations on Sheet A301 shall be corrected.
- The material samples and colors viewed this evening are acceptable to the Planning Commission and shall be submitted and become property of the Township.
- The light pole height must conform to the requirements of a maximum height of 20 feet. The light pole details shall be submitted to staff for review & approval.
- The items listed in the township's engineer letter dated June 8, 2022 shall be met, specifically, to accommodate for the overflow of the stormwater management system
- The applicant must address comments provided by the Brighton Area Fire Authority.

The motion carried unanimously.

OPEN PUBLIC HEARING #4...Consideration of an amendment to the master deed and bylaws for Chestnut Springs to allow a detached accessory structure on lot 25. The property in question is located on the east side of Chilson Road, South of Brighton Road along the southern Township boundary with Hamburg Township. The request is petitioned by Chestnut Development LLC.

A. Recommendation of Master Deed and Bylaws amendment

Ms. Catherine Riesterer of Cooper & Riesterer, the attorney for the applicant, and Christian Bugeja of Chestnut Development were present. This was a development built by the Chestnut Group. Most of the homes are on 1-2 acre lots and there is one large 25-acre parcel; however,

only approximately eight acres of it are buildable. This is a site condominium and there were no outbuildings allowed. This one parcel owner will need to maintain their own property so they would like to allow this lot to have an accessory structure in addition to the home. She cited the proposed revised documents presented in the packet. They submitted forms from 21 neighbors who are in favor of allowing this for the one parcel.

Mr. Borden agrees with the request. He suggested that this would be the time for the applicant to consider amending the Master Deed and Bylaws to allow outbuildings on the other parcels. Ms. Riesterer stated they do not wish to have outbuildings allowed on the other parcels. They are not needed as the homeowner's association hires out the landscaping

Ms. Byrne stated she has no concerns with this proposal.

Commissioner McCreary questioned why the applicant cannot build an attached garage. Ms. Riesterer stated that anyone who has shown interest in this property, due to the size of the lot, has stated they would want an outbuilding for their maintenance equipment. The developer can waive this provision in the agreement; however, it was suggested to have the Township approve the change. Commissioner McCreary is concerned that the type of equipment that could be on that site and used could be loud and it is adjacent to the other residences. Commissioner McCreary wants to ensure that this does not become used for a commercial business. Ms. Riesterer stated this lot is restricted to a single-family residential use and not commercial. Ms. VanMarter stated the zoning ordinance allows for home occupation businesses. She agrees that the restriction should be put in the master deed and bylaws.

The call to the public was made at 7:41 pm with no response.

Moved by Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of an amendment to the master deed and bylaws for Chestnut Springs to allow a detached accessory structure on Lot 25, with the condition that additional language be added stating the accessory building for Lot 25 shall not be used for commercial purposes, including a home occupation business. **The motion carried unanimously.**

OPEN PUBLIC HEARING #5...Discussion and review of a conceptual site plan for 12 attached condominiums and 102 single family homes for the Summerfield Pointe PUD. The property in question is located on Lawson Drive, north of Grand River Avenue. The request is petitioned by Healy Homes, LLC.

Mr. Wayne Perry of Desine, Inc. stated that Mr. Healy requested to have this item on tonight's agenda; however, he is not present.

Mr. Perry stated that Mr. Healy's original application was withdrawn after it was recommended for denial by the Planning Commission. Mr. Healy then met with residents of the community as their biggest concern was developing single-family residences into a multi-family neighborhood.



March 15, 2022

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Chestnut Springs Site Condominium Development – Master Deed Amendment (Review #1)

Dear Commissioners:

At the Township’s request, we have reviewed the proposal to amend the master deed for the Chestnut Springs site condominium development.

The project obtained final site condominium approval in 2018 for a 25-unit single-family development along a private road.

Procedurally, condominium documents (master deed and bylaws) are part of the final condominium plan approval. As such, an amendment to these documents is subject to the same review process – review and recommendation by the Planning Commission, with the Township Board having final review/approval authority.

The request at this time, is to amend the master deed such that Unit 25 would be permitted “one accessory building that complies with all necessary Township ordinances and requirements.”

The previously approved document included a prohibition on accessory buildings throughout the development.

Though approximately two-thirds of Unit 25 contains wetlands, the upland area remains quite large (8.6 acres) with sufficient area to accommodate a dwelling and an accessory building. Furthermore, we suggest the applicant consider allowing an accessory buildings throughout the development, and question why only one property should be allowed such if Ordinance standards can be met.

Lastly, the application form notes the proposal on Unit 25 for a 40’ x 60’ pole barn; however, Section 11.04.02 limits the size of such a building to 2,200 square feet.

Should the Township consider favorable action on the amendment to the master deed, the application form should be corrected for consistency with Ordinance requirements.

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



March 16, 2022

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

**Re: Chestnut Springs Master Plan Amendment
Site Plan Review No. 1**

Dear Ms. Van Marter:

Tetra Tech conducted a review of the proposed Chestnut Springs Master Plan Amendment materials last dated December 9, 2021. The plans were prepared by Monument Engineering Group Associates and Livingston Engineering on behalf of Chestnut Development, LLC. The Petitioner is proposing to amend the existing master plan to allow unit 25 to have one accessory building. After reviewing the provided master plan amendment and exhibits, we have no engineering related concerns with the proposed amendment.

Please call or email if you have any questions.

Sincerely,

A blue ink signature of Gary J. Markstrom, written in a cursive style.

Gary J. Markstrom, P.E.
Vice President

A blue ink signature of Shelby Byrne, written in a cursive style.

Shelby Byrne
Project Engineer

**THIRD AMENDMENT TO MASTER DEED
OF
CHESTNUT SPRINGS SITE CONDOMINIUM**

THIS THIRD AMENDMENT TO THE MASTER DEED OF CHESTNUT SPRINGS SITE CONDOMINIUM (“Amendment”) is made and executed on this ____ day of March 2022, by Chestnut Development, L.L.C. (“Developer”), a Michigan limited liability company, whose address is 6253 Grand River Ave. #700, Brighton, MI 48114.

RECITALS:

A. Chestnut Site Condominium, Livingston County Condominium Subdivision Plan No. 428 (“Project”), was established as a condominium project under the provisions of Act 59 of the Michigan Public Acts of 1978, as amended (“Act”), by the recording of the Master Deed for the Project, dated the 22nd day of March 2019, on the 28th day of March 2019, in the Livingston County Register of Deeds, associated with Instrument No. 2019R-006816 (“Master Deed”), which Master Deed was amended by the recording of the First Amendment to Master Deed of Chestnut Springs Site Condominium, dated the 4th day of September 2019, on the 11th day of September 2019, in the Livingston County Register of Deeds, associated with Instrument No. 2019R-024194; and further amended by the recording of the Second Amendment to Master Deed of Chestnut Springs Site Condominium, dated the 31st day of January 2022, on the 10th day of February, 2022; and

B. In accordance with Article VII, Section 7.1 of the Master Deed and Article XV, Section 15.1 of the Condominium Bylaws, Developer now desires to amend the Condominium Bylaws for the Chestnut Springs Site Condominium Association attached as Exhibit A to the Master Deed for the purpose of allowing Unit 25 to construct one accessory building within the building envelope of that Unit.

NOW, THEREFORE, Developer does hereby amend the Condominium Bylaws as follows:

1. **Amendment to Exhibit A.** Section 20.1 of Article XX, Restrictions, of the Condominium Bylaws for the Chestnut Springs Site Condominium Association is amended in its entirety as follows:

*Section 20.1 **Residential Use.*** No Unit in the Condominium shall be used for other than single family residence purposes. No structure shall be erected, altered, placed or permitted to remain on any Unit other than one (1) single family dwelling with attached

garage and deck, with the exception of Unit 25 which, in addition to the dwelling, may have one accessory building that complies with all necessary Township ordinances and requirements. The accessory building on Unit 25 shall be no larger than 30x40, have architectural elements matching the house, and be situated in the southern corner of Unit 25. No commercial use, including a home occupation shall be conducted from the building. All other accessory structures, storage buildings, detached garages, sheds, tents, shacks, and temporary structures are prohibited and shall not be erected, placed or permitted to remain upon any Unit, unless approved by the Association as further provided in this Master Deed. Temporary buildings may be constructed within a Unit during the construction of a permanent dwelling, provided that the temporary structures shall be removed from the Unit upon enclosure of the dwelling. No old or used structures shall be replaced upon any Unit or anywhere within the Condominium Project. There shall be no oil or gas exploration conducted upon the Condominium Premises, including but not limited to the following activities, mining, drilling, laying or maintaining of pipelines (other than utility pipelines installed to serve residential consumers).

2. **Continuing Effect.** Except as amended and modified by this Amendment, all terms and conditions of the Master Deed and Bylaws, including all remaining Sections of Article XX shall remain in full force and effect.

IN WITNESS WHEREOF, Developer has duly executed this Third Amendment to Master Deed of Chestnut Springs Site Condominium as of the day and year first written above.

CHESTNUT DEVELOPMENT, L.L.C.

 By: Steven Gronow
 Its: Authorized Member

STATE OF MICHIGAN)
) ss
 COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this _____ day of _____ 2022, by Steven Gronow, the Authorized Member of Chestnut Development, L.L.C., a Michigan limited liability company, on behalf of said company.

_____, Notary Public
 State of Michigan, County of _____
 My Commission Expires: _____
 Acting in the County

DRAFTED BY AND WHEN RECORDED RETURN TO:
Catherine A. Riesterer (P40914)

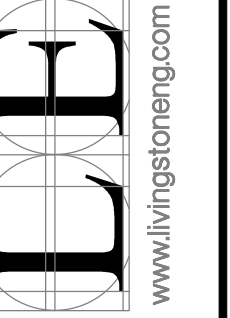
COOPER & RIESTERER, PLC
7900 Grand River Road
Brighton, MI 48114
(810) 227-3103



Know what's below.
Call before you dig.

SITE LAYOUT

© 2018
LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
3300 S. OLD U.S. 23, BRIGHTON, MI 48114
PHONE: (810) 225-7100 FAX: (810) 225-7699



Client
CHESTNUT DEVELOPMENT, LLC
6835 GRAND RIVER AVE SUITE 100
BRIGHTON, MI 48114
810.598.3984

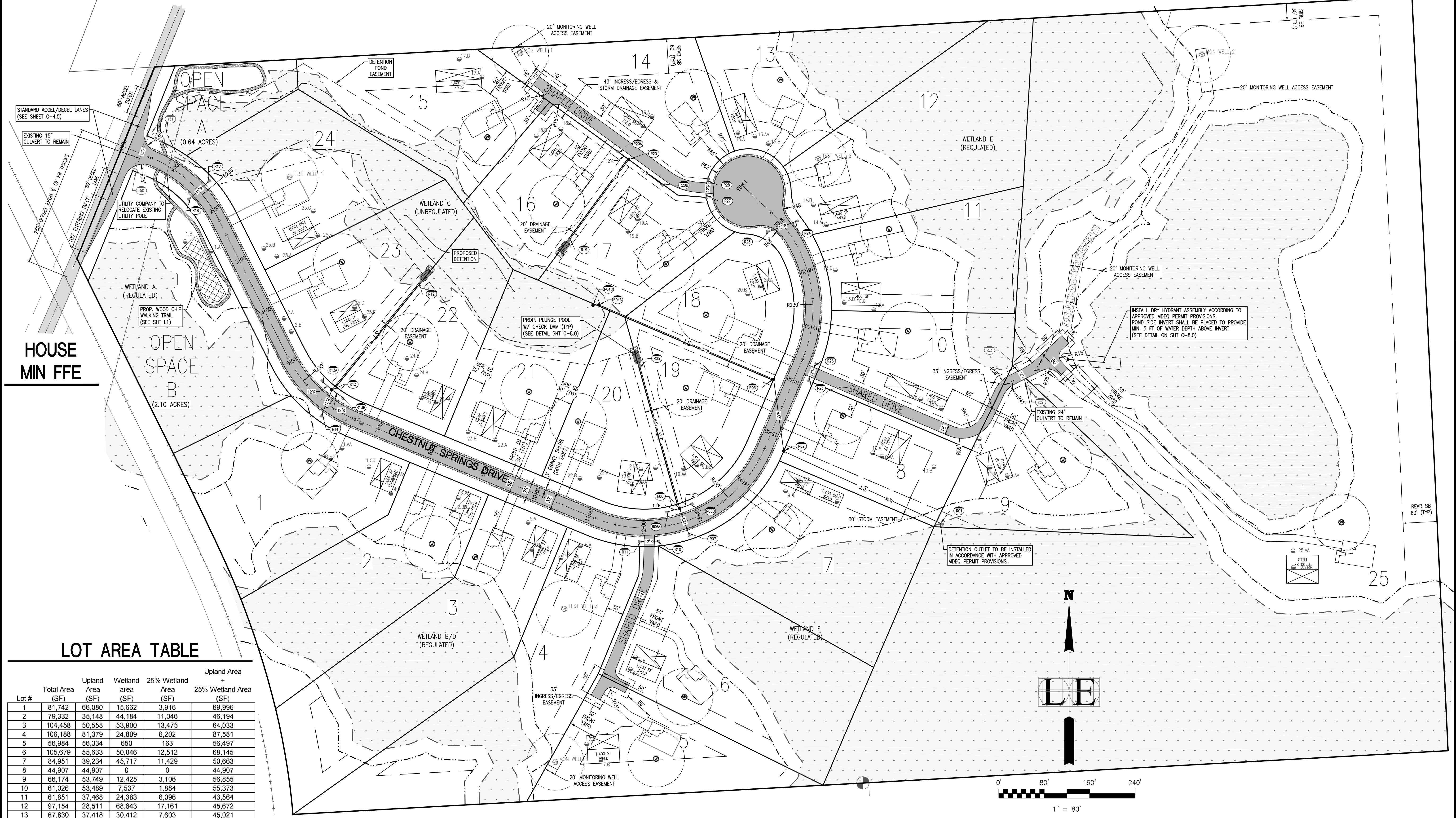
CHESTNUT SPRINGS
CHILSON RD, GENOA CHARTER TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
CONSTRUCTION PLANS
SITE LAYOUT

REVISIONS	DATE
PER LCRG & TWP ENG REVIEWS	1/7/2019

Drawn: MJB
Checked:
Approved:
Date: 11/15/2018

Job no. 11216-2
Scale:
Vertical: T = 80'
Horizontal:

C-30



STANDARD ACCEL/DECEL LANES
(SEE SHEET C-4.5)

EXISTING 18" CULVERT TO REMAIN

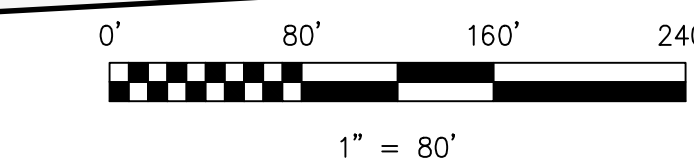
HOUSE MIN FFE

OPEN SPACE
A
(0.64 ACRES)

OPEN SPACE
B
(2.10 ACRES)

LOT AREA TABLE

Lot #	Total Area (SF)	Upland Area (SF)	Wetland Area (SF)	25% Wetland Area (SF)	Upland Area + 25% Wetland Area (SF)
1	81,742	66,080	15,662	3,916	69,996
2	79,332	35,148	44,184	11,046	46,194
3	104,458	50,558	53,900	13,475	64,033
4	106,188	81,379	24,809	6,202	87,581
5	56,984	56,334	650	163	56,497
6	105,679	55,633	50,046	12,512	68,145
7	84,951	39,234	45,717	11,429	50,663
8	44,907	44,907	0	0	44,907
9	66,174	53,749	12,425	3,106	56,855
10	61,026	53,489	7,537	1,884	55,373
11	61,851	37,468	24,383	6,096	43,564
12	97,154	28,511	68,643	17,161	45,672
13	67,830	37,418	30,412	7,603	45,021
14	66,762	66,762	0	0	66,762
15	65,871	55,490	10,381	2,595	58,085
16	46,444	43,491	2,953	738	44,229
17	48,547	44,692	3,855	964	45,656
18	44,498	44,498	0	0	44,498
19	44,028	44,012	16	4	44,016
20	45,046	43,825	1,221	305	44,130
21	58,608	38,706	19,902	4,976	43,682
22	55,330	39,690	15,640	3,910	43,600
23	59,986	38,180	21,786	5,447	43,627
24	71,063	34,397	36,666	9,167	43,564
25	1,025,300	378,546	646,754	161,889	540,235
OS A	27,379	21,557	5,822	1,456	23,013
OS B	92,422	33,722	58,700	14,675	48,397



GENERAL NOTES:

- ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
- UNDERGROUND ELECTRIC CONNECTION WILL BE PROVIDED AS DETERMINED BY UTILITY COMPANY.
- ALL STORM SEWER CONSTRUCTION, AND WELL AND SEPTIC INSTALLATION SHALL BE IN ACCORDANCE WITH GENOA TOWNSHIP AND LIVINGSTON COUNTY STANDARDS AND SPECIFICATIONS.
- ALL WORK WITHIN CHILSON ROAD RIGHT-OF-WAY SHALL CONFORM TO ALL LIVINGSTON COUNTY ROAD COMMISSION STANDARDS AND PERMIT PROVISIONS.
- CHESTNUT SPRINGS DR SHALL BE A PRIVATE ROAD.

LAYOUT NOTES:

- HOUSES ON LOTS 7, 12, AND 13 UTILIZE A SMALLER HOUSE FOOTPRINT TO PREVENT GRADING ENCROACHMENT INTO THE 25 FT WETLAND SETBACK LINE
- SEE SHEET C-8.0 FOR ROAD CROSS SECTION DETAIL

FILE:C:\Users\User\Dropbox (Living)\Projects\2011\11216-2 Chestnut Springs Construction Plans\11216-2_3.0_Overall Layout.dwg

LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 428

1ST AMENDMENT TO EXHIBIT "B" TO THE MASTER DEED OF

CHESTNUT SPRINGS

A SITE CONDOMINIUM

GENOA TOWNSHIP, SECTIONS 33 & 34, T2N-R5E
LIVINGSTON COUNTY, MICHIGAN

DRAWING INDEX

<u>NO.</u>	<u>TITLE</u>	
1.	COVER SHEET*	(REVISED)
2.	SURVEY PLAN	
3.	UNIT AND PERIMETER PLAN (UNITS 1-25)*	(REVISED)
4.	SITE AND UTILITY PLAN (UNITS 1-25)*	(REVISED)

DEVELOPER:



CHESTNUT DEVELOPMENT, LLC
6253 GRAND RIVER AVE. SUITE 700
BRIGHTON, MI 48114
PHONE: 810.599.3984
EMAIL: OFFICE@CHESTNUTDEV.COM

PREPARED BY:



MONUMENT ENGINEERING GROUP ASSOCIATES, INC

INNOVATIVE GEOSPATIAL &
ENGINEERING SOLUTIONS

298 VETERANS DRIVE,
FOWLERVILLE, MI 48836
PHONE: 517-223-3512


LEGAL DESCRIPTION:

Part of the Southeast ¼ of Section 33 and the Southwest ¼ of Section 34, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: BEGINNING at the Southeast Corner of said Section 33, also being the Southwest Corner of said Section 34; thence along the South line of said Section 33, being the Hamburg-Genoa Township line, S 86°51'02" W, 1005.29 feet (previously surveyed as S 87°12'20" W); thence along the Easterly line of the Ann Arbor Railroad (66 foot wide), the following 4 courses on the arc of a curve left, 188.78 feet, said curve has a radius of 1233.00 feet, a central angle of 08°46'20" and a long chord which bears N 09°20'42" W, 188.59 feet (previously recorded as N 08°59'24" W); thence along the arc of a curve left, 300.68 feet, said curve has a radius of 1504.99 feet, a central angle of 11°26'49" and a long chord which bears N 19°27'17" W, 300.18 feet (previously surveyed as N 19°05'59" W); thence along the arc of a curve left, 184.66 feet, said curve has a radius of 9470.15 feet, a central angle of 01°07'02" and a long chord which bears N 25°44'13" W, 184.66 feet (previously surveyed as N 25°22'55" W); thence N 26°17'44" W 382.92 feet, (previously surveyed as N 25°56'26" W); thence along the centerline of centerline of Chilson Road (66 foot wide Right of Way), N 22°02'33" E, 363.80 feet (previously surveyed as N 22°23'51" E); thence along the North line of the South 1/2 of the Southeast ¼ of said Section 33, N 86°50'49" E, 1189.30 feet (previously surveyed as N 87°12'07" E); thence along the North line of the South 1/2 of the Southwest ¼ of said Section 34, N 86°41'47" E, 1028.59 feet (previously surveyed as N 87°03'05" E); thence along the East line of the West 30 acres of the Southwest ¼ of the Southwest ¼ of said Section 34, S 02°44'41" E, 1329.93 feet (previously surveyed as S 02°23'23" E); thence along the South line of said Section 34 and the Hamburg-Genoa Township line S 86°49'56" W, 1031.98 feet (previously surveyed as S 87°11'14" W to the Point of Beginning. Containing 67.12 acres, more or less and subject to the rights of the public over Chilson Road. Also subject to any other easements or restrictions of record.

ATTENTION: COUNTY REGISTER OF DEEDS

THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE ON THIS SHEET AND IN THE SURVEYORS CERTIFICATE ON SHEET 2.

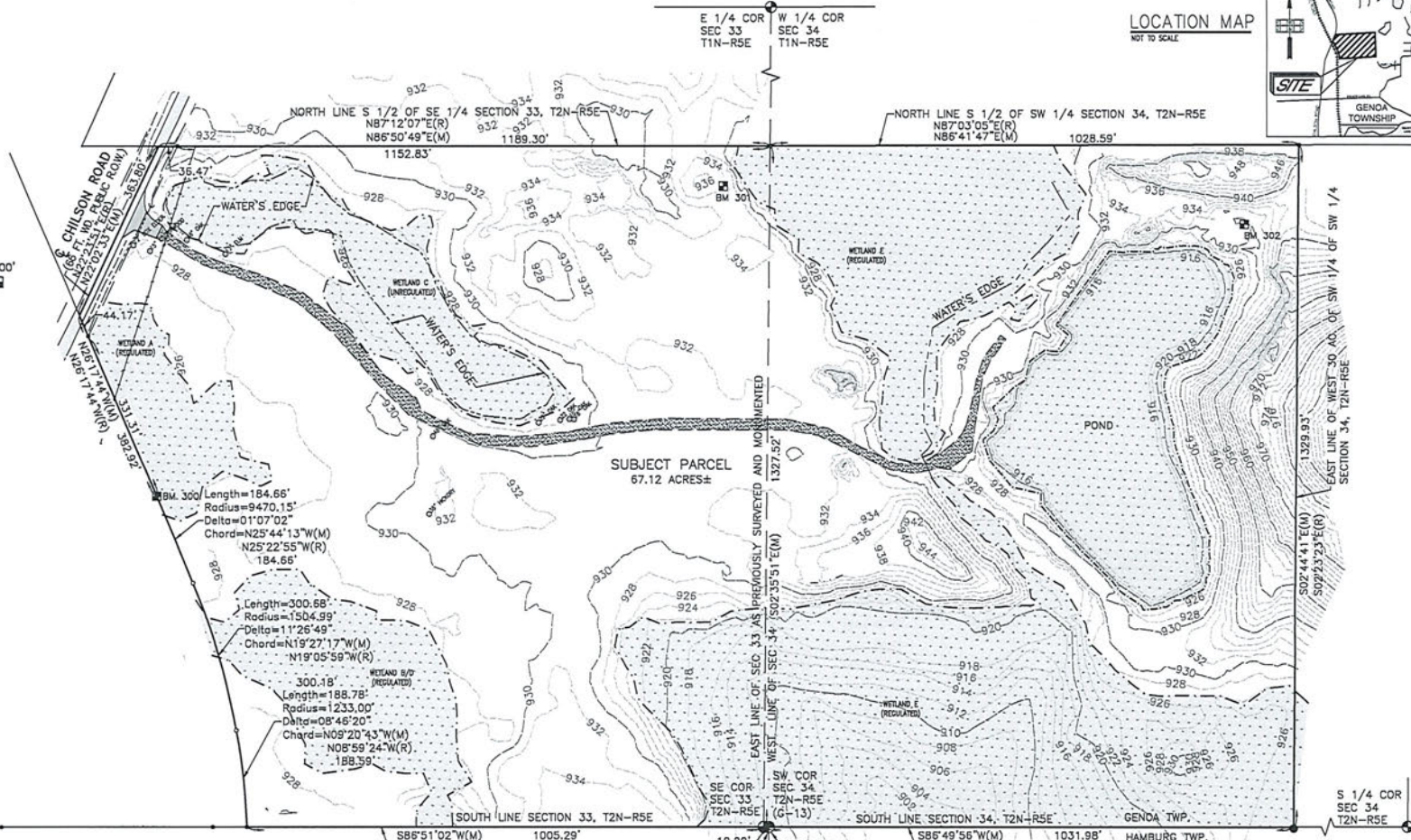
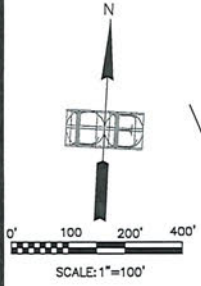
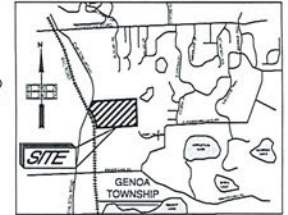
PROPOSED: _____ AS-BUILT: _____

 INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS 298 VETERANS DRIVE FOWLERVILLE, MICHIGAN 48836 (OFFICE) 517-223-3512	COVER	
	"CHESTNUT SPRINGS"	
	SE 1/4 SEC. 13-SW 1/4 SEC. 14, T2N-R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN	
	CHESTNUT DEVELOPMENT 6253 GRAND RIVER AVE., SUITE 700 BRIGHTON, MI 48114	
JOB # : 20-152	SCALE : N/A	DRAWN: DC CHK: MB
DATE : 12/9/2021		SHEET: COVER

DRAFT

SURVEY PLAN

LOCATION MAP
NOT TO SCALE



LE
LIVINGSTON ENGINEERING
CIVIL ENGINEERING,
SURVEYING, PLANNING
3300 S. OLD US 23
BRIGHTON, MI 48114
PHONE: (810) 225-7100
FAX: (810) 225-7099
http://www.livingstoneng.com

Project Title
CHESTNUT SPRINGS

Sheet Title
SURVEY PLAN

Client
Chestnut Development, LLC
8233 GRAND RIVER AVE SUITE 700
BRIGHTON, MI 48114
PHONE: 810-225-9884
EMAIL: OFFICE@CHESTNUTDEV.COM

REVISED	DATE

Scale
Vertical: _____
Horizontal: T=100'

Drawn: N. LEMONS
Checked: _____
Approved: _____
Date: 10-25-2018

Job no.
11216-2

Sheet no.
2

SURVEYOR'S CERTIFICATE

I, WILLIAM R. STRUBBING, III, REGISTERED LAND SURVEYOR OF THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THE SUBDIVISION PLAN KNOWN AS LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. _____ AS SHOWN ON THE ACCOMPANYING DRAWINGS REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED, THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE NOT BEEN LOCATED IN THE GROUND, BUT WILL BE PLACED WITHIN 1 YEAR OF THE RECORDING DATE AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978. THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978; THAT THE BEARINGS AS SHOWN ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT NUMBER 59 OF THE PUBLIC ACTS OF 1978.



