GENOA CHARTER TOWNSHIP PLANNING COMMISSION PUBLIC HEARING OCTOBER 10, 2023 TUESDAY 6:30 P.M. AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

DECLARATION OF CONFLICT OF INTEREST:

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

OLD BUSINESS:

OPEN PUBLIC HEARING # 1... Consideration of special land use application, environmental impact assessment and sketch plan to allow for a proposed Bed and Breakfast located at 7854 Collingwood Drive, just west of Grand River Avenue. The request is petitioned by Nazmiye Yapici.

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (9-20-23)
- C. Recommendation of Sketch Plan (9-20-23)

NEW BUSINESS:

OPEN PUBLIC HEARING #2...Consideration of a rezoning application and environmental impact assessment to rezone property at 4675 Grand River Avenue from Neighborhood Service District (NSD) to General Commercial District (GCD) to allow for trailer sales and storage. The property consists of two contiguous parcels (4711-09-200-006 and 008) located on the north side of Grand River Avenue, west of Boulevard Drive. The request is petitioned by Desine, Inc.

- A. Recommendation of Rezoning
- B. Recommendation of Environmental Impact Assessment (9-20-23)

OPEN PUBLIC HEARING #3...Consideration of a site plan amendment for revisions to the previously approved site grading on a 4.32-acre 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. Disposition of amended Site Plan (9-1-23)
- B. Recommendation of Environmental Impact Assessment (9-20-23)

ADMINISTRATIVE BUSINESS:

- Staff Report
- Approval of September 25, 2023 Planning Commission meeting minutes
- 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. Anyone speaking on an agenda item will be limited to 2 minutes.



GENOA CHARTER TOWNSHIP APPLICATION Sketch Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION:
APPLICANT NAME & ADDRESS: Nazmiye Yapici & 7854 Collingwood Dr. Brighton, MI, 48114
If applicant is not the owner, a letter of Authorization from Property Owner is needed.
OWNER'S NAME & ADDRESS: Tolga Yapici& 7854 Collingwood Dr. Brighton, MI, 48114
SITE ADDRESS: 7854 Collingwood Dr.Brighton MI PARCEL #(s): SEC 13 TZN. RSE. BIRKWOOD HILL'S LO
APPLICANT PHONE: <u>A06) 281 4520</u> OWNER PHONE: (926) 2.81 29 67
LOCATION AND BRIEF DESCRIPTION OF SITE: 7854 Collingwood Dr. Brighton.
Single Residence Home with Walk-out basement
<u></u>
BRIEF STATEMENT OF PROPOSED USE: We would like to use basement for bed and breakfast inn.
THE FOLLOWING IMPROVEMENTS ARE PROPOSED: Basement will be updated in order
to provide quality, plesant stay for guests.
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: Nazmiye Yapici
ADDRESS: 7854 Collingwood Dr.
ADDRESS: 1004 Collingwood D1.
Contact Information - Review Letters and Correspondence shall be forwarded to the following:
Nazmive Vanici nbyanici@gmail.com
1.) Name Of Business Affiliation Email Address
All sketch plans are allocated one (1) consultant review 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 for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy. DATE: 05 / 16 2023



GENOA CHARTER TOWNSHIP Special Land Use Application

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

APPLICANT NAME & ADDRESS: Nazmiye Yapici & 7854 Collingwood Dr, Brighton, MI, 48114				
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.				
APPLICANT PHONE: (906)2814520 EMAIL: nbyapici@gmail.com				
OWNER NAME & ADDRESS: Tolga Yapici & 7854 Collingwood Dr., Brighton, MI, 48114				
SITE ADDRESS: 7854 Collingwood Dr, Brighton, MI PARCEL #(s): SEC. 13 T2N, R5E, BIRKWOOD HILLS LOT 44				
OWNER PHONE: (906) 2812967 EMAIL: tyapici@gmail.com				
Location and brief description of site and surroundings: Property is in 7854 Collingwood Dr.Brighton, MI, 48114. It has driveway for off-site parking, 1.2 acre land. There are neighbors				
surrounding to properties land.				
Proposed Use: We would like to use walk-out basement as bed and breakfast inn.				
Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03): a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.				
The use is compatible with Master Plan, section 3.03.02 b. Property proposed to be used as bed and breakfast in has its own door.				
It has off-street parking. Property is in septic and well. Therefore, it does not require any alteration to existing characteristics, public facilities				
and services. We do not anticipitate any negative impact due to proposed land use.				
b. Describe how the use will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity.				
We will update basement to have a nicer look. Then provide space to guests to sleep during their visit and breakfast.				
The space will be designed where upto 5 people sleep (means at most two cars) . As described above property characteristics have enough off-street parking. Policies will be in place				
to prevent existing character and to maintain existing character.				
c. How will the use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools?				
Details will be explained in impact statement with calculation regarding trafic. Property is already in septic and well.				
Smoke detectors will be installed for fire protection.				

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

Since we are living in the house, we do not anticipate excessive noise due to our guest. However, it might happen sometimes

as we heard from other owners. In those cases, best practice to ban those guest to come back. Furthermore, policy and user rules will be

in place to prevent those possible situation. However, it is human, hard to control 100%. The worst case police might be needed.

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

Yes, section 3.03.02 b, Bed and Breakfast Inns. Required parking area is off-street, it will be the driveway of house next to garage.

From the public listing, we do not see any bed-and-breakfast closer than 300 feet. Meals and other services will be provided by me.

The property is my primary home so we are in compliance with 3.03.02 (1.2.3.4, 8g1) the rest is not applicable for purpose. We own 1 dog, 2 cats. The place will be pet friendly no more than 2 dogs allowed

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

	STATES THAT THEY ARE THE
FREE OWNER OF THE PROPERTY OF PR	OPERTIES DESCRIBED ABOVE AND MAKES
APPLICATION FOR THIS SPECIAL LAND	USE PERMIT.
BY: Natmige Taped	/ Tolgan Yopi C/

ADDRESS: 7854 Collingwood Dr., Brighton, MI, 48114

<u>Contact Information</u> - Review Letters and Correspondence shall be forwarded to the following:				
Nazmiye Yapici	of	at nbyapici@gmail.com		
Name	Business Affiliation	Email		

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:	DATE: 05/14/2023		DATE: 05/14/2023
PRINT NAME: Nazmiye Yap	ici	1 1	PHONE: (906) 2814520



gENOA township

LAND USE WAIVERGenoa Township • 2911 Dorr Rd. • Brighton, MI 48116
Phone (810) 227-5225 • Fax (810) 227-3420

PROJECT INFORMATION				
Site Address: 7854 Collingwood Dr.				
OWNER/ CONTRACTOR INFORMATION				
Owner Name: Tolga Yapici Phone/Email: 906-281-2967/ tyapici@gmail.com Owner Address: 7854 Collingwood Dr City Brighton State MI Zip 48114 Contractor Name: Phone/Email: Contractor Address: City State Zip				
TYPE OF IMPROVEMENT				
□ Demolition □ Water Connection □ Sewer Connection □ Interior Work/Repairs □ Driveway □ Roofing □ Basement Finish □ Tent Sale / Temporary Event ☑ Other (please explain): Basement will be updated.				
Total Project Cost (estimate, if cost unknown): \$\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{150000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{\frac{15000}{1				
I hereby certify that all information and data attached to and made part of this application are true and accurate and to the best of my knowledge and belief. I also certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and we agree to conform to all applicable laws, codes and ordinances of the State of Michigan and Genoa Township. Private covenants and restrictions are potentially enforceable by private parties. In signing of this application, I am permitting an official representative of Genoa Charter Township to do onsite inspections. A Land Use Waiver is valid for a period of 12 months from the date of issue. Any modification to location, size, or dimensions must be approved by Genoa Township. Signature of Applicant Date: O5/14/2023 Applicant is: Omega Contractor Lessee Architect/Engineer Other:				
OFFICE USE ONLY				
Parcel I.D.: Zoning:				
ASSESSING: Approved Disapproved BY: Date:				
ZONING: Disapproved BY: Date:				
COMMENTS/CONDITIONS:				
Date picked up:				

Genoa Township Planning Commission June 12, 2023 Approved Minutes

GENOA CHARTER TOWNSHIP PLANNING COMMISSION PUBLIC HEARING June 12, 2023

MINUTES

<u>CALL TO ORDER:</u> Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:40 p.m. Present were Chris Grajek, Diana Lowe, Marianne McCreary, Eric Rauch, Tim Chouinard, Jeff Dhaenens and Glynis McBain. Also present was Planning Director Amy Ruthig, Brian Borden of Safebuilt and Shelby Byrne of Tetra Tech.

Chairman Grajek stated there is an incident on Grand River where the road is closed, so the meeting was delayed to allow one commissioner and any members of the public to arrive who may have been detoured.

<u>PLEDGE OF ALLEGIANCE:</u> The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST: None

CALL TO THE PUBLIC:

The call to the public was made at 6:41 pm with no response.

OPEN PUBLIC HEARING # 1... Consideration of special land use application, environmental impact assessment and sketch plan to allow for a proposed Bed and Breakfast located at 7854 Collingwood Drive, just west of Grand River Avenue. The request is petitioned by Nazmiye Yapici.

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (5-14-23)
- C. Recommendation of Sketch Plan (5-17-23)

Ms. Yapici stated she would like to change her finished, walk out basement to a bed and breakfast. She has seen the review letters and believes there was a misunderstanding in the Fire Marshal's letter as the building department told her since there is an egress from the basement there does not need to be an egress from the bedroom. She has not spoken to him about the size of the one bedroom. She will comply with the other requirements.

Genoa Township Planning Commission June 12, 2023 Approved Minutes

Mr. Borden reviewed his letter dated June 6, 2023.

1. Special Land Uses (Section 19.03):

- a. The special land use standards of Section 19.03 are generally met.
- b. He requests the applicant provide the Township with their policies and rules to help mitigate disruptive quests.
- c. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 3.03.02(b) need to be met to the Commission's satisfaction.
- d. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Use Conditions (Section 3.03.02(b)):

- a. The applicant must provide information demonstrating that the site can accommodate four parked vehicles outside of the required front yard setback, which is 40 feet.
- b. He was unable to identify any other bed and breakfast inns within 300 feet of the site; however, if there are concerns, the Commission may require additional information from the applicant.
- c. He is requesting the applicant add a statement to the application form or Impact Assessment acknowledging that meals and other services are only available for residents, guests and/or employees.

3. Sketch Plan Review:

- a. He is requesting the applicant explain how refuse removal will be managed.
- b. If the fencing depicted is proposed, he requests the applicant provide details and the applicant will need to obtain a separate fence permit.

Ms. Byrne reviewed her letter dated June 7, 2023.

- 1. The sketch plan is missing the following required sketch plan contents, such as a legal description of the property, existing building and parking dimensions, and setbacks.
- 2. The application notes that the new use will use the existing well and septic on site. The petitioner should provide documentation from the County Health Department documenting the suitability of the existing septic system for the increased use.

The Fire Marshal's letter dated June 5, 2023 states:

Unless modification of the proposed plan occurs under the design of an architect, and the residence provides a code compliant habitable space, the fire authority does not recommend approval of this special land use for the following reasons:

- 1. The interior-most bedroom is too small to be considered a bedroom per code. The minimum square footage is 70 square feet for a habitable room.
- 2. The basement bedrooms are not provided with required emergency escape and rescue openings as required. There are no escape/rescue openings proposed on the sketch plan.
- 3. Smoke alarms shall be provided in each of the basement bedrooms as well as the common area outside the bedrooms. The alarms shall be hardwired with battery backup and interconnected the smoke alarms installed in the primary residence.

Genoa Township Planning Commission June 12, 2023 Approved Minutes

- 4. Carbon monoxide alarms shall be installed within the common area of the residence and shall be hardwired with battery backup.
- 5. A minimum of one 10lbs. ABC dry chemical fire extinguisher shall be provided in the basement for occupant use. It shall be installed in an open and conspicuous location.

Chairman Grajek suggested that the applicant request to have this item tabled this evening due to the many outstanding requirements from the planner, engineer and fire marshal.

Ms. Yapici stated she has updated her application to address many of the planner's concerns. She has information from the health department regarding the septic system.

The call to the public was opened at 7:00 pm.

Mr. Jeff Koziara of 7806 Collingwood Drive asked if this could be a legitimate business in this area. He is not in favor of this. It is currently a quiet neighborhood.

An email was received on June 9, 2023 from David and Lisa Johnson of 7861 Herbst Road stating they are opposed to this request because they feel it will reduce their privacy and decrease the value of their property.

The call to the public was closed at 7:03.

Commissioner Chouinard would like to see more information on the egress window in the bedroom. This is going to be required by the building department and the fire department.

Commissioner Dhaenens asked who Ms. Yapici envisioned to be her customers. She stated there are people who are at the cancer center, the dialysis center, etc. in the area. He agrees with the requirements of the planner, engineer and the fire marshal. These issues must be met at the time this item is before the Commission again.

Commissioner McCreary advised the applicant that the requirements do not have to be completed prior to the next meeting, but there must be a commitment and plan to comply with those requirements.

Moved by Commissioner Lowe, seconded by Commissioner Dhaenens, to table the request for a special land use application, environmental impact assessment and sketch plan to allow for a proposed Bed and Breakfast located at 7854 Collingwood Drive, just west of Grand River Avenue for Nazmiye Yapici until the July 10, 2023 Planning Commission Meeting. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2...Consideration of a Planned Unit Development agreement, final PUD site plan and environmental impact assessment to allow for 204 apartment units. The



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

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

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

MANAGER

Kelly VanMarter

NOTICE OF PUBLIC HEARING – OCTOBER 10, 2023 (SPECIAL USE)

September 21, 2023

To Whom It May Concern:

Please be advised that the Planning Commission of Genoa Charter Township will conduct a public hearing on **TUESDAY**, **OCTOBER 10**, **2023 commencing at 6:30 p.m**. As required by state law, you are receiving this notice because you have been identified as an owner or occupant of real property within 300 feet of the subject parcels.

The property in question is located 7854 Collingwood Drive. The applicant is requesting a special use permit to allow for a proposed Bed and Breakfast located at the existing home of 7854 Collingwood Drive. This request is petitioned by Nazmiye Yapici.

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

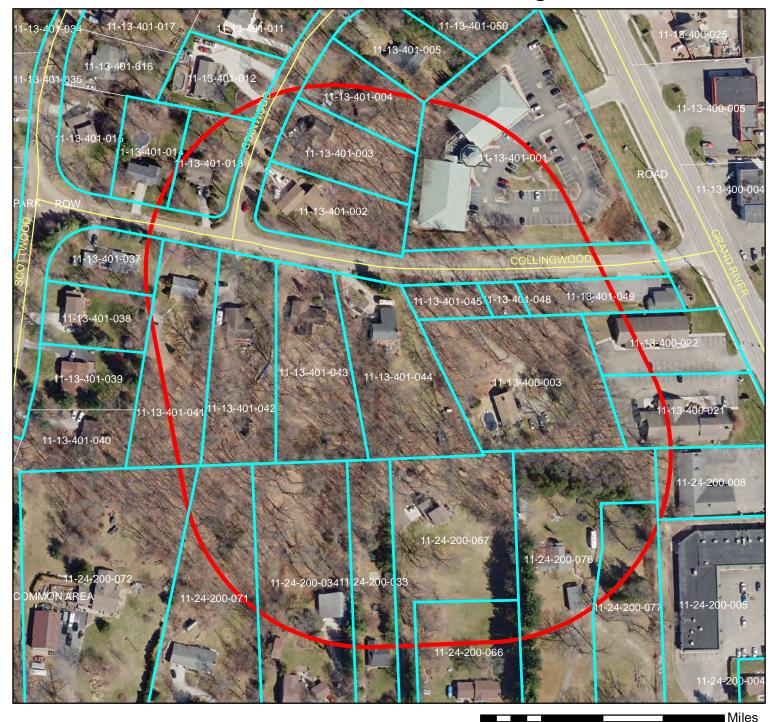
Genoa Charter Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon seven (7) days' notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township in writing or by calling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

Sincerely,

Amy Ruthig,

Planning Director

300 Foot Buffer for Noticing



Special Use: Collingwood Bed and Breakfast

Address: 7854 Collingwood

Parcel: 4711-13-401-044

Meeting Date: June 12, 2023





0.06

0.08

0.04

0 0.01 0.02

From: <u>Lisa johnson</u>
To: <u>Amy Ruthig</u>

Subject: Special use permit for Bed and Breakfast Date: Special use permit for Bed and Breakfast Date: Friday, June 9, 2023 12:07:02 PM

Dear Amy

This is in regards to the letter we received from Genoa Township for the public hearing on June 12 at 6:30 for a special use permit for a Bed and Breakfast at 7854 Collingwood Dr.

We are opposed to this because we feel it will greatly reduce our privacy and decrease the value of our property

Sincerely

David and Lisa Johnson 7861 Herbst Rd Brighton, MI 48114

Ph# 810-499-0487 Sent from Yahoo Mail on Android

Applicant's response to comments from the June Planning Commission meeting.

09/18/2023
For application known as Collingwood Bed and Breakfast:
Dear Planning Committee Members,
In response to Brighton Area Fire Authority concerns:

1. The interior-most bedroom is too small to be considered a bedroom per code. The minimum square footage is 70 square feet for a habitable room. MRC R304

Sketch plan updated. This room will be an office/closet.

2. The basement bedrooms are not provided with the required emergency escape and rescue openings as required. There are no escape/rescue openings proposed on the sketch plan. MRC R310

Sketch plan has been changed in order to apply safety rules. Please see sketch plan.

Smoke alarms shall be provided in each of the basement bedrooms as well as the common area
outside the bedrooms. The alarms shall be hardwired with battery backup and interconnected smoke
alarms installed in the primary residence. MRC R314

Before inspection, we will install smoke alarms hardwired with battery backup.

 Carbon monoxide alarms shall be installed within the common area of the residence and shall be hardwired with battery backup. MRC R315

Before inspection, carbon monoxide alarms will be installed hardwired with battery backup.

5. A minimum of one 10lbs. ABC dry chemical fire extinguisher shall be provided in the basement for occupant use. It shall be installed in an open and conspicuous location. IFC 906

We will place one 10 lbs ABC dry chemical fire extinguisher.

In response to Tetra Tech Engineering concerns:

GENERAL 1. The sketch plan is missing the following required sketch plan contents: legal description of the property, existing building and parking dimensions, and setbacks.

Legal Description of the Property: SEC13, T2N R5E, LOT44 of Birkwood Hills

Existing building and parking dimensions and setbacks:

House has 2064 sqft above ground, 1032 sqft below ground area. Building dimensions measured from county arial map are shown in arial picture.

As it can be seen from the picture, assuming regular parking lot size is 10*20 ft, 4 additional parking spaces exist on property in addition to two-car garage. Please see Figure 2 for parking dimensions and setbacks.



Figure 1. Building dimensions. 76 ft from front to back on long side, 11ft,36ft and 23 ft on the other long side, 47 ft on the short side of building.



Figure 2. Parking dimensions. Dimensions are drawn on image. 68 ft+ 10 ft setback to street on one side with 18 ft* 10ft* 18 ft parking pocket where RV was parked next to garage. 10ft setback on the other side with 50 ft+22ft+ 37 ft+ 17 ft.

UTILITIES 1. The application notes that the new use will use the existing well and septic on site. The Petitioner should provide documentation from the County Health Department documenting the suitability of the existing septic system for increased use.

We applied to Livingston County Health Department for inspection of the suitability of existing septic for increased use. Please see attached for their request. We will look for third party for septic location asap. Well is already secured, water is tested and does not contain bacteria or else.

For application Collingwood Drive Bed and Breakfast Sketch Plan Review No. 1

Dear Planning Committee Members,

In response to SafeBuilt:

A. Summary

1. Special Land Uses (Section 19.03):

- a. The special land use standards of Section 19.03 are generally met.
- b. We request the applicant provide the Township with their policies and rules to help mitigate disruptive guests.

Please see attached for house rules and policies.

- c. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 3.03.02(b) need to be met to the Commission's satisfaction.
- d. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
 - Please see response to Township Engineer and Brighton Area Fire Authority.
 - 2. Use Conditions (Section 3.03.02(b)):
- a. The applicant must provide information demonstrating that the site can accommodate 4 parked vehicles outside of the required front yard setback (40').
 Please see figure 3 below, picture obtained from arial map view of Livingston County, property can accommodate 4 parking cars. Also, the property has 78' front yard setback. Furthermore, updated sketch plan will allow only one bedroom (studio), therefore, 2 parking spots will be enough in addition to garage for 2 cars (owners parking space).



Figure 3. Parking dimensions. Dimensions are drawn on image.78 ft with 10 ft setback to street on one side with 18 ft* 10ft* 18 ft parking pocket where RV was parked next to garage. 10ft setback on the other side with 50 ft+22ft+ 37 ft+ 17 ft.

- b. We were unable to identify any other bed and breakfast inns within 300' of the site; however, if there are concerns, the Commission may require additional information from the applicant.
- c. We request the applicant add a statement to the application form or Impact Assessment acknowledging that meals and other services are only available for residents, guests and/or employees.

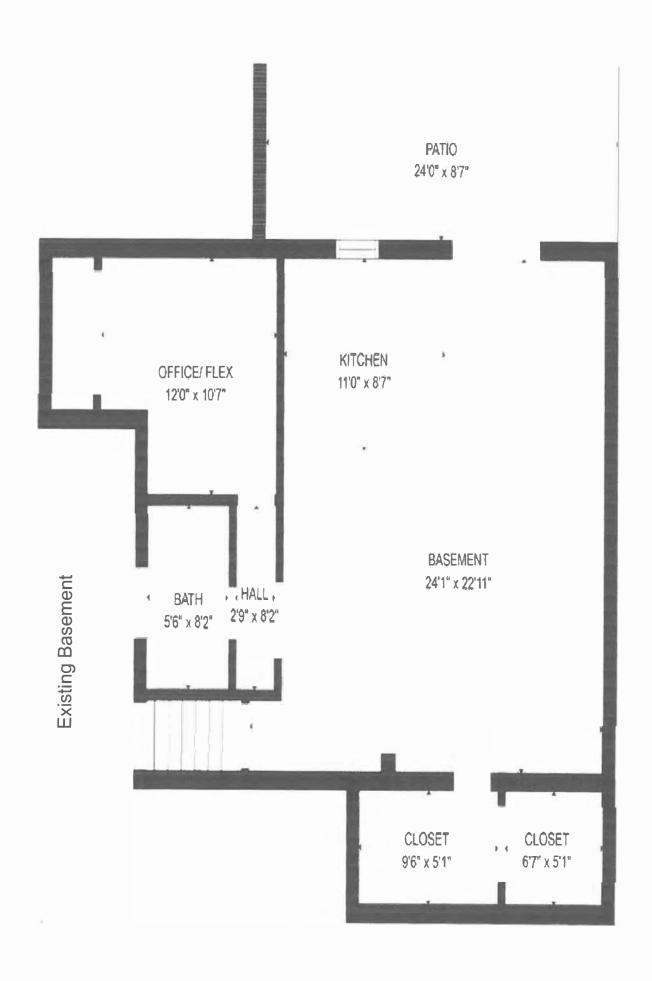
Meals and other services will only be available for residents and guests. Impact statement the updated to include this statement.

