

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
July 1, 2024
6:30 p.m.

AGENDA

Call to Order:

Pledge of Allegiance:

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

Approval of Consent Agenda:

1. Payment of Bills: July 1, 2024
2. Request to approve the June 17, 2024 regular meeting minutes.

Approval of Regular Agenda:

3. Consideration of a recommendation for approval of a special land use application, environmental impact assessment and site plan for a contractor's yard with outdoor storage at an existing industrial site for Adams Well Drilling located at 5893 Sterling Drive. The site is located on a 5.39-acre parcel on the north side of Sterling Drive, west of Dorr Road. The request is petitioned by Adams Well Drilling.
 - A. Disposition of Special Use Application
 - B. Disposition of Environmental Impact Assessment (5-21-24)
 - C. Disposition of Site Plan (6-14-24)
4. Consideration of a recommendation for approval of a special land use application, environmental impact assessment and site plan for the sale of new and used trailers. The property is located at an existing commercial site for AAA Trailer Sales located at 4675 Grand River Avenue, north side of Grand River Avenue, west of Boulevard Drive. The request is petitioned by AAA Trailer Sales.
 - A. Disposition of Special Land Use Application
 - B. Disposition of Environmental Impact Assessment (5-20-24)
 - C. Disposition of Site Plan (6-11-24)
5. Consideration of a request to revise the term for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project from a ten (10) year to a fifteen (15) year term to ease the financial burden of the project on the residents and to approve an amended **Resolution #4A** Acknowledging the filing of the Special Assessment Roll, Scheduling the Second Hearing for **July 15 2024**, and Directing the Re-Issuance of Statutory Notices for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

6. Public Hearing on the proposed Special Assessment Roll for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024).
 - A. Call to the Property Owners
 - B. Call to the Public
7. Request for approval of **Resolution #5** Confirming the Special Assessment Roll for the proposed Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)
8. Request to approve the Memorandum of Understanding (MOU) between Genoa Charter Township and Great Start Livingston for the installation and maintenance of a permanent children’s StoryWalk along the pathway at the Genoa Township Park.
9. Request to approve a project agreement with the Livingston County Road Commission for the Grand Ravines/Debora Drive Road Rehabilitation project with the Township’s cost not to exceed \$390,000 from SAD Fund #202-497-801-075.
10. Request for approval of per diems and hourly rates for all poll workers and temporary staff scheduled for the August and November Primary and General Elections as recommended by the Election Commission.
11. Request for approval of the Land Transaction Agreement with the Michigan Department of Natural Resources for the purchase of 77.3 acres of land consisting of parcel 4711-34-100-008 and part of parcel 4711-33-200-003 in an amount not to exceed \$355,000 and to authorize the Township Manager to sign all documents necessary to complete the acquisition. (Roll Call)
12. Consideration of amendments to the Fiscal Year 2024 - 2025 Budget for Fund 208, Parks and Recreation as follows:
 - A. Increase Parks and Recreation Fund 208, Department 536 – “Land for Recreation” Line Item 208-536-972-100 from \$0 to \$355,000.
 - B. Increase Department 751 – Parks and Recreation, Line Item 208-751-934-006 for “Park Planning/Engineering” from \$30,000 to \$100,000.
 - C. Decrease to zero (0) line items 208-751-934-016 (pavilion expansion) and 208-751-934-018 (parking expansion/pickleball).

Member Discussion
Adjournment

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

BOARD PACKET

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

MEETING DATE: July 1, 2024

All information below through June 26, 2024

TOWNSHIP GENERAL EXPENSES	\$	234,099.22
June 21, 2024 Bi Weekly Payroll	\$	128,521.63
OPERATING EXPENSES DPW (503 FN)	\$	44,612.28
OPERATING EXPENSES Oak Pointe (592FN)	\$	61,215.77
OPERATING EXPENSES Lake Edgewood (593FN)	\$	49,282.03
TOTAL	\$	<u>517,730.93</u>

FNBCK Check Register

Check Date	Check	Vendor Name	Amount
Bank FNBCK CHECKING ACCOUNT			
06/12/2024	38953	SEWARD HENDERSON PLLC	3,610.00
06/21/2024	38954	AMERICAN AQUA	21.50
06/21/2024	38955	BLUE CROSS & BLUE SHIELD OF MI	55,167.46
06/21/2024	38956	CONSUMERS ENERGY	160.19
06/21/2024	38957	DELTA DENTAL	4,368.68
06/21/2024	38958	DYKEMA GOSSETT PLLC	13,710.50
06/21/2024	38959	EHIM, INC	13,591.79
06/21/2024	38960	ESRI	2,978.60
06/21/2024	38961	ETNA SUPPLY COMPANY	1,607.00
06/21/2024	38962	GANNETT MICHIGAN LOCALIQ	515.14
06/21/2024	38963	GENOA TOWNSHIP DPW FUND	32.20
06/21/2024	38964	GORDON FOOD SERVICE	25.97
06/21/2024	38965	LIVINGSTON COUNTY CLERKS ASSOC	100.00
06/21/2024	38966	MICHIGAN INTERPRETING SERVICES	271.44
06/21/2024	38967	MUTUAL OF OMAHA	3,170.15
06/21/2024	38968	STAPLES	431.51
06/21/2024	38969	TABIITHA DOLAN	171.52
06/21/2024	38970	US BANK EQUIPMENT FINANCE	2,213.31
06/21/2024	38971	VERIZON WIRELESS	408.68
06/21/2024	38972	WASTE MANAGEMENT CORP, SERVICES	129,888.00
06/25/2024	38973	COMCAST	298.24
06/25/2024	38974	LIVINGSTON COUNTY CLERKS ASSOC	210.00
06/25/2024	38975	SECURITY LOCK SERVICE, INC	114.25
06/25/2024	38976	STAPLES	1,033.09
FNBCK TOTALS:			
Total of 24 Checks:			234,099.22
Less 0 Void Checks:			0.00
Total of 24 Disbursements:			234,099.22

June 21, 2024 Bi Weekly Payroll

PAYROLL REGISTER REPORT FOR GENOA CHARTER TOWNSHIP					Page 36 of 36	
Payroll ID: 283						
Pay Period End Date: 06/14/2024 Check Post Date: 06/21/2024 Bank ID: FNBCK						
* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks						
VACATION PTIME	0.00	0.00	0.00	2,516.80		
WELL IQ	0.00	0.00	188.37	2,830.43		
ZBA CHAIR	0.00	0.00	0.00	874.30		
ZBA MINUTES	0.00	0.00	0.00	1,104.42		
ZBA MINUTES OT	0.00	0.00	0.00	0.00		
ZBA PER DIEM	0.00	0.00	0.00	1,448.54		
ZO	80.00	0.00	2,500.00	4,250.00		
Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Gross Pay YTD	Dir. Dep.	
127,355.85	0.00	37,511.05	89,844.80	1,602,764.30	89,580.50	

