

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
August 1, 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: August 1, 2022
2. Request to approve Minutes: July 18, 2022

Regular Agenda:

3. Request for approval of Resolution Number 220801 to accept the MDNR Trust Fund Acquisition Grant No. TF21-0040 for the Genoa Township Park Expansion. (Roll Call)
4. Consideration of a recommendation to adopt Ordinance Z-22-01 and approve the environmental impact assessment rezoning 20-acres from Rural Residential (RR) to Country Estates (CE) for parcel #11-32-100-020. The property is located at 5320 Richardson Road on the west side of Richardson Road, south of Brighton Road. The request is petitioned by Andrea Sydor.
 - A. Disposition of Rezoning Ordinance Z-22-01. (Roll Call)
 - B. Disposition of Environmental Impact Assessment (received 5-31-22)
5. Consideration of a recommendation for approval of Ordinance number Z-22-02 to amend Zoning Ordinance Section 7.02 Permitted and Special Land Uses within Article 7 entitled Commercial and Service Districts. (Roll Call)
6. Consideration of a recommendation for approval of a special use application, environmental impact assessment and site plan for a contractor's yard with outdoor storage for Two Men and a Truck. The request is located at 840 Victory Drive, west side of Victory Drive, south of Grand River Avenue. The request is petitioned by Alan Oversmith, Two Men and a Truck.
 - A. Disposition of Special Use Application.
 - B. Disposition of Environmental Impact Assessment (dated 6-7-22)
 - C. Disposition of Site Plan (dated 6-7-22)
7. Discussion regarding Township Hall entrance sign bid proposals.

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: August 1, 2022

All information below through July 27, 2022

TOWNSHIP GENERAL EXPENSES	\$	108,794.90
July 22, 2022 Bi Weekly Payroll	\$	121,743.14
OPERATING EXPENSES DPW	\$	35,939.06
OPERATING EXPENSES Oak Pointe	\$	78,252.23
OPERATING EXPENSES Lake Edgewood	\$	55,324.20
TOTAL	\$	400,053.53

Check Date	Check	Vendor Name	Amount
Bank FNBCK CHECKING ACCOUNT			
07/14/2022	37577	UNITED STATES POSTAL SERVICE	46.13
07/20/2022	37578	AMERICAN AQUA	67.00
07/20/2022	37579	BLUE CROSS & BLUE SHIELD OF MI	48,569.06
07/20/2022	37580	BRANDON VANMARTER	75.00
07/20/2022	37581	BS&A SOFTWARE	16,721.00
07/20/2022	37582	COMCAST	712.12
07/20/2022	37583	CONSUMERS ENERGY	95.40
07/20/2022	37584	DELTA DENTAL	3,844.26
07/20/2022	37585	ELECTION SOURCE	91.69
07/20/2022	37586	FEDERAL EXPRESS CORP	6.23
07/20/2022	37587	MARY KRENCICKI	25.26
07/20/2022	37588	MUTUAL OF OMAHA	2,372.85
07/20/2022	37589	SMART BUSINESS SOURCE	42.55
07/20/2022	37590	TETRA TECH INC	7,528.00
07/20/2022	37591	VERIZON WIRELESS	433.05
07/21/2022	37592	CHASE CARD SERVICES	3,749.05
07/21/2022	37593	COMCAST	249.16
07/21/2022	37594	ETNA SUPPLY COMPANY	5,240.00
07/21/2022	37595	QUADIENT FINANCE USA, INC	5,010.00
07/26/2022	37596	LIVINGSTON PRESS & ARGUS	500.00
07/26/2022	37597	GREEN OAK TWP TREASURER'S OFC	20.00
07/26/2022	37598	KNOCK'EM OUT PEST CONTROL	450.00
07/26/2022	37599	MARY KRENCICKI	153.30
07/26/2022	37600	LANDSCAPE DESIGN & ASSOCIATES LLC	715.00
07/26/2022	37601	LEO'S CUSTOM SPRINKLER SERVICE INC.	618.50
07/26/2022	37602	MICHIGAN OFFICE SOLUTIONS	100.40
07/26/2022	37603	NEARMAP US INC	1,500.00
07/26/2022	37604	QUADIENT INC.	1,005.79
07/26/2022	37605	SAFEBUILT STUDIO	6,386.31
07/26/2022	37606	SMART BUSINESS SOURCE	369.13
07/26/2022	37607	TERRY CROFT	61.25
07/26/2022	37608	US BANK EQUIPMENT FINANCE	2,037.41
FNBCK TOTALS:			
Total of 32 Checks:			108,794.90
Less 0 Void Checks:			0.00
Total of 32 Disbursements:			108,794.90

Payroll ID: 214

Pay Period End Date: 07/15/2022 Check Post Date: 07/22/2022 Bank ID: FNBCK

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

VACATION PTIME	0.00	0.00	0.00	4,782.15		
WELL IQ	0.00	0.00	0.00	2,818.09		
ZBA CHAIR	0.00	0.00	0.00	0.00		
ZBA MINUTES	0.00	0.00	0.00	0.00		
ZBA PER DIEM	0.00	0.00	0.00	1,995.87		
Gross Pay This Period					Gross Pay YTD	Dir. Dep.
119,261.36	Deduction Refund	34,972.59	Net Pay This Period	84,288.77	1,578,947.57	83,079.30
	0.00					

For Check Dates 07/22/2022 to 07/22/2022

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
07/22/2022	FNBCK	13534	DANIEL, WYATT	1,599.23	1,209.47	0.00	Open
07/22/2022	FNBCK	EFT699	FLEX SPENDING (TASC)	807.30	807.30	0.00	Open
07/22/2022	FNBCK	EFT700	INTERNAL REVENUE SERVICE	29,627.19	29,627.19	0.00	Open
07/22/2022	FNBCK	EFT701	PRINCIPAL FINANCIAL	3,976.00	3,976.00	0.00	Open
07/22/2022	FNBCK	EFT702	PRINCIPAL FINANCIAL	1,834.41	1,834.41	0.00	Open
Totals:			Number of Checks: 005	37,844.13	37,454.37	0.00	
	Total Physical Checks:		1				
	Total Check Stubs:		4				

Net Pay this Period \$84,288.77
 Physical Check Amount \$37,454.37
 TOTAL \$121,743.14

07/27/2022 10:47 AM
User: denise
DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
CHECK NUMBERS 5581 - 6000

Page: 1/1

Check Date	Check	Vendor Name	Amount
Bank 503FN DPW-UTILITIES #233			
07/14/2022	5581	UNITED STATES POSTAL SERVICE	1,601.97
07/19/2022	5582	JACK DOHENY COMPANIES, INC	2,200.00
07/19/2022	5583	VERIZON WIRELESS	702.70
07/20/2022	5584	ADVANCE AUTO PARTS	39.38
07/20/2022	5585	AUTO-LAB OF LIVINGSTON	2,241.40
07/20/2022	5586	BUSINESS IMAGING GROUP	2,865.56
07/20/2022	5587	CRUISERS	1,416.00
07/20/2022	5588	GFC INSTRUMENTATION	577.61
07/20/2022	5589	LINE-X OF BRIGHTON	1,200.00
07/20/2022	5590	MICHIGAN OFFICE SOLUTIONS	109.44 V
Void Reason: INVOICE ALREADY PAID			
07/20/2022	5591	PORT CITY COMMUNICATIONS, INC.	194.48
07/20/2022	5592	RED WING BUSINESS ADVANTAGE ACCOUNT	1,074.72
07/20/2022	5593	TETRA TECH INC	4,950.00
07/20/2022	5594	USA BLUEBOOK	32.29
07/20/2022	5595	WINDSTREAM	47.56
07/25/2022	5596	CHASE CARD SERVICES	6,716.03
07/25/2022	5597	HOME DEPOT CREDIT SERVICES	4,035.36
07/26/2022	5598	MWEA	900.00
07/26/2022	5599	NEARMAP US INC	4,500.00
07/26/2022	5600	SPIRIT OF LIVINGSTON	644.00
503FN TOTALS:			
Total of 20 Checks:			36,048.50
Less 1 Void Checks:			109.44
Total of 19 Disbursements:			35,939.06

07/27/2022 10:48 AM
User: denise
DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
CHECK NUMBERS 5569 - 6000

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Check Date	Check	Vendor Name	Amount
Bank 592FN OAK POINTE OPERATING FUND #592			
07/19/2022	5569	AT&T LONG DISTANCE	56.51
07/19/2022	5570	AT&T	152.06
07/19/2022	5571	CONSUMERS ENERGY	91.63
07/19/2022	5572	CONSUMERS ENERGY	114.27
07/19/2022	5573	GENOA TOWNSHIP G/O NEW USER FUND	15,900.00
07/21/2022	5574	BRIGHTON ANALYTICAL LLC	1,240.00
07/21/2022	5575	COOPER'S TURF MANAGEMENT LLC	718.20
07/21/2022	5576	EF TECHNOLOGIES, INC	364.23
07/21/2022	5577	ETHA SUPPLY COMPANY	868.50
07/21/2022	5578	FERGUSON WATERWORKS #3386	23.90
07/21/2022	5579	LIVINGSTON PRESS & ARGUS	1,185.00
07/21/2022	5580	GENOA TOWNSHIP D.P.W. FUND	45,879.95
07/21/2022	5581	GENOA OCEOLA SEWER AUTHORITY	165.74
07/21/2022	5582	HAVILAND PRODUCTS COMPANY	4,200.00
07/21/2022	5583	HYDROCORP	226.87
07/21/2022	5584	MICHIGAN CAT	580.00
07/21/2022	5585	NELSON TANK ENGINEERING & CONSULTIN	2,600.00
07/21/2022	5586	PARAGON LABORATORIES	505.00
07/21/2022	5587	UIS SCADA	893.72
07/21/2022	5588	WATER SOLUTIONS UNLIMITED, INC	2,425.00
07/26/2022	5589	AT&T LONG DISTANCE	61.65
592FN TOTALS:			
Total of 21 Checks:			78,252.23
Less 0 Void Checks:			0.00
Total of 21 Disbursements:			78,252.23

07/27/2022 10:54 AM
User: denise
DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
CHECK NUMBERS 4152 - 5000

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Check Date	Check	Vendor Name	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #590			
07/19/2022	4152	CITY OF BRIGHTON	29,711.27
07/19/2022	4153	CITY OF BRIGHTON	8,007.00
07/19/2022	4154	CONSUMERS ENERGY	15.00
07/21/2022	4155	ADVANCE AUTO PARTS	55.66
07/21/2022	4156	BRIGHTON ANALYTICAL LLC	201.00
07/21/2022	4157	COOPER'S TURF MANAGEMENT LLC	711.72
07/21/2022	4158	GENOA TOWNSHIP D.P.W. FUND	12,861.55
07/21/2022	4159	MICHIGAN CAT	3,245.00
07/21/2022	4160	UIS SCADA	516.00

593FN TOTALS:

Total of 9 Checks:	55,324.20
Less 0 Void Checks:	0.00
Total of 9 Disbursements:	<u>55,324.20</u>

503FN \$35,939.06
592FN \$78,252.23
593FN \$55,324.20
TOTAL \$206,969.86



ink.

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August 2022						
S	M	T	W	T	F	S
31	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	7	8	9	10

New Balance
\$6,716.03
 Minimum Payment Due
\$67.00
 Payment Due Date
08/01/22

INK CASH(SM) POINT SUMMARY

Previous points balance	35,294
+ 1 Point per \$1 earned on all purchases	6,717
+ 2Pts/\$1 gas stns, rstnts, ofc sply, hm impr	674
Total points available for redemption	42,685

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	\$3,993.49
Payment, Credits	-\$3,993.49
Purchases	+\$6,716.03
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00
Interest Charged	\$0.00
New Balance	\$6,716.03
Opening/Closing Date	06/08/22 - 07/07/22
Credit Limit	\$36,500
Available Credit	\$29,783
Cash Access Line	\$1,825
Available for Cash	\$1,825
Past Due Amount	\$0.00
Balance over the Credit Limit	\$0.00

MAILED
 7-26-22

ALL SYS -
 UTILITY DEPT.

7-25-22

JUL 12 2022

RECEIVED

233-000-084-990

ENTERED JUL 25 2022



ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
06/29	SMEDE - SON STEEL - BRIG BRIGHTON MI <i>mhog</i> DAVE ESTRADA TRANSACTIONS THIS CYCLE (CARD 4124) \$39.14	39.14 ✓
06/09	Whitepages 800-9529005 WA	4.99
06/18	Amazon.com*KV88G1ZO3 Amzn.com/bill WA <i>mhog</i>	28.01 ✓
06/18	AMZN Mktp US*I82PA3O23 Amzn.com/bill WA <i>mhog</i>	119.28 ✓
07/01	LCS PRODUCTS INC 561-7752122 FL <i>mhog</i> ALEX CHIMPOURAS TRANSACTIONS THIS CYCLE (CARD 2501) \$275.28	123.00 ✓
06/06	MESSICKS - ECOMMERCE 717-367-1319 PA <i>G.O</i>	86.56 ✓
06/09	ULINE *SHIP SUPPLIES 800-295-5510 WI <i>DPW syty</i>	134.74 ✓
06/22	AMZN Mktp US*IY37A9MS3 Amzn.com/bill WA <i>G.O</i>	43.99
06/22	HOMEDEPOT.COM 800-430-3376 GA <i>G.O</i>	275.58 ✓
06/28	AMZN Mktp US*JM2OL5Q43 Amzn.com/bill WA <i>G.O</i>	5.99
07/05	LITTLE CAESARS 187 Q67 HOWELL MI <i>Howell Top.</i> JAMES AULETTE TRANSACTIONS THIS CYCLE (CARD 7653) \$568.90	22.04 -
06/15	IN *MASTERY TECHNOLOGIES, 248-8888420 MI <i>DPW training</i> KIMBERLY LANE TRANSACTIONS THIS CYCLE (CARD 4797) \$1727.40	1,727.40 ✓
06/16	Payment ThankYou Image Check	-3,993.49
06/10	GoToCom*GoToConnect goto.com MA <i>mhog</i>	247.81 ✓
06/14	WEF MAIN 703-684-2400 VA <i>conf/ dues</i>	147.50 -
06/17	DMI* DELL K-12/GOVT 800-981-3355 TX <i>DPW office</i>	1,747.54 ✓
06/16	Lenovo United States 855-2536686 NC <i>MISS DIA laptop</i>	1,811.54 ✓
06/30	AWWA.ORG 303-347-6197 CO <i>conf/ dues</i>	85.00 ✓
07/04	RINGCENTRAL INC. 888-898-4591 CA <i>phone</i> GREG TATARA TRANSACTIONS THIS CYCLE (CARD 9747) \$111.82 INCLUDING PAYMENTS RECEIVED	65.92 -

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	14.74%(v)(d)	- 0 -	- 0 -
CASH ADVANCES			
Cash Advances	26.49%(v)(d)	- 0 -	- 0 -
BALANCE TRANSFERS			
Balance Transfer	14.74%(v)(d)	- 0 -	- 0 -



August 2022						
S	M	T	W	T	F	S
31	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	7	8	9	10


New Balance
\$3,749.05
 Minimum Payment Due
\$749.00
 Payment Due Date
08/10/22

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	\$1,990.93
Payment, Credits	-\$2,029.93
Purchases	+\$3,749.05
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	+\$39.00
Interest Charged	<u>\$0.00</u>
New Balance	\$3,749.05
Opening/Closing Date	06/17/22 - 07/16/22
Credit Limit	\$20,000
Available Credit	\$16,250
Cash Access Line	\$1,000
Available for Cash	\$1,000
Past Due Amount	\$0.00
Balance over the Credit Limit	\$0.00

OK

 7/21/2022

ENTERED JUL 21 2022



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Customer Service:
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ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
07/11	LATE FEE REVERSAL	-39.00 ✓
06/30	Payment ThankYou - Image Check	-1,990.93
06/15	MICHIGAN ASSOCIATION OF P 734-9132000 MI <i>Mortensen 101-101-910-000</i>	435.00 ✓
06/21	Amazon.com*JF9JF5PB3 Amzn.com/bill WA <i>Utility CARDS 2 101-262-751-001</i>	331.57 ✓
06/23	AMZN Mktp US*XL1J307J3 Amzn.com/bill WA <i>Letter opener 101-262-751-001</i>	2,650.00 ✓
07/04	Amazon.com*6K79E97P3 Amzn.com/bill WA <i>Keurig 101-261-750-000</i>	292.00 ✓
07/08	AMZN Mktp US*485MZ03D3 Amzn.com/bill WA <i>charger 101-265-934-060</i>	39.59 ✓
07/07	ALDI 67049 BRIGHTON BRIGHTON MI <i>Vinagar to Fix FAUCET</i>	.89 ✓
07/11	LATE FEE	39.00 ✓
	MICHAEL C ARCHINAL TRANSACTIONS THIS CYCLE (CARD 3223) \$1758.12 INCLUDING PAYMENTS RECEIVED	

2022 Totals Year-to-Date

Total fees charged in 2022	\$39.00
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	14.74%(v)(d)	- 0 -	- 0 -
CASH ADVANCES			
Cash Advances	20.74%(v)(d)	- 0 -	- 0 -
BALANCE TRANSFERS			
Balance Transfer	14.74%(v)(d)	- 0 -	- 0 -

30 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.

101-101-910-000 435.00

101-262-751-001 2981.57

101-261-750-000 292.89

101-265-934-060 - 39.59

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
July 18, 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, Jean Ledford, Terry Croft, Jim Mortensen and Diana Lowe. Absent was Robin Hunt. Also present were Township Manager Michael Archinal, Township Attorney Joe Seward, and ten persons in the audience.

The Pledge of Allegiance was recited.

A call to the public was made at 6:31 pm with the following responses.

Ms. Jennifer Conlin introduced herself as she is running for State Representative in House District #48.

Ms. Suzanne Kowalski of 5341 East Grand River, Howell stated there is a closed session discussion regarding Lake Chemung; however, she is not clear why it is in a closed session. The case has been settled and Genoa Township is not named in the suit. Mr. Seward stated the case is not settled, the appeal is still pending, and Genoa Township is named in the suit.

Mr. Dan Goebel of 1500 Westwood objects to going into a closed session for Item #9. It should be discussed in an open meeting.

Consent Agenda

Mr. Mortensen would like the minutes moved to the regular agenda.

Moved by Ledford, supported by Mortensen, to approve the consent agenda, moving Item #2 to the Regular agenda. **The motion carried unanimously.**

1. Payment of Bills: July 18, 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

Moved by Lowe, seconded by Ledford, to approve the Regular Agenda as amended. **The motion carried unanimously.**

2. Request to approve minutes: June 20, 2022

Mr. Mortensen noted a change needed to the item under Correspondence regarding the letter from Comcast.

Moved by Mortensen, seconded by Lowe, to approve the Minutes from the June 20, 2022 Board Meeting with the noted change. **The motion carried unanimously.**

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.

Moved by Ledford, supported by Skolarus, 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. **The motion carried unanimously.**

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.

Moved by Skolarus, supported by Lowe, 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. **The motion carried unanimously.**

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.

Mr. Scott Brock from Cooper & Riesterer, representing the applicant, was present. He noted that they have made all of the changes recommended by the Planning Commission.

Supervisor Rogers asked if they will be able to maintain the 25-foot wetland setback. Mr. Brock stated they have sufficient land and will be able to meet the requirement.

Moved by Lowe, supported by Croft, 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. **The motion carried unanimously.**

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.

Mr. Steve Crane, the applicant, was present and provided a review of the proposed project. They have made the changes requested by the Planning Commission.

Moved by Skolarus, supported by Croft, 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. **The motion carried unanimously.**

8. Discussion regarding improvements to the Chilson Hills Cemetery.

Mr. Archinal stated that the Township is able to use ARPA funds for these improvements. He recommends that parking improvements be made. He does not know of any communities that water their cemeteries. There would be the need for a well if a water source was installed for visitors to use. He noted that there could be a possibility for the Township to tap into the irrigation well from the Oak Pointe golf course. That would require electrical to be installed. Staff will do what is requested by the Township Board.

Ms. Skolarus stated cleanup was done to the entrance and a tree was removed.

Supervisor Rogers has spoken to townships who have cemeteries and they do not water their grass. Having a spigot for visitors would be acceptable if possible. He showed an engineered drawing outlining all of the gravesites. A lot of work would need to be done to clean them all up.

Ms. Lowe would like a spigot at the cemetery, but she would like to see the cost. Ms. Skolarus stated she has a quote for the well that is between \$15,000 and \$20,000. The electrical would cost approximately \$2,000.

After a discussion, the Board agreed to use ARPA funds and make parking improvements, increase the number of clean ups done per year to four, open up and add gravel to the main six-foot-wide access aisle, and clean up and delineate the small walkways between gravesites.

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 15.2568(e).

Moved by Skolarus, seconded by Ledford, to enter into a closed session to discuss legal strategy related to Case 18-29855-CZ Ikle vs. Goebel et al pursuant to MCL 15.2568(e). **The motion carried with a roll call vote (Ayes - Ledford, Croft, Lowe, Mortensen, Skolarus, and Rogers; Nays - none).**

Correspondence

Ms. Skolarus stated an application denial to dredge a 100-foot by 45-foot wetland area from West Crooked Lake for a swimming area at 47-4828 Grover Road, Brighton was received by EGLE.

Member Discussion

Ms. Skolarus stated that 7,000 AV applications were mailed, 3,500 received so those ballots were mailed out. To date, she has received 1,300 voted ballots.

Mr. Archinal stated that the base coat for the new portion of Crooked Lake has been done. The originally paved portion is being worked on now.

The Bauer Road boardwalk is being demolished and replaced with Trex material.

The benches and picnic tables are on order and should arrive in August. The A/V equipment is anticipated to be completed this month. These delays are caused by the supply chain issues everyone is experiencing.

Adjournment

Moved by Mortensen, supported by Ledford, to adjourn the meeting at 7:48 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved:

Paulette Skolarus, Clerk
Genoa Charter Township

Bill Rogers, Supervisor
Genoa Charter Township



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 Township Manager
DATE: July 27, 2022
RE: Resolution (220801) to accept the MDNR Trust Fund Acquisition Grant

Congratulations! I am pleased to share with you that the Township has been offered an acquisition grant in the amount of \$300,000 from the Michigan Natural Resources Trust Fund (MNRTF). To complete the acquisition, there are certain obligations that must be met. The first of the obligations is execution of a project agreement with the DNR. The project agreement describes the purpose and scope of the acquisition project, as well as the responsibilities of the Township and the DNR in completing the project and maintaining it over time. A copy of the project agreement is attached for your reference. The agreement requires the Township Board to pass a Resolution accepting the terms of the agreement and committing to the matching funds.

Attached please find Resolution number 220801 which proposes to accept the grant and commit funds to the project. Please note that the commitment includes \$300,000 from the Township general fund and \$1,201,000 in donated land value. The Township's cash commitment is reserved in general fund budget line item #208-536-972-100. The resolution is based on a template provided by the DNR.

In regard of the aforementioned, I request your consideration of the following action:

(Resolution requires Roll Call Vote)

Moved by _____, supported by _____, to approve Resolution Number 220801 for acceptance of the MDNR Trust Fund Acquisition Grant No. TF21-0040 for the Genoa Township Park Expansion.

Sincerely,

Assistant Township Manager/Community Development Director

Attachments: 1) Resolution 220801; 2.) MNRTF Project Agreement

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
LIVINGSTON COUNTY, MICHIGAN**

RESOLUTION 220801

At a regular meeting of the Genoa Charter Township Board of Trustees, held at the Genoa Township Hall, located at 2911 Dorr Road, Brighton, Michigan, on August 1, 2022 beginning at 6:30 p.m. there were:

PRESENT:

ABSENT:

The following resolution was moved by _____ and supported by _____ to adopt the following resolution:

**RESOLUTION FOR ACCEPTANCE OF MDNR TRUST FUND ACQUISITION GRANT
GRANT No. TF21-0040
GENOA TOWNSHIP PARK EXPANSION**

BE IT RESOLVED, that the Genoa Charter Township Board of Trustees, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources and that the Genoa Charter Township Board of Trustees does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate all funds necessary to complete the project during the period and to provide a local match of one million five hundred thousand and one dollar (\$1,501,000.00) which consists of three hundred thousand dollars (\$300,000) in cash from the Township's general fund and a land value donation of one million two hundred and one dollar (\$1,201,000) to match the grant authorized by the DEPARTMENT.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the DEPARTMENT for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement including all terms not specifically set forth in the foregoing portions of this Resolution.

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

The following aye votes were recorded:

The following nay votes were recorded:

STATE OF MICHIGAN)
) SS
COUNTY OF LIVINGSTON)

I, Paulette Skolarus, Clerk of the Charter Township of Genoa, Michigan, do hereby certify that the above is a true and correct copy of the Resolution relative to the Agreement with the Michigan Department of Natural Resources, which Resolution was adopted by the Genoa Charter Township Board of Trustees at a meeting held August 1, 2022.

Paulette Skolarus
Genoa Charter Township Clerk

Dated: _____



MICHIGAN NATURAL RESOURCES TRUST FUND LAND ACQUISITION PROJECT AGREEMENT

This information is required by authority of Part 5 of Act 451, P.A. 1994 as amended, to receive funds.

This Agreement is between **Genoa Charter Township** in the county of Livingston County hereinafter referred to as the "GRANTEE," and the MICHIGAN DEPARTMENT OF NATURAL RESOURCES, an agency of the State of Michigan, hereinafter referred to as the "DEPARTMENT." The DEPARTMENT has authority to issue grants to local units of government or public authorities for the acquisition of land for resource protection and public outdoor recreation under Part 19 of the Natural Resources and Environmental Protection Act, Act 451 of 1994, as amended, and under Article IX, Section 35 of the Michigan Constitution. The GRANTEE has been approved by the Michigan Natural Resources Trust Fund (MNRTF) Board of Trustees (BOARD) to receive a grant. In Public Act 151 of 2022, the Legislature appropriated funds from the MNRTF to the DEPARTMENT for a grant-in-aid to the GRANTEE.

The purpose of this Agreement is to provide funding to acquire land or rights in land for the project named below. This Agreement is subject to the terms and conditions specified herein.

Project Title:	<u>Genoa Township Park Expansion</u>	Project #:	<u>TF21-0040</u>
Amount of grant:	<u>\$300,000.00</u>	<u>17%</u>	PROJECT TOTAL: <u>\$1,801,000.00</u>
Amount of match:	<u>\$1,501,000.00</u>	<u>83%</u>	
Start Date:	<u>Date of Execution by DEPARTMENT</u>	End Date:	<u>07/31/2024</u>

As a precondition to the effectiveness of this Agreement, the GRANTEE is required to sign and return it to the DEPARTMENT with the necessary attachments by **09/18/2022**, or the Agreement may be cancelled by the DEPARTMENT. **This Agreement is not effective until the GRANTEE has signed it, returned it, and the DEPARTMENT has signed it.** The Agreement is considered executed when signed by the DEPARTMENT.

The individuals signing below certify by their signatures that they are authorized to sign this Agreement on behalf of their agencies, and that the parties will fulfill the terms of this Agreement, including any attached appendices, as set forth herein.

GRANTEE

SIGNED _____

By [Print Name]: _____

Title: _____

Organization: _____

Date: _____

_____ DUNS #

_____ SIGMA Vendor Number

_____ SIGMA Address ID

Required - Please choose one

Acquisition Closing Option Desired:

This project will be completed utilizing a grant reimbursement process. Grantee will purchase land and seek reimbursement after closing.

This project will be completed utilizing an escrow closing process.

MICHIGAN DEPARTMENT OF NATURAL RESOURCES

SIGNED: _____

By _____

Grants Section Manager

Date of Execution by DEPARTMENT

1. This Agreement shall be administered on behalf of the DEPARTMENT by the Grants Management Section within the Finance and Operations Division. All notices, reports, documents, requests, actions or other communications required between the DEPARTMENT and the GRANTEE shall be submitted through the department's online grant management system, MiRecGrants, which is accessed through www.michigan.gov/dnr-grants, unless otherwise instructed by the DEPARTMENT. Primary points of contact pertaining to this agreement shall be:

GRANTEE CONTACT

Name/Title

Organization

Address

Address

Telephone Number

E-mail Address

DEPARTMENT CONTACT

MNRTF Grant Program Manager

Name/Title

Grants Management/DNR Finance & Operations

Organization

525 W. Allegan Street, Lansing, MI 48933

Address

P.O. Box 30425, Lansing, MI 48909

Address

517-284-7268

Telephone Number

DNR-Grants@michigan.gov

E-mail Address

2. The legal description of the project area, boundary map of the project area, and the land acquisition grant application bearing the number **TF21-0040** uploaded to MiRecGrants are by this reference made part of this Agreement. The Agreement together with the referenced documents in MiRecGrants constitute the entire Agreement between the parties and may be modified only in writing and executed in the same manner as the Agreement is executed.
3. The time period allowed for project completion is from **07/20/2022** through **07/31/2024**, hereinafter referred to as the "project period." Requests by the GRANTEE to extend the project period shall be submitted in MiRecGrants before the expiration of the project period. Extensions to the project period are at the discretion of the DEPARTMENT and may only be extended by an amendment to this Agreement.
4. The grant herein provided is for the acquisition by the GRANTEE of **90.05** acres of land in **Fee Simple** title free of all liens and encumbrances, situated and being in the city/village/township of **Brighton**, in the County of **Livingston, STATE OF MICHIGAN** as described in the uploaded legal description and shown on the uploaded boundary map. As used in this Agreement, the words "project area" shall mean the lands acquired under this Agreement as described in this Section.
5. The project area shall be used for **general park and recreation uses**, as further described in the GRANTEE'S proposal to the DEPARTMENT and approved by the MNRTF Board. Significant changes in the use of the project area as described in this Section require the prior written authorization of the DEPARTMENT.
6. In order to preserve the financial resources of the State of Michigan and to prevent unjust enrichment of a third party interim owner, if the landowner listed in the project application grants any rights in the real property to an individual or agency other than the GRANTEE, the DEPARTMENT may inspect the terms of the conveyance as a condition to approving the GRANTEE to close.
7. The DEPARTMENT will:
 - a. grant to the GRANTEE a sum of money equal to **Seventeen percent (17%)** as reimbursement or as payment into an escrow account for escrow closing, of the total eligible cost of acquisition of fee simple title free of all liens and

encumbrances to the lands in the project area, not to exceed the sum of **Three Hundred Thousand dollars (\$300,000.00)**. Acquisition of easements or other rights in land less than fee simple will be considered on a case by case basis at the discretion of the DEPARTMENT.

- b. include the following in the total cost of acquisition eligible for grant funding (based on grant percentage) as provided for in Section 7(a):
 - i. Purchase price of the land, up to the market value, in the project area acquired by the GRANTEE during the project period as provided for in section 9(f) of this Agreement;
 - ii. Reasonable and appropriate costs incurred and paid by the GRANTEE during the project period for recording fees, title insurance, transfer tax, prorated property tax, closing fees and environmental assessments; and
 - iii. Costs incurred and paid by the GRANTEE for appraisal(s) as provided for in Section 9(f) and approved by the DEPARTMENT.
- c. grant funds to the GRANTEE for eligible costs and expenses incurred, as follows:
 - i. Payments will be made on a reimbursement basis or to an escrow account for escrow closing for **Seventeen percent (17%)** of the eligible expenses incurred by the GRANTEE up to 90% of the maximum amount allowable under the grant.
 - ii. Reimbursement (or payment to an escrow account for escrow closing) will be made only upon DEPARTMENT review and approval of a complete reimbursement (or escrow closing) request submitted by the GRANTEE on forms provided by the DEPARTMENT that meet all documentation requirements set forth by the DEPARTMENT. A complete reimbursement or escrow closing request must document the total cost of the acquisition and the GRANTEE's compliance with Section 8 of this Agreement and DEPARTMENT acquisition project procedures.
 - iii. The DEPARTMENT shall conduct an audit of the project's financial records upon approval of the final reimbursement request or completion of the escrow closing. The DEPARTMENT may issue an audit report with no deductions or may find some costs ineligible for final audit reimbursement.
 - iv. The final 10% of the grant amount will be released upon completion of a satisfactory audit by the DEPARTMENT and documentation that the GRANTEE has erected proper signage acknowledging MNRTF assistance in compliance with Section 9(q) of this Agreement.

8. Closing Options:

a. FOR REIMBURSEMENT PROJECTS:

The GRANTEE shall be eligible for reimbursement only upon GRANTEE'S completion of all of the following:

- i. Electing to use the grant reimbursement closing process at time of signing this project agreement (See grey box prior to signature section).
- ii. Acquisition by GRANTEE of fee simple title free of all liens and encumbrances of all land in the project area. Acquisition of easements or other rights in land less than fee simple will be considered on a case by case basis at the discretion of the DEPARTMENT.
- iii. Submission of proof of acquisition of marketable record title to the DEPARTMENT in the form of a policy of title insurance ensuring the GRANTEE possesses marketable record title in fee simple, free of all liens and encumbrances to the land in the project area. Said policy is to insure the GRANTEE against loss or damage at least equal to the purchase price of the subject land.
- iv. Proper conveyance to the State of Michigan of all mineral interest to which the State is entitled under this Agreement as outlined in Section 9(m).
- v. Submission of a complete request for reimbursement as set forth in this Agreement.

b. FOR ESCROW CLOSING PROJECTS:

The GRANTEE shall be eligible for grant funding through escrow closing process only upon GRANTEE'S completion of the following:

- i. Electing to use the escrow closing process at time of signing this project agreement (See grey box prior to signature section).
- ii. Securing the services of a reputable title company who will agree to serve as the escrow closing agent.
- iii. Execution of escrow closing agreement by GRANTEE, DEPARTMENT, LANDOWNER/SELLER and title company (agent).

- iv. Providing Department and title company an approximate desired timeframe for closing.
- v. Sending DEPARTMENT the draft closing packet (reference Land Acquisition Escrow Closing Package Checklist) at least 60 days prior to the desired closing date.
- vi. Coordinating with title company to schedule the exact closing date after DEPARTMENT'S approval of draft closing documents and submitting to DEPARTMENT an updated closing statement from the title company at least 10 days before the desired closing date.
- vii. Submitting local matching funds plus 10% of the eligible grant amount to title company for deposit into escrow account and providing proof of escrowed funds to the DEPARTMENT.

9. The GRANTEE will:

- a. immediately make available all funds needed to pay all necessary costs required to complete the project and to provide **One Million Five Hundred and One Thousand dollars (\$1,501,000.00)** as local match to this project. This sum represents **Eighty-Three percent (83%)** of the total eligible cost of acquisition including incidental costs. Any cost overruns incurred to complete the project called for by this Agreement shall be the sole responsibility of the GRANTEE.
- b. complete the acquisition in compliance with the acquisition project procedures set forth by the DEPARTMENT.
- c. make no written offer or commitment to purchase lands in the project area before execution of this Agreement and before written DEPARTMENT approval as provided for in Section 9. Failure to comply with this requirement shall, at the option of the DEPARTMENT, make the cost of the property an ineligible expense under this Agreement and subject this Agreement to termination by the DEPARTMENT.
- d. provide verification that the site is not a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended, based on the results of due diligence and, if needed, an environmental assessment or, if the site has been determined to be a facility, to provide documentation of due care compliance. The results of the due diligence must be accounted for in the appraisal(s).
- e. complete a 40-year title review on the property. The results of the title review must be accounted for in the appraisal(s).
- f. obtain an appraisal of the real estate within the project area in accordance with standards established by the DEPARTMENT to determine the market value thereof; two appraisals meeting these standards being required for properties valued at \$750,000 or more. Failure to complete the appraisal(s) in this manner shall make the cost of said appraisal(s) an ineligible expense under this Agreement.
- g. submit the appraisal(s) to the DEPARTMENT for approval no later than 120 days after the date of execution of this Agreement. No written offer or commitment to purchase land in the project area shall be transmitted by the GRANTEE until after approval has been given in writing by the DEPARTMENT.
- h. perform, or to directly contract for the performance of, all appraisal(s), appraisal review(s), title review, closing and acquisition of all lands in the project area.
- i. eliminate all pre-existing non-recreation uses of the project area within 90 days of the date of acquisition, unless otherwise approved by the DEPARTMENT in writing.
- j. remove existing structures or make ready for an appropriate use in a reasonable time frame after completion of the acquisition.
- k. complete acquisition of the entire project area before **07/31/2024**. Failure to acquire the project area by **07/31/2024** shall constitute a breach of this Agreement and subject the GRANTEE to the remedies provided by law and set forth in Section 23 of this Agreement.
- l. provide the DEPARTMENT all documents and information as specified in Sections 8a or 8b of this Agreement. If utilizing reimbursement process, documents must be submitted within 60 days after the transaction is closed. If utilizing escrow closing process, documents must be submitted no later than 60 days prior to desired closing. Failure to submit the required documents and information for review shall constitute a material breach of this Agreement. Proof of payment to seller (such as cancelled check, wire confirmation, etc.), recorded warranty deed, recorded mineral royalty deed and recorded Declaration and Notice must be submitted to the DEPARTMENT within 60 days after closing. The final 10% of eligible grant amount will be released upon satisfactory audit review and approval by the DEPARTMENT.
- m. for parcels over 5 acres, execute, acknowledge and deliver to the DEPARTMENT a deed conveying to the State of Michigan a perpetual nonparticipating royalty equal to 1/6 of the gross proceeds of sale of all oil and/or gas and other minerals produced and saved in any combination from the mineral rights in, on or under the lands in the project area.
- n. retain all rights acquired by the GRANTEE in coal, oil, gas, sand, gravel or any other minerals in, on or under the lands in the project area in perpetuity.
- o. not develop any rights acquired by the GRANTEE in coal, oil, gas, sand, gravel or any other minerals in, on or under the lands in the project area in a manner that diminishes the usefulness of the project area for its intended purposes.

In addition, GRANTEE agrees not to develop, or allow others to develop, any such minerals from sites adjacent to the project area in a manner that diminishes the usefulness of the project area for its intended purposes.