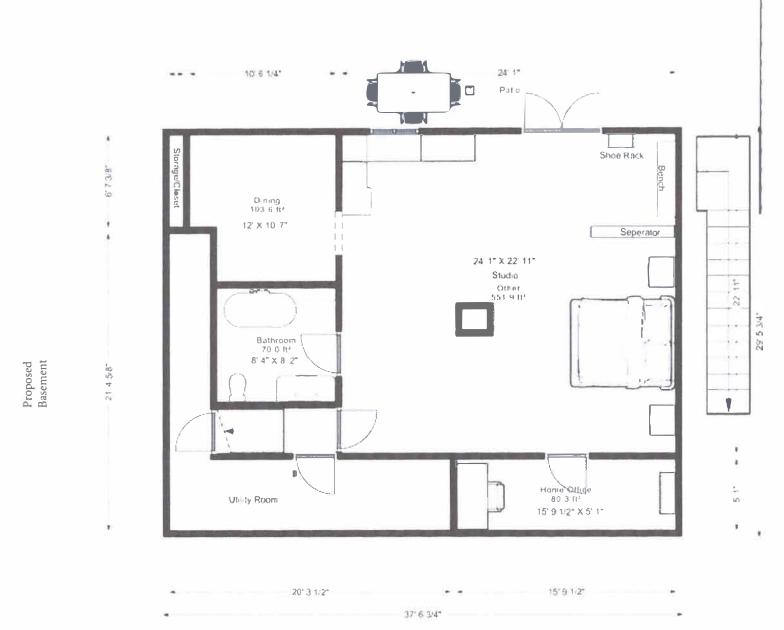
3. Sketch Plan Review:

- a. We request the applicant explain how refuse removal will be managed.
 We do not expect increased use of trash due to one or two persons stay.
- b. If the fencing depicted is proposed, we request the applicant provide details. **The fencing depicted already exists in property.**
- c. If the fencing is proposed and the project is approved, the applicant will need to obtain a separate fence permit.
 - The fencing depicted already exists in property. We do not plan to make additional fencing.

Livingston County GIS Map









This Policy is adapted from AIRBNB (air bed and breakfast) platform: Community Disturbance Policy

It is important that those who use our property are respectful of local communities. That respect includes trying to avoid disturbing neighbors with disruptive parties, events, noise, or other disruptive behaviors and actions. This Policy covers our ban on disruptive gatherings and other community disturbances during listing stays or experiences.

Parties and Events

Disruptive gatherings are prohibited, regardless of size.

- What we don't allow:
 - Disruptive gatherings
 - Open-invite gatherings
 - o Disturbances to the surrounding community such as:
 - Excessive noise
 - Excessive visitors
 - Excessive trash/littering
 - Smoking nuisances
 - Parking nuisances
 - Trespassing
 - Vandalism
 - Advertising listings as party or event friendly

Unauthorized party intervention

We are committed to safe and responsible travel, and reducing the number of unauthorized parties at our listings is a priority. To help us achieve this, we will take action, and may block certain reservations that we determine to be higher risk for unauthorized parties.

What happens when a guest violates our policies?

We ask our community to work together to help prevent community disturbances and disruptive gatherings. We may take steps up to and including suspending or removing a guest, or listing from the listing advertisement platform if they fail to comply with our policies.

Reporting a disruption

When it's believed our listing is causing a community disturbance—whether that's excessive noise, a disruptive gathering, or unsafe behavior—members of the local community can report it to police department.

Ground rules for guests of 7854 Collingwood Dr. Brighton, MI

Everyone who is part of our community is required to follow our <u>Community</u>

<u>Standards</u> and <u>Health and Safety Requirements</u>. We also require everyone to stick to these simple rules for being a great guest:

- Treat your Host's home like your own
- Follow the Host's house rules
- Communicate promptly with the Host if issues come up

Details of the ground rules

Treat your Host's home like your own

- Cleanliness: Guests should not leave the listing in a state that requires excessive or deep cleaning (ex: with moldy dishes, soiled carpets, stains from pets, etc.). Cleaning fees set by Hosts are only meant to cover the cost of standard cleaning between reservations (ex: laundry, vacuuming, etc.).
- **Litter**: Guests should put their trash in designated trash receptacles and be mindful of excessive amounts of trash.
- Damage: Where guests cause damage that is beyond normal wear and tear, we expect
 guests to inform Guests are expected to pay reasonable requests for reimbursement if
 they're responsible for damage, missing items, or unexpected cleaning costs. Learn more
 about getting charged for damage.

Follow the Host's rules

- Approved guests: Guests should respect the approved number of guests and should ask
 their Host if they're unsure about the rules for visitors. Disruptive gatherings are always
 prohibited. Learn more in our Community Disturbance Policy.
- **Check-in time**: Guests should respect their Host's check-in window. Any check-in before or after the designated window should be approved by the Host.
- Checkout time: Guests should complete checkout, by the designated checkout time
 indicated on the reservation, and should not leave belongings at the listing past the
 designated checkout time for storage or later pickup without prior approval from the Host.
- **Smoking**: Guests should not smoke inside the house. This includes the use of tobacco, cannabis, e-cigarettes, etc.
- Approvals for pets: Guests should not bring any pets inside Note that service animals are
 not considered pets. Learn more about our rules around service animals in our <u>Accessibility</u>
 Policy.
- **Noise:** Guests should respect designated quiet hours (9 am to 10 pm) and should not disturb the surrounding community with a disruptive level of noise (ex: loud music, shouting, slamming doors, etc.).
- **Commercial film and photography**: Guests should not participate in film or photography that is intended for commercial use or profit, without documented permission from the Host.

Communicate promptly with the Host if issues come up

Good communication between a Host and guest is important for successful stays. When guests are able to (ex: not out of cell phone range, etc.), they should respond to Hosts within 24 hours when a Host is reaching out to resolve an issue.

Reporting a violation

When a Host is dealing with a suspected or actual violation of these ground rules, we plan to:

- Communicate with the guest—this is often the quickest path to resolution.
- Document the issue through an emailed complaint from a neighbor, photos, etc.
- Property will be insured for possible damages by guests.

Holding guests to these ground rules

We are committed to enforcing these ground rules., therefore we will request to obtain consent form showing house rules have been read during reservation.

Actions we take may include providing information to guests about the policy and issuing When repeated or severe violations of these ground rules are reported, guests may also be

suspended or removed from our community.

If a guest violates any house rules, Host may cancel the reservation.

Accessibility Policy

Our community is built on the principles of inclusion, belonging, and respect, which includes welcoming and supporting people with disabilities. In general, guests who require reasonable accommodations and services should not be discriminated against or denied service while using property.

In some jurisdictions, legal requirements may expand or limit the reasonable accommodations a Host must provide. Hosts and guests must comply with these legal requirements.

Service Animals and Emotional Support Animals

Service Animal: Only dog that is individually trained to do work or perform tasks for people with disabilities.

- What we allow:
 - Guests are allowed to be accompanied by service animals during a stay or Experience and are not required to disclose the presence of a service animal before booking. A Host may qualify for an exemption in certain circumstances — for instance, if the service animal directly threatens their health or safety.
 - Hosts are only allowed to ask the following about a guest's need for a service animal:
 - Whether the guest requires their service animal because of a disability
 - What work or task the service animal has been trained to perform
 - Hosts and guests are responsible for understanding and complying with all applicable state and local laws, rules, and regulations.
- What we don't allow:
 - When a guest is accompanied by a service animal, Hosts will not :
 - Refuse a reservation
 - Charge pet fees or other additional fees
 - Apply differential treatment
 - Use discriminatory language
 - Hold guests to different rules
 - o A guest's service animal must not be:
 - Out of control
 - Unhousebroken
 - Left alone at the listing without prior approval
 - Allowed into areas that are considered unauthorized to the guest
 - Allowed in a public space without being harnessed, leashed, or tethered and not under the guest's control

Emotional Support Animal: An animal that provides companionship, relieves loneliness, or helps with depression, anxiety, or certain phobias but is not required to have special training to perform tasks that assist people with disabilities



Environmental Health Division

2300 E. Grand River, Ste. 102 Howell, MI 48843-7580 517-546-9858 Fax 517-546-9853 www.lchd.org

PREV2023-00521

Email: health@livgov.com

Applied: 09/12/2023

Issued:

Review - Additions/Modifications

SITE ADDRESS: 7854 COLLINGWOOD

PARCEL NO:

11-13-401-044

TOWNSHIP:

Genoa Township

SUBDIVISION:

BIRKWOOD HILLS

LOT:

OWNER	CONTRACTOR
TOLGA YAPICI 61025 GREENWOOD DR SOUTH LYON MI 48178	HOMEOWNER
Phone: (906) 281 2967	Phone:

Environmental Health Specialist: Aaron Aumock

Work Description: ADDING BEDROOM IN BASEMENT & REMODELING BATHROOM

Type of Use	Residential	Structure Type	Living Space
Water Supply	Residential	Sewage Disposal	Onsite

Conditions:

STATUS: In Process

09 18 2023

REVIEW RESULT:

Action Required

Review Concerns/Comments:

Further information needed:

- 1) An evaluation of septic system shall be completed by a certified private entity. The evaluation should show the exact location and size of the existing septic tank and drainfield as well as the condition of each. Report to be submitted to the Livingston County Health Department for review.
- 2) The existing 4" well needs to have the conduit secured to the well cap. Once work completed call for inspection.
- 3) A water test shall be taken from existing well for bacteria, nitrate and arsenic. Water samples shall meet the minimum standards for safe drinking water.

Aaron Aumock

Environmental Health Specialist

Date Finaled:

Livingston County GIS Map





A Testing Laboratory

718 S. Michigan

Howell, MI 48843

(517) 548-2505

Fax (517) 548-3434

www.watertech-inc.com

То:

Date Sampled:

1 24 2023 11:00

Fletcher Inspections

Date Received:

1 24/2023

75 E. Henry St.

Collected By:

Thomas M

Saline, MI 48176 Sample Point: Laundry Sink

Sample ID:

7854 Collingwood Dr Brighton, MI 48114

Lab Sample Number: 166910-01

Test Parameter	Result	Units	RL	Method	Analysis Date	Analyst	Maximum Desired Limit
Total Coliform	Absent	Pres Abs.		SM9223B	1 24 2023 16:20	CTM	MCL=Abs. Or 0
Nitrate-N	Not Detected	mg L-N	0.1	SM4500NO3	1/24/2023 4:32	CTM	MCI = I()
Total Arsenic	Not Detected	mg/L	0.001	EPA200.8	1/25/2023 0:00	CTM	MC1.=0.010
	A						

WATER ANALYSIS RESULTS

Released By:

Date: 1/25/2023

Laboratory #0023 assigned by the Michigan Department of Environment and Creat Lakes (LGL1) for the microbiological and chemical analysis of drinking water.

ABBREVIATIONS:

RL = Lowest reporting level

MCL = Maximum Contaminant Level - The maximum permissible level established by the USEPA and or FGLE for safe drinking water SMCL = Secondary Maximum Contaminant Level - Suggested maximum level established by the USEPA for desirable able water quality CFU/100 ml = Colony Forming Units/100 milliliter sample volume.

mg/L = Milligrams per liter (= parts per million)



September 25, 2023

Planning Commission Genoa Township 2911 Dorr Road Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Bed and Breakfast Inn – Special Land Use and Sketch Plan Review #2
Location:	7854 Collingwood Drive – south side of Collingwood Drive, west of Grand River Avenue
Zoning:	SR Suburban Residential District

Dear Commissioners:

At the Township's request, we have reviewed the revised submittal materials requesting special land use and sketch plan review for a new bed and breakfast inn as part of the existing single-family residence at 7854 Collingwood Drive (original SLU application form dated 5/14/23; applicant's response letter dated 9/18/23).

A. Summary

1. Special Land Uses (Section 19.03):

- a. The special land use standards of Section 19.03 are generally met.
- b. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 3.03.02(b) need to be met to the Commission's satisfaction.
- c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Use Conditions (Section 3.03.02(b)):

a. We were unable to identify any other bed and breakfast inns within 300' of the site.

3. Sketch Plan Review:

a. The revised sketch plan has addressed the comments from our initial review letter.

B. Proposal/Process

The applicant proposes to establish a bed and breakfast inn within the walkout basement portion of an existing single-family residence.

Table 3.03 lists bed and breakfast inns as a special land use in the SR District. Such uses are also subject to the conditions of Section 3.03.02(b).

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

C. Special Land Use Review

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

1. **Master Plan.** The Township Master Plan identifies the subject site as Low Density Residential, which is intended for "single family residential development located between rural residential areas and the more developed areas of the Township."



Aerial view of site and surroundings (looking north)

The Plan further states that "these areas are only intended for residential uses or small-scale neighborhood-serving non-residential uses."

The proposal for a bed and breakfast inn accessory to a single-family residential is generally compatible with this classification.

2. Compatibility. The neighborhood is generally developed with single-family residences on roughly 1-acre lots. The surrounding area includes attached residential to the west and commercial, service, and office uses to the east along Grand River Avenue.

The submittal states that the applicant will still reside in the home and that they will have policies and rules in place to help prevent any disruptions caused by guests. Of note, the applicant has stated they will not allow disruptive or open-invite gatherings, nor will they allow disturbances to the surrounding area, and will observe "quiet hours" from 10pm to 8am.

Additionally, the use conditions of Section 3.03.02(b) are intended to help ensure compatibility. Provided the use conditions are met to the Commission's satisfaction, we expect the proposal to be compatible with the surrounding area.

3. Public Facilities and Services. The submittal notes that the site has existing well and septic systems that will accommodate the residence and the proposed bed and breakfast inn.

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

- **4. Impacts.** Similar to comments above, provided the use conditions are met to the Township's satisfaction, surrounding properties are not expected to be adversely impacted by the proposal.
- **5. Mitigation.** If further concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

Genoa Township Planning Commission **Bed and Breakfast** Special Land Use and Sketch Plan Review #2 Page 3

D. Use Conditions

Bed and breakfast inns are subject to the use conditions of Section 3.03.02(b), as follows:

1. Required parking areas shall be located off-street and shall not be located in any required front yard.

Section 14.04 requires 1 space per guest room, plus 2 spaces. The revised submittal includes only 1 guest room. As such, the revised proposal requires 3 spaces, in addition to the 2 required for the residence.

The 2 spaces required for the residence are accommodated by the existing garage, while the revised materials demonstrate sufficient area for 3 spaces outside of the 40-foot front yard setback.

2. No bed-and-breakfast inn shall be located closer than 300 feet to another bed-and breakfast inn.

The application form states that "from the public listing, we do not see any bed-and-breakfast closer than 300 feet."

As part of our initial review, we conducted simple internet searches and found no listings of existing bed and breakfast inns within the Township.

As previously discussed, if the Commission is satisfied with the research conducted, they may find this standard to be met.

3. Meals or other services provided on the premises shall only be available to residents, employees and overnight guests of the inn.

The application form states that "meals and other services will be provided by me."

The revised submittal materials, including the revised Impact Assessment, also include language stating that this condition will be met.

4. The dwelling unit in which the bed and breakfast establishment is located shall be the principal residence of the operator, and said operator shall live on the premises while the establishment is active.

The submittal materials demonstrate that this condition will be met.

E. Sketch Plan Review

Given the nature of the project, there are relatively few site development regulations that apply (beyond the use conditions of Section 3.03.02(b) noted above).

The revised submittal has addressed our comments on parking, refuse removal, and fencing found in our initial review letter.

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

Respectfully, **SAFEBUILT**

Brian V. Borden, AICP Michigan Planning Manager



October 4, 2023

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

Re: Collingwood Drive Bed and Breakfast Sketch Plan Review No. 2

Dear Ms. Ruthig:

Tetra Tech conducted a sketch plan review of the Collingwood Drive Bed and Breakfast Special Use application. The sketch plan and application, last dated September 18, 2023, was prepared Tolga and Nazmiye Yapici. The application proposes using the existing basement as a bed and breakfast. No site improvements are proposed. The property is located on the south side of Collingwood Drive, approximately 600-feet west of Grand River Avenue.

The Petitioner has submitted their plan to the Livingston County Health Department for their review and approval and said approval should be provided to the Township for their records. Once approval has been obtained, we have no further engineering related concerns to the proposed special use.

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

October 4, 2023

Amy Ruthig Genoa Township 2911 Dorr Road Brighton, MI 48116

RE: Collingwood Dr. Bed & Breakfast

7854 Collingwood Drive

Genoa Twp., MI SPECIAL LAND USE

Dear Amy,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on September 22, 2023. The project is based on a proposed special land use to convert the basement of an existing single-family residential home to be used as a bed and breakfast. The plan now calls for a studio-type unit as opposed to the original two-bedroom as a result of safety concerns raised on previous reviews. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

The floor plan has been modified to meet the related codes and the applicant has agreed to address the life-safety provisions set forth related to fire extinguisher, smoke alarms, and carbon monoxide alarms.

It was noted on this review that the impact statement identifying the number of guests was not updated to match the revised studio floorplan. This should be addressed as it appears only capable of sleeping two persons.

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

Cordially,

Rick Boisvert, CFPS Fire Marshal

Environmental Impact Statement FOR Special Land Use FOR '7854 Collingwood Dr. Brighton, MI, 48114' GENOA TOWNSHIP, LIVINGSTON COUNTY MICHIGAN

Prepared by Nazmiye Yapici

7854 Collingwood Dr. Brighton, MI 48114 (906)281-4520

Prepared on MAY 14, 2023 Updated on JUNE 11, 2023

INTRODUCTION:

The purpose of this environmental impact statement to show effect of special use request.

LOCATION:

Property is at 7854 Collingwood Dr., Brighton, MI, which is in Genoa Township and Livingston County. Figure 1-Figure 4 shows existing structures and natural features.



Figure 1. Satellite Top image shows satellite image of property labelled with blue home picture. Bottom image shows lot lines.



Figure 3. Picture of existing off-street parking.



Figure 2. Picture of patio from walk-out basement.



Figure 4 Picture of existing basement living room area with walk-out basement door. This area will be updated.

Impact on natural features:

The property is on 1.2-acre land. Livable area above ground is 2064 sq feet. The livable area underground is 910 sq feet. It is on well water (existing structure). Well water is defined as groundwater that is untreated. Well drillers drilled down to the aquifer, which is an underground layer of permeable rock containing water. Then, a pump system is installed to carry the water up from the ground and into our home. The property has a septic tank. Drain Field: Septic drain fields, also called leach fields or leach drains, are subsurface wastewater disposal facilities used to remove contaminants and impurities from the liquid that emerges after anaerobic digestion in a septic tank. The drain field is calculated to be 10' X 45'. Inspection showed 1000 and 1500 gallons two septic tanks. Septic tanks recently pumped (09/30/2022, receipt shows 1000 gallons). Radon mitigation system installed to basement. There is no wetland in the property. There are mature trees and plants.

Impact on stormwater management:

There won't be any change to existing drainage patterns by activity.

Impact on surrounding use:

Our property is very dark during the night. We plan to install solar lights in the driveway and back yard to increase lighting in our property to feel safer for our own use. Therefore, regardless of use as bed and breakfast, there would be increase in lighting. We do not anticipate an increase in lighting due to its special use.

We will not allow our guests to use our home as party hours, quiet hours will be applied between 10 pm to 8 am for ourselves and for our neighbors. Therefore, we do not anticipate any increase in noise that will affect surrounding neighborhoods.

Impact on Public Facilities and Services:

We expect up to 5 people at our bed and breakfast. It could be two adults and three kids or 4 adults who might need space to sleep during their visit. Since their visit will be short term, we do not expect any impact on Area Public Schools and very minimal impact on Fire and Police Departments (due to human nature).

We hope to attract people visiting the area for recreational purposes, college student parents who need space during graduation times, patient care takers whose relatives might be in treatment in dialysis area or cancer center.

Impact on Public Utilities:

Currently we are only using public waste containers. We might require an additional dumpster, but we do not know how much waste could be generated due to this operation.

There won't be construction to existing systems therefore, we do not anticipate any impact on septic or well.

Storage and Handling of Any Hazardous Materials:

During minor renavtion/update, we will produce paint cans. Also, there would be some disposed furniture, wood panels. We will use Happy Can Dumpster which will collect all of our renovation/remodeling waste with scheduled collection. There won't be any

hazardous material storage on site in quantities over 55 gallons. We do not plan to store any pesticides over 100 pounds or over 55 gallons.

Traffic Impact Study:

Since there might be only one or two additional cars visiting my home just like regular guest visit and since there is existing off-street parking. The impact on traffic will be minimal.

Historic and Cultural Resources:

There won't be any alteration to the existing structure exterior, thus no impact on resources.