WILLIAM R. STRUBBING, III, REGISTRATION NO. 51686
LIVINGSTON ENGINEERING
3300 S. OLD US 23 HWY.
BRIGHTON, MICHIGAN 48114

BENCHMARKS

- BENCHMARK #300**
FOUND IRON
±368 FT SE OF CHILSON RD
ALONG THE RAILROAD ROW
N: 370142.95'
E: 13261141.39'
ELEVATION= 924.70
NAVD88 DATUM
- BENCHMARK #301**
SET IRON:
±78' SOUTH OF NORTH PROPERTY
LINE &
±91' WEST OF THE EAST LINE OF
SECTION 33
N: 370805.98'
E: 13262209.08'
ELEVATION= 931.33
NAVD88 DATUM
- BENCHMARK #302**
SET IRON:
±154' SOUTH OF NORTH
PROPERTY LINE &
±105' WEST OF THE EAST
PROPERTY LINE
N: 370788.47'
E: 13263225.57'
ELEVATION= 930.43
NAVD88 DATUM

NOTES: 1. BEARINGS BASED ON GRID NORTH, MICHIGAN STATE PLANE COORDINATE SYSTEM, "SOUTH ZONE" BY RTK GPS OBSERVATIONS

2. SUBJECT PROPERTY LIES WITHIN ZONE "X", PER FEMA MAP 26093C0340D, DATED SEPTEMBER 17, 2008.

LEGEND

- SET MONUMENT
- ⊕ SECTION CORNER
- ⊠ BENCHMARK
- WETLAND
- ▨ WETLAND AREA

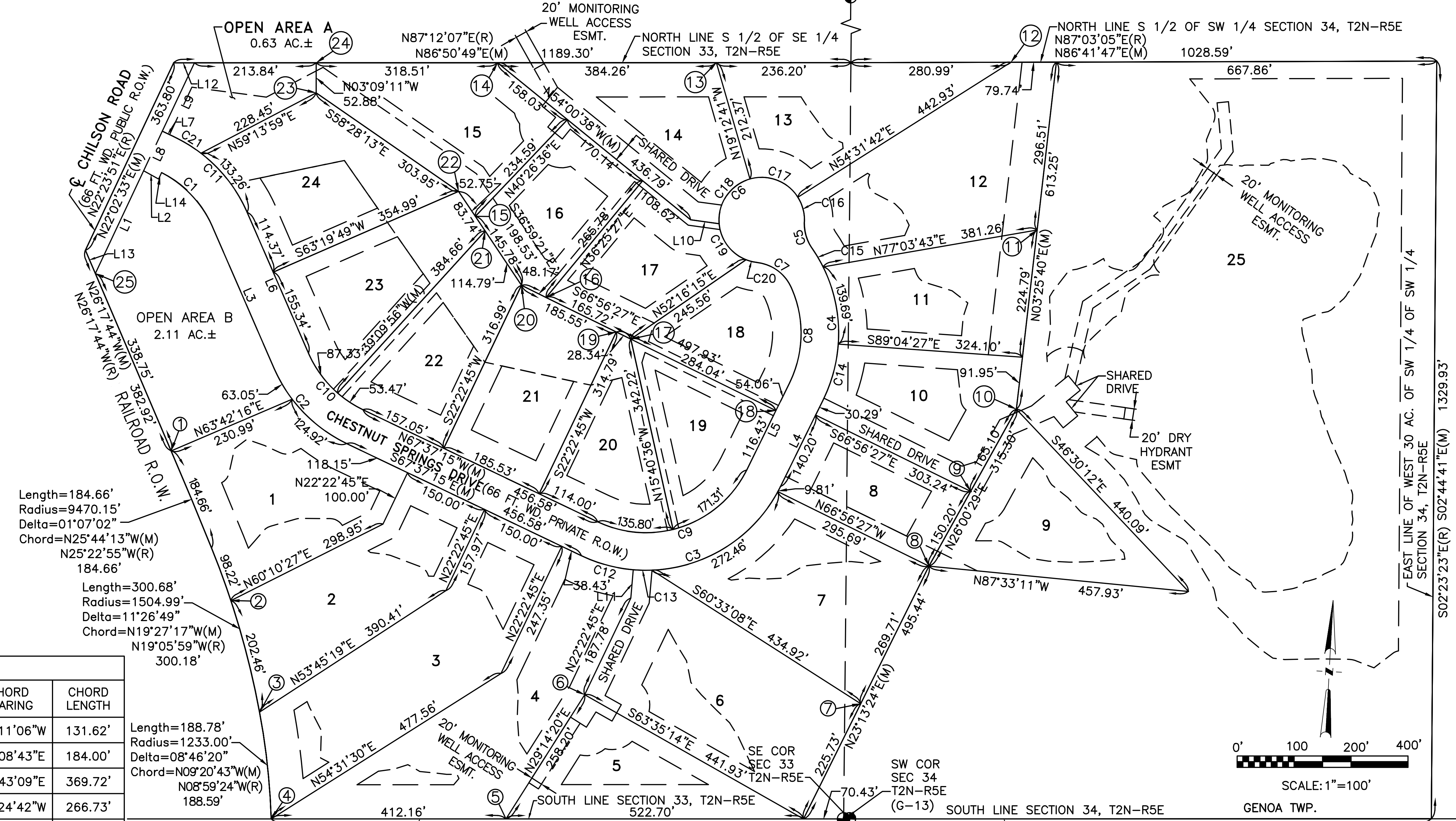
PROPOSED AS OF NOVEMBER 13, 2018

UNIT AND PERIMETER PLAN

E 1/4 COR
SEC 33
T2N-R5E

W 1/4 COR
SEC 34
T2N-R5E

LIST OF COORDINATES		
NO.	NORTHING	EASTING
1	370142.9891	13261141.8789
2	369886.4564	13261260.9242
3	369693.6067	13261322.0445
4	369507.5196	13261352.6683
5	369530.1636	13261764.2010
6	369755.4674	13261890.3197
7	369766.3214	13262375.1261
8	370014.1754	13262481.4761
9	370149.1640	13262547.3378
10	370297.5461	13262619.7342
11	370613.7167	13262638.6723
12	370905.1000	13262576.7953
13	370875.9159	13262060.4290
14	370854.7802	13261676.7411
15	370583.3876	13261652.4304
16	370448.0787	13261784.4628
17	370383.1677	13261936.9453
18	370271.9143	13262198.2908
19	370394.2707	13261910.8633
20	370466.9462	13261740.1412
21	370558.6378	13261671.0735
22	370625.5203	13261620.6935
23	370784.4662	13261361.6194
24	370837.2613	13261358.7111
25	370446.6837	13260991.8130



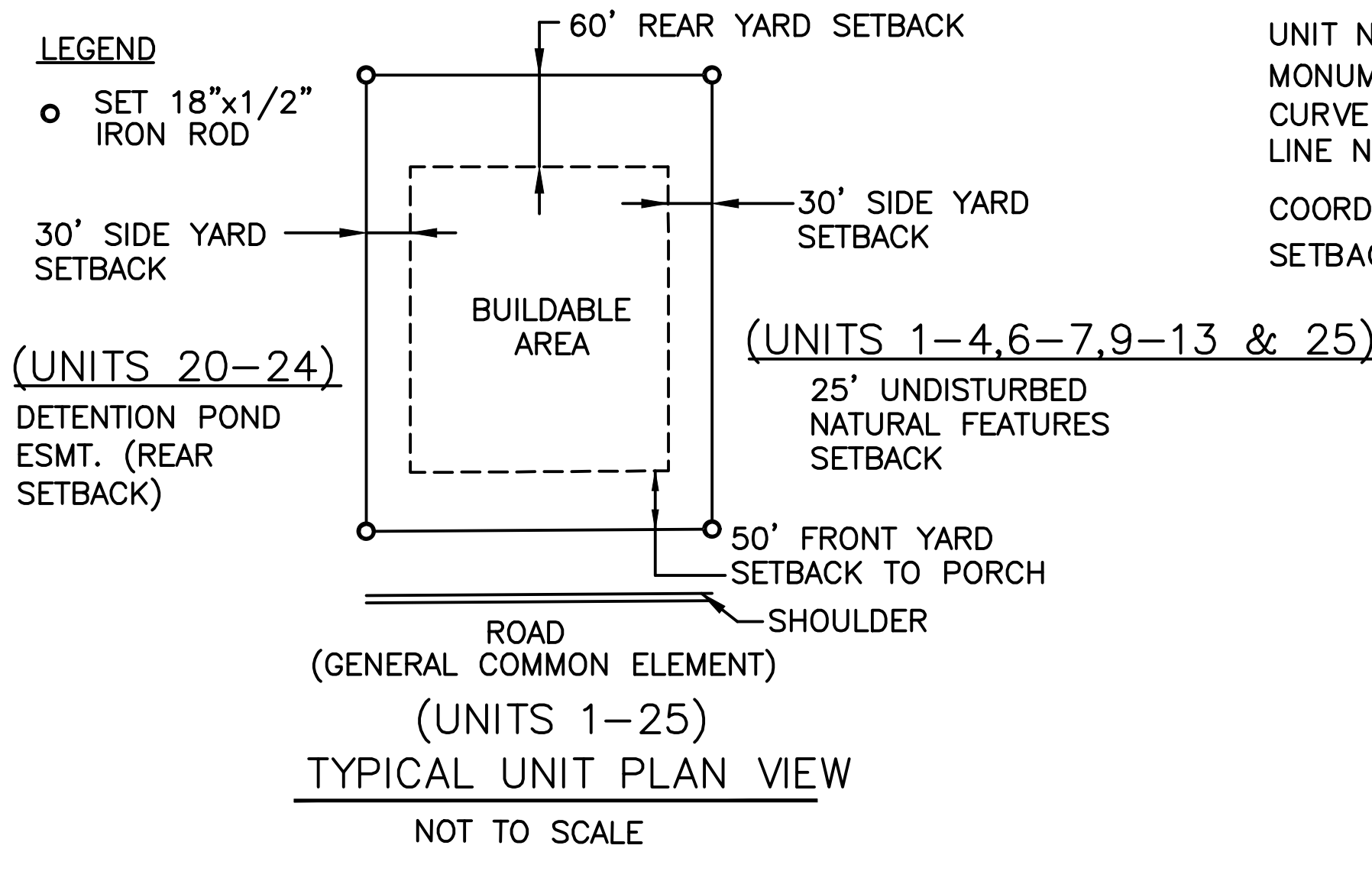
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Radius=9470.15'
Delta=01°07'02"
Chord=N25°44'13"W(M)
N25°22'55"W(R)
184.66'

Length=300.68'
Radius=1504.99'
Delta=11°26'49"
Chord=N19°27'17"W(M)
N19°05'59"W(R)
300.18'

Length=188.78'
Radius=1233.00'
Delta=08°46'20"
Chord=N09°20'43"W(M)
N08°59'24"W(R)
188.59'

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	134.20'	197.00'	39°01'50"	N46°11'06"W	131.62'
C2	187.97'	263.00'	40°57'04"	S47°08'43"E	184.00'
C3	410.00'	263.00'	89°19'12"	N67°43'09"E	369.72'
C4	279.73'	263.00'	60°56'30"	N07°24'42"W	266.73'
C5	48.68'	75.00'	37°11'14"	N19°17'20"W	47.83'
C6	348.33'	75.00'	266°06'13"	S46°15'11"W	109.61'
C7	77.88'	75.00'	59°29'44"	N57°03'03"W	74.43'
C8	173.16'	197.00'	50°21'44"	N02°07'19"W	167.64'
C9	307.11'	197.00'	89°19'12"	N67°43'09"E	276.94'
C10	140.80'	197.00'	40°57'04"	S47°08'43"E	137.82'
C11	189.52'	263.00'	41°17'16"	N47°18'49"W	185.45'
C12	94.64'	263.00'	20°37'06"	S77°55'48"E	94.13'
C13	33.09'	263.00'	7°12'30"	N88°09'24"E	33.07'
C14	101.60'	263.00'	22°08'00"	N11°59'33"E	100.97'
C15	38.44'	263.00'	8°22'31"	N33°41'41"W	38.41'
C16	45.52'	75.00'	34°46'35"	N18°05'00"W	44.83'
C17	96.53'	75.00'	73°44'23"	N72°20'29"W	90.00'
C18	103.23'	75.00'	78°51'49"	S31°21'24"W	95.27'
C19	82.99'	75.00'	63°23'55"	S39°46'28"E	78.82'
C20	20.06'	75.00'	15°19'30"	S79°08'11"E	20.00'
C21	56.26'	263.00'	12°15'27"	N61°49'44"W	56.16'

UNIT TABLE		UNIT TABLE		LINE DATA		
UNIT NO.	AREA (SQ. FT.)	UNIT NO.	AREA (SQ. FT.)	LINE	BEARING	LENGTH
1	81,742	14	66,765	L1	S22°02'33"W	199.28
2	79,332	15	65,871	L2	S64°12'31"E	29.90
3	104,458	16	46,444	L3	S26°40'11"E	269.71
4	106,188	17	48,547	L4	N23°03'33"E	170.49
5	56,984	18	44,498	L5	S23°03'33"W	170.49
6	105,679	19	44,028	L6	N26°40'11"W	269.71
7	84,951	20	45,046	L7	N67°57'27"W	22.08
8	44,907	21	58,608	L8	S22°02'33"W	76.60
9	66,174	22	55,330	L9	N22°02'33"E	132.81
10	61,026	23	59,966	L10	N85°21'58"W	50.74
11	61,851	24	71,063	L11	N01°45'38"E	50.00
12	97,153			L12	N86°50'49"E	36.47
13	67,736			L13	S26°17'44"E	44.17
				L14	N22°02'33"E	12.40



LEGEND	
SFT.	SQUARE FEET
UNIT NO.	12
MONUMENT	
CURVE NUMBER TAG	C4
LINE NUMBER TAG	L4
COORDINATE POINT LABEL	③
SETBACK LINE	---
PROPOSED:	---
AS-BUILT:	---

UNIT AND PERIMETER PLAN (UNITS 1-25)

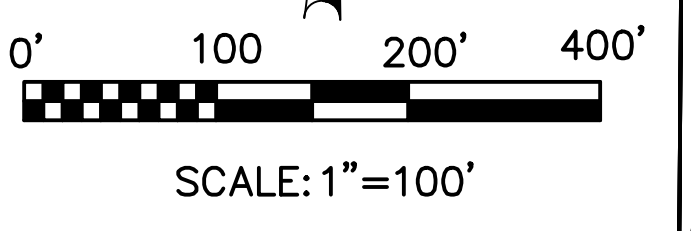
"CHESTNUT SPRINGS"
SE 1/4 SEC. 13-SW 1/4 SEC. 14, T2N-R5E
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

CHESTNUT DEVELOPMENT
6253 GRAND RIVER AVE., SUITE 700
BRIGHTON, MI 48114

298 VETERANS DRIVE
FOWLERVILLE,
MICHIGAN 48836
(OFFICE) 517-223-3512

JOB #: 20-152
SCALE: 1"=100'
DATE: 12/9/2021

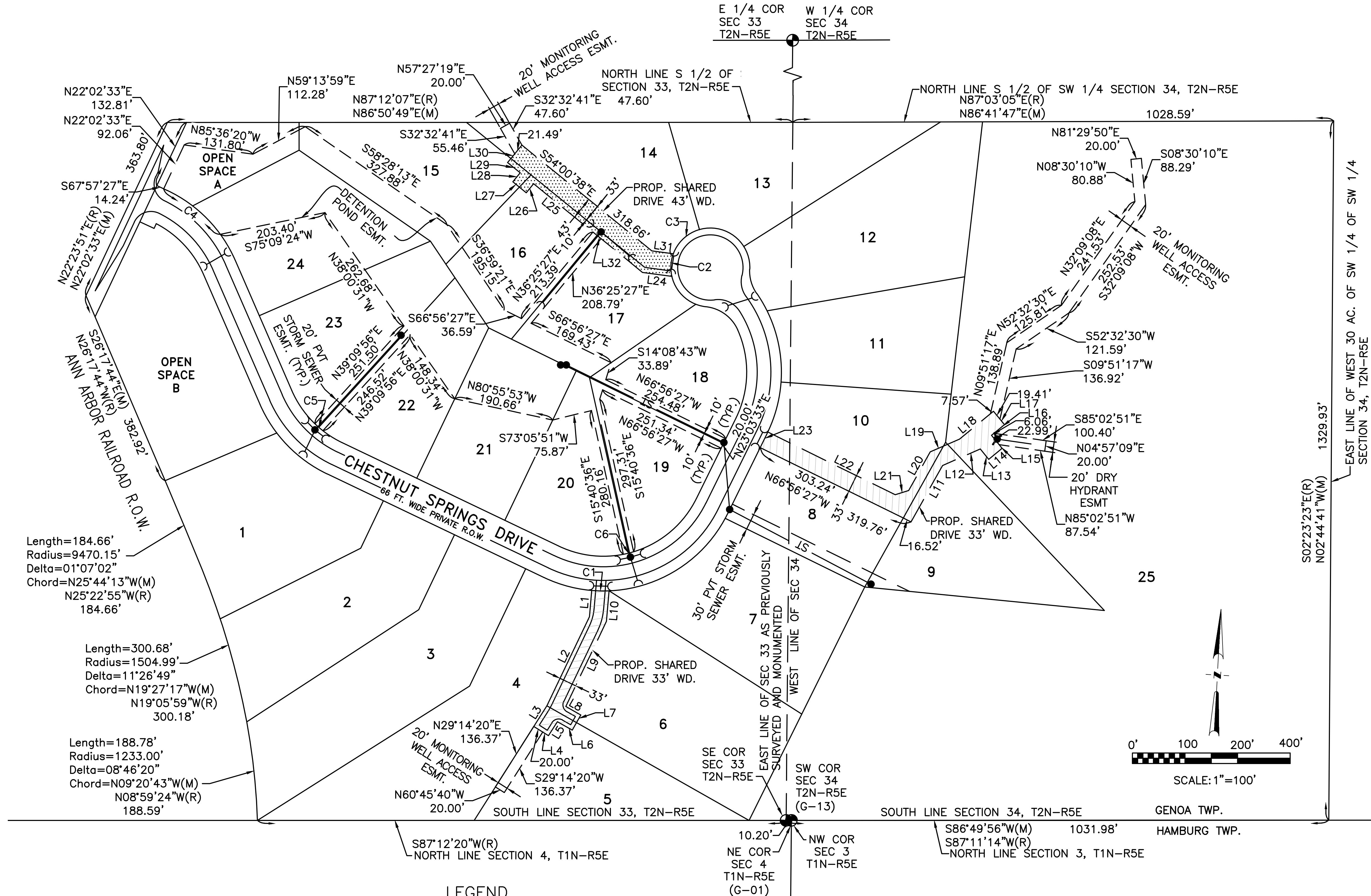
DRAWN: DC
SHEET: **3**



GENOA TWP.
HAMBURG TWP.

SITE AND UTILITY PLAN

LINE DATA TABLE		
LINE	BEARING	LENGTH
L1	N01°45'38"E	50.00
L2	N22°22'45"E	187.78
L3	N29°14'20"E	258.20
L4	S60°45'40"E	33.00
L5	N29°14'20"E	31.64
L6	S63°35'14"E	32.45
L7	N26°24'46"E	33.00
L8	S63°35'14"E	32.75
L9	S22°22'45"W	179.57
L10	S01°45'38"W	58.08
L11	S26°00'29"W	122.81
L12	S63°17'27"W	78.27
L13	N42°33'02"W	25.44
L14	S47°26'58"W	33.00
L15	S42°33'02"E	32.00
L16	S47°26'58"W	32.00
L17	S42°33'02"E	33.00
L18	N47°26'58"E	83.51
L19	N63°17'27"E	60.79
L20	N26°00'29"E	84.15
L21	N69°32'01"E	26.75
L22	S66°56'27"E	269.97
L23	N23°03'33"E	170.49
L24	S85°21'58"E	56.55
L25	S54°00'38"E	267.00
L26	N35°59'22"E	22.00
L27	S54°00'38"E	33.00
L28	S35°59'22"W	22.00
L29	S54°00'38"E	30.73
L30	N35°59'22"E	43.00
L31	S85°21'58"E	41.48
L32	S54°00'38"E	267.00



Length=184.66'
Radius=9470.15'
Delta=01°07'02"
Chord=N25°44'13"W(M)
N25°22'55"W(R)
184.66'

Length=300.68'
Radius=1504.99'
Delta=11°26'49"
Chord=N19°27'17"W(M)
N19°05'59"W(R)
300.18'

Length=188.78'
Radius=1233.00'
Delta=08°46'20"
Chord=N09°20'43"W(M)
N08°59'24"W(R)
188.59'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	33.09'	263.00'	7°12'30"	N88°09'24"E	33.07'
C2	43.72'	75.00'	33°24'01"	S00°38'34"W	43.10'
C3	69.96'	75.00'	53°26'44"	S44°03'57"W	67.45'
C4	139.78'	264.82'	30°14'35"	N54°23'34"W	138.17'
C5	20.01'	197.00'	5°49'14"	S52°04'18"E	20.00'
C6	20.01'	197.00'	5°49'16"	N72°52'49"E	20.01'

LEGEND

- UNIT NO. 12
- SECTION CORNER
- CURVE NUMBER TAG C4
- LINE NUMBER TAG L4
- EASEMENT
- STORM SEWER
- WATER MAIN
- LIMITED COMMON ELEMENT (UNITS 4-6)
- LIMITED COMMON ELEMENT (UNITS 8-10, & 25)
- LIMITED COMMON ELEMENT (UNITS 14-17)

NOTES:

- WATER SERVICE FOR UNITS 1-25 IS TO BE SUPPLIED BY PRIVATE WELLS AND SHALL BE INSTALLED, MAINTAINED, AND REPAIRED/REPLACED AT THE EXPENSE OF EACH OWNER AND SUBJECT TO APPROVAL BY THE LIVINGSTON COUNTY HEALTH DEPARTMENT.
- ALL STORM SEWER IS PUBLIC AND SHALL BE MAINTAINED BY THE LIVINGSTON COUNTY DRAIN COMMISSION.
- SEWAGE DISPOSAL SHALL BE BY INDIVIDUAL SEPTIC SYSTEMS AS APPROVED BY THE LIVINGSTON COUNTY HEALTH DEPARTMENT.
- ALL UTILITIES SHALL BE SHOWN ON AS-BUILTS.

PROPOSED: _____ AS-BUILT: _____

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

298 VETERANS DRIVE
FOWLerville,
MICHIGAN 48836
(OFFICE) 517-223-3512

SITE AND UTILITY PLAN (UNITS 1-25)

"CHESTNUT SPRINGS"
SE 1/4 SEC. 13-SW 1/4 SEC. 14, T2N-R5E
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

CHESTNUT DEVELOPMENT
6253 GRAND RIVER AVE., SUITE 700
BRIGHTON, MI 48114

JOB # : 20-152	DRAWN: DC
SCALE : 1"=100'	SHEET: 4
DATE : 12/9/2021	



Springs Lot 25 Rendering

- Added garage is 30 x 40 (1200 SF)
- Situated in the extreme southern corner of the site
- Architectural elements to match the house (Woodland model)
- The approved PUD* allows ONLY residential use, NO BUSINESS use is permitted
(*PUD=Planned Urban Development)
- Site plan attached

The Master deed amendment we are seeking would allow for this added garage, and this unit #25 pays dues to the association for road maintenance, but excludes this unit from services such as landscape care and driveway maintenance as well as snow removal. This makes all the landscape care and snow removal, on this parcel only, the responsibility of the homeowner, the garage is to be used for tractor, lawn equipment, snow removal equipment, etc. normally associated with the maintenance of a 31 acre parcel. Any questions please call Steve at 810-599-5147.

Please check yes or no if you are in agreement with this.

<p>✓ _____</p>	<p>_____</p>	
Yes	No	
<p><i>[Signature]</i> _____</p>	<p><i>5/16/22</i> _____</p>	<p><i>Lot 1 (4700)</i> _____</p>
Signature of Homeowner	Date Signed	Lot #
<p><i>[Signature]</i> _____</p>	<p><i>5-16-22</i> _____</p>	
Witness	Date Signed	



Springs Lot 25 Rendering

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Please check yes or no if you are in agreement with this.

<p>Yes</p> <p><u><i>[Signature]</i></u></p> <p>Signature of Homeowner</p>	<p>No</p> <p><u>5-10-22</u></p> <p>Date Signed</p>	<p><u>Lot 2 (4734)</u></p> <p>Lot #</p>
<p><u><i>[Signature]</i></u></p> <p>Witness</p>	<p><u>5-10-22</u></p> <p>Date Signed</p>	

Tracy Shivers


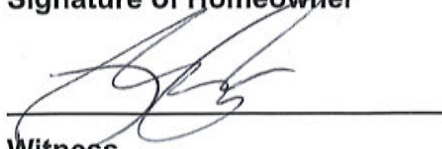


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Please check yes or no if you are in agreement with this.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Yes	No	
 _____ Signature of Homeowner	5-10-22 _____ Date Signed	Lot 3(4740) _____ Lot #
 _____ Witness	5-10-22 _____ Date Signed	

Marty Mazer



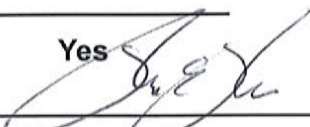
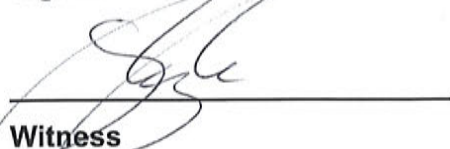
Springs Lot 25 Rendering

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Please check yes or no if you are in agreement with this.

✓

<input checked="" type="checkbox"/> Yes <hr/>  <hr/> Signature of Homeowner	<input type="checkbox"/> No <hr/> 5/9/22 <hr/> Date Signed	Lot 4 (4744) <hr/> Lot #
 <hr/> Witness	5/9/22 <hr/> Date Signed	

Warren Webermin



Springs Lot 25 Rendering

- Added garage is 30 x 40 (1200 SF)
- Situated in the extreme southern corner of the site
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Please check yes or no if you are in agreement with this.

<input checked="" type="checkbox"/> <hr/>	<hr/>	
Yes	No	
<i>Brenda E Reeves</i> <hr/>	<u>5-11-22</u> <hr/>	<u>Lot 5 (4750)</u> <hr/>
Signature of Homeowner	Date Signed	Lot #
 <hr/>	<u>5-11-22</u> <hr/>	
Witness	Date Signed	
<i>Brenda Reeves</i>		



Springs Lot 25 Rendering

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Please check yes or no if you are in agreement with this.

<hr style="border-top: 1px solid black;"/> <p>Yes</p>	<hr style="border-top: 1px solid black;"/> <p>No</p>	
		
<hr style="border-top: 1px solid black;"/> <p>Signature of Homeowner</p>	<hr style="border-top: 1px solid black;"/> <p>Date Signed</p>	<hr style="border-top: 1px solid black;"/> <p>Lot #</p>
		
<hr style="border-top: 1px solid black;"/> <p>Witness</p>	<hr style="border-top: 1px solid black;"/> <p>Date Signed</p>	

Steve Belisle

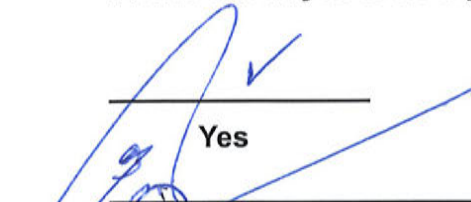
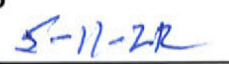

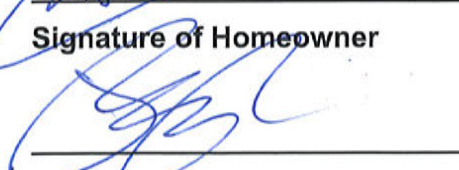



Springs Lot 25 Rendering

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(*PUD=Planned Urban Development)
- Site plan attached

The Master deed amendment we are seeking would allow for this added garage, and this unit #25 pays dues to the association for road maintenance, but excludes this unit from services such as landscape care and driveway maintenance as well as snow removal. This makes all the landscape care and snow removal, on this parcel only, the responsibility of the homeowner, the garage is to be used for tractor, lawn equipment, snow removal equipment, etc. normally associated with the maintenance of a 31 acre parcel. Any questions please call Steve at 810-599-5147.

Please check yes or no if you are in agreement with this.

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
		
Signature of Homeowner	Date Signed	Lot #
		
Witness	Date Signed	

Jeff Edwards

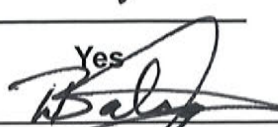
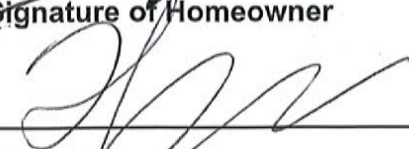


Springs Lot 25 Rendering

- Added garage is 30 x 40 (1200 SF)
- Situated in the extreme southern corner of the site
- Architectural elements to match the house (Woodland model)
- The approved PUD* allows ONLY residential use, NO BUSINESS use is permitted
(*PUD=Planned Urban Development)
- Site plan attached

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Please check yes or no if you are in agreement with this.

<p align="center">✓</p> <p align="center">Yes</p> <p>_____  Signature of Homeowner</p>	<p align="center">No</p> <p>_____ 5-15-22 Date Signed</p>	<p align="center">Lot 9 (4770)</p> <p>_____ Lot #</p>
<p>_____  Witness</p>	<p>_____ 5-15-22 Date Signed</p>	

Tim Balogh



Springs Lot 25 Rendering

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Please check yes or no if you are in agreement with this.

<input checked="" type="checkbox"/> Yes <i>Michael Konopka</i>	<input type="checkbox"/> No 5/11/22	Lot 10 (4788)
Signature of Homeowner	Date Signed	Lot #
<i>Donna Konopka</i>	5/11/22	
Witness	Date Signed	
<i>Mike & Donna Konopka</i>		

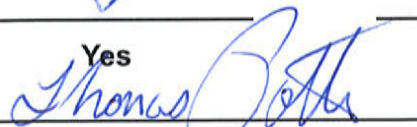
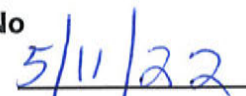

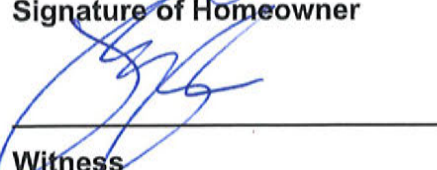



Springs Lot 25 Rendering

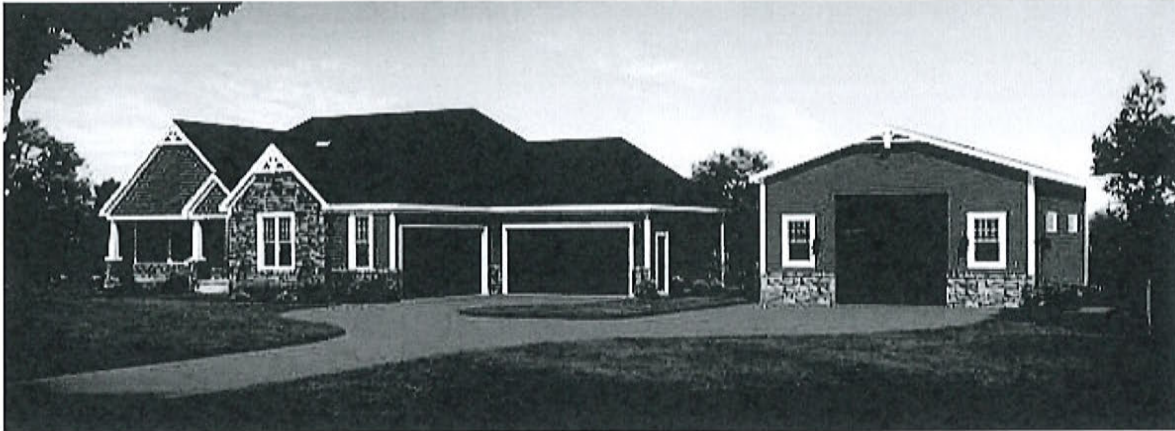
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Please check yes or no if you are in agreement with this.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Yes	No	
		
Signature of Homeowner	Date Signed	Lot #
		
Witness	Date Signed	

Thomas Potter



Springs Lot 25 Rendering

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Please check yes or no if you are in agreement with this.

<p>✓</p> <p>_____</p> <p>Yes</p> <p><i>KCP</i></p> <p>_____</p> <p>Signature of Homeowner</p> <p><i>Bob Baumgarten</i></p> <p>_____</p> <p>Witness</p>	<p>_____</p> <p>No</p> <p>05-25-2022</p> <p>_____</p> <p>Date Signed</p> <p>_____</p> <p>Date Signed</p>	<p>_____</p> <p>Lot 14</p> <p>_____</p> <p>Lot #</p>
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Please check yes or no if you are in agreement with this.