Check Register Report For Genoa Charter Township					Page 1 of 1		
For Check Dates 06/21/2024 to 06/21/2024							
Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
06/21/2024	FNBCK	EFT940	FLEX SPENDING (TASC)	1,013.06	1,013.06	0.00	Open
06/21/2024	FNBCK	EFT941	INTERNAL REVENUE SERVICE	30,131.50	30,131.50	0.00	Open
06/21/2024	FNBCK	EFT942	PRINCIPAL FINANCIAL	5,371.00	5,371.00	0.00	Open
06/21/2024	FNBCK	EFT943	PRINCIPAL FINANCIAL	2,161.27	2,161.27	0.00	Open
06/21/2024	FNBCK	14037	SHEITZ, KAITLYN	300.00	264.30	0.00	Open
Totals:				Number of Checks: 005	38,976.83	38,941.13	0.00
Total Physical Checks:				1			
Total Check Stubs:				4			

Direct Deposit \$89,580.50
 Physical Check Amount \$38,941.13
TOTAL \$128,521.63

503FN Check Register

Check Date	Check	Vendor Name	Amount
Bank 503FN DPW-UTILITIES #233			
06/13/2024	6097	UNITED STATES POSTAL SERVICE	113.95
06/13/2024	6098	WEX BANK	5,946.62
06/18/2024	6099	ADVANCE AUTO PARTS	124.22
06/18/2024	6100	AUTO-LAB OF LIVINGSTON	65.38
06/18/2024	6101	CENTRAL SQUARE TECHNOLOGIES	12,417.90
06/18/2024	6102	CHASE CARD SERVICES	3,275.53
06/18/2024	6103	CORRIGAN OIL COMPANY, NO.II	1,404.38
06/18/2024	6104	ESRI	8,935.80
06/18/2024	6105	GIFFELS WEBSTER	1,885.00
06/18/2024	6106	HI-TECH	21.75
06/18/2024	6107	HOWELL HARDWARE	32.98
06/18/2024	6108	JACK DOHENY COMPANIES, INC	1,669.77
06/18/2024	6109	MARSHALL'S EXPRESS	127.40
06/18/2024	6110	MYERS AUTOMOTIVE	354.88
06/18/2024	6111	PORT CITY COMMUNICATIONS, INC.	247.60
06/18/2024	6112	RANDY'S SERVICE STATION	26.00
06/18/2024	6113	RED WING BUSINESS ADVANTAGE ACCOUNT	881.99
06/18/2024	6114	TETRA TECH INC	2,530.00
06/18/2024	6115	USA BLUEBOOK	832.89
06/18/2024	6116	WINDSTREAM	59.31
06/18/2024	6117	BLACKBURN MFG. CO	840.52
06/18/2024	6118	VERIZON WIRELESS	720.60
06/21/2024	6119	HOME DEPOT CREDIT SERVICES	2,097.81
503FN TOTALS:			
Total of 23 Checks:			44,612.28
Less 0 Void Checks:			0.00
Total of 23 Disbursements:			44,612.28

592FN Check Register

Check Date	Check	Vendor Name	Amount
Bank 592FN OAK POINTE OPERATING FUND #592			
06/19/2024	6116	AMERICAN AQUA	433.56
06/19/2024	6117	AT&T	185.83
06/19/2024	6118	BRIGHTON ANALYTICAL LLC	440.00
06/19/2024	6119	CONSUMERS ENERGY	303.07
06/19/2024	6120	COOPER'S TURF MANAGEMENT LLC	745.00
06/19/2024	6121	D'ANGELO BROTHERS INC.	2,766.00
06/19/2024	6122	GENOA OCEOLA SWR & WTR AUTHORI	69.82
06/19/2024	6123	GENOA TOWNSHIP DPW FUND	22,357.74
06/19/2024	6124	GENOA TOWNSHIP DPW FUND	880.59
06/19/2024	6125	GENOA TOWNSHIP DPW FUND	27,716.30
06/19/2024	6126	GENOA TOWNSHIP DPW FUND	679.11
06/19/2024	6127	HYDROCORP	299.25
06/19/2024	6128	K & J ELECTRIC, INC.	250.00
06/19/2024	6129	LOREA TOPSOIL & AGGREGATE	124.50
06/19/2024	6130	PARAGON LABORATORIES	830.00
06/19/2024	6131	UIS SCADA	950.00
06/19/2024	6132	WATER SOLUTIONS UNLIMITED, INC	2,185.00
592FN TOTALS:			
Total of 17 Checks:			61,215.77
Less 0 Void Checks:			0.00
Total of 17 Disbursements:			61,215.77

593FN Check Register

06/26/2024 09:59 AM
 User: denise
 DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
 CHECK NUMBERS 4460 - 5000

Page: 1/1

Check Date	Check	Vendor Name	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #590			
06/17/2024	4460	CONSUMERS ENERGY	16.00
06/18/2024	4461	BRIGHTON ANALYTICAL LLC	804.00
06/18/2024	4462	COOPER'S TURF MANAGEMENT LLC	743.00
06/18/2024	4463	D'ANGELO BROTHERS INC.	2,566.00
06/18/2024	4464	GENOA OCEOLA SEWER	10,216.36
06/18/2024	4465	GENOA TOWNSHIP DPW FUND	12,392.14
06/18/2024	4466	HARTLAND SEPTIC SERVICE, INC.	6,850.00
06/18/2024	4467	LOREA TOPSOIL & AGGREGATE	70.00
06/18/2024	4468	NORTHWEST PIPE & SUPPLY CO.	31.88
06/18/2024	4469	STANDARD ELECTRIC	106.11
06/18/2024	4470	TETRA TECH INC	4,550.00
06/25/2024	4471	GENOA TOWNSHIP DPW FUND	1,012.97
06/25/2024	4472	CSM MECHANICAL, LLC	9,923.57
593FN TOTALS:			
Total of 13 Checks:			49,282.03
Less 0 Void Checks:			0.00
Total of 13 Disbursements:			49,282.03



Manage your account online at : www.chase.com/cardhelp



Customer Service:
1-800-945-2028



Mobile: Download the Chase Mobile® app today

July 2024						
S	M	T	W	T	F	S
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

New Balance
\$3,275.53
Minimum Payment Due
\$40.00
Payment Due Date
07/01/24

INK CASH(SM) POINT SUMMARY

Previous points balance	21,071
+ 1 Point per \$1 earned on all purchases	3,276
+ 2Pts/\$1 gas stns, retns, ofc sply, hm Impr	1,522

Total points available for redemption 25,869

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

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

all sys - 233-000-084-990
UTILITY DEPT.