Impact on Meals or other services provided on the premises:

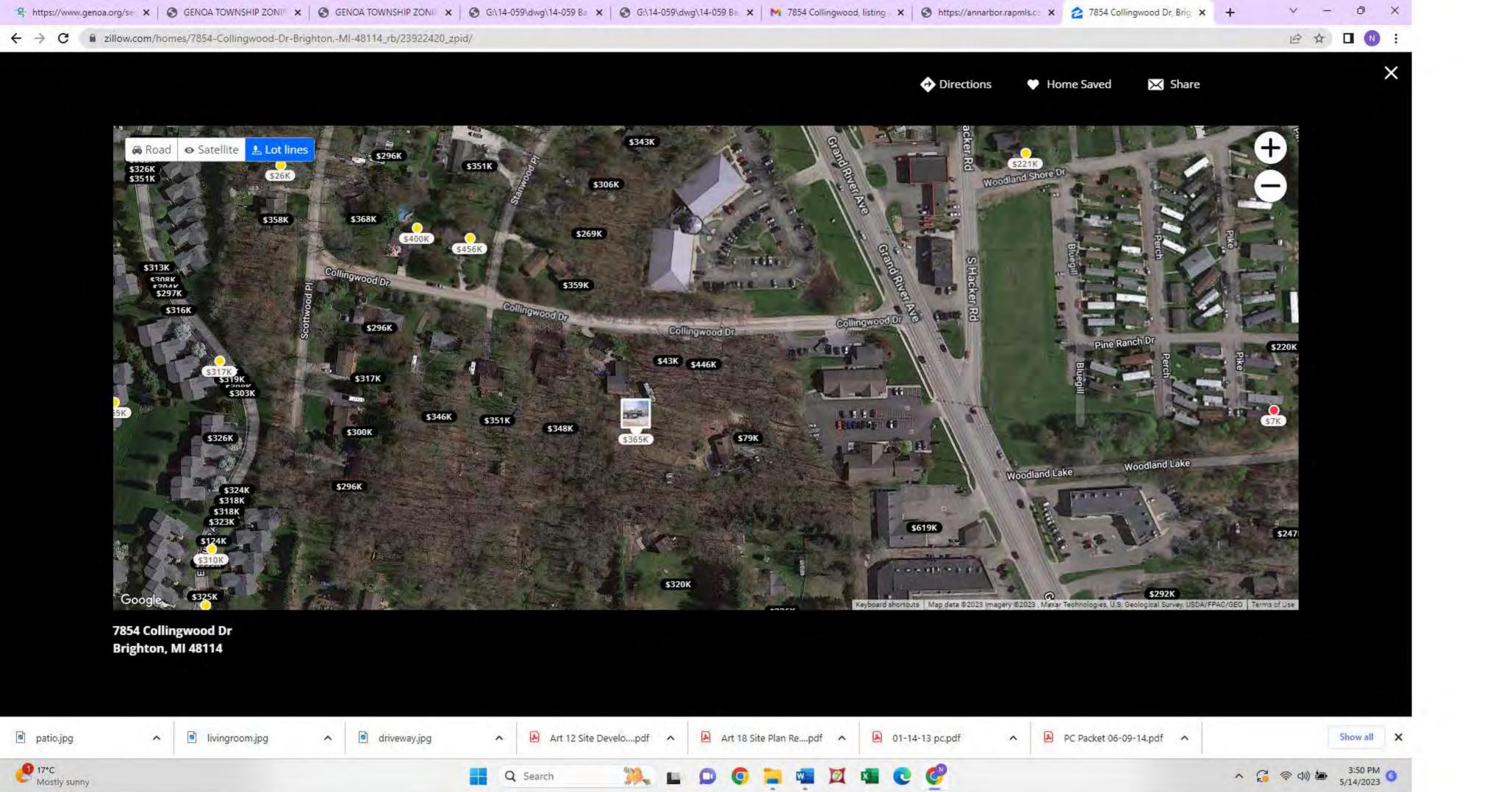
Meals or other services provided on the premises will only be available to residents, employees, and overnight guests of the inn.

Special Provisions:

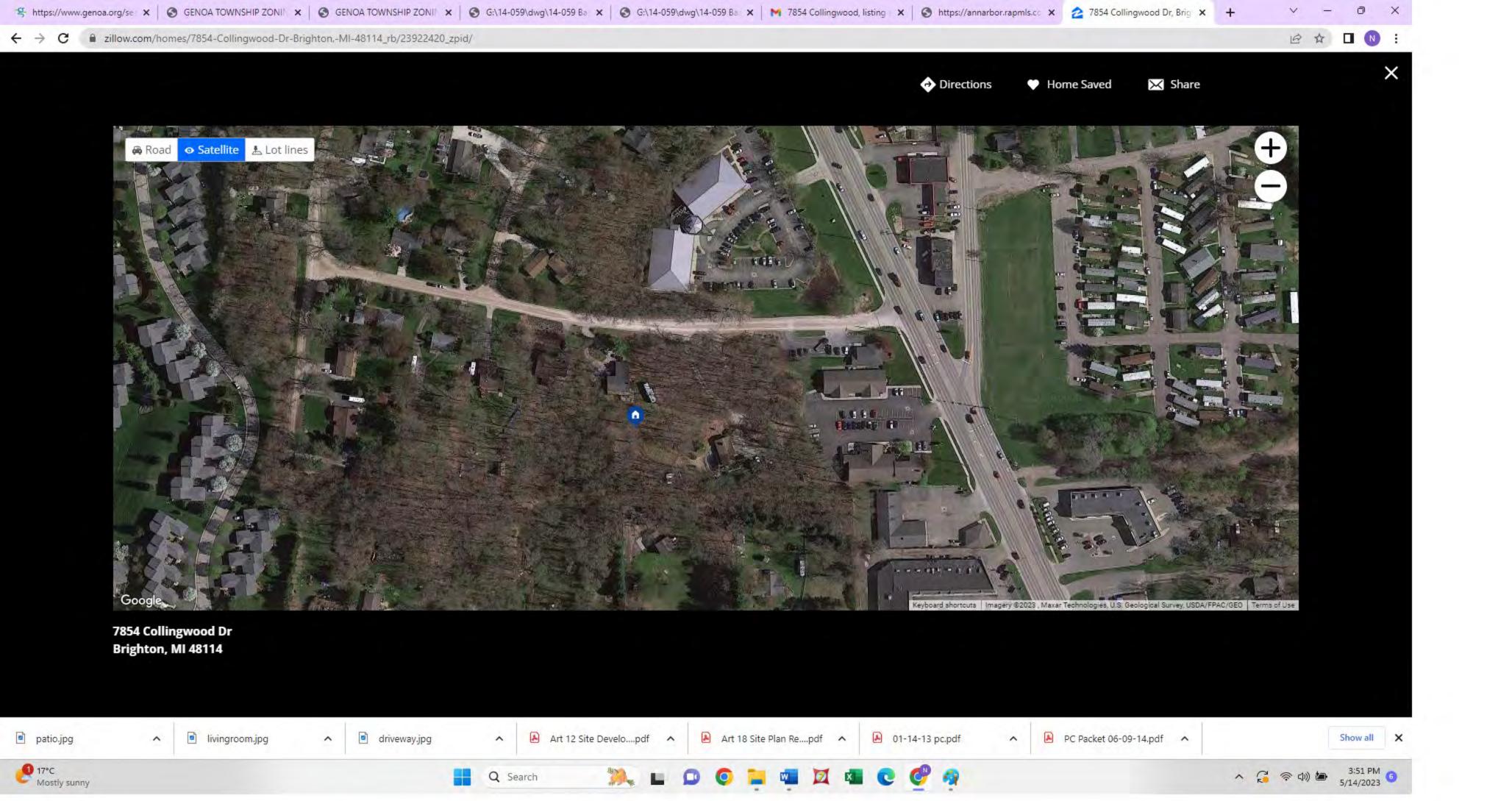
There is no existing deed restrictions.













GENOA CHARTER TOWNSHIP Application for Re-Zoning

APPLIC	CANT NAME: Desine, Inc.	ADDRESS: 2183 Pless Dr, Brighton, MI 48114
OWNE	R NAME: Edward Copp	ADDRESS: 9800 MARSHAL RD SOUTH LYON MI 48178
PARCE	_{LL #(s):} 4711-09-200-006 and 00	O8 PRIMARY PHONE: ()
EMAIL	edcopp@1800fixitnow.com	EMAIL 2: waynep@desineinc.com
We, the	undersigned, do hereby respectfully make a	pplication to and petition the Township Board to the zoning map of the township of Genoa as
A. RE	QUIRED SUBMITTAL INFORMATION	S.
2.	the subject property in relation to surroundi The name, signature and address of the own	er of the subject property, a statement of the not the owner in fee simple title, and proof of
	NSD	GCD
7.	wetlands, soil conditions, steep slope, drain limitations, relationship to other developed A conceptual plan demonstrating that the si permitted in the requested zoning district m access spacing, any requested service drives A written environmental impact assessment 18 describing site features and anticipated i requested zoning district; A written description of how the requested of the Official Zoning Map."	te could be developed with representative uses eeting requirements for setbacks, wetland buffers
	SCRIBE HOW YOUR REQUESTED RE ITERIA FOR AMENDING THE OFFIC	-ZONING MEETS THE ZONING ORDINANCE IAL ZONING MAP:
	How is the rezoning consistent with the goal Township Master Plan, including any subar conditions have changed since the Master P	ils, policies and future land use map of the Genoa eas or corridor studies. If not consistent, describe how lan was adopted?
Th	e 2023 Master Plan calls for mixed	use commercial in the West Grand River
Co	orridor. There are similar uses in	the immediate area, including vehicle
sa	les to the east and west of t	he proposed Trailer Sales use.

2. Are the site's physical, geological, hydrological and other environmental features suitable for the host of uses permitted in the proposed zoning district?
The site has been used in similar manners in the past, including trailer sales. We are not aware
of any current environmental features that will be impacted by the continued use of the property.
The proposed improvements will reduce drainage impacts, create more landscape buffering, and enhance the site.
 Do you have any evidence that a reasonable return on investment cannot be received by developing the property with one (1) of the uses permitted under the current zoning? No. The relocation of AAA Service Network to a larger site has created the need to change the
use. A family member has started the AAA trailer business and it is desired to use the site
owned by the family.
4. How would all the potential uses allowed in the proposed zoning district be compatible with surrounding uses and zoning in terms of views, noise, air quality, the environment, density, traffic impacts, drainage and potential influence on property values?
General Commercial uses existing throughout the West Grand River Corridor and the proposed use is
consistent within those uses. The Genoa Township Zoning Ordinance has design and performance requirements that mandate
views, noise, air quality, density, traffic, drainage, and property values are not adversely impacted.
 Are infrastructure capacity (streets, sanitary sewer, water, and drainage) and services (police and fire protection, etc.) sufficient to accommodate the uses permitted in the requested district? Yes.
6. Is there a demonstrated demand in Genoa Township or the surrounding area for the types of uses permitted in the requested zoning district? If yes, explain how this site is better suited for the zoning than others which may be planned or zoned to accommodate the demand. Yes. The site is uniquely configured to allow for screened outdoor trailer inventory, small storage and
office/sales buildings, and a small visitor parking area. The remaining land has been
allocated to landscape buffering and screening.
7. If you have a particular use in mind, is another zoning district more appropriate? Why should the Township re-zone the land rather than amend the list of uses allowed in another zoning district to accommodate your intended use?
Genoa Township Staff provided guidance in proposing the rezone to GCD instead of a
special outdoor sales use in the current NSD. The change allows the
Township more controland higher standards to be applied to the site.
Page 2 of 6

8. Describe any deed restrictions which could potentially affect the use of the property.
None known.
C. AFFIDAVIT
The undersigned says that they are the interest) involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.
BY: EDWARD COPP
ADDRESS: 9800 MARSHAL RD SOUTH LYON MI 48178
ADDRESS: 3000 MAKONAL IND 300111 L 1014 MI 40170
SIGNATURE
The following contact should also receive review letters and correspondence:
Name: Ryan Copp Email: ryancopp@gmail.com
The following contact should also receive review letters and correspondence: Name: Ryan Copp Email: ryancopp@gmail.com Business Affiliation: Family
FEE EXCEEDANCE AGREEMENT
As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.
PROJECT NAME:
PROJECT LOCATON & DESCRIPTION:
SIGNATURE: Educad UP DATE: 7-18-23
PRINT NAME: Edura COPP PHONE: 5/7-404-4619
COMPANY NAME & ADDRESS: ARA TRAILERS



NOTICE OF PUBLIC HEARING (REZONING)

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

September 22, 2023

To Whom It May Concern:

Please be advised that the Planning Commission of Genoa Charter Township will conduct a public hearing on **TUESDAY**, **OCTOBER 10**, **2023 commencing at 6:30 p.m**. As required by state law, you are receiving this notice because you have been identified as an owner or occupant of real property within 300 feet of the subject parcel.

The property in question is located at 4675 Grand River Avenue, on the north of Grand River Avenue, west of Boulevard Drive. The applicant is requesting to rezone two contiguous parcels (4711-09-200-006 and 008) from Neighborhood Service District (NSD) to General Commercial District (GCD) to allow the sale of trailers. The request is petitioned by Desise, Inc.

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

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

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

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

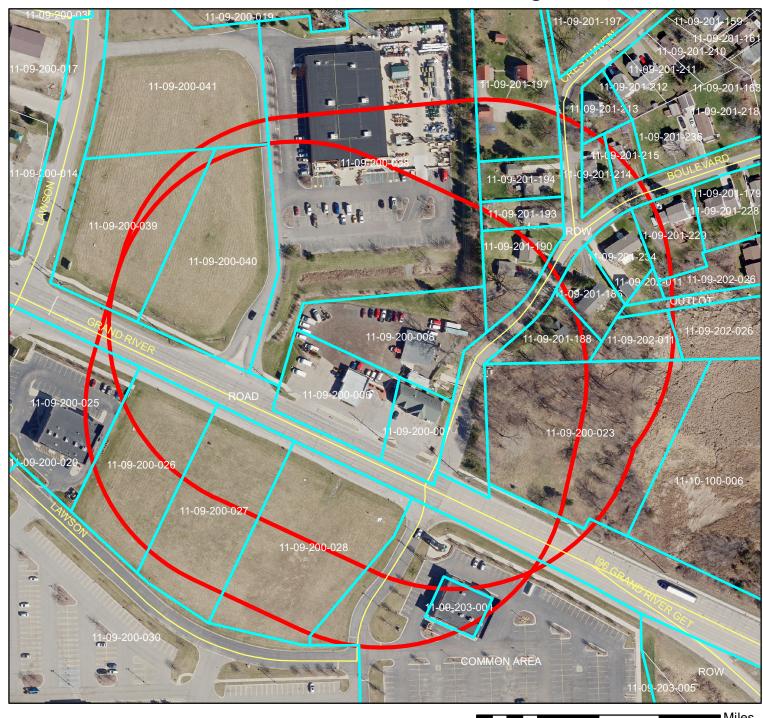
MANAGER

Kelly VanMarter

Sincerely,

Amy Ruthig Planning Director

300 Foot Buffer for Noticing



Re-Zoining: AAA Service Network

Address: 4675 Grand River Avenue

Parcesl: 4711-09-200-006/008

Meeting Date: October 10, 2023



0 0.01 0.02

0.04



0.06

80.0

September 20, 2023



October 3, 2023

Planning Commission Genoa Township 2911 Dorr Road Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Proposed rezoning from NSD to GCD (Review #2)
Location:	4675 Grand River Avenue – north side of Grand River, west of Boulevard Drive
Zoning:	NSD Neighborhood Service District

Dear Commissioners:

At the Township's request, we have reviewed the application and revised submittal materials proposing rezoning of 2 contiguous parcels (containing a total of 1.35 acres) from NSD Neighborhood Service to GCD General Commercial.

The stated intent of the proposed rezoning is to accommodate AAA Trailers use of the property for office space, sales and storage of their products. While this use has already commenced, the applicant recently added outdoor trailer storage to the site, which is not permitted as currently zoned.

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

A. SUMMARY

- 1. GCD zoning is generally consistent with the rezoning criteria of Section 22.04.
- 2. Since the zoning designation intended for the Mixed Use West Grand River future land use category has not been created, the Commission may find that GCD is a reasonable option at this time.
- 3. The request is anticipated to be compatible with environmental conditions and the surrounding area.
- 4. The 2 parcels comprising the subject site must be combined to create a conforming property.
- 5. The host of uses permitted in GCD are generally compatible with existing and planned uses in the surrounding area, especially along Grand River.
- 6. Consideration must be given to any technical comments provided by the Township Engineer, Utilities Director and/or Fire Authority with respect to compatibility/capacity of infrastructure and services.

B. PROCESS

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

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

It is important to note that requests for conventional rezoning, which this is, cannot include conditions per the Michigan Zoning Enabling Act.

C. AREA OVERVIEW

The site is located on the north side of Grand River Avenue, just west of Boulevard Drive.

Existing uses, current zoning, and planned uses in the subject area are as follows:

	Existing Land Use
Site	Commercial/Office
North	Commercial and Residential
East	Commercial and Residential
South	Undeveloped and Commercial
West	Undeveloped and Commercial
	Zoning
Site	NSD
North	NRPUD and LRR
East	OSD and LRR
South	NRPUD
West	NRPUD and RDPUD
	Master Plan
Site	Mixed Use - West Grand River
	M: III W (C ID)

Site	Mixed Use - West Grand River
North	Mixed Use - West Grand River and Medium Density Residential
East	Mixed Use - West Grand River and Small Lot Single Family Residential
South	Mixed Use - West Grand River
West	Mixed Use - West Grand River and Medium Density Residential



D. REZONING REVIEW

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

As depicted above, the Future Land Use Map identifies the subject site as Mixed Use – West Grand River. Per the Zoning Plan, this future land use classification equates to a new zoning category that has not yet been created.

However, based upon the description, it would seem to relate reasonably to GCD zoning. More specifically, this classification states that "currently developed with general commercial and office along Grand River, this area is intended to continue to promote these uses that are supported by area and regional residents as well as pass-by traffic along Grand River Avenue, including interchange traffic from I-96."

Provided the Commission agrees with this assessment, they may find the proposal to be consistent with the Master Plan and Future Land Use Map.

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

The site is previously developed with multiple buildings, and paved and gravel surfacing. The rear of the property contains some topographic conditions and the drawing submitted notes a "ditch."

Based on the Impact Assessment and the fact that the site was previously developed, we do not believe that environmental conditions will adversely impact the proposed change from NSD to GCD zoning.

With that being said, the Commission should consider any technical comments provided by the Township Engineer under this criterion.

Additionally, the 2 parcels comprising the subject site must be combined to create a conforming GCD property.

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

Most NSD (current zoning) uses are also allowed in the GCD (proposed zoning).

Accordingly, the revised submittal materials note that the site could be developed with a permitted NSD use. However, the applicant also states that "leasing of existing, small, stand-alone retail space buildings for neighborhood service uses has become significantly more challenging as the brick and mortar retail market changes."

The submittal further states that "with the number of unused or under-used retail spaces continuing to expand, the ability to maintain the use and occupancy of an existing building for a reasonable use at this location, is significantly better than having another vacant or under-utilized building in the Township."

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

NSD and GCD allow similar types of uses, though GCD provides for larger and more intensive uses.

Genoa Township Planning Commission **AAA Trailers Rezoning (NSD to GCD)** Review #2 Page 4

The Impact Assessment provides a list of potential GCD uses for the site that would not be allowed in NSD. For the most part, these uses are not expected to adversely impact surrounding land uses, especially the commercial uses along Grand River.

The primary concern under this criterion is potential impact upon the residential properties to the northeast, though further development of the site will require landscaping/buffering and other site improvements (lighting standards, waste receptacle placement, use requirements) to help mitigate potential off-site impacts.

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

Given the nature of the request and the location of the properties, we do not anticipate issues with infrastructure and services.

However, the Commission should consider any technical comments provided by the Township Engineer, Utilities Director, and/or Brighton Area Fire Authority.

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

This area of the Township contains a mix of zoning, including office, commercial, residential, industrial, and 2 different PUDs (mixed-use and non-residential).

There is a limited amount of land zoned and/or planned for NSD/Neighborhood Commercial. The areas planned for such are further east along Grand River (and as previously noted, the Master Plan anticipates an increase in intensity for this area of Grand River).

In general, there appears to be more demand for relatively larger/more intensive GCD uses than NSD.

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

Since the nature of the use proposed is generally more intensive than the intent of the NSD, we do not feel that amending the text of the Zoning Ordinance would be more appropriate.

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

There has not been a rezoning request for the subject properties in the past year.

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

Respectfully,

SAFEBUILT STUDIO

Brian V. Borden, AICP Planning Manager



October 4, 2023

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

Re: AAA Trailer Sales Rezoning Review No. 2

Dear Ms. Ruthig:

Tetra Tech has conducted a second review of the rezoning application, impact assessment, and sketch plan for AAA Trailer Sales, last dated July 31, 2023. The sketch plan and impact assessment were prepared by Desine Inc. on behalf of Edward Copp. The 1.53-acre site is located on the north side of Grand River Avenue, just west of Boulevard Drive. The Petitioner is requesting to rezone the site from Neighborhood Services District (NSD) to General Commercial District (GCD).

Tetra Tech has reviewed the documents and did not find any engineering issues regarding site drainage, or water and sewer utilities that would arise from this change in zoning classification. It appears that the provided sketch plan does include some site improvements, such as a new parking lot. This will need to be submitted and reviewed separately as part of the site plan approval process.

Sincerely,

Shelby Byrne, P.E. Project Engineer

GRIGHTON DE LA PROPERTIE DE LA

BRIGHTON AREA FIRE AUTHORITY

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

August 24, 2023

Amy Ruthig Genoa Township 2911 Dorr Road Brighton, MI 48116

RE: AAA Trailer Sales

4675 Grand River Genoa Twp., MI

Dear Amy,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on August 11, 2023 and the drawings are dated June 1, 2023. The project is based on an existing 1.23-acre parcel that has been vacated by the owner for a short time and wished to start utilizing the space for outside storage and sales. The property consists of open area parking and green space, as well as two buildings each approximately 1,700 and 2,200 square feet respectively. The large building is an S-2 storage building and the smaller building will be used as office and retail space for sales staff and customers. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. The building shall include the address a <u>minimum of 6"</u> high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.

IFC 505.1

- 2. The access drive into the parking area and the gated lot shall provide a minimum of 26-feet clear width for emergency vehicle access to all structures. This includes the clear width of the gate opening.
- 3. A minimum vertical clearance of 13½ feet shall be maintained along the length of all apparatus access drives. This includes but is not limited to porte-cochere, lighting, and large canopy trees.

IFC 503.2.1

4. A Knox padlock shall be utilized to secure the gate in conjunction with the owner's lock for use in the event of an emergency. A Knox box shall be located adjacent to the main entrance of the structure, in a location coordinated with the fire authority.

IFC 506.1

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.





August 24, 2023 Page 2 AAA Trailer Sales 4675 Grand River Site Plan Review

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

Cordially,

Rick Boisvert, CFPS Fire Marshal

cc:Amy Ruthig amy@genoa.org

Parcels 11-09-200-006 and 11-09-200-008 AAA TRAILER Genoa Township, Michigan Rezoning Request – NSD to GCD

IMPACT ASSESSMENT

Owner:

Edward Copp 9800 Marshall Road South Lyon, Michigan 48178

Prepared by:

DESINE INC. 2183 Pless Drive Brighton, Michigan 48114

A. INTRODUCTION (Sec. 18.07.01)

This impact assessment has been prepared pursuant to Article 18 – <u>SITE PLAN REVIEW</u> of the Zoning Ordinance for the Township of Genoa, Livingston County, Michigan. This assessment addresses the impact of the proposed rezoning from Neighborhood Services District (NSD) to General Commercial District (GCD) on the surrounding community and, the economic condition and social environment of the Township.

