

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
May 1, 2023
6:30 p.m.

AGENDA

Call to Order:

Pledge of Allegiance:

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

Approval of Consent Agenda:

1. Payment of Bills: May 1, 2023
2. Request to approve April 17, 2023 regular meeting minutes.

Approval of Regular Agenda:

3. Public Hearing on the proposed Stillriver Drive Road Rehabilitation Special Assessment Project (Summer Tax 2023).
 - A. Call to the Property Owners
 - B. Call to the Public
4. Request for approval of **Resolution #3** Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer Tax 2023). (Roll Call)
5. Request for approval of **Resolution #4** Acknowledging the filing of the Special Assessment Roll, Scheduling the Second Hearing for **May 15, 2023**, and Directing the Issuance of Statutory Notices for the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer Tax 2023). (Roll Call)
6. Request for approval of **Resolution #6** Bond Authorizing Resolution for the Pine Creek Ridge Road Improvement Special Assessment District. (Roll Call)
7. Request to approve the Memorandum of Understanding with the Lake Villas of Pine Creek for their contribution to the 2023 Pine Creek Ridge Road Improvement Project.
8. Request to approve a project agreement with the Livingston County Road Commission to reconstruct the roads within the Pine Creek Ridge Subdivision consisting of approximately 5.45 miles with the Township's cost not to exceed \$4,210,000.

9. Consideration of a recommendation for approval of an environmental impact assessment corresponding to the site plan for proposed site grading on a 4.32-acre vacant parcel (4711-06-200-101) on the north side of Grand River Avenue, just west of Char-Ann Drive. The request is petitioned by Chestnut Development.
10. Consideration of a recommendation for approval of an environmental impact assessment corresponding to the site plan for a proposed 7,865 sq. ft. medical office building on a vacant parcel of land (4711-13-100-046) located on the north side of Grand River Avenue, east of Euler Road. The request is petitioned by Stephen Tait.
11. Request for review and approval of a Certificate of License to conduct an outdoor assembly not to exceed 5,000 attendees on July 22, 2023 from 2:00pm to 10:00pm for the “Yellowstone County Music Festival” to be located at Mt. Brighton Ski Resort, 4141 Bauer Road, Brighton, MI 48116. The request is petitioned by the Greater Brighton Area Chamber of Commerce.
12. Request for review and approval of a Certificate of License to conduct an outdoor assembly not to exceed 3,000 attendees per day on September 8th and September 9th, 2023 from 5:00pm to 10:00pm for the “Brighton Smokin Jazz and Barbeque Blues Festival” to be located at Mt. Brighton Ski Resort, 4141 Bauer Road, Brighton, MI 48116. The request is petitioned by the Greater Brighton Area Chamber of Commerce.

Member Discussion
Adjournment

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

BOARD PACKET

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

MEETING DATE: May 1, 2023

All information below through April 26, 2023

TOWNSHIP GENERAL EXPENSES	\$	97,232.31
April 28, 2023 Bi Weekly Payroll	\$	127,314.99
OPERATING EXPENSES DPW (503 FN)	\$	21,906.26
OPERATING EXPENSES Oak Pointe (592FN)	\$	140,408.00
OPERATING EXPENSES Lake Edgewood (593FN)	\$	42,258.32
TOTAL	\$	429,119.88

FNBACK Check Register

Check Date	Check	Vendor Name	Amount
Bank FNBACK CHECKING ACCOUNT			
04/14/2023	38151	BLUE CROSS & BLUE SHIELD OF MI	53,172.18
04/14/2023	38152	BUSINESS IMAGING GROUP	256.16
04/14/2023	38153	FEDERAL EXPRESS CORP	53.16
04/14/2023	38154	SMART BUSINESS SOURCE	7.67
04/14/2023	38155	TETRA TECH INC	2,730.00
04/14/2023	38156	US BANK EQUIPMENT FINANCE	2,110.70
04/14/2023	38157	VERIZON WIRELESS	418.33
04/14/2023	38158	WEST SHORE SERVICES, INC.	1,417.50
04/17/2023	38159	AMERICAN AQUA	39.60
04/17/2023	38160	CONSUMERS ENERGY	547.71
04/17/2023	38161	MICHIGAN OFFICE SOLUTIONS	155.17
04/17/2023	38162	SAFEBUILT LLC	3,621.76
04/18/2023	38163	ETNA SUPPLY COMPANY	500.00
04/18/2023	38164	ETNA SUPPLY COMPANY	3,400.00
04/18/2023	38165	MICHIGAN OFFICE SOLUTIONS	230.26
04/18/2023	38166	SECURITY LOCK SERVICE, INC	5,940.00
04/18/2023	38167	THE OETZEL-HARTMAN GROUP	3,000.00
04/25/2023	38168	BS&A SOFTWARE	8,114.00
04/25/2023	38169	CAPITAL ONE	349.41
04/25/2023	38170	COMCAST	263.00
04/25/2023	38171	DELTA DENTAL	3,844.77
04/25/2023	38172	MICHIGAN ASSOC. OF PLANNING	780.00
04/25/2023	38173	MUTUAL OF OMAHA	2,299.10
04/25/2023	38174	OFFICE EXPRESS INC.	265.11
04/25/2023	38175	QUADIEN FINANCE USA, INC	2,500.00
04/25/2023	38176	QUADIEN INC.	1,216.72
FNBACK TOTALS:			
Total of 26 Checks:			97,232.31
Less 0 Void Checks:			0.00
Total of 26 Disbursements:			97,232.31

Bi-Weekly Payroll 4/28/2023

PAYROLL REGISTER REPORT FOR GENOA CHARTER TOWNSHIP					Page 33 of 33	
Payroll ID: 244						
Pay Period End Date: 04/21/2023 Check Post Date: 04/28/2023 Bank ID: FNBACK						
* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks						
VACATION PAY	295.52	0.00	9,903.77	60,690.57		
VACATION PTIME	0.00	0.00	0.00	2,701.81		
WELL IQ	0.00	0.00	0.00	4,690.06		
ZBA CHAIR	1.00	0.00	215.57	831.47		
ZBA MINUTES	1.00	0.00	181.65	700.65		
ZBA MINUTES OT	0.00	0.00	0.00	0.00		
ZBA PER DIEM	5.00	0.00	1,017.25	3,342.37		
Gross Pay This Period	125,848.14	Deduction Refund 0.00	Ded. This Period 38,142.02	Net Pay This Period 87,706.12	Gross Pay YTD 1,005,482.27	Dir. Dep. 87,706.12

Check Register Report For Genoa Charter Township					Page 1 of 1		
For Check Dates 04/28/2023 to 04/28/2023							
Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
04/28/2023	FNBACK	EFT797	FLEX SPENDING (TASC)	840.38	840.38	0.00	Open
04/28/2023	FNBACK	EFT798	INTERNAL REVENUE SERVICE	31,192.46	31,192.46	0.00	Open
04/28/2023	FNBACK	EFT799	PRINCIPAL FINANCIAL	4,976.00	4,976.00	0.00	Open
04/28/2023	FNBACK	EFT800	PRINCIPAL FINANCIAL	2,600.03	2,600.03	0.00	Open
Totals:		Number of Checks: 004		39,608.87	39,608.87	0.00	
Total Physical Checks:							
Total Check Stubs:		4					

Net Pay This Period \$87,706.12
 Physical Check Amount \$39,608.87
TOTAL \$127,314.99

503FN Check Register

Check Date	Check	Vendor Name	Amount
Bank 503FN DPW-UTILITIES #233			
04/14/2023	5789	CHASE CARD SERVICES	4,407.01
04/14/2023	5790	UNITED STATES POSTAL SERVICE	1,447.42
04/18/2023	5791	GIFFELS WEBSTER	3,380.00
04/18/2023	5792	JACK DOHENY COMPANIES, INC	183.15
04/18/2023	5793	MYERS AUTOMOTIVE	104.64
04/18/2023	5794	PORT CITY COMMUNICATIONS, INC.	209.27
04/18/2023	5795	SENSUS USA, INC	1,949.94
04/18/2023	5796	TETRA TECH INC	6,600.00
04/18/2023	5797	VERIZON WIRELESS	689.83
04/18/2023	5798	WINDSTREAM	63.33
04/20/2023	5799	HOME DEPOT CREDIT SERVICES	1,623.89
04/20/2023	5800	LINDSAY BUGEJA	80.07
04/24/2023	5801	JACOB MITCHELL	312.62
04/24/2023	5802	OCCUPATIONAL HEALTH CENTERS OF MI	641.00
04/25/2023	5803	TRACTOR SUPPLY CO.	214.09
503FN TOTALS:			
Total of 15 Checks:			21,906.26
Less 0 Void Checks:			0.00
Total of 15 Disbursements:			21,906.26

592 FN Check Register

Check Date	Check	Vendor Name	Amount
Bank 592FN OAK POINTE OPERATING FUND #592			
04/18/2023	5782	AT&T	289.19
04/18/2023	5783	CONSUMERS ENERGY	352.27
04/18/2023	5784	ETNA SUPPLY COMPANY	1,196.00
04/18/2023	5785	GENOA TOWNSHIP G/O NEW USER FUND	15,900.00
04/19/2023	5786	AMERICAN AQUA	195.00
04/19/2023	5787	BRIGHTON ANALYTICAL, L.L.C.	165.00
04/19/2023	5788	CONSUMERS ENERGY	471.23
04/19/2023	5789	DUBOIS-COOPER	23,233.00
04/19/2023	5790	GENOA OCEOLA SEWER AUTHORITY	139.63
04/19/2023	5791	GENOA TOWNSHIP D.P.W. FUND	25,756.83
04/19/2023	5792	GENOA TOWNSHIP DPW FUND	21,704.92
04/19/2023	5793	GENOA TOWNSHIP METER FUND	1,730.00
04/19/2023	5794	GRAINGER	934.40
04/19/2023	5795	HAVILAND PRODUCTS COMPANY	6,346.85
04/19/2023	5796	HYDROCOP	226.87
04/19/2023	5797	LIVINGSTON PRESS & ARGUS	190.00
04/19/2023	5798	LOREA TOPSOIL & AGGREGATE	129.00
04/19/2023	5799	NELSON TANK ENGINEERING & CONSULTIN	666.66
04/19/2023	5800	USA BLUEBOOK	632.00
04/25/2023	5801	AT&T LONG DISTANCE	61.65
04/25/2023	5802	MHOG UTILITIES	40,087.50
592FN TOTALS:			
Total of 21 Checks:			140,408.00
Less 0 Void Checks:			0.00
Total of 21 Disbursements:			140,408.00

593FN Check Register

04/26/2023 10:11 AM
 User: denise
 DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
 CHECK NUMBERS 4266 - 5000

Page: 1/1

Check Date	Check	Vendor Name	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #590			
04/14/2023	4266	CONSUMERS ENERGY	414.83
04/18/2023	4267	BRIGHTON ANALYTICAL , L.L.C.	496.00
04/18/2023	4268	CONSUMERS ENERGY	16.00
04/18/2023	4269	GENOA TOWNSHIP DPW FUND	11,900.83
04/18/2023	4270	GENOA/OCEOLA SEWER AUTHORITY	2,294.29
04/18/2023	4271	KENNEDY INDUSTRIES	14,780.00
04/18/2023	4272	LIVINGSTON PRESS & ARGUS	80.00
04/18/2023	4273	MICHIGAN CAT	5,035.23
04/18/2023	4274	OAK POINTE OPERATING S/W	5,477.62
04/18/2023	4275	PVS NOLWOOD CHEMICALS, INC	1,743.52
04/25/2023	4276	MHOG UTILITIES	20.00
593FN TOTALS:			
Total of 11 Checks:			42,258.32
Less 0 Void Checks:			0.00
Total of 11 Disbursements:			42,258.32



May 2023						
S	M	T	W	T	F	S
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

New Balance
\$4,407.01
 Minimum Payment Due
\$44.00
 Payment Due Date
05/01/23

INK CASH(SM) POINT SUMMARY

Previous points balance	39,174
+ 1 Point per \$1 earned on all purchases	4,408
+ 2Pts/\$1 gas stns, rstnts, ofc sply, hm impr	359
Total points available for redemption	43,941

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

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

ACCOUNT SUMMARY

Account Number: [REDACTED]

Previous Balance	\$7,751.96
Payment, Credits	-\$7,751.96
Purchases	+\$4,407.01
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00
Interest Charged	\$0.00
New Balance	\$4,407.01
Opening/Closing Date	03/08/23 - 04/07/23
Credit Limit	\$45,500
Available Credit	\$41,092
Cash Access Line	\$2,275
Available for Cash	\$2,275
Past Due Amount	\$0.00
Balance over the Credit Limit	\$0.00

UTILITY DEPT.

APR 13 2023

RECEIVED

233-000-084-990
 [Signature]
 4-17-23



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ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
03/14	MAJOR ELECTRONIX CORPORAT 440-9420054 OH <i>G.O</i>	243.63 ✓
03/20	STAPLES 00107730 BRIGHTON MI <i>G.O</i>	68.88 ✓
03/29	INDECO-KH 713-9283181 TX <i>Howell Twp.</i> JAMES AULETTE TRANSACTIONS THIS CYCLE (CARD [REDACTED]) \$880.09	567.58 ✓
03/30	KRÖGER 444 HARTLAND MI <i>DPW training</i>	57.18 ✓
03/30	GFS STORE #0116 BRIGHTON MI <i>DPW training</i>	116.02 ✓
04/04	MICHIGAN WATER ENVIORNMEN 517-641-7377 MI <i>prof dev.</i> KIMBERLY LANE TRANSACTIONS THIS CYCLE (CARD [REDACTED]) \$491.20	318.00 ✓
03/17	Payment ThankYou Image Check	-7,751.96
03/10	GoToCom*GoToConnect goto.com MA <i>MHOG</i>	249.14 ✓
03/21	RINGCENTRAL INC. 888-898-4591 CA <i>DPW phone</i>	4.24 ✓
03/29	KROGER 720 HOWELL MI <i>DPW prof dev.</i>	80.67 ✓
03/30	ABES AUTO GLASS & HOWELL HOWELL MI <i>DPW truck</i>	75.00 ✓
04/04	RINGCENTRAL INC. 888-898-4591 CA <i>DPW phone</i> GREG TATARA TRANSACTIONS THIS CYCLE (CARD [REDACTED]) \$7277.18- INCLUDING PAYMENTS RECEIVED	65.73 -
03/09	AMZN Mktp US*H56S17QG2 Amzn.com/bill WA <i>DPW truck</i>	36.16 ✓
03/09	Amazon.com*H54LG79X2 Amzn.com/bill WA <i>DPW truck</i>	119.49 ✓
03/10	AMZN Mktp US*HG8P32Z91 Amzn.com/bill WA <i>DPW truck</i>	436.95 ✓
03/14	R AND A OUTDOOR SALES AN FOWLerville MI <i>mhog</i> ALEX CHIMPOURAS TRANSACTIONS THIS CYCLE (CARD [REDACTED]) \$654.17	61.57 ✓
03/13	RED OLIVE XIV HOWELL MI <i>(Board of Review Lunch 101-247-955-000)</i>	110.35 ✓
03/14	ADOBE *800-833-6687 800-833-6687 CA <i>(Software 101-261-751-000)</i>	915.46 ✓
03/18	AMZN Mktp US*HC23L5PV1 Amzn.com/bill WA <i>(Equipment & Software 101-261-751-000)</i>	11.87 ✓
03/21	Amazon.com*HC8WH76I2 Amzn.com/bill WA <i>(Equipment & Software 101-261-751-000)</i>	102.09 ✓
03/31	AMERICAN PLANNING A 312-431-9100 IL <i>(Manager Dues 101-172-910-000)</i> KELLY VANMARTER TRANSACTIONS THIS CYCLE (CARD [REDACTED]) \$1906.77	767.00 ✓ <u>1906.77</u>

2023 Totals Year-to-Date	
Total fees charged in 2023	\$0.00
Total interest charged in 2023	\$0.00

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

INTEREST CHARGES

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

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges

Polly

From: R Pro <rmprovancher@gmail.com>
Sent: Friday, April 21, 2023 1:03 PM
To: Polly
Subject: Corrected meeting minutes from the April 17, 2023 Regular meeting

Good afternoon Ms. Skolarus,

My name is Rebecca Provancher. I attended and spoke at the township meeting on April 17, 2023. I read the draft minutes of this meeting and am concerned that the minutes do not accurately reflect what I conveyed at the meeting.

The part that is missing from the minutes is that I challenged the special assessment district and that it was not defined properly by the township and that the Villas should have been included in the special assessment district. I also challenged that if the special assessment district included the Villas there were not enough petitions signed to move forward with the project.

Please update the minutes to accurately reflect what I said.

Thank you.

Rebecca Provancher

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
April 17, 2023**

MINUTES

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Jean Ledford, Robin Hunt, and Paulette Skolarus. Absent were Terry Croft, Diana Lowe, and Jim Mortensen. Also present were Township Manager Kelly VanMarter, and 36 persons in the audience.

The Pledge of Allegiance was recited.

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

Approval of Consent Agenda:

Moved by Skolarus, supported by Hunt, to approve the Consent Agenda as presented. **The motion carried unanimously.**

1. Payment of Bills: April 17, 2023
2. Request to approve April 3, 2023 regular meeting minutes.

Regular Agenda

Supervisor Rogers noted three Board Members are absent this evening so all resolutions on this evening's agenda will require a unanimous vote of the members present for it to pass.

Moved by Ledford, supported by Skolarus, to approve the Regular Agenda as presented. **The motion carried unanimously.**

3. Request to correct date from March 23, 2023 to March 20, 2023 for the approved March 20, 2023 regular meeting minutes.

Moved by Hunt, supported by Ledford, to correct the date on the March 20, 2023 meeting minutes from March 23 to March 20 with the correction shown in a text box with a footnote indicating the correction on the published version of the minutes. **The motion carried unanimously.**

4. Public Hearing on the proposed Special Assessment Roll for the Pine Creek Ridge Road Improvement Special Assessment Project (Winter Tax 2023).

A. Call to the Property Owners

The call to the property owners was opened at 6:35 pm.

Ms. Rebecca Provancher of 5258 Hidden Pines Drive is against the assessment and questions the legality of the assessment. This special assessment is being paid by property owners who are not the only properties that are receiving the benefit. This is a public roadway. She noted that the condominium owners are paying much less than the single-family home property owners and these residents are receiving the same benefit as the Pine Creek residents.

Mr. Joseph Spezia of 5893 Harford Way stated a portion of Wyndham Lane is in Hamburg Township. The new roads in Phase 6 should be excluded from the project and those residents should not have to pay the special assessment.

Mr. Jeffrey Fletcher of 5288 Hidden Pines Court stated there are two issues. One is public safety and the other is private vanity. The project does not address the high-speed traffic through the development. This project is not what Special Assessments are intended for. These are public roads. For the vote to have passed, it should have been a super majority and not 50 percent. He asked the Board to do what is right for the Township residents.

Mr. Kim Gasior of 5484 Arbor Bay Drive is in favor of having all the roads done at the same time.

Mr. Glen Hodges of 5378 Wyndham Lane is in support of this project. The roads throughout much of Pine Creek need repair. This is a safety issue and property values will decrease if they are not fixed.

Mr. Andy Krause of 5449 Arbor Bay Drive questioned if any of the Board Members have been in Pine Creek this spring. There are many roads that need repair, but some do not. He would like only the roads that need it to be done.

Mr. Bruce Byers of 5278 Arbor Bay Drive is in support of the project. The substructure of the roads is beginning to deteriorate and will continue to fail and that will increase the cost of the repairs.

Mr. Jeff Jollay of 5536 Arbor Bay Drive stated a lot of work has been done to prepare for this project. If it is not completed at this time, he is not sure when it will be done, and the costs will continue to increase.

Mr. Dave Rosser of 7359 Forest Way understands that many people do not want to pay for the improvements; however, a road study was done in 2014 and there was discussion of repairs, and no improvements were made. Then in 2018 there was another meeting attended by over 100 residents and no improvements were made, and last year a committee was formed, and the process was followed, and the vote was taken, and it passed. He would like the project to move forward.

Ms. Vic Pereria of 5553 Hidden Pines stated the safety concerns, and the condition of the roads are separate issues. Other communities that have gates usually leave them open because of the amount of delivery and service companies that need access. The roads are near the stage where major infrastructure work will need to be done and the cost will increase.

The call to the property owners was closed at 6:58 pm.

B. Call to the Public

The call to the public was opened at 6:58 pm.

Mr. Bill Haller of 7419 Pine Vista Drive lives in the Pine Creek condominiums and is President of their Board. He explained how the cost sharing is done between the condominium association and the Pine Creek Homeowners Association. The amount they are paying for the special assessment is consistent with the cost share agreement that is in place.

The call to the public was closed at 7:01 pm.

Ms. VanMarter provided the names, addresses, and positions of residents who submitted letters and emails to the Township.

The following residents are opposed to the special assessment:

Dan and Julie Bihlmeyer of 5553 Wyndham Lane
Shannon and Bill Peterson of 7348 Forest Way
Josh, Monica and Robert Spezia of 5893 Harford Way
Matthew and Nancy DeMattos of 5842 Harford Way
David and Julianne Kennedy of 5937 Harford Way and Vacant Lot #247
Randy and Becky Shacka of 5783 Wyndham Lane
Kimberly Bergmooser of 5573 River Ridge

The following residents are in support of the special assessment:

Vic and Shannan Pereira of 5553 Hidden Pines Drive
Michele Schurig of 7148 Forest Way
Carolyn Mahalak of 5522 Lake Ridge

Ms. Mahalak also called Ms. VanMarter this afternoon to confirm that her name would be placed on the record of being in support of the project.

5. Request for approval of Resolution #5 Confirming the Special Assessment Roll for the proposed Pine Creek Ridge Road Improvement Special Assessment Project (Winter Tax 2023). (Roll Call)

Ms. Skolarus advised the public that State law states 51 percent is considered a majority. The Township previously used a super major; however, that was changed when Mr. Rogers started at the Township. Once a petition has been submitted, there needs to be more than 51 percent of the people who are opposed to the project for it to be stopped. The Township is working within the law and the Township is only financing the project and is not involved in the decision. She noted that the Township has increased their contribution from the traditional \$1,000 per property to \$1,500 for this project.

Ms. Hunt agreed with Ms. Skolarus and reiterated that the Township is responding to a petition and the Township's role in this project is only financing. This has been done many times in Genoa Township.

Moved by Skolarus, supported by Hunt, to approve Resolution #5 Confirming the Special Assessment Roll for the proposed Pine Creek Ridge Road Improvement Special Assessment Project (Winter Tax 2023). **The motion carried unanimously with a roll call vote (Ledford - yes, Hunt - yes, Skolarus - yes, and Rogers - yes).**

Ms. Hunt stated that now that this has been approved, residents have 30 days from today to pay the total balance without interest.

6. Request for approval of Resolution #1 to Proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer 2023). (Roll Call)

Ms. VanMarter stated the Township has received a petition from the residents on Stillriver Drive, which is in the Ravines of Rolling Ridge subdivision, to initiate a special assessment to rehabilitate their road. The Township investigated rehabilitation of all the roads in this subdivision; however, it did not receive approval from the residents.

Ms. Skolarus stated that this subdivision will have another phase developed in the future and they will need those roads and the existing roads, other than Stillriver Drive improved, so she is recommending that if a future special assessment district were proposed to repair the other roads in the neighborhood, the residents on this portion of Stillriver would only have to contribute for the portion of Natanna Drive from Grand River to the first driveway. Ms. VanMarter suggested that this comment be added to the discussion but not included in the motion because this project should not set the parameters of a future project. It does make sense that the residents on this section of Stillriver Drive should pay their proportional share of the shared entrance road if an improvement project is petitioned.

Moved by Skolarus, supported by Ledford, to approve Resolution #1 to proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer 2023). **The motion carried unanimously with a roll call vote (Ledford - yes, Hunt - yes, Skolarus - yes, and Rogers - yes).**

7. Request for approval of Resolution #2 to Approve the Project, Schedule the First Hearing for May 1, 2023, and Direct Issuance of Statutory Notices for the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer 2023). (Roll Call)

Moved by Hunt, supported by Ledford, to approve Resolution #2 to Approve the Project, Schedule the First Hearing for May 1, 2023, and Direct Issuance of Statutory Notices for the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer 2023). **The motion carried unanimously with a roll call vote (Ledford - yes, Hunt - yes, Skolarus - yes, and Rogers - yes).**

8. Request for approval of Resolution 230417 approving updates to the Master Plan and Future Land Use Map as presented by the Planning Commission. (Roll Call)

Ms. VanMarter stated the Master Plan has been updated and is being presented to the Township Board for their approval this evening. There have been multiple public hearings and discussions over the past few years. Ms. Hunt thanked staff and the consultants for all their work on this update.

Ms. VanMarter stated they will begin to amend the Zoning Ordinance to align with the updated Master Plan.

Moved by Ledford, supported by Skolarus, to approve Resolution #230417 approving the updates to the Master Plan and Future Land Use Map as presented by the Planning Commission. **The motion carried unanimously with a roll call vote (Ledford - yes, Hunt - yes, Skolarus - yes, and Rogers - yes).**

9. Discussion regarding an amendment to the contract with MiSignal, Inc. for broadband services to the unserved and underserved areas in the Township as presented by Josh Rowe.

Mr. Josh Rowe from MiSignal, Inc. provided an update on the broadband project in the Township. There are now 349 homes and businesses served by over 16 miles of fiber. He presented a proposal and requested to have the Township release the remaining ARPA funds to complete the project. He reviewed the maps showing the three areas where they are proposing to install additional fiber. The first area will increase service to 242 addresses, the second area will increase service to 343, and the third area will increase service to 301 addresses.

All Board Members are in favor of the project moving forward; however, it was questioned if all the funds should be released at one time. Mr. Rowe agreed to complete 50 percent of the work and when that is complete, the remaining funds can be released, and the final portion will be completed.

It was noted that 85 percent of the funds have been paid, but more than 15 percent of residents still need to be served. Mr. Rowe stated the funds expended at the beginning of the project included the purchase of materials. The remaining funds are sufficient to complete the project.

Supervisor Rogers stated the contract will need to be amended. He also requested to have the information summarized and provided so the three Board Members who were not at tonight's meeting have the information.

Ms. VanMarter noted that the Chilson, Richardson, and Brighton Road residents are unserved, and many have contacted the Township. She requested that this area be increased in priority. Mr. Rowe stated due to the way they have it planned, it would be difficult to change the priority. He noted that if all the funds are released, they may be able to increase the priority; however, he will need to research this and return to the Board with that information.

Supervisor Rogers asked for clarification from Mr. Rowe that Township Staff can advise these residents that they will have broadband service in the near future. Mr. Rowe agreed.

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Ledford, supported by Skolarus, to adjourn the meeting at 8:02 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved:

Paulette Skolarus, Clerk
Genoa Charter Township

Bill Rogers, Supervisor
Genoa Charter Township

Honorable Trustees of Genoa Township and Kelly VanMarter,

I am writing to thank you for your consideration on the paving of Stillriver Dr. I believe I speak for most of the residents on Stillriver Dr in saying our street has become a hazard as well as extremely unpleasant to traverse on a daily basis. Paving this street will be a welcomed improvement to our neighborhood and less concerning for the safety of our children.

As a resident of the Ravines of Rolling Ridge for the past 11 years, my wife Heather and I have seen the steep decline of our street and tried numerous times to have some repair or replacement done to the road. By completing this project along with the long list of positive impacts to our residents it will also increase our housing values. In past years when potential buyers would look at homes on our street the first comments we as residents would hear "Is there any intention to fix the road or how do we go about doing it?"

In Closing I would just like to personally thank you from my Wife and I for all you do. Unfortunately, we will not be able to attend the first Public Hearing due to a scheduling conflict, however I wanted to make sure our support was known. We look forward to a positive outcome of this project. I know it can be challenging sometimes to just hear the negative aspects of these types of projects and I just want you to know you are all appreciated for moving this forward to better our community.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. Luce". The signature is written in a dark ink and is positioned above the printed name.

Mike and Heather Luce

**Resolution #3 – Stillriver Drive Road Rehabilitation
Special Assessment Project (Summer Tax 2023)**

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of Genoa Charter Township, Livingston County, Michigan, (the "Township") held at the Township Hall on May 1, 2023 at 6:30 p.m., there were

PRESENT:

ABSENT:

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

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

WHEREAS, preliminary plans describing the Project and its location in the Township and a preliminary estimate of the cost of the Project, prepared by the Livingston County Road Commission have been filed with the Township Manager;

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

WHEREAS, The Board of Trustees of the Township has declared its intention to make the improvement and tentatively designated the special assessment district against which the cost of the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer Tax 2023) is to be assessed is described in Exhibit B;

WHEREAS, the Township Manager reported that proper notice of the hearing pursuant to the requirements of Act No 188, Michigan Public Acts of 1954, as amended, on these matters had been published in the Livingston County Daily Press & Argus on April 21 and April 28, 2023 and had been mailed by first-class mail to each property owner within the proposed assessment district as shown on the current tax rolls of the Township on April 20, 2023. Affidavits of the publications and mailing of these notices were then filed as part of the record in the office of the Manager;

WHEREAS, on May 1, 2023 a public hearing was held to hear any objections or comments to the proposed Stillriver Drive Road Rehabilitation Special Assessment Project and to the special assessment district, the petitions for the project, the estimate of costs and to the special assessment district within which costs were to be assessed as described in the notice of the hearing and notice of the hearing was provided pursuant to the requirements of Act No 188, Michigan Public Acts of 1954, as amended;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board approves the plans and cost estimates as prepared by the Livingston County Road Commission for the Project, which are on file with the Township Manager.

2. The Township Board agrees to complete the improvement in accordance with the plans as prepared by the Livingston County Road Commission for the Project.

3. The Township Board approves the sufficiency of the Petition for the project.

4. The Township Board determines that the Special Assessment District for the Project shall consist of the parcels identified in Exhibit B. The term of the Special Assessment District shall be for ten (10) years.

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

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

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

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

YES:

NO:

ABSENT:

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at the May 1, 2023 meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus, Genoa Charter Township Clerk

EXHIBIT A – THE PROJECT

STILLRIVER DRIVE ROAD REHABILITATION PROJECT (SUMMER TAX 2023)

DESCRIPTION OF PROJECT

**A TEN-YEAR SPECIAL ASSESSMENT DISTRICT
WITH PROJECTED COSTS AS FOLLOWS:**

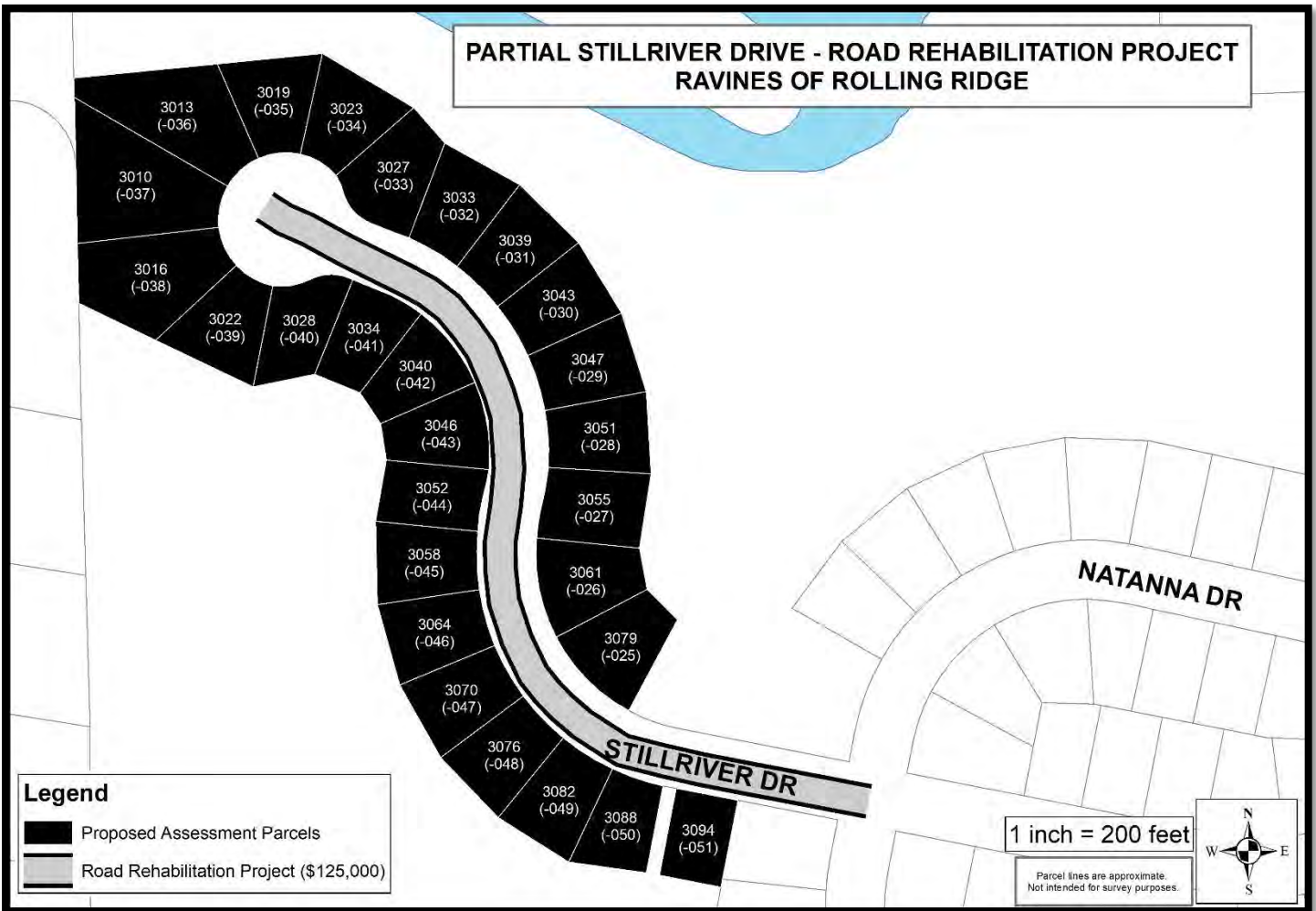
This public road improvement project (the “Project”) involves rehabilitating a portion of Stillriver Drive including a cul-de-sac which is west of Natanna Drive in the Ravines of Rolling Ridge subdivision. The project includes the removal of the existing asphalt pavement and placing new hot mix asphalt in two lifts. The project also includes clean out of the drainage system and video-tape prior to road rehabilitation to determine repair needs prior to placing the hot mix asphalt pavement. All drainage structures in the curb lines shall be resealed from the inside and any loose or missing brick replaced and repaired as necessary. This project benefits the property owners of Lots 25-51 of the Ravines of Rolling Ridge Subdivision in Genoa Charter Township.

The total construction cost as prepared by the Livingston County Road Commission for the project is \$125,000. There are 27 parcels which front on this section of road. A supermajority of homeowners representing over 77% of property have signed petitions. The Township is contributing \$31,250 to the project which is 25% of the project cost since this project will improve a public roadway in accordance with established policy. The estimated interest for the district is 2% and the administrative cost is \$2,000. The total principle cost per parcel is \$3,546.30. The annual principle payment per parcel is \$354.63 with 2% interest applied to the outstanding balance.

EXHIBIT B – The District

The Stillriver Drive Road Rehabilitation Special Assessment Project (Summer Tax 2023) is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map below and includes the specific properties that are identified by the following permanent parcel numbers:

Parcel Number	Property Address	Parcel Number	Property Address
11-05-102-025	3079 STILLRIVER DR	11-05-102-039	3022 STILLRIVER DR
11-05-102-026	3061 STILLRIVER DR	11-05-102-040	3028 STILLRIVER DR
11-05-102-027	3055 STILLRIVER DR	11-05-102-041	3034 STILLRIVER DR
11-05-102-028	3051 STILLRIVER DR	11-05-102-042	3040 STILLRIVER DR
11-05-102-029	3047 STILLRIVER DR	11-05-102-043	3046 STILLRIVER DR
11-05-102-030	3043 STILLRIVER DR	11-05-102-044	3052 STILLRIVER DR
11-05-102-031	3039 STILLRIVER DR	11-05-102-045	3058 STILLRIVER DR
11-05-102-032	3033 STILLRIVER DR	11-05-102-046	3064 STILLRIVER DR
11-05-102-033	3027 STILLRIVER DR	11-05-102-047	3070 STILLRIVER DR
11-05-102-034	3023 STILLRIVER DR	11-05-102-048	3076 STILLRIVER DR
11-05-102-035	3019 STILLRIVER DR	11-05-102-049	3082 STILLRIVER DR
11-05-102-036	3013 STILLRIVER DR	11-05-102-050	3088 STILLRIVER DR
11-05-102-037	3010 STILLRIVER DR	11-05-102-051	3094 STILLRIVER DR
11-05-102-038	3016 STILLRIVER DR		



**Resolution #4 – Stillriver Drive Road Rehabilitation Special Assessment Project
(Summer Tax 2023)**

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on May 1, 2023, at 6:30 p.m., there were

PRESENT:

ABSENT:

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

**Resolution Acknowledging the Filing of the Special
Assessment Roll, Scheduling the Second Hearing for May 15, 2023,
and Directing the Issuance of Statutory Notices**

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer Tax 2023) within the Township as described in Exhibit A (the “Project”); in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

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

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled “Special Assessment Roll for the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer Tax 2023)” (Exhibit B) and has filed the Proposed Roll with the Township Manager and Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Manager and Township Clerk.
2. The Township Board acknowledges that the Township Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the direction of the Township Board and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan. (Exhibit C)
3. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing to review and hear objections on the Proposed Roll.

4. The second public hearing will be held on May 15, 2023 at 6:30 p.m. at the offices of Genoa Charter Township, Livingston County, Michigan.

5. The Township Manager is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Manager shall be similar to the notice attached as Exhibit D and shall be mailed by first class mail on or before May 4, 2023. Following the mailing of the notices, the Township Manager shall complete the affidavit of mailing similar to the affidavit set forth in Exhibit E.

6. The Township Manager is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before May 5, 2023 and May 12, 2023. The notice shall be in a form substantially similar to the notice attached as Exhibit D.

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

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

YES:

NO:

ABSENT:

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at the May 1, 2023 meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus
Genoa Charter Township Clerk

EXHIBIT A – THE PROJECT

STILLRIVER DRIVE ROAD REHABILITATION PROJECT (SUMMER TAX 2023)

DESCRIPTION OF PROJECT

**A TEN-YEAR SPECIAL ASSESSMENT DISTRICT
WITH PROJECTED COSTS AS FOLLOWS:**

This public road improvement project (the “Project”) involves rehabilitating a portion of Stillriver Drive including a cul-de-sac which is west of Natanna Drive in the Ravines of Rolling Ridge subdivision. The project includes the removal of the existing asphalt pavement and placing new hot mix asphalt in two lifts. The project also includes clean out of the drainage system and video-tape prior to road rehabilitation to determine repair needs prior to placing the hot mix asphalt pavement. All drainage structures in the curb lines shall be resealed from the inside and any loose or missing brick replaced and repaired as necessary. This project benefits the property owners of Lots 25-51 of the Ravines of Rolling Ridge Subdivision in Genoa Charter Township.

The total construction cost as prepared by the Livingston County Road Commission for the project is \$125,000. There are 27 parcels which front on this section of road. A supermajority of homeowners representing over 77% of property have signed petitions. The Township is contributing \$31,250 to the project which is 25% of the project cost since this project will improve a public roadway in accordance with established policy. The estimated interest for the district is 2% and the administrative cost is \$2,000. The total principle cost per parcel is \$3,546.30. The annual principle payment per parcel is \$354.63 with 2% interest applied to the outstanding balance.

EXHIBIT B - STILLRIVER DRIVE ROAD REHABILITATION SPECIAL ASSESSMENT PROJECT

04/12/2023
10:57 AM

Tentative Special Assessment Listing for GENOA TOWNSHIP

Page: 1/1

DB: Genoa

Population: Special Assessment District (X041723)

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-05-102-025	X041723, Stillriver D	3,546.30	WRIGHT BRANDON & MICHELE 3079 STILLRIVER DR
4711-05-102-026	X041723, Stillriver D	3,546.30	MASTERMAN DENNIS & MARINA 3061 STILLRIVER DR
4711-05-102-027	X041723, Stillriver D	3,546.30	HLADY, ROBERT J. & SANDRA R. N. 3055 STILLRIVER DR
4711-05-102-028	X041723, Stillriver D	3,546.30	FENECH BRIAN & MACK CALLIE 3051 STILLRIVER DR
4711-05-102-029	X041723, Stillriver D	3,546.30	HOCHSTETTLER ASHLEIGH 3047 STILLRIVER DR
4711-05-102-030	X041723, Stillriver D	3,546.30	DUQUETTE, ROBERT L. & HARRIET C. 3043 STILLRIVER DR
4711-05-102-031	X041723, Stillriver D	3,546.30	LUCE HEATHER & MICHAEL 3039 STILLRIVER DR
4711-05-102-032	X041723, Stillriver D	3,546.30	STEVANOVIC CHRISTOPHER & 3033 STILLRIVER DR
4711-05-102-033	X041723, Stillriver D	3,546.30	ADKINS KRISTIN 3027 STILLRIVER DR
4711-05-102-034	X041723, Stillriver D	3,546.30	BARB SCOTT 3023 STILLRIVER DR
4711-05-102-035	X041723, Stillriver D	3,546.30	LUETHY BENJAMIN & AMANDA 3019 STILLRIVER DR
4711-05-102-036	X041723, Stillriver D	3,546.30	BONSELL ROBERT & LORI 3013 STILLRIVER DR
4711-05-102-037	X041723, Stillriver D	3,546.30	KING SCOTT & ERIN 3010 STILLRIVER DR
4711-05-102-038	X041723, Stillriver D	3,546.30	CRAWFORD BRIAN & LAUREL 3016 STILLRIVER DR
4711-05-102-039	X041723, Stillriver D	3,546.30	RIDLEY ALEXANDRIA 3022 STILLRIVER DR
4711-05-102-040	X041723, Stillriver D	3,546.30	RUNCO ANTONIO & REBECCA 3028 STILLRIVER DR
4711-05-102-041	X041723, Stillriver D	3,546.30	HUNTER JASON & JACQUELINE 3034 STILLRIVER DR
4711-05-102-042	X041723, Stillriver D	3,546.30	BEGIN KLINT 3040 STILLRIVER DR
4711-05-102-043	X041723, Stillriver D	3,546.30	SIMPSON CONSTANCE TRUST 3046 STILLRIVER DR
4711-05-102-044	X041723, Stillriver D	3,546.30	DARNELL JOAN 3052 STILLRIVER DR
4711-05-102-045	X041723, Stillriver D	3,546.30	O'MARA JOSEPH & GINA 3058 STILLRIVER DR
4711-05-102-046	X041723, Stillriver D	3,546.30	REX BRIAN A & AMY 3064 STILLRIVER DR
4711-05-102-047	X041723, Stillriver D	3,546.30	VETTER ROYAL J & ERICA L 3070 STILLRIVER DR
4711-05-102-048	X041723, Stillriver D	3,546.30	BRUCE MATT & MICHELLE 3076 STILLRIVER DR
4711-05-102-049	X041723, Stillriver D	3,546.30	FREWALD ROBERT 3082 STILLRIVER DR
4711-05-102-050	X041723, Stillriver D	3,546.30	HOPE EMILY LTS 9.3 3088 STILLRIVER DR
4711-05-102-051	X041723, Stillriver D	3,546.30	CHOJNOWSKI MARK & ASHLEIGH 3094 STILLRIVER DR

OF PARCELS: 27

TOTALS:

95,750.10

EXHIBIT C

CERTIFICATE

I, the undersigned, Supervisor of Genoa Charter Township, Livingston County, Michigan (the "Township"), acting pursuant to a resolution duly adopted by the Township Board of the Township on May 1, 2023 (the "Resolution") certify that (1) the attached special assessment roll for the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer Tax 2023), to which this Certificate is affixed, was made pursuant to the Resolution and (2) in making such a roll, I have, according to my best judgment, conformed in all respects to the directions contained in the Resolution and the statutes of the State of Michigan, including Act No. 188, Public Acts of Michigan, 1954, as amended.

Dated: May 1, 2023

Bill Rogers
Genoa Charter Township Supervisor

**EXHIBIT D – NOTICE OF SECOND PUBLIC HEARING
MAY 15, 2023**

**NOTICE OF MAY 15, 2023 PUBLIC HEARING ON THE SPECIAL ASSESSMENT ROLL FOR THE
PROPOSED STILLRIVER DRIVE ROAD REHABILITATION SPECIAL ASSESSMENT PROJECT
(SUMMER TAX 2023)**

PLEASE TAKE NOTICE that the Supervisor has reported to the Township Board and filed in the office of the Manager and Township Clerk for public examination a special assessment roll covering all properties within the Stillriver Drive Road Rehabilitation Special Assessment Project (Summer Tax 2023). Said assessment roll has been prepared for the purpose of assessing a portion of the costs of the thereto within the aforesaid Stillriver Drive Road Rehabilitation Special Assessment district. The costs are more particularly shown in the estimate of costs which is on file and available for public inspection in the office of the Manager and Township Clerk. The roll is the total amount of \$95,750.10 spread over ten (10) years with a proposed special assessment principal payment of \$3,546.30 (\$354.63 annually) per residential parcel for 27 parcels with 2% interest applied to the outstanding balance.

PLEASE TAKE FURTHER NOTICE that the Township Board will hold a Public Hearing on **May 15, 2023 at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116**, to review the special assessment roll, to consider any objections thereto, and to confirm the roll as submitted or revised or amended. The roll may be examined at the office of the Manager or Township Clerk at the Township hall during regular business hours of regular business days until the time of the hearing and may be examined at the hearing. Appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the State Tax Tribunal.

Any owner or party in interest, or agent, may appear in person at the hearing to protest the special assessment, or may file an appearance or protest by letter at or before the hearing, and in that event personal appearance shall not be required. The owner or any person having an interest in the real property who protests in person or in writing at the hearing may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the special assessment roll is confirmed.

After the public hearing, the Township Board may confirm the roll as submitted or as revised or amended; may provide for payment of special assessments in installments with interest on the unpaid balance; and may provide by resolution for other matters permitted by law with regard to special assessments.

All interested persons are invited to be present at the hearing to submit comments concerning the foregoing. The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the Township Manager. Individuals with disabilities requiring such aids or services should contact the Manager at the address or phone number listed below.

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

Dated: May 4, 2023
Publication: Press/Argus on 5/5/23 and 5/12/23

Kelly VanMarter
Genoa Charter Township Manager
2911 Dorr Road, Brighton, MI 48116
Phone: 810-227-5225
Email: kelly@genoa.org

EXHIBIT E

AFFIDAVIT OF MAILING

STATE OF MICHIGAN

COUNTY OF LIVINGSTON

KELLY VANMARTER, being first duly sworn, deposes and says that the required second notice of public hearing, a true copy of which is attached hereto was prepared for mailing, and was mailed on May 4, 2023, via first-class mail, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of Genoa Charter Township; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Kelly VanMarter, Manager
Genoa Charter Township
May 4, 2023



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: April 26, 2023
RE: Pine Creek Ridge Road Improvement Project -Resolution #6

Following confirmation of the Assessment Roll via Resolution #5 at the April 17th meeting, the Monday, May 1st agenda includes 3 items for approval in relation to the Pine Creek Ridge Road Improvement project. The first item is the Bond Authorizing Resolution, Resolution #6. This resolution initiates the bond sale process and establishes the specifications for the bond. Resolution #6 was prepared by bond counsel with assistance from our financial advisor.

Please note that the Resolution, if adopted, will require budget amendments to establish new funds for bond payments and expenses. The budgetary amendments to establish these funds will also include amendments to reflect the Township’s contribution to this public road project. These budget amendments will likely occur once we have all the final numbers after the bond sale is complete.

Please consider approval of the following motion which requires a roll call vote:

Moved by _____ and supported by _____ to approve Resolution #6 – Bond Authorizing Resolution for the Pine Creek Ridge Road Improvement Special Assessment District.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Kelly VanMarter

Resolution No. 6 – Pine Creek Ridge Road Improvement Project (Winter Tax 2023)

GENOA CHARTER TOWNSHIP

At a meeting of the Township Board (the “Township Board”) of Genoa Charter Township, Livingston County, Michigan, (the “Township”) held at the Township Hall on May 1, 2023, at 6:30 p.m., there were

PRESENT: _____

ABSENT: _____

The following preambles and resolution were offered by _____ and seconded by _____:

Bond Authorizing Resolution

WHEREAS, the necessary proceedings have been taken by Township Board to make certain road improvements in the Pine Creek Ridge Road Improvement Special Assessment District (the “District”) and such road improvements are described in Exhibit A attached hereto;

WHEREAS, the improvements described in Exhibit A for the District described above are referred to as the “Project”;

WHEREAS, the proceedings referenced above provide for the payment of the cost of the Project by special assessments levied against the benefited lands in the District (the “Assessments”), and a special assessment roll has been confirmed by the Township Board for the District; and

WHEREAS, it has been determined by the Township Board to issue bonds in the amount herein authorized in anticipation of the collection of the Assessments and to designate the Assessments to pay the principal of and interest on the Bonds (as defined below);

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF GENOA CHARTER TOWNSHIP AS FOLLOWS:

1. The Project. The construction of the Project and the period of usefulness of the Project, and the Township’s proceedings with respect to the Assessments for the Project, are hereby approved and confirmed. It is hereby determined that the Assessments will be proportionate to the benefits that each respective parcel of property will derive from the Project.

2. Bond Details. The Township shall borrow not to exceed \$3,895,000 and issue its Bonds therefor (the “Bonds”) for the purpose of paying the total cost of the Project. The Bonds

shall be designated as “Genoa Charter Township Road Improvement Project Special Assessment Bonds, Series 2023 (Limited Tax General Obligation)” and shall be dated such date as the Township Supervisor, the Township Clerk or the Township Treasurer (together, the “Authorized Officers” and each an “Authorized Officer”) shall provide prior to the sale of the Bonds, and shall bear interest from that date. The Bonds shall be fully registered Bonds, both as to principal and interest, in any denomination which is \$5,000, or any integral multiple thereof up to a single maturity, or as otherwise authorized by an Authorized Officer prior to the sale of the Bonds, numbered from 1 upwards, and shall mature on July 1 of each year as set forth in the following maturity schedule, or alternatively on such other dates and in such other amounts as may be determined by an Authorized Officer prior to or upon the sale of the Bonds.

<u>Year</u>	<u>Amount</u>
2024	\$100,000
2025	275,000
2026	275,000
2027	275,000
2028	270,000
2029	270,000
2030	270,000
2031	270,000
2032	270,000
2033	270,000
2034	270,000
2035	270,000
2036	270,000
2037	270,000
2038	270,000

The Bonds shall be in substantially the form attached as Exhibit B with such changes, additions or deletions as are not inconsistent with this Resolution.

3. Interest Payment and Date of Record. The Bonds shall bear interest payable on January 1 and July 1 of each year, beginning January 1, 2024, or such other date or dates as may be determined by an Authorized Officer prior to the sale of the Bonds. Interest shall be paid by check or draft mailed by first class mail to the registered owner of each Bond as of the applicable date of record; provided, however, that an Authorized Officer may agree with the Bond Registrar on a different method of payment. If interest is paid differently, the Bond form attached as Exhibit B shall be changed accordingly. The date of record shall be the fifteenth day of the month immediately preceding the month in which such interest is payable.

4. Optional Redemption. The Bonds shall be subject to redemption at the option of the Township prior to maturity to the extent and as determined by an Authorized Officer prior to the sale of the Bonds, provided that no redemption premium shall be paid in connection with such optional redemptions.

5. Notice of Sale. Sealed bids for the purchase of the Bonds shall be accepted up to a

time to later be determined by an Authorized Officer. The Official Notice of Sale for the Bonds shall be published once in accordance with law in The Bond Buyer, in a form approved by an Authorized Officer. Any Authorized Officer may cause the Official Note of Sale to be published in additional publications, as such Authorized Officer deems appropriate.

6. Provisions for the Sale and Award of the Bonds. The Township shall sell the Bonds in conformance with 1954 Michigan Public Act 188, as amended, and the laws of the State of Michigan, and the rules and regulations of the Michigan Department of Treasury. Any Authorized Officer is authorized to award the sale of the Bonds to the bidder whose bid produces the lowest true interest cost to the Township, as determined by the Township's Municipal Advisor, provided that such winning bid complies with the following parameters:

- (a) The interest rate for any maturity or maturities of the Bonds shall not exceed five and one half of one percent (5.5%) per annum;
- (b) The true interest cost for the Bonds, as computed by the Township's Municipal Advisor, shall not exceed five and three fourths of one percent (5.75%) per annum;
- (c) The purchase price for the Bonds, not including underwriter's discount, shall not be less than one hundred percent (100%) and shall not be greater than one hundred and fifteen percent (115%) of the principal amount of the Bonds; and

7. Bond Registrar, Transfer and Paying Agent. The Bonds shall be registrable upon the books maintained by a financial institution to be designated by an Authorized Officer prior to the sale of the Bonds, and such financial institution shall serve as bond registrar, transfer agent and authenticating agent for the Bonds (the "Bond Registrar").

8. Transfer or Exchange of Bonds. Any Bond shall be transferable on the bond register maintained by the Bond Registrar with respect to the Bonds at any time upon the surrender of the Bond together with an assignment executed by the registered owner or his or her duly authorized attorney in form satisfactory to the Bond Registrar. Upon receipt of a properly assigned Bond, the Bond Registrar shall authenticate and deliver a new Bond or Bonds in equal aggregate principal amount and like interest rate and maturity to the designated transferee or transferees.

Bonds may likewise be exchanged at any time for one or more other Bonds with the same interest rate and maturity in authorized denominations aggregating the same principal amount as the Bond or Bonds being exchanged. Such exchange shall be effected by surrender of the Bond to be exchanged to the Bond Registrar with written instructions signed by the registered owner of the Bond or his or her attorney in form satisfactory to the Bond Registrar. Upon receipt of a Bond with proper written instructions, the Bond Registrar shall authenticate and deliver a new Bond or Bonds to the registered owner of the surrendered Bond or his or her properly designated transferee or transferees or attorney.

The Bond Registrar is not required to honor any transfer or exchange of Bonds during the 15 days preceding an interest payment date. Any service charge made by the Bond Registrar for any such registration, transfer or exchange shall be paid for by the Township. The Bond Registrar

may, however, require payment by a bondholder of a sum sufficient to cover any tax or other governmental charge payable in connection with any such registration, transfer or exchange.

9. Execution and Delivery. The Township Supervisor and the Township Clerk are authorized and directed to execute the Bonds for and on behalf of the Township by manually executing the Bonds or by having facsimiles of their signatures affixed to the Bonds. Upon execution of the Bonds, they shall be delivered to the Township Treasurer, or an agent thereof, who is hereby authorized and directed to deliver the Bonds to the purchaser upon receipt in full of the purchase price for the Bonds.

10. Full Faith and Credit Pledged. The Bonds are being issued in anticipation of the collection of future due installments of the Assessments. The Assessments and interest and investment income thereon are projected to be sufficient to pay the principal of and interest on the Bonds when due and such funds are pledged as security for the payment of the principal of and interest on the Bonds. Additionally, the Township hereby irrevocably pledges its limited tax full faith and credit as additional security for the payment of the principal of and interest on the Bonds. Pursuant to such pledge, should Assessment collections be insufficient to pay the principal of and interest on the Bonds when due, the Township shall pay the principal of and interest on the Bonds as a first budget obligation from its general funds, including the collection of any ad valorem taxes which the Township is authorized to levy, but any such levy shall be subject to applicable constitutional, charter and statutory tax rate limitations.

11. Bond Payment Fund. The Township shall establish a separate depository account to be designated “2023 Road Improvement Project Special Assessment Bonds, Bond Payment Fund” (the “Bond Payment Fund”). All accrued interest and premium, if any, received from the purchaser of the Bonds, together with any portion of the Bond proceeds designated by an Authorized Officer to fund a capitalized interest reserve, shall be deposited in the Bond Payment Fund. All amounts (including principal, interest and penalties) at any time received in payment of the Assessments from the District shall be deposited in the Bond Payment Fund. Moneys in the Bond Payment Fund shall be used, except as otherwise described in this Resolution, solely to pay principal of and premium, if any, and interest on the Bonds.

Moneys in the Bond Payment Fund may be continuously invested and reinvested in any legal investment for Township funds, which shall mature, or which shall be subject to redemption by the holder thereof not later than, the dates when moneys in the Bond Payment Fund will be required to pay the principal of and interest on the Bonds. Obligations purchased as an investment of moneys of the Bond Payment Fund shall be deemed at all times to be a part of such fund, and the interest accruing thereon and any profit realized from such investment shall be credited to such fund.

12. Improvement Fund. Except for amounts required by this Resolution to be deposited in the Bond Payment Fund, the proceeds from the sale of the Bonds shall be deposited in a separate depository account to be designated “2023 Road Improvement Project Special Assessment Bonds, Improvement Fund” (the “Improvement Fund”). The specific amount to be deposited in the Improvement Fund shall be designated in a certificate signed by an Authorized Officer in connection with the closing of the sale of the Bonds.

Moneys at any time in any account of the Improvement Fund shall be used solely to pay costs of the Project, except that upon payment (or provision for payment) in full of the costs of the Project, any excess moneys remaining in the Improvement Fund shall be transferred to the Bond Payment Fund (if any Bonds are outstanding) or applied as required by law or the ordinances of the Township and shall be used for “essential government functions” as that term is used in Section 141(c)(2) of the Internal Revenue Code of 1986, as amended (the “Code”).

Moneys in the Improvement Fund may be continuously invested and reinvested in any legal investment for Township funds, which shall mature, or which shall be subject to redemption by the holder thereof not later than, the estimated dates when moneys in the Improvement Fund will be required to pay costs of the Project. Obligations purchased as an investment of moneys of the Improvement Fund shall be deemed at all times to be a part of such fund, and the interest accruing thereon and any profit realized from such investment shall be credited to such fund.

13. Mutilated, Lost, Stolen or Destroyed Bonds. In the event any Bond is mutilated, lost, stolen or destroyed, the Township Supervisor and the Township Clerk may, on behalf of the Township, execute and deliver, or order the Bond Registrar to authenticate and deliver, a new Bond having a number not then outstanding, of like date, maturity, interest rate and denomination as that mutilated, lost, stolen or destroyed Bond.

In the case of a mutilated Bond, a replacement Bond shall not be delivered unless and until such mutilated Bond is surrendered to the Bond Registrar. In the case of a lost, stolen or destroyed Bond a replacement Bond shall not be delivered unless and until the Township and the Bond Registrar shall have received such proof of ownership and loss and indemnity as they determine to be sufficient, which shall consist at least of (i) a lost instrument bond for principal and interest remaining unpaid on the lost, stolen or destroyed Bond; (ii) an affidavit of the registered owner (or his or her attorney) setting forth ownership of the Bond lost, stolen or destroyed and the circumstances under which it was lost, stolen or destroyed; (iii) the agreement of the owner of the Bond (or his or her attorney) to fully indemnify the Township and the Bond Registrar against loss due to the lost, stolen or destroyed Bond and the issuance of any replacement Bond in connection therewith; and (iv) the agreement of the owner of the Bond (or his or her attorney) to pay all expenses of the Township and the Bond Registrar in connection with the replacement, including the transfer and exchange costs which otherwise would be paid by the Township.

14. Arbitrage and Tax Covenants. Notwithstanding any other provision of this Resolution, the Township covenants that it will not at any time or times:

(a) Permit any proceeds of the Bonds or any other funds of the Township or under its control to be used directly or indirectly (i) to acquire any securities or obligations, the acquisition of which would cause any Bond to be an “arbitrage bond” as defined in Section 148 of the Code, or (ii) in a manner which would result in the exclusion of any Bond from the treatment afforded by Section 103(a) of the Code by reason of the classification of any Bond as a “private activity bond” within the meaning of Section 141(a) of the Code or as an obligation guaranteed by the United States of America within the meaning of Section 149(b) of the Code; or

(b) Take any action, or fail to take any action (including failure to file any required information or other returns with the United States Internal Revenue Service or to rebate

amounts to the United States, if required, at or before the time or times required), within its control which action or failure to act would (i) cause the interest on the Bonds to be includable in gross income for federal income tax purposes, cause the interest on the Bonds to be includable in computing any alternative minimum tax (other than the alternative minimum tax applicable to interest on all tax-exempt obligations generally) or cause the proceeds of the Bonds to be used directly or indirectly by an organization described in Section 501(c)(3) of the Code or (ii) adversely affect the exemption of the Bonds and the interest thereon from State of Michigan income taxation.

15. Qualification of Bonds. The Township Board hereby designates the Bonds as “qualified tax-exempt obligations” for the purpose of deduction of interest expense by financial institutions under the provisions of Section 265(b) of the Code, unless otherwise certified by an Authorized Officer prior to the sale of the Bonds. Each Authorized Officer is authorized and directed to make such changes to the form of the Bonds set forth in Exhibit B, as may in such officer’s discretion, be necessary to reflect any withdrawal of the designation made hereunder.

16. Defeasance. If at any time,

- (a) the whole amount of the principal of and premium, if any, and interest due and payable upon all outstanding Bonds shall be paid, or
- (b) if sufficient moneys, or Government Obligations not callable prior to maturity, the principal of and interest on which, when due and payable will provide such sufficient moneys without reinvestment, shall be deposited with and held by a trustee for the purpose of paying principal of and premium, if any, and interest due and payable upon all outstanding Bonds, and if all outstanding Bonds to be redeemed prior to maturity shall have been duly called for redemption or irrevocable instructions to call such Bonds for redemption shall have been given to such trustee, then the right, title and interest of the holders of the Bonds shall thereupon cease, terminate and become void and the Township shall be released from the obligations of this resolution and any moneys or other funds held pursuant to this resolution for the purpose of paying principal of and premium, if any, and interest on the Bonds then outstanding (other than the aforementioned funds on deposit with the trustee for redemption of the outstanding Bonds) shall be released from the conditions of this resolution and paid over to the Township and considered excess proceeds of the Bonds. All moneys and Government Obligations held by such trustee pursuant to this Section shall be held in trust and applied to the payment, when due, of the obligations payable therewith as provided hereinabove. As used herein the term “Government Obligations” means direct obligations of, or obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America.

17. Additional Bonds. Additional bonds of equal standing with the Bonds may be issued in connection with the Project. Nothing in this Resolution shall prevent the issuance by the Township of bonds to finance other projects for the Township.

18. Continuing Disclosure. Each Authorized Officer is hereby authorized to execute a Continuing Disclosure Undertaking with respect to the Bonds. The Bonds are hereby made subject to such Continuing Disclosure Undertaking and the Authority agrees to abide by the provisions thereof so long as any of the Bonds are outstanding.

19. Preliminary Official Statement and Final Official Statement. Each Authorized Officer is hereby authorized to approve for distribution a Preliminary Official Statement for the Bonds and once the Bonds have been sold, the Authorized Officers, or any one of them, are hereby authorized to execute an Official Statement with respect to the Bonds.

20. Retention of Bond Counsel. The firm of Dykema Gossett PLLC, Lansing, Michigan, is hereby retained to act as Bond Counsel for the Township in connection with the issuance, sale and delivery of the Bonds.

21. Retention of Municipal Advisor. PFM Financial Advisors LLC (the “Municipal Advisor”), is hereby retained to act as financial advisor to the Township in connection with the sale and delivery of the Bonds.

22. Declaration of Intent for Reimbursement Purposes. The Township expects to pay certain expenses of the Project prior to the issuance of the Bonds, and the Township intends to reimburse itself for such expenses from proceeds of the Bonds. Accordingly, the Township makes the following declarations for the purpose of complying with the reimbursement rules of Treas. Reg. § 1.150-2 pursuant to the Internal Revenue Code of 1986, as amended:

- (a) The Township reasonably expects to reimburse itself for expenditures made for the purpose of defraying the costs of the Project and paying related bond issuance costs, all as described in this Resolution;
- (b) The Bonds will be issued no later than 18 months after the later of (i) the date the first expenditure to be reimbursed was made; or (ii) the date the Project was placed in service or abandoned, but in no case later than 3 years after the date the first expenditure was made; and
- (c) The expenditures described in (a) above are “capital expenditures” as defined in Treas. Reg. §1.150-1, which are any costs of a type which are properly chargeable to a capital account (or would be so chargeable with a proper election) under general Federal income tax principles (as determined at the time the expenditures are paid).

23. Conflicting Resolutions. All resolutions and parts of resolutions in conflict with the foregoing are hereby rescinded.

24. Effective Date. This Resolution shall become effective immediately upon its adoption and shall be recorded in the minutes of the Township Board as soon as is practicable after its passage.

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

YES: _____

NO: _____

ABSTAIN: _____

Certification

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

Dated: May 1, 2023

Paulette A. Skolarus, Township Clerk
Genoa Charter Township

Exhibit A

**Special Assessment District,
Description of Project and
Period of Usefulness**

Description of the Project and Description of the District by Tax Identification Number

EXHIBIT A – THE PROJECT

**PINE CREEK RIDGE ROAD IMPROVEMENT PROJECT (WINTER TAX 2023)
DESCRIPTION OF PROJECT
A FIFTEEN-YEAR SPECIAL ASSESSMENT DISTRICT
WITH PROJECTED COSTS AS FOLLOWS:**

- Total construction cost of the project: \$4,210,000.00
- Total number of parcels: 266
- Homeowners representing over 50% of property and frontage have signed petitions.
- The Lake Villas of Pine Creek are contributing \$58,197.67 which includes a contribution from the Township of \$14,549.52 which is 25% of the project cost to the Lake Villas in accordance with Township policy.
- The Township is contributing \$399,000 to the project which is \$1,500 per parcel in Pine Creek Ridge since this project will improve a public roadway in accordance with established policy.
- The Township will need to sell bonds to finance the project. The estimated interest for the district is 5.5% and the administrative cost is \$144,000.
- Project Cost:

<i>Construction Cost</i>	\$ 4,210,000.00
<i>Administration and Bonding Costs</i>	\$ 144,000.00
<i>TOTAL PROJECT COST</i>	\$ 4,354,000.00
<i>Township Contribution to Pine Creek Ridge (\$1,500 per parcel)</i>	\$ (399,000.00)
<i>Villas contribution including Township portion</i>	\$ (58,197.67)
<i>NET PROJECT COST</i>	\$ 3,896,802.33

- Total Principle Cost per Parcel is \$14,649.63.
- The annual principle payment is \$976.64 with 5.5% interest applied to the outstanding balance.
- The project will consist of:
 - Minor curb repair in areas that impede drainage as needed;
 - Drainage system cleaning and repair as necessary;
 - Reseal drainage structures in curblines from the inside and replace any loose or missing brick;
 - Removal of existing asphalt;
 - Proof roll the base to identify any soft and yielding areas to be addressed prior to placement of the asphalt pavement; and
 - Paving of 4.5 inches of 13A hot mix asphalt installed in 2 lifts with one lift of 2.5" and one of 2".