ACCOUNT SUMMARY

Account Number:	
Previous Balance	\$11,067.01
Payment, Credits	-\$11,067.01
Purchases	+\$3,275.53
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00
Interest Charged	<u>\$0.00</u>
New Balance	\$3,275.53
Opening/Closing Date	05/08/24 - 06/07/24
Credit Limit	\$45,500
Available Credit	\$42,224
Cash Access Line	\$2,275
Available for Cash	\$2,275
Past Due Amount	\$0.00
Balance over the Credit Limit	\$0.00

13 2024

RECEIVED

JSA
06-14-24



ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
05/10	FREIGHTQUOTE.COM INC clover.com MO <i>G.O</i>	297.42
05/15	RHINO SEED BRIGHTON 810-6325640 MI <i>OPS</i>	202.11 ✓
05/16	AMZN Mktp US*LZ73U1HX3 Amzn.com/bill WA <i>G.O</i>	43.01 ✓
05/19	AMZN Mktp US*NQ3YD4BM3 Amzn.com/bill WA <i>Howell Twp.</i>	61.75 ✓
05/27	AMZN Mktp US*PU98V5JF3 Amzn.com/bill WA <i>G.O</i>	21.99 ✓
06/05	JIMMY JOHNS - 2175 HOWELL MI <i>-DPW-training</i> JAMES AULETTE TRANSACTIONS THIS CYCLE (CARD) \$667.90	41.62 ✓
05/18	Payment ThankYou Image Check	-11,067.01
05/10	GoToCom*GoToConnect goto.com MA <i>mhog</i>	249.26 ✓
05/16	MICROSOFT#G047628068 MSBILL.INFO WA <i>mhog</i>	159.00 ✓
05/28	MARSHALLS EXPRESS LUBE HOWELL MI <i>DPW truck</i>	92.95 ✓
06/04	RINGCENTRAL INC. 888-898-4591 CA <i>local phone</i>	65.97 -
06/05	AMAZON PRIME*W28K52JQ3 888-802-3080 WA <i>mhog</i> GREG TATARA TRANSACTIONS THIS CYCLE (CARD) \$9961.04- INCLUDING PAYMENTS RECEIVED	538.79 ✓
05/10	AMERICAN WATER WORKS ASSO 012-345-6789 CO <i>DPW prof dev.</i>	86.00 ✓
05/14	STAPLES 00107730 BRIGHTON MI <i>mhog</i>	719.04 ✓
05/21	Amazon.com*AR4BY9X43 Amzn.com/bill WA <i>DPW supplies</i> ALEX CHIMPOURAS <i>supplies</i> TRANSACTIONS THIS CYCLE (CARD) \$826.04	21.00 ✓
05/27	AMZN Mktp US*W08YM8113 Amzn.com/bill WA <i>101-261-751-000</i>	211.99
05/31	AMZN Mktp US*OH4308LQ3 Amzn.com/bill WA <i>101-261-751-000</i>	197.99
06/03	Amazon.com*J63S79NV3 Amzn.com/bill WA <i>101-261-750-000</i>	64.64
06/03	REALCOMP II LTD 248-553-3003 MI <i>101-257-910-000</i> KELLY VANMARTER TRANSACTIONS THIS CYCLE (CARD) \$675.62	201.00

2024 Totals Year-to-Date	
Total fees charged in 2024	\$0.00
Total interest charged in 2024	\$0.00

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

INTEREST CHARGES

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

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges
PURCHASES			
Purchases	18.49%(v)(d)	- 0 -	- 0 -
CASH ADVANCES			
Cash Advances	29.99%(v)(d)	- 0 -	- 0 -
BALANCE TRANSFERS			
Balance Transfers	18.49%(v)(d)	- 0 -	- 0 -

31 Days in Billing Period

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

IMPORTANT NEWS

Your account is a business account, to be used only for business transactions. It is not intended for personal, family or household purposes.

Help keep your savings safe from scammers. Get the latest on scams to help keep you and your loved ones money protected. See top scams at chase.com/financialabuse/card

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
June 17, 2024**

MINUTES

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Jean Ledford, Terry Croft, Robin Hunt, Diana Lowe and Jeff Dhaenens. Also present was Township Manager Kelly VanMarter, and 65 people in the audience.

The Pledge of Allegiance was recited.

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

Approval of Consent Agenda:

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

- 1. Payment of Bills: June 17, 2024**
- 2. Request to approve the June 3, 2024 regular meeting minutes.**

Approval of Regular Agenda:

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

- 3. Public Hearing on the proposed Special Assessment Roll for the Grand Ravines Subdivision (Debora Drive) Road Rehabilitation Special Assessment Project (Winter 2024).**
 - A. Call to the Property Owners**
 - B. Call to the Public**

The call to property owners was made at 6:32 pm.

Ms. Joann Fellwock of 7767 Deborah Drive thanked the board for considering this project. This is important to be done and should be done now. Her friends in West Bloomfield had a similar project and their costs were much more and the interest rate higher. The Livingston County Road Commission has agreed to do part of the roadway and if it is not done now, they may not offer to do it in the future. This is 2022 asphalt pricing. Costs will continue to increase. The road is in huge disrepair. This is a necessity. This will increase the property values.

Mr. Jim Pizzimenti of 7911 Deborah Drive supports what his neighbor said. He appreciates Ms. VanMarter's work, the board's work and the research that was done changed his mind. The work is fantastic and he is thankful for the diligence and the deal that was put together. It was with a focus on the residents of the neighborhood.

Ms. Carla Sullivan of 7964 Deborah Drive agrees with what her neighbors said. The road needs to be fixed.

Mr. Michael Smiglewski of 7847 Deborah Drive stated that the neighborhood is in need of this improvement. The offer for the township to help is appreciated. He agrees with what his neighbors said.

The call to property owners was closed at 6:37 pm.

The call to the public was opened at 6:37 pm with no response.

4. Request for approval of Resolution #5 Confirming the Special Assessment Roll for the proposed Grand Ravines Subdivision (Deborah Drive) Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

Moved by Ledford, supported by Dhaenens, to approve Resolution #5 Confirming the Special Assessment Roll for the proposed Grand Ravines Subdivision (Deborah Drive) Road Rehabilitation Special Assessment Project (Winter 2024). **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

5. Consideration of amendments to the Fiscal Year 2024-2025 budget for Fund 202 – "SAD Roads and Lakes" to create a new Department #497 for the Grand Ravines (Deborah Drive) Road Rehabilitation project with new line items as follows:

- A. New revenue line items: 202-497-628-005 for SAD Principle in the amount of \$23,533 and 202- 497-665-001 for Interest in the amount of \$7,060.**
- B. New appropriation line item 202-497-801-075 in the amount of \$390,000.**

Moved by Hunt, supported by Lowe, to create new revenue line items: 202-497-628-005 for SAD Principle in the amount of \$23,533 and 202-497-665-001 for Interest in the amount of \$7,060. **The motion carried unanimously.**

Ms. VanMarter stated the amount for Item B is incorrect on the agenda. It should be \$392,000.

Moved by Hunt, supported by Skolarus, to create a new appropriation line item 202-497-801-075 in the amount of \$392,000. **The motion carried unanimously.**

6. Public Hearing on the proposed Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024).

A. Call to the Property Owners

B. Call to the Public

The call to property owners was made at 6:40 pm.

Ms. Russo at 4028 Brookstone Court have lived there for 13 years and have seen the roads deteriorate. All of the streets are missing chunks of asphalt. These roads have lasted over their lifespan. The new roads will increase curb appeal and increase the value of the home. Having the township help with the cost, there is no better time to get this underway. They are requesting the board approve it. They received flyers from the opposing side that have made false statements. She asked for clarification where they said the new homeowner's will take on the tax burden.