- p. maintain satisfactory financial accounts, records, and documents and to make them available to the DEPARTMENT for auditing upon request. Such accounts, records, and documents shall be retained by the GRANTEE for not less than three years following submittal of the final audit reimbursement request.
 - q. erect and maintain a sign or other acknowledgement as approved by the DEPARTMENT on the property which designates this project as one having been acquired with the assistance of the MNRTF. The size, color, and design of this sign shall be in accordance with DEPARTMENT specifications.
 - r. conduct a dedication/ribbon-cutting ceremony as soon as possible after the project is completed and the MNRTF sign is erected within the project area. At least 30 days prior to the dedication/ribbon-cutting ceremony, the DEPARTMENT must be notified in writing of the date, time, and location of the dedication/ribbon-cutting ceremony. GRANTEE shall provide notice of ceremony in the local media. Use of the grant program logo and a brief description of the program are strongly encouraged in public recreation brochures produced by the GRANTEE. At the discretion of the DEPARTMENT, the requirement to conduct a dedication/ribbon-cutting ceremony may be waived.
 - s. provide the DEPARTMENT for approval, a complete tariff schedule containing all charges to be assessed against the public utilizing the project area and/or any facilities constructed thereon, and to provide the DEPARTMENT for approval, all amendments thereto before the effective date of such amendments. Any tariff schedule proposed shall provide solely for sufficient revenues to cover the costs of operating, maintaining and/or developing the premises and/or any facilities provided thereon. Preferential membership or annual permit systems are prohibited at this site. Differences in admission and other fees may be instituted on the basis of residence. Nonresident fees shall not exceed twice that charged residents. If no resident fees are charged, nonresident fees may not exceed the rate charged residents at other comparable state and local public recreation facilities.
 - t. separately account for any revenues received from the project area which exceed the demonstrated operating costs and to reserve such surplus revenues for the future maintenance and/or expansion of the GRANTEE'S park and outdoor recreation program.
 - u. furnish the DEPARTMENT, upon request, detailed statements covering the annual operation of project area and/or facilities, including income and expenses and such other information the DEPARTMENT might reasonably require.
 - v. adopt such ordinances and/or resolutions as shall be required to effectuate the provisions of this Agreement; certified copies of all such ordinances and/or resolutions adopted for such purposes shall be forwarded to the DEPARTMENT before the effective date thereof.
 - w. maintain the premises in such condition as to comply with all federal, state, and local laws which may be applicable and to make any and all payments required to pay any and all taxes, fees, or assessments legally imposed against the project area.
 - x. make the project area and any facilities located thereon, as well as the land and water access ways to them, open to the public within 90 days of the date of acquisition and keep them open to the public at all times on equal and reasonable terms. No individual shall be denied ingress or egress thereto or the use thereof because of sex, race, color, religion, national origin, residence, age, height, weight, familial status, marital status or disability.
 - y. make the project area and any future facilities provided thereon available for public outdoor recreation in perpetuity and in accordance with uses described in this Agreement and APPENDIX C, to regulate the use thereof and to provide for the maintenance thereof to the satisfaction of the DEPARTMENT, and to appropriate such moneys and/or provide such services as shall be necessary to provide such adequate maintenance.
10. The GRANTEE shall acquire fee simple title, free of all liens, encumbrances, or restrictions on future use to the lands in the project area. The fee simple title acquired shall not be subject to (1) any possibility of reversion or right of entry for condition broken or any other executory limitation which may result in defeasance of title or (2) to any reservations or prior conveyance of coal, oil, gas, sand, gravel or any other mineral interests.
 11. The GRANTEE shall not allow any encumbrance, lien, security interest, mortgage or any evidence of indebtedness to attach to or be perfected against the project area.
 12. The project area and any facilities located thereon shall not be wholly or partially conveyed, either in fee, easement or otherwise, or leased for a term of years, or for any other period, nor shall there be any whole or partial transfer of title, ownership, or right of ownership or control without the written approval and consent of the DEPARTMENT.
 13. The assistance provided to the GRANTEE as a result of this Agreement is intended to have a lasting effect on the supply of outdoor recreation, scenic beauty sites, and recreation facilities beyond the financial contribution alone and permanently commits the project area to Michigan's outdoor recreation estate, therefore:
 - a. The GRANTEE agrees that lands in the project area are being acquired with MNRTF assistance and shall be

maintained in public outdoor recreation use in perpetuity. No portion of the project area shall be converted to other than public outdoor recreation use without the approval of the DEPARTMENT. The DEPARTMENT shall approve such conversion only upon such conditions as it deems necessary to assure the substitution by GRANTEE of other outdoor recreation properties of equal or greater market value and of reasonably equivalent usefulness and location. Such substituted land shall become part of the project area and will be subject to all the provisions of this Agreement.

- b. Approval of a conversion shall be at the sole discretion of the DEPARTMENT.
- c. Before completion of the project, the GRANTEE and the DEPARTMENT may mutually agree to alter the project area through an amendment to this Agreement to provide the most satisfactory public outdoor recreation area.

14. Should title to the lands in the project area or any portion thereof be acquired from the GRANTEE by any other entity through exercise of the power of eminent domain, the GRANTEE agrees that the proceeds awarded to the GRANTEE shall be used to replace the lands affected with outdoor recreation properties of equal or greater market value, and of reasonably equivalent usefulness and location. The DEPARTMENT shall approve such replacement only upon such conditions as it deems necessary to assure the substitution with other outdoor recreation properties of equal or greater market value and of reasonably equivalent usefulness and location. Such replacement land shall be subject to all the provisions of this Agreement.

15. The GRANTEE acknowledges that:

- a. The GRANTEE has examined the project area and has found the property safe for public use or actions will be taken by the GRANTEE to make the property safe for public use no later than 90 days after the date of acquisition; and
- b. The GRANTEE is solely responsible for development, operation, and maintenance of the project area, and that responsibility for actions taken to develop, operate, or maintain the project area is solely that of the GRANTEE; and
- c. The DEPARTMENT'S involvement in the premises is limited solely to the making of a grant to assist the GRANTEE in acquiring the premises.
- d. The GRANTEE acknowledges that the DEPARTMENT is not responsible for any tax liability assessed on the property after closing by the GRANTEE. Further, the eligible amount of tax pro-rated at time of closing will be determined by the DEPARTMENT.

16. Before the DEPARTMENT will give approval to make a written offer to purchase the property included in this project, the GRANTEE must provide documentation to the DEPARTMENT that indicates either:

- a. It is reasonable for the GRANTEE to conclude, based on the advice of an environmental consultant, as appropriate, that no portion of the project area is a facility as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended;

or

- b. If any portion of the project area is a facility, documentation that Department of Environment, Great Lakes and Energy-approved response actions have been or will be taken to make the site safe for its intended use within the project period, and that implementation and long-term maintenance of response actions will not hinder public outdoor recreation use and/or the resource protection values of the project area.

17. If the DEPARTMENT determines that, based on contamination, the project area will not be made safe for the planned recreation use within the project period, or another date established by the DEPARTMENT in writing, or if the DEPARTMENT determines that the presence of contamination will reduce the overall usefulness of the property for public recreation and resource protection, the grant may be cancelled by the DEPARTMENT with no reimbursement made to the GRANTEE.

18. The GRANTEE shall acquire and maintain, or cause to be acquired or maintained, insurance which will protect the GRANTEE from claims which may arise out of or result from the GRANTEE'S operations under this Agreement, whether performed by the GRANTEE, a subcontractor or anyone directly or indirectly employed by the GRANTEE, or anyone for whose acts may hold them liable. Such insurance shall be with companies authorized to do business in the State of Michigan in such amounts and against such risks as are ordinarily carried by similar entities, including but not limited to public liability insurance, worker's compensation insurance or a program of self-insurance complying with the requirements of Michigan law. The GRANTEE shall provide evidence of such insurance to the DEPARTMENT at its request.

19. Nothing in this Agreement shall be construed to impose any obligation upon the DEPARTMENT to operate , maintain or provide funding for the operation and/or maintenance of any recreational facilities in the project area.
20. The GRANTEE hereby represents that it will defend any suit brought against either party which involves title, ownership, or any other rights, whether specific or general, including any appurtenant riparian rights, to and in the project area and any lands connected with or affected by this project.
21. The GRANTEE is responsible for the use and occupancy of the premises, the project area and the facilities thereon. The GRANTEE is responsible for the safety of all individuals who are invitees or licensees of the premises. The GRANTEE will defend all claims resulting from the use and occupancy of the premises, the project area and the facilities thereon. The DEPARTMENT is not responsible for the use and occupancy of the premises , the project area and the facilities thereon.
22. Failure by the GRANTEE to comply with any of the provisions of this Agreement shall constitute a material breach of this Agreement.
23. Upon breach of the Agreement by the GRANTEE, the DEPARTMENT, in addition to any other remedy provided by law and this Agreement, may:
 - a. Terminate this Agreement; and/or
 - b. Withhold and/or cancel future payments to the GRANTEE on any or all current recreation grant projects until the violation is resolved to the satisfaction of the DEPARTMENT; and/or
 - c. Withhold action on all pending and future grant applications submitted by the GRANTEE under the Michigan Natural Resources Trust Fund, the Land and Water Conservation Fund and the Recreation Passport Grant Program ; and/or
 - d. Require repayment of grant funds already paid to GRANTEE; and/or
 - e. Seek specific performance of the Agreement terms .
24. This Agreement may be canceled by the DEPARTMENT , upon 30 days written notice, due to Executive Order, budgetary reduction, other lack of funding, upon request by the GRANTEE, or upon mutual Agreement by the DEPARTMENT and GRANTEE. The DEPARTMENT may honor requests for just and equitable compensation to the GRANTEE for all satisfactory and eligible work completed under this Agreement up until 30 days after written notice, upon which time all outstanding reports and documents are due to the DEPARTMENT and the DEPARTMENT will no longer be liable to pay the GRANTEE for any further charges to the grant.
25. The GRANTEE agrees that the benefit to be derived by the State of Michigan from the full compliance by the GRANTEE with the terms of this Agreement is the preservation , protection and the net increase in the quality of public outdoor recreation facilities and resources which are available to the people of the State and of the United States and such benefit exceeds to an immeasurable and unascertainable extent the amount of money furnished by the State of Michigan by way of assistance under the terms of this Agreement. The GRANTEE agrees that after final audit reimbursement has been made to the GRANTEE, repayment by the GRANTEE of grant funds received would be inadequate compensation to the State for any breach of this Agreement. The GRANTEE further agrees therefore, that the appropriate remedy in the event of a breach by the GRANTEE of this Agreement after final audit reimbursement has been made shall be the specific performance of this Agreement.
26. The GRANTEE agrees not to discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of religion, race, color, national origin, age, sex, sexual orientation, height, weight, marital status, partisan considerations, or a disability or genetic information that is unrelated to the person's ability to perform the duties of a particular job or position. The GRANTEE further agrees that any subcontract shall contain non-discrimination provisions which are not less stringent than this provision and binding upon any and all subcontractors. A breach of this covenant shall be regarded as a material breach of this Agreement.
27. The GRANTEE may not assign or transfer any interest in this Agreement without prior written authorization of the DEPARTMENT.
28. The rights of the DEPARTMENT under this Agreement shall continue in perpetuity.

If this Agreement is approved by Resolution, a true copy must be attached to this Agreement. A sample Resolution is on the next page.

SAMPLE RESOLUTION
(Acquisition)

Upon motion made by _____, seconded by _____, the following Resolution was adopted:

“RESOLVED, that the _____, Michigan, does hereby accept the terms of the Agreement as received from the Michigan Department of Natural Resources and that the _____ does hereby specifically agree, but not by way of limitation, as follows:

1. To appropriate all funds necessary to complete the project during the project period and to provide _____ (\$ _____) dollars to match the grant authorized by the DEPARTMENT.
2. To maintain satisfactory financial accounts, documents, and records to make them available to the DEPARTMENT for auditing at reasonable times in perpetuity.
3. To regulate the use of the property acquired and reserved under this Agreement to assure the use thereof by the public on equal and reasonable terms.
4. To comply with any and all terms of said Agreement including all terms not specifically set forth in the foregoing portions of this Resolution.

The following aye votes were recorded: _____

The following nay votes were recorded: _____

STATE OF MICHIGAN)
) ss
COUNTY OF _____)

I, _____, Clerk of the _____, Michigan, do hereby certify that the above is a true and correct copy of the Resolution relative to the Agreement with the Michigan Department of Natural Resources, which Resolution was adopted by the _____ at a meeting held _____.

Signature

Title

Dated



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

MEMORANDUM

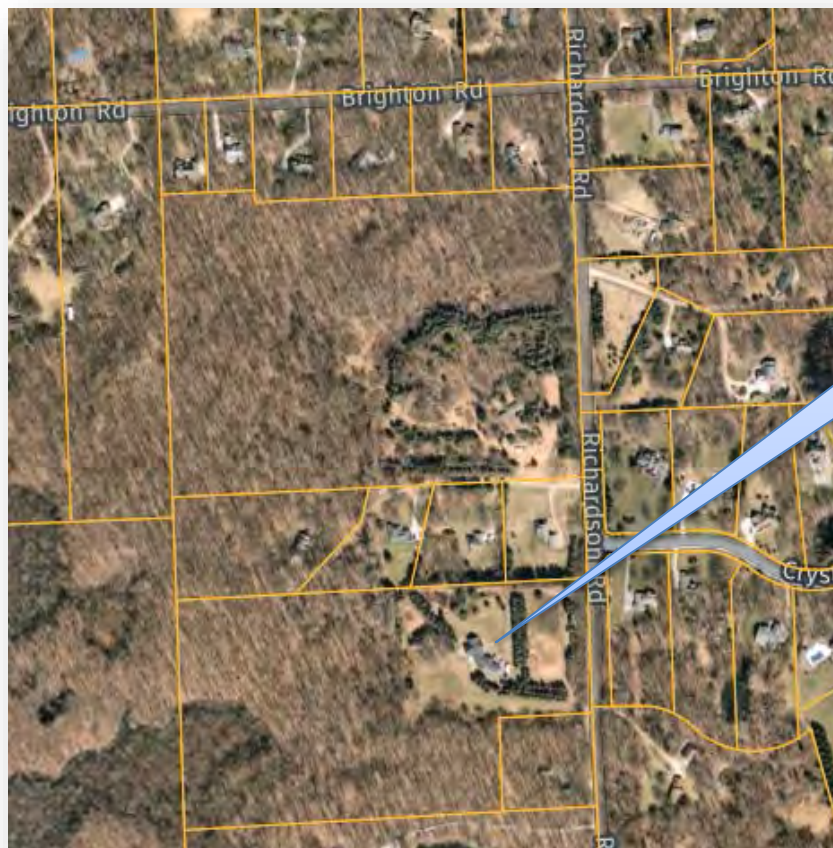
TO: Honorable Board of Trustees

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

DATE: July 28, 2022

RE: **5320 Richardson Road Rezoning Ordinance No. Z-22-01**

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 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

July 27, 2022

Z-22-02 – 5320 Richardson Road Rezoning

Page 2 of 2

As required pursuant to the Zoning Ordinance, the Michigan Zoning Enabling Act (Act 110 of 2006) and the Charter Township Act (Act 359 of 1947) the Board has introduced and staff has published notice of the proposed rezoning ordinance. Consideration for adoption is therefore requested. If the Board is in support of the proposed ordinance I offer the following motion for your consideration:

Rezoning Ordinance Z-22-01

(Requires adoption by a majority of the membership on roll call vote)

Moved by _____, supported by _____ to approve and adopt Ordinance number Z-22-01 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).

Environmental Impact Assessment

Moved by _____, supported by _____ to approve the environmental impact assessment received on May 31, 2022 related to the rezoning from RR to CE for parcel 4711-32-100-020 at 5320 Richardson Road.

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

Sincerely,



Kelly VanMarter

Assistant Township Manager/Community Development Director

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: July 26, 2022
Township Board Second Reading and Adoption: proposed August 1, 2022
Date of Publication of Ordinance Adoption: proposed August 14, 2022
Effective Date: proposed August 21, 2022

that the special land use standards of Section 19.03 of the zoning ordinance are met. **The motion carried unanimously.**

Moved Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 18, 2022 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 motion carried unanimously.**

Moved Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the Site Plan dated May 3, 2022 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 with the following conditions:

- The two parcels shall be combined
- The Planning Commission finds the tree plantings as noted and located on the landscape plan to be appropriate, although deviating slightly from the requirements of the zoning ordinance.
- The petitioner shall update the landscape count on the plan and table.
- The sight lighting plan shall be updated so the shielding on the lights on the south side protects the adjacent residential properties.
- The site lighting intensity must be reduced to meet ordinance standards of no more than 10 footcandles.
- All conditions of the township engineer, Brighton Area Fire Authority, Drain Commissioner and Road Commission shall be met.

The motion carried unanimously.

NEW BUSINESS:

OPEN PUBLIC HEARING #2...Consideration of a rezoning application and environmental impact assessment to rezone 20-acres from Rural Residential (RR) to Country Estates (CE) for property located at 5320 Richardson Road on the west side of Richardson Road, south of Brighton Road. The request is petitioned by Andrea Sydor.

- A. Recommendation of Environmental Impact Assessment (5-31-22)
- B. Recommendation of Rezoning (5-31-22)

Mr. and Mrs. Jason and Andrea Sydor were present. They would like to change their zoning from Rural Residential (RR) to Country Estates (CE). Their property is 20 acres and they are adjacent to CE to the rear and RR is on either side. They would like to build a 60 x 80 barn; however, they are not able to build that size due to their current zoning. They would also like to develop and maintain a small hobby farm to grow local organic garlic.

Mr. Borden reviewed his letter dated June 2, 2022.

1. The Country Estates zoning is generally consistent with the rezoning criteria of Section 22.04 of the zoning ordinance.
2. The request is consistent with the goals of the Township Master Plan.
3. The request is anticipated to be compatible with the surrounding area.
4. The host of uses permitted in Country Estates are compatible with existing and planned uses in the surrounding area. Additionally, the more intensive agriculture uses, such as those allowed in agricultural zoning, are not allowed in Country Estates or would require a special land use. The applicant is requesting to rezone to a less intense use.
5. Consideration must be given to any technical comments provided by the Township Engineer, Utilities Director and/or Fire Authority with respect to infrastructure compatibility or capacity.

Commissioner McCreary questioned the section of the ordinance regarding the keeping of animals. Mr. Borden advised that if this is rezoned, they can keep livestock, but they are not to operate an intensive livestock operation. They would be able to have five of one species and not more than a total of seven animals.

Chairman Grajek asked the applicant if they had a conversation with their neighbors. Ms. Sydor stated they had a very positive conversation with one of their neighbors. They are in support of their request.

The call to the public was made at 7:00 pm

Mr. Mario Genovese of 5282 Richardson stated he is in support of the rezoning.

The call to the public was closed at 7:02 pm.

Ms. Byrne had no issues with the proposed rezoning.

The June 1, 2022 letter from the Fire Marshal states that all of his previous concerns have been addressed by the applicant.

Commissioner Rauch would like the Planning Commission to review this because it is not master planned for Country Estates zoning; however, he does not believe it will stand out due to the surrounding zoning.

Moved by Commissioner Dhaenens, seconded by Commissioner McCreary, to recommend to the Township Board approval of the Environmental Impact Assessment dated May 31, 2022 to rezone 20-acres from Rural Residential (RR) to Country Estates (CE) for property located at 5320 Richardson Road on the west side of Richardson Road, south of Brighton Road.

The motion carried unanimously.

Moved by Commissioner Dhaenens, seconded by Commissioner Lowe, to recommend to the Township Board approval of the rezoning dated May 31, 2022 to rezone 20-acres from Rural Residential (RR) to Country Estates (CE) for property located at 5320 Richardson Road on the west side of Richardson Road, south of Brighton Road as the Planning Commission finds that the Country Estates zoning is generally consistent with the rezoning criteria of Section 22.04 of the zoning ordinance, the request is consistent with the goals of the Township Master Plan, the request is anticipated to be compatible with the surrounding area and the host of uses permitted in Country Estates are compatible with existing and planned uses in the surrounding area. This recommendation is conditioned upon the following:

- All conditions of the township engineer, Brighton Area Fire Authority, Drain Commissioner and Road Commission shall be met.

The motion carried unanimously.

OPEN PUBLIC HEARING #3...Consideration of an environmental impact assessment and site plan 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.

- A. Recommendation of Environmental Impact Assessment (5-3-22)
- B. Disposition of Site Plan (5-256-22)

Mr. Robert Miller of M Architects provided a review of the project. They will be adding a pool and a small addition to the clubhouse to include bathrooms and a fitness room. They will also be making improvements to the office and reception area.

Mr. Borden reviewed his letter dated June 7, 2022.

1. The applicant should provide elevation views for the remaining two sides of the equipment storage building.
2. The elevations are mislabeled on Sheet A301.
3. The applicant should be prepared to submit material samples and color samples for the Commission's consideration.
4. The applicant must include a typical light pole detail demonstrating that the maximum height requirement of 20 feet is met.
5. The applicant must address comments provided by the Township Engineer and/or Brighton Area Fire Authority.

Ms. Byrne reviewed her letter dated June 8, 2022.

1. The plans need to be signed and sealed by a professional engineer.
2. The petitioner is proposing swales and a riprap area to control the additional drainage from the site. The riprap area is intended to fill up and overflow across the site drive during a storm event. The storm management for the site should be designed so that overflow stormwater is not being conveyed across the access drive to the site. A culvert will be needed to direct flow to the west side of the existing drive.



**LIVINGSTON COUNTY PLANNING DEPARTMENT
REZONING REQUEST - | -
STAFF REPORT**

**CASE NUMBER:
Z-30-22**


COUNTY CASE NUMBER:	Z-30-22	TOWNSHIP:	Genoa
REPORT DATE:	June 28, 2022	SECTION NUMBER:	32
STAFF ANALYSIS BY:	Kathleen Kline-Hudson	TOTAL ACREAGE:	20 Acres

APPLICANT / OWNER:	Andrea and Jason Sydor
LOCATION:	¼ Mile South of the Brighton/Richardson Intersection at 5320 Richardson Road
LAND USE:	Residential

CURRENT ZONING:	REQUESTED ZONING:
RR Rural Residential	CE Country Estates
PERMITTED/SPECIAL USES (Not all inclusive):	PERMITTED/SPECIAL USES (Not all inclusive):
<p>Permitted: (not all inclusive) Single-family detached dwellings; accessory home occupations; Accessory uses, buildings and structures customarily incidental to any permitted use; keeping of pets; Accessory keeping of horses, ponies, and other equine and livestock; various types of residential care homes; essential public services; Publicly owned parks, parkways, scenic and recreational areas, and other public open space; Private non-commercial parks, nature preserves and recreational areas owned and maintained by home-owners association.</p>	<p>Permitted: (not all inclusive) Single-family detached dwellings; accessory home occupations; Accessory uses, buildings and structures customarily incidental to any permitted use; keeping of pets; farms; Tree and sod farms, greenhouses, nurseries, and similar horticultural enterprises; Storing, packaging and processing of farm produce; Accessory roadside stands and commercial cider mills selling only produce grown on the premises; Accessory keeping of horses, ponies, and other equine and livestock; various types of residential care homes.</p>
<p>Special: (not all inclusive) Bed and breakfast inns; Adult foster care small group home; Group day care home; places of worship; Elementary schools, public, private or parochial, including latch-key and other accessory programs.</p>	<p>Special: (not all inclusive) Bed and breakfast inns; Accessory roadside stands and commercial cider mills selling produce not grown on the premises; commercial stables, commercial kennels.</p>
Minimum Lot Area: 2 Acre	Minimum Lot Area: 5 Acre

TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:	ESSENTIAL FACILITIES AND ACCESS:
Approval: there was one public comment of support from a neighboring property owner at the June 13, 2022, public hearing.	Water: Private well
	Sewer: Public sewer
	Access: Access is via Richardson Road (gravel)

EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION:

		Land Use:	Zoning:	Master Plan:
Subject Site:		Single-Family Residential	Rural Residential (RR)	Large Lot Rural Residential
	To the North:	Single-Family Residential	Rural Residential (RR)	Large Lot Rural Residential
	To the East:	Single-Family Residential	Rural Residential (RR)	Large Lot Rural Residential
	To the South:	Vacant/Undeveloped	Rural Residential (RR) and Country Estate (CE)	Large Lot Rural Residential and Agriculture/Country Estate
	To the West:	Vacant/Undeveloped	Country Estate (CE)	Large Lot Rural Residential and Agriculture/Country Estate

ENVIRONMENTAL CONDITIONS:

Soils / Topography:	Primarily well-drained Fox-Boyer soils are present on nearly level to rolling topography of 2-18%. An area of Carlisle Muck soils is present near the western boundary where the wetland is present.
Wetlands:	The National Wetland Inventory notes a 122-acre wetland west of the site, with a projection onto the western portion of the petitioner’s property. The wetland is marshy and is saturated semi permanently or seasonally.
Vegetation:	The site is heavily wooded around the building envelope of the residence. Scrub/shrub vegetation is present in the wetland area.
County Priority Natural Areas:	According to the map “Livingston County’s High Quality Natural Areas”, the large wetland that projects onto the western portion of the site is a Priority 1 Natural Area.

TOWNSHIP MASTER PLAN DESIGNATION:

The Future Land Use Plan of the Genoa Township Master Plan (2013) designates the site as Large Lot Rural Residential. The intent of this designation is development of single family residential on large lots. Many of the areas within this designation have significant natural limitations such as wetlands or severe soil limitations and are not planned for sanitary sewer. This classification is recommended for single family residences on lots no smaller than 2 acres or clustered development with a net density of 2 units per acre.

Additionally, the Future Land Use Chapter of the Genoa Township Master Plan establishes a growth boundary that marks the separation between rural and urban areas and defines land that can efficiently support urban services such as sewer, water, and roads. The subject site is within a rural reserve area outside of the growth boundary that should be maintained at a relatively low intensity rural character of development that will not adversely impact natural features and agricultural uses.

CASE NUMBER: Z-30-22	DATE: June 28, 2022	ANALYSIS BY: Kline-Hudson	PAGE: 2
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COUNTY COMPREHENSIVE PLAN:

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

COUNTY PLANNING STAFF COMMENTS:

The petitioner is requesting a rezoning of their parcel at 5320 Richardson Road from Rural Residential (RR) 2-acre minimum lot size, to Country Estate (CE) 5-acre minimum lot size. This rezoning will enable them to construct an equestrian sized barn allowable under CE zoning. The current RR zoning of their land restricts the size of a barn to 1,200 sq. ft. and they would like to build a 60 x 80 (4,800 sq. ft.) barn as well as develop and maintain a small hobby farm to grow local organic garlic.

The zoning ordinance contains the following ‘Statement of Purpose’ for the CE District: Country Estate (CE) District is established as a district where the principal use is residential, with smaller scale farming and raising of horses and livestock typically an accessory use. The health, safety and welfare contribution of this district is to retain the rural atmosphere and quality of life while accommodating compatible, very low density, residential development. The petitioner’s desires for the use of their parcel are very consistent with this Statement of Purpose.

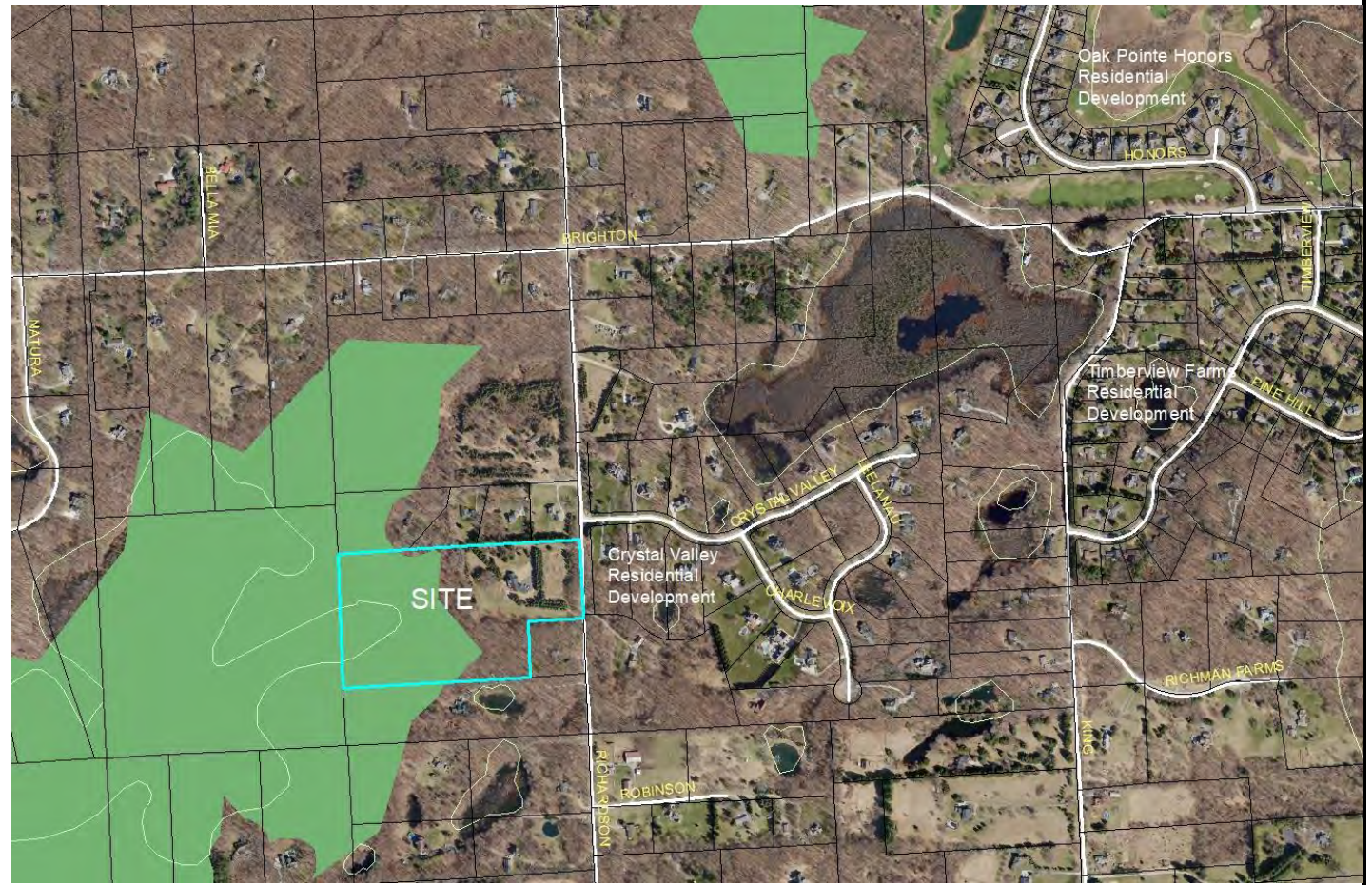
This area of the Township contains a mix of RR and CE zoning, and the primary land use character of the area is rural residential with a smattering of residential subdivisions in the area, such as the Crystal Valley site condominium development to the northeast of the site across Richardson Road. This single-family development is zoned RR and has a master plan designation of Large Lot Rural Residential which is consistent with the subject site. The petitioner’s property is adjacent to RR zoning on all sides except to the west where CE zoning is present. The RR and CE zoning districts are very compatible in character and minimum lot size.

Due to the larger minimum lot size and agricultural nature of the CE zoning district, this zoning amendment would better protect the 122-acre Priority 1 natural area that projects onto the western portion of the subject site. Additionally, the requested rezoning permits the horticultural enterprises and accessory keeping of equine animals that the petitioner desires.

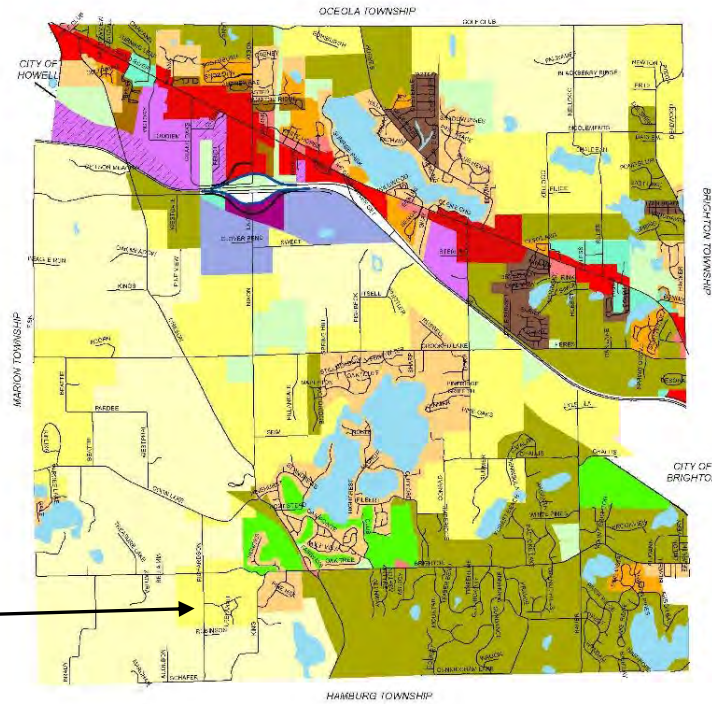
COUNTY PLANNING STAFF RECOMMENDATION:

APPROVAL: The proposed rezoning from Rural Residential (RR) to Country Estates (CE) is compatible with surrounding planning, zoning, and current land uses.

EXISTING LAND USE MAP:



FUTURE LAND USE MAP:



MAP 7
Future Land Use
Master Plan Update
Genoa Township
Livingston County, MI

- AGRICULTURE/COUNTRY ESTATE - 3 acres per unit
- LARGE LOT RURAL RESIDENTIAL - 2 acres per unit
- LOW DENSITY RESIDENTIAL - 1 acre per unit
- SMALL LOT SINGLE FAMILY RESIDENTIAL - 2 to 3 units per acre
- MEDIUM DENSITY RESIDENTIAL - 5 units per acre
- HIGH DENSITY RESIDENTIAL - 8 units per acre
- MANUFACTURED HOUSING
- NEIGHBORHOOD COMMERCIAL
- GENERAL COMMERCIAL
- REGIONAL COMMERCIAL
- MIXED USE TOWN CENTER
- OFFICE
- INDUSTRIAL
- RESEARCH AND DEVELOPMENT
- PUBLIC/INSTITUTIONAL/UTILITIES
- PRIVATE RECREATION
- INTERCHANGE CAWPUS
- INTERCHANGE COMMERCIAL

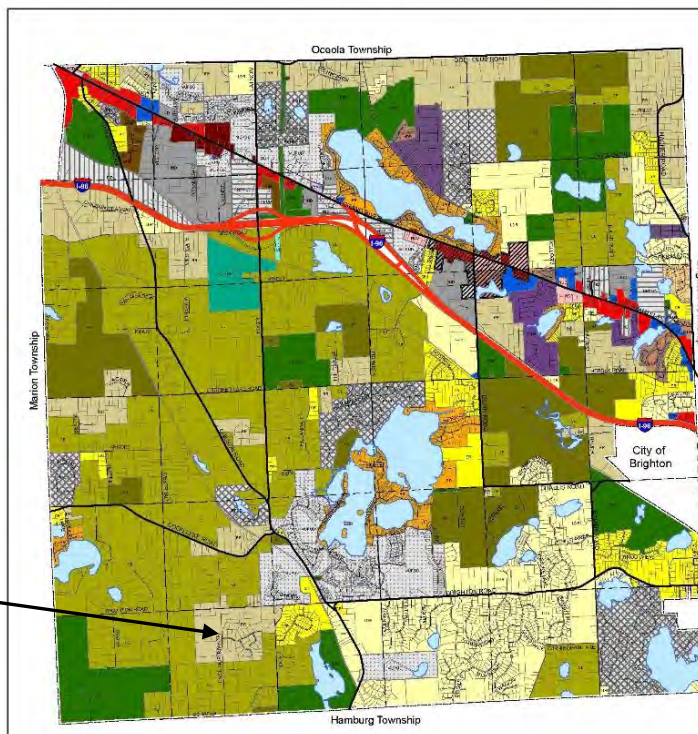
December 2015

0 0.25 0.5 1 1.5 Miles

Source: MCGI, Livingston County, Genoa Twp

LSI Planning
© 2016 Kline-Hudson

TOWNSHIP ZONING MAP:

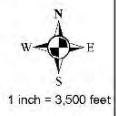


Zoning Map
Genoa Charter Township
Livingston County, Michigan

Legend

- | | |
|------|-------------|
| AG | GC |
| CE | NS |
| RR | OS |
| LDR | NRPUD |
| SR | IND |
| LRR | PID |
| UR | PRF |
| MDR | MUPUD |
| HDR | RDPUD |
| RPUD | Town Center |
| MHP | CAPUD |
| RC | ICPUD |

Official Zoning Map
Adopted May 2, 2005, Revised Sept. 4, 2020
Created by Kelly VanMarter
Boundary layers provided by Livingston County GIS



SITE PHOTOS:



Subject Site



Subject Site



North



South



East – Crystal Valley Subdivision



East – Crystal Valley Subdivision



GENOA CHARTER TOWNSHIP
Application for Re-Zoning

APPLICANT NAME: Andrea Sydor ADDRESS: 5320 Richardson Road
OWNER NAME: Jason & Andrea Sydor ADDRESS: 5320 Richardson Road
PARCEL #(s): 4711-32-100-020 PRIMARY PHONE: (248) 978-5756
EMAIL 1: asydor12@gmail.com EMAIL 2: jsydor17@gmail.com

We, the undersigned, do hereby respectfully make application to and petition the Township Board to amend the Township Zoning Ordinance and change the zoning map of the township of Genoa as hereinafter requested, and in support of this application, the following facts are shown:

A. REQUIRED SUBMITTAL INFORMATION

1. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties;
2. The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, and proof of consent from the property owner;
3. It is desired and requested that the foregoing property be rezoned from:
RR to CE.
4. A site plan illustrating existing conditions on the site and adjacent properties; such as woodlands, wetlands, soil conditions, steep slope, drainage patterns, views, existing buildings, sight distance limitations, relationship to other developed sites. and access points in the vicinity;
5. A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers access spacing, any requested service drives and other site design factors;
6. A written environmental impact assessment, a map of existing site features as described in Article 18 describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district;
7. A written description of how the requested rezoning meets Sec. 22.04 "Criteria for Amendment of the Official Zoning Map."
8. The property in question shall be staked prior to the Planning Commission Public Hearing.

B. DESCRIBE HOW YOUR REQUESTED RE-ZONING MEETS THE ZONING ORDINANCE CRITERIA FOR AMENDING THE OFFICIAL ZONING MAP:

1. How is the rezoning consistent with the goals, policies and future land use map of the Genoa Township Master Plan, including any subareas or corridor studies. If not consistent, describe how conditions have changed since the Master Plan was adopted?