This Impact Assessment has been prepared under the direction of Wayne Perry, P.E., DESINE INC., 2183 Pless Drive, Brighton, Michigan 48114. Mr. Perry is a licensed Civil Engineer, providing professional engineering services in Livingston County since 1988 with experience in private and municipal development including projects within Genoa Township and Livingston County.

B. SITE LOCATION / DESCRIPTION (Sec. 18.07.02)

The site consists of two existing parcels containing a total of 1.35 acres of property, excluding the Grand River Right-of-Way, bordered on the South by Grand River Avenue, on the West and North by Tractor Supply Company, with the party store to the East, as shown on Figure 1. Properties to the North and West of the site, and South of Grand River Avenue, are zoned NRPUD. East of the site is zoned OSD and LRR.

The existing site is developed and has been recently used as sales, office, operations center and warehouse for the AAA Service.

The following additional uses are permitted in the proposed General Commercial District (GCD) that are not permitted uses in the existing Neighborhood Services District (NSD):

- Retail establishments 15,000 sq. ft. to 30,000 sq. ft. of gross floor area
- Banquet halls, assembly halls, places of assembly
- Funeral home or mortuary
- Hotels and motels with more than 25 rooms
- Laundromat
- Restaurants and bars serving alcoholic beverages
- Bars providing dancing and live music
- Brewpub
- Tattoo Parlor
- Tool and equipment rental
- Banks and credit unions with up to 3 drive thru spaces
- Medical urgent care facilities, medical centers and clinics
- Medical offices over 15,000 sq. ft.
- Professional offices greater than 15,000 sq. ft. of gross floor area
- Motion picture theaters
- Health clubs, fitness centers, gyms
- Educational buildings
- Essential public buildings

The limited parcel area available for development on this site does not provide adequate space for a number of the additional uses noted above. Area required for larger buildings, required parking, required truck loading areas and/or other required site improvements will limit development of some permitted uses.

Following are the additional uses permitted in the proposed General Commercial District (GCD) that may be feasible to develop on this site:

- Laundromat
- Restaurants and bars serving alcoholic beverages
- Bars providing dancing and live music
- Brewpub
- Tattoo Parlor
- Tool and equipment rental
- Banks and credit unions with up to 3 drive thru spaces
- Educational buildings
- Essential public buildings

C. IMPACT ON NATURAL FEATURES (Sec. 18.07.03)

Existing soils on the property are Wawasee loam. These soils are well drained soils found in till plains and moraines, with slopes of 2%-12%. Surface runoff is medium, permeability is moderately low and the soil erosion hazard is light. The Soils Map, shown in Figure 3, shows the locations of specific soil types as classified.

Soil classifications are prepared by the United States Department of Agriculture, Soil Conservation Service, and "Soil Survey of Livingston County". On-site soils consist of the following:

WAWASEE LOAM (MoB): WAWASEE LOAMS are typically well drained soils found in till plains and moraines, with slopes of 2%-6%. Surface runoff is medium, permeability is moderately low and the soil erosion hazard is light.

WAWASEE LOAM (MoC): WAWASEE LOAMS are typically well drained soils found in till plains and moraines, with slopes of 6%-12%. Surface runoff is high, permeability is moderate and the soil erosion hazard is light.

The property is currently developed and paved. Existing topography of the site is generally flat. Surface water drainage over the site proposed for re-development is to the Northeast.

Surface drainage characteristics on the property will not be significantly impacted by the proposed re-use of the site. Construction for the proposed use will increase the permeable area on the property, resulting in a decrease in surface water runoff generated. The proposed changes and modifications to the surface drainage conditions will not have a negative impact on local aquifer characteristics or groundwater recharge capacity. Surface water runoff from the development will be reduced and no significant impacts to adjacent properties are anticipated from the proposed rezoning of the site.

Improved landscaping is being proposed for the site to reduce the visual impact of the site from the Grand River Right-of-Way. All proposed landscaping areas and plantings are intended to improve the aesthetics of the property. Within the site, areas not otherwise covered, shall have lawn or other vegetative surface cover established.

No wildlife habitats currently exist on the property.

D. IMPACT ON STORM WATER MANAGEMENT (Sec. 18.07.04)

The site, proposed for re-development reducing the impervious surface area, currently discharges surface water runoff to an existing storm sewer system to the East of the property. Site grading will mesh with existing grades on adjoining properties. No adverse impact to adjacent parcels is anticipated due to the proposed reuse of the property.

Soil erosion and sedimentation are controlled by the Soil Erosion Control Act No. 347 of the Public Acts of 1972, as amended and is administered by the Livingston County Drain Commissioner. Silt fencing will be installed around the site during any construction. The Contractor shall comply with all regulations including control during and after construction.

Impact on adjoining properties due to the re-development of this site will be minimized by implementing soil erosion control methods. No adverse impact to adjacent properties due to surface water runoff will be created as a result of proposed improvements.

E. IMPACT ON SURROUNDING LAND USES (Sec. 18.07.05)

No adverse impact to adjacent properties is anticipated due to the proposed use of the existing building, parking and related site utilities. Ambient noise levels on and around the property are largely generated by vehicular traffic on Grand River Avenue. Daily activities within the existing building are not anticipated to create an increase in the sound level in the area.

The proposed uses that can reasonably be established on the property do not create any significant emissions of smoke, airborne solids, odors, gases, vibrations, noise or glare discernable and substantially annoying or injurious to person and/or property beyond the lot lines. No significant change in air pollution is anticipated.

During construction, the Contractor shall be responsible for initiating and maintaining adequate dust control measures during and after construction until the project site is fully stabilized and a vegetative cover established. Dust control measures used during construction may consist of site watering, mulching of completed areas, installation of windbreak fencing, and application of chemical dust control materials. The site will comply with the performance standards contained in Section 13.05 of the Township Zoning Ordinance.

Soil erosion control measures such as silt fence, geotextile silt sack filters and construction track mats will be used during construction to control siltation and sedimentation from entering the storm water system and have an adverse impact on adjacent properties.

F. IMPACT ON PUBLIC FACILITIES AND SERVICES (Sec. 18.07.06)

The Livingston County Sheriff and Michigan State Police will provide Police protection. Public safety services required to accommodate use of the site are anticipated to be minor.

The Brighton Area Fire Department as a part of an existing governmental agreement will provide fire protection service. Existing fire hydrants are located along Grand River Avenue. The building address will be located at the front of the proposed building. No significant change in fire protection services are anticipated as a result of the feasible permitted uses of the property.

The feasible permitted uses on the property will not create any direct adverse impact on the public schools.

G. IMPACT ON PUBLIC UTILITIES (Sec 18.07.07)

The property is presently within municipal sewer & water. Water service is available along Grand River. Capacity is available within the existing water system to provide adequate service to this site. Capacity is available within the existing sanitary sewer system to provide adequate service for the site. The site is currently serviced by electric, gas, phone and cable systems located along Grand River Avenue.

H. STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS (Sec. 18.07.08)

The feasible and permitted uses will not use, store, generate and/or discharge potentially polluting materials. Small quantities of material such as cleaning products and chemicals may be stored. No adverse effect is expected due to hazardous materials on-site.

I. TRAFFIC IMPACT STUDY (Sec. 18.07.09)

Traffic generated by use of the site for the feasible and permitted uses is not anticipated to create a significant change in traffic due to the limited size of the parcel. The property fronts on, and has access from, Grand River Avenue. The feasible and permitted use having the potential to generate the highest traffic volume will be a bar or restaurant use. Due to the parcel area, parking required, delivery and landscaping areas, the building size and occupancy are anticipated to be limited, resulting in limited increases in peak hour traffic generation.

No adverse impact on pedestrian traffic in the area is anticipated as a result of use of the property.

J. HISTORIC AND CULTURAL RESOURCES (Sec. 18.07.10)

The existing building on the property do not have any major historic significance on a local, regional or state level.

K. SPECIAL PROVISIONS

No special provisions or requirements are currently proposed for this facility.

FIGURE 1

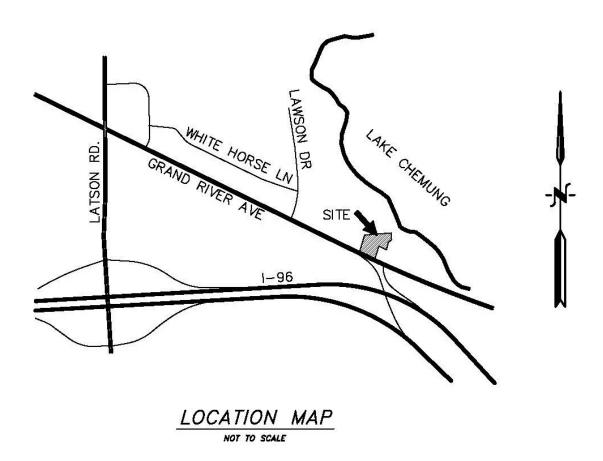
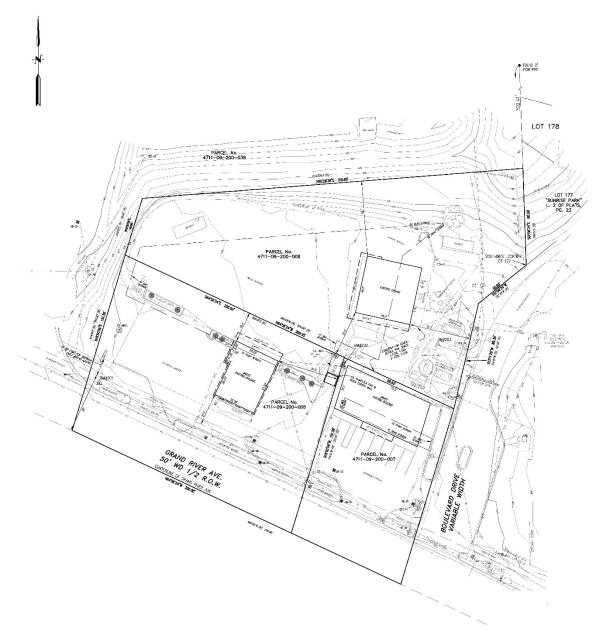


FIGURE 2



 $\frac{\textbf{EXISTING SITE IMPROVEMENTS}}{\textbf{NOT TO SCALE}}$

FIGURE 3

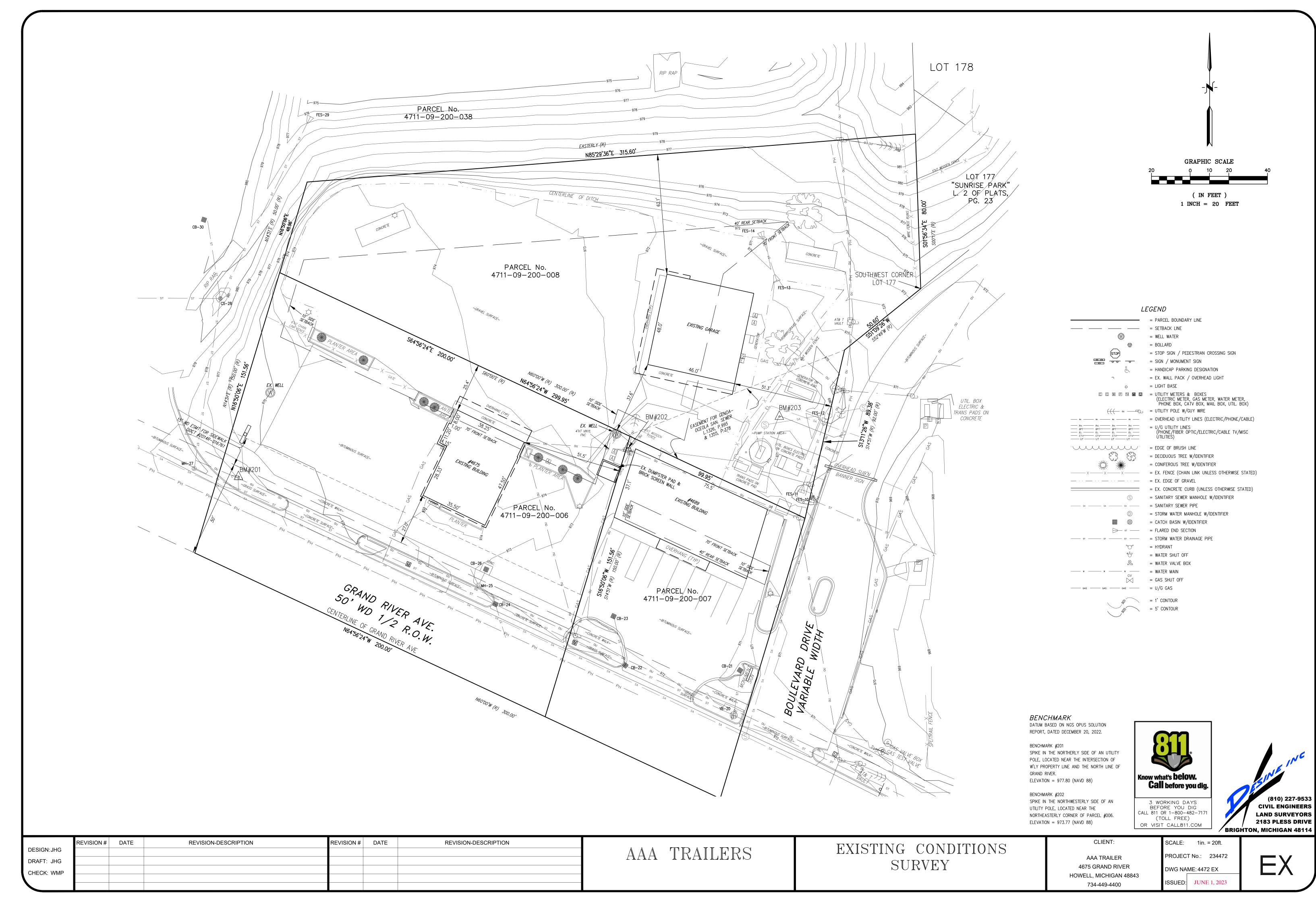


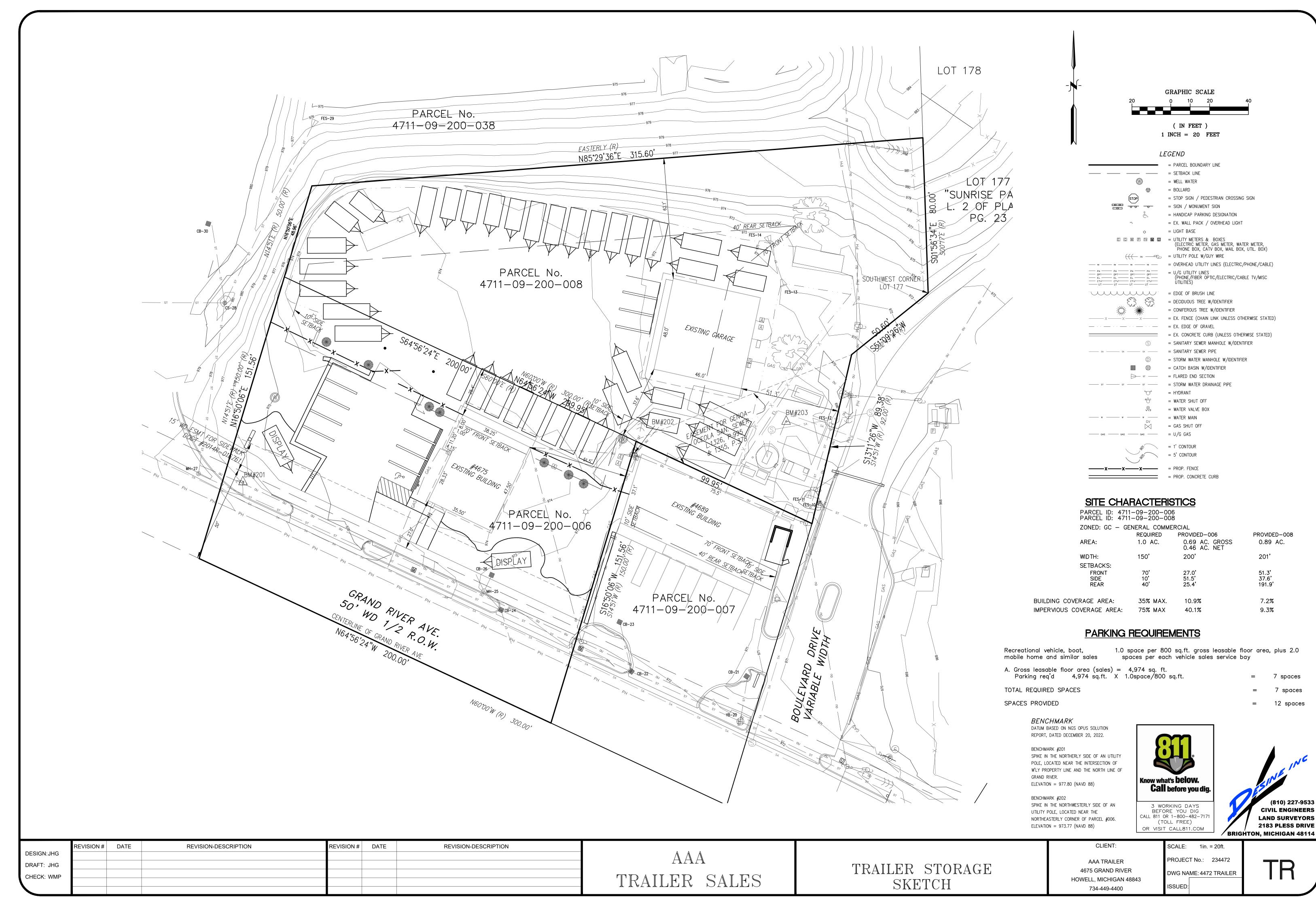
SOILS MAP

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
МоВ	Wawasee loam, 2 to 6 percent slopes	1.5	22.3%
MoC	Wawasee loam, 6 to 12 percent slopes	5.4	77.7%
Totals for Area of Interest		6.9	100.0%

SOILS MAP NOT TO SCALE







GENOA CHARTER TOWNSHIP Application for Site Plan Review

10			
APPLICANT NAME & ADDRESS BRIGHTON, MI 48116 If applicant is not the owner, a letter of Authorization from Property Owner is needed. CHESTNUT DEVELOPMENT LLC. 6253 GRAND RIVER AVE STE 700			
6			
PARCEL #(s): 11-06-200-101			
VER PHONE: (888) 825-1420			
North side of Grand River Ave.			
ing preparation for future ere inadvertently removed by contractor. ated 9-20-23 and revised site plans showing			
None			
N AND DATA ATTACHED TO AND MADE CCURATE TO THE BEST OF MY			

Contact Information - Review Letters and Correspondence shall be forwarded to the following:			
1.) Kelly Ralko	of Chestnut Development, LLC. Business Affiliation	at permits@chestnutdev.com 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.

PRINT NAME: Steve Gronow, Owner of Chestrut DATE: 9/20/23

PHONE: 888-825-1420

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

Genoa Charter Township Board Meeting May 1, 2023 Approved Minutes

Moved by Skolarus, supported by Ledford, to approve 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). **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Mortensen- absent, Skolarus - yes, and Rogers - yes).**

Ms. Skolarus stated that an appeal of the Pine Creek Road Improvement Special Assessment District has been filed so township counsel has asked for a temporary postponement of agenda items #6, 7 and 8 to allow the attorneys to review the appeals and advise staff on the next steps.

Moved by Skolarus, supported by Lowe, to postpone Agenda Items #6, 7, and 8 as requested by the Township Attorney. **The motion carried unanimously**,

- 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.

Mr. Allan Pruss of Monument Engineering, representing Chestnut Development, provided a review of the project. They will be grading the property and removing the guard rail to prepare it for future development. They will be preserving the trees as requested by the Planning Commission.

Mr. Mortensen arrived at 6:51 pm.

Moved by Hunt, supported by Lowe, 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. 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.

The motion carried unanimously.

Genoa Township Planning Commission April 10, 2023 Approved Minutes

- 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)

Genoa Township Planning Commission April 10, 2023 Approved Minutes

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

Genoa Township Planning Commission April 10, 2023 Approved Minutes

(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



October 3, 2023

Planning Commission Genoa Township 2911 Dorr Road Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director	
Subject:	Chestnut Development site grading and tree removal – Amendment to Approved Site Plan	
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 proposed amendment to a previously approved site plan.

At their April 10, 2023 meeting, the Planning Commission granted conditional site plan approval to allow site grading and tree removal, per Section 13.01 of the Township Zoning Ordinance.

The condition was that the (19) existing trees on the north side of the property were not to be removed.

In the time since approval, grading activities commenced, and the trees subject to the Commission's condition were "inadvertently" removed.

The applicant now seeks to plant new evergreen trees, and construct an approximately 8' tall berm to help mitigate the excess tree removal that occurred.

A. Summary

- 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. The approved site plan included a condition for additional tree preservation in the northerly portion of the site; however, those trees were removed, and the applicant now seeks approval of an amended site plan.
- 3. The "Tree Removal Calcs" on the amended site plan must be updated to accurately reflect the trees that have been removed.
- 4. There is a discrepancy between the notes and plan with respect to the number of new trees proposed (plan depicts 20, while the notes say 19). This must be corrected.
- 5. The size of the new trees proposed is not identified.
- 6. In our opinion, the new trees need to be much larger than Ordinance minimums (6' in height) at the time of planting if they are to be treated as replacement for what was removed (well above 20' in height).
- 7. Alternatively, the Commission could require an increase in the number of trees to be planted to help offset what was removed.
- 8. The silt fence line should be adjusted to ensure protection of the tree along the west side of the limits of disturbance.
- 9. The applicant must address any comments provided by the Township Engineer.



Aerial view of site and surroundings (looking north)

B. Proposal/Process

The applicant proposes site grading in anticipation of future development of the property.

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).

Similar to the original proposal, the project entails filling to level the parcel, which has/had approximately 20' of elevation change from the northwest (high ground) to the southeast.

The project also includes the removal of 42 trees with a diameter of 8 inches or more (57% of such trees on site). As a side note, the "Tree Removal Calcs" on Sheet V-1.0 need to be updated to include the 19 additional trees that have been removed.