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-36-101-001	X032023, Pine Creek R	14,649.63	CHUNN ERIN R & BRADLEY M 5250 HIDDEN PINES DR
4711-36-101-002	X032023, Pine Creek R	14,649.63	PROVANCHER REBECCA & JASON 5258 HIDDEN PINES DR
4711-36-101-003	X032023, Pine Creek R	14,649.63	DAVIS LIVING TRUST 5266 HIDDEN PINES DR
4711-36-101-004	X032023, Pine Creek R	14,649.63	REICHARDT KATHLEEN TRUST 5274 HIDDEN PINES DR
4711-36-101-005	X032023, Pine Creek R	14,649.63	FLETCHER JEFFREY & KELLY 5288 HIDDEN PINES DR
4711-36-101-006	X032023, Pine Creek R	14,649.63	BURDEA CRISTINA LTS 9.3 5294 HIDDEN PINES CT
4711-36-101-007	X032023, Pine Creek R	14,649.63	BUNKELMAN BRANDON & ASHLEE 5300 HIDDEN PINES CT
4711-36-101-008	X032023, Pine Creek R	14,649.63	SMITH JAMES & WEST BEVERLY RET 5306 HIDDEN PINES CT
4711-36-101-009	X032023, Pine Creek R	14,649.63	FORTSON CRAIG 5312 HIDDEN PINES CT
4711-36-101-010	X032023, Pine Creek R	14,649.63	FRAZEE THOMAS M & LINDA M 5318 HIDDEN PINES CT
4711-36-101-011	X032023, Pine Creek R	14,649.63	FAGARAS SABASTIAN & BIT CLAUDIA 5324 HIDDEN PINES CT
4711-36-101-012	X032023, Pine Creek R	14,649.63	ZACK ERNIE & JACQUELINE TRUST 5332 HIDDEN PINES CT
4711-36-101-013	X032023, Pine Creek R	14,649.63	BAUER VICTORIA TRUSTEE 5366 HIDDEN PINES CT
4711-36-101-014	X032023, Pine Creek R	14,649.63	ALEXANDER PAMELA & PETER 5350 HIDDEN PINES DR
4711-36-101-015	X032023, Pine Creek R	14,649.63	STRICKLAND JEANNE 5358 HIDDEN PINES DR
4711-36-101-016	X032023, Pine Creek R	14,649.63	KOKALIS, GEORGE P. & CAROLYN 5370 HIDDEN PINES DR
4711-36-101-017	X032023, Pine Creek R	14,649.63	GELLERMAN JAMES & MAUREEN 5374 HIDDEN PINES DR
4711-36-101-018	X032023, Pine Creek R	14,649.63	ALLEN, JOHN H. & JOANN H. 5382 HIDDEN PINES DR
4711-36-101-019	X032023, Pine Creek R	14,649.63	LOVETT PAUL & ANN REV JOINT TRUST 5359 LAKE FOREST BLVD
4711-36-101-020	X032023, Pine Creek R	14,649.63	SILLES, VICTOR & JOYCE 5337 LAKE FOREST BLVD
4711-36-101-021	X032023, Pine Creek R	14,649.63	DAY SCOTT A & SALLY A 5315 LAKE FOREST BLVD
4711-36-101-022	X032023, Pine Creek R	14,649.63	SMITH RAYMOND & REBECCA 5293 LAKE FOREST BLVD
4711-36-101-023	X032023, Pine Creek R	14,649.63	HUTCHESON DANIEL & JODIE 5271 LAKE FOREST BLVD
4711-36-101-024	X032023, Pine Creek R	14,649.63	CUNNINGHAM JEFFERY & PAMELA 5261 HIDDEN PINES DR
4711-36-101-025	X032023, Pine Creek R	14,649.63	PUSKAR JONATHAN & MELISSA TRUST 5269 HIDDEN PINES DR
4711-36-101-026	X032023, Pine Creek R	14,649.63	LINGENFELTER, KENNETH 7819 LOCHLIN DR
4711-36-101-027	X032023, Pine Creek R	14,649.63	CRAIG SEAN & SARA 5285 HIDDEN PINES DR

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-36-101-028	X032023, Pine Creek R	14,649.63	MICHAELS REV FAMILY TRUST 5293 HIDDEN PINES DR
4711-36-101-029	X032023, Pine Creek R	14,649.63	ROTTINGHAUS, STEVEN & KAREN L. 5341 HIDDEN PINES DR
4711-36-101-030	X032023, Pine Creek R	14,649.63	FISHER, ALAN R. & JUDITH A. 5349 HIDDEN PINES DR
4711-36-101-031	X032023, Pine Creek R	14,649.63	KIMBALL, DAVID & MARGUERITE 5387 LAKE RIDGE DR
4711-36-101-032	X032023, Pine Creek R	14,649.63	COLEY RANDALL L 5419 LAKE RIDGE DR
4711-36-101-033	X032023, Pine Creek R	14,649.63	SIDOCK WILLIAM TRUST 5451 LAKE RIDGE DR
4711-36-101-034	X032023, Pine Creek R	14,649.63	SAWYER ROBERT & DEBORAH 5483 LAKE RIDGE DR
4711-36-101-035	X032023, Pine Creek R	14,649.63	MARTABANO JOHN A & EMILY 5515 LAKE RIDGE DR
4711-36-101-036	X032023, Pine Creek R	14,649.63	CRISCUOLO ROSARIO & DONNA 8959 BLOOMFIELD BLVD
4711-36-101-037	X032023, Pine Creek R	14,649.63	O'CONNOR BRIAN & DONNA LIFE LEASE 5579 LAKE RIDGE DR
4711-36-101-038	X032023, Pine Creek R	14,649.63	BELFHORN BRIAN & KUBIAK-SQUASHIC HO 5611 LAKE RIDGE DR
4711-36-101-039	X032023, Pine Creek R	14,649.63	PORTA DAVID & AMANDA 5643 LAKE RIDGE DR
4711-36-101-040	X032023, Pine Creek R	14,649.63	MEZEL REVOCABLE LIVING TRUST 5675 LAKE RIDGE DR
4711-36-101-041	X032023, Pine Creek R	14,649.63	DICKOW ROBERT & FARTAL TRUST 5705 LAKE RIDGE DR
4711-36-101-042	X032023, Pine Creek R	14,649.63	POPOV IGOR & KARI 5739 LAKE RIDGE DR
4711-36-101-043	X032023, Pine Creek R	14,649.63	LAGERVELD SCOTT & COURTNEY 5771 LAKE RIDGE DR
4711-36-101-044	X032023, Pine Creek R	14,649.63	HOPMAN ROBERT S & KATHY L 5803 LAKE RIDGE DR
4711-36-101-045	X032023, Pine Creek R	14,649.63	BROWN, JEFFREY M. & MARCI 5810 LAKE RIDGE DR
4711-36-101-046	X032023, Pine Creek R	14,649.63	MILETO VINCENT LIVING TRUST 5778 LAKE RIDGE DR
4711-36-101-047	X032023, Pine Creek R	14,649.63	LABINE JEFFREY L & JEDYNAR JEAN M 5746 LAKE RIDGE DR
4711-36-101-048	X032023, Pine Creek R	14,649.63	LEE ROBERT & JANET LTS 9.3 5714 LAKE RIDGE DR
4711-36-101-049	X032023, Pine Creek R	14,649.63	BERG CHARLES&DERUITER LINDA LTS 9.3 5682 LAKE RIDGE DR
4711-36-101-050	X032023, Pine Creek R	14,649.63	BIERLEIN JASON W. & HEATHER L, C. 5650 LAKE RIDGE DR
4711-36-101-051	X032023, Pine Creek R	14,649.63	REICHARDT STEPHEN & CINNAMON 5622 LAKE RIDGE DR
4711-36-101-052	X032023, Pine Creek R	14,649.63	VREELAND-RAPAI KATHRYN RLT 5586 LAKE RIDGE DR
4711-36-101-053	X032023, Pine Creek R	14,649.63	REYNOLDS GREGORY & EYDIE LIV TRUST 5554 LAKE RIDGE DR
4711-36-101-054	X032023, Pine Creek R	14,649.63	MAHALAK CAROLYN J TRUST 5522 LAKE RIDGE DR

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-36-101-055	X032023, Pine Creek R	14,649.63	RAFFERTY DESMOND & LISA LTS 9.3 5490 LAKE RIDGE DR
4711-36-101-059	X032023, Pine Creek R	14,649.63	SPINALE CHARLES & CAROL 5360 LAKE RIDGE DR
4711-36-101-060	X032023, Pine Creek R	14,649.63	TEKLE III BERNARD C & JENNIFER S 5365 HIDDEN PINES DR
4711-36-101-061	X032023, Pine Creek R	14,649.63	MARSHALL BRYAN & KAY TRUST 5373 HIDDEN PINES DR
4711-36-101-062	X032023, Pine Creek R	14,649.63	NAJJAR SHIRLEY TRUST 5381 HIDDEN PINES DR
4711-36-101-063	X032023, Pine Creek R	14,649.63	SLOANE JOSEPH C & LISANNE M 5389 HIDDEN PINES DR
4711-36-101-068	X032023, Pine Creek R	14,649.63	TAYLOR TERRY & DARLENE LTS 9.3 5458 LAKE RIDGE DR
4711-36-101-069	X032023, Pine Creek R	14,649.63	BECKER RALPH & ELLEN TRUST 5394 LAKE RIDGE DR
4711-36-102-064	X032023, Pine Creek R	14,649.63	TEPPER CRAIG D & SHEILA 5417 RIVER RIDGE DR
4711-36-102-065	X032023, Pine Creek R	14,649.63	MILLHOUSE JOHN & ROSANNE 5433 RIVER RIDGE DR
4711-36-102-066	X032023, Pine Creek R	14,649.63	SAMMUT, VINCENT & JOYCE 5445 RIVER RIDGE DR
4711-36-102-067	X032023, Pine Creek R	14,649.63	KLEBBA ELLEN L REV. LIVING TRUST 5457 RIVER RIDGE DR
4711-36-102-068	X032023, Pine Creek R	14,649.63	WEINER ANDREW LTS 9.3 5479 RIVER RIDGE DR
4711-36-102-069	X032023, Pine Creek R	14,649.63	STACEY ERNEST & VICKIE LTS 9.3 5495 RIVER RIDGE DR
4711-36-102-070	X032023, Pine Creek R	14,649.63	DAILY JEFFREY & ANNE 5515 RIVER RIDGE DR
4711-36-102-071	X032023, Pine Creek R	14,649.63	RUNYAN DAWN & ROGER 5533 RIVER RIDGE DR
4711-36-102-072	X032023, Pine Creek R	14,649.63	GAFOOR DANA 5555 RIVER RIDGE DR
4711-36-102-073	X032023, Pine Creek R	14,649.63	BERGMOOSER BRADLEY & KIMBERLY 5573 RIVER RIDGE DR
4711-36-102-074	X032023, Pine Creek R	14,649.63	REED FRANK & SUSAN LIFE ESTATE 5591 RIVER RIDGE DR
4711-36-102-075	X032023, Pine Creek R	14,649.63	POLLOCK, GREGORY & GINA 5609 RIVER RIDGE DR
4711-36-102-076	X032023, Pine Creek R	14,649.63	MARTEL RICHARD & KATHLEEN 7203 RIVER RIDGE CT
4711-36-102-077	X032023, Pine Creek R	14,649.63	PILCHAK GARY & THERESE LIFE ESTATE 7215 RIVER RIDGE CT
4711-36-102-078	X032023, Pine Creek R	14,649.63	CLIFTON RALPH & DIANE 7220 RIVER RIDGE CT
4711-36-102-079	X032023, Pine Creek R	14,649.63	HAUTAMAKI, DAVID & ROBIN 7200 RIVER RIDGE CT
4711-36-102-080	X032023, Pine Creek R	14,649.63	LOVEJOY DANIEL W & KRISTIN 5631 RIVER RIDGE DR
4711-36-102-081	X032023, Pine Creek R	14,649.63	URBAN HEATHER LTS 9.3 5632 RIVER RIDGE DR
4711-36-102-082	X032023, Pine Creek R	14,649.63	KOSAIAN, PAUL P. & JOANN M. 5610 RIVER RIDGE DR

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-36-102-083	X032023, Pine Creek R	14,649.63	TOMBURRINI, MICHAEL & ROBIN 5588 RIVER RIDGE DR
4711-36-102-084	X032023, Pine Creek R	14,649.63	WHITE, RICHARD & LYNDA 5566 RIVER RIDGE DR
4711-36-102-085	X032023, Pine Creek R	14,649.63	LIPHARDT MICHAEL & CONSTANCE 5544 RIVER RIDGE DR
4711-36-102-086	X032023, Pine Creek R	14,649.63	WAGNER TERRANCE & POPPY KATHRYN 5522 RIVER RIDGE DR
4711-36-102-087	X032023, Pine Creek R	14,649.63	KANNISTO RODNEY & CARA REV TRUST 5500 RIVER RIDGE DR
4711-36-102-088	X032023, Pine Creek R	14,649.63	WYLIE FAMILY TRUST 5468 RIVER RIDGE DR
4711-36-102-089	X032023, Pine Creek R	14,649.63	RUSSELL BRYAN & KRISTIN 5453 HIDDEN PINES DR
4711-36-102-090	X032023, Pine Creek R	14,649.63	ANDERSON SHANNON & ALT SAMUEL 5467 HIDDEN PINES DR
4711-36-102-091	X032023, Pine Creek R	14,649.63	NAAB THOMAS & MARY ANITA LTS 9.3 5485 HIDDEN PINES DR
4711-36-102-092	X032023, Pine Creek R	14,649.63	SHOCK, LARRY & JANICE 5507 HIDDEN PINES DR
4711-36-102-093	X032023, Pine Creek R	14,649.63	FITCHETT DANIEL & ANGELA 5523 HIDDEN PINES DR
4711-36-102-094	X032023, Pine Creek R	14,649.63	KWAN VINCENT & JANICE 5531 HIDDEN PINES DR
4711-36-102-095	X032023, Pine Creek R	14,649.63	PEREIRA FAMILY LIVING TRUST 5553 HIDDEN PINES DR
4711-36-102-096	X032023, Pine Creek R	14,649.63	GUBOW MARTIN & COLLEEN 7232 FOREST WAY
4711-36-102-097	X032023, Pine Creek R	14,649.63	HAYES, STEVEN M. & CINDY 7204 FOREST WAY
4711-36-102-098	X032023, Pine Creek R	14,649.63	SCHOENHERR TOBIAS 7176 FOREST WAY
4711-36-102-099	X032023, Pine Creek R	14,649.63	SCHURIG REVOCABLE LIVING TRUST 7148 FOREST WAY
4711-36-102-100	X032023, Pine Creek R	14,649.63	KEHOE, STEVEN & BARBARA 7120 FOREST WAY
4711-36-102-101	X032023, Pine Creek R	14,649.63	CROUSE BRIAN C & ULLA 7119 FOREST WAY
4711-36-102-102	X032023, Pine Creek R	14,649.63	CROUSE BRIAN C & ULLA K 7119 FOREST WAY DR
4711-36-102-103	X032023, Pine Creek R	14,649.63	QUINN RYAN & JILL LTS 9.3 5498 HIDDEN PINES DR
4711-36-102-104	X032023, Pine Creek R	14,649.63	WOLFE THOMAS & JOANN 5474 HIDDEN PINES DR
4711-36-102-105	X032023, Pine Creek R	14,649.63	ALBERTS STEPHEN & SHARON 47 PARADISO CT
4711-36-102-106	X032023, Pine Creek R	14,649.63	STAFFORD JOHN & KRISTA 5450 HIDDEN PINES DR
4711-36-102-107	X032023, Pine Creek R	14,649.63	SEBASTIAN, PAUL J. & LINDA K. 5383 RIVER RIDGE DR
4711-36-102-108	X032023, Pine Creek R	14,649.63	ARIA MARY ELLEN 5388 HIDDEN PINES DR
4711-36-102-109	X032023, Pine Creek R	14,649.63	WENDERSKI LEONARD & ANDREA LTS 9.3 5326 LAKE FOREST BLVD

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-36-203-110	X032023, Pine Creek R	14,649.63	POYNTER, RICK E. & MARCIA A. 5242 ARBOR BAY DR
4711-36-203-111	X032023, Pine Creek R	14,649.63	MANGINO, DENNIS 5260 ARBOR BAY DR
4711-36-203-112	X032023, Pine Creek R	14,649.63	BYERS BRUCE & DEBRA LTS 9.3 5278 ARBOR BAY DR
4711-36-203-113	X032023, Pine Creek R	14,649.63	ORLICK FAMILY TRUST 5296 ARBOR BAY DR
4711-36-203-114	X032023, Pine Creek R	14,649.63	BURCHFIELD KENNETH 225 E GRAND RIVER AVE STE 205
4711-36-203-115	X032023, Pine Creek R	14,649.63	BEAVER, THOMAS A. 5368 ARBOR BAY DR
4711-36-203-116	X032023, Pine Creek R	14,649.63	BUSCH, JOHN & JOSEPHINE 5404 ARBOR BAY DR
4711-36-203-117	X032023, Pine Creek R	14,649.63	SEGLER, RAPHAEL M. & BETH A. 5428 ARBOR BAY DR
4711-36-203-118	X032023, Pine Creek R	14,649.63	GADDAM RAMESH & SHAILAJA 4426 HEDGEWOOD
4711-36-203-119	X032023, Pine Creek R	14,649.63	GASIOR TRUST 5484 ARBOR BAY DR
4711-36-203-120	X032023, Pine Creek R	14,649.63	CUCUZ, RANKO & VELINKA 5502 ARBOR BAY DR
4711-36-203-121	X032023, Pine Creek R	14,649.63	BOSKOVICH JACQUELINE ROSE TRUST 5520 ARBOR BAY DR
4711-36-203-122	X032023, Pine Creek R	14,649.63	SNODGRASS DAVID A & DEBORAH L R 5538 ARBOR BAY DR
4711-36-203-123	X032023, Pine Creek R	14,649.63	CARR NEIL & BEVERLEY 5556 ARBOR BAY DR
4711-36-203-124	X032023, Pine Creek R	14,649.63	CAMPBELL DOUGLAS & ANDREA TRUST 5572 ARBOR BAY CT
4711-36-203-125	X032023, Pine Creek R	14,649.63	KOZA EDWARD M TRUST 5608 ARBOR BAY CT
4711-36-203-126	X032023, Pine Creek R	14,649.63	CAPATINA LEE 5621 ARBOR BAY CT
4711-36-203-127	X032023, Pine Creek R	14,649.63	HARKER TROY & ANNE 5603 ARBOR BAY CT
4711-36-203-128	X032023, Pine Creek R	14,649.63	SPEER, LOUIS & JEANETTE 5585 ARBOR BAY CT
4711-36-203-129	X032023, Pine Creek R	14,649.63	JOSEPH LAWRENCE LIVING TRUST 5567 ARBOR BAY CT
4711-36-203-130	X032023, Pine Creek R	14,649.63	BORSOS CARLA RLT 5549 ARBOR BAY CT
4711-36-203-131	X032023, Pine Creek R	14,649.63	EDWARDS PAUL & CATHERINE LTS 9.3 5531 ARBOR BAY CT
4711-36-203-132	X032023, Pine Creek R	14,649.63	SNYDER DALE & SANDRA 5513 ARBOR BAY CT
4711-36-203-133	X032023, Pine Creek R	14,649.63	GAZAREK CRAIG & KARA 5495 ARBOR BAY CT
4711-36-203-134	X032023, Pine Creek R	14,649.63	JUSTICE, GARY W. & DONNA S. 5477 ARBOR BAY CT
4711-36-203-135	X032023, Pine Creek R	14,649.63	HAYOSH BRADLEY J & MICHELLE 5459 ARBOR BAY CT
4711-36-203-136	X032023, Pine Creek R	14,649.63	ZIMMERMAN, LOREN & BETH 5441 ARBOR BAY CT

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-36-203-137	X032023, Pine Creek R	14,649.63	MCGARRY TRUST 5423 ARBOR BAY CT
4711-36-203-138	X032023, Pine Creek R	14,649.63	STEWART BRIAN G & JANET L 5405 ARBOR BAY CT
4711-36-203-139	X032023, Pine Creek R	14,649.63	HAIGHT MARIA & JOHN 5430 ARBOR BAY CT
4711-36-203-140	X032023, Pine Creek R	14,649.63	HOLTON WADE & JILL 5464 ARBOR BAY CT
4711-36-203-141	X032023, Pine Creek R	14,649.63	VULGAMOTT SCHEMM TRUST 5482 ARBOR BAY CT
4711-36-203-142	X032023, Pine Creek R	14,649.63	GORMAN NATHANIEL & WICHER JOANNA 5500 ARBOR BAY CT
4711-36-203-143	X032023, Pine Creek R	14,649.63	ALAMAT JARED C 5518 ARBOR BAY CT
4711-36-203-144	X032023, Pine Creek R	14,649.63	JOLLAY JEFFREY & RENEE 5536 ARBOR BAY CT
4711-36-203-145	X032023, Pine Creek R	14,649.63	BEATON, JAMES & MARY 5571 ARBOR BAY DR
4711-36-203-146	X032023, Pine Creek R	14,649.63	DAVIES ERIC & COURTNEY 5535 ARBOR BAY DR
4711-36-203-147	X032023, Pine Creek R	14,649.63	VANBROUCK, JOHN M. & DONNA M. 5517 ARBOR BAY DR
4711-36-203-148	X032023, Pine Creek R	14,649.63	BUCK ERIC & ALEXANDER 5499 ARBOR BAY DR
4711-36-203-149	X032023, Pine Creek R	14,649.63	SCRUGGS RAYMOND A & HOLLY K 5467 ARBOR BAY DR
4711-36-203-150	X032023, Pine Creek R	14,649.63	KRAUSE ANDREW & DIANE 5449 ARBOR BAY DR
4711-36-203-151	X032023, Pine Creek R	14,649.63	ODOM, SONNY L. & CASSIE L. 5431 ARBOR BAY DR
4711-36-301-152	X032023, Pine Creek R	14,649.63	HOUGHTON WILLIAM & ELIZABETH LTS 5392 HIDDEN PINES DR
4711-36-301-153	X032023, Pine Creek R	14,649.63	LOURIA, MATTHEW A. & LAURIE R. 5347 RIVER RIDGE DR
4711-36-301-154	X032023, Pine Creek R	14,649.63	SCHEBEL, JAY & JODI 5325 RIVER RIDGE DR
4711-36-301-155	X032023, Pine Creek R	14,649.63	STROHMAIER, ALAN H. & LINDA J. 5303 RIVER RIDGE DR
4711-36-301-156	X032023, Pine Creek R	14,649.63	BYRNE BRENDAN & MELISSA 5281 RIVER RIDGE DR
4711-36-301-157	X032023, Pine Creek R	14,649.63	HECKMAN PAUL R & KAREN L 5259 RIVER RIDGE DR
4711-36-301-158	X032023, Pine Creek R	14,649.63	CASTELL, ROY L. & KATHY A. 31044 SCENIC VIEW CIR
4711-36-301-159	X032023, Pine Creek R	14,649.63	TEPER, RONALD D. & TINA L. 5215 RIVER RIDGE DR
4711-36-301-160	X032023, Pine Creek R	14,649.63	KIM JONG YOON & EOM JUNG YOON 5193 RIVER RIDGE DR
4711-36-301-161	X032023, Pine Creek R	14,649.63	MILLER, ANGUS & MANDANA 5171 RIVER RIDGE DR
4711-36-301-162	X032023, Pine Creek R	14,649.63	MIKA, DAVID & SANDRA 5149 RIVER RIDGE DR
4711-36-301-163	X032023, Pine Creek R	14,649.63	EISENHART CHRISTOPHER 5127 RIVER RIDGE DR

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-36-301-164	X032023, Pine Creek R	14,649.63	EMIT REI 2021-A LLC 15480 LAGUNA CANYON RD STE 100
4711-36-301-165	X032023, Pine Creek R	14,649.63	HEWITT ROBERT J 5190 RIVER RIDGE DR
4711-36-301-168	X032023, Pine Creek R	14,649.63	SANOW DANIEL & KATRINA 5318 WYNDAM LN
4711-36-301-169	X032023, Pine Creek R	14,649.63	DOA, JOSEPH & CONNIE 5336 WYNDAM LN
4711-36-301-170	X032023, Pine Creek R	14,649.63	FINAZZO NICOLO & HOLLY 5354 WYNDAM LN
4711-36-301-171	X032023, Pine Creek R	14,649.63	HETHERTON SEAN & JENNIFER 5372 WYNDAM LN
4711-36-301-172	X032023, Pine Creek R	14,649.63	TRAPP HEATHER REVOCABLE TRUST 5390 WYNDAM LN
4711-36-301-173	X032023, Pine Creek R	14,649.63	OLSEN DANIELLE & CHRISTOPHER 5408 WYNDAM LN
4711-36-301-174	X032023, Pine Creek R	14,649.63	GIULIANI MATTHEW & GINA 5426 WYNDAM LN
4711-36-301-175	X032023, Pine Creek R	14,649.63	HENGER DOUGLAS J & NANCY S 5444 WYNDAM LN
4711-36-301-176	X032023, Pine Creek R	14,649.63	LEBRON ALEJANDRO & JENNIFER LTS 9.3 5479 WYNDAM LN
4711-36-301-177	X032023, Pine Creek R	14,649.63	SCHWAB MICHAEL & KELLI RLT 7036 FOREST WAY
4711-36-301-178	X032023, Pine Creek R	14,649.63	SPINALE & HORKEY REV LIV TRUST 7064 FOREST WAY
4711-36-301-179	X032023, Pine Creek R	14,649.63	TRACY MICHAEL & KAREN LTS 9.3 7092 FOREST WAY
4711-36-301-180	X032023, Pine Creek R	14,649.63	COUSINS, CHRISTOPHER & SUSAN 7089 FOREST WAY
4711-36-301-181	X032023, Pine Creek R	14,649.63	MEANEY JOSEPH & KAREN REV TRUST 7061 FOREST WAY
4711-36-301-182	X032023, Pine Creek R	14,649.63	GREGORY RANDALL & YOUNG CHERI 7033 FOREST WAY
4711-36-301-183	X032023, Pine Creek R	14,649.63	DOUGLAS, MICHAEL J. & SHERRY P. 5415 WYNDAM LN
4711-36-301-184	X032023, Pine Creek R	14,649.63	FINNEGAN DENNIS & MICHELLE 5397 WYNDAM LN
4711-36-301-185	X032023, Pine Creek R	14,649.63	HODGES GLENN 5379 WYNDAM LN
4711-36-301-186	X032023, Pine Creek R	14,649.63	DOUGHTERY MAURINE & JAMES 5361 WYNDAM LN
4711-36-301-187	X032023, Pine Creek R	14,649.63	HENDERSHOT REVOCABLE TRUST 5327 WYNDAM LN
4711-36-301-188	X032023, Pine Creek R	14,649.63	MACFARLANE SCOTT & DELYNNE 5268 RIVER RIDGE DR
4711-36-301-189	X032023, Pine Creek R	14,649.63	THOMPSON LESLIE 5290 RIVER RIDGE DR
4711-36-301-190	X032023, Pine Creek R	14,649.63	MARLATT MARC R & LESLIE 5308 RIVER RIDGE DR
4711-36-301-191	X032023, Pine Creek R	14,649.63	BEITZ, JR., WILLIAM J. 5330 RIVER RIDGE DR
4711-36-301-192	X032023, Pine Creek R	14,649.63	BEITZ, JR., WILLIAM & GAIL E. 5330 RIVER RIDGE DR

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PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-36-301-193	X032023, Pine Creek R	14,649.63	KLEIN CHARLES & SPITZLEY LISA RT 5499 WYNDAM LN
4711-36-301-194	X032023, Pine Creek R	14,649.63	DELLICOLLI ANTHONY & ANITA LTS 9.3 5517 WYNDAM LN
4711-36-301-195	X032023, Pine Creek R	14,649.63	GORDON IAIN & ELIZABETH 5535 WYNDAM LN
4711-36-301-196	X032023, Pine Creek R	14,649.63	BIHLMAYER DANIEL J & JULIE R 5553 WYNDAM LN
4711-36-301-197	X032023, Pine Creek R	14,649.63	ROBINSON ANTHONY D & AMY M RLT 5571 WYNDAM LN
4711-36-301-198	X032023, Pine Creek R	14,649.63	CHERESKO DANIEL & DONNA 5589 WYNDAM LN
4711-36-301-199	X032023, Pine Creek R	14,649.63	CUBB, JAMES & MARY JO 5607 WYNDAM LN
4711-36-301-200	X032023, Pine Creek R	14,649.63	DEMERY CHAD E. LAURIE A. 5625 WYNDAM LN
4711-36-301-201	X032023, Pine Creek R	14,649.63	BONGERO DAVID & WENDY 33346 GLENDALE ST
4711-36-301-202	X032023, Pine Creek R	14,649.63	PETERSON WILLIAM R & SHANNON M 7348 FOREST WAY
4711-36-301-203	X032023, Pine Creek R	14,649.63	KOSTER DAVID F & KELLY R 7326 FOREST WAY
4711-36-301-204	X032023, Pine Creek R	14,649.63	SOVRAN DANIEL LTS 9.3 7304 FOREST WAY
4711-36-301-205	X032023, Pine Creek R	14,649.63	PARRELL ERIC & HEATHER 7280 FOREST WAY
4711-36-301-206	X032023, Pine Creek R	14,649.63	SMITH STEPHEN & REBECCA 7256 FOREST WAY
4711-36-301-207	X032023, Pine Creek R	14,649.63	LONGSWORTH BLAINE T & SUSAN A 7253 FOREST WAY CT
4711-36-301-208	X032023, Pine Creek R	14,649.63	MERCATANTE STEVEN D & DENISE N 7125 FOREST WAY CT
4711-36-301-209	X032023, Pine Creek R	14,649.63	MCDONALD CHRISTOPHER & COMBE-DUQUET 7143 FOREST WAY CT
4711-36-301-210	X032023, Pine Creek R	14,649.63	SCHOCK HAROLD & MA JIA 7136 FOREST WAY CT
4711-36-301-211	X032023, Pine Creek R	14,649.63	VANDERHOVEL JASON 1396 BAYWOOD CIR
4711-36-301-212	X032023, Pine Creek R	14,649.63	MASSEY BARBARA 7100 FOREST WAY CT
4711-36-301-215	X032023, Pine Creek R	14,649.63	HOUSE KEVIN & SARA 5732 WYNDAM LN
4711-36-301-216	X032023, Pine Creek R	14,649.63	HENWOOD, GREGORY J. & CYNTHIA R. 5714 WYNDAM LN
4711-36-301-217	X032023, Pine Creek R	14,649.63	OMALLEY BRENDAN & EILEEN 5696 WYNDAM LN
4711-36-301-218	X032023, Pine Creek R	14,649.63	ERRER RAYMOND & LORI 5678 WYNDAM LN
4711-36-301-219	X032023, Pine Creek R	14,649.63	KIME ELIZABETH & BRIAN 5660 WYNDAM LN
4711-36-301-222	X032023, Pine Creek R	14,649.63	WYBO CHRISTOPHER & CHRISTINE LTS 9.3 5744 WYNDAM LN
4711-36-301-223	X032023, Pine Creek R	14,649.63	KOTRBA CHAD M & LINDSEY M 5749 WYNDAM LN

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PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-36-301-224	X032023, Pine Creek R	14,649.63	SHACKA RANDY S & REBECCA E 5783 WYNDAM LN
4711-36-301-225	X032023, Pine Creek R	14,649.63	LAUINGER PAUL & MARGARET 6000 BARCLAY DR
4711-36-301-226	X032023, Pine Creek R	14,649.63	GILLEYLEN TIMOTHY & JERILYN 5988 BARCLAY DR
4711-36-301-227	X032023, Pine Creek R	14,649.63	SCHNEIDER KATIE & JASON 5976 BARCLAY DR
4711-36-301-228	X032023, Pine Creek R	14,649.63	JAWORSKI, THOMAS S. & MELISSA D. 5964 BARCLAY DR
4711-36-301-229	X032023, Pine Creek R	14,649.63	LONGSWORTH, EVELYN A. TRUST 7341 PINE VISTA DR
4711-36-301-230	X032023, Pine Creek R	14,649.63	GROVE KENNETH & EVA 214 S 3RD ST
4711-36-301-231	X032023, Pine Creek R	14,649.63	CROSKY, FRANK J. & JANICE G. 5850 HARTFORD WAY
4711-36-301-232	X032023, Pine Creek R	14,649.63	DEMATTEOS MATTHEW & NANCY 5842 HARTFORD WAY
4711-36-301-233	X032023, Pine Creek R	14,649.63	SHAMON KOSAI & SHELLY 5830 HARTFORD WAY
4711-36-301-236	X032023, Pine Creek R	14,649.63	OGINSKY DANIEL & ANNA 5853 HARTFORD WAY
4711-36-301-237	X032023, Pine Creek R	14,649.63	MARSEE JEFFERY & KOCH-MARSEE DIANA 5861 HARTFORD WAY
4711-36-301-238	X032023, Pine Creek R	14,649.63	MCCONEGHY NICHOLAS & ALLISON 5869 HARTFORD WAY
4711-36-301-239	X032023, Pine Creek R	14,649.63	PAGE THOMAS & BEVERLY LTS 9.3 5877 HARTFORD WAY
4711-36-301-240	X032023, Pine Creek R	14,649.63	HICKEY THOMAS J & MARGARET L 5885 HARTFORD WAY
4711-36-301-241	X032023, Pine Creek R	14,649.63	SPEZIA JOSEPH, MONICA, ROBERT PO BOX 884
4711-36-301-242	X032023, Pine Creek R	14,649.63	JONES KELLY TRUST 7987 STATE ST
4711-36-301-243	X032023, Pine Creek R	14,649.63	AYLOR TIMOTHY & JENNIFER 6046 NOTTINGHAM PT
4711-36-301-244	X032023, Pine Creek R	14,649.63	MIZE JOHN & SEAGRAM LAURA TRUSTS 5917 HARTFORD WAY
4711-36-301-245	X032023, Pine Creek R	14,649.63	ZIELINSKI MICHAEL & MICHELLE 5929 HARTFORD WAY
4711-36-301-246	X032023, Pine Creek R	14,649.63	KENNEDY DAVID L 5937 HARTFORD WAY
4711-36-301-247	X032023, Pine Creek R	14,649.63	KENNEDY DAVID L 5937 HARTFORD WAY
4711-36-301-248	X032023, Pine Creek R	14,649.63	ZACCAGNI PAUL & MICHELE 5953 HARTFORD WAY
4711-36-301-249	X032023, Pine Creek R	14,649.63	HARVILL MARK & ELLIE 5961 HARTFORD WAY
4711-36-301-250	X032023, Pine Creek R	14,649.63	FRITSCH LIVING TRUST 5969 HARTFORD WAY
4711-36-301-251	X032023, Pine Creek R	14,649.63	HANDELSMAN DENISE L. 5977 HARTFORD WAY
4711-36-301-252	X032023, Pine Creek R	14,649.63	SORNSON ROBERT & NANCY 5985 HARTFORD WAY

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4711-36-301-253	X032023, Pine Creek R	14,649.63	GARAGIOLA, STEPHEN E. & CAROL H. 6025 WYNDAM LN
4711-36-301-254	X032023, Pine Creek R	14,649.63	BULGER, HAROLD W. & SANDRA A. 6037 WYNDAM LN
4711-36-301-255	X032023, Pine Creek R	14,649.63	DIAMANTONI ZACHARY 5980 HARTFORD WAY
4711-36-301-256	X032023, Pine Creek R	14,649.63	AMINE, MICHAEL & MARCY ANN 5987 WYNDAM LANE
4711-36-301-257	X032023, Pine Creek R	14,649.63	YANALUNAS KYLE & HELEN & MARK 5975 WYNDAM LN
4711-36-301-258	X032023, Pine Creek R	14,649.63	CORIC MATTHEW & LISA R 1936 MAGNOLIA DR
4711-36-301-259	X032023, Pine Creek R	14,649.63	SCIORE ANTONIO & ROSE 5951 WYNDAM LN
4711-36-301-260	X032023, Pine Creek R	14,649.63	KING JOHN 5995 BARCLAY DR
4711-36-301-261	X032023, Pine Creek R	14,649.63	GARBACIK, MARK E. & MARY A. 5983 BARCLAY DR
4711-36-301-262	X032023, Pine Creek R	14,649.63	DAVIS SPENCER & KRISTIN 5971 BARCLAY DR
4711-36-301-263	X032023, Pine Creek R	14,649.63	PARKS BRADLEY & PATRICIA REV TRUST 5959 BARCLAY DR
4711-36-301-264	X032023, Pine Creek R	14,649.63	CGJOCNEANU, SORIN & CLAUDIA 5906 HARTFORD WAY
4711-36-301-265	X032023, Pine Creek R	14,649.63	MESSMANN RICHARD & ROBIN LTS 9.3 5912 HARTFORD WAY
4711-36-301-266	X032023, Pine Creek R	14,649.63	SALINE NATALIE 5920 HARTFORD WAY
4711-36-301-267	X032023, Pine Creek R	14,649.63	MCGAFFNEY BENJAMIN & LAURA 5934 HARTFORD WAY
4711-36-301-268	X032023, Pine Creek R	14,649.63	SHIFMAN DIAR & BETH TRUST 5950 HARTFORD WAY
4711-36-301-269	X032023, Pine Creek R	14,649.63	PENNINGTON PHILLIP & CAROLYN 5966 HARTFORD WAY
4711-36-301-271	X032023, Pine Creek R	14,649.63	LORENCE JENNIFER REV. TRUST 5300 WYNDAM LN
4711-36-301-274	X032023, Pine Creek R	14,649.63	NINER CRAIG 7335 FOREST WAY
4711-36-301-275	X032023, Pine Creek R	14,649.63	ROSSER DAVID & JEAN TRUST 7359 FOREST WAY
4711-36-301-276	X032023, Pine Creek R	14,649.63	ZDZIEBKO MICHAEL 47064 NORTHUMERLAND ST
4711-36-301-277	X032023, Pine Creek R	14,649.63	WILLIAMS DAN & KEENER AMANDA 5756 WYNDAM LN
4711-36-301-280	X032023, Pine Creek R	14,649.63	BEAVER FAMILY TRUST 5845 HARTFORD WAY
# OF PARCELS: 266	TOTALS:	3,896,801.58	

< | > | Print | Refresh

Estimated Period of Usefulness

The estimated period of usefulness for the Project is 15 years or more.

[Remainder of page left intentionally blank.]

Exhibit B

Form of Bond

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation (“DTC”), to the Township or its agent for registration of transfer, exchange, or payment and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

GENOA CHARTER TOWNSHIP
COUNTY OF LIVINGSTON, STATE OF MICHIGAN
SPECIAL ASSESSMENT BONDS
(LIMITED TAX GENERAL OBLIGATION), SERIES 2023

<u>Date of Issuance</u>	<u>Rate</u>	<u>Maturity Date</u>	<u>CUSIP</u>
_____, 2022	_____%	May 1, 20__	

Registered Owner: Cede & Co.

Principal Amount: *****\$ _____*****

FOR VALUE RECEIVED, Genoa Charter Township (the “Township”), Livingston County, State of Michigan, hereby acknowledges itself indebted and promises to pay on the Maturity Date specified above, to the Registered Owner specified above, or registered assigns, the Principal Amount shown above, upon presentation and surrender of this Bond at the principal office of _____, _____ Michigan, as the Bond Registrar (the “Bond Registrar”), together with the interest thereon to the Registered Owner of this Bond on the applicable date of record at the Interest Rate per annum specified above payable on January 1, 2023, and semiannually thereafter on the first day of January and July in each year. The date of record for payments of interest shall be December 15 with respect to payments made on January 1 and June 15 with respect to payments made on July 1.

This Bond is one of a series of bonds (the “Bonds”) of like date and tenor except as to denomination, date of maturity and interest rate, numbered from 1 upwards, aggregating the principal sum of \$ _____ issued by the Township under and pursuant to and in full conformity with the Constitution and statutes of the State of Michigan, including pursuant to Act No. 188, Public Acts of Michigan, 1954, as amended, and a resolution duly adopted by the Township Board of Trustees on May __, 2023. The Bonds are being issued for the purpose of paying a portion of the cost of making certain road improvements in one special assessment district in the Township. The Bonds are issued in anticipation of the collection of, and are payable primarily from, certain special assessments made against the benefitted lands in such district. Additionally, the Township has irrevocably pledged its limited tax full faith and credit as security

for the payment of the principal of and interest on the Bonds. Pursuant to such pledge, if such special assessments collections are insufficient to pay such principal and interest when due, the Township is required to pay the principal of and interest on the Bonds as a first budget obligation from its general funds, including the collection of any ad valorem taxes which the Township is authorized to levy, but any such levy shall be subject to applicable constitutional, charter and statutory tax rate limitations.

Bonds maturing in years 20__ to 20__, inclusive, are not subject to optional redemption prior to maturity. Bonds maturing in the years 20__ and thereafter are subject to optional redemption, in whole or in part in such order as the Township shall determine, in integral multiples of \$5,000 on any date on or after May 1, 20__, at par plus accrued interest to the redemption date.

With respect to partial redemptions, any portion of a Bond outstanding in a denomination larger than the minimum authorized denomination may be redeemed provided such portion and the amount not being redeemed each constitutes an authorized denomination. If less than the entire principal amount of a Bond is called for redemption, upon surrender of the Bond to the Bond Registrar, the Bond Registrar shall authenticate and deliver to the registered owner of the Bond a new Bond in the principal amount of the principal portion not being redeemed.

Notice of redemption shall be sent to the registered holder of each Bond being redeemed by first class United States mail at least 30 days before the date fixed for redemption, which notice shall fix the date of record with respect to the redemption. Any defect in any notice of redemption shall not affect the validity of the redemption proceedings. Bonds so called for redemption shall not bear interest after the date fixed for redemption provided funds or sufficient government obligations then are on deposit with the Township to redeem such Bonds.

This Bond is transferable on the bond registration books of the Bond Registrar upon surrender of this Bond together with an assignment executed by the Registered Owner or his or her duly authorized attorney in form satisfactory to the Bond Registrar. Upon such transfer, one or more fully registered bonds with denominations of \$5,000, or any multiple of \$5,000, in the same aggregate principal amount and the same maturity and interest rate, will be issued to the designated transferee or transferees. The Bond Registrar shall not be required to honor any transfer of Bonds during the period from the applicable date of record preceding an interest payment date to such interest payment date..

For a complete statement of the funds from which and the conditions under which this Bond is payable and the general covenants and provisions pursuant to which this Bond is issued, reference is made to the Bond Authorizing Resolution adopted by the Township Board on May __, 2023, authorizing this series of Bonds.

It is hereby certified, recited and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in connection with the issuance of this Bond existed, have happened and have been performed in due time, form and manner as required by the Constitution and statutes of the State of Michigan, and that the total indebtedness of the Township, including this series of Bonds, does not exceed any constitutional limitation.

This Bond is designated as a “qualified tax-exempt obligation” under Section 265(b) of the Internal Revenue Code of 1986, as amended.

IN WITNESS WHEREOF, the Township Board of Genoa Charter Township, Livingston County, Michigan, has caused this Bond to be executed in its name with the facsimile signatures of its Supervisor and its Clerk as of the Date of Issuance.

GENOA CHARTER TOWNSHIP

By: _____
Its: Supervisor

By: _____
Its: Clerk

CERTIFICATE OF AUTHENTICATION

This Bond is designated "Genoa Charter Township Special Assessment Bonds (Limited Tax General Obligation), Series 2023."

Date of Authentication:

_____, Michigan,
as Bond Registrar and Authenticating Agent

By:

Authorized Signer

ASSIGNMENT

For value received, the undersigned sells, assigns and transfers into _____ this Bond and all rights hereunder and hereby irrevocably appoints _____ attorney to transfer this Bond on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____

Signature

NOTICE: The signature to this assignment must correspond with the name as it appears upon the face of this Bond in every particular.



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: April 26, 2023
RE: Pine Creek Ridge Road Improvement Project – Lake Villas Condominium Memorandum of Understanding

As you may recall, the Pine Creek Ridge Road Improvement project includes a contribution from the Lake Villas of Pine Creek Condominium for the improvements to the shared entrance portion of the project. In lieu of a special assessment, the Lake Villas Condo Association asked to pay their portion of the assessment as a lump sum from their fund balance. Township staff has worked closely with the Association and bond counsel on this arrangement. Bond counsel prepared the attached Memorandum of Understanding to legally document the arrangement. The agreement has been approved and signed by the association. I am seeking Board approval of the Agreement to finalize the arrangement.

Please consider the following motion:

Moved by _____ and supported by _____ to approve The Memorandum of Understanding with the Lake Villas of Pine Creek for their contribution to the 2023 Pine Creek Ridge Road Improvement Project.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Kelly VanMarter

**Memorandum of Understanding
Funding for 2023 Pine Creek Road Improvement Project**

This Memorandum of Understanding (this “Agreement”) is made as of May __, 2023, by and between Genoa Charter Township, a Michigan municipal corporation (“Genoa Township”), the address of which is 2911 Dorr Road, Brighton, Michigan 48116, and the Lake Villas At Pine Creek Condominium Association, a domestic nonprofit corporation organized under Act 162, Michigan Public Acts of 1982 (“Lake Villas”), the registered office address of which is 6190 Taylor Drive, Flint, Michigan 48507 (together, “the Parties”).

RECITALS

A. The purpose of this Memorandum of Understanding is to set forth the financial obligations and payment method selection of Genoa Township and Lake Villas with respect to a proposed road improvement project commonly referred to as the Pine Creek Road Improvement Project (the “Project”). The Project is described in the attached Exhibit A.

B. Genoa Township has proposed the Project, a portion of which will directly benefit Lake Villas.

C. Lake Villas desires the improvements from the Project and wishes to pay its share of the Project costs in full with a cash payment, rather than through a special assessment levy.

NOW, THEREFORE, in consideration of the foregoing, the parties agree as follows:

Section 1. Cost for the Project. Genoa Township and Lake Villas recognize an anticipated Project with an apportioned cost to Lake Villas of \$58,197.67, allocated as described in Section 3, and as detailed in Exhibit A.

Section 2. Non-use of Special Assessment. As authorized by law, Genoa Township would ordinarily create a special assessment district containing Lake Villas and proceed to levy a special assessment to fund 75% of the Project Cost, with the remaining 25% directly funded by Genoa Township. The Parties instead agree, as described in this Agreement, that Lake Villas will fund its financial obligation for the Project in full with a lump sum payment from Lake Villas to Genoa Township, in place of a special assessment. In exchange for and upon receipt of such cash payment, Genoa Township agrees not to pursue creation of special assessment district to assess costs for the Project against Lake Villas.

Section 3. Allocation of Estimated Project Costs. The Parties recognize the anticipated Project costs allocable to each party as follows:

Allocation of Project Cost	
Estimated Project Cost	\$ 58,197.67
Genoa Twp Contribution (25%)	\$ 14,549.42
Lake Villas' Contribution (75%)	\$ 43,648.25

IN WITNESS WHEREOF, the Parties have duly executed this Memorandum of Understanding by the signatures of their duly authorized officers.

GENOA CHARTER TOWNSHIP

LAKE VILLAS AT PINE CREEK
CONDOMINIUM ASSOCIATION

By: _____
Its: Supervisor

By:  _____
Its: Authorized Officer *TOM SWEET*

By: _____
Its: Clerk

By:  _____
Its: Secretary

Exhibit A

Description of 2023 Pine Creek Road Improvement Project

070280.000038 4872-0224-3159.3

EXHIBIT A – PINE CREEK ROAD IMPROVEMENT PROJECT

ALLOCATION METHODOLOGY

LAKE VILLAS AT PINE CREEK

PINE CREEK PARCEL COUNT:

SUBDIVISION	PARCEL COUNT
PINE CREEK RIDGE	266
LAKE VILLAS	96
TOTAL PARCELS	362

PROJECT COST ANALYSIS:

TOTAL PROJECT COST	\$4,210,000.00
TOTAL LENGTH OF ROAD SURFACE IN FEET (5.45 miles)	28,776 feet
COST PER LINEAR FOOT (\$4,210,000 ÷ 28,776 feet)	\$146.30
LENGTH OF SHARED ENTRANCE (LINEAR FEET)	1,500 feet
TOTAL COST TO IMPROVE SHARED ENTRANCE (1500 feet x \$146.30)	\$219,453.71



APPORTIONMENT TO LAKE VILLAS AT PINE CREEK:

LAKE VILLAS CALCULATIONS	COST
COST PER PARCEL TO IMPROVE ENTRANCE (\$219,453.70 ÷ 362 parcels)	\$606.23
TOTAL COST FOR LAKE VILLAS UNITS (\$606.23 X 96 parcels)	\$58,197.67
TOWNSHIP'S 25% CONTRIBUTION TO LAKE VILLAS PORTION	-\$14,549.42
TOTAL CONTRIBUTION FROM LAKE VILLAS	\$43,648.25



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: April 26, 2023
RE: Pine Creek Ridge Road Improvement Project – Project Agreement

Please find attached the Project Agreement from the Livingston County Road Commission for the Pine Creek Ridge Road Improvement Project. According to Jodie Tedesco, the County Highway Engineer, the Road Commission anticipates doing storm sewer and gutter repairs in May with roadway improvements starting early to mid-June.

Please consider the following motion:

Moved by _____ and supported by _____ to approve the Project Agreement with the Livingston County Road Commission to reconstruct the roads within the Pine Creek Ridge Subdivision consisting of approximately 5.45 miles with the Township's cost not to exceed \$4,210,000.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Kelly VanMarter

PROJECT AGREEMENT

JOB NUMBER: _____

This Agreement made and entered into this _____ day of _____, 2023 by and between the TOWNSHIP of GENOA Livingston County, Michigan, hereinafter referred to as "TOWNSHIP" and the BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF LIVINGSTON, hereinafter referred to as "ROAD COMMISSION."

WITNESSETH

The Township has selected the following road to be improved as described below:

**PINE CREEK RIDGE SUBDIVISION,
NE BAUER AT BRIGHTON ROAD,
APPROXIMATELY 5.45 MILES
MILL EXISTING ASPHALT, PLACE 4.5 INCHES NEW ASPHALT IN 2-LIFTS,
MINOR CURB AND GUTTER AND DRAINAGE WORK,
ALTOGETHER WITH THE NECESSARY RELATED WORK**

The parties agree as follows:

1. The Engineer's Opinion of Probable Cost is \$4,210,000. The Township shall pay the Road Commission 100% of the cost of the project not to exceed \$4,210,000.
 - A. The balance shall be paid promptly as invoiced.
 - B. The Road Commission shall furnish the Township with a final breakdown of its actual expenses upon completion of the project.
 - C. The Township will not withhold payments because of any set-off, counterclaim, or any other claim which it may have against the Road Commission arising out of this or any other matter. If there is a dispute over the balance due upon completion, the Township will pay the amount claimed by the Road Commission, and such payment shall not be a waiver by the Township of any claims it may have arising from this contract and the completion of the project.
2. All work shall be performed in a good workmanlike manner and in accordance with plans and specifications adopted by the Road Commission.
3. The work will be completed within the current contract year, unless the parties otherwise so agree.
4. In the event the project cannot be completed due to circumstances beyond the control of the Road Commission, and through no fault of the Road Commission, the contract price for later completion will be subject to renegotiation.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the date and year first above written.

TOWNSHIP OF GENOA

BY: _____
BILL ROGERS, SUPERVISOR

PAULETTE A. SKOLARUS, CLERK

**BOARD OF COUNTY ROAD COMMISSIONERS
OF THE COUNTY OF LIVINGSTON**

BY: _____
STEVEN J. WASYLK, MANAGING DIRECTOR

SARAH NEWTON, DIRECTOR OF FINANCE



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: April 25, 2023
RE: Chestnut Development Site Grading
Environment Impact Assessment

Please find attached the project case file to allow site grading which includes tree clearing in anticipation of future development on a vacant 4.32- acre parcel on the north side of Grand River Avenue, just west of Char-Ann Drive. The property is zoned Office Service District.



Procedurally, the Planning Commission has review and approval authority over the site plan, and the Township Board has the final approval authority over the Environmental Impact Assessment. The environmental impact assessment was recommended for approval and the site plan was approved by the Planning Commission on April 10, 2023. Based on the review of the revised submittal, I offer the following for your consideration:

ENVIRONMENTAL IMPACT ASSESSMENT

Moved by _____, Supported by _____ to **APPROVE** the Environmental Impact Assessment dated April 24, 2023 for Chestnut Development site grading project located on a 4.32-acre vacant parcel (4711-06-200-101) with the following conditions:

1. Staff recommends that the silt fence line shall be adjusted to ensure protection of trees that are to be preserved per Planner’s review letter dated April 4, 2023
2. MDOT approval for the removal of the guard rail shall be submitted to Township staff prior to issuance of land use permit.

If you should have any questions, please feel free to contact me.

Best Regards,

Amy Ruthig, Planning Director

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Kelly VanMarter



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: CHESTNUT DEVELOPMENT LLC. 6253 GRAND RIVER AVE STE 700
BRIGHTON, MI 48116

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

OWNER'S NAME & ADDRESS: CHESTNUT DEVELOPMENT LLC. 6253 GRAND RIVER AVE STE 700
BRIGHTON, MI 48116

SITE ADDRESS: Grand River Ave PARCEL #(s): 11-06-200-101

APPLICANT PHONE: (734)679-4356 OWNER PHONE: (888)825-1420

OWNER EMAIL: permits@chestnutdev.com

LOCATION AND BRIEF DESCRIPTION OF SITE: North side of Grand River Ave.
Just west of Char-Ann Drive.

BRIEF STATEMENT OF PROPOSED USE: Grading preparation for future
development

THE FOLLOWING BUILDINGS ARE PROPOSED: None

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

BY: Steve Gronow, Owner

ADDRESS: 6253 GRAND RIVER AVE STE 700 BRIGHTON, MI 48116

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

1.) Kelly Ralko _____ of Chestnut Development, LLC. _____ at permits@chestnutdev.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: Steve Gronow, Owner of Chestnut DATE: 2/27/23
PRINT NAME: Steve Gronow, Owner PHONE: 888-825-1420
ADDRESS: 6253 GRAND RIVER AVE STE 700 BRIGHTON, MI 48116

4. The proposal will result in the removal of several trees, though the submittal does not identify the exact (or estimated) quantity.
5. The submittal notes a potential location for structures that are not described/depicted in the PUD Agreement or the approved PUD plans. As suggested by Mr. Lekas , he recommends removing it from the plans.
6. The proposed construction road likely requires approval from the Road Commission.
7. Given the nature of the project, the plans need to be signed/sealed by a professional engineer.

Ms. Byrne has no engineering-related concerns with the project.

The Brighton Area Fire Authority Fire Marshal has no concerns regarding this project.

Ms. Spano stated Trinity has community farms at their other facilities. They use it as a community garden, patients use it for rehabilitation, the vegetables are served to the patients in the hospital, and it helps with their carbon footprint.

Commissioner Chouinard complimented the applicant for keeping the material on site.

The call to the public was made at 8:15 pm with no response.

Commissioner McCreary would like the applicant to add a tree buffer between this area and the adjacent residential property. Ms. Spano agrees. She recommended determining what should be planted after the grading has been completed. Commissioners agreed and recommended it be approved by Township Staff.

Moved by Commissioner Lowe, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated February 24, 2023 for site grading for Trinity Health. **The motion carried unanimously.**

Moved by Commissioner McCreary, seconded by Commissioner McBain, to approve the Amendment to the approved Final PUD Site Plan dated February 24, 2023 for site grading for Trinity Health conditioned upon staff approval of additional tree plantings on the eastern side to buffer the neighboring property. **The motion carried unanimously.**

OPEN PUBLIC HEARING #5... Consideration of an environmental impact assessment and site plan for proposed site grading on a 4.32-acre vacant parcel (4711-06-200-101) on the north side of Grand River Avenue, just west of Char-Ann Drive. The request is petitioned by Chestnut Development.

- A. Recommendation of Environmental Impact Assessment (3-2-23)
- B. Disposition of Site Plan (2-10-23)

Mr. Allan Pruss of Monument Engineering Group and Brad Opfer of Chestnut Development were present. Mr. Pruss provided a review of the project, which will be to regrade the site and remove the guardrail along Grand River. The comments noted by the Township Planner will be addressed on the grading plan. They do not anticipate the need for stockpiling and staging; however, if it is, they have shown it on the plans.

The call to the public was made at 8:31 pm with no response.

Mr. Borden reviewed his letter dated April 4, 2023.

1. In accordance with Section 13.01, the Planning Commission has review and approval authority over the site plan for grading and tree removal.
2. Since the project only entails site engineering at this time, the applicant must address any comments provided by the Township Engineer.
3. He noted that the applicant has provided details of the stockpile and staging areas.
4. The silt fence line may need to be slightly adjusted to ensure protection of three trees that are to be preserved along the west and north sides of the limits of disturbance. Mr. Pruss advised that he will address these concerns.

Ms. Byrne reviewed her letter dated March 30, 2023.

1. The grading plan appears to be filling in an existing detention pond area and adjusting the outlet rim elevation. As the site is currently undeveloped, this change won't have a major impact on the downstream storm system. When the site is developed in the future it will need to have a new storm management system designed and would need MDOT approval to outlet to the Grand River storm sewer.
2. She noted the applicant has addressed the existing storm pipes shown on the survey plan but missing on the proposed grading plan.
3. The existing water main is shown on the survey plan but should also be clearly shown on the grading plan.

The Brighton Area Fire Authority Fire Marshal has no concerns regarding this project.

Commissioner McCreary questioned the trees along Char-Ann and Turning Leaf that have blue tags. Mr. Pruss stated there is 20 feet of greenspace from the end of pavement on Char-Ann to their property line and they will not be grading within the first 50 feet of their property, so this is almost 80 feet of trees and brush that will remain. She does not want to see those trees removed now since there is no plan to develop the site at this time. Mr. Pruss and Mr. Opfer agreed not to remove the trees.

Moved by Commissioner Lowe, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment submitted by Chestnut Development dated March 2, 2023 for proposed site grading on a 4.32-acre vacant parcel

(4711-06-200-101) on the north side of Grand River Avenue, just west of Char-Ann Drive. **The motion carried unanimously.**

Moved by Commissioner Lowe, seconded by Commissioner Dhaenens, to approved the Site Plan submitted by Chestnut Development dated February 10, 2023 for site grading on a 4.32-acre vacant parcel (4711-06-200-101) on the north side of Grand River Avenue, just west of Char-Ann Drive, conditioned upon the trees to the north side of the property as discussed this evening shall not be removed per the revised diagram submitted this evening and final approval to be done by Township Staff. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated there will be May and June Planning Commission meetings.

She advised that Staff may begin requesting demarcation signs be installed for wetlands in new developments. The developer does not encroach into the wetlands per the plans, but homeowners are not aware where the wetlands are adjacent to their property and sometimes mow their lawn into them, etc.

Approval of the February 13, 2022 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Lowe, to approve the minutes of the February 13, 2022 Planning Commission Meeting as corrected. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Lowe, to adjourn the meeting at 9:02 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary



April 4, 2023

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Chestnut Development site grading – Site Plan Review #1
Location:	Vacant parcel – north side of Grand River, west of Char-Ann Drive
Zoning:	OSD Office Service District

Dear Commissioners:

At the Township’s request, we have reviewed the site plan requesting approval for site grading in anticipation of future development for a vacant 4.32-acre property on the north side of Grand River, just west of Char-Ann Drive (plan dated 3/1/23).

A. Summary

1. In accordance with Section 13.01, Planning Commission has review and approval authority over the site plan for grading and tree removal.
2. Since the project only entails site engineering at this time, the applicant must address any comments provided by the Township Engineer.
3. Given their proximity to residential zoning (to the north) and use (to the west), we request the applicant provide the Commission with details of the stock pile and staging areas.
4. The silt fence line may need to be slightly adjusted to ensure protection of three trees that are to be preserved along the west and north sides of the limits of disturbance.

B. Proposal/Process

The applicant proposes site grading in anticipation of future development. The site and adjacent properties to the east are zoned OSD; those to the west along Grand River are zoned GCD; and the adjacent properties to the north are zoned LDR. It is important to note that the adjacent property to the west contains a single-family residence, though it is zoned GCD.

Per Section 13.01, grading that changes the topography of the site by more than 3 feet on average or removal of more than 25% of existing trees with a diameter of 8 inches or more is subject to review by the Zoning Administrator, though it may be forwarded to the Planning Commission for their consideration (as is the case in this instance).

The project intends to bring in fill to level the parcel, which currently has approximately 20’ of elevation change from the northwest (high ground) to the southeast, and to remove 44 trees with a diameter of 8 inches or more (59% of such trees on site).

Procedurally, Planning Commission has review and approval authority over the site plan; however, the Environmental Impact Assessment is subject to Planning Commission recommendation with final approval by the Township Board.



Aerial view of site and surroundings (looking north)

C. Site Plan Review

At this time, the project entails only site grading, which is more of an engineering review than planning/zoning.

As such, the Commission should consider any comments provided by the Township Engineer.

With that being said, we do provide the following comments for the Commission's consideration:

- The grading plan maintains 20' side yard buffer zones, and a 50' rear buffer zone from the LDR property to the north.
- No grading or tree removal is proposed within these buffer zones.
- Given their proximity to residential zoning (to the north) and use (to the west), we request the applicant provide the Commission with details of the stock pile and staging areas.
- Information such as the height of the stock pile and how it will be contained, as well as the type of equipment/materials to be kept in the staging area, would be helpful.
- The silt fence line may need to be slightly adjusted to ensure protection of three trees that are to be preserved along the west and north sides of the limits of disturbance.

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

Respectfully,
SAFEBUILT

A handwritten signature in black ink, appearing to read "B. V. Borden".

Brian V. Borden, AICP
Michigan Planning Manager



March 30, 2023

Ms. Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: Chestnut Development Grading
Sketch Plan Review No. 1**

Dear Ms. Ruthig:

Tetra Tech conducted a review of the proposed Chestnut Development Grading plan last dated February 10, 2023. The plan was prepared by Monument Engineering Group Associates on behalf of Chestnut Development. The site is a 3.4-acre parcel on the north side of Grand River Avenue, to the west of Char Ann Drive. The Petitioner is proposing to regrade the site, including filling in what appears to be an existing detention basin. We offer the following comments:

1. The grading plan appears to be filling in an existing detention pond area and adjusting the outlet rim elevation. As the site is currently undeveloped, this change won't have a major impact on the downstream storm system. When the site is developed in the future it will need to have a new storm management system designed and would need MDOT approval to outlet to the Grand River storm sewer.
2. Some of the existing storm pipes are shown on the survey plan but missing on the proposed grading plan.
3. The existing water main is shown on the survey plan but should also be clearly shown on the grading plan.

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

Sincerely,

A handwritten signature in blue ink that reads 'Shelby Byrne'.

Shelby Byrne, P.E.
Project Engineer

From: [Rick Boisvert](#)
To: [Amy Ruthig](#)
Subject: Re: Chestnut Dev. Grading Project
Date: Tuesday, March 14, 2023 5:51:01 PM
Attachments: [image001.png](#)

Amy, I don't have any comments related to fire stuff on this project. I did notice that it looks like they are filling in the detention pond and the catch basin outflow into it from Grand River is eliminated on the SESC plan, the ST overflow rim looks to be raised and they don't show connection to the storm on the SESC plan. I'm sure Tetrattech will catch it but just a note.

Let me know if you need a letter.

Cordially,

Rick Boisvert, FM, CFPS
Fire Marshal
Brighton Area Fire Authority
615 W. Grand River
Brighton, MI 48116
O: (810)229-6640 D: (810)299-0033
F: (810)229-1619 C: (248)762-7929
rboisvert@brightonareafire.com



On Thu, Mar 9, 2023 at 1:17 PM Amy Ruthig <amy@genoa.org> wrote:

Good Afternoon,

Attached is the site plan submittal for Chestnut Dev. Grading project.

The review is due April 5, 2023.



Monument Engineering Group Associates, Inc.

Developing Lifelong Relationships

monumentengineering.com

298 Veterans Drive, Fowlerville, MI 48836 (HQ)
(517) 223-3512



pa group pine trees on the north end of the site to add more screening.

IMPACT ASSESSMENT

VACANT LAND GRAND RIVER AVE.
SECTION 6, GENOA TOWNSHIP

PREPARED BY:

Monument Engineering Group Associates, Inc.
298 Veterans Drive
Fowlerville, MI 48836

PREPARED FOR:

Chestnut Development
6253 Grand River Avenue
Suite 750
Brighton, MI 48114

March 2, 2023

Revised April 24, 2023

- *Fowlerville*
- *Northern Michigan*
- *Portage*

IMPACT ASSESSMENT

Revised Plans:

Plans were revised on April 24, 2023, per planning commission request to save a group of existing trees. These revisions have no impact on the Impact Assessment previously submitted.

18.07.01 Preparer:

Prepared by: Monument Engineering Group Associates, Inc.

298 Veterans Drive, Michigan 48836

Allan W Pruss, PE, PS

Mr. Pruss has over 30 years of land development experience as an engineer and project manager.

Project Description:

This project entails filling the site in preparation for future development. Currently the site has approximately 20' of fall from the northwest corner to the southeast corner of the site. Some clearing of the site (tree removal) will take place as part of the earthmoving operations.

Landscape setbacks will be adhered to around the perimeter of the site so as to not affect the adjoining parcels.

18.07.02 Location:

The site is in Section 6 T02N, R05E on the north side of Grand River Avenue. Just west of Char Ann Drive and east of Tahoe Blvd. Parcel ID 4711-06-200-101. See location map.

The site is a 4.34 acres parcel of vacant land with some trees mainly on the north side of the property. There is approximately 20' of vertical relief from the northwest corner of the property to the southeast corner. There are no structures on the site.

The property to the north is a residential neighborhood with Turning Leaf Drive adjacent to the property. To the east is an office building with access off Char Ann Drive. To the south is Grand River Avenue with vacant land (wetlands) to the south of Grand River Ave. To the west is a single-family structure located +/-350' from Grand River Ave.

See Location Map and aerial photo for specific location and description of the property.

IMPACT ASSESSMENT



18.07.03 Impact on natural features:

The site is a 4.34 acres parcel of vacant land with some trees mainly on the north side of the property. There is approximately 20' of vertical relief from the northwest corner of the property to the southeast corner. There are no structures on the site. There are approximately 70 trees on site with a diameter breast height (DBH) of 8" or greater. Per the soil survey mapper, soil characteristics are mainly loam with some Carlisle muck. No soils investigation has been conducted as part of this project. There are no known wetlands (regulated or non-regulated) on the site. See site plan for existing conditions survey of the site.

18.07.04 Impact on stormwater management:

The site drains from northwest to southeast with approximately 20' of fall. The plan for this project is to prepare the site for future development by bringing fill to the site and creating a more level site. There will be no increase in impervious area. Soil erosion control measures will be implemented, and a soil erosion sediment control (SESC) permit will be applied for with the Livingston County Drain Commission (LCDC). There will be no impact on stormwater management nor the surrounding stormwater facilities.

18.07.05 Impact on surrounding land uses:

The proposed use will remain unchanged from current use (Vacant Land) as this is a site preparation project only. There will be no increase in noise, light or pollutants when this project is finished. Construction activities will take place during normal business hours, Monday through Saturday, 8 am until 6 pm. Dust control during construction will be handled by utilizing water buffalos during dry periods to keep moisture in the soils and minimize dust to adjoining parcels.

IMPACT ASSESSMENT

Included as part of the soil erosion permit will be a tracking mat designed to knock mud off equipment and vehicles leaving the site. Any mud tracked onto any adjoining roads will be cleaned up daily or as needed during the day.

18.07.06 Impact on public facilities and services:

The proposed use will remain unchanged from current use (Vacant Land) as this is a site preparation project only. There will be no increase in activity on this site after the project is completed. There will be no impact on public facilities or services after the project is completed.

18.07.07 Impact on public utilities:

The proposed use will remain unchanged from current use (Vacant Land) as this is a site preparation project only. Although all public and private utilities are available to service this site, no new utility connections are proposed, therefore there will be no impact on public utilities. There is an existing connection to the public storm sewer system connecting into the Grand River right of way (ROW). This connection will remain in place and the current drainage patterns on the site will be maintained.

A SESC permit will be applied for from LCDC which will have erosion control measures implemented on the site throughout construction. These measures require them to be inspected on a weekly basis, or within 24 hours of a rain event, to ensure their integrity and that they are working properly.

18.07.08 Storage and handling of any hazardous materials:

There will be no storage or handling of any hazardous materials on this site during or after construction.

18.07.09 Traffic Impact Study:

As the property will remain vacant after construction activities, there will be no increase in directional trips to or from the site. Therefore, no traffic impact study will be required.

18.07.10 Historic and Cultural Resources:

The site is currently vacant land with no structures.

18.07.11 Special Provisions:

No special provisions are being requested.

18.07.12 A list of all sources shall be provided:

No sources cited herein.

18.07.13 Any impact assessment previously submitted:

There are no previous impact assessments previously submitted that we are aware of.



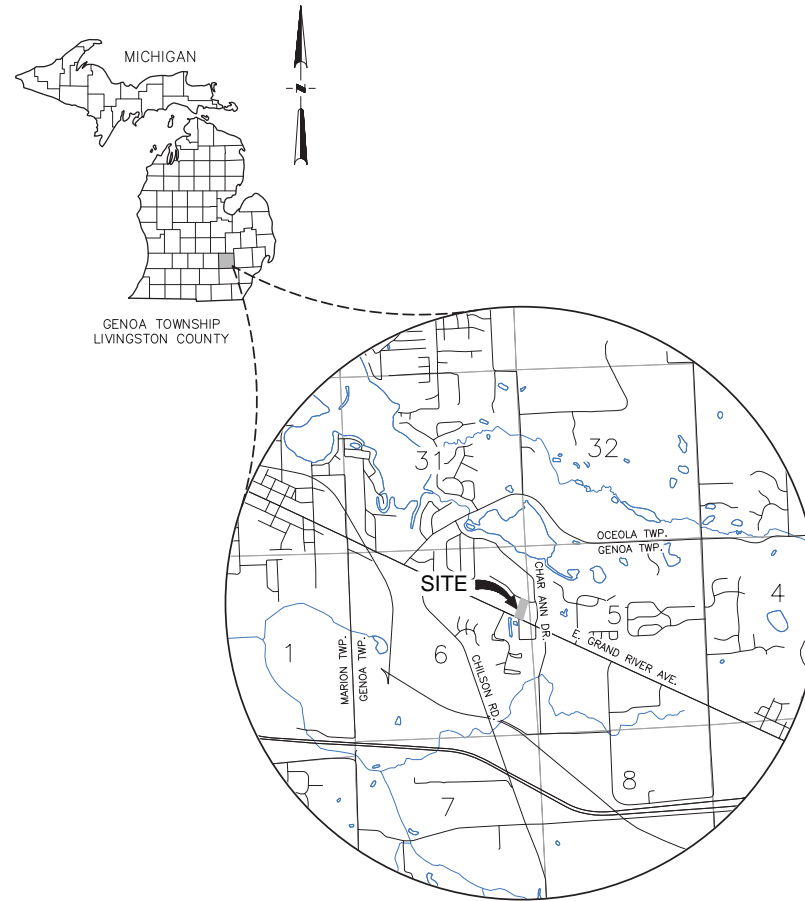
LEGAL DESCRIPTION (AS PROVIDED)

(PER TAX DESCRIPTION PROVIDED BY LIVINGSTON COUNTY GEOSPATIAL INFORMATION SYSTEM (GIS) MAPPING)

TAX NUMBER: 4711-06-200-101

SEC 6 T2N 55E COMM E 1/4 COR SEC TH N01°17'20"E 674.10 FT TH N61°41'16"W 330 FT FOR POB TH CONT N61°40'16"W 398.16 FT TH N21°00'11"E 424.64 FT TH N62°52'38"W 100.58 FT TH N20°45'29"E 50.12 FT TH S62°41'43"E 483.35 FT TH S19°15'30"W 483.42 FT TO POB CORR LEGAL 10/01 CONT. 4.37 AC.

PRELIMINARY SITE PLAN DRAWING FOR
CHESTNUT
E. GRAND AVE



LOCATION MAP

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113,
INTERNATIONAL FEET, GROUND
(LAT: 42°35'46.85" N, LON: 83°53'42.74" W, ELEV: 800.00', SCALE FACTOR: 1.00003817).

DESIGN ENGINEER/SURVEYOR



MONUMENT ENGINEERING GROUP ASSOCIATES, INC

INNOVATIVE GEOSPATIAL &
ENGINEERING SOLUTIONS

298 VETERANS DRIVE,
FOWLerville, MI 48836
ALLAN W PRUSS, PE, PS
PHONE: 517-223-3512

CLIENT

CHESTNUT DEVELOPMENT
6253 GRAND RIVER AVENUE
SUITE 750
BRIGHTON, MICHIGAN 48114
POC: STEVE GRONOW
PHONE: 517-552-2489

		PLAN SUBMITTALS					
		SESC SUBMITTAL	REVISED SESC SUBMITTAL	REVISED GRADING PLAN	REVISED TREE REMOVAL CALC	SITE PLAN SUBMITTAL	SITE PLAN REVIEW COMMENTS
		2/10/2023	2/13/2023	2/21/2023	2/22/2023	3/1/2023	4/24/2023
GENERAL		INCLUDED SHEETS					
SHEET	G-1.0 COVER	●	●	●	●	●	●
SURVEY							
SHEET	V-1.0 TOPOGRAPHIC SURVEY & DEMO PLAN	●	●	●	●	●	●
SHEET	V-2.0 AERIAL VIEW				●	●	
GRADING AND SOIL EROSION & SEDIMENTATION CONTROL (SESC)							
SHEET	C-7.0 GRADING AND SESC PLAN	●	●	●	●	●	●
SHEET	C-7.1 LCDC SESC NOTES AND DETAILS	●	●	●	●	●	●
SHEET	C-7.2 LCDC SESC DETAILS	●	●	●	●	●	●
SPECIFICATIONS							
SHEET	C-12.0 SPECIFICATIONS	●	●	●	●	●	●
GENOA TOWNSHIP, LIVINGSTON COUNTY STANDARD DETAILS							

SHEET INDEX



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www.missdig.org

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND GUARANTEED TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT :
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BRIGHTON, MI 48114
POC: STEVE GRONOW
517-552-2489

COVER
PARCEL 4711-06-200-101
PART OF NE 1/4, SEC. 6, T2N-R5E,
GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

DATE	PLAN SUBMITTALS/REVISIONS
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03/01/2023	SITE PLAN SUBMITTAL
04/24/2023	SITE PLAN REVIEW COMMENTS

CURRENT ISSUE DATE:
4/24/2023

PROJECT NO: 22-168

SCALE: N/A
0 1/2" 1"

FIELD: RZ
DRAWN BY: MV,MN
DESIGN BY: BS
CHECK BY: MA,AP

G-10

NOT FOR CONSTRUCTION



STRUCTURE SCHEDULE

EX. STORM SEWER		
STRUCTURE	RIM ELEV.	PIPES
(50412) CBB	953.05	24" NW IE= 943.90 24" SE IE= 944.03
(60196) CBS	961.31	UNABLE TO ACCESS
(60290) CBR	949.74	12" SE IE= 944.52
(60291) STMH	952.44	UNABLE TO ACCESS
(60295) CBB	951.48	24" NW IE= 944.03 24" SE IE= 945.23
(60342) CBS	952.91	12" N IE= 950.69
(60375) CBS	955.08	10" NE IE= 952.87

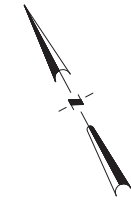
EXISTING PARKING

THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY.

SOILS INFO

SOIL TYPES ARE ACCORDING TO THE USDA SOIL SURVEY WEB SITE (<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>)

- SOIL TYPE LIMIT AND LABEL
- CarabA: CARULSE MUCK, 0-2% SLOPES
 - MoA: WAWASEE LOAM, 0-2% SLOPES
 - MoB: WAWASEE LOAM, 2-6% SLOPES
 - MoD: MIAMI LOAM, 12-18% SLOPES



DEMOLITION LEGEND

- ABANDON IN PLACE
- ABANDON LINEAR FEATURE
- SAWCUT
- REMOVE LINEAR FEATURE
- LIMITS OF DISTURBANCE
- REMOVE OBJECT
- REMOVE PAVEMENT

DEMOLITION NOTES

- UTILITY OBJECTS SUCH AS GAS METER, TRANSFORMER, TELEPHONE PEDESTAL, UTILITY POLE & WIRES ARE TO BE REMOVED BY OTHERS IF APPLICABLE.
- ANY TREES NOT MARKED PER PLAN ARE TO BE PROTECTED & PRESERVED DURING CONSTRUCTION.

TREE REMOVAL CALCS

74 TREES ON-SITE WITH A DIAMETER 8" OR LARGER
NUMBER OF TREES PROPOSED TO BE REMOVED: 23

23/74 x 100 = 31% OF TREES 8" OR LARGER BEING REMOVED

EXISTING LEGEND

- DECIDUOUS TREE, CONIFEROUS TREE, SHRUB
- TREE LINE/ CANOPY
- DITCH/ DRAINING COURSE
- UG TELE, MH, TELE PED, CABLE PED
- UG FIBER, PED, LINE MARKER, VAULT
- UG ELEC, MH, TRANSFORMER, AC UNIT, METER, BOX
- OH ELEC, UTIL POLE, GUY WIRE
- GROUND LIGHT, POLE, W/ ARM LT
- LIGHT MH, LT CTRL BOX, PARK. METER, CAR CHARGER
- ELEC HAND HOLE, OUTLET, SIGNAL MH, SIGNAL BOX
- UG GAS, MH, VALVE, LINE MARKER
- GAS WELL, METER, VENT
- WATER MAIN, MH, VALVE IN BOX, HYDRANT, FDC
- WATER WELL, METER, STOP BOX, POST INDICATOR VALVE
- IRRIGATION CONTROL VALVE, SPRINKLER HEAD
- STORM SEWER, MH, CB, INLET, YARD DRAIN, DOWN SPOUT
- CULVERT/ END SECTION
- SANITARY SEWER, MH, CLEAN OUT
- COMBINED SEWER, MH
- STEAM LINE, MH
- MISC. MANHOLE, HAND HOLE, HAND BOX
- PARKING BLOCK, SIGN, FLAG POLE, POST, ROCK, MAIL BOX
- SECTION LINE, SECTION CORNER
- FOUND IRON ROD (FIR), FD MON, FD PK
- SET IRON ROD (SIR), SET PK, MAG NAIL
- FINISH FLOOR ELEVATION, SPOT ELEVATION
- CONTOUR
- FENCE
- RAILROAD SIGNAL, SIGNAL BOX
- SOIL BORING
- EX. ASPHALT
- EX. CONCRETE
- EX. GRAVEL

WETLAND NOTE

ACCORDING TO THE NATIONAL WETLAND INVENTORY WEBSITE (<http://www.fws.gov/wetlands/datamapper.html>), THERE ARE NO NOTED WETLANDS ON THE SUBJECT PARCEL. WETLAND FLAGGING WAS NOT OBSERVED DURING THE FIELD SURVEY. AN OFFICIAL STUDY FOR THE PRESENCE OF WETLANDS WAS NOT CONDUCTED BY MONUMENT ENGINEERING GROUP ASSOCIATES.