Yes No

Amy Renaud
 Signature of Homeowner

No 5.13.22
 Date Signed

Lot 15 (4783)
 Lot #

[Signature]
 Witness

5-13-22
 Date Signed

Amy Renaud



Springs Lot 25 Rendering

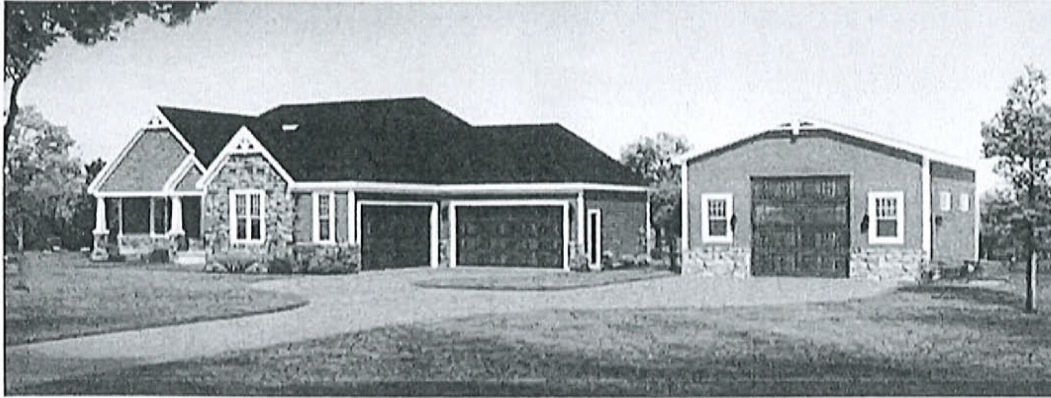
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Please check yes or no if you are in agreement with this.

<p>✓</p> <p>_____</p> <p>Yes</p>	<p>_____</p> <p>No</p>	
<p><i>Robert J. Charbonneau</i></p> <p>_____</p> <p>Signature of Homeowner</p>	<p><i>5-11-2022</i></p> <p>_____</p> <p>Date Signed</p>	<p><i>Lot 18 (4759)</i></p> <p>_____</p> <p>Lot #</p>
<p>_____</p> <p>Witness</p>	<p>_____</p> <p>Date Signed</p>	

Robert Charbonneau



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Please check yes or no if you are in agreement with this.

Yes _____
 Christopher P. Longe
 Signature of Homeowner

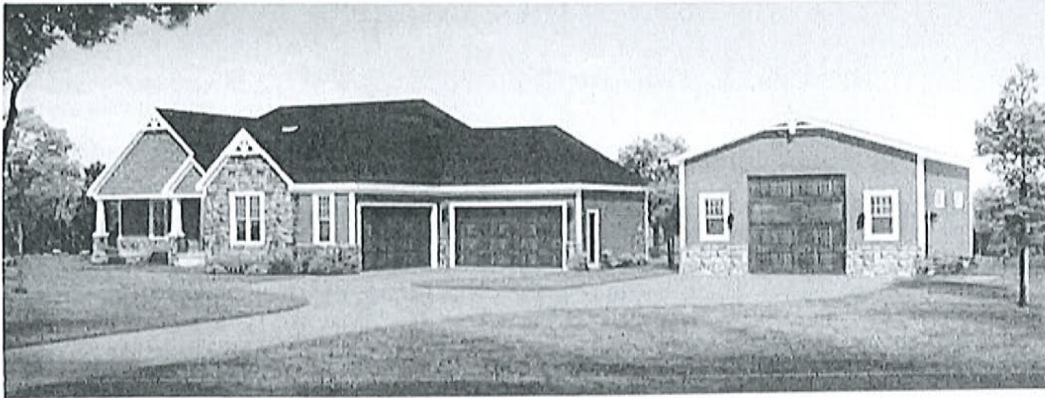
No _____
 5-25-22
 Date Signed

 21
 Lot #

 Witness

 Date Signed

CHRISTOPHER P. LONGE

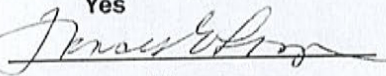
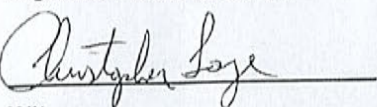


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Please check yes or no if you are in agreement with this.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Yes	No	
	<u>5-25-22</u>	<u>21</u>
Signature of Homeowner	Date Signed	Lot #
	<u>5-25-22</u>	
Witness	Date Signed	

FRANCIS E. LONGE

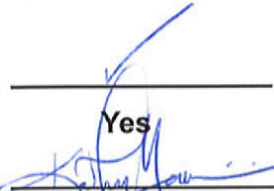



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Please check yes or no if you are in agreement with this.

<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Yes	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> No	
 <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> Signature of Homeowner	5/10/2022 <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> Date Signed	Lot 23 (4719) <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> Lot #
 <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> Witness	5-10/22 <hr style="border: 0; border-top: 1px solid black; margin-top: 5px;"/> Date Signed	

Kathy Mancini

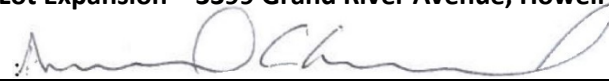
MEMORANDUM

TO: Honorable Board of Trustees

FROM: Kelly VanMarter, Assistant Township Manager

DATE: July 13, 2022

RE: **Parking Lot Expansion – 3399 Grand River Avenue, Howell**

MANAGER’S REVIEW: 

In the following pages please find the project case file for a parking lot expansion for the Grand Oaks Centre office building located at 3399 E. Grand River. The site is located on the north side of Grand River, west of Grand Oaks Drive.



Procedurally, the Planning Commission has review and approval authority over the site plan, and the Township Board has the final approval authority over the Impact Assessment. The impact assessment was recommended for approval and the site plan was approved by the Planning Commission on July 11, 2022. Based on this approval I offer the following motion for your consideration:

Moved by _____, support by _____ to approve the environmental impact assessment dated June 1, 2022 with the condition that all requirements of the site plan approval by the Planning Commission be satisfied prior to issuance of a land use permit for the project.

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

Sincerely, 
Kelly VanMarter
Assistant Township Manager/Community Development Director

- SUPERVISOR**
Bill Rogers
- CLERK**
Paulette A. Skolarus
- TREASURER**
Robin L. Hunt
- TRUSTEES**
Jean W. Ledford
H. James Mortensen
Terry Croft
Diana Lowe
- MANAGER**
Michael C. Archinal



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Crane Construction, Inc. 893 S. Old US-23 Brighton, MI 48114
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: KULAL LLC 20925 Currie Rd Northville, MI 48167

SITE ADDRESS: 3399 E Grand River PARCEL #(s): 11-05-300-0417 To Be -0423 Combined

APPLICANT PHONE: (810) 229-9161 OWNER PHONE: (734) 330-4662

OWNER EMAIL: dburcon@wingits.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Parking lot addition to
surround existing office/medical building

BRIEF STATEMENT OF PROPOSED USE: Additional Parking.

THE FOLLOWING BUILDINGS ARE PROPOSED: Additional parking
only

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: Stephen F. Crane 


ADDRESS: 893 S. Old US 23 Brighton, MI 48114

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

1.) David LeClair of Livingston Engineering at David@LivingstonEng.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:  DATE: 5-23-22
PRINT NAME: Stephen F. Crane PHONE: 810-229-9161
ADDRESS: 893 S. Old US 23 Brighton, MI 48114

June 1, 2022

Kelly VanMarter AICP
Assistant Township Manager/Community Development Director
Genoa Charter Township

Kelly,

My name is David Burcon, Managing Member of KULOL LLC. KULOL LLC owns the Grand Oakes Building located at 3399 Grand River Road in Howell MI.

This letter is to serve as my approval of the parking lot expansion. The parking lot is being expanded from a general use to Medical use - to accommodate the VA.

Best Regards,

A handwritten signature in black ink, appearing to read 'David Burcon', with a long horizontal flourish extending to the right.

David Burcon

Managing member, KULOL LLC

Cell: 734 330-4662

A recess of the Planning Commission was called at 8:15 p.m. The Planning Commission was called back to order at 8:25 p.m.

OPEN PUBLIC HEARING #3...Consideration of a environmental impact assessment and site plan for the expansion of a parking lot for an existing office/medical building located at 3399 E. Grand River Avenue on the north side of Grand River Avenue, west of Grand Oaks Drive. The request is petitioned by Crane Construction, Inc.

- A. Recommendation of Environmental Impact Assessment (dated 6-1-22)
- B. Disposition of Site plan (dated 6-21-22)

Steven Crane with Crane Construction and David LeClair with Livingston Engineering were present for the petitioner.

Steven Crane reviewed the project. He stated that VA is doing renovations in the building and is going to occupy the bottom floor. The VA has a bus that would bring veterans to the building and they will require additional parking. U of M has an agreement in their lease for a certain number of spaces.

Mr. LeClair stated that when the building was first built in the 1990's, it was meant for medical and general office. The existing 71 spaces would not meet the current ordinance for medical parking. The VA is going to be adding 27 parking spaces. They are proposing to expand the existing detention pond and would bring the site into compliance with the new Livingston County Drain Commission Standards, adding additional light poles and landscaping and additional handicap parking spaces.

Mr. Border reviewed his letter dated June 30, 2022:

1. The amount of parking proposed requires Planning Commission approval as it slightly exceeds the 120% limit (121% proposed).
2. The applicant must replace at least 4 of the greenbelt evergreen trees with deciduous canopy trees.
3. The Commission may allow substitution of evergreen trees for up to 50% of the required greenbelt trees.
4. We suggest the applicant incorporate additional plantings and/or fencing/berming to create a more substantial, denser buffer along the rear lot line that will further protect the adjacent residential use.
5. There is a minor discrepancy on the landscape plan with respect to the number of Norway and Blue Spruce.
6. The applicant must ensure that the plantings identified in the previously approved site plan are still in place and/or are in good condition. Any plantings that have been removed or are dead/diseased, must be replaced to match the previously approved plans.
7. The applicant must provide shielding for proposed light fixtures to protect the adjacent residential properties to the north.
8. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

Ms. Byrne reviewed her letter dated July 6, 2022:

1. The response letter from the Petitioner, dated June 22, 2022, notes that the proposed additional flow to the existing detention basin was designed in accordance with conversations with the Livingston County Drain Commissioner (LCDC). The provided plans do not include information on any infiltration testing or calculations as required by the updated LCDC standards

and an approval letter should be provided from the LCDC to ensure this requirement is being waived prior to approval.

2. The detention basin outlet detail shows the 100-year detention and channel protection orifice at 958.75 and 958.5 respectively, but the design storm elevation calculations show the 100-year elevation at 960.70 and the channel protection elevation at 960.43. The outlet detail should be revised to show the correct orifice elevations.

The Brighton Area Fire Authority letter dated July 5, 2022 states that all of the previous concerns have been addressed.

A call to the public was made at 8:41 p.m. with no response.

Commissioner McCreary asked if this a medical use or general office. Mr. Crane stated that there will be a small lab with medical staff and they would have nurses on staff, may also include physical therapy.

Commissioner Rauch stated that there is residential backing up the parking lot. He asked if the petitioner would be agreeable to add more of a screen for the houses. Mr. Crane stated that they will add more landscaping to fill in the gaps of the existing screen.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens to recommend to the Township Board approval of the Environmental Impact Assessment dated June 1, 2022 for the expansion of a parking lot for an existing office/medical building located at 3399 E. Grand River Avenue on the north side of Grand River Avenue, west of Grand Oaks Drive. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner Lowe, to approve the site plan dated June 21, 2022 for the expansion of a parking lot for an existing office/medical building located at 3399 E. Grand River Avenue on the north side of Grand River Avenue, west of Grand Oaks Drive with the following conditions:

- The Planning Commission finds the 121% parking is sufficient.
- Replacement of the 4 evergreen trees with 4 canopy trees.
- Lighting fixtures and details will comply with the Township Zoning Ordinance and must receive staff approval.
- Petitioner will incorporate additional plantings along the north property line to fill in the gaps in the landscaping.
- Landscaping plan discrepancies will be corrected.
- The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

The motion carried unanimously.

OPEN PUBLIC HEARING #4...Consideration of a rezoning application, PUD Agreement, Environmental Impact Assessment and conceptual PUD Plan for a proposed rezoning and conceptual plan approval for a proposed development of 204 apartment units. The proposed rezoning is to go from Neighborhood Service District (NSD)/Medium Density Residential (MDR) with Town Center Overlay (TC) to High Density Residential (HDR) with a Residential Planned Unit Development (RPUD) overlay. The request involves parcels 4711-11-300-014 and 4711-14-100-002 located on the Southwest corner of Grand River Avenue and Dorr Road. The request is petitioned by Grand River Dorr, LLC.

- A. Recommendation of Rezoning to HDR and PUD application for RPUD
- B. Recommendation of PUD Agreement (dated 6-22-22)
- C. Recommendation of Environmental Impact Assessment (file dated 5-25-22)

June 30, 2022

Planning Commission
 Genoa Township
 2911 Dorr Road
 Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Parking lot expansion – Site Plan Review #2
Location:	3399 Grand River Avenue – north side of Grand River, west of Grand Oaks Drive
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan submittal to expand the parking lot for the developed property at 3399 Grand River Avenue (plans most recently dated 6/21/22).

A. Summary

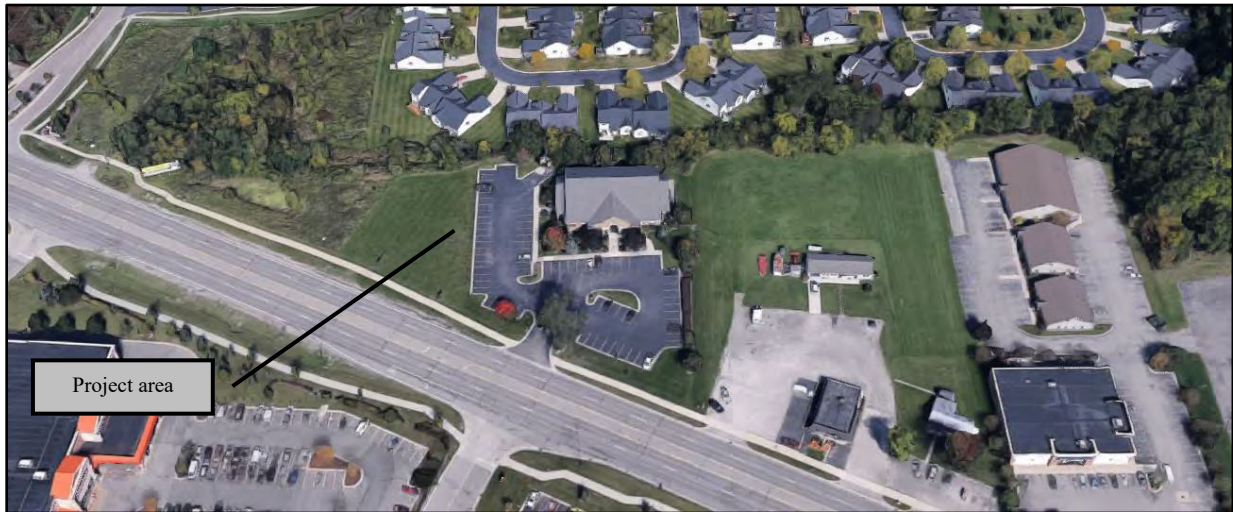
1. The amount of parking proposed requires Planning Commission approval as it slightly exceeds the 120% limit (121% proposed).
2. The applicant must replace at least 4 of the greenbelt evergreen trees with deciduous canopy trees.
3. The Commission may allow substitution of evergreen trees for up to 50% of the required greenbelt trees.
4. We suggest the applicant incorporate additional plantings and/or fencing/berming to create a more substantial, denser buffer along the rear lot line that will further protect the adjacent residential use.
5. There is a minor discrepancy on the landscape plan with respect to the number of Norway and Blue Spruce.
6. The applicant must ensure that the plantings identified in the previously approved site plan are still in place and/or are in good condition. Any plantings that have been removed or are dead/diseased, must be replaced to match the previously approved plans.
7. The applicant must provide shielding for proposed light fixtures to protect the adjacent residential properties to the north.
8. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

B. Proposal/Process

The applicant proposes to expand the parking lot for an existing office building. The additional parking is needed to accommodate new medical office space (which requires slightly more parking than business office uses).

The medical uses contained/proposed within the existing building are permitted by right in the GCD; however, a parking lot expansion of more than 5 spaces requires site plan review by the Planning Commission (Section 18.02).

Procedurally, Planning Commission has review/approval authority over the site plan, though a recommendation to the Township Board is needed for the Environmental Impact Assessment.



Aerial view of site and surroundings (looking north)

C. Site Plan Review

1. **Dimensional Requirements.** Given that the project is limited to a parking lot expansion, the only dimensional requirements that apply are parking lot setbacks and impervious surface lot coverage.

The revised site plan demonstrates compliance with minimum setbacks (front, side and rear) and maximum impervious surface coverage.

2. **Pedestrian Circulation.** There is an existing public sidewalk along Grand River. No other sidewalks are proposed or required as part of this project.
3. **Vehicular Circulation.** The new parking area is located immediately west of the existing parking lot. No new curb cuts are proposed, and the parking lot provides adequate drive aisle width for two way travel.

A truck turning template is provided on Sheet C7.0 that depicts adequate maneuvering space for large trucks/emergency vehicles.

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

4. **Parking.** Based on the calculations provided, 83 spaces are required (the barrier-free spaces are included in the Ordinance requirement and are not an add-on).

As such, the 101 spaces proposed slightly exceeds the 120% limit on parking (121% provided). The overage represents 1 parking space, which has minimal impact on the site; especially given that the site is well under the maximum allowable impervious surface coverage.

Despite the fact that the overage is nominal, it technically requires Commission approval.

The lot itself provides the dimensions, paving, and curbing required by Article 14, though the spaces must provide looped striping.

5. **Landscaping.** The revised landscape plan identifies 5 existing greenbelt trees and proposes new plantings for the greenbelt, parking lot, around the detention pond and along the rear of the parking lot.

The revised plan complies with current standards for greenbelt tree plantings; however, the proposed trees are evergreens and not deciduous canopy trees (as required). The Commission may allow evergreen trees for up to 50% of the greenbelt trees. As such, the applicant must replace at least 4 of the proposed evergreen trees with deciduous canopy trees.

The revised plan also provides the required parking lot landscaping around the perimeter of the parking lot.

The proposed detention pond includes 9 trees and 90 shrubs, as required.

The revised plan also provides 2 new evergreen trees, preservation of 1 existing tree and 7 shrubs along the rear of the parking lot to protect the adjacent residential uses to the north. However, we suggest the applicant provide a more substantial buffer.

The adjacent residential to the north was developed under a PUD; however, if it had been developed under the conventional Ordinance, a Buffer Zone B would be required.

As such, we suggest the applicant incorporate additional plantings and/or fencing/berming to create a more substantial, denser buffer that will further protect the residents.

The landscape plan and plan list are inconsistent with respect to the number of Norway Spruce (4 depicted; 5 noted) and Blue Spruce (5 depicted; 4 noted). The applicant must correct this minor discrepancy.

Lastly, the landscape plan does not depict the entire developed site. The applicant must ensure that the plantings identified in the previously approved site plan are still in place and/or are in good condition. Any plantings that have been removed or are dead/diseased, must be replaced to match the previously approved plans.

- 6. Exterior Lighting.** The lighting plan depicts 2 new light poles with a fixture mounting height of 20 feet.

Fixture details note the use of downward directed, cut-off LED fixtures. The applicant will need to ensure that proper shielding is provided to protect the adjacent residential properties to the north.

The photometric plan identifies a maximum on-site intensity of 5.9 footcandles and a maximum intensity of 0.3 footcandles along the rear lot line, both of which are within the Ordinance maximums.

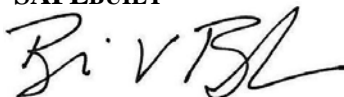
- 7. Impact Assessment.** The submittal includes an Environmental Impact Assessment (dated June 1, 2022).

Based on this document (which includes new information, as well as the original Assessment from 1995) the proposed project is not expected to result in adverse impacts.

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



July 6, 2022

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

**Re: Veterans Affairs Parking Lot Addition
Site Plan Review No. 2**

Dear Ms. Van Marter:

Tetra Tech conducted a second review of the proposed Veterans Affairs Parking Lot Addition site plan last dated June 21, 2022. The plans were prepared by Livingston Engineering on behalf of KULOL LLC. The site is located on the north side of East Grand River Avenue, just east of the East Grand River Avenue and Natanna Drive intersection. The proposed improvements include an expansion to the existing parking lot to provide 29 additional parking spaces and storm drainage improvements to accommodate the additional impervious surface on site. We offer the following comments:

DRAINAGE AND GRADING

1. The response letter from the Petitioner, dated June 22, 2022, notes that the proposed additional flow to the existing detention basin was designed in accordance with conversations with the Livingston County Drain Commissioner (LCDC). The provided plans do not include information on any infiltration testing or calculations as required by the updated LCDC standards and an approval letter should be provided from the LCDC to ensure this requirement is being waived prior to approval.
2. The detention basin outlet detail shows the 100-year detention and channel protection orifice at 958.75 and 958.5 respectively, but the design storm elevation calculations show the 100-year elevation at 960.70 and the channel protection elevation at 960.43. The outlet detail should be revised to show the correct orifice elevations.

We recommend the petitioner address the above comments prior to approval.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary Markstrom'.

Gary J. Markstrom, P.E.
Vice President

A handwritten signature in blue ink, appearing to read 'Shelby Byrne'.

Shelby Byrne, P.E.
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

July 5, 2022

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Veteran Affairs Parking Lot Addition
3399. Grand River
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on June 27, 2022 and the drawings are dated May 19, 2002 with the latest revisions dated June 21, 2022. The project is based on an existing 2.62-acre parcel that services an existing 16,130 square foot multi-tenant office building that is proposing a parking lot expansion. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

All previous comments have been addressed on the recent submittal. The fire authority has no other comments for the proposed parking lot expansion unless the layout changes affecting drive width or turning radius.

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

David

From: Ken Recker <KRecker@livgov.com>
Sent: Friday, July 8, 2022 1:30 PM
To: David
Cc: Markstrom, Gary; Byrne, Shelby; Mike Archinal
Subject: RE: [EXT] 3399 Grand River Office Bld

David,

Based on our knowledge of site conditions we would concur that infiltration testing will not yield favorable results towards reducing discharge volumes at the 3399 Grand River office building. We also concur with the reduced discharge rate of 0.1 cfs/acre based on known conditions in the wetland between Chemtrend and the Ravines of Rolling Ridge Condominium.

We plan to perform some work in the Ravines of Rolling Ridge Condominium later this summer in an effort to partially address these downstream conditions, however we would still recommend adherence to the 0.1 cfs/acre outlet rate for the project.

If you have any questions or need anything further let me know.

Sincerely,

Kenneth E. Recker, II, P.E.
Chief Deputy Drain Commissioner

From: David <david@livingstoneng.com>
Sent: Thursday, July 7, 2022 4:27 PM
To: Ken Recker <KRecker@livgov.com>
Subject: [EXT] 3399 Grand River Office Bld

"The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin."

Ken,

Attached please find Gary Markstrom's engineering review for the old Reader office building. is the site that we spoke of where we did the calculations to the new standard and reduced the outflow to .1 CFS/ac based on some downstream drainage issues. Would you mind putting a simple email together stating such? This is on the PC agenda on Monday night and it would be helpful to have confirmation of such. We assumed no infiltration based on my previous knowledge of the site being all heavy soils.

Thanks,
David

**Impact Assessment
For
Parking Lot Addition
3399 Grand River Avenue
Genoa Township
Livingston County, Michigan**

Prepared By

**Livingston Engineering
3300 S. Old US-23
Brighton, MI 48114
(810) 225-7100
June 1, 2022**

This impact assessment has been prepared in accordance with section 18.07 of the Genoa Township, Livingston County, Michigan Zoning Ordinance. Section 18.07.13 of the ordinance specifically states that Impact Assessments previously submitted relative to the site and proposed development which fulfills the requirements may be submitted to satisfy the Impact Assessment requirements. As such, the previously submitted Impact Assessment has been attached and submitted for this purpose. The site boundary and physical building size and configuration is not changing. The proposed improvement is a simple parking lot expansion to serve the building tenants which currently exists or will be occupying space within the building. As such, the only changes taking place on the site are as follows:

I. Parking

This improvements on the site will add 29 parking spaces to the site by expanding the existing parking in a westerly direction. The additional parking is necessitated by a larger portion of the existing office being utilized by medical uses, which requires additional parking per the current township ordinance. The revised parking lot calculations are included on the cover sheet of the revised site plan drawings.

II. Site Drainage

The additional impervious surfaces added by the additional parking has also required additional detention volume to be added to the site. In addition, the Livingston County Drain Commissioners office has recently amended their drainage standards for sites within their jurisdiction. As such, additional detention volume has been added to the site to bring it into conformance with such requirements. Amended drainage calculations are included in the submitted site plan package for review and approval by both the Township Engineer and Drain Commissioners office.

III. Site Lighting

Additional site lighting has been added to provide lighting to the expanded parking area. For such, a photometric plan as required by current Township ordinances has been prepared and is included in the submitted site plan package for review and approval.

IV. Site Landscaping

As additional parking and detention area is being proposed, the site landscaping is being supplemented in these areas to meet current ordinance requirements. For this work, a landscape plan has been prepared as part of the site plan approval package for review and approval.

The remaining items required in the Impact Assessment are included in the attached report in accordance with current Township standards.

ENVIRONMENTAL IMPACT ASSESSMENT
FOR
READER OFFICE BUILDING SITE PLAN
GENOA TOWNSHIP, LIVINGSTON COUNTY
MICHIGAN

Prepared For

Keystone Design Group
1120 Keystone Avenue
Lansing, MI 48911

(517) 394-3800

Prepared By

Boss Engineering Company
3121 East Grand River
Howell, Michigan 48843

(517) 546-4836
(810) 229-4773

July 11, 1995

95273EIA

INTRODUCTION

The purpose of this report is to show what effect this proposed development may have on various environmental factors in the general vicinity. Potential areas of concern are to be noted along with the proposed methods for addressing each item. The format of this report conforms to Section 13.05 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

A. NAME(S) AND ADDRESS(ES) OF PERSON(S) RESPONSIBLE FOR PREPARATION OF THE STATEMENT.

Prepared by:
Boss Engineering Company
3121 East Grand River
Howell, Michigan 48843
(517)546-4836

Prepared for:
Keystone Design Group
1120 Keystone Avenue
Lansing, MI 48911
(517) 394-3800
Morris Stein

B. DESCRIPTION OF THE SITE, INCLUDING EXISTING STRUCTURES, MAN MADE FACILITIES AND NATURAL FEATURES ALL INCLUSIVE TO WITHIN 10' OF THE PROPERTY BOUNDARY.

The site is located on the north side of Grand River Avenue, west of Latson Road in the Southwest 1/4 of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan. The parcel of land contains approximately 3.5 acres, and is currently vacant. The site is rolling, sloping at an average grade of about 2.6%. The variation in slope within the development area ranges from 1% up to 20%. The parcel is designated by the Genoa Township zoning district as GENERAL COMMERCIAL (GC). A Site Plan has been prepared which provides a more complete picture of the area.

Existing underground utilities on-site and abutting the site include a Consumers Power gas main, an overhead Detroit Edison electric cable, a 15" diameter sanitary sewer and two sanitary manholes, a 12" diameter watermain and two fire hydrants, and underground Ameritech telephone line. In addition, there is a 12" diameter storm sewer. In recent years Grand River Avenue has been improved, changing it from 4 lanes to a 5 lane roadway with concrete curb and gutter and a center left turn only lane east and west of this site.

However, the improvements did not include adding a left turn lane along the front of this parcel. There is an abandoned house and shed located on southeasterly portion of the site. The site is accessible from the South side directly from Grand River Avenue with a total frontage of 720 feet along the right-of-way line.

Adjacent properties include: To the south, Grand River Avenue, vacant land on the south side of Grand River Avenue, and a retail furniture store on the southeast corner of Grand Oaks Drive and Grand River Avenue; To the east, Olga's Diner and an office building; To the north, a medium-dense wooded parcel; And to the west, the Chem-Trend Inc. building.

C. A WRITTEN DESCRIPTION OF THE ENVIRONMENTAL CHARACTERISTICS OF THE SITE PRIOR TO DEVELOPMENT, I., TOPOGRAPHY, SOILS, VEGETATIVE COVER, DRAINAGE, STREAMS, CREEKS OR PONDS.

As mentioned, the site is gently rolling, sloping downward to the northwest. As shown on the U.S.D.A. Soil Conservation Service "Soil Survey of Livingston County, Michigan", the on-site soils consist of:

MIAMI LOAM (MoB and MoC). MIAMI LOAMS are typically well-drained soils found on till plains and moraines, with soil slopes of 2-6% (MoB) and 6-12% (MoC). Surface runoff is slow for MoB, permeability is moderate, and the soil erosion hazard is slight.

The National Wetlands Inventory Plan prepared by the United States Department of the Interior, Fish and Wildlife Service indicates that there are no wetlands or lowlands located on the site. Vegetative cover consists of woodlands bordering the northern boundary, including several trees infringing onto the northeast corner of the parcel. Further, there is one (1) 15" elm tree, two (2) 20" pine trees, two (2) 5-10" maple trees and four (4) 8-24" cherry trees located along an existing gravel drive in the southeast corner of the site adjacent to the previously mentioned vacant house.

Storm water currently drains towards the northwest corner of the site, either via sheetflow or along a roadside ditch. Ultimately, the on-site storm water drains to the north into the wooded area.

D. DESCRIPTION OF SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION

Surface runoff during periods of construction will be controlled by proper methods set forth by the Livingston County Drain Commissioner, including silt fence, pea stone filters, and seed and mulch.

E. DESCRIPTION OF PROPOSED USAGE AND OTHER MAN MADE FACILITIES; HOW IT CONFORMS TO EXISTING AND POTENTIAL DEVELOPMENT PATTERNS. EFFECTS OF ADDED LIGHTING, NOISE OR AIR POLLUTION, ANY PROPOSED PHASING.

The applicant is proposing to utilize the GENERAL COMMERCIAL (GC) zoning as designated by Genoa Township. The proposed use as an office building is compatible with the surrounding establishments, as the site is located in the vicinity of an office and business complex. In addition, the Michigan Department of Transportation branch office is located on the east side of Olga's diner.