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

C. Site Plan Review

The project entails site grading, tree removal, new tree plantings, and construction of a berm.

We provide the following comments for the Commission's consideration:

- The amended grading plan maintains 20' side yard buffer zones, and a 50' rear buffer zone from the LDR property to the north.
- 19 new evergreen trees are proposed to replace the 19 were "inadvertently" removed; however, the plan depicts 20 such trees, and the notes should be updated accordingly.
- Of the 19 trees removed, 9 of them were 8", 9 were 10", and 1 was 12". These caliper sizes equate to relatively tall evergreen trees (well above 20' in height).

Genoa Township Planning Commission

Chestnut Development Site Grading and Tree Removal

Amendment to Approved Site Plan

Page 3

- The size of the new trees is not identified. In our opinion, the new trees need to be much larger than Ordinance minimums (6' in height) at the time of planting if they are to be treated as replacement for what was removed.
- Alternatively, the Commission could require an increase in the number of trees to be planted to help offset what was removed.
- The silt fence line should be adjusted to ensure protection of the tree along the west side of the limits of disturbance.
- The Commission should consider any comments provided by the Township engineering consultant.

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

Respectfully,

SAFEBUILT

Brian V. Borden, AICP Michigan Planning Manager



October 4, 2023

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

Re: Chestnut Site Grading Amendment Sketch Plan Review No. 1

Dear Ms. Ruthig:

Tetra Tech conducted a review of the proposed amended Chestnut Development Grading plan last dated September 1, 2023. The plan was prepared by Monument Engineering Group Associates on behalf of Chestnut Development. The sketch plan was previously approved, but the Petitioner is proposing to amend the sketch plan to replace additional trees that have been removed and add a berm.

The proposed trees and berm will not impact existing utilities or site drainage; therefore, we have no engineering related concern to the proposed amended sketch plan.

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

October 4, 2023

Amy Ruthig Genoa Township 2911 Dorr Road Brighton, MI 48116

RF: Chestnut Development

N. side of Grand River, W. of Char-Ann Dr.

Genoa Twp., MI

Dear Amy,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on September 22, 2023 and the drawings are dated April 24, 2023 with latest revisions dated September 1, 2023. The project is for the balancing of an existing vacant parcel and the installation of new vegetative screening. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

Based on the reviewed documents there are no comments related to life safety, access and water supply as a part of the scope of this work.

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

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

Cordially,

Rick Boisvert, CFPS

Fire Marshal

cc:Amy Ruthig amy@genoa.org





Developing Lifelong Relationships monumentengineering.com

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



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 Updated September 20, 2023

IMPACT ASSESSMENT

Revised Plans:

Plans were revised on September 1, 2023, to show new trees (19) replacing trees originally identified to be saved that were inadvertently removed during grading operations. 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°10'11"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.

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

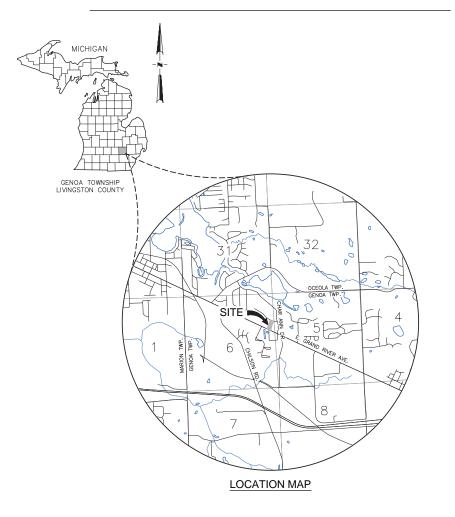


MONUMENT ENGINEERING GROUP ASSOCIATES, INC

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

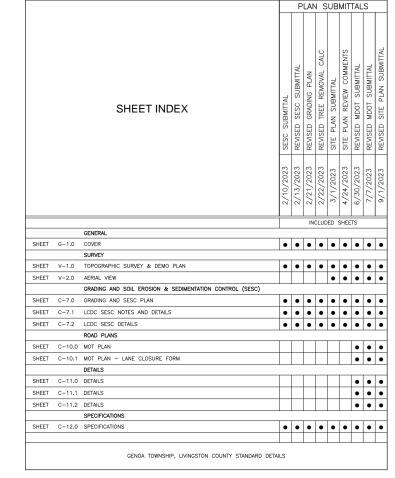
298 VETERANS DRIVE, FOWLERVILLE, MI 48836 ALLAN W PRUSS, PE, PS PHONE: 517-223-3512 PRELIMINARY SITE PLAN DRAWING FOR

E. GRAND AVE



CLIENT

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





ALLAN W. PRUSS
ENGINEER
NO.
6201043168

Call MISS DIG
3 full working days before you dig:

Organizat

1-800-482-7171

WWW.missdig.org

THE LICENTIONS AND ELEVATIONS
SINGLATIONS AND ELEVATIONS
ON THIS DRAWNOG ARE OUT APPROXIM
OF UNANTHER IS THE REPORT OF THE OFFICE AND THE COMPLETENCES OF THE COMPLETENCES OF THE COMPLETENCE OF THE OFFICE OFFICE

CLIENT :

CHESTNUT DEVELOPMENT

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

> 4711-06-200-101 1/4, SEC. 6, T2N-R5E, CHARTER TOWNSHIP ON COUNTY, MICHIGAN

PART OF NE 1/4, S

CURRENT ISSUE DATE:

PROJECT NO: 22-168
SCALE: N/A

FIELD: RZ

DRAWN BY: MV,MN

DESIGN BY: BS

CHECK BY: MA,AP

G-1.0

FILE:P:\Projects\2022\22-168 Chestnut E Grand River Genoa\Dwg\Engineering\22-168_G-1.0_Cover.dwg PLOT DATE:9/19/2023 9:56 AM

STRUCTURE SCHEDULE EX. STORM SEWER STRUCTURE RIM ELEV. PIPES 24" NW IE= 943.90 24" SE IE= 944.03 (50412) CBB 953.05 (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 (60342) CBS 952.91 12" N IE= 950.69 (60375) CBS 955.08 10" NE IE= 952.87

EXISTING PARKING

TURNING

LEAF DRIVE

UG-WATER LINE (PER MISS DIG)

THERE ARE NO STRIPED PARKING SPACES ON THE SUBJECT PROPERTY

SOIL TYPES ARE ACCORDING TO THE USDA SOIL SURVEY WEB SITE

SUBJECT PROPERTY

REMOVE 30 LF CURB &-GUTTER AFTER MASS GRADING IS COMPLETE

SAWCUT 34 LF & REMOVE 60 SF ASPHALT PAVEMENT AFTER

E. GRAND RIVER AVENUE

MoA:

 MoD: MIAMI LOAM, 12-18% SLOPES

SOILS INFO CARLISLE MUCK, 0-2% SLOPES WAWASEE LOAM, 0-2% SLOPES MoB: WAWASEF LOAM, 2-6% SLOPES

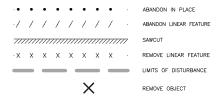
PROVIDE CURB CUT TO ALLOW VEHICLES AND EQUIPMENT ACCESS TO

SITE FOR MASS GRADING

NOW OR FORMERLY GAP (ZONE: OSD)

12' PRIVATE UTILITY EASEMENT (L.3487-P.805)

DEMOLITION LEGEND



REMOVE PAVEMENT

DEMOLITION NOTES

- 1. UTILITY OBJECTS SUCH AS GAS METER, TRANSFORMER TELEPHONE PEDESTAL, UTILITY POLE & WIRES ARE TO BE REMOVED BY OTHERS IF APPLICABLE.
- PRESERVED DURING CONSTRUCTION.
- 3. ALL EXISTING MDOT SIGNS DAMAGED OR LOST BY THE CONTRACTOR MUST BE REPLACED IN KIND ON NEW SUPPORTS AT THE CONTRACTOR'S EXPENSE.
- 4. ALL EXISTING PAVEMENT MARKINGS THAT ARE REMOVED FOR TRAFFIC CONTROL OR OBLITERATED DURING CONSTRUCTION OPERATIONS MUST BE REPLACED WITH WATERBORNE FOR THE LONGITUDINAL, LANE LINES.

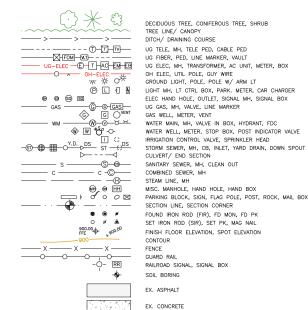
TREE REMOVAL CALCS

EX. BUILDING

74 TREES ON-SITE WITH A DIAMETER 8" OR LARGER

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

EXISTING LEGEND



WETLAND NOTE

ACCORDING TO THE NATIONAL WETLAND INVENTORY WEBSITE (HTTP:WWW.FWS.GOVWETLANDSDATAMAPPER.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

EX. GRAVEL

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

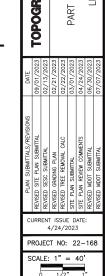
- ALL FRANCHISE UTILITIES (GAS, FIBER, CABLE, UG ELEC., TELE.) SHOWN ARE BASED ON MISS DIG MARKINGS LOCATED AT TIME OF SURVEY UNLESS NOTED OTHERWISE.
- 2. THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR 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

DESC. BENCH TIE ON SOUTH SIDE OF UTILITY POLE ELEV = 952.871'

DESC. TOP ARROW OF HYDRANT ELEV = 960.727'



RAWN BY: MV.MN DESIGN BY: BS CHECK BY: MA,AP

ing Group

ME

GA

°W 🚓

(OFFICE) 517-223-3512

ALLAN W

ENGINEER NO. 6201043168

alleho P.

Call MISS DIG

CLIENT

9

SURVEY

4711–06-1/4, SEC CHARTER 1 ON COUNTY

PARCEL OF NE GENOA LIVINGSTO

full working days before you di chigan's One-Call Othics Organiza

CHESTNUT DEVELOPMENT

3253 GRAND RIVER AVE SUITE 750 BRIGHTON, MI 48114 POC: STEVE GRONOW

517-552-2489

FILE:P:\Projects\2022\22-168 Chestnut E Grand River Genoa\Dwg\Engineering\22-168_V-1.0_Topo-Demo.dwg PLOT DATE:9/19/2023 9:56 AM



REMOINE ENING SOLUTION

IN B. G. F. O. V.

IN B. G. 100 A . 201

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

CLIENT :

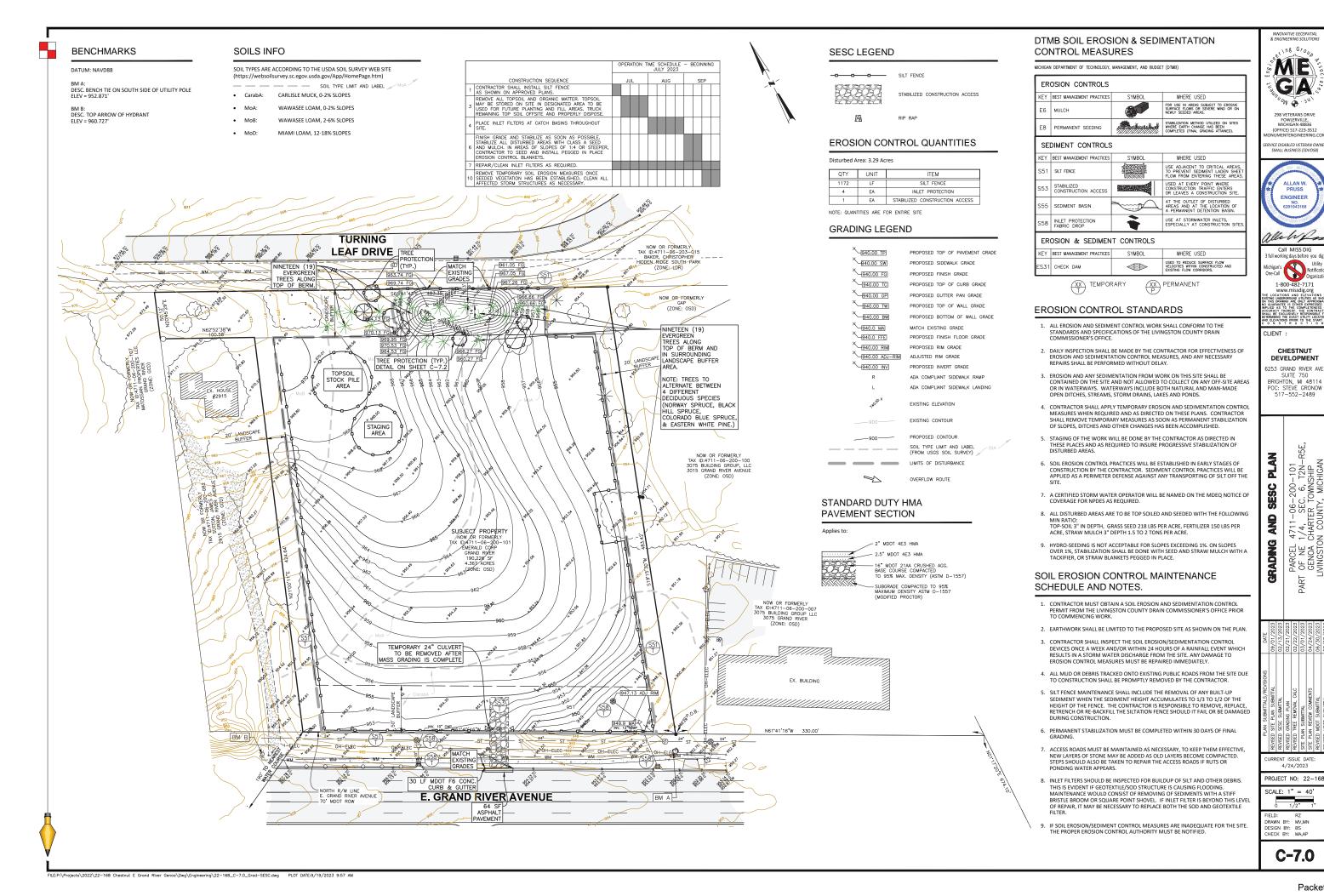
CHESTNUT DEVELOPMENT

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

CURRENT ISSUE DATE: 4/24/2023

PROJECT NO: 22-168

V-2.0



ing Group

GA

°W 🚓

ALLAN W PRUSS

ENGINEER NO. 6201043168

Call MISS DIG

Utility Notificat Organiza

-101 T2N-HIP

4711-06-1/4, SEC CHARTER T 3N COUNTY,

PARCEL OF NE GENOA LIVINGSTO

PART

4/24/2023

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

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.
- 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
- Detention Pond Stand Pipe Outlet Detail must be the Livingston County Drain Commisioner'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 rains to the start of massive earth.

- seeded, mulched and tacked prior to the start of massive earth
- 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.

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

Inlet Protection:

- INCLETIOLECTION.

 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 thats. Still trans hall be increased after once the transport.
- fabric. Silt traps shall be inspected after each storm.

 Splash blocks may be required depending on the outley flow rate or

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 greas 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:

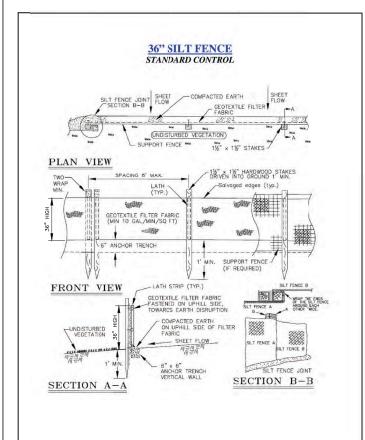
- This information shall be detailed on the construction plans. Top Soil 3" in depth

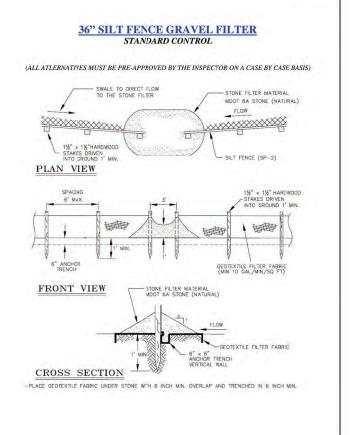
- Fertilizer 150 lbs per acre

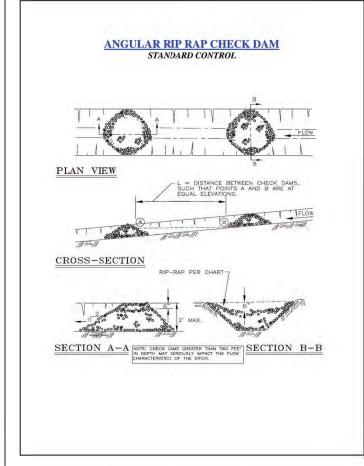
 Fertilizer 150 lbs per acre

 Strow 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 strow mulch with a tackifier.

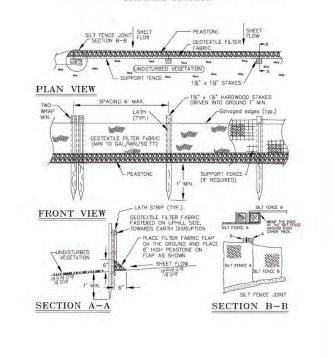


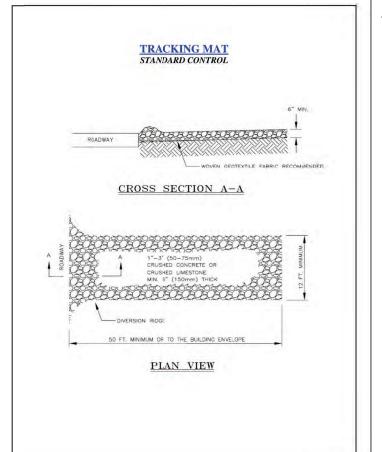




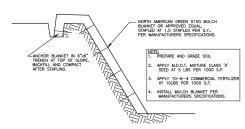
While for Call MISS DIG ull working days before you di Utility Notificati Organizat CLIENT CHESTNUT DEVELOPMENT 3253 GRAND RIVER AVE SUITE 750 BRIGHTON, MI 48114 POC: STEVE GRONOW 517-552-2489 DETAILS

36" SILT FENCE WINTER FROZEN GROUND INSTALLATION





EROSION CONTROL BLANKET DETAIL



URRENT ISSUE DATE: 4/24/2023

S-200-101 EC. 6, T2N-R TOWNSHIP Y, MICHIGAN

4711–06-/4, SEC HARTER 1

PARCEL OF NE GENOA LIVINGSTO

PART

AND

NOTES

SESC

LCDC

ing Group

ME

GA

°W 🚓

(OFFICE) 517-223-3512

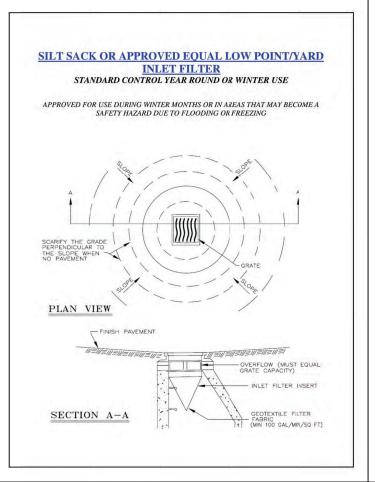
ALLAN W PRUSS

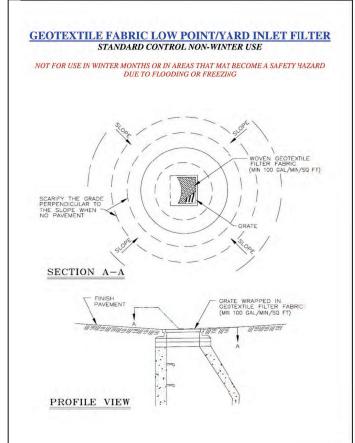
ENGINEER NO. 6201043168

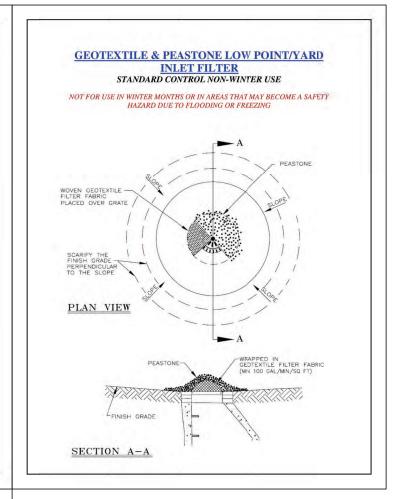
PROJECT NO: 22-168 SCALE: N/A

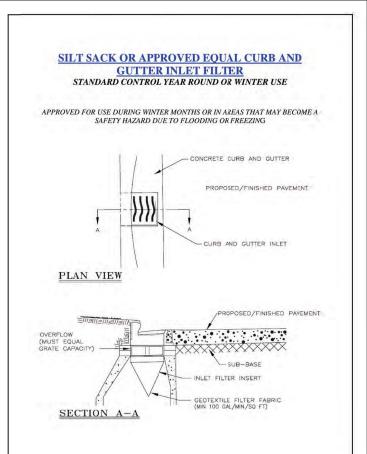
> RAWN BY: MV.MN DESIGN BY: BS CHECK BY: MA,AP