FLOOD ZONE

FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.

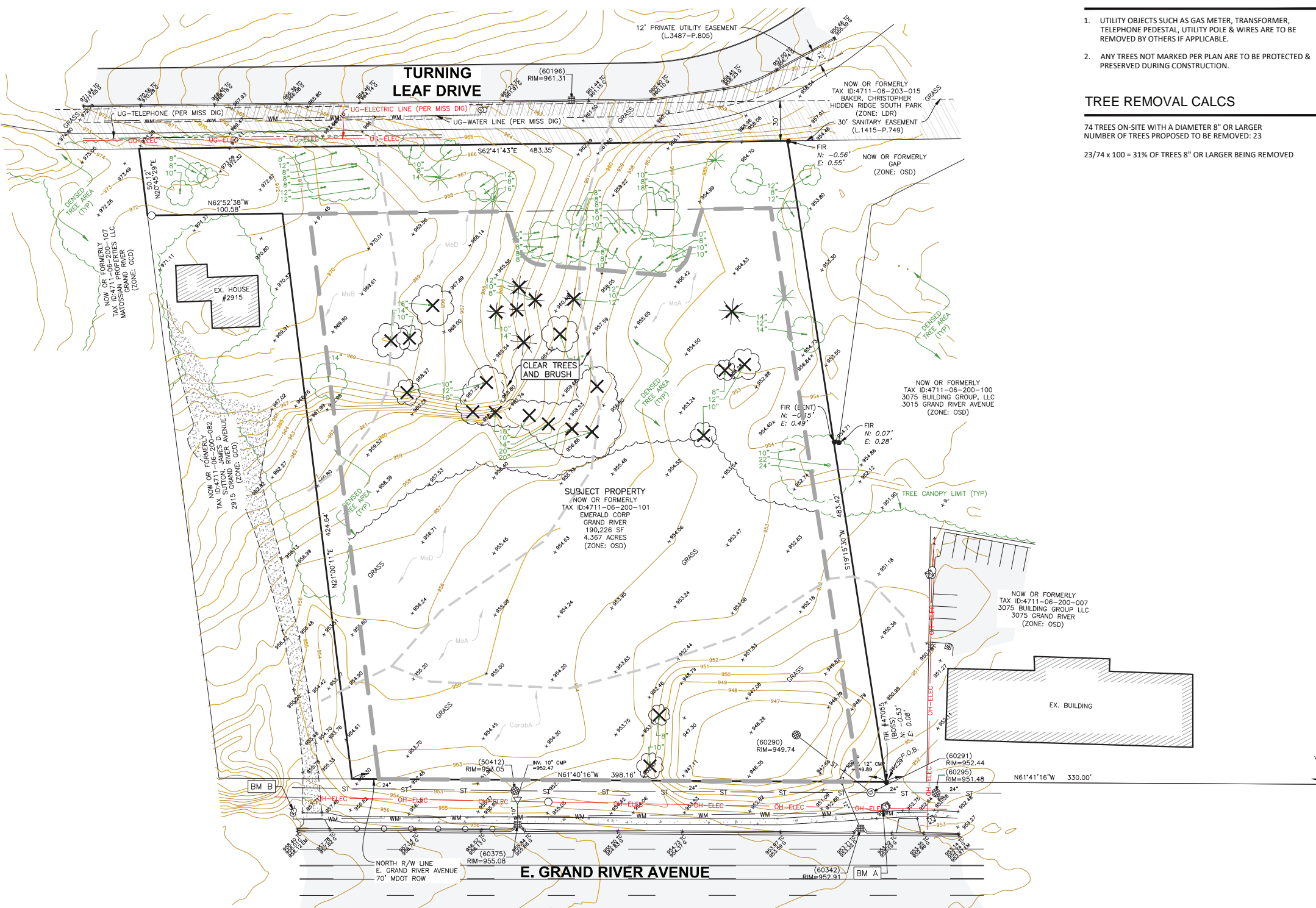
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF LIVINGSTON, COMMUNITY PANEL NO. (26093C0307D), EFFECTIVE DATE 9/17/2008.

UTILITY NOTES

- ALL FRANCHISE UTILITIES (GAS, FIBER, CABLE, UG ELEC., TELE.) SHOWN ARE BASED ON MISS DIG MARKINGS LOCATED AT TIME OF SURVEY UNLESS NOTED OTHERWISE.
- THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

BENCHMARKS

- DATUM: NAVD88
- BM A:
DESC. BENCH TIE ON SOUTH SIDE OF UTILITY POLE
ELEV = 952.871'
- BM B:
DESC. TOP ARROW OF HYDRANT
ELEV = 960.727'



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ENGINEER
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BRIGHTON, MI 48114
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TOPOGRAPHIC SURVEY & DEMO PLAN

PARCEL 4711-06-200-101
PART OF NE 1/4, SEC. 6, T2N-R5E,
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4/24/2023

PROJECT NO: 22-168

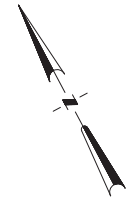
SCALE: 1" = 40'

0 1/2" 1"

FIELD: RZ
DRAWN BY: MV,MN
DESIGN BY: BS
CHECK BY: MA,AP

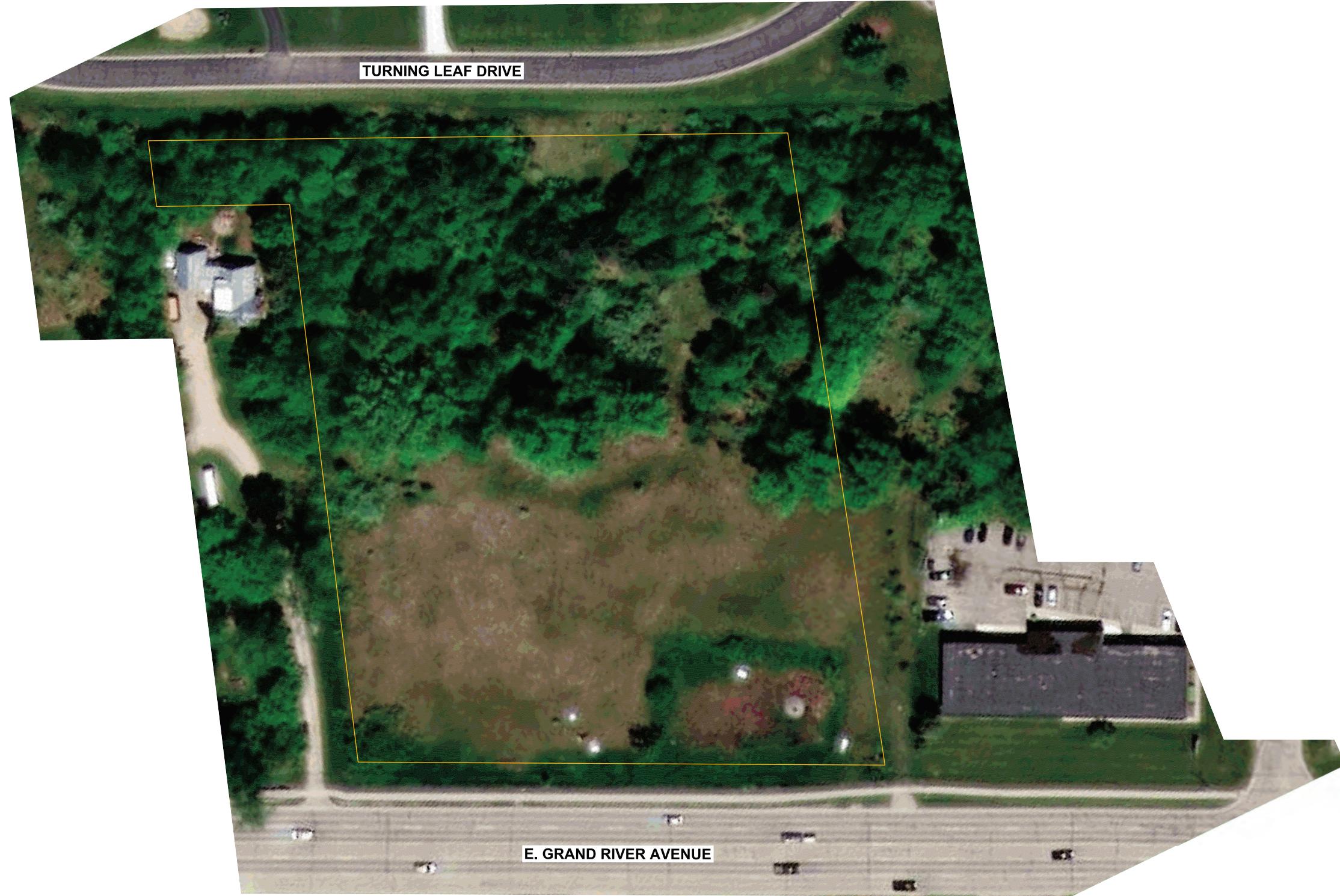
V-10

NOT FOR CONSTRUCTION



AERIAL SOURCE

AERIAL IMAGE PER ESRI/DIGITAL GLOBE
DATE: UNKNOWN



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Allan W. Pruss

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AERIAL VIEW
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PART OF NE 1/4, SEC. 6, T2N-R5E,
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LIVINGSTON COUNTY, MICHIGAN

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V-2.0

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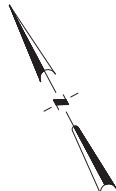
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- MoB: WAWASEE LOAM, 2-6% SLOPES
- MoD: MIAMI LOAM, 12-18% SLOPES

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING MAY 2023		
	MAY	JUN	JUL
1 CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON APPROVED PLANS.			
3 REMOVE ALL TOPSOIL AND ORGANIC MATTER. TOPSOIL MAY BE STORED ON SITE IN DESIGNATED AREA TO BE USED FOR FUTURE PLANTING AND FILL AREAS. TRUCK REMAINING TOP SOIL OFFSITE AND PROPERLY DISPOSE.			
4 PLACE INLET FILTERS AT CATCH BASINS THROUGHOUT SITE.			
6 FINISH GRADE AND STABILIZE AS SOON AS POSSIBLE. STABILIZE DISTURBED AREAS WITH CLASS A SEED AND MULCH. IN AREAS OF SLOPES OF 1:4 OR STEEPER, CONTRACTOR TO SEED AND INSTALL PEGGED IN PLACE EROSION CONTROL BLANKETS.			
7 REPAIR/CLEAN INLET FILTERS AS REQUIRED.			
10 REMOVE TEMPORARY SOIL EROSION MEASURES ONCE SEEDED VEGETATION HAS BEEN ESTABLISHED. CLEAN ALL AFFECTED STORM STRUCTURES AS NECESSARY.			



SESC LEGEND

- SILT FENCE
- ▨ STABILIZED CONSTRUCTION ACCESS
- ▣ RIP RAP

EROSION CONTROL QUANTITIES

Disturbed Area: 3.29 Acres

QTY	UNIT	ITEM
1172	LF	SILT FENCE
4	EA	INLET PROTECTION
1	EA	STABILIZED CONSTRUCTION ACCESS

NOTE: QUANTITIES ARE FOR ENTIRE SITE

GRADING LEGEND

- X 940.00 TP PROPOSED TOP OF PAVEMENT GRADE
- X 940.00 SW PROPOSED SIDEWALK GRADE
- X 940.00 FG PROPOSED FINISH GRADE
- X 940.00 TG PROPOSED TOP OF CURB GRADE
- X 940.00 GP PROPOSED GUTTER PAN GRADE
- X 940.00 TW PROPOSED TOP OF WALL GRADE
- X 940.00 BW PROPOSED BOTTOM OF WALL GRADE
- X 940.0 MA MATCH EXISTING GRADE
- X 940.0 FFE PROPOSED FINISH FLOOR GRADE
- X 940.00 RIM PROPOSED RIM GRADE
- X 940.00 ADJ-RIM ADJUSTED RIM GRADE
- X 940.00 INV PROPOSED INVERT GRADE
- R ADA COMPLIANT SIDEWALK RAMP
- L ADA COMPLIANT SIDEWALK LANDING
- 960.00 EXISTING ELEVATION
- 900 EXISTING CONTOUR
- 900 PROPOSED CONTOUR
- MoA SOIL TYPE LIMIT AND LABEL (FROM USGS SOIL SURVEY)
- LIMITS OF DISTURBANCE
- ➔ OVERFLOW ROUTE

DTMB SOIL EROSION & SEDIMENTATION CONTROL MEASURES

MICHIGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT, AND BUDGET (DTMB)

EROSION CONTROLS

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E6	MULCH		FOR USE IN AREAS SUBJECT TO EROSION SURFACE FLOWS OR SEVERE WIND OR ON NEWLY SEEDS AREAS.
E8	PERMANENT SEEDING		STABILIZATION METHOD UTILIZED ON SITES WHERE EARTH CHANGE HAS BEEN COMPLETED (FINAL GRADING ATTAINED).

SEDIMENT CONTROLS

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
S51	SILT FENCE		USE ADJACENT TO CRITICAL AREAS, TO PREVENT SEDIMENT LAGEN SHEET FLOW FROM ENTERING THESE AREAS.
S53	STABILIZED CONSTRUCTION ACCESS		USED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE.
S55	SEDIMENT BASIN		AT THE OUTLET OF DISTURBED AREAS AND AT THE LOCATION OF A PERMANENT DETENTION BASIN.
S58	INLET PROTECTION FABRIC DROP		USE AT STORMWATER INLETS, ESPECIALLY AT CONSTRUCTION SITES.

EROSION & SEDIMENT CONTROLS

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
ES31	CHECK DAM		USED TO REDUCE SURFACE FLOW VELOCITIES WITHIN CONSTRUCTED AND EXISTING FLOW CORRIDORS.

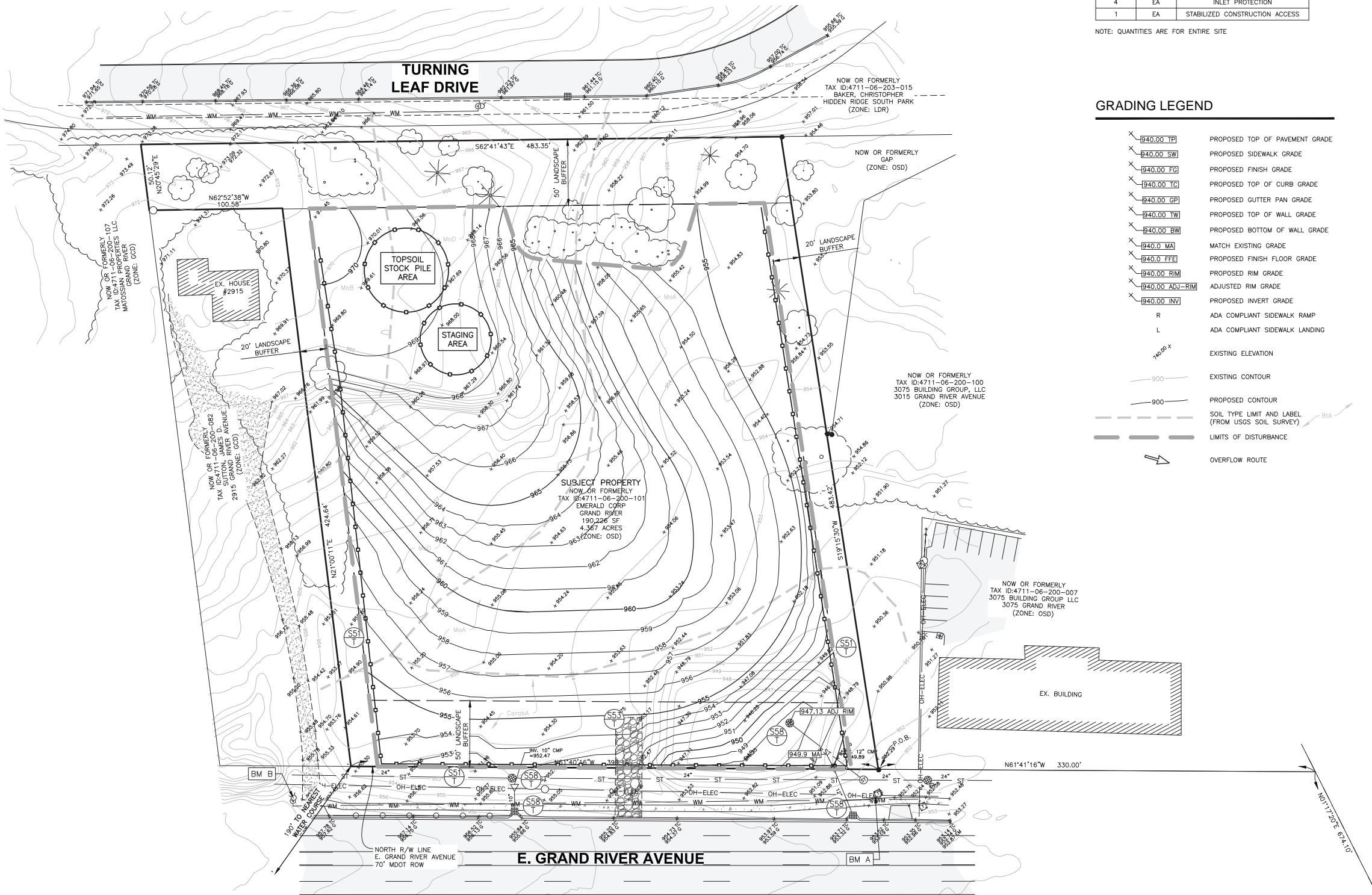
- ⓧ TEMPORARY
- ⓧ PERMANENT

EROSION CONTROL STANDARDS

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE.
- DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER CHANGES HAS BEEN ACCOMPLISHED.
- STAGING OF THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLACES AND AS REQUIRED TO INSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.
- SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
- A CERTIFIED STORM WATER OPERATOR WILL BE NAMED ON THE MDEQ NOTICE OF COVERAGE FOR NPDES AS REQUIRED.
- ALL DISTURBED AREAS ARE TO BE TOP SOILED AND SEEDED WITH THE FOLLOWING MIN RATIO:
TOP-SOIL 3" IN DEPTH, GRASS SEED 218 LBS PER ACRE, FERTILIZER 150 LBS PER ACRE, STRAW MULCH 3" DEPTH 1.5 TO 2 TONS PER ACRE.
- HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%. ON SLOPES OVER 1%, STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER, OR STRAW BLANKETS PEGGED IN PLACE.

SOIL EROSION CONTROL MAINTENANCE SCHEDULE AND NOTES.

- CONTRACTOR MUST OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE PRIOR TO COMMENCING WORK.
- EARTHWORK SHALL BE LIMITED TO THE PROPOSED SITE AS SHOWN ON THE PLAN.
- CONTRACTOR SHALL INSPECT THE SOIL EROSION/SEDIMENTATION CONTROL DEVICES ONCE A WEEK AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. ANY DAMAGE TO EROSION CONTROL MEASURES MUST BE REPAIRED IMMEDIATELY.
- ALL MUD OR DEBRIS TRACKED ONTO EXISTING PUBLIC ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT-UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETRENCH OR RE-BACKFILL THE SILTATION FENCE SHOULD IT FAIL OR BE DAMAGED DURING CONSTRUCTION.
- PERMANENT STABILIZATION MUST BE COMPLETED WITHIN 30 DAYS OF FINAL GRADING.
- ACCESS ROADS MUST BE MAINTAINED AS NECESSARY, TO KEEP THEM EFFECTIVE. NEW LAYERS OF STONE MAY BE ADDED AS OLD LAYERS BECOME COMPACTED. STEPS SHOULD ALSO BE TAKEN TO REPAIR THE ACCESS ROADS IF RUTS OR PONDING WATER APPEARS.
- INLET FILTERS SHOULD BE INSPECTED FOR BUILDUP OF SILT AND OTHER DEBRIS. THIS IS EVIDENT IF GEOTEXTILE/SOD STRUCTURE IS CAUSING FLOODING. MAINTENANCE WOULD CONSIST OF REMOVING OF SEDIMENTS WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, IT MAY BE NECESSARY TO REPLACE BOTH THE SOD AND GEOTEXTILE FILTER.
- IF SOIL EROSION/SEDIMENT CONTROL MEASURES ARE INADEQUATE FOR THE SITE. THE PROPER EROSION CONTROL AUTHORITY MUST BE NOTIFIED.



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SUITE 750
BRIGHTON, MI 48114
POC: STEVE GRONOW
517-552-2489

GRADING AND SESC PLAN

PARCEL 4711-06-200-101
PART OF NE 1/4, SEC. 6, T2N-R5E,
GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

DATE	DESCRIPTION
2/10/2023	SESC SUBMITTAL
02/13/2023	REVISED SESC SUBMITTAL
02/21/2023	REVISED GRADING PLAN
02/22/2023	REVISED TREE REMOVAL CALC
03/01/2023	SITE PLAN SUBMITTAL
04/24/2023	SITE PLAN REVIEW COMMENTS

CURRENT ISSUE DATE: 4/24/2023

PROJECT NO: 22-168
SCALE: 1" = 40'
FIELD: RZ
DRAWN BY: MV/MN
DESIGN BY: BS
CHECK BY: MA,AP

C-7.0

NOT FOR CONSTRUCTION

LCDC NOTES

Top Soil & Soil Storage Areas:

- Top soil or soil storage areas shall be seeded and mulched, or matted with straw, immediately after the stripping process is completed, to prevent wind and water erosion.

Slopes and Ditches:

- On-site ditches shall be of the flat bottom type, minimum width of 2' with a minimum of 3' horizontal to 1' vertical side slopes, 3:1.
- Side slopes in excess of 3' horizontal to 1' vertical shall not be used except with a mechanical device such as a retaining wall, or terracing.
- Ditches with steep grades will need "stone flow checks" to prevent scouring of the ditch bottoms. They may be used as a temporary measure and removed once sufficient stabilization has been established. These shall be depicted on plans by the engineer. Indicate flow checks on all slopes 3.00% and greater.

Detention/Retention, Sedimentation Ponds:

- New land developments within Livingston County shall be equipped with detention/retention facilities for storm water in accordance with the Drainage Policies of the Livingston County Drain Commissioner.
- Inlets into detention ponds must not discharge at the same location as the outlet structure.
- Detention Pond Stand Pipe Outlet Detail must be the Livingston County Drain Commissioner's standard Detention Pond outlet, e.g. orifice outlets without sedimentation control devices are prohibited.
- Stand pipe structure must have a 2 ft. sump.
- Detention Pond stand pipe structure shall show staggering of outlet holes at different elevations. This will minimize plugging and provide for more effective filtering.
- The stone around the stand pipe structure shall be refreshed with clean stone prior to completion of the project.
- Detention/Retention, Sedimentation Ponds shall be excavated, top soiled, seeded, mulched and tacked prior to the start of massive earth disruption.
- Inlets into Detention/Retention Ponds must be located within two feet of the bottom floor of the pond.

Detention Pond Spillway:

- Rip-rap proposed in the construction of the emergency spillway must be placed over keyed-in geo-fabric blanket.

Silt Fence:

- All commercial projects constructed in Livingston County shall install 36" high silt fence.

Inlet Protection:

- Sedimentation protection for catch-basin inlets. Silt sacks are the preferred choice in the winter months, because they are less likely to be disturbed by the process of snow plowing.
- Open-Pipe, inlet protection must be provided with straw bales, stone or geo-fabric.

Outlet Protection:

- All storm drains 15" in diameter or larger shall have animal guards installed to prevent entrance to the system.
- All rip-rap must be placed over keyed-in geo-fabric.
- Storm drain outlets that do not empty into the retention/detention pond shall have a temporary 5'x10'x3" sump installed at the termination of the storm sewer. Upon completion of the stabilization work the sump area shall be filled and rip-rapped with cobble stone over keyed in filter fabric. Silt traps shall be inspected after each storm.
- Splash blocks may be required depending on the outley flow rate or velocity.

Tracking onto public roadway:

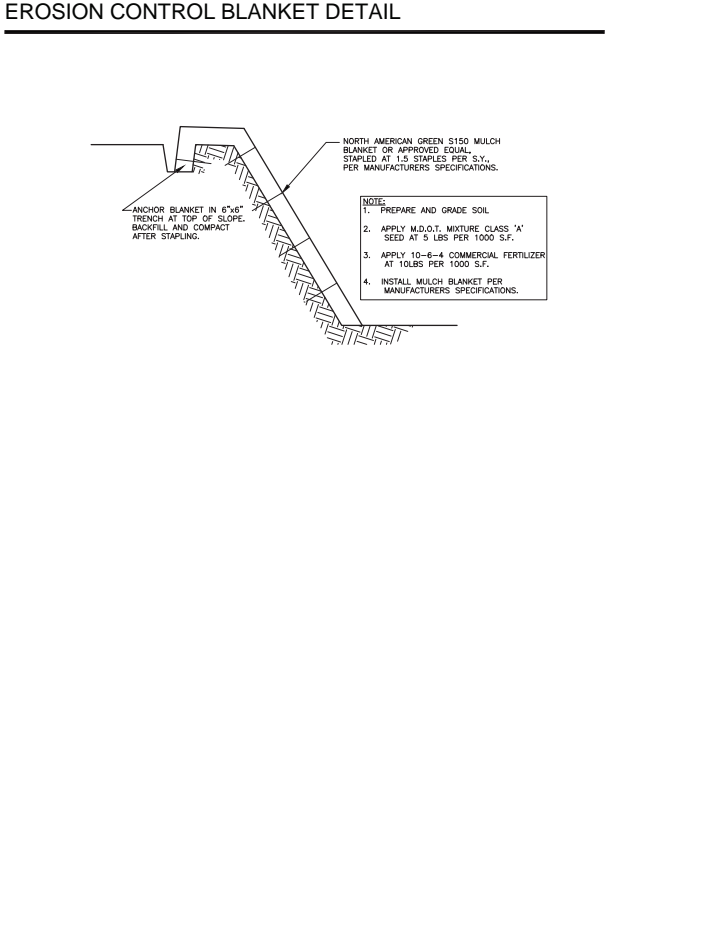
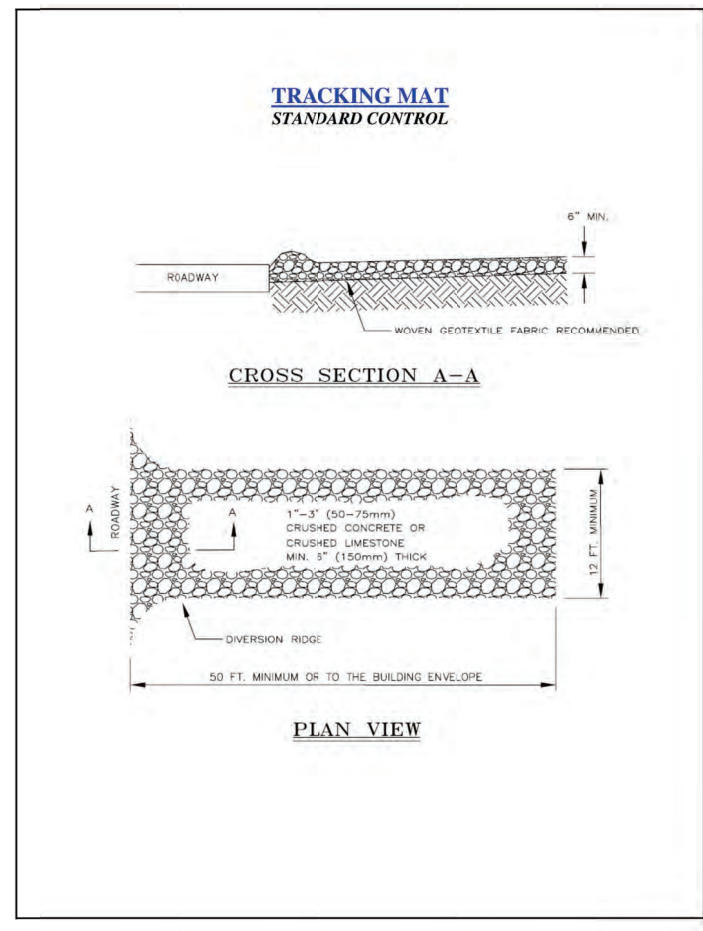
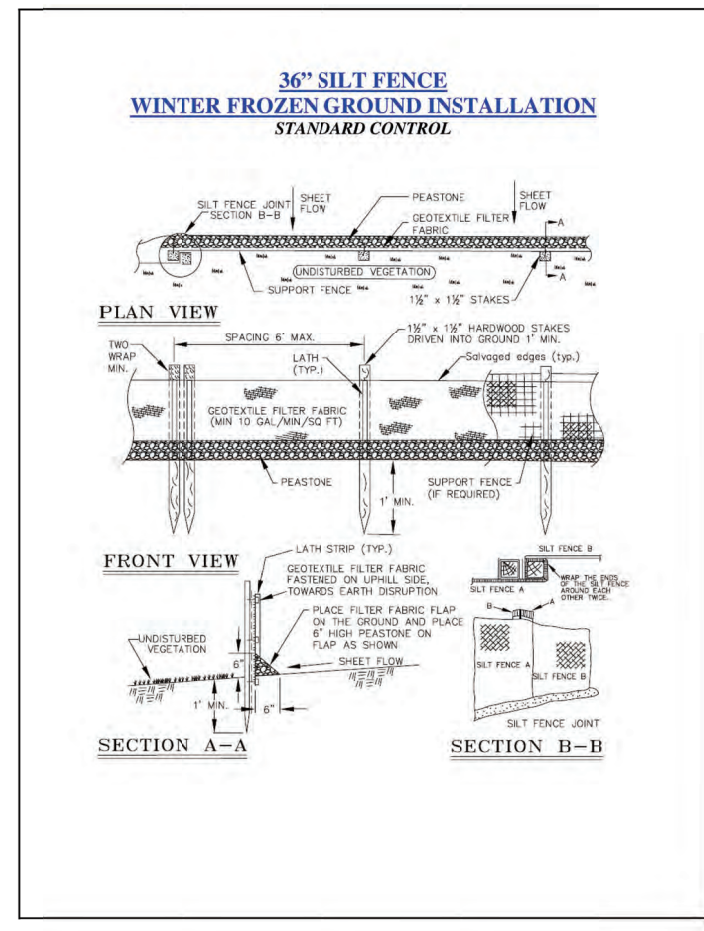
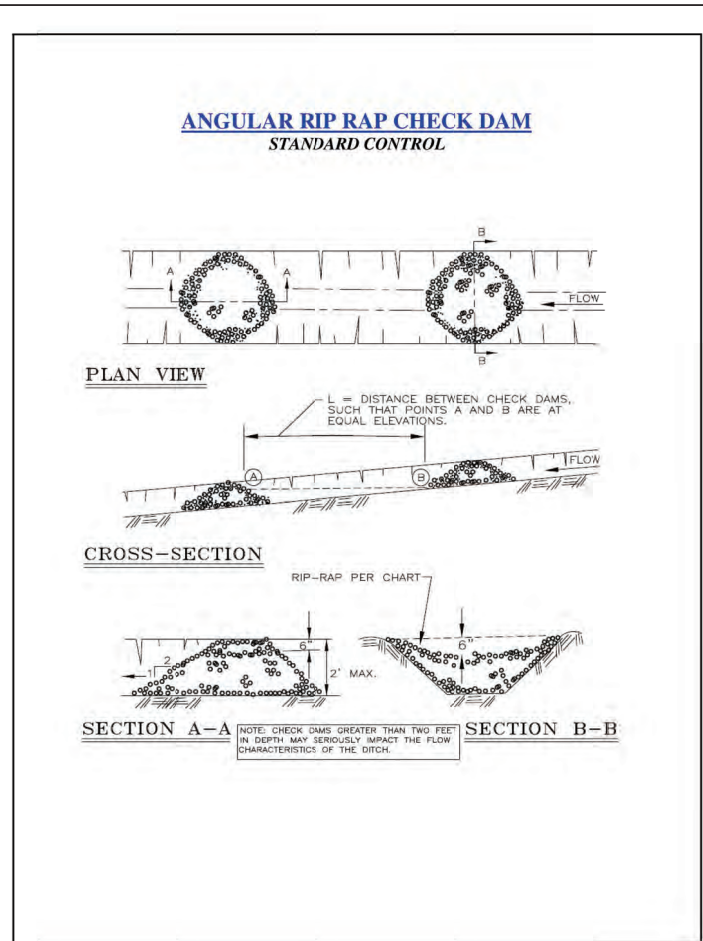
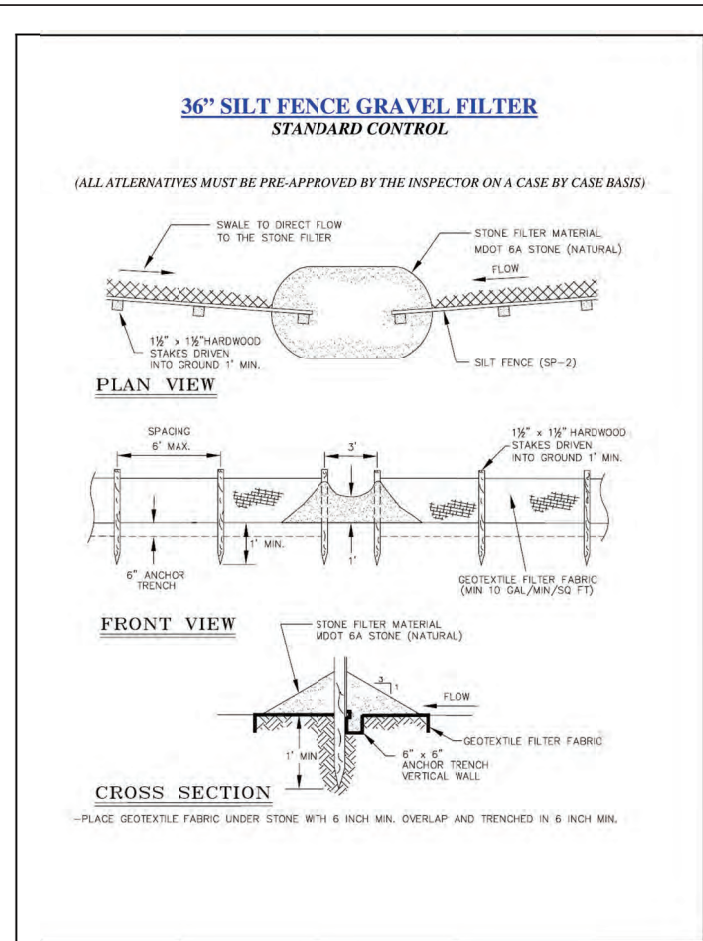
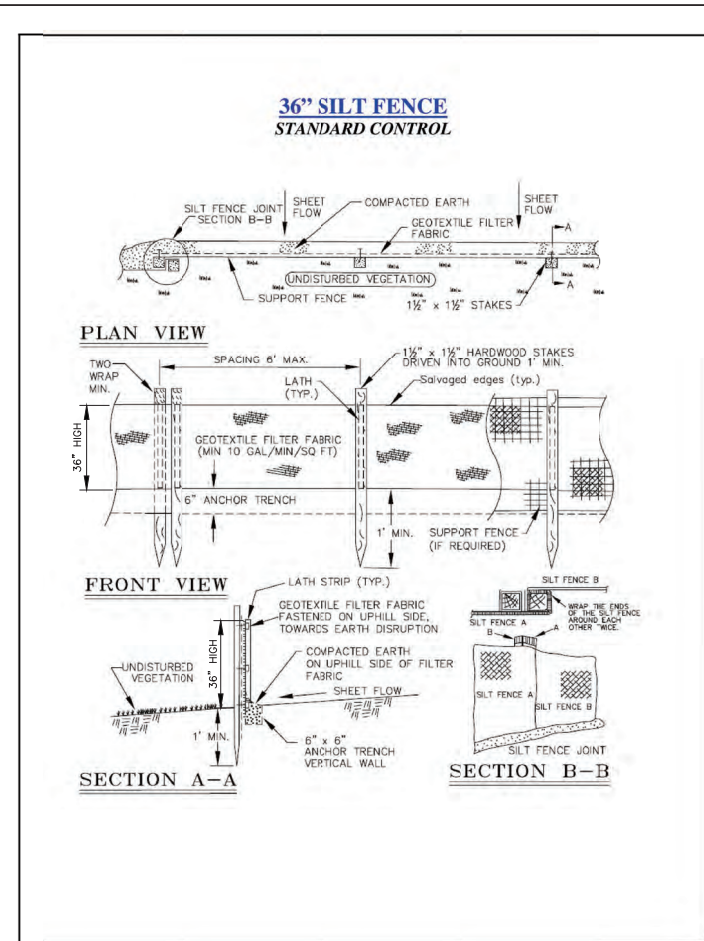
- It is required that each development have an ingress/egress of crushed stone to restrict tracking of material onto the Public Roadway. All commercial construction sites require a minimum 75-foot tracking mat shown at ingress/egress.

Stabilization Standards:

- For subdivision and site condominium developments: As of May 01, 2000, it is required that temporary stabilization of the entire site be completed and approval from the Livingston County Drain Commissioner's Office obtained prior to the issuance of single family dwelling permits.
- For commercial or industrial sites, common areas shall be called out on plans, in accordance with Part 17, prescribed by R 323.1709 and R 323.1710, pursuant to PART 91, Soil Erosion and Sedimentation Control, of the Natural Resources and Environmental Protection Act (Previously known as P.A. 347 of 1972) of Act 347, Public Acts OF 1972, as amended) indicating areas to be stabilized after 15 days of grade work. Areas to be outlined are as follows: detention/retention, drainage easements, utility easements, boulevards, etc.

Seeding, Fertilizer and Mulch Bare Ground Ratio:

- This information shall be detailed on the construction plans.
- Top Soil 3" in depth
- Grass Seed 217.64 lbs per acre
- Fertilizer 150 lbs per acre
- Straw Mulch 3" in depth (All mulching must have a tie down)
- Hydroseeding is not acceptable for slopes exceeding 1%, in such cases stabilization shall be done with seed and and straw mulch with a tackifier.



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ENGINEER
NO. 6201043168

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BRIGHTON, MI 48114
POC: STEVE GRONOW
517-552-2489

LCDC SECC NOTES AND DETAILS

PARCEL 4711-06-200-101
PART OF NE 1/4, SEC. 6, T2N-R5E,
GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

DATE	REVISIONS
2/10/2023	SECC SUBMITTAL
02/13/2023	REVISED SECC SUBMITTAL
02/21/2023	REVISED GRADING PLAN
02/22/2023	REVISED TREE REMOVAL CALC
03/01/2023	SITE PLAN SUBMITTAL
04/24/2023	SITE PLAN REVIEW COMMENTS

CURRENT ISSUE DATE:
4/24/2023

PROJECT NO: 22-168

SCALE: N/A

FIELD: RZ
DRAWN BY: MV,MN
DESIGN BY: BS
CHECK BY: MA,AP

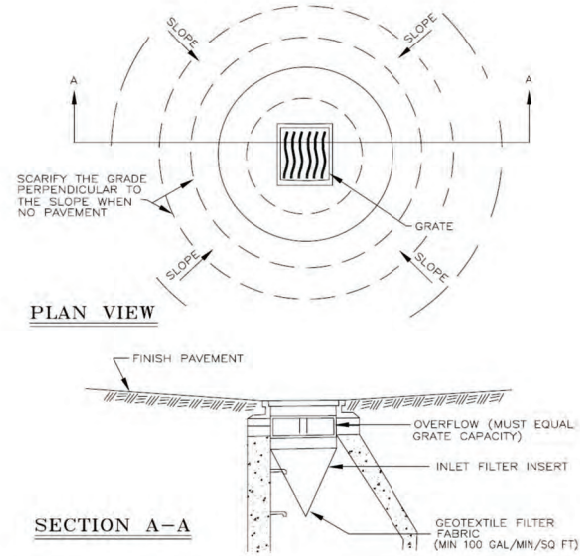
C-7.1

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SILT SACK OR APPROVED EQUAL LOW POINT/YARD INLET FILTER

STANDARD CONTROL YEAR ROUND OR WINTER USE

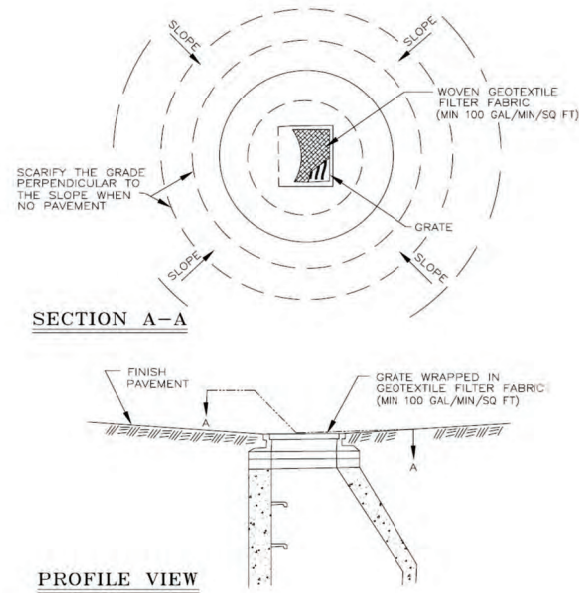
APPROVED FOR USE DURING WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING



GEOTEXTILE FABRIC LOW POINT/YARD INLET FILTER

STANDARD CONTROL NON-WINTER USE

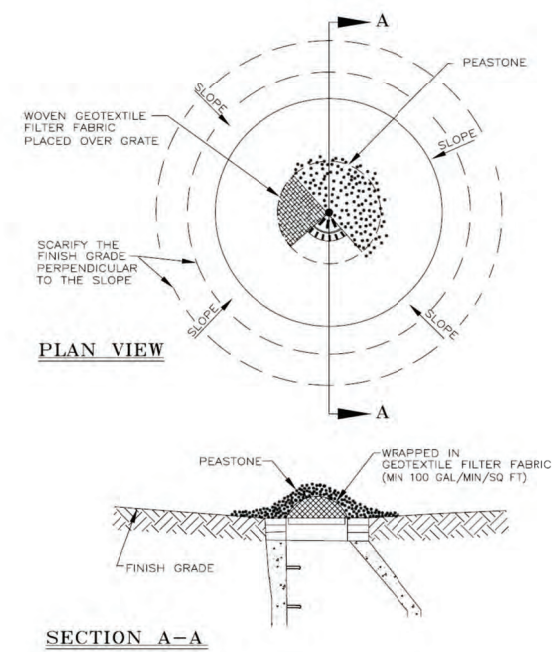
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GEOTEXTILE & PEASTONE LOW POINT/YARD INLET FILTER

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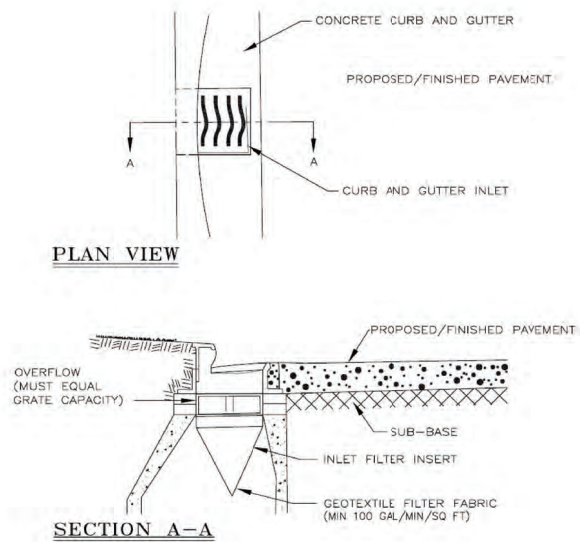
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SILT SACK OR APPROVED EQUAL CURB AND GUTTER INLET FILTER

STANDARD CONTROL YEAR ROUND OR WINTER USE

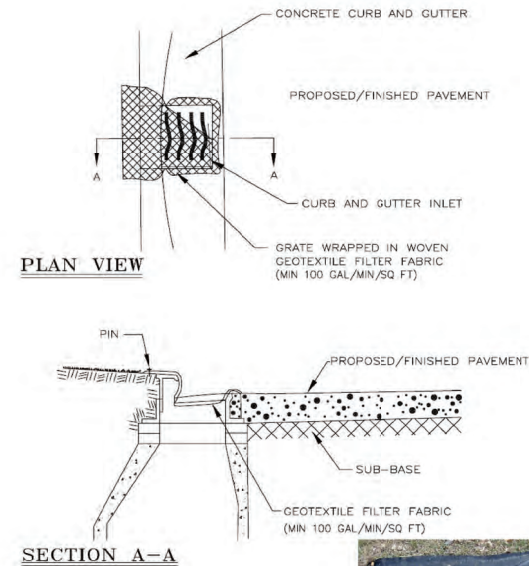
APPROVED FOR USE DURING WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING



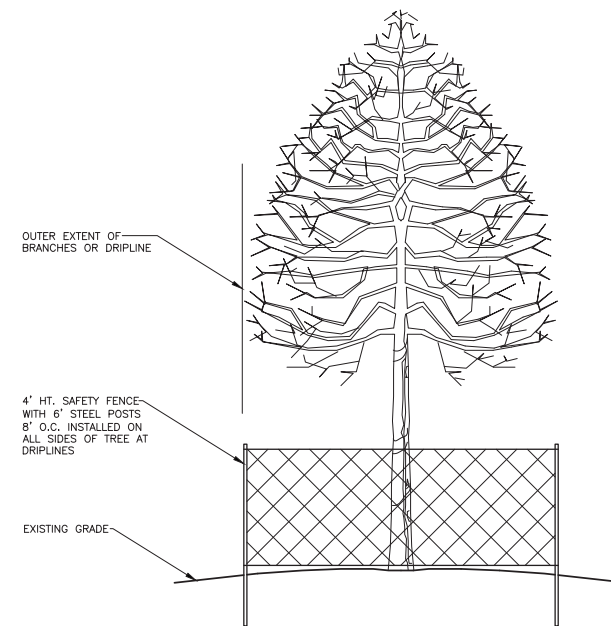
GEOTEXTILE FABRIC CURB AND GUTTER INLET FILTER

STANDARD NON-WINTER USE

NOT FOR USE IN WINTER MONTHS OR IN AREAS THAT MAY BECOME A SAFETY HAZARD DUE TO FLOODING OR FREEZING



FENCE DETAIL - TREE PROTECTION



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THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT :

CHESTNUT DEVELOPMENT
6253 GRAND RIVER AVE.
SUITE 750
BRIGHTON, MI 48114
POC: STEVE GRONOW
517-552-2489

LCDC SECC DETAILS

PARCEL 4711-06-200-101
PART OF NE 1/4, SEC. 6, T2N-R5E,
GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

DATE	DESCRIPTION
2/10/2023	PLAN SUBMITTALS/REVISIONS
02/13/2023	SECC SUBMITTAL
02/21/2023	REVISED SECC SUBMITTAL
02/22/2023	REVISED GRADING PLAN
03/01/2023	REVISED TREE REMOVAL CALC
04/24/2023	SITE PLAN SUBMITTAL
	SITE PLAN REVIEW COMMENTS

CURRENT ISSUE DATE: 4/24/2023

PROJECT NO: 22-168

SCALE: N/A

FIELD: RZ
DRAWN BY: MV,MN
DESIGN BY: BS
CHECK BY: MA,AP

C-7.2

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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: April 25, 2023
RE: Clark | Tait Eye Center – Vacant parcel, 4711-13-100-046, W. Grand River Ave.

Please find attached the project case file for a proposed 7,865 sq. ft. medical office building located on vacant 1.37-acre parcel on north side of Grand River Avenue, east of Euler Road. The property is zoned Office Service District.



Procedurally, the Planning Commission has review and approval authority over the site plan, and the Township Board has the final approval authority over the Environmental Impact Assessment. The environmental impact assessment was recommended for approval and the site plan was approved by the Planning Commission on April 10, 2023. Based on that recommendation and the revised submittal, I offer the following for your consideration:

ENVIRONMENTAL IMPACT ASSESSMENT

Moved by _____, Supported by _____ to **APPROVE** the Environmental Impact Assessment dated February 22, 2023 for a proposed 7,865 sq. ft. medical office building on a vacant parcel of land (4711-13-100-046) located on the north side of Grand River Avenue, east of Euler Road with the condition that the requirement of the site plan approval by the Planning Commission be satisfied.

If you should have any questions, please feel free to contact me.

Best Regards,

Amy Ruthig, Planning Director

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Kelly VanMarter



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Stephen Tait, 412 Fairfax St, Birmingham, AL 35209
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: same

SITE ADDRESS: 76936 W. Grand River PARCEL #(s): 4711-13-100-046

APPLICANT PHONE: (248) 259-4263 OWNER PHONE: ()

OWNER EMAIL: stevetait@me.com

LOCATION AND BRIEF DESCRIPTION OF SITE: VACANT PARCEL LOCATED ON GRAND RIVER AVE APPROXIMATELY 150-FT NORTH OF EULER ROAD. IT IS PARTIALLY WOODED WITH SEVERAL SCRUB TREES AND MATERIAL PILES.

BRIEF STATEMENT OF PROPOSED USE: NEW CONSTRUCTION OF AN APPROXIMATELY 7,800 SQ FT EYE CENTER/PROFESSIONAL OFFICE INCLUDING PARKING AND STORMWATER CONTROLS.

THE FOLLOWING BUILDINGS ARE PROPOSED: SINGLE APPROXIMATELY 7,800 SQ FT BUILDING WITH COVERED DROP-OFF AREA.

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

BY: Stephen Tait 

ADDRESS: _____

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

1.) Stephen Tait of Clark / Tait Eye at stevetait
Name Business Affiliation center E-mail Address @me.com

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: [Signature] DATE: 2/16/23
PRINT NAME: Stephen Tait PHONE: 248-259-4262
ADDRESS: 412 Fairfield St, Birmingham, MI
48009

Ms. Ruthig will need to confirm that the Township can require the developer to make improvements on a private road. Also, the existing association will have to vote if they will allow the installation of the speed bumps.

Commissioner McBain also wants to ensure that the construction traffic does not travel through the existing development. Commissioner Chouinard agrees. Mr. Perry stated this requirement can be placed on the construction documents.

Commissioner McCreary would like to have these details resolved prior to it being approved. The questions still remain about the lawn maintenance, the cost of the traffic calming measures, etc.

Commissioner Chouinard suggested asking the Brighton Area Fire Authority if they would approve the installation of a gate between the two developments, which would eliminate the traffic issues.

There was further discussion between the Commissioners and they would like clarification on the items discussed this evening as well as the ones that are listed in Mr. Borden's letter.

Moved by Commissioner Dhaenens, seconded by Commissioner Chouinard, to postpone Public Hearing #1, an amendment to the Summerfield Pointe Planned Unit Development Agreement, preliminary condominium site plan and environmental impact assessment to reduce the project from 140 attached condominiums to 102 single family detached homes and 12 attached condominiums until the May 8, 2023 Planning Commission meeting. **The motion carried unanimously.**

NEW BUSINESS:

OPEN PUBLIC HEARING #2...Consideration of an environmental impact assessment and site plan for a proposed 7,865 sq. ft. medical office building on a vacant parcel of land (4711-13-100-046) located on the north side of Grand River Avenue, east of Euler Road. The request is petitioned by Stephen Tait.

- A. Recommendation of Environmental Impact Assessment (2-22-23)
- B. Disposition of Site Plan (3-22-23)

Mr. Scott Tousignant of Boss Engineering and Mr. Joe Chidester of Schafer Construction were present.

Mr. Tousignant provided a detailed review of the project, including the access drive, utilities, landscaping, and lighting. They agree with the township planner's comments regarding the Dumpster enclosure material. With regard to the concerns raised regarding the wall signs, they understand they would have to seek a variance. For the monument sign, they are aware there is an easement for water and sewer utilities here; however, they would like to put the monument

sign on the edge of the easement. They know the risk that it would have to be removed in the case the utilities need to be accessed. They will ensure it is in accordance with the easement restrictions.

Mr. Borden reviewed his letter dated April 4, 2023, noting that Mr. Tousignant has addressed many of his concerns in his letter.

1. The Commission has discretion to reduce the spacing between commercial driveways based on preexisting conditions, which has been approved by the Livingston County Road Commission.
2. The Commission should consider any comments provided by the Township Engineer and/or the Brighton Area Fire Authority with respect to vehicular circulation.
3. The Commission may modify the landscaping requirements for the front yard greenbelt due to the presence of utility easements. There is ample landscaping throughout the site to offset the discrepancy in the front yard.
4. The colored CMU on the exterior of the waste receptacle enclosure must match the color of the principal building.
5. The plans identify more wall signs than allowed by Ordinance.
6. For the applicant's reference, electronic message signs are subject to the provisions of Section 16.07.04.
7. The applicant must confirm that a monument sign is allowed within the utility easement (if one is desired).
8. A sign permit must be obtained prior to installation of any signage (i.e., site plan approval does not constitute approval of the signage depicted in the submittal).

Ms. Byrne reviewed her letter dated April 3, 2023.

1. The site plan shows a proposed fire suppression line, domestic water service, and hydrant. MHOG Sewer and Water Authority will require that the fire suppression line be in a 25-foot public utility easement up to the shut-off valves near the building. After site plan approval, construction plans should be submitted to MHOG for their review and approval prior to construction. The MHOG utility department will need to witness any live taps into the existing water main.
2. The proposed retention pond has its overflow directed towards the neighboring property to the east. Currently the area it would overflow to is a mostly undeveloped landscaping area, but the retention pond should be monitored in the future to ensure it is functioning properly and not overflowing to the neighboring property, but based on the tests that were done, this is not anticipated.

The Brighton Area Fire Authority Fire Marshal's letter dated March 29, 2023 stated all of his previous comments have been addressed. Additional comments will be given during the building plan review process.

The call to the public was made at 7:53 with no response.

Moved by Commissioner Dhaenens, seconded by Commissioner Lowe, to recommend to the Township Board approval of the Environmental Impact Assessment dated February 22, 2023 for a proposed 7,865 sq. ft. medical office building on a vacant parcel of land (4711-13-100-046) located on the north side of Grand River Avenue, east of Euler Road. **The motion carried unanimously.**

Moved by Commissioner Dhaenens, seconded by Commissioner Lowe, to recommend to the Township Board approve the Site Plan dated March 22, 2023 for a proposed 7,865 sq. ft. medical office building on a vacant parcel of land (4711-13-100-046) located on the north side of Grand River Avenue, east of Euler Road, conditioned upon all the items of section A. Summary in the Township Planner's letter dated April 4 be addressed. **The motion carried unanimously.**

OPEN PUBLIC HEARING #3...Consideration of a sketch plan for a proposed 3-sided covered accessory structure to allow for year-round use of the existing Tap-Ins driving range. The property is located at 4444 E. Grand River Avenue, south side of Grand River Avenue, east of Latson Road. The request is petitioned by Cate Martin.

Mr. Scott Tousignant of Boss Engineering and the applicant, Cade Martin, were present.

Mr. Tousignant provided a review of the proposal. They would like to install a covered structure adjacent to the building, install the public sidewalk, and plant additional trees at the front of the property.

Mr. Borden reviewed his letter dated April 4, 2023.

1. The accessory structure meets ordinance requirements as it is affiliated with a principal use.
2. The proposed structure height is within that allowed for conventional accessory structures.
3. The proposed structure is located well outside of minimum PRF setback requirements.
4. Site improvements are proposed as part of the project (greenbelt landscaping and pedestrian pathway construction).
5. The Commission should consider any comments provided by the Township's engineering consultant.

Ms. Byrne's letter dated April 3, 2023 states "Since an existing water valve is within the limits of the proposed sidewalk the top section of the valve box should be removed and replaced with a valve box designed for use within the sidewalk, such as the EJ SELFLEVEL valve box top."

The Brighton Area Fire Authority Fire Marshal has no concerns regarding this project.

The call to the public was made at 8:00 pm with no response.



April 4, 2023

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Tait Eye Center – Site Plan Review #2
Location:	6936 Grand River Avenue – north side of Grand River, east of Euler Road
Zoning:	OSD Office Service District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from Tait Eye Center for development of a new medical office building (site plan dated 3/22/23).

A. Summary

1. The Commission has discretion to reduce the spacing between commercial driveways based on pre-existing conditions (which has been approved by the Road Commission).
2. The Commission should consider any comments provided by the Township Engineer and/or the Brighton Area Fire Authority with respect to vehicular circulation.
3. The Commission may modify the landscaping requirements for the front yard greenbelt due to the presence of utility easements.
4. The colored CMU on the exterior of the waste receptacle enclosure must match the color of the principal building.
5. The plans identify more wall signs than allowed by Ordinance.
6. For the applicant’s reference, electronic message signs are subject to the provisions of Section 16.07.04.
7. The applicant must confirm that a monument sign is allowed within the utility easement (if one is desired).
8. A sign permit must be obtained prior to installation of any signage (i.e., site plan approval does not constitute approval of the signage depicted in the submittal).

B. Proposal/Process

The applicant proposes to develop the vacant 1.37-acre site with a 7,865 square foot medical office building.

Table 7.02 allows medical offices with up to 15,000 square feet of gross floor area as a by right use in the OSD.

Procedurally, the Planning Commission is to review the site plan and Environmental Impact Assessment.

The Commission has final approval authority over the site plan, though the Assessment is subject to final approval by the Township Board.



Aerial view of site and surroundings (looking north)

C. Site Plan Review

1. Dimensional Requirements. As noted in the table below, the revised site plan complies with the dimensional requirements of the OSD:

	Min. Lot Req.		Minimum Yard Setbacks (feet)				Max. Lot Coverage (%)	Max. Height (feet)
	Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking Lot		
OSD	1	100	35	20	40	20 front 10 side/rear	35% building 60% impervious	35
Proposal	1.37	155	42	20 (E) 41.5 (W)	258	N/A front 10 side (E) 10 side (W) 80 rear	12.7% building 55.7% impervious	25

2. Building Design and Materials. The revised submittal includes building renderings with material calculations.

Primary materials include brick, stone and metal panels with a wood grain. The building also contains a limited amount of EIFS as an accent material.

The material calculations demonstrate compliance with the provisions of Section 12.01.

3. Pedestrian Circulation. There is an existing 5-foot wide public sidewalk along the site’s Grand River frontage.

The project includes sidewalks along 3 sides of the building with connections to the parking lot and public sidewalk.

4. Vehicular Circulation. The proposal includes a full turning movement driveway with access to/from Grand River.

The new driveway meets the spacing requirements from Euler Road to the west and is generally aligned with the driveway across Grand River; however, it does not appear that the driveway spacing requirements are met from the existing commercial driveway immediately to the east.

The Commission has discretion to modify the driveway spacing requirements where pre-existing conditions preclude compliance. Furthermore, the revised submittal includes a note that the driveway location has been approved by the Road Commission.

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

5. Parking. As noted in the table below, the parking lot complies with the standards of Article 14:

	Requirements	Proposal	Comments
Parking Spaces Medical offices (1 space per 200 SF GFA)	40	40	In compliance
Barrier Free Spaces	2	8	In compliance
Dimensions Spaces (75 to 90-degree) Drive aisle width (two-way)	9' x 18' 24'	9' x 18' 26' (minimum)	In compliance In compliance
Construction	Looped striping Curbing on all sides	Looped striping Curbing	In compliance In compliance

6. Exterior Lighting. The revised lighting plan includes 3 light poles, 4 wall mounted fixtures, and 6 canopy fixtures.

The photometric plan complies with maximum intensities on-site and along property lines. Fixture mounting heights and fixture cut sheets also comply with the Ordinance standards of Section 12.03.

7. Landscaping. The revised landscape plan has been reviewed for compliance with the standards of Section 12.02, as follows:

Standard	Requirements	Proposal	Comments
Front yard greenbelt	20' width 4 canopy trees	40' width 1 ornamental tree 34 shrubs	Deficient by 5 canopy trees; however, the front yard contains a utility easement that restricts planting in this area
Parking lot	4 canopy trees 400 SF landscaped area	4 canopy trees 787 SF landscaped area	In compliance
Detention pond	7 canopy OR evergreen trees 66 shrubs	7 canopy trees 4 evergreen trees 67 shrubs	In compliance

The landscape plan includes several additional plantings along the perimeter of the building and property.

8. Waste Receptacle/Enclosure. As noted in the table below, the revised site plan complies with the waste receptacle/enclosure standards of Section 12.04:

	Requirements	Proposal	Comments
Location	Rear yard or non-required side yard	Rear yard	Requirement met
Access	Clear access w/ out damaging buildings/vehicles	Sufficient maneuvering area for refuse removal vehicles	Requirement met
Base design	9' x 15' concrete pad	12' x 18' concrete pad	Requirement met
Enclosure	3-sided enclosure w/ wood gate Masonry walls 6' height	3 sides w/ wooden gate Colored CMU 6'-8" height	Requirements met (so long as colored CMU matches the principal building)

9. Signage. The building renderings identify 4 separate wall signs, including 1 electronic message sign. Per Table 16.1, the building is only allowed 1 wall sign.

If the applicant wishes to incorporate electronic messaging into their permitted signage, it will be subject to the provisions of Section 16.07.04.

The site plan appears to depict an area for a monument sign southwest of the building; however, no details are provided.

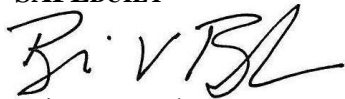
This location is also within the utility easement previously referenced. The applicant must confirm that a sign is permitted within said easement.

10. Impact Assessment. The submittal includes the required Impact Assessment (dated February 22, 2023).

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

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

Respectfully,
SAFE BUILT

A handwritten signature in black ink, appearing to read "B. V. Borden".

Brian V. Borden, AICP
Michigan Planning Manager



April 3, 2023

Ms. Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: Tait Eye Center
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a second review of the proposed Tait Eye Center site plan last dated March 22, 2023. The plan was prepared by Boss Engineering on behalf of Tait Holding, LLC. The development is located on 1.42 acres on the north side of Grand River Avenue, east of the Euler Road intersection. The Petitioner is proposing a new 7,865 square foot building. The proposed improvements include a new parking lot, hydrant addition, storm sewer, and retention basin. We offer the following comments for your consideration:

GENERAL


1. The site plan shows a proposed fire suppression line, domestic water service, and hydrant. MHOG Sewer and Water Authority will require that the fire suppression line be in a 25-foot public utility easement up to the shut-off valves near the building. After site plan approval, construction plans should be submitted to MHOG for their review and approval prior to construction. The MHOG utility department will need to witness any live taps into the existing water main.

DRAINAGE AND GRADING

1. The proposed retention pond has its overflow directed towards the neighboring property to the east. Currently the area it would overflow to is a mostly undeveloped landscaping area, but the retention pond should be monitored in the future to ensure it is functioning properly and not overflowing to the neighboring property.

The comments above should be discussed with the planning commission prior to site plan approval. Please call or email if you have any questions.

Sincerely,


Shelby Byrne, P.E.
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

March 29, 2023

Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Tait Eye Center
6936 W. Grand River?? (Grand RiverAve. & Euler)
Genoa Twp., MI

Dear Amy,

The Brighton Area Fire Authority has reviewed the above-mentioned site plan. The plans were received for review on March 23, 2023 and the drawings are dated March 22, 2023. The project is based on a 1.42-acre parcel that will be developed for use as a new single-story, 7,865 square foot, B-use occupancy. The construction type is not known and is not listed on the drawings. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

All previous comments and code requirements have been substantially addressed or noted.

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, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org

Livingston County Road Commission

3535 Grand Oaks Drive • Howell, Michigan 48843-8575
Telephone: (517) 546-4250 • Facsimile: (517) 546-9628
Internet Address: www.livingstonroads.org

April 25, 2023

Patrick Cleary
Boss Engineering
3121 E. Grand River Ave
Howell, MI 48843

Re: Clark/Tait Eye Center, Genoa Township, Section 22
LCRC# C-23-04

Dear Patrick:

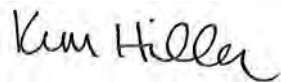
I have completed the review of the revised plans, dated February 22, 2023, for the above-referenced project and have determined the plans to be in substantial compliance with our commercial driveway approach specifications.

Before a commercial approach permit can be issued a contractor needs to be selected and the selected contractor must submit a certificate of insurance to the LCRC with the following language: "The Board of Livingston County Road Commissioners, the Livingston County Road Commission, and their officers, agents, and employees are listed additional insured parties with respects to General Liability."

Commercial approach permits are valid for a six (6) month period. Please contact me when you are ready for the permit to be issued and allow for a minimum of two (2) business days for preparing the permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Kim Hiller, P.E.
Utilities and Permits Engineer

Cc: File
Amy Ruthig, Genoa Township (via email)
Ken Recker, LCDC (via email)
Steve Tait, Property Owner (via email)

GENOA TOWNSHIP ENVIRONMENTAL IMPACT ASSESSMENT

Prepared for:

**Owner-Applicant
Stephen Tait
412 Fairfax Street
Birmingham, MI 48009**

**For
Clark/Tait Eye Center Building
Parcel # 4711-13-100-046
Grand River Ave
Brighton, Michigan 48114**

Prepared by:
Patrick L. Cleary, ASLA, PLA



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

February 22, 2023

INTRODUCTION

The purpose of this Impact Assessment (IA) Report is to show the effect that the proposed professional office (Eye Center) development has on various factors in the general vicinity of the proposed use. The format used for presentation of this report conforms to the Submittal Requirements for Impact Assessment/Impact Statement Guidelines, Section 13.05 of the Genoa Township Zoning Ordinance, Livingston County, Michigan.

DISCUSSION ITEMS

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

Prepared by:

Patrick L. Cleary, PLA
Senior Associate, Professional Landscape Architect, 30 years
Boss Engineering
3121 E Grand River
Howell, MI 48843

Prepared for:

Owner-Applicant:
Stephen Tait
412 Fairfax Street
Birmingham, MI 48009

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

The project site is on parcel # 4711-13-100-046 in the E 1/2 of the NW ¼ of Section 15, Genoa Township, Livingston County, MI. The site is vacant and approximately 200-feet east of the intersection of Euler Road and Grand River Ave.

The subject site is bordered:

- To the east by Leppek Landscape Nursery, zoned GC (General Commercial)
- To the north by a multi-tenant professional office building, zoned IND (Industrial)
- To the west by another multi-tenant professional office building, zoned OS (Office Service)
- To the south by vacant land directly across with Community Bible Church to the southeast and Simply Fresh Market to the southwest, all zoned GC (General Commercial)

Current zoning of the subject site is OS (Office Service). Municipal Sewer and Water are available to the site from Grand River Ave.

Within 10-ft of the site perimeter features vary. To the east is landscape supply storage, partially enclosed by large concrete modular block but mostly un-screened. To the west is a landscaped side yard to the adjacent professional office building and an associated stormwater basin at the northwest corner. Directly to the north is forested vacant land associated with another professional office building to the northwest of the site. Within 10-ft to the north is a scrub forested excavated depression, purpose unclear. To the south is Grand River Ave with a public sidewalk on the site's side.

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

Natural features were identified during an on-site visit to the property on October 25, 2022. The existing site is vacant and can primarily be described as scrub forested, dominated by invasive or typically 'unwanted' vegetation. It is anticipated that most of the site will be disturbed/ cleared. Four areas / 'Zones' were identified on the site illustrating different characteristics. The Zones are shown on the Natural Features Plan (Sheet 4).

The entire site is relatively flat with a higher elevation at Grand River Ave, sloping primarily to the north with slopes of 1-3%. Soils are also uniform as indicated by USDA NRCS soils data, consisting of Boyer-Oshtemo Loamy Sands for more than 91% of the site. This is substantiated by subsequent soil boring data that indicates the dominant soil type is a 'coarse brown sand with gravel and a trace of silt. Infiltration is substantial. No wetlands were identified on the site.

Zone 'A'

This zone includes the first approximately 80-ft of the site north from Grand River Ave. It is characterized by mowed grass lawn interspersed with several (+-12) self-seeded multi-stem Bradford / Callery Pear Trees (*Pyrus Calleryana* cvs.), each approximately 9-inches in diameter at the base (branching before DBH).

Zone 'B'

This zone is considered scrub forested. Vegetation includes multi-stem Autumn Olive (*Elaeagnus angustifolia*) (1-2 inches), a few Black Cherry (*Prunus serotina*) (largest 14-inch caliper), Japanese Honeysuckle (*Lonicera japonica*), and Buckthorn (*Rhamnus cathartica*) shrubs. Also noted were Pokeweed (*Phytolacca americana*). Bittersweet vine (*Celastrus scandens*) and Grape Vine (*Vitis riparia* spp.) (near concrete block retaining wall area on adjacent property.)

Zone 'C'

This zone is primarily open grass meadow (un-mowed) with 6, approximately 25-30-ft height Scotch Pine (*Pinus sylvestris*) near the north 1/3 end of the site, and 2, approximately 14-ft height Eastern Red Cedars (*Juniperus virginiana* spp.). There are also scattered small Honeysuckle & Buckthorn.

Zone 'D'

This zone is also forested and is primarily characterized by Black Locust (*Robinia pseudoacacia*) (3-8-inch caliper) growing adjacent to and on top of several old debris piles (appearing to be earth, gravel & broken concrete). This area also includes larger (15-18 ft height Staghorn Sumac (*Rhus typhina*) and Honeysuckle shrubs.

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

The project proposes a surface stormwater retention management system. It is understood that no stormwater overflow routes are available in the vicinity, but soil testing indicates substantial infiltration and retention has been preliminary approved by the Livingston County Drain Commission (LCDC). Detailed construction plans subject to review by the Township Engineer and LCDC. Typical SESC measures will include silt fencing around all disturbed areas, silt sacks in existing catch basins vulnerable to construction siltation, seeding & stabilizing temporary earth stockpiles, & erosion control matting for disturbed slopes over 1:6.

E. Impact on surrounding land use: Description of proposed usage and other man-made facilities; how it conforms to existing and potential development patterns. Effects of added lighting, noise or air pollution which could negatively impact adjacent properties.

The proposed building will be a professional office – eye center – similar to building uses directly to the west and north and consistent with the permitted uses of the Office Service (OS) zoning district it resides within. The proposed facility will be consistent with current development patterns. The property will include and be surrounded by similar lighting, noise, and air pollution generators – all minimal - and below Township ordinance thresholds.

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

The proposed building, at approximately 7,800 square feet, will be similar in size to adjacent professional offices although this is proposed to be a single-tenant facility. It is anticipated there will be 12 exam rooms, a surgery room, and 14-16 total employees. Per ordinance 40 parking spaces are required and will be provided for employees and patrons. The Police and fire protection services will be minimally impacted, and schools should not be impacted, except for increased tax base.

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

Municipal sanitary sewer and water main are available along the south end of the site with the understood capacity to support this development. Impervious surfaces will increase with the development, but management of the associated storm water will be designed to meet Livingston County Drain Commission standards for retention. It is understood that no stormwater overflow routes are available in the vicinity of the site but soil testing indicates substantial infiltration required for retention. Generally, the site is a lower point in the area with portions of adjacent properties to the east and west draining onto the site. Minimal stormwater is therefore anticipated to leave the site.

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

No storing or handling of any substantial quantity of materials considered hazardous is expected for this development.

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

The site is along the 5-lane portion of Grand River with an existing dedicated left lane. No further improvements are anticipated to be needed. A Trip Generation Table has been prepared below:

LAND USE DESCRIPTION*	ITE CAT.	SIZE	UNIT	AVG DAILY TRAFFIC (vpd)	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
					(vph)			(vph)		
					TOTAL	IN	OUT	TOTAL	IN	OUT
MEDICAL - DENTAL OFFICE	720	7.8	TH-GFA**	308	28	17	11	32	12	20
ENTERING (%) / EXITING (%)					100%	62%	38%	100%	39%	61%
GENOA TOWNSHIP THRESHOLD FOR TIS						100	100		100	100
TIS REQUIRED						NO	NO		NO	NO

Trip Data per Institute of Traffic Engineers (ITE) Trip Generation Manual 10th Edition – Volume 2-Part 2

As noted, the calculated office size (per 1,000 gross square feet) the peak AM & PM peak hour trips are well below the Township threshold for the need for a Traffic Impact Study (TIS).