Ms. Laura Pinozzi of 288 Conover Court stated that 18 years ago the HOA was disbanded. If there would have been one, they would have been able to maintain the road. Just because there are portions of the road that are deteriorating, it does not mean the entire road must have the rip and replace treatment. The majority of the people who are in favor are on Cloverview and Aster Boulevard. The residents on the other roads are not in favor of it. Aster Boulevard has been misused because of the condominiums. The board should look at doing the roads in sections. A complete rip and replace is not a viable solution. They do not need the portion with stamped concrete. She said their property taxes are going to go up in addition to the assessment.

Ms. Render of 4021 Aster Boulevard stated she was glad there was not an HOA in their neighborhood when they moved there. There are two residents who have to drive around the cement boulevard to exit their driveway, and they are one of them. She described the residents of the subdivision. She asked them to consider with compassion an alternative and to not go through with this project. There are people in the subdivision that do not have the money.

Mr. Dean Kypke of 4075 Aster Boulevard has a concern with the traffic on the road. No one pays attention to the speed limit. They need lower speed limits, speed bumps, and a stop sign at Cloverdale.

Ms. Nancy Reader-Kypke of 4075 Aster says there are speeders from Latson Road to the condominiums. One of the side streets needs a three-way stop. This plan for the road improvements has been rammed through with an urgency that does not exist. She asked the board to wait to find out what improvements the condos are doing and determine what is really needed. The person who is bringing around the petition wants this to go through and most residents do not. She does not want the stamped concrete.

Genoa Charter Township Board Meeting

June 17, 2024

Unapproved Minutes

Mr. Gerald Isenogle of 4058 Aster Boulevard has lived there since 2001. There was a problem with the HOA board so the residents voted to disband. Since that time, an individual wants to get a new road put in and wants everyone to pay for it. He is requesting that the petitions be resigned because what they have been told is nothing as to what will be done.

Ms. Rebecca Alexander of 4041 Brookstone Court did not sign the petition. Aster Boulevard is the main entrance to the condominiums. They should pay their part. There are many residents who are on fixed incomes, retired and have second jobs, and some who are single-parent households. Not everyone can afford this.

Mr. Tim Quinn of 4042 Brookstone Court thanked the board for considering this project. It is time to repair the roads. If they are not maintained or replaced, there could be damage to vehicles and people. The roads are only going to get worse and the cost to improve them will increase. The condition of the road affects property values. More than the required number of petitions have been submitted and a majority of the homeowners support the project.

Mr. and Mrs. John and Nancy Bodo of 300 Cloverview Court have lived there for 24 years. The way the petitions were handled is questionable, because there were multiple statements and promises made that were not in the petition. He agrees there are problems with the roads but asked if it is that bad? Is it urgent? He would like the language of the petition to be rewritten.

Ms. Peggy Green of 4089 Aster Boulevard has lived there for four years. She agrees with her neighbors that because the road is in bad condition, it keeps the traffic slower. She agrees with the need for the stop sign as noted by her neighbors.

Ms. Beth Haglund of 4076 Aster Boulevard asked that the petitions be authenticated and certified by an outside source. The project has been pushed by a few neighbors and the township. She suggested just repaving Aster Boulevard. \$10,000 is a lot to ask for many families. How the board votes will be remembered in November.

Mr. John Ohrt of 4027 Brookstone Court has lived there for 30 years. All of the roads are falling apart. The road commission has done a good job trying to maintain them. He thanked the board for putting this together. He hopes the residents can see that property values are subjugated with bad roads.

Mr. Eric Hagland of 4076 Aster Boulevard is concerned with the cost of the project. The special assessment is a burden and hardship to many of the residents. He guaranteed that their taxes will be increased in addition to the SAD. It could increase \$1,500 - \$1,700 per year. There should be alternatives investigated. Pave over the current asphalt? Just pave Aster?

Ms. Michelle Hebert of 409 Conover Court is in favor of this project. The safety of everyone should be considered. She has health issues and struggles on the roads with her walker. She asked the board to approve the project.

Ms. Starr Doering of 4090 Aster Boulevard stated the roads need to be fixed. There are other options that need to be explored. She signed the petition, but she was lied to. She would like to rescind her petition. Also, her daughter is on the deed and she did not sign the petition so it is invalid. She suggested paving only Aster.

Mr. Robert Evans of 4110 Brookstone Court stated the costs of the asphalt are from 2021-2022. This will not get cheaper. If it is delayed, there will be a bigger cost to bear.

Ms. Colleen Quinn of 4042 Brookstone Court thanked the board for their support on this project. They provided accurate information to the residents so they can make an informed decision. There is a lot of misinformation in the letters of opposition. The experts have rated all of the roads with a "1", which is the worst. The costs will only increase. The road condition affects property values. Greater than 50 percent of the property owners are in favor of the project and signed the petition. She hopes the board approves the project.

Ms. Susan Lesowyk of 468 Cloverview Lane has lived in Wayne, Oakland and Washtenaw Counties and Aster Boulevard is the worst road she has ever seen. The costs of materials and labor are going to increase. It will not be lower than it is now. She objects to the letters that were left in her mailbox. The improvements are needed for everyone.

Mr. Gary Revenaugh of 404 Cloverview Lane has lived here for 26 years. The roads are a disaster and they need to be redone. All of the roads are rated as a "1". They all need to be replaced. Everyone was provided the same information from the township. There are more than 51 percent of the residents in favor of it. He asked the board to approve the project.

Mr. Tim Cruse of 420 Cloverview Lane has lived here for 26 years. The roads need to be fixed.

Ms. Julie and Michael Battista of 397 Cloverview Lane have lived there for 28 years. The roads need to be fixed. She does not think the stamped concrete is needed. She agreed that people speed on Aster Boulevard and there should be stop signs added. They have over 50 percent of residents who have signed the petition.

Ms. VanMarter noted that four letters were received in opposition to the project. They were Thomas Sliwa of 445 Cloverview Lane, Paul Halfmann of 341 Conover Ct, Steven and MaryAnn Trudeau of 312 Conover Ct, and Bret Hammett of 4055 Cagney Lane.

The call to property owners was closed at 7:27 pm.

The call to the public was opened at 7:27 pm with no response.

7. Request for approval of Resolution #3 Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

Ms. VanMarter stated that Garrett Olson of the Livingston County Road Commission (LCRC) is present and can provide information regarding the road improvement project. The township's role in this process is funding. This is a road commission road so it is their project. Some of the neighbors approached the township so she reached out to the LCRC and they provided what would be the best fix. The island being changed to stamp concrete is not increasing the cost of the project.

The property taxes are capped and can only go up to the rate of inflation each year. The property taxes increase when the home is sold. The township does not require that the assessment be paid off if the house is sold, so who pays it off is negotiated at the time of sale.

Supervisor Rogers stated that the millage rate approved recently by the township is for a home worth \$500,000, which has a \$250,000 taxable value, the township receives \$253.77 per year. He complimented staff for what has been done in the township with that little bit of tax revenue. He noted that the township is paying for part of the project. The township is only the bookkeeper. This is always initiated with the neighbors. It is not initiated with the township or the board.