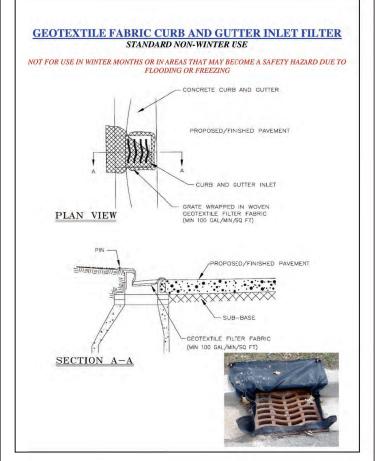
> > C-7.1



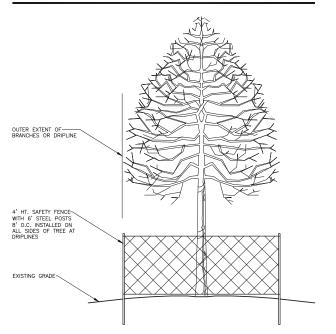








FENCE DETAIL - TREE PROTECTION

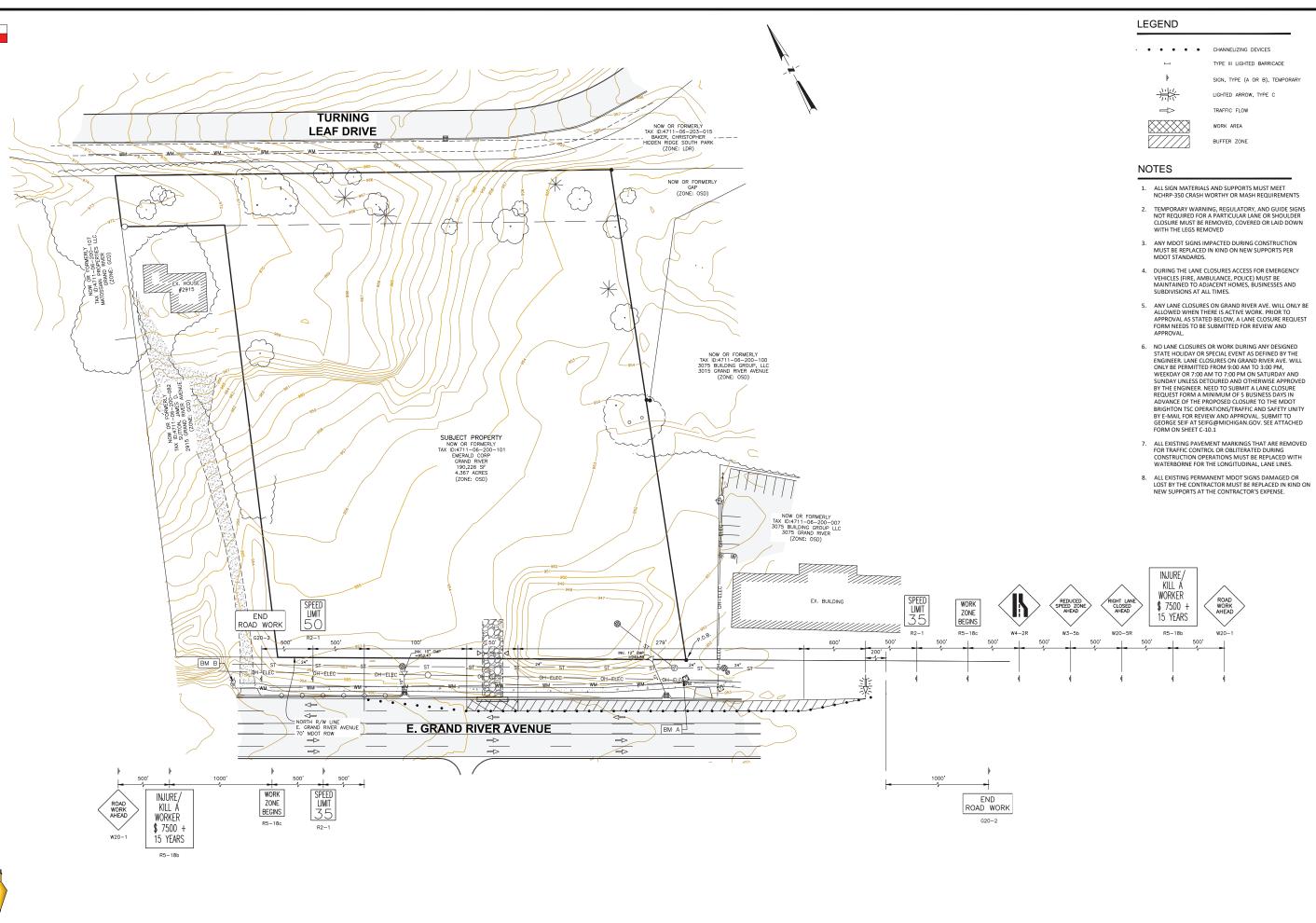




CURRENT ISSUE DATE:

PROJECT NO: 22-168 SCALE: N/A

DESIGN BY: BS CHECK BY: MA,AP



ing Group ME GA °W 🐠 . 298 VETERANS DRIVE FOWLERVILLE, MICHIGAN 48836 (OFFICE) 517-223-3512

RVICE DISABLED VETERAN OWI SMALL BUSINESS (SDVOSB) ALLAN W. PRUSS

ENGINEER NO. 6201043168 allehof.

Call MISS DIG I full working days before you di Michigan's One-Call Notification Organization 1-800-482-7171

CLIENT

DEVELOPMENT

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

1. 4711–06–200–101 = 1/4, SEC. 6, T2N–R5E, A CHARTER TOWNSHIP TON COUNTY, MICHIGAN MOT PLAN

PARCEL F OF NE GENOA LIVINGSTO PART

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-10.0

Michigan Department of Transportation 0561 (02/2023)

MDOT LANE CLOSURE NOTIFICATION/REQUEST FORM

Clear Form

(FOR SHIFTS, LANE, SHOULDER, STRUCTURE AND RAMP CLOSURES)

TRANSPORTATION SERVICE CENTER (TSC)	DATE	
COUNTY	REQUEST NUMBER	
JOB NUMBER	REQUESTOR NAME	
PRIME CONTRACTOR	24 HOURS CONTACT	-

ш	NO	LOCATION OF CLOSURE		S/NO	GANES					DURATION OF CLOSURE and TYPE (Place "X" in the boxes that apply)				RESTRICTIONS			SPEED LIMITS						
ROUTI	DIRECTION	(Cross Street to Cross Street, Mile point to Mile point, Exit name and Number)	WORK DESCRIPTION	DETOUR YES	EXISTING NUMBER LAN	SHOIII DEP	LAI	NE NI	3	SHOULDER	ENTRANCE WA	EXIT SA		DATE MM/DD	TIME	DAILY/ RECURRING	MOVING	HEIGHT	WEIGHT	WIDTH	POSTED	WORK ZONE	WORKERS
									Ť				CLOSE										1
													OPEN										
													CLOSE										
													OPEN										
													CLOSE										
													OPEN										
													CLOSE					100	1			1	
													OPEN										
				1									CLOSE										
													OPEN										
													CLOSE										
												-	OPEN										
													CLOSE										
													OPEN										

DETOUR ROUTE						
SUMMARY	3. 2. 3.			2		

Please submit for approval before 2 p.m. each Monday of the week a minimum of five (5) business days prior to the start of requested closures, by e-mail to the Project Engineer for processing.

NOTE: Southeast Michigan Transportation Operations Center (SEMTOC) shall be called in 'Real Time' when lane closures are beginning and when lane closures are removed in addition to providing advance notification on this Lane Closure Form. This includes shoulder closures and moving operations. Please notify SEMTOC and refer to the Main Job Number associated with the project.

ME GA NON 🏚 . 20

ALLAN W. PRUSS ENGINEER NO. 6201043168

CLIENT :

CHESTNUT DEVELOPMENT

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

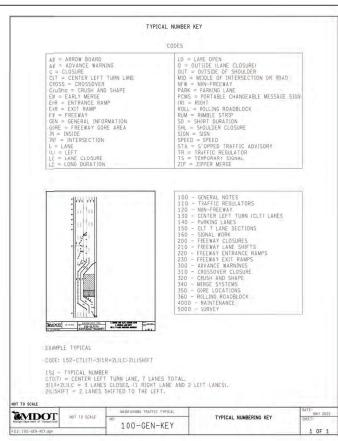
PARCEL 4711-06-200-101 OF NE 1/4, SEC. 6, T2N-R5E, GENOA CHARTER TOWNSHIP IVINGSTON COUNTY, MICHIGAN

MOT PLAN - LANE CLOSURE FORM

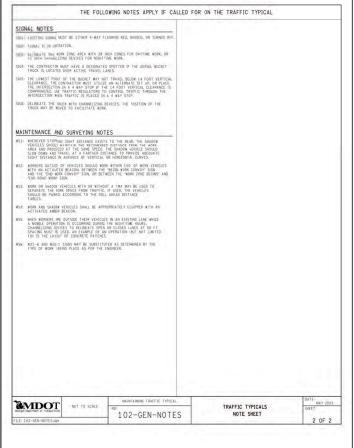
CURRENT ISSUE DATE: 4/24/2023

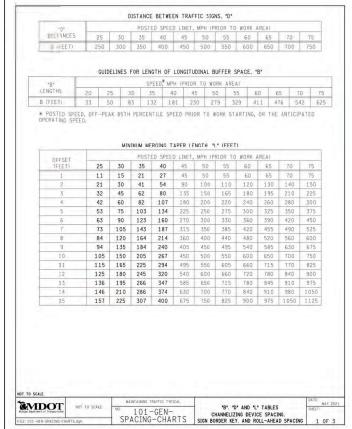
PROJECT NO: 22-168 SCALE: N/A

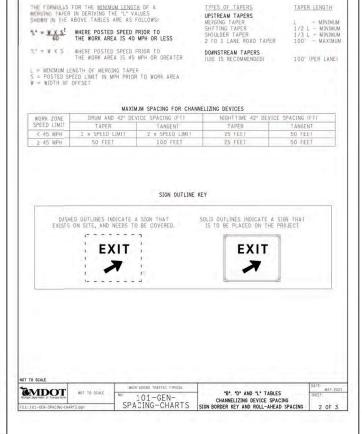
C-10.1

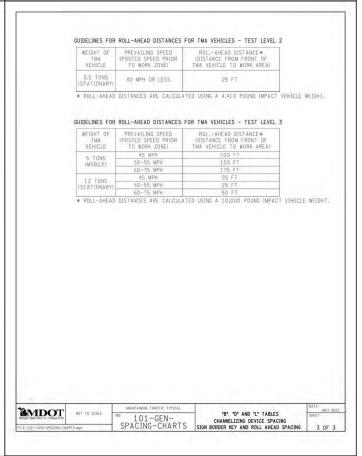














FEVISED SITE PLAN SUBMITIZATIONS SUBMITIZATIONS STEEN SUBMITIZATIONS SUBMITIZATIONS TO THE RENOSED FREE REMOVAL CALC SITE PLAN REVIEW COMMENTS SITE PLAN REVIEW COMMENTS REVISED MOOT SUBMITIZATIONS SUBM CURRENT ISSUE DATE: PROJECT NO: 22-168 SCALE: N/A TELD: RZ DRAWN BY: MV,MN

C-11.0

DESIGN BY: BS CHECK BY: MA,AP

Local Agency Programs Hot Mix Asphalt (HMA) Selection Guidelines Revised: 11/01/2017

The following guidelines have been developed at the request of Local Agency Engineers for use on Local Agency projects. These guidelines have been reviewed and approved by the County Road Association of Michigan Engineering Committee. Previous experience and performance shall permit variations from these guidelines as per Sect D: Alternative Mixes.

A. HMA Mixture Type and Binder Selection

Selection is based on present day two-way commercial ADT. The commercial ADT ranges for each of the mixture types have taken into account an assumed future traffic growth rate

Com. ADT.	Com. ADT 0-300	Com. ADT 301-700	Com. ADT 701-1000	Com. ADT 1001-3400	Com. ADT 3401- 9999		
		М	ixture Type				
Тор	13A, 36A 5E1/4E1		5E3, or 4E3	5E10, or 4E10	5E30, or 5E10		
Leveling			4E3	4E10	4E30		
Base	13A/3C	2C/3C	3E3	3E10	3E30		
		Binder (Grades by Region				
Superior	PG 58-34	PG 58-34	PG 58-34	PG 58-34			
Metro	PG 58-22	PG 64-22	PG 64-22	PG 64-22	PG 70-22P		
All Other	PG 58-28	PG64-28	PG-64-28	PG64-28	PG70-28P		

Note 1: If the designer wishes to reduce the target air voids on projects to 3.5%, a note needs to be added to the plans on the HMA Application Table stating that the air voids have been changed to 3.5% for that particular project for top and leveling courses. For mixtures meeting the definition of base course, field regress air void content to 3.0 percent with liquid asphalt cement unless specified otherwise on HMA application

Note 2: The mixture type in each traffic category listed in the above table is specifically designed to perform under their respective Commercial ADT. Selecting a mixture type that is specifically designed for a higher Comm. ADT than the project being designed

Page 2 of 4

Note 3: One course overlays on composite pavements where the prevention of cold temperature related thermal cracking is not as much of a concern, the cold temperature number of the PG binder may be decreased by one grade to help reduce costs.

> Example: For a one course overlay in the Superior Region on a composite prothe recommended PG binder would be a PG58-28 instead of a PG58-34.

Note 4: To address traffic areas that are more susceptible to rutting early in pavements life such as signalized intersections and other areas of stop/start traffic use the pay item entitled High Stress Hot Mix Asphalt Mixture. The difference between the High Sress HMA Mixture and the typical HMA pay item is the Performance Graded binder. For High Stress Mixtures, increase the high temperature birder by one grade and add the polymer. The increase in the high temperature number results in an asphalt binder with mproved high temperature stiffness or rutting resistance for both the leveling and top

> Example: For a high stress application for a mixture type 5E3 placed in an intersection the recommended binder grade would be a PG70-28P instead of a PG64-28. Following are the recommend guides for the proper application of the Special Provision for High Stress Het Mix

- a. Use this pay item 1000 feet on either side of the center of signalized intersections and other areas where stop/start traffic occurs on the mainline (for quantity calculations use 1100 feet).
- b. There are cases where the signalized intersections are spaced 1 mile or less over the entire length of the project. When this occurs, specify the High Stress HMA Mixture pay item for the entire
- All HMA approaches that are adjacent to the High Stress HMA Mixture areas should be specified using this pay item.
- d. Use of the Pay Item High Stress HMA (mix), should not be used unless it is to be distinguished from the same mix with a different PG grade.

HMA application rates shown in the table below are the required minimum and maximum rates for each of the specific mixtures. Pavement designs requiring a HMA greater than the recommended maximum will require multiple lifts of the leveling and/or base mixes.

Page 3 of 4

Mixture	1	Mai	shall Mi	xture		Superpave Mixture						
Туре	36A	13A	2C	3C	4C	LVSP	3E_	4E1	4E3+	5E_		
Min. #/syd	110	165	350	220	165	165 Top or Leveling	330	165	220	165		
Max. #/syd	165	275	500	330	275	220 Top 250 Leveling	410	330	275	220		

Note 1: Application rate of 110 #/syd. per 1-inch thickness

Note 2: When shoulders of 8 ft, or greater are being paved as a separate operation on a project, the Following note should be added to the plans near the HMA Application Table "For shoulders only, the mix design and/or JMF target value for Air Voids are to be adjusted to 2.5 percent." If it is not known whether the shoulders will be placed as a separate paving operation, the note should be added.

C: Aggregate Wear Index (All Projects)

Aggregate Wear Index (AWI) is required for all aggregates used in HMA top course mixtures. The following table identifies the required minimum AWI, based on the present average daily traffic (vehicular and commercial) per lane (ADT/Lane):

ADT/Lane	Minimum AW
<100	None
100 - 2000	220
>2000	260

D: Alternative Mixes

These guidelines provide for the selection of Hot Mixed Asphalt (HMA) and application rates utilizing the Superpave mix design system along with the Marshall Mix design system. The substitution of another HMA mixture type other than the recommended mixture is acceptable if it has demonstrated to perform under similar traffic conditions. If a local agency desires to use an HMA mixture or grade of binder other than what is contained within this guide, they must submit the change in writing. The letter or email must include the alternate mix design, the justification/reason for the change, and a statement that they accept responsibility for he outcome of the performance of the mix design that is used in lieu of the recommended mixture.

Page 4 of 4

E. Non-Motorized Path Mixes

When designing a Non-Motorized Path, recommended HMA Mixes that have historically worked well include:

Superpave mixes

HMA, LVSP

HMA, 5E

Shared Use Path, HMA Snowmobile Wearing Cse - Special (See: 12DS806(F355))

Marshall mixes

HMA, 13A

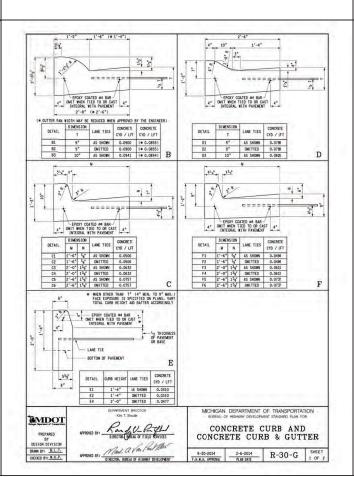
HMA, 36A

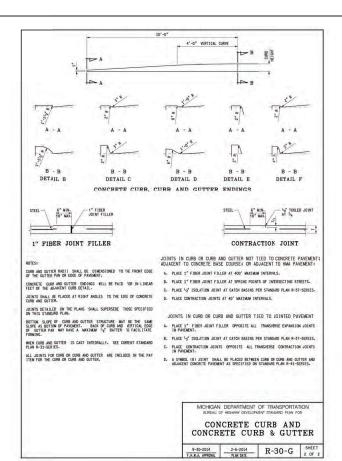
No AWI is required on the top course, however, if the designer wishes, he or she can use the

Use PG 58-28 for all mixes, except for HMA, 5E_, which should be PG 64/28.

Application rates should match the chart on the previous page (page 3 of 4).

If a local agency desires to use an HMA mixture or grade of binder other than what is contained within this guide, or if they propose another pavement treatment or type, they must submit the change request to the LAP Staff Engineer in writing. The letter or email must include the alternate mix design, or pavement treatment, the justification and/or reason for the change, and a statement that they accept responsibility for the outcome of the performance of the mix design that is used in lieu of the recommended mixture.





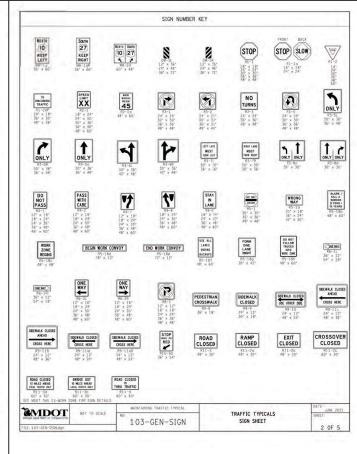


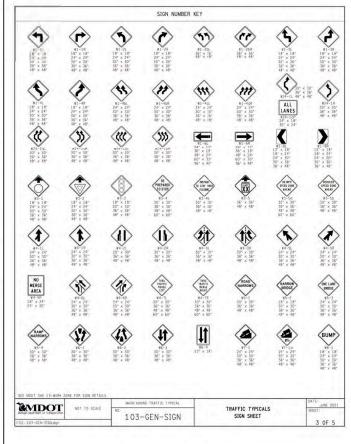
URRENT ISSUE DATE: 4/24/2023 PROJECT NO: 22-168

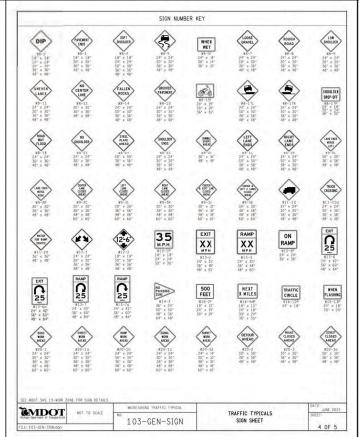
SCALE: N/A

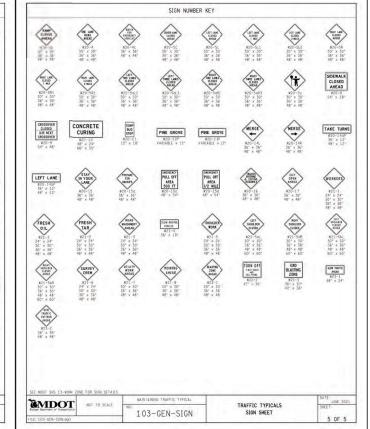
RAWN BY: MV.MN DESIGN BY: BS CHECK BY: MA,AP C-11.1













PLOYS SUBMITAL REVISED SITE DAYS SUBMITAL REVISED RER REMOVAL CALC SITE PLAN SUBMITAL SITE PLAN SUBMITAL SITE PLAN REVIEW COMMENTS REVISED MODT SUBMITAL CURRENT ISSUE DATE: 4/24/2023 PROJECT NO: 22-168

> SCALE: N/A TELD: RZ DRAWN BY: MV,MN DESIGN BY: BS CHECK BY: MA,AP

C-11.2

FILE:P:\Projects\2022\22-168 Chestnut E Grand River Genoa\Dwg\Engineering\22-168_C-11.0_Details.dwg PLOT DATE:9/19/2023 9:59 AM

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY. THE LOCAL WATER AND/OF SEMER AUTHORITY, THE COUNTY DEATH OF SEMER AUTHORITY, THE COUNTY DEATH OF SEMERAL MICHIGAN, BEPARTMENT OF TRANSPORTATION, MICHIGAN, AND THE COUNTY ROAD COMMISSIONS WHERE AND THE STATE OF MICHIGAN, AND THE COUNTY ROAD COMMISSIONS WHERE APPLICABLE.
- RULES, REGULATIONS OR LAWS OF ANY CONTROLLING GOVERNMENTAL AGENCY SHALL GOVERN, WHEN THEY ARE MORE STRINGENT THAN THE REQUIREMENTS OF THESE SPECIFICATIONS.

- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONTRIUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB STEE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND AND AND BE LIMITED TO ADMINAL WORKING HOURS, AND CONTRACTOR FUTHER AGREES TO DEFEND, INDENNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL JUBILITY, REAL OR ALECED, IN CONNECTION WITH THE PERFORMANCE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- ANY WORK WITHIN STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL PERMITS HAVE BEEN ISSUED BY THESE GOVERNING AUTHORITIES.
- ALL ELEVATIONS SHOWN ARE BASED ON BENCHMARKS PROVIDED BY THE LOCAL MUNICIPALITY UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION.
- 11. AT LEAST THREE (3) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (1-800-482-7171) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
- 12. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER.
- 13. MANHOLE, CATCH BASIN, GATE WELL RIMS AND HYDRANT FINISH GRADE ELEVATIONS
 MUST BE AS-BUILT AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S
 WORK IS CONSIDERED COMPLETE. AGENCY REQUIREMENTS FOR RECORD DRAWINGS
 ALSO APPLY.

- . THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UNDERGROUND FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION PROVIDED BY THE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WITHOUT UNCOVERING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN.
- 3. THE OWNER MAY EMPLOY AND PAY FOR THE SERVICES OF AN ENGINEER TO PROVIDE ON-SITE INSPECTION AND YERRY IN THE FIELD THAT ALL BACKFILL, PAYEMENTS AND CONCRETE CURB AND GUTTER HAVE BEEN TALL BACKFILL, PAYEMENTS AND CONCRETE CURB AND GUTTER HAVE BEEN PLACED AND COMPACTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. IF, IN THE OPINION OF THE ENGINEER. THE WORK DOES NOT MEET THE TECHNICAL OF DESIGN REQUIREMENTS STRUCTURE FOR THE WORK, THE CONTRACTOR SHALL MAKE ALL MECSSARY ADJUSTMENTS AS DIRECTED BY THE ENGINEER. THE WORK ALL WITHOUT SPECIFIC WRITTEN ON THE WORK ALL WITHOUT SPECIFIC WRITTEN OF THE WORK.
- 20. THE CONTRACTOR SHALL RESTORE TO THEIR PRESENT CONDITIONS ANY PAVEMENT OR PUBLIC RIGHTS—OF—WAY THAT IS DISTURBED BY THE OPERATIONS OF THE CONTRACTOR. ALL RESTORATION WORK IN PUBLIC RIGHTS—OF—WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE GOVERNMENT AGENCIES HAVING JURISDICTION.
- 21. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE AND LIGHTS TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC, IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
- 22. O.S.H.A. SAFETY REQUIREMENTS ALL WORK, WORK PRACTICE, AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL SAFETY, OCCUPATIONAL, HEALTH AND ENVIRONMENTAL REQUIATIONS AND ALSO NEPA AND ANSI CODES AS APPLICABLE. ALL WORK INSIDE A CONFINED SPACE SUCH AS MANHOLES OF UNDERFOROUND STRUCTURES SHALL BE COORDINATED WITH UTILITY OWNER AND ALL WORKER SHETY REQUIREMENTS STRUCTLY ENFORCED. LAND SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 24. CONTRACTOR SHALL PROVIDE FOR THE CONTINUOUS OPERATION OF EXISTING FACILITIES WITHOUT INTERRUPTION DURING CONSTRUCTION UNLESS SPECIFICALLY AUTHORITY.
- 25. THE CONTRACTOR SMALL NOTE EXISTING UNDERGROUND UTILITIES IN THE PROJECT PLANS. TRENCH BACKFILL FOR EXISTING UTILITIES SHALL BE EXAMINED CRITICALLY. ANY TERCH WHICH, IN THE OPINION OF THE SOILS ENGINEER ARE FOUND TO BE SOFT, UNSTABLE, OR UNSUITABLE MATERIAL SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL. SAND BACKFILL SMALL BE USED UNDER PAYEMENT OR WITHIN 3 FEET OF THE 45' INFLUENCE LINE OF PAYEMENT OR STRUCTURES.

EROSION CONTROL STANDARDS

- UNDER "MICHICAN'S PERMIT-BY-RULE FOR CONSTRUCTION ACTIVITIES", PROMUCATED UNDER ACT 245, PUBLIC ACTS OF 1929 AS AMENDED, AN INPOES STORM WARED DISCHARGE COVERAGE PERMIT IS REQUIRED FOR ANY CONSTRUCTION ACTIVITY THAT DISTURBS 1 ACRES OR MORE OF LAND. A CERTIFIED STORM WATER OPERATOR IS REQUIRED FOR THE SUBJECTIVITION AND INSPECTION OF THE SOIL EROSION CONTROL MEASURES AT THE CONSTRUCTION SITE IN ACCORDANCE WITH THE PROVISIONS OF THESE RULES.
- DAILY INSPECTIONS SHALL BE MADE BY CONTRACTOR WHILE WORKING TO DETERMINE THE EFFECTIVENESS OF ROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY, ALL SOIL EROSION CONTROL PROVISIONS SHALL BE PROPERLY MAINTAINED DURING CONSTRUCTION.
- 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. WALTERWAYS INCLIDE 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 EARTH CHANGE AREAS HAVE BEEN COMPLETED.

EROSION CONTROL STANDARDS CONTINUED

- 6. STAGING THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLANS AND AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
- 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 STE.
- DUST SHALL BE CONTROLLED BY WATERING OR BY OTHER APPROVED MEANS THROUGHOUT ALL CONSTRUCTION OPERATIONS.
- ALL WATER FROM DEWATERING OR SURFACE DRAINAGE FROM THE CONSTRUCTION SITE SHALL BE CONTROLLED TO ELIMINATE SEDIMENT CONTAMINATION OF OFF-SITE WATERWAYS OR STORM SEWERS. SUCH MEASURES SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY DEWATERING OR LAND DISTURBANCE.
- ENGINEER PRIOR TO ANY DEWATERING OR LAND DISTURBANCE.

 10. PERMANENT SOIL EROSION CONTROL MEASURES FOR SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL EARTH OFFANCE AND STATE OF STATE OF STATE OF THE STATE OF STATE

GRADING AND EARTHWORK **SPECIFICATIONS**

- 1. ALTHOUGH A SUB-SURFACE INVESTIGATION MAY HAVE BEEN MADE BY THE OWNER, THE BIDDER AND ANY SUB-CONTRACTORS SHALL MAKE A PERSONAL INVESTIGATION OF SITE AND EXISTING SURFACE AND SUB-SURFACE CONDITIONS. THE OF THE WORK AREA. THE CONTRACTOR IS ADVISED TO DETERMINE THE SUB-SURFACE SOIL CONDITIONS AND GROUND WATER CONDITIONS TO HIS SUM SISTERACION PRIOR TO BIDDING. NO MODIFICATIONS TO THE UNIT PRICES BID FOR ANY TIEM WILL BE MADE DUE TO VARIABLE SUB-SURFACE CONDITIONS. DOWNERMEN, IF DETERMINED MECESSARY BY HE CONTRACTOR BY WELL POINTING OR DEEP WELLS WILL BE INDIBITIAT TO THE INSTINATION COST OF THE IETM.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING DETERMINED TO HIS SATISFACTION PRIOR TO THE SUBMISSION OF HIS BID THE COMFIRMATION OF THE GROUND, THE CHARACTER AND QUALITY OF THE SUSSTRATA, THE TYPES AND QUANTITIES OF MATERIALS TO BE ENCOUNTERED, THE NATURE OF THE GROUNDWATER CONDITIONS, THE PROSECUTION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS INCLUDING RECENT CLIMATIC CHANCES, THE TIME OF YEAR IN WHICH CONSTRUCTION WILL TAKE PLACE AND ALL OTHER MATTERS WHICH CAN IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT.
- PRIOR TO COMMENCING THE EXCAVATION THE CONTRACTOR SHALLSUBMIT A PLAN OF HIS PROPOSED OPERATIONS AND TIME SCHEDULE TO THE OWNER & OWNERS REPRESENTATIVE FOR THEIR APPROVAL.
- REFRESENTATIVE FUR THEIR APPROVAL.

 THE CONTRACTOR SHALL CONSIDER, AND HIS PLAN FOR EXCAVATION SHALL REFLECT, THE EQUIPMENT AND METHODS TO BE EMPLOYED IN THE EXCAVATION AND WHAT METHODS WILL BE USED WHEN WET CONDITIONS ARE ENCOUNTERED REQUIRING REQUIRIDMENT CONTROL OR OUTLINE OF HIS EARTHWORK METHODS WHICH CONTRACTOR SHALL SUBMIT AN OUTLINE OF HIS EARTHWORK METHODS WHICH SHALL TAKE INTO ACCOUNT THE OVERALL CONSTRUCTION SCHEDULE. THE PRICES ESTABLISHED IN THE PROPOSAL FOR THE WORK TO BE DONE SHALL REFLECT ALL COSTS PERTAINING TO THE WORK. NO CLUMS FOR EXTRAS BASED ON SUBSTRATA OR COUNDWATER TABLE CONDITIONS OR MOISTURE CONDITIONING WILL BE ALLOWED.
- 5. THE CONTRACTOR SHALL KEEP INFORMED AND THE OWNER'S REPRESENTATIVE INFORMED AT ALL TIMES AS TO A "FILL SURPLUS OR SHORTAGE" STUATION. SHORTAGE OR SUPPRILOS OF SUITABLE MATERIAL AT THE CONCLUSION OF THE GRADING AND EARTHWORK OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HE WILL BE REQUIRED TO SUPPLY THE DEFICIENCY OR DISPOSE OF THE SURPLUS WITHOUT ADDITIONAL COST TO THE OWNER.
- 6. THE CONTRACTOR SHALL REMOVE VEGETATION, DEBRIS, UNSAINSFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND OTHER PELETERIOUS MATERIALS FROM GROUND SUPFACE PRIOR TO CUT OF FILL OPERATIONS. SUCH MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR TO BE DISPOSED OF IN A LEGAL MANNER OFF SITE.
- MATERIALS FOR FILL OR BACKFILL REQUIRED TO GRADE THE SITE AND ACHIEVE DESIGN ELEVATIONS SHALL BE EITHER ON OR OFF-SITE SOILS WHICH ARE FREE OF ORGANIC MATTER AND DEBRIS. NO TOPSOIL SHALL BE USED AS ENGINEERED FILL.
- NO FILL MAY BE PLACED UNTIL THE EXPOSED SURFACES HAVE BEEN APPROVED BY THE GEOTECHNICAL ENGINEER. ALL FILL MATERIALS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND DESIGN ENGINEER PRIOR TO PROCEEDING.
- ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED AT THE OPTIMUM MOISTURE CONTENT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- 11. NO FROZEN MATERIAL SHALL BE USED AS FILL NOR WILL ANY FILL BE PLACED ON A FROZEN BASE.
- 12. NO ROCK OR SIMILAR MATERIAL GREATER THAN 6" DIAMETER SHALL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE GOTCH-CHICAL ENGINEER IN ADVANCE AND APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
- 13. COMPACT FILL MATERIAL TO AT LEAST THE FOLLOWING PERCENTAGE OF MAXIMUM DRY DENSITY, AS DETERMINED BY ASTM D-1557 (MODIFIED PROCTOR). NO DEVALUTION FROM THESE COMPACTION DENSITIES WILL BE ALLOWED UNLESS SPECIFICALLY RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND WHEN REPRESENTATIVE.

•	FILL AREAS	% OF MAXIMUM DRY DENSITY
•	FILL UNDER BUILDING (EXTENDING 5' BEYOND FOOTINGS AT A SLOPE OF 1 ON 1)	98%
	FILL UNDER PAVEMENT OR SIDEWALKS	95%
•	FILL PLACED UNDER OR BEHIND RETAINING WALLS	95%
	*** *****	

- 14. ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS, THAT WILL NOT EXCEED THE DEPTH IN MHICH THE COMPACTION EQUIPMENT CAN ACHIEVE THE MAXIMUM DENSITY REQUIRED FOR THE ENTIRE DEPTH OF THE MATERIAL PLACED IN THE LIFT.
- 16. FILL MATERIAL UNDER PAVEMENTS OR STRUCTURES SHALL BE FREE OF ORGANIC OR DELETERIOUS MATERIALS. IT SHALL BE SUITABLE FOR SUPPORTING PAVEMENTS AND STRUCTURES WITHOUT ADVERSE SHRINKING OR SWELLING.
- 17. FILL MATERIAL IN BERMS AND LANDSCAPE AREAS SHALL BE SUITABLE TO SUPPORT GROWTH OF THE LANDSCAPING MATERIALS (TYPICAL FOR THE LOCAL CLIMATE) AND AS PROPOSED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF, IN A LEGAL MANNER, ANY TREES, BRUSH OR DEBRIS THAT ARE WITHIN THE DESIGNATED CUTTING AND FILLING AREAS TO BRING THE SITE TO PROPOSED GRADES.
- 20. DURING THE PERFORMANCE OF SITE GRADING OPERATIONS, THE SUBGRADE SHALL BE EXAMINED CRITICALLY, AND ANY AREAS DISCOVERED WHICH, IN THE OPINION OF THE OWNER'S REPRESENTATIVE OR GEOTECHNICAL ENGINEER, ARE SOFT AND UNSTABLE, SHALL BE EXCAVATED TO SUCH DEPTHS AS MAY BE NECESSARY TO INSURE SATISFACTORY SUPPORTING PROPERTIES AS DETERMINED BY THE GEOTECHNICAL ENGINEER. THESE AREAS OF EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AND SHALL BE BROUGHT BACK TO THE LEEVATION OF THE SURROUNDING AREAS WITH APPROVED FILL MATERIAL AND IN ACCORDANCE WITH THE EARTH FILL CONSTRUCTION FORCEOLINE.

GRADING AND EARTHWORK SPECIFICATIONS CONTINUED

21. NEWLY GRADED AREAS SHALL BE PROTECTED FROM THE ACTION OF THE ELEMENTS. ANY SETILEMENT, DISPLACEMENT, PONDING OR WASHING OUT THAT MAY OCCUP PRIOR TO COMMENCING THE REXT PHASE OF CONSTRUCTION BE REPARED, AND GRADES RESTABLISHED TO THE REQUIRED ELEVATIONS AS

23. THE GRADING CONTRACTOR SHALL BACKFILL ALL PARKING LOT PLANTERS AND LAWN AREAS TO WITHIN 2 INCHES OF THE TOP ADJACENT CURB GRADES. THE TOP 4 INCHES MINIMUM SHALL BE TOPSOIL, FREE FROM DEBRIS AND STONES LARGER THAN 1 INCH IN DIAMETER.

24. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PUMPS, DITCHING, WELL POINT SYSTEMS AND OTHER MEANS FOR REMOVING WATER FROM EXCAVATIONS, TRENCHES, SUBGRADES AND OTHER PARTS OF THE WORK. THE CONTRACTOR SHALL CONTINUE DE-WATERING OPERATIONS UNTIL THE WATER HAS BEEN REMOVED ENTIRELY. UPON COMPLETION OF WATER REMOVAL THE CONTRACTOR SHALL TAKE APPROPRIATE ACTION TO DRY THE SOILS, REGRADE TO PROPOSED ELEVATIONS AND COMPACT SOILS TO THE SATISFACTION OF THE GEOTECHNICAL

25. THE CONTRACTOR SHALL DISPOSE OF WATER IN A SAFE AND SANITARY WAY TO PREVENT FLOODING OR INJURY TO PUBLIC ORPRIVATE PROPERTY AND SHALL OSTAIN APPROVAL OF THE LOCAL GOVERNING AUTHORITY BEFORE DISCHARGING RUN-OFF WATER TO THEIR SYSTEM, SEE EROSION CONTROL NOTES FOR ADDITIONAL PROLINEFARMS

26. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND NEW GRADES.

TRAFFIC LANE AND PARKING LOT MARKING

- PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE ALL TRAFFIC LANE AND PARKING LOT MARKINGS AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- WORK INCLUDES, BUT NOT LIMITED TO PAINTING OF LETTERS, MARKINGS, STRIPES AND ISLANDS ON THE PAVEMENT SURFACE APPLIED IN ACCORDANCE WITH THIS SPECIFICATION AND AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- TRAFFIC MARKING PAINT SHALL MEET THE REQUIREMENTS OF FEDERAL SPECIFICATION TT-P-1952F, WITH OR WITHOUT REFLECTIORIZED BEADS AS REQUIRED ON THE PLANS, OR SHALL BE A PRODUCT FROM THE CURRENT MIDOT QUALIFIED PRODUCTS LIST.
- 4. COLOR SHALL BE AS SPECIFIED ON THE PLANS OR AS FOLLOWS:
 - A. TRAFFIC LANE STRIPING SHALL BE WHITE OR YELLOW REFLECTORIZED, AS SHOWN ON THE PLANS. B. TRAFFIC MARKING AND CURB FACES SHALL BE WHITE UNLESS NOTED OTHERWISE.
 - C. PARKING LOT STRIPING SHALL BE WHITE, UNLESS NOTED OTHERWISE.
 - D. HANDICAP STALL STRIPING MEETING CURRENT ADA REQUIREMENTS SHALL BE BLUE UNLESS NOTED OTHERWISE.
- THE PAINTING SHALL BE PERFORMED ONLY WHEN THE EXISTING SURFACE IS DRY AND CLEAN, WHEN THE ATMOSPHERIC TEMPERATURE IS ABOVE 40-DEGREES F. AND WHEN THE WEATHER IS NOT EXCESSIVELY WINDY, DUSTY OR FOOGY AND WHEN RAIN IS NOT FORECASTED FOR AT LEAST 2. HOURS AFTER PAINT IS APPLIED.
- 6. ALL EQUIPMENT FOR THE WORK SHALL BE APPROVED BY THE CONTRACTOR AND SHALL INCLUDE. THE APPARATUS NECESSARY TO PROPERLY CLEAN THE EXISTING SURFACE, A MECHANICAL MARKING MACHINE, AND SUCH AUXILIARY HAND EQUIPMENT AS MAY BE NECESSARY TO SATISFACTORILY COMPLETE THE JOB.
- THE MECHANICAL MARKER SHALL BE AN APPROVED ATOMIZING SPRAY—TYPE MARKING MACHINE SUITABLE FOR APPLICATION OF TRAFFIC PAINT. IT SHALL PRODUCE AN EVEN AND UNIFORM FILM THICKNESS AT THE REQUIRED COVERAGE AND SHALL BE DESIGNED SO AS TO APPLY MARKINGS OF UNIFORM CROSS—SCIONS AND CLEAR—CUT EDGES WITHOUT RUNNING OR SPATTERING AND WITHIN THE LIMITS FOR STRAIGHTNESS SET FORTH HEREIN. WHEN NEEDED, A DATACHMENT TO THE MECHANICAL WHITE PROPERTY DESIGNED FOR A TACAMENT TO THE MECHANICAL WHITE PROPERTY DESIGNED FOR THE REQUIRED QUANTITY OF REPLECTIVE BEADS.
- SUITABLE ADJUSTMENTS SHALL BE PROVIDED ON THE SPRAYER/SPRAYERS OF A MACHINE FOR PAINTING THE WIDTH REQUIRED. MULTIPLE PARALLEL PASSES TO PAINT THE REQUIRED WIDTH WILL NOT BE ALLOWED.
- MINE REQUIRED WIDTH WILL NOT BE ALLOWED.

 MINEDIATELY BEFORE APPLICATION OF THE PAINT, THE EXISTING SURFACE SHALL BE DRY AND ENTRELY FREE FROM DIRT, GREASE, OIL, ACIDS, DEBRIS, OR OTHER FOREIGN MATTER WHICH WOULD REDUCE THE BOND BETWEEN THE COAT OF PAINT AND THE PAVEMENT. THE SURFACE SHALL BE THOROUGHLY CLEANED BY MATERIALS. AREAS WHICH CANNOT BE SATIFFACTORILY CLEANED BY BROOMING AND BLOWING SHALL BE SCRUBBED AS DIRECTED WITH A WATER SOLUTION OF THE SOLUTION, AFTER SCRUBBING, THE SOLUTION SHALL BE RINSED OFF AND THE SURFACE ORDED PROPERTY.
- 10. EXISTING MARKINGS OR STRIPES WHICH ARE TO BE ABANDONED OR REMOVED SHALL BE OBLITERATED OR OBSCURED BY THE BEST METHODS SUITED FOR THE PURPOSE AND TO THE SATISFACTION OF THE OWNER OR OWNER'S REPRESENTATIVE.
- 12. ON THOSE SECTIONS OF PAVEMENTS WHERE NO PREVIOUSLY APPLIED FIGURES, MARKINGS, OR STRIPES ARE AVAILABLE TO SERVE AS A GUIDE, SUTIABLE LAYOUTS AND LINES OF PROPOSED STRIPES SHALL BE SPOTTED IN ADVANCE OF THE PAINT APPLICATION. CONTROL POINTS ANALL BE SPACED AT SUCH INTERVALS AS WILL ENSURE ACCURATE LOCATION OF ALL MARKINGS.
- MARKINGS SHALL BE APPLIED AT THE LOCATIONS AND TO THE DIMENSIONS AND SPACING INDICATED ON THE PLANS OR AS SPECIFIED. PAINT SHALL NOT BE APPLIED UNIT THE INDICATED ALIGNMENT IS LAID OUT AND THE CONDITIONS OF THE EXISTING SURFACE HAVE BEEN APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- 15. THE PAINT SHALL BE MIXED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLICATION. THE PAINT SHALL BE THOROUGHLY MIXED AND APPLIED TO THE SUFFACE OF THE PAVEMENT WITH THE MARKING MACHINE AT ITS ORIGINAL CONSISTENCY WITHOUT THE ADDITION OF THINNER. IF THE PAINT IS APPLIED BY BRUISH, THE SUFFACE SHALL RECEIVE TWO (2) COATS; THE FIRST COAT SHALL BE THOROUGHLY DRY BEFORE THE SECOND COAT IS APPLIED.
- 16. A WINNING OF ONE (1) WEEK SHALL ELAPSE BETWEEN APPLICATION OF THE BITMINNOUS SEAL COAT, SUIPRY SEAL OR THE PLACEMENT OF THE BITMINNOUS SUIFACE COURSE AND THE MARKING OF THE PAYMENT. THE PAINT SHALL NOT BELED EXCESSIVELY, CULL, OR DISCOLOR WHEN APPLIED TO BITMINNOUS OR CONCRETE SUFFACES. CURING COMPOUND MUST BE REMOVED FOR THE ENTIRE WIDTH OF THE PAINTES STRIPE OR SYMBOL PRIOR TO PAINTING NEW CONCRETE.
- 17. IN THE APPLICATION OF STRAIGHT STRIPES, ANY DEVIATION IN THE EDGES EXCEEDING 1/2—INCH IN 50-FEET SHALL BE OBLITERATED AND THE MARKING CORRECTED. THE WIDTH OF THE MARKINGS SHALL BE AS DESIGNATED WITHIN A TOLERANCE OF 5 PERCENT (5%). ALL PAINTING SHALL BE PERFORMED TO THE SATISFACTION OF THE OWNER OR OWNER'S REPRESENTATIVE BY COMPLETENT AND EXPERIENCED EXOPMENT OFERATORS, LABORERS, AND ARTISANS IN A NEAT AND WORKMANDLINE MANNER.
- 19. AFTER APPLICATIONS OF THE PAINT, ALL MARKINGS SHALL BE PROTECTED WHILE THE PAINT IS DRIVING. THE FRESH PAINT SHALL BE PROTECTED FROM INJURY OR DAMAGE OF ANY KIND. THE CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE AND SHALL ERECT OR PLACE SUITABLE WARNING SIGNS, FLAGS, OR BARRICADES, PROTECTEV SCREENS OR COVERINGS AS REQUIRED. ALL SURFACES SHALL BE PROTECTED FROM DISPIGURATION BY SPATTER, SPLASHES, SPILLAGE, DRIPPINGS OF PAINT OR OTHER MATERIAL.