The site will also be served by an existing public sidewalk on the site's side of Grand River Avenue.

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

There is a 40-foot-wide 'public utility easement' across the entire south end of the property (liber 2804, page 0924, Livingston County Records). This effects the building setback and precludes new tree placement in the front yard.

There is also a 5-foot-wide easement for 'Ingress and Egress' over the southerly 5-feet of the parcel (Liber 1726, pages 123-125, Livingston County Records). No other restrictions are known at the time of this report.

K. Description of all sources:

- Genoa Township Zoning Ordinance
- "Soil Survey of Livingston County Michigan" Soil Conservation Services, USDA
- ITE Trip Generation Manual (10th Edition)
- Livingston County Records
- Hastings Testing Engineers and Environmental Inc. 'Soil Infiltration Report' dated 1-27-23.
- Hastings Testing Engineers and Environmental Inc. 'Sub-Surface Exploration' dated 2-17-23.

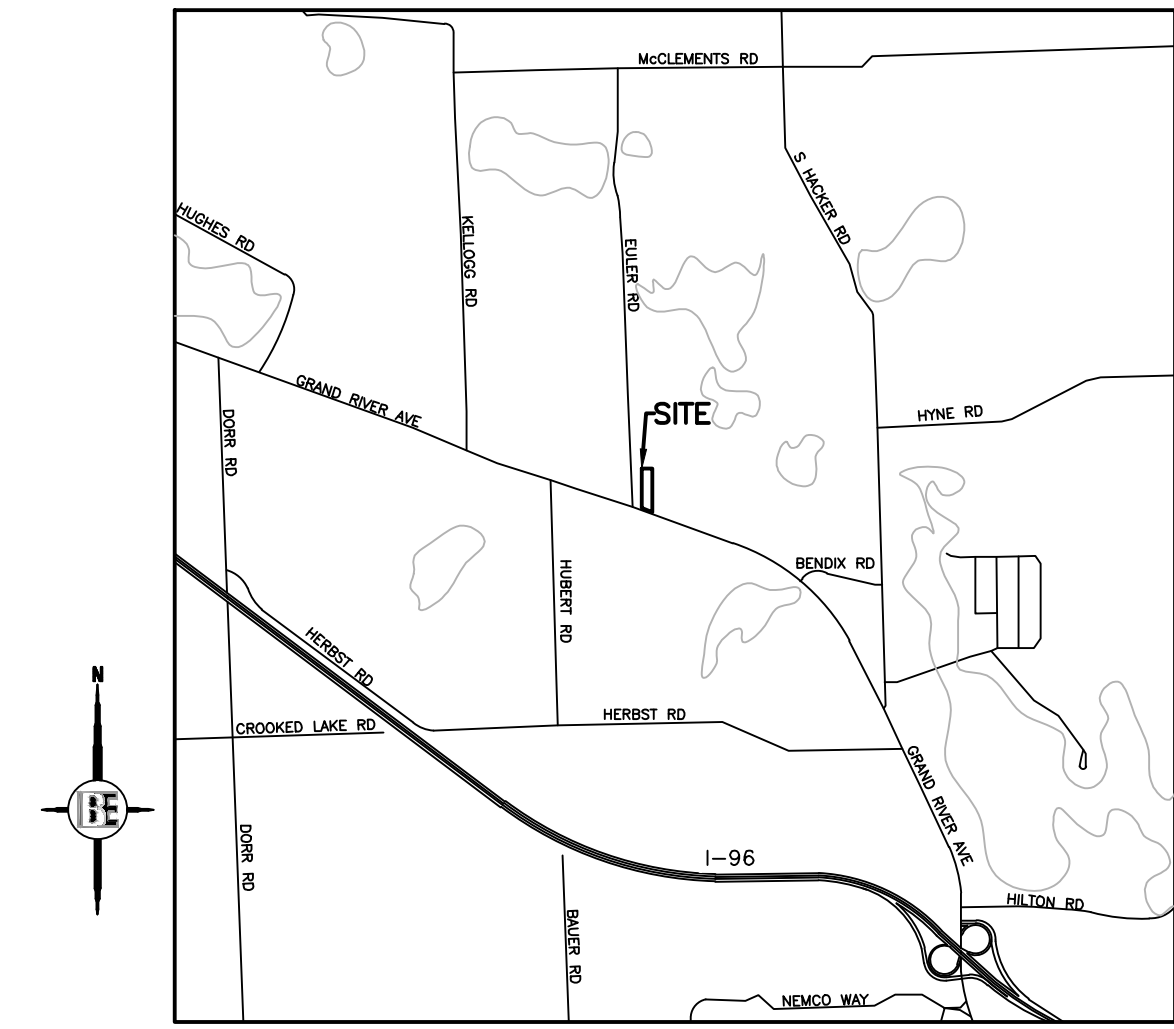
PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION PER BOSS ENGINEERING SURVEY, JOB #96239, DATED APRIL 17, 1996, AS RECORDED IN LIBER 2051, PAGES 82-84, LIVINGSTON COUNTY RECORDS:

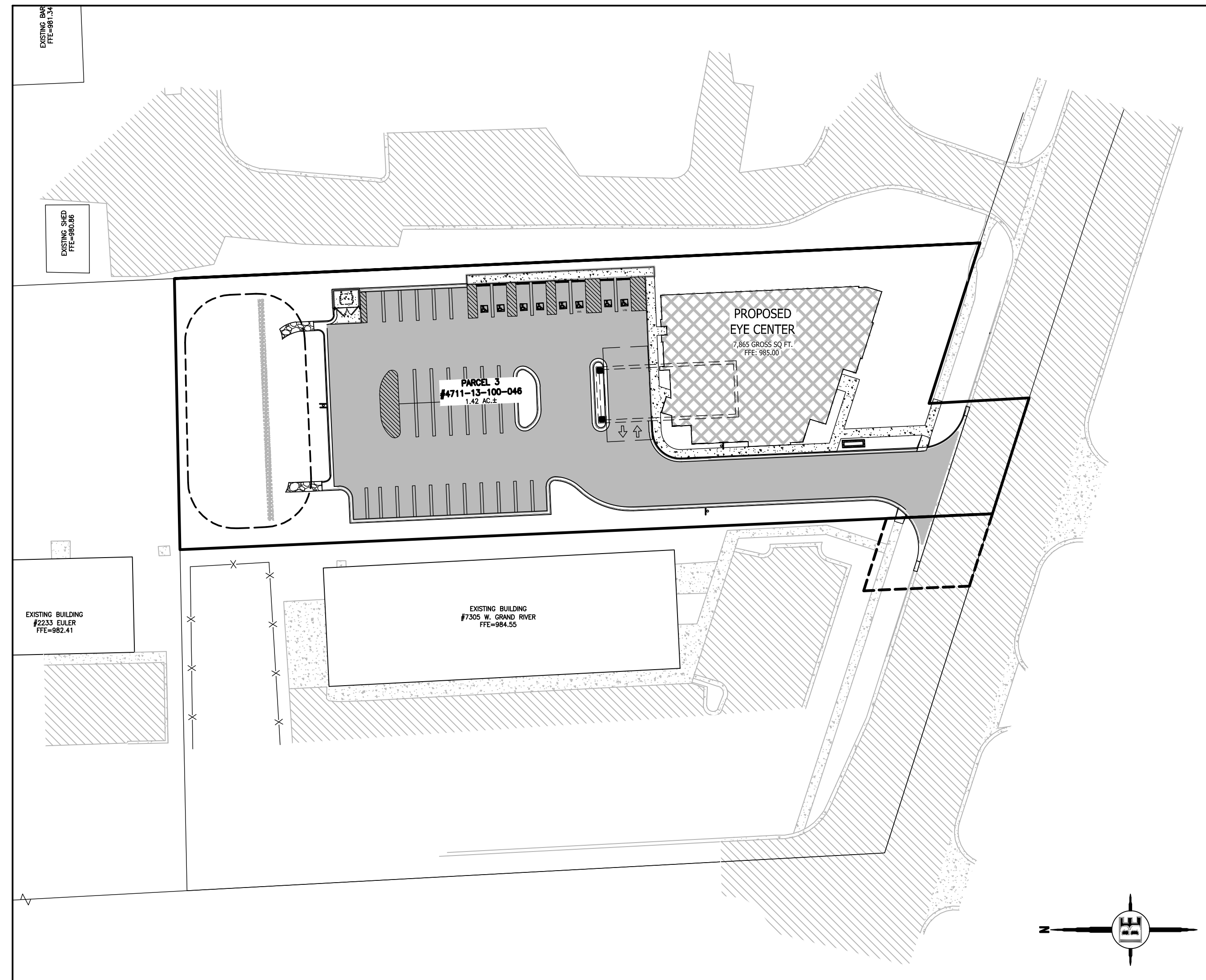
Part of the East 1/2 of the Northwest 1/4 of Section 13, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northwest Corner of said Section 13; thence along the North line of Section 13, as previously surveyed and monumented, S 89°49'59" E, 1306.29 feet (previously recorded as S 89°04'53" E, 1306.18 feet) to an iron and cap (No. 17022); thence along the centerline of Euler Road (66 foot wide Right-of-Way), S 00°44'44" E (previously recorded as South), 1811.31 feet; thence along the centerline of Grand River Avenue (33 foot wide 1/2 Right-of-Way), S 70°00'43" E (previously recorded as S 70° E), 189.83 feet to the POINT OF BEGINNING of the Parcel to be described; thence N 00°10'21" W, 433.47 feet; thence S 88°49'52" E, 144.63 feet; thence S 00°10'21" E, 429.91 feet; thence along the Northerly line of said Grand River Avenue, Northwesterly on an arc left, having a length of 0.52 feet, a radius of 2914.93 feet, a central angle of 00°00'37" and a long chord which bears N 70°00'25" W, 0.52 feet; thence continuing along said Northerly line, N 70°00'43" W, 89.29 feet; thence S 00°44'44" E, 53.46 feet; thence along the centerline of said Grand River Avenue, N 70°00'43" W, 64.79 feet to the POINT OF BEGINNING; Containing 1.42 acres, more or less, and subject to the rights of the public over the existing Grand River Avenue. Also subject to a 5 foot wide Easement for Ingress and Egress over the Northerly 5 feet of said Parcel, as recorded in Liber 1726, pages 123-125, of the Livingston County Records. Also subject to any other easements or restrictions of record.

SITE PLAN FOR CLARK|TAIT EYE CENTER

PART OF NW QUARTER, T2N-R5E SECTION 22 GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN 48114



LOCATION MAP
NO SCALE



OVERALL SITE MAP

NO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	NATURAL FEATURES PLAN
5	SITE PLAN
5A	CIRCULATION PLAN
6	GRADING, DRAINAGE, & SOIL EROSION CONTROL PLAN
7	UTILITY PLAN
8	LANDSCAPE PLAN
9	CONSTRUCTION DETAILS
10	BASIN DETAILS
PLANS BY OTHERS GASSER BUSH ASSOCIATES	
1 OF 2	LIGHTING PLAN
2 OF 2	LIGHTING PLAN
PLANS BY OTHERS MODERN DESIGN ARCHITECTS	
DC2.0	FLOOR PLAN
DC3.4	ARCHITECTURAL PLAN - RENDERING(SOUTH)
DC3.5	ARCHITECTURAL PLAN - RENDERING(EAST)
DC3.6	ARCHITECTURAL PLAN - RENDERING(NORTH)
DC3.7	ARCHITECTURAL PLAN - RENDERING(WEST)

PERMITS & APPROVALS		
AGENCY	DATE SUBMITTED	DATE APPROVED
• TOWNSHIP ENGINEERING APPROVAL	-	-
• LCDC	-	-
• LCRC	-	-
• SESC	-	-

LIGHTING PREPARED BY:

GASSER BUSH ASSOCIATES
30984 INDUSTRIAL RD
LIVONIA, MI 48150
QUOTES@GASSERBUSH.COM
PHONE: 734-266-6705

ARCHITECT:

MODERN DESIGN ARCHITECTS
201 MAIN ST
JANESVILLE, IA 50647
JIM TRUNNELL, AIA
PHONE: 319.987.2101
EMAIL: JIM.TRUNNELL@MODERNIOWA.COM

PREPARED FOR:

TAIT HOLDING, LLC
412 FAIRFAX STREET
BIRMINGHAM, MI 48009
DR. STEPHEN TAIT
PHONE: 248.259.4262
EMAIL: STEVETAIT@ME.COM

PREPARED BY:

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670
CONTACT: SCOTT TOUSIGNANT, P.E.
EMAIL: SCOTTT@BOSSSENG.COM

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

NO	BY	CK	REVISION	DATE	JOB NO:	22-357
2	ST		DUMPSTER ENCLOSURE	4-26-23		
1	ST		PER TWP REVIEW	3-22-23	ISSUE DATE:	02/22/23

GENERAL NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
2. A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
... 35. WHERE CITY/TOWNSHIP STANDARD CONSTRUCTION DETAILS/SPECIFICATIONS ARE PROVIDED AND ARE IN CONFLICT WITH NOTES AND SPECIFICATIONS HEREIN, THE CITY/TOWNSHIP STANDARD SHALL GOVERN.

INDEMNIFICATION STATEMENT

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

GENERAL GRADING & SESC NOTES

- 1. THE CONTRACTOR SHALL HAVE IN PLACE ALL REQUIRED EROSION CONTROL METHODS AS INDICATED ON THE CONSTRUCTION PLANS AND AS REQUIRED BY GENERAL PRACTICE. SPECIFIC MEANS, METHODS AND SEQUENCES OF CONSTRUCTION MAY DICTATE ADDITIONAL SOIL EROSION CONTROL MEASURES BE NEEDED.
2. ACTUAL FIELD CONDITIONS MAY DICTATE ADDITIONAL OR ALTERNATE SOIL EROSION CONTROL MEASURES BE UTILIZED.
... 11. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).

GENERAL LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. ALL STOCK SHALL BE NURSERY GROWN, CONFORMING TO ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK'.
2. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED.
... SEED MIXTURE SHALL BE AS FOLLOWS:
KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES - ASDELPHI, RUGBY, CLADE, OR PARADE) 30%
RUBY RED OR DAWSON RED FINE FESCUE 30%
ATLANTA RED FESCUE 20%
PENNFINE PERENNIAL RYE 20%

GENERAL UTILITY NOTES

- 1. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE, UNLESS OTHERWISE NOTED ON THE PLANS.
2. WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER.
... 5. 18" MINIMUM VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATERMAIN AND SANITARY/STORM SEWER TO THE MAXIMUM EXTENT POSSIBLE.

GENERAL STORM NOTES

- 1. ALL STORM PIPE LENGTHS ARE SHOWN FROM C/L TO C/L OF STRUCTURE OR FROM C/L OF STRUCTURE TO DISCHARGE END OF FLARED END SECTION.
2. STORM PIPE MATERIALS SHALL BE AS FOLLOWS:
2.1. RCP(REINFORCED CONCRETE PIPE): SHALL MEET THE REQUIREMENTS OF ASTM C76 WITH MODIFIED GROOVED TONGUE AND RUBBER GASKETS MEETING THE REQUIREMENTS OF ASTM C443.
... 9. STORM DRAINAGE STRUCTURE COVERS SHALL BE OF THE FOLLOWING (OR APPROVED EQUAL):
FRAME GRATE/BACK
'A' MANHOLE 1040 TYPE 'B'
'B' TYPE B2 CURB 7085 TYPE 'M1'

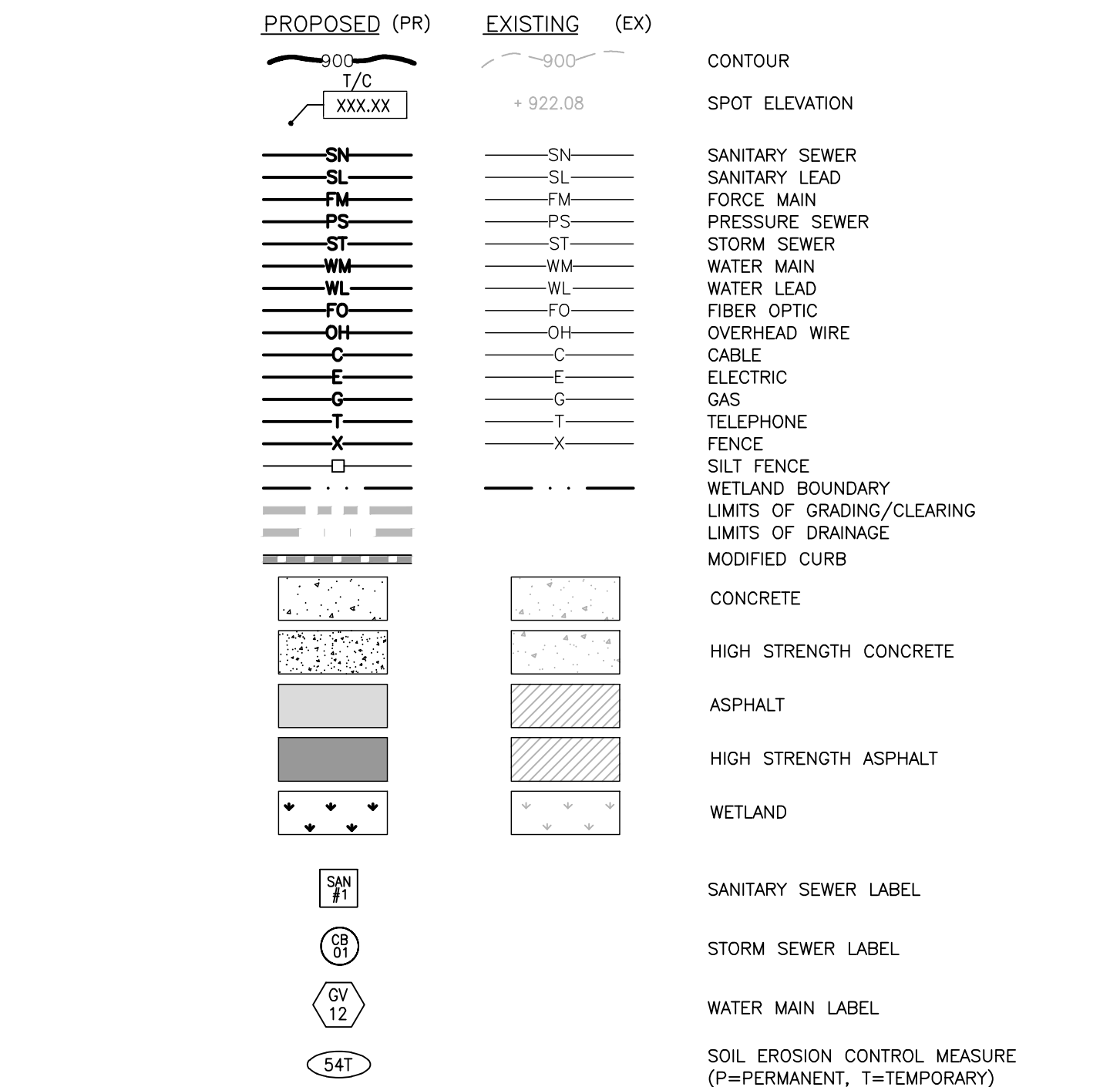
GENERAL SANITARY NOTES

- 1. ALL SANITARY PIPE LENGTHS ARE SHOWN FROM C/L OF STRUCTURE TO C/L OF STRUCTURE.
2. SANITARY PIPE MATERIALS SHALL BE AS FOLLOWS:
2.1. PVC SDR-23.5 (SANITARY LEADS)
3. ALL PVC SDR SANITARY SEWER PIPE SHALL MEET THE REQUIREMENTS OF ASTM D3034 AND D2241.
... 5. 'CLEANOUTS SHALL BE INSTALLED EVERY 100', AT ALL BENDS AND STUBS.

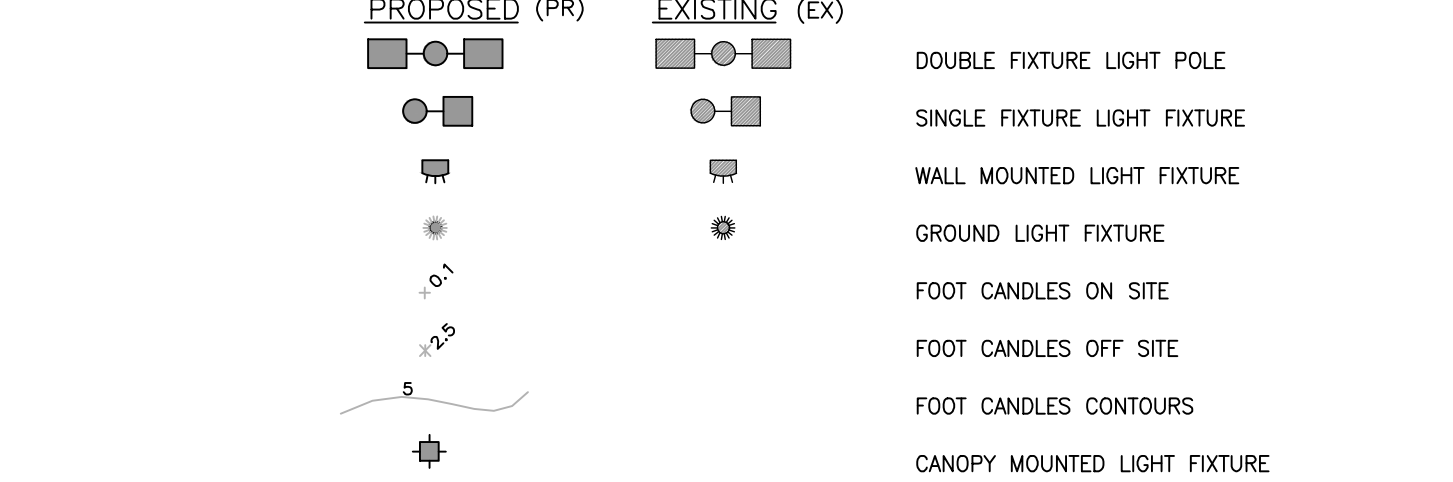
GENERAL WATERMAIN NOTES

- 1. WATERMAIN PIPE MATERIALS SHALL BE AS FOLLOWS:
1.1. TYPE 'K' COPPER (WATER LATERAL - MAIN TO CURB STOP)
1.2. HDPE DR-9 (WATER LATERAL - CURB STOP TO STUB)

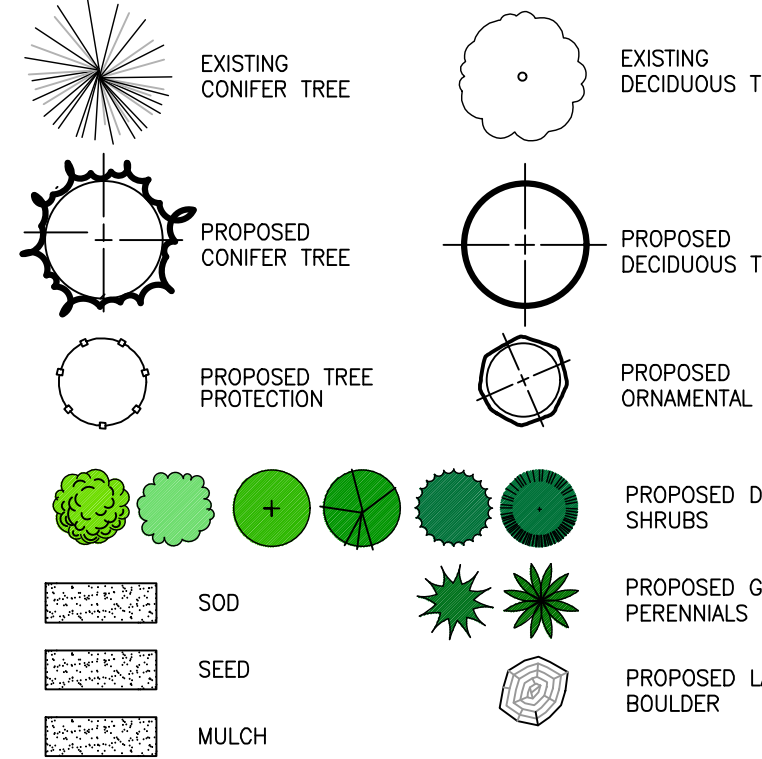
LINES & HATCHES LEGEND



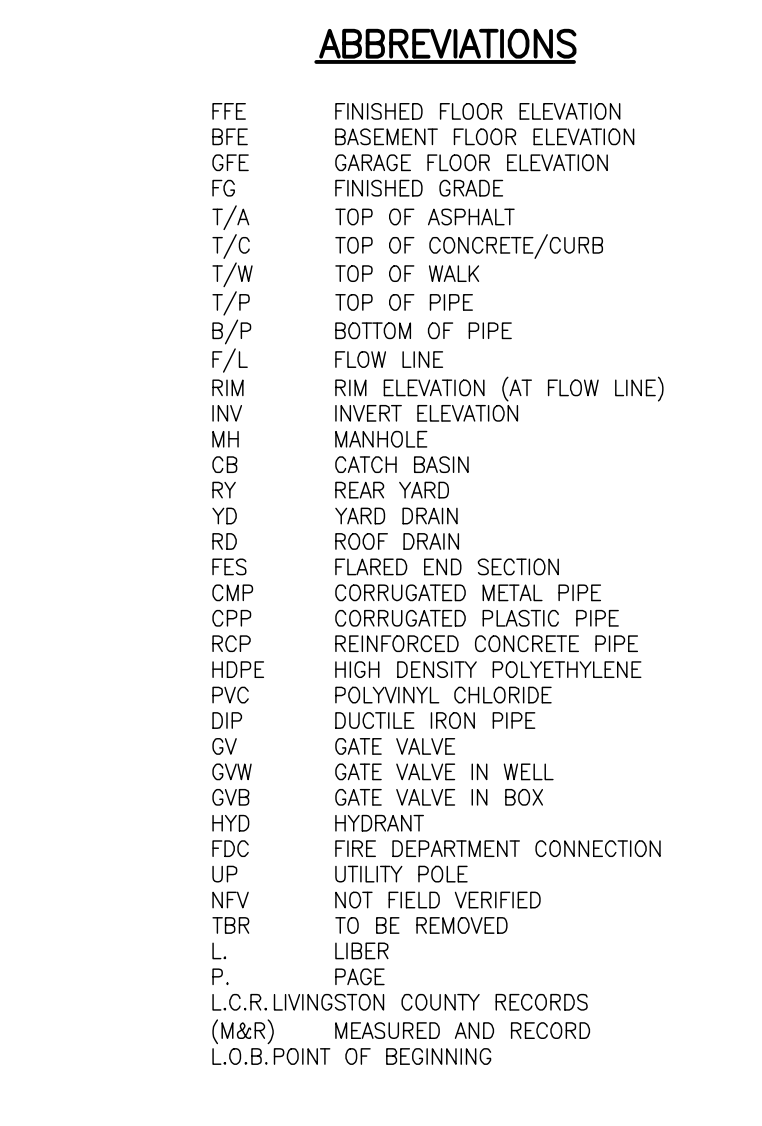
LIGHTING LEGEND



LANDSCAPE LEGEND



SYMBOL LEGEND



ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes entries like FFE FINISHED FLOOR ELEVATION, BFE BASEMENT FLOOR ELEVATION, T/A TOP OF ASPHALT, etc.

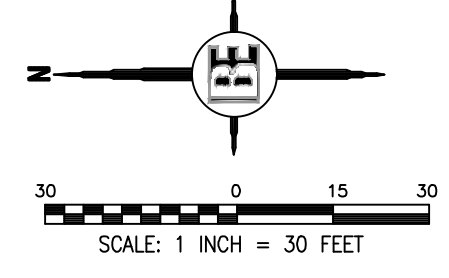
Professional seal and title information for BEBOSS Engineers, including project name CLARKITAIT EYE CENTER and location 3121 E. GRAND RIVER AVE., HOWELL, MI.

Project information including PROJECT name, PREPARED FOR (TAIT HOLDING, LLC), and TITLE (CLARKITAIT EYE CENTER).

Table with 4 columns: No., Date, Revision, and Per. Includes entries for 1 ST. DATE 3-22-2023 and 1 ST. DATE 02/22/23.

Design and drawing information including DESIGNED BY: DH, DRAWN BY: DH, CHECKED BY: DH, SCALE: NO SCALE, JOB NO: 22-357, DATE: 02/22/23, SHEET NO. 2, and BEBOSS Engineering logo.

THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA SHOWN ON THESE DRAWINGS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. NO WARRANTY IS MADE BY THE ENGINEER AS TO THE ACCURACY OF THE DATA OR THE RESULTS OF THE SURVEY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER.

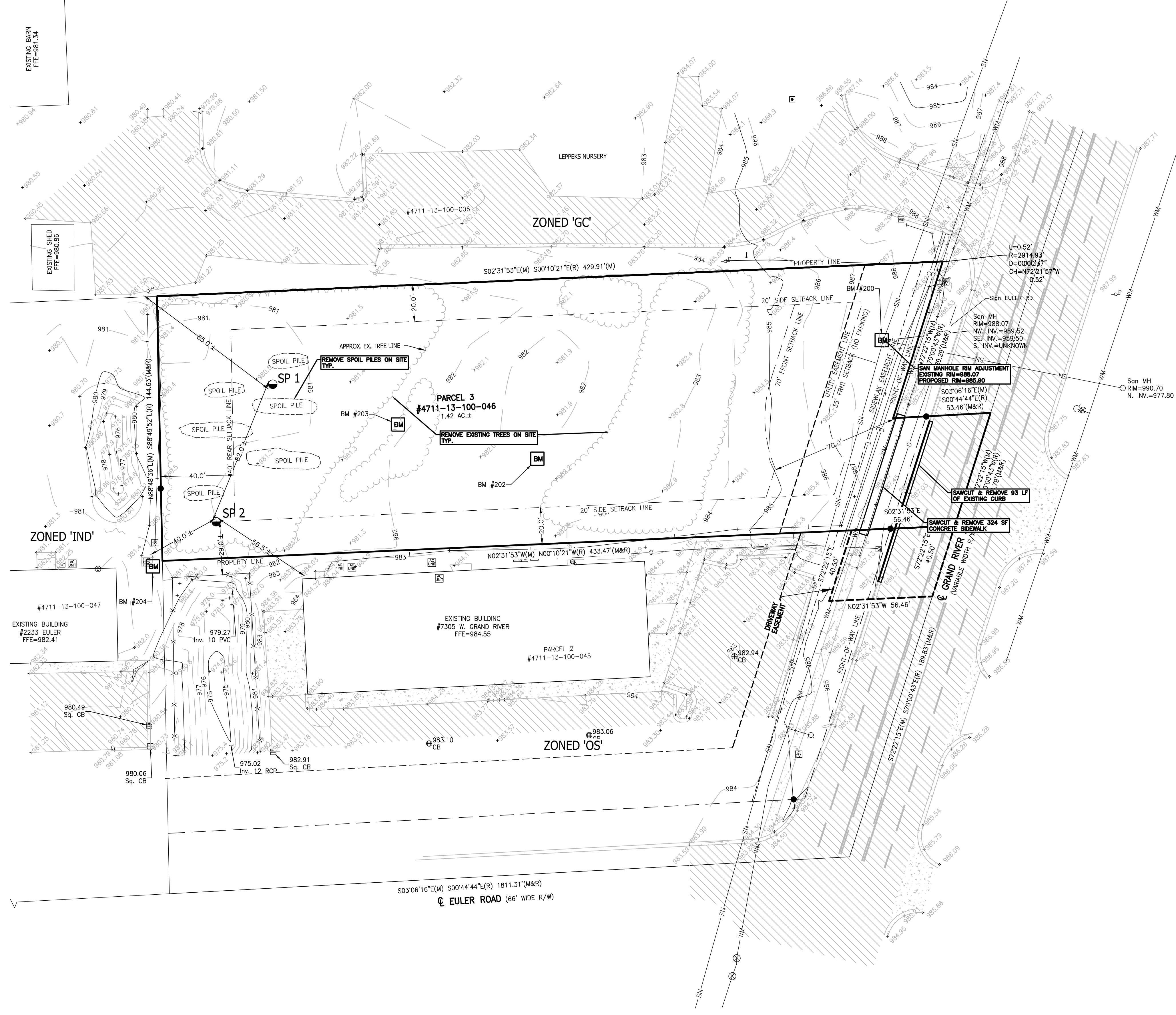


GENERAL SURVEY NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. RECORD BEARINGS ARE FROM A BOSS ENGINEERING SURVEY, JOB #96239, DATED APRIL 17, 1996, AS RECORDED IN LIBER 2051, PAGES 82-84, LIVINGSTON COUNTY RECORDS.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- THE LOCATIONS OF STORM SEWER, SANITARY SEWER & WATERMAIN, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
- ALLOW THREE WORKING DAYS BEFORE YOU DIG. CALL MISS DIG TOLL FREE 1-800-482-7171.

SITE BENCHMARKS (NAVD88 DATUM):
 -BM #200 = "X" N. RIM SAN. MH., 18" N'LY OF SIDEWALK & 40' ± W'LY OF EAST PROPERTY LINE
 ELEV.=988.08'
 -BM #202 = BOSS NAIL/TAG S/S 10" BOX ELDER,
 ELEV.=982.79
 -BM #203 = BOSS NAIL/TAG W/S 10" PINE,
 ELEV.=982.29
 -BM #204 = "X" SW. CORNER TRANSPAD, 6' ± NW'LY OF NW. PROPERTY CORNER.
 ELEV.=981.93

CURRENT ZONING: OSD (OFFICE-SERVICE DISTRICT)
 MINIMUM SETBACK REQUIREMENTS:
 FRONT = 70 FEET, 35 FEET IF NO PARKING IN THE FRONT YARD
 SIDES = 20 FEET
 REAR = 40 FEET
 PARKING LOT = 20 FEET FRONT, 10 FEET SIDE AND REAR
 MINIMUM LOT AREA = 1 AC.±
 MINIMUM LOT WIDTH = 100 FEET
 MAXIMUM LOT COVERAGE = 35% BUILDING, 60% IMPERVIOUS SURFACE
 MAXIMUM BUILDING HT. = 35 FEET OR (2.5) STORIES



PROJECT: TAIT EYE CENTER

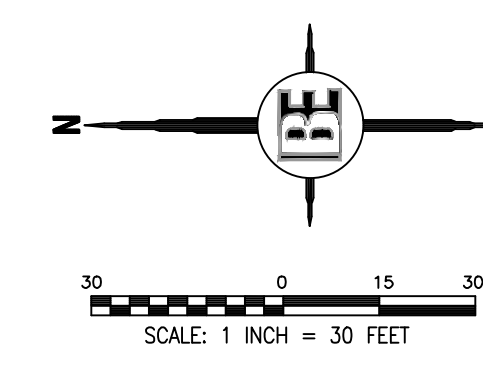
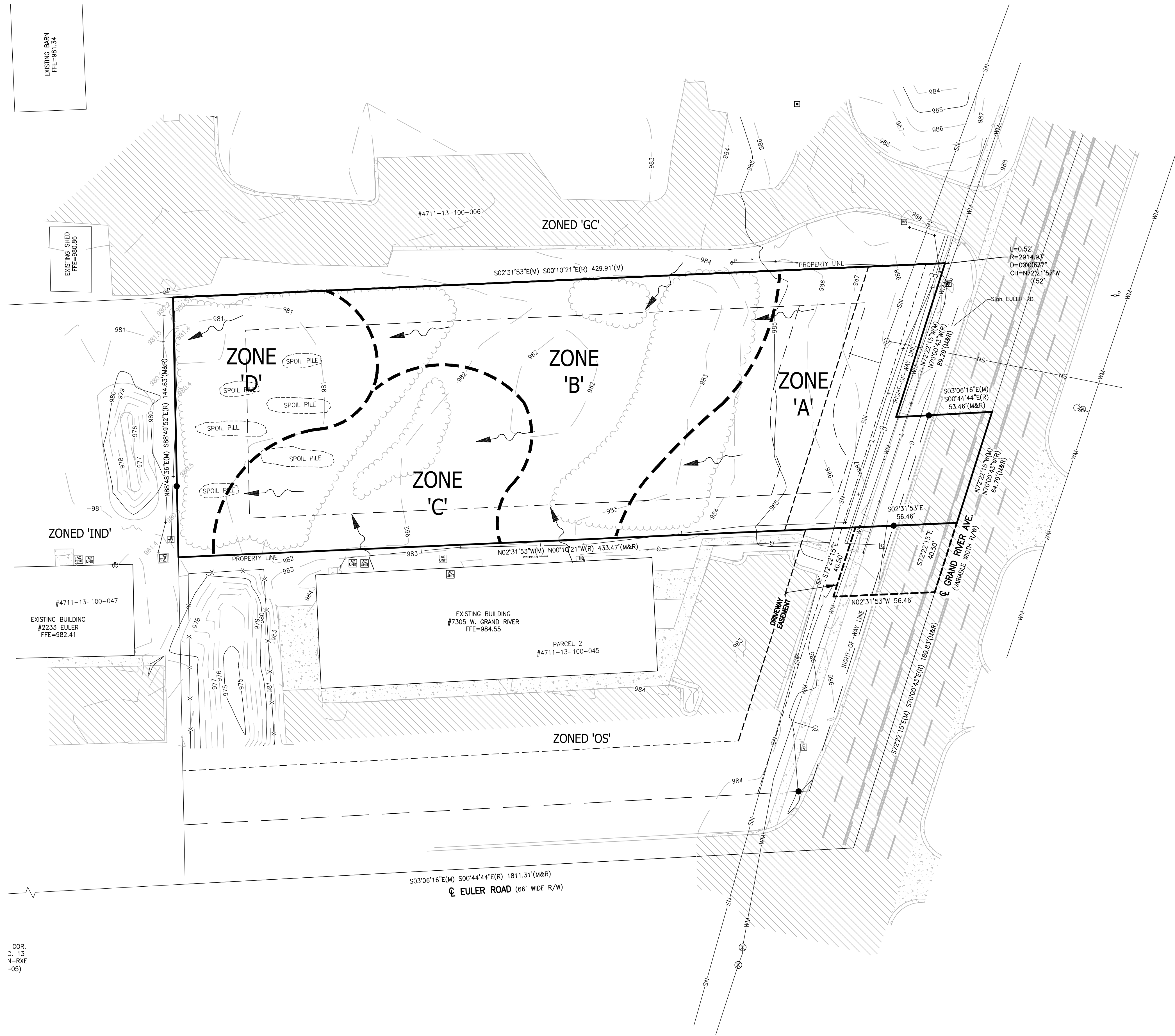
PREPARED FOR: TAIT HOLDING, LLC
 411 FAIRFAX STREET
 BIRMINGHAM, MI 48099
 248-239-482

TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

NO	BY	REVISION	DATE

DRAWN BY: TCG
 FIELD CREW: TAG/SS
 CHECKED BY:
 SCALE: 1" = 30'
 JOB NO. 22-357
 DATE: 02/22/23
 SHEET NO.





- LEGEND**
- NATURAL FEATURE TYPE BOUNDARY
 - EXISTING DRAINAGE FLOW
 - EXISTING 1-FT CONTOURS

NATURAL FEATURES NARRATIVE:

NATURAL FEATURES WERE IDENTIFIED DURING AN ON-SITE VISIT TO THE PROPERTY ON OCTOBER 25, 2022. SITE IS VACANT AND PRIMARILY CAN BE DESCRIBED AS SCRUB FORESTED. EACH IDENTIFIED AREA IS LABELED AS ZONES 'A-D'.

ENTIRE SITE IS RELATIVELY FLAT, WITH A HIGHER ELEVATION AT GRAND RIVER, SLOPING TO THE NORTH WITH SLOPES OF 1-3%. SOILS ARE ALSO UNIFORM PER USDA NRCS SOILS DATA CONSISTING OF BOYER-OSHTEMO LOAMY SANDS FOR OVER MORE THAN 91% OF THE SITE. THE REMAINDER IS STATED AS MIAMI LOAM SOIL SERIES AT THE SOUTHEAST CORNER OF THE SITE.

ZONE 'A'
 ZONE 'A' INCLUDES THE FIRST APPROX. 80-FT OF THE SITE FROM GRAND RIVER AVE. NORTH. IT IS CHARACTERIZED BY MOWED GRASS LAWN INTERSPERSED WITH SEVERAL (±12) SELF-SEEDED MULTI-STEM ORNAMENTAL BRADFORD / CALLERY PEAR TREES (PYRUS CALLERYANA CVS.), EACH APPROX 9" DIA. AT BASE (BRANCHING BEFORE DBH).

ZONE 'B'
 ZONE 'B' IS CONSIDERED SCRUB FORESTED. VEGETATION INCLUDES MULTI-STEM AUTUMN OLIVE (ELAAGNUS ANGUSTIFOLIA) (1-2-INCH), MULTI-STEM BOX ELDER (ACER NEGUNDO) (4-10-INCH), A FEW BLACK CHERRY (PRUNUS SEROTINA) (14-INCH CALIPER), AND JAPANESE HONEYSUCKLE (LONICERA JAPONICA) & BUCKTHORN (RHAMNUS CATHARTICA) SHRUBS, POKEWEED (PHYTOLACCA AMERICANA), BITTERSWEET (CELASTRUS SCANDENSIS) & GRAPE VINE (VITIS RIPARIA SPP.) (NEAR CONCRETE RETAINING WALL BLOCK AREA).

ZONE 'C'
 ZONE 'C' IS PRIMARILY AN OPEN GRASS MEADOW (UN-MOWED) WITH 6, 25-30-FT HGT SCOTCH PINE (PINUS SYLVESTRIS) NEAR THE NORTH 1/3 END & 2, 14-FT HGT EASTERN RED CEDARS (JUNIPERUS VIRGINIANA SPP.). THERE ARE ALSO SCATTERED SMALL HONEYSUCKLE & BUCKTHORN.

ZONE 'D'
 ZONE 'D' IS ALSO FORESTED AND IS PRIMARILY CHARACTERIZED BY BLACK LOCUST (ROBINIA PSEUDACACIA) (3-8" CALIPER) GROWING AROUND & ON TOP OF SEVERAL OLD DEBRIS MOUNDS (EARTH & BROKEN CONCRETE). THIS AREA ALSO INCLUDES LARGE (15-18-FT HGT) STAGHORN SUMAC (RHUS TYPHINA) AND HONEYSUCKLE SHRUBS

EXISTING SOILS:
 PER THE USDA NRCS SOIL SURVEY
 EXISTING SOILS:
 BIA --BOYER-OSHTEMO LOAMY SANDS,
 0-2% SLOPES
 HYDRIC RATING: 2%
 M&D --MIAMI LOAM,
 12-18% SLOPES
 HYDRIC RATING: 10%

NOTES:
 • REFER TO EXISTING CONDITIONS PLAN & DEMOLITION PLAN (SHEET 3) FOR ADDITIONAL EXISTING PROPERTY, UTILITY INFORMATION, AND EXISTING EASEMENT AREAS.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS BEFORE THE LOCATION OR DEPTH DIPSITS SIGNIFICANTLY FROM THE PLAN.

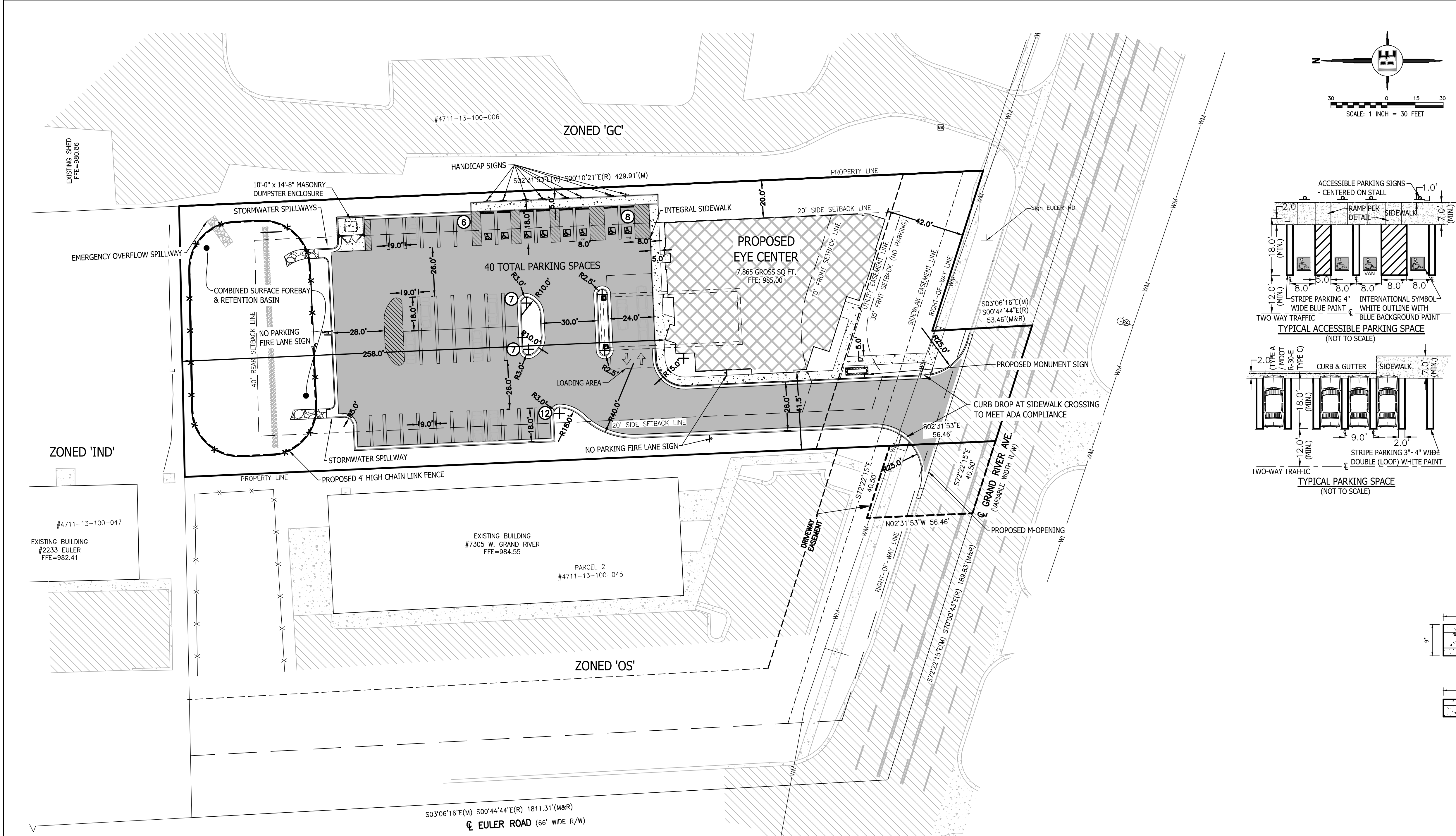
BEFORE ANY WORK BEGINS, CALL MISS DIG
 1-800-487-7171
 www.missdig.com

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

PROJECT	CLARK/TAIT EYE CENTER
PREPARED FOR	TAIT HOLDING, LLC 412 FAIRBANK STREET BIRMINGHAM, MI 48009 248.259.4262
TITLE	NATURAL FEATURES PLAN

DESIGNED BY:	DH
DRAWN BY:	PC
CHECKED BY:	
SCALE:	1" = 30'
JOB NO:	22-357
DATE:	02/22/23
SHEET NO.	4





SITE STATISTICAL DATA:
 ZONED: 'OS' - OFFICE SERVICE
 DEVELOPMENT TYPE/USE PROPOSED: MEDICAL OFFICE - EYE CLINIC

ADJACENT ZONING / EXISTING USES: EAST - 'GC' / LANDSCAPE NURSERY; WEST - 'OS' / PROFESSIONAL OFFICE; NORTH - 'IND' / PROFESSIONAL OFFICE

GROSS SITE AREA: ±1.42 AC (61,740 SQFT.) (NET 1.37 AC EXCL. OF R.O.W.)
 DEPTH / WIDTH RATIO: 3:1 (144.63-FT LOT WIDTH NOMINAL OF R.O.W.)
 BUILDING COVERAGE (FOOTPRINT): 7,865 SQFT (12.7%)
 IMPERVIOUS SURFACE (EXCL. OF BLDG): 26,560 SQFT (0.61 AC) (43.0%)
 PVIOUS SURFACE: 27,380 SQFT. (0.62 AC) (44.4%)

MIN. SETBACKS REQUIRED AT PROPOSED BUILDING (NO ADJACENT RESIDENTIAL):

REQUIRED:	PROVIDED:
FRONT - SOUTH: 70-FT (35-FT IF NO FRONT YARD PARKING)	42-FT
REAR - NORTH: 40-FT (25-FT IF SCREEN WALL OR BERM)	258-FT
SIDE - EAST: 20-FT	20-FT
SIDE - WEST: 20-FT	42-FT
MAX BLDG. HGT: 35-FT (2-STORIES)	25-FT

MIN LOT: 1.0 AC SIZE; MIN LOT WIDTH 100 LF; MAX DEPTH/WIDTH RATIO 4:1
 MAX LOT COVERAGES: BUILDING 35%, IMPERVIOUS SURFACES 75%

PARKING CALCULATION:
 MEDICAL OFFICE = 1 SPACE / 200 GSF = 7,865 / 200 = 40 SPACES TOTAL SPACES
 REQUIRED INCLUDING 2 BARRIER-FREE SPACES

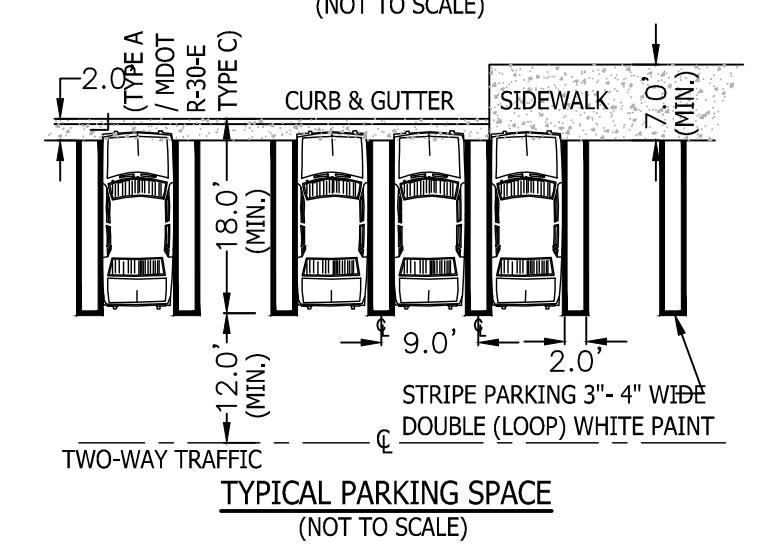
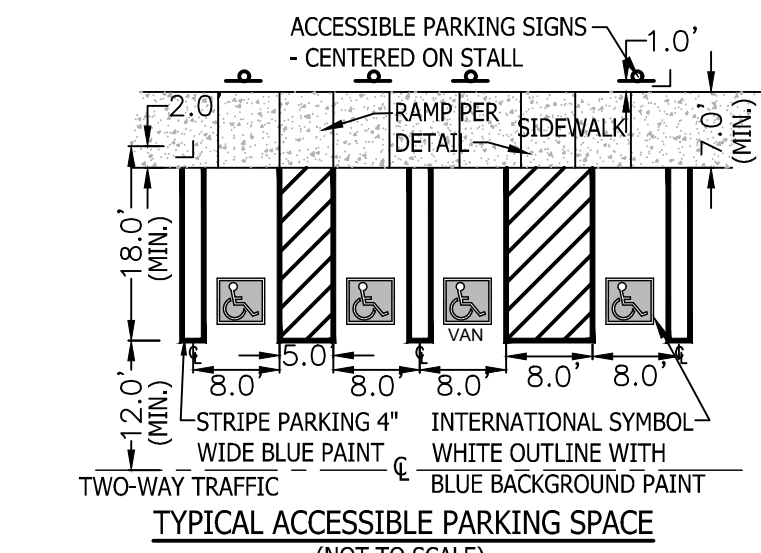
LOADING SPACE: MIN 1, 10-FT x 50-FT x 14-FT CLEAR, REQUIRED

PROVIDED PARKING: 40 SPACES
 INCLUDING 8 BARRIER-FREE SPACES (PER OWNER PROGRAM NEEDS)

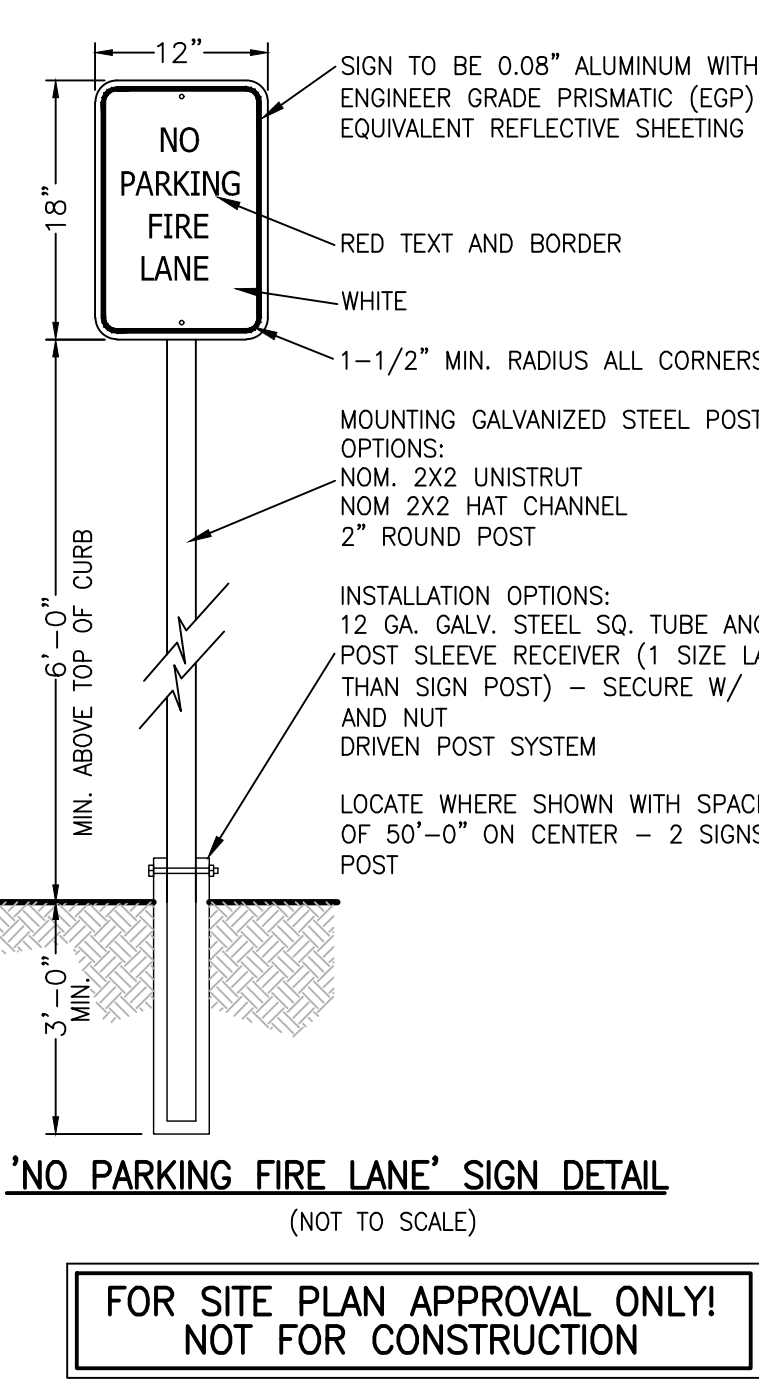
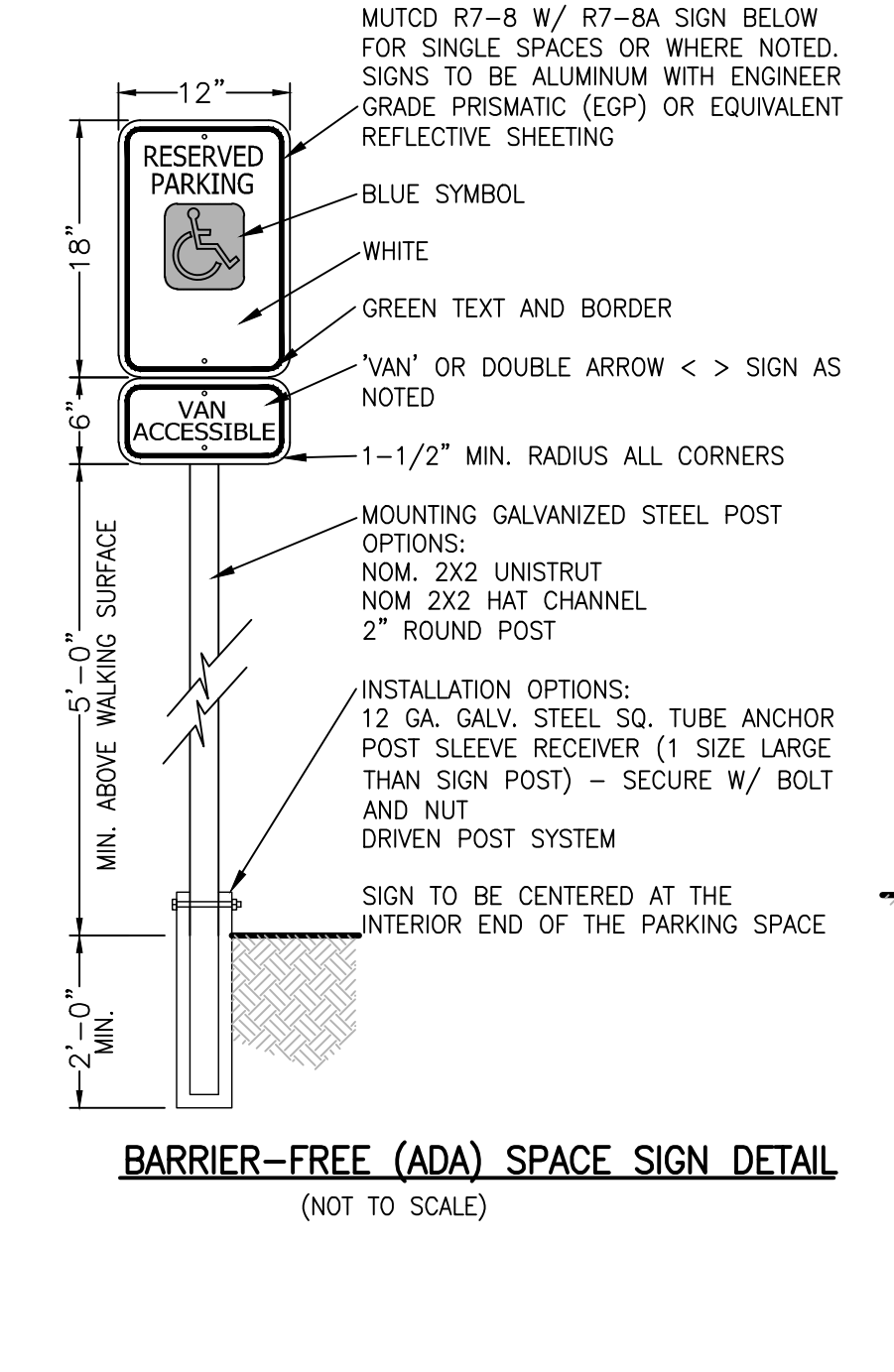
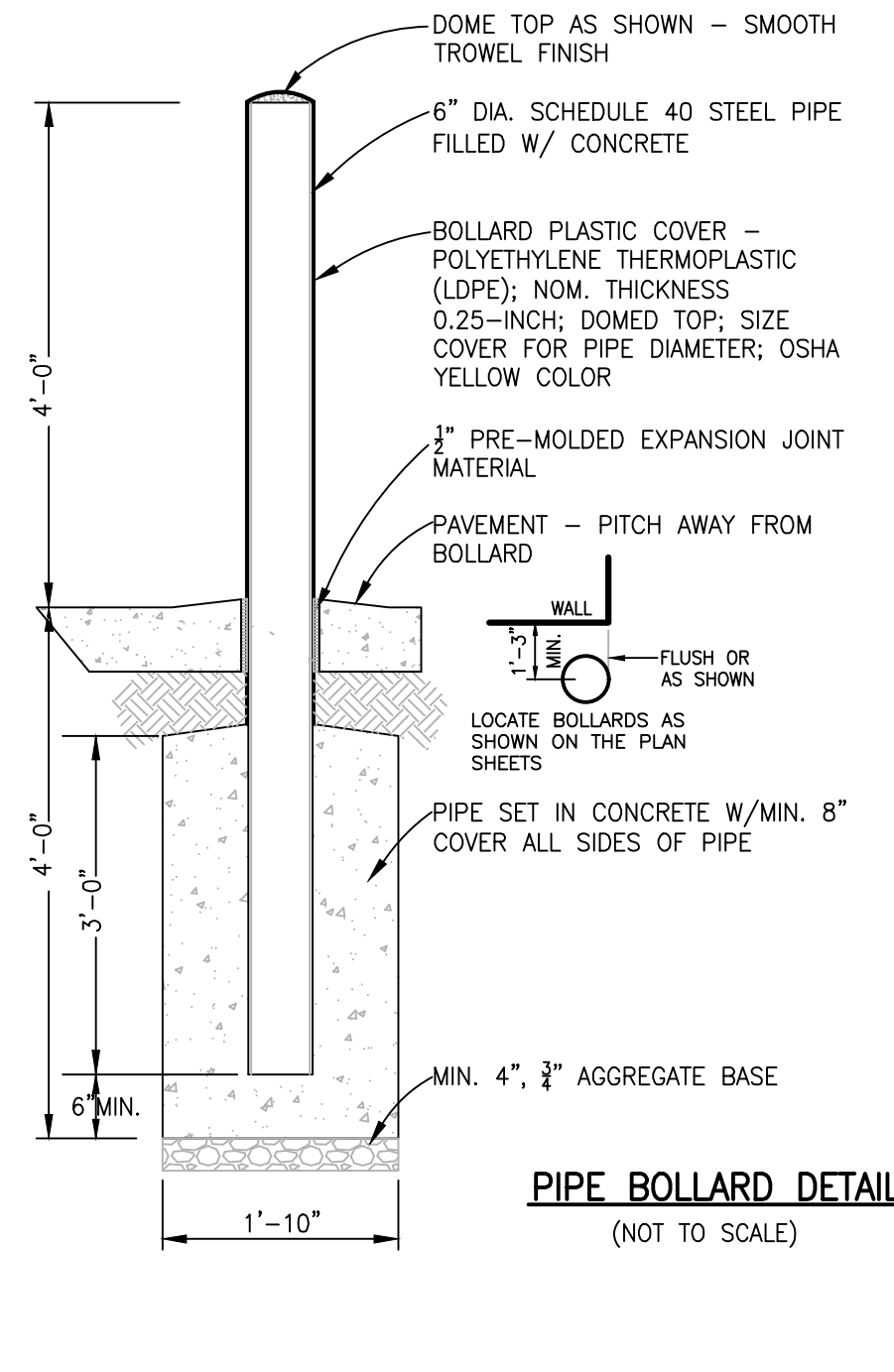
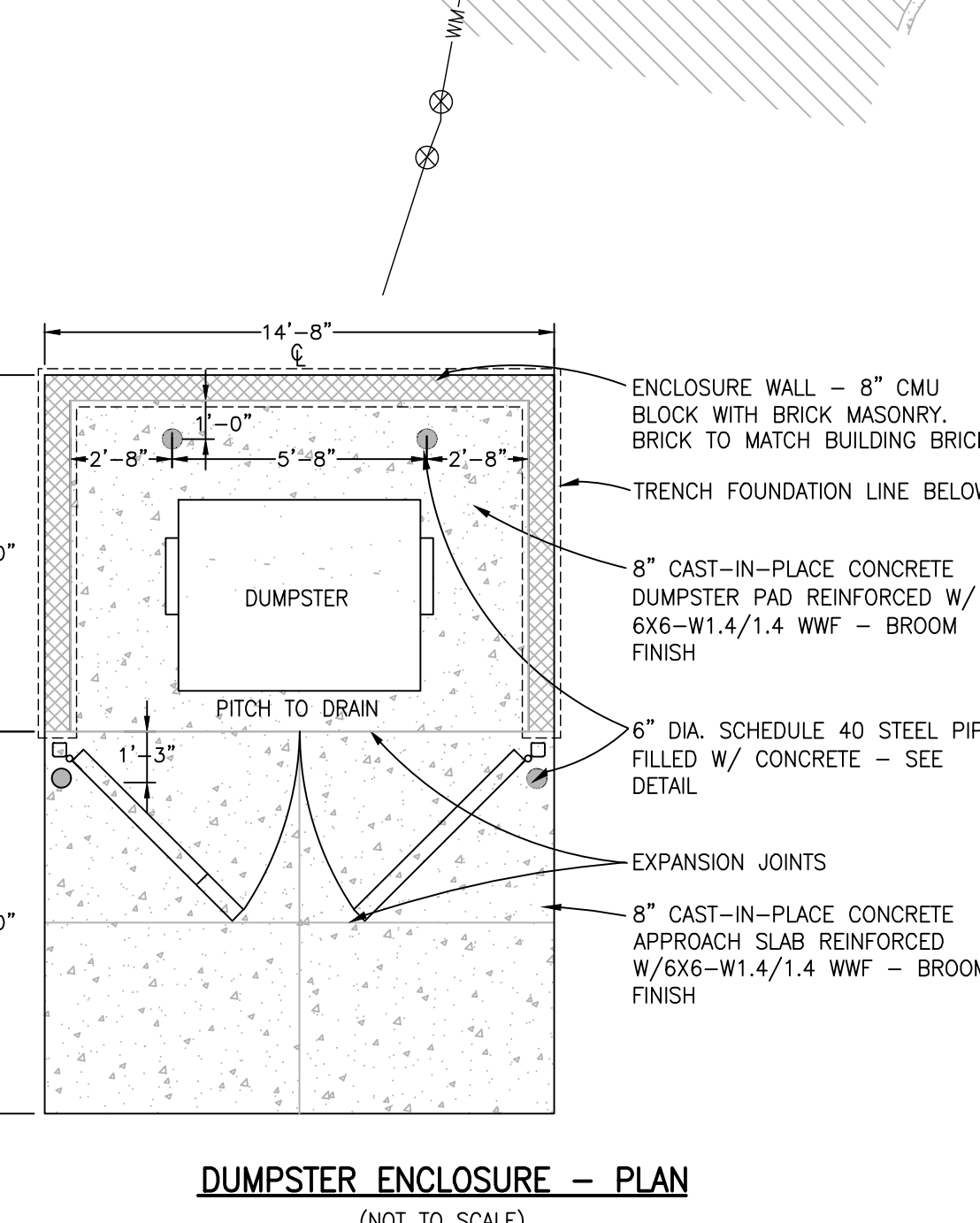
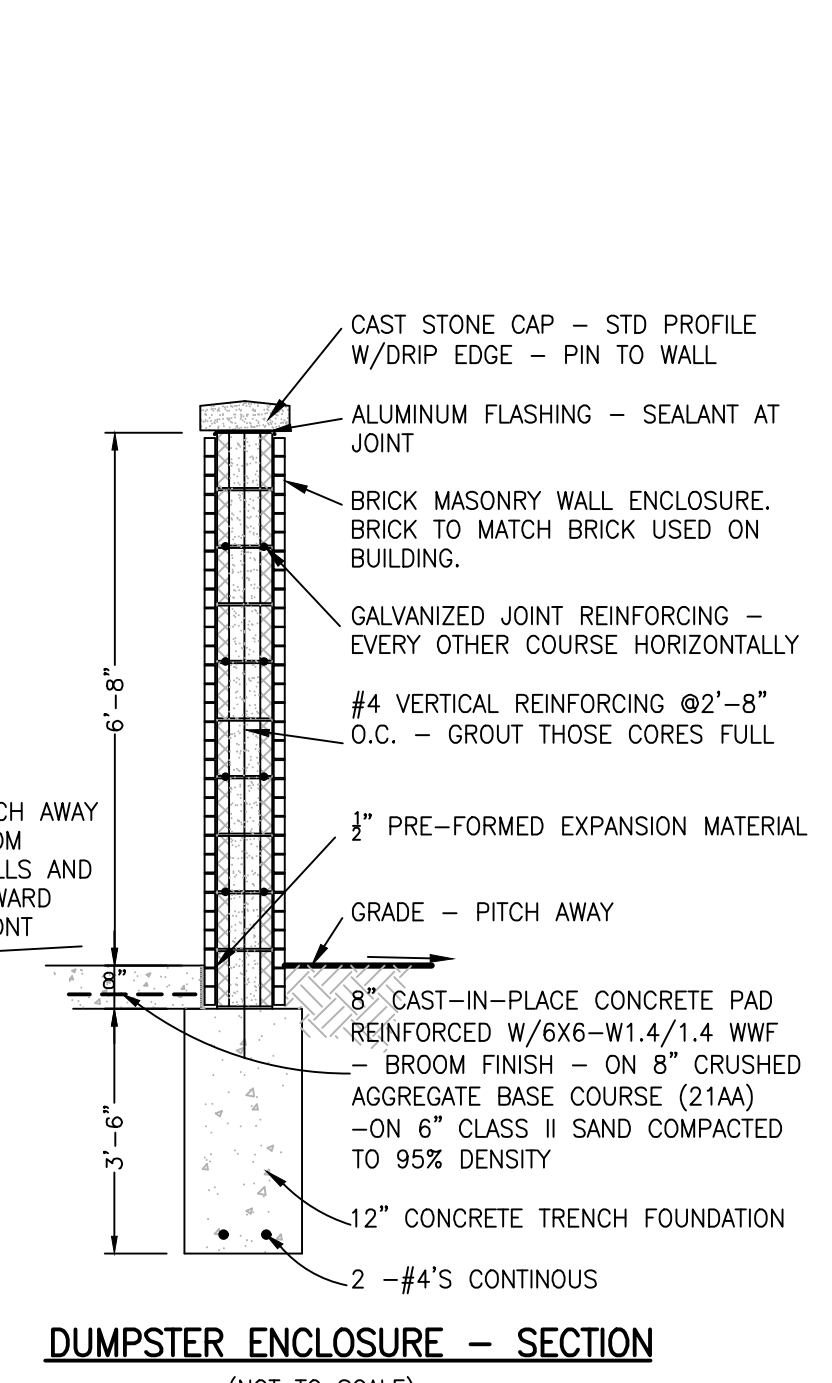
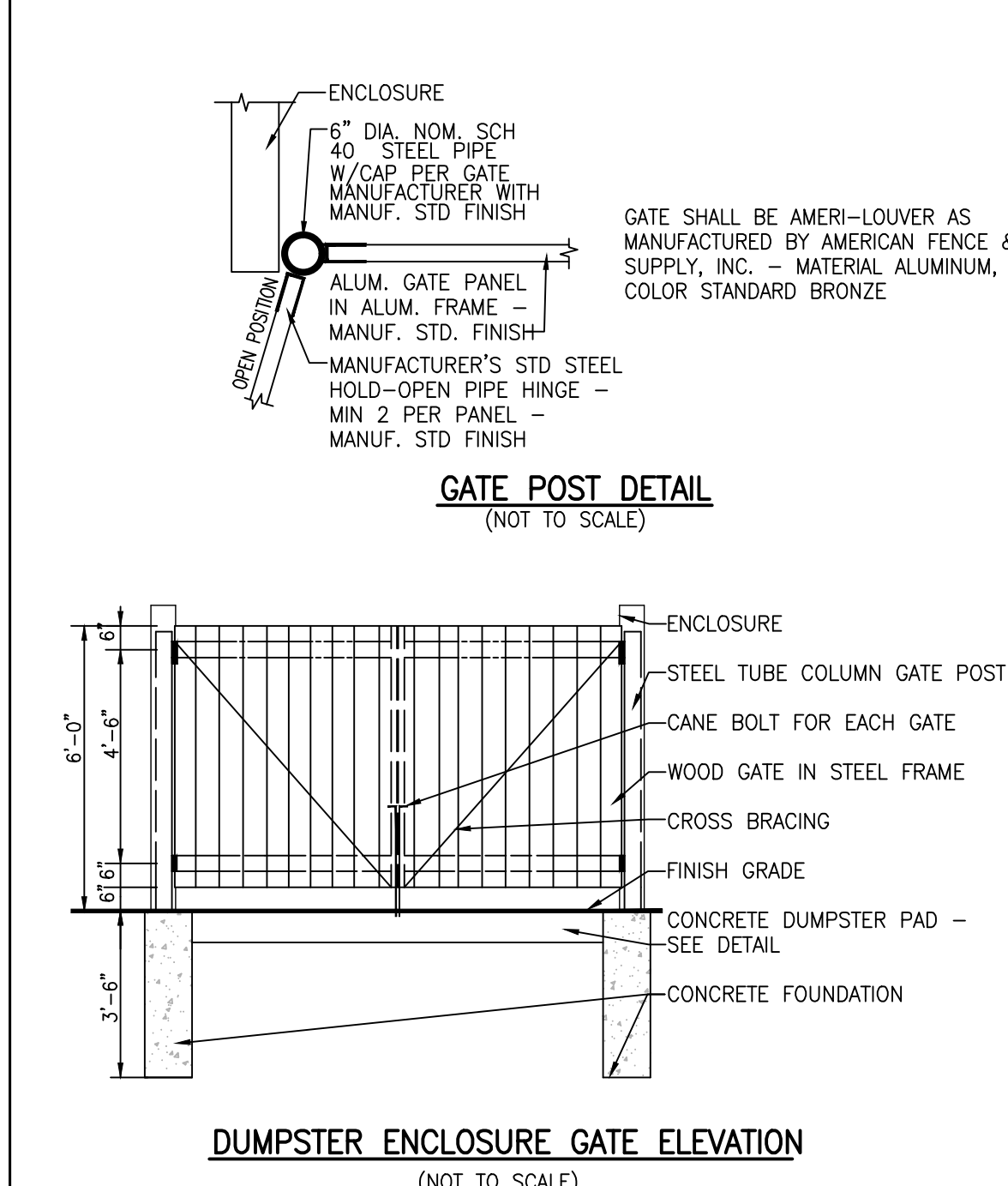
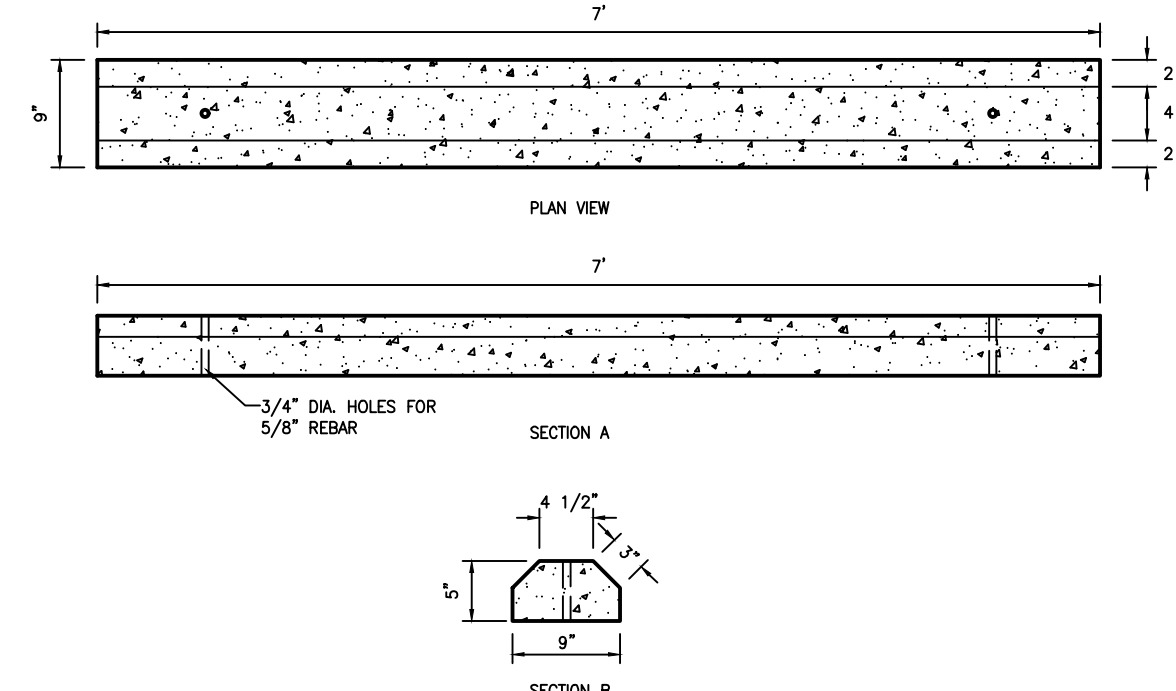
PROVIDED LOADING = VISITOR DROP-OFF AREA 24.0-FT x 50-FT x 14-FT

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN THE LOCATION OR DEPTH OF UTILITIES SHOWN ON THESE DRAWINGS AND THE PLANS.