Applicant wishes to re-zone to CE; Adjacent properties are currently CE

Current property owners wish to build an equestrian-size barn allowable under CE zoning. Parcel in question

is among largest in area which can accommodate a larger barn while maintaining Township Planning and allowable setbacks.

2. Are the site's physical, geological, hydrological and other environmental features suitable for the host of uses permitted in the proposed zoning district?

Yes, the sites physical, geological, hydrological and other environmental features are suitable
for the property owners plans to maintain a larger barn with equestrian animals and hobby farm.

3. Do you have any evidence that a reasonable return on investment cannot be received by developing the property with one (1) of the uses permitted under the current zoning?

No, as the current RR zoning restricts barn size to 1200 sq ft whereas
under proposed CE zoning the owners could build a suitable barn. Additionally,
proposed zoning to CE would allow potential hobby farm growing and storage.

4. How would all the potential uses allowed in the proposed zoning district be compatible with surrounding uses and zoning in terms of views, noise, air quality, the environment, density, traffic impacts, drainage and potential influence on property values?

The proposed CE zoning would be compatible with surrounding property use
in terms of barn and/or hobby farm views, noise and air quality in reference to keeping equestrian animals
and maintaining a hobby farm. No foreseeable impacts to traffic, drainage or property values with the zoning change.

5. Are infrastructure capacity (streets, sanitary sewer, water, and drainage) and services (police and fire protection, etc.) sufficient to accommodate the uses permitted in the requested district?

Yes, there are sufficient infrastructure and services to accommodate the proposed zoning change.

Both the primary and secondary driveways can accomodate any
police and/or fire protection.

6. Is there a demonstrated demand in Genoa Township or the surrounding area for the types of uses permitted in the requested zoning district? If yes, explain how this site is better suited for the zoning than others which may be planned or zoned to accommodate the demand.

Property owners are not aware of demand by other land owners in the area however this
site is among others nearby whom already use their land similarly to the proposed zoning change.

7. If you have a particular use in mind, is another zoning district more appropriate? Why should the Township re-zone the land rather than amend the list of uses allowed in another zoning district to accommodate your intended use?

The CE zoning district would be more appropriate as it would accommodate all uses the land owners wish that are not presently allowable under RR.

The land was once considered for splitting into smaller parcels but the owners wish for it to remain as 1 large parcel.

The land use under CE would accommodate the owners requests without special permissions under RR zoning.

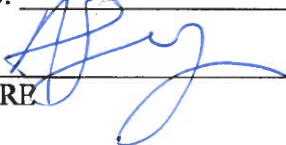
8. Describe any deed restrictions which could potentially affect the use of the property.
There are no deed restrictions which would affect the use of the property.

C. AFFIDAVIT

The undersigned says that they are the owner (owner, lessee, or other specified interest) involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

BY: Andrea Sydor

ADDRESS: 5320 Richardson Road, Howell MI 48843

SIGNATURE: 

The following contact should also receive review letters and correspondence:

Name: _____ Email: _____

Business Affiliation: _____

FEE EXCEEDANCE AGREEMENT

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

PROJECT NAME: _____

PROJECT LOCATON & DESCRIPTION: _____

Property located 1/4 mile South of Brighton/Richardson Intersection

SIGNATURE: _____ DATE: _____

PRINT NAME: Andrea Sydor PHONE: 248-978-5756

COMPANY NAME & ADDRESS: _____

June 2, 2022

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Proposed rezoning from RR to CE (Review #2)
Location:	5320 Richardson Road – west side of Richardson Road, south of Brighton Road
Zoning:	RR Rural Residential District

Dear Commissioners:

At the Township’s request, we have reviewed the application and revised submittal materials proposing rezoning of a 20-acre site from RR Rural Residential to CE Country Estate.

The stated intent of the proposed rezoning is to prevent further partitioning of the site and to allow for development of a barn and hobby farm.

This proposal has been reviewed in accordance with the applicable provisions of the Genoa Township Zoning Ordinance.

A. SUMMARY

1. CE zoning is generally consistent with the rezoning criteria of Section 22.04.
2. The request is consistent with the goals of the Township Master Plan.
3. The request is anticipated to be compatible with the surrounding area.
4. The host of uses permitted in CE are compatible with existing and planned uses in the surrounding area.
5. Consideration must be given to any technical comments provided by the Township Engineer, Utilities Director and/or Fire Authority with respect to infrastructure compatibility or capacity.

B. PROCESS

As outlined in Article 22 of the Township Zoning Ordinance, the process to amend the Official Township Zoning Map is as follows:

1. The Township Planning Commission holds a public hearing on the rezoning and makes its recommendation to the Township Board;
2. The Livingston County Planning Commission reviews the request and makes its recommendation to the Township Board; and
3. The Township Board considers these recommendations and takes action to grant or reject the rezoning request.

As a reminder for the Township’s consideration, requests for conventional rezoning cannot include conditions.

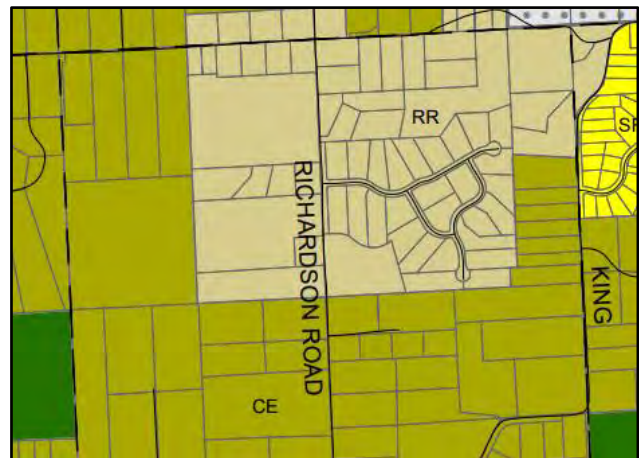
C. AREA OVERVIEW

The site is located on the west side of Richardson Road, south of Brighton Road. Current zoning, as well as existing and planned land uses in the area are as follows:

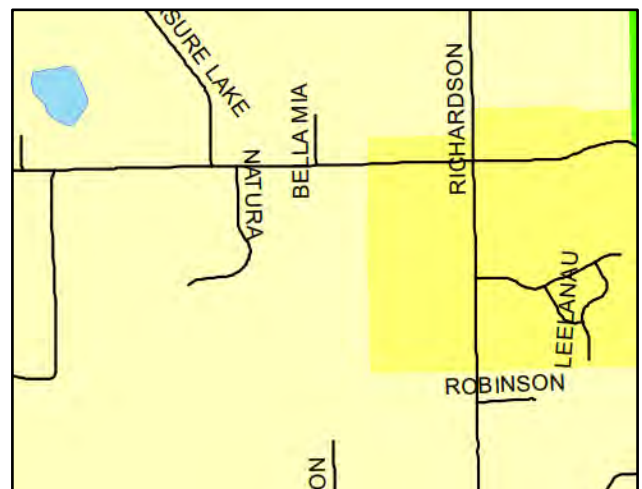
Existing Land Use	
Site	Existing residence
North	Single family residential
East	Single family residential
South	Wooded/undeveloped
West	Wooded/undeveloped



Zoning	
Site	RR
North	RR
East	RR
South	RR and CE
West	CE



Master Plan	
Site	Large Lot Rural Residential
North	Large Lot Rural Residential
East	Large Lot Rural Residential
South	Large Lot Rural Residential and Agriculture/Country Estate
West	Agriculture/Country Estate



D. REZONING REVIEW

- 1. Consistency with the goals, policies and future land use map of the Genoa Township Master Plan, including any subarea or corridor studies. If conditions have changed since the Master Plan was adopted, the consistency with recent development trends in the area.***

As depicted above, the Future Land Use Map identifies the site as Large Lot Rural Residential, which is compatible with the current RR zoning. The proposal is not to increase density, but rather to dissuade partitioning of land, preserve the existing estate-sized lot, and allow small-scale agricultural, which are all consistent with the Agriculture/Country Estate classification.

Furthermore, the proposal is consistent with the land use goals of the Master Plan, and may be viewed as an extension of the Agriculture/Country Estate classification planned adjacent to the west and one lot to the south.

- 2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.***

The site is heavily wooded, particularly to the rear of the property. The proposal for a larger lot zoning designation will further protect these areas. The submittal also notes a small wetland area at the rear of the site that will not be impacted by the proposal.

With the exception of agricultural uses, the host of permitted uses under current RR zoning and proposed CE zoning are nearly identical.

The Commission should consider any technical comments provided by the Township Engineer under this criterion.

- 3. The ability of the site to be reasonably developed with one (1) of the uses permitted under the current zoning.***

As noted above, the RR and CE districts allow a nearly identical host of uses.

The primary differences between the two districts are the minimum lot area required for residential development and allowance for agricultural uses (as proposed).

- 4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.***

Similar to previous comments, the uses allowed in RR and CE are nearly identical.

Based on existing and planned conditions in the subject area, potential use/development under CE zoning is anticipated to be compatible with surrounding uses, particularly given the size of the lot and the presence of large wooded areas.

- 5. The capacity of Township infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety and welfare" of the Township.***

Given the nature of the request, we do not anticipate any concerns with infrastructure and services; however, we defer to the Township Engineer, Utilities Director, and/or Brighton Area Fire Authority for any technical comments under this criterion.

6. *The apparent demand for the types of uses permitted in the requested zoning district in the Township in relation to the amount of land in the Township currently zoned to accommodate the demand.*

This area of the Township contains a mix of RR and CE zoning. The intent behind the request is dissuade partitioning of the 20-acre parcel and to accommodate small-scale agricultural use, both of which are compatible with CE zoning and the rural character of this area.

7. *Where a rezoning is reasonable given the above criteria, a determination the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.*

Given the general consistency with zoning in the area, we are of the opinion that CE rezoning is reasonable, and that amending the text of the Zoning Ordinance would not be more appropriate.

8. *The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*

There has not been a rezoning request for this property in the past year.

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

Respectfully,
SAFEBUILT STUDIO



Brian V. Borden, AICP
Planning Manager



Engineer did not have any additional comments regarding the resubmittal received on 5-31-22 for this project.

May 18, 2022

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

**Re: Sydor Rezoning
Rezoning Review No. 1**

Dear Ms. Van Marter:

Tetra Tech conducted a review of the proposed Sydor Property rezoning submittal received on May 9, 2022. The application proposes rezoning an existing 20-acre property from rural residential to country estates. The site is located on the west side of Richardson Road, 1/4 mile south of Brighton Road.

The proposed rezoning does not change the overall intended use of the parcel and therefore will not impact any public utilities or traffic conditions. The parcel is served with individual well and septic systems which the Livingston County Health Department reviewed and expressed no concern to the proposed rezoning. Therefore, we have no engineering related concerns to the proposed rezoning.

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
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

June 1, 2022

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Sydor Rezoning
5320 Richardson Rd.
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Authority has reviewed the above-mentioned site plan. The application for rezoning was received for review on June 1, 2022. The project is based on the proposed rezoning of a 20-acre parcel from RR (Rural Residential) to CE (Country Estate) to allow the construction of an equestrian barn. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

All comments and recommendations from the previous submittal have been addressed in writing from the property owner.

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

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org

From: [Matt Bolang](#)
To: [Amy Ruthig](#)
Cc: [Aaron Aumock](#)
Subject: RE: Sydor Rezoning Submittal
Date: Thursday, May 5, 2022 1:38:51 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Site Plan.pdf](#)
[Application.pdf](#)
[Impact Assessment.pdf](#)

Amy,

Based on our records, it does not appear that the proposed location of the barn would impact the location of the septic system, reserve area, or water well. If the barn is to contain plumbing, it may be necessary to contact LCHD to connect any wastewater generated to an approved septic system.

During the permitting process through the building department, the owner would also be required to apply for a permit from LCHD for review of the accessory structure in more detail.

Thanks,
-Matt

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

517-552-6870 | www.lchd.org



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From: Amy Ruthig <amy@genoa.org>
Sent: Thursday, May 5, 2022 9:31 AM
To: Matt Bolang <MBolang@livgov.com>
Subject: [EXT] Sydor Rezoning Submittal

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

Impact Assessment for Re-zoning

Sydor Property
5320 Richardson Road
Genoa Township
Livingston County, Michigan

Introduction

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed re-zoning has on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the Submittal Requirements For Impact Assessment/Impact Statement guidelines in accordance with Section 13.05 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

Discussion Items

A. Name(s) and address(es) of person(s) responsible for preparation of the impact assessment:

Andrea & Jason Sydor
5320 Richardson Road
Howell, MI 48843

B. Description of the site, including existing structures, manmade facilities and natural features, all-inclusive to within 10' of the property boundary.

The 20 acre site is located on the West side of Richardson Road, approximately ¼ mile South of Richardson and Brighton Road Intersection.
Parcel number: 4711-32-100-020 currently RR (Rural Residential) proposed CE (Country Estate) zoning.

C. Impact on natural features: A written description of the environmental characteristics of the site prior to development ie. Topography, soils, vegetative cover, drainage streams, creeks or ponds.

The site is gently rolling with areas of open grassy land and dense hardwood with minimal wetlands at the rear (western-most) property.

D. Impact on storm water management: description of soil erosion control measures during construction.

No impact on storm water management or soil erosion control.

E. Impact on surrounding land use: 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 which could negatively impact adjacent properties.

The applicant is proposing re-zoning to facilitate the build of an equestrian barn allowable under CE zoning as well as grow and sell garlic as a hobby farm.

F. Impact on public facilities and services: Description of number of residents, employees, patrons and impact on general services ie schools, police fire.

There will be no impact on public facilities and services, as the density of the property will be preserved under CE.

G. Impact on public utilities: Description of public utilities serving the project ie water, sanitary sewer, and storm drainage system

There will be no impact on public utilities, as the density of the property will be preserved under CE.

H. Storage or handling of any hazardous materials: Descriptions of any hazardous materials used, stored, or disposed of on-site.

The subject property will not be storing or handling any hazardous materials

I. Impact on traffic and pedestrians: Description of traffic volumes to be generated and their effect on the area.

There will be no impact on traffic volumes whatsoever.

J. Special provisions: Deed restrictions, protective covenants etc.

There are no deed restrictions for this property and/or proposed rezoning.

K. Description of all sources:

Genoa Township Zoning Ordinance

Genoa Township Master Plan

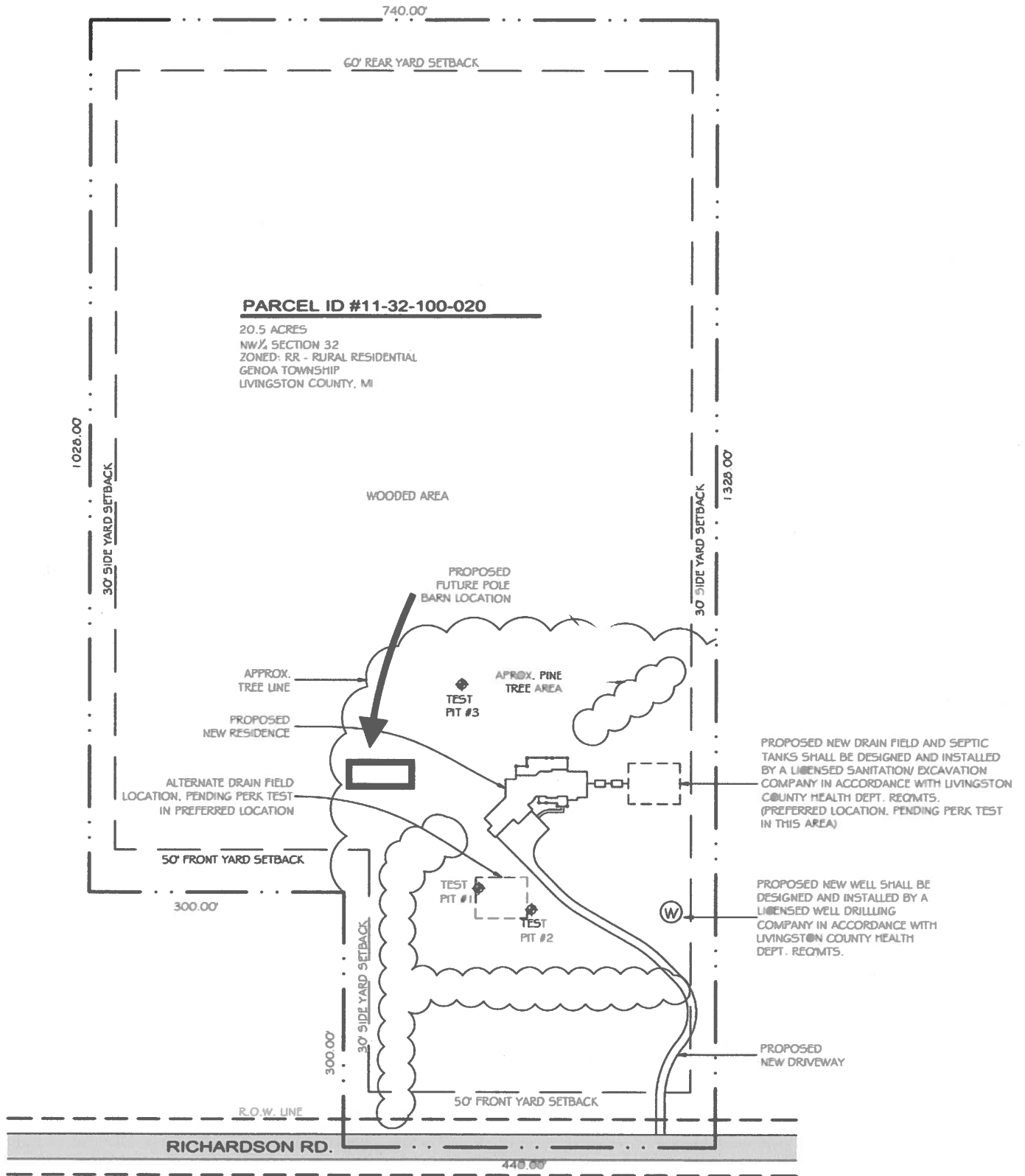
Richardson Road

Secondary driveway

60

40





SITE PLAN
 1"=100'



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 Township Manager/Community Development Director

DATE: July 27, 2022

RE: **Adoption - Article 7, Section 7.02 Text Amendments
 Ordinance No. Z-22-02**

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 consideration. 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

Table 7.02 Schedule of Commercial Uses					
	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	54

July 27, 2022

Adoption Z-22-02 - Article 7 Text Amendments

Page 2 of 2

As required pursuant to the Zoning Ordinance, the Michigan Zoning Enabling Act (Act 110 of 2006) and the Charter Township Act (Act 359 of 1947) the Board has introduced and staff has published notice of the proposed text amendment. Consideration for adoption is therefore requested. If the Board is in support of the proposed ordinance I offer the following motion for your consideration:

Please note the ordinance requires adoption by a majority of the membership on roll call vote.

Moved by _____, supported by _____ to approve and adopt Ordinance number Z-22-02 to amend Zoning Ordinance Section 7.02 Permitted and Special Land Uses within Article 7 entitled Commercial and Service Districts.

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

Sincerely,



Kelly VanMarter

Assistant Township Manager/Community Development Director

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: July 22, 2022
Date of Publication of Proposed Ordinance: July 26, 2022
Township Board Second Reading and Adoption: proposed August 1, 2022
Date of Publication of Ordinance Adoption: proposed August 14, 2022
Effective Date: proposed August 21, 2022

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

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

CALL TO THE PUBLIC:

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

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

A. Recommendation of Text Amendment.

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

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

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

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

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

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

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

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

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

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

ADMINISTRATIVE BUSINESS:

Staff Report

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

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

Approval of the April 11, 2022 Planning Commission meeting minutes

Needed changes were noted.

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



Livingston County Department of Planning

June 16, 2022

Genoa Charter Township Board of Trustees
c/o Polly Skolarus, Township Clerk
Genoa Charter Township Hall
2911 Dorr Road
Brighton, MI 48116

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
AICP, PEM
Principal Planner

**Re: Planning Commission Review of Zoning Text Amendment Z-25-22,
Article 7 Commercial and Service Districts, Section 7.02 Permitted and
Special Land Uses**

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, June 15, 2022 and reviewed the zoning text amendment referenced above. The Livingston County Planning Commissioners made the following recommendation:

Z-25-22 Approval.

The proposed amendments to Article 7 Commercial and Service Uses are straightforward and understandable and will allow schools and school-related uses within all commercial districts.

Copies of the staff review and draft Livingston County Planning Commission meeting minutes are enclosed. Do not hesitate to contact our office should you have any questions regarding this county action.

Sincerely,

Kathleen J. Kline-Hudson

Kathleen J. Kline-Hudson
Director

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
co.livingston.mi.us

Enclosures

c: **Chris Grajek, Chair Genoa Charter Township Planning Commission**
Kelly VanMarter, Assistant Township Manager/Community Development
Director, Genoa Charter Township

Meeting minutes and agendas are available at:
<https://www.livgov.com/plan/Pages/meetings.aspx>



Livingston County Department of Planning

MEMORANDUM

TO: Livingston County Planning Commissioners and the Genoa Charter Township Board of Trustees

FROM: Kathleen Kline-Hudson, Director

DATE: June 7, 2022

SUBJECT: Z-25-22 Article 7 Commercial and Service Uses

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
AICP, PEM
Principal Planner

Proposed additions to existing text are noted in **bold red underline**, deletions in ~~strike through~~, and staff comments are noted in **bold, italic underline**.

Genoa Township Assistant Township Manager/Community Development Director Kelly VanMarter summarized the text amendment at the April 25 Genoa Charter Township Planning Commission Special Meeting/Public Hearing as follows:

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

Article 7 Commercial and Service Uses

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.

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

(517) 546-7555
Fax (517) 552-2347

Web Site
livgov.com



Table 7.02 Schedule of Commercial Uses					
	OSD	NSD	GCD	RCD	Req.
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	<u>S</u>	<u>P</u>	<u>P</u>	
Dormitories or student apartments accessory to a college	S	<u>S</u>	<u>S</u>	<u>S</u>	
Vocational and technical training facilities	S	<u>S</u>	P	P	

Township Planning Commission Recommendation: Approval. The Genoa Charter Township Planning Commission recommended Approval of the Zoning Ordinance text amendments to Article 7 at their April 25, 2022, meeting. There were no comments from the public.

Staff Recommendation: Approval. The proposed amendments to Article 7 Commercial and Service Uses are straightforward and understandable and will allow schools and school-related uses within all commercial districts.

ARTICLE 7
COMMERCIAL AND SERVICE DISTRICTS
(OSD, NSD, GCD, RCD)

Sec. 7.01 STATEMENT OF PURPOSE

- 7.01.01 **Office Service District:** The Professional Office Service District (OSD) is established to accommodate office and services needed uses to serve nearby residential neighborhoods and the community overall. This district is also intended to serve as a transitional use to protect residential districts and to avoid undesirable commercial strip development. It is intended further that all activities in the Professional Office Service District shall be conducted entirely within wholly enclosed permanent buildings, except parking of employee and customer vehicles and the loading or unloading of commercial vehicles.
- 7.01.02 **Neighborhood Services District:** The Neighborhood Services District (NSD) is established to accommodate retail business and services to serve the needs of nearby residential neighborhoods. It is intended further that all activities in the Neighborhood Services District shall be conducted entirely within wholly enclosed permanent buildings, except parking of employees' and customers' vehicles and the loading or unloading of commercial vehicles and that all goods produced on the premises shall be sold in the premises where produced.
- 7.01.03 **General Commercial District:** The General Commercial District (GCD) is established to accommodate those retail businesses and services which are intended to serve the requirements of the overall community. The larger size and variety of permitted commercial uses typically generates greater volumes of traffic than neighborhood service establishments. General Commercial Uses require a moderate to large area devoted to off street parking and loading, and generally tend to create problems of congestion, noise and impairment of aesthetic values. These districts are thus intended to be clustered rather than creating an undesirable strip commercial pattern of development. Provisions are included in order to buffer this district from nearby residential areas.
- 7.01.04 **Regional Commercial District:** The Regional Commercial District (RCD) is established to accommodate those retail businesses and services which are intended to serve a retail market area that includes Genoa Township, the surrounding communities and bypass traffic. The large size and variety of permitted commercial uses typically generates significant volumes of vehicular and pedestrian traffic. Regional Commercial Uses require a large area devoted to off street parking and loading, and generally tend to create problems of congestion, noise and impairment of aesthetic values. These uses need to be located in areas that have the transportation, utility and public service infrastructure to serve these intensive uses. By the nature of these uses serving the region beyond Genoa Township, convenient access to regional transportation is necessary. This district is specifically designated for the regional commercial center designated in the Master Plan along Grand River Avenue west of Latson Road, which will be served by the new full service interchange with I-96 at Latson Road.
- 7.01.05 It is intended further that all activities in the OSD, NSD, GCD and RCD shall be conducted entirely within wholly enclosed permanent buildings, except parking of employees and customers vehicles and the loading or unloading of commercial vehicles, unless outdoor activities are approved as a Special Land Use under the provisions of Article 19.

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 / /)

Table 7.02 Schedule of Commercial Uses						
		OSD	NSD	GCD	RCD	Req.
Retail Uses						
Retail establishments and shopping centers which provide goods such as bakery goods, including bakery items produced on the premises, groceries, produce, meats, provided no slaughtering shall take place on the premises, seafood; dairy products, beverages appliances, electronics, furniture, and home furnishings, apparel, jewelry, art, pharmaceuticals, home improvement supplies, hardware, and garden supplies, sporting goods, bicycles, toys, hobby crafts, videos (rental, and sales), music, musical instruments, books, computer hardware and software, antiques, flower shops, greeting card shops, auto parts and similar establishments not specifically addressed elsewhere	Uses up to 15,000 square feet gross floor area	--	P	P	P	
	Uses 15,001 - 30,000 square feet of gross floor area	--	S	P	P	7.02.02(a)
	Uses 30,000 - 60,000 square feet of gross floor area	--	--	S	P	7.02.02(a)
	Uses over 60,000 square feet of gross floor area	--	--	--	S	7.02.02(a)
	Pharmacies with drive-up window	--	S	S	S	7.02.02(b)
Automobile, motorcycle, boat and recreational vehicle sales, new and used		--	--	S	S	7.02.02(c)
Outdoor commercial display, sales or storage		--	S	S	S	7.02.02(d)
Service Uses						
Banquet halls, assembly halls, dance halls, private clubs, fraternal order halls, lodge halls or other similar places of assembly		--	--	P	P	
Business services such as mailing, copying, data processing and retail office supplies		P	P	P	P	
Child care centers, preschool and commercial day care		P	P	P	P	7.02.02(e)
Conference Centers		S	--	S	P	7.02.02(f)
Funeral home or mortuary		S	--	P	--	7.02.02(g)

Table 7.02 Schedule of Commercial Uses						
	OSD	NSD	GCD	RCD	Req.	
Bed and breakfast inns, hotels and motels with no more than 25 rooms not including accessory convention/meeting facilities or restaurants These uses may include the residence for the owner/manger's family	--	P	P	P		
Hotels and motels with more than 25 rooms including accessory convention/meeting facilities and restaurants	--	--	P	P		
Laundromats	--	S	P	--		
Personal and business service establishments, performing services on the premises, including: dry cleaning drop-off stations (without on site processing), photographic studios, copy centers, mailing centers, data processing centers, dressmakers and tailors, shoe repair shops, tanning salons, beauty parlors, barber shops, and similar establishments	P	P	P	P		
Dry cleaning drop-off stations with drive-through service	S	S	S	S	7.02.02(b)	
Restaurants, taverns, bars, delicatessen, food carryout, coffee shops, and similar establishments serving food or beverages	Standard restaurants and coffee shops, except as provided below	S	P	P		
	Restaurants and bars serving alcoholic beverages	S	S	P		
	Bars providing dancing and live music	--	--	P	P	
	Restaurants with open front windows	--	S	S	S	7.02.02(i)
	Restaurants with outdoor seating	--	P	P	P	7.02.02(i)
	Drive-through restaurants	--	--	--	S	7.02.02(j)
	Drive- in restaurants	--	--	S	S	7.02.02(j)
	Carry-out restaurants	--	P	P	P	
	Coffee Shop with drive-through	--	--	S	S	7.02.02(j)
	Brewpub	--	--	P	P	
Micro-brewery, small distillery and small winery	--	--	S	S	7.02.02(y)	
Studios of photographers and artists	P	P	P	P		
Tattoo parlors	--	--	P	P		
Tool and equipment rental, excluding vehicles	--	--	P	P		
Kennel, commercial			S	S	7.02.02(h)	
Pet day care center			S	S	7.02.02 (w)	
Climate-controlled indoor commercial storage	--	--	S	S	7.02.02(z)	
Auto Service Uses						
Minor auto repair establishment	--	--	S	S	7.02.02(k)	
Auto/gasoline service station	--	--	--	S	7.02.02(k)	
Automobile wash, automatic or self serve	--	--	S	S	7.02.02(l)	
Leasing and rental of automobiles, trucks and trailers	--	--	S	--		

Table 7.02 Schedule of Commercial Uses						
		OSD	NSD	GCD	RCD	Req.
Office Service and Medical Uses						
Adult day care facilities		S	--	S	--	
Banks, credit unions, savings and loan establishments and similar financial institutions	With up to 3 drive-through teller windows	P	S	P	P	7.02.02(m)
	With more than 3 drive-through teller windows	S	--	S	S	7.02.02(m)
	Stand alone automatic drive-up teller machines	--	S	S	S	
Hospitals		S	--	--	--	7.02.02(n)
Offices of non-profit professional, civic, social, political and religious organizations		P	P	P	--	
Medical urgent care facilities, medical centers and clinics		S	--	P	--	
Medical offices of doctors, dentists, optometrists, chiropractors, psychiatrists, psychologists and similar or allied professions, excluding clinics, and urgent care centers	Buildings up to 15,000 square feet of gross floor area	P	P	P	P	
	Buildings over 15,000 square feet of gross floor area	S	S	P	P	
Offices of lawyers, engineers, architects, insurance, and real estate agents, financial consultants, and brokers, advertising offices, accounting, and bookkeeping services, clerical, and stenographic services, sales offices, other types of executive, or administrative offices and similar or allied professions	Buildings up to 15,000 square feet of gross floor area	P	P	P	P	
	Buildings between 15,000 and 55,000 square feet of gross floor area	P	S	P	P	
	Buildings over 55,000 square feet of gross floor area	S	--	P	P	
Veterinary hospitals		S	--	S	S	7.02.02(o)
Veterinary clinics without boarding or overnight care		S	S	S	S	7.02.02(x)
Recreation						
Carnivals, fairs, commercial cider mills and amusement parks		--	--	S	--	7.02.02(p)
Leasing and rental of recreational equipment, including but not limited to boats, canoes, motor homes and jet skis, when accessory to a permitted use		--	S	--	--	
Marinas without boat storage or repair		--	S	--	--	
Motion picture theaters		--	--	P	P	
Public parks and open space		P	P	P	P	
Recreation (outdoor) commercial or private, recreation centers, including children's amusement parks, batting cages, and go-cart tracks		--	--	S	S	7.02.02(q)
Miniature golf courses and driving ranges		--	--	S	S	7.02.02(r)

Table 7.02 Schedule of Commercial Uses					
	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	
Public/Institutional					
Animal Shelters	--	--	S	S	7.02.02(t)
Bus passenger stations	--	--	S	S	
Churches, temples and similar places of worship and related facilities	S	P	P	P	
Shelters and rehabilitation centers for philanthropic or non-profit institutions			S	S	7.02.02(u)
Essential public services and structures, not including buildings and storage yards	P	P	P	P	
Essential public buildings	--	--	P	--	
Public/government buildings such as; township/state/county offices, public museums, libraries and community centers	S	P	P	P	
Residential					
Upper floor dwelling units	S	S	S	--	7.02.02 (aa)
Accessory Uses					
Temporary outdoor sales and Temporary outdoor events	--	P	P	P	7.02.02(v)
Accessory drive-through service not listed above	--	--	S	S	7.02.02(b)
Accessory uses, buildings and structures customarily incidental to any of the above	P	P	P	P	
Accessory fuel storage and use or storage of hazardous materials	--	--	S	S	13.07

(as amended 12/31/06, 3/5/10, 6/2/14, 02/18/18, ~~and~~ 08/11/19, and / / /)

7.02.02 Use Conditions: Uses noted above shall only be allowed where the following requirements are complied with:

- (a) Shopping centers and home improvement centers over 15,000 square feet shall comply with the following requirements:
 - (1) The center shall have access to at least one County Primary Road or roadway with a right-of-way of at least eight six (86) feet.
 - (2) The design of the center shall ensure that vehicular circulation patterns will minimize conflicts between vehicles and pedestrians on-site,

- (3) The impacts of traffic generated by the center on adjacent streets will be mitigated to ensure a level of service D, or maintenance of the current level of service if lower than D, along the site's frontage and nearest signalized intersections.
 - (4) Internal circulation shall be designed such that no intersection includes more than four aisles or drives.
 - (5) Site entrances shall be restricted to three-way movements, with unrestricted inbound movements.
 - (6) Internal drives defined by the ends of aisles shall have raised curbed islands at appropriate locations to define circulation paths and control movements through the parking lot.
 - (7) Loading facilities which serve the commercial establishment in the principal building shall be screened from public view.
 - (8) Any building side facing a public street or residential district shall be constructed with brick, split face block or similar decorative material, unless a landscaped berm is approved by the Township.
 - (9) Any outlots shall have access, circulation and parking designed to complement the entire site.
- (b) Accessory drive-through service for uses other than restaurants and banks shall comply with the following requirements:
- (1) The drive-through facility must be attached to the structure.
 - (2) The drive-through service, including any lighting associated therewith shall be screened from adjacent residential land uses such that it will not impact the use and enjoyment of said residential land use.
 - (3) Clear identification and delineation between the drive-through facility and the parking lot shall be provided.
 - (4) Each drive-through facility shall provide an escape lane to allow other vehicles to pass those waiting to be served. The Planning Commission may waive the requirement for an escape lane where it can be demonstrated that such a waiver will not result in an adverse effect on public safety or the convenience of patrons of the facility.
 - (5) There shall be a minimum of three (3) stacking spaces.
 - (6) The drive-through facility shall be located on the side or rear elevation of the building to minimize visibility from the public or private roadway.
 - (7) The number of on-site directional signage shall be limited to two (2) signs meeting the area and location requirements of Article 16.
 - (8) The principal structure shall be setback a minimum of fifty (50) feet from all lot lines and the public right-of-way, unless a greater setback applies.

- (9) When located in the NSD district, accessory drive-through service windows for pharmacies/drug stores shall be used only for prescription drug pick-up and drop-off. Only one drive-through service lane is permitted for each pharmacy or drug store structure in the NSD district. (as amended 12/31/06)
- (c) Automobile, motorcycle, boat and recreational vehicle sales, new and used shall comply with the following requirements:
- (1) Sale space for used mobile homes, recreational vehicles and boats may only be carried on in conjunction with a regularly authorized new mobile home, recreational vehicle or boat sales dealership on the same parcel of land.
 - (2) All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose storm water without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.
 - (3) No storage or display of vehicles shall be permitted in any landscape greenbelt area, provided the Township may permit a display pod for an automobile within the greenbelt area where it is integrated into the landscape design.
 - (4) The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.
 - (5) All loading and truck maneuvering shall be accommodated on-site.
 - (6) All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.
- (d) Commercial Outdoor Display Sales or Storage including, but not limited to, sales or storage of: building/lumber supply, contractor's yards, garden/landscape supplies, nurseries, greenhouses, stone, farm implements, automobiles, trucks, recreational vehicles, mobile homes, boats, jet skis, mowing equipment, construction equipment and similar materials or equipment shall comply with the following requirements:
- (1) Minimum lot area shall be one (1) acre.
 - (2) Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
 - (3) All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.

- (4) No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the commercial outdoor display, sales or storage use is located. Any approved outdoor sales or display within a parking lot shall meet the required parking lot setback; provided the Planning Commission may require additional landscaping screening or ornamental fencing.
 - (5) The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.
 - (6) All loading and truck maneuvering shall be accommodated on-site.
 - (7) All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.
 - (8) The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Boats and recreational vehicles may exceed the height of the fence provided that they are setback from the fence a distance equal to their height. Storage of materials up to the height of the adjacent building wall may be permitted in the rear yard if it is illustrated on the site plan, the rear yard does not abut a residential district, will not be visible from an expressway and such storage is confined to within twenty (20) feet of the building.
- (e) Child day cares shall provide not less than the minimum amount of indoor and outdoor play areas required by the State of Michigan. The required outdoor play area shall be fenced.
- (f) Conference Centers shall comply with the following requirements:
- (1) The site shall have direct access, via lot frontage or an improved road, to at least one paved arterial roadway (County Primary Road).
 - (2) The location, geometric design and throat depth of site access points, and overall internal site circulation, shall prevent unreasonable traffic congestion on public roadways. The level of service shall not be below "D" for any turning movements for any event. A traffic management program shall be submitted as part of the application.
 - (3) Building height shall not exceed thirty-five (35) feet but may be three (3) stories (i.e. a permitted exception from the maximum number of stories allowed for other buildings in the various zoning districts).
 - (4) Minimum floor area shall be ten thousand (10,000) square feet of usable conference rooms, meeting rooms, banquet rooms and pre-function space.
 - (5) Minimum building and outdoor use areas shall be setback at least one-hundred (100) feet from any property line of residentially zoned and/or seventy-five (75) feet from any other property line. Buffer zones shall be provided as required for "community commercial" uses in Section 12.02. The Planning Commission may reduce the required setbacks by up to fifty percent (50%) where more extensive landscaping or existing features provide an extensive screen.

- (6) Parking setbacks shall be forty (40) feet in the front yard, twenty-five (25) feet for side and rear yards adjacent to residential uses, and ten (10) feet elsewhere.
 - (7) The proposed building(s) may provide atriums, lobbies, or other public gathering places.
 - (8) The accessory uses, specialty shops, and activity centers shall be customarily incidental to the primary components of the conference center.
 - (9) All uses, except for off-street parking or loading spaces and approved outdoor gathering places (such as courtyards, plazas, etc.) shall be conducted within a completely enclosed building. Sales, display, and outdoor storage of any commodities or storage containers, vehicles or other uses shall be expressly prohibited.
 - (10) In addition to other requirements, the Impact Assessment shall describe intended and anticipated number, type and frequency of events that may be expected at the proposed site including hours of operation. Include information about outdoor receptions and the location where they may be held. (as amended 08/11/19)
- (g) Funeral homes shall comply with the following requirements:
- (1) Minimum lot area shall be one (1) acre and minimum lot width shall be one hundred and fifty (150) feet.
 - (2) An off-street vehicle assembly area shall be provided to be used in support of funeral processions and activities. This area shall be in addition to the required off-street parking and its related maneuvering area.
- (h) Commercial kennels shall comply with the following requirements:
- (1) For kennels housing dogs, the minimum lot size shall be two (2) acres for the first four (4) dogs and an additional one-third (1/3) acre for each one (1) additional dog.
 - (2) Buildings wherein dogs are kept, dog runs, and/or exercise areas shall not be located nearer than five hundred (500) feet to a residential use or property line, two hundred (200) feet from any adjacent principal building or unit, and shall be setback one hundred and fifty (150) feet to any lot line and/or road right-of-way.
 - (3) Adequate odor control measures shall be implemented so that odor from inside or outside the kennel will not be discernible outside the building.
 - (4) All kennels shall be operated in conformance with all applicable county and state regulations and operated by a licensed operator.
 - (5) Any dog and food waste shall be properly and lawfully disposed of to not create a litter, insect, rodent, vermin or offensive odor nuisance. Approval from the Genoa MHOG Utility Department, the Drain Commissioner and Health Department shall be provided as part of the special use application.
 - (6) The applicant may be required to post a financial guarantee, the amount of which to be determined by the Township board, before a permit is granted or renewed.

- (7) The application shall include a floor plan for the facility that indicates noise insulation measures.
 - (8) All enclosures for breeding, rearing, shelter, or other uses in connection with harboring of animals, shall be hard surfaces and provided with proper drains for washing with water pressure.
 - (9) The applicant shall provide a waste management plan detailing both indoor and outdoor waste management procedures to ensure animal waste is not discharged to surface or storm water. Outdoor animal areas shall be designated and shall consist of properly maintained lawn, special canine grass or other methods as approved by the Planning Commission following a recommendation by the Township Engineer.
 - (10) Such facilities shall be subject to other conditions and requirements necessary to ensure against the occurrence of any possible nuisance (i.e., fencing, sound-proofing, sanitary requirements).
 - (11) Applicants shall submit, at the time of special land use application, a proposed site plan and floor plan and written operating procedures including waste and noise management methods, such as those recommended by the International Boarding and Pet Services Association (IBPSA). These procedures shall be followed for the duration of the business and shall be designed to prevent or control animal behavior that may adversely impact surrounding uses, including loud or excessive barking.
 - (12) All animals shall be kept indoors between the hours of 10:00 PM and 8:00 AM. (as amended (02/18/18))
- (i) Open front restaurant (window service) and restaurants with outdoor seating shall comply with the following requirements:
 - (1) All trash containers shall be provided outside. Both recycle bins and trash receptacles shall be provided.
 - (2) For open front restaurants with window service, all signs for an open front window placed on the building shall be flat; and interior signs visible to patrons through glass or an opening shall not exceed twenty-five percent (25%) of that area.
 - (3) Additional parking shall be provided for outdoor seating and standing areas.
 - (4) Outdoor noise shall not be greater than that commonly associated with a restaurant. The Township Board may place restriction on outdoor speakers or hours of operation to control the noise.
 - (5) The Zoning Administrator shall approve a land use permit for any outdoor seating including a sketch plan illustrating seating areas, enclosures/railings, sufficient off-street parking and lighting. (as amended 12/31/06)
 - (j) Restaurants or coffee shops with drive-in or drive-through facilities shall comply with the following requirements:
 - (1) Principal and accessory buildings shall be setback fifty (50) feet from any adjacent public right of way line or property line.

- (2) The establishment of a new drive-through restaurant shall require the lot be separated a minimum of five hundred (500) feet from any other lot containing a drive-through restaurant.
 - (3) Only one (1) access shall be provided onto any street.
 - (4) Such restaurants constructed adjacent to other commercial developments shall have a direct vehicular access connection where possible. (as amended 3/5/10)
- (k) Automobile service stations and maintenance establishments (including those accessory to another use) shall comply with the following requirements:
- (1) There shall be a minimum lot area of one (1) acre and minimum lot frontage of two hundred fifty (250) feet.
 - (2) Pump islands shall be a minimum of twenty (20) feet from any public right of way or lot line, and at least forty (40) feet from any residential lot line.
 - (3) Access driveways shall meet the standards of Article 15; turning movements may be restricted in consideration of traffic conditions. Only one driveway shall be permitted from each street unless the Planning Commission determines additional driveways will be consistent with the purpose of Article 15.
 - (4) Where adjoining residentially zoned or used property, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may approve a landscaped berm as an alternative.
 - (5) All repair work shall be conducted completely within an enclosed building. Garage doors shall not face any public roadway except as approved by the Planning Commission under the following circumstances:
 - a. For through garages where doors are provided on the front and rear of the building;
 - b. Garages located on corner or through lots; and,
 - c. Where the Planning Commission determines that a rear garage would have a negative impact on an abutting residential district.

Under these circumstances the Planning Commission may require additional landscape screening above and beyond what is required for street frontage landscaping.
 - (6) There shall be no outdoor storage or display of vehicle components and parts, supplies, or equipment or other merchandise, except within an area defined on the site plan approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.

- (7) Storage of wrecked, partially dismantled, or other derelict vehicles is prohibited, unless such storage is required under police or court order. Vehicles shall not be stored outdoors for more than seven (7) days in any thirty (30) day period.
 - (8) Storage of gasoline shall be at least four hundred (400) feet from churches, schools or similar public/quasi public places of assembly.
 - (9) Below ground fuel storage tanks shall be at least two thousand (2000) feet from any drinking water well serving two or more residential units.
 - (10) The design and materials of the canopy shall be compatible with the main building. The proposed clearance of any canopy shall be noted on the site plan. Any signs, logo or identifying paint scheme on the canopy shall be reviewed by the Planning Commission and considered part of the maximum wall sign permitted. Details on the canopy lighting shall be provided to ensure there is no glare on the public streets or adjacent property, and that lighting levels are in accordance with Section 12.03. Canopy lighting shall be recessed such that the light source cannot be seen from off site.
 - (11) The applicant shall submit a Pollution Incidence Protection Plan (PIPP) as part of the Impact Assessment. The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as: special check valves, drain back catch basins and automatic shut off valves.
 - (12) In the event that an automobile service station use has been abandoned or terminated for a period of more than one (1) year, all underground gasoline storage tanks shall be removed from the premises.
 - (13) The establishment of a new automobile service station shall require the lot to be separated a minimum of five hundred (500) feet from any other lot containing an existing automobile service station.
 - (14) Automobile service stations and maintenance establishments shall comply with the requirements of Section 13.07 Hazardous Materials and Fuel Storage (as amended 08/11/19)
- (1) Automobile washes, automatic or self-service, shall comply with the following requirements:
 - (1) Only one (1) ingress/egress driveway shall be permitted on any single street.
 - (2) Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may require landscaping, including a berm, as an alternative.
 - (3) All washing facilities shall be within a completely enclosed building.
 - (4) Vacuuming and drying may be located outside the building, but shall not be in the required front yard and shall be set back at least fifty (50) feet from any residential district.
 - (5) All cars required to wait for access to the facilities shall be provided stacking spaces fully off the street right-of-way which does not conflict with vehicle maneuvering areas

to access gasoline pumps or vacuums, and as required Article 14, Parking and Loading-Unloading Standards.

- (m) Banks, credit unions, savings and loan institutions with drive-through facilities shall only be permitted one (1) ingress/egress driveway, or one (1) pair of one-way driveways along any street.
- (n) Hospitals shall comply with the following requirements:
 - (1) Building shall not exceed a height of four (4) stories.
 - (2) Minimum site size shall be twenty (20) acres.
 - (3) The proposed site shall have at least one property line abutting a primary road as classified by the Livingston County Road Commission, or along a roadway with a right-of-way of at least eight six (86) feet.
 - (4) Front, side and rear yard minimum setback shall be fifty (50) feet.
 - (5) Parking setback shall be forty (40) feet in the front yard, twenty (20) feet for side and rear yards.
 - (6) Emergency room, ambulance and delivery areas shall be screened from public view with an obscuring wall and/or landscaping a minimum of six (6) feet in height.
 - (7) Auxiliary uses, such as a pharmacy, gift shop, cafeteria, medical office buildings with required parking and similar customary hospital related uses shall be allowed.
- (o) Veterinary hospitals which include overnight stays and/or boarding of animals shall comply with the following requirements:
 - (1) The principal accessory building or structure shall be setback seventy five (75) feet from the front property line and fifty (50) feet from all other property lines.
 - (2) All principal use activities shall be conducted within a totally enclosed principal building.
 - (3) The applicant shall provide a waste management plan detailing both indoor and outdoor waste management procedures to ensure animal waste is not discharged to surface or storm water. Outdoor animal areas shall be designated and shall consist of properly maintained lawn, special canine grass or other methods as approved by the Planning Commission following a recommendation by the Township Engineer.
 - (4) Adequate odor control measures shall be implemented so that odor from inside or outside the veterinary hospital will not be discernible outside the building.
 - (5) Applicants shall submit, at the time of special land use application, a proposed site plan and floor plan and written operating procedures including waste and noise management methods, such as those recommended by the International Boarding and Pet Services Association (IBPSA). These procedures shall be followed for the duration of the business and shall be designed to prevent or control animal behavior that may adversely impact surrounding uses, including loud or excessive barking. (as amended 02/18/18)

- (p) Carnivals, fairs, commercial cider mills and amusement parks shall comply with the following requirements:
- (1) Minimum lot size shall be ten (10) acres.
 - (2) A site plan shall be provided clearly defining activity areas using fences, buildings, walkways or other suitable barriers.
 - (3) All buildings, structures and parking shall be at least three hundred (300) feet from any dwelling unit excluding any dwelling unit on the site.
 - (4) The Township Board may require placement of a six (6) foot high fence around all or part of the site.
 - (5) Access shall be provided onto a primary road, as designated by the Livingston County Road Commission. Access shall be controlled, with capability to accommodate at least three (3) lanes of ingress traffic. At least three hundred (300) feet on stacking (queuing) area shall be provided on site before parking fee collection.
 - (6) The amount of on-site parking shall be deemed sufficient.
 - (7) Maximum coverage by buildings and structures shall be twenty percent (20%).
 - (8) The Township Board may require posting of a performance bond or other form of financial guarantee. The bond shall be in an amount determined by the Board as necessary to cover any potential damage or clean-up on the site or adjacent properties.
 - (9) The Township Board may establish limits on hours of operation, time limits on validity of special use permit, or any other measures deemed necessary to minimize negative impacts on nearby uses and traffic operations along public streets.
 - (10) Prior to issuance of a Special Land Use Permit, the applicant shall provide evidence of public liability insurance and property damage insurance to cover potential liability for death or injury to persons, or damage to property, which may result from the conduct of the activity.
- (q) Commercial Outdoor Recreation Establishments (excluding golf related uses) shall comply with the following requirements:
- (1) Such uses shall include, but need not be limited to, the following: recreational fields, rinks or courts, including football, softball, soccer, tennis, basketball, ice skating, and similar activities, swimming pools open to the general public or operated by a private non-profit organization, archery and shooting ranges, animal racing, go-cart, automobile or motorcycle tracks, music concert pavilions and band shells, amusement parks and uses accessory to the above uses, such as refreshment stands, retail shops selling items related to the above uses, maintenance buildings, office for management functions, spectator seating and service areas, including locker rooms and rest rooms.
 - (2) The site shall be adequate to accommodate the intended use(s), parking and adequate buffer areas without significant impact on nearby properties in terms of noise, traffic, lighting glare, views, odors, trespassing, dust or blowing debris, as determined by the

- Planning Commission. The applicant shall provide documentation the site size is adequate using national facility standards.
- (3) The site shall be located on a paved street which is classified as a Primary Route by the Livingston County Road Commission.
 - (4) No building or spectator seating facility shall be located within one hundred (100) feet of a property line.
 - (5) The site shall be periodically cleared of debris.
- (r) Golf Driving Ranges, Miniature Golf Courses shall comply with the following requirements:
- (1) All traffic ingress and egress shall be from a Primary Road, as classified by the Livingston County Road Commission.
 - (2) Any lot line abutting a residential district shall provide a fifty (50) foot wide, landscaped buffer zone A, as defined in Section 12.02.
 - (3) A minimum twenty (20) foot wide greenbelt, as described in Section 12.02, shall be provided along any public street or highway.
 - (4) Site size shall be adequate to retain all golf balls within the site by means of a fence no more than six (6) feet high.
 - (5) The Planning Commission may restrict the hours of operation in consideration of the adjacent land uses and zoning.
- (s) Indoor commercial recreation: (bowling alleys, ice arenas, skating rinks, etc.) shall comply with the following requirements:
- (1) The principal and accessory buildings and structures shall be not be located within one-hundred (100) feet of any residential district or permitted residential use.
 - (2) All uses shall be conducted completely within a fully enclosed building.
- (t) Animal shelters shall comply with the following requirements:
- (1) Buildings wherein dogs are kept, dog runs, and/or exercise areas shall not be located nearer than five hundred (500) feet to a residential use or property line, two hundred (200) feet from any adjacent principal building or unit, and shall be setback one hundred and fifty (150) feet to any lot line and/or road right-of-way.
 - (2) Adequate odor control measures shall be implemented so that odor from inside or outside the animal shelter will not be discernible outside the building.
 - (3) All shelters shall be operated in conformance with all applicable county and state regulations and operated by a licensed operator.
 - (4) Any dog and food waste shall be properly and lawfully disposed of to not create a litter, insect, rodent, vermin or offensive odor nuisance. Approval from the Genoa MHOG

Utility Department, Drain Commissioner and Health Department shall be provided as part of the special use application.

- (5) The applicant shall provide a waste management plan detailing both indoor and outdoor waste management procedures to ensure animal waste is not discharged to surface or storm water. Outdoor animal areas shall be designated and shall consist of properly maintained lawn, special canine grass or other methods as approved by the Planning Commission following a recommendation by the Township Engineer.
 - (6) The applicant may be required to post a financial guarantee, the amount of which to be determined by the Township board, before a permit is granted or renewed.
 - (7) The application shall include a floor plan for the facility that indicates noise insulation measures.
 - (8) All enclosures for breeding, rearing, shelter, or other uses in connection with harboring of animals, shall be hard surfaces and provided with proper drains for washing with water pressure.
 - (9) Such facilities shall be subject to other conditions and requirements necessary to ensure against the occurrence of any possible nuisance (i.e., fencing, sound-proofing, sanitary requirements).
 - (10) Applicants shall submit, at the time of special land use application, a proposed site plan and floor plan and written operating procedures including waste and noise management methods, such as those recommended by the International Boarding and Pet Services Association (IBPSA). These procedures shall be designed to prevent or control animal behavior that may adversely impact surrounding uses, including loud or excessive barking. (as amended (02/18/18))
- (u) Shelters and rehabilitation centers for philanthropic or non-profit institutions shall comply with the following requirements:
- (1) The center shall have access to at least one County Primary Road, State Trunkline or roadway with a right-of-way of at least eight six (86) feet.
 - (2) The site shall not be located within five hundred (500) feet of a residential zoning district. (as amended 12/31/06)
- (v) Temporary outdoor sales and Temporary outdoor events may be permitted on the same lot with a developed permitted use and shall comply with the following conditions:
- (1) The total of all such uses on any given lot shall be allowed for a combined total of a maximum of twenty-eight (28) days during a calendar year.
 - (2) There shall be no outside vendors. Merchandise sold or service provided shall be that of the regular use in the principal building of the site. Proof of tenant occupancy in the principal building shall be provided to the satisfaction of the Zoning Administrator.

- (3) All such uses shall be contained on-site and shall not have an adverse impact on adjacent properties or the surrounding neighborhood. Parking shall be provided on-site and shall not exceed parking and/or occupancy loads.
 - (4) Such uses shall not occupy or utilize the street right-of-way nor block traffic movement on the street, and shall not interfere with pedestrian's use of the sidewalks. Available sanitation facilities must be adequate to meet the requirements of the expected attendance and any temporary facilities shall be approved for use by the Livingston County Health Department. Traffic and dust control measures shall be utilized as deemed necessary by the Zoning Administrator throughout the duration of the sale or event.
 - (5) In addition to being subject to Genoa Township Ordinances, such uses shall be subject to all other applicable law, rules, and regulations including but not limited to the Livingston County Sanitary Code, the regulations of the Livingston County Health Department, Building Department, Road Commission, Drain Commission, Sheriff's Department and the Brighton Area Fire Authority, as applicable. The applicant shall allow for inspections by Township officials, the Brighton Area Fire Authority and all other public agencies having jurisdiction.
 - (6) The applicant shall submit and obtain the Zoning Administrator's approval of a Land Use Permit for each Temporary outdoor sale and/or Temporary outdoor event prior to each such use. The application for Land Use Permit shall include a site plan illustrating location of structures and sale/event areas (with setbacks), sufficient off-street parking, means of ingress/egress, location of utilities, fire lanes, proposed and existing lighting and signs prior to initiation of such activity.
 - (7) The use of any sound system shall be controlled so as not to become a nuisance to adjacent properties and shall comply with the Township Noise Ordinance.
 - (8) Failure to comply with any of the standards within this section shall constitute grounds for immediate termination of the Land Use Permit for the temporary sale and/or event.
 - (9) The restrictions set forth herein shall be enforceable except to the extent pre-empted by state law.
- (w) Pet Daycare Centers (as differentiated from Kennels, which commonly have outdoor runs and are primarily operated for purposes of sheltering, boarding, impounding, keeping or breeding of animals with minimal social interaction among animals), including retail sale of dog care products, grooming, overnight boarding, and outdoor play area, provided the following conditions are met:
- (1) Hours of operation open to the public are limited to twelve (12) hours per day and shall not extend later than 7 p.m.
 - (2) There shall not be individual, outdoor dog runs.
 - (3) Walls, partitions and floor/ceilings assemblies separating dog daycare facilities from adjacent uses shall adequately soundproofed with a sound transmission class over sixty

- (60) and shall be constructed so that there will be no emission of noise detrimental to surrounding properties. The applicant shall provide a noise impact study performed by a certified acoustical engineer to ensure the noise levels produced by the pet daycare use will not exceed fifty (50) decibels above ambient noise at the outside of an exterior wall or at the opposite side of a common interior wall. The study shall also confirm compliance with the Township Noise Ordinance in regard to noise levels at the property line.
- (4) The number of pets cared for at any one time shall not exceed one (1) pet per one hundred (100) square feet of gross floor area, which is subject to discretionary review by the Planning Commission.
- (5) Overnight boarding of pets shall be an accessory use to the daycare center. The length of stay for boarded animals shall be limited to fourteen (14) consecutive days, and no outdoor boarding shall be permitted.
- (6) Adequate odor control measures shall be implemented so that odor from inside or outside the pet daycare center will not be discernible outside the building or unit.
- (7) Any outdoor play area shall be attached to the center and shall be setback a minimum of three hundred (300) feet from the nearest residential use.
- (8) The outdoor play area for the pets shall be surrounded with a masonry wall or other material that is aesthetically compatible in terms of material, color and finish with the principal and surrounding buildings. Said wall shall be at least six (6) feet in height and maintained in good condition at all times. Failure to maintain the wall in its original condition shall be considered a violation of the site plan approval.
- (9) Any outdoor play area is for periodic use only, and pets shall not be allowed to access the outdoor play area on their own. Not more than fifteen (15) pets shall be permitted in the outdoor play area at any one time. While in the outdoor play area, dogs shall be escorted and supervised by a dog handler who will be responsible for preventing or quickly suppressing any dog behavior that may adversely impact surrounding uses, including loud or excessive barking.
- (10) The applicant shall provide a waste management plan detailing both indoor and outdoor waste management procedures to ensure animal waste is not discharged to surface or storm water. Outdoor animal areas shall be designated on the plan and shall consist of properly maintained lawn, special canine grass or other methods with an appropriate drainage system to control surface run-off. The outdoor area surface shall be approved by the Planning Commission following a recommendation by the Township Engineer. The outdoor play area must be maintained in a clean, sanitary manner, and adequate odor control measures shall be implemented so that odor will not be discernible beyond the area. Solid pet waste in the outdoor play area must be promptly picked up.
- (11) Any pet and food waste shall be properly and lawfully disposed of to not create a litter, insect, rodent, vermin or offensive odor nuisance. Approval from the Utility Authority, Drain Commissioner and Health Department shall be provided as part of the special use application.

- (12) The applicant shall demonstrate the proposed drop-off/pick-up pattern and shall provide one (1) parking space for each staff member and one (1) space for each 5 animals permitted at the daycare.
- (13) Applicants shall submit, at the time of special land use application, a proposed site plan and floor plan and written operating procedures including waste and noise management methods, such as those recommended by the International Boarding and Pet Services Association (IBPSA). These procedures shall be followed for the duration of the business and shall be designed to prevent or control animal behavior that may adversely impact surrounding uses, including loud or excessive barking.
(as amended 02/18/18)
- (x) Veterinary Clinic (as differentiated from Veterinary Hospital, which commonly has animal boarding or overnight in-patient animal care) provided the following conditions are met:
 - (1) A site plan shall be provided as part of the Land Use Permit application showing a dedicated outdoor animal area. Outdoor animal areas shall consist of properly maintained lawn, special canine grass or other methods with an appropriate drainage system to control surface run-off. The outdoor area surface shall be approved by the Planning Commission following a recommendation by the Township Engineer. The outdoor area must be maintained in a clean, sanitary manner, and adequate odor control measures shall be implemented so that odor will not be discernible beyond the area. Solid pet waste in the outdoor area must be promptly picked up.
 - (2) Applicants shall submit, at the time of land use application, a proposed site plan and floor plan and written operating procedures including waste and noise management methods. The waste management plan shall detail both indoor and outdoor waste management procedures to ensure animal waste is not discharged to surface or storm water. These procedures shall be followed for the duration of the business and shall be designed to prevent or control animal behavior that may adversely impact surrounding uses, including loud or excessive barking. (as amended (02/18/18)
- (y) Micro-breweries, small distilleries and small wineries shall comply with all requirements of the State of Michigan for the production, sale and/or distribution of alcoholic beverages and shall obtain all necessary licenses and permits. Such uses shall also provide sufficient on-site space and circulation for loading/unloading. Any vehicles affiliated with the use shall be parked or stored only in the rear yard. (as amended 08/11/19)
- (z) Climate controlled indoor commercial storage shall comply with the following requirements:
 - (1) All buildings shall conform to the design and material standards of Section 12.01 and shall include a minimum of 25% window space (including spandrel or tinted glass) on all building elevations visible from a public or private road and the parking lot. The Planning Commission may modify this requirement in accordance with Section 12.01.04.
 - (2) Any internal overhead doors visible through the windows shall be a natural earth tone color that is harmonious with the interior wall color and design of the building, unless otherwise approved by the Planning Commission.
 - (3) Exterior overhead doors for vehicular access shall not face any public roadway except as approved by the Planning Commission under the following circumstances:

- a. For through garages where doors are provided on the front and rear of the building;
 - b. Garages located on corner or through lots;
 - c. Where the Planning Commission determines that a rear garage would have a negative impact on an abutting residential district; and,
 - d. Under these circumstances the Planning Commission may require additional landscape screening above and beyond what is required for street frontage landscaping. (as amended 08/11/19)
- (aa) Upper floor dwelling units shall incorporate parking and waste receptacles for the dwelling units in the site plan for the facility. (as amended 08/11/19)

(as amended (02/18/18 and 08/11/19)

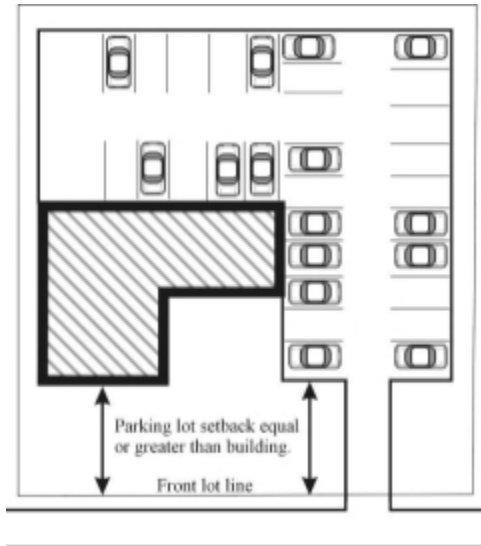
Sec. 7.03 DIMENSIONAL STANDARDS

7.03.01 **Commercial Schedule of Area and Bulk Requirements.** All lots, buildings, structures and parking areas shall comply with the area height and bulk requirements in Table 7.03.01:

Table 7.03.01								
DIMENSIONAL STANDARDS – COMMERCIAL DISTRICTS								
Minimum Yard Setbacks – (d)(e)(f)								
District	Min. Lot Area (a)	Min. Lot Width (a)(b)(c)	Front Yard (g)(h)(i)(j)	Side Yard (l)	Rear Yard (m)	Parking Lot	Max. Lot Coverage^(o)	Max. Height (k)
Neighborhood Service District (NSD)	1 Acre	100 ft.	70 ft. 35 ft. if no parking in the front yard	10 ft. each side	40 ft.	10 ft.	Governed by setbacks	20 ft. one story
Office Service District (OSD)	1 Acre	100 ft.	70 ft. 35 ft. if no parking in the front yard	20 ft. each side	40 ft.	20 ft. 10 ft. side and rear	35% bldg. 60% impervious surface	35 ft. 2.5 stories
General Commercial District (GCD)	1 Acre	150 ft.	70 ft. 35 ft. if no parking in the front yard	15 ft. each side	50 ft.	20 ft. 10 ft. side and rear	35% bldg 75% impervious surface	35 ft. 2 stories
Regional Commercial District (RCD)	2 Acres	200 ft. (n)	70 ft. 35 ft. if no parking in the front yard	20 ft. each side	50 ft.	20 ft. 10 ft. side and rear	35% bldg 75% impervious surface	45 ft. 3 stories
Planned Unit Development (PUD)	See Article 10, Planned Unit Development Districts. Setbacks from perimeter of property shall be consistent with the standards of the underlying zoning district. Internal setbacks shall be determined during the PUD review process.							

7.03.02 Footnotes to Table 7.03.01:

- (a) **Lot Area with Shared Access:** The lot area and width may be reduced to 20,000 square feet and 80 foot lot width for sites that have shared driveways and service drive connections with adjacent lots/uses and all access management requirements of Section 15.06 are complied with.
- (b) **Lot Width:** Minimum lot width is measured at the required front yard setback distance from right-of-way. Measurement for flag shaped lots shall be at the point where the narrow access strip joins the larger section of the lot, as determined by the Zoning Administrator.
- (c) **Depth to Width Ratio:** Lot depth shall be no greater than four (4) times the width.
- (d) **Landscape Buffers:** See landscape buffer zone and screening requirement in section 12.02 based on adjacent zoning.
- (e) **Natural Features Setback:** All structures shall be setback a minimum of twenty five (25) feet from an MDEQ regulated wetland and seventy (70) feet from the shoreline of a lake.
- (f) **Projections into Yards:** Projections into required yards are permitted for certain architectural features as described in section 11.01.04.
- (g) **Front Yard Setback Reduction:** The reduced front yard setback is allowed for sites that do not have parking in the front yard. The parking lot, including parking spaces and drive aisles must be located in the rear yard or the side yard where the parking lot is located no closer to the front lot line than the front wall of the building, with the exception of driveways providing access from the road and service drives or frontage roads providing cross-access to adjacent lots. (as amended 12/31/06)
- (h) **Use of Front Yard:** Except for necessary drives, walks and approved signs, or as authorized by Special Land Use, the required front yard shall not be used for loading, storage or accessory structures. (as amended 3/5/10)
- (i) **Landscape Greenbelt:** The front yard shall include a landscaped greenbelt as required by section 12.02.
- (j) **Detention Ponds:** Detention ponds shall be prohibited in the front yard, unless the Township Engineer determines there is no reasonable alternative due to existing topography and natural drainage problems.
- (k) **Exceptions to Height Limitations:** See exceptions to maximum height required for mechanical equipment; cornices; spires; cupolas; for institutional uses etc. in section 11.01.05.
- (l) **Side Yard Setback:** Where the building is connected to a building on an adjoining lot by an approved fire wall, the required side yard on the common side may be reduced to zero (0) feet.
- (m) **Rear Yard Setback:** The setback may be reduced to not less than twenty-five (25) feet by the Planning Commission if a wall or landscaped berm is provided to screen loading areas, and the rear of the building has the same architectural character and materials as the front and side.



- (n) **Access Spacing:** Access points shall be at least 600 feet from a signalized intersection or expressway interchange ramps provided the spacing may be modified by the Township, with input from road agency staff, to minimize conflicts with traffic operations at intersections or existing access points.
- (o) **Impervious surface:** Impervious surface shall be determined as the total ground square footage of the building footprint plus the total of all paved surfaces.

Sec. 7.04 ADDITIONAL SITE DEVELOPMENT STANDARDS

7.04.01 All Permitted and Special Land Uses shall comply with all applicable provisions of this Zoning Ordinance including those listed below.

- (a) Article 11, General Provisions, shall be adhered to for general dimensional standards, calculation of (buildable) lot area, access to dedicated streets, projections into yards, supplementary height regulations, principal building, structure or use, determination of "similar uses", changes in tenancy/ownership, voting place, temporary buildings and structures, open storage, parking and repair of vehicles, essential public services, wireless communication facilities, fences, walls and screens, reception antennas and towers and wind energy conversion systems. (as amended 3/5/10)
- (b) Article 12, Site Development Regulations, shall be adhered to for commercial, office and industrial architecture, greenbelts, landscape materials and screening, exterior lighting, waste receptacles and non-motorized pathways and sidewalks.
- (c) Article 13, Environmental Protection Regulations, shall be adhered to for, clearing of woodlands and earth changes prior to development, wetland protection standards, floor drains, stormwater management and performance standards. (as amended 12/31/06)
- (d) Article 14, Parking and Loading-Unloading Standards, shall be adhered to for all non-single family residential parking.
- (e) Article 15, Access Management and Private Road Standards, shall be adhered to for all commercial driveways, shared driveways and private roads.
- (f) Article 16, Sign Standards, shall be adhered to for all signage.
- (g) Article 18, Site Plan Review and Impact Statement, shall be adhered to for the submission, review and approval of site plans for non-single family residential uses.
- (h) Article 19, Special Land Uses, shall be adhered to for the submission, review and approval of all special land uses.
- (i) Article 20, Land Divisions, shall be adhered to for all applications to divide land. Where a subdivision plat is required, the requirements of the Township Subdivision Control Ordinance shall be followed.



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 Manager/Community Development Director

DATE: July 27, 2022

RE: **Two Men and a Truck Outdoor Storage– 840 Victory Drive, Howell**
Special Land Use, Site Plan and Impact Assessment

Attached please find the project case file for a special land use and site plan review project authorizing an outdoor storage yard for Two Men and a Truck located at 840 Victory Drive. The applicant is seeking after the fact approval for the addition of a gravel parking area behind the building which is being used to store moving trucks and trailers. The subject property is zoned Industrial (IND).



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 27, 2022

Two Men and a Truck Outdoor Storage – Special Land Use

Page 2 of 2

Procedurally, the Planning Commission is to review the special land use, site plan, and environmental impact assessment, and put forth recommendations to the Township Board following a public hearing. This project was heard before the Planning Commission on July 11, 2022 and the Commission recommended conditional approval. Based on that recommendation I offer the following for your consideration:

SPECIAL USE PERMIT

Moved by _____, Supported by _____ to APPROVE the Special Land Use permit for a contractor's yard with outdoor storage for Two Men and a Truck located at 840 Victory Drive. The approval is granted because it has been found that the requested use meets the requirements of Sections 19.03 and 8.02.02(b) of the Township Ordinance. As a condition of approval, the applicant shall extend the gravel area to the south to accommodate the truck turning template. In addition, all requirements related to approval of the impact assessment and site plan shall be satisfied.

ENVIRONMENTAL IMPACT ASSESSMENT

Moved by _____, Supported by _____ to APPROVE the Environmental Impact Assessment dated June 7, 2022 as submitted.


SITE PLAN

Moved by _____, Supported by _____, to APPROVE the site plan dated June 7, 2022 with the following conditions:

1. A land use permit shall be required for the site work.
2. The expansion of the existing detention basin should be designed to comply with the new Drain Commissioner standards.
3. All comments and conditions contained within the Brighton Area Fire Authority review letter dated June 14, 2022 shall be satisfied.
4. The well sampling recommended by the Health Department shall be completed.
5. The site lighting shall be modified or replaced as necessary to comply with the Township Exterior Lighting standards (Sec. 12.03).
6. The dumpster enclosure shall include a gate in compliance with Section 12.04 of the Zoning Ordinance.

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

Sincerely,



Kelly VanMarter



GENOA CHARTER TOWNSHIP
Special Land Use Application

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

APPLICANT NAME & ADDRESS: Alan Oversmith Two Men & A Truck 125 Dino Drive Ann Arbor, MI 48103
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (517) 719-6796 EMAIL: alan.oversmith@twomen.com

OWNER NAME & ADDRESS: Same as above

SITE ADDRESS: 840 Victory Drive Howell, MI 48843 PARCEL #(s): 11-05-303-008

OWNER PHONE: () same as above EMAIL: same as above

Location and brief description of site and surroundings:

The site is lot 8 located within the Grand Oaks West Industrial Park off Grand River Avenue on Victory Drive in Howell. A county drain runs onto the site from the center of the north property line to the southwest corner. Herbaceous and shrubby vegetation, woodlands and wetlands characterize the edges of the site, with an existing approximately 8,000 gross square foot building.

Proposed Use:

Proposed special use Contractor's Yard with outdoor storage in order to park moving trucks and trailers. Existing uses of the building and site will continue (office space, warehouse, machine shop) .

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

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

This use is compatible with adjacent uses

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

No changes are planned to how the site will be designed, constructed, operated or maintained.

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

No changes to any public facilities and services.

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

A vehicle trip generation table for site uses has been included on the Site Plan drawing sheet 2. The proposed use will not add any detrimental nuisance to the area.

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

For this use, the minimum lot area is 1 acre. The site is 3.36 AC +/- . No stockpiles of loose/loosely packaged materials will be stored outdoors. Outdoor storage areas are covered with asphalt millings and graded to dispose of storm water. No outdoor storage is within required yards (setbacks). The existing office/warehouse/machine shop building on site is approx. 8,000 gsf.

Loading and truck maneuvering will be accommodated on-site. An existing woodland along property lines is provided rather than buffer zone B as required. All truck parking is screened by existing vegetation.

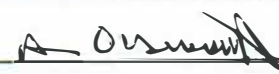
I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO DESIGN, CONSTRUCT AND OPERATE, AND MAINTAIN THESE PREMISES AND THE BUILDINGS, STRUCTURES, AND FACILITIES WHICH ARE GOVERNED BY THIS PERMIT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

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

BY: 

ADDRESS: 125 Dino Dr, Ann Arbor, MI 48103

Contact Information - Review Letters and Correspondence shall be forwarded to the following:		
Jennifer M. Austin	of Boss Engineering	at jennifera@bosseng.com
Name	Business Affiliation	Email

FEE EXCEEDANCE AGREEMENT	
As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.	
SIGNATURE: <u></u>	DATE: <u>3-25-22</u>
PRINT NAME: <u>ALAN OVERSMITH</u>	PHONE: <u>517-719-676</u>



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Alan Oversmith Two Men & A Truck 125 Dino Drive Ann Arbor, MI 48103
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Same as above

SITE ADDRESS: 840 Victory Drive Howell, MI 48843 PARCEL #(s): 11-05-303-008

APPLICANT PHONE: (517) 719-6796 OWNER PHONE: () same

OWNER EMAIL: alan.oversmith@twomen.com

LOCATION AND BRIEF DESCRIPTION OF SITE: _____

The site is lot 8 located within the Grand Oaks West Industrial Park off Grand River Avenue on Victory Drive in Howell. A county drain runs onto the site from the center

of the north property line to the southwest corner. Herbaceous and shrubby vegetation, woodlands and wetlands characterize the edges of the site, with an existing

approximately 8,000 gross square foot building.

BRIEF STATEMENT OF PROPOSED USE: _____

Proposed special use is Contractor's Yard with outdoor storage in order to park moving trucks and trailers. Existing uses of the building and

site will continue (office space, warehouse, machine shop).

THE FOLLOWING BUILDINGS ARE PROPOSED: N/A

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

BY: 

ADDRESS: 125 Dino Dr, Ann Arbor, MI 48103

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

1.) Alans Oversmith of Two Men And A Truck at ALANS.OVERSMT@TWO
Name Business Affiliation E-mail Address WOMEN.COM

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: A Oversmith DATE: 3-25-22
PRINT NAME: Alans Oversmith PHONE: 517-715-6196
ADDRESS: 125 Dino Dr, Ann Arbor, MI 48103

turning left out of the campus. Commissioner Rauch commented that there isn't enough stacking room for left turns before it starts to block the ring road. The applicant should work with their traffic engineer to address the stacking and also to add signs or change the signal timing.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to postpone public hearing #1 located at 7575 Grand River Avenue for the consideration of an amendment to the Saint Joseph Mercy Health Planned Unit Development Agreement, final PUD site plan and environmental impact assessment to construct a proposed 186,157 sq. ft. 4-story hospital addition to give the applicant time to update the traffic impact study, update the PUD agreement, contact Livingston County Drain Commissioner and Brighton Township in regards to the drainage into Woodland Lake. **The motion carried unanimously.**

NEW BUSINESS:

OPEN PUBLIC HEARING # 2... Consideration of a special use application, environmental impact assessment and site plan for a contractor's yard with outdoor storage for Two Men and a Truck. The request is located at 840 Victory Drive, west side of Victory Drive, south of Grand River Avenue. The request is petitioned by Alan Oversmith, Two Men and a Truck.

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment (dated 6-7-22)
- C. Recommendation of Site Plan (dated 6-7-22)

Jennifer Austin, Boss Engineering and Alan Oversmith, 840 Victory Drive, were present for the petitioner.

Ms. Austin stated that the petitioner is seeking site plan and special use approval. There has been an expansion of parking in the rear of the building. Owner has been asked to obtain approval for the expansion of the parking lot. There is an additional tenant in the building.