GRADING AND EARTHWORK SPECIFICATIONS

- ALTHOUGH A SUB-SURFACE INVESTIGATION MAY HAVE BEEN MADE BY THE OWNER, THE BIDDER AND ANY SUB-CONTRACTORS SHALL MAKE A PERSONAL INVESTIGATION OF SITE AND EXISTING SURFACE AND SUB-SURFACE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO ACQUAINT HINSELF WITH CONDITIONS OF THE WORK AREA. THE CONTRACTOR IS ANYSED TO DETERMINE THE SUB-SURFACE SOIL CONDITIONS AND GROUND WATER CONDITIONS TO HIS OWN SATISFACTION PRIOR TO BIDDING. NO MODIFICATIONS TO THE UNIT PRICES BID FOR ANY HIEM WILL BE MADE DUE TO VARIABLE SUB-SUBFACE CONDITIONS. DEWATERING, IF DETERMINED INCESSANY BY THE CONTRACTOR, BY WELL POINTING OR DEEP WELLS WILL BE INCIDENTAL TO THE INSTALLATION COST OF THE ITEM.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING DETERMINED TO HIS SATISFACTION PRIOR TO THE SUBMISSION OF HIS BID THE CONFEMATION OF THE GROUND, THE CHARACTER AND GUALITY OF THE SUBSTRATA, THE TYPES AND QUANTITIES OF MATERIALS TO BE ENCOUNTERED, THE NATURE OF THE GROUNDWATER CONDITIONS, THE PROSECUTION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS INCLUDING RECENT CLIMATIC CHANCES, THE TIME OF YEAR IN WHICH CONSTRUCTION WILL TAKE PLACE AND ALL OTHER MATTERS WHICH CAN IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT.
- 4. THE CONTRACTOR SHALL CONSIDER, AND HIS PLAN FOR EXCAVATION SHALL REFLECT, THE EQUIPMENT AND METHODS TO BE EMPLOYED IN THE EXCAVATION AND WHAT METHODS WILL BE USED WHEN HET CONDITIONS ARE ENCOUNTED AND WHAT METHOD HER CONTRACTOR SHALL SUBMIT AN OUTLINE OF HIS EARTHWORK METHODS WHICH SHALL TAKE INTO ACCOUNT THE OVERALL CONSTRUCTION SCHEDULE. THE PRICES ESTABLISHED IN THE PROPOSAL FOR THE WORK TO BE DONE SHALL REFLECT ALL COSTS PETAMING TO THE WORK. NO CLAMBS FOR EXTRAS BASED ON SUBSTRATA OR GROUNDWATER TABLE CONDITIONS OR MOISTURE CONDITIONING WILL BE ALLOWED.
- 5. THE CONTRACTOR SHALL KEEP INFORMED AND THE OWNER'S REPRESENTATIVE INFORMED AT ALL TIMES AS TO A "FILL SURPLUS OR SHORTAGE" STUATION. SHORTAGE OR SURPLUS OF SUITABLE MATERIAL AT THE CONCLUSION OF THE GRADING AND EARTHWORK OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HE WILL BE REQUIRED TO SUPPLY THE DEFICIENCY OR DISPOSE OF THE SURPLUS WITHOUT ADDITIONAL COST TO THE OWNER.
- 6. THE CONTRACTOR SHALL REMOVE VEGETATION, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND OTHER DELETEROUS MATERIALS FROM GROUND SUFFACE PRIOR TO CUT OR FILL OPERATIONS. SUCH MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR TO BE DISPOSED OF IN A LEGAL MANNER OFF
- MATERIALS FOR FILL OR BACKFILL REQUIRED TO GRADE THE SITE AND ACHIEVE DESIGN ELEVATIONS SHALL BE EITHER ON OR OFF-SITE SOILS WHICH ARE FREE OF ORGANIC MATTER AND DEBRIS. NO TOPSOIL SHALL BE USED AS ENGINEERED
- NO FILL MAY BE PLACED UNTIL THE EXPOSED SURFACES HAVE BEEN APPROVED BY THE GEOTECHNICAL ENGINEER. ALL FILL MATERIALS SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- IF ANY UNKNOWN SUBSURFACE STRUCTURES ARE ENCOUNTERED DURING CONSTRUCTION, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND DESIGN ENGINEER PRIOR TO PROCEEDING.
- ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED AT THE OPTIMUM MOISTURE CONTENT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- NO FROZEN MATERIAL SHALL BE USED AS FILL NOR WILL ANY FILL BE PLACED ON A FROZEN BASE.
- 12. NO ROCK OR SIMILAR MATERIAL GREATER THAN 6" DIAMETER SHALL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE GEOTECHNICAL ENGINEER IN ADVANCE AND APPROVED BY THE OWNER AND OWNER'S REPRESENTATIVE.
- 13. COMPACT FILL MATERIAL TO AT LEAST THE FOLLOWING PERCENTAGE OF MAXIMUM

THE	OWNER AND OWNER'S REPRESENTATIVE.	
•	FILL AREAS	% OF MAXIMUM DRY DENSITY
•	FILL UNDER BUILDING (EXTENDING 5' BEYOND FOOTINGS AT A SLOPE OF 1 ON 1)	98%
•	FILL UNDER PAVEMENT OR SIDEWALKS	95%
•	FILL PLACED UNDER OR BEHIND	95%

- 14. ALL FILL MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS, THAT WILL NOT EXCEED THE DEPTH IN WHICH THE COMPACTION EQUIPMENT CAN ACHIEVE THE MAXIMUM DENSITY REQUIRED FOR THE ENTIRE DEPTH OF THE MATERIAL PLACED IN THE LIFT.
- 15. ALL AREAS WHERE FILL HAS BEEN PLACED OR THE EXISTING SOILS HAVE BEEN DISTURBED SHALL BE SUBJECT TO COMPACTION TESTING BY THE GEOTECHNICAL ENGINEER AND SHALL BE TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER, OWNER AND OWNER'S REPRESENTATIVE.

ALL OTHER FILL

- 16. FILL MATERIAL UNDER PAVEMENTS OR STRUCTURES SHALL BE FREE OF ORGANIC OR DELETERIOUS MATERIALS. IT SHALL BE SUITABLE FOR SUPPORTING PAVEMENTS AND STRUCTURES WITHOUT ADVERSE SHRINKING OR SWELLING.
- FILL MATERIAL IN BERMS AND LANDSCAPE AREAS SHALL BE SUITABLE TO SUPPORT GROWTH OF THE LANDSCAPING MATERIALS (TYPICAL FOR THE LOCAL CLIMATE) AND AS PROPOSED BY THE LANDSCAPE ARCHITECT. 18. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF, IN A LEGAL MANNER, ANY TREES, BRUSH OR DEBRIS THAT ARE WITHIN THE DESIGNATED CUTTING AND FILLING AREAS TO BRING THE SITE TO PROPOSED GRADES.
- THE CONTRACTOR SHALL STOCKPILE EXCAVATED MATERIAL ONLY IN DESIGNATED AREAS AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- 20. DURING THE PERFORMANCE OF SITE GRADING OPERATIONS, THE SUBGRADE SHALL BE EXAMINED CRITICALLY, AND ANY AREAS DISCOVERED WHICH, IN THE OPINION OF THE OWNER'S REPRESENTATIVE OR GEOTECHNICAL ENGINEER, ARE SOFT AND UNSTABLE, SHALL BE EXCAVATED TO SUCH DEPTHS AS MAY BE NECESSARY TO INSURE SATISFACTORY SUPPORTING PROPERTIES AS DETERMINED BY THE GEOTECHNICAL ENGINEER. THESE AREAS OF EXCAVATION SHALL BE BACKFILLED MIMORDIATLY AND SHALL BE BROUGHT BACK TO THE ELEVATION OF THE SURROUNDING BREAS WITH A PROVED FILL MATERIAL AND IN ACCORDANCE WITH THE EARTH FILL CONSTRUCTION PROCEDURE.
- 22. THE FINISHED SUBGRADE SURFACE SHALL BE SHAPED TO INDICATED PROFILES AND SHALL BE REASONABLY SMOOTH AND FREE FROM IRREGULAR SURFACE CHANGES AND SHALL BE NO MORE THAN 1 INCH ABOVE OR BELOW THE INDICATED SUBGRADE ELEVATIONS.
- 23. THE GRADING CONTRACTOR SHALL BACKFILL ALL PARKING LOT PLANTERS AND LAWN AREAS TO WITHIN 2 INCHES OF THE TOP ADJACENT CURB GRADES. THE TOP 4 INCHES MINIMUM SHALL BE TOPSOIL, FREE FROM DEBRIS AND STONES LARGER THAN 1 INCH IN DIAMETER.
- 24. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PUMPS, DITCHING, WELL POINT SYSTEMS AND OTHER MEANS FOR REMOVING WATER FROM EXCAVATIONS, TERCHCIES, SUBGRADES AND OTHER PARTS OF THE WORK. THE CONTRACTOR SHALL CONTINUE DE-WATERING OPERATIONS UNTIL THE WATER HAS BEEN REMOVED ENTRELY, UPON COMPLETION OF WATER REMOVED ENTRELY. SHOW COMPLETION OF WATER REMOVED ENTRELY. SHOW THE ACTION TO DRY THE SOILS, REGRADE TO PROPOSED ELEVATIONS AND COMPACT SOILS THE SATISFACTION OF THE GEOTECHNICAL ENGINEER AND OWNER'S REPRESENTATIVE.
- 25. THE CONTRACTOR SHALL DISPOSE OF WATER IN A SAFE AND SANITARY WAY TO PREVENT FLOODING OR INJURY TO PUBLIC OR PRIVATE PROPERTY AND SHALL OBTAIN APPROVAL OF THE LOCAL GOVERNING AUTHORITY BEFORE DISCHARGING RON-OFF WATER TO THEIR SYSTEM. SEE EROSION CONTROL NOTES FOR ADDITIONAL REQUIREMENTS.
- 26. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND NEW GRADES.



ALLAN W PRUSS ENGINEER NO. 6201043168 Mel Le Call MISS DIG

full working days before you d ichigan's Utility Notificati Ore-Call

CLIENT

DEVELOPMENT

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

> -101 T2N-XHIP HIGAN 4711-06-200-1/4, SEC. 6, 1 CHARTER TOWNSI PARCEL OF NE GENOA IVINGSTO

SITE PLAN SUBMITIALS/
SITE PLAN SUBMITIAL
GRADING PLAN
TREE REMOVAL CA
AN SUBMITIAL
AN SUBMITIAL URRENT ISSUE DATE:

> RAWN BY: MV.MN DESIGN BY: BS CHECK BY: MA,AP

PROJECT NO: 22-168 SCALE: N/A

C-12.0

GENOA CHARTER TOWNSHIP PLANNING COMMISSION PUBLIC HEARING September 25, 2023

MINUTES

<u>CALL TO ORDER:</u> Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Chris Grajek, Diana Lowe, Marianne McCreary, Eric Rauch, Tim Chouinard, and Greg Rassel. Absent was Glynis McBain. Also present was Planning Director Amy Ruthig, Brian Borden of Safebuilt and Shelby Byrne of Tetra Tech.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

Chairman Grajek welcomed Greg Rassel to the Planning Commission. He was previously the chairman of the Zoning Board of Appeals.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST:

Mr. Rauch stated he has a conflict of interest for Open Public Hearing #1. The applicant leases office space at a property where he is part owner. He will benefit if the applicant remains in their current office and does not relocate. All Commissioners agree this is a conflict of interest.

CALL TO THE PUBLIC:

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

Commissioner Rauch exited the meeting room.

OPEN PUBLIC HEARING #1...Consideration of special land use application, environmental impact assessment and site plan to convert the use and expand an existing building for an office use and event facility with outdoor entertainment. The property is located at 5311 Brighton Road, north side of Brighton Road, between Clifford Road and Oak Pointe Drive. The request is petitioned by David Richardson, Lindhout Associates.

- A. Recommendation of Special Use.
- B. Recommendation of Environmental Impact Assessment (8-24-23)
- C. Recommendation of Site Plan (8-28-23)

Mr. Andrew Perri, his business partner, Sherry Young, Todd Arnold, the construction manager, and Brent LaVanway of Boss Engineering were present.

Mr. Arnold stated they will be repaving the parking lot, upgrading the outdoor lighting to meet the township's requirements, the patio will be redeveloped, they will be removing the commercial equipment from the kitchen, upgrading the office area, redesigning the entrance, updating the roof and exterior of the building, and upgrading the landscaping.

Mr. Borden reviewed his letter dated September 19, 2023.

He stated the Special Land Use is needed due to the outdoor recreational uses being proposed. Additionally, township staff notified him that there have been noise issues with this site with past owners; however, the applicant has advised in the Impact Assessment and their response letter how they will be monitoring the noise to ensure they are not negatively impacting the surrounding properties.

Use Conditions (Section 7.02.02(q))

In general, these conditions have been met; however, he has two comments:

- a. He is requesting the applicant update the Environmental Impact Assessment to clarify that most of the outdoor commercial recreational uses listed are not proposed.
- b. The applicant has applied for and received a variance from the ZBA for dimensional variances from the 100-foot setback requirement.

Site Plan Review

- a. Building materials and design are subject to review and approval by the Planning Commission.
- b. The Township may require pathway construction along Brighton Road or accept a performance guarantee for future construction. He noted there are no other sidewalks along the roadway in this area.
- c. The applicant is deficient on the number of parking spaces. The Commission may allow the total amount of parking provided, based on different peak hours between the uses (Section 14.02.04).
- d. A portion of an existing drive aisle is deficient in width for two-way travel. The Commission could require that the parking lot be reconfigured for compliance or allow this to remain as it is an existing nonconforming condition. The applicant is requesting to allow the existing drive aisle to remain.
- e. The Commission may accept the lighting information provided, or require submittal of a full lighting plan in accordance with Section 12.03.
- f. The revised submittal does not include a landscape plan.
- g. The applicant must obtain authorization from the property owner for the parking lot islands and trees depicted on the plan as the parking lot is an easement from the adjacent property.

- h. The applicant has indicated that one additional greenbelt tree will be provided and that required canopy trees will be 2.5" caliper; however, these details are not depicted on the plan.
- i. The Commission may require improvement to the waste receptacle and enclosure or allow it to remain as an existing nonconforming condition.

Ms. Byrne stated they have addressed all of her previous comments and due to the small size of the patio and the elimination of the commercial kitchen, the proposed use will be less intense than the previous restaurant bar facility and this would result in a lower use of the existing parking lot and utilities.

The Brighton Area Fire Marshal's letter dated September 14, 2023 advised that most of his concerns have been met. Mr. LaVanway noted that they will address the outstanding items.

Commissioner Rassel asked if there was an estimate for occupancy. Mr. Perri stated that at maximum capacity for the office use, there would be nine employees. The maximum occupancy is 150 for both private events and those open to the public.

Mr. Perri stated they have spoken to the general manager of the golf course, and he was encouraged with the improvements to the parking lot. He did not obtain permission to repave the parking lot or install the landscape islands. Chairman Grajek advised Mr. Perri that the township will need their approval.

The applicant will address the comment from Mr. Borden regarding the allowable uses and amending the Environmental Impact Assessment. Mr. LavanWay stated they do not want to put in a sidewalk that leads to nowhere. The Planning Commission will be recommending a performance guarantee be provided.

The applicant stated the entrance and exit drives will each be 20 feet wide and there will be signage added.

The Commission will be requiring a photometric plan be provided for the lighting.

Commissioner McCreary questioned if golfers will be driving up to the patio bar requesting to purchase a drink. Mr. Perri stated this will not be a full scale restaurant. If these requests are being made, they will be denied.

Commissioner McCreary is concerned about the noise negatively affecting the surrounding neighbors. The hours of operation for the patio state 7 am to 10 pm, and 7 am is too early so she would like that changed. Ms. Ruthig stated the ordinance states 80 decibels are allowed from 7 am to 10 pm and 50 decibels is the maximum from 10 pm to 7 am.

Mr. Perri stated that some of their events will have food trucks. Ms. Ruthig stated that the township does not allow food trucks. There is currently no ordinance for them. Ms. Young

clarified the type of food trucks they would have. They are called "movable feasts" where the caterer would prepare the food in the truck, then bring it into the building and serve it from there. They will not be serving or selling food out of the truck. This allows for high-quality food to be served. Mr. Perri stated some events may have the type of food trucks where food is served or sold from the food truck. Ms. Ruthig stated a 28-day special event permit would be needed.

The call to the public was made at 7:29 pm.

Ms. Kristi Hill of 5139 Milroy is requesting that the special land use be denied as it pertains to the outdoor entertainment portion. This is in the middle of a residential area. She did not move to the country to have parties with music four nights a week. There were many issues with the previous establishment.

Ms. Evelyn Dionise of 5038 Ashton Court was the most affected over the last 18 years by the previous owners. The behavior that occurred at this location was disgraceful. She has been able to live peacefully for the six years since that business has closed. She complained to the township many times and no action was taken.

The call to the public was closed at 7:34 pm.

Commissioner McCreary asked where the restrooms will be for the outside entertainment. Mr. Perri stated they will be bringing in quality portable facilities.

Commissioner Lowe asked how the applicant will address the noise issue. Mr. Perri stated he and his wife live in Oak Point and are aware of the entertainment at the previous facility. They will not be having that type of music that attracts that age group. They will have one or two people with a guitar, a three-piece string band, etc. They want to attract people who are 50 or older. Commissioner Lowe stated she would not want this in her backyard.

Chairman Grajek feels there are items missing from the proposal, such as the details of what will be allowed, the lighting plan, the entertainment, etc. He suggested that the discussions this evening be incorporated and resubmitted to the township. He advised the applicant to keep open communication with the neighbors and listen to their concerns.

Commissioner McCreary agrees that there is not enough information to move forward this evening. The applicant should provide an operations manual that outlines the days and times of the events, how they will be managed, etc.

Moved by Commissioner Lowe, seconded by Commissioner Rassel, to table Open Public Hearing #1. **The motion carried unanimously**.

Commissioner Rauch returned to the meeting room at 8:05 pm.

OPEN PUBLIC HEARING #2...Consideration of a site plan amendment for façade and parking lot revisions and additional exterior vacuums to a previously approved site plan for a car wash and oil change located at 4550 Grand River Avenue on the southwest corner of Grand River Ave. and Lawson Drive. The request is petitioned by Zaid Abro.

A. Disposition of amended site plan.

Mr. Zaid Abro stated he wishes to add four additional vacuums along the side of the building. He was told by the township that the colors he chose to paint his building do not meet the requirements of the township. He showed a colored rendering of the building.

Mr. Borden reviewed his letter dated September 19, 2023.

- 1. The Commission should consider any comments provided by the Township's engineering consultant with respect to the increase in impervious surface.
- 2. Aside from the new impervious surface area around the vacuum stations, he suggests the Commission require that the site be brought into compliance with the approved landscape plan from 2002.
- 3. The PUD Agreement requires natural earth tone construction materials and states that building design must be consistent with or complement architecture throughout the PUD. The applicant has painted the building, and in his opinion, neither the color scheme nor the metal roofing comply with the requirements of the PUD Agreement.
- 4. He suggested the Commission require the applicant to correct light fixtures for compliance with current Ordinance standards, specifically downward directed, cut-off, etc.

Ms. Byrne's letter dated September 15 stated that the applicant has addressed all of her previous concerns.

The Brighton Area Fire Authority Fire Marshal's email dated August 2 stated there are no items to be addressed.

Mr. Abro stated he was not aware that he needed permission to paint the building. He will change the color of the building but would like to keep the blue around the roof. Commissioner Rauch is agreeable to the colors but would not approve of the current color blue on the building. This is an opportunity to improve the old building, site, and landscaping. The metal roof is also acceptable.

Mr. Abro stated many people were not aware this building was a car wash when it was the previous color. This color helps it stand out.

Commissioner McCreary stated the colors do brighten up the building, but she does not approve of the blue.

The call to the public was made at 8:29 with no response.

It was noted that the oil change building site shall be cleaned up as well. Ms. Ruthig has spoken to the applicant about that.

Moved by Commissioner Rauch, seconded by Commissioner Rassel, to approve the amendment for façade and parking lot revisions and additional exterior vacuums to a previously approved site plan for a car wash and oil change located at 4550 Grand River Avenue with the following conditions:

- The existing landscaping shall be brought up to comply with the site plan standards approved in 2022.
- The site lighting shall meet township ordinance, including height, footcandles and tilt of the light source.
- This commission finds the light gray and darker gray paints already on the building are acceptable, but the blue trim must be painted the dark gray color. The metal roof is acceptable and shall be black in color.

The motion carried unanimously.

OPEN PUBLIC HEARING #3...Consideration of a site plan amendment for façade revisions to the previously approved Westbury Phase 2 apartments located north of the intersection of Whitehorse Drive and Arundell Drive. The request is petitioned by Elevate Property Partners, LLC.

A. Disposition of amended site plan.

Ms. Ruthig stated the developer requested to modify the elevations and finishes. The brick and the cupolas that were in Phase 1 are no longer available. Elevations were shown comparing the two facades.

The call to the public was made at 7:35 pm with no response.

Moved by Commissioner Rauch, seconded by Commissioner Lowe, to approve the facade revisions for Westbury Phase 2 apartments located north of the intersection of Whitehorse Drive and Arundell Drive and allow the petitioner to make the changes to the brick color and cupola per the elevation drawings supplied. **The motion carried unanimously**.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated the regular meeting of the Planning Commission will take place on Tuesday, October 10, due to the Indigenous People Holiday. A special meeting will take place on Thursday, October 19 at Parker Middle School.

Approval of the August 14, 2023 Planning Commission meeting minutes

One change was noted.

Moved by Commissioner McCreary, seconded by Commissioner Lowe, to approve the minutes of the August 14, 2023 Planning Commission Meeting as corrected. **The motion carried unanimously.**

Member Discussion

Commissioner Chounard requested to have an ordinance for food trucks developed. Ms. Ruthig stated she and Brian will write the ordinance and bring it to the Planning Commission for review.

There was a discussion regarding moving the Call to the Public to the end of the meeting so applicants who have paid to be on the agenda and those who wish to speak on those items can do so without having to wait a long time for public comment. Commissioner Rassel stated the two minute time limit should be enforced and people are not allowed to give their time to others. Commissioner Lowe stated that it is not very often that there are a lot of people who speak at the call to the public.

Ms. Ruthig stated the township by-laws say that the call to the public shall be made at the beginning of the meeting.

Adjournment

Moved by Commissioner Rauch, seconded by Commissioner Lowe, to adjourn the meeting at 8:47 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary