

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
AUGUST 8, 2022  
6:30 P.M.  
AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF AGENDA:**

**DECLARATION OF CONFLICT OF INTEREST:**

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

**OLD BUSINESS:**

**OPEN PUBLIC HEARING # 1**...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 an existing medical building. The project is located at 7575 Grand River Avenue, north side of Grand River Avenue and west of Bendix Road. The request is petitioned by Trinity Health-Michigan.

- A. Recommendation of Amended and Restated PUD Agreement
- B. Recommendation of Environmental Impact Assessment (dated 3-30-22)
- C. Recommendation of Final PUD site plan (dated 7-20-22)

**OPEN PUBLIC HEARING # 2**...Discussion and review of a conceptual site plan for 12 attached condominiums and 102 single family homes for the Summerfield Pointe PUD. The property in question is located on Lawson Drive, north of Grand River Avenue. The request is petitioned by Healy Homes, LLC.

**ADMINISTRATIVE BUSINESS:**

- *Staff Report*
- *Approval of July 11, 2022 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



**GENOA CHARTER TOWNSHIP**  
**Application for Site Plan Review**

**TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:**

**APPLICANT NAME & ADDRESS:** Trinity Health-Michigan d/b/a St. Joseph Mercy Health System  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

**OWNER'S NAME & ADDRESS:** St. Joseph Mercy Health System

**SITE ADDRESS:** 7575 Grand River Existing Facility, 7555 Grand River for New Hospital **PARCEL #(s):** ID:4711-13-200-009

**APPLICANT PHONE:** ( 734 ) 712-2192 **OWNER PHONE:** ( 734 ) 712-2192

**OWNER EMAIL:** tom.tocco@stjoeshealth.org

**LOCATION AND BRIEF DESCRIPTION OF SITE:** Project site is located at  
7575 Grand River Rd., Brighton, Michigan, 48114.

Project to include expansion and renovation of existing facility  
known as St. Joseph Mercy Brighton.

**BRIEF STATEMENT OF PROPOSED USE:** Project is intended to expand community health service to Brighton  
area and includes development of new hospital addition (four stories plus basement), support spaces,  
72 inpatient beds including mother/baby unit, expanded emergency department services, cafeteria,  
and associated upgrades to support spaces and utilities, with expanded onsite parking capacity.

**THE FOLLOWING BUILDINGS ARE PROPOSED:** \_\_\_\_\_  
Hospital addition to existing facility = 175,043 gross sq.ft.  
Expansion areas to Medical Office Building =11,114 gross sq.ft.  
Renovation area within Medical Office Building = 23,326 net sq.ft

**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:** Tom Tocco  
**ADDRESS:** 1600 South Canton Center Road, Canton, MI 48155




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

L.) Tom Tocco of Trinity dba St. Joseph Mercy Health System at Tom.Tocco@stjoeshealth.org  
Name Business Affiliation E-mail Address

**FEE EXCEEDANCE AGREEMENT**

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

SIGNATURE:  DATE: March 29, 2022  
PRINT NAME: Tom Tocco PHONE: Direct: 734-712-2192 Cell: 734-646-8730  
ADDRESS: 1600 South Canton Center Road, Canton, MI 48155



# GENOA CHARTER TOWNSHIP APPLICATION Planned Unit Development (PUD)

APPLICANT NAME: Tom Tocco

APPLICANT EMAIL: tom.tocco@stjoeshealth.org

APPLICANT ADDRESS & PHONE: 1600 South Canton Center Road;Canton, MI 48155 ( 734 ) 712-2192

OWNER'S NAME: Trinity Health – Michigan d/b/a St. Joseph Mercy Livingston

OWNER ADDRESS & PHONE: St. Joseph Mercy Health System ( 734 ) 712-2192

TAX CODE(S): ID: 4711-13-200-009

### QUALIFYING CONDITIONS (To be filled out by applicant)

1. A PUD zoning classification may be initiated only by a petition.
2. It is desired and requested that the foregoing property be rezoned to the following type of PUD designation:
  - Residential Planned Unit Development (RPUD)
  - Planned Industrial District (PID)
  - Mixed Use Planned Unit Development (MUPUD)
  - Redevelopment Planned Unit Development (RDPUD)
  - Non-residential Planned Unit Development (NRPUD)
  - Town Center Planned Unit Development (TCPUD)
3. The planned unit development site shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.

EXPLAIN Trinity Health-Michigan d/b/a St. Joseph Mercy Health System are the current owners of the parcel.

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4. The site shall have a minimum area of twenty (20) acres of contiguous land, provided such minimum may be reduced by the Township Board as follows:
  - A. The minimum area requirement may be reduced to five (5) acres for sites served by both public water and public sewer.
  - B. The minimum lot area may be waived for sites zoned for commercial use (NSD, GCD or RCD) where the site is occupied by a nonconforming commercial, office or industrial building, all buildings on such site are proposed to be removed and a new use permitted within the underlying zoning district is to be established. The Township Board shall only permit the PUD on the smaller site where it finds that the flexibility in dimensional standards is necessary to allow for innovative design in redeveloping the site and an existing blighted situation will be eliminated. A parallel plan shall be provided showing how the site could be redeveloped without the use of the PUD to allow the Planning Commission to evaluate whether the modifications to dimensional standards are the

minimum necessary to allow redevelopment of the site, while still meeting the spirit and intent of the ordinance.

- C. The PUD site plan shall provide one or more of the following benefits not possible under the standards of another zoning district, as determined by the Planning Commission:
- preservation of significant natural or historic features
  - a complementary mixture of uses or a variety of housing types
  - common open space for passive or active recreational use
  - mitigation to offset impacts
  - redevelopment of a nonconforming site where creative design can address unique site constraints.
- D. The site shall be served by public sewer and water. The Township may approve a residential PUD that is not served by public sewer or water, provided all lots shall be at least one (1) acre in area and the requirements of the County Health Department shall be met.

Size of property is 77.59 acres.

DESCRIBE BELOW HOW THE REQUESTED PUD DESIGNATION COMPLIES WITH AFOREMENTIONED MINIMUM LOT SIZE REQUIREMENTS.

A PUD currently governs the site and is being amended in order to accommodate  
the expanded hospital program to better serve the community.

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**STANDARDS FOR REZONING TO PLANNED UNIT DEVELOPMENT (RESPOND HERE OR WITHIN THE IMPACT STATEMENT)**

1. How would the PUD be consistent 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;

The amended PUD will comply with the open space requirement from the township.

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2. The compatibility of all the potential uses in the PUD 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;

See attachment, Impact Statement and supporting appendices.

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3. The capacity of infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the “health, safety and welfare” of the Township;

See attachment, Impact Statement and supporting appendices.

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4. The apparent demand for the types of uses permitted in the PUD;  
See attachment, Impact Statement and supporting appendices.

**AFFIDAVIT**

The undersigned says that they are the Owner's Executive Dir. (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: Tom Tocco  
ADDRESS: 1600 South Canton Center Road, Canton, MI 48155

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

Tom Tocco of Trinity dba St. Joseph Mercy Health System at tom.tocco@stjoeshealth.org  
*Name Business Affiliation E-mail*

**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: St. Joseph Mercy Brighton Expansion and Renovation

PROJECT LOCATON & DESCRIPTION: 7575 Grand River Rd., Brighton, MI 48114

Expansion and renovation of existing MOB and clinic to add Hospital function.

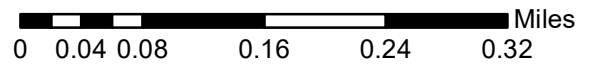
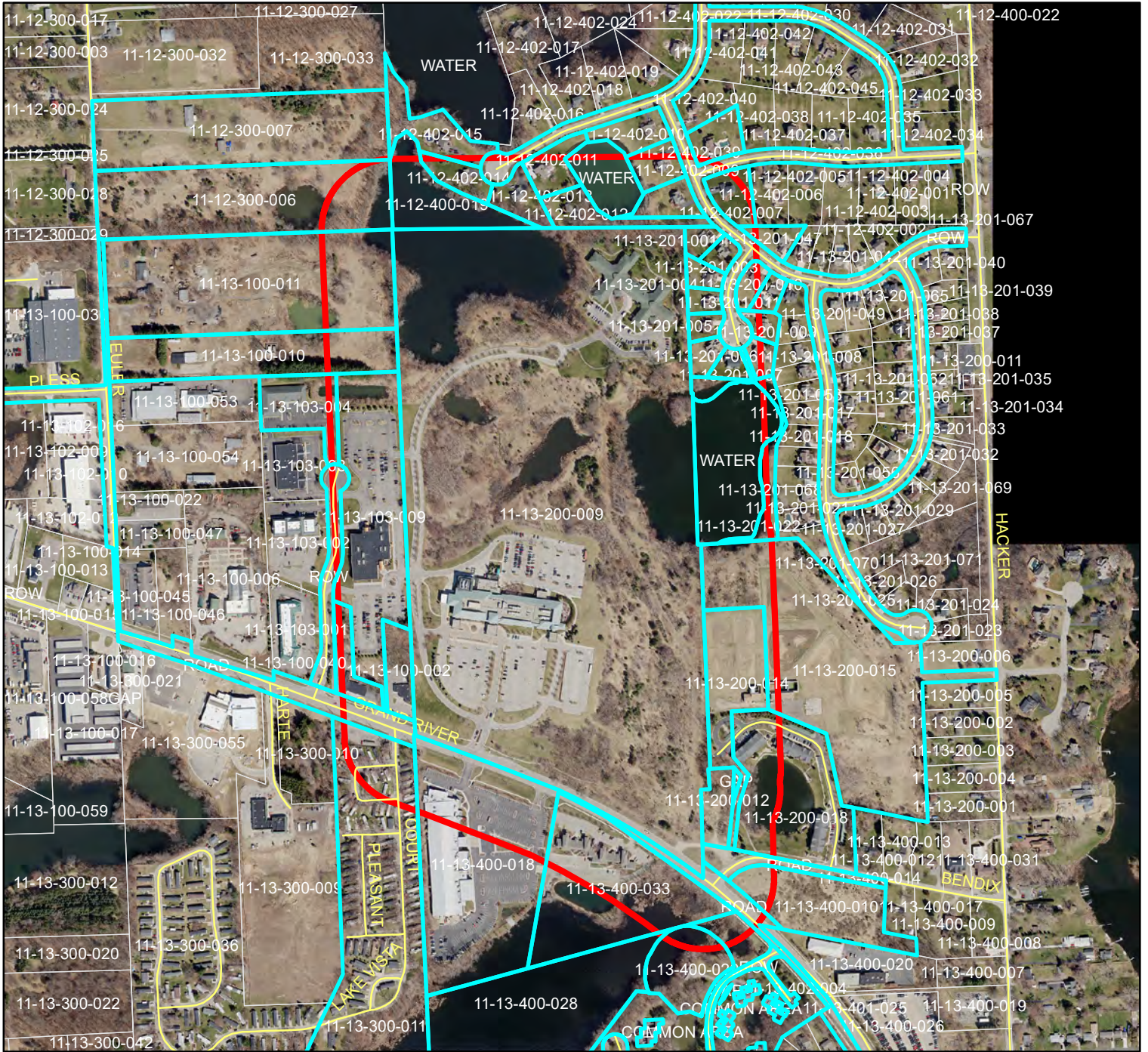
SIGNATURE: Tom Tocco DATE: March 29, 2022

PRINT NAME: Tom Tocco PHONE: 734-712-2192

COMPANY NAME & ADDRESS: St. Joseph Mercy Health; 1600 South Canton Center Road, Canton, MI 48155



# 300 Foot Buffer for Noticing



Special Use: St. Joseph Mercy

Address: 7575 Grand River

Parcel: 4711-13-200-009



May 4, 2022





**NOTICE OF PUBLIC HEARING  
AUGUST 8, 2022**

July 19, 2022

To Whom It May Concern:

Please be advised that the Planning Commission of Genoa Charter Township will conduct a public hearing on **Monday, August 8, 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 7575 Grand River Avenue, north side of Grand River Avenue, west of Bendix Road. **The applicant is requesting an amendment to the Saint Joseph Mercy Health Planned Unit Development to construct a proposed 184,157 sq. ft. 4-story hospital addition to an existing medical building. The request is petitioned by Trinity Health-Michigan.** The project was tabled at the July 11, 2022 Planning Commission meeting.

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 email to [Kelly@genoa.org](mailto: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

2911 Dorr Road  
Brighton, MI 48116  
810.227.5225  
810.227.3420 fax  
[genoa.org](http://genoa.org)

**SUPERVISOR**

Bill Rogers

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

**MANAGER**

Michael C. Archinal



**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
JULY 11, 2022  
6:30 P.M.  
MINUTES**

**CALL TO ORDER:** Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Chris Grajek, Jeff Dhaenens, Marianne McCreary, Eric Rauch, Glynis McBain, Tim Chouinard and Diana Lowe. Also present was Kelly VanMarter, Community Development Director/Asst. Township Manager, Brian Borden of SafeBuilt, and Shelby Byrne of Tetra Tech. There were approximately 75 people in attendance.

**PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited.

**APPROVAL OF AGENDA:**

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

**DECLARATION OF CONFLICT OF INTEREST:** None

**CALL TO THE PUBLIC:** A call to the public was made at 6:31 p.m. with no response.

**OLD BUSINESS:**

**OPEN PUBLIC HEARING # 1...** 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 an existing medical building. The project is located at 7575 Grand River Avenue, north side of Grand River Avenue and west of Bendix Road. The request is petitioned by Trinity Health-Michigan.

- A. Recommendation of Amended and Restated PUD Agreement
- B. Recommendation of Environmental Impact Assessment (dated 3-30-22)
- C. Recommendation of Final PUD site plan (dated 6-22-22)

From Trinity Health, Tom Tocco, Executive Director of Facilities and Construction, John O'Malley, President, Tiffany Spano, Senior Project Manager, and Beck Selter, Project Manager are present. Also attending are Richard Sundquist, Legal Counsel of Trinity Health, and Cindy Pozolo, Dino Lekos and Darin Daguanno from Smith Group on behalf of the petitioner.

Mr. Tocco gave an introduction of the health system and the core values of what is now called Trinity Health. He stated that the Board of Trinity Health is scheduled to review this project in December of 2022 for approval. Dino Lekos, Smith Group, gave an overview of the entire project including the extension of the ring road, improvement to stormwater, parking, and natural features buffer impacts. He stated that there is 8,000 sq. ft. of temporary and 425 sq. ft. of permanent encroachment into the buffer proposed. They are working to mitigate the Fire Department concerns for apparatuses that would travel through the ring road. Darin Daguanno, Smith Group, discussed the area of the addition of the 4 story, nearly 190,000 sq. ft. building and how it is meant to complement the existing building while respecting and enhancing the natural setting of the site. Some of the new features include but are not limited to a courtyard, dining area, on-site farm and walking trails.

Ms. Pozolo gave an overview of the guiding principles for the project with the expanded emergency room, leaving opportunity for growth within the footprint and continuous operations.

Mr. Border reviewed his letter dated July 1, 2022:

1. PUD Amendment:
  - a. The applicant must address the comments put forth by Township staff.
  - b. There are several elements of the draft that warrant additional discussions and/or edits such as: natural feature buffer encroachment details, sign standards, building height, banked parking process and to allow an appeal to the ZBA, etc.
2. PUD Site Plan:
  - a. Sheet A0.X, which identifies the building material codes, must be provided to the Township.
  - b. The findings of the traffic impact study are subject to review and comment by the Township Engineer.
  - c. Unable to locate details of an enclosure for the refuse area, or for the “architectural covering” noted.
  - d. The applicant must address comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

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

1. The Petitioner completed a traffic impact study that recommended multiple offsite improvements to keep the existing intersection operating at a similar or better level of service at the current conditions, and recommended the improvements be made regardless of the proposed hospital. Recommended improvements include signal changes at the intersections of Latson Road and eastbound and westbound I-96 and at the intersection of Latson Road and Grand River Avenue. The study also recommends the widening of the Grand River Avenue and I-96 crossover (near Hilton Road in Brighton) to three lanes. These improvements are something the Township, MDOT, and the City of Brighton should keep in mind.
2. A wetland inventory has been completed and added to the plans, and the Petitioner is proposing to waive the 25-foot wetland buffer as part of their PUD Agreement. If a wetland permit is required, approval should be obtained from EGLE for any proposed work within the wetlands and for using the wetlands for detention. This approval should be provided prior to site plan approval.
3. The Livingston County Drain Commission (LCDC) was asked to review the plans for the proposed hospital. The LCDC has completed their initial review and no significant issues were found with the proposed storm drainage plan. We do not foresee future reviews from the LCDC causing any major changes to the layout of the site. Final Approval from the LCDC should be obtained and provided to the Township prior to final approval. If future reviews from either the LCDC or EGLE cause any major changes to the site plan, the Petitioner may be required to submit for additional review and approval.
4. After final site plan approval, the Petitioner will need to submit to MHOG Sewer and Water Authority for their approval and permitting of the public water and sanitary sewer improvements.

Chairman Grajak asked if the applicant had received the comments from the Fire Department. The petitioner stated that they are working through the issues with the Brighton Area Fire Authority Fire Marshal's letter dated July 5, 2022 with the Fire Marshal.

Commissioner McCreary stated that she is concerned about the stormwater draining into Woodland Lake. Mr. Lekos stated there is an existing pipe that drains into an adjacent pond that ultimately ends up in Woodland Lake. The pipe is not functioning properly. They are proposing to replace the existing pipe to restore functionality. They are replacing the same length of the pipe that is existing now.

Commissioner Rauch stated that he also has concerns about any impacts on Woodland Lake. He asked if there are any adverse impacts after the repair of the system to Woodland Lake or the properties around it. Mr. Lekos stated there may be a lack of control now with the pipe that is not working. The new control structure and improvement of the berm will help control the drainage. Commission Rauch asked if staff has received any contact from Brighton Township or Brighton Township residences in regards to this project. He asked staff if they could reach out to Brighton Township. Ms. VanMarter stated that the staff is working closely with the Drain Commissioner's office on the stormwater plan. The Township has deferred review of the stormwater design to the County due to their concerns with drainage and potential impacts to Woodland Lake and Ackerman Lake. Commission Rauch would like to see outreach to Brighton Township and the Drain Commissioner to make sure there will be no adverse impacts to the lake.

Mr. Sundquist reviewed the changes to the PUD Agreement. He indicated that he supplied a revised Agreement to Kelly VanMarter before the meeting and they intend to address the staff comments in regards to the PUD amendment. Ms. Pozolo stated that they will give a maximum height for the building with the screening and rooftop equipment.

Commissioner Rauch indicated that he believes the future addition of parking should have to follow the full site plan review process. He also asked for renderings showing what the new building will look like from the road. Mr. Daguanno responded that the top one story and the screen wall will be visible from Grand River.

Commission Dhaenens asked if the antennae system will be visible and if can be screened. Ms. Pozolo responded that the FAA is currently reviewing the antennae system and it is proposed to be in the northwest corner of the building behind the screen wall. Commissioner Rauch asked for the top height of the screening to be provided. Mr. Daguanno responded that they will provide a maximum and add the antennas for review prior to approval.

A call to the public was made at 7:38 p.m. with the following response:

Robert Biegas, 1950 Genoa Circle, has concerns about the traffic inside the campus. There is a back up for cars waiting to turn at the light. It typically takes 2 -3 lights to get through to turn left.

The call to the public was closed at 7:41 p.m.

Mr. Lekos stated that they are not proposing any changes to the vehicle stacking at this time. Chairman Grajek asked if the traffic impact study included the proposed apartment project that is scheduled to be heard tonight.

Commissioner Rauch asked for information regarding the dumpster enclosure. Mr. Lekos responded that the trash compactors are self-contained and self-enclosed and will be screened inside the receiving area.

Commissioner Dhaenens stated that the traffic impact study should address the traffic from the proposed 200 apartment unit project that is on the agenda tonight and to address the issue with



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.



August 2, 2022

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
<b>Subject:</b>	St. Joseph Mercy Health System – PUD Amendment and Site Plan Review #4
<b>Location:</b>	7575 Grand River Avenue – north side of Grand River, west of Bendix Road
<b>Zoning:</b>	NRPUD Non-Residential Planned Unit Development

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from St. Joseph Mercy Health System requesting an amendment to the approved PUD, as well as PUD site plan review (plans most recently dated 7/20/22).

**A. Summary**

**1. PUD Amendment:**

- a. The applicant must address the comments put forth by Township staff.

**2. PUD Site Plan:**

- a. The applicant should be prepared to present a building elevation rendering from Grand River, as requested by the Commission.
- b. The findings of the updated traffic impact study are subject to review and comment by the Township Engineer.
- c. The applicant must clarify/correct the parking calculations on the site plan in relation to those noted in the PUD Agreement.
- d. The Commission should consider comments provided by the Township Engineer and/or Brighton Area Fire Authority.

**B. Proposal/Process**

The applicant proposes to amend the approved PUD by renovating and expanding an existing hospital building. Per the PUD Agreement, the proposed 4-story hospital contains 175,043 square feet of gross floor area.

In accordance with Section 10.11, the PUD amendment requires review and recommendation by the Planning Commission, and final review/approval by the Township Board (including execution of an amended PUD Agreement).

The Commission reviewed the proposal at their July 11, 2022 meeting, and tabled the request so the applicant could address questions regarding the traffic impact study, PUD Agreement, and the stormwater management plan.



*Aerial view of site and surroundings (looking west)*

### **C. PUD Amendment**

As noted at the July 11, 2022 Planning Commission meeting, the applicant has addressed many of the comments raised to date, including many discussed that evening.

However, there are still comments remaining that need to be addressed. Of note, the applicant must edit/clarify/correct the following sections:

- 2.3.4 with respect to the 25-foot natural feature setback around wetland areas.
- 4.2.3 with respect to the parking requirements.
- 5.2 with respect to project signage.
- 5.3 with respect to building and screen wall heights.

### **D. PUD Site Plan**

- 1. Dimensional Requirements.** The proposed building expansion/addition is situated well outside of required setbacks – the smallest of which is nearly 250 feet from the west side lot line. The proposal will be approximately 750 feet from the easterly lot line, which includes existing residential uses.

Provided the Township is amenable to the building height increase proposed as part of the amended PUD Agreement, the plans meet the applicable dimensional requirements.

- 2. Buildings.** The proposed building is constructed of various materials, including brick, concrete block, metal and glass.

The renderings depict a mixture of materials and colors, as well as horizontal and vertical features to help break up the overall mass of the building.

Building materials and design are subject to review by the Planning Commission. The applicant previously presented material and color samples to the Commission, though an additional rendering of the view from Grand River was requested. The applicant should be prepared to present this depiction to the Commission at their upcoming meeting.

- 3. Pedestrian Circulation.** The plan includes extension of the existing pedestrian pathway system, which connects parking areas to building entrances. Pedestrian crosswalk striping is also provided at appropriate locations.



Per the Township's request, the revised plan also includes an enhanced path/trail connecting the project area with Woodland Village to the northeast.

- 4. Vehicular Circulation.** The project includes completion of a loop road around the entire medical facility, with internal drives connecting the various parking lots. The loop road and internal drive aisles meet or exceed the dimensional standards of the Zoning Ordinance.

The revised submittal includes updates to the traffic impact study. We defer to the Township Engineer for review and comment on the updated information.

The Commission should consider any additional comments provided by the Township Engineer and/or Brighton Area Fire Authority with respect to vehicular circulation.

- 5. Parking.** Per the proposed amendment to the PUD Agreement, parking has been based on the owner's experience with other large medical complexes.

The previous site plan noted 618 spaces as the anticipated parking needs for the proposal. The plan provides 753 spaces with an additional 246 designed as banked parking (southeast of building).

It is unclear whether these calculations use the ratio noted in the revised PUD Agreement (1 space per 275 square feet of 80% of the gross building area). The applicant must clarify and/or correct, if needed.

Parking spaces comply with the dimensional and design requirements of the Ordinance.

- 6. Landscaping and Screening.** The previous landscape plan includes a significant number of new plantings within the parking lot, along the loop road, around the stormwater ponds, and within a courtyard area between the existing and proposed buildings.

The minor discrepancies previously noted have been corrected, and a masonry screen wall is proposed around the "utility yard" north of the proposed building addition.


- 7. Lighting.** The previous submittal included a detailed lighting plan for the project area.

Fixture/pole details and light intensities comply with the standards of Section 12.03.

- 8. Grading, Drainage, and Utilities.** We defer to the Township Engineer for review and comment on site engineering elements.

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

Respectfully,  
**SAFEBUILT**

  
Brian V. Borden, AICP  
Michigan Planning Manager

August 3, 2022

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

**Re: St. Joseph Mercy Hospital  
Site Plan Review No. 4**

Dear Ms. Van Marter:

Tetra Tech conducted a fourth review of the proposed St. Joseph Mercy Hospital site plan last dated June 22, 2022. The plans were prepared by SmithGroup on behalf of Trinity Health-Michigan/Saint Joseph Mercy Health System. The site is located on a 77.59-acre parcel on the north side of Grand River Avenue at the existing St. Joseph Mercy Brighton Healthcare. The proposed improvements include a 175,000 square foot hospital expansion at the existing site. Additional improvements include parking lot expansion, storm sewer and bioretention basins, and public water main and sanitary sewer improvements. We offer the following comments:

#### **GENERAL**

1. The impact assessment states that the proposed hospital expansion will include 72 beds. This will account for 78.5 residential equivalency units (REU), which comes from the Township's REU table that assigns 1.09 REUs per hospital bed. This number will be used to determine the proposed facility's tap-in fee. The impact assessment also notes that the hospital will include shell space for an additional 16 beds, which would account for an additional 17.4 REUs.
2. The Petitioner completed a traffic impact study that recommended multiple offsite improvements to keep the existing intersection operating at a similar or better level of service at the current conditions, and recommended the improvements be made regardless of the proposed hospital. Recommended improvements include signal changes at the intersections of Latson Road and eastbound and westbound I-96 and at the intersection of Latson Road and Grand River Avenue. The study also recommends the widening of the Grand River Avenue and I-96 crossover (near Hilton Road in Brighton) to three lanes. These improvements are something the Township, MDOT, and the City of Brighton should keep in mind.
3. At the July 11, 2022, Planning Commission meeting there were concerns about traffic backing up around the on-site 3-way stop intersection, just north of the entrance drive to the site off Grand River Avenue. If outbound site traffic backs up to the intersection it may prohibit inbound traffic from making a left turn, which may cause a backup into Grand River Avenue. The Petitioner should determine if stacking into Grand River Avenue will be an issue, and if so, should come up with a plan to handle this stacking such as signage to prohibit a left turn at said on-site intersection or signage for southbound and eastbound traffic to not block intersection.

#### **SITE PLAN**

1. A wetland inventory has been completed and added to the plans, and the Petitioner is proposing to waive the 25-foot wetland buffer as part of their PUD Agreement. The Petitioner has submitted a Joint Permit

**Ms. Kelly Van Marter**  
**Re: St Joseph Mercy Hospital**  
**Site Plan Review No. 4**  
**August 3, 2022**  
**Page 2**

Application to EGLE for their proposed wetland impacts and once the EGLE permit has been obtained it should be provided to the Township for their records.

#### **DRAINAGE/GRADING**

1. The Livingston County Drain Commission (LCDC) was asked to review the plans for the proposed hospital. Final Approval from the LCDC should be obtained and provided to the Township prior to final approval. If future reviews from either the LCDC or EGLE cause any major changes to the site plan, the Petitioner may be required to submit for additional review and approval.
2. Detention and storm sewer calculations should be included in the plans rather than being submitted as a separate package.

#### **UTILITIES**

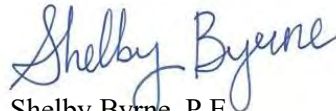
1. After final site plan approval, the Petitioner will need to submit to MHOG Sewer and Water Authority for their approval and permitting of the public water and sanitary sewer improvements.

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

Sincerely,



Gary J. Markstrom, P.E.  
Vice President



Shelby Byrnie, P.E.  
Project Engineer



# BRIGHTON AREA FIRE AUTHORITY

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

August 1, 2022

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: St. Joseph Mercy Brighton - Renovation & Expansion  
7555 Grand River  
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on July 21, 2022 and the drawings are dated December 22, 2021 with latest revisions dated July 20, 2022. The project is based on the addition and expansion to an existing hospital facility. The project includes a new 4-story 175,043 square foot inpatient tower, 11,114 square foot addition to the existing hospital and emergency room as well as approximately 26,326 square foot of tenant alterations within the existing building. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

***All previously cited concerns have been resolved by the applicant on the most recent submittal.***

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

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

Cordially,

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

Rick Boisvert, FM, CFPS  
Fire Marshal

cc: Amy Ruthig [amy@genoa.org](mailto:amy@genoa.org)

**MARKED UP PUD AGREEMENT SHOWING  
CHANGES MADE SINCE THE LAST MEETING WITH  
STAFF COMMENTS FROM 7/25/22**

**AMENDED AND RESTATED  
PLANNED UNIT DEVELOPMENT AGREEMENT**

THIS AMENDED AND RESTATED PLANNED UNIT DEVELOPMENT AGREEMENT (the "Agreement") is made as of \_\_\_\_\_, 2022, between the TOWNSHIP OF GENOA, a charter township, whose address is 2911 Dorr Road, Brighton, Michigan 48116 (the "Township") and TRINITY HEALTH-MICHIGAN, d/b/a SAINT JOSEPH MERCY HEALTH SYSTEM, formerly known as MERCY HEALTH SERVICES, a Michigan nonprofit corporation, whose address is 1600 South Canton Center Road, Canton, Michigan 48155 (the "Owner").

**RECITALS**

A. The Owner and the Township entered into a Planned Unit Development Agreement dated August 2, 1999 (the "Original PUD"), with respect to the development of property owned by Owner consisting of approximately 77.74 acres of land and located in the Township of Genoa, County of Livingston, State of Michigan, commonly known as 7575 Grand River Avenue (Parcel Identification Number 4711-13-200-009), more particularly described on **Exhibit A** attached hereto (the "Property"). The Original PUD was not recorded with the Livingston County Register of Deeds.

B. The Original PUD provided that the Owner develop the Property as a "Mixed Use Planned Unit Development District" pursuant to Article 10 of the zoning ordinance of the Township (as amended, the "Ordinance") under the "Conceptual Site Plan" in the form required by the Ordinance and attached as Schedule B to the Original PUD which identified the location and general configuration of each of such uses (the "Conceptual Plan").

C. The Township determined that the Conceptual Plan (1) properly achieved the purposes of Article 10 of the Ordinance, including the encouragement of innovation in land use, the preservation of open space in areas adjacent to Grand River Avenue to achieve compatibility with adjacent land uses, the promotion of efficient provision of public services and utilities, the reduction of adverse traffic impacts, and the provision of adequate employment, (2) is consistent with the Master Plan and the Grand River Avenue Corridor Study of the Township, and (3) promotes the public health, safety and welfare of the Township.

D. In accordance with the Ordinance and the requirements of Act No. 184 of the Michigan Public Acts of 1943, as amended (now Act No. 110 of 2006) (the "Act"), the Township

Planning Commission and Township Board of Trustees (“Township Board”) approved the Conceptual Plan.

E. As part of the Original PUD, the Property was rezoned to Non-Residential Planned Unit Development (“NRPUD”) in accordance with Section 10 of the Ordinance.

F. The Property is currently zoned NRPUD as identified in the Township Zoning Map adopted May 2, 2005 and revised September 4, 2020.

G. In accordance with Section 2.3 of the Original PUD, Owner developed a medical office building and clinic of up to 240,000 gross square feet of floor area, and a second office building of up to 55,000 gross square feet of floor area on the Property (collectively, “Medical Buildings”). The Medical Buildings are located east of the Genoa Business Park. The address for the Medical Buildings is 7575 Grand River, Brighton, Michigan 48114.

H. In accordance with Section 2.5 of the Original PUD and pursuant to that Ground Lease dated February 1, 2001 recorded at Liber 2901, Page 668, Livingston County Records, between the Owner (as lessor) and Village At Brighton, L.L.C. (now known as Village at Brighton 2, L.L.C. (as lessee) (the “Village”), the Village developed a two-story assisted living and independent living facility now known as “Sanctuary at Woodland” located at 7533 Grand River Avenue, Brighton, Michigan (the “Facility”).

I. The Facility was constructed in 2001 and modified in 2003 and is located on approximately 7.49 acres of the Property. The Facility is licensed for forty (40) assisted living beds in thirty-eight (38) resident rooms and fifty (50) independent living apartment units. The licenses for the Facility are held by Trinity Senior Living Communities.

J. In connection with the development of the Facility, the Owner granted multiple access and utility easements in the Property to Village (“Village Easements”).

K. The Owner and the Township entered into an Amendment to the Original PUD dated November 13, 2018, and recorded on January 16, 2019, as Document No. 2019R-001392, Livingston County Records (“Amendment”) with respect to the then existing entry signage and the installation of new signage along Grand River Avenue. The Amendment was approved by the Township on October 15, 2018. The Original PUD and Amendment are collectively referred to as the “Existing PUD”.

L. On March 30, 2022, the Owner submitted to the Township an Application-Planned Unit Development (PUD) (“PUD Application”). Also, on March 30, 2022 the Owner submitted to the Township an Application for Site Plan Review (“Site Plan Application”). The applications request review and approval of proposed amendments to the Existing PUD along with Final PUD Site Plan authorization for the expansion and renovation of the Medical Buildings (“Project”). The Project is intended to expand community health services to the Brighton, Livingston County, Michigan vicinity and to provide state-of-the art healthcare facilities in the area.

M. The PUD and Site Plan Applications included all submitted items set forth in Section 10.06 of the Ordinance except the hydrologic impact assessment. The submitted items include but are not limited to, proof of ownership of the Property and Owner authorization,



completed application and application fee, an impact assessment and traffic study meeting the requirements of Article 18 of the Ordinance, a demolition plan, site plan, grading and storm plan, utility plan, landscape plan, site development notes and details, and architectural plans (collectively, the “NRPUD Plans”). For purposes of this Agreement, the NRPUD Plans shall be deemed to be the Final PUD Site Plan attached as **Exhibit B**.

N. The Project entails the development of a new, four-story hospital addition (with basement) comprising 175,043 square feet and consisting of support spaces, seventy-two (72) inpatient beds, including expanded emergency department services, cafeteria and associated upgrades to existing support spaces and utilities, with expanded capacity for on-site parking. The Project will be located on and attached to the Medical Buildings. The two buildings will be connected to the first and second levels of the Medical Buildings. There will be additions to the existing Medical Buildings to expand the Emergency Department and Outpatient Surgery Services, as well as renovations to the Emergency Department, Outpatient Surgery Services, Imaging and Lab.

O. In addition to the existing Facility, the Project brings comprehensive health care to the community. In terms of open space, a courtyard shall be provided and a community garden is being considered (as detailed in the NRPUD Plans). The Project includes a creative yet cost-effective development of a community hospital addition, including enhanced Emergency Department, the addition of inpatient beds and adjacency to existing facilities which are already familiar to the community. There will be visibility of care center for wellness, acute and chronic health conditions. In addition, the Project shall provide the following community benefits under Section 10.02.05 of the Ordinance: (a) the Project shall maintain 25% of lake and pond areas, 50% of retention and detention ponds, landscaped areas, plazas and residential uses to protect natural habitats and beautification of surrounding areas, (b) provides two (2) additional detention ponds, a walking loop, and potentially, a new community garden, with a natural walkway in the future to connect to the Facility, (c) enhance traffic safety and alleviates further potential for congestion on Grand River by adding a ring road around the facility. This also provides a safer, faster service to buildings on the Property by local authorities, including Brighton Area Fire Authorities, (d) enhances the patient experience upon arrival due to the landscaped features, added signage, increased parking and specialty areas, natural landscape, walking paths and improved routing throughout the facility and adjacent buildings, (e) interior renovation allowing for improved patient flow, experience and ability to provide better service to the community, (f) state of the art equipment and facilities due to new equipment and patient flow and increased efficiency within departments, (g) better service to the community by having all services in one location and in a more accessible location, (h) improved energy efficiency as a result of new equipment and building material, leading to improved sustainability and a decreased carbon footprint, (i) the Project allows for new services to be provided within the existing Medical Buildings to support patient needs at one location, (j) implements improved HVAC and architectural designs to better support pandemic needs as a result of recent COVID experiences, (k) the new addition and design allows for shared central sterile services for in-patient and outpatient surgeries, and (l) allows for redundancies within equipment to alleviate impacts to areas and functions due to shutdowns for maintenance and/or repairs of MEP equipment.

P. The Township Planning Commission has reviewed the PUD Application, this Agreement, the Site Plan Application, the impact assessment and NRPUD Plans, conducted a

public hearing on \_\_\_\_\_ and recommended approval of the Final PUD Site Plan, this Agreement, the impact assessment and the NRPUD Plans to the Township Board.

Q. The Township Board reviewed the PUD Application, this Agreement, the Site Plan Application, the impact assessment and NRPUD Plans on \_\_\_\_\_, and provided conceptual approval pursuant to Sections 10.04.03, 10.06, 10.07 and 10.08 of the Ordinance on \_\_\_\_\_.

R. The Ordinance requires the execution of this Agreement in connection with the Project, which agreement shall be binding on the Township and the Owner.

S. The Township has requested easements be granted to the Township similar to the Village Easements benefitting the Township relative to the existing water and sanitary sewer facilities located on the Property, all in accordance with those requirements specified in the Sewer and Water Connection Manual of Marion, Howell, Oceola and Genoa Sewer and Water Utilities (“MHOG”). See **Exhibit B** for the location of the Village Easements.

T. In connection with the Project, the hospital use classification for the Property requires mechanical, electrical, plumbing and fire protection design that addresses both code requirements and national certification standards for licensing and operations. Rooftop equipment is, therefore, sized to support *acuity adaptable rooms* in response to standards required for community pandemic response.

U. The Property is served by public sewer and water. Sanitary sewers and water facilities pertaining to the Project will be reviewed by the Township and MHOG.

V. To facilitate the Project, the Owner and the Township desire to amend and restate the Existing PUD. The Existing PUD is amended and restated in its entirety by this Agreement and as stated herein.

NOW, THEREFORE, in consideration of the foregoing and the remaining terms, conditions and covenants hereinafter set forth, the Township and the Owner agree as follows:

## ARTICLE 1

### THE CONCEPTUAL PLAN

1.1 Representations of Township. The Township warrants and represents to the Owner that (a) the Township has taken all actions necessary to approve the Conceptual Plan, including, without limitation, all required public hearings, notices to nearby landowners, and all other actions required by the Ordinance and the Act, (b) the Township has approved the Conceptual Plan and that no further action to approve the Conceptual Plan is required, (c) all uses contemplated by the Conceptual Plan are authorized by the Ordinance, and (d) the Owner may rely upon this Agreement for purposes of future development of the Property in accord with the Conceptual Plan.

1.2 Amendment of Conceptual Plan. The Owner and the Township may only amend the Conceptual Plan as permitted by, and in accord with the procedure therefor set forth in, the Ordinance; provided, however, that the Owner, with approval from the Township may adjust the

size or shape of the various parcels of the Property dedicated to differing uses so long as any such adjustment does not alter the land use designation for any area of the Property or increase the intensity and/or density of use. In connection with any land division or combination, Owner shall comply with Article 20 (Land Divisions) of the Ordinance.

1.3 Site Plan Approvals. Except as otherwise specifically provided in this Agreement, the Owner shall develop the Property only in accord with the Conceptual Plan and subject to site plan approval in accord with the process therefor established in the Ordinance. Each site plan shall superimpose the approved plan of development upon the Conceptual Plan to clearly illustrate the final plan for each portion of the Property. In the event a portion of the Property is submitted for site plan approval and such approval is denied, the party submitting such site plan shall be entitled to appeal such decision to the Township Zoning Board of Appeals as provided by law, and all parties shall agree to proceed expeditiously to final resolution.

1.4 Final PUD Site Plan. The Owner shall submit a “Final PUD Site Plan” to the Township within the time limits prescribed by the Ordinance but otherwise determined by the Owner.

## ARTICLE 2

### LAND USE AUTHORIZATION

2.1 Phased Development. The Owner plans to further develop the Property in phases. The Medical Building and (assisted living) Facility were constructed as part of the original phases under the Original PUD which included land authorizations for an OSD-Professional Office-Service District and an HDR-High Density Residential (Multi-Family Residential District), and an OSD-Professional Office-Service District. The next phase shall consist of the Project. Additional potential phases may include building a community farm and food hub on the east portion of the Property as described in Exhibit B. Additional projects may be phased and separated as the Owner and Township deem necessary.

2.2 Detailed Development. The Owner may, in its discretion, develop the Property in accord with the Conceptual Plan and subject to the obligation to coordinate development of the Property as a whole pursuant to this Agreement. In connection with the discretionary development of the Property, the Owner shall submit to the Township for review and approval a plan in the form required by the Ordinance, including impact assessments required by the Ordinance. The Township shall review each of such plans within a reasonable time.

2.3 Permitted Special Uses. The Township acknowledges the Owner’s plan to develop expanded medical uses of up to 175,043 gross square feet of floor area and other related improvements as part of Phase 1. Notwithstanding the requirement of a permit for any special land use under the Ordinance, the Township agrees that the following uses shall not require a Special Land Use Permit or fee, or submission of additional application forms beyond those normally required for general site plan approval.

2.3.1 The Medical Buildings developed under the Original PUD<sup>2</sup>.

- 2.3.2 The Project described in Recital N and in the NRPUD Plans.
- 2.3.3 The above ground storage tanks within the Property which will not comply with Section 13.07.01 of the Ordinance, “Above Ground (Fuel) Storage Tanks,” based on the nature of the medical facility. Instead, the facility will comply with state and federal codes for fuel oil storage.
- 2.3.4 Those four areas of wetland buffer disturbance required as part of the Project and identified in SmithGroup drawing CG-105 ~~which is~~ attached as Exhibit ~~\_\_\_\_\_~~. ~~Certain~~E. Three of the delineated disturbances ~~in connection~~are associated with the construction of the storm water management system as part of the Project and are identified as “temporary.” After construction, the areas of temporary disturbance will be returned to and maintained in a natural and undisturbed condition as required by Section 13.02.02 of the Ordinance. and one ~~The fourth delineated disturbance, which is part of the Project and which consists of an~~ area of approximately 425 feet. is attributed to that portion of the ring road that will be in the wetland buffer and the retaining wall immediately to the north. This area is identified as “permanent.”
- 2.3.5 [Insert any additional special uses.]

**Commented [KV1]:** Will any of this area be able to return to and be maintained as natural/undisturbed after construction?

2.4 Open Space. The Owner shall develop a minimum of 50% of the Property as open/residential space, defined as undisturbed areas of key natural features, 25% of lake and pond areas, 50% of retention and/or detention ponds, landscaped areas, plazas, and residential uses. **Exhibit B** shows the calculation and location of open/residential space as shown on the Conceptual Plan.

- 2.4.1 Wetlands. In accordance with requirements of local municipal fire marshal requirements for continuous perimeter access to expanded land use for a community hospital, a loop fire ring road will be provided. Final construction of the wetland boundary north of loop fire ring road improvements within State of Michigan Department of Environment, Great Lakes and Energy (“EGLE”) regulated wetlands shall be installed or constructed upon receiving necessary approvals of EGLE, and in accordance with all applicable EGLE rules and regulations, to comply with the State and Federal codes. See Exhibit ~~\_\_\_\_\_~~E (referenced in Section 2.3.4 above). ~~Compliance with State laws supersede the requirements in Section 13.02.02 of the Ordinance. (25’ buffer).~~

**Commented [KV2]:** This sentence is not necessary. The state laws have no conflict with this section of our ordinance and Section 2.3.4 above grants the relief you need from 13.02.02.

### ARTICLE 3

#### ACCESS TO AND WITHIN THE PROPERTY

3.1 Traffic Impact Study. The Owner shall submit to the Township for review and approval a traffic impact study as required by Articles 10 and 18 of the Ordinance. Such study shall evaluate the impact of the planned development of the Property at each access point and

existing adjacent major intersections, specifically including any intersections where traffic from the Property will comprise at least five percent (5%) of the existing intersection capacity. Such study shall also include proposals to mitigate any adverse impact of such development identified by the study and describe timing and responsibility for funding any improvements designed to implement any such proposals. The Owner shall provide an updated Traffic Impact Study at each phase of the development. At such time as the Township and Livingston County Road Commission determine that a signal is warranted at either entry to the Property, the Owner shall fund the installation of said traffic signal and such other traffic mitigation measures as are required by its development of the Property. However, nothing in this Agreement shall require the Owner to pay more than its pro-rata share of improvements as determined by the proportion of total traffic increase which is generated by developments on the Property.

3.2 Access to the Property. Access to the Property shall be limited to two major entrances from Grand River Avenue. Both access points shall be full movement, with Grand River Avenue ingress and egress from both directions. The Township will only consider additional access points if spaced a safe distance apart and a traffic impact study submitted by the Owner demonstrates that overall traffic operations and safety will be improved. The Owner shall determine the specific location of permitted access points utilizing safety standards established and approved by the Township and the Livingston County Road Commission. The Owner shall also locate access points such distances from existing signalized intersections to ensure sound traffic operations if the access points are signalized. The site design for the Property shall direct traffic flow to use the main access points to public thoroughfares. Stacking or queuing depth at access points shall be sufficient to accommodate expected peak hour volumes to minimize conflict with inbound or internal circulation.

3.3 Internal Roadways. The Owner shall plan and establish an internal system of vehicular thoroughfares throughout the Property in connection with development of portions of the Property as it occurs. The Owner shall design internal roads in such a way as to permit vehicular access between and among users of the Property, as ultimately developed, with the view and intent of minimizing the number of traffic movements onto adjoining public roads. The Township shall review and approve the precise locations and design of the overall system of internal thoroughfares as each site plan for development of portions of the Property is submitted to the Township for approval, taking into consideration the uncertainty of the development of the then undeveloped portions of the Property.

3.4 Pedestrian Walkways. The Owner has constructed a pedestrian walkway along Grand River Avenue that conforms with the Grand River Corridor Plan of the Township. The Owner shall also construct pedestrian walkways between each building and the parking area(s) that serve each such building, as the Property is developed. The pedestrian walkway will conform to the walkway plan shown conceptually in the Final PUD Site Plan. The Township and Owner agree that the purpose of any such pedestrian walkways is to serve the business needs of the Owner and other occupants of buildings on the Property, and to encourage recreational pedestrian use by the general public.

## ARTICLE 4

### SITE IMPROVEMENTS

4.1 Coordination of Site Improvements. The Owner shall coordinate the construction of site improvements within the Property as a whole to ensure that site improvements are integrated and mutually supportive among the respective portions of phases of development of the Property, including utilities, landscaping, and site lighting.

4.2 General Guidelines. The Owner shall observe the following guidelines in connection with the construction of site improvements on the Property:

- 4.2.1 Site design and landscaping shall diminish the prominence of parking lots as viewed from public roads, consistent with the need to orient visitors to parking areas.
- 4.2.2 Extensive greenways and tree-lined drives shall be located within parking lots to improve traffic operations and views.
- 4.2.3 Consistent with the Owner's experience developing large-scale hospital, clinical and medical office facilities, parking for Phase I ~~and Project~~ uses shall be at the ratio of one (1) space for each ~~two hundred~~ two hundred seventy-five square feet (275 SF) of eighty percent (80%) of gross building area. ~~This includes areas for built and ready to be built ("banked") parking.~~ If necessary, based upon Owner's experience developing similar uses, the Owner shall submit additional parking areas, including the banked parking areas –to meet demand ~~for initial administrative review for Township approval in accordance with Article 18 (Site Plan Review) 44 (Parking Standards) of the Ordinance. Similarly, parking requirements for future phases shall be approved via submitted for initial administrative review and otherwise in accordance with Article 14 in coordination with Township requirements and Owner's experience developing similar uses of the Ordinance. Site plan review in accordance with Article 18 of the Ordinance and Planning Commission approval shall be required.~~
- 4.2.4 Any storm water control devices visible from public streets shall have a maximum 6:1 slope (so as to not require a fence according to the Livingston County Drain Commission) and be designed to have a naturalistic appearance, such as variable shape, natural arrangement of landscape materials.
- 4.2.5 Landscaping shall demonstrate consistency in design and materials.
- 4.2.6 Site lighting shall be of a uniform type and color throughout.

**Commented [KV3]:** What does this include? Why was this added?

**Commented [KV4]:** What does the 1 space per 275 sf. Calculate out too? The plans don't show a calculation using that formula. The plans show you need 618 spaces and you are providing 753 spaces. There are an additional 246 spaces that are banked.



4.3 Maintenance. The Owner shall be responsible for ongoing maintenance and repair or replacement of site design elements, such as open spaces, signage, landscaping, lighting, and pavement markings. Except as otherwise provided herein, the Owner shall be responsible for maintenance and repair or replacement of facilities serving the entire Property such as stormwater control devices and any roadways within the Property.

4.4 Residential Buffer Zone. The Owner shall create and maintain a buffer zone between the residential portion of the property and the adjacent residential properties to the north and east. The buffer zone shall be seventy-five (75) feet deep and shall preserve existing large trees in the zone along the north and east boundaries of the Property. The Owner shall provide a sculptured six to eight foot (6 ft.-8 ft.) high berm, interspersed among existing trees. The Owner shall provide one (1) canopy tree, two (2) evergreen trees, and four (4) shrubs for every twenty (20) lineal feet along the property line of the residential building zone as shown in the Final PUD Site Plan. There shall be a credit of two (2) canopy trees for every existing canopy tree of eight (8) inches diameter or greater. The Owner shall also be permitted to substitute one (1) evergreen tree for five (5) shrubs, or one (1) canopy tree for eight (8) shrubs to develop an aesthetically pleasing landscape buffer.

## ARTICLE 5

### DESIGN OF BUILDINGS AND SIGNAGE

5.1 Building. The architecture, building materials, colors, and shapes of all buildings shall substantially conform with the guidelines set forth in the Grand River Corridor Plan, as it may be reasonably amended. The Owner shall develop buildings on the Property that incorporate varying building lines, natural earth tone construction materials, and other elements that are aesthetically pleasing. The Owner shall follow the following general guidelines:

- 5.1.1. large walls shall include varying building lines, setbacks, color accents, windows, or other elements to upgrade appearance;
- 5.1.2. each site plan shall include a narrative or illustration(s) that demonstrate the design of new buildings will be consistent with, or complement, architecture of the other sites;
- 5.1.3. buildings shall use high quality architecture with variable building lines, architectural accents, and, with the exception of the hospital addition which is part of the Project, pitched roof buildings shall be required.
- 5.1.4. brick or stone shall be used for all building faces;
- 5.1.5. other materials may be used for architectural accents, provided such materials shall have the appearance of cut or cast stone or stucco;
- 5.1.6. out-parcel office buildings shall treat all exterior wall surfaces with at least eighty percent (80%) natural materials; and

5.1.7 residential buildings shall be permitted to use siding for up to fifty percent (50%) of exterior wall surfaces.

5.2 **Signage.** Consistent with the Owner's experience developing large-scale hospital, clinical, and medical office facilities, signage within the Property will provide clear and safe wayfinding deemed necessary to best serve the community. Signage shall have materials, lighting, and mounting that is in line with the stated goal. Variations beyond approximate limits identified herein will be reviewed for approval with the Township as required by the Ordinance. Consistent with Table 16.1, footnote (7) of the Ordinance, the following signs shall be permitted on the Property:

**Commented [KV5]:** Add statement that other than sign size and quantity they must comply with the Sign Ordinance for things like setbacks, lighting, etc.

5.2.1 ground signage at the entrances of the medical facilities; which signage shall not exceed [14] ft in height and [7] ft in width and [ ] in number;

**Commented [KV6]:** How does this compare to Item 5.2.6 and 5.2.2. The signs that this is intended to regulate must be clarified. Between 5.2.1, 5.2.2 and 5.2.6 I'm not sure what this is referring to.

5.2.2 ground signage for each separate building to be located on interior roads of the Property shall be monument signs; which signage shall not exceed [6] ft in width and [6] ft in height and [ ] in number,

**Commented [KV7]:** There needs to be number

**Commented [KV8]:** This can't be blank

5.2.3 building signage shall be entitled to wall signs of a building's front façade and as reasonably determined by the Owner and zoning administrator, however, such signage shall not exceed [ ] ft in width and [ ] in height and [ ] in number;

5.2.4 all other signs, including directional and wayfinding signs, shall conform to the size, materials and other specifications of the Ordinance;

**Commented [KV9]:** This conflicts with 5.2.5 below

5.2.5 directional and wayfinding signs shall be monument based signs provided throughout the site in line with the stated goal as determined by the Owner and zoning administrator, however, such signage shall not exceed [ ] ft in width and [ ] in height and [ ] in number;

**Commented [KV10]:** This still need to be defined.

5.2.6 One (1) ground sign at the central entry from Grand River Avenue of up to one hundred twenty square feet (120 SF) area with maximum height of no more than twelve feet six inches (12'-6") and;

**Commented [KV11]:** Do you intend for the main entrance Grand River sign to be smaller than the signs in 5.2.1?

5.2.7 Such other signs as may be required in connection with Owner's addition of medical services and as otherwise may be required by state and federal regulatory bodies or as may be required for emergent health care situation provided such signs comply with the Township Ordinances. -

5.3 **Building Height.** The Owner shall be permitted to erect the hospital services portion of the addition as a four (4) story building with a general roof height of approximately sixty-five (65) feet from the first level finished floor to the top of the parapet (65' 0" AFF) measured as indicated in the Ordinance. The Owner shall be permitted to erect a roof mounted screen wall on the hospital services portion of the addition with a general height of approximately ~~seventy-eight~~ ~~eighty~~ (78/80) feet from the first level finished floor to the top of the screen wall (78/80' 0" AFF) measured as indicated in the Ordinance. (For reference, the first-floor elevation of the new hospital is 99'-0" and the top of the proposed air handling unit rooftop equipment is approximately

179'-0".) The Owner shall be permitted to build a connector of the existing medical office building to the hospital addition as a two (2) story addition with a general roof height of approximately thirty-two (32) feet from the first level finished floor to the top of the parapet (32'-0-0" AFF) measured as indicated in the Ordinance. Per ~~the~~Owner's submitted drawings (Drawing No. ~~(—)~~), the Owner shall be permitted to build expansions of the existing medical office building as one (1) story expansions with general roof height of approximately seventeen (17) feet from the first level finished floor to the top of the parapet (17' 0" AFF) measured as indicated in the Ordinance. Roof-mounted equipment on the hospital addition may not exceed ~~[seventeen~~ ~~(17)]~~ feet and fifteen percent (15%) of the total roof area on the entire building. All other buildings on the Property shall meet the specific height limitations required by the Ordinance for the respective type of building. Variations beyond approximate limits identified herein will be reviewed for approval with the Township in accordance with Section 10.11 of the Ordinance. All elevations and heights referenced in this Section 5.3 are derived from Owner's Basis of Design documents and subject to industry-accepted construction tolerances.

**Commented [KV12]:** I'm confused by this. The new hospital is 65 feet tall or 99 feet tall and the top of the screening is 80 feet tall? That doesn't make sense. Next, the rooftop equipment is 179 feet tall!!!! This isn't making sense.

**Commented [KV13]:** What is this one story expansion? I didn't think there was a single story addition.

## ARTICLE 6

### UTILITIES

6.1 Water. Each office and residential parcel/use on the Property must connect to the community water system. The Owner shall submit a master water plan for the Property as an attachment to the Final PUD Site Plan for approval by the Township and its Engineers. The Owner shall install and pay the cost of the internal water main for each developed portion of the Property prior to or concurrent with the site plan approval for such development.

6.2 Sanitary Sewer. All of the office and residential buildings constructed on the Property shall, as developed, be connected to and be served by the public sanitary sewer systems. The Township represents that there has been reserved for the Owner adequate municipal wastewater treatment capacity to service the approved use of the Property, and the adequacy of wastewater treatment capacity shall not limit the type of use or density of the development based on the Conceptual Plan. The Owner shall install and pay the cost of the infrastructure required by the Township and its engineers to connect the Property and additional improvements to the public sanitary sewer system.

6.3 Electrical. All electrical lines serving the buildings on the Property shall be underground. Public utility lines in existing or future easements shall be permitted overhead so long as the buildings are serviced from underground.

6.4 Fees. Fees, charges, ~~and~~ costs for utilities shall be as set forth ~~on~~ in the REU Analysis/Memorandum of March 8, 2022 attached as Exhibit C, ~~which~~. The connection fee for both water and sewer may be amended on a district-wide basis from time to time. ~~[Consider attaching Amy Ruthig's REU Analysis/Memorandum of March 8, 2022] The connection fee for both water and sewer~~ which shall be the then-prevailing rate of connection cost/REU, per connection, as set forth in the Equivalent User Table of the Genoa Charter Township as the same may be amended from time to time.

6.5 The above ground storage tanks within the Property will not comply with Section 13.07.01 of the Ordinance, “Above Ground (Fuel) Storage Tanks,” based on the nature of the medical facility. Instead, the facility will comply with state and federal codes for fuel oil storage.

6.6 The Owner shall grant and convey easements on the Property to the Township or the authority designated by the Township to allow for ingress and egress for the maintenance, repair, improvement or replacement of the public sewer and water system including those reflected in the existing Village Easements.

6.7 Upon completion of the water and sewer infrastructure and the approval of the Township, the Owner will convey the infrastructure (the sanitary sewer, the water mains and their appurtenant components), excluding the leads, to the Township. The Township will then be responsible for the maintenance, repair, improvement and replacement of the infrastructure. The Owner and its successors in interest will be responsible for the perpetual maintenance, repair, improvement and replacement of the leads for both the water and the sewer extending from the [curb] to the buildings.

## ARTICLE 7

### MISCELLANEOUS

7.1 Amendment. This Agreement may not be modified, replaced, amended or terminated without the prior written consent of the parties to this Agreement.

7.2 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors, and assigns. The rights and obligations under this Agreement shall run with the Property and shall bind and inure to the benefit of any successors-in-interest of the Owner in the Property.

7.3 Controlling Effect. In the event of any direct conflict between the terms and provisions of this Agreement and the Conceptual Plan, and the provisions of the Ordinance, or other Township ordinances, rules, or regulations, the provisions of this Agreement and the Conceptual Plan shall control.

7.4 Conditions Reasonable. The Owner acknowledges that the conditions imposed by this Agreement upon the development of the Property are reasonable and necessary to ensure that public services and facilities affected by the proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent used of land, and to promote the use of land in a socially and economically desirable manner. The Owner further acknowledges that the conditions meet all of the requirements of MCL 125.3503.

7.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan, without giving effect to principles of conflicts of law.

7.6 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original, and all of which shall constitute one and the same agreement.

7.7 Plans and Drawings. The plans and drawings listed in **Exhibit D** are attached to and made a part of this Agreement.

7.8 Sale. In the event that a portion of the Property is sold to another entity, coordination and control of the Property will be up to the determination of the current Owner at the time of the sale.

7.9 The terms of this Agreement, as hereby amended, shall run with the land and shall be recorded on title to the Property with the Livingston County Register of Deeds.

7.10 References in this Agreement to activities by the Owner in relation to development is intended to include Owner's transferees and assigns unless context dictates to the contrary.

*[Remainder of Page Intentionally Left Blank.]*

This Agreement has been executed by a duly authorized representative of the Owner as of the date first set forth above.

TRINITY HEALTH-MICHIGAN, d/b/a  
SAINT JOSEPH MERCY HEALTH  
SYSTEM, formerly known as MERCY  
HEALTH SERVICES,  
a Michigan nonprofit corporation

By: \_\_\_\_\_  
[Printed Name]  
Its: \_\_\_\_\_

STATE OF MICHIGAN    )  
                                  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_, 2022, by \_\_\_\_\_, the \_\_\_\_\_ of TRINITY HEALTH-MICHIGAN, d/b/a SAINT JOSEPH MERCY HEALTH SYSTEM, formerly known as MERCY HEALTH SERVICES, a Michigan nonprofit corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

*[Signatures Continued on the Following Page.]*



APPROVED by the Township Board for Genoa Charter Township on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, at a meeting duly called and held.

GENOA CHARTER TOWNSHIP,  
a Michigan charter township

By: \_\_\_\_\_  
[Printed Name]  
Its: Supervisor

By: \_\_\_\_\_  
[Printed Name]  
Its: Clerk

STATE OF MICHIGAN     )  
                                  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ and \_\_\_\_\_, the Supervisor and Clerk, respectively, of GENOA CHARTER TOWNSHIP, a Michigan charter township, on behalf of said ~~township~~ [Township](#).

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

*Drafted by:*

Richard A. Sundquist  
Clark Hill PLC  
500 Woodward Avenue, Suite 3500  
Detroit, Michigan 48226  
(313) 965-8227  
rsundquist@clarkhill.com

*When Recorded, Return to:*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

Commencing at the Northeast Corner of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence S 89°38'11" W 1355.85 feet (recorded as N 87°59'50" W 1355.93 feet) along the North line of said Section 13 for a PLACE OF BEGINNING; thence S 02°11'38" E 763.41 feet (recorded as S 00°08'31" E 763.54 feet); thence N 87°56'59" E 6.62 feet (recorded as S 89°20'22" E 6.57 feet); thence S 02°09'04" E 1733.44 feet; thence S 86°51'52" W 7.47 feet (recorded as S 89°16'32" W 7.47 feet); thence S 03°08'08" E 92.85 feet (recorded as S 00°38'37" E 92.41 feet); thence S 89°29'10" W 38.78 feet (recorded as N 88°05'08" W 38.78 feet); thence S 03°08'08" E (recorded as S 00°30'54" E) 176.36 feet; thence N 69°43'30" W 1410.63 feet (recorded as N 67°17'30" W 1402.44 feet) along the Northerly Right-of-Way of Grand River Avenue; thence N 02°12'10" W 2268.75 feet along the North-South 1/4 line to the North 1/4 Corner of said Section 13; thence N 89°38'11" E 1341.07 feet (recorded as S 87°54'35" E 1341.18 feet) along the North line of said Section 13 to the Place of Beginning. Being a part of the Northeast 1/4 and the Southeast 1/4 of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 77.74 acres of land, more or less. Being subject to easements and restrictions of record, if any.

**EXHIBIT B**  
**NRPUD PLANS**

The NRPUD Plans showing the existing (already improved) facilities including the Medical Buildings and the Facility as well as the proposed new hospital and expansion areas is attached to this Agreement as Sheet \_\_\_\_\_ which also identifies a future community farm. Sheet \_\_\_\_ attached identifies the existing Village Easements.

**EXHIBIT C**  
**FEES, CHARGES, AND COSTS FOR UTILITIES**

[See attached pages.](#)

~~To Be Determined /Equivalent User Table~~

~~Existing Owner Credits~~



~~EXHIBIT~~ **EXHIBIT D**

**LIST OF ADDITIONAL PLANS AND DRAWINGS  
MADE A PART OF THIS AGREEMENT**

- Renderings of existing facilities and proposed expansion and renovation of existing Medical Buildings.

**EXHIBIT E**  
**WETLAND BUFFER ENCROACHMENTS**

*See attached page.*

<b>Summary report:</b>	
<b>Litera Compare for Word 11.2.0.54 Document comparison done on 7/21/2022 12:48:02 PM</b>	
<b>Style name:</b> Default Style	
<b>Intelligent Table Comparison:</b> Active	
<b>Original DMS:</b> iw://clarkhill- mobility.imanage.work/CLARKHILL/267574821/4	
<b>Description:</b> Planned United Development Agreement - CH 7-11-22	
<b>Modified DMS:</b> iw://clarkhill- mobility.imanage.work/CLARKHILL/267574821/5	
<b>Description:</b> Planned United Development Agreement - CH 7-20-22	
<b>Changes:</b>	
<a href="#">Add</a>	47
<del>Delete</del>	36
<del>Move From</del>	0
<del>Move To</del>	0
<del>Table Insert</del>	0
<del>Table Delete</del>	0
<del>Table moves to</del>	0
<del>Table moves from</del>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>83</b>

**AMENDED AND RESTATED**  
**PLANNED UNIT DEVELOPMENT AGREEMENT**

THIS AMENDED AND RESTATED PLANNED UNIT DEVELOPMENT AGREEMENT (the “Agreement”) is made as of \_\_\_\_\_, 2022, between the TOWNSHIP OF GENOA, a charter township, whose address is 2911 Dorr Road, Brighton, Michigan 48116 (the “Township”) and TRINITY HEALTH-MICHIGAN, d/b/a SAINT JOSEPH MERCY HEALTH SYSTEM, formerly known as MERCY HEALTH SERVICES, a Michigan nonprofit corporation, whose address is 1600 South Canton Center Road, Canton, Michigan 48155 (the “Owner”).

**RECITALS**

A. The Owner and the Township entered into a Planned Unit Development Agreement dated August 2, 1999 (the “Original PUD”), with respect to the development of property owned by Owner consisting of approximately 77.74 acres of land and located in the Township of Genoa, County of Livingston, State of Michigan, commonly known as 7575 Grand River Avenue (Parcel Identification Number 4711-13-200-009), more particularly described on **Exhibit A** attached hereto (the “Property”). The Original PUD was not recorded with the Livingston County Register of Deeds.

B. The Original PUD provided that the Owner develop the Property as a “Mixed Use Planned Unit Development District” pursuant to Article 10 of the zoning ordinance of the Township (as amended, the “Ordinance”) under the “Conceptual Site Plan” in the form required by the Ordinance and attached as Schedule B to the Original PUD which identified the location and general configuration of each of such uses (the “Conceptual Plan”).

C. The Township determined that the Conceptual Plan (1) properly achieved the purposes of Article 10 of the Ordinance, including the encouragement of innovation in land use, the preservation of open space in areas adjacent to Grand River Avenue to achieve compatibility with adjacent land uses, the promotion of efficient provision of public services and utilities, the reduction of adverse traffic impacts, and the provision of adequate employment, (2) is consistent with the Master Plan and the Grand River Avenue Corridor Study of the Township, and (3) promotes the public health, safety and welfare of the Township.

D. In accordance with the Ordinance and the requirements of Act No. 184 of the Michigan Public Acts of 1943, as amended (now Act No. 110 of 2006) (the “Act”), the Township

Planning Commission and Township Board of Trustees (“Township Board”) approved the Conceptual Plan.

E. As part of the Original PUD, the Property was rezoned to Non-Residential Planned Unit Development (“NRPUD”) in accordance with Section 10 of the Ordinance.

F. The Property is currently zoned NRPUD as identified in the Township Zoning Map adopted May 2, 2005 and revised September 4, 2020.

G. In accordance with Section 2.3 of the Original PUD, Owner developed a medical office building and clinic of up to 240,000 gross square feet of floor area, and a second office building of up to 55,000 gross square feet of floor area on the Property (collectively, “Medical Buildings”). The Medical Buildings are located east of the Genoa Business Park. The address for the Medical Buildings is 7575 Grand River, Brighton, Michigan 48114.

H. In accordance with Section 2.5 of the Original PUD and pursuant to that Ground Lease dated February 1, 2001 recorded at Liber 2901, Page 668, Livingston County Records, between the Owner (as lessor) and Village At Brighton, L.L.C. (now known as Village at Brighton 2, L.L.C. (as lessee) (the “Village”), the Village developed a two-story assisted living and independent living facility now known as “Sanctuary at Woodland” located at 7533 Grand River Avenue, Brighton, Michigan (the “Facility”).

I. The Facility was constructed in 2001 and modified in 2003 and is located on approximately 7.49 acres of the Property. The Facility is licensed for forty (40) assisted living beds in thirty-eight (38) resident rooms and fifty (50) independent living apartment units. The licenses for the Facility are held by Trinity Senior Living Communities.

J. In connection with the development of the Facility, the Owner granted multiple access and utility easements in the Property to Village (“Village Easements”).

K. The Owner and the Township entered into an Amendment to the Original PUD dated November 13, 2018, and recorded on January 16, 2019, as Document No. 2019R-001392, Livingston County Records (“Amendment”) with respect to the then existing entry signage and the installation of new signage along Grand River Avenue. The Amendment was approved by the Township on October 15, 2018. The Original PUD and Amendment are collectively referred to as the “Existing PUD”.

L. On March 30, 2022, the Owner submitted to the Township an Application-Planned Unit Development (PUD) (“PUD Application”). Also, on March 30, 2022 the Owner submitted to the Township an Application for Site Plan Review (“Site Plan Application”). The applications request review and approval of proposed amendments to the Existing PUD along with Final PUD Site Plan authorization for the expansion and renovation of the Medical Buildings (“Project”). The Project is intended to expand community health services to the Brighton, Livingston County, Michigan vicinity and to provide state-of-the art healthcare facilities in the area.

M. The PUD and Site Plan Applications included all submitted items set forth in Section 10.06 of the Ordinance except the hydrologic impact assessment. The submitted items include but are not limited to, proof of ownership of the Property and Owner authorization,



completed application and application fee, an impact assessment and traffic study meeting the requirements of Article 18 of the Ordinance, a demolition plan, site plan, grading and storm plan, utility plan, landscape plan, site development notes and details, and architectural plans (collectively, the “NRPUD Plans”). For purposes of this Agreement, the NRPUD Plans shall be deemed to be the Final PUD Site Plan attached as **Exhibit B**.

N. The Project entails the development of a new, four-story hospital addition (with basement) comprising 175,043 square feet and consisting of support spaces, seventy-two (72) inpatient beds, including expanded emergency department services, cafeteria and associated upgrades to existing support spaces and utilities, with expanded capacity for on-site parking. The Project will be located on and attached to the Medical Buildings. The two buildings will be connected to the first and second levels of the Medical Buildings. There will be additions to the existing Medical Buildings to expand the Emergency Department and Outpatient Surgery Services, as well as renovations to the Emergency Department, Outpatient Surgery Services, Imaging and Lab.

O. In addition to the existing Facility, the Project brings comprehensive health care to the community. In terms of open space, a courtyard shall be provided and a community garden is being considered (as detailed in the NRPUD Plans). The Project includes a creative yet cost-effective development of a community hospital addition, including enhanced Emergency Department, the addition of inpatient beds and adjacency to existing facilities which are already familiar to the community. There will be visibility of care center for wellness, acute and chronic health conditions. In addition, the Project shall provide the following community benefits under Section 10.02.05 of the Ordinance: (a) the Project shall maintain 25% of lake and pond areas, 50% of retention and detention ponds, landscaped areas, plazas and residential uses to protect natural habitats and beautification of surrounding areas, (b) provides two (2) additional detention ponds, a walking loop, and potentially, a new community garden, with a natural walkway in the future to connect to the Facility, (c) enhance traffic safety and alleviates further potential for congestion on Grand River by adding a ring road around the facility. This also provides a safer, faster service to buildings on the Property by local authorities, including Brighton Area Fire Authorities, (d) enhances the patient experience upon arrival due to the landscaped features, added signage, increased parking and specialty areas, natural landscape, walking paths and improved routing throughout the facility and adjacent buildings, (e) interior renovation allowing for improved patient flow, experience and ability to provide better service to the community, (f) state of the art equipment and facilities due to new equipment and patient flow and increased efficiency within departments, (g) better service to the community by having all services in one location and in a more accessible location, (h) improved energy efficiency as a result of new equipment and building material, leading to improved sustainability and a decreased carbon footprint, (i) the Project allows for new services to be provided within the existing Medical Buildings to support patient needs at one location, (j) implements improved HVAC and architectural designs to better support pandemic needs as a result of recent COVID experiences, (k) the new addition and design allows for shared central sterile services for in-patient and outpatient surgeries, and (l) allows for redundancies within equipment to alleviate impacts to areas and functions due to shutdowns for maintenance and/or repairs of MEP equipment.

P. The Township Planning Commission has reviewed the PUD Application, this Agreement, the Site Plan Application, the impact assessment and NRPUD Plans, conducted a

public hearing on \_\_\_\_\_ and recommended approval of the Final PUD Site Plan, this Agreement, the impact assessment and the NRPUD Plans to the Township Board.

Q. The Township Board reviewed the PUD Application, this Agreement, the Site Plan Application, the impact assessment and NRPUD Plans on \_\_\_\_\_, and provided conceptual approval pursuant to Sections 10.04.03, 10.06, 10.07 and 10.08 of the Ordinance on \_\_\_\_\_.

R. The Ordinance requires the execution of this Agreement in connection with the Project, which agreement shall be binding on the Township and the Owner.

S. The Township has requested easements be granted to the Township similar to the Village Easements benefitting the Township relative to the existing water and sanitary sewer facilities located on the Property, all in accordance with those requirements specified in the Sewer and Water Connection Manual of Marion, Howell, Oceola and Genoa Sewer and Water Utilities (“MHOG”). See **Exhibit B** for the location of the Village Easements.

T. In connection with the Project, the hospital use classification for the Property requires mechanical, electrical, plumbing and fire protection design that addresses both code requirements and national certification standards for licensing and operations. Rooftop equipment is, therefore, sized to support *acuity adaptable rooms* in response to standards required for community pandemic response.

U. The Property is served by public sewer and water. Sanitary sewers and water facilities pertaining to the Project will be reviewed by the Township and MHOG.

V. To facilitate the Project, the Owner and the Township desire to amend and restate the Existing PUD. The Existing PUD is amended and restated in its entirety by this Agreement and as stated herein.

NOW, THEREFORE, in consideration of the foregoing and the remaining terms, conditions and covenants hereinafter set forth, the Township and the Owner agree as follows:

## ARTICLE 1

### THE CONCEPTUAL PLAN

1.1 Representations of Township. The Township warrants and represents to the Owner that (a) the Township has taken all actions necessary to approve the Conceptual Plan, including, without limitation, all required public hearings, notices to nearby landowners, and all other actions required by the Ordinance and the Act, (b) the Township has approved the Conceptual Plan and that no further action to approve the Conceptual Plan is required, (c) all uses contemplated by the Conceptual Plan are authorized by the Ordinance, and (d) the Owner may rely upon this Agreement for purposes of future development of the Property in accord with the Conceptual Plan.

1.2 Amendment of Conceptual Plan. The Owner and the Township may only amend the Conceptual Plan as permitted by, and in accord with the procedure therefor set forth in, the Ordinance; provided, however, that the Owner may adjust the size or shape of the various parcels

of the Property dedicated to differing uses so long as any such adjustment does not alter the land use designation for any area of the Property or increase the intensity and/or density of use. In connection with any land division or combination, Owner shall comply with Article 20 (Land Divisions) of the Ordinance.

1.3 Site Plan Approvals. Except as otherwise specifically provided in this Agreement, the Owner shall develop the Property only in accord with the Conceptual Plan and subject to site plan approval in accord with the process therefor established in the Ordinance. Each site plan shall superimpose the approved plan of development upon the Conceptual Plan to clearly illustrate the final plan for each portion of the Property. In the event a portion of the Property is submitted for site plan approval and such approval is denied, the party submitting such site plan shall be entitled to appeal such decision to the Township Zoning Board of Appeals as provided by law, and all parties shall agree to proceed expeditiously to final resolution.

1.4 Final PUD Site Plan. The Owner shall submit a “Final PUD Site Plan” to the Township within the time limits prescribed by the Ordinance but otherwise determined by the Owner.

## ARTICLE 2

### LAND USE AUTHORIZATION

2.1 Phased Development. The Owner plans to further develop the Property in phases. The Medical Building and (assisted living) Facility were constructed as part of the original phases under the Original PUD which included land authorizations for an OSD-Professional Office-Service District and an HDR-High Density Residential (Multi-Family Residential District), and an OSD-Professional Office-Service District. The next phase shall consist of the Project. Additional potential phases may include building a community farm and food hub on the east portion of the Property as described in Exhibit B. Additional projects may be phased and separated as the Owner and Township deem necessary.

2.2 Detailed Development. The Owner may, in its discretion, develop the Property in accord with the Conceptual Plan and subject to the obligation to coordinate development of the Property as a whole pursuant to this Agreement. In connection with the discretionary development of the Property, the Owner shall submit to the Township for review and approval a plan in the form required by the Ordinance, including impact assessments required by the Ordinance. The Township shall review each of such plans within a reasonable time.

2.3 Permitted Special Uses. The Township acknowledges the Owner’s plan to develop expanded medical uses of up to 175,043 gross square feet of floor area and other related improvements as part of Phase 1. Notwithstanding the requirement of a permit for any special land use under the Ordinance, the Township agrees that the following uses shall not require a Special Land Use Permit or fee, or submission of additional application forms beyond those normally required for general site plan approval.

2.3.1 The Medical Buildings developed under the Original PUD.

- 2.3.2 The Project described in Recital N and in the NRPUD Plans.
- 2.3.3 The above ground storage tanks within the Property which will not comply with Section 13.07.01 of the Ordinance, “Above Ground (Fuel) Storage Tanks,” based on the nature of the medical facility. Instead, the facility will comply with state and federal codes for fuel oil storage.
- 2.3.4 Those four areas of wetland buffer disturbance required as part of the Project and identified in SmithGroup drawing CG-105 attached as Exhibit E. Three of the delineated disturbances are associated with the construction of the storm water management system as part of the Project and are identified as “temporary.” The fourth delineated disturbance, which is part of the Project and which consists of an area of approximately 425 feet, is attributed to that portion of the ring road that will be in the wetland buffer and the retaining wall immediately to the north. This area is identified as “permanent.”
- 2.3.5 [Insert any additional special uses.]

2.4 Open Space. The Owner shall develop a minimum of 50% of the Property as open/residential space, defined as undisturbed areas of key natural features, 25% of lake and pond areas, 50% of retention and/or detention ponds, landscaped areas, plazas, and residential uses. **Exhibit B** shows the calculation and location of open/residential space as shown on the Conceptual Plan.

- 2.4.1 Wetlands. In accordance with requirements of local municipal fire marshal requirements for continuous perimeter access to expanded land use for a community hospital, a loop fire ring road will be provided. Final construction of the wetland boundary north of loop fire ring road improvements within State of Michigan Department of Environment, Great Lakes and Energy (“EGLE”) regulated wetlands shall be installed or constructed upon receiving necessary approvals of EGLE, and in accordance with all applicable EGLE rules and regulations, to comply with the State and Federal codes. See Exhibit E (referenced in Section 2.3.4 above). Compliance with state laws supersede the requirements in Section 13.02.02 of the Ordinance (25’ buffer).

### **ARTICLE 3**

#### **ACCESS TO AND WITHIN THE PROPERTY**

3.1 Traffic Impact Study. The Owner shall submit to the Township for review and approval a traffic impact study as required by Articles 10 and 18 of the Ordinance. Such study shall evaluate the impact of the planned development of the Property at each access point and existing adjacent major intersections, specifically including any intersections where traffic from the Property will comprise at least five percent (5%) of the existing intersection capacity. Such study shall also include proposals to mitigate any adverse impact of such development identified

by the study and describe timing and responsibility for funding any improvements designed to implement any such proposals. The Owner shall provide an updated Traffic Impact Study at each phase of the development. At such time as the Township and Livingston County Road Commission determine that a signal is warranted at either entry to the Property, the Owner shall fund the installation of said traffic signal and such other traffic mitigation measures as are required by its development of the Property. However, nothing in this Agreement shall require the Owner to pay more than its pro-rata share of improvements as determined by the proportion of total traffic increase which is generated by developments on the Property.

3.2 Access to the Property. Access to the Property shall be limited to two major entrances from Grand River Avenue. Both access points shall be full movement, with Grand River Avenue ingress and egress from both directions. The Township will only consider additional access points if spaced a safe distance apart and a traffic impact study submitted by the Owner demonstrates that overall traffic operations and safety will be improved. The Owner shall determine the specific location of permitted access points utilizing safety standards established and approved by the Township and the Livingston County Road Commission. The Owner shall also locate access points such distances from existing signalized intersections to ensure sound traffic operations if the access points are signalized. The site design for the Property shall direct traffic flow to use the main access points to public thoroughfares. Stacking or queuing depth at access points shall be sufficient to accommodate expected peak hour volumes to minimize conflict with inbound or internal circulation.

3.3 Internal Roadways. The Owner shall plan and establish an internal system of vehicular thoroughfares throughout the Property in connection with development of portions of the Property as it occurs. The Owner shall design internal roads in such a way as to permit vehicular access between and among users of the Property, as ultimately developed, with the view and intent of minimizing the number of traffic movements onto adjoining public roads. The Township shall review and approve the precise locations and design of the overall system of internal thoroughfares as each site plan for development of portions of the Property is submitted to the Township for approval, taking into consideration the uncertainty of the development of the then undeveloped portions of the Property.

3.4 Pedestrian Walkways. The Owner has constructed a pedestrian walkway along Grand River Avenue that conforms with the Grand River Corridor Plan of the Township. The Owner shall also construct pedestrian walkways between each building and the parking area(s) that serve each such building, as the Property is developed. The pedestrian walkway will conform to the walkway plan shown conceptually in the Final PUD Site Plan. The Township and Owner agree that the purpose of any such pedestrian walkways is to serve the business needs of the Owner and other occupants of buildings on the Property, and to encourage recreational pedestrian use by the general public.

## ARTICLE 4

### SITE IMPROVEMENTS

4.1 Coordination of Site Improvements. The Owner shall coordinate the construction of site improvements within the Property as a whole to ensure that site improvements are integrated and mutually supportive among the respective portions of phases of development of the Property, including utilities, landscaping, and site lighting.

4.2 General Guidelines. The Owner shall observe the following guidelines in connection with the construction of site improvements on the Property:

- 4.2.1 Site design and landscaping shall diminish the prominence of parking lots as viewed from public roads, consistent with the need to orient visitors to parking areas.
- 4.2.2 Extensive greenways and tree-lined drives shall be located within parking lots to improve traffic operations and views.
- 4.2.3 Consistent with the Owner's experience developing large-scale hospital, clinical and medical office facilities, parking for Phase 1 and Project uses shall be at the ratio of one (1) space for each two hundred seventy-five square feet (275 SF) of eighty percent (80%) of gross building area. This includes areas for built and ready to be built ("banked") parking. If necessary, based upon Owner's experience developing similar uses, the Owner shall submit additional parking areas to meet demand for initial administrative review in accordance with Article 14 of the Ordinance. Similarly, parking requirements for future phases shall be submitted for initial administrative review in accordance with Article 14 of the Ordinance. Site plan review in accordance with Article 18 of the Ordinance and Planning Commission approval shall be required.
- 4.2.4 Any storm water control devices visible from public streets shall have a maximum 6:1 slope (so as to not require a fence according to the Livingston County Drain Commission) and be designed to have a naturalistic appearance, such as variable shape, natural arrangement of landscape materials.
- 4.2.5 Landscaping shall demonstrate consistency in design and materials.
- 4.2.6 Site lighting shall be of a uniform type and color throughout.

4.3 Maintenance. The Owner shall be responsible for ongoing maintenance and repair or replacement of site design elements, such as open spaces, signage, landscaping, lighting, and pavement markings. Except as otherwise provided herein, the Owner shall be responsible for maintenance and repair or replacement of facilities serving the entire Property such as stormwater control devices and any roadways within the Property.



4.4 Residential Buffer Zone. The Owner shall create and maintain a buffer zone between the residential portion of the property and the adjacent residential properties to the north and east. The buffer zone shall be seventy-five (75) feet deep and shall preserve existing large trees in the zone along the north and east boundaries of the Property. The Owner shall provide a sculptured six to eight foot (6 ft.-8 ft.) high berm, interspersed among existing trees. The Owner shall provide one (1) canopy tree, two (2) evergreen trees, and four (4) shrubs for every twenty (20) lineal feet along the property line of the residential building zone as shown in the Final PUD Site Plan. There shall be a credit of two (2) canopy trees for every existing canopy tree of eight (8) inches diameter or greater. The Owner shall also be permitted to substitute one (1) evergreen tree for five (5) shrubs, or one (1) canopy tree for eight (8) shrubs to develop an aesthetically pleasing landscape buffer.

## **ARTICLE 5**

### **DESIGN OF BUILDINGS AND SIGNAGE**

5.1 Building. The architecture, building materials, colors, and shapes of all buildings shall substantially conform with the guidelines set forth in the Grand River Corridor Plan, as it may be reasonably amended. The Owner shall develop buildings on the Property that incorporate varying building lines, natural earth tone construction materials, and other elements that are aesthetically pleasing. The Owner shall follow the following general guidelines:

- 5.1.1. large walls shall include varying building lines, setbacks, color accents, windows, or other elements to upgrade appearance;
- 5.1.2 each site plan shall include a narrative or illustration(s) that demonstrate the design of new buildings will be consistent with, or complement, architecture of the other sites;
- 5.1.3 buildings shall use high quality architecture with variable building lines, architectural accents, and, with the exception of the hospital addition which is part of the Project, pitched roof buildings shall be required.
- 5.1.4 brick or stone shall be used for all building faces;
- 5.1.5 other materials may be used for architectural accents, provided such materials shall have the appearance of cut or cast stone or stucco;
- 5.1.6 out-parcel office buildings shall treat all exterior wall surfaces with at least eighty percent (80%) natural materials; and
- 5.1.7 residential buildings shall be permitted to use siding for up to fifty percent (50%) of exterior wall surfaces.

5.2 Signage. Consistent with the Owner's experience developing large-scale hospital, clinical, and medical office facilities, signage within the Property will provide clear and safe wayfinding deemed necessary to best serve the community. Signage shall have materials, lighting, and mounting that is in line with the stated goal. Variations beyond approximate limits identified

herein will be reviewed for approval with the Township as required by the Ordinance. Consistent with Table 16.1, footnote (7) of the Ordinance, the following signs shall be permitted on the Property:

- 5.2.1 ground signage at the entrances of the medical facilities; which signage shall not exceed [14] ft in height and [7] ft in width and [ ] in number;
- 5.2.2 ground signage for each separate building to be located on interior roads of the Property; which signage shall not exceed [6] ft in width and [6] ft in height and [ ] in number,
- 5.2.3 building signage shall be entitled to wall signs of a building's front façade as reasonably determined by the Owner and zoning administrator, however, such signage shall not exceed [ ] ft in width and [ ] in height and [ ] in number;
- 5.2.4 all other signs, including directional and wayfinding signs, shall conform to the size, materials and other specifications of the Ordinance;
- 5.2.5 directional and wayfinding signs shall be provided throughout the site in line with the stated goal as determined by the Owner and zoning administrator, however, such signage shall not exceed [ ] ft in width and [ ] in height and [ ] in number;
- 5.2.6 One (1) ground sign at the central entry from Grand River Avenue of up to one hundred twenty square feet (120 SF) area with maximum height of no more than twelve feet six inches (12'-6") and;
- 5.2.7 Such other signs as may be required in connection with Owner's addition of medical services and as otherwise may be required by state and federal regulatory bodies or as may be required for emergent health care situation.

5.3 Building Height. The Owner shall be permitted to erect the hospital services portion of the addition as a four (4) story building with a general roof height of approximately sixty-five (65) feet from the first level finished floor to the top of the parapet (65' 0" AFF) measured as indicated in the Ordinance. The Owner shall be permitted to erect a roof mounted screen wall on the hospital services portion of the addition with a general height of approximately eighty (80) feet from the first level finished floor to the top of the screen wall (80' 0" AFF) measured as indicated in the Ordinance. (For reference, the first-floor elevation of the new hospital is 99'-0" and the top of the proposed air handling unit rooftop equipment is approximately 179'-0".) The Owner shall be permitted to build a connector of the existing medical office building to the hospital addition as a two (2) story addition with a general roof height of approximately thirty-two (32) feet from the first level finished floor to the top of the parapet (32'-0" AFF) measured as indicated in the Ordinance. Per Owner's submitted drawings (Drawing No. \_\_\_\_\_), the Owner shall be permitted to build expansions of the existing medical office building as one (1) story expansions with general roof height of approximately seventeen (17) feet from the first level finished floor to the top of the parapet (17' 0" AFF) measured as indicated in the Ordinance. Roof-mounted equipment on the hospital addition may not exceed [**seventeen (17)**] feet and fifteen percent (15%)

of the total roof area on the entire building. All other buildings on the Property shall meet the specific height limitations required by the Ordinance for the respective type of building. Variations beyond approximate limits identified herein will be reviewed for approval with the Township in accordance with Section 10.11 of the Ordinance. All elevations and heights referenced in this Section 5.3 are derived from Owner's Basis of Design documents and subject to industry-accepted construction tolerances.

## ARTICLE 6

### UTILITIES

6.1 Water. Each office and residential parcel/use on the Property must connect to the community water system. The Owner shall submit a master water plan for the Property as an attachment to the Final PUD Site Plan for approval by the Township and its Engineers. The Owner shall install and pay the cost of the internal water main for each developed portion of the Property prior to or concurrent with the site plan approval for such development.

6.2 Sanitary Sewer. All of the office and residential buildings constructed on the Property shall, as developed, be connected to and be served by the public sanitary sewer systems. The Township represents that there has been reserved for the Owner adequate municipal wastewater treatment capacity to service the approved use of the Property, and the adequacy of wastewater treatment capacity shall not limit the type of use or density of the development based on the Conceptual Plan. The Owner shall install and pay the cost of the infrastructure required by the Township and its engineers to connect the Property and additional improvements to the public sanitary sewer system.

6.3 Electrical. All electrical lines serving the buildings on the Property shall be underground. Public utility lines in existing or future easements shall be permitted overhead so long as the buildings are serviced from underground.

6.4 Fees. Fees, charges and costs for utilities shall be as set forth in the REU Analysis/Memorandum of March 8, 2022 attached as **Exhibit C**. The connection fee for both water and sewer may be amended on a district-wide basis from time to time which shall be the then-prevailing rate of connection cost/REU, per connection, as set forth in the Equivalent User Table of the Genoa Charter Township as the same may be amended from time to time.