Ms. Hunt stated that the speed and the stop signs spoke about this evening would be a decision made by the LCRC, not the township.

Ms. Skolarus stated that the township committed \$1,500 per home for this project. It would take 15 years of taxes being received from each of the residents before that money was gotten back.

Mr. Garrett Olson of the LCRC is a construction engineer. The speed limit on these roads is 25 MPH, which is the lowest that can be. It is consistent with similar roads in the county. With regard to the three-way stop off of Aster Boulevard, the LCRD follows the national standard of traffic control, the MUTCD, and stop signs cannot be used for speed control. He provided the details of the standards that are used to rate a road. They are all rated "1" in this subdivision and the only solution is to replace the asphalt. It can sometimes include the base to be repaired, but in this case, they do not believe that will need to be done. They do not initiate SAD's either. They respond after the township reaches out to them because residents have started the process.

Supervisor Rogers asked Mr. Olson his opinion on speed bumps. Mr. Olson stated that the LCRC has speed bumps at one location in Livingston County. It is resident-funded and it must include specific pavement marking, signage, etc.

He confirmed that putting the stamped concrete island instead of a landscape island will not increase the overall cost of the project.

Supervisor Rogers stated that he can reach out of the sheriff's office to see if they can pass through the neighborhood if they are in the area to monitor the speeding.

Ms. VanMarter addressed the resident who said her petition is invalid because her daughter is on the deed and did not sign it. The Township Assessor reviewed each petition that was received against our records and it was validated; however, even if it was invalidated, there would still be more than 50 percent of the residents who signed it. She added that the law does not require petitions. The board can initiate these types of projects, but the Genoa Township Board has a policy that petitions shall be obtained and more than 50 percent of the residents must approve of the project.

Ms. Hunt stated the elected officials are not pushing this process. They are reacting to and following the policy that is in place. The township is the financial mechanism to assist with paying for the project.

Moved by Hunt, supported by Dhaenens, to approve Resolution #3 Approving the Project Cost Estimates, Special Assessment District and causing the Special Assessment Roll to be prepared for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

8. Request for approval of Resolution #4 Acknowledging the filing of the Special Assessment Roll, Scheduling the Second Hearing for July 1, 2024, and Directing the Issuance of Statutory Notices for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

Moved by Lowe, supported by Croft, to approve Resolution #4 Acknowledging the filing of the Special Assessment Roll, Scheduling the Second Hearing for July 1, 2024, and Directing the Issuance of Statutory Notices for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

9. Consideration of a request to approve water rate adjustments in response to the City of Brighton's revised fee schedule effective July 1, 2024 as recommended by the accountants and Utility Director as follows:

- A. Increase the Lake Edgewood North Star (Conference Center Drive) Quarterly Water Fee to \$8.33 / 1,000 gallons from \$7.66 / 1,000 gallons;**
- B. Increase the Lake Edgewood Other Quarterly water fee to \$7.98 / 1,000 gallons from \$7.34 / 1,000 gallons;**

C. Hold the applicable Brighton City water connection fee at \$2,802 per REU and the sewer connection at \$7,198 per REU.

Dr. Tatara stated when the City of Brighton increases their rates, the township passes them onto the residents, with an additional \$.20 more per thousand gallons to cover the administrative and material costs.

Moved by Hunt, seconded by Lowe, to increase the Lake Edgewood North Star (Conference Center Drive) Quarterly Water Fee to \$8.33/1,000 gallons from \$7.66/1,000 gallons. **The motion carried unanimously.**

Moved by Ledford, supported by Skolarus, to increase the Lake Edgewood Other Quarterly water fee to \$7.98/1,000 gallons from \$7.34/1,000 per 1,000 gallons. **The motion carried unanimously.**

Moved by Lowe, supported by Dhaenens, to hold the applicable Brighton City water connection fee at \$2,802 per REU and the sewer connection at \$7,198 per REU. **The motion carried unanimously.**

10. Request to approve the Sewage Treatment Agreement Between the Genoa-Oceola Sewer and Water Authority and Genoa Charter Township for the Lake Edgewood Sewer System.

Dr. Tatara provided photographs and provided details, including the budget, of a project to install 8,800 feet of sanitary sewer plus convert an old wastewater treatment plant to a pump station. The total cost was \$1.3 million, using \$500,000 provided to the utilities department from ARPA funds received by the township.

There are two changes that need to be made to the Agreement that is in the packet per the township attorney's review.

Moved by Ledford, supported by Lowe, to approve the Sewage Treatment Agreement between the Genoa-Oceola Sewer and Water Authority and Genoa Charter Township for the Lake Edgewood Sewer System, contingent on Genoa-Oceola Sewer's approval and the changes recommended by the township attorney. **The motion carried unanimously.**

11. Consideration of a request for approval of a budget and expenditure not to exceed \$159,067 to rehabilitate the existing Herbst Farm pole barn buildings and to develop a lease agreement between the Township and the Utility Department.

Dr. Tatara provided a review of the project, including a detailed quote, which will allow them to store the utility department's repair parts inside. Currently they are stored outside and subjected to the elements.

Supervisor Rogers noted that demolishing and rebuilding the buildings was considered, but rehabilitation was less expensive.

Moved by Skolarus, supported by Hunt, to approve a request for approval of a budget and expenditure not to exceed \$159,067 out of the buildings and ground fun to rehabilitate the existing Herbst Farm pole barn buildings and to develop a 10-year lease agreement between the Township and the Utility Department, conditioned upon MHOG and Genoa-Oceola Sewer and Water Authority approval. **The motion carried unanimously.**

12. Request for approval of a renewal of the Uniform Video Service Local Franchise Agreement with Spectrum Mid-America, LLC (Charter Communications) with an annual provider franchise fee of 5% for a ten-year term beginning June 17, 2024 and ending June 17, 2034.

Ms. VanMarter stated that staff requested to have some of the conditions that were made with WOW. There are only 32 homes in the Township . They did not agree to the requests. This is the same agreement that the township has had with Spectrum Mid-America for the past ten years.

Moved by Dhaenens, supported by Hunt, to approve the renewal of the Uniform Video Service Local Franchise Agreement with Spectrum Mid-America, LLC (Charter Communications) with an annual provider franchise fee of 5 percent for a ten-year term beginning June 17, 2024 and ending June 17, 2033. **The motion carried unanimously.**

13. Consideration of a request to authorize Township staff to approve a proposal to repair the electrical conduit, circuit box and related items at the Township Hall at a cost not to exceed \$40,000 from General Fund Capital Outlay > \$5,000 #101-900-970-000.

Ms. VanMarter showed photographs of the damaged electrical box and quotes that were received to make the repairs. She anticipates the cost being approximately \$30,000 but is requesting to be approved to spend up to \$40,000 to allow flexibility to select the quote that provides the best fix long term.