This development is proposed to contain an office building and parking lot, and the expected impact will be minimized because of the following:

1. The woodlands along the north boundary of the site will only be disturbed as is necessary to construct the building and parking areas. A majority of the wildlife inhabiting the vegetated treed area north of the site should remain. It is expected that some of the wildlife may seek new habitat during construction of the project.
2. A detention pond will be located on the northwest corner of the site to maintain natural drainage patterns.
3. The layout was prepared taking into account the topography to minimize the amount of earthwork required which will preserve the existing lay of the land. The site will be landscaped in accordance with Genoa Township standards and to provide an aesthetically pleasing site.
4. Soil erosion control measures such as silt fence, straw bale filters, and pea stone filters at catch basins will be utilized during construction to control siltation and sedimentation from entering the wooded areas.

Grand River Avenue presently experiences a large volume of traffic along with the associated noise level. It is unlikely that this development will significantly change that. Permanent air pollution from the vehicle-usage generated from the development is the only pollution expected. Since the site is located along a primary commuting route, it is anticipated that most of the traffic generated will have a minor impact on the traffic already travelling in the area. However, a nominal increase is still anticipated. The abutting property to the west of the site is occupied by a chemical factory and warehouse which includes numerous lighting fixtures. Consequently, additional lighting from the project site will have a negligible effect on this general commercial area.

On-site lighting will also be shielded and directed downward as required to eliminate off-site illumination. It is anticipated that the project will be completed in a single phase.

F. DESCRIPTION OF NUMBER OF EMPLOYEES, PATRONS AND THE IMPACT ON GENERAL SERVICES, I.E.: SCHOOLS, POLICE, FIRE.

Based on the Institute of Transportation Engineers publication, TRIP GENERATION manual, an average of 3.29 employees can be expected per each 1,000 square feet of gross floor area (G.F.A.). Therefore, an office building with 17,200 square feet will potentially include approximately fifty-seven (57) employees. Normal police and fire protection services should be anticipated.

G. DESCRIPTION OF ALL PUBLIC UTILITIES SERVICING THE PROJECT I.E.: SANITARY SEWER AND STORM DRAINAGE CONTROL. EXPECTED FLOWS PROJECTED IN RESIDENTIAL EQUIVALENTS.

The site is located within the Genoa-Oceola Sanitary Sewer District. In order to determine the sanitary sewage flow according to the Genoa Township list of Equivalent User Factors, an office building is assigned a factor of 0.4 Residential Equivalent Units (R.E.U.) per 1,000 square feet of G.F.A. Therefore, the proposed 17,200 square foot office building has a total of 6.88 R.E.U. The parcel is also within the water district along Grand River Avenue, for which construction has just recently been completed. As described above, a detention pond will be located in the northwest corner of the parcel to collect stormwater runoff. Storm water runoff will be

restricted to an agricultural runoff rate from all developed areas. Underground gas, overhead electric and telephone are also available.

H. DESCRIPTION OF ANY HAZARDOUS MATERIALS USED, STORED OR DISPOSED OF ON-SITE.

None Applicable

I. DESCRIPTION OF TRAFFIC VOLUMES TO BE GENERATED AND THEIR EFFECT ON THE AREA.

Consideration was given to the amount of traffic generated from this development and the impact it will have on the existing public road network. Grand River Avenue has been recently renovated, including the addition of a center left turn only lane along certain developed frontage areas. Traffic lights at both the corner of Chilson Road and Grand River Avenue and on Grand River Avenue at the Walmart complex should control traffic sufficiently to accommodate any increase in traffic from this development. According to the updated Grand River Avenue Area Corridor Plan, the existing Average Daily Traffic (A.D.T.) is approximately 31,000 vehicles per day in front of this site. A Traffic Study was conducted on December 14, 1994, by Midwestern Consulting, Inc., Transportation Engineers, for the traffic light located on Grand River Avenue at the Walmart complex. According to the Traffic Study, the largest 2-way traffic count occurs at the P.M. peak hour with a total of 2256 vehicles on Grand River Avenue. The TRIP GENERATION manual indicates that , for an office building with 3,700 square foot medical offices and 13,500 square foot general offices the average weekday traffic in and out of the parking lot will be 443 vehicles per day, or 1.4% of the average daily traffic on Grand River Avenue. The P.M. peak hour traffic generated by the proposed office building will be approximately 51 vehicles per hour, or 2.3% of the peak P.M. traffic rate on Grand River Avenue. 30% (15 vehicles) of the P.M. peak hour of 51 vehicles will be entering the parking lot and 70% (36 vehicles) will exit. The conclusion of this brief traffic overview indicates that this proposed office site will have a minor impact on the overall traffic situation along Grand River Avenue. Therefore, it is anticipated that the peak hour Level of Service (LOS) will not change as a result of this proposed development. The study concluded that the LOS for the main driveway at the traffic light during the morning peak hour was LOS B and the afternoon peak hour was LOS C. The average LOS for the

intersection during the A.M. peak is A, and the average for the P.M. peak is LOS B.

The Michigan Department of Transportation (M.D.O.T.) is presently reviewing the impact of the proposed project and driveway to determine if improvement of the Grand River Avenue pavement is warranted and the extent of improvement. In a site meeting with M.D.O.T., it was tentatively determined that the proposed driveway location should remain at the existing 'M' opening location, as shown on the site plan.

J. SPECIAL PROVISIONS, I.E.; DEED RESTRICTIONS, PROTECTIVE COVENANTS, ETC.

None.

K. DESCRIPTION OF ALL SOURCES

- GENOA TOWNSHIP ZONING ORDINANCES
- MICHIGAN RESOURCE INFORMATION SERVICE
- ON-SITE DETERMINATION
- MICHIGAN DEPARTMENT OF TRANSPORTATION
- "SOIL SURVEY OF LIVINGSTON COUNTY, MICHIGAN", SOIL CONSERVATION SERVICE, U.S.D.A.
- NATIONAL WETLANDS INVENTORY, U.S DEPARTMENT OF INTERIOR FISH AND WILDLIFE SERVICE
- TRIP GENERATION, 5TH EDITION, INSTITUTE OF TRANSPORTATION ENGINEERS.
- GRAND RIVER AVENUE AREA CORRIDOR PLAN, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, APRIL 10, 1995.

L. PREVIOUSLY SUBMITTED ENVIRONMENTAL ASSESSMENTS

None applicable

95273EIA

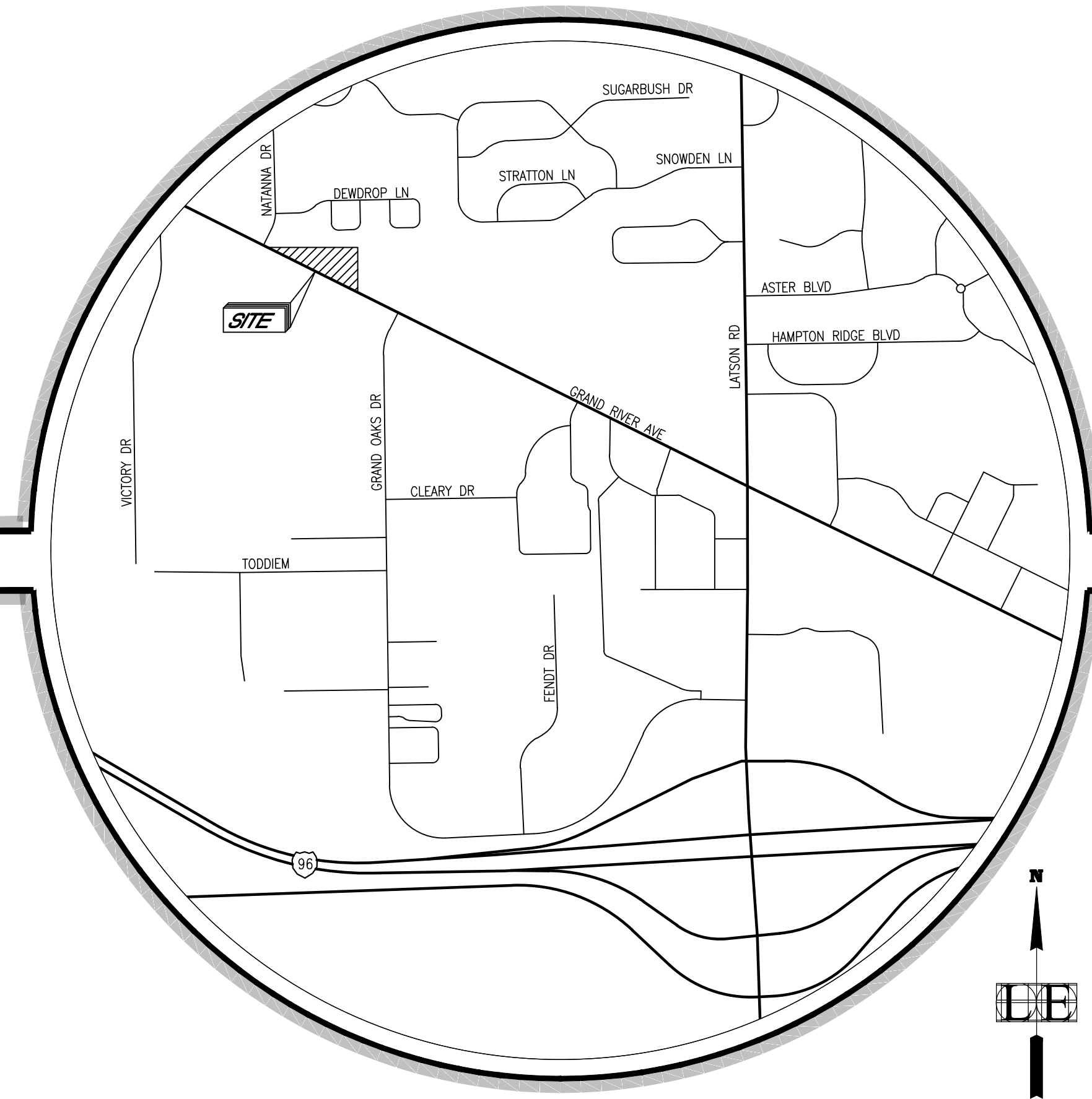
PRELIMINARY SITE PLAN FOR PARKING LOT EXPANSION 3399 E. GRAND RIVER GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

SHEET INDEX

- C1.0 COVER SHEET
- C2.0 EXISTING CONDITIONS & REMOVALS
- C3.0 SITE LAYOUT PLAN
- C4.0 UTILITY PLAN
- C5.0 GRADING PLAN
- C5.1 SECC PLAN
- C5.2 SECC DETAILS
- C6.0 STORM WATER MANAGEMENT PLAN
- C7.0 DETAILS
- C8.0 LANDSCAPE PLAN
- L1.0 PHOTOMETRIC PLAN

LEGEND

	EXISTING	PROPOSED
SPOT GRADE	--- 000.00 ---	--- 000.00 ---
CONTOUR	--- 000 ---	--- 000 ---
SANITARY SEWER	--- SAN ---	--- SAN ---
STORM SEWER	--- ST ---	--- ST ---
WATER	--- W ---	--- W ---
OVERHEAD	--- X ---	--- X ---
FENCE	--- X ---	--- X ---
GAS	--- GAS ---	--- GAS ---
ELECTRIC	--- E ---	--- E ---
DRAINAGE AREA BOUNDARY	---	---
LIMITS OF DISTURBANCE	---	---
SILT FENCE	---	---
SIGN	---	---
LIGHT POLE	---	---
UTILITY POLE	---	---
DECIDUOUS TREE	---	---
GATE VALVE IN WELL	---	---



LOCATION MAP
SCALE: 1" = 1,000 FEET

LEGAL DESCRIPTION

Situated in the Township of Genoa, County of Livingston, State of Michigan.

Part of the Southwest 1/4 of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the West 1/4 Corner of said Section 5; thence along the East-West 1/4 line of Section 5 S 88°35'24" E, 1130.47 feet to the intersection of said Section line with the centerline of Grand River Avenue and the POINT OF BEGINNING of the parcel to be described; thence continuing along said East-West 1/4 line of Section 5, S 88°35'24" E, 767.34 feet (previously recorded as N 89°01' E, 759.64 feet) to a point which bears N 88°35'24" W, 635.62 feet from the center of said Section 5; thence S 02°32'33" W, 406.13 feet (previously recorded as S 00°09'00" E, 406.85 feet) to the centerline of Grand River Avenue (varying Right-of-Way); thence along said centerline, N 60°28'30" W, 809.89 feet; thence continuing along said centerline, N 60°39'00" W, 51.18 feet to the point of beginning.

SITE DATA TABLE

	REQUIRED	PROVIDED
LOT AREA	1.00 AC. (min)	2.62 AC. (114,018 SF)
LOT WIDTH	150 FT (min)	719 FT
LOT COVERAGE		
BUILDING AREA	35% (max.)	8,754 SF/114,018 SF = 7.68%
IMPERVIOUS SURFACE AREA	75% (max.)	43,160 SF/114,018 SF = 37.85%
BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT	70 FT (35 FT, IF NOT LOT)	143 FT
SIDE	15 FT	19 FT
REAR	50 FT	50 FT
PARKING SETBACKS:	REQUIRED	PROVIDED
FRONT	20 FT	20 FT
SIDE & REAR	10 FT	15 FT
BUILDING DATA:	REQUIRED	PROVIDED
FLOORS	2 MAX	1
BUILDING HEIGHT	35 FT MAX	

PARKING CALCULATIONS

REQUIRED PARKING PER ORDINANCE

MEDICAL OFFICES OF DOCTORS, DENTIST OR SIMILAR PROFESSIONS:
1 SP. PER 200 S.F. OF GROSS FLOOR AREA

MEDICAL CLINICS, OUTPATIENT CENTERS, 24 HOUR URGENT CARE CENTERS ETC:
2 SPACES PER EXAM OR OUTPATIENT PROCEDURE/OPERATING ROOM, PLUS 1 SP. PER LABORATORY OR RECOVERY ROOM, PLUS 1 SPACE FOR EACH 2 ROOMS FOR EMPLOYEE PARKING

UPPER LEVEL:

A. MEDICAL OFFICE	1,512 GSF	=	8 SPACES
B. MEDICAL LAB	650 GSF	=	3 SPACES
C. MEDICAL CLINIC	5,368 GSF	=	24 SPACES

LOWER LEVEL:

D. MEDICAL OFFICE	8,600 GSF	=	43 SPACES
-------------------	-----------	---	-----------

PARKING REQUIRED:

A. MEDICAL OFFICE	1,512 GSF / 200 GSF	=	8 SPACES
B. MEDICAL LAB	1 LAB + 1 EXAM + 1 EMPLOYEE ROOM	=	3 SPACES
C. MEDICAL CLINIC	12 EXAMS X 2	=	24 SPACES
	1 LAB + 8 EMPLOYEE ROOMS	=	5 SPACES
D. MEDICAL OFFICE	8,600 GSF / 200 SF	=	43 SPACES
E. ADA PARKING		=	3 SPACES
TOTAL		=	86 SPACES

PROVIDED PARKING:

TOTAL SPACES PROPOSED: = 101 SPACES
INCL/ 4 BARRIER FREE SPACES

SITE DATA & GENERAL NOTES

- Property is zoned: GCD
- Contractor is responsible for protecting all existing and proposed utilities from damage during all stages of construction.
- The engineer and applicable agency must approve, prior to construction, any alteration, or variance from these plans.
- Property to be serviced by connection to public sanitary and water.
- Underground dry utilities shall be extended from existing locations to service this site as required by utility companies.
- All construction shall be performed in accordance with the current standards and specifications of Genoa Township and Livingston County.
- Three working days prior to any excavation, the Contractor shall telephone MISS DIG (800-482-7171) for the location of underground utilities and shall also notify representatives of other utilities located in the vicinity of the work. It shall be the Contractor's responsibility to verify and/or obtain any information necessary regarding the presence of underground utilities which might affect this job.
- Site plan use: Commercial
- Site storm drainage to outlet to Ravines of Rolling Ridge Drain.
- Parcels 11-05-300-041 and 11-05-300-042 are proposed to be combined at the appropriate time.

ADJACENT PROPERTY TABLE

UTILITY DISCLAIMER



Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "MISS DIG" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.

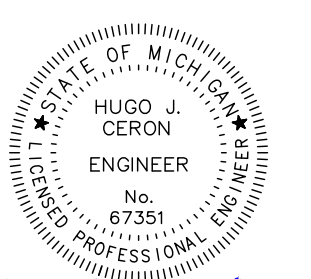
ENGINEER

LE LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
3300 S. OLD U.S. 23, BRIGHTON, MI 48114
www.livingstoneng.com PHONE: (810) 225-7100 FAX: (810) 225-7699

PARKING LOT EXPANSION

GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
SITE PLAN

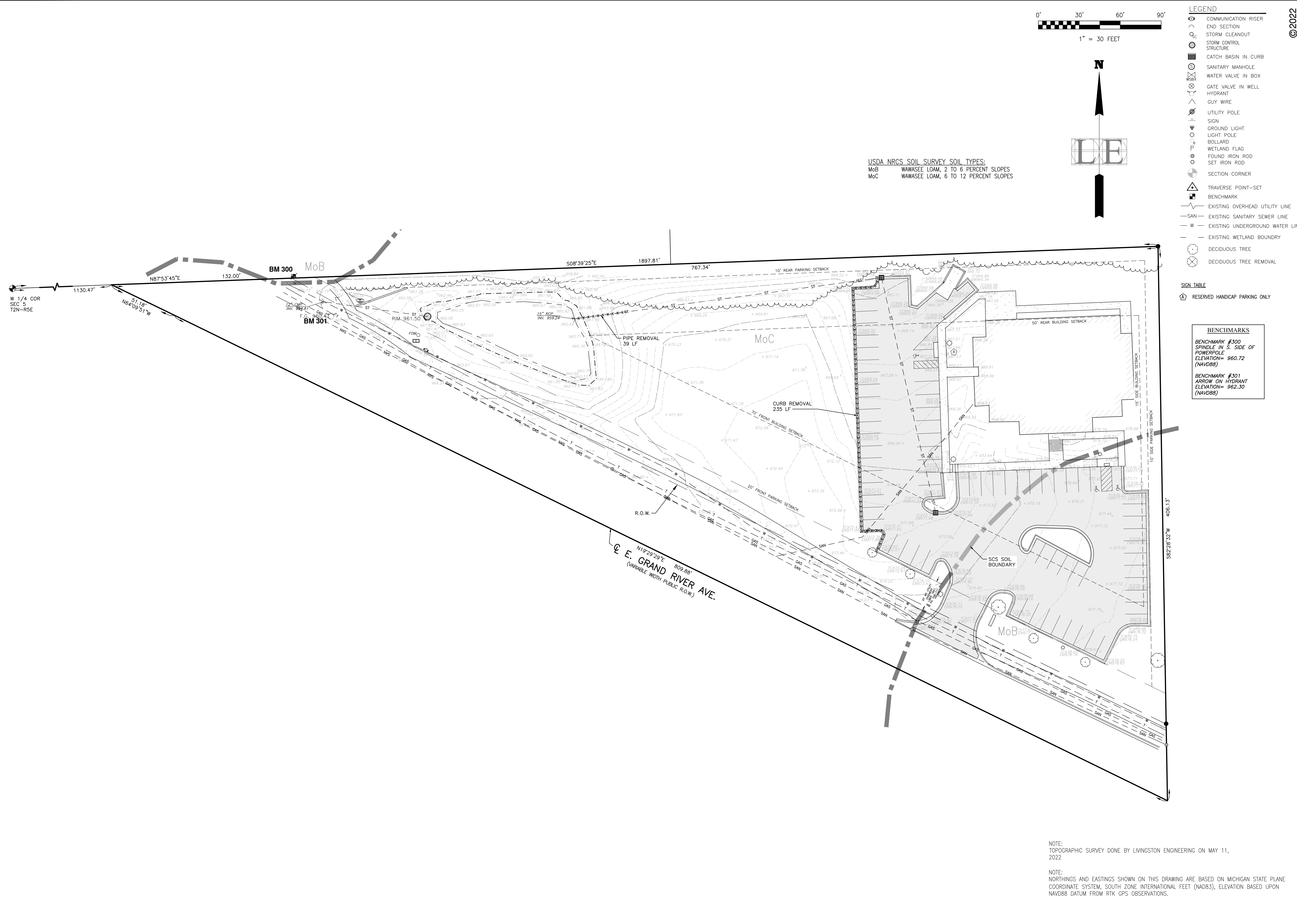
ENGINEER'S SEAL



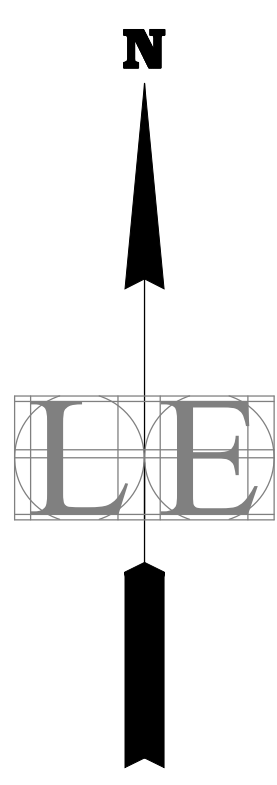
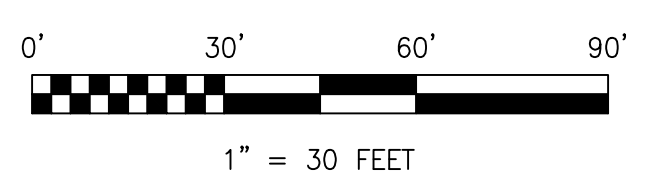
Hugo J. Ceron

REVISIONS	DATE	PROJECT No. 22147
REVISIONS PER TOWNSHIP	06/21/2022	
REVISIONS PER TOWNSHIP	07/13/2022	
		SHEET 1 OF 11
		DATE: May 24, 2022

FILE:C:\Users\User\Dropbox (Living)\Projects\2022\22147_Come 3399_E Grand River\03 DWG\3\22147_C2.0_Ext_Cond.dwg



USDA NRCS SOIL SURVEY SOIL TYPES:
 MoB WAWASEE LOAM, 2 TO 6 PERCENT SLOPES
 MoC WAWASEE LOAM, 6 TO 12 PERCENT SLOPES



- LEGEND**
- COMMUNICATION RISER
 - END SECTION
 - STORM CLEANOUT
 - STORM CONTROL STRUCTURE
 - CATCH BASIN IN CURB
 - SANITARY MANHOLE
 - WATER VALVE IN BOX
 - GATE VALVE IN WELL
 - HYDRANT
 - GUY WIRE
 - UTILITY POLE
 - SIGN
 - GROUND LIGHT
 - LIGHT POLE
 - BOLLARD
 - WETLAND FLAG
 - FOUND IRON ROD
 - SET IRON ROD
 - SECTION CORNER
 - TRAVERSE POINT-SET
 - BENCHMARK
 - EXISTING OVERHEAD UTILITY LINE
 - SAN EXISTING SANITARY SEWER LINE
 - W EXISTING UNDERGROUND WATER LINE
 - EXISTING WETLAND BOUNDARY
 - DECIDUOUS TREE
 - DECIDUOUS TREE REMOVAL

SIGN TABLE

- RESERVED HANDICAP PARKING ONLY

BENCHMARKS

BENCHMARK #300
 SPINDLE IN S. SIDE OF
 POWERPOLE
 ELEVATION= 960.72
 (NAVD88)

BENCHMARK #301
 ARROW ON HYDRANT
 ELEVATION= 962.30
 (NAVD88)

NOTE:
 TOPOGRAPHIC SURVEY DONE BY LIVINGSTON ENGINEERING ON MAY 11,
 2022

NOTE:
 NORTHINGS AND EASTINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE
 COORDINATE SYSTEM, SOUTH ZONE INTERNATIONAL FEET (NAD83), ELEVATION BASED UPON
 NAVD88 DATUM FROM RTK GPS OBSERVATIONS.

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3300 S. OLD U.S. 23, BRIGHTON, MI 48114
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<http://www.livingstoneng.com>

Client

PARKING LOT EXPANSION
3399 E. GRAND RIVER AVENUE
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
EXISTING CONDITIONS & REMOVALS

Job No. 22147

Scale: Vertical: Horizontal: 1" = 30'

Drawn: HJC

Checked: DBL

Approved: DBL

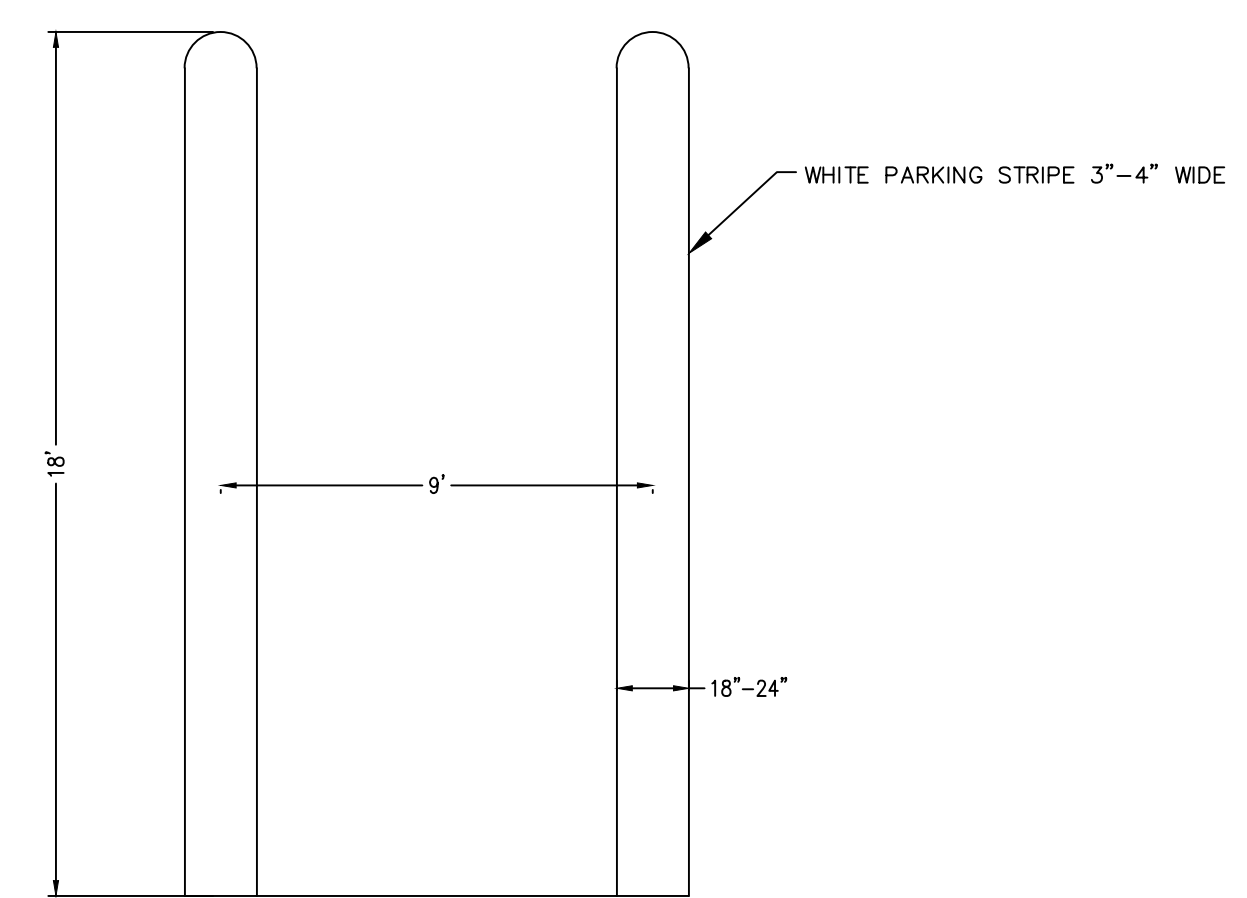
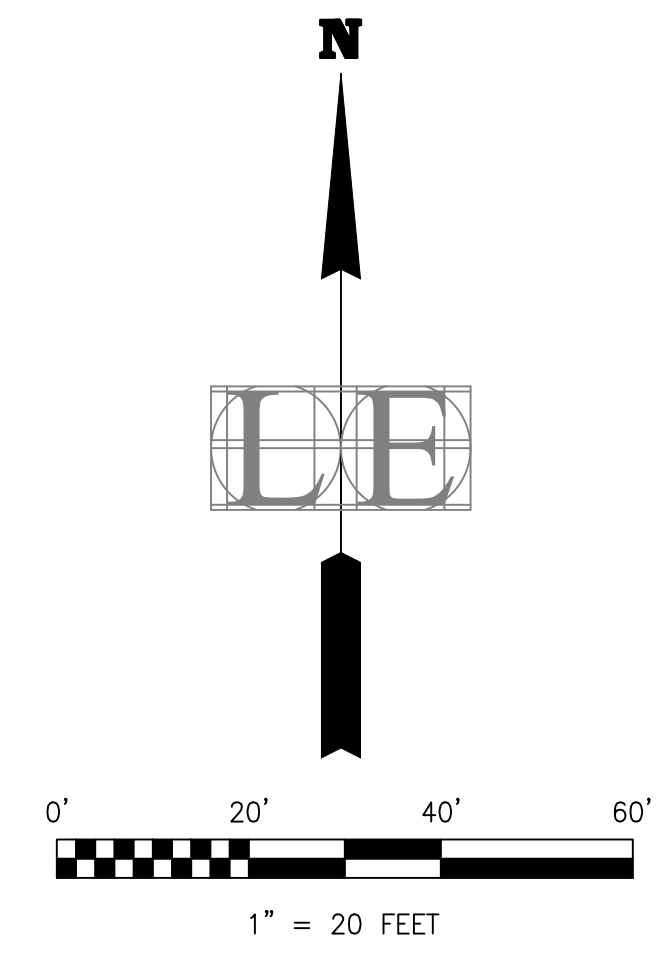
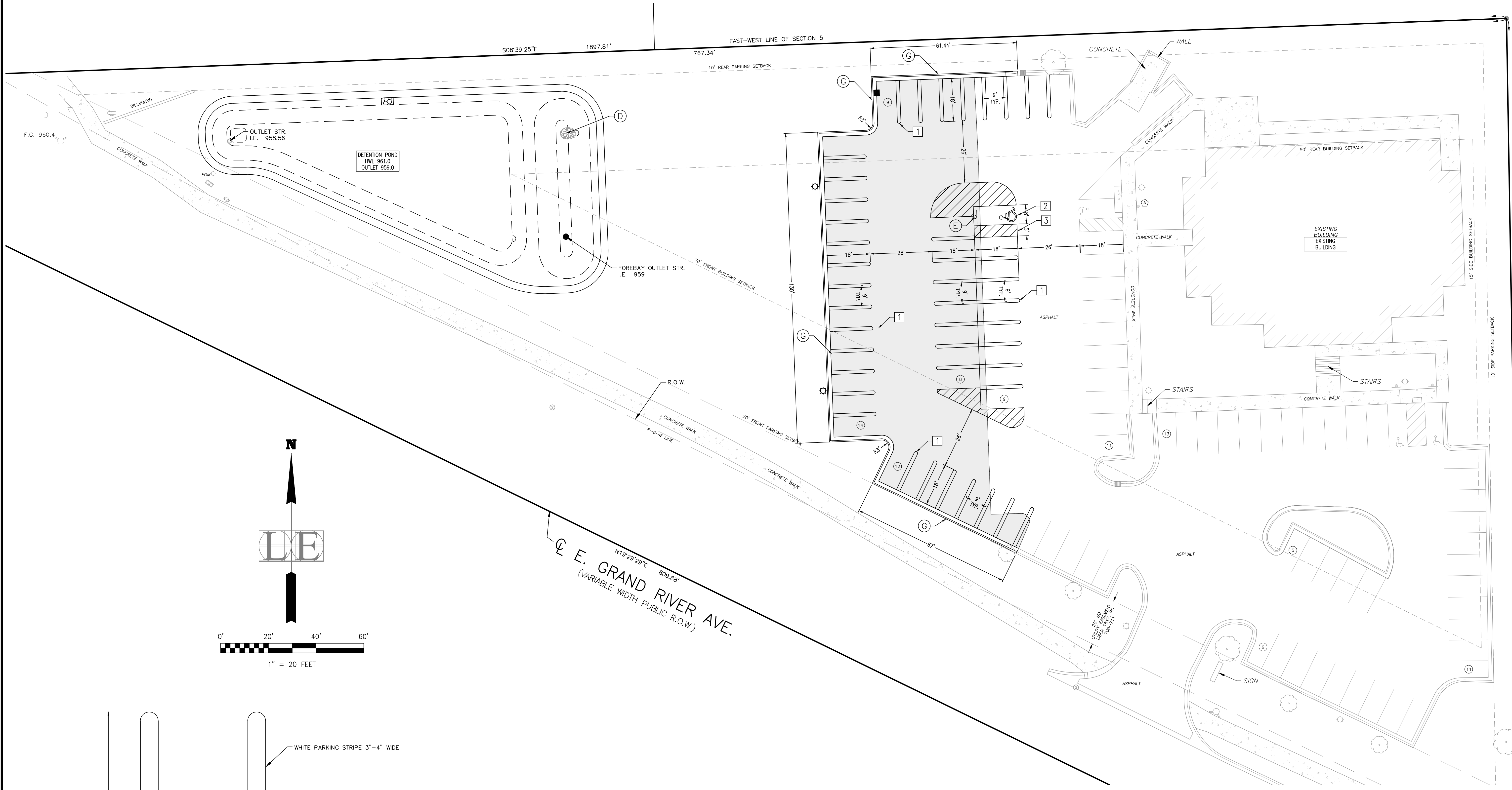
Date: 05/19/2022