6.5 The above ground storage tanks within the Property will not comply with Section 13.07.01 of the Ordinance, "Above Ground (Fuel) Storage Tanks," based on the nature of the medical facility. Instead, the facility will comply with state and federal codes for fuel oil storage.

6.6 The Owner shall grant and convey easements on the Property to the Township or the authority designated by the Township to allow for ingress and egress for the maintenance, repair, improvement or replacement of the public sewer and water system including those reflected in the existing Village Easements.

6.7 Upon completion of the water and sewer infrastructure and the approval of the Township, the Owner will convey the infrastructure (the sanitary sewer, the water mains and their

appurtenant components), excluding the leads, to the Township. The Township will then be responsible for the maintenance, repair, improvement and replacement of the infrastructure. The Owner and its successors in interest will be responsible for the perpetual maintenance, repair, improvement and replacement of the leads for both the water and the sewer extending from the [curb] to the buildings.

## ARTICLE 7

### MISCELLANEOUS

7.1 Amendment. This Agreement may not be modified, replaced, amended or terminated without the prior written consent of the parties to this Agreement.

7.2 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors, and assigns. The rights and obligations under this Agreement shall run with the Property and shall bind and inure to the benefit of any successors-in-interest of the Owner in the Property.

7.3 Controlling Effect. In the event of any direct conflict between the terms and provisions of this Agreement and the Conceptual Plan, and the provisions of the Ordinance, or other Township ordinances, rules, or regulations, the provisions of this Agreement and the Conceptual Plan shall control.

7.4 Conditions Reasonable. The Owner acknowledges that the conditions imposed by this Agreement upon the development of the Property are reasonable and necessary to ensure that public services and facilities affected by the proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent used of land, and to promote the use of land in a socially and economically desirable manner. The Owner further acknowledges that the conditions meet all of the requirements of MCL 125.3503.

7.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan, without giving effect to principles of conflicts of law.

7.6 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original, and all of which shall constitute one and the same agreement.

7.7 Plans and Drawings. The plans and drawings listed in Exhibit D are attached to and made a part of this Agreement.

7.8 Sale. In the event that a portion of the Property is sold to another entity, coordination and control of the Property will be up to the determination of the current Owner at the time of the sale.

7.9 The terms of this Agreement, as hereby amended, shall run with the land and shall be recorded on title to the Property with the Livingston County Register of Deeds.

7.10 References in this Agreement to activities by the Owner in relation to development is intended to include Owner's transferees and assigns unless context dictates to the contrary.

*[Remainder of Page Intentionally Left Blank.]*

This Agreement has been executed by a duly authorized representative of the Owner as of the date first set forth above.

TRINITY HEALTH-MICHIGAN, d/b/a  
SAINT JOSEPH MERCY HEALTH  
SYSTEM, formerly known as MERCY  
HEALTH SERVICES,  
a Michigan nonprofit corporation

By: \_\_\_\_\_  
[Printed Name]  
Its: \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, the \_\_\_\_\_ of TRINITY HEALTH-MICHIGAN, d/b/a SAINT JOSEPH MERCY HEALTH SYSTEM, formerly known as MERCY HEALTH SERVICES, a Michigan nonprofit corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

*[Signatures Continued on the Following Page.]*



APPROVED by the Township Board for Genoa Charter Township on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, at a meeting duly called and held.

GENOA CHARTER TOWNSHIP,  
a Michigan charter township

By: \_\_\_\_\_  
[Printed Name]  
Its: Supervisor

By: \_\_\_\_\_  
[Printed Name]  
Its: Clerk

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ and \_\_\_\_\_, the Supervisor and Clerk, respectively, of GENOA CHARTER TOWNSHIP, a Michigan charter township, on behalf of said Township.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_

*Drafted by:*

Richard A. Sundquist  
Clark Hill PLC  
500 Woodward Avenue, Suite 3500  
Detroit, Michigan 48226  
(313) 965-8227  
[rsundquist@clarkhill.com](mailto:rsundquist@clarkhill.com)

*When Recorded, Return to:*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

Commencing at the Northeast Corner of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence S 89°38'11" W 1355.85 feet (recorded as N 87°59'50" W 1355.93 feet) along the North line of said Section 13 for a PLACE OF BEGINNING; thence S 02°11'38" E 763.41 feet (recorded as S 00°08'31" E 763.54 feet); thence N 87°56'59" E 6.62 feet (recorded as S 89°20'22" E 6.57 feet); thence S 02°09'04" E 1733.44 feet; thence S 86°51'52" W 7.47 feet (recorded as S 89°16'32" W 7.47 feet); thence S 03°08'08" E 92.85 feet (recorded as S 00°38'37" E 92.41 feet); thence S 89°29'10" W 38.78 feet (recorded as N 88°05'08" W 38.78 feet); thence S 03°08'08" E (recorded as S 00°30'54" E) 176.36 feet; thence N 69°43'30" W 1410.63 feet (recorded as N 67°17'30" W 1402.44 feet) along the Northerly Right-of-Way of Grand River Avenue; thence N 02°12'10" W 2268.75 feet along the North-South 1/4 line to the North 1/4 Corner of said Section 13; thence N 89°38'11" E 1341.07 feet (recorded as S 87°54'35" E 1341.18 feet) along the North line of said Section 13 to the Place of Beginning. Being a part of the Northeast 1/4 and the Southeast 1/4 of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 77.74 acres of land, more or less. Being subject to easements and restrictions of record, if any.

**EXHIBIT B**  
**NRPUD PLANS**

The NRPUD Plans showing the existing (already improved) facilities including the Medical Buildings and the Facility as well as the proposed new hospital and expansion areas is attached to this Agreement as Sheet \_\_\_\_\_ which also identifies a future community farm. Sheet \_\_\_\_ attached identifies the existing Village Easements.

**EXHIBIT C**  
**FEES, CHARGES, AND COSTS FOR UTILITIES**

*See attached pages.*



# MEMORANDUM

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

**TO:** Trinity Health  
**FROM:** Amy Ruthig, Zoning Official  
**DATE:** March 8, 2022  
**RE:** St. Joseph Mercy - REU Fee Analysis  
 7575 & 7533 Grand River Avenue  
 Parcel 4711-13-200-009

Based on the information that staff has received in regards to your proposed project, the REU fee analysis for the proposed hospital located at parcel #4711-13-200-009 including 7575 and 7533 Grand River Avenue I provide the following:

**REU Analysis -**

To determine fees, we have analyzed usage of your existing facilities located on the premises to establish a baseline of what is being used. Based on billing data, the parcel utilizes an average of 67 REU's.

**7575 Grand River Avenue (St. Joseph Mercy Health Center)**

<i>Billing Date</i>	<b>Quarterly Usage in Gallons</b>
1/04/22	840,000
9/24/21	680,000
6/29/21	900,000
3/25/21	955,000
<b>Total Annual Use</b>	3,375,000
<b>Total Daily Use</b>	9,247
<b>Usage to REU conversion (1 REU = 218 gallons per day)</b>	<b>42 REU's</b>

**7533 Grand River Avenue (Woodland Village)**

<i>Billing Date</i>	<b>Quarterly Usage in Gallons</b>
1/04/22	525,000
9/24/21	425,000
6/29/21	570,000
3/25/21	485,000
<b>Total Annual Use</b>	2,005,000
<b>Total Daily Use</b>	5,493
<b>Usage to REU conversion (1 REU = 218 gallons per day)</b>	<b>25 REU's</b>

**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

**Assessed – Previously Paid**

The parcel was assessed 109 REUs for sewer and 102 REUs for water. The parcel also previously paid an additional 45.5 REUs.

**Remaining REU Balance**

<b>Sewer:</b>	154.5	<b>Water:</b>	147.5
Usage:	<u>67</u>	Usage:	<u>67</u>
Remaining:	87.5	Remaining:	80.5

**Tap Fees**

Assuming a 72-bed hospital, the new connection fees using the PUD rates are therefore as follows:

**Hospital – 72 beds- SEWER**

New Use Calculation: 1.09 REU per bed =	78.5 REU
Remaining previously paid or assessed =	87.5 REU

---

**No Connection Charge for Sewer: = Credit 9.0 REU**

**Hospital – 72 beds- WATER**

New Use Calculation: 1.09 REU per bed =	78.5 REU
Remaining previously paid or assessed =	80.5 REU

---

**No Connection Charge for Water: = Credit 2.0 REU**

**Does not include the cost of any required water meters**

---

## **EXHIBIT D**

### **LIST OF ADDITIONAL PLANS AND DRAWINGS MADE A PART OF THIS AGREEMENT**

- Renderings of existing facilities and proposed expansion and renovation of existing Medical Buildings.



**EXHIBIT E**  
**WETLAND BUFFER ENCROACHMENTS**

*See attached page.*



**IMPACT ASSESSMENT**  
**St. Joseph Mercy Brighton Health Center**  
**March 30, 2022**

**INTRODUCTION**

The proposed development is a 77.59-acre medical use site residing north of Grand River Ave. Potential areas of concern are noted along with the proposed methods of addressing each item. The format conforms to the impact assessment requirements as outlined in section 18.07 of the published zoning ordinance for Genoa Township.

- a. **Name(s) and address(es) of person(s) responsible for preparation** of the impact assessment and a brief statement of their qualifications.

St. Joseph Mercy Brighton Health Center  
7575 Grand River Ave Rd,  
Brighton, MI 48114  
(810) 844-7575

SmithGroup  
Architecture architectural, engineering and planning firm  
201 Depot St, Ann Arbor, MI 48104  
(734) 662-4457

Michael Johnson |  
michael.johnson@smithgroup.com | 734-712-2047

Dino Lekas | PLA  
dino.lekas@smithgroup.com | 734-669-2678

Michael Campos | Civil, PE  
michael.campos@smithgroup.com | 734-669-2749

Katherine DeKrey | Landscape Design  
katherine.dekrey@smithgroup.com | 734-669-2712

Charles Langolf | Professional Surveyor  
charlie.langolf@smithgroup.com | 734-669-2690

Bergmann  
Transportation engineering firm  
29777 Telegraph, Suite 1640 Southfield, MI 48034

Steven J. Russo, PE | Transportation Engineer  
srusso@bergmannpc.com | 248-663-1379

Barr Engineering Co.  
Wetland Consultant  
3005 Boardwalk Dr Suite 100, Ann Arbor, Mi 48108

Woody L. Held | Senior Environmental Consultant  
WHeld@barr.com | 734.922.4422

**b. Map(s) and written description/analysis of the project site**

The St. Joseph Mercy Brighton Health Center site (Parcel ID: 4711-13-200-009) is in Section 13 of Livingston County, north on Grand River Road, west of South Hacker Road and east of the Genoa Business Park. It is a 77.59-acre site that currently has a medical facility and a senior living facility residing on it. These establishments are supported by surface parking as well as an access road that has shared connections shared with the Business Park. Please see attached documentation Smith Group Site Submittal Package page CV-100 for easement information and surrounding zoning.

**c. Impact on natural features:**

1. Slopes and Grade: The site presents steeper slopes around the parking perimeter and road resulting from the excavation process from prior development. It is intended that this plan will minimize the amount of grading that will need to be done on-site. However, due to the nature of the medical building programming, a grade change over 3% will need to be performed in order to make it accessible. This grading will be performed on 11 acres of the site. The zoning administration will be notified of the grade change required for the building footprint, revised detention basin, parking, and utility yards. Smith Group Site Submittal Package page CG-100 to CG-104.
2. Wetland and Soils: The site contains two creeks and two wetland/detention ponds north of the existing medical building. Based on a Preliminary Wetland Analysis completed by SmithGroup, and a Wetland Inventory Study, currently being conducted by Barr engineering, wetland soils are present within the project area, and development and grading may fall within 25' of the wetland boundary north of the loop fire road. Mitigations will follow any state of Michigan EGLE regulated wetlands requirements and shall only be installed or constructed upon receiving all necessary approvals of EGLE and in accordance with all applicable EGLE rules and regulations. See attachment Smith Group Site Submittal Package page CV-200 and supporting wetland documentation.
3. Vegetation: There is significant existing vegetation on the site, as shown on the Site Plan. Most of this vegetation tends to be undergrowth and brush. Some of this vegetation will need to be removed in order to accommodate the required parking for the expanded medical building use. It is the intent of this design to minimize vegetation removal and the improvements will not be removing more than 25% of existing vegetation on site. See attachment Smith Group Site Submittal Package page CV-300.

**d. Impact on stormwater management:**

The existing stormwater drainage is contained within the site and drain to a regional pond/detention system. An existing wet pond with forebay is currently functioning as the stormwater mitigation system for the entirety of the site's drainage area. Existing on-site underground storm sewer will be utilized to continue to convey stormwater to the existing wet pond. Proposed underground storm sewer will be added to support the additional parking areas and impervious cover.

Based on revised Livingston County Drain Commission requirements, improvements will be made to the existing forebay by dredging the bottom of the pond and increasing its storage volume. Proposed improvements to the existing system also include reconstructing the outlet pipe of the larger wet pond prior to discharging into the adjacent lake. Infiltration rates have been determined by the Geotechnical Engineer and additions of bioretention infiltration ponds throughout the site will be installed.

The improvements to the existing detention system as well as the bioretention infiltration ponds are to enhance the overall quality of the stormwater system.

Surface runoff during construction will be controlled by silt fences, inlet filters, and seed and mulch.

**e. Impact on surrounding land used:**

The new medical facilities are planned to benefit the community by providing state-of-the-art healthcare facilities in the area. This development enhances the existing medical development on-site, which can be accessed from the south via I-96 expressway and Grand River Avenue. Site improvements include a complete loop road, drop-off areas, parking lots, relocation of the helistop, loading area, generators, oxygen tanks,

mobile PET scanner for trucks and ambulance access. Although exterior lighting will be required for the roadways and walks to provide safe access for staff and visitors, full cut-off fixtures are planned to decrease unnecessary light pollution. Lighting will also be required for the safe use of the helipad, currently planned to only pick up patients and take them to another facility if needed. Additional building and site accent lighting will be automatically shut off via timeclock curfew control. Although the generators, helicopters, vehicles and ambulances planned for the site may increase the noise and air pollution, this is not expected to be a significant issue, due to the current noise level and air pollution from the existing site usage, its proximity to I-96 and Grand River, and significant setbacks from other adjacent development.

**f. Impact on public facilities and services:**

St. Joseph Mercy Health of Michigan intends to build an 175,000 square foot, 4-story, 72 bed hospital with basement, (with shell space for an additional 16 beds) within Livingston County, thus replacing the existing facility on Byron Road in Howell. The project will be located on and attached to the St. Joseph Mercy Brighton Health Center. The two buildings will be connected to the first and second levels, but no inpatients will move into the existing facility for services. There will be additions to the existing Brighton Health Center to expand Emergency Department and Outpatient Surgery Services as well as renovations of the Emergency Department, Outpatient Surgery, Imaging, and Lab.

The facility is anticipated to employ the same number of people as the two existing facilities. This development is not expected to impact the public schools. Police and fire protection will be needed for both the hospital and MOB.

**g. Impact on public utilities:**

Sanitary sewer and water utilities are reviewed by Marion, Howell, Oceola, and Genoa (MHOG) Sewer and Water Utilities.

The existing hospital is serviced by a sanitary sewer located south of the building that connects to Grand River Avenue. The sanitary sewer for the proposed building is to exit the north of the building and connect to the existing 8-inch sewer main running along the eastern property line. In discussion with MHOG, there is sufficient capacity in the sewer located just north of the site.

The site is currently serviced by one 12" water main connection along Grand River Avenue. With the planned hospital expansion there will be an 8" watermain that will provide a looped system by connecting the watermain system from the existing stub north of the current staff entrance to the stub located at The Village development. An existing water main runs along the north of the existing St. Joseph Mercy building to the edge of the staff parking lot. Based on the proposed building outline, a portion of the existing watermain will be removed and capped at the west edge of the driveway to the emergency department. Separate domestic and fire protection water main services will connect into the building off an extension from the capped watermain. Existing hydrants will be maintained to ensure adequate building coverage as required by all applicable fire codes.

Sanitary sewer and water main design will meet the MHOG Sanitary Sewer and Water Design Standards. All utility connections will follow guidelines set forth by the MHOG Utility Connection Manual.

**h. Storage and handling of any hazardous materials:**

Fuel tanks and other utilities will be installed north of the building adjacent to the loading dock, will not comply with 13.07.01 Above Ground (Fuel) Storage Tanks based on the nature of medical facility. Instead, the facility will comply with the State and Federal codes for fuel oil storage which are more rigorous than the intent of the local ordinance. It is the policy of Saint Joseph Mercy Health System (SJMHS) to ensure the safe handling and disposal of medical waste throughout the organization, including the proposed development. SJMHS enforces a strict medical waste policy and plan, including obtaining certificates from regulatory agencies, oversight from SJMHS Safety Program personnel to ensure safe practices for the transportation, packaging, and storage of medical waste.

**i. Impact on Traffic and Pedestrians:**

A traffic study was completed by Bergmann on March 24, 2022. The report covers all of the items listed below with the exception of the crash analysis as it was not requested by LCRC or MDOT. Please see attached Appendix I for the Traffic study's executive summary and full report.

Description of existing daily and peak hour traffic on adjacent street(s) and a description of any sight distance limitations along the right-of-way frontage of the site.

Forecasted trip generation of the proposed use for the a.m. and p.m. peak hour and average daily traffic generated.

For any project with a completion date beyond one year at the time of site plan approval, the analysis shall also include a scenario analyzing forecasted traffic at date of completion along the adjacent street network using a forecast based either on historic annual percentage increases and/or on expected development in the area.

Projected traffic generated shall be distributed (inbound v. outbound, left turn v. right turn) onto the existing street network to project turning movements at site driveways and nearby intersections. Rationale for the distribution shall be provided.

Capacity analysis at the proposed driveway(s) using the procedures outlined in the most recent edition of the *Highway Capacity Manual* published by the Transportation Research Board. Capacity analyses shall be provided for all street intersections where the expected traffic will comprise at least five-percent (5%) of the existing intersection capacity.

Accident data for the previous three (3) years for roadway sections and intersections experiencing congestion or a relatively high accident rate, as determined by the township or staff from the Livingston County Road Commission or Michigan Department of Transportation.

Analysis of any mitigation measures warranted by the anticipated traffic impacts. Where appropriate, documentation shall be provided from the appropriate road agency regarding time schedule for improvements and method of funding.

A map illustrating the location and design of proposed access, including any sight distance limitations, dimensions from adjacent driveways and intersections within 250 feet of the edge of the property frontage, and other data to demonstrate that the driveway(s) will provide safe and efficient traffic operation and be in accordance with Article 15.

**j. Special Provisions:** General description of any deed restrictions, protective covenants, master deed or association bylaws.

All easements are shown on Smith Group Site Submittal Package page CV-100.

**k. A list of all sources shall be provided.**

SmithGroup Survey and Plans  
Traffic Study Appendix I  
Preliminary Wetland Analysis Appendix II  
Title Search Appendix III





July 15, 2022

Ms. Kelly VanMarter, AICP  
Assistant Township Manager/Community Development Director  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

Dear Ms. VanMarter:

Thank you for your continued work and correspondence with Bergmann related to the proposed St. Joseph Mercy Brighton Health Center expansion project in Genoa Township, Livingston County, Michigan. We understand the Township has raised concerns related to operations of the egress movements from the St. Joseph Mercy Health drive approach to Grand River Avenue and we would like to offer the following information for your consideration.

A Traffic Impact Study (TIS) was completed by Bergmann for the subject project dated May, 2022. This study was completed in accordance with accepted traffic engineering practice and in accordance with the methodologies and practices published by ITE and the applicable requirements of LCRC, MDOT, and Genoa Township. All assumptions utilized in the study including study intersections, baseline traffic volumes, traffic growth projections, and trip generation forecasts and assignments were reviewed and approved by MDOT and LCRC.

As part of the study vehicle delays were calculated for all study intersections including the intersection of Grand River Avenue & St. Joseph Mercy Health / 242 Community Church drive. These delays were calculated in accordance with the methodologies presented in the *Highway Capacity Manual, 6<sup>th</sup> Edition (HCM6)* published by the Transportation Research Board (TRB) for the following three scenarios:

1. Existing Conditions: Traffic volumes that exist at the intersection today.
2. No-Build Conditions: Traffic volumes that will exist at the intersection in 2024 ***without the construction of the proposed St. Joseph Mercy Health expansion project.*** Traffic volumes for this scenario were calculated by applying an annual traffic growth rate of 0.75% per year to the existing traffic volumes to the year 2024. Additionally, traffic volumes from the Versa Mixed-Use development project, Westbury Phase II residential project, Hilton Cove residential project, and U of M Brighton Diagnostic and Treatment Center were included.
3. Build Conditions: Traffic volumes that will exist at the intersection in 2024 ***with the construction of the proposed St. Joseph Mercy Health expansion project.*** Traffic volumes for this scenario were calculated by forecasting the number of trips that will be generated by the proposed St. Joseph Mercy Health expansion and assigning them to the study intersections. These trips were then added to the no-build traffic volumes.

The calculated delay (in seconds per vehicle) and volume for the egress movements from the St. Joseph Mercy Health driveway to Grand River Avenue for existing, no-build, and build conditions are summarized in **Table 1**. This data indicates delays for the egress left-turn movement with the proposed development expansion are expected to increase by approximately four seconds during the AM peak hour and 15 seconds during the PM peak hour as compared to existing conditions; however, these future delays are acceptable per HCM standards.

Delays for the egress right-turn movement are expected to decrease in the future. This can be attributed to the traffic signal modernization at the intersection planned by the Livingston County Road Commission (LCRC). As part of this project, a left-turn phase will be installed for EB Grand River Avenue traffic turning left into the St. Joseph Mercy Health site. Additionally, an overlap phase will be provided for the egress right-turn movement from the site which will provide additional green time for this movement and subsequently reduce delays.





Review of network simulations also shows acceptable traffic operations for the St. Joseph Mercy Health drive approach during the peak hours. Vehicle queues are processed in each signal cycle while the higher volume Grand River Avenue movements are given preference for green time. Therefore, the delays experienced for the St. Joseph Mercy Health Drive approach are acceptable and no improvements are recommended.

Table 1: St. Joseph Mercy Health Drive Delays

Intersection	Control	Time Period	Scenario	SB Left-Turn		SB Right-Turn	
				Volume	Delay (s/veh)	Volume	Delay (s/veh)
Grand River Avenue & St. Joseph Mercy Health / 242 Church Drive	Signal	AM Peak	Existing	56	38.2	34	36.5
			No-Build	58	38.4	35	31.3
			Build	96	42.0	69	30.2
		PM Peak	Existing	135	38.5	75	33.9
			No-Build	140	41.9	78	31.8
			Build	211	53.6	141	29.2

We hope that this information provides adequate clarification to address the concerns of Genoa Township with specific regard to the Traffic Impact Study.

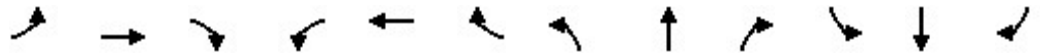
Sincerely,

Steven J. Russo, PE  
TRANSPORTATION ENGINEER, BERGMANN

**Attached:** HCM Results

HCM 6th Signalized Intersection Summary  
 10: 2|42 Church Drive/SJMHS Drive & Grand River Avenue

Existing Conditions  
 AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	75	642	14	2	628	147	4	1	1	56	0	34
Future Volume (veh/h)	75	642	14	2	628	147	4	1	1	56	0	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2000	1938	2000	2000	1922	2000	2000	2000	2000	2000	2000	2000
Adj Flow Rate, veh/h	86	738	16	2	739	173	7	2	2	80	0	49
Peak Hour Factor	0.87	0.87	0.87	0.85	0.85	0.85	0.60	0.60	0.60	0.70	0.70	0.70
Percent Heavy Veh, %	0	4	0	0	5	0	0	0	0	0	0	0
Cap, veh/h	452	2458	53	511	2437	1131	36	17	17	157	0	140
Arrive On Green	0.67	0.67	0.67	0.67	0.67	0.67	0.02	0.02	0.02	0.08	0.00	0.08
Sat Flow, veh/h	622	3684	80	721	3652	1695	1905	917	917	1905	0	1695
Grp Volume(v), veh/h	86	369	385	2	739	173	7	0	4	80	0	49
Grp Sat Flow(s),veh/h/ln	622	1841	1923	721	1826	1695	1905	0	1835	1905	0	1695
Q Serve(g_s), s	5.4	6.7	6.7	0.1	6.8	3.0	0.3	0.0	0.2	3.2	0.0	2.2
Cycle Q Clear(g_c), s	12.1	6.7	6.7	6.8	6.8	3.0	0.3	0.0	0.2	3.2	0.0	2.2
Prop In Lane	1.00		0.04	1.00		1.00	1.00		0.50	1.00		1.00
Lane Grp Cap(c), veh/h	452	1228	1283	511	2437	1131	36	0	35	157	0	140
V/C Ratio(X)	0.19	0.30	0.30	0.00	0.30	0.15	0.19	0.00	0.11	0.51	0.00	0.35
Avail Cap(c_a), veh/h	452	1228	1283	511	2437	1131	333	0	321	429	0	381
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	8.1	5.5	5.5	6.9	5.6	4.9	38.6	0.0	38.6	35.1	0.0	34.7
Incr Delay (d2), s/veh	0.9	0.6	0.6	0.0	0.3	0.3	2.6	0.0	1.4	3.1	0.0	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	1.9	1.9	0.0	1.8	0.8	0.2	0.0	0.1	1.6	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.0	6.2	6.1	7.0	5.9	5.2	41.2	0.0	40.0	38.2	0.0	36.5
LnGrp LOS	A	A	A	A	A	A	D	A	D	D	A	D
Approach Vol, veh/h		840			914			11				129
Approach Delay, s/veh		6.4			5.8			40.8				37.5
Approach LOS		A			A			D				D
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		59.9		7.5		59.9		12.6				
Change Period (Y+Rc), s		* 6.5		6.0		* 6.5		6.0				
Max Green Setting (Gmax), s		* 30		14.0		* 30		18.0				
Max Q Clear Time (g_c+I1), s		14.1		2.3		8.8		5.2				
Green Ext Time (p_c), s		0.7		0.0		0.7		0.5				

Intersection Summary

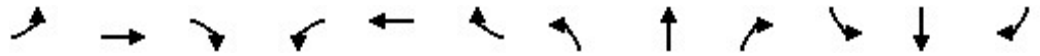
HCM 6th Ctrl Delay	8.4
HCM 6th LOS	A

Notes

\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary  
 10: 2|42 Church Drive/SJMHS Drive & Grand River Avenue

Existing Conditions  
 PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	18	896	18	10	892	32	16	0	6	135	1	75
Future Volume (veh/h)	18	896	18	10	892	32	16	0	6	135	1	75
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2000	1984	2000	2000	1984	2000	2000	2000	2000	2000	2000	2000
Adj Flow Rate, veh/h	21	1054	21	11	991	36	20	0	8	182	1	101
Peak Hour Factor	0.85	0.85	0.85	0.90	0.90	0.90	0.79	0.79	0.79	0.74	0.74	0.74
Percent Heavy Veh, %	0	1	0	0	1	0	0	0	0	0	0	0
Cap, veh/h	343	2260	45	326	2254	1013	77	0	69	247	1	221
Arrive On Green	0.60	0.60	0.60	0.60	0.60	0.60	0.04	0.00	0.04	0.13	0.13	0.13
Sat Flow, veh/h	558	3781	75	533	3770	1695	1905	0	1695	1895	10	1695
Grp Volume(v), veh/h	21	526	549	11	991	36	20	0	8	183	0	101
Grp Sat Flow(s),veh/h/ln	558	1885	1971	533	1885	1695	1905	0	1695	1905	0	1695
Q Serve(g_s), s	1.7	12.4	12.4	0.9	11.5	0.7	0.8	0.0	0.4	7.4	0.0	4.4
Cycle Q Clear(g_c), s	13.2	12.4	12.4	13.4	11.5	0.7	0.8	0.0	0.4	7.4	0.0	4.4
Prop In Lane	1.00		0.04	1.00		1.00	1.00		1.00	0.99		1.00
Lane Grp Cap(c), veh/h	343	1127	1178	326	2254	1013	77	0	69	248	0	221
V/C Ratio(X)	0.06	0.47	0.47	0.03	0.44	0.04	0.26	0.00	0.12	0.74	0.00	0.46
Avail Cap(c_a), veh/h	343	1127	1178	326	2254	1013	333	0	297	429	0	381
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	12.4	9.0	9.0	12.7	8.8	6.6	37.2	0.0	37.0	33.5	0.0	32.2
Incr Delay (d2), s/veh	0.3	1.4	1.3	0.2	0.6	0.1	1.8	0.0	0.7	5.1	0.0	1.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	4.2	4.3	0.1	3.7	0.2	0.4	0.0	0.2	3.7	0.0	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.7	10.4	10.3	12.9	9.4	6.7	39.0	0.0	37.7	38.5	0.0	33.9
LnGrp LOS	B	B	B	B	A	A	D	A	D	D	A	C
Approach Vol, veh/h		1096			1038			28				284
Approach Delay, s/veh		10.4			9.3			38.6				36.9
Approach LOS		B			A			D				D
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		54.3		9.2		54.3		16.4				
Change Period (Y+Rc), s		* 6.5		6.0		* 6.5		6.0				
Max Green Setting (Gmax), s		* 30		14.0		* 30		18.0				
Max Q Clear Time (g_c+I1), s		15.2		2.8		15.4		9.4				
Green Ext Time (p_c), s		0.7		0.0		1.0		1.1				

Intersection Summary

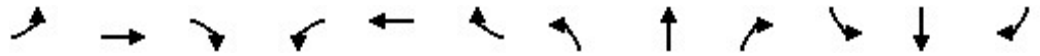
HCM 6th Ctrl Delay	13.3
HCM 6th LOS	B

Notes

\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary  
 10: 2|42 Church Drive/SJMHS Drive & Grand River Avenue

No-Build Conditions  
 AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	78	673	15	2	662	153	4	1	1	58	0	35
Future Volume (veh/h)	78	673	15	2	662	153	4	1	1	58	0	35
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2000	1938	2000	2000	1922	2000	2000	2000	2000	2000	2000	2000
Adj Flow Rate, veh/h	90	774	17	2	779	180	7	2	2	83	0	50
Peak Hour Factor	0.87	0.87	0.87	0.85	0.85	0.85	0.60	0.60	0.60	0.70	0.70	0.70
Percent Heavy Veh, %	0	4	0	0	5	0	0	0	0	0	0	0
Cap, veh/h	434	2456	54	460	1941	901	36	17	17	158	0	232
Arrive On Green	0.05	0.67	0.67	0.53	0.53	0.53	0.02	0.02	0.02	0.08	0.00	0.08
Sat Flow, veh/h	1905	3683	81	696	3652	1695	1905	917	917	1905	0	1695
Grp Volume(v), veh/h	90	387	404	2	779	180	7	0	4	83	0	50
Grp Sat Flow(s),veh/h/ln	1905	1841	1923	696	1826	1695	1905	0	1835	1905	0	1695
Q Serve(g_s), s	1.5	7.1	7.1	0.1	10.2	4.5	0.3	0.0	0.2	3.3	0.0	2.1
Cycle Q Clear(g_c), s	1.5	7.1	7.1	0.1	10.2	4.5	0.3	0.0	0.2	3.3	0.0	2.1
Prop In Lane	1.00		0.04	1.00		1.00	1.00		0.50	1.00		1.00
Lane Grp Cap(c), veh/h	434	1227	1282	460	1941	901	36	0	35	158	0	232
V/C Ratio(X)	0.21	0.32	0.32	0.00	0.40	0.20	0.19	0.00	0.11	0.53	0.00	0.22
Avail Cap(c_a), veh/h	485	1227	1282	460	1941	901	190	0	183	262	0	325
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	7.5	5.6	5.6	8.8	11.2	9.8	38.6	0.0	38.6	35.2	0.0	30.7
Incr Delay (d2), s/veh	0.2	0.7	0.6	0.0	0.6	0.5	2.6	0.0	1.4	3.2	0.0	0.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	2.0	2.1	0.0	3.4	1.5	0.2	0.0	0.1	1.7	0.0	0.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	7.7	6.3	6.3	8.8	11.8	10.3	41.2	0.0	40.0	38.4	0.0	31.3
LnGrp LOS	A	A	A	A	B	B	D	A	D	D	A	C
Approach Vol, veh/h		881			961			11				133
Approach Delay, s/veh		6.4			11.5			40.8				35.7
Approach LOS		A			B			D				D
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		59.8		7.5	10.8	49.0		12.6				
Change Period (Y+Rc), s		* 6.5		6.0	* 6.5	* 6.5		6.0				
Max Green Setting (Gmax), s		* 43		8.0	* 6.5	* 30		11.0				
Max Q Clear Time (g_c+I1), s		9.1		2.3	3.5	12.2		5.3				
Green Ext Time (p_c), s		0.5		0.0	0.0	0.7		0.3				

Intersection Summary

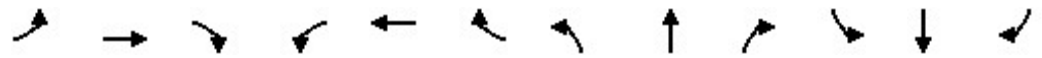
HCM 6th Ctrl Delay	11.0
HCM 6th LOS	B

Notes

\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary  
 10: 2|42 Church Drive/SJMHS Drive & Grand River Avenue

No-Build Conditions  
 PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	19	943	19	10	936	33	17	0	6	140	1	78
Future Volume (veh/h)	19	943	19	10	936	33	17	0	6	140	1	78
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2000	1984	2000	2000	1984	2000	2000	2000	2000	2000	2000	2000
Adj Flow Rate, veh/h	22	1109	22	11	1040	37	22	0	8	189	1	105
Peak Hour Factor	0.85	0.85	0.85	0.90	0.90	0.90	0.79	0.79	0.79	0.74	0.74	0.74
Percent Heavy Veh, %	0	1	0	0	1	0	0	0	0	0	0	0
Cap, veh/h	294	2256	45	307	1852	833	81	0	72	245	1	260
Arrive On Green	0.02	0.60	0.60	0.49	0.49	0.49	0.04	0.00	0.04	0.13	0.13	0.13
Sat Flow, veh/h	1905	3781	75	506	3770	1695	1905	0	1695	1895	10	1695
Grp Volume(v), veh/h	22	553	578	11	1040	37	22	0	8	190	0	105
Grp Sat Flow(s),veh/h/ln	1905	1885	1971	506	1885	1695	1905	0	1695	1905	0	1695
Q Serve(g_s), s	0.4	13.4	13.4	1.0	15.5	0.9	0.9	0.0	0.4	7.7	0.0	4.5
Cycle Q Clear(g_c), s	0.4	13.4	13.4	6.0	15.5	0.9	0.9	0.0	0.4	7.7	0.0	4.5
Prop In Lane	1.00		0.04	1.00		1.00	1.00		1.00	0.99		1.00
Lane Grp Cap(c), veh/h	294	1125	1176	307	1852	833	81	0	72	247	0	260
V/C Ratio(X)	0.07	0.49	0.49	0.04	0.56	0.04	0.27	0.00	0.11	0.77	0.00	0.40
Avail Cap(c_a), veh/h	403	1125	1176	307	1852	833	190	0	169	333	0	338
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	10.5	9.2	9.2	13.3	14.3	10.6	37.1	0.0	36.8	33.7	0.0	30.5
Incr Delay (d2), s/veh	0.1	1.5	1.5	0.2	1.2	0.1	1.8	0.0	0.7	8.2	0.0	1.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	4.5	4.7	0.1	5.7	0.3	0.5	0.0	0.2	4.1	0.0	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	10.7	10.7	10.7	13.5	15.5	10.7	38.9	0.0	37.5	41.9	0.0	31.8
LnGrp LOS	B	B	B	B	B	B	D	A	D	D	A	C
Approach Vol, veh/h		1153			1088			30				295
Approach Delay, s/veh		10.7			15.3			38.5				38.3
Approach LOS		B			B			D				D
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		54.2		9.4	8.4	45.8		16.4				
Change Period (Y+Rc), s		* 6.5		6.0	* 6.5	* 6.5		6.0				
Max Green Setting (Gmax), s		* 40		8.0	* 6.5	* 27		14.0				
Max Q Clear Time (g_c+I1), s		15.4		2.9	2.4	17.5		9.7				
Green Ext Time (p_c), s		0.7		0.0	0.0	1.0		0.7				

Intersection Summary

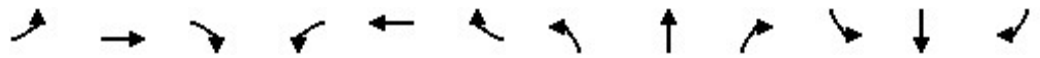
HCM 6th Ctrl Delay	16.2
HCM 6th LOS	B

Notes

\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary  
 10: 2|42 Church Drive/SJMHS Drive & Grand River Avenue

Build Conditions  
 AM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	167	673	15	2	662	251	4	1	1	96	0	69
Future Volume (veh/h)	167	673	15	2	662	251	4	1	1	96	0	69
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2000	1938	2000	2000	1922	2000	2000	2000	2000	2000	2000	2000
Adj Flow Rate, veh/h	192	774	17	2	779	295	7	2	2	137	0	99
Peak Hour Factor	0.87	0.87	0.87	0.85	0.85	0.85	0.60	0.60	0.60	0.70	0.70	0.70
Percent Heavy Veh, %	0	4	0	0	5	0	0	0	0	0	0	0
Cap, veh/h	417	2396	53	438	1823	846	36	17	17	189	0	287
Arrive On Green	0.07	0.65	0.65	0.50	0.50	0.50	0.02	0.02	0.02	0.10	0.00	0.10
Sat Flow, veh/h	1905	3683	81	696	3652	1695	1905	917	917	1905	0	1695
Grp Volume(v), veh/h	192	387	404	2	779	295	7	0	4	137	0	99
Grp Sat Flow(s),veh/h/ln	1905	1841	1923	696	1826	1695	1905	0	1835	1905	0	1695
Q Serve(g_s), s	3.6	7.4	7.4	0.1	10.9	8.4	0.3	0.0	0.2	5.6	0.0	4.1
Cycle Q Clear(g_c), s	3.6	7.4	7.4	0.1	10.9	8.4	0.3	0.0	0.2	5.6	0.0	4.1
Prop In Lane	1.00		0.04	1.00		1.00	1.00		0.50	1.00		1.00
Lane Grp Cap(c), veh/h	417	1197	1251	438	1823	846	36	0	35	189	0	287
V/C Ratio(X)	0.46	0.32	0.32	0.00	0.43	0.35	0.19	0.00	0.11	0.72	0.00	0.35
Avail Cap(c_a), veh/h	439	1197	1251	438	1823	846	190	0	183	262	0	352
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	8.9	6.2	6.2	10.1	12.7	12.1	38.6	0.0	38.6	35.0	0.0	29.3
Incr Delay (d2), s/veh	0.8	0.7	0.7	0.0	0.7	1.1	2.6	0.0	1.4	7.0	0.0	0.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	2.2	2.3	0.0	3.8	2.9	0.2	0.0	0.1	2.9	0.0	1.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.7	6.9	6.9	10.1	13.5	13.3	41.2	0.0	40.0	42.0	0.0	30.2
LnGrp LOS	A	A	A	B	B	B	D	A	D	D	A	C
Approach Vol, veh/h		983			1076			11				236
Approach Delay, s/veh		7.4			13.4			40.8				37.0
Approach LOS		A			B			D				D
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		58.5		7.5	12.1	46.4		13.9				
Change Period (Y+Rc), s		* 6.5		6.0	* 6.5	* 6.5		6.0				
Max Green Setting (Gmax), s		* 43		8.0	* 6.5	* 30		11.0				
Max Q Clear Time (g_c+I1), s		9.4		2.3	5.6	12.9		7.6				
Green Ext Time (p_c), s		0.5		0.0	0.0	0.7		0.4				

Intersection Summary

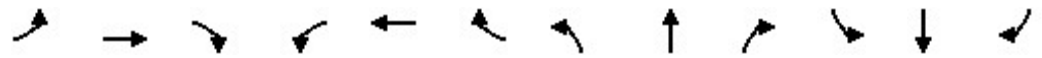
HCM 6th Ctrl Delay	13.4
HCM 6th LOS	B

Notes

\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

HCM 6th Signalized Intersection Summary  
 10: 2|42 Church Drive/SJMHS Drive & Grand River Avenue

Build Conditions  
 PM Peak Hour



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↕		↖	↕	↖	↖	↕			↕	↖
Traffic Volume (veh/h)	46	943	19	10	936	64	17	0	6	211	1	141
Future Volume (veh/h)	46	943	19	10	936	64	17	0	6	211	1	141
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	2000	1984	2000	2000	1984	2000	2000	2000	2000	2000	2000	2000
Adj Flow Rate, veh/h	54	1109	22	11	1040	71	22	0	8	285	1	191
Peak Hour Factor	0.85	0.85	0.85	0.90	0.90	0.90	0.79	0.79	0.79	0.74	0.74	0.74
Percent Heavy Veh, %	0	1	0	0	1	0	0	0	0	0	0	0
Cap, veh/h	282	2094	42	276	1617	727	81	0	72	327	1	366
Arrive On Green	0.04	0.55	0.55	0.43	0.43	0.43	0.04	0.00	0.04	0.17	0.17	0.17
Sat Flow, veh/h	1905	3781	75	506	3770	1695	1905	0	1695	1898	7	1695
Grp Volume(v), veh/h	54	553	578	11	1040	71	22	0	8	286	0	191
Grp Sat Flow(s),veh/h/ln	1905	1885	1971	506	1885	1695	1905	0	1695	1905	0	1695
Q Serve(g_s), s	1.2	14.8	14.8	1.1	17.4	2.0	0.9	0.0	0.4	11.7	0.0	8.0
Cycle Q Clear(g_c), s	1.2	14.8	14.8	5.9	17.4	2.0	0.9	0.0	0.4	11.7	0.0	8.0
Prop In Lane	1.00		0.04	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	282	1044	1091	276	1617	727	81	0	72	328	0	366
V/C Ratio(X)	0.19	0.53	0.53	0.04	0.64	0.10	0.27	0.00	0.11	0.87	0.00	0.52
Avail Cap(c_a), veh/h	354	1044	1091	276	1617	727	190	0	169	333	0	371
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	13.0	11.3	11.3	16.3	18.0	13.6	37.1	0.0	36.8	32.2	0.0	27.7
Incr Delay (d2), s/veh	0.3	1.9	1.8	0.3	2.0	0.3	1.8	0.0	0.7	21.3	0.0	1.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	5.3	5.6	0.1	6.8	0.7	0.5	0.0	0.2	7.2	0.0	3.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	13.4	13.2	13.1	16.6	20.0	13.9	38.9	0.0	37.5	53.6	0.0	29.2
LnGrp LOS	B	B	B	B	C	B	D	A	D	D	A	C
Approach Vol, veh/h		1185			1122			30				477
Approach Delay, s/veh		13.2			19.6			38.5				43.8
Approach LOS		B			B			D				D
Timer - Assigned Phs		2		4	5	6		8				
Phs Duration (G+Y+Rc), s		50.8		9.4	10.0	40.8		19.8				
Change Period (Y+Rc), s		* 6.5		6.0	* 6.5	* 6.5		6.0				
Max Green Setting (Gmax), s		* 40		8.0	* 6.5	* 27		14.0				
Max Q Clear Time (g_c+I1), s		16.8		2.9	3.2	19.4		13.7				
Green Ext Time (p_c), s		0.7		0.0	0.0	0.9		0.1				

Intersection Summary

HCM 6th Ctrl Delay	21.2
HCM 6th LOS	C

Notes

\* HCM 6th computational engine requires equal clearance times for the phases crossing the barrier.

**EMAIL CORRESPONDENCE  
PROVIDED BY APPLICANT**



## Tiffany Spano

---

**From:** Russo, Steve <srusso@BERGMANNPC.com>  
**Sent:** Thursday, July 28, 2022 1:47 PM  
**To:** Cindy Pozolo; Tom Tocco; Tiffany Spano  
**Cc:** Ann Kenyon; Dave Raymond; Rebecca Selter; Dino Lekas; Michael Campos; Katherine DeKrey; Sundquist, Richard A.  
**Subject:** [External] RE: Township Meeting Follow Up

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All,

I have had an opportunity to review the Rowe report in more detail and compare it to the volumes in our report. Although traffic volumes from the trinity report are not directly included in our study, we can make the case that they are accounted for via the general background growth rate that we utilized and therefore update of our study is not necessary.