Moved by Lowe, supported by Dhaenens, to authorize staff to select and approve a proposal for repairs to the electrical cabinet and related system at a cost not to exceed \$40,000 from General Fund Capital Outlay > \$5,000 #101-900-970-000. **The motion carried unanimously.**

14. Consideration of a request from Cooper's Turf Management to repair and improve drainage on the north soccer field (Field 2) to address issues with standing water at a cost not to exceed \$59,375 from Parks and Recreation Fund #208-751-934-017 for North Soccer Field Drainage Repair.

Supervisor Rogers stated that there is \$60,000 in the budget.

Ms. Skolarus stated that this field was designed by an engineer and questioned why this is occurring.

Ms. Hunt's opinion is that this is very expensive for this work. Ms. VanMarter stated that this field is unusable in the spring due to this issue. She has reached out to another township who had a similar repair. Mr. Dhaenens agrees it is expensive, so he would like to see a second quote.

Moved by Hunt, supported by Lowe to table the request from Cooper's Turf Management to repair and improve drainage on the north soccer field (Field 2) to address issues with standing water at a cost not to exceed \$59,375 from Parks and Recreation Fund #208-751-934-017 for North Soccer Field Drainage Repair. **The motion carried unanimously.**

15. Request for approval of the closed session minutes from June 3, 2024.

- A. If necessary, consider motion to enter into closed session under the Open Meetings Act, MCL 15.268(h) to consider material exempt from discussion or disclosure by state or federal statute. (Roll Call, requires majority of those present)**
- B. Consider motion to adjourn the closed session and reconvene in open session. (Roll Call)**

Moved by Lowe, supported by Skolarus, to approve the closed session minutes from June 3, 2024 as presented. **The motion carried unanimously.**

Member Discussion

Ms. Skolarus suggested changing the Lakewood Knoll SAD to 15 years. Ms. VanMarter stated that she would need to speak to the Bond Counsel because there have already been four resolutions passed for this project.

Ms. VanMarter showed photographs of the security features that have been installed on the township hall site.

Mr. Dhaenens stated that he and Mr. Croft participated in a lunch and learn from the Livingston County Planning Commission where they learned about the life cycle of a building.

Supervisor Rogers visited LaCasa's new building. They have 54 beds and unfortunately they have been mostly full since it opened. It is a wonderful facility.

Adjournment

Moved by Lowe, supported by Croft, to adjourn the meeting at 8:41 pm. **The motion carried unanimously.**

Genoa Charter Township Board Meeting
June 17, 2024
Unapproved Minutes

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Paulette Skolarus, Clerk
Genoa Charter Township

Bill Rogers, Supervisor
Genoa Charter Township

DRAFT



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: June 24, 2024
RE: Adams Well Drilling – 5893 Sterling Drive
Special Land Use, Site Plan and Impact Assessment

Please find attached the project case file for a special land use, environmental impact assessment and site plan to allow for improvements to bring the site into compliance with current ordinance standards. The property has been used as a contractor's yard with outdoor storage that has gradually expanded over time without approvals. The proposal is requested by Adams Well Drilling. The property is located at 5893 Sterling Drive, north side of Sterling Drive, west of Dorr Road. The property is zoned IND.



SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

Procedurally, the Planning Commission is to review the special land use, site plan and environmental impact assessment, and put forth recommendations to the Township Board following a public hearing. The project was heard before the Planning Commission on June 10, 2024 and the Commission recommended approval. Staff is concerned about permits being applied for and the site work being completed in a timely manner in order to bring the property into conformance. Based on the Planning Commission's recommendation and staff's recommendations (highlighted in yellow), I offer the following for your consideration:

SPECIAL USE PERMIT

Moved by _____, Supported by _____ to **APPROVE** of the Special Use Application for a contractor’s yard with outdoor storage at an existing industrial site for Adams Well Drilling located at 5893 Sterling Drive for Adams Well Drilling. Both Section 19.03 and Section 8.02.02 (b) have been met by the petitioner in a satisfactory manner.

This approval is conditioned upon the following:

- Reconfirmation of the property lines as shown on the site plan shall be completed and approval received from the Township Assessing Dept. within 30 days of site plan approval.
- Land use permit shall be applied for within 30 days of approval.
- The gravel access drive located off of Dorr Road is to be used for emergency vehicles only and will not be used for business purposes. Livingston County Road Commission approval shall be provided.
- Existing outdoor storage on site shall be relocated in accordance with the site plan.
- All conditions of approvals related to the site plan shall be complied with.

ENVIRONMENTAL IMPACT ASSESSMENT

Moved by _____, Supported by _____ to **APPROVE** the Environmental Impact Assessment dated May 21, 2024 for a contractor’s yard with outdoor storage for Adams Well Drilling located 5893 Sterling Drive.

SITE PLAN

Moved by _____, Supported by _____ to **APPROVE** the site plan dated June 14, 2024 for a contractor’s yard with outdoor storage for Adams Well Drilling located at 5893 Sterling Drive with the following conditions:

- The applicant shall meet the engineer and fire authority’s requirements.
- Reconfirmation of the property lines as shown on the site plan shall be completed and approval received from the Township Assessing Dept. within 30 days of site plan approval.
- All site lighting shall comply with the Township Zoning Ordinance.
- The petitioner shall review the need for a cross access easement or agreement with the adjacent parcel to determine if any updates are needed to accommodate their emergency traffic. The results shall be presented, reviewed and approved by township staff within 60 days of site plan approval.
- The gravel access drive located off of Dorr Road is to be used for emergency vehicles only and will not be used for business purposes. Livingston County Road Commission approval shall be provided.
- Due to property not being in conformance, land use permit shall be applied for within 30 days of approval.

***Please note that Section 19.02.04(h) of the Ordinance gives the applicant 60 days from the date of conditional approval to demonstrate compliance with the conditional approval or the submission is considered null and void.*

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

Best Regards,



Amy Ruthig



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: Brody Adams; 5893 Sterling Drive
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (517) - 545-7517 EMAIL: info@adamswelldrilling.com

OWNER NAME & ADDRESS: Adams Acreage LLC; 5893 Sterling Drive

SITE ADDRESS: 5893 Sterling Drive, Howell, MI 48843 PARCEL #(s): 4711-15-200-017

OWNER PHONE: (517) - 545-7517 EMAIL: info@adamswelldrilling.com

Location and brief description of site and surroundings:

Project Site is located in the Industrial District and contains the business Adams Well Drilling and a large gravel storage yard in the north.

There is a drive approach in the south along Sterling Drive and a gravel driveway in the northeast. There is a wetland in the storage yard and a detention basin along Sterling Drive.

Proposed Use:

The proposed project would see the removal of excessive gravel beyond the established setback lines, the installation of a storm sewer network, and an expansion of the existing detention basin to accommodate the calculated stormwater runoff.

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 proposed project would have the parcel come into compliance with the standards of Genoa Township. Once the site has been approved for compliance, the onsite business would continue to operate as allowed under the Industrial District.

- 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.

The site will not be significantly altered from its originally intended use. The changes made to the site as a result of the project will be the removal of gravel from beyond the established setbacks, the installation of a storm sewer network to capture the stormwater, and some grading to allow for stormwater runoff to enter the proposed forebay and expanded basin.