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISIONS PER TOWNSHIP	06/21/22
2	REVISIONS PER TOWNSHIP	07/13/22

C2.0

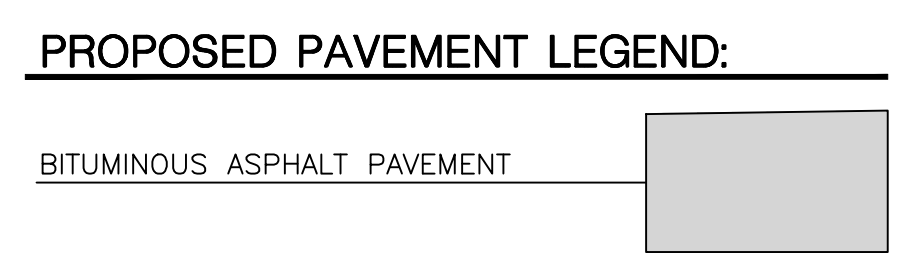
FILE:C:\Users\User\Dropbox (Livingston)\Projects\2022\22147 Crane 3399 E Grand River\03 DWG\Site Plan\22147 C3.0 Site Layout.dwg



PARKING SPACE STRIPING DETAIL
NOT TO SCALE

- GENERAL NOTES:**
1. ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
 2. ALL DIMENSIONS TO CURB ARE MEASURED FROM BACK OF CURB
 3. ALL STORM SEWER, WATER MAIN AND SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENOA TOWNSHIP AND LIVINGSTON COUNTY STANDARDS AND SPECIFICATIONS.

- KEYED NOTES:**
- (D) RIP-RAP DETAIL SEE DETAIL D
 - (E) BARRIER FREE SIGN WITH R7-8, SEE DETAIL E ON SHEET C7.0
 - (E*) BARRIER FREE SIGN WITH R7-8a INCLUDED, SEE DETAIL E ON SHEET C7.0
 - (F) CURB FACE WALK AT PROPOSED PAVEMENT, SEE DETAIL F ON SHEET C7.0
 - (G) MDT F-4 CONCRETE CURB, SEE DETAIL G ON SHEET C7.0



- KEYED PAVEMENT MARKING NOTES:**
- 1 4" SINGLE SOLID LINE, WHITE
 - 2 PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY, BLUE ADA COMPLIANT
 - 3 4" SINGLE SOLID LINES, BLUE, 45° CROSS HATCH PATTERN (2' O.C.) WITH BORDER, ADA COMPLIANT

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PARKING LOT EXPANSION

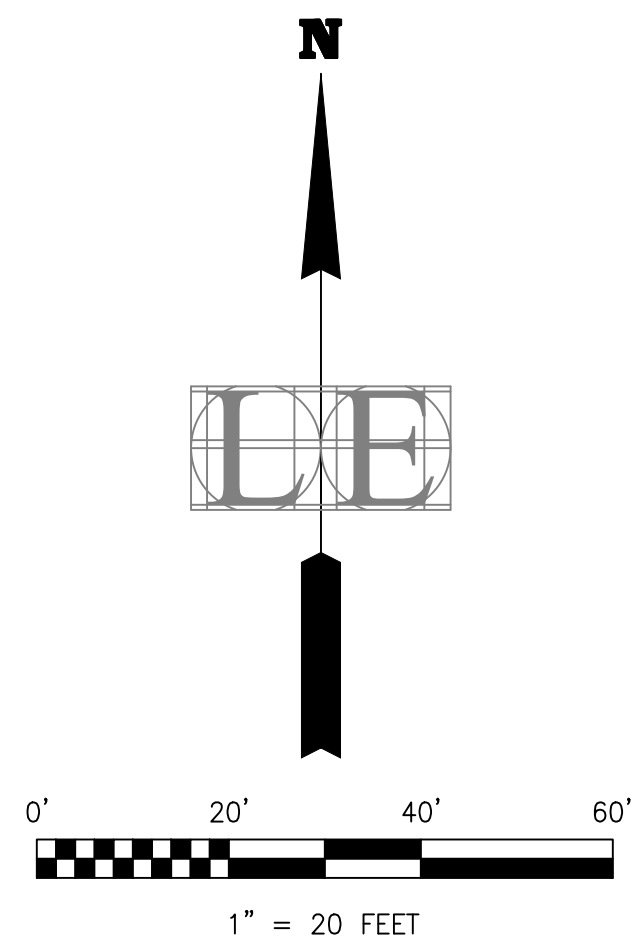
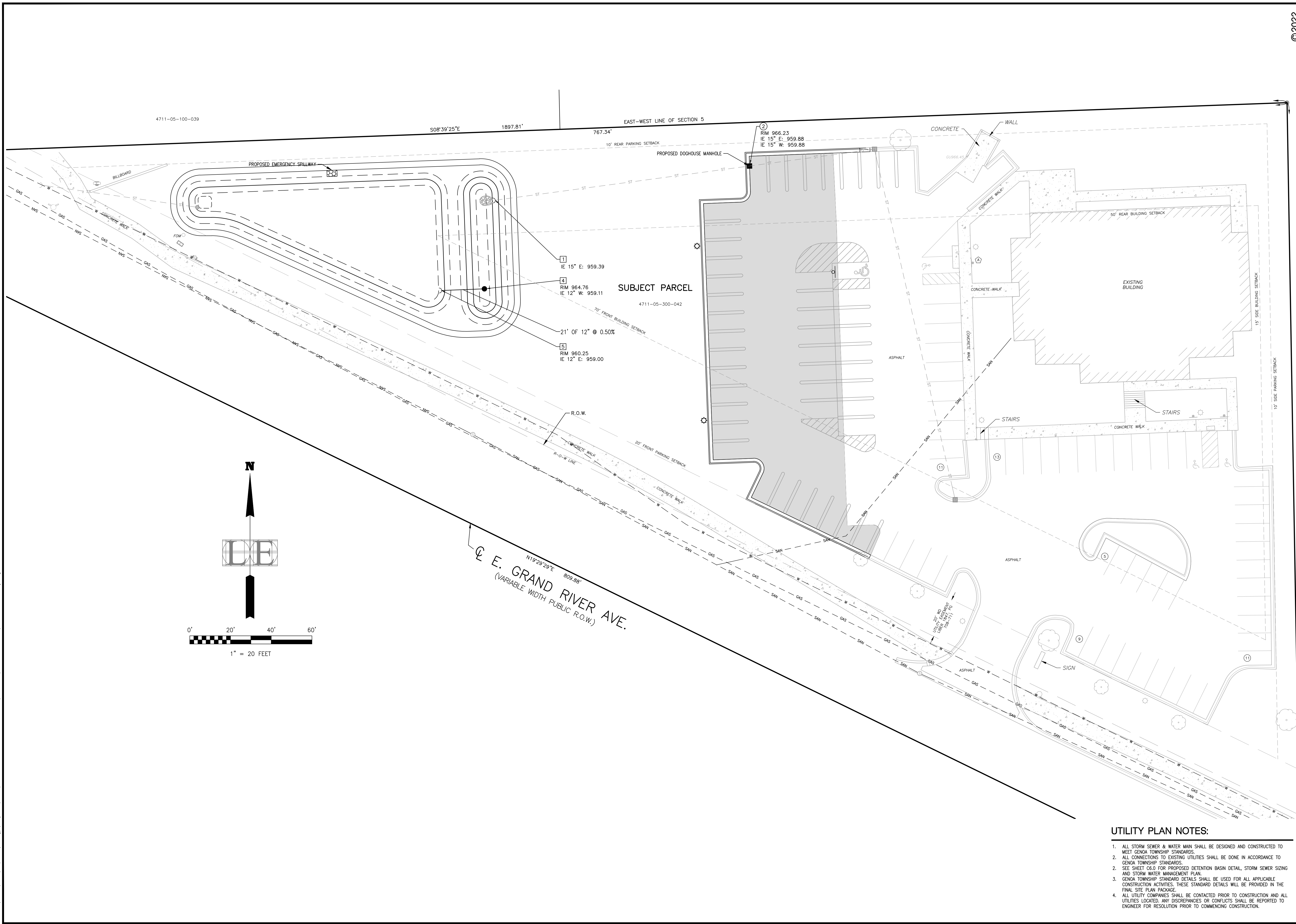
Client
3399 E. GRAND RIVER AVENUE
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
SITE LAYOUT PLAN

DATE	DRAWN	CHECKED	APPROVED	DATE
06/21/22	HJC	DBL	DBL	07/13/22
07/13/22				

Job No. **22147** Scale: Vertical: Horizontal: **1" = 20'**

C3.0

FILE:C:\Users\User\Desktop (Living)\Projects\2022\22147_Come_3399_E_Grand_River\03_DWSS\Prelim_Site_Plan\22147_C4.0_Utility.dwg



E. GRAND RIVER AVE.
(VARIABLE WIDTH PUBLIC R.O.W.)

- UTILITY PLAN NOTES:**
1. ALL STORM SEWER & WATER MAIN SHALL BE DESIGNED AND CONSTRUCTED TO MEET GENOA TOWNSHIP STANDARDS.
 2. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN ACCORDANCE TO GENOA TOWNSHIP STANDARDS.
 3. SEE SHEET C6.0 FOR PROPOSED DETENTION BASIN DETAIL, STORM SEWER SIZING AND STORM WATER MANAGEMENT PLAN.
 4. GENOA TOWNSHIP STANDARD DETAILS SHALL BE USED FOR ALL APPLICABLE CONSTRUCTION ACTIVITIES. THESE STANDARD DETAILS WILL BE PROVIDED IN THE FINAL SITE PLAN PACKAGE.
 5. ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.

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LE

Client

PARKING LOT EXPANSION
3399 E. GRAND RIVER AVENUE
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
UTILITY PLAN

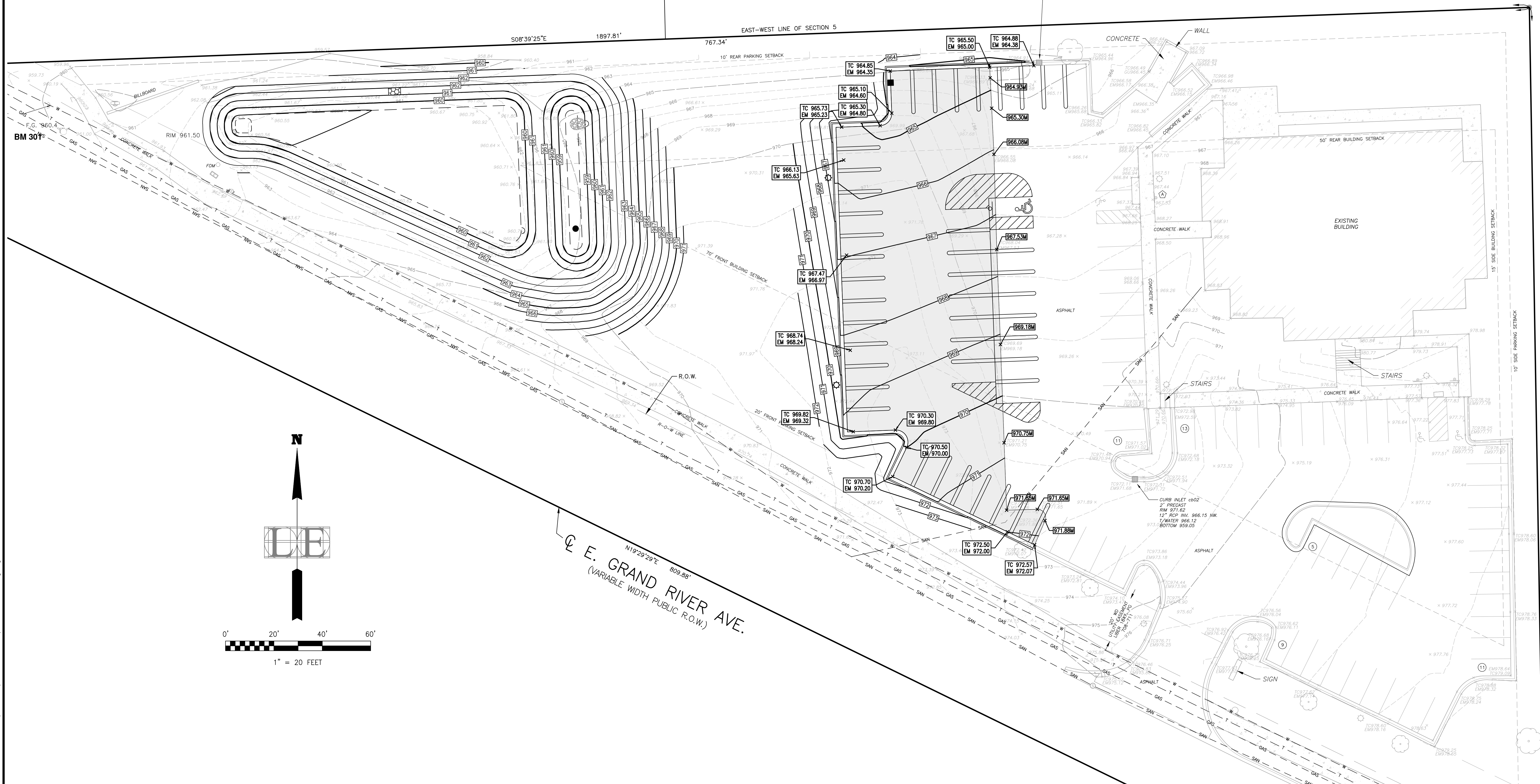
DATE	REVISIONS
06/21/22	REVISIONS PER TOWNSHIP
07/13/22	REVISIONS PER TOWNSHIP

Drawn: HJC	Checked: DBL	Approved: DBL	Date: 05/19/2022
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Job No. **22147** Scale: Vertical: **1" = 20'** Horizontal:

C4.0

FILE:C:\Users\User\Dropbox (Living)\Projects\2022\22147_Crme_3399_E_Grand_River\03_DWGS\Prelim_Site_Plan\22147_C5.0_Grading.dwg



GRADE PLAN LEGEND

PR. SPOT GRADE		TP 911.4
PR. CONTOUR		613
DRAINAGE ARROW		-1.5%
LIMITS OF GRADING		
RIDGE LINE		
SWALE LINE		

SPOT GRADE ABBREVIATIONS LIST

TP	TOP OF PAVEMENT
BC	BACK OF CURB
G	GUTTER ELEVATION
RIM	RIM ELEVATION
IE	INVERT ELEVATION
FG	FINISHED GRADE
TW	TOP OF WALK
FFE	FIN. FLOOR ELEVATION
WT	TOP OF WALL
WB	BOTTOM OF WALL
m.	MATCH EXISTING

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PARKING LOT EXPANSION

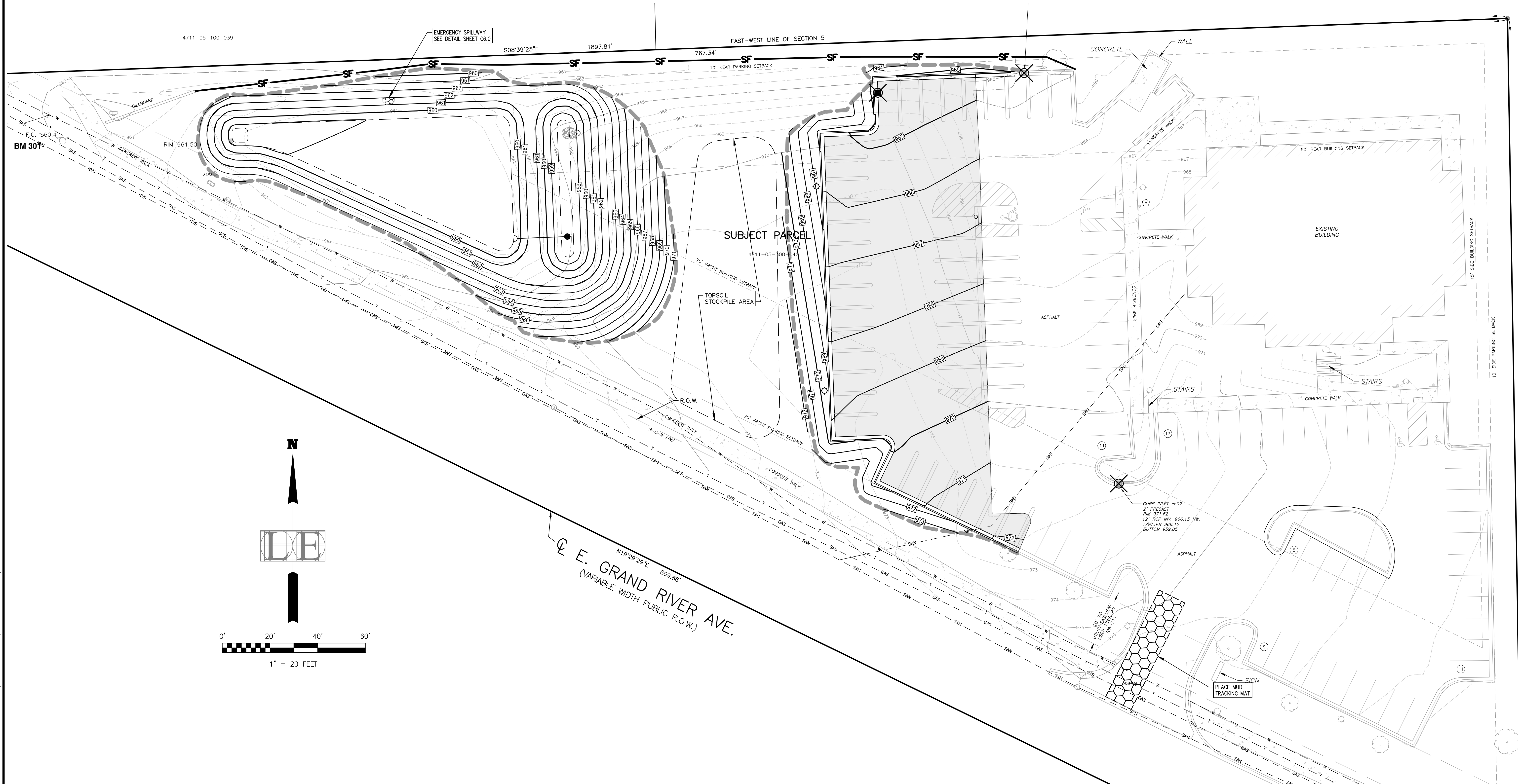
Client
3399 E. GRAND RIVER AVENUE
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
GRAVING PLAN

DATE	06/21/22	07/13/22		
REVISIONS PER TOWNSHIP				
REVISIONS PER TOWNSHIP				

Drawn: HJC	Checked: DBL	Approved: DBL	Date: 05/19/2022
Job. no. 22147	Scale:	Vertical: T = 20'	Horizontal:

C5.0

FILE:C:\Users\User\Dropbox (Living)\Projects\2022\22147_Come_3399_E_Grand_River\03_DWGS\Prelim_Site_Plan\22147_C5.1_SESC.dwg



4711-05-100-039

EMERGENCY SPILLWAY
SEE DETAIL SHEET C6.0

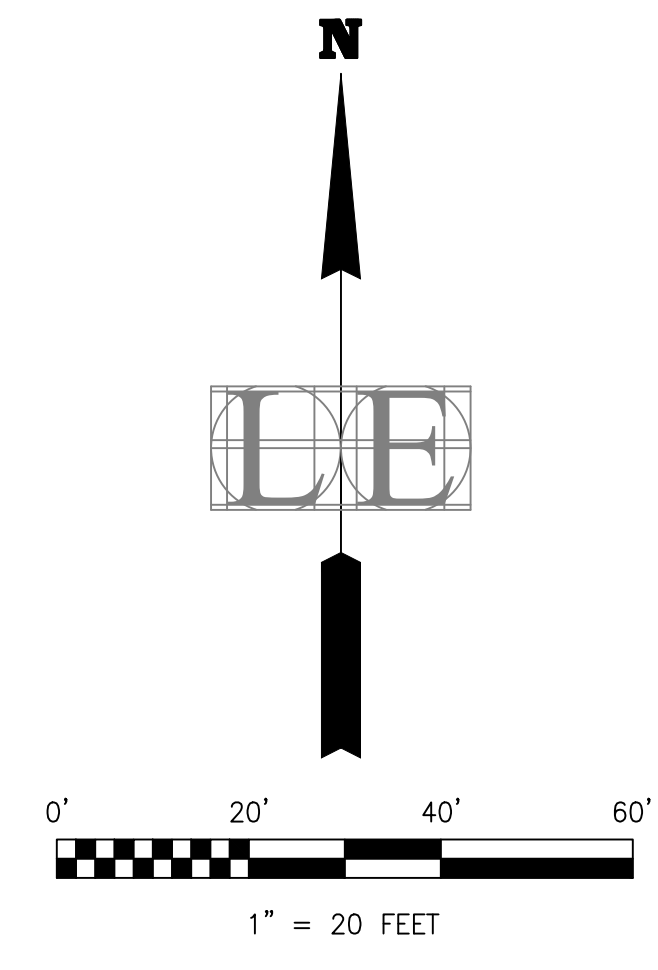
S08°39'25"E 1897.81'

EAST-WEST LINE OF SECTION 5
767.34'

SUBJECT PARCEL

TOPSOIL STOCKPILE AREA

E. GRAND RIVER AVE.
(VARIABLE WIDTH PUBLIC R.O.W.)
N19°29'29"E 809.88'



SESC PLAN NOTES:

1. SEE SHEET C5.2 FOR SESC DETAILS

LEGEND

- LIMITS OF GRADING
- PR. SWALE
- PR. CONTOUR
- PR. SILT FENCE
- SILT SACK FILTER

**TOTAL DISTURBED AREA
28,296 S.F. (0.65 AC.)**

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Client

PARKING LOT EXPANSION

3399 E. GRAND RIVER AVENUE
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

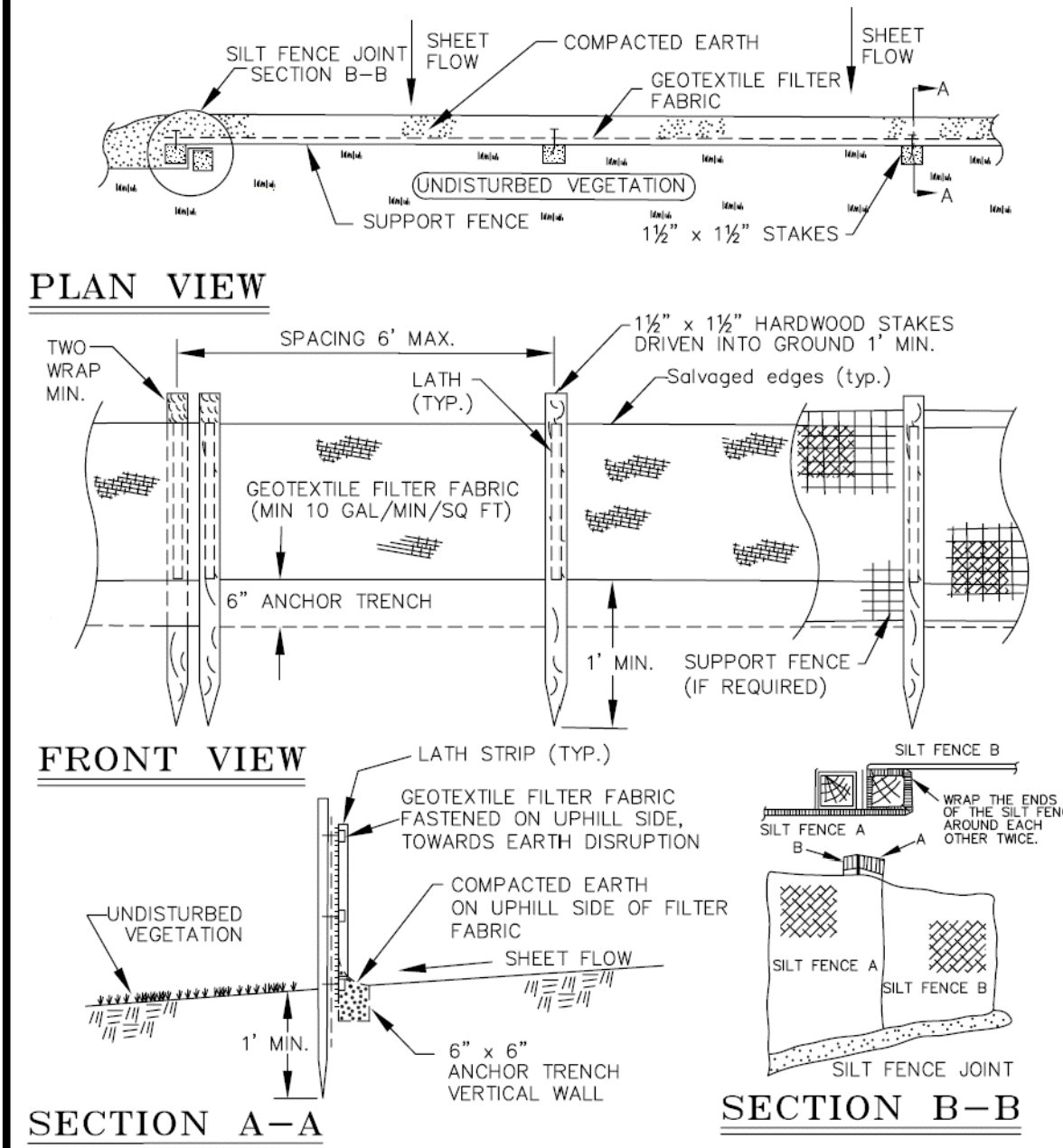
SESC PLAN

DATE	06/21/22
REVISIONS PER TOWNSHIP	07/13/22
Drawn: HJC	
Checked: DBL	
Approved: DBL	
Date: 05/19/2022	