Mr. Borden reviewed his letter dated June 22, 2022:

1. Section 19.03 General Special Land Use Standards:
 - a. The project is generally consistent with the Master Plan recommendations for this site/area of the Township.
 - b. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 8.02.02(b) need to be met to the Township's satisfaction.
 - c. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority regarding public facilities and services.
2. Section 8.02.02(b) Use Conditions:
 - a. The Commission may allow gravel surfacing of the outdoor storage area, pending a recommendation from the Township Engineer.
 - b. We suggest the applicant slightly extend the gravel area in the southwest corner to accommodate the truck turning template.
 - c. The Commission may allow existing vegetation to remain in lieu of new buffer zone requirements along the rear and sides of the property.
3. Site Plan Review:
 - a. The required parking spaces within the outdoor storage area are surfaced with gravel, which requires Planning Commission approval based on input from the Township Engineer.

- b. The front yard of the site contains multiple easements, which preclude the required greenbelt tree plantings.
- c. We suggest the applicant modify the existing light fixtures by adding shielding, or provide new fixtures to comply with current Ordinance standards.
- d. If the existing waste receptacle enclosure does not have a gate across the front, one must be added, per current Ordinance standards.
- e. Given the location of the waste receptacle, the applicant will need schedule pick-up when the parking lot is not full.
- f. The applicant must address any site plan comments provided by the Township Engineer and/or Brighton Area Fire Authority.

Ms. Byrne reviewed her letter dated June 20, 2022:

1. They have no objection to the use of asphalt millings for the proposed use.
2. The new Livingston County Drain Commissioner (LCDC) standards should be met which may require a sedimentation forebay.

The petitioner stated that they are working through the issues with the the Brighton Area Fire Authority letter dated June 14, 2022 with the Fire Marshall.

Commissioner Dhaenens referenced the email from the Livingston County Public Health Department recommending that the well water be tested. Mr. Oversmith stated that he has no problem doing so.

A call to the public was made at 8:09 p.m. with no response.

Moved by Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the Special Use Application for a contractor's yard with outdoor storage for Two Men and a Truck. The request is with consistent with the standards and requirements of Section 19.03 and 8.02.02 (b). The gravel lot is acceptable and the existing vegetation is substantial and can serve as the required buffer. The following condition is required:

- The gravel area in the southwest corner is to be extended to accodate the turning radius.

The motion carried unanimously.

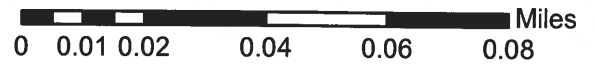
Moved by Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the Environmental Impact Assessment dated June 7, 2022 for a contractor's yard with outdoor storage for Two Men and a Truck. **The motion carried unanimously.**

Moved by Commission Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the site plan dated June 7, 2022 for a contractor's yard with outdoor storage for Two Men and a Truck with the following conditions:

- All conditions of the township engineer and Brighton Area Fire Authority shall be met.
- The Livingston County Health Department's email will be accommodated.
- The existing light fixtures will be modified or replaced to comply with the Zoning Ordinance including footcandles.
- A gate for the existing dumpster enclosure will be installed to Zoning Ordinance standards.

The motion carried unanimously.

300 Foot Buffer for Noticing



Special Use: Two Men and a Truck

Address: 840 Victory Drive

Parcel: 4711-05-303-008

Meeting Date: May 9, 2022





NOTICE OF PUBLIC HEARING – JULY 11, 2022 REZONING

June 24, 2022

To Whom It May Concern:

Please be advised that the Planning Commission of Genoa Charter Township will conduct a public hearing on **Monday, July 11, 2022 commencing at 6:30 p.m.** As required by state law, you are receiving this notice because you have been identified as an owner or occupant of real property within 300 feet of the subject parcels.

The property in question is located at 840 Victory Drive, on the west side of Victory Drive, south of Grand River Avenue. **The applicant is requesting a special land use permit for a proposed contractor's yard with outdoor storage at an existing business (Two Men & A Truck). The request is petitioned by Alan Oversmith, Two Men & A Truck.**

You are invited to attend this hearing. Members of the public will be able to speak during the public hearing portions of the meeting. If, prior to the meeting, members of the public have certain questions or wish to provide input on any business that will be addressed at the meeting then such persons may contact the Planning Commissioners through Kelly VanMarter, Township Community Development Director by email to Kelly@genoa.org, or by mail at 2911 Dorr Road, Brighton, Michigan 48116.

Genoa Charter Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon seven (7) days' notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township in writing or by calling at (810) 227-5225.

Sincerely,

Kelly VanMarter,
Assistant Township Manager / Community Development Director

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

June 22, 2022

Planning Commission
 Genoa Township
 2911 Dorr Road
 Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Two Men and a Truck – Special Land Use and Site Plan Review #2
Location:	840 Victory Drive – west side of Victory Drive, south of Grand River Avenue
Zoning:	IND Industrial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from Two Men and a Truck for a contractor’s yard with outdoor storage on a previously developed 3.36-acre lot within the Grand Oaks West Industrial Park (revised plans dated 6/7/22).

A. Summary

1. Section 19.03 General Special Land Use Standards:

- a. The project is generally consistent with the Master Plan recommendations for this site/area of the Township.
- b. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 8.02.02(b) need to be met to the Township’s satisfaction.
- c. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority regarding public facilities and services.

2. Section 8.02.02(b) Use Conditions:

- a. The Commission may allow gravel surfacing of the outdoor storage area, pending a recommendation from the Township Engineer.
- b. We suggest the applicant slightly extend the gravel area in the southwest corner to accommodate the truck turning template.
- c. The Commission may allow existing vegetation to remain in lieu of new buffer zone requirements along the rear and sides of the property.

3. Site Plan Review:

- a. The required parking spaces within the outdoor storage area are surfaced with gravel, which requires Planning Commission approval based on input from the Township Engineer.
- b. The front yard of the site contains multiple easements, which preclude the required greenbelt tree plantings.
- c. We suggest the applicant modify the existing light fixtures by adding shielding, or provide new fixtures to comply with current Ordinance standards.
- d. If the existing waste receptacle enclosure does not have a gate across the front, one must be added, per current Ordinance standards.
- e. Given the location of the waste receptacle, the applicant will need schedule pick-up when the parking lot is not full.
- f. The applicant must address any site plan comments provided by the Township Engineer and/or Brighton Area Fire Authority.



Aerial view of site and surroundings (looking north)

B. Proposal/Process

The site contains an 8,000 square foot building and the applicant proposes to incorporate an outdoor storage area in the rear yard of the property.

Contractor's yards with outdoor storage are special land uses in the IND (Table 8.02). Such uses are also subject to the conditions of Section 8.02.02(b).

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

C. Special Land Use Review

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

- 1. Master Plan.** The Township Master Plan identifies the subject site and the Grand Oaks West Industrial Park as Industrial. This classification is intended for "industrial uses such as research, wholesale and warehouse activities and light industrial operations."

The proposed use of a contractor's yard with outdoor storage would be viewed as a light industrial operation, per this description, and is generally consistent with the Master Plan guidance for this site/area.

- 2. Compatibility.** Victory Drive is developed with light industrial uses, many of which have accessory outdoor storage.

The use conditions of Section 8.02.02(b) are intended to help ensure compatibility. Provided these conditions are met to the Township's satisfaction, the proposal is expected to be compatible with the surrounding area.

- 3. Public Facilities and Services.** As a previously developed site within an industrial park, we anticipate that necessary public facilities and services are already in place.

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

- 4. Impacts.** Similar to the comment above, the use conditions of Section 8.02.02(b) are intended to limit impacts of the proposal upon the site and surrounding properties.

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

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

D. Use Conditions

Contractor's yards with outdoor storage are subject to the use conditions of Section 8.02.02(b), as follows:

- 1. Minimum lot area shall be one (1) acre.**

The subject site contains 3.36 acres of lot area.

- 2. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.**

The application form states that no such materials will be stored outdoors.

- 3. All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.**

The applicant proposes gravel surfacing for the outdoor storage area. The Commission may allow the use of gravel, pending a recommendation from the Township Engineer.

- 4. No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the outdoor display, sales or storage use is located. Any approved outdoor sales or display with a parking lot shall meet the required parking lot setback; provided the Planning Commission may require additional landscaping screening or ornamental fencing.**

The outdoor storage area is situated outside of required side and rear yard setbacks. Furthermore, the application form states that there will be no outdoor storage within required yards.

- 5. The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.**

The existing building provides a gross floor area of 8,000 square feet.

- 6. All loading and truck maneuvering shall be accommodated on-site.**

Sheet 6 of the revised site plan includes a truck turning template for an emergency vehicle. All un/loading will occur on-site, though the template depicts a small area of encroachment onto the lawn in the southwest corner

We suggest the applicant slightly extend the gravel drive area to accommodate this encroachment.

- 7. All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.**

The properties to the north and south are zoned IND, though the property to the west (rear) is zoned for residential purposes (HDR). As such, a Buffer Zone B is required along both sides, and a buffer zone A is required along the rear of the site.

As depicted on the plans, the north side and rear of the property contain large existing wooded areas, while the south side includes 20+ mature trees. The revised plan also includes 2 new canopy trees along the south side lot line.

Section 12.02.13 allows the Commission to waive or modify current landscaping requirements based upon the presence of existing natural vegetation.

- 8. The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Boats and recreational vehicles may exceed the height of the fence provided that they are setback from the fence a distance equal to their height. Storage of materials up to the height of the adjacent building wall may be permitted in the rear yard if it is illustrated on the site plan, the rear yard does not abut a residential district or face an expressway, and such storage is confined to within twenty (20) feet of the building.**

The outdoor storage area is intended for moving trucks and trailers. Based on previous projects, such items typically have a height of 12 to 14 feet.

The nature of the existing vegetation is such that this standard is met along the north side and rear. As noted above, two new canopy trees are proposed to supplement the existing trees along the south side lot line. As a result, we are of the opinion that this standard will be met.

E. Site Plan Review

- 1. Dimensional Requirements.** The project has been reviewed for compliance with the dimensional requirements of the IND, as follows:

	Min. Lot Req.		Minimum Yard Setbacks (feet)				Max. Lot Coverage (%)	Max. Height (feet)
	Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking Lot		
IND	1	150	85	25	40	20 front 10 side/rear	40% building 85% impervious	30
Proposed	3.36	275	105	105 (N) 69 (S)	342	40 front 20 side (S)	5.4% building 23% impervious	Not provided

There is no information provided for the existing building, though no alterations are proposed and building height is within that allowed by Ordinance (based on review of aerial photos).

- 2. Pedestrian Circulation.** As an industrial area, public sidewalks are not required, nor proposed.

The plan does depict an existing concrete walk along the south side of the building as a buffer between the drive aisle and building.

- 3. Vehicular Circulation.** The site currently has a paved, full turning movement driveway to/from Victory Drive. No changes are proposed to the existing drive.

The internal drive provides sufficient width for two-way travel around the site, though the aisle on the north side will require travel near the building should 2 vehicles be there at the same time (unlikely given this is noted as staff parking).

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 information provided, the site requires a total of 39 spaces – 32 for the proposed use and 7 for a separate suite within the existing building.

The existing site provides 21 parking spaces, including 2 barrier-free spaces, while the outdoor storage area includes space for 19 vehicles and/or moving trucks and trailers.

The spaces at the rear of the site are within the gravel storage area. Parking lots are to be hard-surfaced, unless otherwise approved by the Planning Commission based on input from the Township Engineer.

- 5. Landscaping.** The project proposes to retain existing vegetation and plant 2 new canopy trees to address the buffer zone requirements previously identified.

There is a deficiency in greenbelt tree plantings; however, it is important to note that the front of the site contains multiple easements, which preclude new plantings.

- 6. Exterior Lighting.** The lighting plan (Sheet 6) identifies 7 existing wall mounted fixtures.

Specifications note the use of LED fixtures, though they shine light outward as opposed to downward. We suggest the applicant modify the existing fixtures by adding shielding, or provide new fixtures to comply with current Ordinance standards.

The photometric plan complies with maximum allowable light intensities (both on site and along property lines).

- 7. Waste Receptacle/Enclosure.** The site contains an existing waste receptacle/enclosure north of the building in the non-required side yard (per Ordinance standards). The plan depicts an enclosure and concrete base pad, and photos of existing conditions have been added to the revised plans.

It is unclear whether a gate is provided across the front of the enclosure. If one it not, then the applicant should add one.

The receptacle will also be difficult to access when the parking lot is full. As such, the applicant will need to make arrangements for appropriate pick-up times.

- 8. Impact Assessment.** The submittal includes the required Environmental Impact Assessment (revised June 7, 2022). In summary, the Assessment notes that the proposal is not expected to have an adverse impact upon natural features, stormwater, surrounding land uses, public services/utilities, or traffic and pedestrians.

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

Respectfully,
SAFE BUILT



Brian V. Borden, AICP
Michigan Planning Manager



June 20, 2022

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

**Re: Two Men and a Truck
Site Plan Review No. 2**

Dear Ms. Van Marter:

Tetra Tech conducted a second review of the existing Two Men and a Truck site plan last dated June 7, 2022. The plans were prepared by Boss Engineering on behalf of Two Men and a Truck. The site is located on the west side of Victory Drive. Most of the proposed improvements depicted on the site plan have already been completed and include additional parking lot space. The storm drainage improvements shown on the plans are proposed and have not yet been completed. We offer the following comments:

GENERAL

1. The existing parking lot to the west is shown as asphalt millings. Genoa Township requires that parking lots must be paved with a concrete curb and gutter. The primary use of the west lot is for storage of corporate vehicles, and we have no objection to the use of asphalt millings for the proposed use.
2. Approval from the fire authority should be provided to the Township prior to approval.

DRAINAGE AND GRADING

1. The original site plan for the property from 1996 shows a drainage swale on the west side of the site that was intended to direct flow from the north side of the site to the on-site detention basin. As part of this project the Petitioner is proposing to redirect flow around the expanded parking area to the existing detention basin that is being expanded. Currently the provided detention basin calculations are done with the old Livingston County Drain Commissioner (LCDC) standards, but the LCDC standards have been updated recently and the existing detention basin expansion should be designed using the new standards.

We recommend the petitioner address the above comments and resubmit for additional review.

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

June 14, 2022

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Two Men And a Truck
840 Victory Drive
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 10, 2022 and the drawings are dated March 30, 2022 with latest revisions dated June 7, 2022. The project is based on an existing 3.36-acre parcel with an 8,000 square foot B/F-1/S-1 mixed-use structure. The applicant is proposing an increase of outdoor vehicle storage located along the rear of the parcel. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. Truck and trailer parking along the rear of the building shall not impede access to or obstruct clear access to exterior doors or egress doors. Please provide a floor plan indicating door locations and clear paths of egress and access to both portions of the structure. **(New elevations and floor plans indicate that there are no doors where outdoor truck parking is proposed.)**
2. The fire authority had no previous knowledge of the applicant occupying the structure. An inspection for occupancy must be completed. **(Acknowledged by the applicant)**
3. The tenant warehouse square footage of 2,800 exceeds what is permissible for the storage of upholstered furniture and mattresses without fire sprinkler protection. Clarification of the warehouse use shall be provided and will be verified on inspection. **(The warehouse storage use SHALL exclude upholstered furnishings and mattresses. The Fire Authority has spoken with the owner and is requiring a Notorized affidavit stating that; "Due to the lack of economic feasibility, at this time fire sprinkler protection will not be provided. Without fire sprinklers the owner and operator acknowledge with full understanding that they may not store upholstered furnishing and/or mattresses within the building." Furthermore we will be working with the owner on issues related to storage configuration and layout within the building to provide additional guidance of potential storage concerns.)**

IFC 903.2.9.4

4. The integrity of the separation wall between the applicant and the adjacent space must be verified by a licensed building inspector for proper construction to be considered a separated mixed-use. If the separation is properly rated the square footage of the warehouse far exceeds allowable in Item #2 above. **(Acknowledged by the applicant)**
5. The building address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation. If the new occupant has a separate address or suite number it shall be provided to the fire authority. **(Existing address meets this requirement.)**



June 14, 2022

Page 2

Two Men And a Truck

840 Victory Drive

Site Plan Review

IFC 505.1

6. Fire lane signage shall be provided along the drive around the building every 50-feet. Include the location of the proposed fire lane signage and a detail of the fire lane sign in the submittal. **(Additional fire lane signage has been provided as required, with an appropriate detail, however, following site visit on 6/14/2022 it was determined that the southernmost parking space along the back of the building encroaches on emergency vehicle access around the building. This space shall also be marked as "No Parking Fire Lane".)**

IFC 503.3

7. A minimum vertical clearance of 13½ feet shall be maintained along the length of all apparatus access drives. This includes but is not limited to porte-cochere's, lighting, and large canopy trees. **(Acknowledged by the applicant)**

IFC 503.2.1

8. The location of a Knox Box shall be indicated on future submittals. The Knox box shall be located adjacent to the main entrance of the structure, in a location coordinated with the fire authority. **(A knox box is located on the East side of the building and is indicated on drawing Sheet 3.)**

IFC 506.1

9. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor. **(TBD)**

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,

Rick Boisvert, FM, CFPS
Fire Marshal

cc:Amy Ruthig amy@genoa.org

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

Hi Amy,

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

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

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

Thanks,
Matt

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

517-552-6870 | www.lchd.org



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**IMPACT ASSESSMENT
For
Two Men and a Truck Site Plan Submittal
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

Prepared for:

**Applicant
Two Men and a Truck
840 Victory Lane
Howell, Michigan 48843**

**Owner:
Mr. Alan Oversmith
120 Dino Drive
Ann Arbor, MI 48103**

Prepared by:



3121 E. Grand River Howell, MI 48843
517.546.4836 fax 517.548.1670
www.bosseng.com

**Jennifer M. Austin, PLA
Boss Engineering
3121 E Grand River
Howell, MI 48843**

**March 30, 2022
Revised June 7, 2022**

DISCUSSION ITEMS

A. Name(s) and address(es) of person(s) responsible for preparation of the Impact Assessment and a brief statement of their qualifications.

Prepared by:

Jennifer M. Austin, PLA
Boss Engineering
3121 E Grand River
Howell, MI 48843

Prepared for:

Applicant & Owner:

Alan Oversmith
125 Dino Drive
Ann Arbor, MI 48103

B. Description of the site, including existing structures, man-made facilities, and natural features, all-inclusive to within 10' of the property boundary.

The subject property (840 Victory Drive) is part of Tax ID # 4711-05-303-008 in the SE ¼ of Section 6, Genoa Township, Livingston County, MI, and is Lot 8 of the Grand Oaks West Industrial Park on Victory Drive, just off East Grand River in Howell.

The subject site is bordered:

- North by a vacant parcel zoned Industrial, East by Victory Drive and a parcel zoned Industrial, South by a parcel zoned Industrial and occupied by self-storage, and West by a parcel zoned Medium Density Residential.

Current zoning of the subject site is Industrial and is occupied by an approximately 8,000 gsf building with two uses: Suite A is an office/warehouse for Two Men and A Truck and Suite B is an office/machine shop for Patrick Carbide Die. Special land use is being requested for a Contractor's Outdoor Storage Yard to park moving trucks and trailers.

The driveway entrance off Victory Drive provides access to staff and visitor parking (29 total spaces) and commercial vehicle parking on the west side of the building (7 moving truck and 4 trailer parking spaces). The moving trucks are roughly 7' x 35' and typically parked at the rear of the building along with (2) 7' x 18' trailers. The trucks are dispatched around 8:00 a.m. and return anytime between mid-day and 6:00 p.m. The Suite B use operates from 8:00 a.m. to 5:00 p.m. and employs 6 staff during max shift hours. Suite A Two Men and A Truck employs 17 staff during max shift hours.

C. Impact on natural features: A written description of the environmental characteristics of the site prior to development, i.e., topography, soils, vegetative cover, drainage, streams, creeks or ponds.

The Marion and Genoa County Drain runs along the west and north perimeter of the site. Topography of the parcel features low areas at the northeast corner and southwest portion with wetland areas connected to the county drain. Soils are classified by the USDA Natural Resources Conservation Service map as Carlisle muck with 0-2% slopes, Gilford Sandy Loam with 0-2% slopes and Wawasee Loam with 2-6% slopes and is depicted on Existing Conditions drawing Sheet 2. The woodland buffer between Marion and Genoa County Drain and most of the site contains a dense understory that is primarily composed of gray and red osier dogwood shrubs, and invasive buckthorn trees. Several deciduous canopy trees stand within this buffer that include Black Cherry, Boxelder, American Elm, and various Oak species, each ranging in size from 6-13" diameter at breast height. The trees are spaced approximately 20' apart. Large trees over 8" D.B.H. outside of the larger woodland areas are shown on Existing Conditions drawing Sheet 2.

SPECIFIC OVERVIEW

D. Impact on storm water management: description of soil erosion control measures during construction.

On-site drainage -- flow from the north side of the site and the west parking area -- will be directed through swales to the enlarged existing detention basin in the southwest portion of the site, and to the Marion Genoa County Drain at the west end of the site. An existing control structure and pipe will handle discharge from the basin outlet to the Marion and Genoa County Drain which then flows to the south and a basin west of Chilson Road and just north of I-96 (according to the Livingston County Drain Commissioner Marion Genoa Drain map). Existing drainage at the front (east) side of the building flows to the existing wetland to the north and to the drainage along Victory Drive.

E. Impact on surrounding land use: 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 which could negatively impact adjacent properties.

The single 8,000 square foot building on site houses two uses: warehouse/office and machine shop/office. The warehouse/office use by Two Men and a Truck is requesting approval of special use of contractor's yard outdoor storage for parking of commercial vehicles (moving trucks and trailers.) A tenant of the building in Suite B is the manufacturing use. These uses are compatible with the surrounding Industrial uses and no new impacts to the area are proposed.

F. Impact on public facilities and services: Description of number of residents, employees, patrons, and impact on general services, i.e., schools, police, fire.

The warehouse/office/contractor's yard use employs a total of 17 staff. The machine shop/office use employs 6 staff. No additional employees are expected. The impact on existing public facilities and services will not change.

Normal police and fire protection services should remain unchanged.

G. Impact on public utilities: description of public utilities serving the project, i.e., water, sanitary sewer, and storm drainage system. Expected flows projected in residential units.

An on-site well provides water to the building and MHOG Public sanitary sewer services the building. No change to these services is planned.

H. Storage or handling of any hazardous materials: Description of any hazardous materials used, stored, or disposed of on-site.

No hazardous materials are stored on site. Moving trucks and enclosed trailers are stored outdoors. Moving equipment (dollies, etc), boxes and packing supplies sold to customers are stored on site. Occasionally customer household goods (appliances, etc) are stored inside the building for short periods of time when they are unable to move into their new homes right away. However, no upholstered furniture and mattresses will be stored on site as per Brighton Area Fire Authority review comments and verified upon inspection.

No outdoor storage will be located within the required 25-foot side yard setbacks nor any other required yard setback.

I. Impact on traffic and pedestrians: Description of traffic volumes to be generated and their effect on the area.

The driveway entrance off Victory Drive provides access to staff and visitor parking (29 total spaces) and commercial vehicle parking on the west side of the building (7 moving truck spaces). Trucks are dispatched around 8:00 a.m. and return anytime between mid-day and 6:00 p.m. The Suite B use operates from 8:00 a.m. to 5:00 p.m. and employs 6 staff during max shift hours. Suite A Two Men and A Truck employs 17 staff during max shift hours. No increase in this traffic volume is planned.

J. Special provisions: Deed restrictions, protective covenants, etc.

None.

K. Description of all sources:

- Genoa Township Zoning Ordinance
- Natural Resources Soil Conservation Services, USDA
- Livingston County Drain Commissioner Marion Genoa Drain Map (<https://www.livgov.com/drain/Documents/drainagemaps/Genoa%20Twp/Marion%20Genoa%20-2017.pdf>)

SITE PLAN FOR TWO MEN AND A TRUCK

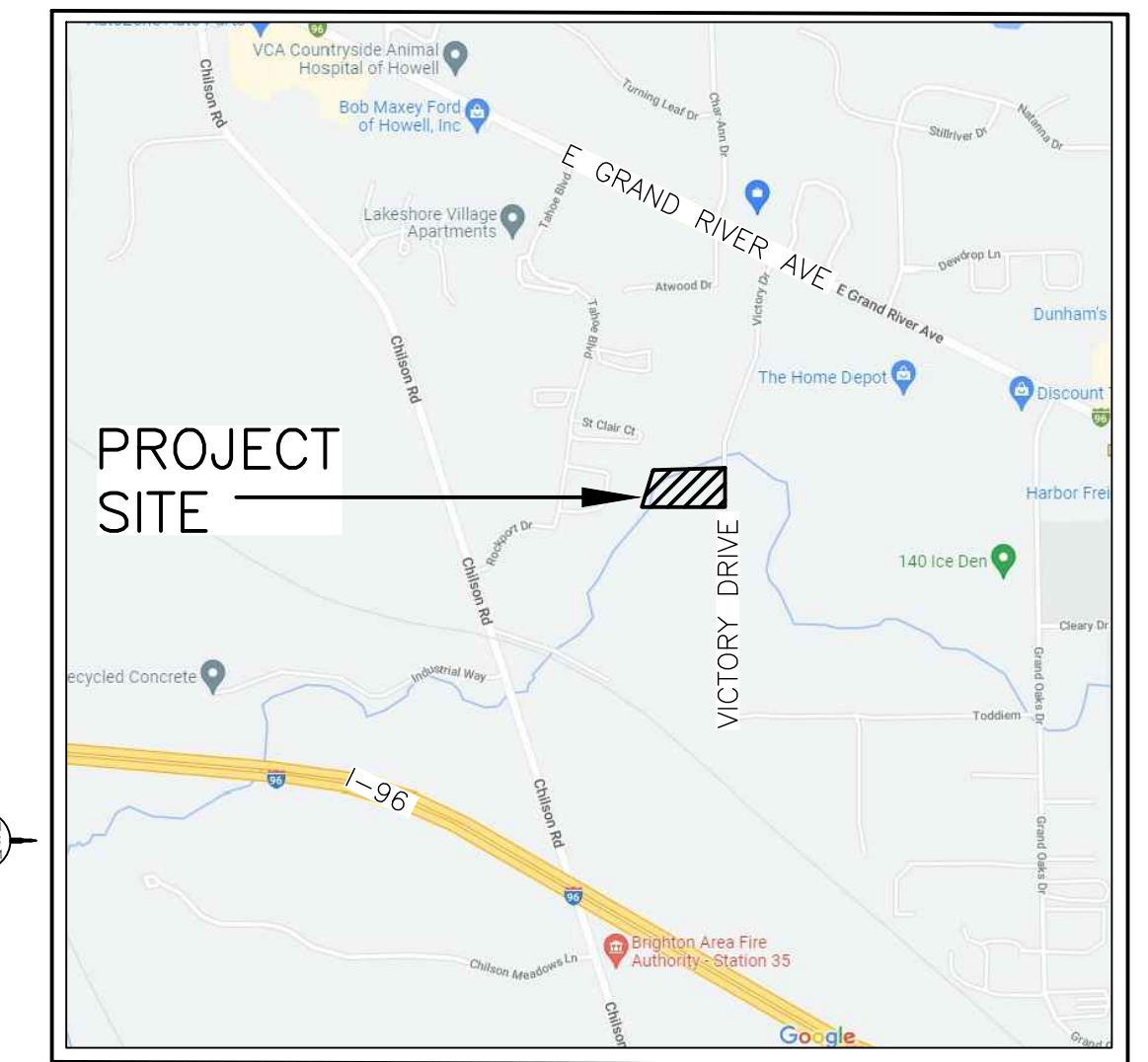
PART OF SOUTHEAST QUARTER, SECTION 6 GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION PER LIVINGSTON COUNTY RECORDS:
SEC 6 T2N R5E GRAND OAKS WEST INDUSTRIAL PARK LOT 8

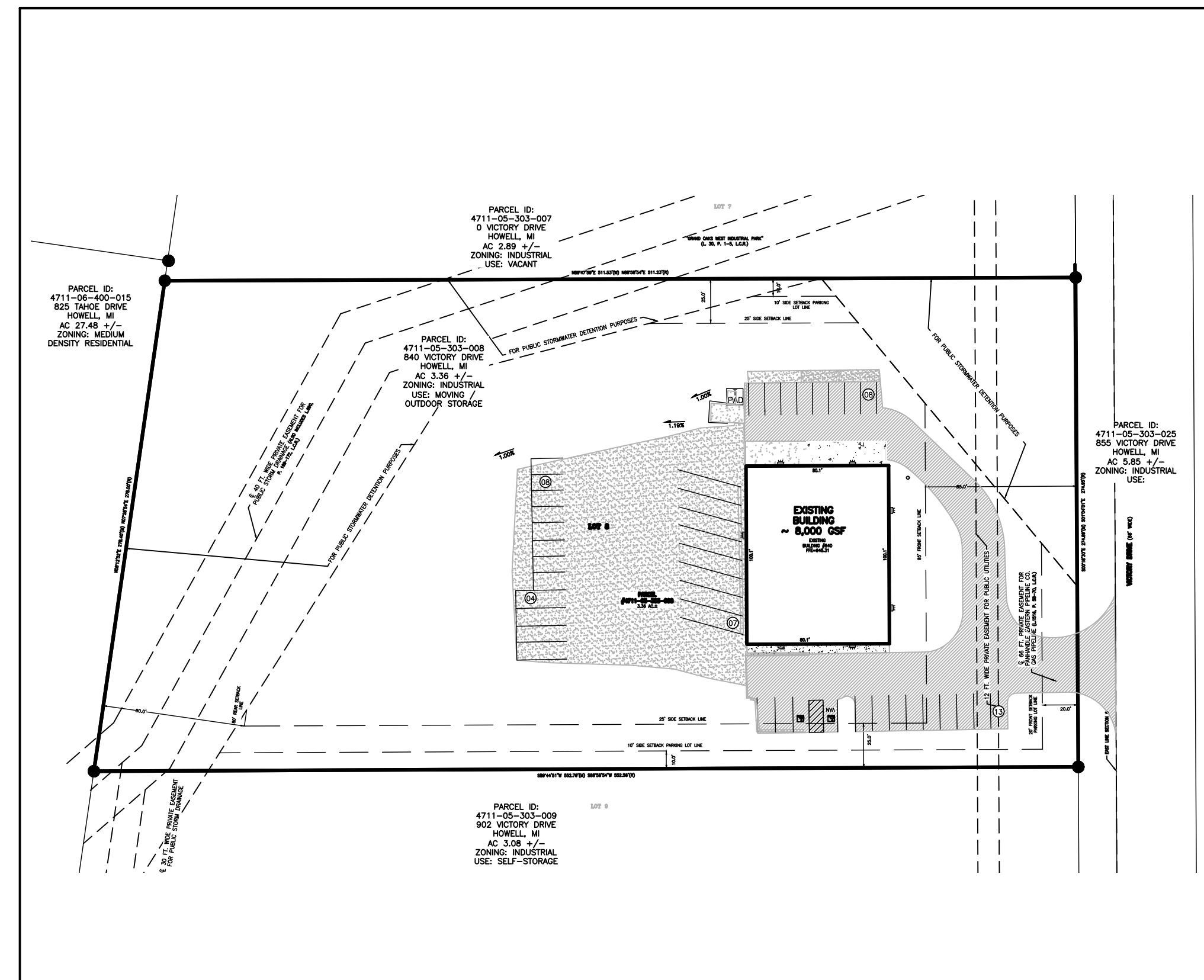
CONSTRUCTION NOTES

- THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
 - DO NOT SCALE THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
 - A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
 - IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
 - ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
 - PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
 - ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS.
 - ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
 - THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
 - THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
 - THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).
 - ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
 - NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
 - DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
 - IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
 - NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
 - ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDS AS SPECIFIED OR DIRECTED BY THE ENGINEER.
 - ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
 - TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
 - ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 - AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
 - ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
 - NO SEEDING SHALL BE DONE AFTER OCTOBER 15 WITHOUT APPROVAL OF THE ENGINEER.
 - ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
 - SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
 - ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.



LOCATION MAP

NO SCALE



OVERALL SITE MAP

NO SCALE

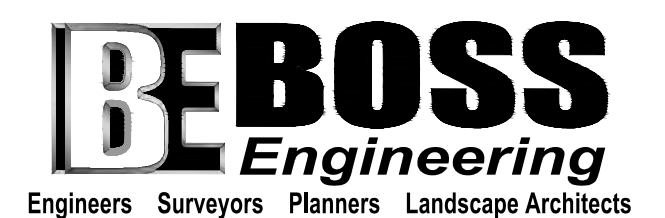
SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	GRADING AND DRAINAGE PLAN
5	LANDSCAPE PLAN
6	LIGHTING PLAN AND CIRCULATION PLAN
7	SOIL EROSION & SEDIMENTATION CONTROL NOTES
SHEET NO.	DRAWINGS BY MICHAEL MCKELVEY, ARCHITECT
A-1	FLOOR PLAN
A-2	ELEVATIONS

PREPARED FOR:

TWO MEN & A TRUCK
125 DINO DRIVE
ANN ARBOR, MI 48103
CONTACT: MR. ALAN OVERSMITH
517-719-6796

PREPARED BY:



Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.

HOWELL, MI. 48843

517.546.4836 FAX 517.548.1670

INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

				1
1	JA	BL	REVISION PER TWP REVIEW	06/07/22
	NO	BY	CK	REVISION
				ISSUE DATE: 03/30/22
				DATE
				JOB NO: 22-055

ASSESSED PROPERTY DESCRIPTION PER LIVINGSTON COUNTY RECORDS:
 SEC 5 & 6 T2N R5E GRAND OAKS WEST INDUSTRIAL PARK LOT 8

PARCEL ID:
 4711-06-400-015
 825 TAHOE DRIVE
 HOWELL, MI
 AC 27.48 +/-
 ZONING: MEDIUM
 DENSITY RESIDENTIAL

PARCEL ID:
 4711-05-303-007
 0 VICTORY DRIVE
 HOWELL, MI
 AC 2.89 +/-
 ZONING: INDUSTRIAL
 USE: VACANT

PARCEL ID:
 4711-05-303-008
 840 VICTORY DRIVE
 HOWELL, MI
 AC 3.36 +/-
 ZONING: INDUSTRIAL
 USE: MOVING
 OUTDOOR STORAGE

PARCEL ID:
 4711-05-303-025
 855 VICTORY DRIVE
 HOWELL, MI
 AC 5.85 +/-
 ZONING: INDUSTRIAL
 USE:

PARCEL ID:
 4711-05-303-009
 902 VICTORY DRIVE
 HOWELL, MI
 AC 3.08 +/-
 ZONING: INDUSTRIAL
 USE: SELF-STORAGE

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

SITE BENCHMARKS (NAVD88 DATUM):
 -BM #201 = NAIL/TAG W/S 12" MAPLE, 55' ±
 S'LY & 120' ± W'LY OF SOUTHWEST CORNER BUILDING #840
 ELEV. = 947.05'

GENERAL SURVEY NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. RECORD BEARINGS WERE ESTABLISHED FROM "GRAND OAKS WEST INDUSTRIAL PARK" AS RECORDED IN LIBER 30, PAGES 1-5, LIVINGSTON COUNTY RECORDS.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- SUBJECT PROPERTY IS DESIGNATED AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN (ZONE X) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), FOR THE TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, MAP NUMBER 26093C0309D, PANEL 309 OF 495, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.
- THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH DRAWINGS SUPPLIED BY XXXXX.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
- ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

SOIL NOTES:

THE PROJECT SITE IS COMPRISED OF THE FOLLOWING SOIL TYPE ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE:
 CC -- CARLISLE MUCK, 0 TO 2 % SLOPES
 Gd -- GILFORD SANDY LOAM, 0 TO 2 % SLOPES
 MoB -- WAWASEE LOAM, 2 TO 6 % SLOPES

WOODLAND BUFFER NOTE:

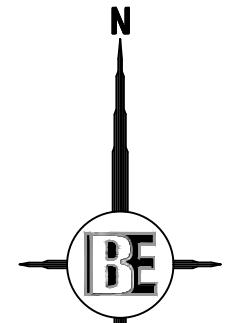
THE WOODLAND BUFFER BETWEEN THE MAJORITY OF THE PROJECT SITE AND THE MARION GENOA COUNTY DRAIN (WHICH RUNS ALONG THE WEST AND NORTH PERIMETER OF THE SITE) CONTAINS A DENSE UNDERSTORY THAT IS PRIMARILY COMPOSED OF GRAY DOGWOOD, RED OSIER DOGWOOD SHRUBS, AND INVASIVE BUCKTHORN TREES. SEVERAL DECIDUOUS CANOPY TREES STAND WITHIN THIS BUFFER THAT INCLUDE BLACK CHERRY, BOXELDER, AMERICAN ELM, AND VARIOUS OAK SPECIES, EACH RANGING IN SIZE FROM 6-13" DIAMETER AT BREST HEIGHT. THE TREES ARE SPACED APPROXIMATELY 20' APART.