However, depending on how big of a concern traffic is for the planning commission, it may be worthwhile to conservatively update the study to fully alleviate their concerns so it doesn't become a point of contention. Please let me know your thoughts when you get a chance. If you have any questions or would like to discuss further, please let me know. Thanks!

Best Regards,

Steven J. Russo, PE | Transportation Engineer  
248.663.1379 | [srusso@bergmannpc.com](mailto:srusso@bergmannpc.com)

---

**From:** Russo, Steve  
**Sent:** Sunday, July 24, 2022 12:28 PM  
**To:** 'Cindy Pozolo' <Cindy.Pozolo@smithgroup.com>; Tom Tocco <Tom.Tocco@stjoeshealth.org>; Tiffany Spano <Tiffany.Spano@stjoeshealth.org>  
**Cc:** Ann Kenyon <Ann.Kenyon@smithgroup.com>; Dave Raymond <Dave.Raymond@stjoeshealth.org>; Rebecca Selter <Rebecca.Selter@trinity-health.org>; Dino Lekas <Dino.Lekas@smithgroup.com>; Michael Campos <Michael.Campos@smithgroup.com>; Katherine DeKrey <Katherine.DeKrey@smithgroup.com>; Sundquist, Richard A. <rsundquist@clarkhill.com>  
**Subject:** RE: Township Meeting Follow Up

All,

I am currently out of town and will not be back until Wednesday. My initial reaction after looking through the Rowe study is it doesn't appear that traffic volumes from the apartment project are very high. With that being the case, updating our study to include the apartment project is not necessary in my opinion as it will not change the results of our study.

I'll take a deeper look when I'm back in the office and have access to all our files and update everyone accordingly.

Best Regards,

Steven J. Russo, PE | Transportation Engineer  
248.663.1379 | [srusso@bergmannpc.com](mailto:srusso@bergmannpc.com)

---

**From:** Cindy Pozolo <[Cindy.Pozolo@smithgroup.com](mailto:Cindy.Pozolo@smithgroup.com)>  
**Sent:** Saturday, July 23, 2022 12:03 PM  
**To:** Tom Tocco <[Tom.Tocco@stjoeshealth.org](mailto:Tom.Tocco@stjoeshealth.org)>; Tiffany Spano <[Tiffany.Spano@stjoeshealth.org](mailto:Tiffany.Spano@stjoeshealth.org)>  
**Cc:** Ann Kenyon <[Ann.Kenyon@smithgroup.com](mailto:Ann.Kenyon@smithgroup.com)>; Dave Raymond <[Dave.Raymond@stjoeshealth.org](mailto:Dave.Raymond@stjoeshealth.org)>; Rebecca Selter <[Rebecca.Selter@trinity-health.org](mailto:Rebecca.Selter@trinity-health.org)>; Dino Lekas <[Dino.Lekas@smithgroup.com](mailto:Dino.Lekas@smithgroup.com)>; Michael Campos <[Michael.Campos@smithgroup.com](mailto:Michael.Campos@smithgroup.com)>; Katherine DeKrey <[Katherine.DeKrey@smithgroup.com](mailto:Katherine.DeKrey@smithgroup.com)>; Russo, Steve <[srusso@BERGMANNPC.com](mailto:srusso@BERGMANNPC.com)>; Sundquist, Richard A. <[rsundquist@clarkhill.com](mailto:rsundquist@clarkhill.com)>  
**Subject:** RE: Township Meeting Follow Up

Tom,

Thank you! Looking forward to some outdoor time and probably packed way too much stuff, but it is always an adventure 'Up North'.

Related to the site plan resubmittal, the point person is Dino since he was at the last meeting, has been working with Michael, Katherine, and Steve Russo (Bergmann traffic) and works closely with the architectural team.

Related to the upcoming BID PACK 1, Amanda is coordinating the issuance with the rest of the team and is your point person on that.

(If anything urgent arises please note that I can *usually* get cell service at the BP gas station in town so feel free to leave a voice mail on my cell if you'd like.)

Cindy

**CINDY POZOLO**

FAIA | NCARB | LEED AP BD+C  
Principal | Sr. Project Manager

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**SmithGroup**

500 Griswold Street, Suite 1700  
Detroit, MI 48226

C 313.402.9313  
[cindy.pozolo@smithgroup.com](mailto:cindy.pozolo@smithgroup.com)

---

**From:** Tom Tocco <[Tom.Tocco@stjoeshealth.org](mailto:Tom.Tocco@stjoeshealth.org)>  
**Sent:** Saturday, July 23, 2022 8:44 AM  
**To:** Cindy Pozolo <[Cindy.Pozolo@smithgroup.com](mailto:Cindy.Pozolo@smithgroup.com)>; Tiffany Spano <[Tiffany.Spano@stjoeshealth.org](mailto:Tiffany.Spano@stjoeshealth.org)>  
**Cc:** Ann Kenyon <[Ann.Kenyon@smithgroup.com](mailto:Ann.Kenyon@smithgroup.com)>; Dave Raymond <[Dave.Raymond@stjoeshealth.org](mailto:Dave.Raymond@stjoeshealth.org)>; Rebecca Selter <[Rebecca.Selter@trinity-health.org](mailto:Rebecca.Selter@trinity-health.org)>; Dino Lekas <[Dino.Lekas@smithgroup.com](mailto:Dino.Lekas@smithgroup.com)>; Michael Campos <[Michael.Campos@smithgroup.com](mailto:Michael.Campos@smithgroup.com)>; Katherine DeKrey <[Katherine.DeKrey@smithgroup.com](mailto:Katherine.DeKrey@smithgroup.com)>; [srusso@BERGMANNPC.com](mailto:srusso@BERGMANNPC.com); Sundquist, Richard A. <[rsundquist@clarkhill.com](mailto:rsundquist@clarkhill.com)>  
**Subject:** Re: Township Meeting Follow Up

Cindy, enjoy your time off!

We would need to have somebody running point from Smith while you are away. Who is that? And I would think Tiffany would want to communicate with Kelly to fill out the voids. Don't want to speak for her but that would be my guess.

Thanks for jumping right on the traffic information. Hopefully there will be no conflicts.

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---

**From:** Cindy Pozolo <[Cindy.Pozolo@smithgroup.com](mailto:Cindy.Pozolo@smithgroup.com)>

**Sent:** Friday, July 22, 2022 11:25:04 PM

**To:** Tom Tocco <[Tom.Tocco@stjoeshealth.org](mailto:Tom.Tocco@stjoeshealth.org)>; Tiffany Spano <[Tiffany.Spano@stjoeshealth.org](mailto:Tiffany.Spano@stjoeshealth.org)>

**Cc:** Ann Kenyon <[Ann.Kenyon@smithgroup.com](mailto:Ann.Kenyon@smithgroup.com)>; Dave Raymond <[Dave.Raymond@stjoeshealth.org](mailto:Dave.Raymond@stjoeshealth.org)>; Rebecca Selter <[Rebecca.Selter@trinity-health.org](mailto:Rebecca.Selter@trinity-health.org)>; Dino Lekas <[Dino.Lekas@smithgroup.com](mailto:Dino.Lekas@smithgroup.com)>; Michael Campos <[Michael.Campos@smithgroup.com](mailto:Michael.Campos@smithgroup.com)>; Katherine DeKrey <[Katherine.DeKrey@smithgroup.com](mailto:Katherine.DeKrey@smithgroup.com)>; [srusso@BERGMANNPC.com](mailto:srusso@BERGMANNPC.com) <[srusso@BERGMANNPC.com](mailto:srusso@BERGMANNPC.com)>; Sundquist, Richard A. <[rsundquist@clarkhill.com](mailto:rsundquist@clarkhill.com)>

**Subject:** [External] FW: Township Meeting Follow Up

**CYBERSECURITY WARNING:** This email is sent from outside of Trinity Health. **DO NOT** click on links, open attachments or share confidential information including passwords unless you know the sender. Please report any suspicious emails using the "Report Message" button.

Tom, Tiffany,

We all received the attached traffic report from Kelly at Genoa Township. She noted that it is for the proposed apartment project traffic and that the planning commission requested that Trinity accommodate this traffic in the hospital traffic analysis. Since we formally just became aware of the apartment project at the planning commission meeting and since this data came to us on 7/21 after we submitted our packet for the 8/8 meeting, we have several points to address.

**Steve Russo,**

- Please confirm whether the increased volumes in this report are accommodated in the Trinity report—perhaps not literally but in the general volume increase.
- Please review the report and confirm whether it accommodates the hospital traffic.
- Please confirm whether both applicants, Trinity and Shapiro Real Estate are using the same criteria from MDOT and LCRC.

**All,**

I will be out on PTO next week but suggest that, based upon Steve's evaluation of the attached document, you convene to confirm who will communicate with Kelly regarding next steps. Ideally we will find that the volumes from the apartment complex fall within the range of the increase already accommodated within the report and we simply have to point that out to Kelly.

**SmithGroup Team,**

Please update the PPT for the 8/8 meeting to include our findings regarding the attached ROWE traffic evaluation.

Thank You,  
Cindy

**CINDY POZOLO**

FAIA | NCARB | LEED AP BD+C  
Principal | Sr. Project Manager

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**SmithGroup**

500 Griswold Street, Suite 1700  
Detroit, MI 48226

C 313.402.9313  
[cindy.pozolo@smithgroup.com](mailto:cindy.pozolo@smithgroup.com)

---

**From:** Kelly VanMarter <[Kelly@genoa.org](mailto:Kelly@genoa.org)>  
**Sent:** Thursday, July 21, 2022 3:34 PM  
**To:** Cindy Pozolo <[Cindy.Pozolo@smithgroup.com](mailto:Cindy.Pozolo@smithgroup.com)>; Tiffany Spano <[Tiffany.Spano@stjoeshealth.org](mailto:Tiffany.Spano@stjoeshealth.org)>  
**Cc:** Tom Tocco <[Tom.Tocco@stjoeshealth.org](mailto:Tom.Tocco@stjoeshealth.org)>; Amy Ruthig <[amy@genoa.org](mailto:amy@genoa.org)>; Sundquist, Richard A. <[rsundquist@clarkhill.com](mailto:rsundquist@clarkhill.com)>; [13472.000@smithgroup.tonicdm.com](mailto:13472.000@smithgroup.tonicdm.com); Byrne, Shelby <[SHELBY.BYRNE@tetrattech.com](mailto:SHELBY.BYRNE@tetrattech.com)>  
**Subject:** RE: Township Meeting Follow Up

All,

I just noticed that the traffic study supplement doesn't include the proposed apartment project traffic which was something the PC also asked for. I've attached the traffic study for the apartments.

Kelly VanMarter, AICP  
Assistant Township Manager/Community Development Director

Genoa Charter Township  
2911 Dorr Road, Brighton, Michigan 48116  
Direct: (810) 588-6900, Phone: (810) 227-5225, Fax: (810) 227-3420  
E-mail: [kelly@genoa.org](mailto:kelly@genoa.org), Url: [www.genoa.org](http://www.genoa.org)

---

**From:** Kelly VanMarter <>  
**Sent:** Thursday, July 21, 2022 11:11 AM  
**To:** 'Cindy Pozolo' <[Cindy.Pozolo@smithgroup.com](mailto:Cindy.Pozolo@smithgroup.com)>; Tiffany Spano <[Tiffany.Spano@stjoeshealth.org](mailto:Tiffany.Spano@stjoeshealth.org)>  
**Cc:** Tom Tocco <[Tom.Tocco@stjoeshealth.org](mailto:Tom.Tocco@stjoeshealth.org)>; Amy Ruthig <[amy@genoa.org](mailto:amy@genoa.org)>; Sundquist, Richard A. <[rsundquist@clarkhill.com](mailto:rsundquist@clarkhill.com)>; [13472.000@smithgroup.tonicdm.com](mailto:13472.000@smithgroup.tonicdm.com)  
**Subject:** RE: Township Meeting Follow Up

I received the resubmittal yesterday for the St. Joe project. I am missing the following documents:

1. Cover letter describing the changes made.
2. PUD Agreement
3. View of project from Grand River (was requested by Commission Rauch at the last meeting)

Kelly VanMarter, AICP  
Assistant Township Manager/Community Development Director

Genoa Charter Township  
2911 Dorr Road, Brighton, Michigan 48116  
Direct: (810) 588-6900, Phone: (810) 227-5225, Fax: (810) 227-3420  
E-mail: [kelly@genoa.org](mailto:kelly@genoa.org), Url: [www.genoa.org](http://www.genoa.org)

---

**From:** Cindy Pozolo <[Cindy.Pozolo@smithgroup.com](mailto:Cindy.Pozolo@smithgroup.com)>  
**Sent:** Monday, July 18, 2022 2:50 PM  
**To:** Kelly VanMarter <[Kelly@genoa.org](mailto:Kelly@genoa.org)>; Tiffany Spano <[Tiffany.Spano@stjoeshealth.org](mailto:Tiffany.Spano@stjoeshealth.org)>  
**Cc:** Tom Tocco <[Tom.Tocco@stjoeshealth.org](mailto:Tom.Tocco@stjoeshealth.org)>; Amy Ruthig <[amy@genoa.org](mailto:amy@genoa.org)>; Sundquist, Richard A. <[rsundquist@clarkhill.com](mailto:rsundquist@clarkhill.com)>; [13472.000@smithgroup.tonicdm.com](mailto:13472.000@smithgroup.tonicdm.com)  
**Subject:** RE: Township Meeting Follow Up

Kelly,

In addition to Tiffany's update please note that SmithGroup offers these clarifications which will be documented on the next submittal, and at the next meeting.

- The detention pond does not enter Woodland Lake, that was an unfortunate miscommunication which will be corrected. The detention pond is and will be connected to an unnamed larger pond, or lake, immediately adjacent to the project site. Woodland Lake is to the southeast of the project area and, based on LCDC, typically does not take watershed from the project site. We will summarize and detail stormwater management for that area.
- SmithGroup contacted Brighton Township to confirm whether they have jurisdiction over this project. They do not, and actually defer their stormwater management reviews to Livingston County Drain Commission. We have submitted additional information to LCDC and will provide that information in the packet we intend to provide to you on July 20, 2022, the resubmittal date listed on the website. We look forward to your feedback regarding that packet and intend to adjust it for further clarifications if needed, on July 25, 2022, the submittal date you requested in your email.

Thank You,  
Cindy Pozolo

### CINDY POZOLO

FAIA | NCARB | LEED AP BD+C  
Principal | Sr. Project Manager

---

#### SmithGroup

500 Griswold Street, Suite 1700  
Detroit, MI 48226

C 313.402.9313  
cindy.pozolo@smithgroup.com

---

**From:** Kelly VanMarter <[Kelly@genoa.org](mailto:Kelly@genoa.org)>

**Sent:** Monday, July 18, 2022 2:39 PM

**To:** Tiffany Spano <[Tiffany.Spano@stjoeshealth.org](mailto:Tiffany.Spano@stjoeshealth.org)>

**Cc:** Tom Tocco <[Tom.Tocco@stjoeshealth.org](mailto:Tom.Tocco@stjoeshealth.org)>; Cindy Pozolo <[Cindy.Pozolo@smithgroup.com](mailto:Cindy.Pozolo@smithgroup.com)>; Amy Ruthig <[amy@genoa.org](mailto:amy@genoa.org)>; Sundquist, Richard A. <[rsundquist@clarkhill.com](mailto:rsundquist@clarkhill.com)>

**Subject:** RE: Township Meeting Follow Up

Are you handling communication with Brighton Township about the potential impacts on Woodland Lake?

Kelly VanMarter, AICP

Assistant Township Manager/Community Development Director

Genoa Charter Township

2911 Dorr Road, Brighton, Michigan 48116

Direct: (810) 588-6900, Phone: (810) 227-5225, Fax: (810) 227-3420

E-mail: [kelly@genoa.org](mailto:kelly@genoa.org), Url: [www.genoa.org](http://www.genoa.org)

---

**From:** Tiffany Spano <[Tiffany.Spano@stjoeshealth.org](mailto:Tiffany.Spano@stjoeshealth.org)>

**Sent:** Monday, July 18, 2022 2:28 PM

**To:** Kelly VanMarter <[Kelly@genoa.org](mailto:Kelly@genoa.org)>

**Cc:** Tom Tocco <[Tom.Tocco@stjoeshealth.org](mailto:Tom.Tocco@stjoeshealth.org)>; Cindy Pozolo <[Cindy.Pozolo@smithgroup.com](mailto:Cindy.Pozolo@smithgroup.com)>; Amy Ruthig

<[amy@genoa.org](mailto:amy@genoa.org)>; Sundquist, Richard A. <[rsundquist@clarkhill.com](mailto:rsundquist@clarkhill.com)>

**Subject:** RE: Township Meeting Follow Up

Good afternoon Kelly,  
We would like to move the project to the next meeting on August 8<sup>th</sup>.

Thank you,  
Tiffany

**Tiffany Spano**

Sr. Project Manager | LEED AP BD+C  
Planning, Design, and Construction  
Trinity Health of Michigan

[Tiffany.Spano@Trinity-Health.Org](mailto:Tiffany.Spano@Trinity-Health.Org)

(734) 274-3702



---

**From:** Kelly VanMarter <[Kelly@genoa.org](mailto:Kelly@genoa.org)>

**Sent:** Thursday, July 14, 2022 3:15 PM

**To:** Tiffany Spano <[Tiffany.Spano@stjoeshealth.org](mailto:Tiffany.Spano@stjoeshealth.org)>

**Cc:** Tom Tocco <[Tom.Tocco@stjoeshealth.org](mailto:Tom.Tocco@stjoeshealth.org)>; Cindy Pozolo <[Cindy.Pozolo@smithgroup.com](mailto:Cindy.Pozolo@smithgroup.com)>; Amy Ruthig <[amy@genoa.org](mailto:amy@genoa.org)>

**Subject:** [External] RE: Township Meeting Follow Up

**Importance:** High

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Hi Tiffany,

Attached are the minutes from the meeting. These can serve to help you to determine what needs to be done.

If you want to move the project to the next meeting which is August 8<sup>th</sup> I need to know before the end of the day on this Monday, July 18<sup>th</sup> and you would need to submit revised materials no later than Monday, July 25<sup>th</sup>. This ensures I get the publication sent out because the Planning Commission didn't specify the date the project would be back on the agenda so we will need to re-do the statutory notice.

If you can't make the deadlines for the August 8<sup>th</sup> meeting, the next available meeting would be September 12<sup>th</sup>. The deadline for the September 12<sup>th</sup> meeting is August 17<sup>th</sup>.

Please let m know if you have any questions.

Sincerely,

Kelly VanMarter, AICP  
Assistant Township Manager/Community Development Director

Genoa Charter Township  
2911 Dorr Road, Brighton, Michigan 48116  
Direct: (810) 588-6900, Phone: (810) 227-5225, Fax: (810) 227-3420  
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**From:** Tiffany Spano <[Tiffany.Spano@stjoeshealth.org](mailto:Tiffany.Spano@stjoeshealth.org)>  
**Sent:** Wednesday, July 13, 2022 11:02 AM  
**To:** Kelly VanMarter <[Kelly@genoa.org](mailto:Kelly@genoa.org)>  
**Cc:** Tom Tocco <[Tom.Tocco@stjoeshealth.org](mailto:Tom.Tocco@stjoeshealth.org)>; Cindy Pozolo <[Cindy.Pozolo@smithgroup.com](mailto:Cindy.Pozolo@smithgroup.com)>  
**Subject:** Township Meeting Follow Up

Good morning Kelly,

Thank you again for all your efforts and continued support. Just wanted to see if there would be a formal issuance of email/letter for actions items in follow up to the Monday night meeting.

I did issue a recap to our team based on notes I took during the meeting, but we want to make sure we have all items addressed properly.

Thank you again,  
Tiffany

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## Tiffany Spano

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**From:** Cindy Pozolo <Cindy.Pozolo@smithgroup.com>  
**Sent:** Monday, July 18, 2022 2:50 PM  
**To:** Kelly VanMarter; Tiffany Spano  
**Cc:** Tom Tocco; Amy Ruthig; Sundquist, Richard A.; 13472.000@smithgroup.tonicdm.com  
**Subject:** [External] RE: Township Meeting Follow Up

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Kelly,

In addition to Tiffany's update please note that SmithGroup offers these clarifications which will be documented on the next submittal, and at the next meeting.

- The detention pond does not enter Woodland Lake, that was an unfortunate miscommunication which will be corrected. The detention pond is and will be connected to an unnamed larger pond, or lake, immediately adjacent to the project site. Woodland Lake is to the southeast of the project area and, based on LCDC, typically does not take watershed from the project site. We will summarize and detail stormwater management for that area.
- SmithGroup contacted Brighton Township to confirm whether they have jurisdiction over this project. They do not, and actually defer their stormwater management reviews to Livingston County Drain Commission. We have submitted additional information to LCDC and will provide that information in the packet we intend to provide to you on July 20, 2022, the resubmittal date listed on the website. We look forward to your feedback regarding that packet and intend to adjust it for further clarifications if needed, on July 25, 2022, the submittal date you requested in your email.

Thank You,  
Cindy Pozolo

### CINDY POZOLO

FAIA | NCARB | LEED AP BD+C  
Principal | Sr. Project Manager

---

#### SmithGroup

500 Griswold Street, Suite 1700  
Detroit, MI 48226

C 313.402.9313  
cindy.pozolo@smithgroup.com

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**From:** Kelly VanMarter <Kelly@genoa.org>  
**Sent:** Monday, July 18, 2022 2:39 PM  
**To:** Tiffany Spano <Tiffany.Spano@stjoeshealth.org>  
**Cc:** Tom Tocco <Tom.Tocco@stjoeshealth.org>; Cindy Pozolo <Cindy.Pozolo@smithgroup.com>; Amy Ruthig <amy@genoa.org>; Sundquist, Richard A. <rsundquist@clarkhill.com>  
**Subject:** RE: Township Meeting Follow Up

Are you handling communication with Brighton Township about the potential impacts on Woodland Lake?

Kelly VanMarter, AICP  
Assistant Township Manager/Community Development Director

Genoa Charter Township  
2911 Dorr Road, Brighton, Michigan 48116  
Direct: (810) 588-6900, Phone: (810) 227-5225, Fax: (810) 227-3420  
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Please let me know if you have any questions.

Sincerely,

Kelly VanMarter, AICP  
Assistant Township Manager/Community Development Director

Genoa Charter Township  
2911 Dorr Road, Brighton, Michigan 48116  
Direct: (810) 588-6900, Phone: (810) 227-5225, Fax: (810) 227-3420  
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**From:** [Michael Campos](#)  
**To:** [Jennifer McGinty](#)  
**Cc:** [Katherine DeKrey](#)  
**Subject:** RE: St. Joseph Mercy Brighton  
**Date:** Monday, July 18, 2022 12:20:00 PM

---

Hello Jennifer,

I can confirm that we also dropped off plans on Friday at the Environmental Engineers office addressed to Paul Lewsley. Feel free to contact me if you have any questions or require additional information. Thank you very much.

## **MICHAEL CAMPOS**

PE | Civil Engineer

---

### **SmithGroup**

201 Depot St., Second Floor  
Ann Arbor, MI 48104

T 734.669.2749

[michael.campos@smithgroup.com](mailto:michael.campos@smithgroup.com)

[smithgroup.com](http://smithgroup.com)

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**From:** Jennifer McGinty <JeMcGinty@livgov.com>  
**Sent:** Monday, July 18, 2022 9:12 AM  
**To:** Michael Campos <Michael.Campos@smithgroup.com>  
**Subject:** St. Joseph Mercy Brighton

Good morning Michael,

We received a set of plans on Friday for Drainage Review. Can you please confirm that a copy was mailed or dropped off to Environmental Engineers?

Thank you,

*Jennifer McGinty*

Administrative Specialist

Livingston County Drain Commissioner's Office

2300 E. Grand River Avenue, Suite 105

Howell MI 48843-7581

Phone: 517-546-0040 Ext: 6787

Fax: 517-545-9658

[www.livgov.com/drain](http://www.livgov.com/drain)

**From:** [Planner](#)  
**To:** [Michael Campos](#)  
**Subject:** RE: St. Joseph Mercy Brighton - Planning Commission Clarification Request  
**Date:** Tuesday, July 19, 2022 10:16:56 AM

---

Yes – we will defer to LCDC reviews.

Kelly Mathews  
Planner  
Charter Township of Brighton  
4363 Buno Rd.  
Brighton, MI 48114  
Office: 810-229-0562  
Fax: 810-229-1778

---

**From:** Michael Campos <Michael.Campos@smithgroup.com>  
**Sent:** Tuesday, July 19, 2022 10:15 AM  
**To:** Planner <planner@brightontwp.com>  
**Subject:** St. Joseph Mercy Brighton - Planning Commission Clarification Request

Good Morning,

This message is for Kelly Mathews. We spoke on Thursday last week regarding the St. Joseph Mercy Brighton Expansion project (7575 Grand River Ave Rd, Brighton, MI 48114) and the stormwater drainage review clarification. To provide a quick recap of our situation, we presented our project to Genoa Township during the Planning Commission meeting and one of the members mentioned a concern regarding possible impacts to woodland lake and for us to coordinate with Brighton Township. We have had several meetings with Livingston County Drain Commission(LCDC) and have submitted our final drainage report after a preliminary review with no issues found on adverse impacts to the drainage areas. I just wanted to confirm with that stormwater review for Brighton Township is forwarded to LCDC for review. Please feel free to contact me if you have any questions or require any additional information. Thank you very much for your assistance.

## **MICHAEL CAMPOS**

PE | Civil Engineer

---

**SmithGroup**  
201 Depot St., Second Floor  
Ann Arbor, MI 48104

T 734.669.2749  
[michael.campos@smithgroup.com](mailto:michael.campos@smithgroup.com)

[smithgroup.com](http://smithgroup.com)

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# Digital EGLE/USACE Joint Permit Application (JPA) for Inland Lakes and Streams, Great Lakes, Wetlands, Floodplains, Dams, Environmental Areas, High Risk Erosion Areas and Critical Dune Areas

version 1.30

(Submission #: HPK-DJK6-08W6Q, version 2)

## Details

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Submission ID HPK-DJK6-08W6Q

Submission Reason New

## Form Input

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### Instructions

[To download a copy or print these instructions. Please click this link \(recommended\).](#)

#### The EGLE/USACE "Joint Permit Application" (JPA)

---

##### READ THOROUGHLY BEFORE STARTING THE FORM

It is recommended to download a pdf of this page at [www.michigan.gov/jointpermit](http://www.michigan.gov/jointpermit) for reference while filling out the form. Please also refer to this website for additional information regarding this form, including a glossary and other helpful resources on information required to be submitted in this form.

This is the Joint Permit Application (JPA) for construction activities where the land meets the water. This application covers permit requirements derived from state and federal rules and regulations for activities involving:

Wetlands  
Floodplains  
Marinas  
Dams  
Inland Lakes and Streams  
Great Lakes Bottomlands  
Critical Dunes  
High Risk Erosion Areas

This application prevents duplication of state and federal forms for these activities and provides concurrent review under all pertinent state and federal laws. In the case of U.S. Army Corps of Engineers (USACE) jurisdiction, the Michigan Department of Environment, Great Lakes, and Energy will also send a copy of this Joint Permit Application to the USACE for simultaneous processing. The Michigan Department of Environment, Great Lakes, and Energy will provide coordination between state and federal agencies during the application review.

This application form is set up with the following sections to be completed by the applicant (note that it is recommended to gather all this information prior to starting this form):

##### Contact Information:

Applicant, Property Owner(s), Consultant(s), and any other Authorized Representative(s)

Authorizations are required from the property owner for:

- when the applicant is not the owner,
- when there is a consultant/representative for the applicant,
- when spoils disposal locations are not on site,



- when other permissions are necessary based on project specifics and are identified by the form.

**Project Location Information:**

Address, coordinates, and directions to the site, etc.

**Background Information:**

Existing site conditions, other related permits, existing easements/encumbrances, other related application numbers (pre-application meetings, Wetland Identification Program, etc.)

**Permit Application Category and Public Notice Information:**

This section asks what permit application category you believe fits your project. While this is not required to submit the application, knowing this will also help you submit the right permit application fee and avoid a correction request and processing delays.

The choices of permit application categories to select in the form are:

General Permit, \$50 fee (<https://www.michigan.gov/egle/-/media/Project/Websites/egle/Documents/Programs/WRD/Wetlands/General-Permit-Categories.pdf?rev=e7fc28cb17e14c7b821b7595f6aa585d&hash=490A504F4063BC141104F8DDDCAF70AE>)

Minor Project, \$100 fee (<https://www.michigan.gov/egle/-/media/Project/Websites/egle/Documents/Programs/WRD/Wetlands/Minor-Project-Categories.pdf?rev=c0e17657e1484b20afe47010a67a6999&hash=3C83AAE98832042FA83E28328C7C9842>)

Public Notice Individual Permit, range from \$500-\$4,000 depending on type of activity. For High Risk Erosion Areas and Critical Dune Areas fees for Public Notice individual permit applications can range from \$50-\$4000. Additional fees may be applied for some special project requirements such as hydraulic analysis, dam projects, and a special exception application in a critical dune area. See Fee Schedule on website for more information.

Unsure, select this and the permit reviewer will make the determination on permit type after the application is submitted based on the project details. However, some fee is required to be submitted with the application. If an additional fee is required, the Michigan Department of Environment, Great Lakes, and Energy will send a correction request that will show the remaining amount required. The application will not be considered complete without the proper fee.

Adjacent Landowner contact information for Public Notice projects is required by law. This includes any parcels touching the project parcel and parcels across the street.

**Project Description:**

Information on the Proposed Use and Purpose of the project (who and what the project is intended for and why is it needed). This includes a written summary of the project as well as a list of project uses and types to select from as follows:

**Project Use Selections:**

- Private
- Commercial
- Public/Gov/Tribal
- Federal/State funded
- Non-Profit
- Other

**Project Type Selections:**

- Agriculture
- Airport
- Development- Condo/ Subdivision/Residential
- Development-Commercial/ Industrial
- Drain-County
- Drain-Private
- Drawdown
- Lake, Drawdown
- Wetland Forestry
- Landfill
- Marina/Mooring Facility
- Marine Railway
- Mining-Mineral,
- Mining-Sand and Gravel
- Private Residence
- Restoration-Wetland
- Restoration-Stream
- Transportation
- Septic System Surveying or Scientific Measuring Device
- Utility-Electrical, Fiber optic
- Utility-Oil and gas pipelines
- Utility-Sewer/water line



## Other

Construction Details including sequencing, timeframes, SESC measures, etc.

Alternatives Analysis detailing all options considered and why this is the least impactful feasible and prudent proposal. The depth of this analysis is typically commensurate with the size and purpose of the project and at minimum should include variables such as alternate locations (including other properties), configurations and sizes (layout and design), and methods (construction technologies), and other constraints (local regulations, resource issues). Discussion should also include why the do nothing alternative is not feasible or prudent.

### Project Compensation:

Narrative of how proposed impacts will be compensated (mitigated or other minimization measures), including amount, location, and method; or why mitigation should not be required. This can be traditional mitigation and/or other techniques used to minimize overall loss of functions.

Resource and Activity Type. This section is intended to determine what additional sections of the application are generated (as seen on the left side of the screen) for further information gathering. This includes questions regarding what Resource feature is involved (e.g., wetland, stream, floodplain, pond, dam, critical dune, etc.) and if there are identified Special Activities (i.e., activities requiring a specific series of questions to be answered). Be sure to choose all that apply to your project. If your activity is not listed, choose None of the Above and move on to the next question. More specific activity questions will appear later based on the resource section answers.

Resource Information and Impacts Sections (Multiple Sections). These are a series of sections that will appear on the left side of the screen based on your answers to the Resource and Activity Types section. You will input further information on the existing resources to be impacted (e.g., wetland type, permanent or temporary impact, water elevation data, drainage area, etc.) and all proposed Project Activities with their Dimensions (e.g., length, width, depth, square footage). For example, when Wetland is selected as a resource that your project will involve, a Wetland Project Information and Impacts section will appear on the left side of the screen that includes questions specific to gathering information about the wetland.

For projects including Floodplains, Marinas, Dams, Critical Dunes, or High Risk Erosion Areas individual sections will appear on the left side of the screen that include different sets of specialized questions as required by those programs. These sections do not share a specific format. Help tips will guide you in filling out these sections.

For projects including wetlands, ponds, inland lakes, streams, or the Great Lakes resources, individual sections will appear on the left side of the screen that are similar in format to each other. Each of these resource sections asks initial general information and then has additional questions regarding the Types of Activities proposed for each resource. The outline for these resource activity impacts questions is Activity Type, Dimensions Table, and Special Questions.

There are four overall Types of Activities groups for wetlands, ponds, inland lakes, streams or the Great Lakes:

Fill Activities

Dredge Activities

Structure Activities

Other Activities

Under each of these Types of Activity questions, specific activity lists will be shown that are typical for that type (fill, dredge, structure, other) and resource (wetland, lake, stream, etc). Follow these steps to accurately fill out the Activity Type Questions:

1. Start with the Fill question and choose any activities on the list that is included in your project. If your activity is not shown, then select None of the Above and move to the next question.

2. When you select an activity listed under Fill, Dredge, Structure, or Other, a dimensions table will appear under that question. This table is where you enter EACH activity OF THE TYPE YOU SELECTED and associated dimensions. Be sure that all the activities you selected are also listed in the table with the dimensions. Multiple activities covering the same footprint may be combined on one line in the table (for example, riprap on slopes of driveway fill can be entered on the same impact dimensions line and does not necessarily need to be broken out).

3. Continue to answer the Activity Type questions (Fill, Dredge, Structure, Other) until all have been answered with either a specific Activity listed under that Type or None of the Above. If you did not find your activity in any list then select Other, Other and provide a description of your activity in the space that appears. Please be as descriptive as possible.

Proposed mitigation questions may appear within specific resource types sections based on your answers. Enter any proposed mitigation in the appropriate section (wetland, stream, etc.) and if no mitigation is proposed you must provide commentary with an explanation as to why it is not required. Mitigation plans according to the mitigation checklist ([link](#)) are required for a complete application. When mitigation is proposed be sure to also select mitigation in the Permit Application Type section under the second question.

In the above sections, uploads will be prompted as required by the answers to questions. These should be uploaded in these location (ex, mitigation plans should be uploaded in the mitigation section). Please do not wait to upload one large document



with all plans combined at the end. Note that each individual upload is limited to 10M.

#### Upload of Proposed Site Plans.

Any plans or explanatory narratives not requested in previous sections should be uploaded in this section. Construction Plans including overhead view, cross sections, and profiles showing each impact either to-scale or with dimensions are required and typically would be uploaded here. Plan labels should correspond with labels entered in the form for each activity selected. The application will not be complete without the proper site plans. If drawings are not received with all required dimensions and resources identified, then the Michigan Department of Environment, Great Lakes, and Energy will send a correction request and your application processing will be delayed. However, please limit drawings, plans, and narratives submitted to the items necessary for permit review. For example, entire bid package documents and CAD drawings are often not helpful for permit review and may cause delays from wading through extraneous information. Plans, profiles and cross sections specific to the resource impacts are the most helpful.

#### Review:

This section allows you to see the entire form with the answers you entered. Please review for accuracy prior to hitting the submit button. A print option is provided on this screen (print to PDF is recommended). Once the application is submitted you may not make changes to it until the application has been assigned to a staff person.

#### Certify & Submit:

This is the final section of the application form. The **Submit Form** button selection certifies that all information in the application is true and accurate and that you have the authority to apply for the permit as indicated. This application will become part of public record.

We recommend that you have the above information ready prior to starting this application. You will be able to save in-progress applications and come back later, but all required uploads and questions are necessary before the system will allow submittal of the application. Some sections of this application form load faster than others depending on the complexity of the questions.

Thanks for your patience while you work through the application. For assistance with this form visit:

<https://www.michigan.gov/jointpermit>

[Click here for additional information on maps, drawings, and other attachment](#)

## Contact Information

### Applicant Information (Usually the property owner)

**First Name      Last Name**

Tiffany              Spano

**Organization Name**

Trinity Health of Michigan

**Phone Type      Number              Extension**

Other                  734-274-3702

**Email**

Tiffany.spano@trinity-health.org

**Address**

7575 Grand River Avenue Road

Brighton, MI 48116

**Is the Property Owner different from the Applicant?**

No

**Has the applicant hired an agent or cooperating agency (agency or firm assisting applicant) to complete the application process?**

Yes

**Upload Attachment for Authorization from Agent**

2022-07-05 - Applicant Agent Letter EGLE.pdf - 07/24/2022 02:05 PM

**Comment**

NONE PROVIDED

## Agent Contact

**First Name**    **Last Name**

Woody            Held

**Organization Name**

Barr Engineering, Co.

**Phone Type**    **Number**            **Extension**

Mobile            734-558-9288

**Email**

wheld@barr.com

**Address**

3005 Boardwalk Dr. Suite 100

Ann Arbor, MI 48108

Are there additional property owners or other contacts you would like to add to the application?

Yes

## Additional Contact Information (1 of 2)

**Contact Role(s)**

Contractor

**Contact Information**

**Prefix**

NONE PROVIDED

**First Name**    **Last Name**

Michael            Campos

**Title**

Civil Engineer

**Organization Name**

SmithGroup

**Phone Type**    **Number**            **Extension**

Other            734-669-2749

**Email**

michael.campos@smithgroup.com

**Address**

201 Depot St., Second Floor

Ann Arbor, MI 48104

## Additional Contact Information (2 of 2)

**Contact Role(s)**

Contractor

## Contact Information

**Prefix**

NONE PROVIDED

**First Name      Last Name**

Sharon              Ruonavaara

**Title**

NONE PROVIDED

**Organization Name**

Granger Construction

**Phone Type    Number    Extension**

NONE PROVIDED

**Email**

sruonavaara@grangerconstruction.com

**Address**

39475 West 13 Mile Road, #100

Novi, MI 48377

## Project Location

**DEQ Site Reference Number (Pre-Populated)**

1009932053336607031

**Project Location**

42.5679883,-83.8027953

**Project Location Address**

7575 Grand River Avenue Road

Brighton, MI 48114

**County**

Livingston

**Is there a Property Tax ID Number(s) for the project area?**

Yes

**Please enter the Tax ID Number(s) for the project location**

47-11-13-200-009

**Is there Subdivision/Plat and Lot Number(s)?**

No

**Is this project within Indian Lands?**

No

**Local Unit of Government (LUG)**

Genoa Township

**Directions to Project Site**

Take I-96 to the Grand River Avenue Road exit. Head northwest on Grand River Avenue Road for 1.5 miles, St. Joseph Mercy Hospital will be on the north side.

## Background Information

**Has the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and/or United States Army Corps of Engineers (USACE) conducted a pre-application meeting/inspection for this project?**

Yes



**Provide the date of the pre-application meeting/inspection**

05/26/2022

**Pre-application File Number:**

HPG-XCKJ-9576H

**EGLE and/or USACE staff person involved in the pre-application meeting/inspection:**

Jeff Pierce

**Has the project scope or design changed since the pre-application meeting/inspection?**

No

**Has the EGLE completed a Wetland Identification Program (WIP) assessment for this site?**

No

Environmental Areas are coastal wetlands on the shorelines of the Great Lakes. Enter this number only if a designated Environmental Area is in the proposed project area. Environmental Areas are designated locations along the Great Lakes shoreline. If you don't know whether there is an environmental area within the project area, leave blank. Additional information on Environmental Areas can be found by clicking the following link:

[Click Here for Link](#)

**Environmental Area Number (if known):**

NONE PROVIDED

**Has the United States Army Corps of Engineers (USACE) completed either an approved or preliminary jurisdictional determination for this site?**

No

**Were any regulated activities previously completed on this site under an EGLE and/or USACE permit?**

No

**Have any activities commenced on this project?**

No

**Is this an after-the-fact application?**

No

**Are you aware of any unresolved violations of environmental law or litigation involving the property?**

No

**Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?**

No

**Are there any other federal, interstate, state, or local agency authorizations associated with this project?**

Yes

**List all other federal, interstate, state, or local agency authorizations.**

Agency	Type of Approval	Number	Date Applied	Approved/Denied/Undetermined
Genoa Township	Site Plan Approval	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED
Livingston County Drain Commission	Stormwater Design	NONE PROVIDED	NONE PROVIDED	NONE PROVIDED

**Comments**

NONE PROVIDED

**Permit Application Category and Public Notice Information**

**Project Category Selection:**

The Permit Application Category you apply under is dependent on the type and scope of activities you are undertaking and the resources affected. There is a three-tier permitting process to aid in expediting permits for regulated activities that occur on



wetlands, inland lakes and streams, and the Great Lakes (Parts 301, 303, and 325): General Permit, Minor Project, and Individual Permit.

Additionally, Minor Project categories exist for floodplains under the authority of Part 31.

General Permit and Minor Project categories generally meet specific Best Management Practices criteria that have been shown to minimize impacts to resources if followed correctly. If you select a General Permit or Minor Project Category you must select the specific category(ies) that your project fits under. Any project that does not fit a General or Minor Category are Individual Permit projects. All projects in Critical Dunes, High Risk Erosion Areas, or Dam Safety projects will be Individual Permit Projects.

**Indicate the type of permit being applied for.**

Minor Project for wetlands, lakes, streams, floodplains, or Great Lakes

[Link to General Permit Categories with Descriptions](#)

[Link to Minor Permit Categories with Descriptions](#)

[Link to Minor Project Category descriptions for Floodplain Only projects \(See R323.1316\)](#)

**If you are applying for a minor project permit, which project type(s) is being proposed?**

MP 50. Storm Water Outfall Structures

**If you are applying for a general permit, which project type(s) is being proposed?**

GP M. Maintenance of Storm Water Management Facilities: Wetlands

## **Project Description**

**Project Use: (select all that apply - Private, Commercial, Public/Government/Tribal, Receiving Federal/State Transportation Funds, Non-profit, or Other)**

Private

**Project Type (select all that apply):**

Development-Commercial/Industrial

Please enter your answers in the text box for the next four questions. If you have a long description, please use the document upload at the end of the section. Please make every effort to enter your information directly into the application text boxes. If the answer is in an attachment, please identify that in the text box below.

**Project Summary (Purpose and Use): Provide a summary of all proposed activities including the intended use and reason for the proposed project.**

Applicant proposes to perform maintenance on an existing stormwater detention basin and install storm water outfall structure to provide storm water management for the expansion of the existing hospital facilities. Maintenance activities will include: placing 258.7 cubic yards of fill in 4,380 square feet (0.10 acres) of wetland and temporarily disturb 2,940 square feet (0.07 acres) of wetland to reconstruct the forebay berm; temporarily impact 1,280 square feet (0.03 acres) of wetland to install 59 linear feet of 30-inch diameter storm sewer with end section and 8.3 cubic yards of riprap covering 112 square feet (0.003 acres); temporarily impact 1,985 square feet ( 0.05 acres) of wetland to install 53 linear feet of 18-inch diameter storm sewer and 10.4 cubic yards of riprap over 28.2 square feet (0.0006 acres) of wetland to replace existing outlet control structure; and install storm water outfall structure in upland to discharge to existing lake.

**Project Construction Sequence, Methods, and Equipment: Describe how the proposed project timing, methods, and equipment will minimize disturbance from the project construction, including but not limited to soil erosion and sedimentation control measures.**

Sequence of Construction: 1) install water control structure and outfall pipe; 2) excavate and grade existing detention basin; and 3) seed to stabilize the disturbed soil.

**Project Alternatives: Describe all options considered as alternatives to the proposed project, and describe how impacts to state and federal regulated waters will be avoided and minimized. This may include other locations, materials, etc.**

Lack of historic maintenance activities resulted in a change in the permanent water surface elevation which in turn resulted in the expansion of wetland associated with the detention basin. The original maintenance proposal was to re-establish the original wetland surface elevation and storage capacity through control structure replacement and dredging. This would have resulted in incidental wetland impacts from the reduction of water surface elevation and area. The Applicant determined that maintaining the current higher water surface elevation would not interfere with future development of the property so the current water level was then incorporated into the proposed revised detention basin design.



**Project Compensation:** Describe how the proposed impacts to state and federal regulated waters will be compensated, OR explain why compensatory mitigation should not be required for the proposed impacts. Include amount, location, and method of compensation (i.e., bank, on-site, preservation, etc.)

Mitigation for impacts is not proposed, all impacts to state and federally regulated waters fit within the guides of the General Project Category M and Minor Project Category 50.

**Upload any additional information as needed to provide information applicable to your project regarding project purpose sequence, methods, alternatives, or compensation.**

NONE PROVIDED

**Comment**

NONE PROVIDED

## Resource and Activity Type

**Important! Answer all questions completely. Properly identifying your project in this section generates the proper application sections. Incomplete applications will require corrections before they can be fully processed.**

**SELECT THE ACTIVITIES** from the list below that are proposed in your project (check ALL that apply). If you don't see your project type listed, select "Other Project Type". These activities listed require additional information to be gathered later in the application.