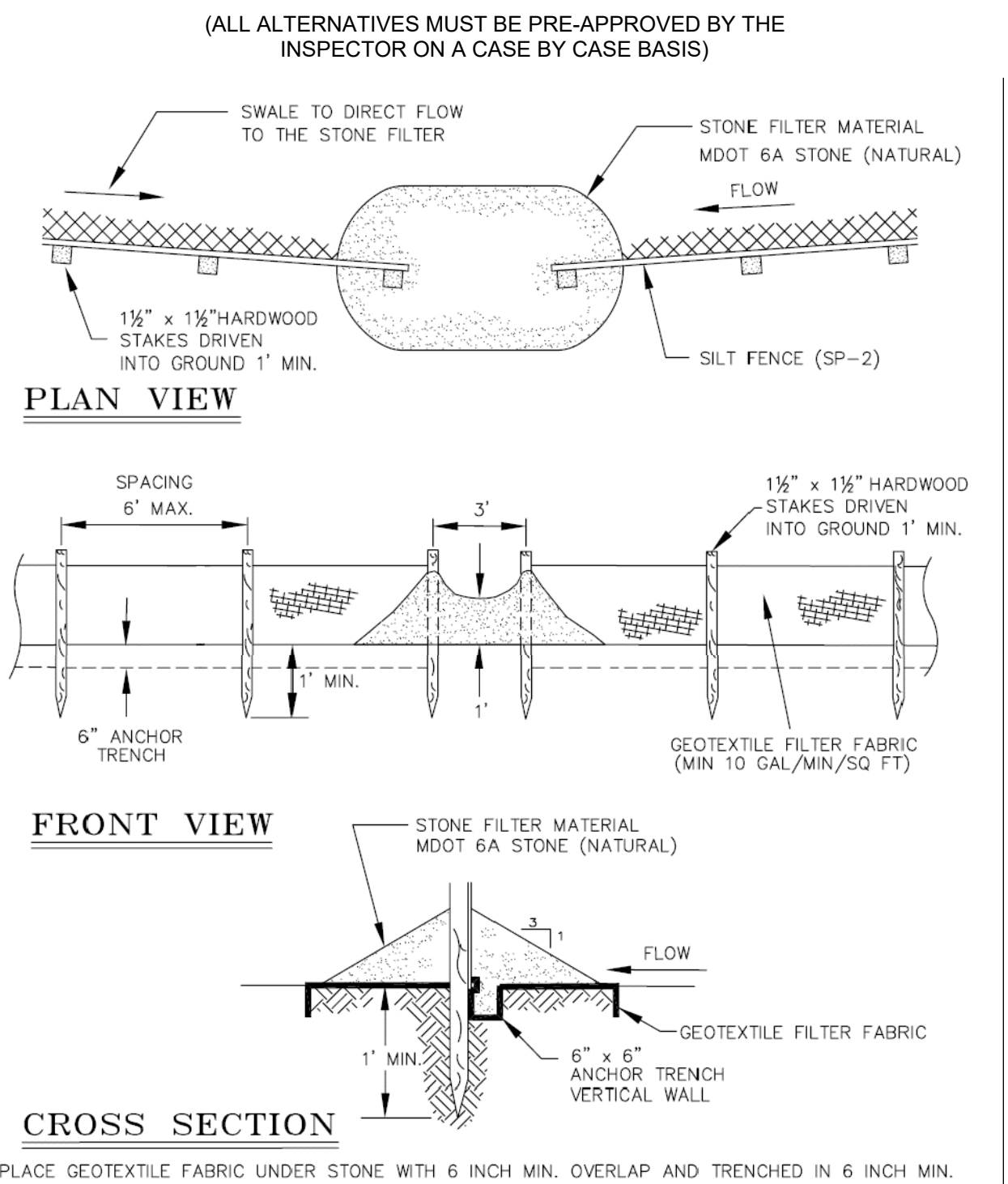
Job No. **22147**
Scale: Vertical: **T = 20'**
Horizontal: **T = 20'**

C5.1

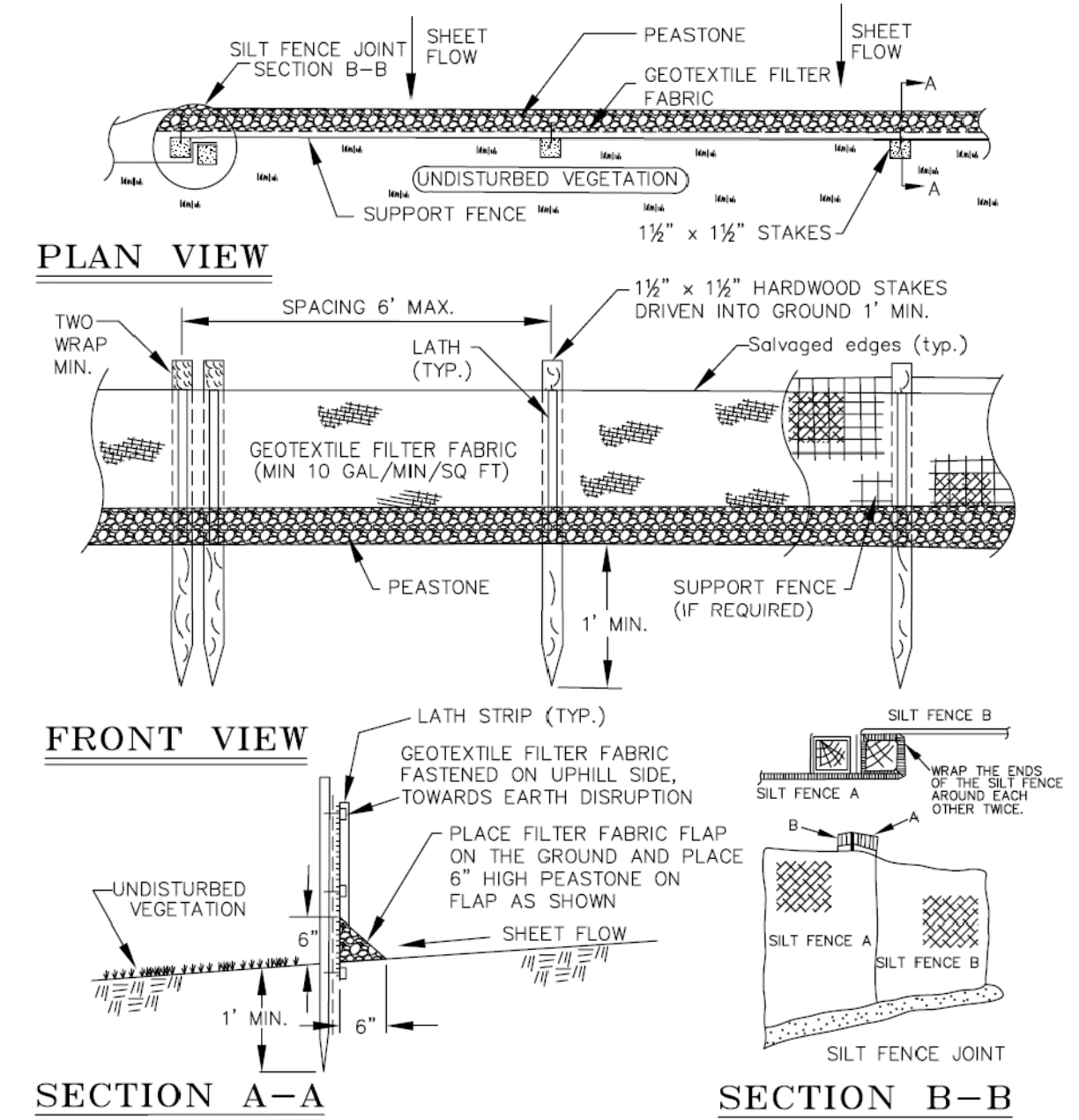
36" SILT FENCE
STANDARD CONTROL



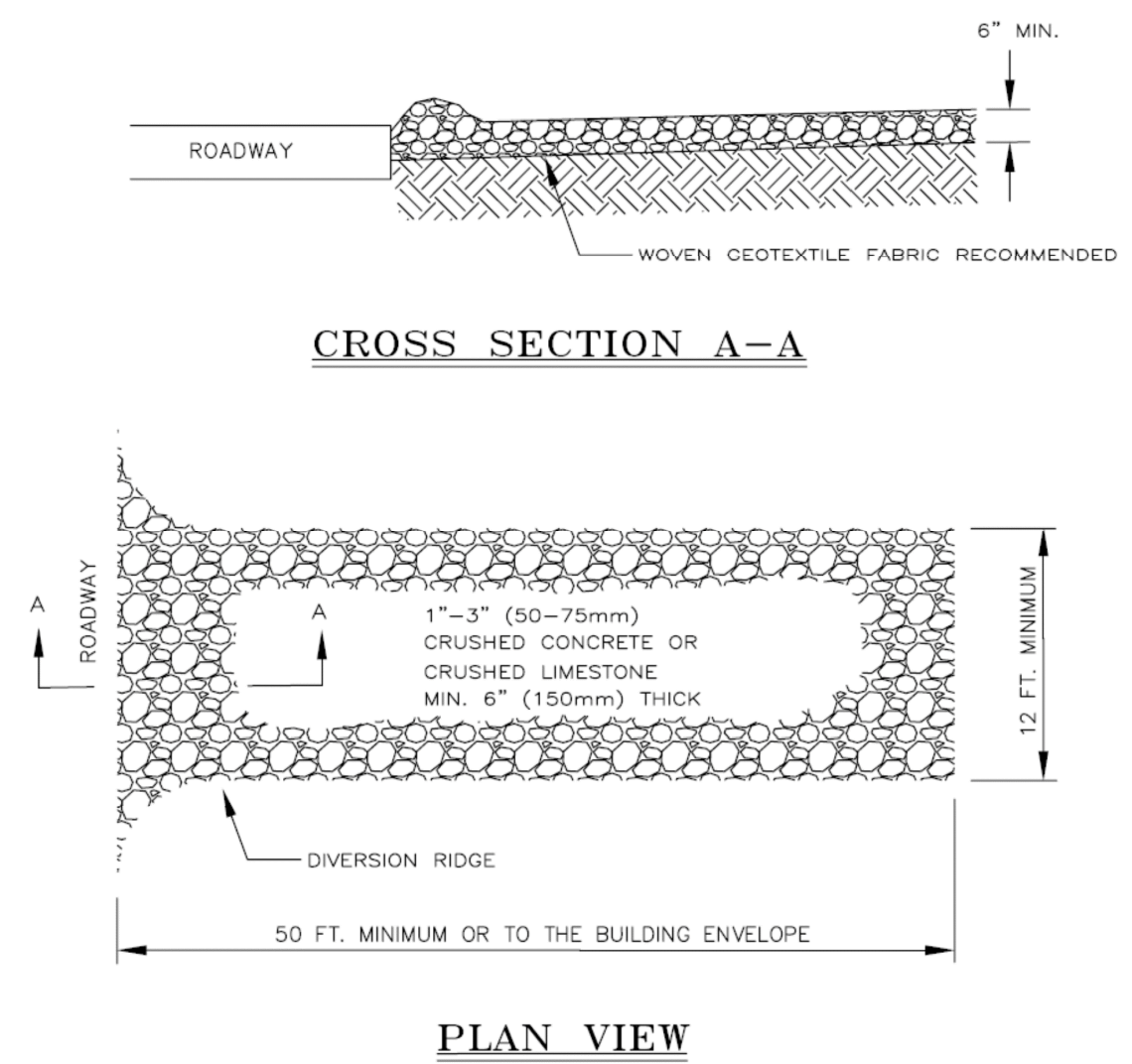
36" SILT FENCE GRAVEL FILTER
STANDARD CONTROL



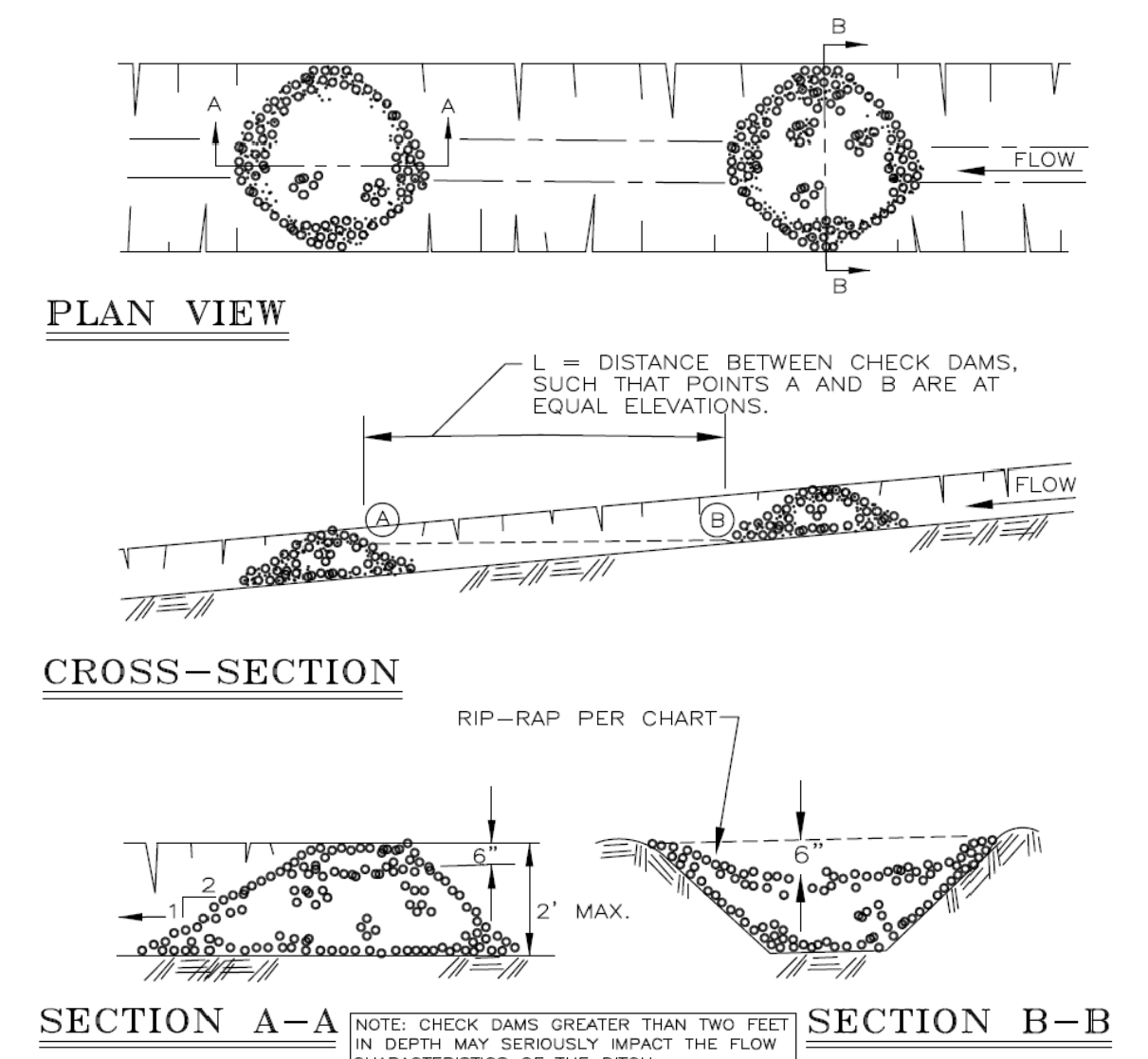
36" SILT FENCE
WINTER FROZEN GROUND INSTALLATION
STANDARD CONTROL



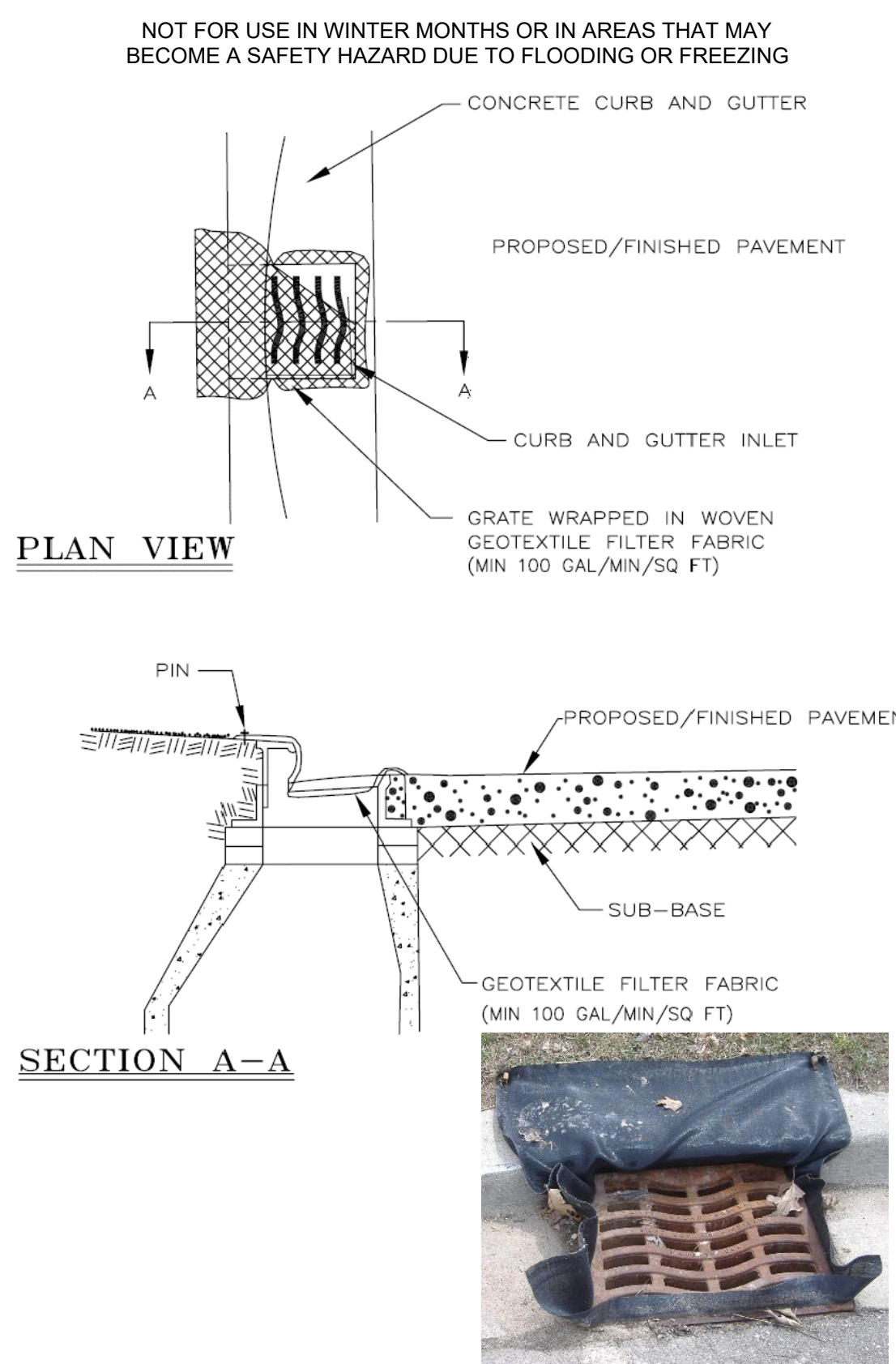
TRACKING MAT
STANDARD CONTROL



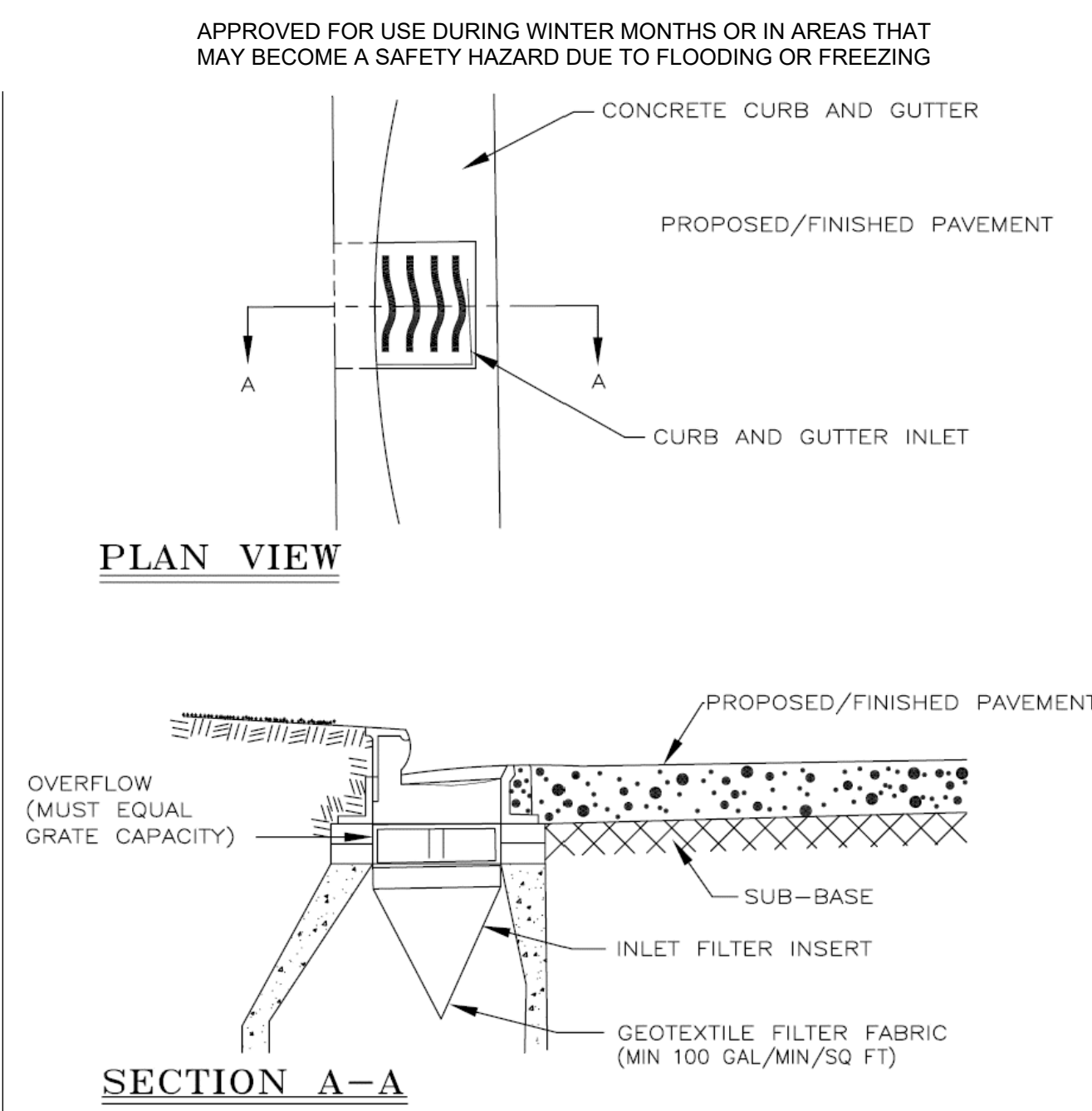
ANGULAR RIP RAP CHECK DAM
STANDARD CONTROL



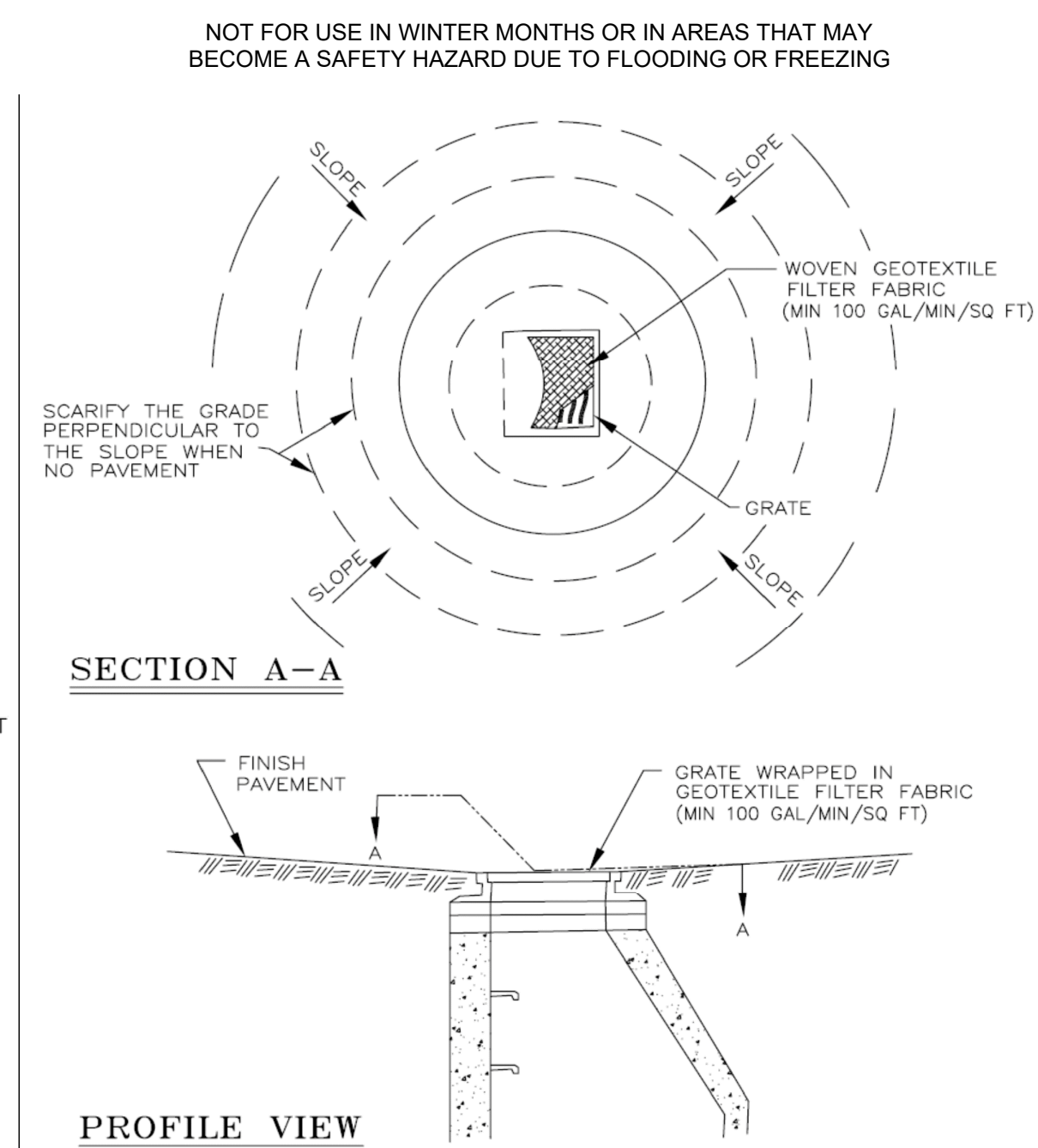
GEOTEXTILE FABRIC CURB AND GUTTER INLET FILTER
STANDARD NON-WINTER USE



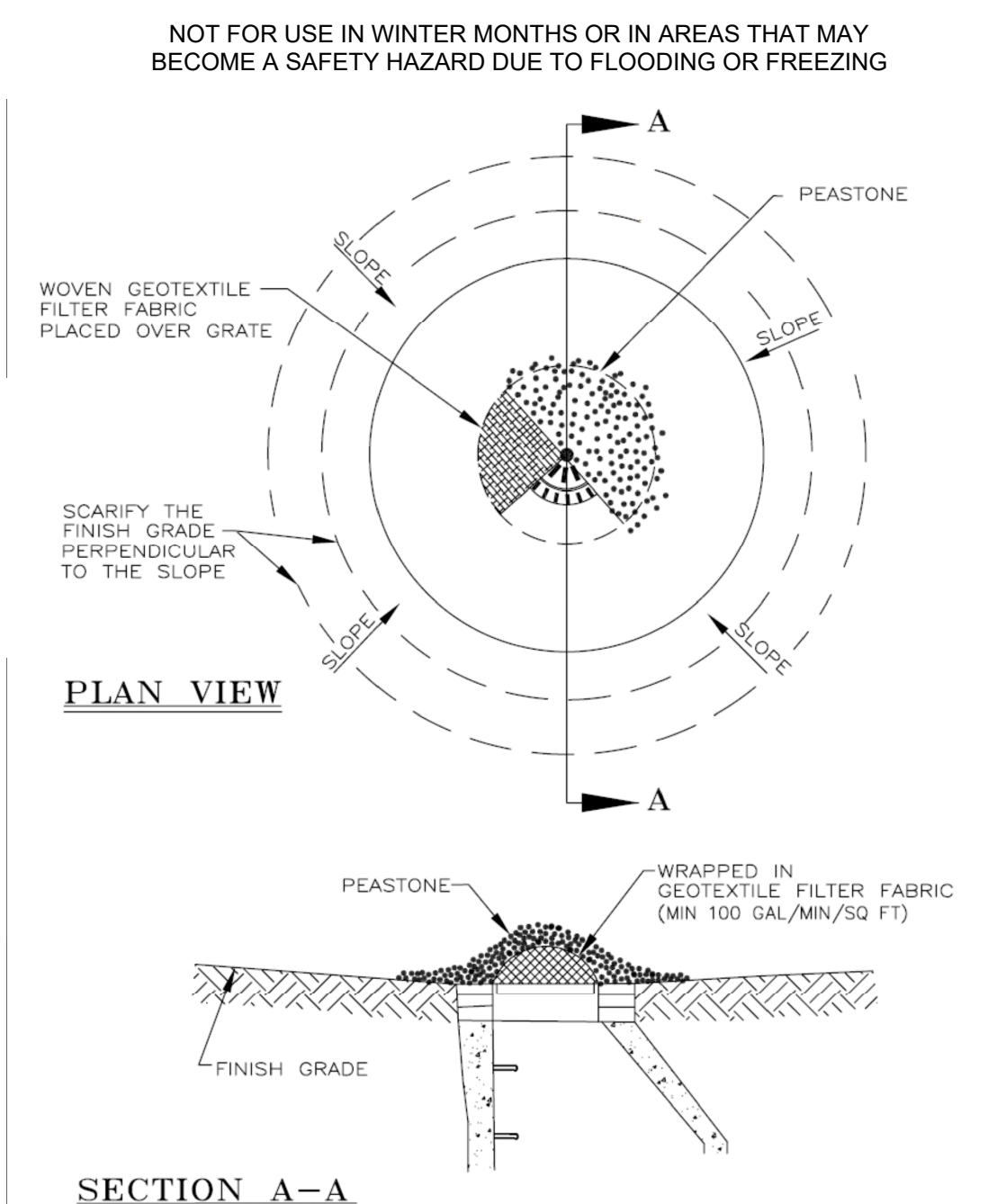
SILT SACK OR APPROVED EQUAL CURB AND GUTTER INLET FILTER
STANDARD CONTROL YEAR ROUND OR WINTER USE