- 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?

There will be no changes to essential public facilities and services as a result of the project.

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?

There will be no change to the type of use of the facility as a result of the project. The site lies within the Industrial District.

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.

The storage yard is existing and will comply with Section 8.02.02(p) as a result of this project.

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

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

BY: Brody Adams Brody Adams

ADDRESS: 5893 Sterling Drive, Howell, MI 48843

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

Jared Prather	of Boss Engineering	at jaredp@bosseng.com
Name	Business Affiliation	Email

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: Brody Adams DATE: 4-9-2024

PRINT NAME: Brody Adams PHONE: (517) - 545-7517



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: BRODY ADAMS; 5893 STERLING DRIVE
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: ADAMS ACREAGE LLC; 5893 STERLING DRIVE

SITE ADDRESS: 5893 STERLING DRIVE, HOWELL, MI 48843 PARCEL #(s): #4711-15-200-017

APPLICANT PHONE: (517)-545-7517 OWNER PHONE: (517)-545-7517

OWNER EMAIL: info@adamswelldrilling.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Project Site is located in the Industrial District and contains the business Adams Well Drilling and a large gravel storage yard in the north. There is a drive approach in the South along Sterling Drive and a gravel driveway in the northeast. There is a wetland in the storage yard and a detention basin along Sterling Drive.

BRIEF STATEMENT OF PROPOSED USE: The proposed project would see a removal of excessive gravel beyond the established setback lines, the installation of a storm sewer network, and an expansion of the existing detention basin to accommodate the calculated stormwater runoff.

THE FOLLOWING BUILDINGS ARE PROPOSED: No new buildings are proposed onsite.

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: Brody Adams

ADDRESS: 5893 Sterling Drive, Howell, MI 48843

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

1.) Jared Prather of Boss Engineering at jaredp@bosseng.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: Brady Adams DATE: 4-9-2024
PRINT NAME: Brady Adams PHONE: 517-545-7517
ADDRESS: 5893 Sterling Dr. Howell Mi

OPEN PUBLIC HEARING #1... Consideration of a special land use application, environmental impact assessment and site plan for a contractor's yard with outdoor storage at an existing industrial site for Adams Well Drilling located at 5893 Sterling Drive. The site is located on a 5.39-acre parcel on the north side of Sterling Drive, west of Dorr Road. The request is petitioned by Adams Well Drilling.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (5-21-24)
- C. Recommendation of Site Plan (5-21-24)

Mr. Brody Adams, the applicant, and Mr. Patrick Cleary of Boss Engineering were present.

Mr. Cleary stated they have addressed the Brighton Area Fire Authority's comments. There are outstanding items from the planner that they would like to discuss this evening.

Mr. Borden reviewed his letter dated June 4, 2024.

- 1. Section 19.03 General Special Land Use Standards:
 - a. The standards of Section 19.03 are generally met, provided:
 - i. The use conditions of Section 8.02.02(b) are met to the Commission's satisfaction regarding compatibility and impacts; and
 - ii. The applicant addresses comments from the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
- 2. Section 8.02.02(b) Use Conditions:
 - a. The applicant must complete the lot reconfiguration process, if they have not already.
 - b. The Commission may allow gravel surfacing of the outdoor storage yard, pending a recommendation from the Township Engineer.
 - c. The buffer/screening requirements are not fully met. A Buffer Zone B is required.
- 3. Site Plan Review:
 - a. He requests the applicant confirm that the proposed roof extension complies with the 25-foot side yard setback requirement. Commissioner Rauch wants to ensure this complies with the requirement and if not, then the applicant will need to obtain a variance.
 - b. The main driveway is deficient by one inch in width for two-way travel. He stated the Planning Commission can allow the deficiency. Mr. Adams stated semi-trucks currently use this driveway and there has never been an incident or accident.
 - c. The buffers around the outdoor storage area do not fully comply with Buffer Zone B requirements. The Planning Commission has the ability to waive this requirement, considering the existing landscaping and the uses on the adjacent properties. There is existing vegetation around the site and outdoor storage on many of the neighboring properties.
 - d. He is requesting the applicant provide detail sheets for existing light fixtures to ensure compliance with current standards.
 - e. The waste receptacle/enclosure should be brought into compliance with current standards.

Ms. Sydney Streveler and Mr. John Barber's letter dated May 24, 2024 states that all of their previous comments have been addressed.

The Fire Marshal's letter dated June 4, 2024 states that his comment has been addressed.

Commissioner McCreary questioned if some of the pine trees are being removed. Mr. Cleary stated yes, and it is necessary for stormwater management. They are replacing them as required by the ordinance. She visited the site and agrees that buffering would not be necessary; however, she saw a very large RV stored there and wants to ensure that nothing will be placed there that is higher than the fence or put behind the building.

Commissioner Rauch questioned if the gravel driveway off of Door Road that is used occasionally has the proper easements and wants to make sure that it is only used for emergency purposes. Mr. Adams stated there is an easement for the driveway for the cell tower. Commissioner Rauch wants to ensure there is an easement for it to be accessed by the applicant for emergencies.

Commissioner Dhaenens wants to ensure that the applicant can comply with the setback requirement. He asked if the Dumpster pad will be made compliant. Mr. Cleary stated it is behind a fence and it is not seen from the roadway, so they are requesting this requirement to be waived and have it be included as part of the storage yard. Commissioner Rauch stated that the intent is to ensure that the property looks nice from the roadway. Mr. Borden stated this requirement was waived recently for another business whose Dumpster was enclosed inside a fenced yard. Commissioner Dhaenens agrees to waive this requirement and the one-inch deficiency of the road width, but he wants to ensure that the side setback is met or a variance is obtained.

The call to the public was made at 7:16 pm with no response.

Moved by Commissioner Rauch, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Special Use Application for a contractor's yard with outdoor storage at an existing industrial site for Adams Well Drilling located at 5893 Sterling Drive for Adams Well Drilling, with the following comments:

- The Planning Commission finds both Section 19.03 and Section 8.02.02 (b) have been met by the petitioner in a satisfactory manner.
- The use of gravel where depicted on the site plan is satisfactory in this instance.
- The landscape buffering due to the existing trees both on and adjacent to the site is found to be sufficient
- The issuance of a land use permit is subject to the reconfiguration of the property lines as shown on the site plan
- The petitioner shall make adjustments to the proposed rear overhang so that it meets the required setbacks of Genoa Township.

The motion carried unanimously.

Moved by Commissioner Rauch, supported by Commissioner McCreary, to recommend to the Township Board approval of the Environmental Impact Assessment dated May 21, 2024 for a contractor's yard with outdoor storage at an existing industrial site for Adams Well Drilling located at 5893 Sterling Drive for Adams Well Drilling. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Site Plan dated May 21, 2024 for a contractor's yard with outdoor storage at an existing industrial site for Adams Well Drilling located at 5893 Sterling Drive for Adams Well Drilling, with the following conditions:

- The standards required for a special land use have been met.
- The driveway width of 23.9 feet is found to be acceptable to the Planning Commission.
- The parking lot striping shall be updated to meet township standards, which is 24 foot wide, as part of the project.
- The need for a dedicated dumpster enclosure is not found to be necessary on this parcel because of the enclosure of the entire rear lot.
- The petitioner shall review the need for a cross access easement with the adjacent parcel to determine if any updates are needed to accommodate their emergency traffic. The results shall be presented, reviewed and approved by township staff.