Intake or Outfall Structures

Utility Crossings - Below Ground

**The Proposed Project will involve the following resources (check ALL that apply).**

Wetland

## Major Project Fee Calculation Questions

**Is filling of 10,000 cubic yards or more proposed (cumulatively) within wetlands, streams, lakes, or Great Lakes?**

No

**Is dredging of 10,000 cubic yards (cumulatively) or more proposed within streams, lakes, or Great Lakes? (wetlands not included)**

No

**Is new dredging or adjacent upland excavation in suspected contamination areas proposed by this application?**

No

**Is a subdivision, condominium, or new golf course proposed?**

No

## Wetland Project Information and Impacts

### **PLEASE READ**

This section is for entering information regarding the impacts to Wetlands only. Do not input information that pertains to other resources (inland lakes, streams, floodplains, etc.). The initial questions are related to wetlands on the project site in general. The Proposed Activities questions are grouped into Fill, Dredge, Structures, Other and are only for wetland impacts related to these activities.

[Click HERE for more information on Wetlands Protection Program.](#)

**Has a professional wetland delineation been completed for this site?**

Yes

**Attach a copy of wetland delineation report with data form.**

[SJMHBrightonWetlandReport.pdf - 07/26/2022 06:58 PM](#)

**Comment**

NONE PROVIDED

**Total acres of wetland affected by this project.**

Category	Affected area (acres)
Permanent	0.10

Category	Affected area (acres)
Temporary	0.15
	Sum: 0.25

Is filling or draining of 1 acre or more (cumulatively) of wetland proposed?

No

Select all wetland types that will be affected by this project:

Emergent

The following questions gather information on the specific Types of Activities your project includes that will impact WETLANDS. There are four overall Types of Activities: Fill, Dredge, Structure, Other. Under each of the Activity Type questions, specific activity lists will be shown. If the activity is not shown in the list given, select None of the Above and move to the next question. When you select an activity under Fill, Dredge, Structure, or Other, a table will appear under that type. Only enter the dimensions of the activity that are within wetland. Multiple activities covering the same footprint may be combined on one line in the table. Continue to answer the Activity Type questions (Fill, Dredge, Structure, Other) until all have been answered with either a specific Activity listed under that Type or None of the Above. If you did not find your activity in any list then select Other, Other and provide a description of your activity.

If your project includes placing fill in wetland then select the proposed activities from the following list. If your activity is not shown, then select None of the Above and move to the next question. Only enter an impacted area in one of the impact tables (do not duplicate impact entries):

General Fill

Complete this table for projects involving Fill. Enter each activity/ location that corresponds with each activity selected in the previous question and enter the dimensions. Activities may be entered in one line of the table if they occupy the same impact footprint and cannot be broken out separately (Example: Activity - Driveway and Riprap slope). Multiple activities in different locations should be listed on different lines of the table.

Activity	Length (feet)	Width (feet)	Depth (feet)	Area (square feet)	Volume (cubic feet)	Volume (cubic yards)	Corrected value for complex impact AREAS (square feet)
Wetland Fill	438.0	10	1.589	4380	6959.82	258	NONE PROVIDED
				Sum: 4380	Sum: 6959.82	Sum: 258	Sum: NaN

Source of Fill Material:

On-site (show on plan)

Type of Fill.

Clay

Is riprap proposed?

No

Select from the following list for Excavation/Dredge Activities (if your proposed project is primarily a structure enter the impact as a structure. Only enter an impacted area in one of the impact tables in one impact section):

None of the above

If your project includes STRUCTURES IN WETLAND then select all of the proposed activities in the following list. If your activity is not shown, then select None of the Above and move to the next question. Only enter an impacted area in one of the impact tables (do not duplicate impact entries):

Outfall Structure

Water Control Structure

Projects involving Structures:



Activity	Length (feet)	Width (feet)	Depth (feet)	Area (Sq. feet)	Volume (cubic feet)	Volume (cubic yards)	Corrected value for complex impact AREAS (square feet)
Outlet Control Structure	2.82	10	10	28.2	282	10	28.2
Outfall Rip-Rap	11.2	10	2	112	224	8	112
				Sum: 140.2	Sum: 506	Sum: 18	Sum: 140.2

If your project includes Other Activities in WETLAND not listed in this section, then select from the proposed activities in the following list. If your activity in Wetland has not been listed in this Wetland Section, then select **Other** and enter a description of your activity. Only enter an impacted area in one of the impact tables (do not duplicate impact entries). If you selected a Fill, Excavation/Dredging, or Structure activity above in this section, but do not have an activity listed as Other, then select None of the Above for this question.

None of the above

### Wetland Mitigation

EGLE may impose as a condition of any wetland permit, other than a General permit, a requirement for compensatory mitigation. The wetland mitigation requirement may be waived for projects affecting less than one-third of an acre of wetland if no reasonable opportunity for mitigation exists.

Mitigation plans according to the mitigation checklist (link) are required for a complete application

[Wetland Mitigation Information](#)

Is Wetland Mitigation being proposed as part of this proposed project?

No

Explain why no mitigation is proposed.

The proposed project fits within the General Permit and Minor Project categories.

### Intake or Outfall Structures

Is the intake structure associated with an authorized outfall structure?

NONE PROVIDED

Number of intakes or outfalls:

2

### Pipe Description

Unique Identifier	Pipe Diameter (inches):	Invert Elevation:
FES 600	30	961.5
OC 1000	18	964.54

Type of intake or outfall stabilization:

Riprap

Has the water been treated (outfall only)?

NONE PROVIDED

### Utility Crossings

Select all resource types that are proposed to be crossed by this project:

Wetlands

How many total wetland crossings are proposed?

2

Enter the type and total number of acres of wetland that will be converted from one wetland type to another wetland

type.

Wetland type	Acres of impact
Emergent	0

**Instructions:**

For wetland crossings using the open trench method show clay plugs at the wetland/upland boundaries on plans.

Please identify each individual crossing on proposed project plans.

**List of Utility Crossing Impacts**

Unique Identifier	Type of Crossing	Method	Utility Type	Length (feet)	Pipe diameter (inches)	Distance below surface (feet)	Trench width (feet)
30" Storm Sewer	Wetland	Open Trench	Storm sewer	59	30	3	NONE PROVIDED
18" Storm Sewer	Wetland	Open Trench	Storm sewer	53	18	3	NONE PROVIDED

**Upload of Proposed Site Plans**

**REQUIRED Application, maps, and drawings:**

- \*Overall Project Site Plan
- \*Cross-Sectional Drawings

For Part 315 Dam Safety applications attach detailed signed and sealed engineering plans for a Part 315 dam repair, dam alteration, dam abandonment, or dam removal.

[Examples site plan and cross-sectional drawings](#)

[For additional information on maps, drawings, and other attachments visit michigan.gov/jointpermit](#)

**Required on all Site Plan uploads. Please identify that all of the following items are included on your plans that you upload with this application.**

Site Plan Features	Existing and Proposed Plan Set
Scale, Compass North, and Property Lines	Yes
Fill and Excavation areas with associated amounts in cubic yards	Yes
Any rivers, lakes, or ponds and associated Ordinary High Water Mark (OHWM)	Yes
Exterior dimensions of Structures, Fill and Excavation areas associated with the proposed project	Yes
Dimensions to other Structures and Lot Lines associated with the project	Yes
Topographic Contour Lines from licensed surveyor or engineer when applicable	Yes

**Upload Site Plans and Cross Section Drawings for your Proposed Project**

[\\_SJMB - EGLE PLANS \(Combined\).pdf - 07/25/2022 09:32 PM](#)

**Comment**

NONE PROVIDED

**Additional Required and Supplementary Documents**

[\\_LCDC Stormwater Report \(Combined\).pdf - 07/24/2022 06:45 PM](#)

**Comment**

NONE PROVIDED

**Fees**

The application fee identified in this section is a calculation based on answers to the questions in this application. This calculation is an estimate of the total fee and will be reviewed by the application processor to determine if any additional fees are required for a complete application.

**Minor Project Fee:**

+\$100.00

**Total Fee Amount:**

\$100.00

**Is the applicant or landowner a State of Michigan Agency?**

No

## Revisions

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Revision	Revision Date	Revision By
Revision 1	7/24/2022 12:51 PM	Frances Thompson
Revision 2	7/26/2022 7:06 PM	Frances Thompson

July 5<sup>th</sup>, 2022

Mr. Woody Held  
Barr Engineering Co.  
3005 Boardwalk Drive, Suite 100  
Ann Arbor, MI 48108

Re: St. Joseph Michigan Brighton – Renovation/Expansion Project

Dear Mr. Held:

Please consider this letter as authorization for Barr Engineering Co. to act as our agent for the above-referenced project in making application to the Michigan Department of Environment, Great Lakes, and Energy (EGLE), including uploading application documents to the MiWaters database and meeting EGLE representatives on the subject property. Please contact me at your convenience if you have any questions.

Sincerely,

Tiffany Spano  
Sr. Project Manager  
Trinity Health of Michigan  
*(734) 274-3702 Tiffany.Spano@trinity-health.org 7575 Grand  
River Avenue, Brighton, Michigan 48116*



July 25, 2022

Cynthia K. Pozolo  
SmithGroup, Inc.  
500 Griswold, Suite 1700  
Detroit, MI 48226

**Re: Wetland Delineation Report – St. Joseph Mercy Hospital - Brighton  
Genoa Township, Livingston County, Michigan**

Dear Ms. Pozzolo:

At your request, Barr Engineering Co. (Barr) conducted a wetland delineation on a portion of the above-referenced property. The purpose of this report is to summarize the results of the wetland delineation conducted on March 31, 2022 and to provide a professional opinion as to potential Michigan Department of Environment, Great Lakes, and Energy (EGLE) over the identified wetland area.

## **1.0 Area of Investigation Description**

The approximately 24- acre Area of Investigation (AOI) is located on the north side of Grand River Avenue Road approximately three-quarters of a mile west of Hacker Road. The land cover within the AOI that adjoins the existing hospital includes open space containing woodlands, meadows, landscaping, and a ponds and a lake. There is a small unnamed stream that flows between two ponds on the west side of the AOI. The surrounding land use is a mixture of residential and commercial development, municipal services and vacant land.

## **1.1 Desktop Review**

Barr conducted a desktop review to evaluate aerial imagery, topography, soil types, and mapped wetlands within the AOI prior to the wetland delineation. As part of the desktop review, Barr staff reviewed resources such as the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS; Figure 1), Michigan Final Wetlands Inventory (MFWI; Figure 2), and aerial photography.

According to the WSS, the AOI includes well drained Boyer-Oshtemo loamy sands (BtA, BtB, BtC); moderately well drained Bronson loamy sand (BwA); well drained Fox-Boyer complex (FrB, FrC, FrD, FrE) and poorly drained Washtenaw silt loam (Wh). Washtenaw silt loam is considered a hydric (wetland) soil. Hydric soils are soils that developed under prolonged periods of saturation or inundation during the growing season and typically support wetland habitats in an undrained condition.

The MFWI shows the AOI to include two soil areas which include wetland soils but no wetland areas as identified by the National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps.

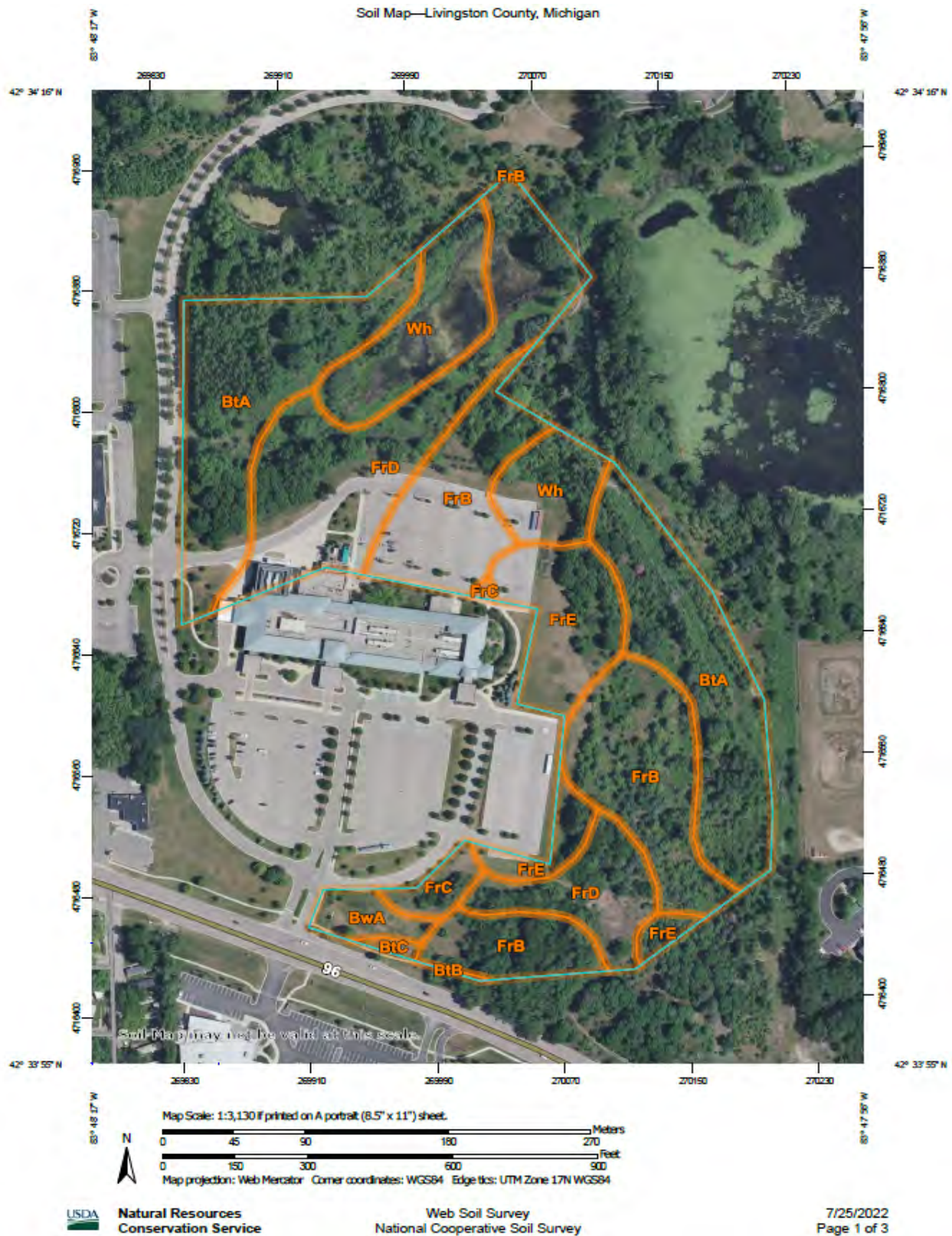


Figure 1. NRCS Web Soil Survey



**Figure 2. Michigan Final Wetlands Inventory**

## 1.2 Methodology

The wetland delineation was conducted in a manner consistent with the *Corps of Engineers Wetlands Delineation Manual* (USACE 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0, USACE 2012)*. The wetland delineation procedures outlined in these manuals require the evaluation of on-site vegetation, soils, and hydrologic characteristics.

The wetland boundaries were flagged in the field with alpha numerically labeled pink flagging tape. The wetland boundary was subsequently surveyed. Site observations are described in the sections below.

## 1.3 Results

The AOI includes freshwater an emergent (PEM) and scrub shrub (PSS) wetland habitat fringe around open water (POW) wetland. The on-site investigation identified one wetland, labeled as Wetland A. It is a former golf course pond that was converted to a detention basin when the hospital was constructed. The wetland and upland areas within the AOI are described below.



### Wetland A

Wetland A is a POW/PEM/PSS wetland located in the northern portion of the AOI. Wetland A is approximately 2.36 acres in size. The vegetation identified within the wetland included species such as broad-leaf cattail (*Typha latifolia*), pussy willow (*Salix discolor*), buttonbush (*Cephalanthus occidentalis*) and cottonwood (*Populus deltoides*).

### UPLAND

The upland areas of the site were characterized by species such as red fescue (*Festuca rubra*), tall goldenrod (*Solidago altissima*), Scotch pine (*Pinus sylvestris*), Siberian elm (*Ulmus pumila*), and Eastern red cedar (*Juniperus virginiana*).

## **1.4 Conclusions**

Based on observations of topography, vegetation, soil, and indicators of hydrology, Barr has determined that wetland habitat is present within the AOI. This wetland area was identified as a POW/PEM/PSS habitat type. According to Part 303, Wetlands Protection, of the Michigan Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, wetlands regulated by the State of Michigan include wetlands that are:

1. Located within 500 feet of, or having a direct surface water connection to, an inland lake, pond, river, or stream; or
2. Greater than 5 acres in size; or
3. Located within 1,000 feet of, or having a direct surface water connection to, the Great Lakes or Lake St. Clair; or
4. A water of the United States as that term is used in section 502(7) of the Federal Water Pollution Control Act, 33 USC 1362; or
5. Known to have a documented presence of an endangered or threatened species under Part 365 of State of Michigan 1994 PA 451, as amended or the Federal Endangered Species Act of 1973, Public Law 93-205; or
6. Rare or imperiled.

Wetlands A is regulated under Part 303 because it is located within 500 feet of or has a direct surface water to a lake and a stream.

Please be advised that EGLE has regulatory authority regarding the wetland boundary location(s) and jurisdictional status of wetlands on this site. Barr's wetland determination was performed in general accordance with accepted procedures for conducting wetland determinations. Barr provides no warranty, guarantee, or other agreement in respect to the period of time for which this wetland determination will remain valid. Barr's conclusions reflect our professional opinion based on the site conditions within the AOI observed during the site visit. Discrepancies may arise between current and future wetland determinations and delineations due to changes in vegetation and/or hydrology as the result of land use practices or other environmental factors, whether on-site or on adjacent or nearby properties. We recommend our wetland boundary determination and jurisdictional opinion be reviewed by EGLE prior to undertaking any activity within any identified wetlands.



Thank you for the opportunity to provide this wetland delineation. If you have any questions, please contact me at your convenience at 734-558-9288 or [wheld@barr.com](mailto:wheld@barr.com)

BARR ENGINEERING CO.



Woody L. Held  
Senior Environmental Consultant



















# St. Joseph Mercy Brighton Expansion and Renovation



7575 Grand River Ave., Brighton, Michigan 48114  
7555 Grand River Ave., Brighton, Michigan 48114

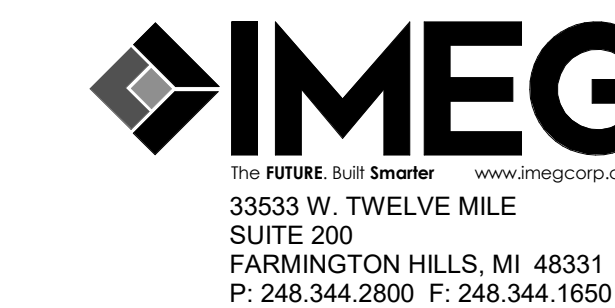
## Trinity Health-Michigan/ Saint Joseph Mercy Health System

1600 South Canton Center Road  
Canton, MI 48155  
<https://www.stjoeshealth.org/>

Client Contact:  
Stephen VanBrussel  
Saint Joseph Mercy Health System  
Regional Director of Construction  
36475 Five Mile Road  
Livonia, MI 48154  
[stephen.vanbrussel@stjoeshealth.org](mailto:stephen.vanbrussel@stjoeshealth.org)

## SMITHGROUP

500 GRISWOLD  
SUITE 1700  
DETROIT, MI 48226  
313.983.3600  
[smithgroup.com](http://smithgroup.com)

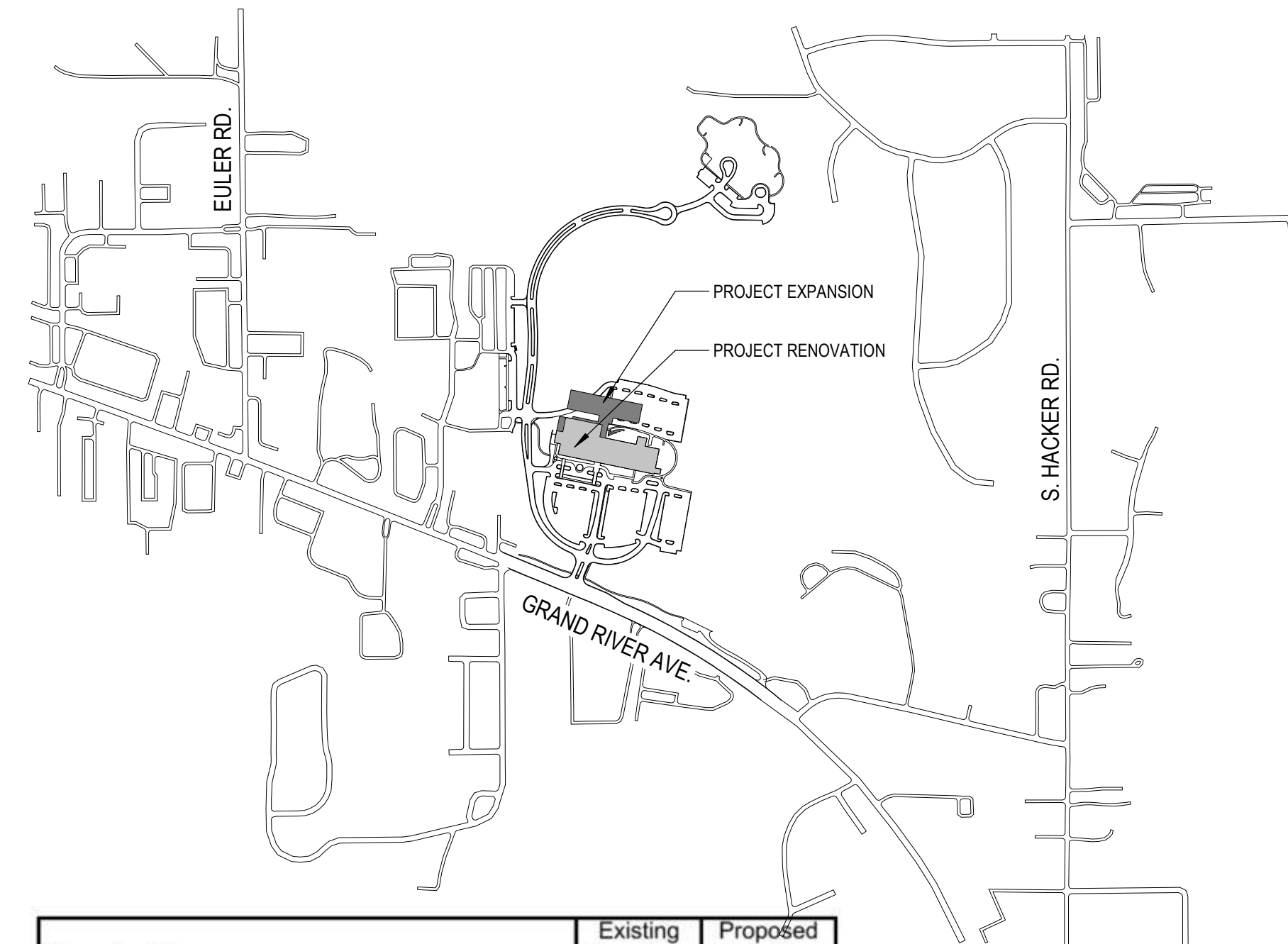


# VOLUME I OF I

ISSUED FOR:  
SITE PLAN RESUBMITTAL REV 3

ISSUE DATE:  
JULY 20, 2022

SG PROJECT #: 13472.000  
IMEG PROJECT #: 21006742.00



Characteristic	Existing Condition	Proposed Condition
Total Development Area (ac)	39.98	39.98
Impervious Area (ac)	15.66	20.16
Pervious Area (ac)	24.12	19.82
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated)	7.92	7.12
Predominant NRCS Soil Type (A, B, C, or D)	C	C
Improved Areas (turf grass, landscape, row crops)	8.81	9.75
Predominant NRCS Soil Type (A, B, C, or D)	C	C
Wooded Areas	7.39	2.94
Predominant NRCS Soil Type (A, B, C, or D)	C	C
CPVC Volume Calculated (cubic feet)	21,495	23,638
CPVC Volume Provided (cubic feet)	160,197	160,197
The Professional Engineer who signs and seals this site plan certifies that the values in this table reflect the WRC stormwater calculations required for this development and that geotechnical investigations were performed that provide conclusive documentation that demonstrates whether infiltration (i.e., CPVC Volume Control) is practicable.		









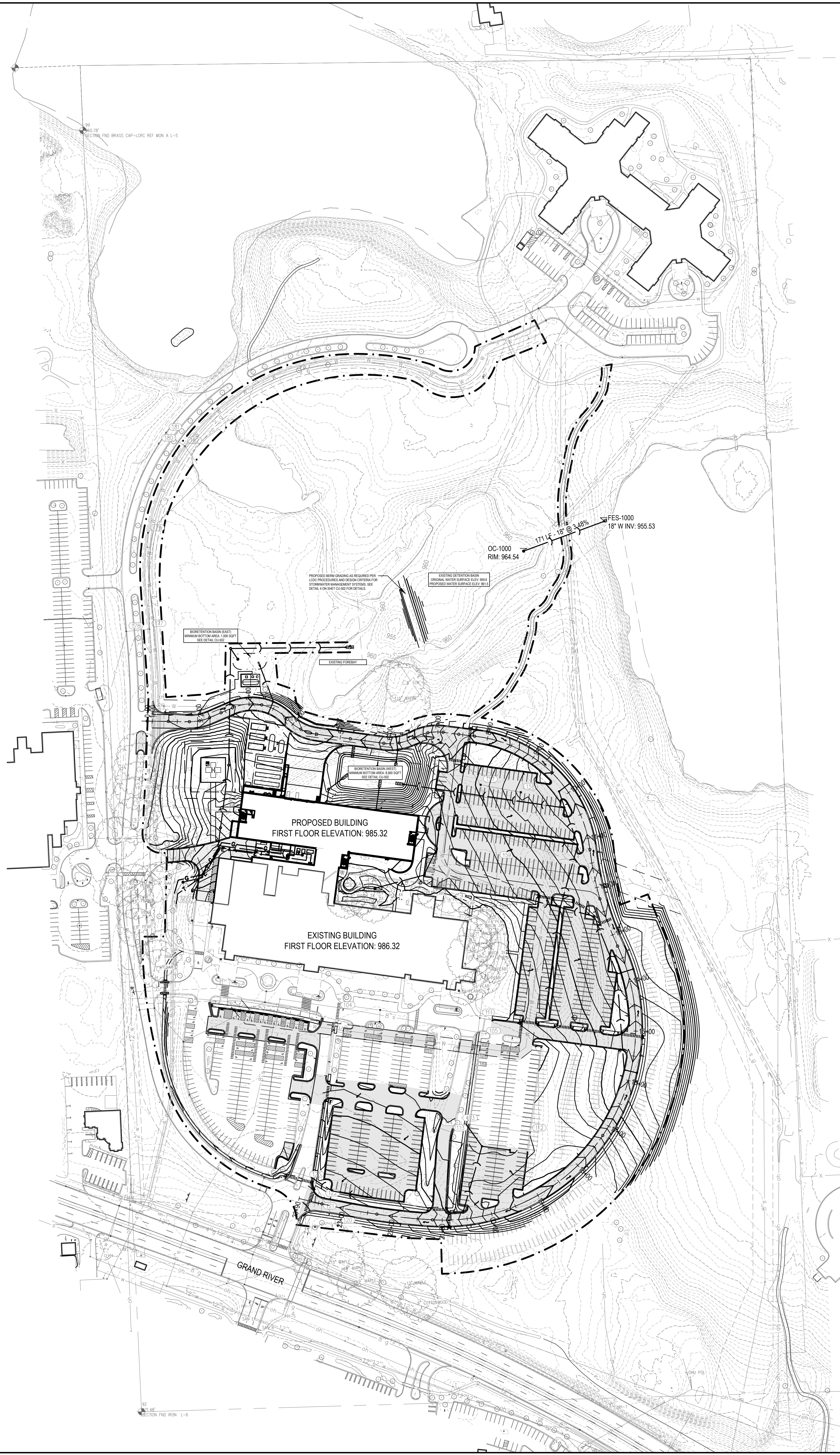












**SHEET NOTES**

- PRIOR TO THE COMMENCEMENT OF WORK, VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.
- TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION, INCLUDING DAMAGES TO UTILITIES, WALKS, WALLS, DRIVES, CURBS, ETC.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TAKE NOTE OF ALL GRADING AND DRAINAGE WAYS AND MAINTAIN THESE DRAIN WAYS FLOWING FREE OF OBSTRUCTIONS.
- DISPOSE ALL ELEMENTS DESIGNATED FOR REMOVAL IN A LEGAL MANNER. PROVIDE RECEIPTS AND LETTERS FROM DISPOSAL SITES TO OWNER AS REQUIRED BY THE OWNER.
- PREPARE ALL SUBGRADES IN ACCORDANCE WITH RECOMMENDATIONS OF GEOTECHNICAL ENGINEER. PROVIDE PROOF OF ALL REQUIRED SOIL COMPACTION TO THE OWNER.
- COORDINATE WORK OF SUBCONTRACTORS AND ALL OTHER CONTRACTORS TO ENSURE ORDERLY AND EFFICIENT COMPLETIONS OF ALL WORK.
- GRADE ALL SURFACES TO DRAIN. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN SURVEY GRADES AND ACTUAL SITE ELEVATIONS. ANY AREAS OF POOR DRAINAGE OR INADEQUATE DRAINAGE FROM PROPOSED IMPROVEMENTS SHALL BE BROUGHT TO THE ATTENTION OF A/E IMMEDIATELY AND SHALL BE MODIFIED AS REQUIRED AND APPROVED.
- PROVIDE DRAINAGE AWAY FROM ALL PAVED SURFACES AS SHOWN ON THE DRAWINGS. ENSURE ALL AREAS WILL PROPERLY DRAIN TO NEAREST INLET, SPILLWAY, AND/OR SWALE WITHOUT STANDING OR PONDING WATER.
- FINISH GRADES IN BARRIER FREE PARKING AREAS AND RAMP LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION (INCLUSIVE OF ALL SPECIFIED TOLERANCES). CROSS SLOPES ON ALL PAVED SURFACES SHALL NOT EXCEED 2% WHEN MEASURED PERPENDICULAR TO THE PEDESTRIAN LINE OF TRAVEL (INCLUSIVE OF SPECIFIED TOLERANCES) UNLESS OTHERWISE NOTED ON PLANS. NOTIFY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PAVED SURFACES WITH A CROSS SLOPE THAT EXCEEDS 2%.
- LONGITUDINAL SLOPES ON ALL PAVED SURFACES SHALL NOT EXCEED 5% WHEN MEASURED PARALLEL TO THE PEDESTRIAN LINE OF TRAVEL (INCLUSIVE OF SPECIFIED TOLERANCES) UNLESS OTHERWISE INDICATED ON PLANS OR WITHIN RAMPS.
- GRADE ALL PAVEMENT SURFACES UNIFORMLY BETWEEN SPOT ELEVATIONS NOTED ON THE PLANS EXCEPT WHERE NOTED OTHERWISE).
- CURB TRANSITIONS SHALL BE MADE UNIFORMLY WITHOUT ABRUPT CHANGES OR IRREGULARITIES. ENSURE THAT THE TOP OF CURB ELEVATION IS THE SAME AT INTERSECTIONS WITH ADJACENT AND/OR DIFFERENT CURB TYPES AND EXISTING GRADE TRANSITIONS SHALL BE A MINIMUM OF 5 LINEAL FEET UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY ALL EXISTING SPOT ELEVATIONS ALONG LIMITS OF THE EXISTING AND NEW PAVEMENT WHERE THE GRADING PLANS MEET EXISTING (ME). NOTIFY THE A/E OF ANY INCONSISTENCIES, DRAINAGE ISSUES, OR SLOPE DISCREPANCIES.
- DO NOT GRADE WITHIN THE DRIP LINE OF ANY EXISTING TREE DESIGNATED TO REMAIN.
- LEVEL LANDINGS SHALL BE PROVIDED AT ALL CURB RAMP LOCATIONS. PAVEMENT SLOPES WITHIN LEVEL LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION (INCLUSIVE OF TOLERANCES). ADA SIDEWALK RAMPS SHALL BE IN ACCORDANCE WITH CURRENT MDOT SIDEWALK RAMP AND DETECTABLE WARNING DETAILS R-28-J.
- ADJUST ALL UTILITY STRUCTURES NOT SHOWN IN UTILITY PLAN TO FINISHED GRADE.
- COORDINATE WORK OUTSIDE OF THE PROPERTY WITH OWNER, MIHOG, GENOA TOWNSHIP, AND ADJACENT PROPERTIES.
- DIGITAL FILES OF THE CIVIL 3D DATA TO BE MADE AVAILABLE TO THE CONTRACTOR AND CONSTRUCTION STAKING SURVEYOR FOR CONSTRUCTION LAYOUT AND STAKING OF THE PROPOSED ELEVATIONS AND IMPROVEMENT.
- THE EXISTING AND PROPOSED ONSITE DRAINAGE SYSTEMS ARE TO BE OWNED AND PROPERLY MAINTAINED BY THE PROPERTY OWNER.

**LEGEND**

- E.G. 861.50 → EXISTING SPOT ELEVATION
- F.G. XXXXX → PROPOSED SPOT ELEVATION
- T.C. XXXXX → TOP OF CURB ELEVATION
- T.W. XXX.XX → TOP OF WALL ELEVATION
- B.W. XXXXX → BOTTOM OF WALL ELEVATION
- F.F. XXXXX → FINISHED FLOOR ELEVATION
- T.P. XXXXX → TOP OF POND ELEVATION
- 865--- EXISTING MAJOR CONTOURS
- 864--- EXISTING MINOR CONTOURS
- 865--- PROPOSED MAJOR CONTOURS
- 864--- PROPOSED MINOR CONTOURS
- STORM SEWER
- STORM STRUCTURE
- AREA INLET
- ⊕— OUTLET CONTROL STRUCTURE
- CURB INLET
- ▽— FLARED END SECTION
- ▭— RIP RAP
- FLOW ARROWS



**ST. JOSEPH MERCY  
BRIGHTON  
EXPANSION AND RENOVATION**

7575 GRAND RIVER AVE., BRIGHTON, MI 48114  
7555 GRAND RIVER AVE., BRIGHTON, MI 48114

**SMITHGROUP**

201 DEPOT STREET  
SECOND FLOOR  
ANN ARBOR, MI 48104  
734.662.4457  
www.smithgroup.com

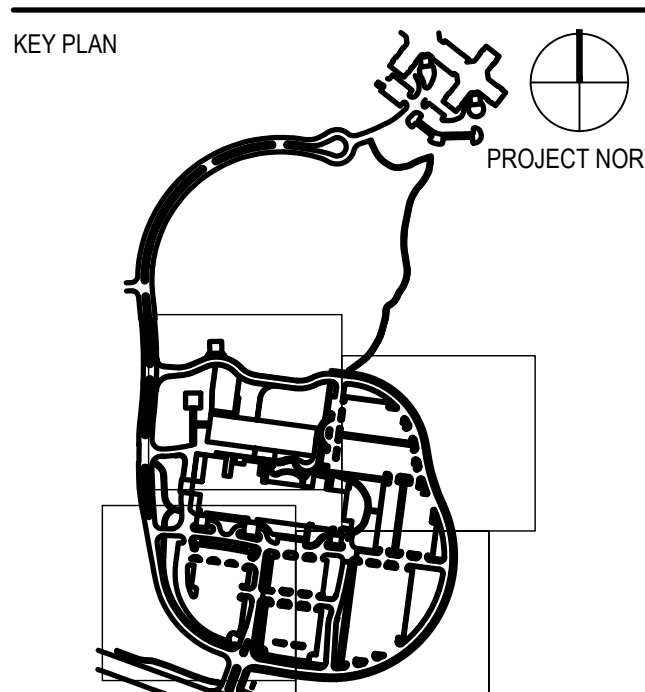


35533 W. TWELVE MILE  
SUITE 200  
FARMINGTON HILLS, MI 48331  
P: 248.344.2800 F: 248.344.1650

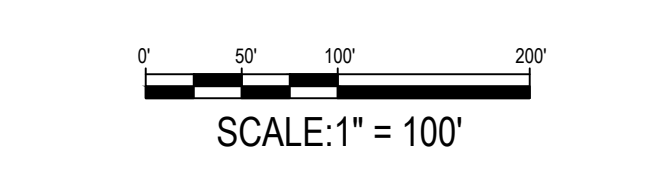
ISSUED FOR	REV	DATE
SITE PLAN RESUBMITTAL REV 3	F	20JUL2022
SITE PLAN RESUBMITTAL	E	22JUN22
DESIGN DEVELOPMENT	D	21JUN22
SITE PLAN REVIEW	C	30MAR22
SCHEMATIC DESIGN	B	04MAR22
SD PROGRESS	A	04MAR22

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



**OVERALL GRADING AND  
STORM PLAN**



SCALE 13472.00

PROJECT NUMBER

**CG-100**

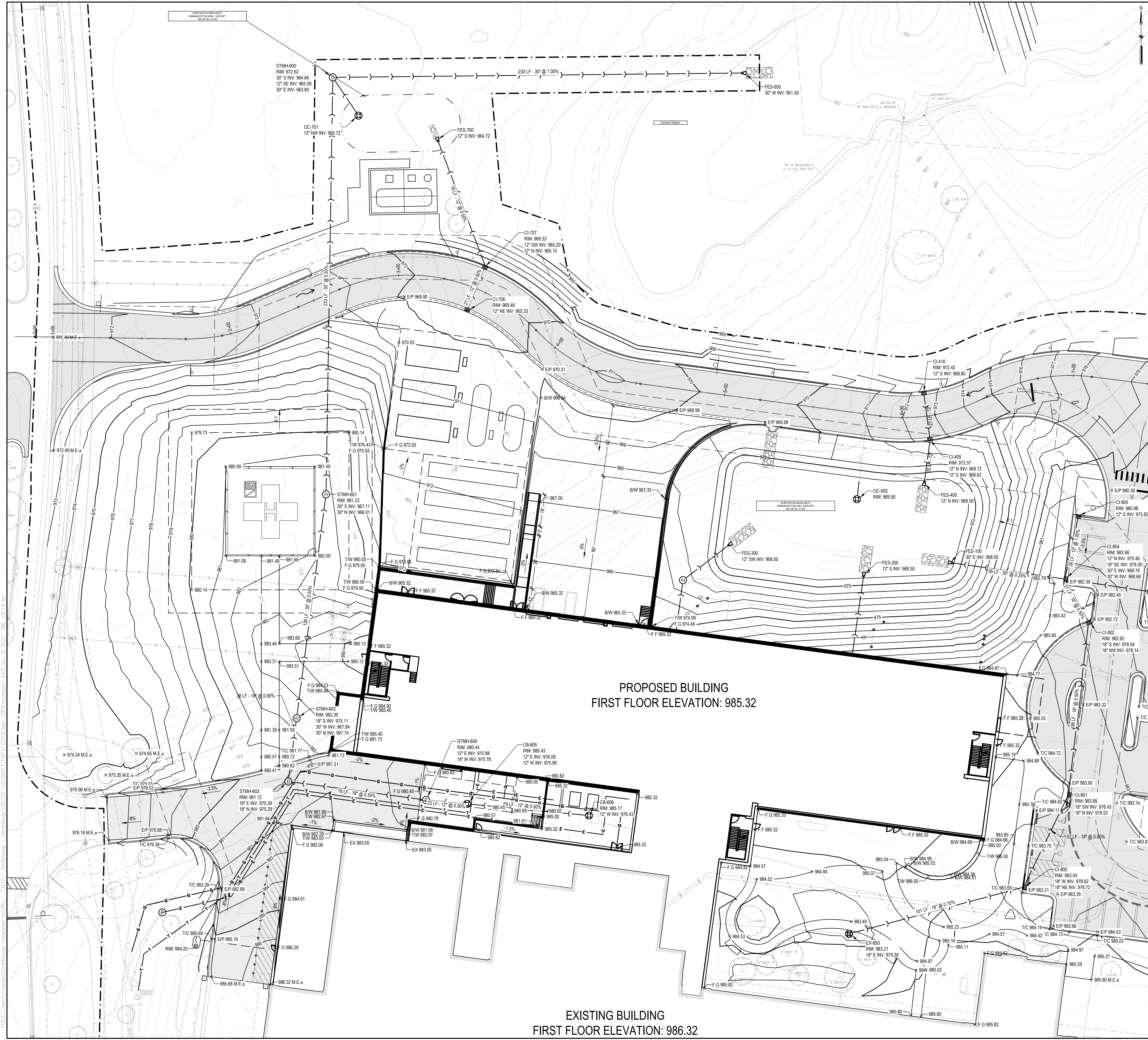
DRAWING NUMBER

FILE C:\Users\mcompton\SmithGroup\Comptons\hca\PRJ\_13472\_SmithGroup\SmithGroup\CAD\05\_Grad\05\_SHEETS\13472-CG100.dwg USER:mcompton DATE:Jul 20 2022 TIME: 09:16 am









**SHEET NOTES**

- REFER TO SHEET CG100 FOR GRADING AND STORM SEWER NOTES.
- THE EXISTING AND PROPOSED ONSITE DRAINAGE SYSTEMS ARE TO BE OWNED AND PROPERLY MAINTAINED BY THE PROPERTY OWNER.