BEBOSS ENGINEERING
 CALL MSS DIG
 1-800-482-7171
 www.beboss.com



- GENERAL NOTES**
- ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO REDUCE GLARE AND SHALL BE ARRANGED TO NOT INTERFERE WITH THE VISION OF PERSONS ON ADJACENT ROADWAYS OR ADJACENT PROPERTY.
 - ALL SIGNS SHALL MEET LOCAL MUNICIPALITY ORDINANCE REQUIREMENTS.
 - ACCESS ROADS TO SITE SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION. ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS OF 84,000 POUNDS.
 - THE BUILDING ADDRESS SHALL BE A MINIMUM OF 6" HIGH LETTERS OF CONTRASTING COLORS AND BE CLEARLY VISIBLE FROM THE STREET. THE LOCATION AND SIZE ARE TO BE VERIFIED PRIOR TO INSTALLATION.
 - A KNOX BOX FOR FIRE DEPARTMENT USE SHALL BE LOCATED ADJACENT TO THE MAIN ENTRY.
 - PROPOSED MONUMENT SIGN TO MEET TOWNSHIP ORDINANCE REQUIREMENTS AND PROVIDED DURING THE SIGN PERMIT PROCESS. DURING CONSTRUCTION, THE BUILDING WILL BE EVALUATED FOR EMERGENCY RESPONDER RADIO SIGNAL STRENGTH. IF COVERAGE IS FOUND TO BE QUESTIONABLE OR INADEQUATE, THE CONTRACTOR OR THE BUILDING OWNER SHALL HIRE AN APPROVED CONTRACTOR TO CONDUCT A GRID TEST OF THE FACILITY. IF THE SIGNAL STRENGTH COVERAGE IS FOUND TO BE NON-COMPLIANT, AN APPROVED EMERGENCY RESPONDER RADIO COVERAGE SYSTEM SHALL BE PROVIDED IN THE BUILDING.

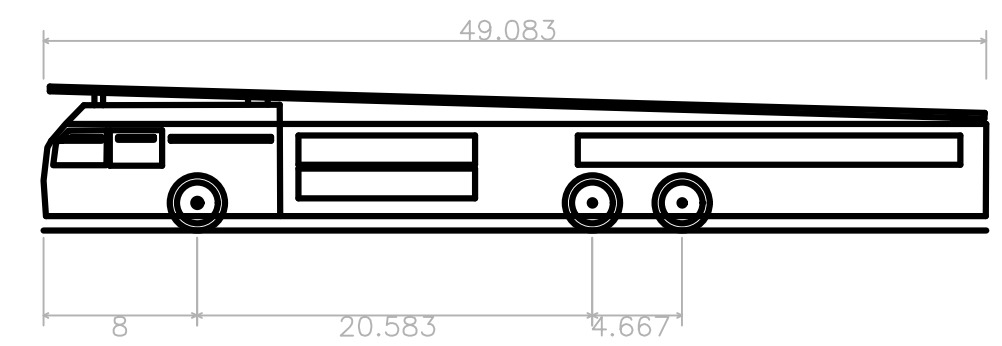
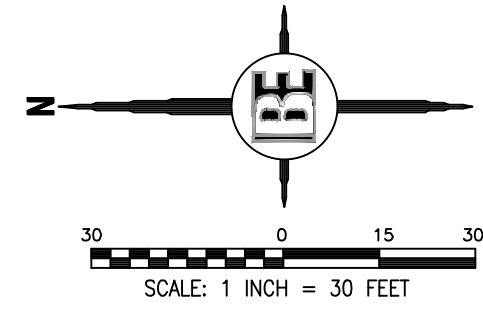
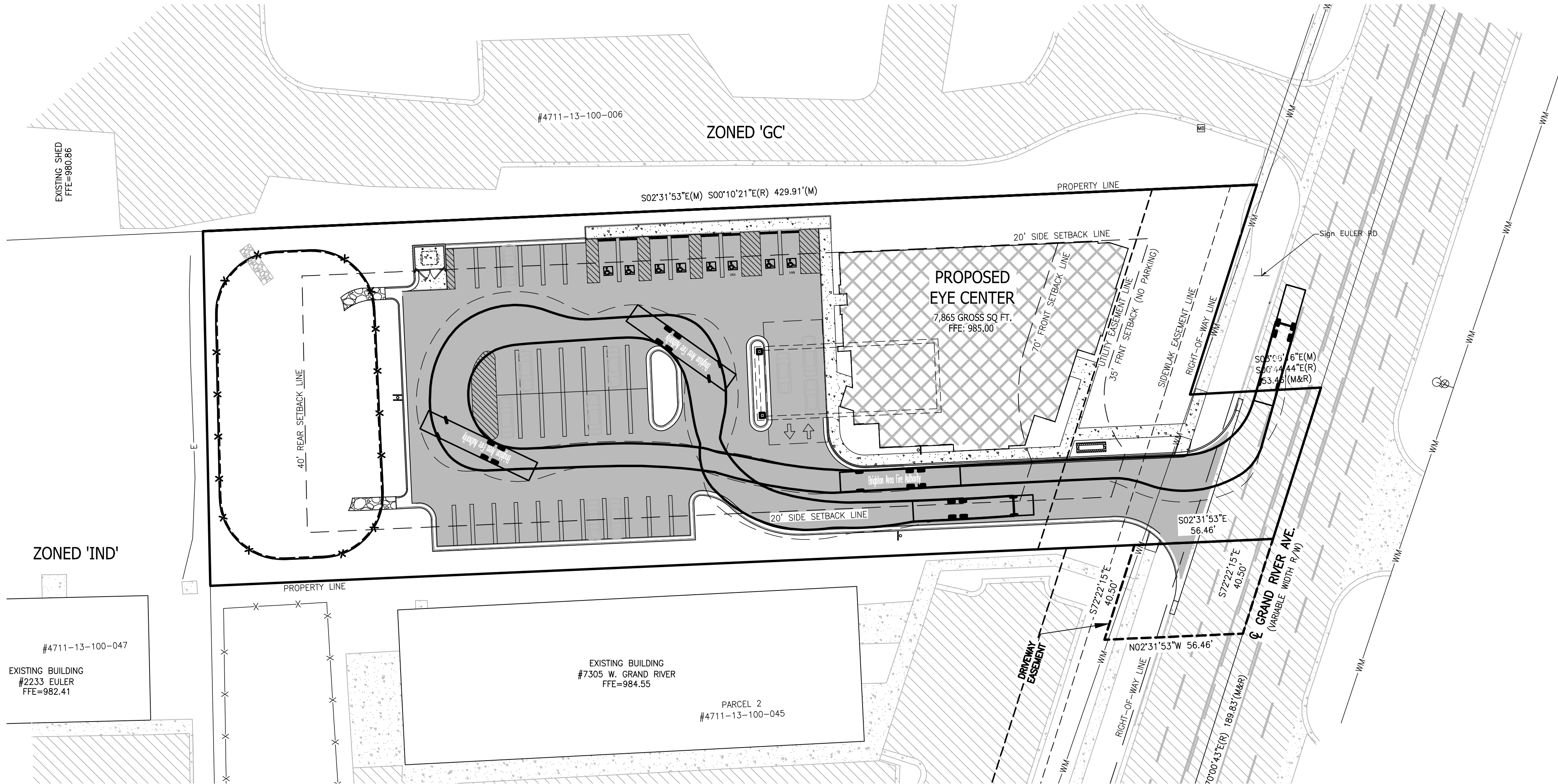


FOR SITE PLAN APPROVAL ONLY!
 NOT FOR CONSTRUCTION

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

CLARKITAIT EYE CENTER
 TAIT HOLDING, LLC
 412 FAIRBANK STREET
 BIRMINGHAM, MI 48009
 248.259.4262

PROJECT	PREPARED FOR	TITLE
CLARKITAIT EYE CENTER	TAIT HOLDING, LLC	SITE PLAN
DESIGNED BY:	DATE	NO BY
DH	4-26-2023	
DRAWN BY:	REVISION PER	
JP	1	
CHECKED BY:	DATE	
	02/22/23	
SCALE:	JOB NO:	
1" = 30'	22-357	
	DATE:	
	02/22/23	
SHEET NO.		
5		



Brighton Area Fire Authority

Overall Length 49.083ft

Overall Width 8.00ft

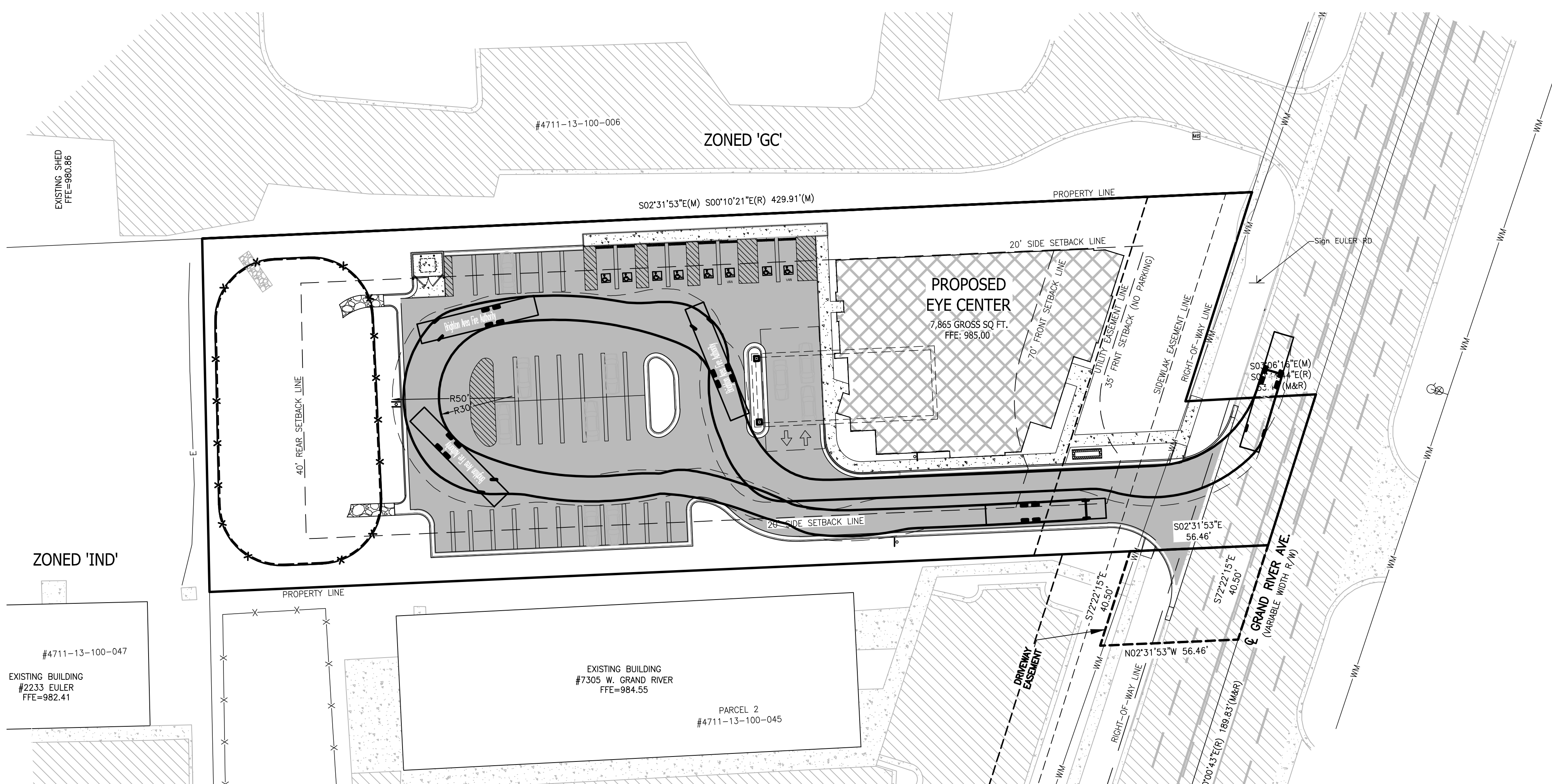
Overall Body Height 20.583ft

Min Body Ground Clearance 4.667ft

Track Width 8.00ft

Lock-to-lock time 5.00s

Max Steering Angle (Virtual) 45.00°



BEBOSS Engineering

Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

BEBOSS ENGINEERING, INC.
CALL MSS DIG
1-800-467-7171
www.beboss-engineering.com

PROJECT: CLARK/TAIT EYE CENTER

PREPARED FOR: TAIT HOLDING, LLC
412 FAUBUS STREET
BIRMINGHAM, MI 48009
248.259.4262

TITLE: CIRCULATION PLAN

DESIGNED BY:	DH
DRAWN BY:	JP
CHECKED BY:	
SCALE:	1" = 30'
JOB NO:	22-357
DATE:	02/22/23
SHEET NO.	5A

1 ST BY NO

PER TWP REVIEW REVISION PER DATE

3-22-2023

BEBOSS ENGINEERING

LIVINGSTON COUNTY SOIL EROSION PERMIT TEMPLATE
TEMPORARY CONTROLS AND SEQUENCE

- NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.
 - IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974 THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK.
- PERMITTING STANDARDS**
- (IMPORTANT NOTICE) RETENTION/DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION, INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
 - 36" M.D.O.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
 - ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.
 - PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.
 - RETENTION PONDS
 - RETENTION/DETENTION/SEDIMENTATION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION.
 - DETENTION POND OUTLETS SHALL BE OF THE STANDPIPE AND STONE FILTER SYSTEM, WITH TRASH SCREEN. OUTLET FLOW SHALL NOT EXCEED 0.20 CUBIC FEET OF WATER PER SECOND/PER ACRE. POND DIKES SHALL HAVE A MINIMUM OF ONE (1) FOOT OF FREEBOARD. AN EMERGENCY SPILLWAY SHALL BE CONSTRUCTED WITHIN THE FREEBOARD LEVEL.
 - THE EMERGENCY SPILLWAY FROM THE DETENTION POND SHALL BE SODDED AND PEEGED, OR RIP RAPPED, 15 FEET PAST THE TOE OF THE SLOPE OF THE BERM.
 - DIKES AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER.
 - RETENTION/DETENTION PONDS SHALL BE FENCED WITH A 4' CHAIN LINK FENCE, INCLUDING A 12' ACCESS GATE FOR MAINTENANCE UNLESS MINIMUM 5 FT. HORIZONTAL TO 1 FT. VERTICAL SIDE SLOPES ARE PROVIDED. THE FENCE SHALL BE

- INSTALLED AT THE OUTER PORTION OF THE BERM, TO ALLOW FOR MAINTENANCE WORK TO BE DONE INSIDE THE FENCE.
- ALL UNIMPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL WHICH WILL BE STORED ONSITE DURING THE EXCAVATING STAGE. TOPSOIL PILES SHALL BE SEEDED AND MULCHED, OR MATTED WITH STRAW IN THE NON-GROWING SEASON, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION.
- SOIL EROSION CONTROLS SHALL BE MONITORED DAILY BY THE ON-SITE ENGINEER, OR CONTRACTOR, WHICHEVER CASE APPLIES.
- SLOPES AND DITCHES
- ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM WIDTH OF 2' WITH A MINIMUM OF 3 HORIZONTAL TO 1 VERTICAL SIDE SLOPES, 3:1.
- DITCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURING OF THE DITCH BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
- SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.
- STORM DRAINS
- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL, A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
- BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFFLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.

- ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.
 - ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
 - ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE RETENTION/DETENTION POND SHALL HAVE A TEMPORARY 5'X10'X3' SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.
 - STORM WATER OUTLETS DO DENOTE RIP RAP. ALL OUTLETS SHALL BE RIP RAPPED OVER KEVED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER STONE.
 - 3" RIP RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION, WITH SMALL INCREASE AS DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.
 - 6" RIP RAP SHALL BE 6" IN DIAMETER OR LARGER. GROUTING MAY BE NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE STONE SET IN THE CEMENT SLURRY.
 - STORM WATER OUTLET IS IN NEED OF A SPLASH BLOCK WHICH IS NOT NOTED ON THE PLAN. INSTALL SPLASH BLOCK IF SLOPE OF THE PIPE IS 4% OR GREATER.
 - IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMP AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.
- STABILIZATION**
- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
 - IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.

- PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
 - THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.
 - THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.
 - PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:
3" IN DEPTH
218 LBS. PER ACRE
GRASS SEED
150 LBS. PER ACRE
FERTILIZER
3" IN DEPTH 1.5 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)
HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1% IN SUCH CASES
STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.
- SANITARY SEWERS**
- SANITARY SEWER TAP TO THE MHOG SANITARY COUNTY DRAIN, SHALL ONLY BE MADE AFTER SECURING IN WRITING CLEARANCE FROM THE GENOA TOWNSHIP AND A SEWER TAP PERMIT FROM THE LIVINGSTON COUNTY DEPARTMENT OF BUILDING & SAFETY.
 - A TAP PERMIT WILL BE NEEDED BY THE OWNER/DEVELOPER FOR THIS PROJECT TO TAP TO THE LEGALLY ESTABLISHED COUNTY STORM DRAIN. THE OWNER/DEVELOPER SHALL MAKE A WRITTEN REQUEST TO THE DRAIN COMMISSIONER TO REQUEST THE TAP TO THE STORM SEWER. THE FEES FOR SUCH TAP ARE AS FOLLOWS:
A. NON REFUNDABLE ADMINISTRATIVE FEE OF \$50.00, TO BE PAID AT THE TIME OF APPLICATION.
B. INSPECTION FEES ARE BASED ON TIME AND MATERIAL BASIS FROM PORT TO PORT FOR THE ON-SITE INSPECTOR. INSPECTORS RATE, VEHICLE MILEAGE, AND 0.5 HOURS OF REPORT PREPARATION TIME WILL BE CHARGED, AS WELL AS ANY NECESSARY MATERIALS. TIME AND MATERIAL FEES ARE PAID AT THE COMPLETION OF THE TAP INSTALLATION.

- SINGLE FAMILY RESIDENCE CONSTRUCTION
- PRIOR TO THE START OF SINGLE FAMILY RESIDENCES, THE BUILDER OR HOMEOWNER SHALL INSTALL A STRAW BALE BARRIER AND/OR SILT FENCE BEHIND THE CURB, OR BEHIND THE CROWN OF THE ROAD DITCH BACK SLOPE. PRIOR TO THE START OF THE DWELLING, THE HOMEOWNER OR BUILDER SHALL INSTALL THE DRIVEWAY CULVERT AND AGGREGATE MATERIAL TO ALLOW FOR ENTRANCE TO THE LOT.
 - IF THE LIVINGSTON COUNTY HEALTH DEPARTMENT REQUIRES A MOUNDED SEPTIC FIELD, THE HOMEOWNER/BUILDER SHALL INSTALL POSITIVE DRAINAGE FROM THE MOUNDED AREA SO AS NOT TO ALLOW EXCESSIVE FLOW ONTO ADJACENT LOTS.
 - DRAINAGE EASEMENTS WITHIN THE SUBDIVISION SHALL NOT BE ENCLOSED UPON. OPEN SWALES SHALL NOT BE FILLED OR ENCLOSED UPON. STRAW BALE BARRIERS OR SILT FENCES SHALL BE INSTALLED BETWEEN THE CONSTRUCTION AND THE OPEN DRAIN TO PREVENT SILTATION OF THE SYSTEM. ENCLOSED DRAINS WILL HAVE PERIODIC CATCH BASINS OR MANHOLES. LOT GRADES SHALL NOT BE RAISED OVER THE ESTABLISHED STRUCTURE TOPS.
- MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS**
- SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE REMOVAL OF ACCUMULATED SILT AND REPLACEMENT OF TORN SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
 - TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT. TRACKING PAD SHALL BE REPLACED WHEN THE STONES ARE CHECKED WITH DIRT. TRACKING PAD SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FIRST COURSE OF ASPHALT BEING LAID.
 - DETENTION/RETENTION POND SHALL BE INSPECTED QUARTERLY ON A PERMANENT BASIS. MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL, EMBANKMENT STABILIZATION AND MAINTAINING THE OUTLET STRUCTURE IN GOOD CONDITION. NO TREES SHALL BE ALLOWED TO GROW ON THE EMBANKMENT.
 - CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF SEDIMENT. ALL SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY WHEN THE SUMP IS FULL.
 - COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS AFTER GRADE WORK, PURSUANT TO RULE 1709 (5).

SOIL EROSION CONTROL MEASURES

1	STRIPPING & STOCKPILING TOPSOIL	TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION STOCKPILE SHOULD BE TEMPORARILY SEEDED
6	SEEDING WITH MULCH AND/OR WITHIN	FACILITATES ESTABLISHMENT OF VEGETATION. SEEDS EFFECTIVE FOR DRAINAGEWAYS WITH LOW VELOCITY. EARLY PLACED IN SMALL QUANTITIES BY EXPERIENCED PERSONNEL. SHOULD INCLUDE PREPARED TOPSOIL BED.
13	RP-RAP, REBLES, CABSINS	USED WHERE VEGETATION IS NOT EARLY ESTABLISHED. EFFECTIVE FOR HIGH VELOCITIES OR HIGH CONCENTRATIONS PERMS RUNOFF TO NEUTRALIZE SOIL. DISPERSES ENERGY FLOW AT SYSTEM OUTLETS
14	AGGREGATE COVER	STABILIZES SOIL SURFACE. THIS MINIMUM EROSION PERMS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER. MAY BE USED AS PART OF PERMANENT SOIL CONSTRUCTION OF PAVED AREAS
15	FENCING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY. IRREGULAR SURFACE WILL HELP SLOW VELOCITY
16	CURB & GUTTER	KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE. COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINWAY
34	SEDIMENT BASIN	TRAPS SEDIMENT RELEASED RUNOFF AT NON-EROSIVE RATES. CONTROLS RUNOFF AT SYSTEM OUTLETS. CAN BE USED MANIPULATED
35	STORM SEWER	SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS. CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF. CONDUCTS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION. USE CATCH BASINS TO COLLECT SEDIMENT
36	CATCH BASIN, DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. MAY USE FILTER CLOTH OVER INLET
40	NET SEDIMENT FILTER	EASY TO SHAVE. COLLECTS SEDIMENT. MAY BE CLEANED AND EXPANDED AS NEEDED
54	SILT FENCE	USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)

P = PERMANENT T = TEMPORARY
AREA OF DISTURBANCE = 61,855.20 SF (1.42 AC)

PROPOSED CONST. SCHEDULE FOR THE YEAR 2023

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

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

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

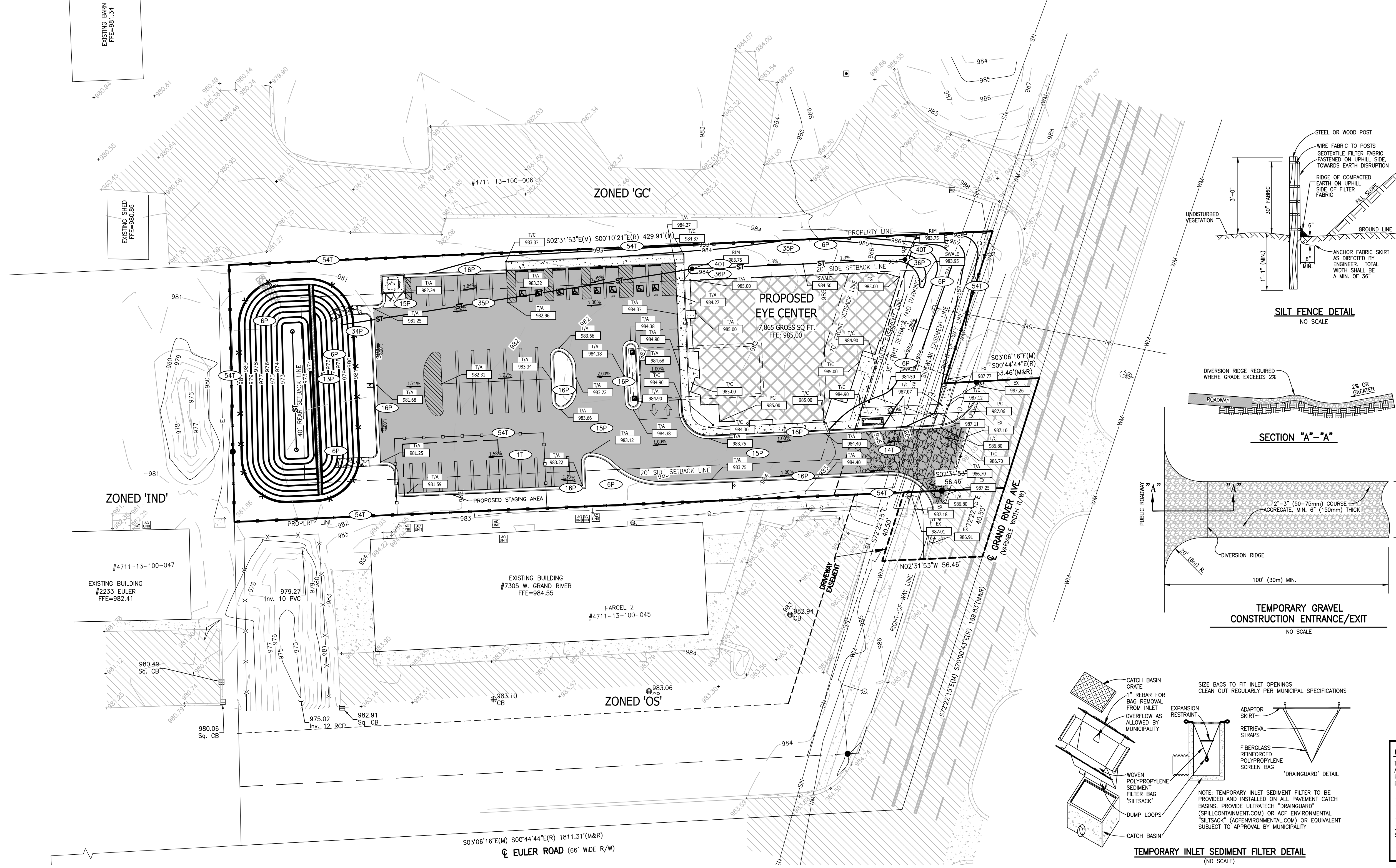
CONTROLS & MEASURES NARRATIVE

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

SURFACE WATER & COUNTY DRAINS
WETLAND LAKES - APPROXIMATELY 600 FT SOUTH BEHIND BEST SELF STORAGE
 - APPROXIMATELY 2030 FT SOUTHEAST TO MORSE LAKE
 - APPROXIMATELY 1521 FT NORTH TOWARD ACKERMAN LAKE
STREAMS - APPROXIMATELY 2800 FT SOUTHWEST AT LAKE EDGEWOOD
DRAINS - APPROXIMATELY 3500 FT NORTHWEST TO GENOA-OCEOLA
PONDS - APPROXIMATELY 1168 FT NORTHEAST OF GENOA MED CTR

CONSTRUCTION SEQUENCE

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES IS MAINTAINED THROUGHOUT EXECUTION OF THIS PROJECT.
- 1 DAYS 1. INSTALL SILT FENCE AS SHOWN ON PLANS.
 - 10 DAYS 2. ROUGH GRADE AND INSTALL STORM DRAINAGE.
 - 1 DAY 3. INSTALL INLET PROTECTION ON STORM INLETS.
 - 180 DAY 4. START BLDG. CONSTRUCTION
 - 30 DAYS 5. INSTALL PAVEMENT
 - 5 DAYS 6. FINE GRADE AROUND BUILDING. SPREAD TOPSOIL. SEED OR SOD AS APPLICABLE.
 - 1 DAY 7. REMOVE ALL EROSION CONTROL STRUCTURES
 - 1 DAY 8. REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.

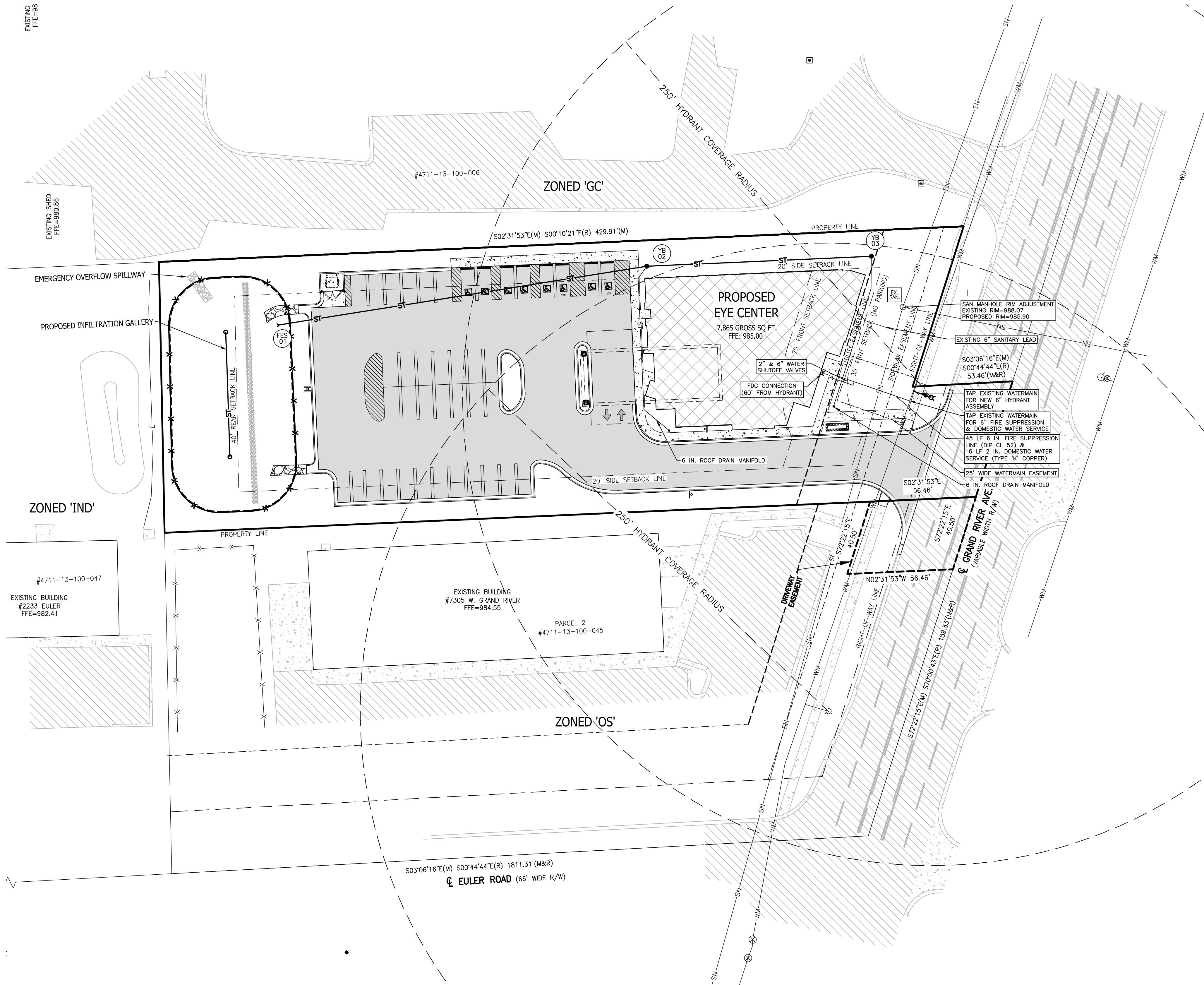
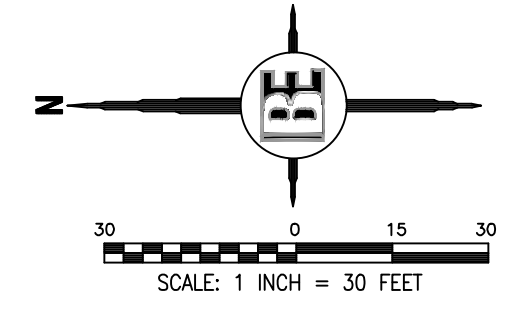


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CLARKITAIT EYE CENTER
TAIT HOLDING, LLC
412 FAHREN STREET
BIRMINGHAM, MI 48009
248.259.6262

PROJECT: CLARKITAIT EYE CENTER
PREPARED FOR: TAIT HOLDING, LLC

DESIGNED BY: DH
DRAWN BY: JP
CHECKED BY:
SCALE: 1" = 30'
JOB NO: 22-357
DATE: 02/22/23
SHEET NO. 6



FROM	TO	DRAIN AREA	ACRES A	RUNOFF COEFF C	EQUIV. AREA A * C	INTEN-SITY I	TIME OF CONC. Tc	ADDL. RUNOFF Q	RUNOFF (CFS) Q	PIPE LENGTH (LF)	PIPE DIA (IN)	VELOCITY FLOWING FULL (FPS)	HYDRAULIC GRADIENT SLOPE %	ACTUAL SLOPE USED	MANNING COEFFICIENT	MANNING FLOW CAPACITY	MANNING'S VELOCITY (FT/SEC)	TIME (MIN)	HG ELEV UPPER END	HG ELEV LOWER END	RIM ELEV UPPER END	RIM ELEV LOWER END	INVERT UPPER END	INVERT LOWER END	DROP DISTANCE (FT)	RIM-INV	RIM-HG >1	PIPE COVER >2.667	FLOW THRU COVER
3	2	3	0.15	0.47	0.07	4.38	15.00	0.30	120	8	2.43	0.49%	1.00%	0.013	1.21	3.47	0.58	980.99	979.79	983.75	983.75	980.46	979.26	3.29	2.76	2.62	0.30		
2	1	2	0.26	0.40	0.10	4.31	15.58	0.75	199	12	2.76	0.37%	0.75%	0.013	3.09	3.94	0.84	979.79	978.30	983.75	-	978.99	977.50	4.76	3.96	3.76	0.45		

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS BEFORE THE LOCATION OR DEPTH OF ANY UTILITIES SHOWN ON THESE DRAWINGS.

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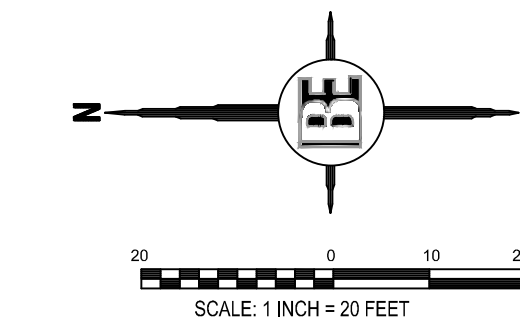
PROJECT: CLARK/TAIT EYE CENTER
 PREPARED FOR: TAIT HOLDING, LLC
 412 FAIRBANK STREET
 BIRMINGHAM, MI 48009
 248.259.4262

TITLE: UTILITY PLAN

NO	BY	PER TWP REVIEW	REVISION PER	DATE
1	ST			3-22-2023

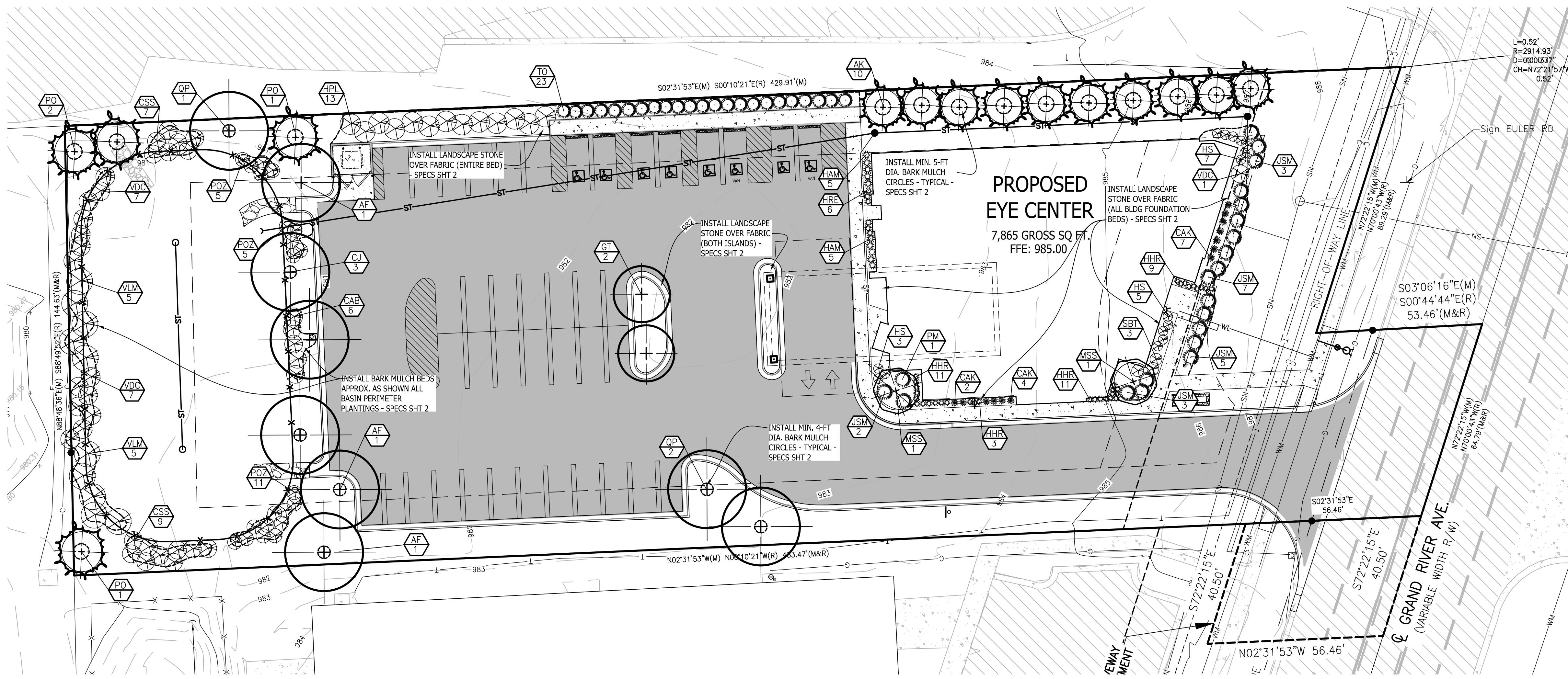
DESIGNED BY: DH
 DRAWN BY: JP
 CHECKED BY: ST
 SCALE: 1" = 30'
 JOB NO: 22-357
 DATE: 02/22/23
 SHEET NO. 7





LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFER TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED CONIFER SHRUB
- PROPOSED DECIDUOUS SHRUB
- PROPOSED PERENNIAL FORB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED LANDSCAPE BOULDER
- PROPOSED TREE PROTECTION
SEE DETAIL SHEET C14



KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
DECIDUOUS SHADE TREES					
AF	3	Acer x fremanii 'Autumn Blaze'	Autumn Blaze hybrid Maple	2-1/2" cal.	B-B
CJ	3	Cercidiphyllum japonicum	Katsura Tree	2-1/2" cal.	B-B
GT	2	Ginkgo biloba 'Goldspire'	Ginkgo 'Goldspire'	2-1/2" cal.	B-B
QP	3	Quercus palustris	Pin Oak	2-1/2" cal.	B-B
ORNAMENTAL TREES					
MSS	2	Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.	B-B
CONIFER TREES					
AK	10	Abies koreana	Korean Fir	6-ft hgt.	B-B
PO	4	Picea omorika	Serbian Spruce	6-ft hgt.	B-B
CONIFER SHRUBS					
JSM	20	Juniperus sabina 'monna'	Calgary Carpet Juniper	36" ht./#5	Cont.
PM	1	Pinus mugo var Pumilo	Dwarf Mugo Pine	36" ht./#5	Cont.
TO	23	Thuja occidentalis 'smaragd'	Emerald Arborvitae	36" ht./#5	Cont.
DECIDUOUS SHRUBS					
CAB	6	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	24" ht./#3	Cont.
CSS	16	Cornus stolonifera 'smnscbd'	Artic Fire Yellow Dogwood	24" ht./#3	Cont.
HPL	13	Hydrangea paniculata 'Limelight'	Limelight Peegee Hydrangea	24" ht./#3	Cont.
HS	15	Hydrangea serrata 'smnhsd'	Mountain Tuff Stuff Ah-ha Hydrangea	24" ht./#3	Cont.
POZ	21	Physocarpus opulifolius 'Zleyel2'	Raspberry Lemonade Ninebark	24" ht./#3	Cont.
SBT	3	Spiraea beutifolia 'tor Gold'	Glow Girl Birchleaf Spirea	24" ht./#3	Cont.
VDC	15	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	24" ht./#3	Cont.
VLM	10	Viburnum lantana 'Mohican'	Mohican Viburnum	36" ht./#5	Cont.
PERENNIALS AND GRASSES					
CAK	13	Calamagrostis X Acutiflora Karl Foerster	Karl Foerster Feather Reed Grass	2 gal./#2	Cont.
HAM	10	Hosta 'August Moon'	August Moon Hosta	2 gal./#2	Cont.
HRE	6	Hosta 'Rainbows End'	Rainbows End Hosta	2 gal./#2	Cont.
HHR	34	Hemerocallis 'Happy Returns'	Happy Returns Daylily	2 gal./#2	Cont.

LANDSCAPE CALCULATIONS

ZONING: 'OS' (OFFICE SERVICE)
 SITE AREA: 1.42 AC +/- (61,740-SQFT) (NET 1.37 AC EXCLUSIVE OF R.O.W.)
 PARKING SPACES PROVIDED: 44

REQUIRED:
 GREENBELT (SOUTH)
 - STREET FRONTAGE: 1 CANOPY TREE / 40-LFT FRONTAGE, MIN 20-FT WIDE
 BUFFERS:
 WEST - OFFICE-TO-OFFICE ZONING = NONE
 EAST - OFFICE-TO-GEN. COMMERCIAL = TYPE 'C'
 NORTH - OFFICE-TO-INDUSTRIAL ZONING (BUT OFFICE USE) = TYPE 'B'

TYPE 'B' BUFFER: 20-FT WIDE, 6-FT HGT WALL OR 3-FT HGT BERM AND 1 CANOPY & 1 CONIFER TREE & 4 SHRUBS / 20-LFT
 TYPE 'C' BUFFER: 10-FT WIDE, 1 CANOPY TREE OR 1 CONIFER TREE OR 4 SHRUBS / 20-LFT

PARKING LOT: 10-100 SPACES = 1 CANOPY TREE AND 100-SQFT LANDSCAPE AREA / 10 SPACES
 1/3 OF TREES WITHIN LOT, 2/3 PERIMETER WITHIN 18-FT

STORMWATER BASIN: 1 TREE (CANOPY OR CONIFER) + 10 SHRUBS / 50-LFT PERIMETER AT TOP

PROVIDED:
 GREENBELT (SOUTH): UTILITY EASEMENT PRECLUDES TREE PLANTING - BLDG FOUNDATION PLANTINGS SUBSTITUTED - 34 SHRUBS, 1 ORNAMENTAL TREE & 27 PERENNIALS & GRASSES
 REQUEST VARIABLE WIDTH BUFFER - 5 TO 20-FT WIDTH (AVG. 10-FT +/-) WITH 5-FT WIDE FOR UP TO 25% OF LENGTH TO ACCOMMODATE SIDEWALK
 WAIVER REQUEST PER ORD SECTION TABLE NOTE 12.02.03.B
 EXISTING FORESTED VEGETATION AT PERIMETER, NO BLDG, OFFICE USE

PARKING LOT: 44 SPACES = 5 CANOPY TREES + 440-SQFT LANDSCAPE AREA = 2 TREES IN 1, 270-SQFT EA ISLAND + 3 TREES AROUND PERIMETER (WITHIN 350-SQFT & 167-SQFT PENINSULAS)

STORMWATER BASIN: 330 LFT PERIMETER AT TOP OF BANK / 50 = 7 TREES + 66 SHRUBS

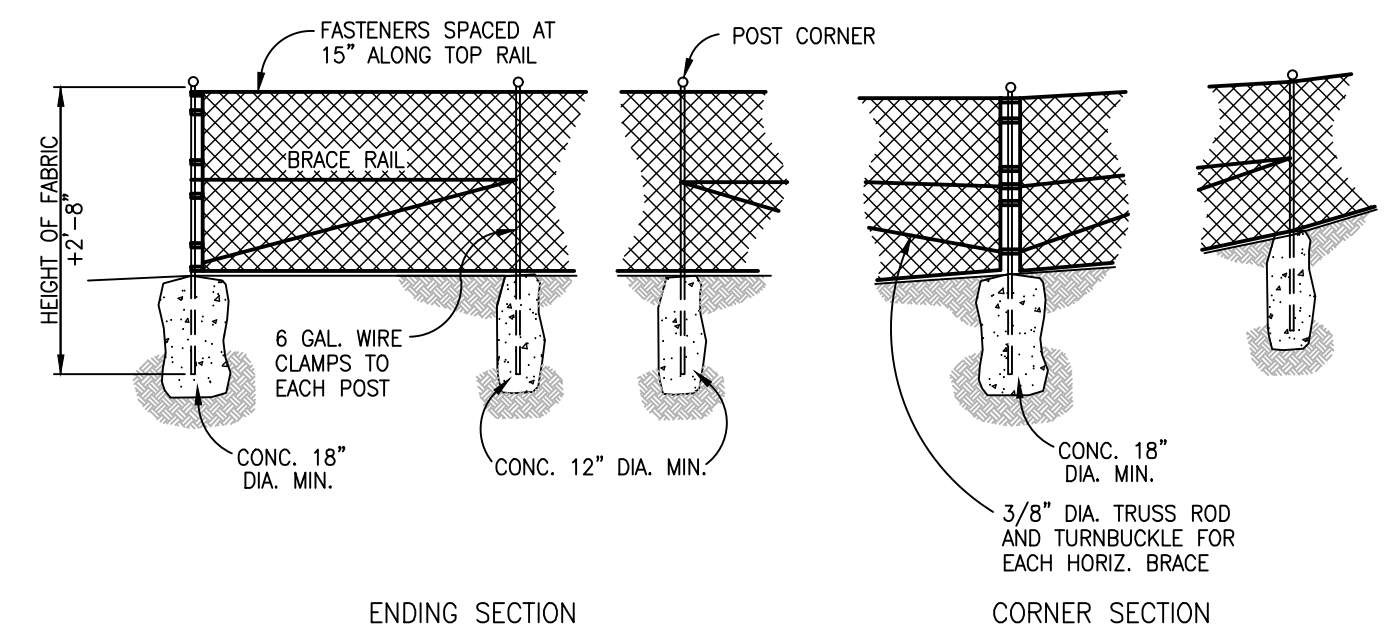
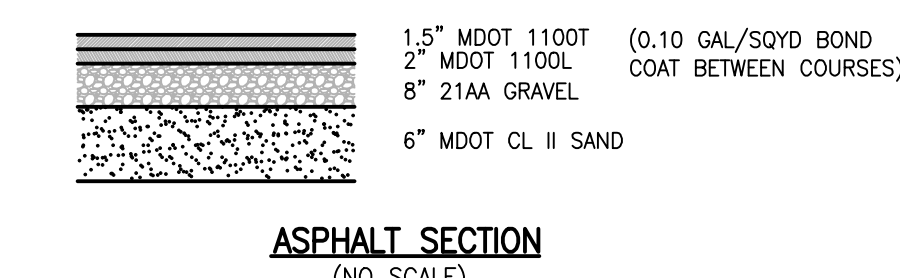
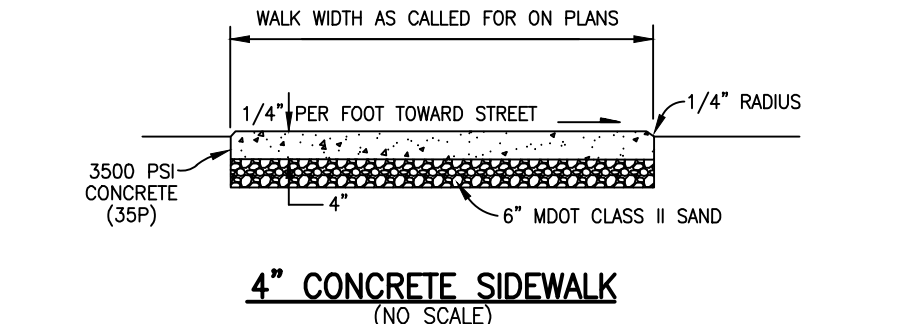
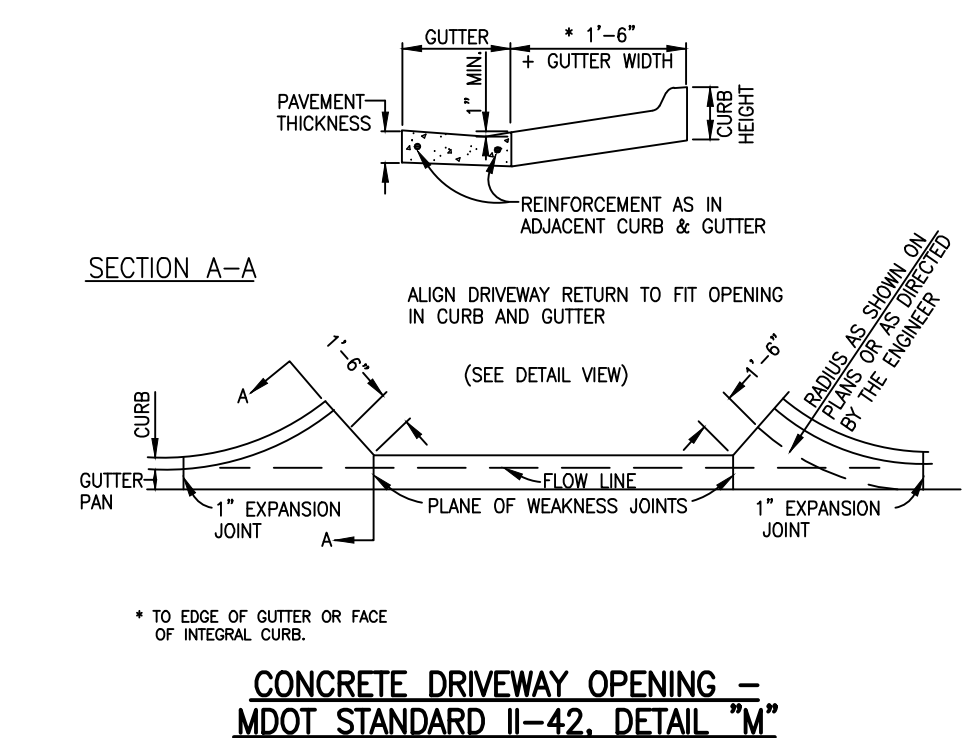
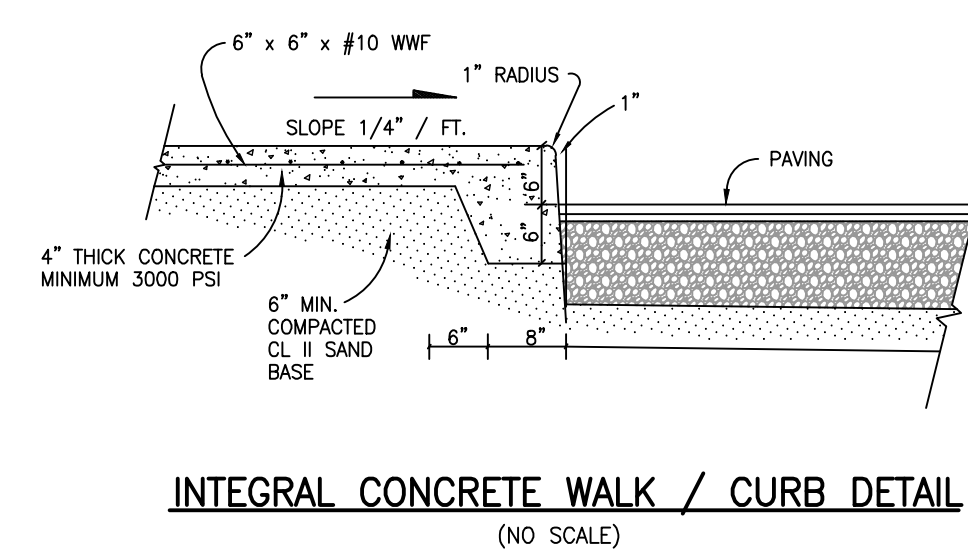
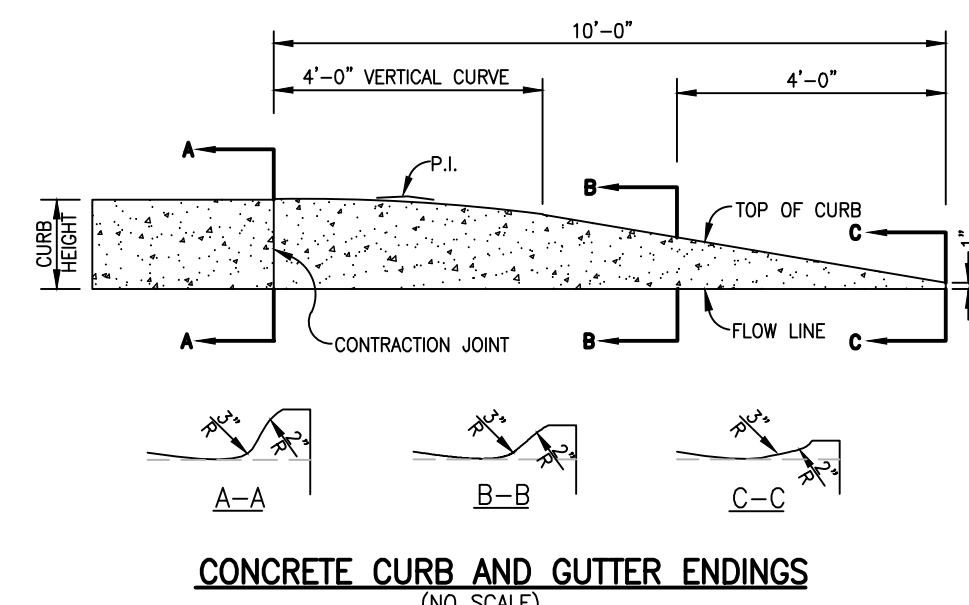
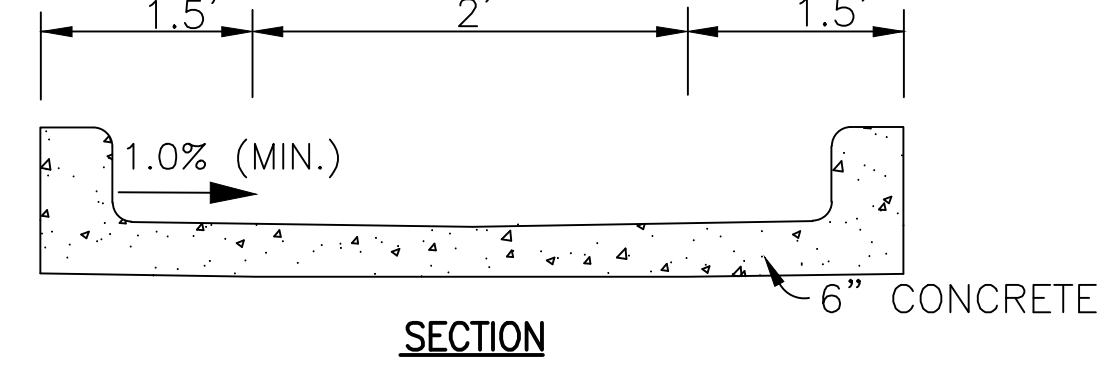
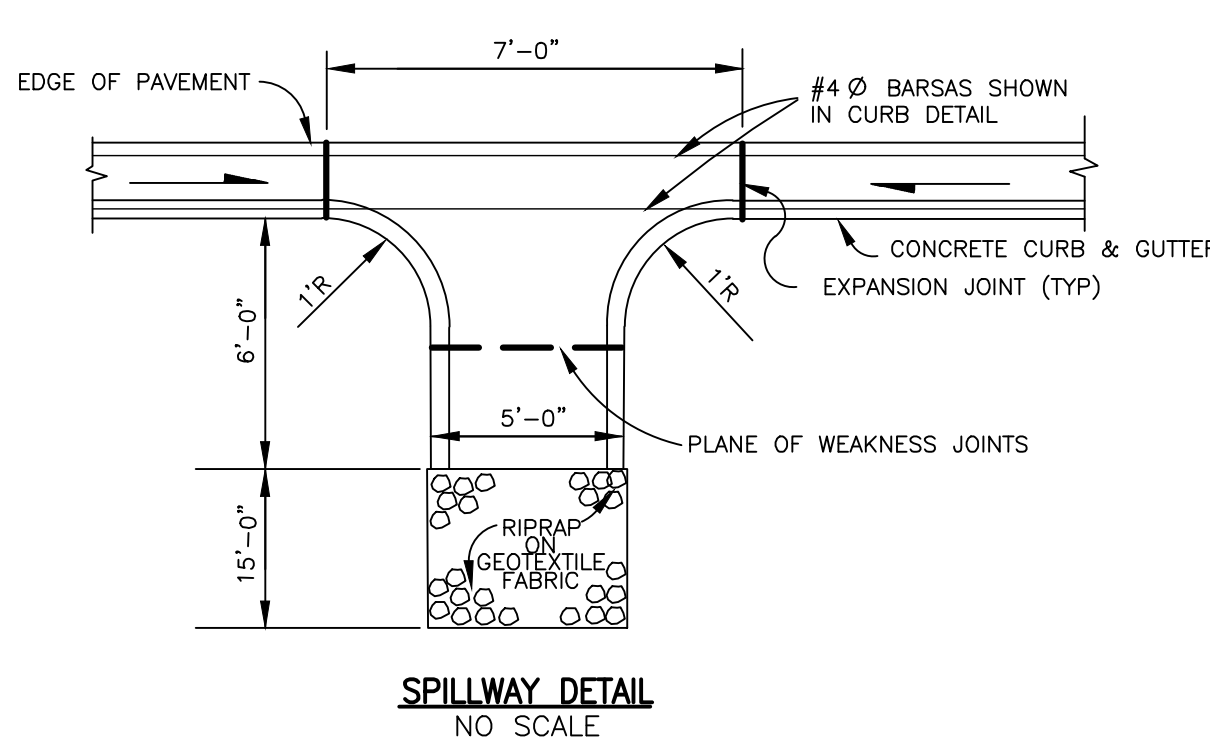
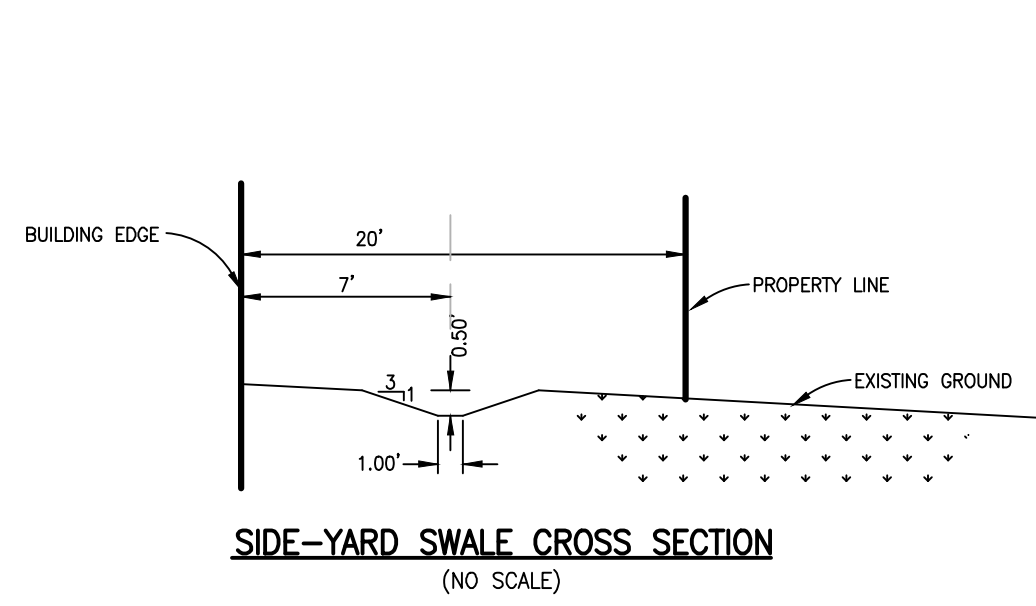
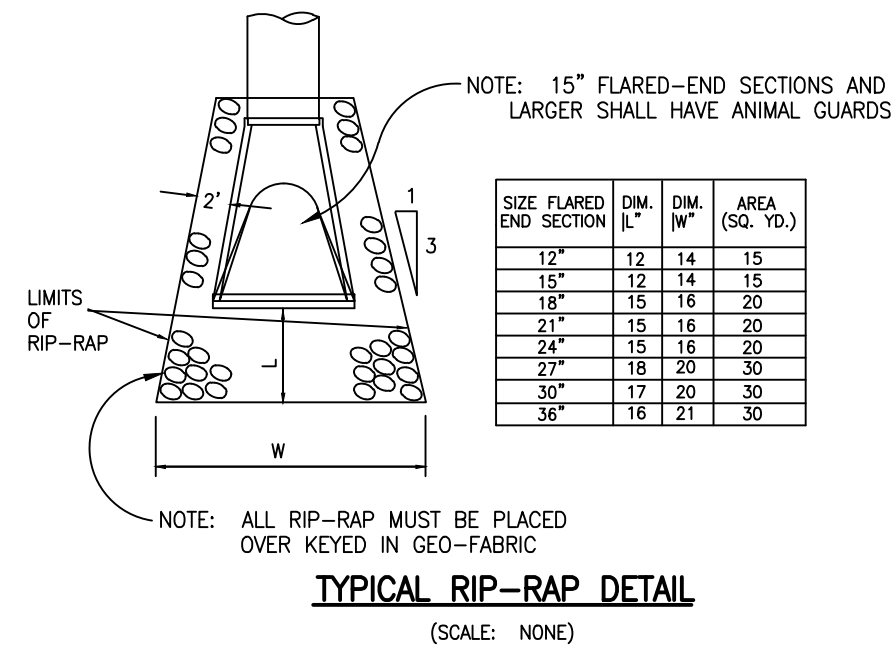
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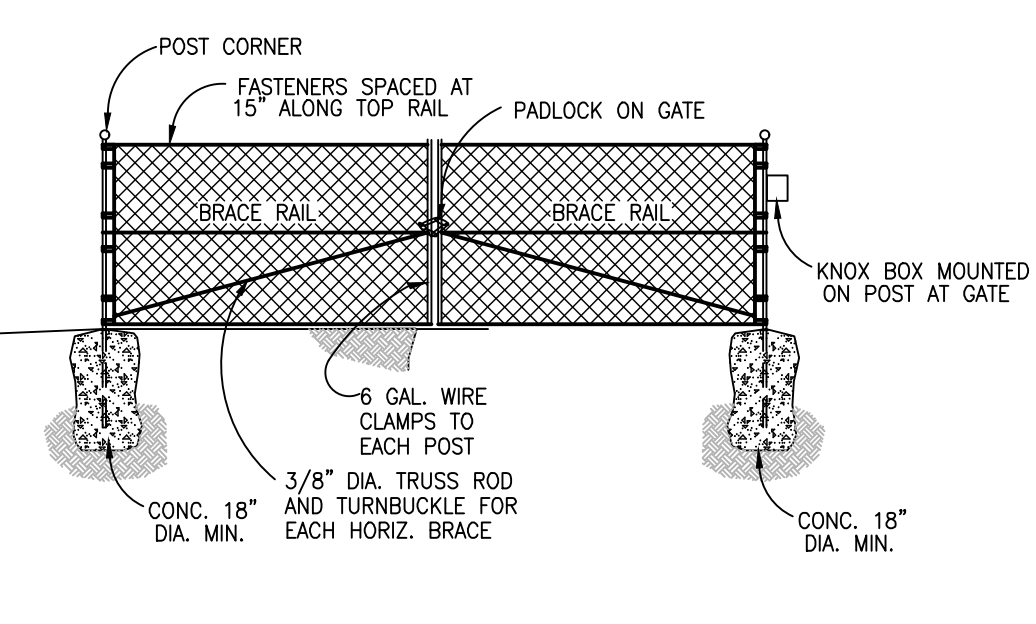
PROJECT	PREPARED FOR	TITLE	DATE
CLARK TAIT EYE CENTER	TAIT HOLDING, LLC	LANDSCAPE PLAN	3-22-2023
DESIGNED BY:	PC		
DRAWN BY:	PC		
CHECKED BY:			
SCALE:	1" = 20'		
JOB NO:	22-357		
DATE:	02/22/23		
SHEET NO.	8		

FOR SITE PLAN APPROVAL ONLY!
 NOT FOR CONSTRUCTION

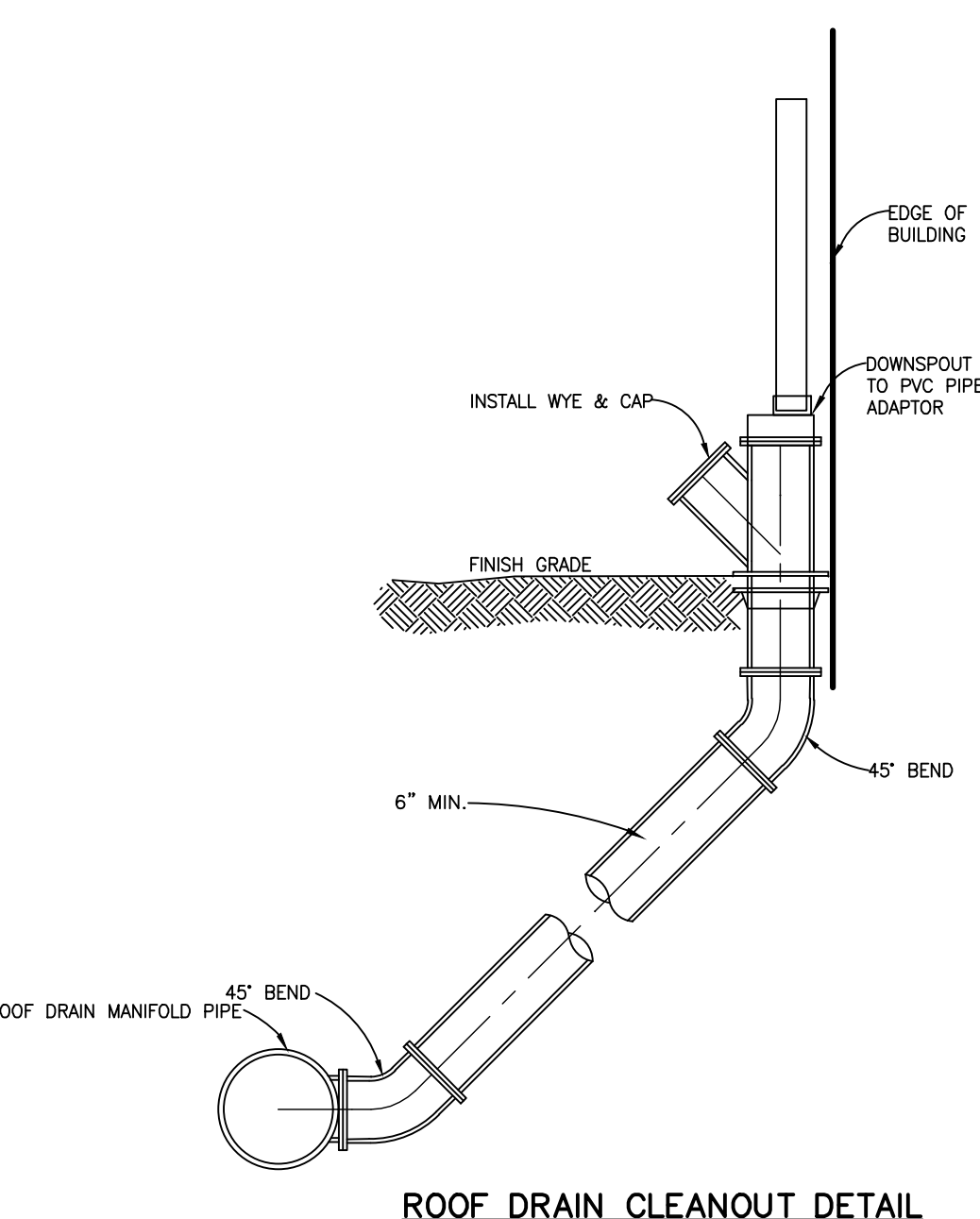




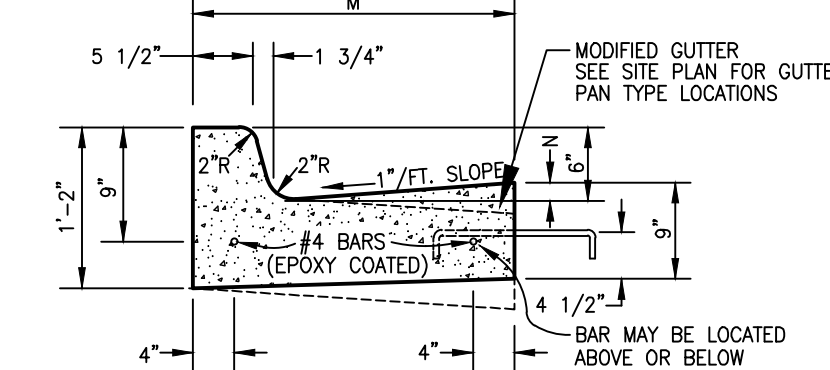
CHAIN-LINK FENCE (NO SCALE)



6' CHAIN-LINK FENCE GATE (NO SCALE)

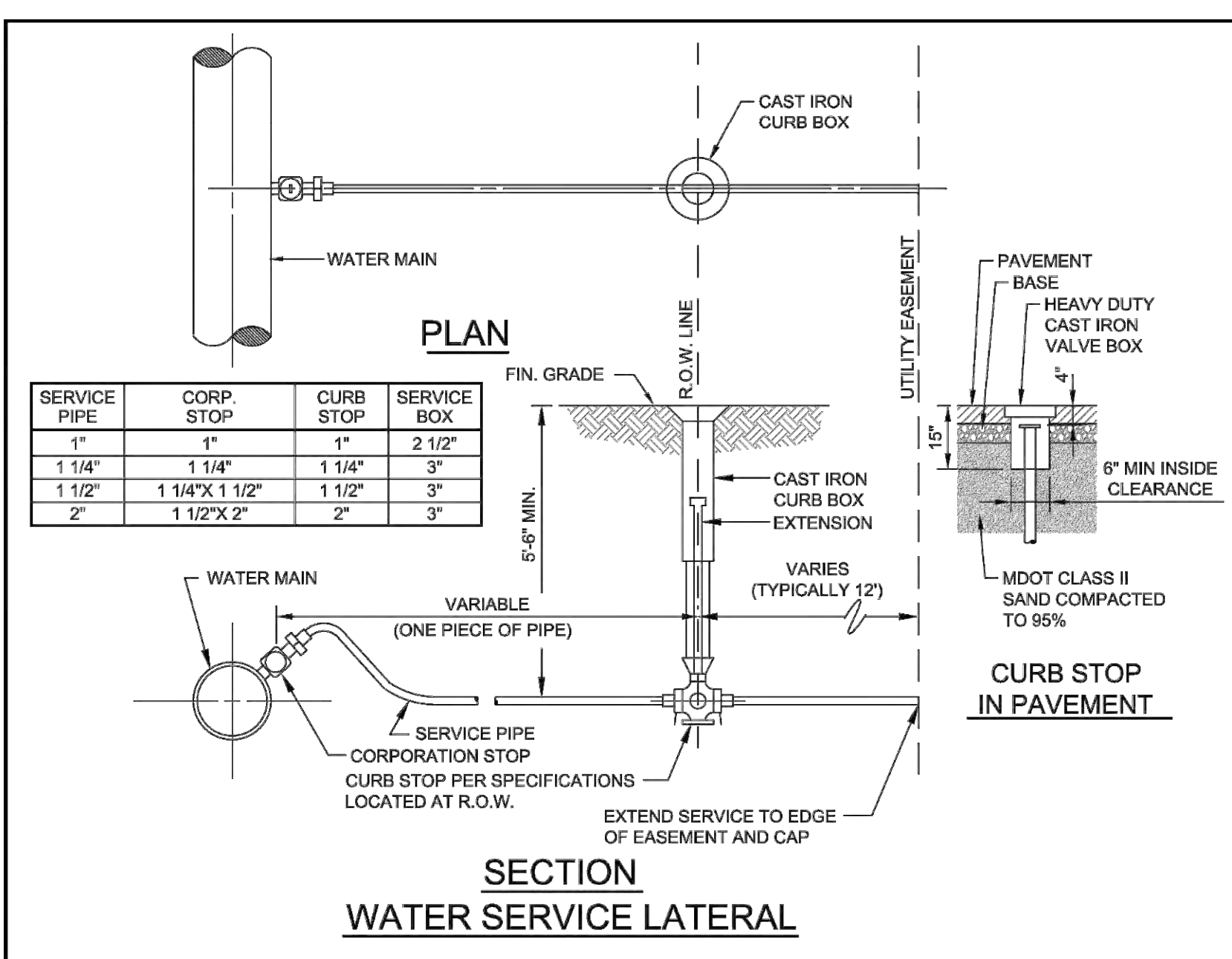


ROOF DRAIN CLEANOUT DETAIL (NO SCALE)



CONCRETE CURB & GUTTER TYPE F (NO SCALE)

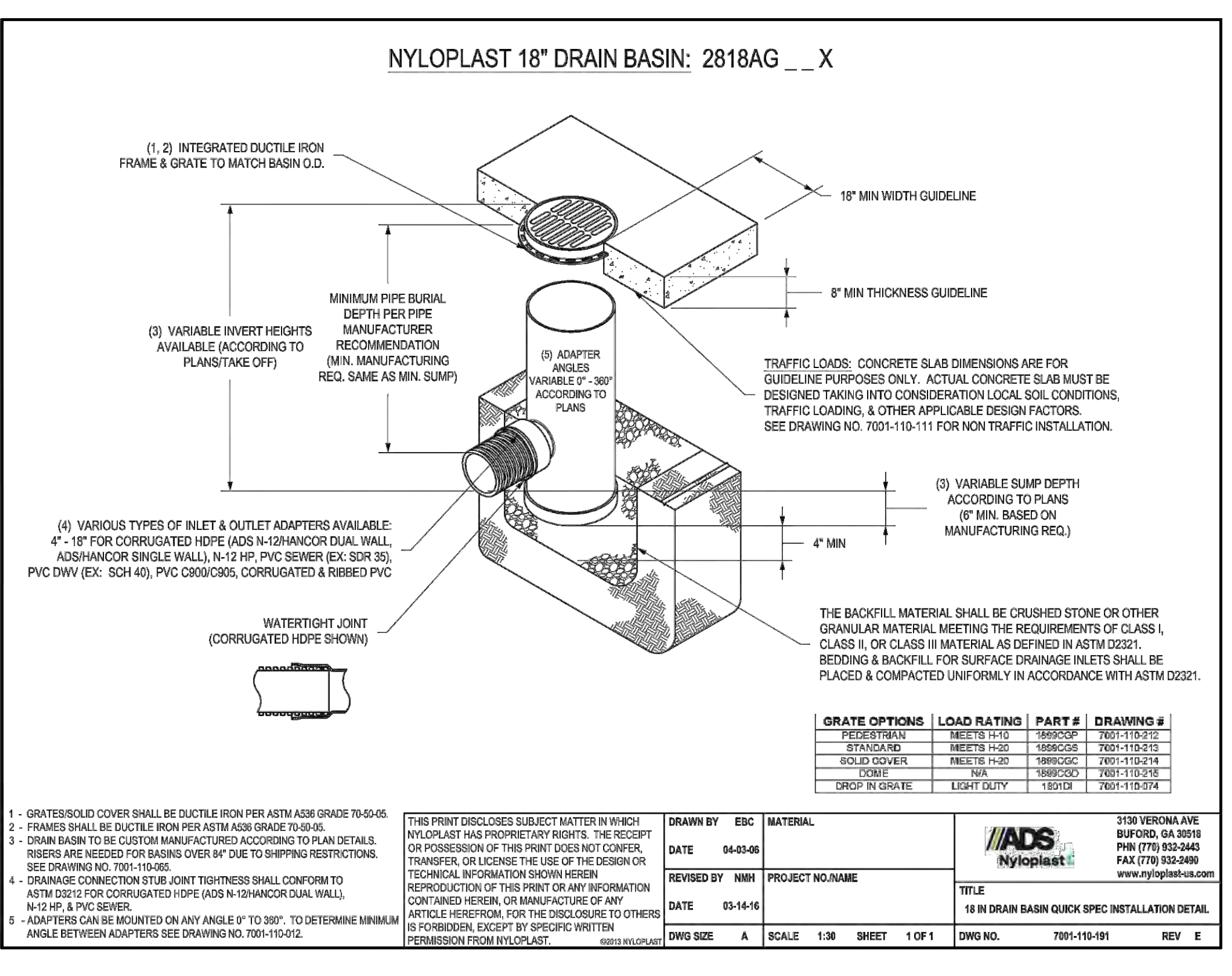
DETAIL	DIMENSIONS	LANE TIES	CONCRETE CU.YD./LN.FT.
F1	1'-6"	7/8"	AS SHOWN 0.0484
F2	1'-6"	7/8"	OMITTED 0.0484
F3	2'-0"	1 3/8"	AS SHOWN 0.0610
F4	2'-0"	1 3/8"	OMITTED 0.0610
F5	2'-6"	1 7/8"	AS SHOWN 0.0737
F6	2'-6"	1 7/8"	OMITTED 0.0737



SECTION WATER SERVICE LATERAL

MHOQ WATER SERVICE LATERAL DETAIL (NO SCALE)

SERVICE PIPE	CORP STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2 1/2"
1 1/4"	1 1/4"	1 1/4"	3"
1 1/2"	1 1/4" X 1 1/2"	1 1/2"	3"
2"	1 1/2" X 2"	2"	3"



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PERFORATED	MEETS 11-10	18892006	7601-110-212
FRANCO	MEETS 11-10	18892006	7601-110-212
SOLID COVER	MEETS 11-10	18892006	7601-110-214
TOWEL	N/A	18892006	7601-110-216
DROP IN GRATE	LIGHT DUTY	18892006	7601-110-214

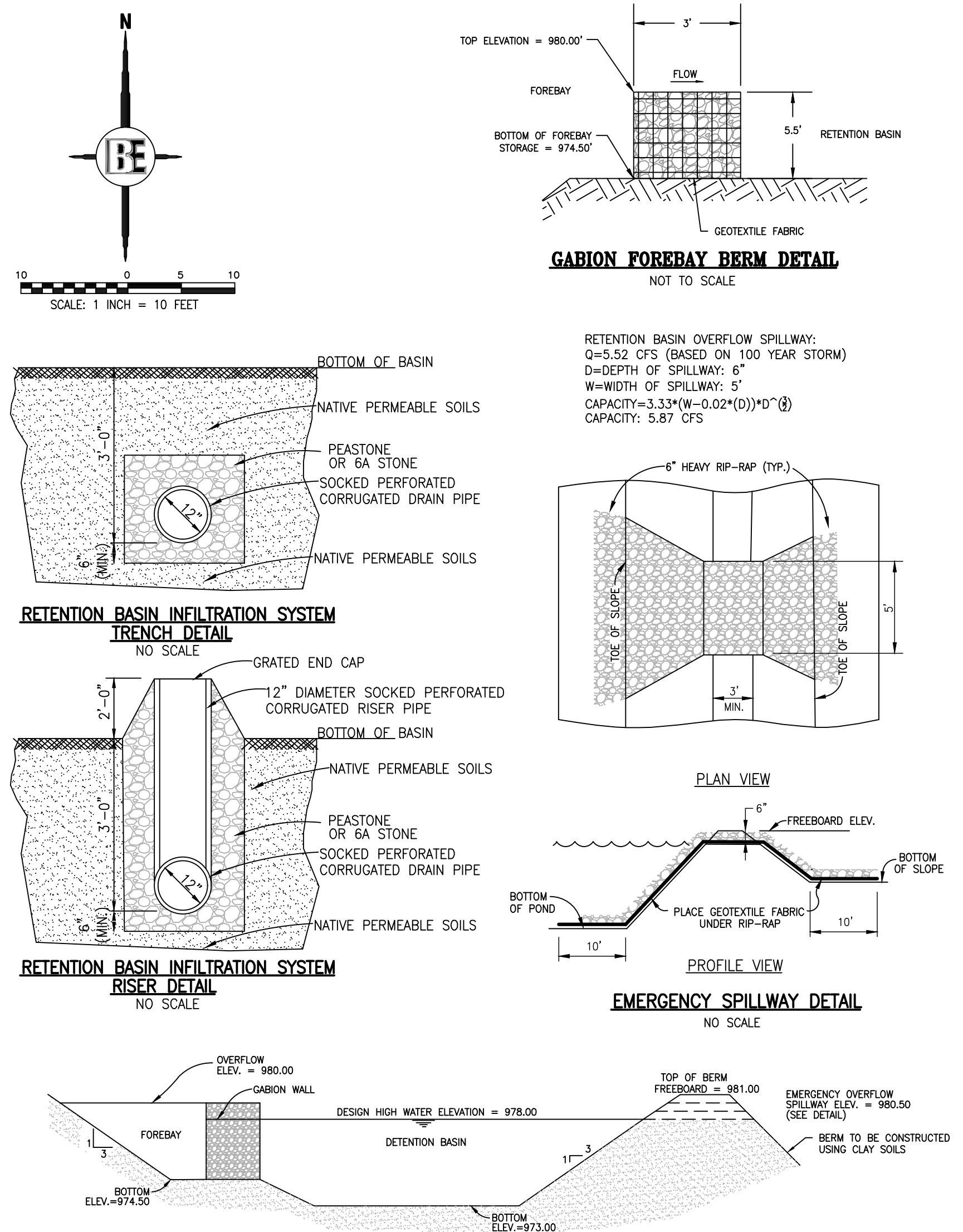
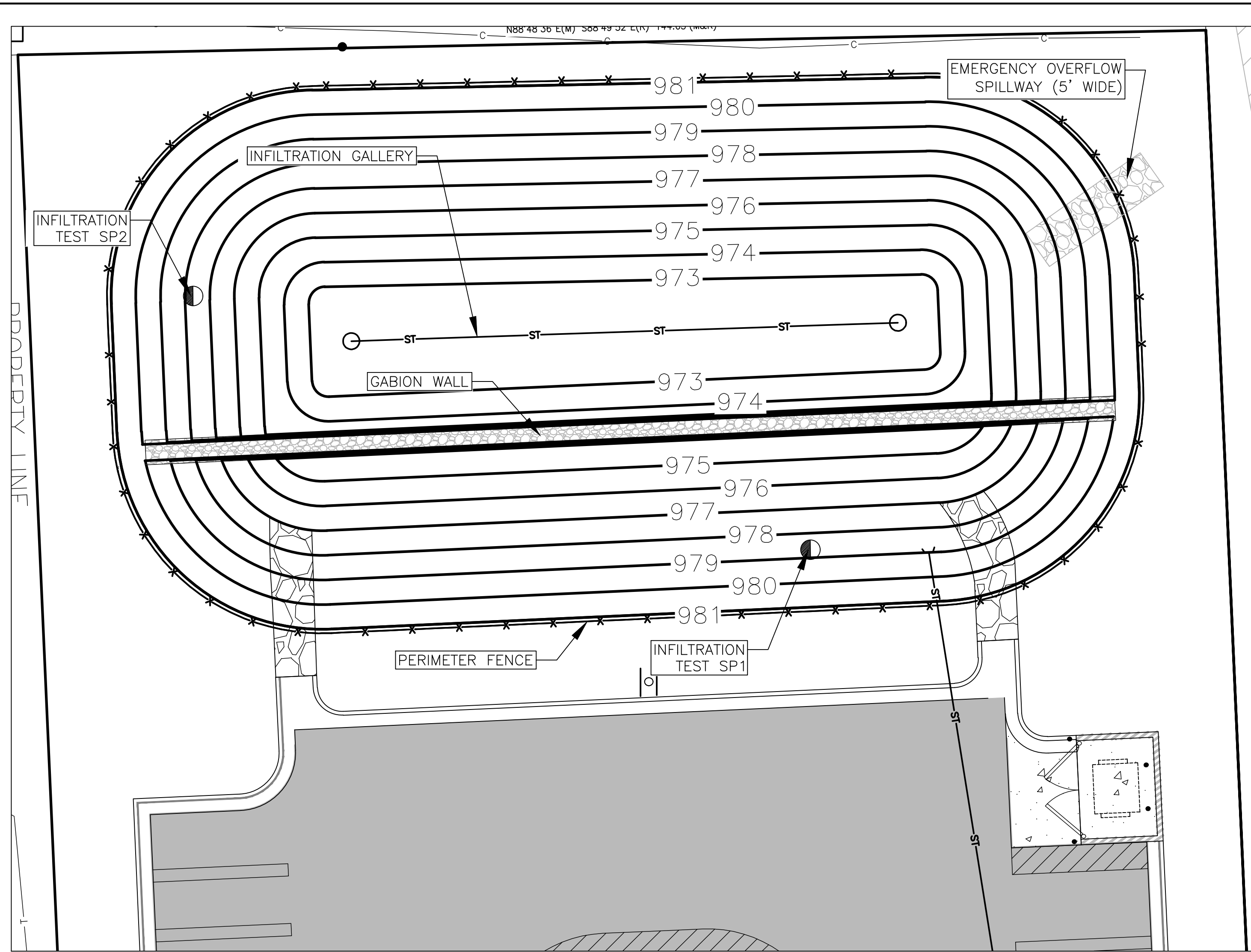
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-40-06.
 2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-40-06.
 3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 4' DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-06.
 4 - DRAINAGE CONNECTING TUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2122 FOR CORRUGATED HDPE (ADS N-12 HANCOR DUAL WALL, ADS HANCOR SINGLE WALL), N-12 HP, PVC SERRIER (EX. SDR 35), PVC DWV (EX. SCH 40), PVC C800/C905, CORRUGATED & RIBBED PVC, N-12 HP & PVC SERRIER.
 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-02.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS BEFORE THE LOCATION OF UTILITIES OR BEFORE THE LOCATION OF UTILITIES IS SHOWN ON THE PLANS.

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

CLARK/TAIT EYE CENTER
 TAIT HOLDING, LLC
 412 FAIRBANK STREET
 BIRMINGHAM, MI 48209
 248.259.4262

PROJECT: CLARK/TAIT EYE CENTER
 PREPARED FOR: TAIT HOLDING, LLC
 TITLE: CONSTRUCTION DETAILS
 DATE: 3-22-2023
 DESIGNED BY: DH
 DRAWN BY: JP
 CHECKED BY:
 SCALE: NO SCALE
 JOB NO: 22-357
 DATE: 02/22/23
 SHEET NO. 9



LIVINGSTON COUNTY RETENTION BASIN CALCULATIONS

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
0.86	0.9	0.77
0.00	0.7	0.00
0.89	0.2	0.12

COMPOUND C: 0.62
TOTAL DRAINAGE AREA: 1.44 ACRES

WATER QUALITY VOLUME V_{wq}
 $V_{wq} = 3.630(C)A = 3241 \text{ FT}^3$
 Are upstream infiltration BMP's provided? NO
 $V_{wq} = 0.15(V_{wq}) = 490 \text{ FT}^3$

WATER QUALITY RATE FOR MECHANICAL STRUCTURE
 $T_c = \text{MAX TIME OF CONCENTRATION} = 15.61 \text{ MIN}$
 $Q_{wq} = (CA)30.2(T_c + 9.17)^{0.81} = 2.00 \text{ CFS}$

CHANNEL PROTECTION VOLUME CONTROL - REQUIRED
 $V_{cpr} = 4.719(C)A = 4213 \text{ FT}^3$

CHANNEL PROTECTION VOLUME CONTROL - PROVIDED
 In-Situ Infiltration rate = 2 IN/HR
 Are upstream infiltration BMP's provided? NO
 Basin Footprint Infiltration Area Required = 843 FT^2
 $V_{cpr} = 0 \text{ FT}^3$

100-YEAR RETENTION VOLUME
 $V_{100} = 1986(C)A(2)V_{cpr} = 33000 \text{ FT}^3$
 $V_{2-INCH} = (2/12)A = 10454.40 \text{ FT}^3$
 $Q_{100} = (CA)83.3(T_c + 9.17)^{0.81} = 6.52 \text{ CFS}$

FOREBAY STORAGE VOLUME PROVIDED:

ELEVATION	AREA	VOLUME	TOTAL VOLUME
980	1784	1,681	3,837
979	1578	1,390	1,956
978	1201	566	566
977.5	1064	0	0
977	853	0	0
976	636	0	0
975	247	0	0
974.5	0	0	0

BASIN STORAGE PROVIDED 3 FT freeboards using 2-inch runoff 1:3 slope

ELEVATION	AREA (FT ²)	DEPTH (FT)	VOLUME (FT ³)	TOTAL VOLUME (FT ³)
981	7529	1	7,040	28,464
980	6550	1	6,089	21,424
979	5628	1	4,467	15,335
978	3306	1	3,073	10,868
977	2839	1	2,621	7,796
976	2402	1	2,198	5,175
975	1994	1	1,749	2,977
974	1504	1	1,228	1,228
973	952	0	0	0

PROVIDED FOOTPRINT OF BASIN BOTTOM AREA 952 FT^2

BASIN DESIGN SUMMARY

FOREBAY SIZE REQUIRED =	3241 FT^2
FOREBAY SIZE PROVIDED =	3637 FT^2
BASIN SIZE REQUIRED =	8898 FT^2
BASIN SIZE PROVIDED =	10,868 FT^2

Basin Dewatering Check
 Using V_{100} from Retention Calculations) = 33900 FT^3
 Basin infiltrative Footprint = 952 FT^2
 Effective Water depth to infiltrate (FT) = 35.6 FT
 Effective Water depth to infiltrate (IN) = 427.3 IN
 Most restrictive Infiltrative Rate = 82.7 IN/HR
 Time to Drain Retention basin = 5.17 HR

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

CLARK/TAIT EYE CENTER
 TAIT HOLDING, LLC
 412 FAIRVIEW STREET
 BIRMINGHAM, MI 48009
 248.259.4262

PROJECT	CLARK/TAIT EYE CENTER
PREPARED FOR	TAIT HOLDING, LLC
TITLE	BASIN DETAILS
DATE	3-22-2023
NO. BY	1 ST
REVISION PER	PER TWP REVIEW
DESIGNED BY:	PC
DRAWN BY:	PC
CHECKED BY:	
SCALE:	NO SCALE
JOB NO.:	22-357
DATE:	02/22/23
SHEET NO.	10

HASTINGS TESTING ENGINEERS AND ENVIRONMENTAL INC.
 REPORT OF SOIL BORING
 CLIENT: TAIT HOLDING, LLC
 DATE: 02/28/23

Soil Description	Depth (ft)	Sample No.	Moisture (%)	Specific Gravity	Natural Water (%)	Unconfined Strength (lb/ft ²)
Organic Silty Sand and Gravel	0-1.5					
Silty coarse brown sand with gravel	1.5-3.0					
Silty Brown Clay	3.0-4.5					
Coarse Brown Sand with Gravel and trace of silt	4.5-9.0					

HASTINGS TESTING ENGINEERS AND ENVIRONMENTAL INC.
 REPORT OF SOIL BORING
 CLIENT: TAIT HOLDING, LLC
 DATE: 02/28/23

Soil Description	Depth (ft)	Sample No.	Moisture (%)	Specific Gravity	Natural Water (%)	Unconfined Strength (lb/ft ²)
Coarse Brown Sand with Gravel and trace of silt	0-1.5					
Silty fine brown sand	1.5-4.5					

HASTINGS TESTING ENGINEERS AND ENVIRONMENTAL INC.
 REPORT OF SOIL BORING
 CLIENT: TAIT HOLDING, LLC
 DATE: 02/28/23

Soil Description	Depth (ft)	Sample No.	Moisture (%)	Specific Gravity	Natural Water (%)	Unconfined Strength (lb/ft ²)
Silty fine brown sand	0-1.5					
End of Soil Boring (E)	1.5-1.5					

January 27, 2023
 Tait Holding, LLC
 412 Fairview Street
 Birmingham, MI 48009
 Attention: Steve Tait
 Regarding: Tait Eye Center, Brighton, MI - Soil Infiltration Testing

Dear Mr. Tait:

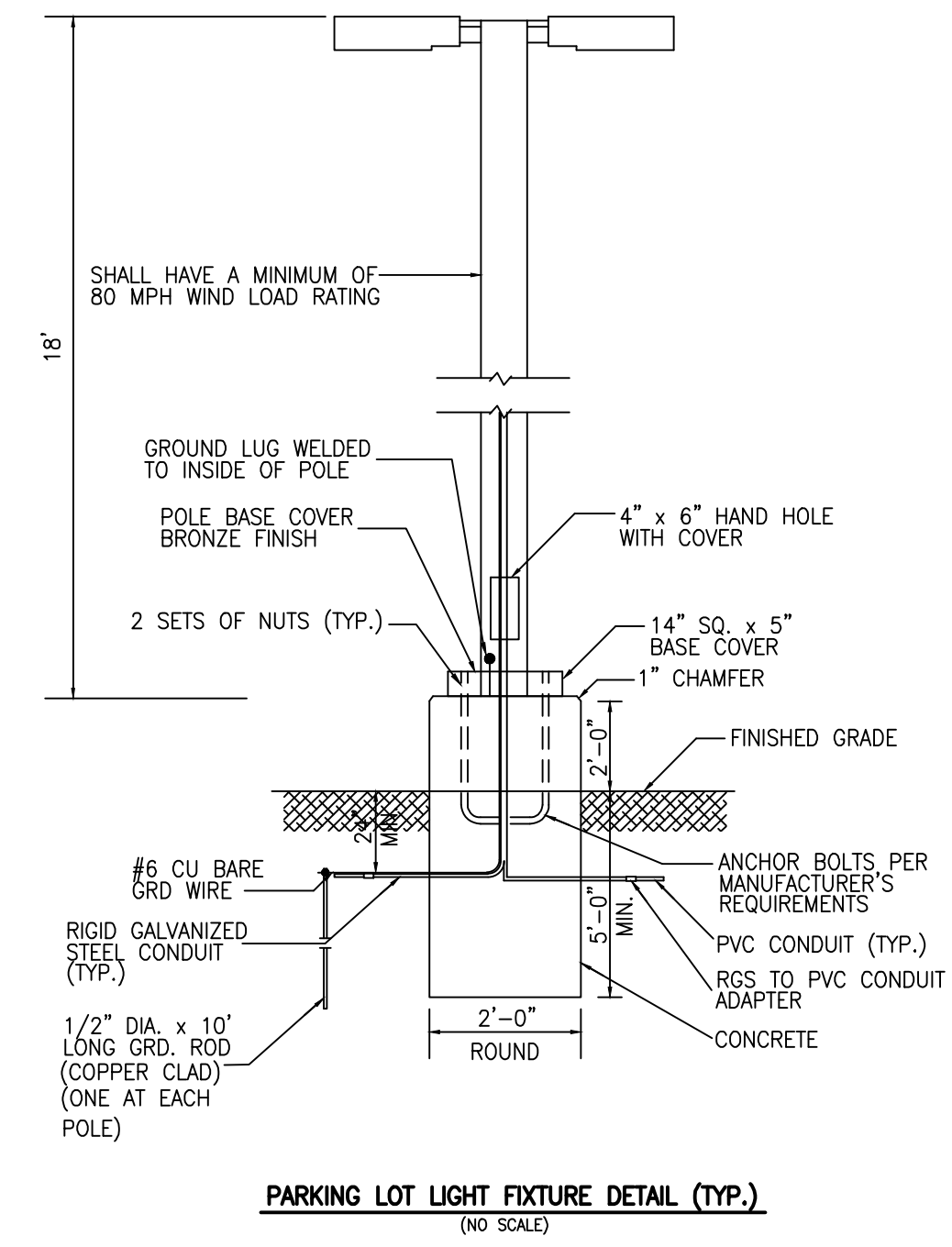
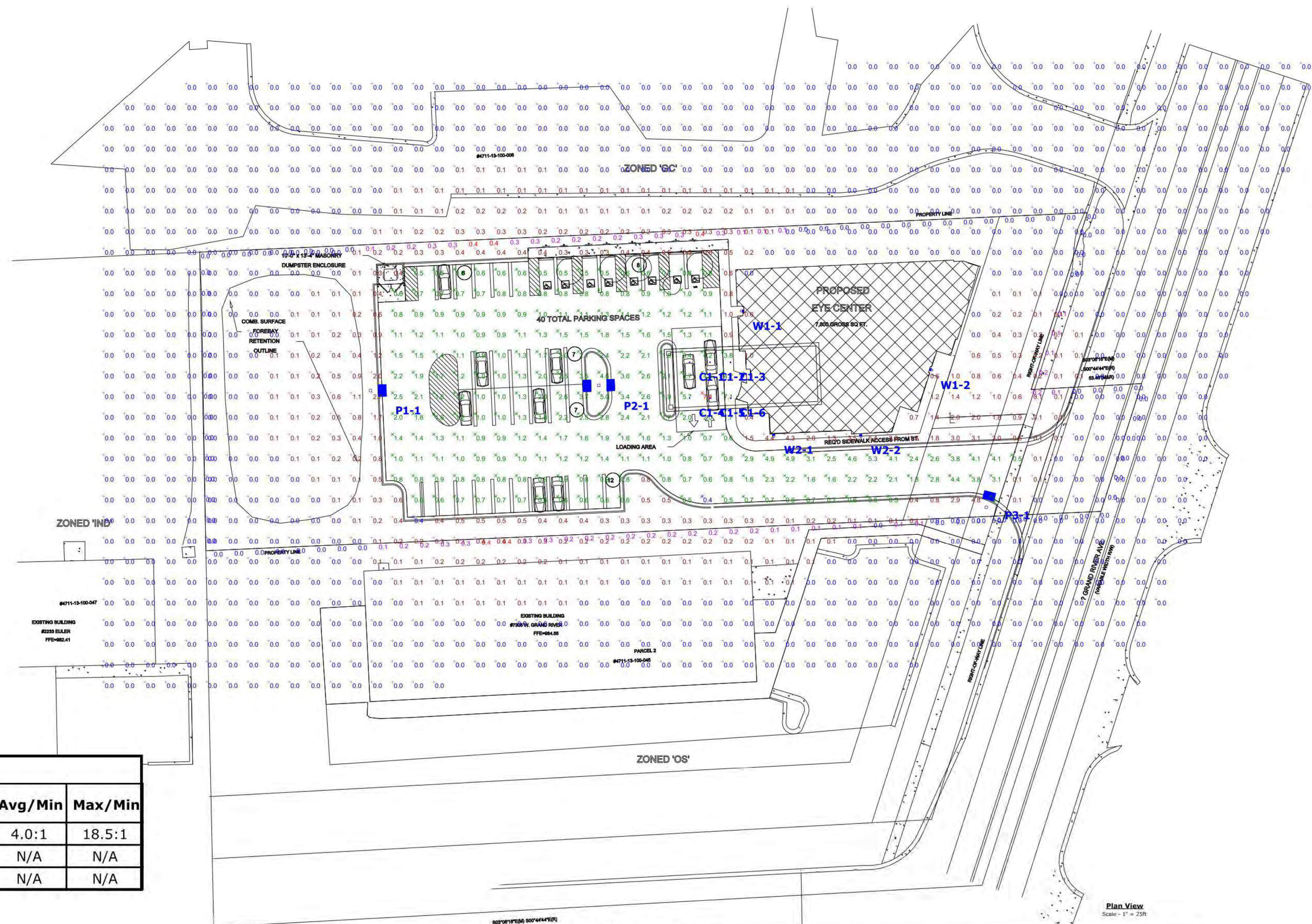
Hastings Testing Engineers and Environmental Inc. was requested to perform soil infiltration testing within a proposed retention pond at the proposed Tait Eye Center located on the north side of Grand River Avenue just east of Euler Road in Genoa Township, Michigan. The testing was performed to determine the in-situ infiltration rate of the existing sub-grade soils. The locations of the tests can be found on the enclosed diagram.

The double ring infiltration test was performed in the bottom of the proposed retention ponds according to ASTM D 3385. Test pits were excavated to the bottom of the proposed pond elevation which was approximately five feet below the existing site grade. The test locations and elevations were located by Boss Engineering. The average infiltration rate results are as follows:

Test Pit #1
 Sub-Grade Material: Coarse Brown Sand With Gravel
 $K_{inf} = 82.7 \text{ in/hr}$

Test Pit #2
 Sub-Grade Material: Coarse Brown Sand With Gravel
 $K_{inf} = 141.7 \text{ in/hr}$

If you should have further question, please contact our office:
 Sincerely,
 Marc A. W. Smith PE



Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive	✕	1.6 fc	7.4 fc	0.4 fc	4.0:1	18.5:1
Property Line	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A
Overall	+	0.3 fc	7.4 fc	0.0 fc	N/A	N/A

General Note
 1. SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
 3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
○	C1	6	Lithonia Lighting	LDN6 40/10 L06AR LSS	6IN LDN, 4000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	952	0.9	10.44
□	P1	1	Lithonia Lighting	DSX0 LED P4 40K 70CRI T4M	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 4 Medium	11296	0.9	93.04
□	P2	1	Lithonia Lighting	DSX0 LED P4 40K 70CRI T4M	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 4 Medium	11296	0.9	186.08
□	P3	1	Lithonia Lighting	DSX0 LED P4 40K 70CRI RCCO	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Right Corner Cutoff Extreme Backlight Control	8169	0.9	93.04
⌒	W1	2	Lithonia Lighting	WDGE2 LED P2 40K 70CRI TFTM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	2291	0.9	18.9815
⌒	W2	2	Lithonia Lighting	WDGE2 LED P4 40K 70CRI TFTM	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	4742	0.9	46.6589

Plan View
 Scale: 1" = 25ft



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting yoke; frame: galvanized steel junction box with bottom-hinged access cover and grommet(s). Reflector(s) are released by spring action.
VERTICALLY ADJUSTABLE MOUNTING BRACKETS WITH COMMERCIAL BAR HITCHES PROVIDE 3-3/4" TOTAL ADJUSTMENT. Two combinations: 1" 5/8" and four 1" knockouts for straight-through conduit runs. Capacity 3 lb/lc, 4 in/cd. Inc. 12 AWG conductors, standard for VFC.

Table with columns: Catalog Number, Name, Type



LDN6

6" Open and Wall/Wash LED Non-IC New Construction Downlight



Actual performance may differ as a result of end-user environment and application. All other as depicted in typical values. Maximum ambient laboratory conditions 25°C. Specifications subject to change without notice.

Ordering Information: Lead times will vary depending on options selected. Consult with your sales representative. Example: LDN6 35/15 LOGAR LSS MVOLT E210

Table with columns: Series, Color temperature, Lumens, Aperture/Trim Color, AR Clear, AR Black, Voltage

Table with columns: Driver, Options, Notes

Table with columns: Accessories, Notes

COMMERCIAL OUTDOOR

D-Series Size 0 LED Area Luminaire



Specifications

Table with columns: EPA, Length, Width, Height H1, Height H2, Weight

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

Ordering Information EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Table with columns: Series, LED's, Color Temperature, Color Rendering Index, Dimensions, Voltage, Mounting

Table with columns: Shipping options, Other options, Shipped separately

COMMERCIAL OUTDOOR

WDGE2 LED Architectural Wall Sconce Precision Refractive Optic



Specifications

Table with columns: Depth (D1), Depth (D2), Height, Width, Weight

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with right-angle AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE LED Family Overview

Table with columns: Luminaire, Optics, Standard Beam, Type, Lumen, Voltage, Mounting

Ordering Information EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Table with columns: Model, Type, Color Temperature, CRI, Mounting, Voltage, Mounting

Table with columns: Options, Standalone Sensors/Controls, Networked Sensors/Controls

COMMERCIAL OUTDOOR



TAIT EYE CENTER PHOTOMETRIC PLAN PREPARED FOR: BOSS ENGINEERING GASSER BUSH ASSOCIATES WWW.GASSERBUSH.COM

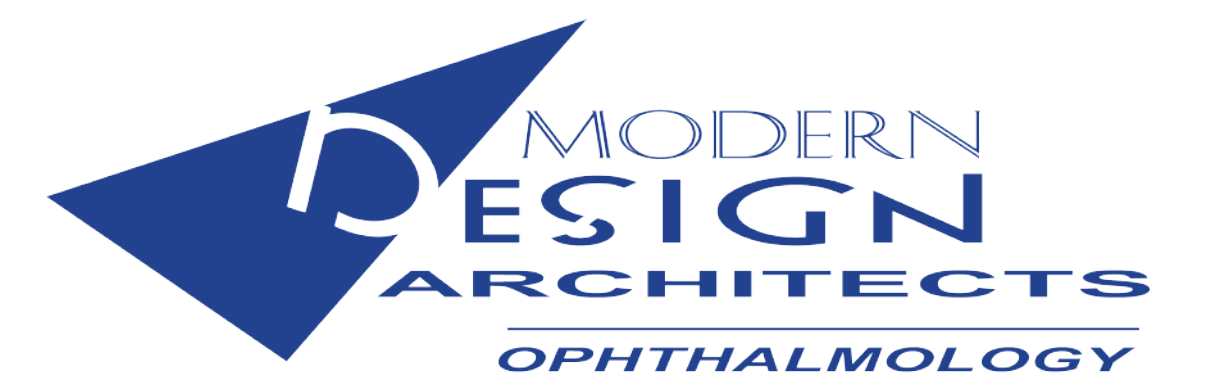


1 DESIGN MAIN PLAN
SCALE: 3/16" = 1'-0"

CLARK I TAIT EYE CENTER
BRIGHTON, MI

~7,865SF

DC2.0





CLARK | TAIT EYE CENTER
BRIGHTON, MI

RENDERINGS

DC3.4

3.20.23



CLARK | TAIT EYE CENTER
BRIGHTON, MI

RENDERINGS

DC3.5

3.20.23

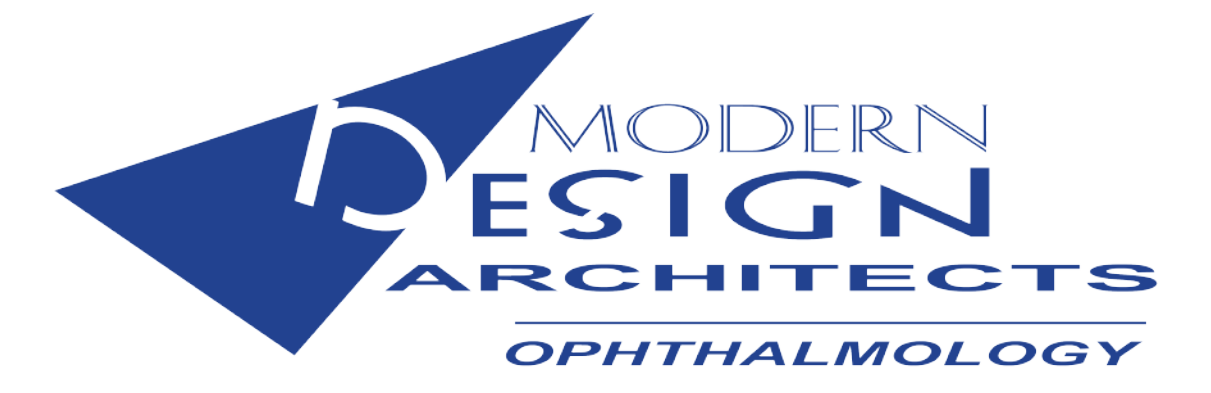


- ARCHITECTURAL METAL ROOF
- PREFIN. SHT. MTL. TRIMS & GUTTERS
- EIFS SOFFIT
- WOOD GRAIN METAL PANEL
- CAST STONE BANDING
- BRICK
- ALUM. WINDOWS
- CAST STONE
- BRICK
- EIFS
- BRICK WALL W/ SIGNAGE
- STONE COLUMN W/ BRICK INFILL
- CAST STONE BANDING
- ARCHITECTURAL METAL ROOF
- PREFIN. SHT. MTL. TRIMS & GUTTERS
- EIFS SOFFIT
- ARCHITECTURAL METAL ROOF
- PREFIN. SHT. MTL. TRIMS & GUTTERS
- EIFS SOFFIT

North - 954 sf total
 -brick- 551 = 57.76%
 -stone- 96 sf = 10.06%
 -metal- 236 sf = 24.74%
 -eifs- 71 sf = 7.44%

CLARK | TAIT EYE CENTER
 BRIGHTON, MI

RENDERINGS
 DC3.6





West - 1621 sf total
 -brick- 867 sf = 53.49%
 -stone- 347 sf = 21.41%
 -metal- 309 sf = 16.89%
 -eifs- 98 sf = 6.05%

CLARK | TAIT EYE CENTER
 BRIGHTON, MI

RENDERINGS

DC3.7

3.20.23



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: April 25, 2023
RE: Brighton Area Chamber of Commerce Assembly Ordinance submittal
Yellowstone Country Music Festival

Please find attached a request from the Brighton Area Chamber of Commerce to conduct an outdoor assembly not to exceed 5,000 attendees on July 22, 2023 from 2:00pm to 10:00pm for the "Yellowstone Country Music Festival" to be located at 4141 Bauer Road, Brighton. The submittal was required per the Genoa Charter Township Assembly Ordinance.

Township Manager, Kelly VanMarter and myself have reviewed the information that was submitted under the Assembly Ordinance including Section 10, Requirements for Issuance of License, and we offer the following for your consideration:

Section 5. Site Plan.

g) With the inclusion of the engineered site plans that staff provided for the applicant, the Board may allow the aerial submitted as sufficient to meet this requirement as long as the Brighton Area Fire Department and Livingston County Sheriffs Department find it sufficient also.

Section 6. Request for Recommendations.

The applicant must assume the responsibility of obtaining the recommendations from the local offices as required.

Section 10. Requirements for Issuance of License.

a) Security Personnel. Applicant shall submit an executed agreement with the Livingston County Sheriff and an executed agreement/contract with Great Lakes Security prior to issuance of the certificate of license.

b) Water Facilities.

Applicant shall ensure that the existing facility is in compliance with and obtain all necessary approvals from the Livingston County Health Department requirements.

c) Restroom Facilities.

According to Livingston County Environmental Health Department a permit will be required for the assembly. A copy of the permit from Livingston County Environmental Health shall be submitted to the Township prior to the event.

d) Food Services.

Applicant shall ensure that the food trucks receive Livingston County Health Department and Brighton Area Fire Department approval 7-10 days prior to the event as required by the Brighton Area Fire Department letter dated April 21, 2023.

e) Medical Facilities.

The applicant is should supply the appropriate number of emergency medical trained personal as recommended by the Livingston County EMS and Brighton Area Fire Department. Applicant must adhere to those recommendations.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Kelly VanMarter

j) Access and Traffic Control.

Applicant shall follow the Livingston County Sheriff's Department recommendations. Staff is concerned with a potential effect on local roads due to limiting the attendees to exit only to the east at Challis Road and to the south at the Bauer Road exit. Attendees who want to go west or north could turn around at the nearby subdivision entrances causing a negative impact on those roadways. The applicant should address the concern to the satisfaction of Township staff or the Livingston County Sheriff.

k) Parking.

The existing parking on site does not meet the requirement for the maximum number of attendees however the applicant has submitted approval from Brighton Area Schools to utilize their parking lot for additional parking for attendees to utilize the shuttles, staff feels this requirement is met. Applicant shall work with Brighton Area Fire Department to ensure adequate lighting is accommodated in the parking lot. If any site electrical work is required, applicant must obtain approval from the Livingston County Building Department if required.

m) Illumination.

Staff utilized the existing photometric plan on file to fulfill this requirement. The parking lot must have sufficient lighting to insure the safety the attendees.

o) Bonding.

Applicant must submit a bond meeting all of the criteria for this section at least 2 weeks prior to the event in the amount of \$100,000.

p) Fire Protection.

Applicant must receive approval from the Brighton Area Fire Department per Fire Marshal, Rick Boisvert letter dated April 21, 2023. If any revisions are required per Fire Dept., a copy of the revision must be filed with the Township.

q) Sound Producing and Amplifying Equipment.

Applicant has stated that any noise complaints will go through the Livingston County Sheriff's Department and they will inform the staff since they will be on site. Applicant must stay in conformance with the noise ordinance.

r) Fencing.

Applicant shall ensure that appropriate sizing and spacing for ingress and egress and the existing fencing meets the Brighton Area Fire Department requirements and the requirements of this section.

s) Communications.

This requirement is met due to modern technology and the communication plan with the Livingston County Sheriff's Department.

Other Considerations:

Applicant has indicated to staff that the stage will be erected on site. Applicant shall ensure that all safety requirements are followed. Applicant must obtain approval from the Livingston County Building Department for the stage installation and any electrical if required per Fire Marshal, Rick Boisvert's letter dated April 21, 2023.

Applicant shall be aware that the Board can revoke a license whenever the licensee, neglects or refuses to fully comply with any and all provisions and regulations or requirements set forth herein or with any and all provisions, ordinances, regulations, statutes, or other laws incorporated herein by reference. If the required agreements, approvals and any information required to be submitted prior to this event are not submitted in time then the license can be revoked.

If you should have any questions, please feel free to contact me.

Best Regards,



Amy Ruthig



BRIGHTON AREA FIRE AUTHORITY

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

April 21, 2023

Mr. Bill Rogers
Supervisor
Genoa Charter Township
2911 Dorr Rd.
Brighton, MI 48116

RE: Greater Brighton Area Chamber of Commerce
Country Music Festival at Mt. Brighton

Dear Mr. Rogers,

The Brighton Area Fire Authority has been informed of and held preliminary conversations with Ms. Linda Carey of the Greater Brighton Area Chamber of Commerce regarding their proposed Yellowstone-themed Country Music concert to be held on the grounds of Mt. Brighton, located at 4141 Bauer Rd. in Genoa Twp.

The fire authority has no objection to the event taking place and is happy to work with the organizer to ensure that the event meets minimum code requirements and general safety requirements.. There are a number of requirements that must be addressed by the Chamber prior to and that is a part of receiving approval from the fire authority and are very similar requirements to previous events.

This list is not all-inclusive as it is based on previous events, and very little is known about this event.

1. Prior to the event, an emergency plan needs to be drafted that outlines measures for unplanned emergencies, including but not limited to evacuation, shelter, medical, fire, etc. The plan shall include written instructions and maps identifying all of the following. The plan shall be submitted to the fire authority for approval 30 days prior to the event. Any proposed revisions shall be complied with and approved within 2 weeks of the event.
 - Emergency vehicle ingress and egress.
 - Fire protection.
 - Emergency egress or escape routes.
 - Emergency medical services.
 - Public assembly areas.
 - The directing of both attendees and vehicles, including the parking of vehicles.
 - Vendor and food concession distribution.
 - The need for the presence of law enforcement.
 - The need for fire and emergency medical services personnel.
 - The need for a weather monitoring person.

IFC 403.2

2. Multiple mobile food preparation vehicles (food trucks) are proposed to be on-site. These vehicles must be inspected and approved by a fire authority inspector before the event (at least 7 days). Unapproved food preparation will be turned away or prohibited from participating in the event. No food preparation is permitted outside of a vehicle (under a tent or open air).



IFC 319

3. The sponsoring organization must provide trained crowd managers for the event at a ratio of 1 per to 250 persons.

IFC 403.2
IFC 403.11.3.1

4. Tents greater than 400 sq.ft. in area will require a permit application and fee. All tents meeting this requirement shall comply with the requirements for temporary tents and membrane structures.

IFC Chapter 31

5. Planning shall include means and methods of prevention and removal of combustible waste accumulation in the event area.

IFC 304

6. There shall be no open flames permitted on the site during the event. This includes fire pits, heaters, and other open flame devices.

IFC 308

7. Any proposed pyrotechnics shall be submitted to the fire authority for approval. The submittal shall include a written scope and plan in accordance with NFPA 1126 and IFC Chapter 56.

IFC Chapter 56

8. Site electrical; both permanent and temporary shall be submitted, approved, and inspected by the Livingston County Building Department. The fire authority will inspect.

9. The stage and rigging must be designed by a licensed engineer, and approved by the Livingston County Building Department.

If you have any additional questions or concerns related to what is required feel free to reach out to me at (810)229-6640, rboisvert@brightonareafire.com

Sincerely,

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

Rick Boisvert, FM, CFPS
Fire Marshal

Genoa Township
2911 Dorr Road
Brighton, MI 48116

April 21, 2023

RE: Request for Assembly Ordinance
Yellowstone Country Music Festival
July 22, 2023 from 2:00PM to 10:00PM

Pamela McConeghy, President and CEO
Linda Carey, Director of Events
Greater Brighton Area Chamber of Commerce
218 E Grand River
Brighton, MI 48116

The Greater Brighton Area Chamber of Commerce, with the permission of Mt Brighton, would request that we be granted an Assembly Ordinance for an Event at Mt Brighton called Brighton's Yellowstone Country Music Festival to be held on July 22, 2023. The event hours will be from 2:00PM to 10:00PM on that date. Because this is the first year that we will be doing this event, we are unsure of the attendance. We are planning for a maximum of 5,000. We will be selling tickets via Event Bright as soon as the assembly permit is approved.

1. Section 4

- a. Pamela McConeghy, President and CEO
Linda Carey, Director of Events
Greater Brighton Area Chamber of Commerce
218 Grand River, Brighton, MI 48116
 - i. Attached is Board of Director Approved Resolution for the Event (1)
 - ii. Attached are copies of Articles of Incorporation (2)
- b. This event will be an all-day Country Music Festival with Regional Bands playing from 2:30pm to 10:00pm. There will be Food Trucks for food, Children's Area for entertainment. All themed to Yellowstone. The bands are only penciled in at this point, waiting for approval from the township.
- c. Mt. Brighton Ski Resort, 4141 Bauer Road, Brighton MI 48116
 - i. Attached is Notarized copy of approval from Mt Brighton. (3)
- d. July 22, 2023 from 2:00 PM to 10:00 PM
- e. Maximum of 5,000 people. We will be selling tickets on Eventbrite once the assembly is approved. We will have wristbands for all participants. If the event does not sell out prior, we will offer the remaining wristbands at the event. The wristbands will be obtained at the ticket counters at Mt. Brighton. The wristband must be on prior to entry into the event and must be worn at all times in the event.
- f. Detailed Plans
 - i. Police and Fire Protection

1. We have met with Lt Nast and Lt Sanborn and Undersheriff Pless, at the Livingston County Sheriff's Department. They have gone over the detail of the event with us. Their suggestion, is that we will need 10 deputies to be on site for the event. We have agreed to do whatever they feel is necessary. Their plan has 4 Deputies that will be in the parking lot and monitoring the roads to make sure that no one is parking on the Challis or Bauer Roads, 2 at the entrance, (one deputy stationed in the Ticket area) and 4 inside the event area. They want to remain fluid, so that may change throughout the event. They will also set up a mobile command center in the Ski Patrol Building. They would like to meet a few more times, closer to the event. They would also like to meet with the head of the security detail from Great Lakes Security a couple of weeks prior to the event. I have confirmed with Jonathan Smith, Assistant Events Director and Josh North, the Event Director with Great Lakes Security that this will happen. We will have metal detectors on site to randomly scan for weapons. (Per sheriff's recommendation) There will be no weapons allowed. The only exception, will be for off duty police officers that will be vetted by the Sheriff's Deputy that is in the ticket booth. If they are approved, they will receive a different color wristband that will be put on their shooting arm so they are easily recognized by deputies in an emergency situation. This was at the request of the Sheriff's Lieutenants. When asked about the 25 foot ingress and egress, they said that both entrances are ample for that. We will also maintain the Fire Lanes. The Undersheriff stated that they do not need an exclusive safety lane because anyone that maybe driving in that lane can be told to get out of the way. The sheriff's department will be on hand and pull in patrol units to also assist with traffic when the event is over. The sheriff's department is in agreement that we will likely only need one entrance (Bauer Road) because people will be coming at different times throughout the day since it is an all-day event. If it gets backed up, we can open the Challis Road entrance. Both will be open for exiting. Deputies will be directing the cars exiting. The exits will have all traffic exiting East on Challis only. They will have deputies at Grand River if necessary. The traffic exiting on Bauer Road will be going south only. They will have deputies at Brighton Road if necessary. They are in agreement that the shuttles should have access to the staff parking lot only. They thought that staff should start off the parking in the lot, so that the lanes are formed to help volunteers with the parking. Agreement for Services is attached (4)
2. We have also contacted Great Lakes Security for additional security personnel to work the event. We have 20 booked for the maximum number of attendees. We have signed their Proposal. We will have a total of 30 security personnel, 10 deputies and 20 from Great Lakes Security. This puts us well over the 20 minimum security personnel that

is needed for the event. This is at the maximum number of attendees. We will have this amount, regardless of the number of attendants. They will be stationed throughout the event per the Sheriff's Department. The Sheriff's Department will go over with them, prior to the event, where and what they need from them, so that they are informed prior to the event. This meeting will be arranged through Jonathan Smith at Great Lakes Security. (Already confirmed that this is what needs to happen, and they are in agreement). Proposal for services attached. (5)

3. We met with Chief Mike O'Brian from Brighton Fire Department. He does not see any issues with the venue as far as he is concerned. There is plenty of open areas up the hills for people to get away if there is any fire or other emergency. We spoke about auxiliary lighting for the dirt part of the parking area. Chief O'Brian said that he could have medics on hand if needed also. We have worked with Brighton Fire on many of our events and make sure that the food vendors are up to code the morning of the event. We will fill out the applications for tents with the Fire Department. We will also get any tents approved and inspected through them as we do for all our events in the city. We are still working on the number of tents. We have Sponsors that will have VIP seating in tents, so the number of tents will change as the sponsors change. This was discussed with Chief O'Brian, and he was in agreement. Mt. Brighton will have most of their buildings open in case of an emergency with weather. People will be able to shelter inside. Both Fire and Sheriff were made aware of this and were pleased to hear it.
 4. We have booked a dedicated Ambulance to be on site during the entire event. This was secured with Tod Horner, Project Manager at Livingston County EMS. They will be stationed at the Ski Patrol building. They will have access to the building for any emergencies that come in that do not need to be taken out by ambulance.
- ii. Food and Water Supply and Facilities
1. The event will have food trucks to serve food at the event. Because we cannot advertise yet, we are unsure of the total number of food trucks. We are hoping to get 10 to 15 food trucks. As with all of our events, we work with the County Health Department and their staff to make sure that all of the food trucks are up to code for the County Health Department, they have insurance, and are licensed with the county. They will also be inspected by the fire department to make sure that they have what is required. We will have plenty of bottled water available for everyone. We have several water companies that are chamber members that always want to donate water for our events. We will have tables and chairs by the food trucks. We rent all of our equipment through Classic Tent and Events. They will also provide any

of the tents if required. Again, we will work with the fire department on any permits for these directly.

iii. Health and Sanitation facilities

1. In addition to Mt Brighton's 18 ladies bathroom stalls, 6 men's bathroom stalls and 8 men's urinals, and 10 lavatories, we will make sure that we have additional restroom facilities (Through John's Sanitation). They have been contracted to provide 25 additional portable toilets, 3 additional Handicap toilets, and 6 wash stations. John's Sanitation will haul away and dispose of the waste themselves. Final placement will be determined by the driver of the delivery truck. We want them split between the Food area and the Kids area. Wash stations and handicap toilets will be split between both areas also. Attached is a copy of that contract. (6). Mt. Brighton's capacity rate is 5,000.

iv. Medical and service including emergency vehicles and Equipment.

1. Ambulance at the event for any emergencies will be stationed by the Ski Patrol building. They will have access to it for emergencies that come in. It will also have a driveway to bring the ambulance into the venue area.
2. The fire department will be on hand to inspect the morning of the event for any food vendors and tent placement and requirements.
3. There are several access points for emergency vehicles. The sheriff's department plan to be over by the Ski Patrol Building and the Maintenance Building with their units.
4. John O'Malley, President Trinity Health Livingston is a Board Member of the Chamber, he is aware of the venue change and is in support of it.

v. Vehicle access and Parking

1. The parking at Mt Brighton can accommodate 750 cars in the paved area and 250 cars in the dirt area. The employees and volunteers that will be starting at the start of the event will be parking in the main parking lot, per the suggestion of the Sheriff's department to start the parking lanes. The ones that are coming in after the event start will be asked to park in one of the school lots and be shuttled to the event.
2. There are two entrances/exits into the parking area. We will have just one opened for the entrance to the event. This will be on Bauer Road. From past experience, when the event is an all-day event, people do not all show at the same time. If we get backed up, we can and will open the one on Challis Road also. The Sheriff's department was in agreement of this. Both will be open for exiting. The exits will have all traffic exiting East on Challis only. They will have deputies at Grand River if necessary. The traffic exiting on Bauer Road will be going south only. They will have deputies at Brighton Road if necessary.
3. We have also reached out to Brighton Area Schools and applied for, and received approval for additional parking at Maltby Middle School and

the Brighton High School. If this is needed, we will have 700 additional spaces. I have attached the parking permit for both lots. (Along with the email of why the one is not signed). (7,8,9)

4. We will have shuttles that will take people from the parking lots to the venue and back. We have 4 shuttle buses from LET'S transportation booked for the day of the event to shuttle the people to and from Brighton High School and Maltby Middle School. They will continue to loop the lots and event. We will have "event parking" signs up for the event at the parking lots. There will also be signs at Mt Brighton for event drop off and pick up. There will also be direction for anyone picking up for Uber or Lift to be picked up at the Maltby School lot.
 5. We will have volunteers on hand to help with parking. They will help direct people to the open parking spaces. There will be Handicap parking areas that the volunteers will also help with. This way we can keep track and put up signs if the lot is full. The dirt part of the lot will follow the same grid at the main lot. Prior to the event, we will have cones and ropes set up to delineate the rows.
 6. There is a fire lane. Security and Deputies will be in the lot to enforce no parking in fire lanes and ingress egress areas.
 7. We will be putting up No Parking signs on Bauer and Challis Roads. We will also have security monitoring, along with the sheriff's deputies. They will be preventing people from doing this.
 8. There will be posted signs of "No Tailgating", "No outside alcohol", "Parking is for event guests only". The security and deputies will be monitoring this.
- vi. Camping and trailer facilities
1. No one is staying overnight.
- vii. Illumination
1. Mt. Brighton has lighting at their facilities. They can light the entire area to make it look like daylight. The parking area may need more lighting in the dirt part. Will work with Brighton Fire to find out what type of lighting we can use if there is no electrical available.
- viii. Noise Control and abatement
1. The mountain will help with the noise control.
 2. The event will remain in compliance with the noise ordinance at all times. We will have Joe Heslip Sound Company there for our events. He has done the events in Downtown Brighton for us for years. His many years of experience will be an asset for this event. We have not received any complaints from Downtown Brighton residents regarding noise issues. Joe Heslip provides all speakers, mixers, amplifiers, microphones and processor for the event. If there are any complaints, it can be adjusted by Joe. Any complaints will most likely go through the sheriff's department, and they will be at the event to inform us of

the issue. Attached is the Outdoor Festival Sound System that Joe Heslip will be using. (10)

ix. Solid waste disposal and clean-up

1. Mt Brighton has a 20 yard dumpster on site at all times. We will be getting an additional 30 yard dumpster for the day of the event. Because Mt Brighton already has the account with Waste Management, they have agreed to obtain the extra dumpster for us, and we will reimburse them for it. It will be dropped at their normal dropping point next to the Ski Hill Grill. Mt Brighton has a national contract with Waste Management, so it is not possible to give a copy of the contract. We have attached the email explain this and a copy of their account record to show that it is current. (11, 12, 13) This is over twice the required ratio for attendance.
2. We have volunteers that empty the trash cans throughout the event so that we do not have overflowing trash cans. We use heavy duty trash bags to contain the mess. The chamber owns many Garbage bins that will be used. We also have the Waste Management Trash Stash boxes if needed, but we find that the trash bins don't blow over as easily.

x. Insurance

1. As with all of our events, the vendors must produce insurance for the event.
 - a. We have also attached our insurance copy naming Genoa Township as additional insured. (We increased the amount from 100,000 to 1,000,000 (14)

xi. Bonding

1. We will provide Surety Bond in the amount needed. The application states 100,000. You will probably want it to be more than that.

xii. Fire Protection

1. Mt Brighton has fire protection that was established by the Fire Department, Chief O'Brian has said that they are up to code. The stage will have fire extinguishers. All food vendors must comply with the fire extinguisher codes also. Any and all tents must be up to code with the fire department. The Fire Marshall will check the morning of the event, prior to start, to make sure that everything is to code.

xiii. Fencing

1. Mt Brighton does have fencing around portions of it. They are within the code for fire department. Chief O'Brian did not see an issue. A letter from Chief O'Brian regarding this will be coming directly from the Brighton Fire Department.

xiv. Communication

1. Since almost everyone has a cell phone, this no longer applies. We will be in contact with the sheriff's department before and throughout the event. We will have emergency cell phone numbers for staff and commanders.

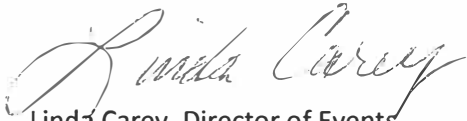
2. Section 5

- a. Map with Legal Description and Existing Conditions
- b. Map with Boundary Survey with Contours
- c. Map of Parking area and existing buildings.
- d. Zoning Map for Genoa Township
- e. Google Earth Map with Proposed locations.

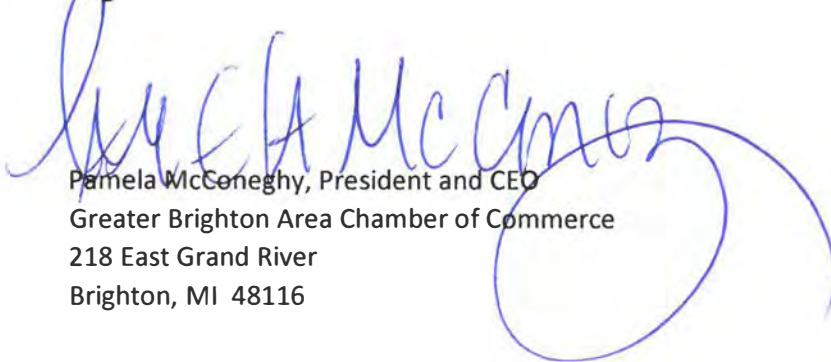
The Greater Brighton Area Chamber of Commerce does many community events throughout the year. This year, because of the construction on Main Street in Brighton, we are unable to have our annual Art Festival and our annual Smokin Jazz and Barbecue Blues Festival downtown. We looked for other ways to have events for the community. We partnered with Mt Brighton and came up with a new event that we hope will be a big hit.

We will have other things at the event. A petting farm for the children to enjoy. Possible Pony Rides for children. These will be by licensed and insured companies. We will have look alike contests for the cast members on the series Yellowstone. There may be other forms of entertainment that we have not secured yet. (We are trying to get someone to come in and teach lasso roping.)

Thank you for your time in this matter. We look forward to having a fulfilling relationship with Genoa Township for our events. If you have any additional questions or concerns, please contact me.



Linda Carey, Director of Events
Greater Brighton Area Chamber of Commerce
218 East Grand River
Brighton, MI 48116



Pamela McConeghy, President and CEO
Greater Brighton Area Chamber of Commerce
218 East Grand River
Brighton, MI 48116

**Greater Brighton Area Chamber of Commerce
Resolution Number 2023-01
Authorization to Apply for Assembly Permit in Genoa Township
Brighton's Yellowstone Country Music Festival**

The Board of Directors of the Greater Brighton Area Chamber of Commerce, on March 21, 2023, approved the following resolution.

Resolved:

The Greater Brighton Area Chamber of Commerce, through its Board of Directors, make an application to Genoa Township for an Assembly Permit to hold our Festival at Mt Brighton on Saturday, July 22, 2023 at the following location and address.

Location Name: Mt Brighton Ski Resort

Location Address: 4141 Bauer Road Brighton, MI 48116 County of Livingston

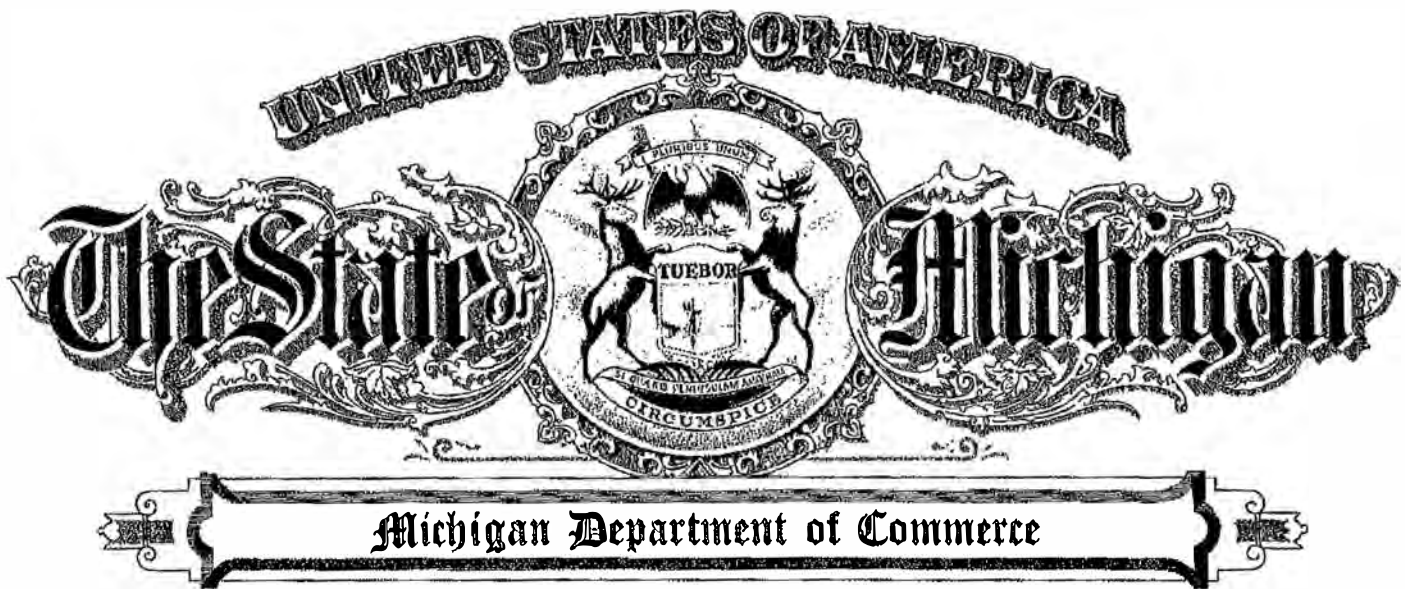
This is an outdoor location. The change of venue due to construction in downtown Brighton and has been submitted to the Board and approved.

Type of Event: Chamber Fundraiser - **Brighton's Yellowstone Country Music Festival**

Signed,



David Snodgrass
Chairman of the Board
March 21, 2023



Lansing, Michigan

To All To Whom These Presents Shall Come:

I, Richard K. Helmbrecht, Director, Michigan Department of Commerce,
Do Hereby Certify That Articles of Incorporation of _____

THE GREATER BRIGHTON AREA CHAMBER OF COMMERCE

were duly filed in this office on the _____ 2nd day of _____ October, 19 72,
in conformity with Act 327, Public Acts of 1931, as amended.

In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
in the City of Lansing, this _____ 2nd day
of _____ October, 19 72.

Richard K. Helmbrecht
Director


3/1/2023

To Whom It May Concern:

Mt. Brighton Ski Area gives approval to the Greater Brighton Area Chamber of Commerce to seek the Assembly Ordinance License and that we will adhere to the conditions of the license. We approve this for the "Yellowstone" Event, taking place on July 22nd of 2023.

Sincerely,

Mike Giorgio
General Manager

Signature: 

Date: 3/17/23

Notary Signature: 

Date: 3-17-23

Acknowledged by Mike Giorgio before me on the 17th day of March, 2023

ROBERT PETERS
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 02-26-2026
Acting in the County of Livingston

4

AGREEMENT FOR LAW ENFORCEMENT SERVICES

THIS AGREEMENT made and entered into this 19th day of April 2023 by and between the COUNTY OF LIVINGSTON, State of Michigan (hereinafter referred to as the "COUNTY"), and LIVINGSTON COUNTY SHERIFF (hereinafter referred to as the "SHERIFF"), and the Brighton Chamber of Commerce. (Hereinafter referred to as the "BCOC").

WITNESSETH:

For and in consideration of the mutual covenants hereinafter contained, **IT IS HEREBY AGREED** as follows:

1. **Services to be Performed by SHERIFF.** The SHERIFF shall furnish police services as set forth in the attached Appendix A.

2. **Insurance.** BCOC shall be responsible for obtaining and maintaining its own property and liability insurance.

3. **Compensation.** BCOC shall pay the COUNTY the sum of SIXTY-FIVE AND NO/100 DOLLARS (\$65.00) per hour per Sheriff Deputy performing services under this Agreement.

4. **Location Where Compensation is to be Paid.** BCOC shall remit all payments to Livingston County, 150 S. Highlander Way, Howell, MI 48843, Attention Lt. Eric Sanborn.

5. **Status of Sheriff Deputies Assigned Under This Agreement.** The Sheriff Deputies assigned to the BCOC event under this Agreement shall remain employees of the SHERIFF and under his supervision, direction, management, and control.

6. **Removal of Sheriff Deputies for Emergencies.** The SHERIFF reserves the right, at his sole discretion, to remove any Sheriff Deputy, who is otherwise assigned to the BCOC event, for emergencies that might exist outside the area designated by this Agreement.

7. **Nondiscrimination.** In carrying out the terms of this Agreement, the parties hereto shall adhere to all applicable Federal, State and local laws and regulations prohibiting discrimination. The parties hereto, as required by law, shall not discriminate against persons to receive services under this Agreement or against an employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, disability that is unrelated to the individual's ability to perform the duties of a particular job or position, height, weight, or marital status. Breach of this covenant shall be regarded as a material breach of this Agreement.

8. **Complete Agreement.** This Agreement contains all the terms and conditions agreed upon by the parties hereto, and no other agreements, oral or otherwise, regarding the subject matter of this Agreement or any part thereof shall have any validity or bind any of the parties hereto.

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9. **Agreement Period.** This Agreement shall commence upon the 19th day of April, 2023 and shall continue until the 31st day of December, 2023, at which time it shall terminate.

Notwithstanding any other provision of this Agreement to the contrary, this Agreement may be terminated at any time by either the County, the Sheriff, or BCOC upon eight (8) hours prior written notice to the other parties.

THE AUTHORIZED REPRESENTATIVES OF THE PARTIES HERETO HAVE FULLY SIGNED THIS AGREEMENT FOR LAW ENFORCEMENT SERVICES ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

COUNTY OF LIVINGSTON

Brighton Chamber of Commerce

By: _____
Dave Domas Chairman
County Board of Commissioners

Date: _____

By: _____
Jason Pless, Undersheriff

Date: _____

By: _____
(Signature)

Name: AMBER MCCORMACK
(Print or Type)

Title: PRESIDENT + CEO
(Print or Type)

Date: 4/21/23

APPENDIX A

DESCRIPTION OF SERVICES:

TO PROVIDE GENERAL LAW ENFORCEMENT/SECURITY AND TRAFFIC CONTROL EVENTS HELD BY THE BRIGHTON CHAMBER OF COMMERCE.

THE INITIAL EVENT WILL BE THE YELLOWSTONE MUSIC FESTIVAL TO BE HELD ON JULY 22ND 2023 1:00 PM TO 11:00 PM, UNLESS REQUESTED LONGER. THE EVENT IS BEING HELD AT MT. BRIGHTON IN GENOA TOWNSHIP, IN THE COUNTY OF LIVINGSTON.

THERE WILL BE A STAGE AND FIVE BANDS PLAYING CONCERTS FROM 2P-10P. THE EXPECTATION IS UP TO 5,000 PEOPLE THROUGHOUT THE EVENT.

10 DEPUTIES FROM 1:00PM TO 11PM ON 7-22-23. TO WORK IN CONJUNCTION WITH THE SECURITY COMPANY (20 SECURITY OFFICERS) AND THE ORGANIZERS.

OTHER EVENTS MAY BE MUTALLY AGREED UPON AT THIS VENUE, INCLUDING BUT NOT LIMITED TO THE SMOKE AND JAZZ BLUES FESTIVAL ON SEPTEMBER 8 AND 9, 2023.

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Great Lakes Security
4315 N Adrian Hwy
Adrian, MI 49221

PROPOSAL

Security Consultant: Travis Howell
Phone: 517.442.5095
thowell@greatlakessecurity.org



Service Location:
Mt Brighton Ski Resort

Bill To:
Greater Brighton Area Chamber of Commerce

Proposal Date: 3/15/2023

Good Through: 4/14/2023

Linda Carey
4141 Bauer Rd
Brighton, MI 48116
Phone: 810.227.5086
Email: lindac@brightoncoc.org

Linda Carey
218 E. Grand River
Brighton, MI 48116
Phone: 810.227.5086
Email: lindac@brightoncoc.org

Service Dates:
Start: 7/22/2023
End: 7/22/2023

Fax:

Fax:

Services Provided:	Mon	Tues	Wed	Thur	Fri	Sat	Sun	Total Hours of Service Per week	Cost Per Hour of Service	Cost Per Week
Dedicated Security Officer						200		200.0	\$ 30.00	\$ 6,000.00
										\$ -
										\$ -
										\$ -
										\$ -
										\$ -
Weekly Cost										\$ 6,000.00

	Monthly
Monthly Total	\$ 6,000.00
Fuel Surcharge Rate	0.00%
Fuel Surcharge	\$ -
Tax Rate	0.00%
Taxes	\$ -
	\$ 6,000.00

Description of Services:

This proposal reflects services including:

Twenty dedicated security officers
Bill Rate: \$30.00 per man hour

Dates of Service
Saturday, July 22, 2023 1p-11p

Invoices will be sent immediately following the event and due upon receipt.

Total amount invoiced will be based on actual cost not the total estimated in this proposal

All Great Lakes Security officers will be in uniform that complies with all state regulations and will be highly identifiable.

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CONTRACT JOHN'S SANITATION

59075 OASIS CENTER DRIVE., SOUTH LYON, MI 48178

PHONE: 248-437-0841, FAX: 248-437-0130

EMAIL ADDRESS: johnsanitation1@yahoo.com

WEBSITE ADDRESS: www.johnssanitation.com

Brighton Chamber of Commerce
218 E. Grand River
Brighton, MI 48116
C/O Linda Carey
810-227-5086 Fax: 810-227-5940
Lindac@brightoncoc.org

Revised 4-18-23
DATE: 03/14/23
Yellowstone Contry Music Fest
EVENT: July 22nd 2023
DELIVER: July 20th or 21st 2023
Pick UP: July 24th or 25th 2023

QUANTITY	DESCRIPTION	UNIT	TOTAL
25	Portable Toilet	65.00	\$1,625.00
3	Handicap Toilet	130.00	\$390.00
6	Hand Sinks	105.00	\$630.00
Deliver: Mt Brighton 4141 Bauer Rd Brighton, MI			
Our Prices include, delivery-set up chemicals,paper products and pick up.			
(Prices may change if quantity changes)			TOTAL: \$2,645.00

Lessee rents from John's the Units above. Term commences on delivery of Units and expires upon receipt of payment in full for full rental amount, all additional charges and timely return of Units in good condition, free from damage, ordinary wear and tear excepted. Rental is at rate stated above and is due before delivery. Any Unit kept beyond Return Date billed at \$8.50 per day. Lessee is charged highest lawful rate of interest applicable as of Due Date for late and/or partial payments, and a fee of \$40.00 for all returned checks. Lessee shall use Units only for their intended purpose and shall in no way use them, or permit them to be used, for any unlawful purpose or in any manner inconsistent with their intended purpose. Lessee responsible for loss or damage to Units beyond ordinary wear and tear whatever the cause and bears full replacement cost if, in John's sole opinion, Units cannot be repaired. JOHNS DISCLAIMS ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. The Units are, and at all times remain, the property of John's. Lessee may not move or transfer Units from original Event site. Lessee shall provide, at John's request, proof of insurance for full Unit replacement cost and shall indemnify and hold harmless John's from and against any and all claims, actions, proceedings, costs, damages and liabilities whatsoever arising out of use of the Units, same extends to Lessee's employees, invitees, guests, agents, successors and assigns. In event of default John's may terminate Lease and/ or to pursue any other available remedy at law or in equity including, but not limited to, immediate repossession of the Units. If any disputes cannot be informally resolved the Parties shall forego formal litigation and submit to binding arbitration according to the rules and procedures of the American Arbitration Association for consumer or commercial agreements, as applicable. This constitutes entire agreement and supersedes any prior oral or written agreements and may not be altered or amended except by subsequent signed written agreement. Lessee may not assign this Lease or any of its rights or responsibilities hereunder. This Lease is governed by the laws of the State of Michigan. John's is not responsible or liable for circumstances beyond its control including, but not limited to, force majeure, equipment malfunction, acts of God, weather conditions, strikes, lockouts or illness / injury. Should any part of this Agreement be declared void or unenforceable in a court of law it shall be severed from this Agreement and shall not adversely affect the remaining terms herein, which shall continue with full force and effect. This Agreement may be signed in two original counterparts. The person signing this Lease warrants that s/he is an authorized representative of Lessee who may contract for, represent and bind Lessee. **A 3% credit card processing fee will be added to orders paid on Credit Cards.**

Please Sign Below and Fax

Customer Signature:

Linda Carey

Date:

4/18/23



Brighton Community Education
 125 S. Church Street., Brighton, MI 48116
 810-299-4130
 fax: 810-299-4148

~~15886~~

7

Application For Permission To Use School Facility

Date of Application March 15th, 2023
 Date Rec'd at Community Ed Office 3-16-23

Applications must be submitted to Community Ed Office two weeks prior to date requested. Any applications submitted with less than two weeks notice will be returned unprocessed.

Building Name: Maltby Intermediate School Room(s): Parking Lot
 Parking Lot Yes No

Day(s) Requested: Sunday Monday Tuesday Wednesday Thursday Friday Saturday Date: July 22nd, 2023

If more than one day is requested, please list all dates/times on a separate sheet of paper and attach.

Time Entering Building: 1:00 pm Time Exiting Building: 11:00 pm
 Requested By: Linda Carey Name of Organization: Greater Brighton Area Chamber
 Home Phone: 248-420-4114 Type of Function: Event parking for Yellowstone County Music Festival
 Work Phone: ~~810-227-5086~~ 810-227-5086 Exact Time of Event: 2pm - 10pm
 E-mail Address: events@brightoncdc.org Supervisor of Event: Linda Carey
 Fax Number: N/A Supervisor Home/Bus/Cell Phone: 248-420-4114
 Address: 218 E. Grand River Admission Charge 0 Size of Participation 300 cars
 City: Brighton State MI Zip 48116 Purpose of Proceeds N/A

Applicant's Signature Linda Carey Date 3/15/2023

- ◆ Application fees are nonrefundable
- ◆ All fees are due thirty (30) days from date of invoice
- ◆ Fees are not refundable if 24 hours notice not given
- ◆ Non-profit groups must provide 501c3 paperwork
- ◆ Proof of Insurance may be required

Requests for Equipment/Services/ Staff: NO Staff Needed

PLEASE PROVIDE A DETAILED SETUP, IF NEEDED.

Comments: Event is located at Mt Brighton. Unable to have annual Art Festival due to downtown construction.

All entities using BAS facilities agree to abide by the policies and guidelines of BAS as well as any Executive Orders, CDC recommendations, MHSAA guidelines, or local ordinances pertaining to COVID-19

Approved Administrator _____ Date _____ Room cleared/initials [Signature] Date 3/16/23

Approved BCPA Manager _____ Date _____ Approved _____ Date _____



8

Application For Permission To Use School Facility

Brighton Community Education
125 S. Church Street., Brighton, MI 48116
810-299-4130
fax: 810-299-4148

#2881

Date of Application March 15th, 2023

Date Rec'd at Community Ed Office 3-16-23

Applications must be submitted to Community Ed Office two weeks prior to date requested. Any applications submitted with less than two weeks notice will be returned unprocessed.

Building Name: Brighton High School Room(s): Parking lot
Parking Lot Yes No

Day(s) Requested: Sunday Monday Tuesday Wednesday Thursday Friday Saturday Date: July 22nd 2023

If more than one day is requested, please list all dates/times on a separate sheet of paper and attach.

Time Entering Building: 1:00 pm Time Exiting Building: 11:00 pm
Requested By: Linda Carey Name of Organization: Greater Brighton Area Chamber of Commerce
Home Phone: 248-420-4114 Type of Function: Event parking for Yellowstone Country Music Festival
Work Phone: 810-227-5086 Exact Time of Event: 2pm - 10pm
E-mail Address: events@brightoncc.org Supervisor of Event: Linda Carey
Fax Number: N/A Supervisor Home/Bus./Cell Phone: 248-420-4114
Address: 218 E. Grand River Admission Charge 0 Size of Participation 300 cars
City: Brighton State MI Zip 48116 Purpose of Proceeds N/A

Applicant's Signature Linda Carey Date 3/15/2023

- ◆ Application fees are nonrefundable
- ◆ All fees are due thirty (30) days from date of invoice
- ◆ Fees are not refundable if 24 hours notice not given
- ◆ Non-profit groups must provide 501c3 paperwork
- ◆ Proof of Insurance may be required

Requests for Equipment/Services/ Staff: No Staff Needed

PLEASE PROVIDE A DETAILED SETUP, IF NEEDED.

Comments: Event is located at Mt. Brighton. Unable to have Art Festival due to construct

All entities using BAS facilities agree to abide by the policies and guidelines of BAS as well as any Executive Orders, CDC recommendations, MHSAA guidelines, or local ordinances pertaining to COVID-19

<u>John</u>		<input checked="" type="checkbox"/>	<u>3/16/2023</u>
Approved Administrator	Date	Room cleared/Initials	Date

		<input checked="" type="checkbox"/>	<u>3/16/2023</u>
Approved BCPA Manager	Date	Approved	Date

Linda Carey

From: Juanita Johnson <johnsoj@brightonk12.com>
Sent: Thursday, March 23, 2023 10:33 AM
To: Linda Carey
Subject: Re: Parking Permit

The application for Maltby's parking lot did not need John's signature.

You are all set.

Juanita

On Thu, Mar 23, 2023 at 10:15 AM Linda Carey <lindac@brightoncoc.org> wrote:

Good Morning,

I just received the applications in the mail today. Only one of them were signed? #19886 did not have a signature. Does this mean that it was not approved?

Linda

Linda Carey

Director of Events

Greater Brighton Area Chamber of Commerce

From: Linda Carey
Sent: Wednesday, March 15, 2023 4:00 PM
To: johnsoj@brightonk12.com
Subject: Parking Permit

Outdoor Festival Sound System

FOH mixer Soundcraft Ui24R

FOH Speaker processor dbx Venu360

Microphones

Audix OM5

AKG C430

Sennheiser e604

Shure Beta 52

Shure Beta 57

Shure Beta 58

Shure SM81

Wireless mics

EV RE-2 handheld (used primarily for emcee duty or talkback)

Shure ULX handheld with Beta 58

FOH Amplification

(4) QSC CX1202 amplifiers

(2) QSC CX902 amplifiers

(2) QSC CX302 amplifiers

Monitor Amplification

(2) QSC CX404 amplifiers

FOH speakers

(4) 4 x 18" Quadzilla subwoofers – my own design, loaded with custom drivers

(12) 12" midbass & 1" compression driver/horn top cabinets – my own design, loaded with custom drivers.

Monitor wedges are 12" woofer & 1" compression driver/horn, driven by QSC amplifiers. EQ for monitors are Ashly Protea 4.24G. There will be a total of 6 floor wedges plus 2 drum fills (15" woofer & 1" compression driver/horn). Up to 6 different monitor mixes can be done.

I also bring my own power distro and up to 300' of feeder cable.

11



Waste Management / Mt Brighton

Accounts

Waste Management - 4648

Account #8-25 [REDACTED] (Active)

RECYCLING

DATES	TOTAL	AUDIT EXCEPTION	DETAIL	IMAGE	AMOUNT
03/22/2023 - 03/31/2023	[REDACTED]	Yes	View		[REDACTED]
Q 03/01/2023 - 03/31/2023	[REDACTED]	Yes	View		[REDACTED]

[All Bills](#)

Address:

Location Name	Mt. Brighton
Address 1	4141 Bauer Rd
City	Brighton
State/Province	MI
Postal Code	48116
Country	United States

Location Misc Information:

Misc Information	
Location CRC	Utility

Location Size (SqFt): :

Total Size	1
------------	---

Linda Carey

From: Linda Carey
Sent: Thursday, April 20, 2023 12:35 PM
To: Sydney Ryan
Subject: RE: Township Application

Thank you for your help....

Linda

Linda Carey
Director of Events
Greater Brighton Area Chamber of Commerce

From: Sydney Ryan [mailto:sydney.a.ryan@vailresorts.com]
Sent: Thursday, April 20, 2023 10:20 AM
To: Linda Carey <lindac@brightoncoc.org>
Subject: RE: Township Application

Hiya Linda,

I have good news and bad news. The good news is I have attached images with our service address and account number with Waste Management. I have blurred out some information such as payment for services and our tax ID (listed under Misc. Information in Location image) but the Township shouldn't require that to prove relationship between vendor and purchaser.

The bad news is that, because Mt. Brighton is owned by Vail Resorts, our contract with Waste Management is corporate level and extremely expansive as it applies to all resorts under Vail. This means two things – the contract will in no way specify Mt. Brighton as a service location for WM as it is a Vail Resorts contract that applies to **ALL** of their locations. Additionally, I do not have immediate access to that contract as it is high-level.

That being said, the proof of relationship between our business – Mt. Brighton located at 4141 Bauer Rd – with Waste Management is within the payment and account details attached. It can clearly be seen we have an active account with payments as recent as 3/31/23. For your reference, the 1 listed under "Location Size" is referencing that we have one dumpster on site that WM services once a week.

Please let me know if you require anything else, Mt. Brighton is here to help with this approval process in any way we can! 😊

Sending Good Vibes,

Sydney Ryan 😊 (she/her)
Sr. Admin
(o) 810-229-9581 (ext) 4071





From: Linda Carey <lindac@brightoncoc.org>
Sent: Thursday, April 20, 2023 9:11 AM
To: Sydney Ryan <sydney.a.ryan@vailresorts.com>
Subject: FW: Township Application

ATTENTION: This eMail originated from outside of Vail Resorts and may or may not be legitimate. Although we do our best to screen phishing emails, please use **extra caution** before opening any attachments or clicking on any links unless you are absolutely sure the source of the email is trusted. If in doubt about the legitimacy of this email, please use the Report Phish button for validation.

Hi Sydney,
I am hoping that you can help me with this. We are having our Yellowstone event there in July and the approval process for the application with Genoa Township is asking us to provide and executed agreement with Waste Management for dumpsters that Mt Brighton uses.
I talked to Mike about us getting one, but he said that he would get it for us and back charge us.

Could you get us your agreement (Contract) with Waste Management for us to supply?

Linda

Linda Carey
Director of Events
Greater Brighton Area Chamber of Commerce

From: Linda Carey
Sent: Monday, April 17, 2023 4:27 PM
To: Michael Giorgio <Michael.P.Giorgio@vailresorts.com>
Subject: Township Application

Mike,
I hate to ask this, but the township wants a true copy of the executed agreement in force for Waste Management. I have already referenced that we are getting an additional one for the day.

Linda

Linda Carey
Director of Signature Events
Greater Brighton Area Chamber of Commerce
218 E Grand River Brighton MI 48116
p 810.227.5086 f 810.227.5940
lindac@brightoncoc.org
<https://www.brightoncoc.org/signature-events/>

14 XX



GREABRI-01

HJOSEPH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/20/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement.

PRODUCER: Hartland Insurance Agency, Inc. CONTACT: Heather Joseph. INSURER(S) AFFORDING COVERAGE: INSURER A: National Specialty Ins a Division of West Bend Mutual Ins Company, INSURER B: Accident Fund Company.

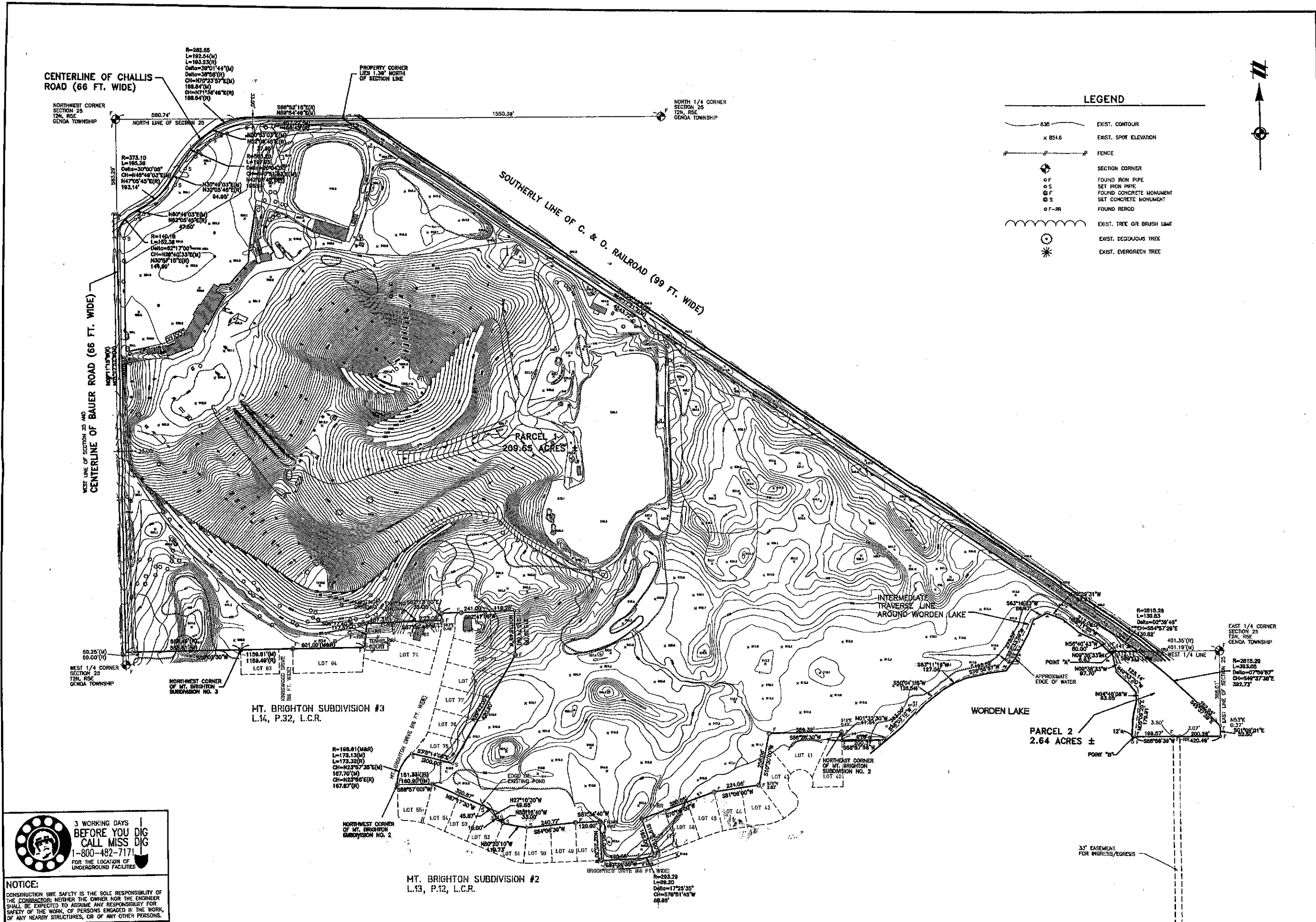
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

Table with columns: INSR LTR, TYPE OF INSURANCE, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liab, and Workers Compensation.

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

CERTIFICATE HOLDER: Township of Genoa. CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.



LEGEND

	EXIST. CONTOUR
	EXIST. SPOT ELEVATION
	FENCE
	SECTION CORNER
	FOUND IRON PIPE
	SET IRON PIPE
	FOUND CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	FOUND REBAR
	EXIST. TREE OR BRUSH LIMIT
	EXIST. DECIDUOUS TREE
	EXIST. EVERGREEN TREE



ATWELL-HICKS, INC.
 Civil Engineering • Surveying
 Planning • Environmental Services
 Ann Arbor, MI Brighton, MI Washington Twp., MI
 734 984 4000 810 225 6000 810 788 9800

SECTION 25
 TOWN 2 NORTH, RANGE 5 EAST
 GENOA TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN

DESIGN 3
 MOUNT BRIGHTON
 BOUNDARY SURVEY
 WITH CONTOURS

CLIENT
 GAO FILE
 L1102SU1

REVISIONS

DATE	APRIL 5, 1999
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AI

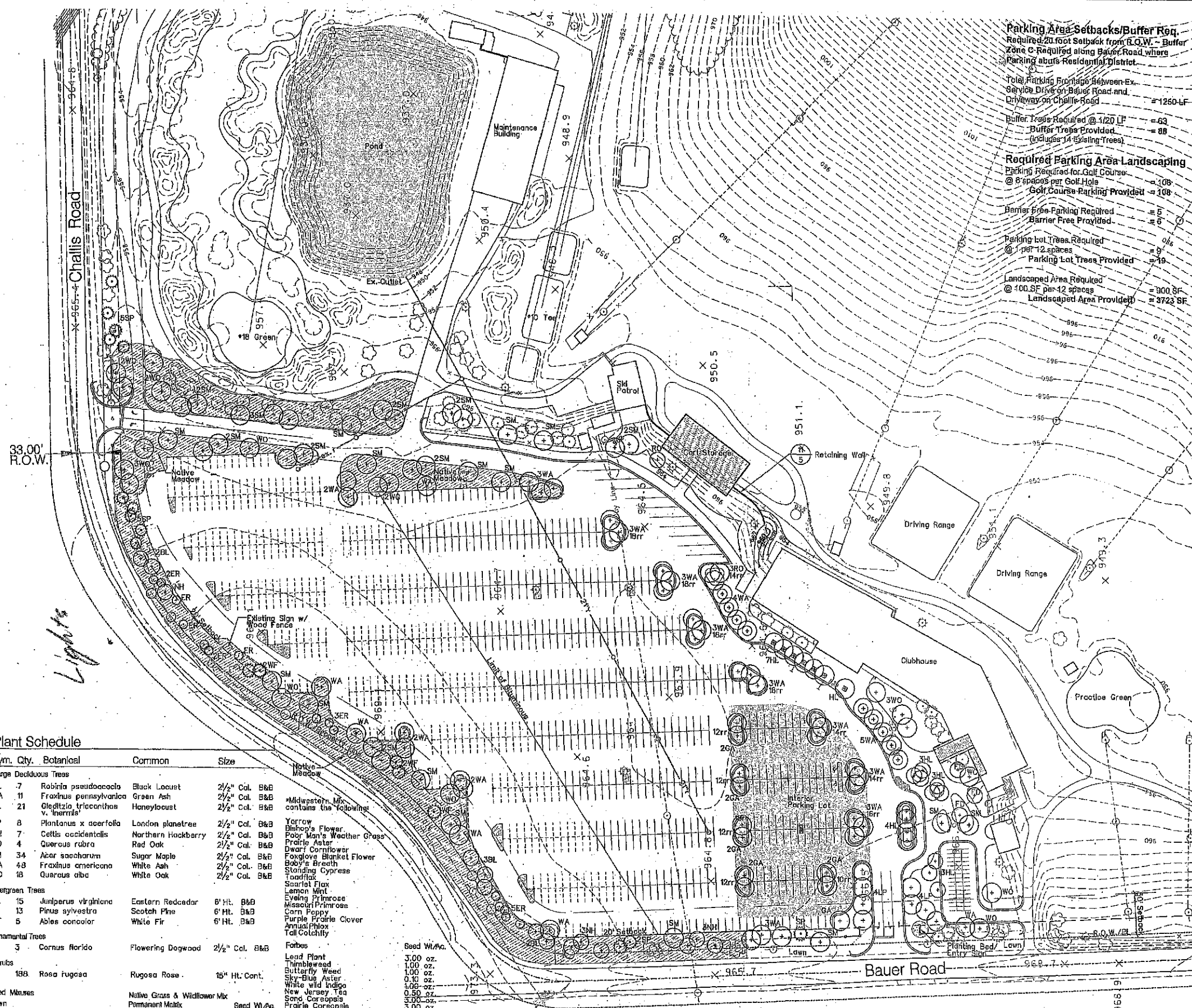
SCALE 0 100 200
 1" = 200 FEET

DR. LMD CH. TDS
 P.M. LMD
 BOOK 4 (LV)
 JOB LV01102
 FILE NO.



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

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Parking Area Setbacks/Buffer Req.
 Required 20 foot Setback from R.O.W. - Buffer Zone C Required along Bauer Road where Parking abuts Residential District

Total Parking Footage Between Ex-Service Drive or Butler Road and Driveway on Chellis Road = 1260 LF

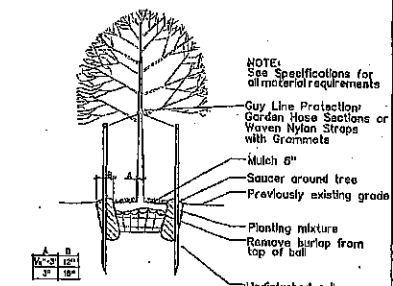
Buffer Trees Required @ 420 LF = 63
 Buffer Trees Provided (includes 14 Existing Trees) = 88

Required Parking Area Landscaping
 Parking Required for Golf Course @ 8' spaces per Golf Hole = 108
 Golf Course Parking Provided = 108

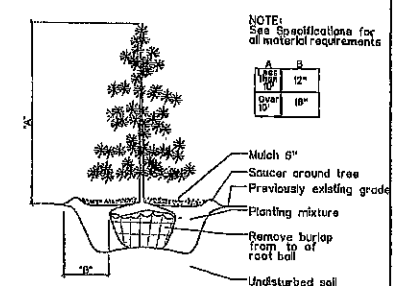
Barrier Free Parking Required = 5
 Barrier Free Provided = 6

Parking Lot Trees Required @ 1 per 12 spaces = 9
 Parking Lot Trees Provided = 19

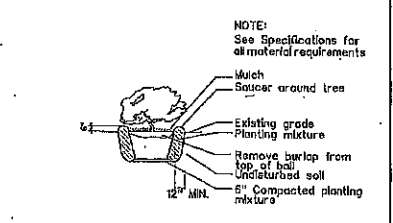
Landscaped Area Required @ 100 SF per 12 spaces = 300 SF
 Landscaped Area Provided = 372 SF



1 Deciduous Tree Planting: B&B
 N.T.S.

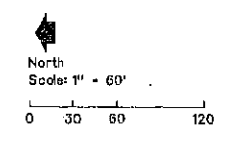


2 Evergreen Tree Planting: B&B
 N.T.S.



3 Shrub Planting: B&B
 N.T.S.

- Legend**
- ⊙ Light Pole
 - ⊙ Utility Pole
 - ⊙ Existing Deciduous
 - ⊙ Existing Evergreen
 - ⊙ Existing Trseline
 - ⊙ Existing Beehive Catch Basin



Plant Schedule

Sym.	Qty.	Botanical	Common	Size	Native Meadow
Large Deciduous Trees					
BL	7	Robinia pseudoacacia	Black Locust	2 1/2" Cal.	B&B
GA	11	Fraxinus pennsylvanica	Green Ash	2 1/2" Cal.	B&B
HL	21	Aletris triacanthos v. 'Inermis'	Honeylocust	2 1/2" Cal.	B&B
LP	8	Platanus x acerifolia	London planetree	2 1/2" Cal.	B&B
NH	7	Celtis occidentalis	Northern Hackberry	2 1/2" Cal.	B&B
RO	4	Quercus rubra	Red Oak	2 1/2" Cal.	B&B
SM	34	Acer saccharum	Sugar Maple	2 1/2" Cal.	B&B
WA	43	Fraxinus americana	White Ash	2 1/2" Cal.	B&B
WO	18	Quercus alba	White Oak	2 1/2" Cal.	B&B
Evergreen Trees					
ER	15	Juniperus virginiana	Eastern Redcedar	6' Ht.	B&B
SP	13	Pinus sylvestra	Scotch Pine	6' Ht.	B&B
WF	5	Abies concolor	White Fir	6' Ht.	B&B
Ornamental Trees					
FD	3	Cornus florida	Flowering Dogwood	2 1/2" Cal.	B&B
Shrubs					
rr	188	Rosa rugosa	Rugosa Rose	15" Ht. Cont.	
Seed Mixtures					
Lawn					
30X		Kentucky Bluegrass	Little blue Stem	4.00 lb.	
20X		Red Fescue	Side Oats Grama	3.00 lb.	
30X		Nighthawk Perennial Rye	Blue Grama	1.00 lb.	
10X		Nubius Ky. Blue	Prairie Juno Grass	5.00 lb.	
10X		Newport Ky. Blue	Prairie Drop Seed	3.10 lb.	
Temporary Matrix					
		Seed Oats		38.00 lb.	
		Prairie Wild Rye		1.00 lb.	
		Midwestern Wildflower Mix		1.00 lb.	

Seed Wt./Ac.

Lead Plant	3.00 oz.
Thimbleweed	1.00 oz.
Butterfly Weed	1.00 oz.
Sky-blue Aster	0.10 oz.
White wild Indigo	4.06 oz.
New Jersey Tea	0.50 oz.
Sand Coreopsis	3.00 oz.
Prairie Coreopsis	3.00 oz.
Pale Purple Coneflower	4.00 oz.
Rattlesnake Master	1.00 oz.
Prairie Gentian	0.10 oz.
Round-headed Bush Clover	3.00 oz.
Rough blazing Star	4.00 oz.
Wild Lupine	2.00 oz.
Prairie Bergamot	0.25 oz.
Large-flowered Beard Tongue	2.00 oz.
White Prairie Clover	0.50 oz.
Prairie Parsley	0.10 oz.

Forbes cant

Prairie Cinquefoil	0.75 oz.
Yellow Coneflower	1.00 oz.
Black-Eyed Susan	1.50 oz.
Old-Field Goldenrod	0.50 oz.
Stiff Goldenrod	0.25 oz.
Showy Goldenrod	1.00 oz.
Hoary Vervain	0.50 oz.

MT. Brighton
 Phase II Site Improvements

4141 Bauer Road,
 Brighton, Michigan 48116

Owner:
 Mt. Brighton Inc.
 4141 Bauer Road
 Brighton, Michigan 48116
 810.229.9581

Consultant Team
 Landscape Architect and Site Planner
 Pollack
 Design
 Associates
 220 South Main Street
 Ann Arbor, Michigan 48104
 313.663.9522

Architect:
 BC Architectural Group, P.C.
 10524 E. Grand River
 Suite 100
 Brighton, Michigan 48116
 810.229.4775

Resubmitted
 for
 Site Plan Approval
 5 January 2000

Submitted
 for
 Site Plan
 Approval
 6 October 1999

Revised:
 23 December 1999

**Landscape
 and Screening Plan**

Sheet Number: 4 of 7

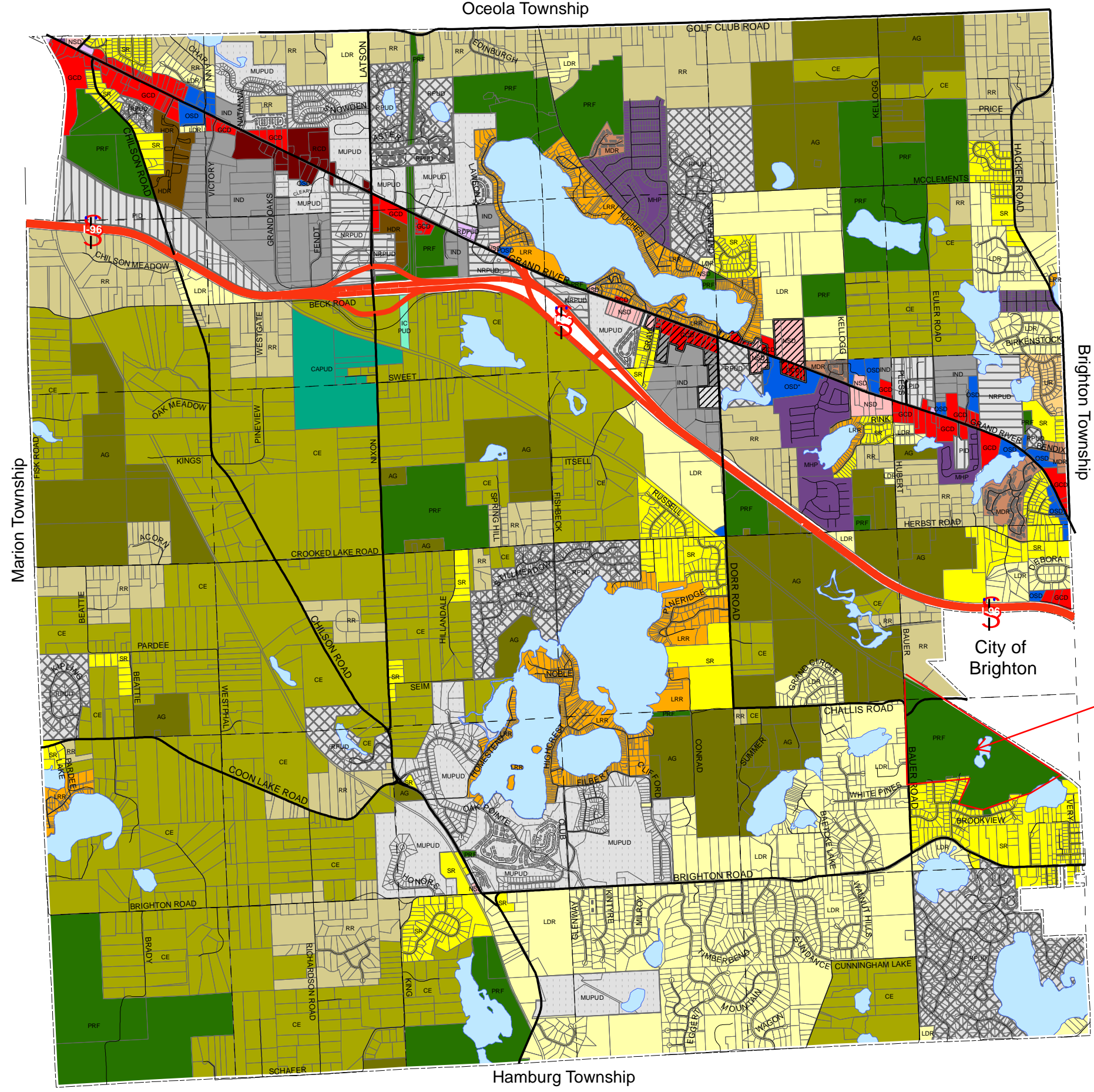
Zoning Map

Genoa Charter Township

Livingston County, Michigan

Legend

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



Subject property

- Updates:
- 04/11/08 - Multiple Revisions (42 parcels)
 - 09/12/08 - 4489 & 4495 Oak Pointe Drive (LRR)
 - 02/25/11 - United Way Conditional Rezoning (OSD)
 - 08/06/12 - 7777 Bendix Rezoning (OSD)
 - 10/2/12 - Corrected Map re. court stipulation for Pet Ritz from 05/18/2006 (AG)
 - 11/29/12 - Corrected Map re. Zeeb property approved 3/15/04 (MUPUD)
 - 01/07/13 - Dakota (14-100-014) Conditional Rezoning (OSD)
 - 10/10/13 - Corrected Map re. (29-200-036) - was rezoned 8/18/03 (RPUD)
 - 11/13/14 - Removed Lucy Rd 425 Area, Rezone Latson Elementary (09-100-036;RR-NRPUD), Correct Brighton Lake Rd. Error (RPUD-LDR)
 - 05/04/15 - Red Olive (05-400-025) to NRPUD
 - 06/10/15 - Chestnut Landing Rezoning (GCD/TC to GCD)
 - 9/12/15 - Cleary University Rezone to MUPUD
 - 03/27/16 - Lakeshore Village (06-400-015) from MDR to HDR
 - 09/18/16 - Oliveto Rezone (12-100-007,008,010-013) RR & PRF to CE
 - 06/17/18 - Filmore Park Rezoning (PRF)
 - 08/31/18 - Chestnut Springs Rezoning (LDR)
 - 05/12/19 - Birkenstock Self Storage Rezoning (PID)
 - 07/19/20 - Premier PUD Rezoning (RDPUD)
 - 08/02/20 - Blble Baptist Rezoning (LDR)
 - 08/16/20 - Versa S. Latson Rezoning (CAPUD & ICPUD)
 - 08/01/22 - 5320 Richardson Rd Rezoning (RR to CE)
 - 11/21/22 - Legacy Apts. Rezoning (NSD/MDR/TCO to RPUD/HDR)

1 inch = 3,500 feet

Official Zoning Map
 Adopted May 2, 2005, Revised Nov. 21, 2022
 Created by: Kelly VanMarter
 Basemap layers provided by:
 Livingston County GIS



City of Brighton

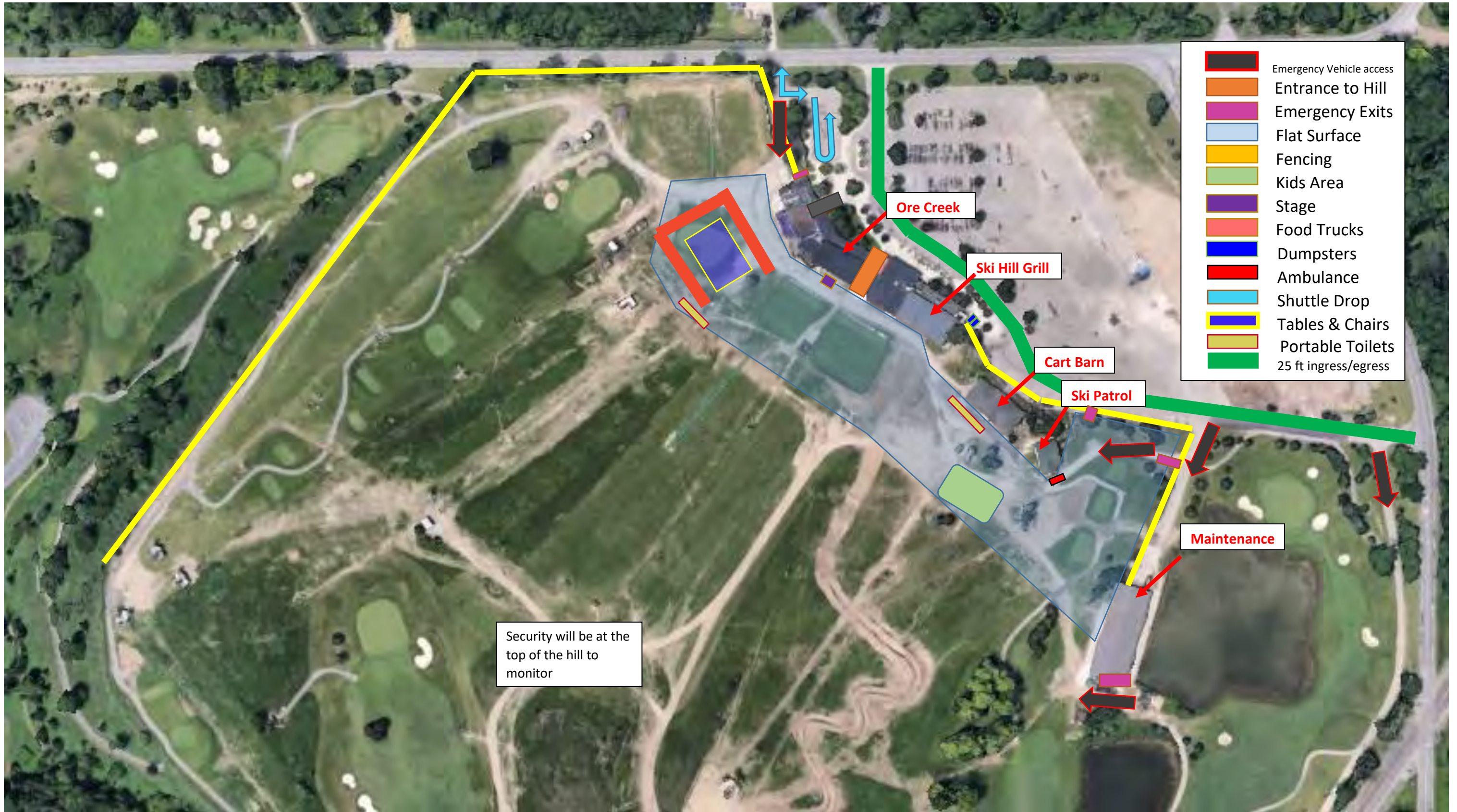
Current Property Use

- Liv. County Road Commission
- Residential
- Vacant
- Subject Property
- Church
- School

Parcel lines are approximate. Not intended for survey purposes.

Map prepared by Genoa Charter Township





- Emergency Vehicle access
- Entrance to Hill
- Emergency Exits
- Flat Surface
- Fencing
- Kids Area
- Stage
- Food Trucks
- Dumpsters
- Ambulance
- Shuttle Drop
- Tables & Chairs
- Portable Toilets
- 25 ft ingress/egress

Security will be at the top of the hill to monitor

ASSEMBLY ORDINANCE

An ordinance to license, regulate and control, in the interest of the public health, safety and welfare, outdoor assemblies of persons in excess of 1,000 in number, to provide penalties for violations thereof and to repeal all ordinances or parts of ordinances inconsistent therewith.

The Township of Genoa ordains:

Section 1. Preamble. The board of the Township of Genoa finds and declares that the interests of the public health, safety and welfare of the citizens of the Township require the regulation, licensing and control of assemblages of large numbers of people in excess of those normally drawing upon the health, sanitation, fire, police, transportation, utility and other public services regularly provided in the Township.

Section 2. Definitions.

a) "Outdoor Assembly" also referred to as "assembly" means any event attended by more than 1,000 attendants, all or any part of which includes a theatrical exhibition, public show, display, entertainment, amusement or other peace festival or similar gatherings, but does not mean:

1. An event which is conducted or sponsored by a governmental unit or agency on publicly owned land or property; or

2. An event entirely within the confines of a permanently enclosed and covered structure.

b) "Persons" means any natural person, partnership, corporation, association, organization or any combination thereof.

c) "Sponsor" means any person who organizes, promotes, conducts, or causes to be conducted an outdoor assembly.

d) "Attendant" means any person who obtains admission to an outdoor assembly by the payment of money or by the rendering of services in lieu of the payment of money for admission.

e) "Licensee" means any person to whom a license is issued pursuant to this ordinance.

Section 3. A person shall not sponsor, operate, maintain, conduct or promote an outdoor assembly in the several Townships unless he shall have first made application for and obtained, as hereinafter prescribed, a license for each such assembly.

Section 4. Application for License, Fee, Contents of Application. Application for a license to conduct an outdoor assembly must be made in writing on such forms and in such manner as prescribed by the Township and shall be made ninety days, or more, prior to the date of the proposed assembly. Each applicant shall pay to the Township an application fee of one hundred fifty dollars, (\$150.00) and said fee shall be paid at the time of filing the application. The application shall contain the following information.

a) The name, age, residence and mailing address of the persons making the application. (Where the person making the application is a partnership, corporation or other association, this information shall be provided for all partners, officers and directors, or members. Where the person is a corporation, a copy of the articles of incorporation shall be filed, and the names and addresses shall be provided of all shareholders having financial interest greater than (\$500.00).

b) A detailed statement of the kind, character and type of proposed assembly including a list of speakers and/or entertainers and the type of performance to be presented.

c) The address, legal description and proof of ownership of the site at which the proposed assembly is to be conducted. Where ownership is not vested in the prospective licensee, he shall submit license and/or affidavit from the owner indicating his consent to the use of the site for the proposed assembly.

d) The date or dates and hours during which the proposed assembly is to be conducted.

e) An estimate of the maximum number of attendants expected at the assembly for each day it is conducted and detailed explanation of the evidence of admission which shall be used and of the sequential numbering or other method which will be used for accounting purposes.

f) Each application shall be accompanied by a detailed explanation of the licensee's plans to provide for the following:

- 1) Police and fire protection,
- 2) Food and water supply and facilities,
- 3) Health and sanitation facilities,
- 4) Medical and service including emergency vehicles & Equipment,
- 5) Vehicle access and parking facilities,
- 6) Camping and trailer facilities,
- 7) Illumination,
- 8) Noise control and abatement,
- 9) Solid waste disposal and clean-up,
- 10) Insurance and bonding arrangements,

Section 5. Site Plan. East applicant shall submit, along with the initial application, 10 copies of a detailed Site Plan which shall include the following data and information:

a) Site Identification. The location and boundaries of the site shall be fully described in terms of distance, direction, and area and shall be correlated with the legal description of the property.

b) Map or Plan. The map or plan of the site shall be made to scale not larger than 1:240 (20 feet to the inch) and not smaller than 1:2400 (200 feet to the inch.) The map shall be of sufficient accuracy to permit accurate readings of dimensions of buildings and structures, and similar features and accurate calculations of area. The map or plan will show the scale and orientation used in its construction, and its point of departure or beginning shall bear clear reference to a convenient survey corner of the public land survey.

c) Natural and Terrain Features. The map or plan shall show topography at a contour interval no greater than two (2) feet, and shall show wooded areas, streams, and lakes. It shall also show any other terrain feature of significance to the area of the plan.

d) Man made Features. The map or plan shall show existing man made features include buildings, structures, utility installations, roads, bridges, dikes, drains, fixtures and other similar man made features of significance to the site.

e) Existing Zoning and Use. The map or plan shall show the zoning and the land use of the site and of all adjacent properties and their owners.

f) Proposed Site. The map or plan shall show all buildings, structures, erections, and installations contemplated as part of the assembly site. It shall show all streets, sidewalks, and other features of vehicle and pedestrian circulation. It shall show all fences, gates, walls, site barriers, and land-

scaping which shall be required. It shall show any topographic alterations and changes in the natural terrain. It shall show placement of police, security, fire, medical and health personnel and facilities, and location of telephones.

g) Such Site Plan shall be prepared by a registered professional Planner, Engineer, Land Surveyor, Architect or Landscape Architect.

Section 6. REQUEST FOR RECOMMENDATIONS. On receipt, by the clerk, of application and accompanying data, copies of the application and data, along with a request for recommendations, shall be forwarded to the local office of the Michigan State Police, the office of the Livingston County Sheriff, the office of the Livingston County Health Department, the local office of the Detroit Edison Company, the fire departments for the Cities of Howell and Brighton, the office of administrator of the McPherson Community Hospital and to such other municipal governmental agencies as may be affected by the assembly.

Section 7. LICENSE, ISSUANCE OR DENIAL, NOTICE. Within 45 days of the filing of the application, the Board shall issue, set conditions prerequisite to the issuance of, or deny, a license. The Board may require that adequate security or insurance be provided before a license is issued. Where conditions are imposed as prerequisite to the issuance of a license, or where a license is denied, within five (5) days of such action, notice thereof shall be mailed to the applicant by first class mail, and, in the case of denial, the reason therefor shall be stated in the notice.

Section 8. BASIS FOR DENIAL. The Township Board may deny issuance of a license if:

a) The applicant fails to comply with any or all requirements of this ordinance, or with any or all conditions imposed pursuant hereto, or with any other applicable provision of State or local law; or

b) The applicant knowingly makes a false, misleading or fraudulent statement in the application or in any other data submitted

Section 9. CERTIFICATE OF LICENSE. A license shall specify the name and address of the licensee, the kind and location of the assembly, the maximum number of attendants permissible, the duration of the license and any other conditions imposed pursuant to this ordinance. It shall be posted in a conspicuous place upon the premises of the assembly, and shall not be transferred to any other person or location.

Section 10. REQUIREMENTS FOR ISSUANCE OF LICENSE. The applicant shall, prior to the issuance of a certificate of license satisfy the Township Board that the following minimum requirements have been met.

a) Security Personnel. The licensee shall employ at his own expense security personnel as necessary and sufficient to provide for the adequate security and protection of the maximum number of attendants at the assembly for its duration in the ratio of 1 for every 250 persons in attendance.

b) Water Facilities. The licensee shall provide potable water, sufficient in quantity and pressure to assure proper operation of all water using facilities under conditions of peak demand. Such water shall be supplied from a public water system, if available, and if not available, then from a source constructed, located and approved in accordance with Act 294, Public Acts of 1965, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable state or local law, or from a source and delivered and stored in a manner approved by the County Health Officer.

c) Restroom Facilities. The licensee shall provide separate enclosed flush-type water closets as defined in Act 266, Public Acts of 1929, and the rules and regulations adopted pursuant thereto and in accordance with any other applicable state or local law. If such flush-type facilities are not available, the County Health Officer may permit the use of other facilities which are in compliance with Act 273, Public Acts of 1939, and the rules and regulations adopted pursuant thereto and in accordance with any other applicable state or local law.

The licensee shall provide lavatory and drinking water facilities constructed, installed, and maintained in accordance with Act 266 of the Public Acts of 1929, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable state or local law. All lavatories shall be provided with hot and cold water and soap and paper towels.

The number and type of facilities shall be determined, on the basis of the maximum number of attendants, in the following manner:

<u>Facilities</u>	<u>MALE</u>	<u>FEMALE</u>
Toilets	1:300	1:150
Urinals	1:250	
Lavatories	1:300	1:300

Where the assembly is for more than 12 hours, the licensee shall provide shower facilities, on the basis of estimated number of attendants, in the ratio of one shower head for every 200 attendants, and the owner or licensee shall give evidence of contract with licensed firm if portable units are to be used.

d) Food Service. If food service is made available on the premises, it shall be delivered only through concessions licensed and operated in accordance with the provisions of act 269, Public Acts of 1968, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable State or Local Law.

e) Medical Facilities. Licensee shall provide an emergency medical facility on site, clearly marked and defined. Staff shall include one (1) licensed Doctor on site for the duration of the assembly, two (2) if the maximum number of attendants exceeds 6,000. In addition one (1) registered nurse shall be provided for every 2,500 persons. Medical supplies and equipment on hand in such a facility shall be as prescribed by the attending physician. Licensee shall have available for the duration of the assembly, on site, an ambulance or rescue vehicle properly stocked and equipped, with a 2 man crew.

f) Liquid Waste Disposal. The licensee shall provide for liquid waste disposal in accordance with all rules and regulations pertaining thereto established by the County Health Officer. In any case, liquid waste disposal shall be in accordance with the minimum standards set forth in United States Public Health Service Publication No. 526, entitled, "Manual of Septic Tank Practice." If liquid waste retention and disposal is dependent upon pumpers and haulers, they shall be licensed in accordance with Act. 243, Public Acts of 1951, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable state or local law, and, prior to issuance of

any license, the licensee shall provide the Township with a true copy of an executed agreement in force and effect with a licensed pumper or hauler, which agreement will assure proper, effective and frequent removal of liquid waste from the premises so as to neither create nor cause a nuisance or menace to the public health.

g) Solid Waste Disposal. The licensee shall provide for solid waste storage on, and removal from the premises. Storage shall be in approved, covered, fly tight and rodent proof containers, in such number as will serve a ratio of 10 cubic yards for every 2,500 people in attendance. Prior to issuance of any license, the licensee shall provide the Township with a true copy of an executed agreement in force and effect with a licensed refuse collector, which agreement will assure proper, effective and frequent removal of solid waste from the premises so as to neither create nor cause a nuisance or menace to the public health.

The licensee shall implement effective control measures to minimize the presence of rodents, flies, roaches and other vermin on the premises, Poisonous materials, such as insecticides or rodenticides shall not be used in any way so as to contaminate food, equipment, or otherwise constitute a hazard to the public health. Solid Waste containing food waste shall be stored so as to be inaccessible to vermin. The premises shall be kept in such condition as to prevent the harborage or feeding of vermin.

h) Public Bathing Beaches. The licensee shall provide or make available or accessible public bathing beaches only in accordance with Act 218, Public Acts of 1967, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable provision of state or local law.

i) Public Swimming Pools. The licensee shall provide or make available public swimming pools only in accordance with Act 230, Public Acts of 1966, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable provision of state or local law.

j) Access and Traffic Control. Licensee shall provide at least two (2) separate points for ingress and egress from the assembly site and to insure orderly flow of traffic shall station 1 person at each site to direct flow. Access to and from the site shall be from a highway or road which is part of the County or State Highway System. Licensee shall provide a 25 foot ingress and egress traffic safety lane, designated and marked as such, for the exclu-

sive use of emergency, police, and fire vehicles. Such lane shall be kept open at all times.

k) Parking. Licensee shall provide parking area to accommodate all motor vehicles, but no less than 1 space for every 3 persons in attendance. Each parking space shall have an area of at least 180 square feet and dimensions of at least 9 by 20 feet.

l) Camping and Trailer Parking. A license who permits attendants to remain on the premises between the hours of 2 a.m. and 6 a.m. shall provide for camping and trailer parking and facilities in accordance with Act 171, Public Acts of 1970, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable provision by state or local law.

m) Illumination. Licensee shall provide to the Township Board a lighting plan indicating the number, illumination capacity, location and placement for the lighting system. Lighting shall be provided to the entire site area including parking area to insure the safety, comfort, and maximum visibility to participants.

n) Insurance. Before the issuance of a license, the licensee shall obtain public liability insurance with limits of not less than \$300,000 and property damage insurance with a limit of not less than \$100,000 from a company or companies approved by the Commissioner of Insurance of the State of Michigan, which insurance shall insure liability for death or injury to persons or damage to property which may result from the conduct of the assembly or conduct incident thereto and which insurance shall remain in full force and effect in the specified amounts for the duration of the license. The evidence of insurance shall include an endorsement to the effect that the insurance company shall notify the clerk of the Township in writing at least 10 days before the expiration or cancellation of said insurance.

o) Bonding. Before the issuance of a license the licensee shall obtain from a corporate bonding company authorized to do business in Michigan a corporate surety bond in the amount of \$100,000 or its equivalent as determined by the Township Board, conditioned upon the licensee's faithful compliance with all of the terms and provisions of this ordinance and all applicable provisions of

State or Local Law, and which shall indemnify the township, its agents, officers, and employees and Board against any and all loss, injury or damage whatever arising out of or in any way connected with the assembly and which shall indemnify the owners of property adjoining the assembly site for any costs attributable to cleaning up and/or removing debris, trash or other waste resultant from the assembly.

p) Fire Protection. The licensee shall provide on site fire protection in the form of one (1) class 2A hand fire extinguisher, or its equivalent for every 500 persons estimated to attend the assembly.

q) Sound Producing and Amplifying Equipment. Licensee shall provide, to the Township, a list of all sound producing and amplification equipment with indication as to amplification capacity, number of units to be used and location and placement and method of operation. Said devices shall be operated so as not to be a nuisance or disturbance to the peace and tranquility of the citizens of the Township.

r) Fencing. The licensee shall provide and if necessary erect enclosing the assembly site including parking areas and said fence shall be of a minimum height of four feet, with four gates for ingress and egress having a minimum width of seven feet and in the event that estimated attendance exceeds 6000 people, additional gates at a ratio of one gate for every additional 1,500 persons.

s) Communication. Licensee to provide at least 1 phone (public) for every 1000 persons and at least two (2) such for the exclusive used by police, security, fire and emergency.

SECTION 11. Revocation. The board may revoke a license whenever the licensee, his employee or agent fails, neglects or refuses to fully comply with any and all provisions and regulations or requirements set forth herein or with any and all provisions, ordinances, regulations, statutes, or other laws incorporated herein by reference.

SECTION 12. Violations. It shall be unlawful for a licensee, his employee or agent to knowingly:

a) Advertise, promote or sell tickets to, conduct, or operate an assembly without first obtaining a license as herein provided.

b) Conduct or operate an assembly in such a manner as to create a public or

Private nuisance.

c) Conduct or permit, within the assembly, and display, exhibition, show, play, entertainment or amusement that is obscene according to local community standards.

d) Permit any person on the premises to cause or create a disturbance in, around or near the assembly by obscene or disorderly conduct.

e) Permit any person to unlawfully consume, sell or possess intoxicating liquor while on the premises.

f) Permit any person to unlawfully use, sell or possess any narcotics, narcotic drugs, drugs or other substances as defined the Controlled Substances Act of 1971.

It is further provided that should any of the above violations be found, the license shall be revoked.

SECTION 13. Severability. If any portion of this ordinance or the application thereof to any person or circumstances shall be found to be invalid by a Court, such invalidity shall not affect the remaining portions or applications of this ordinance which can be given effect without the invalid portion or application, provided such remaining portions are not determined by the Court to be inoperable and to this end this ordinance is declared to be severable.

SECTION 14. Effective Date. This Ordinance shall take effect on the 15th day of November 1974, and - all ordinances or parts of ordinances inconsistent herewith are hereby repealed.

STATE OF MICHIGAN)
) SS.
COUNTY OF LIVINGSTON)

I hereby certify that the foregoing ordinance is a true copy of the ordinance enacted by the township board on the 15th day of October 1974, and that the necessary legal provisions have been observed.

Dorothy Verellen
Dorothy Verellen, Township Clerk

I, Dorothy Verellen, Clerk of the Township of Genoa, hereby certify that the foregoing ordinance was published within ten days after adoption by printing the same in the Livingston County Press on the 23rd day of October 1974.

Dorothy Verellen
Dorothy Verellen, Township Clerk

1st DUPLICATE COPY



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: April 25, 2023
RE: Brighton Area Chamber of Commerce Assembly Ordinance submittal
Smokin' Jazz and Barbecue Blues Festival

Please find attached a request from the Brighton Area Chamber of Commerce to conduct an outdoor assembly not to exceed 3,000 attendees to be held on September 8th and 9th, 2023 from 5:00pm to 10:00pm on both days for the "Smokin' Jazz and Barbecue Blues Festival" to be located at 4141 Bauer Road, Brighton. The submittal was required per the Genoa Charter Township Assembly Ordinance.

Township Manager, Kelly VanMarter and myself have reviewed the information that was submitted under the Assembly Ordinance including Section 10, Requirements for Issuance of License, and we offer the following for your consideration:

Section 5. Site Plan.

g) With the inclusion of the engineered site plans that staff provided for the applicant, the Board may allow the aerial submitted as sufficient to meet this requirement as long as the Brighton Area Fire Department and Livingston County Sheriffs Department find it sufficient also.

Section 6. Request for Recommendations.

The applicant must assume the responsibility of obtaining the recommendations from the local offices as required.

Section 10. Requirements for Issuance of License.

a) Security Personnel. Applicant shall submit an executed agreement with the Livingston County Sheriff and an executed agreement/contract with Great Lakes Security prior to issuance of the certificate of license.

b) Water Facilities.

Applicant shall ensure that the existing facility is in compliance with and obtain all necessary approvals from the Livingston County Health Department requirements.

c) Restroom Facilities.

According to Livingston County Environmental Health Department a permit will be required for the assembly. A copy of the permit from Livingston County Environmental Health shall be submitted to the Township prior to the event. Applicant shall clarify what the capacity of Mt. Brighton is. In the Yellowstone Event submittal it states that their capacity is 5,000 and, in this submittal, they indicate that it is 3,000.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Kelly VanMarter

d) Food Services.

Applicant shall ensure that the food trucks receive Livingston County Health Department and Brighton Area Fire Department approval 7-10 days prior to the event as required by the Brighton Area Fire Department. Staff was informed that the Brighton Area Fire Department will not do inspections the day of the event which differs from what was stated in the submittal.

e) Medical Facilities.

The applicant should supply the appropriate number of emergency medical trained personal as recommended by the Livingston County EMS and the Brighton Area Fire Department. Applicant must adhere to those recommendations.

j) Access and Traffic Control.

Applicant shall follow the Livingston County Sheriff's Department recommendations. Staff is concerned with a potential effect on local roads due to limiting the attendees to exit only to the east at Challis Road and to the south at Bauer Road. Attendees who want to go west or north could turn around at the nearby subdivision entrances. Applicant should address the concern to the satisfaction of Township staff or the Livingston County Sheriff.

k) Parking.

The required parking on site is 1,000 spaces. The existing parking on site does meet the requirement for the maximum number of attendees however applicant shall clarify if the employee parking lot spaces are included in the total of 1,000 spaces. Applicant shall work with Brighton Area Fire Department to ensure adequate lighting is accommodated in the parking lot. If any site electrical work is required, applicant must obtain approval from the Livingston County Building Department if required.

m) Illumination.

Staff utilized the existing photometric plan on file to fulfill this requirement. The parking lot must have sufficient lighting to insure the safety of the attendees.

o) Bonding.

Applicant must submit a bond meeting all of the criteria for this section at least 2 weeks prior to the event in the amount of \$100,000.

p) Fire Protection.

Applicant must receive approval from the Brighton Area Fire Department per Fire Marshal, Rick Boisvert letter dated April 21, 2023. If any revisions are required per Fire Dept., a copy of the revision must be filed with the Township.

q) Sound Producing and Amplifying Equipment.

Applicant has stated that any noise complaints will go through the Livingston County Sheriff's Department and they will inform the staff since they will be on site. Applicant must stay in conformance with the noise ordinance.

r) Fencing.

Applicant shall ensure that appropriate sizing and spacing for ingress and egress and the existing fencing meets the Brighton Area Fire Department requirements and the requirements of this section.

s) Communications.

This requirement is met due to modern technology and the communication plan with the Livingston County Sheriff's Department.

Other Considerations:

Applicant has indicated to staff that the stage will be erected on site. Applicant shall ensure that all safety requirements are followed. Applicant must obtain approval from the Livingston County Building Department for the stage installation and any electrical if required per Fire Marshal, Rick Boisvert's letter dated April 21, 2023.

Recommendation that approval of this event be contingent upon the Yellowstone Event in July being held in compliance and there were no violations. If staff determines that there were issues at the Yellowstone event, staff may still issue the license provided that the applicant has provided satisfactory evidence to the Township and all approval agencies that the issue will be corrected. Staff may reserve the right to send approval of the license back to the Township Board for review and final approval.

Applicant shall be aware that the Board can revoke a license whenever the licensee, neglects or refuses to fully comply with any and all provisions and regulations or requirements set forth herein or with any and all provisions, ordinances, regulations, statutes, or other laws incorporated herein by reference. If the required agreements, approvals and any information required to the event are not received in time then the license can be revoked.

If you should have any questions, please feel free to contact me.

Best Regards,

A handwritten signature in blue ink that reads "Amy Ruthig". The signature is written in a cursive style.

Amy Ruthig, Planning Director



BRIGHTON AREA FIRE AUTHORITY

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

April 21, 2023

Mr. Bill Rogers
Supervisor
Genoa Charter Township
2911 Dorr Rd.
Brighton, MI 48116

RE: Greater Brighton Area Chamber of Commerce
Country Music Festival at Mt. Brighton

Dear Mr. Rogers,

The Brighton Area Fire Authority has been informed of and held preliminary conversations with Ms. Linda Carey of the Greater Brighton Area Chamber of Commerce regarding their proposed Yellowstone-themed Country Music concert to be held on the grounds of Mt. Brighton, located at 4141 Bauer Rd. in Genoa Twp.

The fire authority has no objection to the event taking place and is happy to work with the organizer to ensure that the event meets minimum code requirements and general safety requirements.. There are a number of requirements that must be addressed by the Chamber prior to and that is a part of receiving approval from the fire authority and are very similar requirements to previous events.

This list is not all-inclusive as it is based on previous events, and very little is known about this event.

1. Prior to the event, an emergency plan needs to be drafted that outlines measures for unplanned emergencies, including but not limited to evacuation, shelter, medical, fire, etc. The plan shall include written instructions and maps identifying all of the following. The plan shall be submitted to the fire authority for approval 30 days prior to the event. Any proposed revisions shall be complied with and approved within 2 weeks of the event.
 - Emergency vehicle ingress and egress.
 - Fire protection.
 - Emergency egress or escape routes.
 - Emergency medical services.
 - Public assembly areas.
 - The directing of both attendees and vehicles, including the parking of vehicles.
 - Vendor and food concession distribution.
 - The need for the presence of law enforcement.
 - The need for fire and emergency medical services personnel.
 - The need for a weather monitoring person.

IFC 403.2

2. Multiple mobile food preparation vehicles (food trucks) are proposed to be on-site. These vehicles must be inspected and approved by a fire authority inspector before the event (at least 7 days). Unapproved food preparation will be turned away or prohibited from participating in the event. No food preparation is permitted outside of a vehicle (under a tent or open air).



IFC 319

3. The sponsoring organization must provide trained crowd managers for the event at a ratio of 1 per to 250 persons.

IFC 403.2
IFC 403.11.3.1

4. Tents greater than 400 sq.ft. in area will require a permit application and fee. All tents meeting this requirement shall comply with the requirements for temporary tents and membrane structures.

IFC Chapter 31

5. Planning shall include means and methods of prevention and removal of combustible waste accumulation in the event area.

IFC 304

6. There shall be no open flames permitted on the site during the event. This includes fire pits, heaters, and other open flame devices.

IFC 308

7. Any proposed pyrotechnics shall be submitted to the fire authority for approval. The submittal shall include a written scope and plan in accordance with NFPA 1126 and IFC Chapter 56.

IFC Chapter 56

8. Site electrical; both permanent and temporary shall be submitted, approved, and inspected by the Livingston County Building Department. The fire authority will inspect.

9. The stage and rigging must be designed by a licensed engineer, and approved by the Livingston County Building Department.

If you have any additional questions or concerns related to what is required feel free to reach out to me at (810)229-6640, rboisvert@brightonareafire.com

Sincerely,

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

Rick Boisvert, FM, CFPS
Fire Marshal

Genoa Township
2911 Dorr Road
Brighton, MI 48116

April 21, 2023

RE: Request for Assembly Ordinance
Brighton's Smokin Jazz and Barbecue Blues Festival
Friday, September 8, 2023 from 5:00PM to 10:00PM
And Saturday September 9, 2023 from 5:00PM to 10:00PM

Pamela McConeghy, President and CEO
Linda Carey, Director of Events
Greater Brighton Area Chamber of Commerce
218 E Grand River
Brighton, MI 48116

The Greater Brighton Area Chamber of Commerce, with the permission of Mt Brighton, would request that we be granted an Assembly Ordinance for an Event at Mt Brighton called Brighton's Smokin Jazz and Barbecue Blues Festival to be held on September 8th and 9th. The event hours will be from 5:00PM to 10:00PM on both days. Because this is the first year that we will be doing this event at Mt Brighton, we are unsure of the attendance. Our average attendance for the last six years are Friday's 1246 people, and Saturdays 2108 people. We will be selling tickets via Event Bright as soon as the assembly permit is approved.

1. Section 4

- a. Pamela McConeghy, President and CEO
Linda Carey, Director of Events,
Greater Brighton Area Chamber of Commerce
218 Grand River Brighton, MI 48116
 - i. Attached is Board of Director Approved Resolution for the Event. (1)
 - ii. Attached is the copy of articles of Incorporation. (2)
- b. This event will be an evening Jazz Festival with Regional Bands playing from 5:30pm to 10:00pm. There will be Food Trucks for food, Children's Area for entertainment. The bands are only penciled in at this point, waiting for approval from the township.
- c. Mt. Brighton Ski Resort 4141 Bauer Road Brighton MI 48116
 - i. Attached is Notarized copy of approval from Mt Brighton. (3)
- d. September 8th and 9th from 5:00 PM to 10:00 PM
- e. Maximum of 3,000 people. We will be selling tickets on Eventbrite once the assembly is approved. We will have wristbands for all participants. If the event does not sell out prior, we will offer the remaining wristbands at the event. The wristbands will be obtained at the ticket counters at Mt. Brighton. The wristband must be on prior to entry into the event and must be worn at all times in the event.
- f. Detailed Plans
 - i. Police and Fire Protection

1. We have met with Lt Nast and Lt Sanborn and Undersheriff Pless, at the Livingston County Sheriff's Department. They have gone over the detail of the event with us. Their suggestion, is that we will need 5 deputies to be on site for each day of the event. We have agreed to do whatever they feel is necessary. Their plan has 1 Deputy that will be in the parking lot and monitoring the roads to make sure that no one is parking on the Challis or Bauer Roads, 2 at the entrance, (one deputy stationed in the Ticket area) and 2 inside the event area. They want to remain fluid, so that may change throughout the event. They will also set up a mobile command center in the Ski Patrol Building. They would like to meet a few more times, closer to the event. They would also like to meet with the head of the security detail from Great Lakes Security a couple of weeks prior to the event. I have confirmed with Jonathan Smith, Assistant Events Director and Josh North, the Event Director with Great Lakes Security that this will happen. We will have metal detectors on site to randomly scan for weapons. (Per sheriff's recommendation) There will be no weapons allowed. The only exception, will be for off duty police officers that will be vetted by the Sheriff's Deputy that is in the ticket booth. If they are approved, they will receive a different color wristband that will be put on their shooting arm so they are easily recognized by deputies in an emergency situation. This was at the request of the Sheriff's Lieutenants. When asked about the 25 foot ingress and egress, they said that both entrances are ample for that. We will also maintain the Fire Lanes. The Undersheriff stated that they do not need an exclusive safety lane because anyone that maybe driving in that lane can be told to get out of the way. The sheriff's department will be on hand and pull in patrol units to also assist with traffic when the event is over. The sheriff's department is in agreement that we will likely only need one entrance (Bauer Road) because people will be coming at different times throughout the event. If it gets backed up, we can open the Challis Road entrance. Both will be open for exiting. Deputies will be directing the cars exiting. The exits will have all traffic exiting East on Challis only. They will have deputies at Grand River if necessary. The traffic exiting on Bauer Road will be going south only. They will have deputies at Brighton Road if necessary. There will be the staff parking lot available to staff and volunteers. Agreement for Services is attached (4)
2. We have also contacted Great Lakes Security for additional security personnel to work the event. We have 15 booked for the maximum number of attendees. We have signed their Proposal. We will have a total of 20 security personnel, 5 deputies and 15 from Great Lakes Security. This puts us well over the 12 minimum security personnel that is needed for the event. This is at the maximum number of attendees. We will have this amount, regardless of the number of attendants. They will be stationed throughout the event per the Sheriff's Department. The Sheriff's Department will go over with them, prior to the event, where and what they need from them, so that they are informed prior to the event. This

meeting will be arranged through Jonathan Smith at Great Lakes Security. (Already confirmed that this is what needs to happen, and they are in agreement). Proposal for services is attached. (5)

3. We met with Chief Mike O'Brian from Brighton Fire Department. He does not see any issues with the venue as far as he is concerned. There is plenty of open areas up the hills for people to get away if there is any fire or other emergency. We spoke about auxiliary lighting for the dirt part of the parking area. Chief O'Brian said that he could have medics on hand if needed also. We have worked with Brighton Fire on many of our events and make sure that the food vendors are up to code the morning of the event. We will fill out the applications for tents with the Fire Department. We will also get any tents approved and inspected through them as we do for all our events in the city. We are still working on the number of tents. We have Sponsors that will have VIP seating in tents, so the number of tents will change as the sponsors change. This was discussed with Chief O'Brian, and he was in agreement. Mt. Brighton will have most of their buildings open in case of an emergency with weather. People will be able to shelter inside. Both Fire and Sheriff were made aware of this and were pleased to hear it.
4. We have booked a dedicated Ambulance to be on site during the entire event. This was secured with Tod Horner, Project Manager at Livingston County EMS. They will be stationed at the Ski Patrol building. They will have access to the building for any emergencies that come in that do not need to be taken out by ambulance.

ii. Food and Water Supply and Facilities

1. The event will have food trucks to serve food at the event. Because we cannot advertise yet, we are unsure of the total number of food trucks. We are hoping to get 10 to 15 food trucks. As with all of our events, we work with the County Health Department and their staff to make sure that all of the food trucks are up to code for the County Health Department, they have insurance, and are licensed with the county. They will also be inspected by the fire department to make sure that they have what is required. We will have plenty of bottled water available for everyone. We have several water companies that are chamber members that always want to donate water for our events. We will have tables and chairs by the food trucks. We rent all of our equipment through Classic Tent and Events. They will also provide any of the tents if required. Again, we will work with the fire department on any permits for these directly.

iii. Health and Sanitation facilities

1. In addition to Mt Brighton's 18 ladies bathroom stalls, 6 men's bathroom stalls and 8 men's urinals, and 10 lavatories, we will make sure that we have additional restroom facilities (Through John's Sanitation). They have been contracted to provide 20 additional portable toilets, 3 additional Handicap toilets, and 6 wash stations. John's Sanitation will haul away and dispose of the waste themselves. Final placement will be determined by

the driver of the delivery truck. We want them split between the Food area and the Kids area. Wash stations and handicap toilets will be split between both areas also. They will be on site Saturday morning for clean services of all toilets and wash stations. Attached is a copy of that contract. (6). Mt. Brighton's capacity rate is 3000 without additional parking.

iv. Medical and service including emergency vehicles and Equipment.