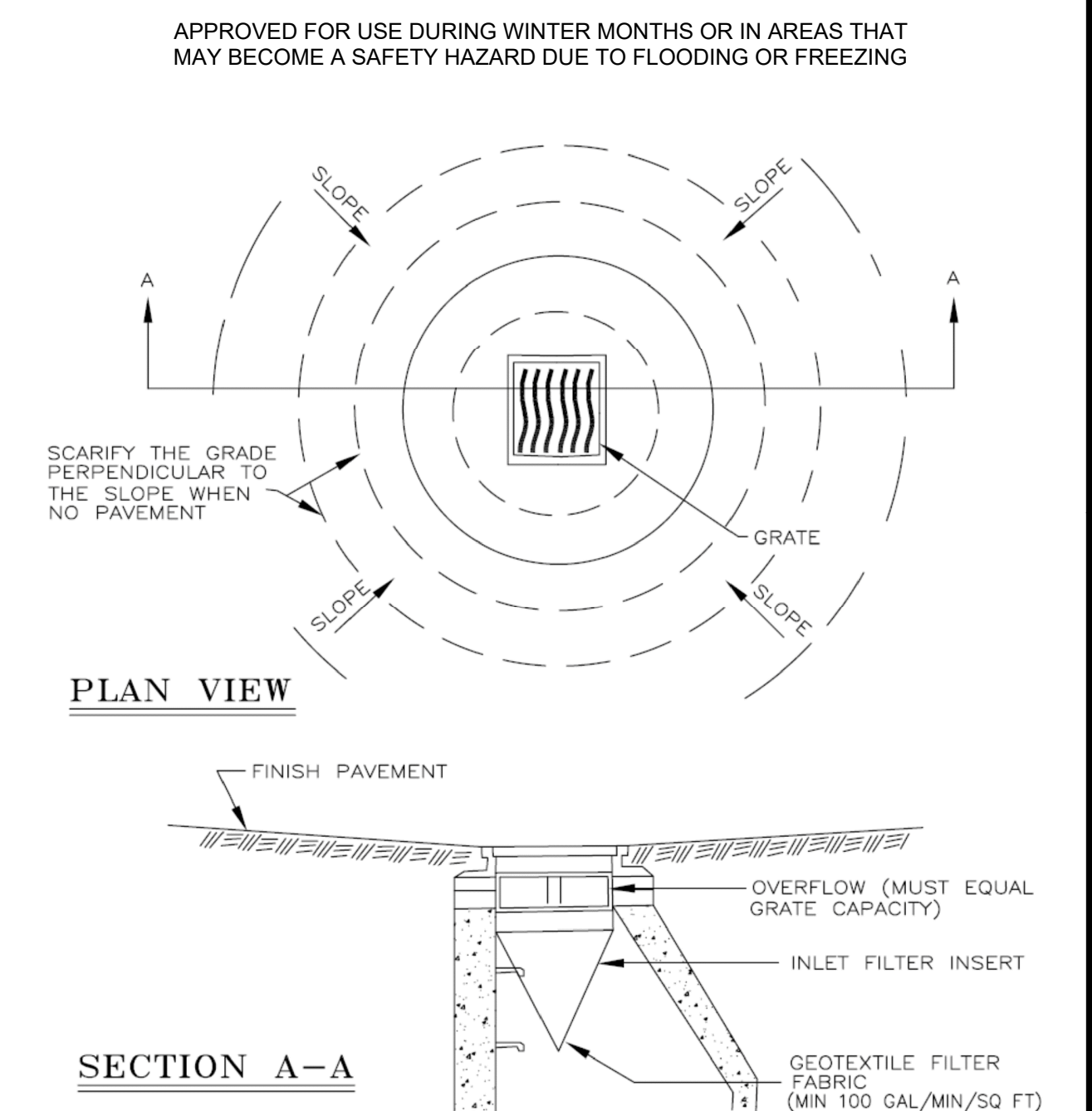
GEOTEXTILE FABRIC LOW POINT/YARD INLET FILTER
STANDARD CONTROL NON-WINTER USE



GEOTEXTILE & PEASTONE LOW POINT/YARD INLET FILTER
STANDARD CONTROL NON-WINTER USE



SILT SACK OR APPROVED EQUAL LOW POINT/YARD INLET FILTER
STANDARD CONTROL YEAR ROUND OR WINTER USE

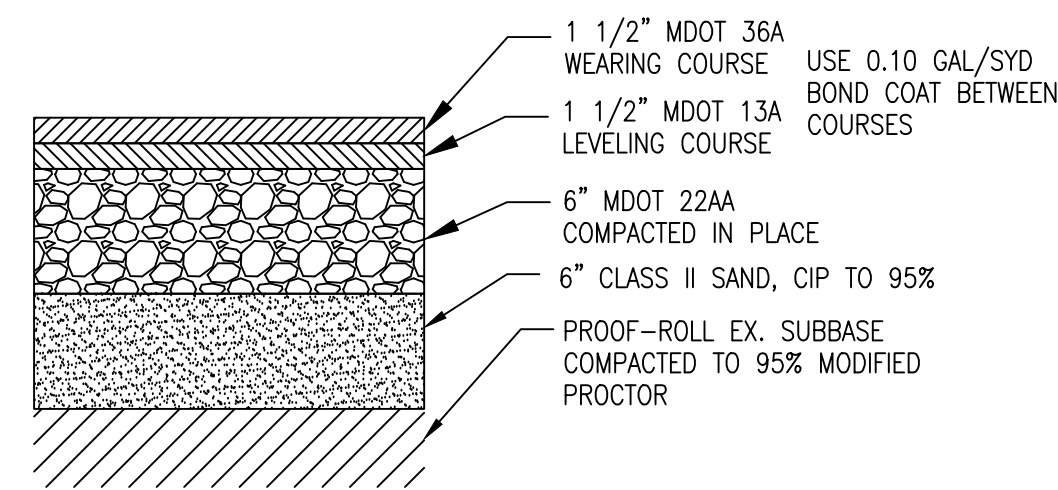


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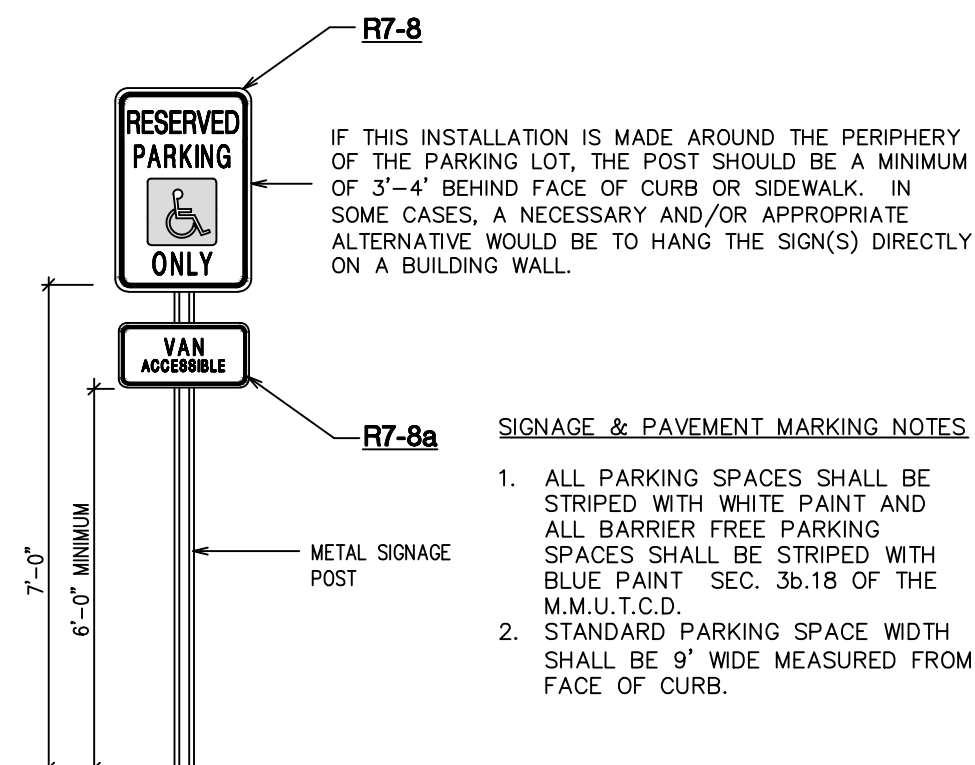
Client

DATE	REVISIONS	Drawn: HJC	Check: DBL	Approved: DBL	Date: 05/19/2022
06/21/22	REVISIONS PER TOWNSHIP				
07/13/22	REVISIONS PER TOWNSHIP				

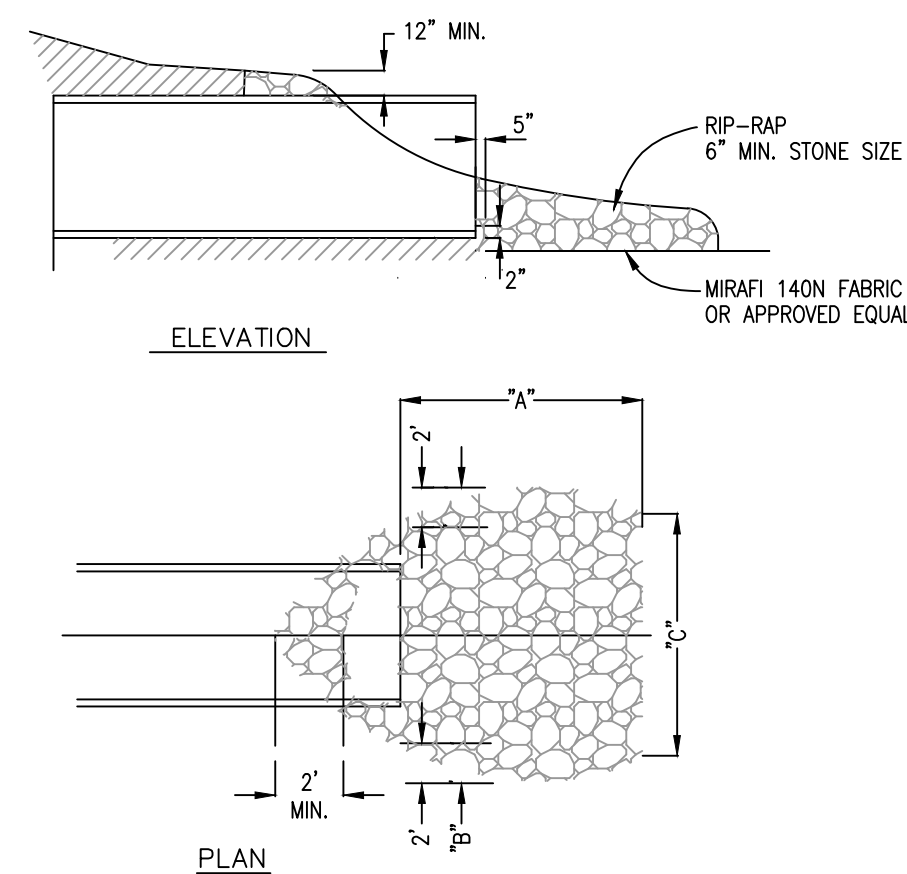
Job No. **22147**
Scale:
Vertical: **T = 20'**
Horizontal:



A ASPHALT PAVEMENT SECTION
NOT TO SCALE

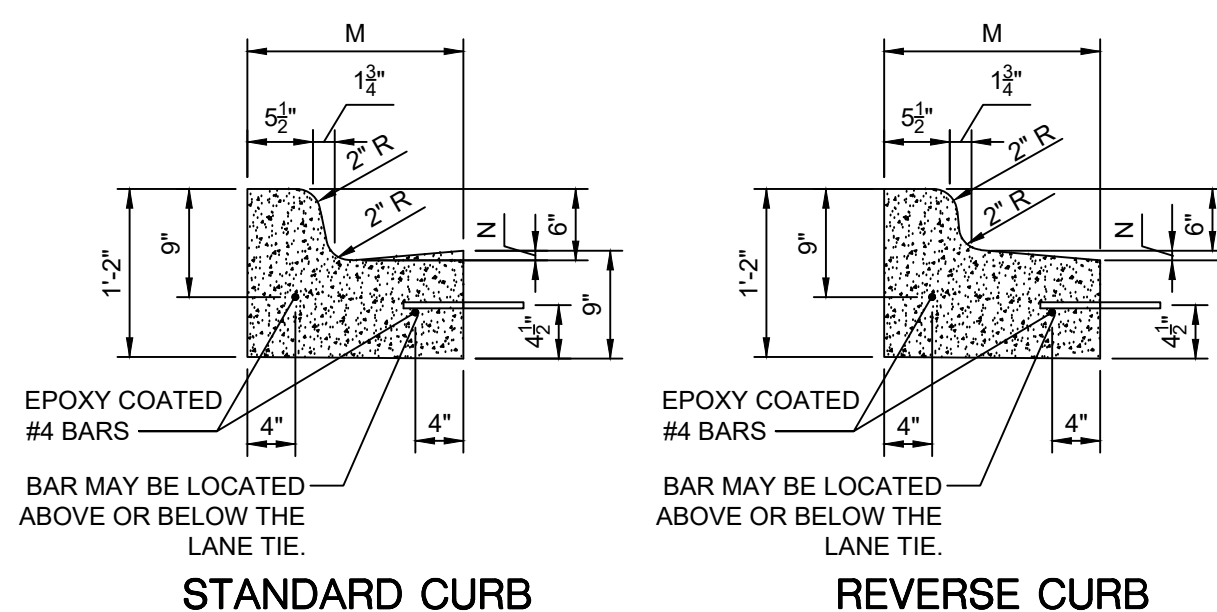


E BARRIER FREE SIGN
NOT TO SCALE



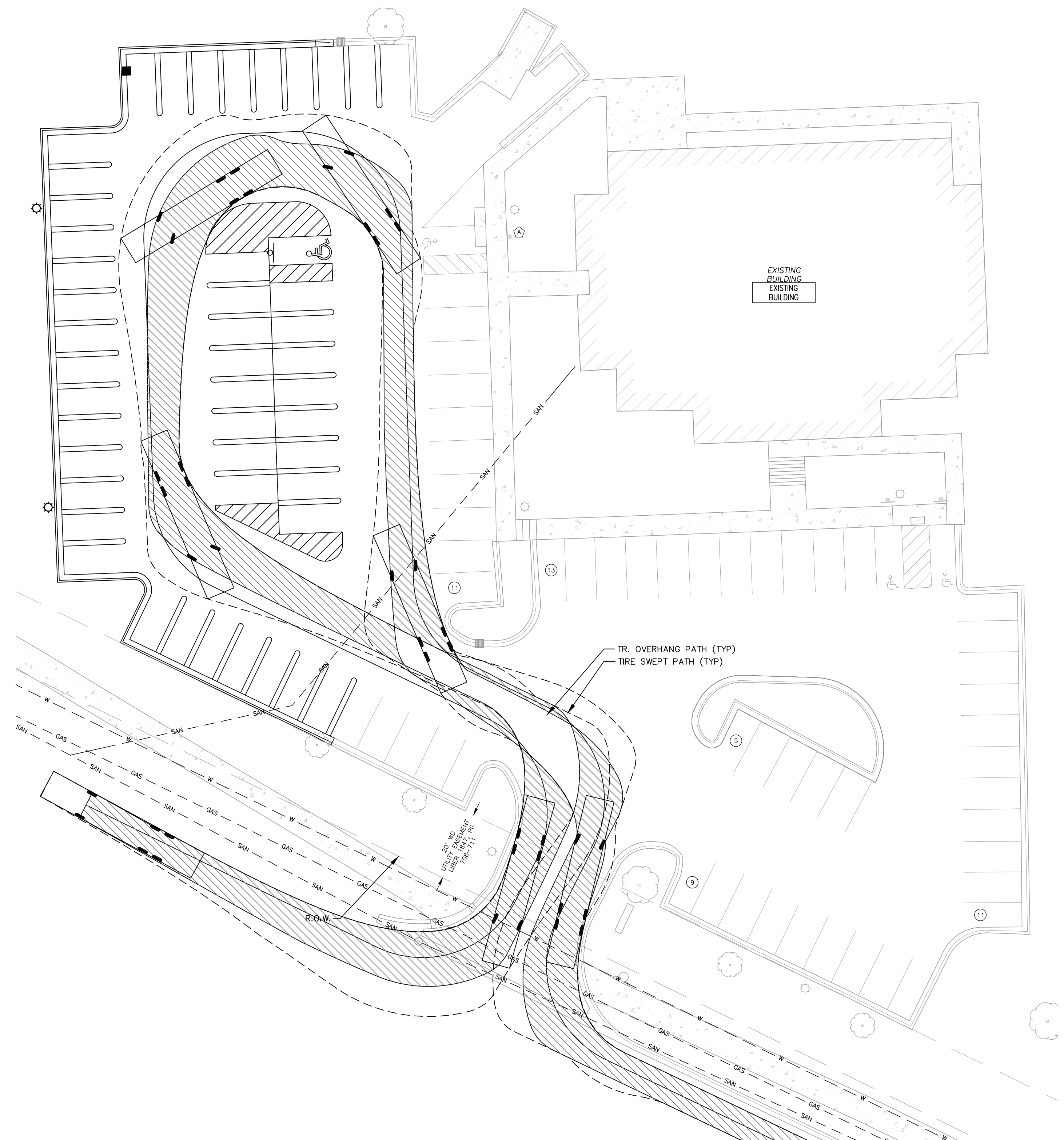
D RIP-RAP DETAIL
NOT TO SCALE

PIPE DIAMETER	"A"	"B"	"C"	SQUARE YARDS
12"	5'-0"	6'-6"	3'-0"	15 MIN
15"	5'-0"	7'-0"	3'-0"	15 MIN
18"	5'-0"	7'-6"	3'-6"	15 MIN
21"	5'-6"	8'-0"	4'-0"	15 MIN
24"	6'-0"	8'-6"	4'-6"	15 MIN

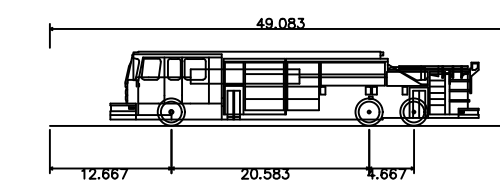


G MDOT "F" CONCRETE CURB
NOT TO SCALE

DETAIL	DIMENSIONS		LANE TIES	CONCRETE CU. YD. / LIN. FT.
	M	N		
F1	1'-6"	7/8"	AS SHOWN	0.0484
F2	1'-6"	7/8"	OMITTED	0.0484
F3	2'-0"	1.38"	AS SHOWN	0.0610
F4	2'-0"	1.38"	OMITTED	0.0610
F5	2'-6"	1.78"	AS SHOWN	0.0737
F6	2'-6"	1.78"	OMITTED	0.0737

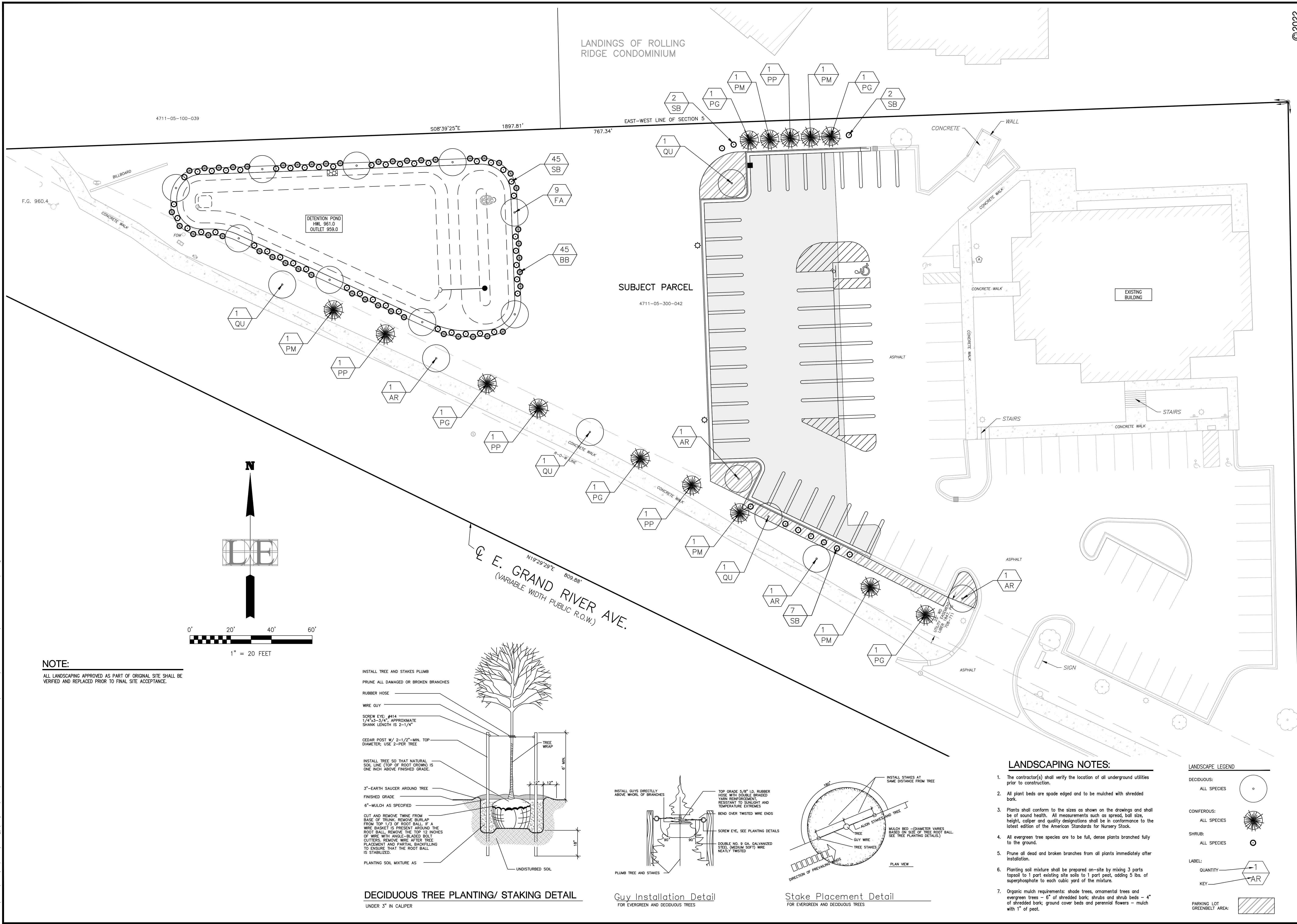


PUMPER FIRE TRUCK MANEUVERING PLAN
SCALE: 1" = 30'



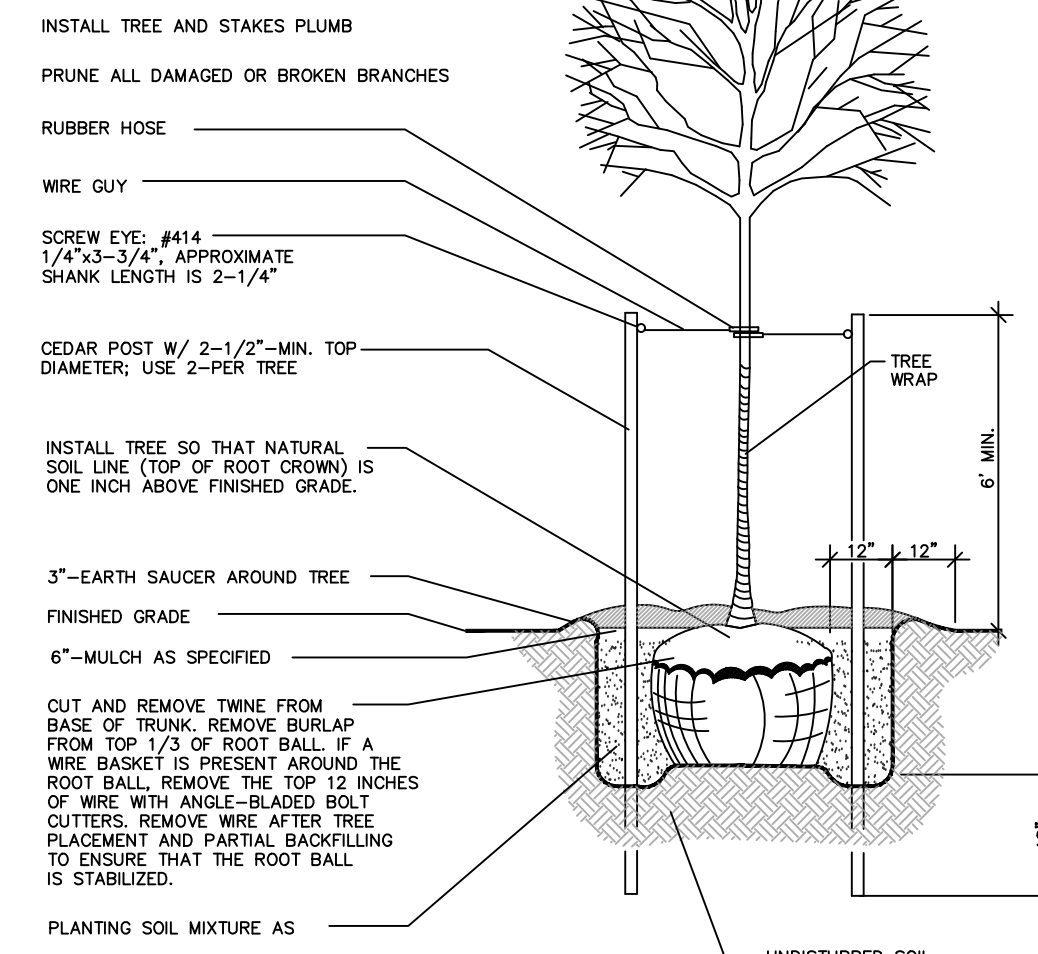
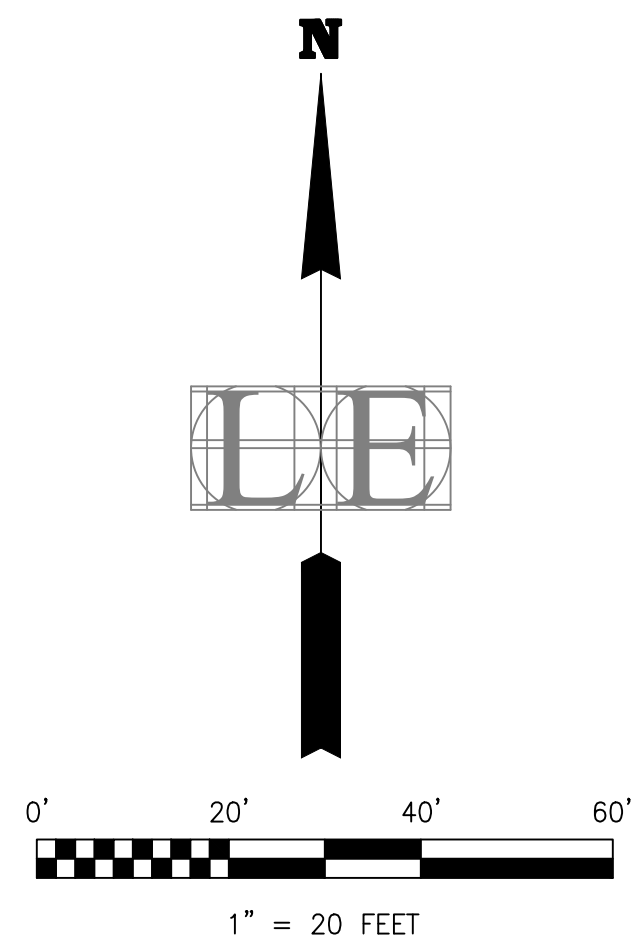
Pumper Fire Truck Brighton FA	49.083ft
Overall Length	8.167ft
Overall Width	7.745ft
Overall Body Height	0.656ft
Min. Body Ground Clearance	8.067ft
Track Width	8.00s
Lock-to-lock time	45.00°
Max Wheel Angle	

FILE:C:\Users\User\Desktop (Living)\Projects\2022\22147_Come_3399_E_Grand_River\03_DWSS\Prelim_Site_Plan\22147_C8.0_Landscape.dwg

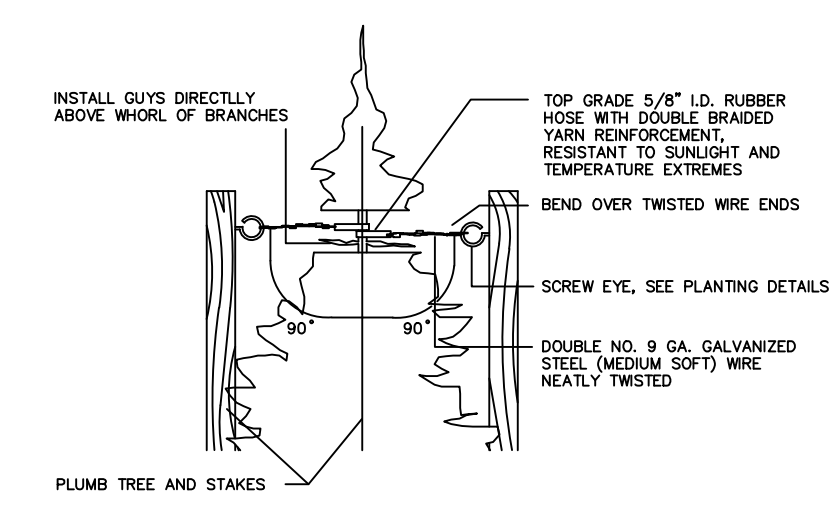


NOTE:

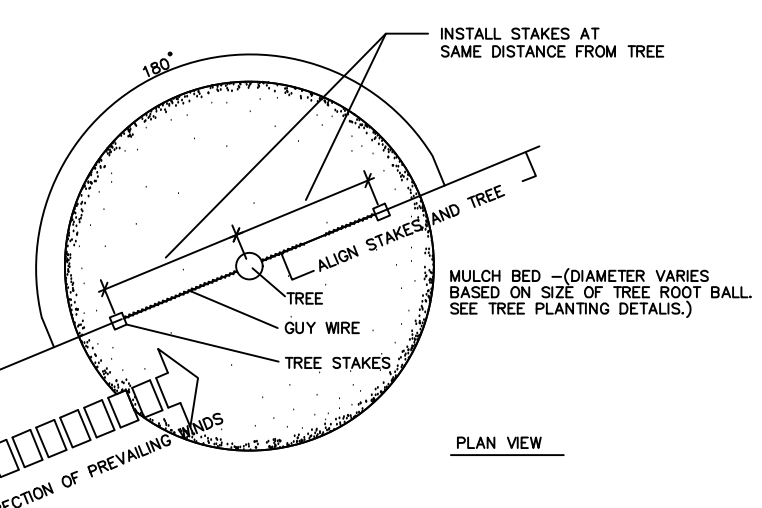
ALL LANDSCAPING APPROVED AS PART OF ORIGINAL SITE SHALL BE VERIFIED AND REPLACED PRIOR TO FINAL SITE ACCEPTANCE.