**LEGEND**

- E.G. 861.50 EXISTING SPOT ELEVATION
- F.G. XXXX.XX PROPOSED SPOT ELEVATION
- TIC XXX.XX TOP OF CURB ELEVATION
- T.W. XXX.XX TOP OF WALL ELEVATION
- B.W. XXX.XX BOTTOM OF WALL ELEVATION
- F.F. XXX.XX FINISHED FLOOR ELEVATION
- T.P. XXX.XX TOP OF POND ELEVATION
- 985 --- EXISTING MAJOR CONTOURS
- 984 --- EXISTING MINOR CONTOURS
- 985 --- PROPOSED MAJOR CONTOURS
- 984 --- PROPOSED MINOR CONTOURS
- S --- STORM SEWER
- ⊙ STORM STRUCTURE
- ⊕ AREA INLET
- ⊕ OUTLET CONTROL STRUCTURE
- ⊕ CURB INLET
- ⊕ FLARED END SECTION
- ⊕ RIP RAP
- FLOW ARROWS



**ST. JOSEPH MERCY  
BRIGHTON  
EXPANSION AND RENOVATION**  
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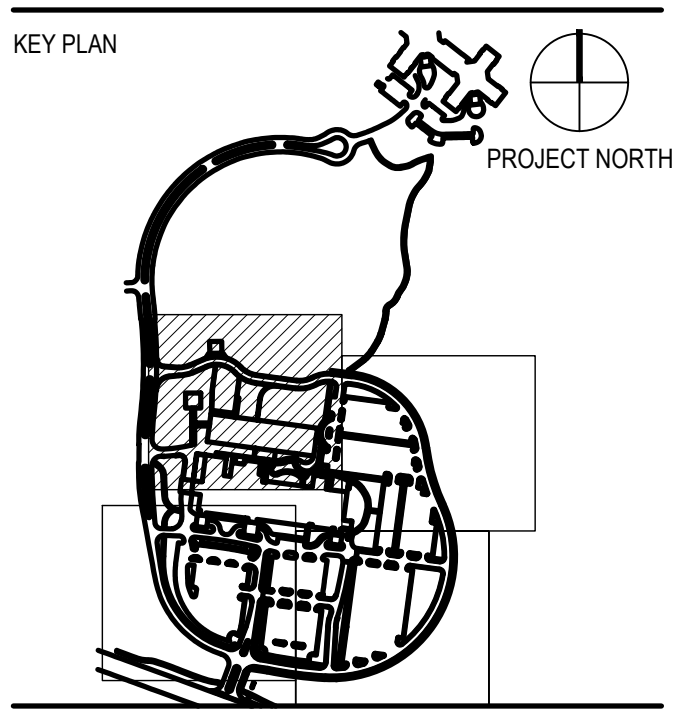


THE FUTURE. BUILT SMARTER. www.imegcorp.com  
35533 W. TWELVE MILE  
SUITE 200  
FARMINGTON HILLS, MI 48331  
P: 248.344.2800 F: 248.344.1650

ISSUED FOR	REV	DATE
SITE PLAN RESUBMITTAL REV 3	F	20JUL2022
SITE PLAN RESUBMITTAL	E	22JUN22
DESIGN DEVELOPMENT	D	21JUN22
SITE PLAN REVIEW	C	30MAR22
SCHEMATIC DESIGN	B	04MAR22
SD PROGRESS	A	04MAR22

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



**DRAWING TITLE  
GRADING AND STORM PLAN**

SCALE: 1" = 20'

SCALE 13472.00

PROJECT NUMBER CG-102

DRAWING NUMBER

FILE: C:\Users\mcmccoy\OneDrive\Documents\CG102 - SmithGroup - SmithGroup\_CAD\05\_South\CG102 - CG100.dwg USFS: mcmccoy Date: July 20, 2022 TIME: 09:19 am



















## LOADING DOCK

SKETCH TITLE

ISSUED WITH

SKETCH NUMBER

SHEET REFERENCE

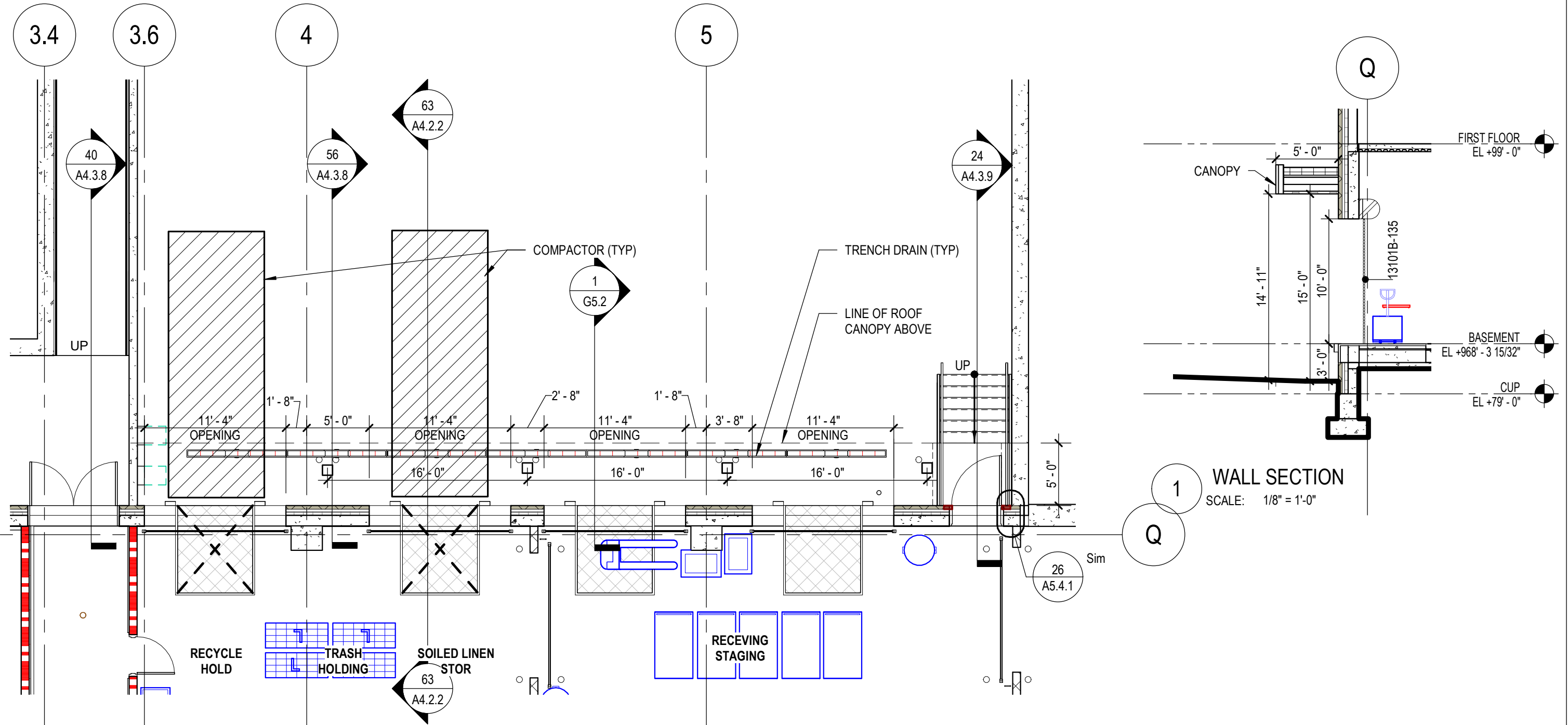
St. Joseph Mercy Brighton Expansion and Renovation  
PROJECT NAME

1/8" = 1'-0"

SCALE

PROJECT NUMBER

DATE



2 BASEMENT PLAN - AREA D Copy 1  
SCALE: 1/8" = 1'-0"

1 WALL SECTION  
SCALE: 1/8" = 1'-0"





**NOT FOR  
CONSTRUCTION**

**GRAPHIC LEGEND**

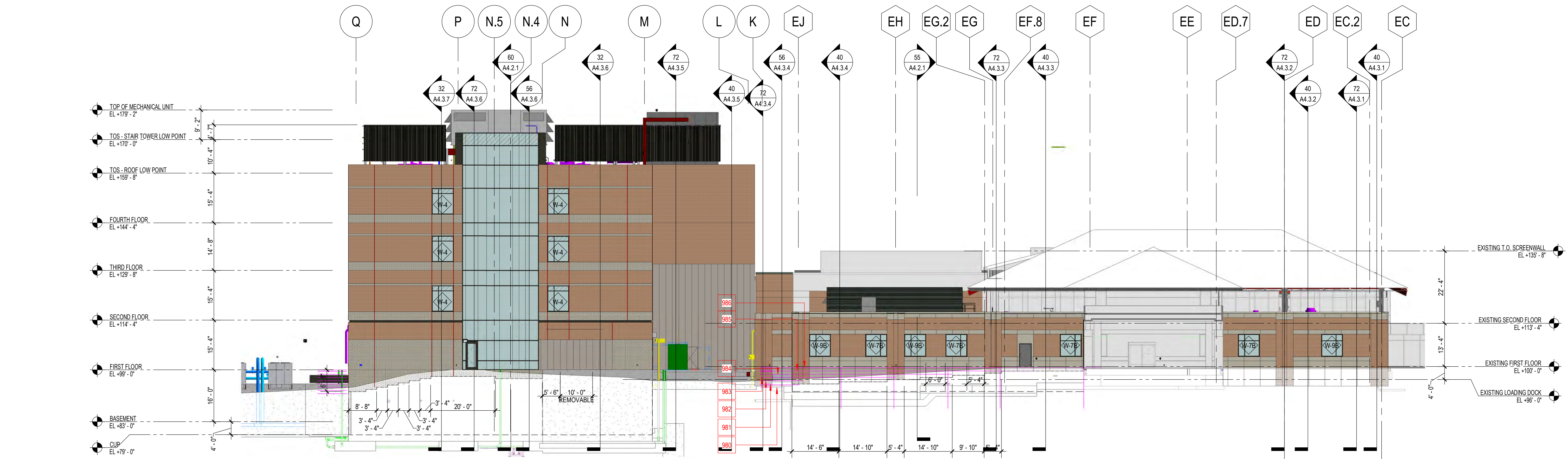
- GL-11
  - GL-S1
  - GL-12
  - GL-S2
  - BRK-01
  - DCM-01
  - DCM-02
  - PRC-01
  - FMP-01
  - FMP-02
  - MCM-01
  - MCM-02
  - MASONRY CONTROL JOINT
- DEDUCT ALTERNATE PROVIDE GL-11/GL-S1 IN PLACE OF GL-12/GL-S2

**GENERAL SHEET NOTES**

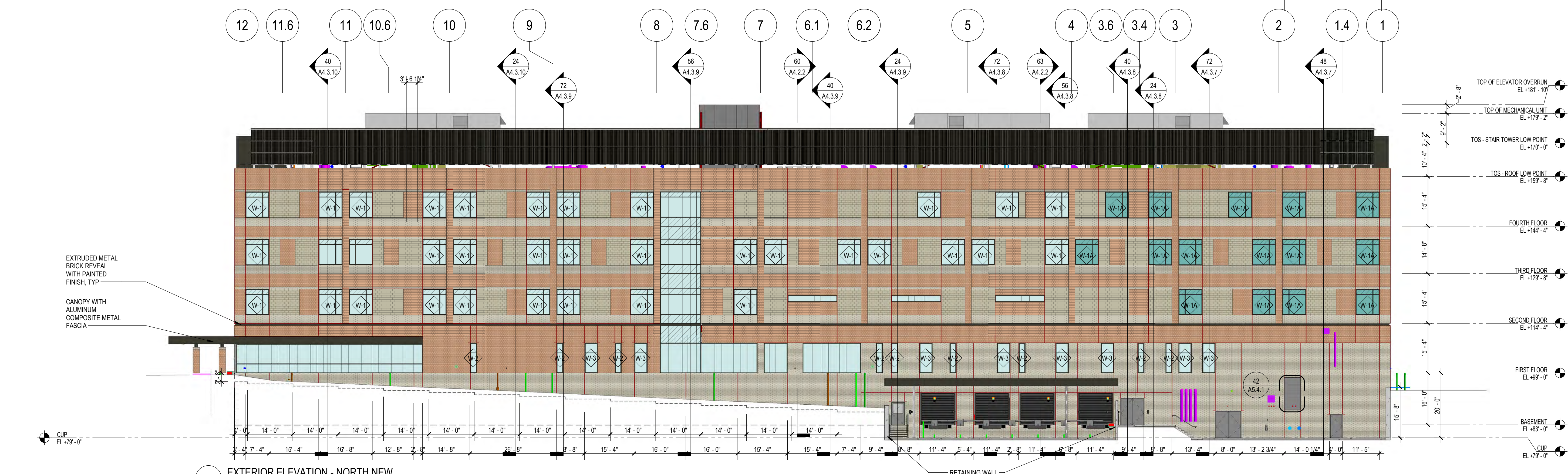
- A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO THE A4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
- E. REFER TO THE A5.O X SERIES SHEETS FOR EXTERIOR WINDOW ELEVATIONS.

**REFERENCE KEYNOTES**

**SHEET KEYNOTES**



**67 EXTERIOR ELEVATION - WEST EXISTING AND NEW**  
SCALE: 1/16" = 1'-0"



**62 EXTERIOR ELEVATION - NORTH NEW**  
SCALE: 1/16" = 1'-0"

**EXTERIOR MATERIAL SCHEDULE**

SPEC	TAG	MANUFACTURER / SUPPLIER	SERIES/NAME	COLOR	SIZE	INSTALLATION	NOTES
<b>EIFS</b>							
072413.A00	EIFS-01	STO CORP.	ISTOTHERM CI	81524-500 STOLITE X FINE: 16005	SEE RCP	SOFFIT	---
<b>GLAZING</b>							
088000.A00	GL-11	IVTRO	SOLARBAN 90	STARPHIRE - STARFIRE	1'-1 1/2 IGU	VISION	---
088000.A00	GL-12	IVTRO	SOLARBAN 90	---	1'-1 1/2 IGU	VISION	---
088000.A00	GL-S1	IVTRO	SOLARBAN 90	---	1'-1 1/2 IGU	SPANDREL	---
088000.A00	GL-S2	IVTRO	SOLARBAN 90	---	1'-1 1/2 IGU	SPANDREL	---
<b>MASONRY</b>							
042000.B01	MORTAR	SOLOMON COLORS, INC.	SSS CONCENTRATED-X SERIES	10X LT. BUFF	---	FOR ALL MASONRY	---
042000.A18	BRK-01	BRICK TECH ARCHITECTURAL	GLEN-GERRY MARYSVILLE	MARYSVILLE RED BLEND	MODULAR: 3-5/8" x 2-1/4" x 7-5/8"	RUNNING BOND	MATCH EXISTING
042000.A10	DCM-01	ECHOLON MASONRY	TRENDSTONE PLUS MASONRY VENEER	FOUR COLOR MIX LINCOLN - MIDWEST	STRETCHER 4FE: 3-5/8" x 7-5/8" x 15 5/8"	RUNNING BOND	---
042000.A10	DCM-02	ECHOLON MASONRY	TRENDSTONE MASONRY VENEER	FOUR COLOR MIX GOLDSTONE - MIDWEST	STRETCHER 4FE: 3-5/8" x 3-5/8" x 15 5/8"	RUNNING BOND	---
047200.A00	PRC-01	ROYAL STONE LLC	CAST STONE VENEER	LIMESTONE	5'-0" WIDTH (TYP)	---	MATCH EXISTING
<b>METAL</b>							
074213.13.A00	FMP-01	CENTRIA	CONCEPT SERIES: CS-210/CS-220/CS-250	DARK BRONZE	1'-0" WIDTH	VERTICAL	---
074213.13.A00	FMP-02	CENTRIA	CONCEPT SERIES: CS-260	HEMLOCK GREEN (CUSTOM MATCH)	1'-0" HEIGHT	HORIZONTAL	MATCH EXISTING
074213.23.A02	MCM-01	ALUCOBOND	ALUCOBOND PLUS	EPERNAY CHAMPAGNE METALLIC	---	VERTICAL	---
074213.23.A02	MCM-02	ALUCOBOND	ALUCOBOND PLUS	NEW-AGE DARK BRONZE MICA	---	VERTICAL	---
<b>ROOFING</b>							
075323.A00	EPDM-01	REFER TO SPEC	REFER TO SPEC	---	---	---	---



**48 EXTERIOR ELEVATION - EAST NEW**  
SCALE: 1/16" = 1'-0"

START Sheet  
7/21/2022 4:08:17 PM  
Plot Date:

**EXTERIOR BUILDING  
ELEVATIONS & EXTERIOR  
FINISH SCHEDULE**

SG PROJECT #: 13472.000  
IMEG PROJECT #: 21006742.00

PROJECT NUMBER

**A4.1.1**

SHEET NUMBER  
Plot Date: 7/21/2022 4:08:17 PM



**GENOA TOWNSHIP**  
**APPLICATION FOR CONCEPTUAL SITE PLAN REVIEW**

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT: Healy Homes LLC  
OWNER'S ADDRESS: 3696 SLEETH, COMMERCE, MICH 48382  
SITE ADDRESS: LAWSON AND GRAND RIVER  
TAX CODE NUMBER: 34711-04-400-014-015018  
PHONE: 248-921-2102

LOCATION AND BRIEF DESCRIPTION OF SITE:  
LAWSON RD NORTH OF GRAND RIVER, SUMMERFIELD  
POINTE.

THE PROPERTY IS OWNED BY: Healy Homes LLC

BRIEF STATEMENT OF PROPOSED USE:  
BUILD 102 SINGLE FAMILY HOMES AND 12 ATTACHED CONDOS.  
INSTEAD OF 140 ATTACHED CONDOS.

THE FOLLOWING BUILDINGS ARE PROPOSED:  
102 SINGLE FAMILY HOMES  
12 ATTACHED CONDOS.

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: Jason Healy

ADDRESS: 3696 SLEETH  
COMMERCE, MICH 48382

ARCHITECT OR ENGINEER'S SIGNATURE

Wayne Perry

\*AGENT (acting for owner) SIGNATURE

*\*A letter of Authorization from Property Owner is needed.*

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

1.) DESINC INC of WAYNE PERRY at (810) 227-9460  
Name Business Affiliation Fax No.

waynep@desincinc.com



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

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

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

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

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

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

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

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

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

They also wanted to keep their community separate from the single-family homes. Mr. Healy changed his proposal to develop multi-family homes on the three remaining parcels and then build the homes throughout the rest of the development. They will also have separate associations. The residents are satisfied with the proposal.

The changes from the original, approved plan is they are reducing the density and traffic to the surrounding neighborhood. The current market is not for attached condominiums.

Commissioner Dhaenens would like to postpone this item until a future Planning Commission meeting so Mr. Healy can speak to the Planning Commission.

Commissioner McBain is concerned that the traffic from this development will be traveling on the roads in the other three attached developments, and those residents will have to pay for the maintenance. She would like to see a shared road maintenance agreement for these different developments. Mr. Perry stated the road network is already approved and the new proposal will reduce the number of units and users. Commissioner Chouinard suggested that representatives from the abutting developments meet. Ms. VanMarter stated the road network was designed to be a benefit to all of the neighborhoods. There is pending legislation regarding special assessments that would allow for assessments to be made on properties that benefit from the road and not just those residences that are on the road. Commissioner McBain would like to continue the discussion when the item is brought back before the Planning Commission.

Commissioner Rauch noted that the density is being reduced from what is already approved. During the recent Master Plan update, there was a lot of discussion regarding affordable housing and perhaps this could meet that need. The Planning Commission discussed this and would like Mr. Healy to return and provide details of the types of homes that will be built.

**Moved** by Commissioner Lowe, seconded by Commissioner Rauch, to postpone this discussion to a future Planning Commission meeting when Mr. Healy is available. **The motion carried unanimously.**

#### ADMINISTRATIVE BUSINESS:

##### **Staff Report**

Ms. VanMarter advised there will be five items on the July 11 Planning Commission meeting agenda.

##### **Approval of the May 9, 2022 Planning Commission meeting minutes**

Needed changes were noted.

**Moved** by Commissioner McCreary, seconded by Commissioner Lowe, to approve the minutes of the May 23, 2022 Planning Commission Meeting as corrected. **The motion carried unanimously.**



# Summerfield Pointe

- 1) The Minimum Width in a MDR District is 75' and the minimum size is 10,000 square feet. However, this is a P.U.D. which will allow us to modify the existing requirements. It seems to me that the single family lots are closer to the MDR requirements than 4 unit attached buildings. The 4 unit attached units are touching each other and have very little common space. Since this is a PUD, there should be some compromise in the lot size. By doing single family homes there will be much less density than with the attached condos.
- 2) We have already given the Township many items they wanted.
  - a. I dedicated a 21.95 acres nature preserve park to the Township.
  - b. I enlarged and extended the intersection of Lawson and Grand River.
  - c. I helped pay for traffic light at Lawson and Grand River
  - d. I built a roundabout at Lawson Rd.
  - e. We will build the Hampton Ridge connection when we are allowed to start construction.
- 3) The Homeowners Association of the attached condos has voted overwhelmingly to approve the single family homes if I finish building the 3 attached condo buildings on the inside of the loop. This is shown on the site plan. The 12 new attached units will eventually merge with the present HOA and make a larger, more efficient organization.
- 4) The single family homes will sell at a higher price than the attached units helping to improve tax revenue for the Township.
- 5) The new attached units will have the problem of obtaining mortgages. The Fannie Mae will not guarantee the loans on condo projects which are under construction. This causes a drop in value and limits the number of qualified purchaser who can obtain a mortgage from a private lender who holds the loan in its own portfolio.
- 6) The present road width and setbacks were approved for the attached condo they should be approved for a continuation of present roads for single family.
- 7) The 3 buildings of attached condos will have identical restrictions as the existing attached condominiums which are built except they will be their own subdivision until they get enough members to merge into the existing condo. The exterior material and color will be the same. We can get the same brick, shingles, siding, and paint.
- 8) The single family condos will have a separate association. They will have to share in Lawson Road expenses and landscaping expenses of the Berm and roundabout. They will have grass cutters, landscaping, and snow removal as part of their association dues. The sharing of exterior maintenance is still to be determined.

# Summerfield Pointe

- 9) The proposed changes will reduce the density and will not have any detrimental effects on the surrounding properties. Most of the surrounding properties are treed or open space.



**From:** [jack@healyhomes.com](mailto:jack@healyhomes.com)  
**To:** [Kelly VanMarter](#)  
**Subject:** RE: PC Meeting  
**Date:** Wednesday, June 15, 2022 5:09:50 PM

---

I'm so sorry I missed the Meeting on Monday  
I wasn't aware of the meeting  
I have talked to Wayne. When can we get on another meeting  
I will send over some more pictures of the sub  
There should have been pictures with the first submittal  
The sub is called Asbury Hills Estates. It is on the south side of Grand River ½ mile East of Kent lake Road  
We built all the houses in this sub and 1 of the 2 buildings  
Another Sub in the area is "The Villas at Crystal Creek"  
Located west off Milford Road 1/4 mile North of 11 Mile  
Enter on Elk Run  
We didn't build any of the Houses in this sub but we did build some of the duplexes  
I will forward more pictures

**Jack Healy**

Healy Homes LLC  
3696 Sleeth road  
Commerce, mich. 48382  
Office 248 685 1228  
Fax 248 685 3327  
Cell 248 921 2102

---

**From:** Kelly VanMarter [mailto:[Kelly@genoa.org](mailto:Kelly@genoa.org)]  
**Sent:** Tuesday, June 14, 2022 3:06 PM  
**To:** [jack@healyhomes.com](mailto:jack@healyhomes.com)  
**Subject:** PC Meeting

Jack,

We missed you at last nights meeting. Hope all is well. Wayne should be able to fill you in on the details of the discussion.

The Planning Commission had some questions about the type of homes and price point. Can you share with me the name of the subdivision that you are currently building in that would be similar to what you want to do here in term of lot size and home size so I can share it with the Planning Commissioners?

Thank you!



June 7, 2022

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
<b>Subject:</b>	Summerfield Pointe Estates – Conceptual Plan Review
<b>Location:</b>	Lawson Drive, north of Grand River Avenue
<b>Zoning:</b>	MUPUD Mixed Use Planned Unit Development

Dear Commissioners:

At the Township’s request, we have reviewed the submittal from Healy Homes requesting comment on a conceptual plan for further development of Summerfield Pointe Estates (plans dated 5/23/22).

**A. Summary**

1. The conceptual plan submitted is intended for discussion at this time. No action is required of the Commission.
2. The approved PUD calls for 140 attached condominium units (beyond what is already constructed).
3. The conceptual plan identifies 12 attached condominium units and 102 detached site condominium units in lieu of the approved PUD.
4. The detached units range in area from 5,934 to 10,717 square feet, with a minimum lot width of 54.5 feet.
5. The smallest lots allowed by conventional zoning are in the MDR District – 10,000 square feet and 75’ lot width.
6. We suggest the applicant prepare a parallel plan based on MDR lot sizes to determine the base density.
7. The Commission should consider any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

**B. Proposal/Process**

The applicant seeks input on a conceptual plan that would amend an approved PUD project.

More specifically, the approved PUD includes 140 attached residential condominium units, while the applicant conceptually seeks to develop 102 detached site condominium units and 12 attached units.

A similar project was requested for formal review by the Planning Commission at their April 2022 meeting; however, each component of that proposal (amended PUD Agreement, preliminary condominium plan, and Environmental Impact Assessment) was recommended for denial.

The current plans are only up for discussion and to provide the applicant with some guidance for a future formal submittal.





*Aerial view of site and surroundings (looking east)*

### **C. Conceptual Plan**

As previously noted, the approved PUD calls for an additional 140 attached residential condominium units (beyond what is already constructed).

The conceptual plan submitted identifies 12 attached condominium units to complement the existing attached units, and 102 detached site condominium units on the undeveloped land to the north and west.

The plan includes an extension of Lawson Drive, construction of Summer Ridge Drive, and a connection to Aster Boulevard in the neighboring development. Sidewalks are included throughout the development, and appropriate park/open space areas are provided.

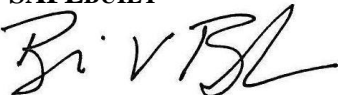
The attached units appear to match the existing units in terms of size/design, while the detached units are on site condominium lots ranging in area from 5,934 to 10,717 square feet. The minimum lot width noted is 54.5 feet.

For the sake of comparison, the smallest single-family residential lots allowed in the Township are 10,000 square feet in area with 75-foot lot widths (MDR District). As a side note, the Master Plan Future Land Use Map depicts the property as Medium Density Residential, which is compatible with the MDR zoning district.

We suggest the applicant prepare a parallel plan based on MDR lot sizes to determine the base density. This will help to determine if the 102 units proposed are within reason given the amount of open space being preserved.

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

Respectfully,  
**SAFEBUILT**

  
Brian V. Borden, AICP  
Michigan Planning Manager



June 8, 2022

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

**Re: Summerfield Pointe Amendment  
Conceptual Site Plan Review No. 1**

Dear Ms. Van Marter:

Tetra Tech conducted a review of the proposed conceptual Summerfield Pointe site plan last dated May 23, 2022. The plans were prepared by Desine, Inc. on behalf of Healy Homes at Summerfield LLC. The development is located on 60 acres on the northwest side of the existing Summerfield Pointe development located on Lawson Drive. The Petitioner is proposing 102 single family units and two multi-family buildings with 4 units each. The proposed site includes storm sewer and on-site detention, as well as sanitary sewer and water main improvements. We offer the following comments:

#### **GENERAL**

1. The general road layout for the proposed Summerfield Pointe development is essentially the same as the previously approved version with multi-family units. We have no engineering related concerns with single family units as opposed to multi-family units.
2. After final site plan approval, the Petitioner will be required to submit private road construction plans to the Township for review and approval.
3. After final site plan approval, the Petitioner will be required to submit construction plans to MHOG Sewer and Water Authority for review and approval.

#### **DRAINAGE AND GRADING**

1. The petitioner should provide storm sewer and detention calculations for the detention basin on the final site plan for review.

We recommend the above comments are addressed prior to final site plan approval.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary J. 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 6, 2022

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Summerfield Pointe Amendment  
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on March 30, 2022, and the drawings are dated February 23, 2022 with a most recent revision date of May 23, 2022. The project is a site plan based on completion of a previously planned residential development and reconstruction of the roadway leading to the development. The applicant is also requesting a modification from multi-family zoning to 108 single-family residential lots. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

**All previous review comments have been addressed on the recent submittal.**

Additional comments will be given when a complete submittal is provided. If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

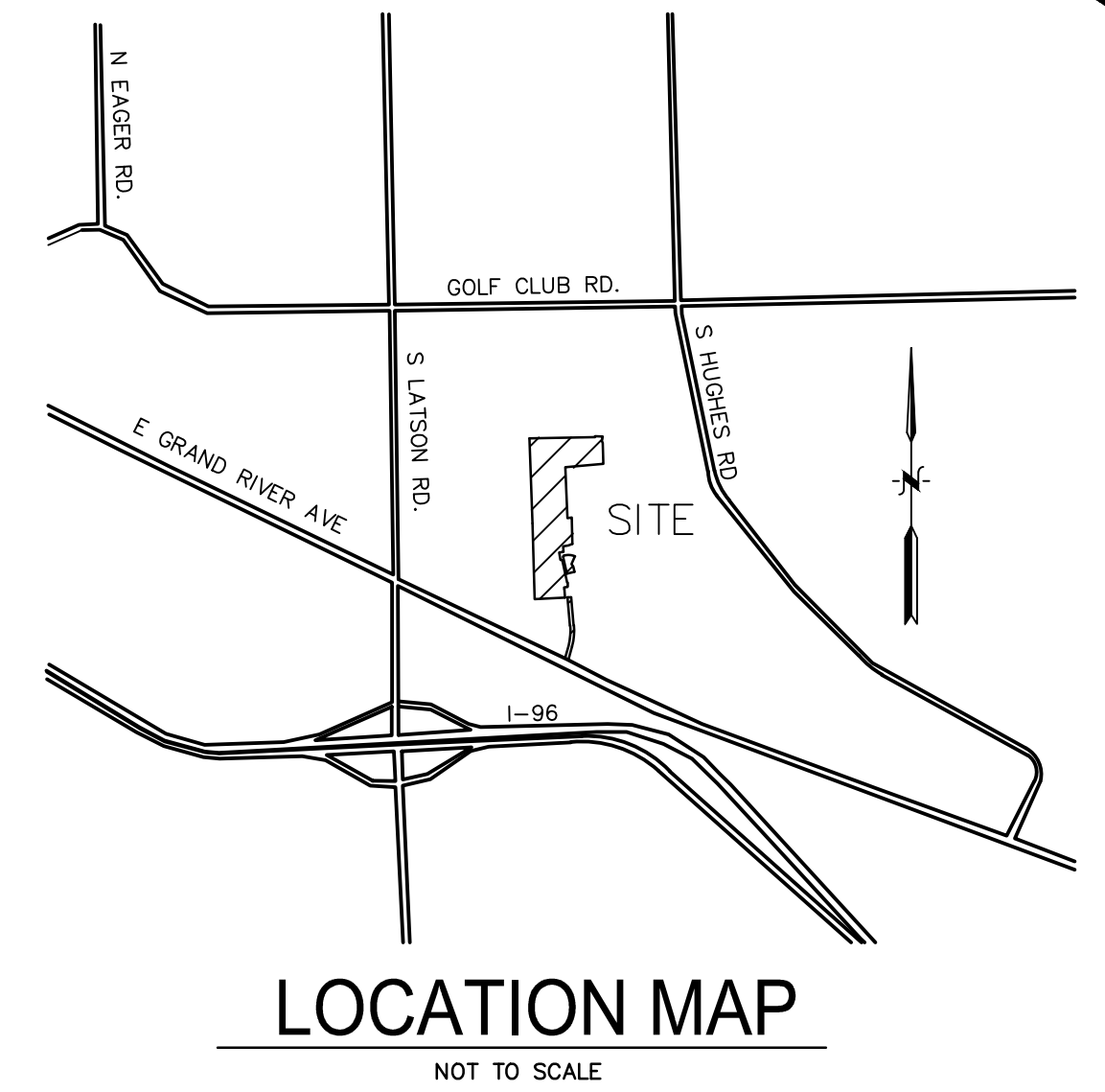
A handwritten signature in black ink, appearing to read "R. Boisvert".

Rick Boisvert, FM, CFPS  
Fire Marshal



# REVISED CONCEPTUAL DEVELOPMENT PLAN FOR SUMMERFIELD POINTE ESTATES

A PART OF THE SOUTHEAST 1/4 OF SECTION 4  
T2N, R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



**LEGAL DESCRIPTIONS SUBSEQUENT TO SURVEY**

**Reference:** "Summerfield Pointe," a part of the Southeast 1/4 and part of the Northeast 1/4 of Section 4, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, according to the Master Deed thereof, as recorded in Liber 4219, Page 574, Livingston County Records, as amended in Replat No. 1 as recorded in Document No. 2008R-028520 and "Replat No. 2 as recorded in Document No. 2014R-06683, Livingston County Records, and designated as Livingston County Condominium Subdivision Plan No. 295, and as described in Act 59 of the Public Acts of 1978, as amended.

**OVERALL PARCEL 60.73± Acres**

(Parcels #711-04-400-013, 014, 015, 016 and "Summerfield Pointe" Replat #2 Combined)  
Part of the East 1/2 of Section 4, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as:  
**BEGINNING** at the South 1/4 Corner of said Section 4;  
thence along the North-South 1/4 line of Section 4 to following two courses:  
1) N01°35'17"W 1366.11 feet and  
2) N02°11'05"W 1525.13 feet  
(recorded as N01°50'51"E 2890.65 feet) to the center of Section 4;  
thence along the East-West 1/4 line of Section 4, N88°53'35"E 1177.52 feet (recorded as S87°40'06"E 1162.17 feet);  
thence N01°00'25"W (recorded as N02°19'54"E) 16.05 feet; thence S88°08'25"E (recorded as S84°42'06"E) 140.66 feet;  
thence S10°02'44"W (recorded as S13°29'03"W) 81.90 feet; thence S22°34'43"E 40.64 feet (recorded as S19°08'24"E 39.61 feet);  
thence S01°33'04"E 373.67 feet (recorded as S01°53'15"W 374.11 feet); thence S84°41'09"W (recorded as S88°08'46"W) 683.63 feet;  
thence S01°59'18"E (recorded as S01°26'28"W) 400.04 feet; thence S02°08'43"E 510.56 feet (recorded as S01°17'41"W 510.39 feet);  
thence N84°03'00"E (recorded as N87°29'24"E) 79.92 feet; thence along a line 10.00 feet West of and parallel to the Westerly line of "Sunrise Park," a subdivision recorded in Liber 2 of Plats, Page 23, Livingston County Records, S01°00'54"E 244.55 feet (recorded as S02°21'39"W 243.95 feet); thence S01°39'07"E 226.89 feet (recorded as S01°45'17"W 227.42 feet); thence N89°34'14"E (recorded as S87°01'22"E) 186.47 feet; thence along the West line of said "Sunrise Park" the following three courses:  
1) S51°44'32"E (recorded as S48°20'08"E) 240.00 feet,  
2) S41°02'02"E 146.55 feet (recorded as S37°37'38"E 146.14 feet) and  
3) S01°47'23"E 385.18 feet (recorded as S01°42'54"W 241.14 feet) and  
thence S88°43'07"W 10.00 feet (recorded as N89°17'06"W 10.00 feet); thence along a line 10 feet West of and parallel to the West line of said "Sunrise Park" the following two courses:  
1) S01°43'30"E 241.29 feet (recorded as S1°42'54"W 241.14 feet) and  
2) S14°28'55"E 48.77 feet (recorded as S11°13'33"E 48.86 feet);  
thence along the South line of said Section 4, as previously surveyed, S86°50'35"W (recorded as N89°43'06"W) 473.99 feet; thence along a line coincident with Lawson Drive the following three courses:  
1) N05°38'45"W (recorded as N02°12'21"W) 150.00 feet,  
2) S86°50'35"W (recorded as N89°43'06"W) 150.00 feet and  
3) S05°38'45"E (recorded as S02°12'21"E) 150.00 feet;  
thence along the South line of said Section 4, as previously surveyed, S86°50'35"W 546.06 feet (recorded as N89°43'06"W 546.16 feet) to the Point of Beginning. Containing 60.73 acres of land, more or less. Subject to and together with all easements and restrictions affecting title to the above described premises.

**PARCEL 4711-04-400-013 22.22± Acres**

(Nature Preserve as recorded in Liber 3772, Page 940, Livingston County Records)  
Part of the East 1/2 of Section 4, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as:  
Commencing at the South 1/4 Corner of said Section 4; thence along the North-South 1/4 line of Section 4 to following two courses:  
1) N01°35'17"W (recorded as N01°50'51"E) 1366.11 feet and  
2) N02°11'05"W (recorded as N01°50'51"E) 569.39 feet to the **PLACE OF BEGINNING** and  
3) N02°11'05"W (recorded as N01°50'51"E) 955.74 feet to the center of Section 4;  
thence along the East-West 1/4 line of Section 4, N88°53'35"E 1177.52 feet (recorded as S87°40'06"E 1162.17 feet); thence N01°00'25"W (recorded as N02°19'54"E) 16.05 feet; thence S88°08'25"E (recorded as S84°42'06"E) 140.66 feet; thence S10°02'44"W (recorded as S13°29'03"W) 81.90 feet; thence S22°34'43"E 40.64 feet (recorded as S19°08'24"E 39.61 feet); thence S01°33'04"E 373.67 feet (recorded as S01°53'15"W 374.11 feet); thence S84°41'09"W (recorded as S88°08'46"W) 683.63 feet; thence S01°59'18"E (recorded as S01°26'28"W) 400.04 feet; thence S02°08'43"E (recorded as S01°17'41"W) 132.62 feet; thence along the East line of a Nature Preserve as recorded in Liber 3772, Page 940, Livingston County Records, the following three courses:  
1) S87°51'55"W (recorded as N88°42'19"W) 144.86 feet  
2) N54°02'14"W (recorded as N02°36'28"W) 244.39 feet and  
3) S02°05'20"W 291.13 feet (recorded as S83°10'06"W 285.32 feet) to the Place of Beginning.  
Containing 22.22 acres of land, more or less. Subject to and together with all easements and restrictions affecting title to the above described premises.

**PARCEL 4711-04-400-014 26.25± Acres**

(Part of Possible Expansion/Future Development Area "A")  
Part of the East 1/2 of Section 4, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as:  
**BEGINNING** at the South 1/4 Corner of said Section 4;  
thence along the North-South 1/4 line of Section 4 to following two courses:  
1) N01°35'17"W 1366.11 feet and  
2) N02°11'05"W 569.39 feet  
(recorded as N01°50'51"E 1936.02 feet);  
thence along the East line of a Nature Preserve as recorded in Liber 3772, Page 940, Livingston County Records, the following three courses:  
1) N82°05'20"E 291.13 feet (recorded as N85°31'06"E 285.32 feet),  
2) S54°02'14"E (recorded as S50°36'28"E) 244.39 feet and  
3) N87°51'55"E (recorded as S88°42'19"E) 144.86 feet;  
thence S02°08'43"E (recorded as S01°17'41"W) 377.94 feet;  
thence N84°03'00"E (recorded as N87°29'24"E) 79.92 feet;  
thence along a line 10.00 feet West of and parallel to the Westerly line of "Sunrise Park," a subdivision recorded in Liber 2 of Plats, Page 23, Livingston County Records, S01°00'54"E 244.55 feet (recorded as S02°21'39"W 243.95 feet); thence S01°39'07"E 226.89 feet (recorded as S01°45'17"W 227.42 feet); thence N89°34'14"E (recorded as S87°01'22"E) 186.47 feet; thence along the West line of Lawson Drive, S05°38'45"E (recorded as S02°12'21"E) 150.00 feet; thence along the South line of Section 4, as previously surveyed, S86°50'35"W 546.06 feet (recorded as N89°43'06"W 546.16 feet) to the Point of Beginning.  
Containing 26.25 acres of land, more or less. Subject to and together with all easements and restrictions affecting title to the above described premises.

**PARCEL No. 4711-04-400-015 1.13± Acres**

(Possible Expansion/Future Development Area "B")  
Part of the Southeast 1/4 of Section 4, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as:  
Commencing at the South 1/4 Corner of said Section 4; thence along the South line of Section 4, as previously surveyed, N86°50'35"E 546.06 feet (recorded as S89°43'06"E 546.16 feet); thence along the West line of Lawson Drive, N05°38'45"W (recorded as N02°12'21"W) 150.00 feet; thence N03°26'24"W (recorded as N00°00'00"E) 34.61 feet; thence N89°11'15"E (recorded as N83°17'39"E) 90.17 feet;  
thence N04°22'26"E (recorded as N07°48'50"E) 13.56 feet; thence Northwestly 59.62 feet along the arc of a 200.00 foot radius curve to the left, through a central angle of 17°04'52" and having a chord which bears N04°10'00"W (recorded as N00°43'36"W) 59.40 feet; thence N12°42'26"W (recorded as N09°16'02"W) 159.13 feet; thence N77°16'10"E (recorded as N80°43'58"E) 27.00 feet to the **POINT OF BEGINNING**; thence N12°42'26"W (recorded as N09°16'02"W) 308.30 feet; thence Northeastly 30.26 feet along the arc of a 200.00 foot radius curve to the right, through a central angle of 86°41'26" (recorded as 86°41'33") and having a chord bearing N30°27'50"E (recorded as N34°04'44"E) 27.46 feet; thence Southeastly 201.62 feet along the arc of a 289.00 foot radius curve to the right, through a central angle of 40°00'52" (recorded as 40°00'44") and having a chord bearing S86°00'33"E (recorded as S83°40'07"E) 107.75 feet; thence S23°59'50"W (recorded as S27°26'14"W) 147.43 feet; thence S36°36'45"E (recorded as S33°10'21"E) 58.47 feet; thence S12°42'26"E (recorded as 09°16'02"E) 97.80 feet; thence S77°17'34"W (recorded as S80°43'58"W) 143.83 feet to the Point of Beginning.  
Containing 1.13 acres of land, more or less. Subject to and together with all easements and restrictions affecting title to the above described premises.

**PARCEL No. 4711-04-400-016 1.14± Acres**

(Possible Expansion/Future Development Area "C")  
Part of the Southeast 1/4 of Section 4, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as:  
Commencing at the South 1/4 Corner of Section 4; thence along the South line of Section 4, N86°50'35"E (recorded as S89°43'05"E) 999.68 feet to the **POINT OF BEGINNING**;  
thence N48°02'05"W (recorded as N44°35'46"W) 135.18 feet; thence N41°10'45"E (recorded as N44°37'04"E) 91.00 feet; thence N50°03'17"W (recorded as N46°36'56"W) 27.00 feet; thence Northeastly 123.38 feet along the arc of a 182.00 foot radius curve to the left, through a central angle of 38°50'28" (recorded as 38°50'33") and having a chord bearing N20°31'27"E (recorded as N23°57'46"E) 121.03 feet;  
thence S84°58'30"E 227.08 feet (recorded as S81°32'11"E 227.01 feet); thence along a line 10.00 feet West of and parallel to the Westerly line of said "Sunrise Park" the following two courses:  
1) S01°43'30"E 151.43 feet (recorded as S01°42'54"W 151.38 feet) and  
2) S14°28'55"E 48.77 feet (recorded as S11°13'33"E 48.86 feet);  
thence along the South line of Section 4, S86°50'35"W 170.37 feet (recorded as N89°43'06"W 170.47 feet) to the Point of Beginning.  
Containing 1.14 acres of land, more or less. Subject to and together with all easements and restrictions affecting title to the above described premises.



AERIAL PHOTOGRAPH

SCALE: 1in. = 300ft.



Aerial photographic underlying is an unrectified image and is oriented to the engineering line work within reasonable accuracy and precision, and may not accurately depict current site conditions.

**SHEET INDEX**

- SD SITE DEVELOPMENT PLAN
- SP1 DIMENSIONAL SITE PLAN (SOUTH)
- SP2 DIMENSIONAL SITE PLAN (NORTH)

**ENGINEER/SURVEYOR**

DESINE INC.  
2183 PLESS DRIVE  
BRIGHTON, MICHIGAN 48114  
PHONE: (810) 227-9533

**OWNER / DEVELOPER**  
HEALY HOMES AT SUMMERFIELD LLC  
3696 SLEETH ROAD  
COMMERCE TWO, MICHIGAN 48382

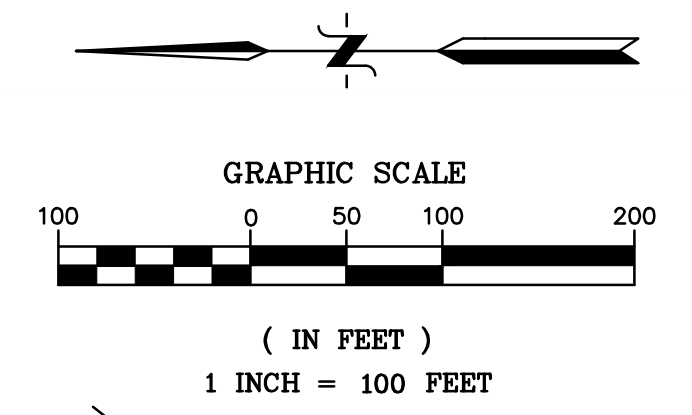
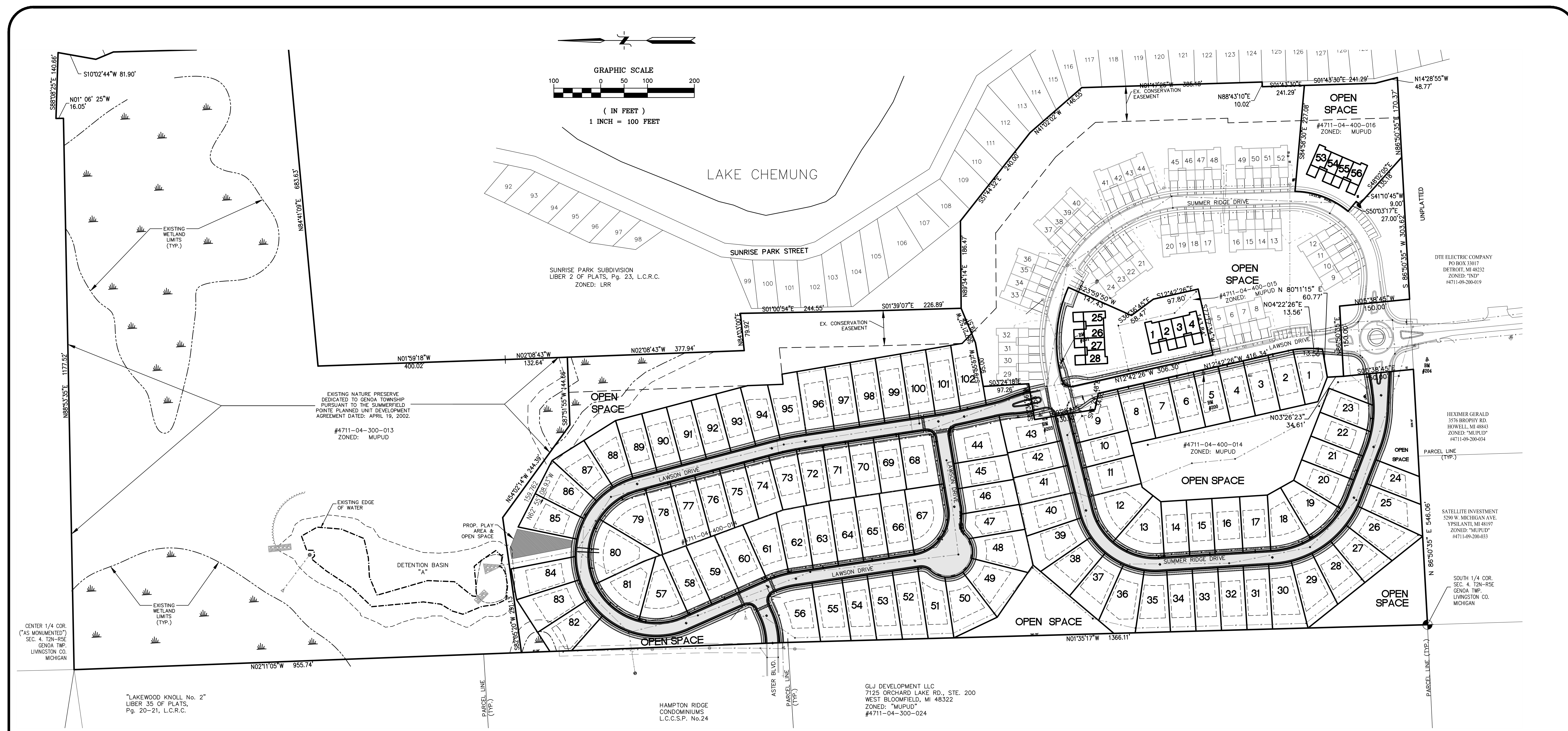
**LANDSCAPE ARCHITECT**

ALLEN DESIGN  
557 CARPENTER  
NORTHVILLE, MI 48167  
PHONE: (248) 467-4668



REVISED	SCALE: 1"=300'
	PROJECT No.: 214159
	DWG NAME: 4159-COV
	PRINT: MAY 23, 2022





**SITE DATA & ZONING DEVIATION TABLE**

Project / Owner: Summerfield Pointe PUD / Healy Homes of Summerfield  
 Location: Genoa Township, Michigan  
 Address: Summerfield Pointe Residential Development

FEATURE	MU-PUD	MDR DISTRICT	COMMENTS
<b>Setbacks:</b>			
Front Building Setback =	30 ft	25 ft	
Side Building Setback =	5 ft Min. / 14 ft Max.	5 ft Min. / 20 ft. Total	See Plan Sheets SP1, SP2, UT3 & UT4 for Details
Rear Building Setback =	30 ft	30 ft	
Road Right of Way =	30 ft. Min.	20 ft.	
<b>Lots &amp; Buildings:</b>			
Max. Building Height =	2 Story	2 Story	
Max. Building Height =	35 ft	35 ft	
Units with Basement =	Yes	N/A	
Min. Building Footprint =	1,400 sf	900 sf	Proposed Single Family Homes (x108)
	N/A	N/A	Proposed Attached Condominiums (x4)
Min. Lot Area =	6,606 sf	10,000 sf	Proposed unit #29
Min. Lot Width =	55 ft.	75 ft.	
<b>Site Area &amp; Coverage:</b>			
Gross Site Area =	26.25 Ac.		#4711-04-400-014
	1.13 Ac.		#4711-04-400-015
	1.14 Ac.		#4711-04-400-016
	<b>28.52 Ac.</b>		<b>Combined Site Area</b>
Nature Preserve Area =	22.21 Ac.		#4711-04-400-013 Dedicated to Genoa Twp.
Open Space Area =	7.30 Ac.		
% Open Space Area =	25.5%		25% Min.
% Overall Site Lot Coverage =	12.6%		
% Max. Unit Lot Coverage =	23.6%	35%	Proposed Unit #29
Bituminous Pavement Area =	2.0 Ac.		Private
Concrete Sidewalk Area =	0.97 Ac.		Private
% Impervious Surface =	10.4%	50%	50 % Max.