TREE SURVEY:

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
679	Malus spp.	Crabapple	11			Good	
680	Pinus resinosa	Red Pine	23			Good	
681	Pinus resinosa	Red Pine	27			Good	
682	Pinus resinosa	Red Pine	26			Good	
683	Pinus resinosa	Red Pine	30			Good	
684	Acer negundo	Boxelder	14	Multiple	9.9	Fair	Leaning
685	Picea pungens	Blue Spruce	28			Good	
686	Picea pungens	Blue Spruce				Good	
687	Picea pungens	Blue Spruce	23			Fair	Leaning
688	Populus deltoides	Eastern Cottonwood	16			Fair	Dieback
689	Populus deltoides	Eastern Cottonwood	16			Good	
690	Populus deltoides	Eastern Cottonwood	14			Good	
691	Populus deltoides	Eastern Cottonwood	15			Good	
692	Populus deltoides	Eastern Cottonwood	16	Twin	13	Good	
1917	Acer saccharum	Sugar Maple	12			Good	
1918	Acer saccharum	Sugar Maple	11			Good	
1919	Acer saccharum	Sugar Maple	13			Good	
1920	Acer camppestre	Honey Locust	9			Good	
1921	Acer rubrum	Red Maple	12			Good	
1922	Acer rubrum	Red Maple	11			Good	
1923	Acer saccharum	Sugar Maple	15			Good	
1924	Prunus serotina	Black Cherry	9	Twin	9	Good	
1925	Ulmus americana	American Elm	9			Poor	Suppression, leaning, girdled by fence
1926	Acer saccharum	Sugar Maple	16			Good	
1927	Ulmus americana	American Elm	8			Poor	Girdled by fence
1928	Ulmus americana	American Elm	8			Poor	Girdled by fence
1929	Ulmus americana	American Elm	7			Poor	Girdled by fence
1930	Quercus rubra	Red Oak	8			Good	
1931	Tilia americana	Basswood	8			Good	
1932	Ulmus americana	American Elm	6			Fair	Warped Trunk
1933	Ulmus americana	American Elm	7			Fair	
1934	Ulmus americana	Basswood	9			Good	
1935	Ulmus americana	American Elm	8	Twin	8	Fair	Girdled by fence
1936	Ulmus americana	American Elm	7			Good	
1937	Quercus rubra	Red Oak	7			Good	
1938	Tilia americana	Basswood	10			Poor	Lost leader, kind in trunk
1939	Acer saccharum	Sugar Maple	10			Good	Girdled by fence, lost leader, warped trunk (located on 15 feet south along fence line)
No Tag	Populus deltoides	Eastern Cottonwood	10			Poor	

LEGEND

- 900 - EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- TRANSFORMER PAD
- STORM CATCH BASIN (ROUND OR BEEHIVE)
- STORM INVERT
- TREE
- STEEL ROD OR PIPE FOUND
- STORM SEWER
- FENCE
- LIBER
- PAGE
- L.C.R. LIVINGSTON COUNTY RECORDS
- (M&R) MEASURED AND RECORD
- FEE FINISHED FIRST FLOOR ELEVATION
- CMP CORRUGATED METAL PIPE
- ASPHALT
- CONCRETE
- GRAVEL
- WOODLAND BUFFER

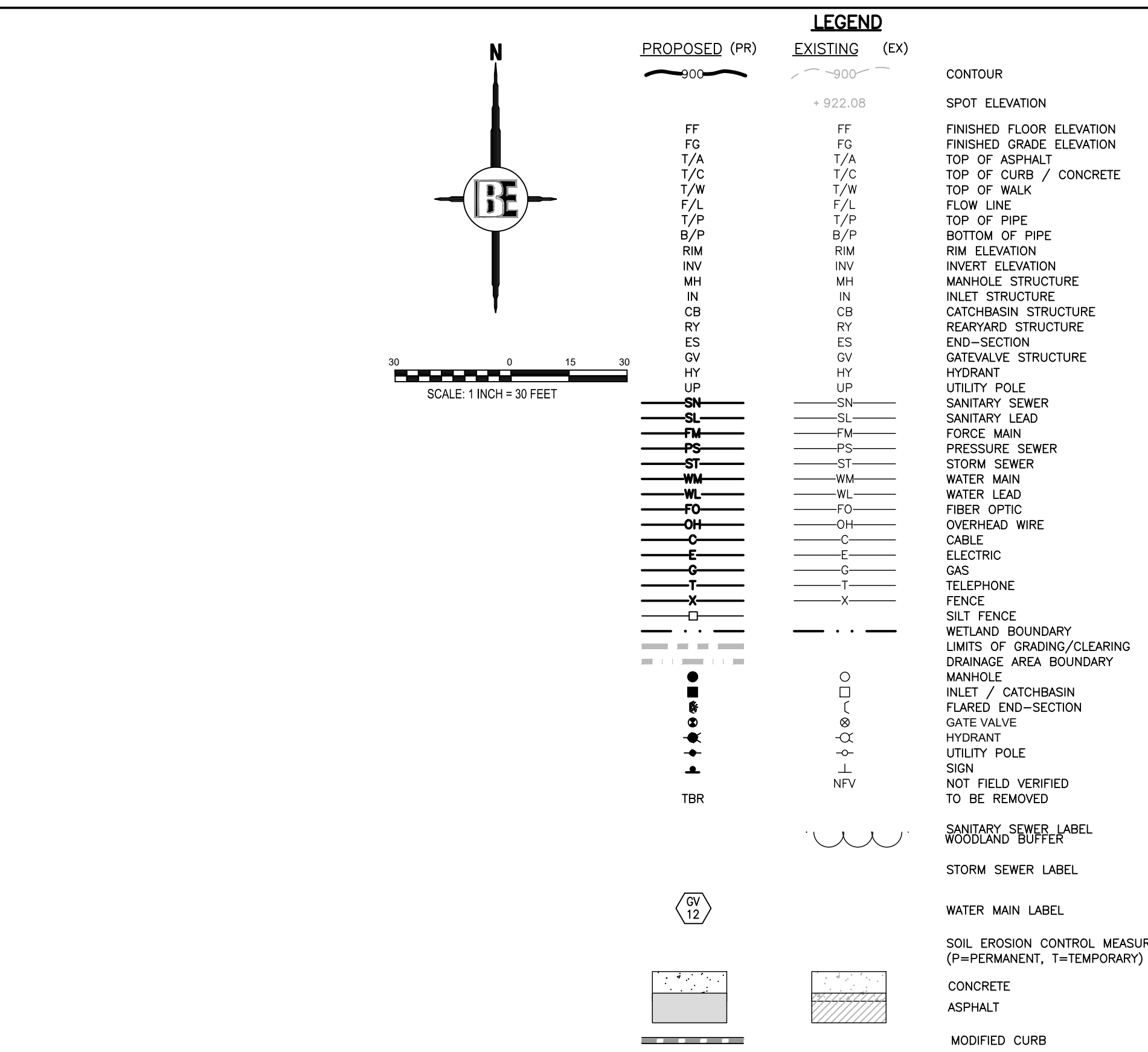
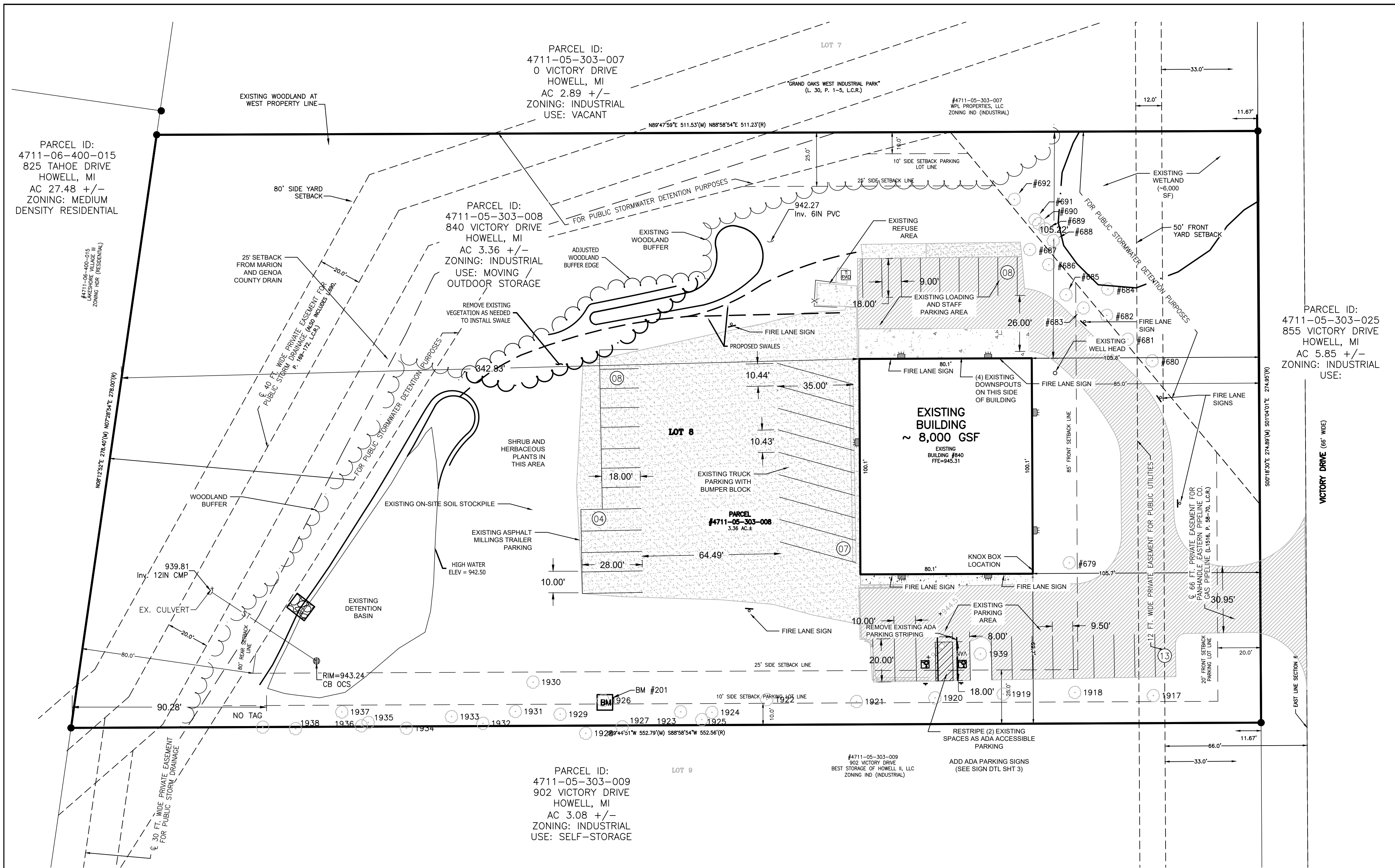


SCALE 1 INCH = 30 FEET

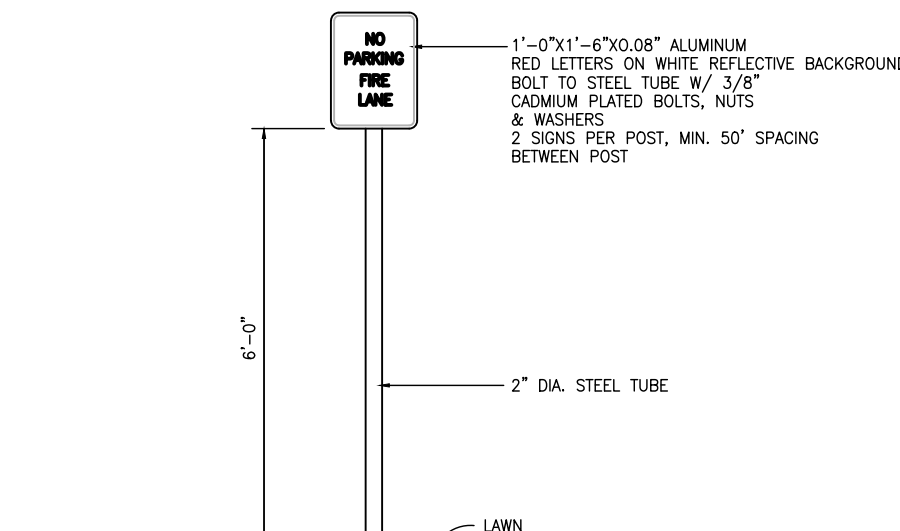
BEBOSS
 Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

TWO MEN AND A TRUCK
 PREPARED FOR
 MR. ALAN OVERSMITH
 125 DINO DRIVE
 ANN ARBOR, MI 48103
 810.586.9390

EXISTING CONDITIONS & DEMOLITION PLAN
 PROJECT: TWO MEN AND A TRUCK
 PREPARED FOR: MR. ALAN OVERSMITH
 TITLE: EXISTING CONDITIONS & DEMOLITION PLAN
 DATE: 06/07/22
 REVISION PER TWP REVIEW: 1
 REVISION PER: 1
 DESIGNED BY: JA
 DRAWN BY: JA
 CHECKED BY: BL
 SCALE: 1" = 30'
 JOB NO: 22-055
 DATE: 03/30/2022
 SHEET NO. 2

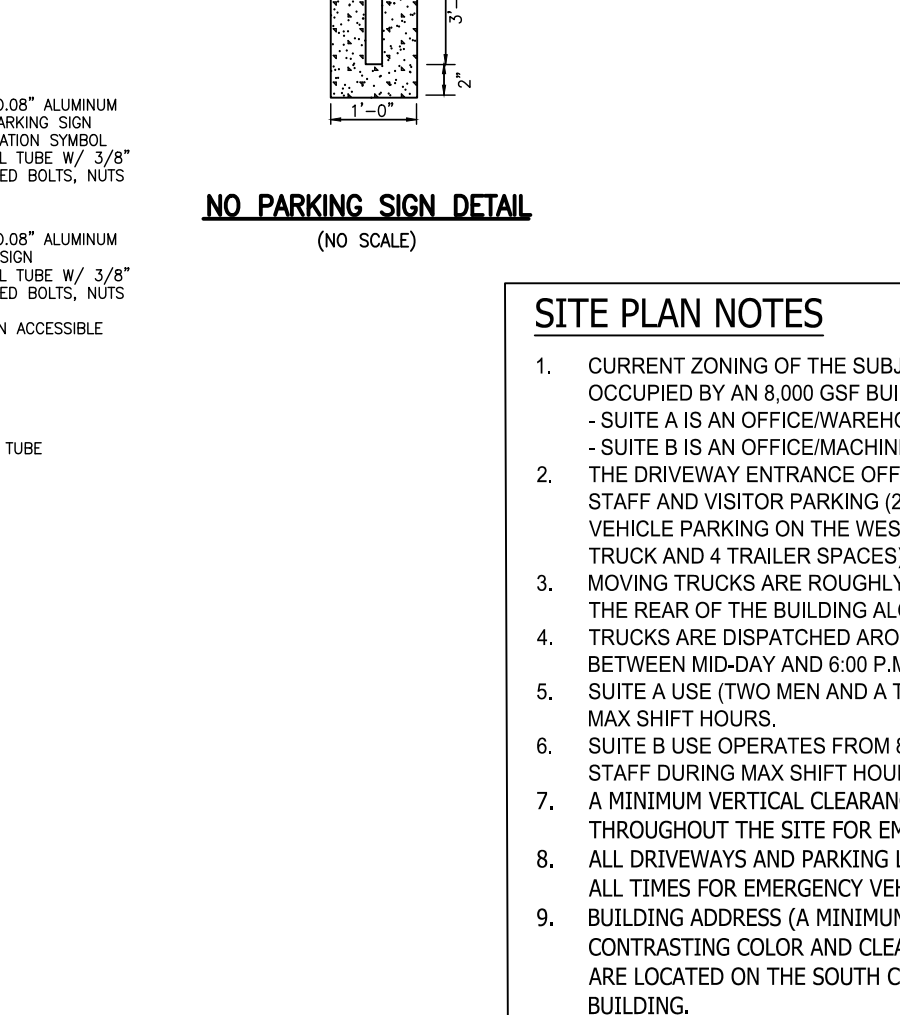
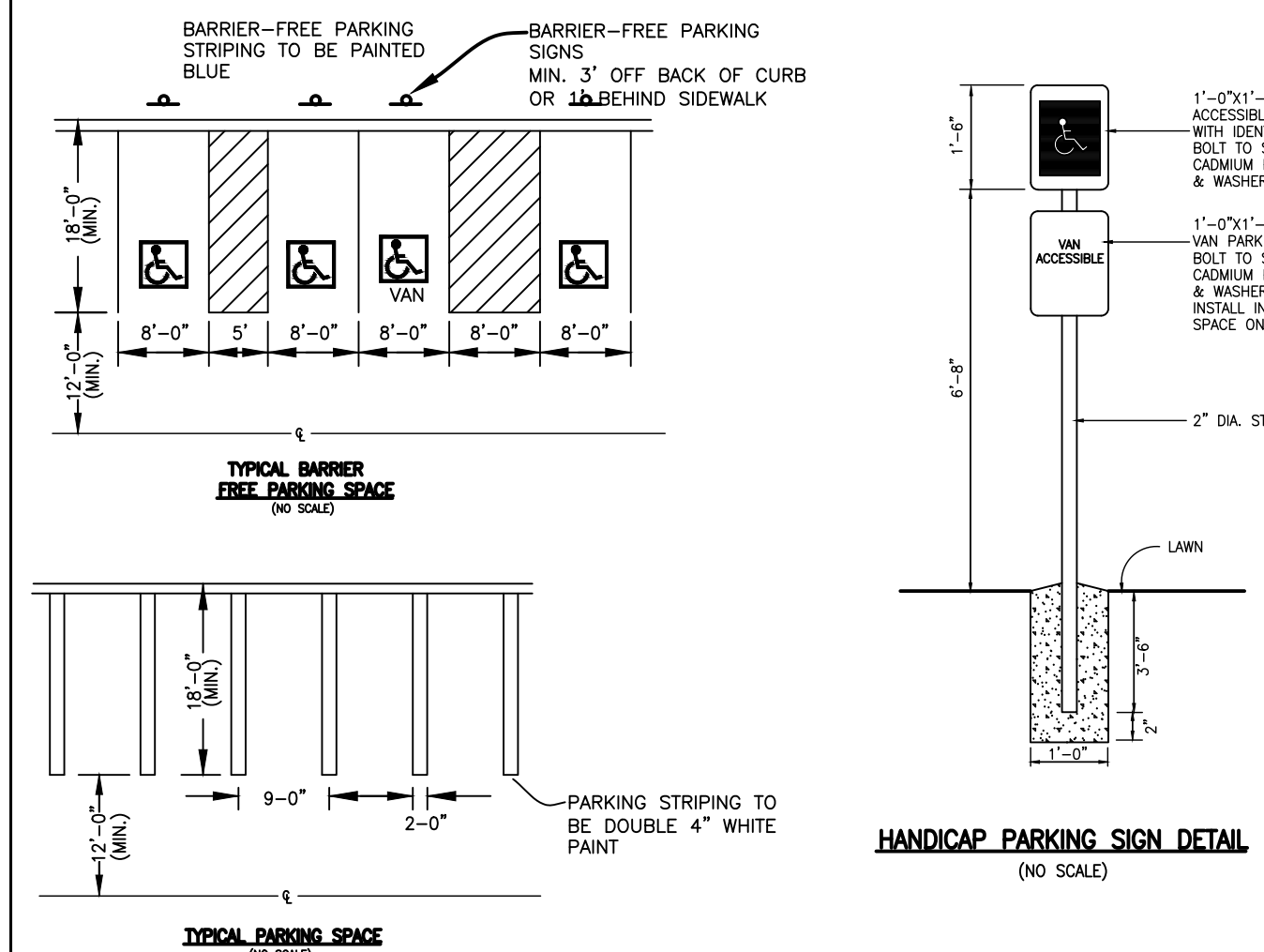


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VEHICLE TRIP GENERATION TABLE
2 MEN AND A TRUCK - GENOA TOWNSHIP SITE PLAN SUBMITTAL
3/30/2022

LAND USE DESCRIPTION	ITE CAT.	SIZE	UNIT	TOTAL GENERATED TRIPS												
				WEEKDAY			WEEKDAY AM PEAK (7-9AM)			WEEKDAY PM PEAK (4-6PM)						
				TRIPS	IN	OUT	TOTAL	IN	OUT	PASS-BY	TOTAL	IN	OUT	PASS-BY		
PASSENGER CAR																
EXISTING BUILDING																
*MANUFACTURING W/ OFFICE	140	1,000SF	4,000SF	16	8	8	3	2	1	-	3	1	2	-		
ENTERING (%) / EXITING (%)				100%	50%	50%	100%	72%	28%	-	100%	43%	57%	-		
PASSENGER CAR																
**WAREHOUSE W/OFFICE	150		4,000SF	17	17	17	17	17	0	-	17	0	17	-		
ENTERING (%) / EXITING (%)				100%			100%			-	100%					



* TRIP DATA PER INSTITUTE OF TRAFFIC ENGINEERS (ITE) TRIP GENERATION MANUAL 10TH EDITION - VOLUME 2
 ** TRIP DATA PER CURRENT SITE USE

SITE PLAN NOTES

- CURRENT ZONING OF THE SUBJECT SITE IS INDUSTRIAL AND IS OCCUPIED BY AN 8,000 GSF BUILDING WITH TWO USES:
 - SUITE A IS AN OFFICE/WAREHOUSE FOR TWO MEN AND A TRUCK
 - SUITE B IS AN OFFICE/MACHINE SHOP FOR PATRICK CARBIDE DIE.
- THE DRIVEWAY ENTRANCE OFF VICTORY DRIVE PROVIDES ACCESS TO STAFF AND VISITOR PARKING (26 TOTAL SPACES) AND COMMERCIAL VEHICLE PARKING ON THE WEST SIDE OF THE BUILDING (7 MOVING TRUCK AND 4 TRAILER SPACES).
- MOVING TRUCKS ARE ROUTINELY 7' X 35' AND TYPICALLY PARKED AT THE REAR OF THE BUILDING ALONG WITH (2) 7' X 18' TRAILERS.
- TRUCKS ARE DISPATCHED AROUND 8:00 A.M. AND RETURN ANYTIME BETWEEN MID-DAY AND 6:00 P.M.
- SUITE A USE (TWO MEN AND A TRUCK) EMPLOYS 17 STAFF DURING MAX SHIFT HOURS.
- SUITE B USE OPERATES FROM 8:00 A.M. TO 5:00 P.M. AND EMPLOYS 6 STAFF DURING MAX SHIFT HOURS.
- A MINIMUM VERTICAL CLEARANCE OF 13.5' SHALL BE MAINTAINED THROUGHOUT THE SITE FOR EMERGENCY VEHICLE ACCESS.
- ALL DRIVEWAYS AND PARKING LOT ASLES SHALL BE ACCESSIBLE AT ALL TIMES FOR EMERGENCY VEHICLES AND REGULAR SNOW REMOVAL.
- BUILDING ADDRESS (A MINIMUM OF 6' HIGH CHARACTERS OF CONTRASTING COLOR AND CLEARLY VISIBLE FROM THE STREET) ARE LOCATED ON THE SOUTH CORNER OF THE EAST SIDE OF THE BUILDING.

IMPACT STATEMENT NOTES

- THIS USE IS COMPATIBLE WITH SURROUNDING INDUSTRIAL USES AND NO NEW IMPACTS TO THE AREA ARE PROPOSED.
- THE WAREHOUSE/OFFICE/CONTRACTOR'S YARD USE EMPLOYS A TOTAL OF 17 STAFF. THE MACHINE SHOP/OFFICE USE EMPLOYS 6 STAFF. NO ADDITIONAL EMPLOYEES ARE EXPECTED. THE IMPACT ON EXISTING PUBLIC FACILITIES AND SERVICES WILL NOT CHANGE.
- AN ON-SITE WELL PROVIDES WATER TO THE BUILDING AND MHOG PUBLIC SANITARY SEWER SERVICES THE BUILDING. NO CHANGE TO THESE SERVICES ARE PLANNED.
- NO HAZARDOUS MATERIALS ARE STORED ON SITE. MOVING TRUCKS AND ENCLOSED TRAILERS ARE STORED OUTDOORS. MOVING EQUIPMENT (DOLLIES, ETC), BOXES AND PACKING SUPPLIES SOLD TO CUSTOMERS ARE STORED ON SITE. OCCASIONALLY CUSTOMER HOUSEHOLD GOODS (APPLIANCES, ETC) ARE STORED FOR SHORT PERIODS OF TIME WHEN CUSTOMERS ARE UNABLE TO MOVE INTO THEIR NEW HOMES RIGHT AWAY. HOWEVER, NO UPHOLSTERED FURNITURE AND MATTRESSES WILL BE STORED ON SITE AS PER BRIGHTON AREA FIRE AUTHORITY REVIEW COMMENTS AND VERIFIED UPON INSPECTION.
- NO OUTDOOR STORAGE WILL BE LOCATED WITHIN THE REQUIRED 25-FOOT SIDE YARD SETBACKS NOR ANY OTHER REQUIRED YARD SETBACK.
- TWO DRIVEWAY ENTRANCES OFF VICTORY DRIVE PROVIDE ACCESS TO STAFF AND VISITOR PARKING (29 TOTAL SPACES) AND COMMERCIAL VEHICLE PARKING ON THE WEST SIDE OF THE BUILDING (7 MOVING TRUCK SPACES). TRUCKS ARE DISPATCHED AROUND 8:00 A.M. AND RETURN ANYTIME BETWEEN MID-DAY AND 6:00 P.M. THE SUITE B USE OPERATES FROM 8:00 A.M. TO 5:00 P.M. AND EMPLOYS 6 STAFF DURING MAX SHIFT HOURS. SUITE A TWO MEN AND A TRUCK EMPLOYS 17 STAFF DURING MAX SHIFT HOURS. NO INCREASE IN THIS TRAFFIC VOLUME IS PLANNED.

NOTE: THE BUILDING IS SERVICED BY PUBLIC SEWER FROM VICTORY DRIVE

- GENOA TOWNSHIP LANDSCAPE REQUIREMENTS PER ARTICLE 12:**
- GREENBELT:** 20 FT WIDE GREENBELT ALONG PUBLIC STREET ROW INCLUDING (1) CANOPY TREE FOR EVERY FORTY LINEAR FEET OF FRONTAGE, OR SUBSTITUTE EVERGREEN TREES FOR 50% OF REQUIRED TREES.
 - REQUIRED: 7 CANOPY TREES (275 LF / 40 LF)
 - PROVIDED: A 12 FT WIDE PUBLIC UTILITY EASEMENT AND A 66 FT WIDE PRIVATE GAS PIPELINE EASEMENT AREA LOCATED ALONG THE ROAD FRONTAGE AND TREES CANNOT BE PLANTED IN THIS AREA.
 - BUFFER:** BUFFER ZONE B REQUIRED PER ORDINANCES 02.02 (b): (20 FT WIDE, 6 FT HIGH CONTINUOUS WALL OR 3 FOOT HIGH BERRY) ALONG WEST PROPERTY LINE (MULTIPLE FAMILY RESIDENTIAL) WITH 1 CANOPY TREE, 1 EVERGREEN TREE AND 4 SHRUBS PER EACH 30 LF.
 - REQUIRED: 275 LF / 30 = 9.27 CANOPY TREES, 9.27 EVERGREEN TREES AND 37 SHRUBS
 - PROVIDED: AN EXISTING WOODLAND BUFFER AT LEAST 60 FT DEEP SCREENS ALONG THE WEST AND NORTH PROPERTY LINES. THIS WOODLAND CONSISTS OF DENSE UNDERSTORY THAT IS PRIMARILY COMPOSED OF GRAY DOGWOOD, RED OSIER DOGWOOD SHRUBS, AND INVASIVE BUCKTHORN TREES. SEVERAL DECIDUOUS CANOPY TREES STAND WITHIN THIS BUFFER THAT INCLUDE BLACK CHERRY, BOXELDER, AMERICAN ELM, AND VARIOUS OAK SPECIES, EACH RANGING IN SIZE FROM 6-13" DIAMETER AT BREST HEIGHT. THE TREES ARE SPACED APPROXIMATELY 20' APART.
 - PARKING LOT:**
 - MINIMUM TREES IN PARKING AREA -- 1 CANOPY TREE AND 100 SF OF LANDSCAPED AREA PER 10 SPACES
 - REQUIRED: 30 SPACES / 10 = 3 CANOPY TREES AND 300 SF LANDSCAPE AREA
 - PROVIDED: EXISTING WOODLANDS ADJACENT TO NORTH PARKING AREA; 6 CANOPY TREES AND OVER 300 SF OF LANDSCAPE AREA ADJACENT TO SOUTH PARKING AREA

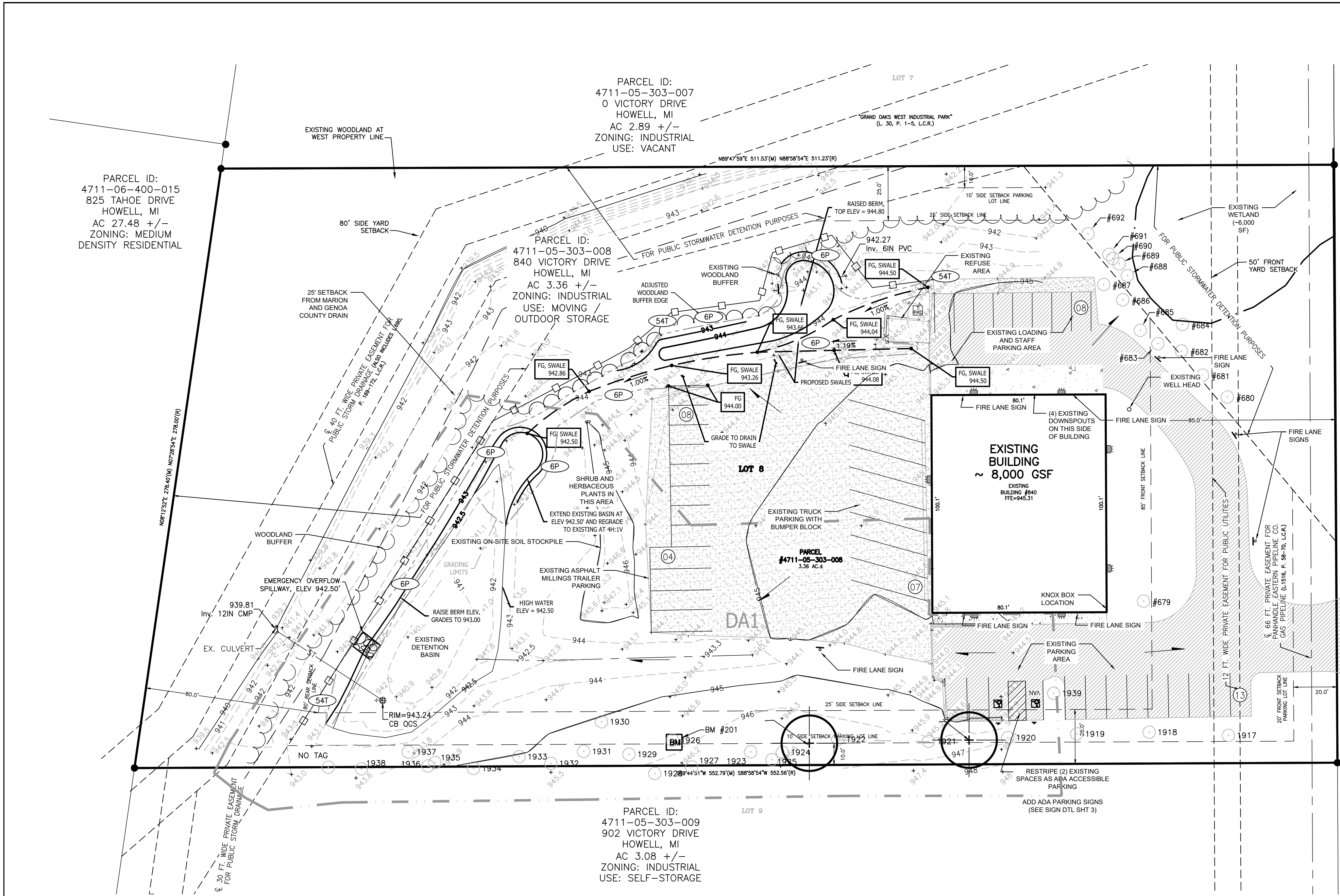
TWO MEN AND A TRUCK

PROJECT: TWO MEN AND A TRUCK
 PREPARED FOR: MR. ALAN OVERSMITH
 125 DINO DRIVE
 ANN ARBOR, MI 48103
 810.586.9590

TITLE: **SITE PLAN**

REVISION PER	TWP REVIEW	DATE	BY
1		06/07/22	JA
2			BL
3			JA

DESIGNED BY: JA
 DRAWN BY: JA
 CHECKED BY: BL
 SCALE: 1" = 30'
 JOB NO: 22-055
 DATE: 03/30/2022
 SHEET NO. **3**



PARCEL ID:
4711-05-400-015
825 TAHOE DRIVE
HOWELL, MI
AC 27.48 +/-
ZONING: MEDIUM
DENSITY RESIDENTIAL

PARCEL ID:
4711-05-303-007
0 VICTORY DRIVE
HOWELL, MI
AC 2.89 +/-
ZONING: INDUSTRIAL
USE: VACANT

PARCEL ID:
4711-05-303-008
840 VICTORY DRIVE
HOWELL, MI
AC 3.36 +/-
ZONING: INDUSTRIAL
USE: MOVING
OUTDOOR STORAGE

PARCEL ID:
4711-05-303-025
855 VICTORY DRIVE
HOWELL, MI
AC 5.85 +/-
ZONING: INDUSTRIAL
USE:

EXISTING DETENTION BASIN DRAINAGE AREA (DA1):
47,918 SF

7,432 SF ASPHALT MILLINGS
2,621 SF ASPHALT AND CONCRETE
37,865 SF VEGETATION

LIVINGSTON COUNTY DETENTION BASIN CALCULATIONS

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
0.06	0.9	0.05
0.17	0.7	0.12
0.87	0.2	0.17

COMPOUND C: 0.32
TOTAL DRAINAGE AREA: 1.10 ACRES

K1 = Ax C (Design Constant) 0.352
Qa = MAX ALLOW OUTFLOW (0.10 CFS / ACRE) 0.110 CFS

REQUIRED 100 YEAR DETENTION VOLUME = 4015 CF

BANKFULL FLOOD VOLUME
V_{BF} = 5160 x A x C = 1816 CF

FIRST FLUSH VOLUME
V_{FF} = 1815 x A x C = 639 CF

BASIN STORAGE PROVIDED

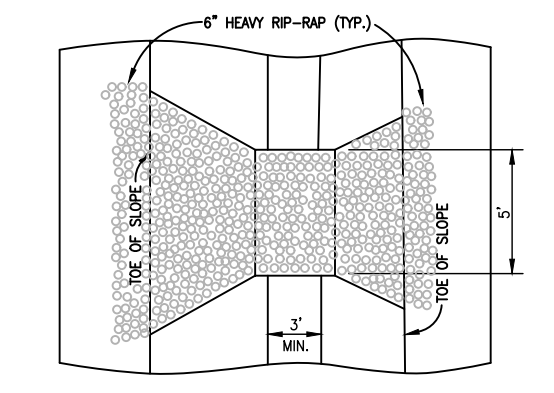
ELEV.	AREA (FT ²)	DEPTH (FT)	VOLUME (FT ³)	TOTAL VOLUME (FT ³)	DESIGN HIGHWATER ELEVATION
943	6660	0.5	2,960	7,634	FREEBOARD ELEVATION
942.5	5179.33	0.5	2,174	4,674	DESIGN HIGHWATER ELEVATION
942	3517	1	2,377	2,500	
941	1236	0.2	124	124	
940.8	0	0	0	0	

SEE SHEET 7 FOR DETAILS AND SESC NOTES

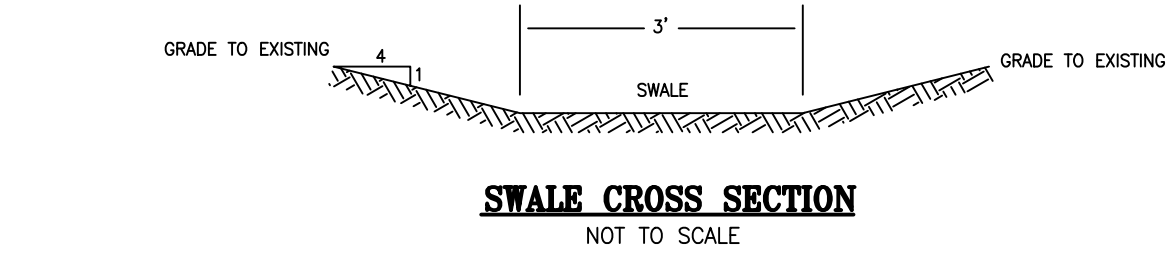
STORMWATER NARRATIVE:
ON-SITE DRAINAGE -- FLOW FROM THE NORTH SIDE OF THE SITE AND THE WEST PARKING AREA WILL BE DIRECTED THROUGH SWALES TO THE ENLARGED EXISTING DETENTION BASIN IN THE SOUTHWEST PORTION OF THE SITE, AND TO THE MARION GENOA COUNTY DRAIN AT THE WEST END OF THE SITE. AN EXISTING CONTROL STRUCTURE AND PIPE WILL HANDLE DISCHARGE FROM THE BASIN OUTLET TO THE MARION AND GENOA COUNTY DRAIN WHICH THEN FLOWS TO THE SOUTH AND A BASIN WEST OF CHILSON ROAD AND JUST NORTH OF I-96 (ACCORDING TO THE LIVINGSTON COUNTY DRAIN COMMISSIONER MARION GENOA DRAIN MAP). EXISTING DRAINAGE AT THE FRONT (EAST) SIDE OF THE BUILDING FLOWS TO THE EXISTING WETLAND TO THE NORTH AND TO THE DRAINAGE ALONG VICTORY DRIVE.

SOIL NOTES:
THE PROJECT SITE IS COMPRISED OF THE FOLLOWING SOIL TYPE ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE:
CC -- CARLISLE MUCK, 0 TO 2 % SLOPES
Gd -- GILFORD SANDY LOAM, 0 TO 2 % SLOPES
MoB -- WAWASEE LOAM, 2 TO 6 % SLOPES

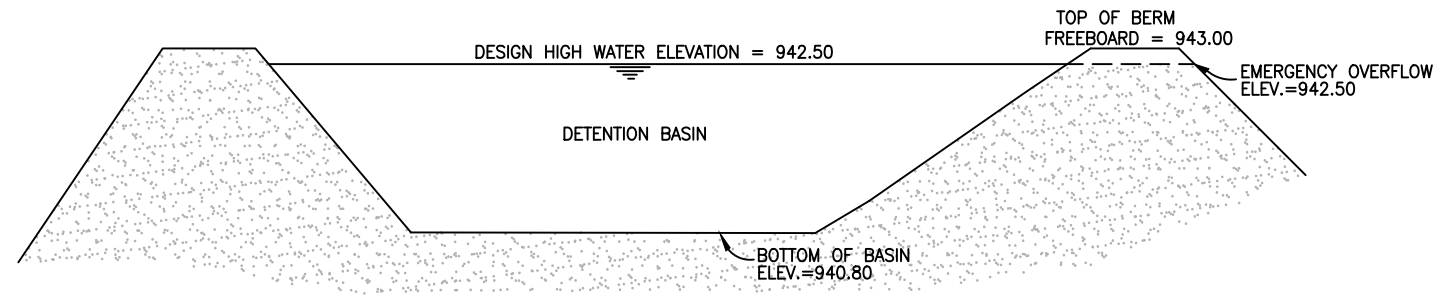
DETENTION BASIN OVERFLOW SPILLWAY:
Q=2.42 CFS (BASED ON 100 YEAR STORM)
DEPTH OF FLOW: .5'
WIDTH OF SPILLWAY: 5'
CAPACITY=3.33*(W-0.02*(D))*D^{3/2}
CAPACITY: 5.87 CFS



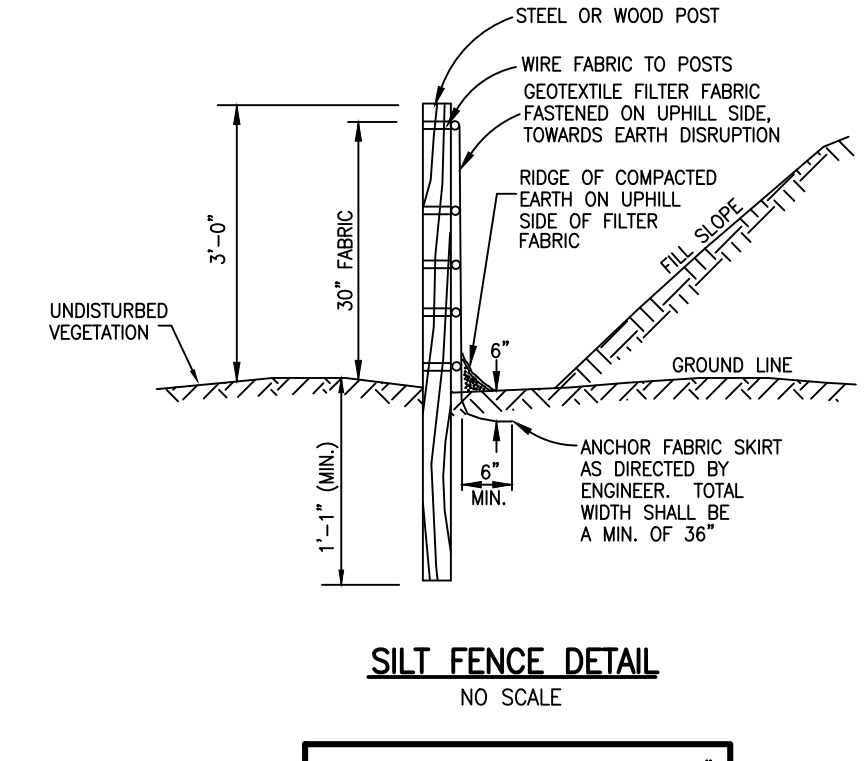
EMERGENCY SPILLWAY PATH CROSS-SECTION
NO SCALE



SWALE CROSS SECTION
NOT TO SCALE



DETENTION BASIN CROSS SECTION
NOT TO SCALE



SILT FENCE DETAIL
NO SCALE
SILT FENCE SHALL BE A MINIMUM 36"

PROPOSED CONST. SCHEDULE FOR THE YEAR 2022

ACTIVITY	AUG	SEPT	OCT
CLEAR, GRUB			
MASS GRADING			
UNDERGROUND UTILITY			
FINAL GRADING			
CURB & GUTTER			
PAVING			
SEED & MULCH			

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH	X	X	X
CLEAN INLETS		X	X
COLLECT LITTER	X		X
SWEEP PARKING LOT			X

CONTROLS & MEASURES NARRATIVE

ACTIVITY	DESCRIPTION
MAINTAIN LANDSCAPING, REPLACE MULCH	COLLECT GRASS, TREE, AND SHRUB CLIPPINGS, DISPOSE IN APPROVED CONTAINER. REPLACE DEAD SOG, TREES AND SHRUBS.
CLEAN INLETS	REMOVE LITTER, SEDIMENT, AND DEBRIS--DISPOSE OF IN APPROVED LANDFILL.
COLLECT LITTER	
SWEEP PARKING LOT	REMOVE MUD, DIRT, GREASE AND OIL WITH PERIODIC SWEEPING.
DUST CONTROL	SPRINKLE WATER AS NEEDED.

CONSTRUCTION SEQUENCE

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES IS MAINTAINED THROUGHOUT EXECUTION OF THIS PROJECT.

- 1 DAYS 1. INSTALL SILT FENCE AS SHOWN ON PLANS.
- 10 DAYS 2. ROUGH GRADE AND INSTALL BIOTRETENTION BASIN.
- 3 DAYS 3. INSTALL UTILITY SERVICES.
- 60 DAYS 4. BEGIN BUILDING CONSTRUCTION.
- 7 DAYS 5. GRADE AND EXCAVATE FOR RAMP, PARKING AND DRIVEWAY.
- 14 DAYS 6. INSTALL PAVEMENT AND CURBING.
- 7 DAYS 7. FINE GRADE, SPREAD TOPSOIL, SEED OR SOO AS APPLICABLE, INSTALL PLANTS.
- 3 DAYS 8. REMOVE ALL EROSION CONTROL STRUCTURES AND ACCUMULATED SILT FROM STRUCTURES.

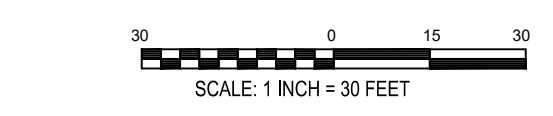
SOIL EROSION CONTROL MEASURES
P=PERMANENT T=TEMPORARY
TOTAL AREA OF DISTURBANCE = 0.15 AC (6,439 SF)

6	54
SEEDING WITH MULCH AND/OR MATING	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR DRAMATICALLY LOW VELOCITY SLOPS PLACED IN SMALL QUANTITIES BY UNEXPERIENCED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED.
	USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL SHEET)

DISTANCE FROM PROJECT SITE TO THE NEAREST...

- COUNTY DRAIN (MARION GENOA COUNTY DRAIN) CUTS THROUGH THE NORTHWEST CORNER SIDE OF THE SITE, -BASIN IS APPROXIMATELY 565 FEET TO NORTHEAST (AT WALMART/LOWES).
- LAKE CHEMUNG IS APPROXIMATELY 1.00 MILE TO THE NORTHEAST
- WETLAND IS LOCATED WITH THE PROJECT SITE AT THE NORTHEAST CORNER, AND
- RIVER (SOUTH BRANCH OF SHIAWASSEE RIVER) IS APPROXIMATELY 3.00 MILES TO THE WEST.

SITE BENCHMARKS (NAVD88 DATUM):
-BM #201 = NAIL/TAG W/S 12" MAPLE, 55' ± S'LY & 120' ± W'LY OF SOUTHWEST CORNER BUILDING #640
ELEV. = 947.05'



LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
900	900.08	CONTOUR
T/C	XXXXXX	FINISHED FLOOR ELEVATION
FF	FF	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RIM	RIM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARWARD STRUCTURE
ES	ES	END-SECTION
OV	OV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SS	SS	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
T	T	TELEPHONE
F	F	FENCE
S	S	SILT FENCE
W	W	WETLAND BOUNDARY
L	L	LIMITS OF GRADING/CLEARING
D	D	DRAINAGE AREA BOUNDARY
M	M	MANHOLE
I	I	INLET / CATCHBASIN
E	E	FLARED END-SECTION
G	G	GATE VALVE
H	H	HYDRANT
P	P	UTILITY POLE
N	N	NOT FIELD VERIFIED TO BE REMOVED
S	S	SANITARY SEWER LABEL
W	W	STORM SEWER LABEL
MA	MA	WATER MAIN LABEL
SO	SO	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
CO	CO	CONCRETE
AS	AS	ASPHALT
MC	MC	MODIFIED CURB
DR	DR	DIRECTION OF DRAINAGE
WB	WB	WOODLAND BUFFER

BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

TWO MEN AND A TRUCK
MR. ALAN OVERSMITH
125 DINDO DRIVE
ANN ARBOR, MI 48103
810.586.9390

GRADING AND DRAINAGE PLAN

PROJECT	DATE
TWO MEN AND A TRUCK	06/07/22

DESIGNED BY: JA
DRAWN BY: JA
CHECKED BY: BL
SCALE: 1" = 30'
JOB NO: 22-055
DATE: 03/30/2022
SHEET NO. 4

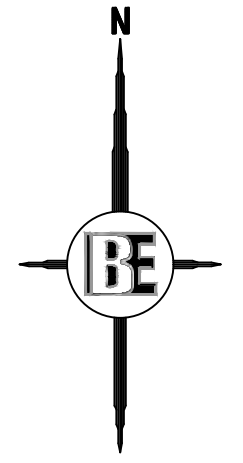
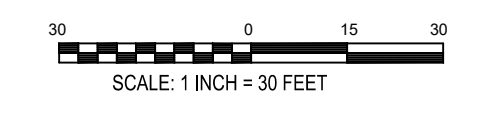
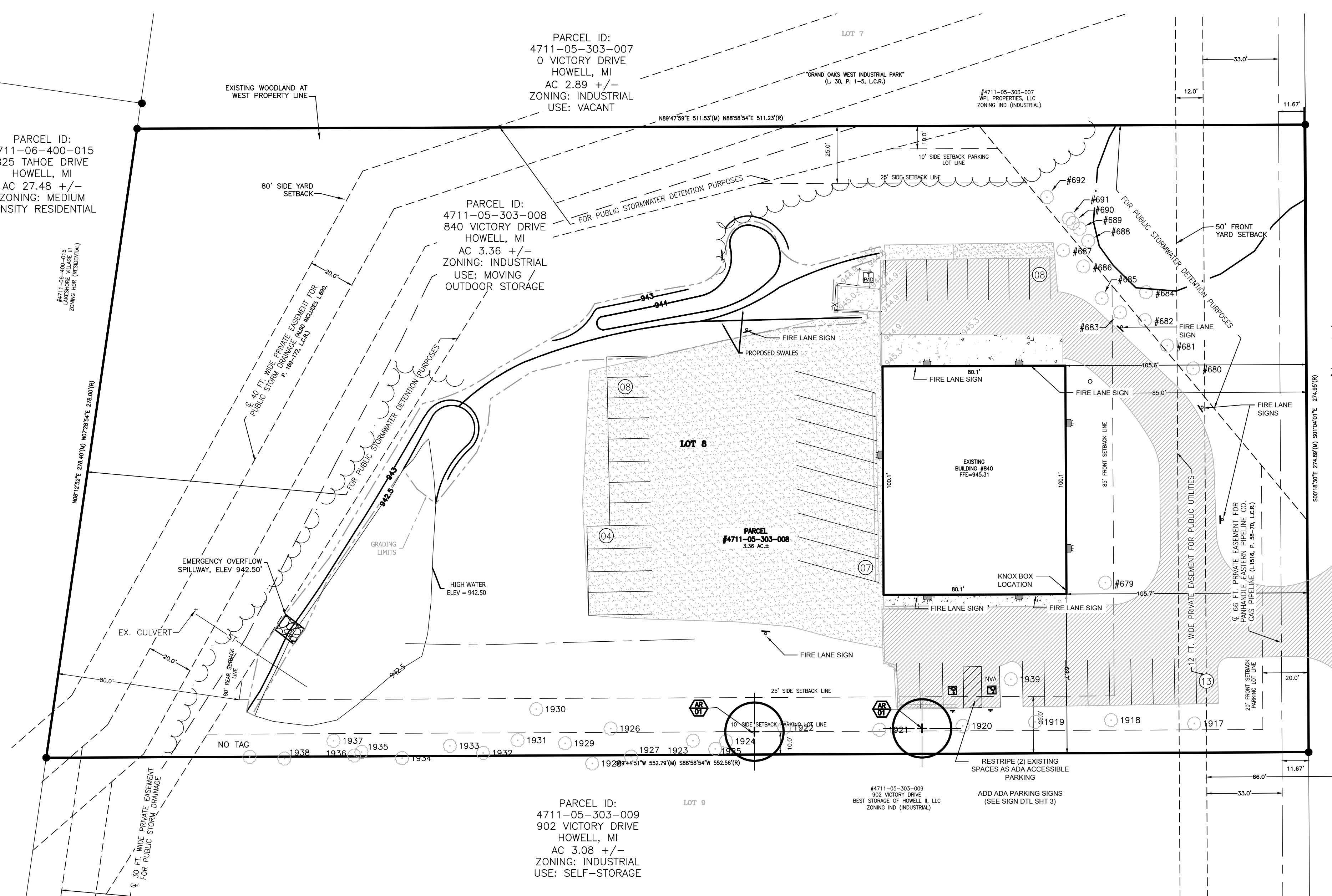
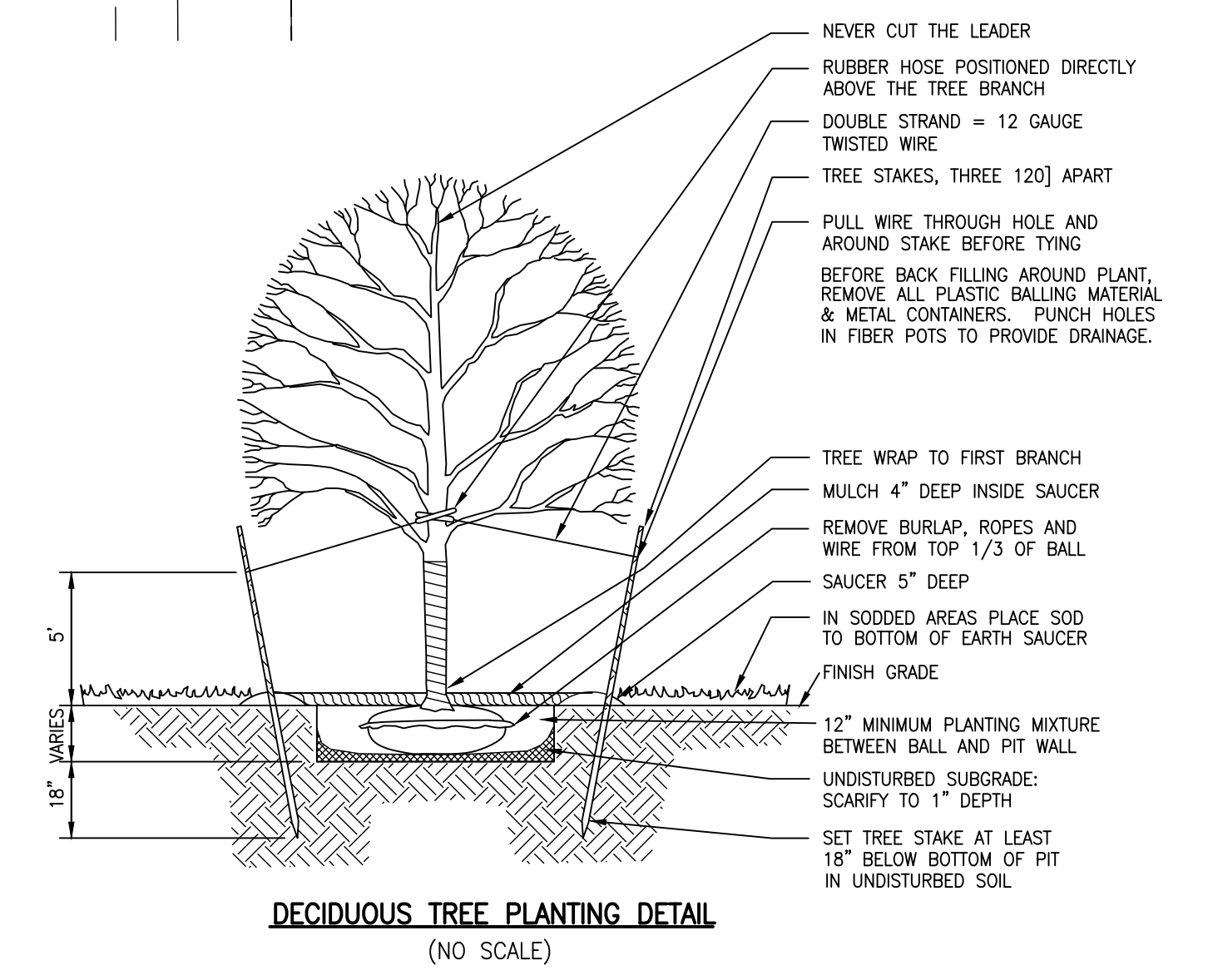
GENERAL LANDSCAPE SPECIFICATIONS:

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. ALL STOCK SHALL BE NURSERY GROWN, CONFORMING TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. STOCK SHALL EXHIBIT NORMAL GROWTH HABIT AND BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT, AND SECURELY WRAPPED AND BOUND.
- ALL PLANT BED MATERIALS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, OTHER EXTRANEUS OBJECTS, AND POOR SOILS TO A MINIMUM DEPTH OF 12-INCHES AND BACKFILLED TO GRADE WITH SPECIFIED PLANTING MIX (SEE BELOW).
- PLANTING MIXTURE SHALL CONSIST OF 5 PARTS TOPSOIL FROM ON-SITE (AS APPROVED), 4 PARTS COARSE SAND, 1 PART SPHAGNUM PEAT MOSS (OR APPROVED COMPOST), AND 5 LBS OF SUPERPHOSPHATE FERTILIZER PER CU. YD. OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED FOR UNIFORM CONSISTENCY.
- ALL PLANT BEDS AND INDIVIDUAL PLANTS, NOT OTHERWISE NOTED SHALL BE MULCHED WITH A 4-INCH LAYER OF SHREDDED BARK MULCH. EDGE OF MULCH BEDS AS SHOWN. DECIDUOUS TREES IN LAWN AREAS SHALL RECEIVE A 5-FT DIAMETER CIRCLE OF MULCH AND CONIFER TREES 8-FT (PLANTED CROWN OF TREE) UNLESS OTHERWISE NOTED.
- LANDSCAPE STONE SHALL BE INSTALLED WHERE NOTED OR INDICATED (HATCHED). STONE SHALL BE 3/4"-1-1/4" WASHED RIVER GRAVEL OR AS SELECTED AND SHALL BE INSTALLED TO A MINIMUM DEPTH OF 3-INCHES.
- ALL LANDSCAPE BEDS, UNLESS OTHERWISE NOTED SHALL BE INSTALLED OVER WEED BARRIER FABRIC - WATER PERMEABLE FILTRATION FABRIC OF NON-WOVEN POLYPROPYLENE OR POLYESTER FABRIC. FABRIC SHALL BE OF SUITABLE THICKNESS FOR APPLICATION.
- ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED. IN WRITING, BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT, DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL SPECIFICATIONS.
- EDGING SHALL BE PROVIDED FOR ALL LANDSCAPE BEDS NOT ADJACENT TO CONCRETE PAVEMENT. EDGING SHALL BE BLACK ALUMINUM EDGING, 3/16-INCH X 4-INCH. INSTALL PER MANUFACTURER'S INSTRUCTIONS, ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
- SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUE GRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4-INCH AT TIME OF PLANTING, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10-INCHES BY 18-INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36-HOURS AFTER CUTTING.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN-OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF 1 MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.
SEE MIXTURE SHALL BE AS FOLLOWS:
KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES - ADELPHI, RUGBY, GLADE, OR PARADE) 30%
ADELPHI, RUGBY, GLADE, OR PARADE 30%
RUBY RED OR DAWSON RED FINE FESCUE 20%
ATLANTA RED FESCUE 20%
PENNFINE PERENNIAL RYE 20%
THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 LBS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-0-10 ANALYSIS:
10% NITROGEN - MIN 25% FROM A UREA FORMALDEHYDE SOURCE
0% PHOSPHATE
10% POTASH - SOURCE POTASSIUM SULFATE OR POTASSIUM NITRATE
THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 LBS PER 1000 SQ FT OF BULK FERTILIZER.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RE-SEEDED AND SUCH RE-SEEDED SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
- ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 6-INCH LAYER OF CLEAN, FRABLE TOPSOIL. THE SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.

GENOA TOWNSHIP LANDSCAPE REQUIREMENTS PER ARTICLE 12:

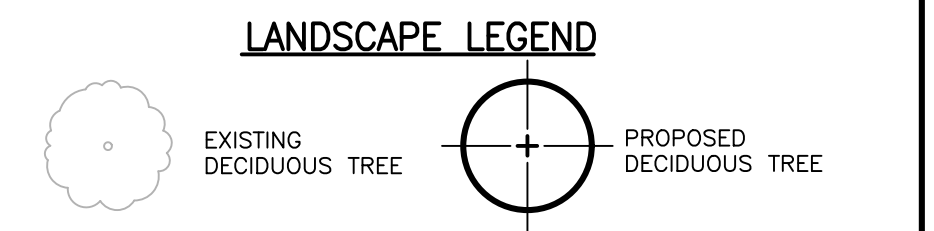
- GREENBELT:** 20 FT WIDE GREENBELT ALONG PUBLIC STREET ROW INCLUDING (1) CANOPY TREE FOR EVERY FORTY LINEAR FEET OF FRONTAGE. OR SUBSTITUTE EVERGREEN TREES FOR 50% OF REQUIRED TREES.
REQUIRED: 7 CANOPY TREES (275 LF /40 LF)
PROVIDED: 7 CANOPY TREES
- BUFFER:** BUFFER ZONE B REQUIRED PER ORDINANCE 8.02.02 (b): (20 FT WIDE, 6 FT HIGH CONTINUOUS WALL OR 3 FOOT HIGH BERM) ALONG WEST PROPERTY LINE (MULTIPLE FAMILY RESIDENTIAL) WITH 1 CANOPY TREE, 1 EVERGREEN TREE AND 4 SHRUBS PER EACH 30 LF.
REQUIRED: 278 LF / 30 = 9.27 CANOPY TREES, 9.27 EVERGREEN TREES AND 37 SHRUBS
PROVIDED: AN EXISTING WOODLAND BUFFER AT LEAST 60 FT DEEP SCREENS ALONG THE WEST AND NORTH PROPERTY LINES. THIS WOODLAND CONSISTS OF DENSE UNDERSTORY THAT IS PRIMARILY COMPOSED OF GRAY DOGWOOD, RED OSIER DOGWOOD SHRUBS, AND INVASIVE BUCKTHORN TREES. SEVERAL DECIDUOUS CANOPY TREES STAND WITHIN THIS BUFFER THAT INCLUDE BLACK CHERRY, BOXELDER, AMERICAN ELM, AND VARIOUS OAK SPECIES, EACH RANGING IN SIZE FROM 6-13" DIAMETER AT BREAST HEIGHT. THE TREES ARE SPACED APPROXIMATELY 20' APART.
- PARKING LOT:**
MINIMUM TREES IN PARKING AREA -- 1 CANOPY TREE AND 100 SF OF LANDSCAPED AREA PER 10 SPACES
REQUIRED: 30 SPACES / 10 = 3 CANOPY TREES AND 300 SF LANDSCAPE AREA
PROVIDED: EXISTING WOODLANDS ADJACENT TO NORTH PARKING AREA; 6 CANOPY TREES AND OVER 300 SF OF LANDSCAPE AREA ADJACENT TO SOUTH PARKING AREA
- (2) ADDITIONAL DECIDUOUS TREES ADDED TO SOUTH PROPERTY LINE AS SUGGESTED BY SAFE-BUILT REVIEW DATED 4/12/22

PLANT LIST				
KEY QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
DECIDUOUS TREES				
AR 2	Acer rubrum 'Armstrong'	Armstrong Maple	2.5" cal.	B-B



LEGEND

PROPOSED (PR)	EXISTING (EX)	CONTOUR
000 T/C	+900.08	SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
T/A	T/A	FINISHED GRADE ELEVATION
T/C	T/C	TOP OF ASPHALT
F/W	F/W	TOP OF CURB / CONCRETE
F/L	F/L	TOP OF WALK
T/P	T/P	FLOW LINE
B/P	B/P	TOP OF PIPE
RM	RM	BOTTOM OF PIPE
INV	INV	RIM ELEVATION
MH	MH	INVERT ELEVATION
IN	IN	MANHOLE STRUCTURE
CB	CB	INLET STRUCTURE
RY	RY	CATCHBASIN STRUCTURE
ES	ES	REAR-YARD STRUCTURE
OV	OV	END-SECTION
HY	HY	GATEVALVE STRUCTURE
UP	UP	HYDRANT
SL	SL	UTILITY POLE
FM	FM	SANITARY SEWER
PS	PS	SANITARY LEAD
ST	ST	FORCE MAIN
WM	WM	PRESSURE SEWER
WL	WL	STORM SEWER
FO	FO	WATER MAIN
OH	OH	WATER LEAD
C	C	FIBER OPTIC
E	E	OVERHEAD WIRE
T	T	CABLE
X	X	ELECTRIC
---	---	GAS
---	---	SILT FENCE
---	---	WETLAND BOUNDARY
---	---	LIMITS OF GRADING/CLEARING
---	---	DRAINAGE AREA BOUNDARY
---	---	MANHOLE
---	---	INLET / CATCHBASIN
---	---	FLARED END-SECTION
---	---	GATE VALVE
---	---	HYDRANT
---	---	UTILITY POLE
---	---	NOT FIELD VERIFIED TO BE REMOVED
---	---	SANITARY SEWER LABEL
---	---	STORM SEWER LABEL
---	---	WATER MAIN LABEL
---	---	SOIL EROSION CONTROL MEASURE
---	---	(P=PERMANENT, T=TEMPORARY)
---	---	CONCRETE
---	---	ASPHALT
---	---	MODIFIED CURB



BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

TWO MEN AND A TRUCK

PROJECT: PREPARED FOR: MR. ALAN OVERSMITH
125 CHINO DRIVE
ANN ARBOR, MI 48103
810.586.9390

TITLE: LANDSCAPE PLAN

REVISION	PER	DATE
1	JA	06/07/22
2	JA	06/07/22
3	BL	06/07/22
4	BL	06/07/22
5	BL	06/07/22

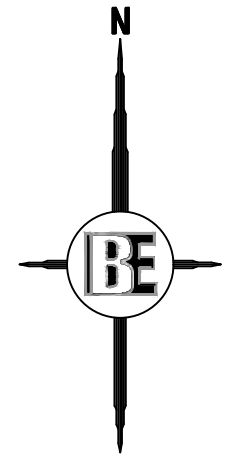
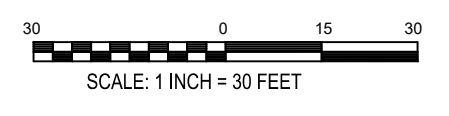
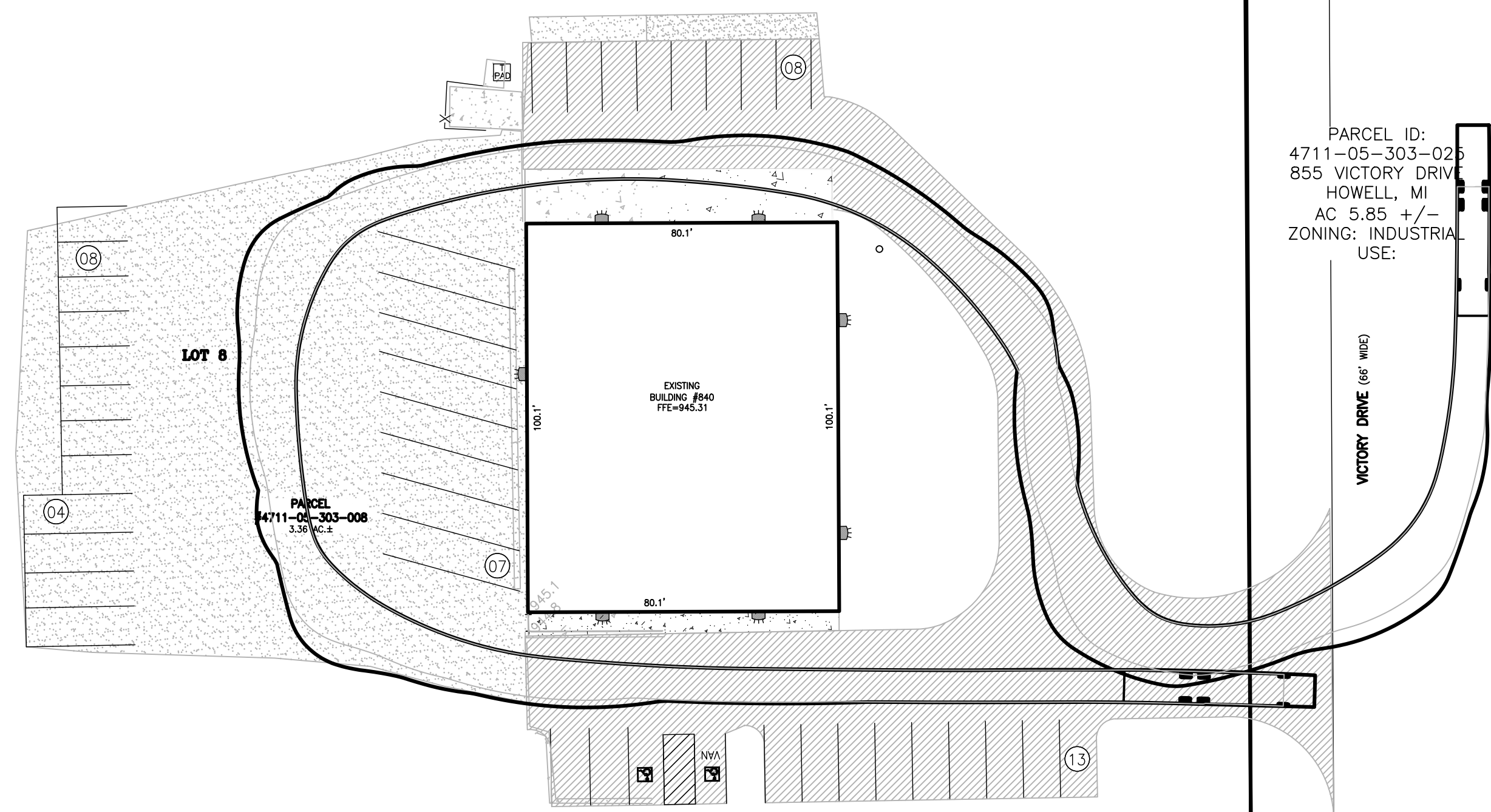
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DRAWN BY: JA
CHECKED BY: BL
SCALE: 1" = 30'
JOB NO: 22-055
DATE: 03/30/2022
SHEET NO. 5

PARCEL ID:
4711-06-400-015
825 TAHOE DRIVE
HOWELL, MI
AC 27.48 +/-
ZONING: MEDIUM
DENSITY RESIDENTIAL

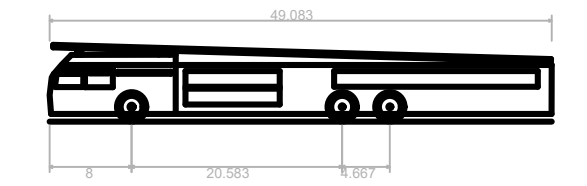
PARCEL ID:
4711-05-303-008
840 VICTORY DRIVE
HOWELL, MI
AC 3.36 +/-
ZONING: INDUSTRIAL
USE: MOVING /
OUTDOOR STORAGE

PARCEL ID:
4711-05-303-007
0 VICTORY DRIVE
HOWELL, MI
AC 2.89 +/-
ZONING: INDUSTRIAL
USE: VACANT

PARCEL ID:
4711-05-303-025
855 VICTORY DRIVE
HOWELL, MI
AC 5.85 +/-
ZONING: INDUSTRIAL
USE:



PROPOSED (PR)	EXISTING (EX)	LEGEND
000 T/C	+922.08	CONTOUR
FF	FF	SPOT ELEVATION
FS	FS	FINISHED FLOOR ELEVATION
T/A	T/A	FINISHED GRADE ELEVATION
T/C	T/C	TOP OF ASPHALT
T/W	T/W	TOP OF CURB / CONCRETE
F/L	F/L	TOP OF WALK
T/P	T/P	FLOW LINE
B/P	B/P	TOP OF PIPE
RM	RM	BOTTOM OF PIPE
INV	INV	RIM ELEVATION
MH	MH	INVERT ELEVATION
IN	IN	MANHOLE STRUCTURE
CB	CB	INLET STRUCTURE
RY	RY	CATCHBASIN STRUCTURE
ES	ES	REARYARD STRUCTURE
OV	OV	END-SECTION
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SN	SN	HYDRANT
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G	G	ELECTRIC
T	T	GAS
X	X	TELEPHONE
D	D	FENCE
○	○	SILT FENCE
□	□	WETLAND BOUNDARY
○	○	LIMITS OF GRADING/CLEARING
○	○	DRAINAGE AREA BOUNDARY
○	○	MANHOLE
○	○	INLET / CATCHBASIN
○	○	FLARED END-SECTION
○	○	GATE VALVE
○	○	HYDRANT
○	○	UTILITY POLE
○	○	NOT FIELD VERIFIED
○	○	TO BE REMOVED
○	○	SANITARY SEWER LABEL
○	○	STORM SEWER LABEL
○	○	WATER MAIN LABEL
○	○	SOIL EROSION CONTROL MEASURE
○	○	(P=PERMANENT, T=TEMPORARY)
○	○	CONCRETE
○	○	ASPHALT
○	○	MODIFIED CURB
○	○	WOODLAND BUFFER



Brighton Area Fire Authority
Overall Length: 49.083ft
Overall Width: 8.167ft
Overall Body Height: 7.500ft
Min Body Ground Clearance: 0.750ft
Track Width: 8.167ft
Lock-to-lock time: 5.00s
Max Steering Angle (Virtual): 45.00°

EMERGENCY VEHICLE CIRCULATION
NOT TO SCALE

*LIGHTING PLAN IS BASED ON EXISTING BUILDING FIXTURES.
NO NEW LIGHTING IS PROPOSED.

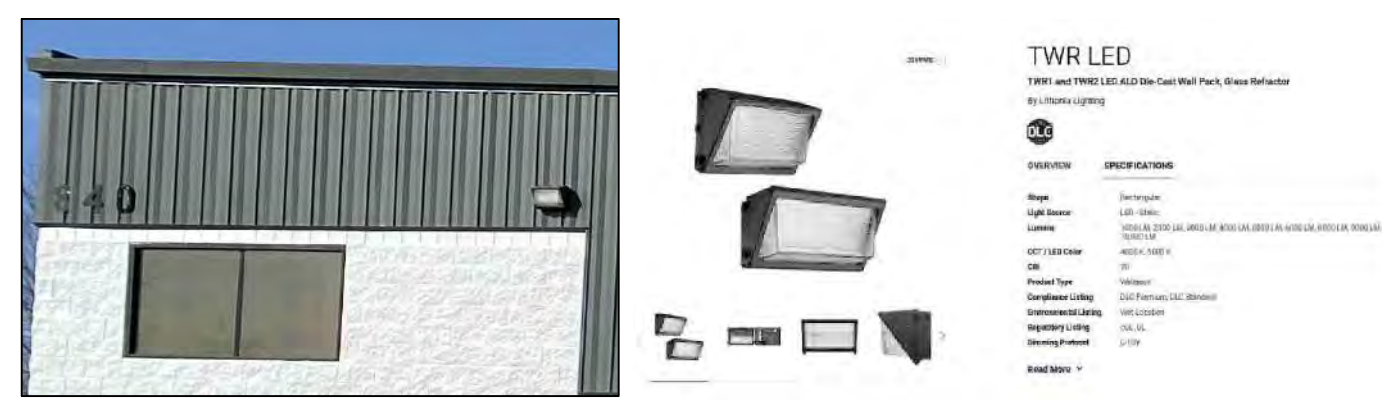
SITE LIGHTING REQUIREMENTS FOR GENOA TOWNSHIP
LIGHT LEVELS NO MORE THAN 0.5 FC AT A RESIDENTIAL LOT LINE AND 1.0 AT NON-RESIDENTIAL LOT LINE. MAXIMUM LIGHT LEVEL ON THE SITE IS 4.6 FC
LIGHTS TO BE DOWNWARD DIRECTED AND SHIELDED.

GENERAL LIGHTING NOTES
1. THE LIGHTING PATTERN 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.

SITE LIGHTING SUMMARY
AVERAGE LIGHTING LEVEL: 0.2 FC
MAXIMUM LIGHT LEVEL: 4.6 FC
MINIMUM LIGHT LEVEL: 0.0 FC

SYMBOL	LABEL	QTY.	DESCRIPTION	CATALOG NUMBER	LAMP	LUMENS	LLF	POLE HGT
☐	A	07	EXISTING LIGHTING: LITHONIA LIGHTING TWR1 LED ADJUSTABLE LUMEN OUTPUT DIE-CAST WALL PACK, DOWNWARD FACING	TWR1 LED ALD WALL PACK OR EQUIVALENT	LED	ABSOLUTE	.93	20' WALL MOUNTED

ALL IES FILES PROVIDED BY MANUFACTURER FOR CALCULATION OF LIGHTING LEVEL.