DECIDUOUS TREE PLANTING/ STAKING DETAIL
UNDER 3" IN CALIPER



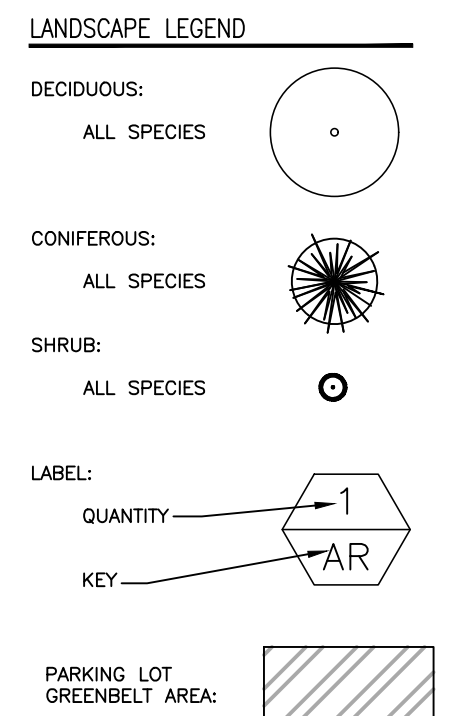
Guy Installation Detail
FOR EVERGREEN AND DECIDUOUS TREES



Stake Placement Detail
FOR EVERGREEN AND DECIDUOUS TREES

LANDSCAPING NOTES:

- The contractor(s) shall verify the location of all underground utilities prior to construction.
- All plant beds are spade edged and to be mulched with shredded bark.
- Plants shall conform to the sizes as shown on the drawings and shall be of sound health. All measurements such as spread, ball size, height, caliper and quality designations shall be in conformance to the latest edition of the American Standards for Nursery Stock.
- All evergreen tree species are to be full, dense plants branched fully to the ground.
- Prune all dead and broken branches from all plants immediately after installation.
- Planting soil mixture shall be prepared on-site by mixing 3 parts topsoil to 1 part existing site soils to 1 part peat, adding 5 lbs. of superphosphate to each cubic yard of the mixture.
- Organic mulch requirements: shade trees, ornamental trees and evergreen trees - 6" of shredded bark; shrubs and shrub beds - 4" of shredded bark; ground cover beds and perennial flowers - mulch with 1" of peat.



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LE

PARKING LOT EXPANSION

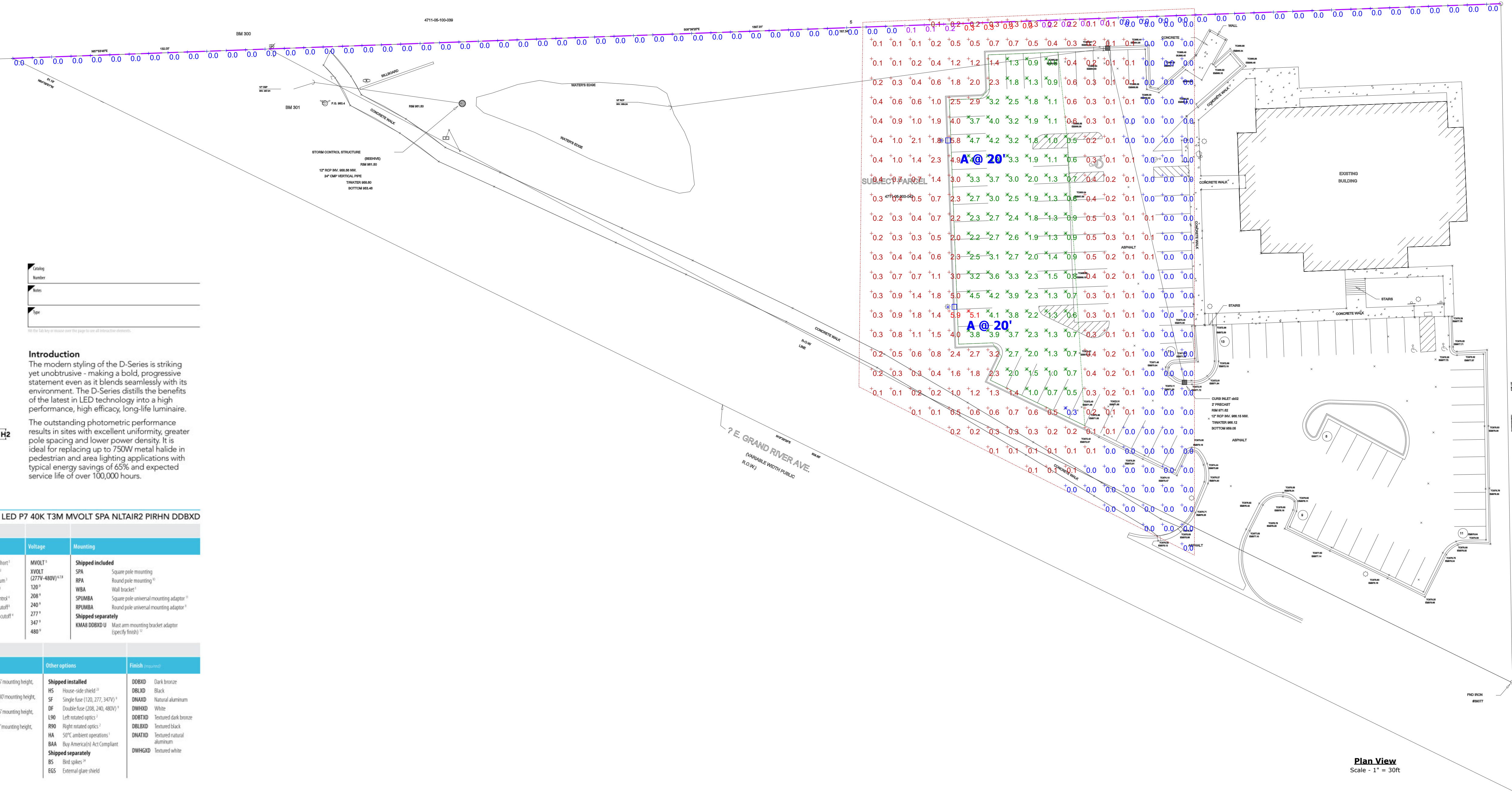
Client
3399 E. GRAND RIVER AVENUE
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
LANDSCAPE PLAN

DATE	06/21/22
REVISIONS PER TOWNSHIP	07/13/22
REVISIONS PER TOWNSHIP	

Drawn: HJC
Checked: DBL
Approved: DBL
Date: 05/19/2022

Job No. **22147**
Scale: Vertical: 1" = 20'
Horizontal:

C8.0



Plan View
Scale - 1" = 30'



D-Series Size 1 LED Area Luminaire



Specifications

EPA:	1.01 fpt (0.01)
Length:	33" (0.84m)
Width:	13" (0.33m)
Height H1:	7-1/2" (0.19m)
Height H2:	3-1/2" (0.09m)
Weight (max):	27 lbs (12.2kg)

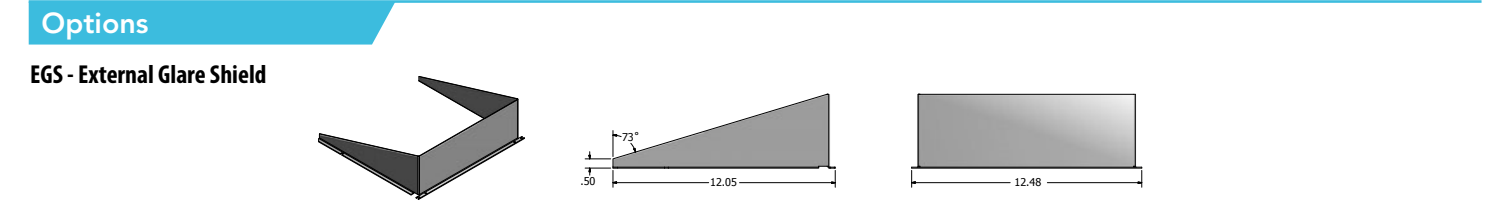
Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 ¹ P7 ¹ P2 P5 ¹ P8 P3 P6 ¹ P9 ¹	30K 3000K 40K 4000K 50K 5000K	T1S Type I short (Automatic) T2S Type II short T3M Type III medium T3W Type III wide T3S Type III short T3M Type III medium T3W Type III wide T3S Type III short T3M Type III medium T3W Type III wide T3S Type III short T3M Type III medium T3W Type III wide	T3VS Type V very short ¹ T3SS Type V short ¹ T3SM Type V medium ¹ T3SW Type V wide ¹ BLC Backlight control ¹ LCCO Left corner cutoff ¹ RCCO Right corner cutoff ¹	MVOLT ¹ SPA Square pole mounting RPA Round pole mounting ¹ WBA Wall bracket ¹ SPUMBA Square pole universal mounting adaptor ¹ RPU MBA Round pole universal mounting adaptor ¹

Control options	Other options	Finish
Shipped installed NLTAR2 Night AR generation 2 enabled ¹ PIRHN Networks, high/low motion/ambient sensor ¹ PIR Network, high/low motion/ambient sensor ¹ PIR Network, high/low motion/ambient sensor (controls ordered separately) ¹ PER5 Five-pin receptacle only (controls ordered separately) ^{1,1A} PER7 Seven-pin receptacle only (controls ordered separately) ^{1,1A} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹ DS Dual switching ^{1,1A}	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 36" ^{1,1A} PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 36" ^{1,1A} PIRHICV High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16" ^{1,1A} PIRHICVH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16" ^{1,1A} FAO Field adjustable output ^{1,1A}	Shipped installed HS House-side shield ¹ SF Single face (130, 277, 347V) ¹ DF Double face (208, 240, 480V) ¹ LRO Left rotated optics ¹ RRO Right rotated optics ¹ HA 50°C ambient operation ¹ BAA Buy America(s) Act Compliant ¹ Shipped separately BS Blind spikes ¹ EGS External glare shield

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
© 2011-2021 Acuity Brands Lighting, Inc. All rights reserved. DSX1-LED Rev. 03/16/21 Page 1 of 8



- General Note**
- SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
 - 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.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Light Loss Factor
□	A	2	Lithonia Lighting	DSX1 LED 40K MVOLT with DSX1EGS (FINISH) U	LED	0.9

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
New Parking Lot	✖	2.2 fc	5.1 fc	0.3 fc	17.0:1	7.3:1	0.4:1
New Work	+	0.9 fc	5.9 fc	0.0 fc	N/A	N/A	0.2:1
Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A	0.0:1

Mike Archinal

From: Mike Archinal
Sent: Tuesday, June 21, 2022 10:23 AM
To: Diana Lowe; 'Terry Croft'; JeanLedford; 'bill@genoa.org'; Robin Hunt; Polly
Cc: Kelly VanMarter; Jim Mortensen
Subject: FW: Chilson Hills Cemetary

Per our discussion last evening. I will place an agenda item for discussion at your next meeting. Please share your thoughts with me and I will circulate them. Please be careful not to deliberate or try to make decisions via email.

Michael Archinal, AICP
Township Manager
Genoa Charter Township
2911 Dorr Road
Brighton MI, 48116
mike@genoa.org

From: Jim Mortensen <hjm2@sbcglobal.net>
Sent: Saturday, June 11, 2022 2:06 PM
To: Mike Archinal <Mike@genoa.org>
Subject: Chilson Hills Cemetary

Hello Mike,

At Monday's meeting the Board was asked to prioritize the steps to improve the cemetery. My list follows:

Develop a comprehensive plan including a landscaper's schematic or site plan to beautify it. Elements of the plan should include:

1. Bring in electricity and water. Install a sprinkler system and provide spickets and cans for visitors.
2. Remove grass and replace with sod. Consider ground cover (such as ivy or periwinkle) if shade resistant grass would likely be unsuccessful.
3. Pave vertical 29" pathways with pavers (or decorative alternative -- or, as a last resort, asphalt).
4. Search for best practices to mark horizontal pathways.
5. Trim or preplace bushes and trees as appropriate. Plant ornamental bushes appropriate for a cemetery
6. Repair or replace wrought iron fence as appropriate.
7. Standardize benches, replacing some if appropriate.

Contract with a landscaping organization to perform ongoing maintenance **and include in the Township budget annually** as follows:

1. Mow, fertilize and control weeds.
2. Spring and fall cleanup.
3. Set upright overturned grave markers.
4. Clean grave markers as appropriate.
5. Install American flags where a veteran burial is indicated.

Regards,

Jim

Mike Archinal

From: Mike Archinal
Sent: Monday, June 27, 2022 1:50 PM
To: Polly
Cc: Jim Mortensen; 'Terry Croft'; Diana Lowe; JeanLedford; 'bill@genoa.org'; Robin Hunt; Kelly VanMarter
Subject: Cemetery

Polly,

I am assembling responses from the Board. One of the most obvious issues, and one the easiest to solve, is the condition of the overgrown gate on Chilson. Would you like to ask Karleen to clean this up?

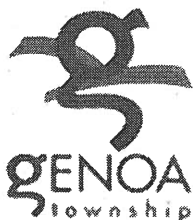
Michael Archinal, AICP
Township Manager
Genoa Charter Township
2911 Dorr Road
Brighton MI, 48116
mike@genoa.org

Mike Archinal

From: Polly
Sent: Tuesday, June 28, 2022 10:25 AM
To: Mike Archinal
Subject: RE: Cemetery

As we discussed, I have spoken to Karleen. She will clean up the entrance and remove the 30' dead tree. I told her we would be discussing the project at the next meeting.

Paulette Skolarus, Clerk



Genoa Charter Township
2911 Dorr Rd
Brighton, MI 48116
(810)227-5225

polly@genoa.org
www.genoa.org

From: Mike Archinal <Mike@genoa.org>
Sent: Monday, June 27, 2022 1:50 PM
To: Polly <pskolarus@genoa.org>
Cc: Jim Mortensen <hjm2@sbcglobal.net>; tcroft <terrycroft@att.net>; Diana Lowe <diana@genoa.org>; JeanLedford <jeanledford@att.net>; Bill Rogers <Bill@genoa.org>; Robin Hunt <Robin@genoa.org>; Kelly VanMarter <Kelly@genoa.org>
Subject: Cemetery

Polly,

I am assembling responses from the Board. One of the most obvious issues, and one the easiest to solve, is the condition of the overgrown gate on Chilson. Would you like to ask Karleen to clean this up?

Michael Archinal, AICP
Township Manager
Genoa Charter Township
2911 Dorr Road
Brighton MI, 48116
mike@genoa.org

Mike Archinal

From: Polly
Sent: Thursday, June 23, 2022 11:52 AM
To: Mike Archinal
Subject: RE: Cemetery

Mike I would like to see the following:

1. Scheduling three cleanings a year – spring, summer and fall
2. Cemetery cleared of invasive species
3. Drilling of well with electricity
4. Plantings re-populated and some moved to the entrance of the cemetery
5. Additional plantings that will sustain without constant watering
6. Gravel or blacktop placed for parking of at least four cars
7. Dead trees removed
8. Black dirt to fill low spots with additional grass seeding that does not require constant watering
9. Cemetery fence repaired
10. Spigot for water when needed for irrigation of new plantings
11. Entrance off Chilson Road cleared
12. Recoating of existing black-top
13. Cemetery lettering be spray painted.

Paulette Skolarus, Clerk



Genoa Charter Township
2911 Dorr Rd
Brighton, MI 48116
(810)227-5225

polly@genoa.org
www.genoa.org

From: Mike Archinal <Mike@genoa.org>
Sent: Thursday, June 23, 2022 11:14 AM
To: tcroft <terrycroft@att.net>; JeanLedford <jeanledford@att.net>; Bill Rogers <Bill@genoa.org>; Robin Hunt <Robin@genoa.org>; Polly <pskolarus@genoa.org>
Cc: Jim Mortensen <hjm2@sbcglobal.net>; Diana Lowe <diana@genoa.org>; Kelly VanMarter <Kelly@genoa.org>
Subject: Cemetery

We are trying to put together a game plan on potential cemetery upgrades. Please let me know your thoughts. Thank you.

Mike Archinal

From: Mike Archinal
Sent: Wednesday, June 8, 2022 12:34 PM
To: Diana Lowe
Subject: RE: Cemetery Rating

Diana,

Thank you for sharing your thoughts. Very helpful.

Mike

-----Original Message-----

From: Diana Lowe <diana@genoa.org>
Sent: Wednesday, June 8, 2022 11:42 AM
To: Mike Archinal <Mike@genoa.org>
Subject: Cemetery Rating

Mike,

Please see below. Thank you.

Perimeter:

Fix or Replace fence.
No new sign.

Interior:

Trim trees and bushes.
Mark horizontal pathways.
Install Pathway.

I would not put in sod or additional ornamental bushes, as this would require more maintenance. The benches were probably purchased by families and should not be replaced. We may not need a full sprinkler system, but a spicket would be nice. If we provide watering cans, they would disappear.

Maintenance:

Spring and Fall clean up.
American Flags for Veterans.
Set up overturned markers.
Mowing, but not necessarily fertilizing and weed control.

Please contact me with questions. Thank you.

Diana





Chilson Hills Cemetery

1. Gate should be fixed (raised) so it will open correctly. Not necessarily replaced.
2. All brush removed so that the sign and gate are visible from the road.
3. Sign does not need to be replaced.
4. A well would good with a frost free hydrant.
5. Benches look to be in good usable condition. I believe the benches were donated and have sentimental value. The several antique benches add character to the cemetery.
6. There should be a designated parking spot. A good area is just across from the inside gate where the Par #4 sign is. It could be gravel. It looks like there would be enough room for 3 to 4 cars maybe.
7. Basic maintenance needs to be performed and done on a regular basis to restore the prestigious look of the cemetery. Trimming the brush and trees inside the gated area.
8. Sod or watering and fertilizing would make it harder to maintain with so many of the older headstones sinking or sticking out of the ground.

I've got to say I was quite impressed with the history of this cemetery. Being the oldest cemetery in Livingston County, established in 1837 it is the duty of our Township to take better care of it. I don't understand why or how it's been neglected for so long. On the website we brag about the hundreds of dollars being spent to improve the sight.

It would be a great gesture to have some of the historical headstones repaired.

Mike Archinal

From: Robin Hunt
Sent: Thursday, June 30, 2022 12:21 PM
To: Mike Archinal
Cc: Jim Mortensen; Jean Ledford; Bill Rogers; Diana Lowe; Polly; Kelly VanMarter; Terry Croft
Subject: Cemetery Rating

Per the discussion at the last Township Board meeting we were asked to prioritize the steps to improve the cemetery. My list is below.

Continue Spring & Fall Cleanup.

Continue mowing.

Schedule an extra cleanup - Trim trees and bushes, remove invasive plants as well as any additional cleanup that may be needed.

Repair fence if needed.

No new sign.

Do not remove or replace any benches since they were probably purchased/placed by family members.

Beyond that I don't feel anything should be done until we complete an overall plan.

For the overall plan I would not be in favor of any extensive plantings as it would just be more to maintain.

No Sprinkler System

Possibly a well with a Spicket only – depending on the cost.

Gravel parking spots at the top of hill if feasible? We would need to verify that we own enough area to allow.

Define/Mark pathways but no asphalt

*Robin Lynn Hunt
Genoa Township Treasurer
810-227-5225
robin@genoa.org*

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

- OK #Repair or replace wrought iron fence.
- X #Install monument sign or decorative alternative at gate area.
- X Interior
- X #Install pavers or decorative alternative on 44" pathways (asphalt as last resort).
- OK #Search for best practices (if any) to mark horizontal pathways.
- X #Replace existing ground cover with sod.
- X #Plant ornamental bushes appropriate for a cemetery
- X #Install sprinkler system (potentially tying into Oak Point's).
- ? #Provide spickets and cans for visitors to water flowers. — 1 SPICKET ??
- OK #Trim trees and bushes as replacing those which have lost usefulness).
- X #Standardize benches, replacing some or all as necessary.

Maintenance

#Contract with organization to perform ongoing maintenance including:

- X -Mowing, fertilizing and weed control.
- X -Spring and fall clean up.
- X -Setting upright overturned grave markers.
- OK -Installing American flags where a veteran burial is indicated.



Kupferle Total Eclipse #1 Yard Hydrants

- Decorative design blends into for public areas
- Non-freezing design
- Above ground serviceability



The Total Eclipse #1 yard hydrant is one you can be proud to have seen on your property. Its decorative casing and color help it blend into and enhance your landscape design. Once installed, this yard hydrant can remain in place for years.

These hydrants come standard with a four-point handle for easy operation. The non-freezing design lets all remaining water drain from the unit once water flow is shut off. Service and repair from above ground are easy. Simply remove the top cap to withdraw all internal parts, including the valve plunger.

Yard hydrants listed here feature a 3-ft bury depth. Order additional bury depths in 6" increments to extend this length. If unauthorized access is a problem, order the optional tamperproof key feature. Hydrants equipped with this feature include a unique key that operates a recessed operating nut in the top of the hydrant.

DESCRIPTION	STOCK #	EACH
Yard Hydrant with 3/4" MIP Inlet & 3/4" GHT Outlet	54960	\$ 359.00
Yard Hydrant with 1" MIP Inlet & 3/4" GHT Outlet	54961	641.00
Yard Hydrant with 1" MIP Inlet & 1" MIP Outlet	54962	617.00
Additional Bury Depth, 6" Increment	54963	5.00
Optional Tamperproof Key Feature	54965*	22.00

* Must be ordered with yard hydrant for installation by factory.



90° Elbow Connection
52499



45° Elbow Connection
52496



Hydrant Components

to install permanent suction piping
lakes and ponds

hydrants to access water from lakes, ponds and streams for
connection or for a raw water supply. We offer various hydrant head
connections and strainers, all of which attach to 6" Sch 40 pipe (source
and fittings locally). Use the full-time swivel to make sure your hydrant
is always positioned correctly.

connections are powder-coated aluminum, and include either a cap or
attached by chain. Choose from male or female hydrant connections
either 45° or 90° elbows.

from two strainer styles. The horizontal
strainer includes a flapper on the end to allow
back flushing. The shallow water strainer has
a pump style and low profile design for areas with
shallow water levels. Horizontal strainer is PVC, while
shallow strainer is PVC and powder-coated
aluminum. Use the 6" strainer support clamp along
with a piece of 1" pipe or rod (supply locally) to
attach either type of strainer to your lake bed.



Full-Time Swivel for
Hydrant Head 52507



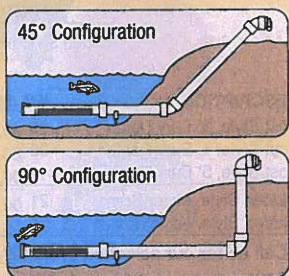
Horizontal Strainer 52504

CONNECTION	45° ELBOW ANGLE		90° ELBOW ANGLE	
	STOCK #	EACH	STOCK #	EACH
Male	52496	\$ 299.95	52498	\$ 285.95
Female	52497	399.95	52499	384.95
Male	52500	359.95	52502	349.95
Female	52501	414.95	52503	414.95

DESCRIPTION	STOCK #	EACH
Horizontal Strainer	52504	\$ 205.95
Shallow Water Strainer	52505	534.95
Strainer Support Clamp	52506	34.95
Full-Time Swivel for Hydrant Head	52507	299.95
Decorative Dry Hydrant Sign	52508	65.95

operator
notes

show 45°
configurations.
preferred because water flow is
less than through a 90° fitting.



Non-Freeze Yard Hydrants

- Access water in remote locations
- Heavy-duty cast-iron head and lift handle



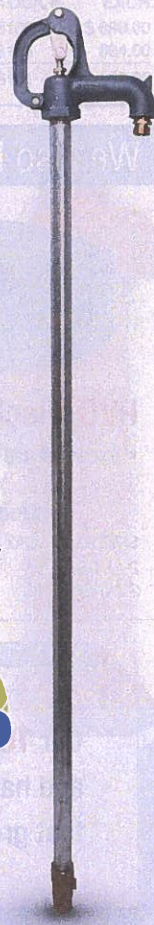
These yard hydrants are ideal for use in remote areas. Their 1/8" valve drain port allows the casing to drain after the hydrant is closed, avoiding freezing conditions. Install these units in maintenance areas for cleaning tools and equipment, in public areas for watering lawns and gardens, and near grounds equipment for easy filling of watering/spraying tanks.

Hydrants feature an epoxy-coated cast-iron head, Galvanized steel casing stands up to corrosive soil conditions. The one-piece neoprene plunger opens and closes the hydrant valve; plunger is fully replaceable from above ground without digging. Lift handle is lockable with a padlock (sold separately; see pages 1094-1097).

All units have a 3/4" NPT(F) inlet and 3/4" GHT outlet for easy hose connection. Hydrants measure 30" from ground line to outlet.

BURY DEPTH	OVERALL LENGTH	STOCK #	EACH
1'	4'	89893	\$ 123.95
2'	5'	89894	133.95
3'	6'	89895	143.95
4'	7'	89896	153.95
5'	8'	89897	162.95
6'	9'	89898	170.95
8'	11'	89899*	181.95

* Shipping: Ships motor freight.



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 spicketts 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.

Board Correspondence

To Board 7/18/2022



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
LANSING DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

June 24, 2022

Adam Eaton
4828 Grover Drive
Brighton, Michigan 48116

Dear Adam Eaton:

SUBJECT: Application Denial
Submission Number: HPG-GVY9-DZPGV
Site Name: 47-4828 Grover Rd-Brighton
Livingston County

This letter is to notify you that Livingston County; your application for a permit submitted under the authority of Part 301, Inland Lakes and Streams, and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); and Part 13, Permits, of the NREPA, is hereby denied. The application was received by the Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division (WRD), on March 28, 2022.

The purpose of the project, as shown in your application, is to dredge a 100-foot by 45-foot wetland area from West Crooked Lake for a swimming area.

After due consideration of the permit application, site conditions, and other pertinent materials, your application is denied for the following reason(s):

The proposed project will have significant adverse effects on the natural resources associated with the wetland and West Crooked Lake.

Specifically, the wetland and shallow water areas on the lake area are an integral part of the complex aquatic ecosystem associated with West Crooked Lake. These natural vegetated emergent wetlands along the shallow water areas of the lake provide habitat for amphibians, reptiles, migratory and year-round resident bird species, and a variety of other wildlife species. In addition, the wetlands and shallow water areas provide spawning and nursery habitat for a variety of game and forage fish species, macroinvertebrates, and other aquatic organisms. These vegetated wetland areas also provide water quality benefits and treatment of pollutants by stabilizing the natural shoreline, capturing sediment and assimilation of nutrients from the surrounding upland prior to discharge to the lake.

Rule 4 (R281.814) of the Administrative Rules of Part 301, supra, states, in pertinent part, "...a permit shall not be issued unless...

- a) *The adverse impacts to the public trust, riparian rights, and environment will be minimal.*
- b) *That a feasible and prudent alternative is not available.*

The WRD finds the following:

- The adverse impacts to the public trust, and the environment are not minimal.
- A feasible and prudent alternative is available.

Section 30311(1) of Part 303, supra, states, in pertinent part: *“A permit...shall not be approved unless the Department determines that the issuance of a permit is in the public interest....”*

Section 30311(4) states, in pertinent part: *“A permit shall not be issued unless it is shown that an unacceptable disruption will not result to the aquatic resources. A permit shall not be issued unless the applicant also shows either of the following:*

- a) The proposed activity is primarily dependent upon being located in the wetland.*
- b) A feasible and prudent alternative does not exist.”*

The WRD finds the following:

- The proposed activity would destroy existing wetland and negatively impact habitat for breeding, nesting, feeding, and cover for a wide variety of wildlife species, including reptiles, amphibians, macroinvertebrates, birds, mammals, fish, and other aquatic species. It is further determined that this project, if authorized, would adversely affect the ability of the wetland to trap sediment, and assimilate nutrients; resulting in degradation of the associated resources of West Crooked Lake.
- The proposed project is not in the public interest in that the benefits which reasonably may be expected to accrue from the proposal do not balance the foreseeable detriments of the activity.
- The proposed project will cause an unacceptable disruption to the aquatic resources.
- The activity is not dependent upon being located in the wetland and a feasible and prudent alternative exists.

The WRD believes that feasible and prudent alternatives exist that would lessen or eliminate the negative effects of the project as proposed. You currently use a boardwalk/dock through the wetland to access open water and moor a boat. As an alternative, we suggest that you consider using a seasonal swim raft in the open water beyond your dock to facilitate swimming

If you choose to pursue this project in the future by incorporating any alternatives, it will be necessary to reapply for a permit by submitting a new application with all of the necessary information and application fees. Application fees are not transferable or refundable.

You have the right to appeal this denial by filing a petition for a formal administrative hearing. To preserve your right to an administrative hearing, a petition must be filed with the Michigan Office of Administrative Hearings and Rules (MOAHR) within 60 days from the date of this denial letter. The petition can be found here:

https://www.michigan.gov/documents/egle/EQP0201_656169_7.docx To request a hearing, submit the petition to: Michigan Office of Administrative Hearings and Rules, P.O. Box 30695, Lansing, Michigan 48909 or by fax to: 517-335-7535.

If you would like to discuss project alternatives and plan modifications prior to filing a Petition for Contested Case, please contact me. Our discussions may continue during the informal review process after a Petition for Contested Case is filed, but your formal appeal must be filed within the 60-day deadline.

Adam Eaton
Page 3
June 24, 2022

If you have any questions regarding this matter, please contact me at 517-416-4297; pierceJ2@michigan.gov; or EGLE, WRD, Lansing District Office, 525 West Allegan Street, 1st Floor, South Tower, Lansing, Michigan 48933. Please include your submission number HPG-GVY9-DZPGV, in your response.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Pierce", with a long horizontal line extending to the right.

Jeff Pierce
Lansing District Office
Water Resources Division

cc: Genoa Township Clerk
Livingston County Drain Commissioner
Livingston County CEA
Garrick Wilson, Waters Edge Dock & Hoist