**NOTES:**

- See sheets SP1 & SP2 for Overall Site layout
- See sheets UT2 & UT3 for site setbacks
- The following permits are required for these proposed site improvements:
  - Genoa Twp. (PUD Amendment, Site Plan, Land Use & Construction)
  - MHOG (Sanitary & Watermain)
  - LCRC (Roads)
  - LCDC (Drainage & Soil Erosion)
  - Liv. County (Building Permits)
- Overall Utility Providers:
  - Consumers Energy (Natural Gas)
  - DTE (Electric)
  - AT&T (Telephone)
  - Comcast (Fiber Optic)
  - MHOG (Water & Sewer)

**BENCHMARKS**

DATUM BASED ON PREVIOUS BENCHMARK AS DEPICTED ON REPEAT No. 2 OF "SUMMERFIELD POINTE," LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN No. 295. DATUM REFERS TO "U.S.G.S." NO DATUM SPECIFIED. SITE ADJUSTED TO NAVD 88 (-0.50) FROM PLATTED ELEVATION.

BENCHMARK #204 (PRIMARY)  
 SPIKE IN THE EAST SIDE OF A POWER POLE, LOCATED ON THE WEST SIDE OF LAWSON DRIVE AND THE ENTRANCE TO "SUMMERFIELD POINTE."  
 ELEVATION = 993.43 (NAVD 88)  
 REF: FIELD BOOK 14B3, PG. 34

BENCHMARK #203  
 ARROW ON HYDRANT, LOCATED NEAR WEST SIDE OF LAWSON DRIVE, 33± FEET NORTH OF SILVER LEAF DRIVE.  
 ELEVATION = 993.88 (NAVD 88)  
 REF: POINT #203

BENCHMARK #200  
 ARROW ON HYDRANT, LOCATED NEAR WEST SIDE OF LAWSON DRIVE, 377± FEET NORTH OF SILVER LEAF DRIVE.  
 ELEVATION = 995.39 (NAVD 88)  
 ELEVATION = 995.89 (PLATTED)  
 REF: FIELD BOOK 14B3, PG. 34  
 POINT #200

BENCHMARK #201  
 CENTERLINE OF GATE VALVE, LOCATED NEAR SOUTH SIDE OF SILVER LEAF DRIVE, 48± FEET EAST OF LAWSON DRIVE.  
 ELEVATION = 991.29 (NAVD 88)  
 ELEVATION = 992.14 (PLATTED)  
 REF: FIELD BOOK 14B, PG. 34  
 POINT #201

**LEGEND**

- = EXISTING TREE DRIP LINE
- = EDGE OF GRAVEL
- = CONCRETE CURB (UNLESS OTHERWISE STATED)
- = SANITARY SEWER MANHOLE W/IDENTIFIER
- = SANITARY SEWER PIPE
- = CLEAN OUT
- = STORM WATER MANHOLE W/IDENTIFIER
- = CATCH BASIN W/IDENTIFIER
- = FLARED END SECTION
- = STORM WATER DRAINAGE PIPE
- = HYDRANT
- = WATER SHUT OFF
- = WATER VALVE
- = WATER VALVE BOX
- = WATER MAIN
- = PROP. DRAINAGE AREA
- = PROPOSED SANITARY SEWER
- = PROPOSED WATER MAIN
- = PROPOSED STORM SEWER
- = PROPOSED STORM STRUCTURES
- = PROPOSED CURB AND GUTTER
- = PROPOSED CONCRETE WALK
- = PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
- = PROPERTY LINE
- = EX. EDGE OF PAVEMENT
- = EX. EASEMENT LINE
- = APPROX. WETLAND LINE
- = PROP. EDGE OF PAVEMENT

**811**  
 Know what's below.  
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 CALL 811 OR 1-800-482-7171 (TOLL FREE)  
 OR VISIT CALL811.COM

**DESIGN INC**  
 (810) 227-9533  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 2183 PLESS DRIVE  
 BRIGHTON, MICHIGAN 48114

DESIGN/JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	03/23/22	REVISED PER TWP. REVIEW COMMENTS DATED 03/16/22 & 03/18/22			
CHECK: JMB	2	05/23/22	REVISED TO ADD MULTI-UNIT BUILDINGS, RENUMBER SFR UNITS			

**SUMMERFIELD POINTE ESTATES PUD**

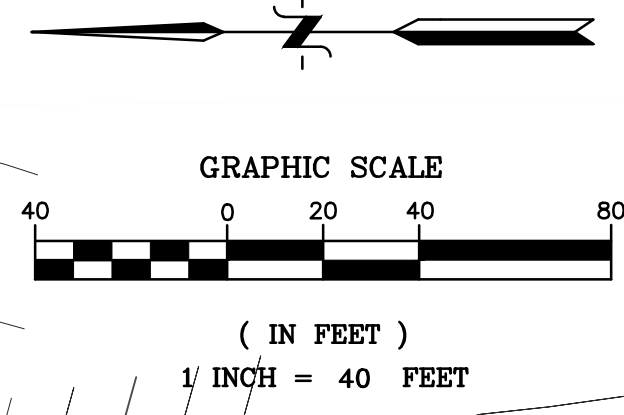
**REVISED SITE DEVELOPMENT PLAN**

CLIENT: HEALY HOMES AT SUMMERFIELD LLC  
 3696 SLEETH RD.  
 COMMERCE TOWNSHIP, MICHIGAN 48382  
 248-684-1699

SCALE: 1in. = 100ft.  
 PROJECT No.: 214159  
 DWG NAME: 4159 SD  
 ISSUED: **MAY 23, 2022**

**SD**





**LEGEND**

- MISC. STRUCTURE (AS LABELED)
- CONCRETE CURB (UNLESS OTHERWISE STATED)
- SANITARY SEWER MANHOLE W/IDENTIFIER
- SANITARY SEWER PIPE
- CLEAN OUT
- STORM WATER MANHOLE W/IDENTIFIER
- CATCH BASIN W/IDENTIFIER
- FLARED END SECTION
- STORM WATER DRAINAGE PIPE
- HYDRANT
- WATER SHUT OFF
- WATER VALVE
- WATER VALVE BOX
- WATER MAIN
- GAS SHUT OFF
- U/G GAS
- SPOT ELEVATION
- 1' CONTOUR
- 5' CONTOUR
- PROPERTY LINE
- EX. EDGE OF PAVEMENT
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- EX. EASEMENT LINE
- APPROX. WETLAND LINE
- PROP. EDGE OF PAVEMENT
- PROP. CENTERLINE OF ROAD
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE WALK
- PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT

**BENCHMARKS**

DATUM BASED ON PREVIOUS BENCHMARK AS DEPICTED ON REPLAT NO. 2 OF "SUMMERFIELD POINTE" LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 295. DATUM REFERS TO "N.A.S.T." NO DATUM SPECIFIED. SITE ADJUSTED TO NAVD 88 (-0.50) FROM PLATTED ELEVATION.

**BENCHMARK #204 (PRIMARY)**  
 SPIKE IN THE EAST SIDE OF A POWER POLE, LOCATED ON THE WEST SIDE OF LAWSON DRIVE AND THE ENTRANCE TO "SUMMERFIELD POINTE."  
 ELEVATION = 993.43 (NAVD 88)  
 ELEVATION = 993.93 (PLATTED)  
 REF: FIELD BOOK 1485, PG. 34  
 POINT #204

**BENCHMARK #200**  
 ARROW ON HYDRANT, LOCATED NEAR WEST SIDE OF LAWSON DRIVE, 377.3 FEET NORTH OF SILVER LEAF DRIVE.  
 ELEVATION = 995.39 (NAVD 88)  
 ELEVATION = 995.89 (PLATTED)  
 REF: FIELD BOOK 1485, PG. 34  
 POINT #200

**BENCHMARK #201**  
 CENTERLINE OF GATE VALVE, LOCATED NEAR SOUTH SIDE OF SILVER LEAF DRIVE, 486 FEET EAST OF LAWSON DRIVE.  
 ELEVATION = 991.29 (NAVD 88)  
 ELEVATION = 992.14 (PLATTED)  
 REF: FIELD BOOK 148, PG. 24  
 POINT #201

**BENCHMARK #203**  
 ARROW ON HYDRANT, LOCATED NEAR WEST SIDE OF LAWSON DRIVE, 336 FEET NORTH OF SILVER LEAF DRIVE.  
 ELEVATION = 993.88 (NAVD 88)  
 ELEVATION = 994.38 (PLATTED)  
 REF: POINT #203

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING
1	250.00'	112.30'	111.36'	S81°43'34"E
2	200.00'	228.02'	215.87'	S36°11'47"E
3	153.00'	211.80'	195.29'	S36°07'26"W

**NOTES:**

1. See sheet SD for site data & zoning table
2. See sheets UT2 & UT3 for utility easements
3. The address shall be a minimum of 4" high letters of contrasting colors and be clearly visible from the street, the location and size shall be verified prior to installation.

3 WORKING DAYS BEFORE YOU DIG  
 CALL 811 OR 1-800-482-7171 (TOLL FREE)  
 OR VISIT CALL811.COM

(810) 227-9533  
**CIVIL ENGINEERS**  
**LAND SURVEYORS**  
**2183 PLESS DRIVE**  
**BRIGHTON, MICHIGAN 48114**

DESIGN/FAF	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG CHECK: JMB	1	03/23/22	REVISED PER TMP. REVIEW COMMENTS DATED 03/16/22 & 03/18/22			
	2	05/23/22	REVISED TO ADD MULTI-UNIT BUILDINGS, RENUMBER SFR UNITS			

**SUMMERFIELD  
 POINTE ESTATES PUD**

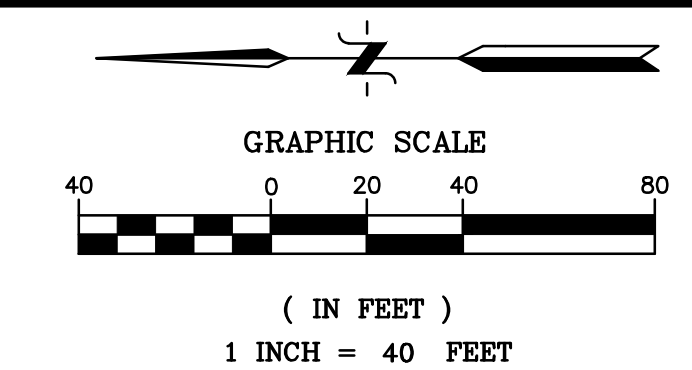
**DIMENSIONAL  
 SITE PLAN (SOUTH)**

CLIENT:  
 HEALY HOMES AT SUMMERFIELD LLC  
 3696 SLEETH RD.  
 COMMERCE TOWNSHIP, MICHIGAN 48382  
 248-684-1699

SCALE: 1in. = 40ft.  
 PROJECT NO.: 214159  
 DWG NAME: 4159 SP2-3  
 ISSUED: **MAY 23, 2022**

**SP1**





**LEGEND**

- MISC. STRUCTURE (AS LABELED)
- CONCRETE CURB (UNLESS OTHERWISE STATED)
- SANITARY SEWER MANHOLE W/IDENTIFIER
- SANITARY SEWER PIPE
- CLEAN OUT
- STORM WATER MANHOLE W/IDENTIFIER
- CATCH BASIN W/IDENTIFIER
- FLARED END SECTION
- STORM WATER DRAINAGE PIPE
- HYDRANT
- WATER SHUT OFF
- WATER VALVE
- WATER VALVE BOX
- WATER MAIN
- GAS SHUT OFF
- U/G GAS
- SPOT ELEVATION
- 1' CONTOUR
- 5' CONTOUR
- PROPERTY LINE
- EX. EDGE OF PAVEMENT
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATERMAIN
- EX. EASEMENT LINE
- APPROX. WETLAND LINE
- PROP. EDGE OF PAVEMENT
- PROP. CENTERLINE OF ROAD
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE WALK
- PROPOSED STANDARD DUTY BITUMINOUS PAVEMENT
- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT

**BENCHMARKS**  
 DATUM BASED ON PREVIOUS BENCHMARK AS  
 SHOWN ON REPEAT No. 2 OF "SUMMERFIELD  
 POINTE" LIVINGSTON COUNTY CONDOMINIUM  
 SUBDIVISION PLAN No. 295. DATUM REFERS TO  
 "D.S.G.S." NO DATUM SPECIFIED.  
 SITE ADJUSTED TO NAVD 88 (-0.50) FROM  
 PLATTED ELEVATION.

**BENCHMARK #204 (PRIMARY)**  
 SPIKE IN THE EAST SIDE OF A POWER POLE,  
 LOCATED ON THE WEST SIDE OF LAWSON DRIVE  
 AND THE ENTRANCE TO "SUMMERFIELD POINTE".  
 ELEVATION = 993.43 (NAVD 88)  
 REF: FIELD BOOK 1483, PG. 34  
 POINT #204

**BENCHMARK #200**  
 ARROW ON HYDRANT, LOCATED NEAR WEST  
 SIDE OF LAWSON DRIVE, 372 FEET NORTH OF  
 SILVER LEAF DRIVE.  
 ELEVATION = 995.39 (NAVD 88)  
 REF: FIELD BOOK 1483, PG. 34  
 POINT #200

**BENCHMARK #201**  
 CENTERLINE OF GATE VALVE, LOCATED NEAR  
 SOUTH SIDE OF SILVER LEAF DRIVE, 482 FEET  
 EAST OF LAWSON DRIVE.  
 ELEVATION = 991.29 (NAVD 88)  
 REF: FIELD BOOK 148, PG. 34  
 POINT #201

**BENCHMARK #203**  
 ARROW ON HYDRANT, LOCATED NEAR WEST  
 SIDE OF LAWSON DRIVE, 338 FEET NORTH OF  
 SILVER LEAF DRIVE.  
 ELEVATION = 993.88 (NAVD 88)  
 REF: FIELD BOOK 148, PG. 34  
 POINT #203

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 BRIGHTON, MICHIGAN 48114

- NOTES:**
- See sheet SD for site data & zoning table
  - See sheets UT2 & UT3 for utility easements
  - The address shall be a minimum of 4" high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING
4	750.00'	56.19'	56.18'	S10°40'25"E
5	660.00'	72.73'	72.69'	N11°41'03"W
6	158.00'	521.46'	315.00'	S70°36'34"W
7	230.00'	61.91'	61.72'	N16°13'44"W
8	100.00'	158.86'	142.67'	S54°01'37"E
9	150.00'	60.30'	59.90'	N77°34'37"E



DESIGN: FAF	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	03/23/22	REVISED PER TWP. REVIEW COMMENTS DATED 03/16/22 & 03/18/22			
CHECK: JMB	2	05/23/22	REVISED TO ADD MULTI-UNIT BUILDINGS, RENUMBER SFR UNITS			

**SUMMERFIELD POINTE ESTATES PUD**

**DIMENSIONAL SITE PLAN (NORTH)**

CLIENT: HEALY HOMES AT SUMMERFIELD LLC  
 3696 SLEETH RD.  
 COMMERCE TOWNSHIP, MICHIGAN 48382  
 248-684-1699

SCALE: 1in. = 40ft.  
 PROJECT No.: 214159  
 DWG NAME: 4159-SP2-3  
 ISSUED: **MAY 23, 2022**

SP2





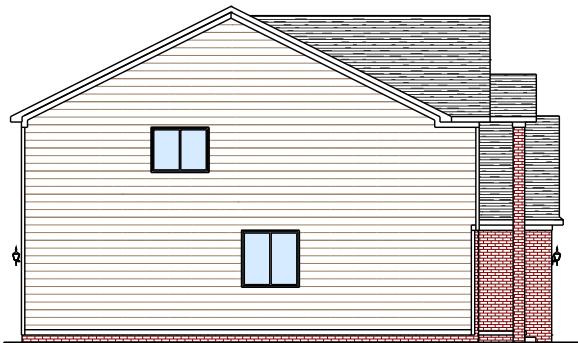
# ASBURY HILL ESTATES

## *The Asbury*

2676 SQ. FT. (96 SQ. FT. OPTIONAL BONUS ROOM)  
(120 SQ. FT. OPTIONAL SUNROOM)



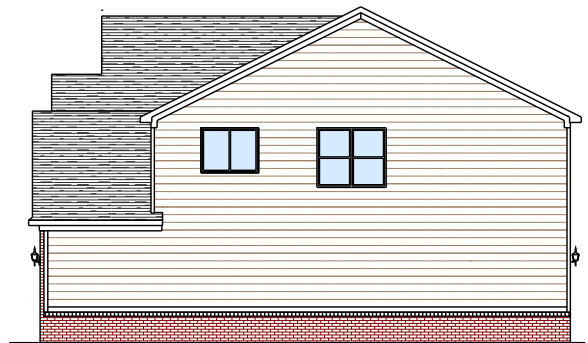
ELEVATION - D



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Sales Office (248) 773-7572

Sales Direct (248) 770-2488

[www.healyhomes.com](http://www.healyhomes.com)

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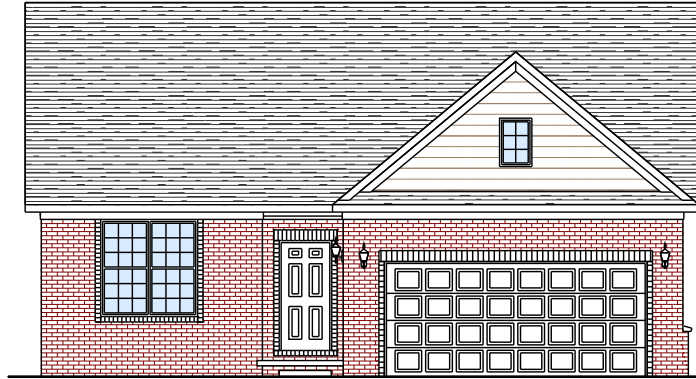


# ASBURY HILL

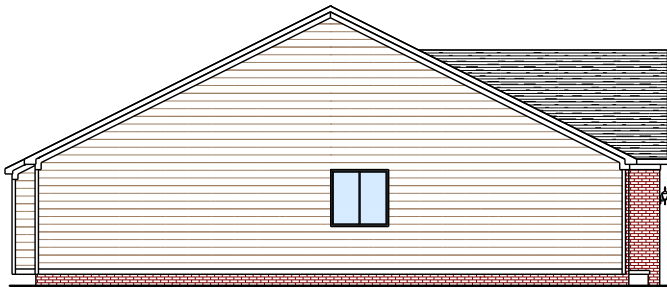
## ESTATES

### *The Cherrywood*

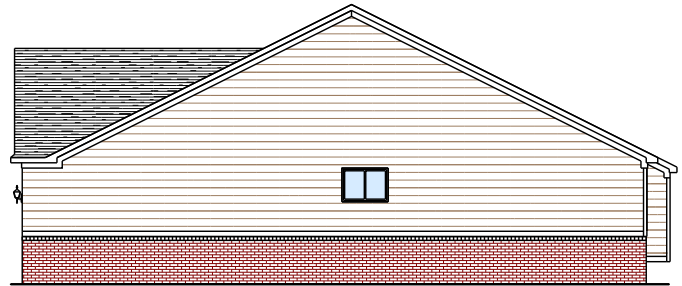
1605 SQ. FT. (120 SQ. FT. SUNROOM)



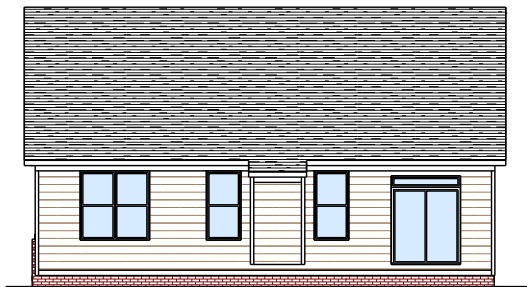
ELEVATION - A



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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# ASBURY HILL

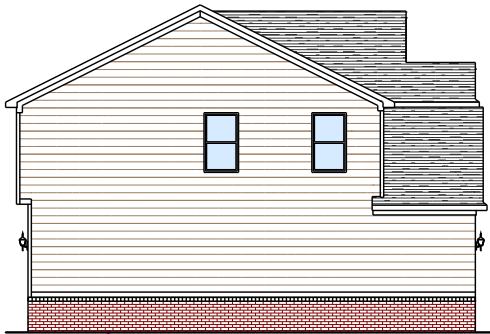
## ESTATES

### *The Hudson*

2240 SQ. FT. (80 SQ. FT. OPTIONAL BONUS ROOM)  
(120 SQ. FT. OPTIONAL SUNROOM)



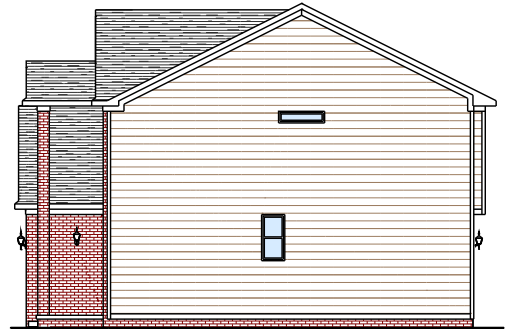
ELEVATION - D



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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# ASBURY HILL

## ESTATES

### *The Kent Lake*

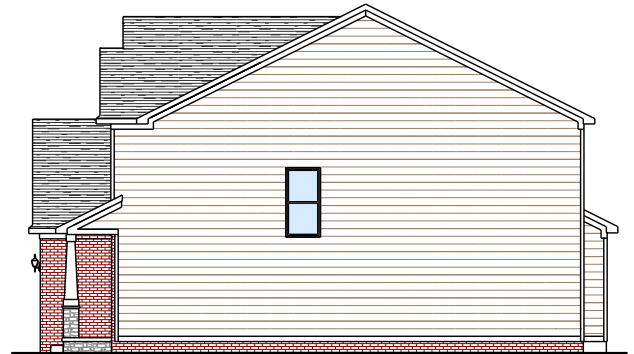
2805 SQ. FT. (65 SQ. FT. OPTIONAL BONUS ROOM)



ELEVATION - B2



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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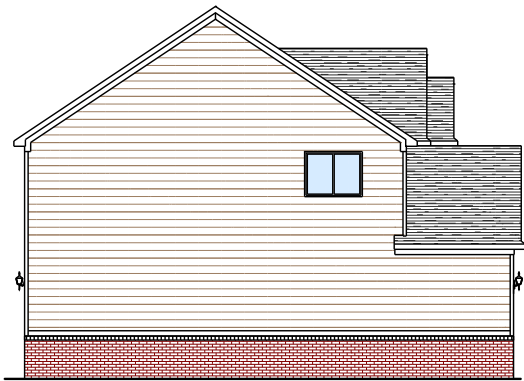
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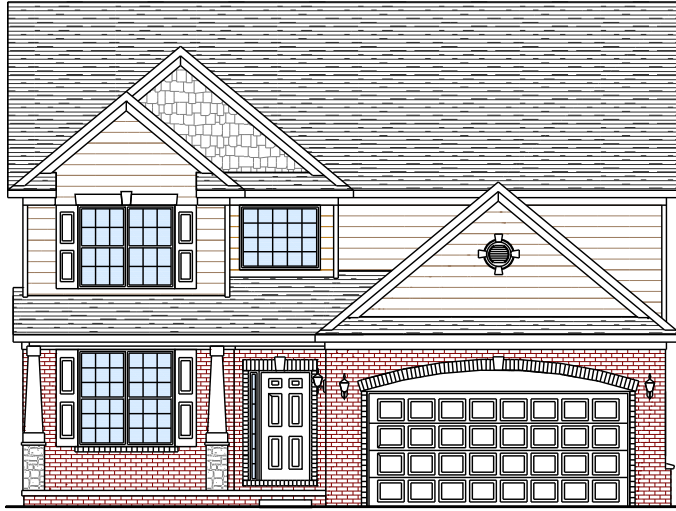
# ASBURY HILL ESTATES

## *The Newport*

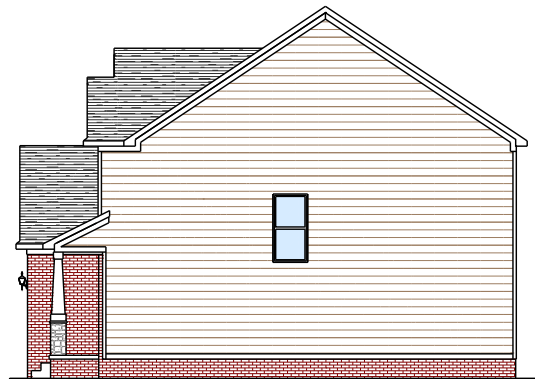
2400 SQ. FT. (92 SQ. FT. OPTIONAL BONUS ROOM)  
(120 SQ. FT. OPTIONAL SUNROOM)



LEFT ELEVATION



ELEVATION - B



RIGHT ELEVATION



REAR ELEVATION

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26753

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George  
Crown Tire  
Center

George  
Crown Tire  
Center



























Vicksburg Way  
Bozeman Ct







30825

30809 30825





30845















30879

OPEN

























30908





























# New condo mortgage rules create barriers for borrowers



Jeffrey Greenberg/Education Images/Universal Images Group via Getty Images

Written by **Jeff Ostrowski**



March 7, 2022 / 4 min read

## **B** Why you can trust Bankrate



While we adhere to strict editorial integrity, this post may contain references to products from our partners. Here's an explanation for how we make money.



Landing a mortgage on a condominium unit never has been an easy task. It just got more difficult.

In response to the June 2021 collapse of an oceanfront tower near Miami, mortgage giants Fannie Mae and Freddie Mac are rolling out new rules covering condo loans – and critics say the stricter reviews are causing condo sales to fall apart, even in buildings with no structural issues.

Fannie Mae stopped buying loans for condo units in buildings where major repairs have been put off, or where the condo association has been ordered by local authorities to fix unsafe conditions, as of Jan. 1. Freddie Mac enacted similar guidelines Feb. 28.

## Current Mortgage Rates for May 19, 2022

Advertiser Disclosure

<b>Purchase</b>	<b>Refinance</b>	Zip Code <b>60616</b> Chicago, IL	Property Value <b>\$ 406,250</b>
Loan Amount <b>\$ 325,000</b>	Percent D... <b>20</b> %	Loan Term <b>30 year fi...</b> ▾	Credit Score <b>740+</b> ▾

Show more options (+)

Lender ⓘ	APR ⓘ	Rate ⓘ	Mo. payment ⓘ	
15 Year Fixed NMLS: #240415 ★★★★★ ⓘ (5) 📞 (844) 365-0598	<b>3.77%</b> May 19, 2022	<b>3.38%</b> Points: 1.776	<b>\$2,303</b> Fees: \$8,772	Next

15 Year Fixed NMLS: #3001	<b>3.99%</b>	<b>3.75%</b>	<b>\$2,363</b>	...
------------------------------	--------------	--------------	----------------	-----





(4.9)

(855) 812-1018



May 19, 2022



Points: 1.592



Fees: \$5,174

Next

15 Year Fixed  
NMLS: #2289



(4.9)

(855) 846-7672

**4.15%**

May 19, 2022

**4.13%**

Points: 0

**\$2,424**

Fees: \$47

Next

15 Year Fixed  
NMLS: #1124061



(5)

**4.34%**

May 19, 2022

**4.00%**

Points: 1.962

**\$2,404**

Fees: \$7,375

Next

1 - 4 of 14



[Privacy policy](#)

The new rules are complicated enough that the Community Associations Institute, a trade group for 43,000 homeowners associations and condo associations, has asked Fannie and Freddie to delay the restrictions.

“These rules, imposed so quickly, are creating bottlenecks and chaos,” says Dawn Bauman, a senior vice president at the organization. “It’s delaying sales in some condos.”

Bauman acknowledges that the rules are “well-intentioned.” Fannie and Freddie rolled out stricter guidelines after Champlain Towers South, an aging building filled with sleeping residents, crashed to the ground in the middle of the night, killing 98 people. The volunteer members of the condo board had clashed over costly repairs, ultimately postponing work that might have bolstered the building, according to news reports after the tragedy.



# A response to 'aging infrastructure'

---

The Florida collapse illustrated an uncomfortable truth about the nation's condos: Some buildings have been neglected to the point that they're hazardous. Decisions about repairs largely fall to residents serving on their condo boards. They must decide whether to impose hefty assessments on themselves and their neighbors.

What's more, the structural integrity of condos is regulated by a hodgepodge of state and local rules. The Miami-Dade County Commission last week passed an ordinance that will require all condo associations and homeowners associations to publicly disclose financial and structural information.

The new guidelines from Fannie and Freddie also offer a response to the awkward reality that people might be living in rickety structures. "In the aftermath of the collapse of the Champlain Towers South in Surfside, Florida, the risks of residential buildings with aging infrastructure and in need of critical repairs have been brought to the forefront of discussion throughout the nation," Freddie Mac says in its new guidelines.


Because most new mortgages are packaged and sold by these agencies, lenders typically decline to originate loans that Fannie and Freddie won't buy.



# How Much Home Can I Afford?

Advertiser Disclosure

Step 1 of 3

ZIP Code of property <b>60616</b> Chicago, IL 	Annual Household Income <b>\$ 62,992</b>
Estimated Down Payment <b>\$ 81,250</b>	Loan Term <b>30 year fixed</b> ▼
Credit Score <b>740+</b> ▼	<b>Next Step</b>

**\$195k**

Median Home Price in IL:  
**\$195,300**

The new rules have perplexed nearly everyone who tries to make sense of them, says Adrian Adams, a Los Angeles attorney who specializes in condo law.

“The questions are confusing,” Adams says. “Everybody’s like, ‘How do we answer these?’ There are problems with the questionnaire, and they’re significant enough that boards and management companies are declining to fill them out.”

## New scrutiny for condo mortgages



In cases where buildings have shown structural defects, neither Fannie nor Freddie will green-light loans until the necessary repairs have been completed and documented. The agencies' new policies are labeled temporary, but no expiration date has been set.

The most visible piece of the increased oversight is new paperwork required by Fannie and Freddie. Fannie Mae's new eight-page form asks, among other questions, "When was the last building inspection by a licensed architect, licensed engineer, or any other building inspector?"

Freddie Mac, for its part, retired its four-page "Condominium Project Questionnaire – Short Form" and replaced it with a five-page "Condominium Project Questionnaire – Full Form."

Among the technical phrases featured in the updated condo approval guidelines are "critical repairs," "material deficiencies," "significant deferred maintenance" and "routine repairs and maintenance."

The Community Associations Institute's Bauman says the new questionnaires are problematic because they ask volunteer board members to delve into areas far outside their expertise.

What's more, a loan might be rejected not because a condo is unsafe but because a condo association fills out the new form incorrectly.

"Our members report creditworthy borrowers have been denied credit to purchase homes and refinance mortgages in condominium and cooperative projects with no safety, soundness, structural integrity or habitability concerns," the Community Associations Institute wrote in [a recent letter](#).

## **'A reckoning' for condo associations**

There are an estimated 175,000 condo associations in the U.S., according to the Community Associations Institute, making the property type an important part of the



housing market. Those associations oversee millions of condo units – some are high-value penthouses, but many units serve as retirement homes, starter homes and investment properties.

Fannie and Freddie are pushing condo associations that have neglected maintenance to invest in repairs.

“It’s a reckoning for sure,” says Orest Tomaselli, president of project review at CondoTek. “A lot of purchasers and owners are being denied access to financing because of these new rules through no fault of their own.”

As of late February, Fannie Mae had compiled a list of more than 1,000 condo associations ineligible for loans. Florida had the most properties on the list by far, with 413, followed by California with 91.

Not all the properties are banned from agency-backed mortgages because of structural defects. Many aren’t eligible for Fannie financing because they’re considered condo-hotels, or because they’re in mixed-use buildings with a large percentage of commercial uses, or because their reserves fall below minimum requirements.

As for the buildings on the list because of structural issues, at least several would be unlikely to attract buyers. The Regent Palace in Surfside is 70 years old and was evacuated in 2021, according to Fannie’s list and news reports. A condo in Titusville, Florida, appears on Fannie’s spreadsheet because it has been condemned. A project in Key West that’s on the list has been the subject of extensive news coverage.

## **What other mortgage options are available to condo buyers?**

If Fannie and Freddie won’t sign off on your condo loan, there is another option: Some lenders offer a type of mortgage known as a non-warrantable loan.



Jeff Lazerson, president of MortgageGrader in Laguna Niguel, California, says the new rules from Fannie and Freddie have sparked “a fast-developing crisis.” He has been directing condo buyers to portfolio lenders that offer non-warrantable loans on condos that Fannie Mae and Freddie Mac decline to finance.

These mortgages aren’t resold to Fannie and Freddie. Instead, they’re held in the portfolio of a lender, or sold to private investors.

Non-warrantable loans carry less stringent underwriting requirements around such issues as non-owner occupancy, condo association reserve levels and presence of short-term rentals. A mortgage broker may be able to find a lender who is willing to hold your condo loan in its portfolio.

“It is an alternative,” says Adams, the Los Angeles attorney. “But I don’t know how deep it is, how much money is available.”

## **Learn more:**

- [10 first-time homebuyer loans and programs](#)
- [How to choose between a condo, house, townhouse or apartment](#)
- [Second home vs. investment property: Different mortgage rates and requirements](#)



# FHA to allow 'spot approvals' — a practice it banned almost 10 years ago



**Peter Miller**

The Mortgage Reports Contributor

September 3, 2019 - 4 min read

## FHA to bring back a guideline banned in 2010

FHA condo mortgage financing has long been complex and hard to get. The current rules are so restrictive that more than 90% of the nation's 150,000 condo projects do not qualify for FHA-backed mortgages.

But now HUD is simplifying FHA condo mortgage rules.

In October 2019, FHA will again allow "spot approvals" — the practice of approving for FHA financing single units within unapproved condo complexes.

That guideline was erased from FHA rulebooks almost a decade ago.

Ready to finally buy a condo with an FHA loan? Now could be the time.

[Check your FHA condo buying eligibility. \(May 19th, 2022\)](#)

## Likely benefits of new rules

The new standards will make FHA condo financing cheaper and more available. HUD estimates that units in an additional 20,000 to 60,000 projects will be eligible for FHA loans once the rules change on October 15th, 2019. We might see other results as well.

- There will be more inventory available for sale with FHA financing. That's financing which generally requires just 3.5% down.
- We're likely to see firmer condo prices as more buyers come into the marketplace.
- The new standard essentially brings back the concept of "spot approvals" for FHA condo loans.

## How condos are different than single-family homes

Condos may look like homes, townhouses, and apartments but they're actually different. A home on a plot of land is generally "fee-simple" real estate. You own the house and the land. You can decide such issues as



what color to paint the place; how it should be financed, whether or not to rent, and how it should be financed.

With condominiums, you own a unit and have the right to use common areas. You pay fees to the condominium association, generally known as a *homeowners association* (HOA). Condo associations own the common areas and typically takes care of external maintenance. They also have rules.

An HOA may limit or ban unit rentals. It can decide what exterior colors and materials are allowed. The homeowners association can decide how much is necessary for reserves and special assessments. It can foreclose on your property if HOA fees are not paid. It can be foreclosed if it does not pay mortgage loans on common property or property taxes in general.

## **Pre-October 15 FHA condo mortgage rules**

HUD wants to make sure HOA issues will not drag down condo values, especially the value of units financed with FHA-insured mortgages. As a result, HUD now has 95 pages of condo requirements.

- No more than 10 percent of the units may be owned by one investor or entity, including the developer. There's an exception for nonprofit ownership.
- Many financial documents must be reviewed before the project is FHA certified. This can include the budget, bank statements, and current balance sheet.
- Substantial reserves must be maintained. Funds must be on hand for repairs expected during the next five years.
- Dues must be current. Not just for the unit being financed, but the majority of HOA members. "No more than 15 percent of the total units can be in arrears," says HUD.

Someone has to review and certify HOA docs, budgets and records before a condo property can be FHA approved. That review can cost big money. Also, under the current rules, condo projects must be re-certified every two years. That's more money.

Not surprisingly, condo mortgages represent just 2% of all FHA loan volume.

## **Post-October 15 FHA condo mortgage rules**

Starting October 15th things will be different.

"The FHA," said HUD, "will insure mortgages for selected condominium units in projects that are not currently approved."



In other words, FHA will allow you to buy an individual unit within an unapproved condo complex. These used to be called "spot approvals," but that allowance was ended in 2010. It appears that "spot approvals" are back.

New FHA financing will be available for tens of thousands of additional condo projects. More and easier financing should be good for condo prices and ease the burden for both condo buyers and sellers.

### **Get started on your FHA condo buying approval. (May 19th, 2022)**

#### **Single-unit requirements**

For condominium projects with 10 or more units, no more than 10% of individual condo units can be FHA-insured. Projects with fewer than 10 units may have no more than two FHA-insured units.

#### **Investor limitations**

The program won't work with a project where half the units are not owner-occupied.

#### **FHA concentration**

Not more than 50% of the units in an approved project can be financing with FHA-insured mortgages.

#### **Commercial limitations**

The commercial/non-residential space within an approved condominium project not exceed 35% of the project's total floor area. Fannie Mae and Freddie Mac also have a 35% standard. The old FHA limit was 25%.

#### **Recertification**

The new rules extend the recertification requirement for approved condominium projects from two to three years.

#### **How to benefit from FHA condo mortgage changes**

The new rules are likely to result in additional condo sales. With more demand, there will be more pressure to generally raise condo prices. Especially in metro cores with large concentrations of condo projects, the new HUD rule should be good both for buyers and sellers.

For details and specifics speak with mortgage lenders who offer FHA financing.

#### **Apply for an FHA condo loan**





You are here: Home / Housing / US Real Estate / Fannie Mae And Freddie Mac Changes Make Selling A Condo More Difficult

# Fannie Mae And Freddie Mac Changes Make Selling A Condo More Difficult

APRIL 8, 2022 BY BRIAN KLINE

In the early morning hours of June 24, 2021, the Champlain Towers South in the Miami Beach area collapsed killing 98 people. It was headline news for days as rescuers searched for survivors. After the dust settled, federal investigators pulled together evidence showing the 12-story, 136-unit oceanfront condo building had substantial concrete structural damage to its pool deck area that was long overdue for repairs.

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## ZACH PARKER'S MARKET WATCH



# FANNIE MAE



Over time, the investigation found design failures, shoddy construction, damage, and neglect that created the perfect conditions for a deadly chain reaction. Signs of structural damage to the pool deck and garage ceiling were reported as early as 1996. In the aftermath of the collapse of the Champlain Towers South, Freddie Mac issued bulletin ~ 2021-38 (TEMPORARY CONDOMINIUM AND COOPERATIVE PROJECT REQUIREMENTS AND TOPIC 5600 REORGANIZATION) and Fannie Mae issued Lender Letter (LL-2021-14).

## New Fannie And Freddie Rules On Condo Building Infrastructure

Fannie Mae's rule changes apply to condo and co-op loans purchased on or after Jan. 1, 2022. Freddie Mac's rule changes are effective for mortgages with settlement dates on or after February 28, 2022. The changes are just now beginning to be broadly felt across the condo market.

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## Faldo's Tips For Older Golfers

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list of questions needing to be answered with the intent of uncovering any known significant deferred maintenance issues that may impact the safety and structural integrity of the building. The questionnaires to the HOAs also require information about the financial plans for addressing safety and structural integrity issues.

On the surface, this is all well-intended. However, it has HOAs running very scared.

## Many Condo and Co-ops Are Refusing To Fill Out The Forms

The HOAs are now receiving these Fannie and Freddie questionnaires every time one of the units in the condo is preparing to close a sale – both new and re-sales. HOAs are fearful that any legal discussion about the building integrity or reserve funds to correct known deficiencies will put them at risk of liability. The liability could spread far and wide to include all HOA stakeholders such as the property management company, board members, inspectors, engineers, and the association membership as a whole.

Failing to answer the agencies thoroughly and completely is almost certain to force lenders to decline a mortgage application. It's not only affecting buyers and sellers of individual units. In some cases, new projects that need to solve design and construction difficulties must fulfill these new deficiencies and financing requirements to obtain funding to complete projects currently underway. However, the immediate effect is being felt most strongly by sellers and buyers of individual units.

## Sellers and Buyers are Feeling the Pinch

The rules went into effect as "temporary rules" but are widely expected to become permanent. The result is that the industry will need to quickly learn how to deal with these changes and liabilities or smooth flowing sales in the marketplace will grind to a halt. Right now, the early weeks are seeing many condo associations outright refuse to fill out and submit the loan addendum.

That leaves buyers with two choices. Pay all-cash for the condo or find a lender willing to hold the loan without Fannie or Freddie underwriting. Obviously, most condo buyers don't have the funds to make an all-cash purchase. If they can find a bank, credit union, or private lender willing to hold the loan, it will come with a much higher interest rate. Signed deals are facing this dilemma today and word is spreading fast about how difficult condo loans have become to close.

Buyers that can afford million-and-a-half-dollar penthouses are more likely to be able to pay cash or find alternative financing. However, the guy trying to buy his first \$155,000 home will be hurt the most. These new rules will shut another door on first-time buyers and the newly divorced spouse trying to start over.

Condo sellers will begin feeling the effects very soon and probably even more than first-time buyers. Clearly, the new rules will cut deeply into the pool of potential buyers for their condos. Even if they resort to something as dramatic as seller financing, the value of their units is going to drop dramatically in price.

In short course, HOAs must figure out how to submit the new Fannie and Freddie questionnaires without taking on excessive liabilities. In due course, it probably means that HOAs will have to find ways to generate funds to make needed repairs. Individual owners and future sellers can serve their own best interests by attending HOA meetings to stay up-to-date with information about their HOAs. By participating in meetings, HOA members will become more involved with the overall condition of the association and the buildings they live in.

What knowledge do you have to share about condos and HOAs as a result of the Champlain Towers South catastrophe? Please leave your comments.