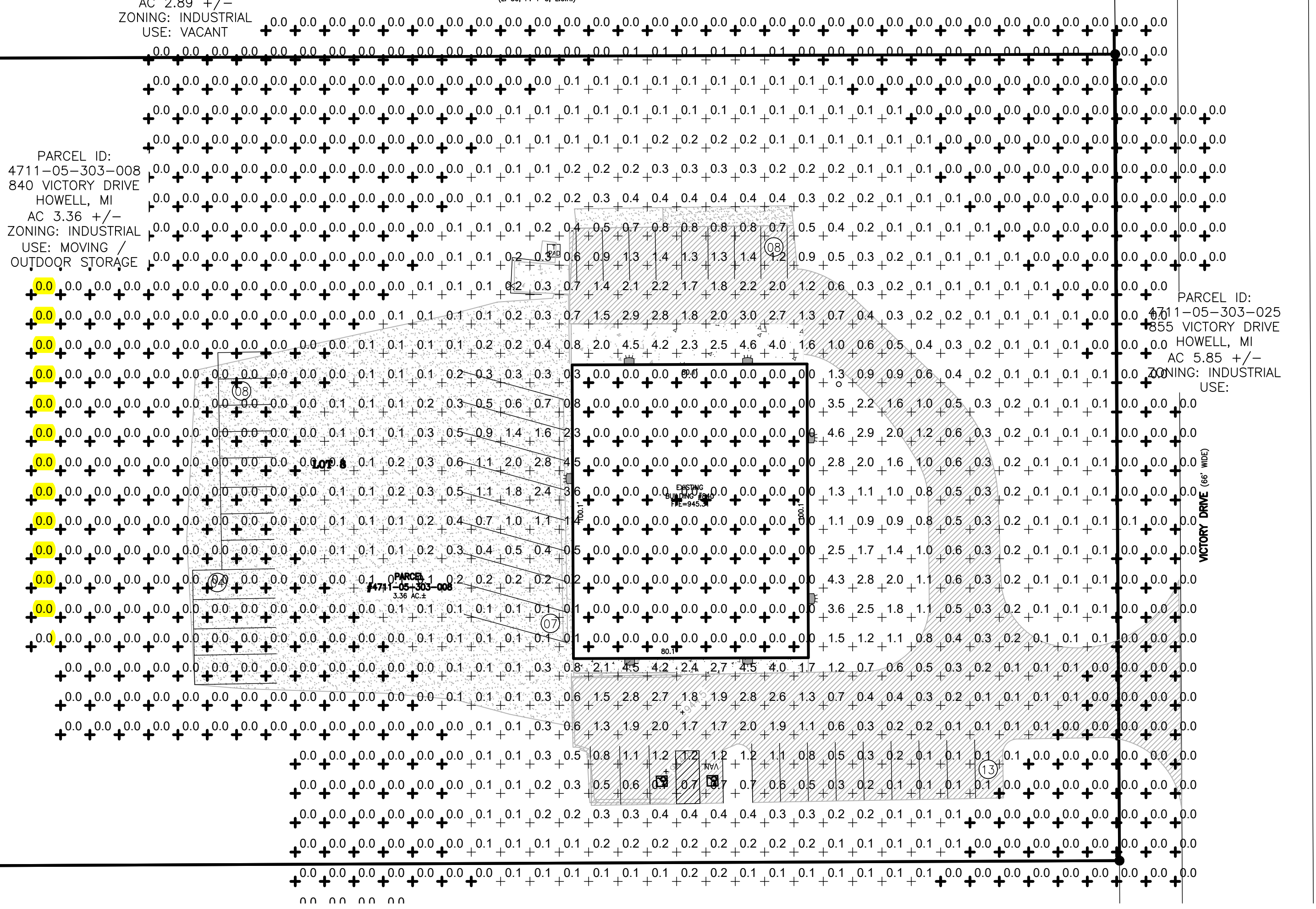
EXISTING FIXTURES

PARCEL ID:
4711-06-400-015
825 TAHOE DRIVE
HOWELL, MI
AC 27.48 +/-
ZONING: MEDIUM
DENSITY RESIDENTIAL

PARCEL ID:
4711-05-303-008
840 VICTORY DRIVE
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ZONING: INDUSTRIAL
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PARCEL ID:
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0 VICTORY DRIVE
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PARCEL ID:
4711-05-303-025
855 VICTORY DRIVE
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ZONING: INDUSTRIAL
USE:



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TWO MEN AND A TRUCK
PROJECT: TWO MEN AND A TRUCK
PREPARED FOR: MR. ALAN OVERSMITH
125 DINDO DRIVE
ANN ARBOR, MI 48103
810.586.9390

LIGHTING PLAN AND CIRCULATION PLAN

REVISION PER	DATE	BY
1	06/07/22	JA
2	06/07/22	BL

DESIGNED BY: JA
DRAWN BY: JA
CHECKED BY: BL
SCALE: 1" = 30'
JOB NO: 22-055
DATE: 03/30/2022
SHEET NO. 6

**LIVINGSTON COUNTY SOIL EROSION PERMIT TEMPLATE
TEMPORARY CONTROLS AND SEQUENCE**

- NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.
- IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974 THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK.

PERMITTING STANDARDS

- (IMPORTANT NOTICE) RETENTION/DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
- 36" M.D.O.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.

- ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.

- PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.

RETENTION PONDS

- RETENTION/DETENTION/SEDIMENTATION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION.

- DETENTION POND OUTLETS SHALL BE OF THE STANDPIPE AND STONE FILTER SYSTEM, WITH TRASH SCREEN. OUTLET FLOW SHALL NOT EXCEED 0.20 CUBIC FEET OF WATER PER SECOND/PER ACRE. POND DIKES SHALL HAVE A MINIMUM OF ONE (1) FOOT OF FREEBOARD. AN EMERGENCY SPILLWAY SHALL BE CONSTRUCTED WITHIN THE FREEBOARD LEVEL.

- THE EMERGENCY SPILLWAY FROM THE DETENTION POND SHALL BE SODDED AND PEGGED, OR RIP RAPPED, 15 FEET PAST THE TOE OF THE SLOPE OF THE BERM.

- DIKES AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER.

- RETENTION/DETENTION PONDS SHALL BE FENCED WITH A 4' CHAIN LINK FENCE, INCLUDING A 12' ACCESS GATE FOR MAINTENANCE UNLESS MINIMUM 5 FT. HORIZONTAL TO 1 FT. VERTICAL SIDE SLOPES ARE PROVIDED. THE FENCE SHALL BE INSTALLED AT THE OUTER PORTION OF THE BERM, TO ALLOW FOR MAINTENANCE WORK TO BE DONE INSIDE THE FENCE.

- ALL UNIMPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL WHICH WILL BE STORED ONSITE DURING THE EXCAVATING STAGE. TOPSOIL PILES SHALL BE SEEDED AND MULCHED, OR MATTED WITH STRAW IN THE NON-GROWING SEASON, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION.

- SOIL EROSION CONTROLS SHALL BE MONITORED DAILY BY THE ON-SITE ENGINEER, OR CONTRACTOR, WHICHEVER CASE APPLIES.

SLOPES AND DITCHES

- ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM WIDTH OF 2' WITH A MINIMUM OF 3 HORIZONTAL TO 1 VERTICAL SIDE SLOPES, 3:1.

- DITCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURING OF THE DITCH BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR INSPECTOR.

- SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.

STORM DRAINS

- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.

- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.

- BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.

- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFFLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.

- ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.

- ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.

- ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE RETENTION/DETENTION POND SHALL HAVE A TEMPORARY 5'X10'X3' SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH COBBLE STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.

- STORM WATER OUTLETS DO DENOTE RIP RAP. ALL OUTLETS SHALL BE RIP RAPPED OVER KEYED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.

- RIP RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION, WIDTH SHALL INCREASE AS DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.

- RIP RAP SHALL BE OF COBBLE STONE, 6" IN DIAMETER OR LARGER. GROUTING MAY BE NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.

- STORM WATER OUTLET IS IN NEED OF A SPLASH BLOCK WHICH IS NOT NOTED ON THE PLAN. INSTALL SPLASH BLOCK IF SLOPE OF THE PIPE IS 4% OR GREATER.

- IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.

STABILIZATION

- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.

- IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.

- PERMIT FEES DURING THE WINTER PERIOD OF NON-CONSTRUCTION, (DECEMBER 1 THROUGH MARCH 31), SHALL NOT BE IMPOSED IF THE PERMIT HOLDER TEMPORARILY STABILIZES THE EXPOSED AREAS WITH STRAW MATTING, AND OTHER APPROVED CONTROLS, AND OBTAINS A WINTER STABILIZATION CERTIFICATE FROM THIS OFFICE.

- PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.

- THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.

- THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.

- PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:

- TOP-SOIL 3" IN DEPTH
- GRASS SEED 210 LBS. PER ACRE
- FERTILIZER 150 LBS. PER ACRE
- STRAW MULCH 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)

- HYDRO-SEEDING HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

SANITARY SEWERS

- SANITARY SEWER TAP TO THE MHOG SANITARY SEWER SYSTEM, SHALL ONLY BE MADE AFTER SECURING IN WRITING CLEARANCE FROM GENOA TOWNSHIP AND A SEWER TAP PERMIT FROM THE LIVINGSTON COUNTY DEPARTMENT OF BUILDING & SAFETY.

- A TAP PERMIT WILL BE NEEDED BY THE OWNER/DEVELOPER OF THIS PROJECT TO TAP TO THE LEGALLY ESTABLISHED COUNTY STORM DRAIN. THE OWNER/DEVELOPER SHALL MAKE A WRITTEN REQUEST TO THE DRAIN COMMISSIONER TO REQUEST THE TAP TO THE STORM SEWER. THE FEES FOR SUCH TAP ARE AS FOLLOWS:

- NON REFUNDABLE ADMINISTRATIVE FEE OF \$50.00, TO BE PAID AT THE TIME OF APPLICATION.

- INSPECTION FEES ARE BASED ON TIME AND MATERIAL BASIS FROM PORT TO PORT FOR THE ON-SITE INSPECTOR. INSPECTORS RATE, VEHICLE MILEAGE, AND 0.5 HOURS OF REPORT PREPARATION TIME WILL BE CHARGED, AS WELL AS ANY NECESSARY MATERIALS. TIME AND MATERIAL FEES ARE PAID AT THE COMPLETION OF THE TAP INSTALLATION.

MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS

- SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE REMOVAL OF ACCUMULATED SILT AND REPLACEMENT OF TORN SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.

- TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT. TRACKING PAD SHALL BE REPLACED WHEN THE STONES ARE CHOKED WITH DIRT. TRACKING PAD SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FIRST COURSE OF ASPHALT BEING LAID.

- DETENTION/RETENTION POND SHALL BE INSPECTED QUARTERLY ON A PERMANENT BASIS. MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL, EMBANKMENT STABILIZATION AND MAINTAINING THE OUTLET STRUCTURE IN GOOD CONDITION. NO TREES SHALL BE ALLOWED TO GROW ON THE EMBANKMENT.

- CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF SEDIMENT. ALL SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY WHEN THE SUMP IS FULL.

- COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS AFTER GRADE WORK, PURSUANT TO RULE 1709 (5).

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO ASSURANCE IS MADE AS TO THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES CROSSING IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITIES COMPANY OF ANY APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

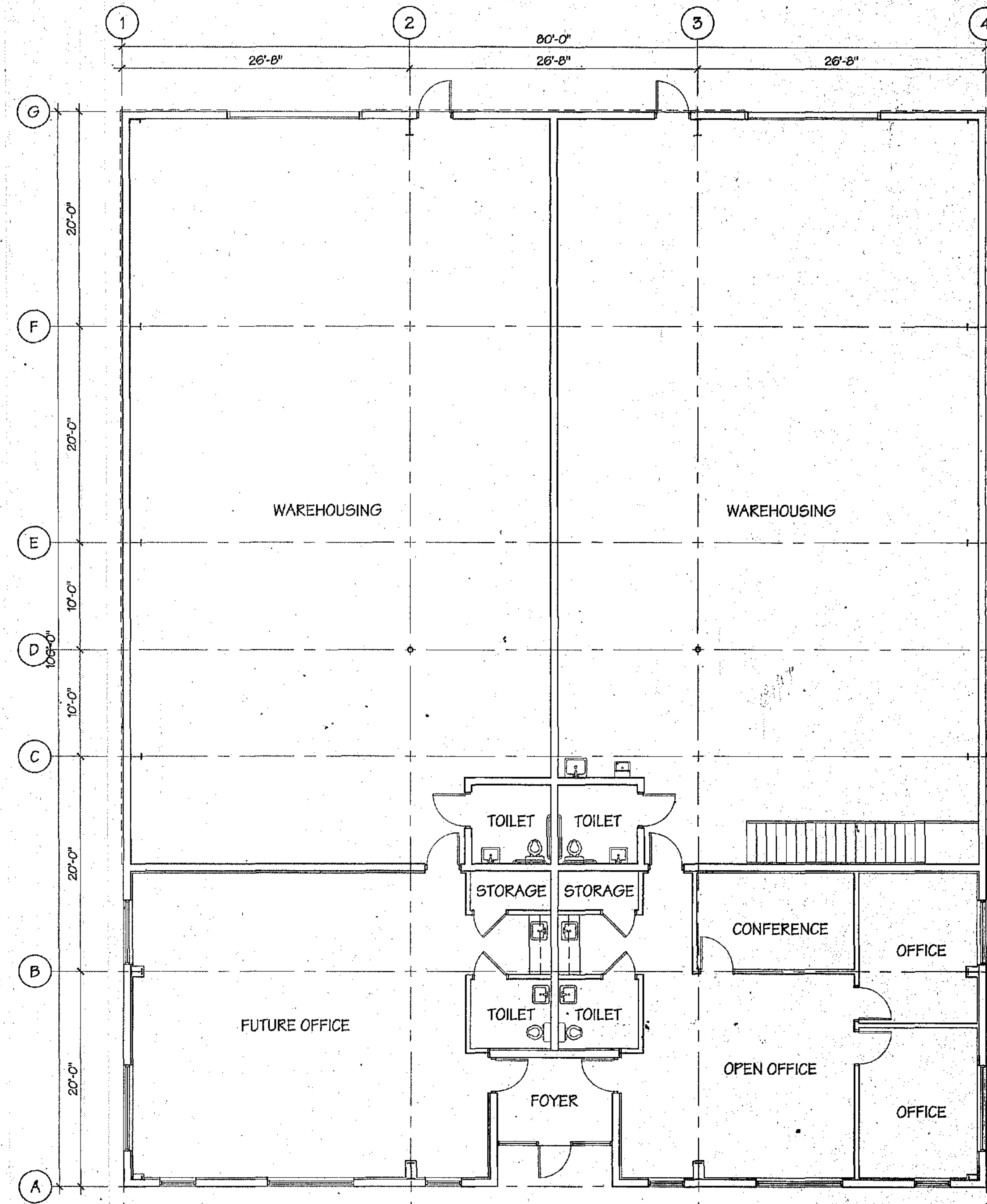
BEFORE ANY DIGGING OR EXCAVATION, CALL MISS DIG AT 1-800-487-7171. MISS DIG IS A SERVICE PROVIDED BY THE STATE OF MICHIGAN.

BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

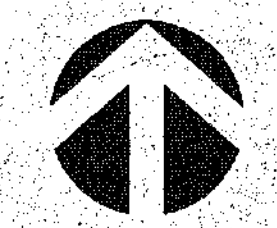
PROJECT		TWO MEN AND A TRUCK	
PREPARED FOR		MR. ALAN OVERSMITH 125 DINO DRIVE ANN ARBOR, MI 48103 810.586.9390	
REVISION PER	TWP REVIEW	06/07/22	DATE
1	1	1	1
BY	NO	NO	NO
DESIGNED BY:	JA		
DRAWN BY:	JA		
CHECKED BY:	N/A		
SCALE:	N/A		
JOB NO:	22-055		
DATE:	03/30/2022		
SHEET NO.	7		



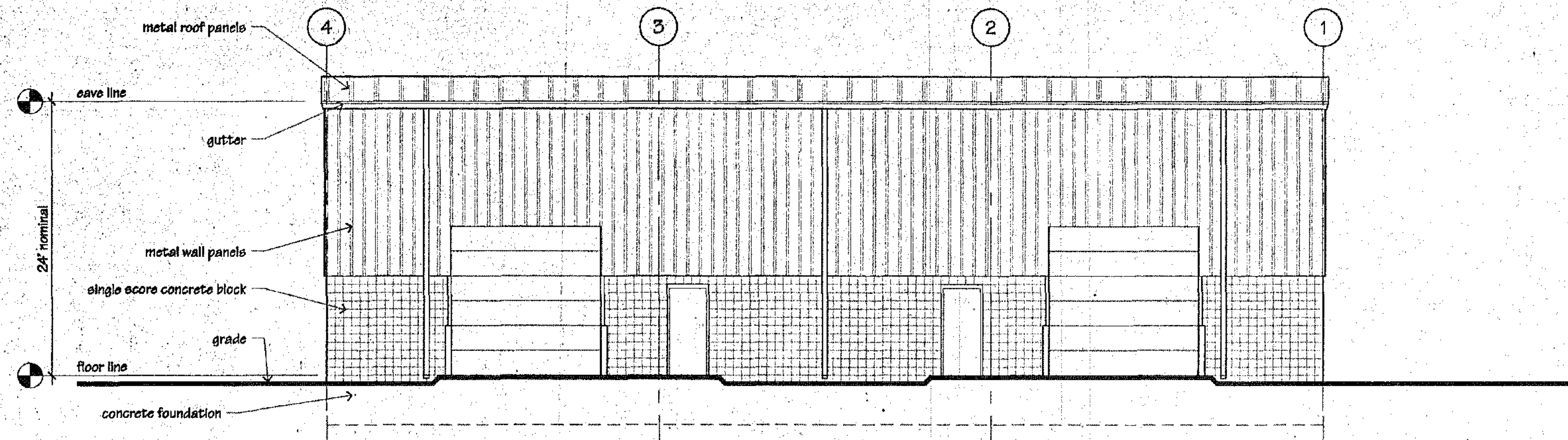
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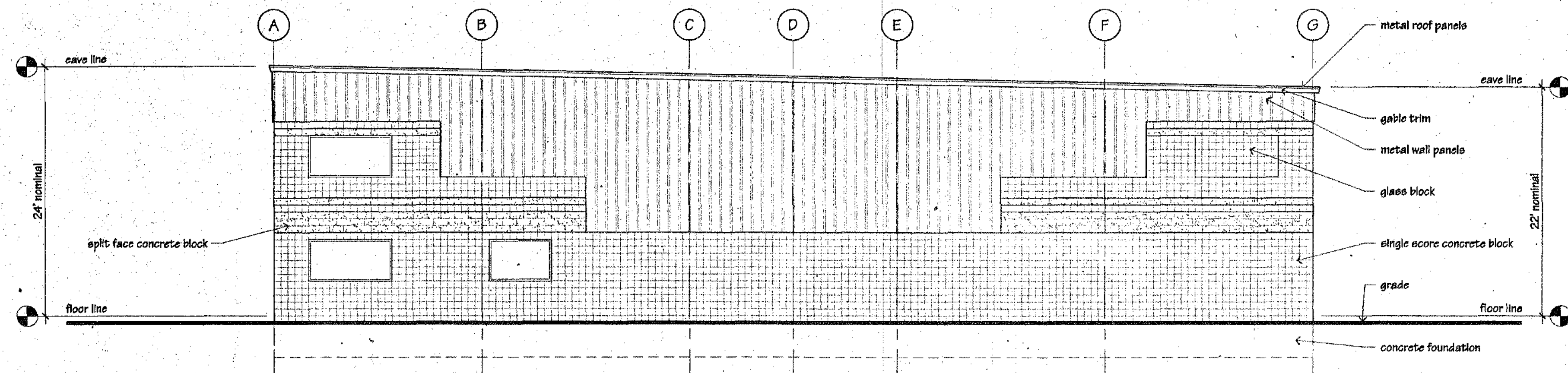
Michael McKelvey



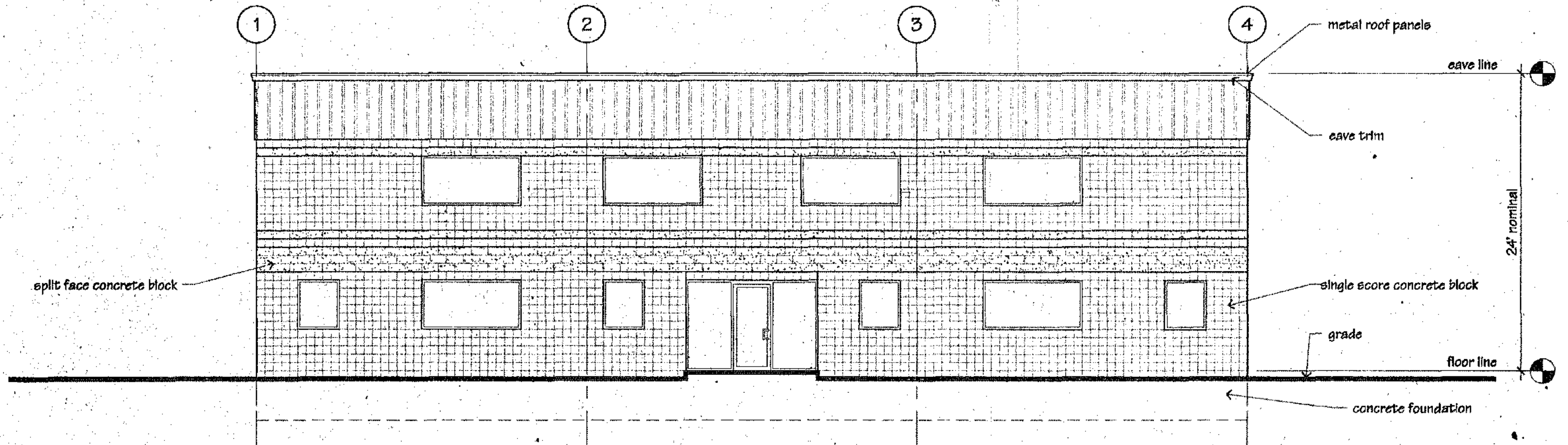
ISSUED 7-5-96 Site Plan Review	
REVISED	
BRIVAR Construction Co. 945 S. Milford Road Highland, MI 48357 810 888-1483 	
New Facility For AUTOMATED ENERGY CONTROLS Lot #8 Grand Oaks West Industrial Park - Genoa Twp., Mich.	FLOOR PLAN
 Michael McKelvey Architect 1750 Huron River Drive Ypsilanti, Michigan 48197 (313) 485-0305	
June 24, 1996	
1/8" = 1'-0"	
258E	
A-1	



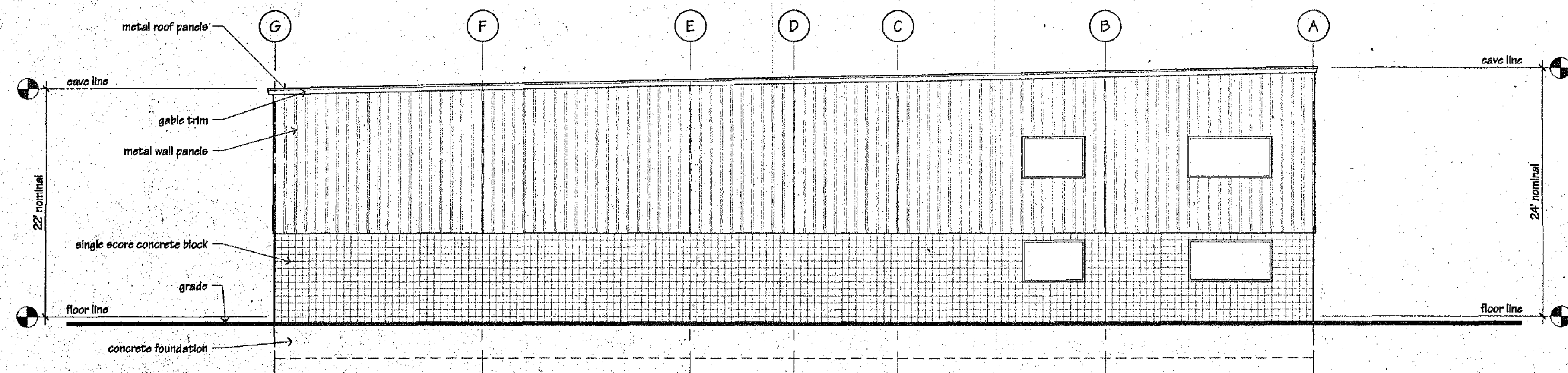
North Elevation



East Elevation



South Elevation



West Elevation

ISSUED
7-5-96 Site Plan Review

REVISED
9-3-96 Misc. Revisions

BRIVAR Construction Co.
945 S. Milford Road
Plymouth, MI 48187
810 888-1463

New Facility For
AUTOMATED ENERGY CONTROLS
Lot #8 Grand Oaks West Industrial Park - Genoa Twp., Mich.
ELEVATIONS

Michael
McKelvey
Architect
7750 Huron River Drive Ypsilanti, Michigan 48197
(313) 486-0905

June 24, 1996

1/8" = 1'-0"

258E

A-2

Michael McKelvey



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 Township Manager
DATE: July 28, 2022
RE: Bid Proposals – Township Hall Entryway LED Sign

Attached please find a bid tabulation spreadsheet and copies of proposals received for the proposed new Township Hall entryway monument LED sign. The project involves two separate contractors, one for the sign and another for the masonry base. The vendor for the sign and electronic message center is Image360. Their estimate for the electronic message center, sign lettering, installation, and permits is approximately \$33,000.

As is relates to the masonry sign base, there were three (3) initial bidders on the project. One bidder withdrew therefore we received two (2) bid proposals. Both bids from the masonry contractors include the costs of the sign from Image360. Please see table below with the contractor name and bid totals:

CONTRACTOR	PROPOSAL (includes sign)
Summit Company	\$79,000
Midwest Contracting Company	\$83,000

The Building and Grounds Fund 249 budget for this item is currently \$27,000. Given the disparity between the bids and the budget, I've included this item for discussion on Monday. Please let me know if you have any questions or comments.

Sincerely,

Assistant Township Manager/Community Development Director

Attachments:

- 1.) Bid Tabulation from Lindhout & Associates; 2.) Image360 sign estimate; 3.) Summit Company proposal; 4.) Midwest Contracting proposal

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

PROJECT NAME: GENOA TWP SIGN

BASE PROPOSAL

(lump sum) NOTES

CONTRACTOR (Total Project Cost)

ArborBay Construction	withdrawn	-	
Summit Company	\$79,000.00		Includes Image 360 cost of \$33,137.90
Midwest Contracting Company	\$83,500.00		Includes Image 360 cost of \$33,137.90

CONTRACTOR (signage)

Image 360		\$32,567.90	\$570.00 (for 2 sets of address numbers)
	Total	\$33,137.90	



2150 Pless Drive
 Suite 3A
 Brighton, MI 48114
 (810) 225-7446

ESTIMATE

E-48332

<http://www.image360.com/BrightonMI>

Payment Terms: Cash Customer

Created Date: 7/21/2022

DESCRIPTION: Monument Sign

Bill To: Genoa Township
 2911 Dorr Road
 Brighton, MI 48116
 US

Installed: Genoa Township
 2911 Dorr Road
 Brighton, MI 48116
 USA

Requested By: Miike Archinal
 Email: mike@genoa.org
 Work Phone: (810) 227-5225

Salesperson: John Nagel
 Entered By: Teri Nagel

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	11mm Electronic Message Center <ul style="list-style-type: none"> Configuration: Double Sided Pixel Pitch: 11mm Pixel Matrix: 90 x 108 Display Dimensions: 3' 3.37" H x 3' 11.24" W Cabinet Dimensions: 3' 8.29" H x 4' 2.40" W x 5" D Voltage: 120v Software: Visions Communication: Cellular Modem Lifetime Data Plan 5 Year Manufacturer's Parts and Labor Warranty Lifetime Technical Support and Online Training 	1	\$23,485.50	\$0.00	\$23,485.50
1.1	Custom Illuminated - Part Qty: 1				
2	Fabricated Metal Letters <ul style="list-style-type: none"> QTY 2 Sets of Fabricated Aluminum Letters with 2 Custom Colors with Baked Enamel Finish G: 26" Tall x 3" Deep ENOA: 15.5" Tall x 3" Deep TOWNSHIP: 7.25" Tall x 2" Deep Galvanized Studs and Mounting Pattern Included 	1	\$4,630.40	\$0.00	\$4,630.40
2.1	Custom Dimensional Letters - Part Qty: 1				
3	Installation <ul style="list-style-type: none"> Mount Electronic Message Center to block structure prior to installation of stone Connect Sign to proper power source supplied by customer. 20 amp dedicated circuit required. Install communication antenna and connect to computer supplied by customer Schedule user training with Electro-Matic Tech Support Flush mount fabricated Metal Letters to limestone section of Sign with galvanized studs and epoxy 	1	\$3,795.00	\$0.00	\$3,795.00

- Price includes all mounting hardware and UL Listed Electrical Components
- All work completed by Image 360 will be properly permitted and inspected

3.1	Installation Service - Part Qty: 1				
3.2	Installation Service - Part Qty: 1				
3.3	Custom Hardware - Part Qty: 1				
3.4	Installation Service - Part Qty: 1				
3.5	Electrical Components - Part Qty: 1				
4	Permit Fees	1	\$657.00	\$0.00	\$657.00
	<ul style="list-style-type: none"> • Processing Fee: \$350.00 • Genoa Township Sign: \$75.00 • Livingston County Plan Review: \$75.00 • Livingston County Building: \$75.00 • Livingston County Electrical: \$82.00 • Fees may vary depending on County Requirements 				
4.1	Permit Cost - Part Qty: 1 - Price: \$657.00				

Subtotal:	\$32,567.90
Taxable Amount:	\$0.00
Taxes:	\$0.00
Grand Total:	\$32,567.90

All orders require a signed proof and estimate. Estimates expire after 30 days. Orders under \$200 must be paid in full prior to production. Orders over \$200 require a 50% deposit with balance paid when completed unless otherwise stated. Credit terms may be available. Delinquent accounts will be subject to a 3% per month fee. Payments may be made via cash, check or credit card. Credit card payments in excess of \$2000 will be charged a 3% convenience fee. Credit card payments accepted via phone at (810) 225-7446.

Thank you for choosing Image 360 of Brighton for your visual communication needs.

Signature: _____ **Date:** _____



July 28th, 2022

Lindhout Associates architects, aia pc
Attn: Jason McIntyre
10465 Citation Drive
Brighton, MI 48116

Re: Lump Sum proposal for
Genoa Township – New Monument Sign
2911 Dorr Road
Brighton, MI 48116

Dear Jason,

Thank you for allowing Midwest Contracting LLC (MCC) to submit a lump sum general contracting proposal for the Genoa Township New Monument Sign. We propose to complete the project and all work associated with the project documents, Bids & Permits dated 7/14/2022 as outlined herein for the amount of:

Eighty three thousand five hundred dollars \$83,500

Inclusions

The following is a list of inclusions / clarifications in this proposal:

- Sales and use tax.
- Lindhout Associates architects, aia pc. project documents, dated 7/14/2022 (description named “Bids & Permits”).
- Building Permit allowance of \$1,000
- Dumpsters – it is assumed staging of the dumpster shall be within close proximity to the work location.
- Temporary toilet to be located in close proximity to the sign location.
- Landscape restoration, limited to seed and straw.
- Demo of the existing monument sign (does not include salvage of any portion of the existing sign), footing and (4) cylindrical footings for what appears to be previous flood lighting.
- Stone veneer to match the existing field color at existing highway sign.
- Coping to match existing highway sign (gray). Coping to be installed in 5ft lengths.
- Furnish and install new monument sign complete per the drawings mentioned above. Utilizing Image360 as the required vendor per the project documents. This does include the following scope as it relates to the signage:
 - EMC Display – including install of communication antenna and connect to customer computer, training/tech support and 5yr parts and labor warranty.
 - “Genoa Township” aluminum letters w/2 custom colors
 - Black aluminum address numbers installed on standoffs
 - Sales Tax

Exclusions

The following items are excluded from our proposal:

- Builder's Risk insurance
- Third Party Material Testing

Midwest Contracting Company, LLC
5080 Pleasant Knl
Fenton, MI 48430

Phone: (810) 360-3792

Genoa Township New Monument Sign
2911 Dorr Road, Brighton, MI 48116
July 28, 2022

Page 2

- Performance, Labor and Payment Bonds
- SESC Permit/Review Fees/Measures
- Traffic control – this is limited to cones around staged equipment/dumpsters.
- ROW Permits
- Layout – final location to be confirmed by Genoa Township
- Structural Engineering/Design
- Winter Conditions – it is assumed that this work will take place prior to November 1, 2022.
- Electrical disconnect, demolition, rework, new work required for the monument sign power/light and existing flag pole lighting.

Schedule

We are ready to start work on this project immediately upon authorization. We have estimated three weeks of construction once materials are available. Please see the general schedule outline below.

- Genoa Township Award / Permitting – 8/1/2022 – 8/12/2022
- EMC Sign Lead Time – 6 weeks – 8/15/2022 – 9/23/2022
- Fabricated Letters Lead Time – 8 weeks – 8/15/2022 – 10/7/2022
- Demo existing and install new monument sign – 3 weeks – 9/26/2022 – 10/14/2022

After reviewing our proposal, you may have questions or require additional information. We look forward to the opportunity to review the project with you.

Sincerely,

Midwest Contracting Company, LLC.



Ralph Spencer
Owner/Principal

Authorized to proceed by:

Sign

Date

Print



PROPOSAL

To: Genoa Township /
 Lindhout Associates

Project: Genoa Township Ground Sign

Location: 2911 Dorr Road
 Brighton, MI 48116

Attn: Jason McIntyre

Arch/Eng'r: Lindhout Associates architects a
 Arch/Eng'r Project No.: 22004

We propose to provide the following described scope for the sum of..... \$79,000.00

Labor, materials, equipment and supervision to provide and set Genoa Township Ground Sign per Lindhout drawings dated 7/14/2022.

Please Note:

- A) We have included the Electronic Message Center and fabricated metal letters with installation and the metal address letters installed per Image360's Proposal.....Total: \$33,137.90
- B) We exclude electrical

Proposal price includes **ALLOWANCE(S)** for:

Permits (e.g. bldg., sewer, water, R.O.W., soil erosion) and related fees (e.g. inspection, tap, assessment, review, surety) of.. **\$1,500.00**
Public utility charges (including meters) of..... **\$0.00**

Terms and Conditions

1. This proposal is based on:
 - (a) Price(s) and fee(s) firm for 20 days (see item 1f for exceptions).
 - (b) AIA Document A201 2007 edition General Conditions (unless stated otherwise in bid documents).
 - (c) Construction performed during regular work hours (except minor tie-in work or specifically stated in proposal).
 - (d) Payment terms net 30 days after our invoice is submitted.
 - (e) Owner promptly providing to us a recorded Notice of Commencement and copies of all Notices of Furnishings and/or requests for Notices of Commencement.
 - (f) CPI not increasing more than 1% and/or material/energy prices not increasing from date of this proposal.
2. This proposal excludes:
 - (a) Building and site conditions such as dewatering, unstable ground, interferences (e.g. utilities, rock, concrete, conduits), locating utility lines or other problematic conditions.
 - (b) Recognition, testing and/or removal of contaminated or hazardous gases/materials, including asbestos and lead (proposal assumes the owner will provide written notification to us if there are any contaminated or hazardous gases/materials, including asbestos and lead, on the premises with specific location(s) before construction begins).
 - (c) Winter conditions and associated costs.
 - (d) Liability in excess of our insurance coverage (proposal assumes property insurance by owner).
 - (e) General conditions and supervision costs for scope changes and owner/architect caused delays.
 - (f) Liability for any loss, damage or delay caused by acts beyond our control including acts of God, weather, failure of supplier/mfr. to perform and labor disputes.
 - (g) 3rd party inspections/testing and SWPPP for stormwater.

This proposal shall be the contract agreement or this proposal shall be part of a separate owner/contractor agreement.

Purchaser: _____

The Summit Company, Inc.

Sign/Date: _____


 Tony Dattilio

Board Correspondence

To Board 8/1/22

**Constitutional and CVTRS Revenue Sharing Payments
FY 2022 and FY 2023 Projections - 2022 P.A. 166 - May Consensus**

Revshare Code	Local Unit Name	Unit Type	County	FY 2022 Projections				FY 2023 Projections			S Chg	% Chg
				Const	CVTRS	Census Adj	Total	Const	CVTRS	Total		
470000	Livingston	Cnty	Livingston	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	N/A
471010	Brighton	Twp	Livingston	\$1,976,024	\$64,162	\$148,589	\$2,188,775	\$1,974,833	\$68,012	\$2,042,845	(\$145,930)	(6.7)%
471020	Cohoctah	Twp	Livingston	\$351,224	\$0	\$0	\$351,224	\$334,846	\$0	\$334,846	(\$16,378)	(4.7)%
471030	Conway	Twp	Livingston	\$382,806	\$0	\$0	\$382,806	\$372,189	\$0	\$372,189	(\$10,617)	(2.8)%
471040	Deerfield	Twp	Livingston	\$446,078	\$0	\$0	\$446,078	\$429,751	\$0	\$429,751	(\$16,327)	(3.7)%
471050	Genoa	Twp	Livingston	\$2,167,651	\$71,483	\$70,876	\$2,310,010	\$2,134,520	\$75,772	\$2,210,292	(\$89,718)	(4.3)%
471060	Green Oak	Twp	Livingston	\$1,968,547	\$62,842	\$238,334	\$2,269,723	\$1,998,559	\$66,613	\$2,065,172	(\$204,551)	(9.0)%
471070	Hamburg	Twp	Livingston	\$2,270,173	\$76,329	\$0	\$2,346,502	\$2,193,010	\$80,909	\$2,273,919	(\$72,583)	(3.1)%
471080	Handy	Twp	Livingston	\$576,203	\$0	\$63,830	\$640,033	\$582,939	\$0	\$582,939	(\$57,094)	(8.9)%
471090	Hartland	Twp	Livingston	\$1,600,836	\$52,881	\$44,795	\$1,698,512	\$1,573,760	\$56,054	\$1,629,814	(\$68,698)	(4.0)%
471100	Howell	Twp	Livingston	\$780,613	\$0	\$157,328	\$937,941	\$814,216	\$0	\$814,216	(\$123,725)	(13.2)%
471110	Iosco	Twp	Livingston	\$410,468	\$0	\$0	\$410,468	\$399,216	\$0	\$399,216	(\$11,252)	(2.7)%
471120	Marion	Twp	Livingston	\$1,136,236	\$36,049	\$156,202	\$1,328,487	\$1,159,998	\$38,212	\$1,198,210	(\$130,277)	(9.8)%
471130	Oceola	Twp	Livingston	\$1,420,334	\$43,046	\$364,375	\$1,827,755	\$1,508,461	\$45,629	\$1,554,090	(\$273,665)	(15.0)%
471140	Putnam	Twp	Livingston	\$604,590	\$0	\$0	\$604,590	\$564,783	\$0	\$564,783	(\$39,807)	(6.6)%
471150	Tyrone	Twp	Livingston	\$1,176,934	\$36,136	\$262,791	\$1,475,861	\$1,236,437	\$38,304	\$1,274,741	(\$201,120)	(13.6)%
471160	Unadilla	Twp	Livingston	\$358,488	\$0	\$0	\$358,488	\$343,821	\$0	\$343,821	(\$14,667)	(4.1)%
472010	Brighton	City	Livingston	\$796,797	\$62,107	\$0	\$858,904	\$768,105	\$65,833	\$833,938	(\$24,966)	(2.9)%

"Census Adj" column includes Census Adjustment payments and Hold Harmless payments issued in April 2022.
Local units that received a negative Census Adjustment payment will show as zero due to the offsetting Hold Harmless payment.

May 20, 2022

FY 2022 and FY 2023 Projections - 2022 P.A. 166 - May Consensus

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Prepared by the Revenue Sharing and Grants Division, Michigan Department of Treasury