1. Ambulance at the event for any emergencies will be stationed by the Ski Patrol building. They will have access to it for emergencies that come in. It will also have a driveway to bring the ambulance into the venue area.
2. The fire department will be on hand to inspect the morning of the event for any food vendors, tent placement and all fire requirements.
3. There are several access points for emergency vehicles. The sheriff's department plan to be over by the Ski Patrol Building and the Maintenance Building with their units.
4. John O'Malley, President Trinity Health Livingston is a Board Member of the Chamber, he is aware of the venue change and is in support of it.

v. Vehicle access and Parking

1. The parking at Mt Brighton can accommodate 750 cars in the paved area and 250 cars in the dirt area. The employees and volunteers can parking in the employee parking lot. This should be ample parking for the amount of attendees.
2. There are two entrances/exits into the parking area. We will have just one opened for the entrance to the event. This will be on Bauer Road. If we get backed up, we can and will open the one on Challis Road also. The Sheriff's department was in agreement of this. Both will be open for exiting. Deputies will be directing traffic for exit. The exits will have all traffic exiting East on Challis only. They will have deputies at Grand River if necessary. The traffic exiting on Bauer Road will be going south only. They will have deputies at Brighton Road if necessary.
3. We will have volunteers on hand to help with parking. They will help direct people to the open parking spaces. There will be Handicap parking areas that the volunteers will also help with. The dirt part of the lot will follow the same grid at the main lot. Prior to the event, we will have cones and ropes set up to delineate the rows.
4. There is a fire lane. Security and Deputies will be in the lot to enforce no parking in fire lanes and ingress egress areas.
5. We will be putting up No Parking signs on Bauer and Challis Roads. We will also have security monitoring, along with the sheriff's deputies. They will be preventing people from doing this. Although this should not be an issue due to the parking lot should accommodate all attendees.
6. There will be posted signs of "No Tailgating", "No outside alcohol", "Parking is for event guests only". The security and deputies will be monitoring this.

vi. Camping and trailer facilities

1. No one is staying overnight.

vii. Illumination

1. Mt. Brighton has lighting at their facilities. They can light the entire area to make it look like daylight. The parking area may need more lighting in the dirt part. Will work with Brighton Fire to find out what type of lighting we can use if there is no electrical available.
- viii. Noise Control and abatement
1. The mountain will help with the noise control.
 2. The event will remain in compliance with the noise ordinance at all times. We will have Joe Heslip Sound Company there for our events. He has done the events in Downtown Brighton for us for years. His many years of experience will be an asset for this event. We have not received any complaints from Downtown Brighton residents regarding noise issues. Joe Heslip provides all speakers, mixers, amplifiers, microphones and processor for the event. If there are any complaints, it can be adjusted by Joe. Any complaints will most likely go through the sheriff's department, and they will be at the event to inform us of the issue. Attached is the Outdoor Festival Sound System that Joe Heslip will be using. (7)
- ix. Solid waste disposal and clean-up
1. Mt Brighton has a 20 yard dumpster on site at all times. We will be getting an additional 30 yard dumpster for the day of the event. Because Mt Brighton already has the account with Waste Management, they have agreed to obtain the extra dumpster for us, and we will reimburse them for it. It will be dropped at their normal dropping point next to the Ski Hill Grill. Mt Brighton has a national contract with Waste Management, so it is not possible to give a copy of the contract. We have attached the email explain this and a copy of their account record to show that it is current. (8,9,10) This is over twice the required ratio for attendance.
 2. We have volunteers that empty the trash cans throughout the event so that we do not have overflowing trash cans. We use heavy duty trash bags to contain the mess. The chamber owns many Garbage bins that will be used. We also have the Waste Management Trash Stash boxes if needed, but we find that the trash bins don't blow over as easily.
- x. Insurance
1. As with all of our events, the vendors must produce insurance for the event.
 - a. We have also attached our insurance copy naming Genoa Township as additional insured. (We increased the amount from 100,000 to 1,000,000 (11)
- xi. Bonding
1. We will provide Surety Bond in the amount needed. The application states 100,000. You will probably want it to be more than that.
- xii. Fire Protection
1. Mt Brighton has fire protection that was established by the Fire Department, Chief O'Brian has said that they are up to code. The stage will have fire extinguishers. All food vendors must comply with the fire extinguisher codes also. Any and all tents must be up to code with the fire

department. The Fire Marshall will check the morning of the event, prior to start, to make sure that everything is to code.

xiii. Fencing

1. Mt Brighton does have fencing around portions of it. They are within the code for fire department. Chief O'Brian did not see an issue. A letter from Chief O'Brian regarding this will be coming directly from the Brighton Fire Department.

xiv. Communication

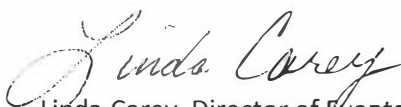
1. Since almost everyone has a cell phone, this no longer applies. We will be in contact with the sheriff's department before and throughout the event. We will have emergency cell phone numbers for staff and commanders.

2. Section 5

- a. Map with Legal Description and Existing Conditions
- b. Map with Boundary Survey with Contours
- c. Map of Parking area and existing buildings.
- d. Zoning Map for Genoa Township
- e. Google Earth Map with Proposed locations

The Greater Brighton Area Chamber of Commerce does many community events throughout the year. This year, because of the construction on Main Street in Brighton, we are unable to have our annual Art Festival and our annual Smokin Jazz and Barbecue Blues Festival downtown. We looked for other ways to have events for the community. We partnered with Mt Brighton and are able to have our Smokin Jazz event with their help.

Thank you for your time in this matter. We look forward to having a fulfilling relationship with Genoa Township for our events. If you have any additional questions or concerns, please contact me.



Linda Carey, Director of Events
Greater Brighton Area Chamber of Commerce
218 East Grand River
Brighton, MI 48116



Pamela McConeghy, President and CEO
Greater Brighton Area Chamber of Commerce
218 East Grand River
Brighton, MI 48116

Greater Brighton Area Chamber of Commerce
Resolution Number 2023-02
Authorization to Apply for Assembly Permit in Genoa Township
Brighton's Smokin' Jazz and Barbecue Blues Festival

The Board of Directors of the Greater Brighton Area Chamber of Commerce, on March 21, 2023, approved the following resolution.

Resolved:

The Greater Brighton Area Chamber of Commerce, through its Board of Directors, make an application to Genoa Township for an Assembly Permit to hold our Festival at Mt Brighton on Friday, September 8, 2023 and Saturday, September 9, 2023 at the following location and address.

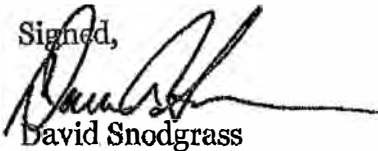
Location Name: Mt Brighton Ski Resort

Location Address: 4141 Bauer Road Brighton, MI 48116 County of Livingston

This is an outdoor location. The change of venue due to construction in downtown Brighton and has been submitted to the Board and approved.

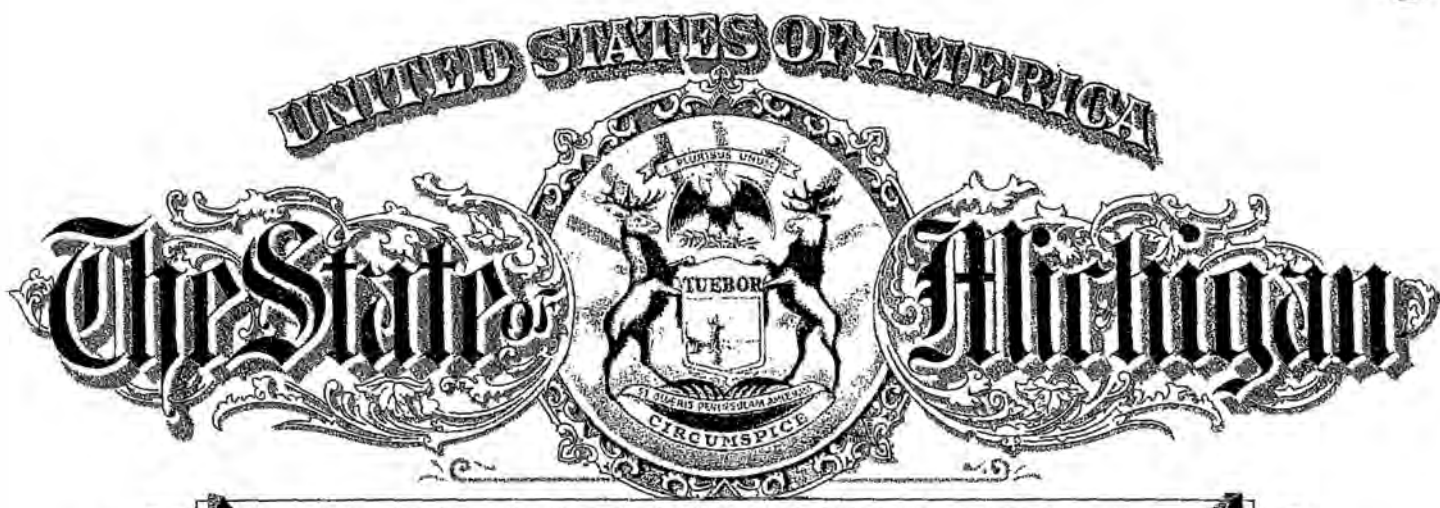
Type of Event: Chamber Fundraiser - **Brighton's Smokin' Jazz and Barbecue Blues Festival**

Signed,



David Snodgrass
Chairman of the Board
March 21, 2023

2



Michigan Department of Commerce

Lansing, Michigan

To All To Whom These Presents Shall Come:

I, Richard K. Helmbrecht, Director, Michigan Department of Commerce,
Do Hereby Certify That Articles of Incorporation of _____

THE GREATER BRIGHTON AREA CHAMBER OF COMMERCE

were duly filed in this office on the _____ 2nd day of _____ October, 19 72,
in conformity with Act 327, Public Acts of 1931, as amended.

In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
in the City of Lansing, this _____ 2nd day
of _____ October, 19 72.

Richard K. Helmbrecht
Director

3/1/2023

To Whom It May Concern:

Mt. Brighton Ski Area gives approval to the Greater Brighton Area Chamber of Commerce to seek the Assembly Ordinance License and that we will adhere to the conditions of the license. We approve this for the "Smokin' Jazz" Event, taking place on September 8th and 9th of 2023.

Sincerely,

Mike Giorgio
General Manager

Signature: 

Date: 3/17/23

Notary Signature: 

Date: 3-17-23

Acknowledged by Mike Giorgio before me on the 17th day
of March, 2023

ROBERT PETERS
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 02-26-2026
Acting in the County of Livingston

4

AGREEMENT FOR LAW ENFORCEMENT SERVICES

THIS AGREEMENT made and entered into this 19th day of April 2023 by and between the COUNTY OF LIVINGSTON, State of Michigan (hereinafter referred to as the "COUNTY"), and LIVINGSTON COUNTY SHERIFF (hereinafter referred to as the "SHERIFF"), and the Brighton Chamber of Commerce. (Hereinafter referred to as the "BCOC").

WITNESSETH:

For and in consideration of the mutual covenants hereinafter contained, **IT IS HEREBY AGREED** as follows:

1. **Services to be Performed by SHERIFF.** The SHERIFF shall furnish police services as set forth in the attached Appendix A.

2. **Insurance.** BCOC shall be responsible for obtaining and maintaining its own property and liability insurance.

3. **Compensation.** BCOC shall pay the COUNTY the sum of SIXTY-FIVE AND NO/100 DOLLARS (\$65.00) per hour per Sheriff Deputy performing services under this Agreement.

4. **Location Where Compensation is to be Paid.** BCOC shall remit all payments to Livingston County, 150 S. Highlander Way, Howell, MI 48843, Attention Lt. Eric Sanborn.

5. **Status of Sheriff Deputies Assigned Under This Agreement.** The Sheriff Deputies assigned to the BCOC event under this Agreement shall remain employees of the SHERIFF and under his supervision, direction, management, and control.

6. **Removal of Sheriff Deputies for Emergencies.** The SHERIFF reserves the right, at his sole discretion, to remove any Sheriff Deputy, who is otherwise assigned to the BCOC event, for emergencies that might exist outside the area designated by this Agreement.

7. **Nondiscrimination.** In carrying out the terms of this Agreement, the parties hereto shall adhere to all applicable Federal, State and local laws and regulations prohibiting discrimination. The parties hereto, as required by law, shall not discriminate against persons to receive services under this Agreement or against an employee or applicant for employment with respect to hire, tenure, terms, conditions or privileges of employment, or a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, disability that is unrelated to the individual's ability to perform the duties of a particular job or position, height, weight, or marital status. Breach of this covenant shall be regarded as a material breach of this Agreement.

8. **Complete Agreement.** This Agreement contains all the terms and conditions agreed upon by the parties hereto, and no other agreements, oral or otherwise, regarding the subject matter of this Agreement or any part thereof shall have any validity or bind any of the parties hereto.

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9. **Agreement Period.** This Agreement shall commence upon the 19th day of April, 2023 and shall continue until the 31st day of December, 2023, at which time it shall terminate.

Notwithstanding any other provision of this Agreement to the contrary, this Agreement may be terminated at any time by either the County, the Sheriff, or BCOG upon eight (8) hours prior written notice to the other parties.

THE AUTHORIZED REPRESENTATIVES OF THE PARTIES HERETO HAVE FULLY SIGNED THIS AGREEMENT FOR LAW ENFORCEMENT SERVICES ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

COUNTY OF LIVINGSTON

Brighton Chamber of Commerce

By: _____
Dave Domas Chairman
County Board of Commissioners

Date: _____

By: _____
Jason Pless, Undersheriff

Date: _____

By: _____
(Signature)

Name: _____
(Print or Type)

Title: _____
(Print or Type)

Date: _____
4/21/23

APPENDIX A

DESCRIPTION OF SERVICES:

TO PROVIDE GENERAL LAW ENFORCEMENT/SECURITY AND TRAFFIC CONTROL EVENTS HELD BY THE BRIGHTON CHAMBER OF COMMERCE.

THE INITIAL EVENT WILL BE THE YELLOWSTONE MUSIC FESTIVAL TO BE HELD ON JULY 22ND 2023 1:00 PM TO 11:00 PM, UNLESS REQUESTED LONGER. THE EVENT IS BEING HELD AT MT. BRIGHTON IN GENOA TOWNSHIP, IN THE COUNTY OF LIVINGSTON.

THERE WILL BE A STAGE AND FIVE BANDS PLAYING CONCERTS FROM 2P-10P. THE EXPECTATION IS UP TO 5,000 PEOPLE THROUGHOUT THE EVENT.

10 DEPUTIES FROM 1:00PM TO 11PM ON 7-22-23. TO WORK IN CONJUNCTION WITH THE SECURITY COMPANY (20 SECURITY OFFICERS) AND THE ORGANIZERS.

OTHER EVENTS MAY BE MUTALLY AGREED UPON AT THIS VENUE, INCLUDING BUT NOT LIMITED TO THE SMOKE AND JAZZ BLUES FESTIVAL ON SEPTEMBER 8 AND 9, 2023.

Great Lakes Security
 4315 N Adrian Hwy
 Adrian, MI 49221

PROPOSAL

Security Consultant: Travis Howell
 Phone: 517.442.5095
 howell@greatlakessecurity.org

5



Service Location:
Mt Brighton Ski Resort

 Linda Carey
 4141 Bauer Rd
 Brighton, MI 48116
 Phone: 810.227.5086
 Email: lindac@brightoncoc.org

Bill To:
**Greater Brighton Area
 Chamber of Commerce**

 Linda Carey
 218 E. Grand River
 Brighton, MI 48116
 Phone: 810.227.5086
 Email: lindac@brightoncoc.org

Proposal Date: 3/15/2023

Good Through: 4/14/2023

Service Dates:
 Start: 9/8/2023
 End: 9/9/2023

Fax: Fax:

Services Provided:	Mon	Tues	Wed	Thur	Fri	Sat	Sun	Total Hours of Service Per week	Cost Per Hour of Service	Cost Per Week	
										\$	\$
Dedicated Security Officer					105.0	105		210.0	\$ 30.00	\$	6,300.00
										\$	-
										\$	-
										\$	-
										\$	-
										\$	-
										\$	-
Weekly Cost										\$	6,300.00

Monthly	
Monthly Total	\$ 6,300.00
Fuel Surcharge Rate	0.00%
Fuel Surcharge	\$ -
Tax Rate	0.00%
Taxes	\$ -
Total	\$ 6,300.00

Description of Services:
 This proposal reflects services including:

 Fifteen dedicated security officers
 Bill Rate: \$30.00 per man hour

 Dates of Service
 Friday and Saturday, September 8-9 4p-11p

 Invoices will be sent immediately following the event and due upon receipt.

 Total amount invoiced will be based on actual cost not the total estimated in this proposal

 All Great Lakes Security officers will be in uniform that complies with all state regulations and will be highly identifiable.

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CONTRACT JOHN'S SANITATION

59075 OASIS CENTER DRIVE., SOUTH LYON, MI 48178

PHONE: 248-437-0841, FAX: 248-437-0130

EMAIL ADDRESS: johnsanitation1@yahoo.com WEBSITE ADDRESS: www.johnssanitation.com

Brighton Chamber of Commerce
218 E. Grand River
Brighton, MI 48116
C/O Linda Carey
810-227-5086 Fax: 810-227-5940
Lindac@brightoncoc.org

DATE: 03/14/23
Smoking Jazz & Barbecue
EVENT: September 8th & 9th 2023
DELIVER: September 8th Before 10AM
Pick UP: September 11th 2023

QUANTITY	DESCRIPTION	UNIT	TOTAL
20	Portable Toilet	65.00	\$1,300.00
3	Handicap Toilet	130.00	\$390.00
6	Hand Sinks	105.00	\$630.00
1	Saturday A.M Cleaning service	390.00	\$390.00
Deliver: Mt Brighton 4141 Bauer Rd Brighton, MI			
Our Prices include, delivery-set up chemicals,paper products and pick up.			
(Prices may change if quantity changes)			TOTAL: \$2,710.00

Lessee rents from John's the Units above. Term commences on delivery of Units and expires upon receipt of payment in full for full rental amount, all additional charges and timely return of Units in good condition, free from damage, ordinary wear and tear excepted. Rental is at rate stated above and is due before delivery. Any Unit kept beyond Return Date billed at \$8.50 per day. Lessee is charged highest lawful rate of interest applicable as of Due Date for late and/or partial payments, and a fee of \$40.00 for all returned checks. Lessee shall use Units only for their intended purpose and shall in no way use them, or permit them to be used, for any unlawful purpose or in any manner inconsistent with their intended purpose. Lessee responsible for loss or damage to Units beyond ordinary wear and tear whatever the cause and bears full replacement cost if, in John's sole opinion, Units cannot be repaired. JOHNS DISCLAIMS ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. The Units are, and at all times remain, the property of John's. Lessee may not move or transfer Units from original Event site. Lessee shall provide, at John's request, proof of insurance for full Unit replacement cost and shall indemnify and hold harmless John's from and against any and all claims, actions, proceedings, costs, damages and liabilities whatsoever arising out of use of the Units, same extends to Lessee's employees, invitees, guests, agents, successors and assigns. In event of default John's may terminate Lease and/ or to pursue any other available remedy at law or in equity including, but not limited to, immediate repossession of the Units. If any disputes cannot be informally resolved the Parties shall forego formal litigation and submit to binding arbitration according to the rules and procedures of the American Arbitration Association for consumer or commercial agreements, as applicable. This constitutes entire agreement and supersedes any prior oral or written agreements and may not be altered or amended except by subsequent signed written agreement. Lessee may not assign this Lease or any of its rights or responsibilities hereunder. This Lease is governed by the laws of the State of Michigan. John's is not responsible or liable for circumstances beyond its control including, but not limited to, force majeure, equipment malfunction, acts of God, weather conditions, strikes, lockouts or illness / injury. Should any part of this Agreement be declared void or unenforceable in a court of law it shall be severed from this Agreement and shall not adversely affect the remaining terms herein, which shall continue with full force and effect. This Agreement may be signed in two original counterparts. The person signing this Lease warrants that s/he is an authorized representative of Lessee who may contract for, represent and bind Lessee. **A 3% credit card processing fee will be added to orders paid on Credit Cards.**

Please Sign Below and Fax

Customer Signature: _____ Date: _____

Outdoor Festival Sound System

FOH mixer Soundcraft Ui24R

FOH Speaker processor dbx Venu360

Microphones

Audix OM5

AKG C430

Sennheiser e604

Shure Beta 52

Shure Beta 57

Shure Beta 58

Shure SM81

Wireless mics

EV RE-2 handheld (used primarily for emcee duty or talkback)

Shure ULX handheld with Beta 58

FOH Amplification

(4) QSC CX1202 amplifiers

(2) QSC CX902 amplifiers

(2) QSC CX302 amplifiers

Monitor Amplification

(2) QSC CX404 amplifiers

FOH speakers

(4) 4 x 18" Quadzilla subwoofers – my own design, loaded with custom drivers

(12) 12" midbass & 1" compression driver/horn top cabinets – my own design, loaded with custom drivers.

Monitor wedges are 12" woofer & 1" compression driver/horn, driven by QSC amplifiers. EQ for monitors are Ashly Protea 4.24G. There will be a total of 6 floor wedges plus 2 drum fills (15" woofer & 1" compression driver/horn). Up to 6 different monitor mixes can be done.

I also bring my own power distro and up to 300' of feeder cable.



Address:

Location Name	Mt. Brighton
Address 1	4141 Bauer Rd
City	Brighton
State/Province	MI
Postal Code	48116
Country	United States

Location Misc Information:

Misc Information	
Location CRC	Utility

Location Size (SqFt):



Total Size	1
------------	---

Accounts

Waste Management - 4648

Account #8-25 [REDACTED] (Active)

RECYCLING

DATES	TOTAL	AUDIT EXCEPTION	DETAIL	IMAGE	AMOUNT
03/22/2023 - 03/31/2023	[REDACTED]	Yes	View		[REDACTED]
Q 03/01/2023 - 03/31/2023	[REDACTED]	Yes	View		[REDACTED]

All Bills

10

10

Linda Carey

From: Linda Carey
Sent: Thursday, April 20, 2023 12:35 PM
To: Sydney Ryan
Subject: RE: Township Application

Thank you for your help....

Linda

Linda Carey
Director of Events
Greater Brighton Area Chamber of Commerce

From: Sydney Ryan [mailto:sydney.a.ryan@vailresorts.com]
Sent: Thursday, April 20, 2023 10:20 AM
To: Linda Carey <lindac@brightoncoc.org>
Subject: RE: Township Application

Hiya Linda,

I have good news and bad news. The good news is I have attached images with our service address and account number with Waste Management. I have blurred out some information such as payment for services and our tax ID (listed under Misc. Information in Location image) but the Township shouldn't require that to prove relationship between vendor and purchaser.

The bad news is that, because Mt. Brighton is owned by Vail Resorts, our contract with Waste Management is corporate level and extremely expansive as it applies to all resorts under Vail. This means two things – the contract will in no way specify Mt. Brighton as a service location for WM as it is a Vail Resorts contract that applies to ALL of their locations. Additionally, I do not have immediate access to that contract as it is high-level.

That being said, the proof of relationship between our business – Mt. Brighton located at 4141 Bauer Rd – with Waste Management is within the payment and account details attached. It can clearly be seen we have an active account with payments as recent as 3/31/23. For your reference, the 1 listed under "Location Size" is referencing that we have one dumpster on site that WM services once a week.

Please let me know if you require anything else, Mt. Brighton is here to help with this approval process in any way we can! ☺

Sending Good Vibes,

Sydney Ryan ☺ (she/her)
Sr. Admin
(o) 810-229-9581 (ext) 4071



From: Linda Carey <lindac@brightoncoc.org>
Sent: Thursday, April 20, 2023 9:11 AM
To: Sydney Ryan <sydney.a.ryan@vailresorts.com>
Subject: FW: Township Application

ATTENTION: This eMail originated from outside of Vail Resorts and may or may not be legitimate. Although we do our best to screen phishing emails, please use **extra caution** before opening any attachments or clicking on any links unless you are absolutely sure the source of the email is trusted. If in doubt about the legitimacy of this email, please use the Report Phish button for validation.

Hi Sydney,

I am hoping that you can help me with this. We are having our Yellowstone event there in July and the approval process for the application with Genoa Township is asking us to provide and executed agreement with Waste Management for dumpsters that Mt Brighton uses.

I talked to Mike about us getting one, but he said that he would get it for us and back charge us.

Could you get us your agreement (Contract) with Waste Management for us to supply?

Linda

Linda Carey
Director of Events
Greater Brighton Area Chamber of Commerce

From: Linda Carey
Sent: Monday, April 17, 2023 4:27 PM
To: Michael Giorgio <Michael.P.Giorgio@vailresorts.com>
Subject: Township Application

Mike,

I hate to ask this, but the township wants a true copy of the executed agreement in force for Waste Management. I have already referenced that we are getting an additional one for the day.

Linda

Linda Carey
Director of Signature Events
Greater Brighton Area Chamber of Commerce
218 E Grand River Brighton MI 48116
p 810.227.5086 f 810.227.5940
lindac@brightoncoc.org
<https://www.brightoncoc.org/signature-events/>



GREABRI-01

HJOSEPH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/20/2023

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

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

PRODUCER Hartland Insurance Agency, Inc. PO Box 129 Hartland, MI 48353	CONTACT NAME: Heather Joseph PHONE (A/C, No, Ext): (810) 800-1212 FAX (A/C, No): (810) 632-6775 E-MAIL ADDRESS: heatherjoseph@hartlandinsurance.com																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: National Specialty Ins a Division of West Bend Mutual Ins Company</td> <td></td> <td>15350</td> </tr> <tr> <td>INSURER B: Accident Fund Company</td> <td></td> <td>12305</td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A: National Specialty Ins a Division of West Bend Mutual Ins Company		15350	INSURER B: Accident Fund Company		12305	INSURER C:			INSURER D:			INSURER E:			INSURER F:	
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INSURER D:																					
INSURER E:																					
INSURER F:																					
INSURED Greater Brighton Area Chamber Pamala McConeghy 218 E Grand River Ave. Brighton, MI 48116																					

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

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

INSR TR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			1237007	12/10/2022	12/10/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 300,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			1237007	12/10/2022	12/10/2023	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB EXCESS LIAB OCCUR CLAIMS-MADE DED RETENTIONS\$			1237007	12/10/2022	12/10/2023	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in MI) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	100081821	1/1/2023	1/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

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

CERTIFICATE HOLDER

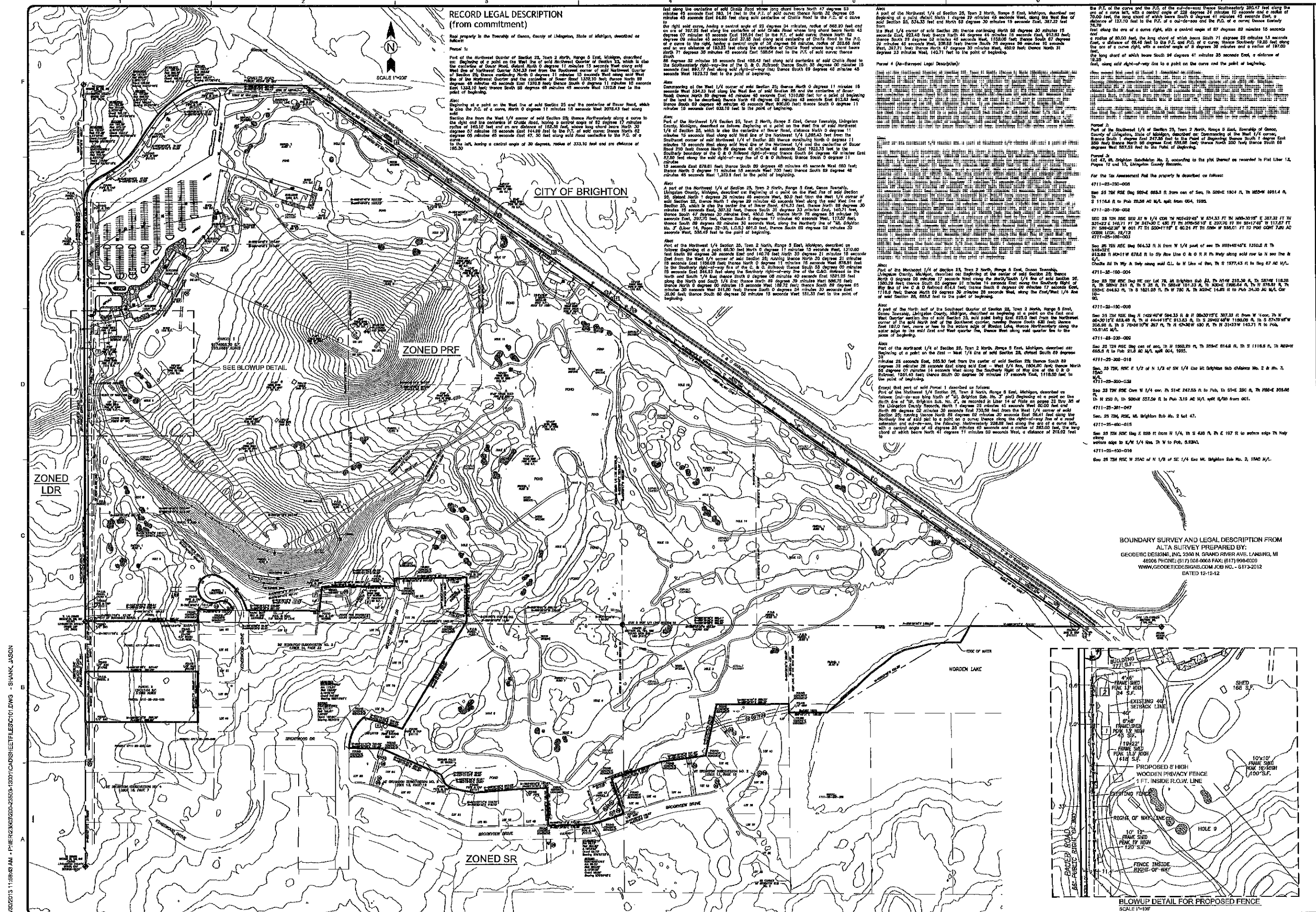
Township of Genoa
 2911 Dorr Rd
 Brighton, MI 48116

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Jim Campbell



RECORD LEGAL DESCRIPTION (from commitment)

Real property in the Township of Grosse Pointe, County of Livingston, State of Michigan, described as follows:

Parcel 1:
 Part of the Northeast Quarter of Section 25, Town 2 North, Range 5 East, Michigan, described as: Beginning at a point on the West line of said Section 25, thence North 89 degrees 00 minutes 45 seconds East 133.10 feet to the Point of Beginning; thence North 89 degrees 00 minutes 45 seconds East 133.10 feet to the Point of Beginning.

Parcel 2:
 Part of the Northeast Quarter of Section 25, Town 2 North, Range 5 East, Michigan, described as: Beginning at a point on the West line of said Section 25 and the centerline of Beaver Road, which is also the P.O.C. of a curve, North 0 degrees 00 minutes 11 minutes 15 seconds East 111.10 feet along said curve to the Point of Beginning; thence North 0 degrees 00 minutes 11 minutes 15 seconds East 111.10 feet to the Point of Beginning.

Parcel 3:
 Part of the Northeast Quarter of Section 25, Town 2 North, Range 5 East, Michigan, described as: Beginning at a point on the West line of said Section 25, thence North 89 degrees 00 minutes 45 seconds East 133.10 feet to the Point of Beginning; thence North 89 degrees 00 minutes 45 seconds East 133.10 feet to the Point of Beginning.

Parcel 4 (4A-Barreped Legal Description):
 Part of the Northeast Quarter of Section 25, Town 2 North, Range 5 East, Michigan, described as: Beginning at a point on the West line of said Section 25, thence North 89 degrees 00 minutes 45 seconds East 133.10 feet to the Point of Beginning; thence North 89 degrees 00 minutes 45 seconds East 133.10 feet to the Point of Beginning.

Parcel 5:
 Part of the Northeast Quarter of Section 25, Town 2 North, Range 5 East, Michigan, described as: Beginning at a point on the West line of said Section 25, thence North 89 degrees 00 minutes 45 seconds East 133.10 feet to the Point of Beginning; thence North 89 degrees 00 minutes 45 seconds East 133.10 feet to the Point of Beginning.

Parcel 6:
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Parcel 7:
 Part of the Northeast Quarter of Section 25, Town 2 North, Range 5 East, Michigan, described as: Beginning at a point on the West line of said Section 25, thence North 89 degrees 00 minutes 45 seconds East 133.10 feet to the Point of Beginning; thence North 89 degrees 00 minutes 45 seconds East 133.10 feet to the Point of Beginning.

BOUNDARY SURVEY AND LEGAL DESCRIPTION FROM ALTA SURVEY PREPARED BY:
 GEODETIC DESIGNS, INC. 2300 N. GRAND RIVER AVE. LANSING, MI 48206
 WWW.GEODETICDESIGNS.COM JOB NO. - 5173-2012 DATED 12-12-12

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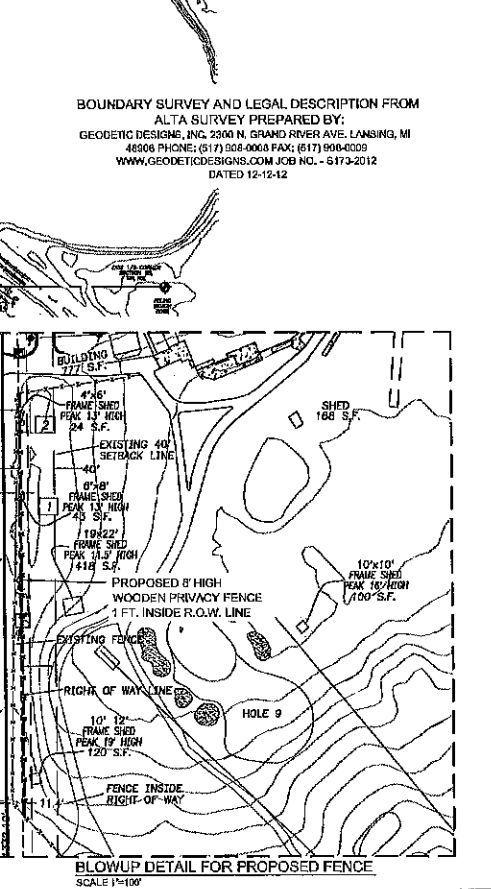
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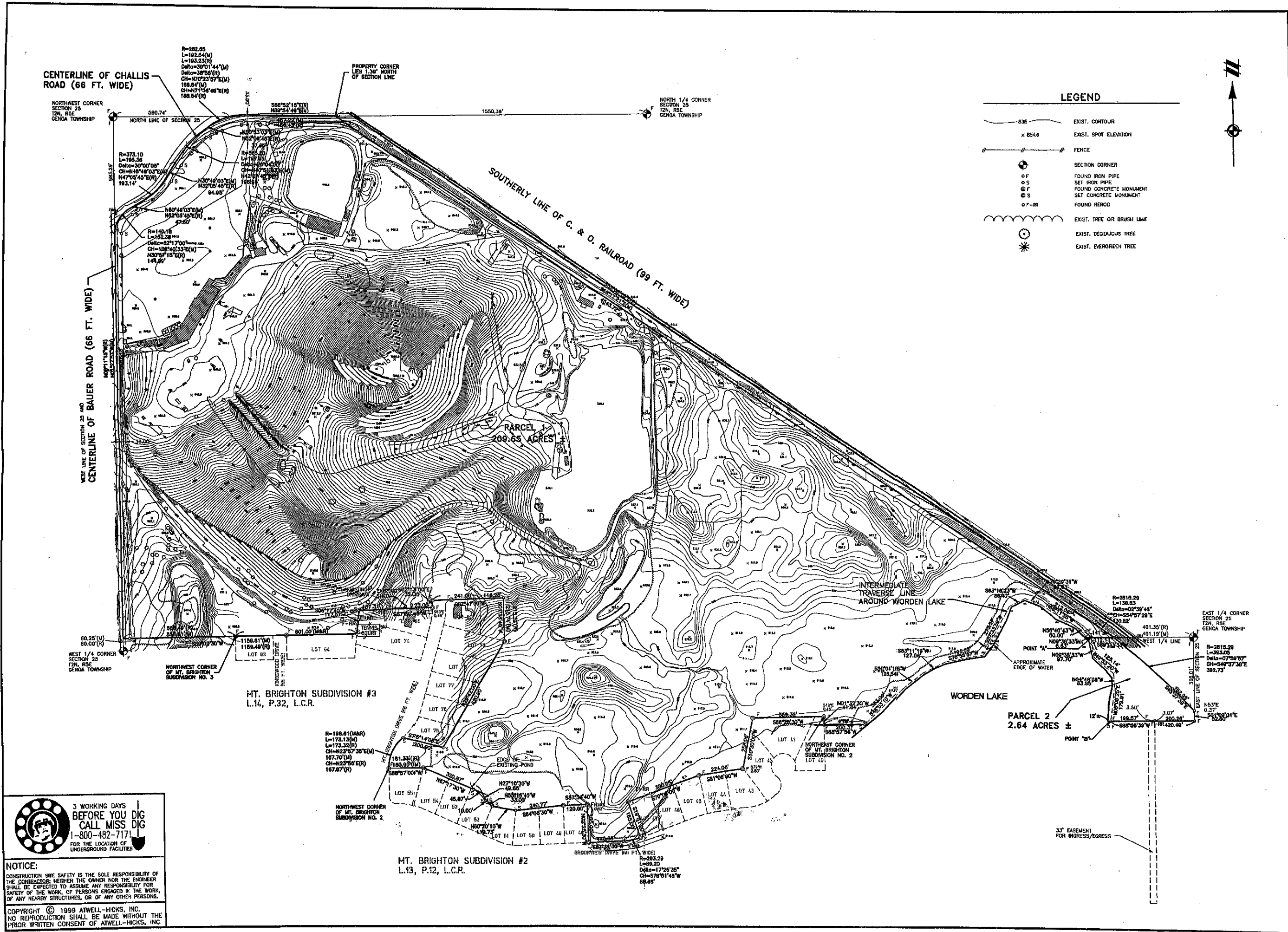
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TETRA TECH		401 SOUTH WASHINGTON SQUARE SUITE 100 LANSING, MICHIGAN 48203 PHONE: (817) 316-8832 FAX: (817) 484-8140	
MARK	DATE	DESCRIPTION	BY
4-10-13	4-29-13	TWP SUBMITTAL	
		TWP SUBMITTAL - REVIEW	
YR US HOLDINGS, INC. - VAIL DEVELOPMENT COMPANY MT. BRIGHTON SKI RESORT PROJECT IMPROVEMENT PLAN LEGAL DESCRIPTION AND EXISTING CONDITIONS			
Project No.:	200-2303-13001	Designed By:	TAH
Drawn By:	TAH	Checked By:	GJM
C101			
Scale 1"=100'			



LEGEND

	EXIST. CONTOUR
	EXIST. SPOT ELEVATION
	FENCE
	SECTION CORNER
	FOUND IRON PIPE
	SET IRON PIPE
	FOUND CONCRETE MONUMENT
	SET CONCRETE MONUMENT
	FOUND REBAR
	EXIST. TREE OR BRUSH LIMIT
	EXIST. DECIDUOUS TREE
	EXIST. EVERGREEN TREE

ATWELL-HICKS, INC.
 Civil Engineering • Surveying
 Planning • Environmental Services
 Ann Arbor, MI Brighton, MI Washington Twp., MI
 734 984 4000 810 225 6000 810 788 9800

SECTION 25
TOWN 2 NORTH, RANGE 5 EAST
CENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

DESIGN 3
 MOUNT BRIGHTON
 BOUNDARY SURVEY
 WITH CONTOURS

CLIENT
 CAD FILE
 L1102SU1

REVISIONS
DATE APRIL 5, 1999

AI

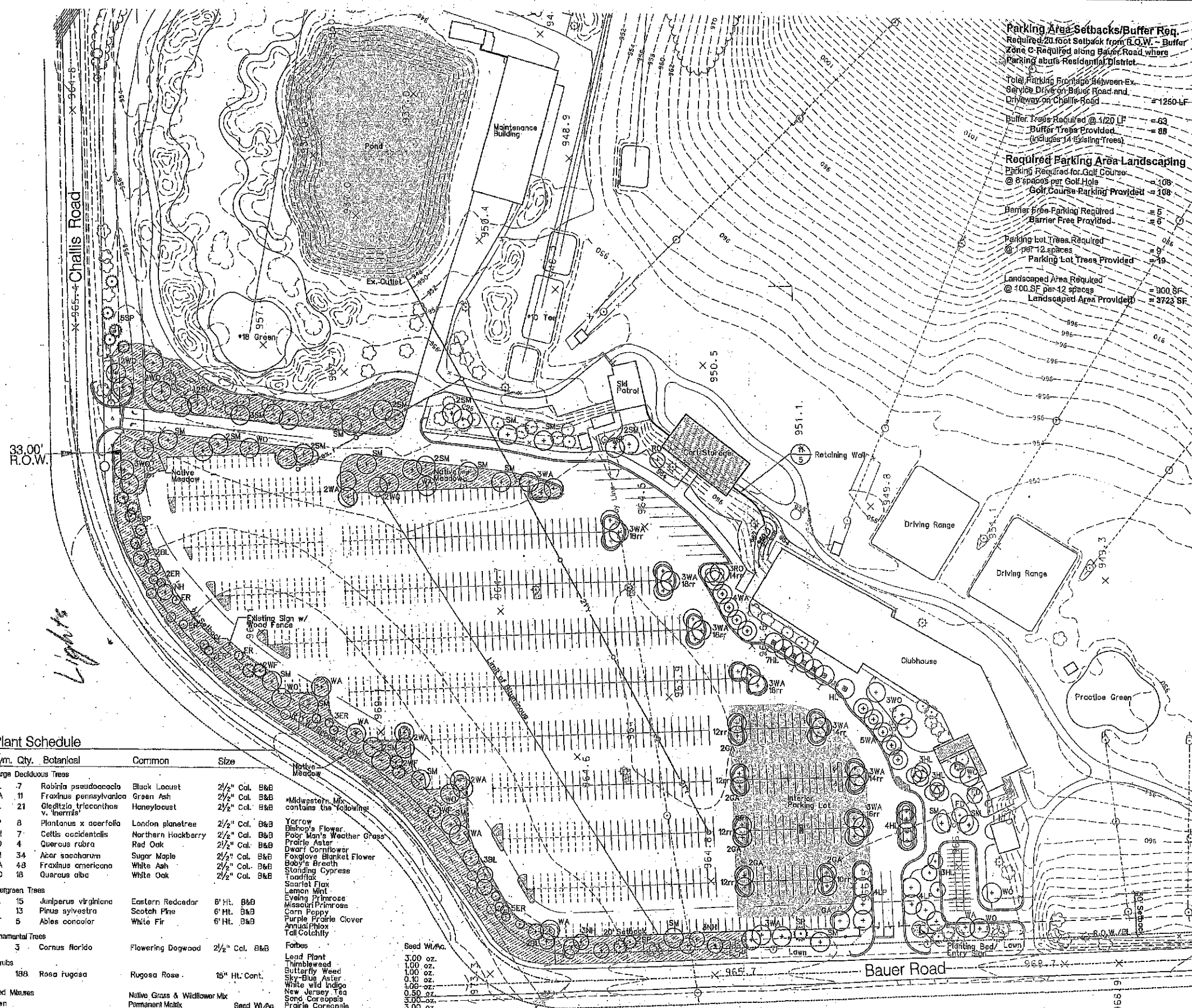
SCALE 0 100 200
 1" = 200 FEET

DR. LMD CH. TDS
 P.M. LMD
 BOOK 4 (LV)
 JOB LV01102
 FILE NO.



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

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Parking Area Setbacks/Buffer Req.
 Required 20 foot Setback from R.O.W. - Buffer Zone C Required along Bauer Road where Parking abuts Residential District

Total Parking Footage Between Ex-Service Drive or Bauer Road and Driveway on Challe Road = 1260 LF

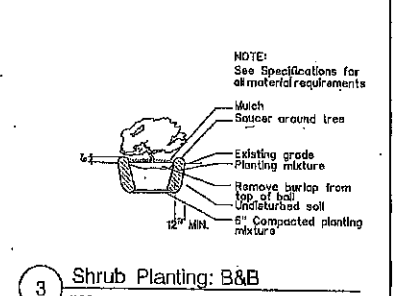
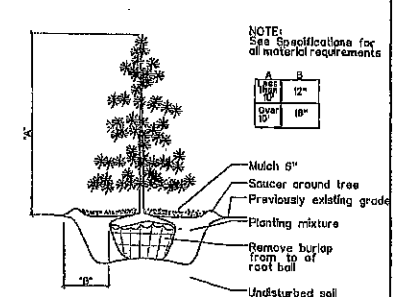
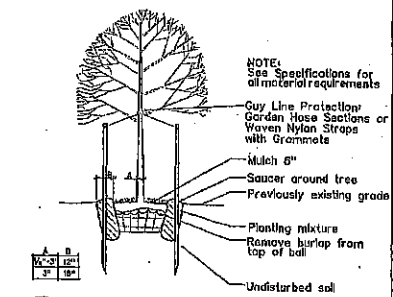
Buffer Trees Required @ 420 LF = 63
 Buffer Trees Provided (includes 14 Existing Trees) = 88

Required Parking Area Landscaping
 Parking Required for Golf Course @ 8' spaces per Golf Hole = 108
 Golf Course Parking Provided = 108

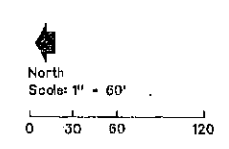
Barrier Free Parking Required = 5
 Barrier Free Provided = 6

Parking Lot Trees Required @ 1 per 12 spaces = 9
 Parking Lot Trees Provided = 19

Landscaped Area Required @ 100 SF per 12 spaces = 300 SF
 Landscaped Area Provided = 372 SF



- Legend**
- Light Pole
 - Utility Pole
 - Existing Deciduous
 - Existing Evergreen
 - Existing Trseline
 - Existing Beehive Catch Basin



MT. Brighton

Phase II Site Improvements

4141 Bauer Road,
Brighton, Michigan 48116

Owner:
Mt. Brighton Inc.
4141 Bauer Road
Brighton, Michigan 48116
810.229.9581

Consultant Team
Landscape Architect and Site Planner
Pollack
Design
Associates
220 South Main Street
Ann Arbor, Michigan 48104
313.663.9522

Architect:
BC Architectural Group, P.C.
10524 E. Grand River
Suite 100
Brighton, Michigan 48116
810.229.4775

Resubmitted
for
Site Plan Approval
5 January 2000

Submitted
for
Site Plan
Approval
6 October 1999

Revised:
23 December 1999

Landscape and Screening Plan

Sheet Number: 4 of 7

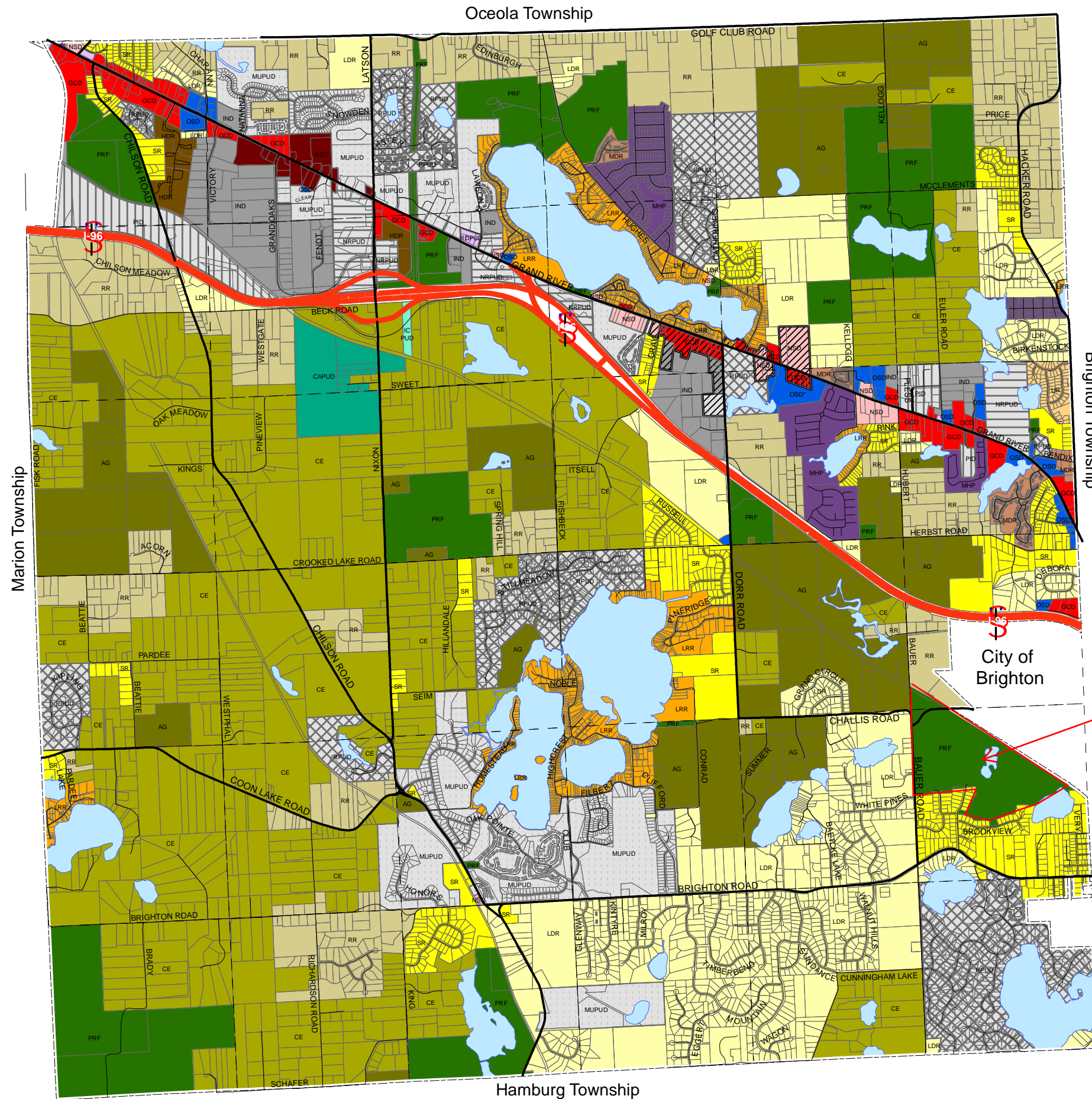
Zoning Map

Genoa Charter Township

Livingston County, Michigan

Legend

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



Subject property

- Updates:
- 04/11/08 - Multiple Revisions (42 parcels)
 - 09/12/08 - 4489 & 4495 Oak Pointe Drive (LRR)
 - 02/25/11 - United Way Conditional Rezoning (OSD)
 - 08/06/12 - 7777 Bendix Rezoning (OSD)
 - 10/2/12 - Corrected Map re. court stipulation for Pet Ritz from 05/18/2006 (AG)
 - 11/29/12 - Corrected Map re. Zeeb property approved 3/15/04 (MUPUD)
 - 01/07/13 - Dakota (14-100-014) Conditional Rezoning (OSD)
 - 10/10/13 - Corrected Map re. (29-200-036) - was rezoned 8/18/03 (RPUD)
 - 11/13/14 - Removed Lucy Rd 425 Area, Rezone Latson Elementary (09-100-036;RR-NRPUD), Correct Brighton Lake Rd. Error (RPUD-LDR)
 - 05/04/15 - Red Olive (05-400-025) to NRPUD
 - 06/10/15 - Chestnut Landing Rezoning (GCD/TC to GCD)
 - 9/12/15 - Cleary University Rezone to MUPUD
 - 03/27/16 - Lakeshore Village (06-400-015) from MDR to HDR
 - 09/18/16 - Oliveto Rezone (12-100-007,008,010-013) RR & PRF to CE
 - 06/17/18 - Filmore Park Rezoning (PRF)
 - 08/31/18 - Chestnut Springs Rezoning (LDR)
 - 05/12/19 - Birkenstock Self Storage Rezoning (PID)
 - 07/19/20 - Premier PUD Rezoning (RDPUD)
 - 08/02/20 - Blble Baptist Rezoning (LDR)
 - 08/16/20 - Versa S. Latson Rezoning (CAPUD & ICPUD)
 - 08/01/22 - 5320 Richardson Rd Rezoning (RR to CE)
 - 11/21/22 - Legacy Apts. Rezoning (NSD/MDR/TCO to RPUD/HDR)

1 inch = 3,500 feet

Official Zoning Map
 Adopted May 2, 2005, Revised Nov. 21, 2022
 Created by: Kelly VanMarter
 Basemap layers provided by:
 Livingston County GIS



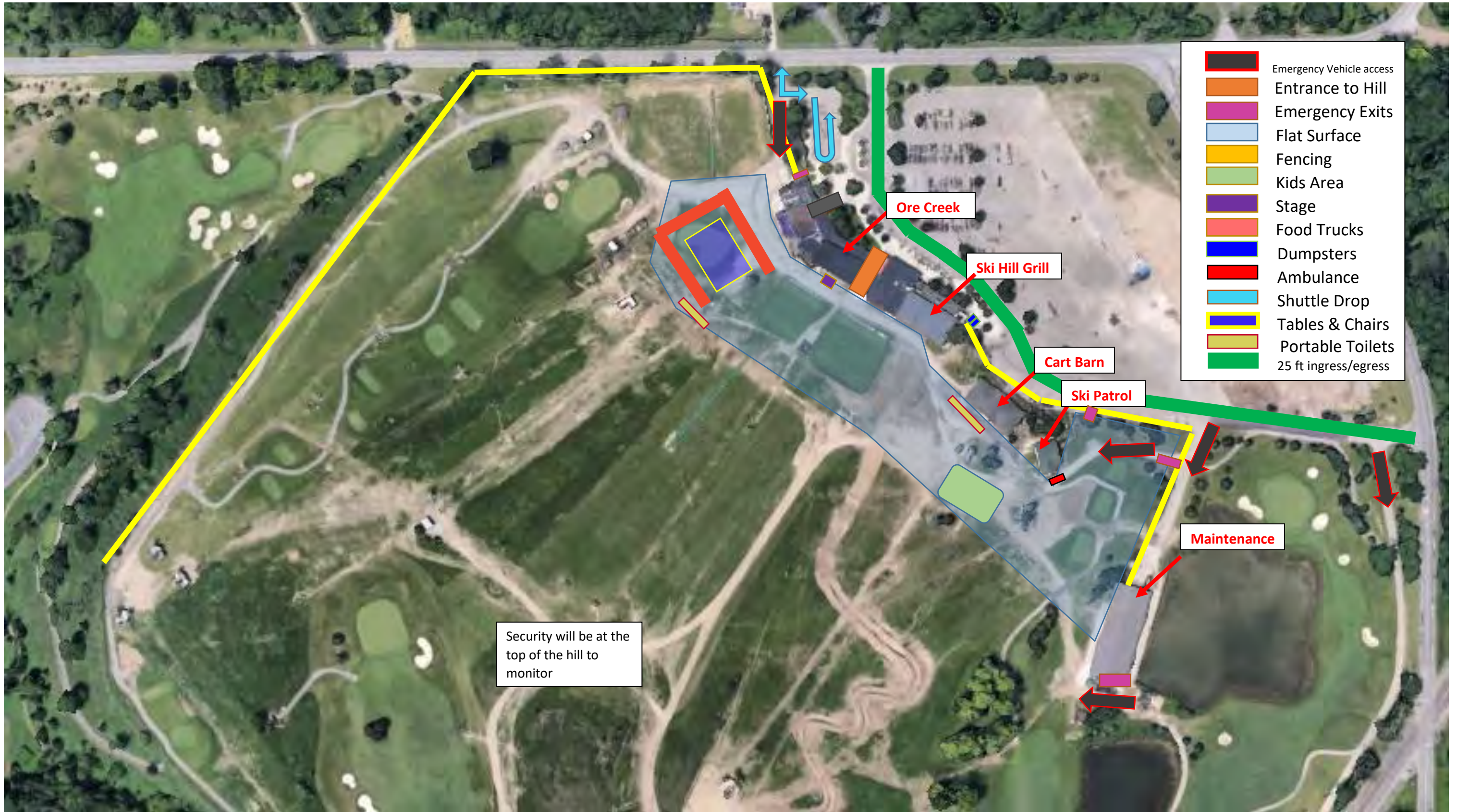
Current Property Use

- Liv. County Road Commission
- Residential
- Vacant
- Subject Property
- Church
- School

Parcel lines are approximate. Not intended for survey purposes.

Map prepared by Genoa Charter Township





- Emergency Vehicle access
- Entrance to Hill
- Emergency Exits
- Flat Surface
- Fencing
- Kids Area
- Stage
- Food Trucks
- Dumpsters
- Ambulance
- Shuttle Drop
- Tables & Chairs
- Portable Toilets
- 25 ft ingress/egress

Security will be at the top of the hill to monitor

ASSEMBLY ORDINANCE

An ordinance to license, regulate and control, in the interest of the public health, safety and welfare, outdoor assemblies of persons in excess of 1,000 in number, to provide penalties for violations thereof and to repeal all ordinances or parts of ordinances inconsistent therewith.

The Township of Genoa ordains:

Section 1. Preamble. The board of the Township of Genoa finds and declares that the interests of the public health, safety and welfare of the citizens of the Township require the regulation, licensing and control of assemblages of large numbers of people in excess of those normally drawing upon the health, sanitation, fire, police, transportation, utility and other public services regularly provided in the Township.

Section 2. Definitions.

a) "Outdoor Assembly" also referred to as "assembly" means any event attended by more than 1,000 attendants, all or any part of which includes a theatrical exhibition, public show, display, entertainment, amusement or other peace festival or similar gatherings, but does not mean:

1. An event which is conducted or sponsored by a governmental unit or agency on publicly owned land or property; or

2. An event entirely within the confines of a permanently enclosed and covered structure.

b) "Persons" means any natural person, partnership, corporation, association, organization or any combination thereof.

c) "Sponsor" means any person who organizes, promotes, conducts, or causes to be conducted an outdoor assembly.

d) "Attendant" means any person who obtains admission to an outdoor assembly by the payment of money or by the rendering of services in lieu of the payment of money for admission.

e) "Licensee" means any person to whom a license is issued pursuant to this ordinance.

Section 3. A person shall not sponsor, operate, maintain, conduct or promote an outdoor assembly in the several Townships unless he shall have first made application for and obtained, as hereinafter prescribed, a license for each such assembly.

Section 4. Application for License, Fee, Contents of Application. Application for a license to conduct an outdoor assembly must be made in writing on such forms and in such manner as prescribed by the Township and shall be made ninety days, or more, prior to the date of the proposed assembly. Each applicant shall pay to the Township an application fee of one hundred fifty dollars, (\$150.00) and said fee shall be paid at the time of filing the application. The application shall contain the following information.

a) The name, age, residence and mailing address of the persons making the application. (Where the person making the application is a partnership, corporation or other association, this information shall be provided for all partners, officers and directors, or members. Where the person is a corporation, a copy of the articles of incorporation shall be filed, and the names and addresses shall be provided of all shareholders having financial interest greater than (\$500.00).

b) A detailed statement of the kind, character and type of proposed assembly including a list of speakers and/or entertainers and the type of performance to be presented.

c) The address, legal description and proof of ownership of the site at which the proposed assembly is to be conducted. Where ownership is not vested in the prospective licensee, he shall submit license and/or affidavit from the owner indicating his consent to the use of the site for the proposed assembly.

d) The date or dates and hours during which the proposed assembly is to be conducted.

e) An estimate of the maximum number of attendants expected at the assembly for each day it is conducted and detailed explanation of the evidence of admission which shall be used and of the sequential numbering or other method which will be used for accounting purposes.

f) Each application shall be accompanied by a detailed explanation of the licensee's plans to provide for the following:

- 1) Police and fire protection,
- 2) Food and water supply and facilities,
- 3) Health and sanitation facilities,
- 4) Medical and service including emergency vehicles & Equipment,
- 5) Vehicle access and parking facilities,
- 6) Camping and trailer facilities,
- 7) Illumination,
- 8) Noise control and abatement,
- 9) Solid waste disposal and clean-up,
- 10) Insurance and bonding arrangements,

Section 5. Site Plan. East applicant shall submit, along with the initial application, 10 copies of a detailed Site Plan which shall include the following data and information:

a) Site Identification. The location and boundaries of the site shall be fully described in terms of distance, direction, and area and shall be correlated with the legal description of the property.

b) Map or Plan. The map or plan of the site shall be made to scale not larger than 1:240 (20 feet to the inch) and not smaller than 1:2400 (200 feet to the inch.) The map shall be of sufficient accuracy to permit accurate readings of dimensions of buildings and structures, and similar features and accurate calculations of area. The map or plan will show the scale and orientation used in its construction, and its point of departure or beginning shall bear clear reference to a convenient survey corner of the public land survey.

c) Natural and Terrain Features. The map or plan shall show topography at a contour interval no greater than two (2) feet, and shall show wooded areas, streams, and lakes. It shall also show any other terrain feature of significance to the area of the plan.

d) Man made Features. The map or plan shall show existing man made features include buildings, structures, utility installations, roads, bridges, dikes, drains, fixtures and other similar man made features of significance to the site.

e) Existing Zoning and Use. The map or plan shall show the zoning and the land use of the site and of all adjacent properties and their owners.

f) Proposed Site. The map or plan shall show all buildings, structures, erections, and installations contemplated as part of the assembly site. It shall show all streets, sidewalks, and other features of vehicle and pedestrian circulation. It shall show all fences, gates, walls, site barriers, and land-

scaping which shall be required. It shall show any topographic alterations and changes in the natural terrain. It shall show placement of police, security, fire, medical and health personnel and facilities, and location of telephones.

g) Such Site Plan shall be prepared by a registered professional Planner, Engineer, Land Surveyor, Architect or Landscape Architect.

Section 6. REQUEST FOR RECOMMENDATIONS. On receipt, by the clerk, of application and accompanying data, copies of the application and data, along with a request for recommendations, shall be forwarded to the local office of the Michigan State Police, the office of the Livingston County Sheriff, the office of the Livingston County Health Department, the local office of the Detroit Edison Company, the fire departments for the Cities of Howell and Brighton, the office of administrator of the McPherson Community Hospital and to such other municipal governmental agencies as may be affected by the assembly.

Section 7. LICENSE, ISSUANCE OR DENIAL, NOTICE. Within 45 days of the filing of the application, the Board shall issue, set conditions prerequisite to the issuance of, or deny, a license. The Board may require that adequate security or insurance be provided before a license is issued. Where conditions are imposed as prerequisite to the issuance of a license, or where a license is denied, within five (5) days of such action, notice thereof shall be mailed to the applicant by first class mail, and, in the case of denial, the reason therefor shall be stated in the notice.

Section 8. BASIS FOR DENIAL. The Township Board may deny issuance of a license if:

a) The applicant fails to comply with any or all requirements of this ordinance, or with any or all conditions imposed pursuant hereto, or with any other applicable provision of State or local law; or

b) The applicant knowingly makes a false, misleading or fraudulent statement in the application or in any other data submitted

Section 9. CERTIFICATE OF LICENSE. A license shall specify the name and address of the licensee, the kind and location of the assembly, the maximum number of attendants permissible, the duration of the license and any other conditions imposed pursuant to this ordinance. It shall be posted in a conspicuous place upon the premises of the assembly, and shall not be transferred to any other person or location.

Section 10. REQUIREMENTS FOR ISSUANCE OF LICENSE. The applicant shall, prior to the issuance of a certificate of license satisfy the Township Board that the following minimum requirements have been met.

a) Security Personnel. The licensee shall employ at his own expense security personnel as necessary and sufficient to provide for the adequate security and protection of the maximum number of attendants at the assembly for its duration in the ratio of 1 for every 250 persons in attendance.

b) Water Facilities. The licensee shall provide potable water, sufficient in quantity and pressure to assure proper operation of all water using facilities under conditions of peak demand. Such water shall be supplied from a public water system, if available, and if not available, then from a source constructed, located and approved in accordance with Act 294, Public Acts of 1965, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable state or local law, or from a source and delivered and stored in a manner approved by the County Health Officer.

c) Restroom Facilities. The licensee shall provide separate enclosed flush-type water closets as defined in Act 266, Public Acts of 1929, and the rules and regulations adopted pursuant thereto and in accordance with any other applicable state or local law. If such flush-type facilities are not available, the County Health Officer may permit the use of other facilities which are in compliance with Act 273, Public Acts of 1939, and the rules and regulations adopted pursuant thereto and in accordance with any other applicable state or local law.

The licensee shall provide lavatory and drinking water facilities constructed, installed, and maintained in accordance with Act 266 of the Public Acts of 1929, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable state or local law. All lavatories shall be provided with hot and cold water and soap and paper towels.

The number and type of facilities shall be determined, on the basis of the maximum number of attendants, in the following manner:

<u>Facilities</u>	<u>MALE</u>	<u>FEMALE</u>
Toilets	1:300	1:150
Urinals	1:250	
Lavatories	1:300	1:300

Where the assembly is for more than 12 hours, the licensee shall provide shower facilities, on the basis of estimated number of attendants, in the ratio of one shower head for every 200 attendants, and the owner or licensee shall give evidence of contract with licensed firm if portable units are to be used.

d) Food Service. If food service is made available on the premises, it shall be delivered only through concessions licensed and operated in accordance with the provisions of act 269, Public Acts of 1968, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable State or Local Law.

e) Medical Facilities. Licensee shall provide an emergency medical facility on site, clearly marked and defined. Staff shall include one (1) licensed Doctor on site for the duration of the assembly, two (2) if the maximum number of attendants exceeds 6,000. In addition one (1) registered nurse shall be provided for every 2,500 persons. Medical supplies and equipment on hand in such a facility shall be as prescribed by the attending physician. Licensee shall have available for the duration of the assembly, on site, an ambulance or rescue vehicle properly stocked and equipped, with a 2 man crew.

f) Liquid Waste Disposal. The licensee shall provide for liquid waste disposal in accordance with all rules and regulations pertaining thereto established by the County Health Officer. In any case, liquid waste disposal shall be in accordance with the minimum standards set forth in United States Public Health Service Publication No. 526, entitled, "Manual of Septic Tank Practice." If liquid waste retention and disposal is dependent upon pumpers and haulers, they shall be licensed in accordance with Act. 243, Public Acts of 1951, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable state or local law, and, prior to issuance of

any license, the licensee shall provide the Township with a true copy of an executed agreement in force and effect with a licensed pumper or hauler, which agreement will assure proper, effective and frequent removal of liquid waste from the premises so as to neither create nor cause a nuisance or menace to the public health.

g) Solid Waste Disposal. The licensee shall provide for solid waste storage on, and removal from the premises. Storage shall be in approved, covered, fly tight and rodent proof containers, in such number as will serve a ratio of 10 cubic yards for every 2,500 people in attendance. Prior to issuance of any license, the licensee shall provide the Township with a true copy of an executed agreement in force and effect with a licensed refuse collector, which agreement will assure proper, effective and frequent removal of solid waste from the premises so as to neither create nor cause a nuisance or menace to the public health.

The licensee shall implement effective control measures to minimize the presence of rodents, flies, roaches and other vermin on the premises, Poisonous materials, such as insecticides or rodenticides shall not be used in any way so as to contaminate food, equipment, or otherwise constitute a hazard to the public health. Solid Waste containing food waste shall be stored so as to be inaccessible to vermin. The premises shall be kept in such condition as to prevent the harborage or feeding of vermin.

h) Public Bathing Beaches. The licensee shall provide or make available or accessible public bathing beaches only in accordance with Act 218, Public Acts of 1967, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable provision of state or local law.

i) Public Swimming Pools. The licensee shall provide or make available public swimming pools only in accordance with Act 230, Public Acts of 1966, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable provision of state or local law.

j) Access and Traffic Control. Licensee shall provide at least two (2) separate points for ingress and egress from the assembly site and to insure orderly flow of traffic shall station 1 person at each site to direct flow. Access to and from the site shall be from a highway or road which is part of the County or State Highway System. Licensee shall provide a 25 foot ingress and egress traffic safety lane, designated and marked as such, for the exclu-

sive use of emergency, police, and fire vehicles. Such lane shall be kept open at all times.

k) Parking. Licensee shall provide parking area to accommodate all motor vehicles, but no less than 1 space for every 3 persons in attendance. Each parking space shall have an area of at least 180 square feet and dimensions of at least 9 by 20 feet.

l) Camping and Trailer Parking. A license who permits attendants to remain on the premises between the hours of 2 a.m. and 6 a.m. shall provide for camping and trailer parking and facilities in accordance with Act 171, Public Acts of 1970, and the rules and regulations adopted pursuant thereto, and in accordance with any other applicable provision by state or local law.

m) Illumination. Licensee shall provide to the Township Board a lighting plan indicating the number, illumination capacity, location and placement for the lighting system. Lighting shall be provided to the entire site area including parking area to insure the safety, comfort, and maximum visibility to participants.

n) Insurance. Before the issuance of a license, the licensee shall obtain public liability insurance with limits of not less than \$300,000 and property damage insurance with a limit of not less than \$100,000 from a company or companies approved by the Commissioner of Insurance of the State of Michigan, which insurance shall insure liability for death or injury to persons or damage to property which may result from the conduct of the assembly or conduct incident thereto and which insurance shall remain in full force and effect in the specified amounts for the duration of the license. The evidence of insurance shall include an endorsement to the effect that the insurance company shall notify the clerk of the Township in writing at least 10 days before the expiration or cancellation of said insurance.

o) Bonding. Before the issuance of a license the licensee shall obtain from a corporate bonding company authorized to do business in Michigan a corporate surety bond in the amount of \$100,000 or its equivalent as determined by the Township Board, conditioned upon the licensee's faithful compliance with all of the terms and provisions of this ordinance and all applicable provisions of

State or Local Law, and which shall indemnify the township, its agents, officers, and employees and Board against any and all loss, injury or damage whatever arising out of or in any way connected with the assembly and which shall indemnify the owners of property adjoining the assembly site for any costs attributable to cleaning up and/or removing debris, trash or other waste resultant from the assembly.

p) Fire Protection. The licensee shall provide on site fire protection in the form of one (1) class 2A hand fire extinguisher, or its equivalent for every 500 persons estimated to attend the assembly.

q) Sound Producing and Amplifying Equipment. Licensee shall provide, to the Township, a list of all sound producing and amplification equipment with indication as to amplification capacity, number of units to be used and location and placement and method of operation. Said devices shall be operated so as not to be a nuisance or disturbance to the peace and tranquility of the citizens of the Township.

r) Fencing. The licensee shall provide and if necessary erect enclosing the assembly site including parking areas and said fence shall be of a minimum height of four feet, with four gates for ingress and egress having a minimum width of seven feet and in the event that estimated attendance exceeds 6000 people, additional gates at a ratio of one gate for every additional 1,500 persons.

s) Communication. Licensee to provide at least 1 phone (public) for every 1000 persons and at least two (2) such for the exclusive used by police, security, fire and emergency.

SECTION 11. Revocation. The board may revoke a license whenever the licensee, his employee or agent fails, neglects or refuses to fully comply with any and all provisions and regulations or requirements set forth herein or with any and all provisions, ordinances, regulations, statutes, or other laws incorporated herein by reference.

SECTION 12. Violations. It shall be unlawful for a licensee, his employee or agent to knowingly:

a) Advertise, promote or sell tickets to, conduct, or operate an assembly without first obtaining a license as herein provided.

b) Conduct or operate an assembly in such a manner as to create a public or

Private nuisance.

c) Conduct or permit, within the assembly, and display, exhibition, show, play, entertainment or amusement that is obscene according to local community standards.

d) Permit any person on the premises to cause or create a disturbance in, around or near the assembly by obscene or disorderly conduct.

e) Permit any person to unlawfully consume, sell or possess intoxicating liquor while on the premises.

f) Permit any person to unlawfully use, sell or possess any narcotics, narcotic drugs, drugs or other substances as defined the Controlled Substances Act of 1971.

It is further provided that should any of the above violations be found, the license shall be revoked.

SECTION 13. Severability. If any portion of this ordinance or the application thereof to any person or circumstances shall be found to be invalid by a Court, such invalidity shall not affect the remaining portions or applications of this ordinance which can be given effect without the invalid portion or application, provided such remaining portions are not determined by the Court to be inoperable and to this end this ordinance is declared to be severable.

SECTION 14. Effective Date. This Ordinance shall take effect on the 15th day of November 1974, and - all ordinances or parts of ordinances inconsistent herewith are hereby repealed.

STATE OF MICHIGAN)
) SS.
COUNTY OF LIVINGSTON)

I hereby certify that the foregoing ordinance is a true copy of the ordinance enacted by the township board on the 15th day of October 1974, and that the necessary legal provisions have been observed.

Dorothy Verellen
Dorothy Verellen, Township Clerk

I, Dorothy Verellen, Clerk of the Township of Genoa, hereby certify that the foregoing ordinance was published within ten days after adoption by printing the same in the Livingston County Press on the 23rd day of October 1974.

Dorothy Verellen
Dorothy Verellen, Township Clerk

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