Also, our weekly Ask Brian column welcomes questions from readers of all experience levels with residential real estate. Please email your questions, inquiries, or article ideas to

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## Faldo's Tips For Older Golfers

Use Sir Nick Faldo's 60-second drill each day to add 30+ yards to your drive  
Performance Golf Zone





## Female Athlete Fails Fc

FILED UNDER: US REAL ESTATE

TAGGED WITH: FANNIE MAE

### Comments



**M Roberson says**

April 18, 2022 at 5:33 pm

This just caused a condo sale to fall through that I was trying to buy. And I am still on the hook for appraisal costs and other fees when the HOA is the problem for refusing to answer. I'm trying to look into whether I can get some of this back in small claims court, but I'm guessing not. Investment firms and swoop in and buy as many condos as they want while people like me can't buy a home. This is ridiculous.

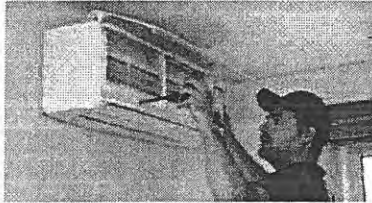


**William W Smith III says**

April 9, 2022 at 3:10 pm

This squashed a sale of a townhouse I had and the townhouse is side by side, not stacked like the ones in Miami.

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# Warrantable & non-warrantable condo mortgage rules updated



**Gina Freeman**

The Mortgage Reports Contributor

July 27, 2019 - 7 min read

## More mortgages for condo/co-op owners

Buying a condo is a lot like purchasing a “regular” home, but with one big difference — mortgages are tougher to come by.

Lenders impose a different set of rules on you when you buy a condo. They may sometimes increase your interest rate.

The most experienced and professional mortgage lenders can help you navigate the condo financing maze. A mortgage lender who’s looking out for your best interest can help you beat the system.

With condos and co-ops, it’s not just *your* creditworthiness the lender has to worry about. It must also verify the fiscal and physical health of the entire development into which you’re buying.

Fortunately, with the housing market doing well and condo values climbing, mortgage lenders allow looser guidelines — even **low-down payment home loans**.

Expect condominium and housing cooperative financing opportunities to remain high this year.

### Verify your new rate (May 19th, 2022)

#### **In this article:**

With condos and co-ops, it’s not just your creditworthiness the lender has to worry about. It must also verify the fiscal and physical health of the entire development into which you’re buying.

- [Conforming mortgage rules for condos](#)
  - [FHA and VA mortgage rules](#)
  - [Mortgages for non-warrantable condos](#)
  - [Finding a non-warrantable condo lender](#)
-



## Conforming mortgage rules for condos

The majority of home buyers use “conforming” mortgage financing.

This means that their loan purchased by one of two government-sponsored entities — Fannie Mae or Freddie Mac — and that the loan meets the two group’s minimum standards.

Fannie Mae and Freddie Mac use the term “warrantable” to describe condominium projects and properties against which they’ll allow a **mortgage**.

Condo projects and properties which *don't* meet Fannie Mae and Freddie Mac warrantability standards are known as *non-warrantable*.

Non-warrantable condos are more challenging to finance.

Following are rules for condo warrantability:

### Fannie Mae condo warrantability

Typically, a condo is considered warrantable if:

- No single entity owns more than the following number of units in the project
  - Projects with 5-20 units: 2 units
  - Projects with 21+ units: 20% of units
- The project consists of just 2-4 units (project review is waived in this case, and, apparently, there is no restriction on how many units a single entity can own, but check with your lender to confirm)
- The unit is a detached condo (shares no walls with other units but is legally classified as a condo)
- For investment properties, at least 50% of the units are owner-occupied or second homes
- For owner-occupied transactions, **there is no owner occupancy requirement**
- Fewer than 15% of the units are 60 days or more in arrears with their association dues
- The homeowners association (HOA) is not named in any lawsuits
- Commercial space accounts for 35% or less of the total building square footage

### Freddie Mac condo warrantability

In our research, there are no material differences between Freddie Mac and Fannie Mae guidelines, except for one. Fannie Mae waives a project review for 2-4 unit condo projects, thereby giving no restriction to how many units a single entity can own.



Freddie Mac, however, says a single entity can only own one unit in a 2-4 unit project. So, in total, Freddie Mac's single entity ownership limits are as follows:

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- 2-4 unit project: A single entity can own 1 unit
- 5-20 unit project: A single entity can own 2 units
- 21 units or more: A single entity can own up to 25% of the units in the project

## Non-warrantable features for conventional loans

Common non-warrantable properties include condotels, timeshares, fractional ownership properties, multi-unit condos (the condo unit itself is two units), condos in a permanent care/assistance residence, and other projects which require owners to join an organization, such as a golf club.

Manufactured housing projects and other developments which are not legally considered real estate are also excluded from warrantability. These include houseboat and motorhome projects.

A condo in monetary litigation will likely be disqualified from financing by the major agencies.

When buying a condo, ask your real estate agent or lender about the building's warrantability before you go any further.

A warrantable condo typically gets you lower mortgage rates than a non-warrantable condo. Warrantable condos create lower risk for the bank.

### Verify your condo buying eligibility (May 19th, 2022)

## FHA and VA mortgage rules for condos

VA and FHA home loans are government-backed mortgages. FHA loans are insured by the Federal Housing Administration. **VA loans** are loans guaranteed by the Department of Veterans Affairs.

Both loan types are known for their more flexible lending guidelines than conforming mortgage financing. Loans are available in all 50 states.

The FHA and VA maintain lists of approved communities, but don't despair if the unit you want isn't in a development on those lists. Both agencies have made it easier for condo and co-op associations to get their buildings approved.

In fact, the FHA recently changed its condo approval rules to help more borrowers get qualified.

Some of the new basic requirements for an FHA condo loan now include:



- The borrower must meet “standard” FHA mortgage guidelines
- At least half of a project’s unit must be owner-occupied
- In a newly-built project, at least 70% of the units must be sold

In general, if Fannie Mae or Freddie Mac have already approved a building, the FHA and VA will also authorize lending there.

Neither the FHA nor the VA charge borrowers extra to finance a condominium or a co-op. You can get a condo loan with the same FHA or VA mortgage rate as you could a single-family home.

### Verify your condo buying eligibility (May 19th, 2022)

## **Mortgages for non-warrantable condos**

Mortgage financing is more of a challenge for buyers of non-warrantable condos. There are fewer available programs for these dwellings.

In general, a condo or co-op unit is considered non-warrantable if:

- The project has yet to be completed
- Its developer has not turned over control of the HOA to the owners
- The community allows short-term rentals
- A single person or entity owns more than 10% of all units
- It’s in a project where the majority of units are rented to non-owners

In addition, a condo unit in a project involved in litigation of *any* kind is usually “non-warrantable.” This is true whether the community is the plaintiff or the defendant in the suit.

Non-warrantable condo financing is unavailable via Fannie Mae and Freddie Mac, the FHA or the VA. To get a non-warrantable condo mortgage, you’ll need to talk with a specialty lender.

## **Finding a non-warrantable condo lender**

When you buy into a condominium community, mortgage lenders apply extra scrutiny to the application — both you and your future HOA must comply with a set of underwriting guidelines.



“This is because you are not the only person responsible for the condition and upkeep of the condo – it’s also up to the condo association, which is accountable for **maintaining the exterior** and common areas,” says Ginger Wilcox, chief industry officer at Sindeo, a San Francisco-based mortgage marketplace.

“The lender wants to know whether the property is a good risk, and the sales process could be delayed or canceled if the condo association has financial problems or the common property isn’t maintained well.”

Scarlett Tassone, Vice President and mortgage banker with PrivatePlus Mortgage in Atlanta, says mortgage loan providers each have different rules and stipulations regarding financing for a condo.

“Fannie Mae and Freddie Mac each have a set of requirements that every condo association has to meet – such as the minimum amount of funds the association has in reserves, the amount of tenants past due on their homeowners association fees, the amount of units that are rentals or investment properties, et cetera,” says Tassone.

## **Should you skip a condo in favor of a townhome?**

If you are eyeing a townhome instead, securing financing may not be quite as complicated. That’s because **townhomes** are treated similarly to single-family residences by lenders.

“With a townhome, the borrower owns the lot and the walls. Although they pay fees to a homeowners association, the HOA is only responsible for neighborhood upkeep and use of neighborhood facilities,” says Tassone.

Townhomes are considered “zero lot line” homes. In other words, you share a wall and the line between your lot and your neighbor’s is essentially zero.

This type of property may or may not lie within a planned unit development (PUD). Either way, finance underwriting guidelines similar to those for single-family homes apply.

“The underwriting process for fee-simple properties with a homeowners association is currently significantly easier than for condo association properties,” notes Gonche.

## **Size matters for condos and townhomes**

However, whether it’s a condo or townhome, expect more attention from the lender if the unit is part of a smaller complex/building.

When the lending market is tight, it is often difficult to get loans on complexes with four or fewer units, according to Dana Graham, agent with Berkshire Hathaway Chairman’s Circle in Rolling Hills Estates, Calif.

“Lenders often view the risk as high because, if one of the owners gets in trouble and doesn’t pay his HOA dues, for example, that represents 25 percent of the owners in a four-unit building.”



## **Get unapproved condos approved**

If possible, ask your real estate agent for help in recruiting the HOA/condo association to assist you in getting the property approved for financing. Be sure the association provides all the numbers and paperwork the lender requests.

Recent changes to **condominium guidelines** by Fannie Mae and Freddie Mac have made securing approval easier for HOAs, and many mortgage lenders are equipped to help with the process.

Tassone says to be aware of the cost of condo or association documents. "Most property management companies will not provide any documents free of charge, and the cost of these documents can range from \$200-\$500 or more."

If the property is ultimately not approved by the lender, consider hunting for an approved multifamily property, or one with lower or no association fees.

"Try to be open-minded and find an experienced REALTOR® and lender who can walk you through the process and help you get those new keys," says Gonche.

Lastly, be aware of the financial risks of owning a townhome or condo; these properties may not appreciate as quickly as single-family homes.

## **Alternative financing for non-warrantable condos and townhomes**

While mortgages backed by the FHA, VA, Freddie Mac and Fannie Mae dominate the market, they aren't the only options available.

Non-conforming mortgages are offered by institutions or groups of investors that make their own rules, and some may be willing to finance an unapproved condo, especially if the applicant is very strong and has a substantial down payment.

Smaller local banks can loan on these kinds of projects to support their communities, and other portfolio lenders (those that don't sell their loans and keep them on their own books) may offer mortgages designed especially for unapproved condos.

## **What are today's condo mortgage rates?**

The housing market has recovered from last decade's downturn, and lenders are more willing to lend on condos and co-ops nationwide.

Get today's live mortgage rates now. Your social security number is not required to get started, and all quotes come with access to your live mortgage credit scores.





## 5701.6

# New Condominium Projects

Effective 04/03/2021

To be eligible for the New Condominium Projects review type, the Condominium Project must meet the definition of a New Condominium Project.

In addition to the project review and eligibility requirements in [Section 5701.2](#), Mortgages secured by Condominium Units in New Condominium Projects must comply with all of the following requirements:

### (a) Project completion requirements

The subject legal phase (or the subject building) and any prior legal phases in which units have been offered for sale are substantially complete. "Substantially complete" indicates that the Common Elements are complete and the units are complete subject to the selection of buyer preference items.

For the purpose of determining project completion under this Section 5701.6, a single building can only have one legal phase regardless of whether the Condominium Project is comprised solely of that single building or multiple buildings. Legal phases are defined by the Project Documents. Construction or marketing phases developed for the convenience of the developer are not necessarily legal phases and are not eligible.

### (b) Owner-occupancy requirements for New Condominium Projects

At least 50% of the total units in the project (or at least 50% of the sum of the subject legal phase and prior legal phases) must have been conveyed or must be under contract to purchasers who will occupy the units as their Primary Residences or second homes.

For the purpose of calculating owner-occupancy under this Section 5701.6, a single building can only have one legal phase regardless of whether the Condominium Project is comprised solely of that single building or multiple buildings. Legal phases are defined by the Project Documents. Construction or marketing phases developed for the convenience of the developer are not necessarily legal phases and are not eligible.

### (c) Project budget requirement for New Condominium Projects

The project's budget for the current fiscal year must comply with the following:

1. The homeowners association's (HOA's) assessments must begin once the developer has ceased to pay operating expenses attributable to the Condominium Project, whether or not all units have been sold. When any unit owner other than the developer pays assessments, the developer must pay the assessments attributable to the unsold units
2. The project's budget (or its projected budget if the project has not been turned over to the unit owners) must be consistent with the nature of the project
3. Appropriate assessments must be established to manage the project
4. There must be appropriate allocations for line items pertinent to the type and status of the Condominium Project
5. If the project was recently converted, the developer must have initially funded a working capital fund, through contributions made by the developer and/or purchasers of the Condominium Units, in an amount consistent with the estimated remaining life of the Common Elements
6. There must be adequate funding for insurance deductible amounts
7. At least 10% of the budget must provide funding for replacement reserves for capital expenditures and deferred maintenance based on the project's age, estimated remaining life and replacement cost of major Common Elements
  - The replacement reserve percentage is determined by dividing (i) the annual budgeted replacement reserve allocation by (ii) the HOA's annual budgeted assessment income (including regular common expense fees)



- The calculation may exclude: (i) special assessment income, (ii) income allocated to or in reserve accounts, (iii) incidental income not relied upon for maintenance, operations or capital improvements and (iv) amounts collected from unit owners (but usually paid individually by them) for items or utilities such as internet access
8. If the budget does not provide a replacement reserve of at least 10%, a Seller may rely on either: (i) a reserve study, provided the conditions in Section 5701.6(k) below are met; or (ii) contributions to a working capital fund, provided the conditions in Section 5701.6(l) below are met. These contributions can be in addition to or in lieu of any working capital fund contributions made by the developer in the case of a recently converted project.
  9. An HOA must not receive more than 10% of its budgeted income from the rental or leasing of commercial parking facilities

#### **(d) Delinquent assessments for New Condominium Projects**

No more than 15% of the total number of units in a project are 60 or more days delinquent in the payment of their HOA assessments.

#### **(e) Compliance with laws**

The Condominium Project has been created and exists in full compliance with the applicable State law, the requirements of the jurisdiction in which the Condominium Project is located, and with all other applicable laws and regulations governing creation of the Condominium Project.

#### **(f) Limitations on ability to sell/Right of first refusal**

Any right of first refusal in the Project Documents will not adversely impact the rights of a mortgagee or its assignee to:

- Foreclose or take title to a Condominium Unit pursuant to the remedies in the Mortgage
- Accept a deed or assignment in lieu of foreclosure in the event of default by a mortgagor, or
- Sell or lease a unit acquired by the mortgagee or its assignee

#### **(g) Conversions**

For a Condominium Project that was created by conversion of a building(s) with a prior use the following requirements must be met for the Seller's review and determination of project eligibility:

- For a conversion involving a Non-Gut Rehabilitation of a prior use of the building that was legally created within the past three years, the engineer's report (or functionally equivalent documentation for jurisdictions that do not require an engineer's report) must state that the project is structurally sound, the condition and remaining useful life of the major project components are sufficient to meet the residential needs of the project, and that there is no evidence that any of these conditions have not been met. Major components include the roof, elevators and mechanical systems such as HVAC, plumbing and electricity.
- All rehabilitation work involved in the conversion (Non-Gut Rehabilitation and Gut Rehabilitation) must be completed in a professional manner
- A review of the engineer's report (or functionally equivalent documentation) is not required for conversions involving:
  - A Gut-Rehabilitation, and
  - A Non-Gut Rehabilitation if more than three years have elapsed since the legal creation of the project

#### **(h) Mortgagee consent**

1. The Project Documents or applicable State law must provide that amendments of a material adverse nature to First Lien mortgagees be agreed to by mortgagees that represent at least 51% of the unit votes (based on one vote for each first Mortgage owned) subject to First Lien Mortgages
2. The Project Documents or applicable State law must provide that any action to terminate the legal status of the project or to use insurance proceeds for any purpose other than to rebuild, must be agreed to by First Lien mortgagees that represent at least 51% of the unit votes (based on one vote for each first Mortgage owned) that are subject to First Lien Mortgages
3. The Project Documents may allow implied approval to be assumed when the then current mortgagee of record fails to submit a response to any written proposal for an amendment within 60 days after the then current mortgagee of record actually receives proper notice of the proposal, provided the notice was delivered by certified or registered mail, with a "return receipt" requested



### **(i) Rights of Condominium mortgagees and guarantors**

The Project Documents, applicable State law, or any applicable insurance policy must give the mortgagee and guarantor of the Mortgage on any unit in a Condominium Project the right to timely written notice of:

1. Any condemnation or casualty loss that affects either a material portion of the Condominium Project or the unit securing its Mortgage
2. Any 60-day Delinquency in the payment of assessments or charges owed by the owner of any unit for which it holds the Mortgage
3. A lapse, cancelation, or material reduction of any insurance policy maintained by the HOA
4. Any proposed action that requires the consent of a specified percentage of mortgagees

### **(j) First mortgagee's rights confirmed**

The Project Documents must not give a Condominium Unit owner or any other party priority over any rights of the first mortgagee of the Condominium Unit pursuant to its Mortgage in the case of payment to the unit owner of proceeds from termination, or insurance proceeds or condemnation awards for losses to or a taking of Condominium Units and/or Common Elements.

### **(k) Requirements when a Seller relies on a project reserve study for New Condominium Projects**

The reserve study must comply with the following requirements:

1. The reserve study generally must include:
  - An inventory of major components of the project
  - Financial analysis and evaluation of current reserve fund adequacy, and
  - Proposed annual reserve funding plan
2. A reserve study's financial analysis must validate that the project has appropriately allocated the recommended reserve funds to provide the Condominium Project with sufficient financial protection comparable to Freddie Mac's standard budget requirements for replacement reserves
3. The reserve study's annual reserve funding plan, which details total costs identified for replacement components, must meet or exceed the study's recommendation and conclusion
4. The most current reserve study (or update) must be dated within 36 months of the Seller's determination that a Condominium Project is eligible (see [Section 5701.2\(a\)\(2\)](#))
5. The reserve study must be prepared by an independent expert skilled in performing such studies (such as a reserve study professional, a construction engineer, a certified public accountant who specializes in reserve studies, or any professional with demonstrated experience and knowledge in completing reserve studies)
6. The reserve study must meet or exceed requirements set forth in any applicable state statutes
7. The reserve study must comment favorably on the project's age, estimated remaining life, structural integrity and the replacement of major components

If the Seller relies on a reserve study that meets the requirements of this section, the project's budget must contain appropriate allocations to support the costs identified in the study. The Seller must obtain and retain in the Mortgage file a copy of the reserve study. The Seller must also perform an analysis of the study and retain this analysis in the Mortgage file.

### **(l) Requirements when a Seller relies on contributions to a working capital fund for New Condominium Projects**

The following requirements must be met:

- The Project Documents require the purchaser of a Condominium Unit to pay a non-refundable and non-transferable assessment to a working capital fund which must be established for the periodic maintenance, repair and replacement of the Common Elements
- The assessment must be equal to a minimum of at least two months of the HOA fees attributable to the Condominium Unit and be due and payable at closing
- The developer is in control of the HOA

### **(m) New Condominium Project sold with excessive Seller contributions**



If a builder, developer or property seller offers financing or sale arrangements (such as rent-backs, payments of principal, interest, taxes and insurance) for Condominium Unit Mortgages in a New Condominium Project these contributions must comply with the requirements of [Section 5501.5](#).

### **(n) New Condominium Projects in Florida**

Mortgages secured by attached units in New Condominium Projects in Florida are not eligible, except when approved through the Fannie Mae Project Eligibility Service (PERS) process (refer to [Section 5701.9\(a\)](#) for additional information).

Note: If the requirements for New Condominium Projects in this Section 5701.6 are met, then the Seller is not required to comply with the requirements for any of the other project review types in [Sections 5701.4](#), [5701.5](#), [5701.7](#) and [5701.9](#).



RECORDED

2003 JUN 18 P 4: 15

NANCY HAVILAND  
REGISTER OF DEEDS  
LIVINGSTON COUNTY, MI.  
48843

LIVINGSTON COUNTY TREASURER'S OFFICE  
I hereby certify that there are no TAX  
LITIGATION or TAXES due by the State of Michigan  
Individual against the within instrument,  
and all TAXES are paid by the  
Year or more to the date of this instrument  
or appear on the record in this  
office except as stated.

6-13-03 *Dianne H. Hardy*  
Dianne H. Hardy, Treasurer  
Sec. 135 Act 765, 1323 as Amended  
Taxes not examined

8211

STATE OF  
**MICHIGAN**



REAL ESTATE  
TRANSFER TAX  
\$5,077.60-C  
\$34,620.00-S  
#0052457

Dept of Taxation  
Livingston County  
0129563 19 Jun 2003

1314

5077.60  
34620.00

HOMESTEAD DENIALS NOT EXAMINED

**WARRANTY DEED**



**Metropolitan Title Company**  
America's Premier Independent Title Agency

(Unplatted Land)

*Limited Liability Company*

Know All Persons by These Presents: That Adler Enterprises Company, L.L.C., a Michigan Limited Liability Company

whose address is 719 E. Grand River, Brighton, MI 48116

Convey(s) and Warrants(s) to Healy Homes At Summerfield LLC, a Michigan Limited Liability Company

whose address is 3696 Sleeth Rd., Commerce Twp., MI 48382

the following described premises situated in the Township of Genoa, County of Livingston and State of Michigan, to-wit:

Part of the Southeast ¼ and part of the Northeast ¼ of Section 4, Town 2 North, Range 5 East, Township of Genoa, Livingston County, Michigan, described as follows: Beginning at the South ¼ corner of said Section 4; thence along the North-South ¼ line of said Section 4, as previously surveyed and monumented, on the following two (2) courses: 1) North 01 degrees 50 minutes 59 seconds East, 1365.88 feet; 2) North 01 degrees 50 minutes 44 seconds East, 1524.77 feet, to the center of said Section 4; thence along the East-West ¼ line of said Section 4, as previously surveyed and monumented, South 87 degrees 40 minutes 06 seconds East 1162.17 feet; thence North 02 degrees 19 minutes 54 seconds East, 16.05 feet; thence along an existing chain link fence line, South 84 degrees 42 minutes 06 seconds East, 140.66 feet; thence continuing along an existing chain link fence line, South 13 degrees 29 minutes 03 seconds West 81.90 feet; thence South 19 degrees 08 minutes 24 seconds East 39.61 feet; thence South 01 degrees 53 minutes 15 seconds West 374.11 feet (previously recorded as South) to a found iron pipe; thence along a previously surveyed and monumented line, South 88 degrees 06 minutes 46 seconds West 683.63 feet (previously recorded as South 86 degrees West 686 feet); thence South 01 degrees 26 minutes 28 seconds West 400.04 feet to a found iron rod; thence South 01 degrees 17 minutes 41 seconds West 510.39 feet to a found iron pipe; thence North 87 degrees 29 minutes 24 seconds East 79.92 feet (previously recorded as East 78 feet); thence along a line 10 feet West of and parallel to the West line of SUNRISE PARK, a subdivision as recorded in Liber 2 of Plats on page 23 of the Livingston County Records, South 02 degrees 21 minutes 39 seconds West 243.95 feet; thence South 01 degrees 45 minutes 17 seconds West 227.42 feet to a found iron rod; thence South 87 degrees 01 minutes 22 seconds East 186.47 feet (previously recorded as East 167 feet); thence along the West line of said SUNRISE PARK, South 48 degrees 20 minutes 08 seconds East (previously recorded as South 51 degrees 35 minutes East) 240.00 feet; thence continuing along said West line, South 37 degrees 37 minutes 38 seconds East 146.14 feet (previously recorded as South 37 degrees 34 minutes East 148 feet); thence continuing along said West line, South 01 degrees 42 minutes 54 seconds West, 386.00 feet (previously recorded as South, 434.00 feet); thence North 88 degrees 17 minutes 06 seconds West (previously recorded as West), 10.00 feet; thence along a line 10 feet West of and parallel to the West line of said SUNRISE PARK, South 01 degrees 42 minutes 54 seconds West

Drafted by:  
Mark Adler  
719 E. Grand River  
Brighton MI 48116

Return To:  
Jack D. Healy ✓  
3696 Sleeth Road  
Commerce Township MI 48382

Send Tax Bills To:  
Jack D. Healy  
3696 Sleeth Rd.  
Commerce Twp. MI 48382

Assisted by: Metropolitan Title Company

Recording Fee: \$21.00  
File Number: CM-463577

State Transfer Tax: \$34,620.00  
County Transfer Tax: \$5,077.60

Tax Parcel No.:  
11-04-400-001-401-47070



(Attached to and becoming a part of Warranty Deed dated: May 23, 2003, between Adler Enterprises Company, L.L.C., a Michigan Limited Liability Company, as Seller(s) and Healy Homes LLC, a Michigan Limited Liability Company, as Purchaser(s).)

(previously recorded as South), 241.14 feet; thence continuing along a line 10 feet West of and parallel to said SUNRISE PARK, South 11 degrees 13 minutes 33 seconds East 48.86 feet; thence along the South line of said Section 4, as monumented, North 89 degrees 43 minutes 06 seconds West 473.99 feet; thence along the East line of Lawson Drive, North 02 degrees 12 minutes 21 seconds West 150.00 feet; thence along the North line of Lawson Drive, North 89 degrees 43 minutes 06 seconds West 150.00 feet; thence along the West line of Lawson Drive, South 02 degrees 12 minutes 21 seconds East 150.00 feet; thence along the South line of said Section 4, as monumented North 89 degrees 43 minutes 06 seconds West 546.16 feet to the point of beginning.

More commonly known as Summerfield Pointe

For the full consideration of: Four Million Six Hundred Sixteen Thousand and 00/100 Dollars (\$4,616,000.00).

Subject to: Building and use restrictions, reservations, and easements of record. A sewer and/or water assessment which the purchaser agrees to assume and pay according to the terms thereof.

If the property conveyed is unplatted, the following applies:

The grantor grants to the grantee the right to make **ALL** division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. (If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the grantor; if all of the parent tract is conveyed, then all division rights are granted.) This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right To Farm Act.

Dated this 23rd day of May, 2003.

Witnesses:

Kenneth E. Burchfield  
Kenneth E. Burchfield  
Darlene G. Swaney  
Darlene G. Swaney

Signed and Sealed:

Adler Enterprises Company, L.L.C.

By Mark Adler  
Mark Adler, Member

The foregoing instrument was acknowledged before me this May 23, 2003, by Mark Adler as Member of Adler Enterprises Company, L.L.C., a Michigan Limited Liability Company

State of Michigan  
County of LIVINGSTON

Yvonne G. Brewer  
Notary Public: Yvonne G. Brewer  
County in Michigan: Oakland  
Acting in County: Livingston  
Commission Expires: 10/22/2004





**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
JULY 11, 2022  
6:30 P.M.  
MINUTES**

**CALL TO ORDER:** Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Chris Grajek, Jeff Dhaenens, Marianne McCreary, Eric Rauch, Glynis McBain, Tim Chouinard and Diana Lowe. Also present was Kelly VanMarter, Community Development Director/Asst. Township Manager, Brian Borden of SafeBuilt, and Shelby Byrne of Tetra Tech. There were approximately 75 people in attendance.

**PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited.

**APPROVAL OF AGENDA:**

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

**DECLARATION OF CONFLICT OF INTEREST:** None

**CALL TO THE PUBLIC:** A call to the public was made at 6:31 p.m. with no response.

**OLD BUSINESS:**

**OPEN PUBLIC HEARING # 1...** 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 an existing medical building. The project is located at 7575 Grand River Avenue, north side of Grand River Avenue and west of Bendix Road. The request is petitioned by Trinity Health-Michigan.

- A. Recommendation of Amended and Restated PUD Agreement
- B. Recommendation of Environmental Impact Assessment (dated 3-30-22)
- C. Recommendation of Final PUD site plan (dated 6-22-22)

From Trinity Health, Tom Tocco, Executive Director of Facilities and Construction, John O'Malley, President, Tiffany Spano, Senior Project Manager, and Beck Selter, Project Manager are present. Also attending are Richard Sundquist, Legal Counsel of Trinity Health, and Cindy Pozolo, Dino Lekos and Darin Daguanno from Smith Group on behalf of the petitioner.

Mr. Tocco gave an introduction of the health system and the core values of what is now called Trinity Health. He stated that the Board of Trinity Health is scheduled to review this project in December of 2022 for approval. Dino Lekos, Smith Group, gave an overview of the entire project including the extension of the ring road, improvement to stormwater, parking, and natural features buffer impacts. He stated that there is 8,000 sq. ft. of temporary and 425 sq. ft. of permanent encroachment into the buffer proposed. They are working to mitigate the Fire Department concerns for apparatuses that would travel through the ring road. Darin Daguanno, Smith Group, discussed the area of the addition of the 4 story, nearly 190,000 sq. ft. building and how it is meant to complement the existing building while respecting and enhancing the natural setting of the site. Some of the new features include but are not limited to a courtyard, dining area, on-site farm and walking trails.



Ms. Pozolo gave an overview of the guiding principles for the project with the expanded emergency room, leaving opportunity for growth within the footprint and continuous operations.

Mr. Border reviewed his letter dated July 1, 2022:

1. PUD Amendment:
  - a. The applicant must address the comments put forth by Township staff.
  - b. There are several elements of the draft that warrant additional discussions and/or edits such as: natural feature buffer encroachment details, sign standards, building height, banked parking process and to allow an appeal to the ZBA, etc.
2. PUD Site Plan:
  - a. Sheet A0.X, which identifies the building material codes, must be provided to the Township.
  - b. The findings of the traffic impact study are subject to review and comment by the Township Engineer.
  - c. Unable to locate details of an enclosure for the refuse area, or for the “architectural covering” noted.
  - d. The applicant must address comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

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

1. The Petitioner completed a traffic impact study that recommended multiple offsite improvements to keep the existing intersection operating at a similar or better level of service at the current conditions, and recommended the improvements be made regardless of the proposed hospital. Recommended improvements include signal changes at the intersections of Latson Road and eastbound and westbound I-96 and at the intersection of Latson Road and Grand River Avenue. The study also recommends the widening of the Grand River Avenue and I-96 crossover (near Hilton Road in Brighton) to three lanes. These improvements are something the Township, MDOT, and the City of Brighton should keep in mind.
2. A wetland inventory has been completed and added to the plans, and the Petitioner is proposing to waive the 25-foot wetland buffer as part of their PUD Agreement. If a wetland permit is required, approval should be obtained from EGLE for any proposed work within the wetlands and for using the wetlands for detention. This approval should be provided prior to site plan approval.
3. The Livingston County Drain Commission (LCDC) was asked to review the plans for the proposed hospital. The LCDC has completed their initial review and no significant issues were found with the proposed storm drainage plan. We do not foresee future reviews from the LCDC causing any major changes to the layout of the site. Final Approval from the LCDC should be obtained and provided to the Township prior to final approval. If future reviews from either the LCDC or EGLE cause any major changes to the site plan, the Petitioner may be required to submit for additional review and approval.
4. After final site plan approval, the Petitioner will need to submit to MHOG Sewer and Water Authority for their approval and permitting of the public water and sanitary sewer improvements.

Chairman Grajak asked if the applicant had received the comments from the Fire Department. The petitioner stated that they are working through the issues with the Brighton Area Fire Authority Fire Marshal's letter dated July 5, 2022 with the Fire Marshal.



Commissioner McCreary stated that she is concerned about the stormwater draining into Woodland Lake. Mr. Lekos stated there is an existing pipe that drains into an adjacent pond that ultimately ends up in Woodland Lake. The pipe is not functioning properly. They are proposing to replace the existing pipe to restore functionality. They are replacing the same length of the pipe that is existing now.

Commissioner Rauch stated that he also has concerns about any impacts on Woodland Lake. He asked if there are any adverse impacts after the repair of the system to Woodland Lake or the properties around it. Mr. Lekos stated there may be a lack of control now with the pipe that is not working. The new control structure and improvement of the berm will help control the drainage. Commission Rauch asked if staff has received any contact from Brighton Township or Brighton Township residences in regards to this project. He asked staff if they could reach out to Brighton Township. Ms. VanMarter stated that the staff is working closely with the Drain Commissioner's office on the stormwater plan. The Township has deferred review of the stormwater design to the County due to their concerns with drainage and potential impacts to Woodland Lake and Ackerman Lake. Commission Rauch would like to see outreach to Brighton Township and the Drain Commissioner to make sure there will be no adverse impacts to the lake.

Mr. Sundquist reviewed the changes to the PUD Agreement. He indicated that he supplied a revised Agreement to Kelly VanMarter before the meeting and they intend to address the staff comments in regards to the PUD amendment. Ms. Pozolo stated that they will give a maximum height for the building with the screening and rooftop equipment.

Commissioner Rauch indicated that he believes the future addition of parking should have to follow the full site plan review process. He also asked for renderings showing what the new building will look like from the road. Mr. Daguanno responded that the top one story and the screen wall will be visible from Grand River.

Commission Dhaenens asked if the antennae system will be visible and if can be screened. Ms. Pozolo responded that the FAA is currently reviewing the antennae system and it is proposed to be in the northwest corner of the building behind the screen wall. Commissioner Rauch asked for the top height of the screening to be provided. Mr. Daguanno responded that they will provide a maximum and add the antennas for review prior to approval.

A call to the public was made at 7:38 p.m. with the following response:

Robert Biegas, 1950 Genoa Circle, has concerns about the traffic inside the campus. There is a back up for cars waiting to turn at the light. It typically takes 2 -3 lights to get through to turn left.

The call to the public was closed at 7:41 p.m.

Mr. Lekos stated that they are not proposing any changes to the vehicle stacking at this time. Chairman Grajek asked if the traffic impact study included the proposed apartment project that is scheduled to be heard tonight.

Commissioner Rauch asked for information regarding the dumpster enclosure. Mr. Lekos responded that the trash compactors are self-contained and self-enclosed and will be screened inside the receiving area.

Commissioner Dhaenens stated that the traffic impact study should address the traffic from the proposed 200 apartment unit project that is on the agenda tonight and to address the issue with



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.**



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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

**The motion carried unanimously.**

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

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



D. Recommendation of Conceptual PUD Plan (dated 6-23-22)

Mark Kassab and Jim Galbraith, with Grand River Dorr LLC., Jon Curry with PEA Group, and Jill Bauer, with Fishbeck, Thompson were present for the petitioner.

Mr. Kassab gave a presentation on the company and the project. The project is proposed to consist of 204 high-end apartment units with two car attached garages, direct access to the units, 2-3 bedrooms, 1480-1630 sq. ft. units. The rent would range from \$2400-\$2800 per unit. The market studies that they have conducted support this type of project. The current property is zoned NSD and MDR with a TC overlay. The Township no longer is interested in pursuing the Town Center overlay. The current zoning is 14 units per acre based on the current zoning and with the TC overlay it would be 28 units per acre by special use. They are proposing 6.2 units per acre. He stated that they do not believe that this is a strong site for retail use. Some of the amenities will include EV stations, pet wash, pet park, resort style park, pool and amazon station and walking paths. They are not proposing any impact to the wetlands and the natural features setback buffer.

Mr. Borden reviewed his letter dated July 7, 2022:

1. PUD Qualifying Conditions: based upon our review, the qualifying conditions of Section 10.02 are satisfied. The applicant must address any comments provided by the Township Engineer, Utilities Director and/or Brighton Area Fire Authority.
2. Rezoning Criteria:
  - a. As a PUD project, the request may be viewed as consistent with the intent and goals/objectives of the Master Plan.
  - b. HDR rezoning may be viewed as appropriate given the inclusion of the RPUD and the site amenities provided by the proposal.
  - c. We believe the RPUD is reasonable provided the provisions of Section 10.03.01 are met to the Township's satisfaction.
3. Conceptual PUD Plan:
  - a. Deviations are sought for side and rear parking setbacks, excess parking spaces, grading (but not structures) within the natural feature setback, and from the requirement for a 100-foot open space depth along exterior public roadways.
  - b. At the time of this review letter, the applicant is working on building material calculations to determine whether deviations are necessary (or not).
4. Draft PUD Agreement:
  - a. The Agreement must identify the deviations sought as part of the PUD.
  - b. If the Township is amenable to reducing the 100-foot open space along both exterior roadways, we suggest the applicant be required to provide enhanced landscaping and screening along both frontages. This should include appropriate screening for vehicle parking and/or garage doors.
  - c. We suggest additional language be provided with respect to the preservation and maintenance of open space/conservation areas.
  - d. If a phased project is proposed, each phase must be described and outlined.
  - e. The applicant must address any comments provided by staff and/or the Township Attorney.

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

1. The Livingston County Road Commission will need to approve both access drives to the site, and this approval should be provided to Genoa Township prior to final approval.



2. A Traffic Impact Study was completed for the proposed development and was included in the impact assessment. The study concludes that left turn passing lanes will be needed at both site drives, and this is included on the site plans. The development will increase traffic in the localized area however the improvements presented in the traffic study should mitigate the impacts.
3. The detention calculations shown on sheet C3.1 should be updated to the new Livingston County Drain Commissioner standards as part of the final site plan submittal.
4. The petitioner is proposing multiple connections to the existing storm sewer on Grand River Avenue. The Livingston County Road Commission will need to approve all proposed connections to their storm sewer system and said approval should be provided to Genoa Township prior to final site plan approval.
5. The Petitioner is proposing grading within the 25-foot wetland setback. This will require a special land use permit or should be addressed in the PUD Agreement.
6. A utility impact study should be completed by MHOG for the proposed development, as it will account for more than 100 new residential units. The downstream sanitary sewer pump stations have known capacity concerns, and improvements will need to be considered as part of this development.
7. The final site plan should include MHOG standard details.
8. After final site plan approval, the Petitioner will be required to submit construction plans to MHOG Sewer and Water Authority for review and approval.

The biggest issue of concern is the connection of the storm system to the public road system. The applicant should ensure that the Road Commission will agree to this proposed design.

Chairman Grajek asked if the petitioner has reviewed the Brighton Area Fire Authority letter dated July 5, 2022. Mr. Kassab stated that they have and will comply with the letter.

For the benefit of the residents in attendance, Chairman Grajek asked Mr. Borden to go over the steps in the process. Mr. Borden stated that this is here for rezoning and conceptual review. The project will need to go to the Board for conceptual approval and then the final approval process would be back before the Planning Commission before going to the Board again for the final approval.

Commissioner Dhaenens asked about parking and that he has an issue with not requiring the 100-foot open space setback from the roads. Mr. Kassab stated that there are two spots in the garage and two spots outside of the garage for parking. They have designed the units to have two front elevations with substantial landscaping to where you will not see the buildings.

Mr. Borden stated that the current zoning allows for zero lot line setbacks.

Commissioner Rauch asked why the applicant is asking for the PUD. Mr. Borden responded that it is because they are not proposing a mixed-use component. Mr. Kassab stated that they looked at a project with commercial along Grand River with 400 units behind but they felt that commercial wouldn't work in this location and they felt like this was a better project.

Chairman Grajek asked for a review of the traffic. Ms. Bauer gave a review of the traffic impact study stating that it was determined that there would be no impact. Chairman Grajek asked how it was possible that this would have no impact. Ms. Bauer stated that the signalized intersections are operating at acceptable levels and the added units would not reduce the level of service at all three major intersections. There will be more traffic, but not so much that it would cause a significant reduction in the current level of service.



Chairman Grajek asked if the proposed hospital project would impact their traffic counts. Ms. Bauer stated that they would update their traffic study to include the hospital project.

Commissioner Chouinard asked the applicant have they are going to handle the fiber line that runs through the property. Mr. Gilbraith stated that they would move it.

Commissioner McCreary stated that she is concerned with the boat traffic on Dorr Road since there are three boat businesses located in the immediate area.

Commissioner McBain stated that she struggles with this conversation on traffic since it is less than what is allowed on the site. Why are they concerned with traffic when they have not been concerned about it elsewhere?

Commissioner Rauch stated that he is struggling with the reduction of the RPUD 100-foot open space buffer requirement from the roads.

A call to the public was made at 9:44 p.m. with the following responses:

Robert Biegas, 1950 Genoa Circle, stated he has concerns with the 100-foot buffer reduction and the impact on Grand River Avenue. There would be no room for a right turn lane.

Joe Mahalak, 5259 Pentwater Drive, has concerns with the south bound traffic on Dorr Road turning left.

Robert Kuikhi, 6035 E. Grand River Avenue, stated that he has lost a loved one to a car accident. He has concerns with the traffic and the people pulling boats. He would like to see something to accommodate the Grand River residents in the Hughes and Dorr Road area.

Judy Moses, 5251 Pentwater Drive, stated that she has concerns about the electricity in the area. They have weekly outages all the time. Does DTE work the Township when a development is proposed.

Laura Wildman, 658 Pathway, she does not know how Wilson Marine gets out of their business due to the traffic. She has concerns about the runoff going into Lake Chemung. She asked how the project would benefit the Township.

Bruce Kimball, 1189 Catherine's Way, stated south bound Hughes Road traffic is bad. There is an incline in the grade at the light on Hughes and only 2 cars can make it through the light in the winter to turn left. Traffic is the main issue.

Ron Wilson, 6095 Grand River Avenue, he is the owner of Wilson Marine, in the summer months there are 65-70 boats on trailer coming and going and semi-trucks delivering. Dorr Road is a raceway. He is concerned with safety and sight lines along Dorr Road. His business produces a lot of light and noise and work from 7 a.m. to 9 p.m. so they might consider more screening for the buildings across Grand River.

Frank Keresztes-Fischer, 5859 Griffith, stated that he is concerned about food security. Millions of acres of farm land are being lost to developments. The productive farm land needs to be protected.

Edward Luff, 6055 E. Grand River Avenue, is concerned about a loss of visibility for drivers on Dorr Road. It is all open now and you can see 1/8 mile towards Hughes Road. Once they build



the loss of visibility will be more dangerous. He is concerned about the detention pond at the corner of Dorr Road and Grand River Avenue. Where does it drain to? Does it drain into Lake Chemung?

David Cary, 1813 S. Hughes Road, The Shaved Ice business has had to replace two tables located outside due to cars hitting them. Everybody tries to use the right turn lane that does not exist to turn on to Grand River Avenue. There needs to be a right turn lane on Hughes Road northbound at Grand River. The Township owns the property on Hughes Road with a 10-foot drain easement. The agreement states that the Township can increase the easement to 20-foot wide if needed. What is planned for that easement? The drainage into the lake is a huge issue.

Serena Anzalone, 5964 Glen Echo Drive, stated that Glen Echo gets 6 to 8-inch divots in their road due to the drainage from Grand River Avenue. The rainwater brings dirt and debris. She is also concerned about the noise and traffic.

Eda Biegas, 1950 Genoa Circle, stated that there is overall traffic congestion without lights. They chose Genoa Township because it is less congested. There is no room for the roads to be widened if the 100-foot setback is not required. Maybe construct single story homes with less units to make the traffic more manageable.

The call to the public closed at 10:06 p.m.

Mr. Curry stated that the majority of the drainage goes to the back of the parcel into the wetlands. The front drainage goes into Grand River Avenue which is under the Livingston County Road Commission control.

Commissioner Rauch stated that he has trouble visualizing the 100-foot open space reduction along Grand River Avenue. This section of the road right of way is a variable mix in width. Typically for a 5-lane road, the right of way would be 125 feet wide not 90 feet wide. It would make it difficult to expand the road. Commissioner Dhaenens agreed that he has issues with the 100-foot open space buffer reduction, traffic and the location of the fiber lines.

Mr. Kassab stated that they understand the concerns with the traffic and would like to be postponed to make adjustments and see if they can locate the buildings further back from Grand River and Dorr Roads.

Moved by Commissioner Dhaenens, seconded by Commissioner Lowe to postpone public hearing #4, consideration of a rezoning application, PUD Agreement, Environmental Impact Assessment and conceptual PUD Plan for a proposed rezoning and conceptual plan approval for a proposed development of 204 apartment units. The proposed rezoning is to go from Neighborhood Service District (NSD)/Medium Density Residential (MDR) with Town Center Overlay (TC) to High Density Residential (HDR) with a Residential Planned Unit Development (RPUD) overlay. The request involves parcels 4711-11-300-014 and 4711-14-100-002 located on the Southwest corner of Grand River Avenue and Dorr Road to the applicant the ability to address the setbacks from Grand River and Dorr Roads, location of fiber lines and to update the traffic study with the proposed hospital addition. **The motion carried unanimously.**

**Moved** by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the June 13, 2022 Planning Commission Meeting as corrected. **The motion carried unanimously.**

### **Member Discussion**



Chairman Grajek asked if staff could email information on the MTA Annual Planning Conference.

**Adjournment**

**Moved** by Commissioner Lowe, seconded by Commissioner McCreary, to adjourn the meeting at 10:26 p.m. **The motion carried unanimously.**

Respectfully submitted:

Amy Ruthig

DRAFT