The motion carried unanimously.

Commissioner Chouinard returned to the room at 7:21 pm.

OPEN PUBLIC HEARING #2...Consideration of a special land use application, environmental impact assessment and site plan for the sale of new and used trailers. The property is located at an existing commercial site for AAA Trailer Sales located at 4675 Grand River Avenue, north side of Grand River Avenue, west of Boulevard Drive. The request is petitioned by AAA Trailer Sales.

- A. Recommendation of Special Land Use Application
- B. Recommendation of Environmental Impact Assessment (5-20-24)
- C. Recommendation of Site Plan (5-20-24)

Mr. Chris Grzenkowicz of Desine Engineering and Mr. Ryan Copp of AAA Trailers were present. Mr. Grzenkowicz provided a review of the proposed project. The applicant is requesting to allow outside trailer sales. There are no modifications to the building. He provided details of the proposed changes to the site, such as parking lot, landscaping, etc.

Mr. Borden reviewed his letter dated June 4, 2024.

1. Special Land Uses (Section 19.03):

- a. Provided the use conditions are met to the Commission's satisfaction, he is of the opinion that the revised submittal complies with the standards of Section 19.03; however, the

June 4, 2024

Planning Commission
 Genoa Township
 2911 Dorr Road
 Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Adams Well Drilling – Special Land Use and Site Plan Review #2
Location:	5893 Sterling Drive – north side of Sterling Drive, west of Dorr Road
Zoning:	IND Industrial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from Adams Well Drilling for a contractor’s yard with outdoor storage for the developed property at 5893 Sterling Drive (plans dated 5/21/24).

A. Summary

1. Section 19.03 General Special Land Use Standards:

- a. The standards of Section 19.03 are generally met, provided:
 - i. the use conditions of Section 8.02.02(b) are met to the Commission’s satisfaction regarding compatibility and impacts; and
 - ii. the applicant addresses comments from the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Section 8.02.02(b) Use Conditions:

- a. The applicant must complete the lot reconfiguration process (if they have not already).
- b. The Commission may allow gravel surfacing of the outdoor storage yard, pending a recommendation from the Township Engineer.
- c. The buffer/screening requirements are not fully met.

3. Site Plan Review:

- a. We request the applicant confirm that the proposed roof extension complies with the 25-foot side yard setback requirement.
- b. The main driveway is slightly deficient in width for two-way travel.
- c. The buffers around the outdoor storage area do not fully comply with buffer zone B requirements.
- d. We request the applicant provide detail sheets for existing light fixtures to ensure compliance with current standards.
- e. The waste receptacle/enclosure should be brought into compliance with current standards.

B. Proposal/Process

The applicant proposes improvements to bring the site into compliance with current Ordinance standards. The property has been used as a contractor’s yard with outdoor storage that has gradually expanded over time without approvals.

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

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



Aerial view of site and surroundings (looking north)

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 Industrial, which is intended for “industrial uses such as research, wholesale and warehouse activities and light industrial operations which manufacture, compound, process, package, assemble and/or treat finished or semi-finished products from previously prepared material.”

Given this description, we are of the opinion that the proposal is generally consistent with the Plan.

- 2. Compatibility.** Much of Sterling Drive is developed with light industrial or heavy commercial uses with a significant amount of outdoor storage. The intent of this project is to bring the site into compliance with current Ordinance standards.

The use conditions of Section 8.02.02(b) are intended to help ensure compatibility. In order to make a favorable finding under this criterion, these conditions must be met to the Commission’s satisfaction.

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

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

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

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

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

D. Use Conditions

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

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

The subject site contains 5.39 acres of lot area. It is important to note that this includes 0.35 acres of the adjacent parcel to the east via a lot reconfiguration.

It is unclear whether the lot reconfiguration has been applied for and/or approved at this time. If it has not, the Commission should include this as a condition to a favorable recommendation.

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

The revised submittal materials note that no loosely packaged materials will be stored.

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

The applicant proposes to utilize the existing gravel surfacing for the outdoor storage area.

The Commission has the discretion to permit such, pending a recommendation from the Township Engineer.

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

The limits of the outdoor storage yard comply with the side (25') and rear (40') yard setbacks of the IND.

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

The site includes 2 buildings (1 principal and 1 accessory), both of which exceed 500 square feet in floor area.

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

Sheet 8 of the site plan includes a truck turning template, depicting on-site maneuvering between the driveway and outdoor storage area.

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

The property is not adjacent to a residential district; therefore, a buffer zone B is required for the rear and (both) side yards.

The landscape plan includes new plantings for the front yard greenbelt, around the stormwater ponds and along the east side lot line.

Given the setbacks provided, the required width for a buffer zone B is provided; however, the planting requirements are not fully met.

The outdoor storage area is enclosed with chain link fencing with a fabric backing to screen views. A portion of the fencing is 8 feet in height, which may be allowed by the Zoning Administrator.

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

The revised submittal notes that trucks stored outdoors are 12 feet in height, but will be parked behind the principal building.

E. Site Plan Review

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

	Min. Lot Req.		Minimum Yard Setbacks (feet)				Max. Lot Coverage (%)	Max. Height (feet)
	Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking Lot		
IND	1	150	50	25	40	20 front 10 side/rear	40% building 85% impervious	30
Proposal	5.39	333	173	207 (E) 24 (W)	326	143 front 25 side	8.9% building 58.5% impervious	20

The existing east side building setback is nonconforming. The proposed roof extension appears to comply with the 25-foot side yard setback requirement; however, we request the applicant confirm that this is the case.

- 2. Building.** Aside from a 20-foot roof extension off the back of the main building, no exterior changes are proposed to either of the 2 existing buildings.
- 3. Pedestrian Circulation.** Per Section 12.05 and the Township’s Pathway Plan, neither a walk nor path is required along Sterline Drive.

The site plan does include a sidewalk between the parking lot and building entrances.

- 4. Vehicular Circulation.** The site currently provides 1 curb cut to/from Sterling Drive, and no changes are proposed. It is worth noting that the existing driveway is slightly deficient in width (23.9' for main drive and 23.5' between parking spaces).

The Commission may wish to require improvements that bring the driveway width(s) into compliance with current standards for two-way travel (24'); however, the drive between parking spaces can be corrected with proper striping allowing for vehicle overhang (Section 14.06.06).

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

- 5. Parking.** Based on the information provided, Section 14.04 requires a total of 28 parking spaces for the development. The site plan provides 30 spaces, including the 2 required barrier-free spaces.

Parking space dimensions and design comply with current standards; however, as previously noted, the depth of the 9 spaces nearest the main building may be reduced.

- 6. Landscaping.** The revised landscape plan has been reviewed for compliance with the standards of Section 12.02, as shown in the following table:

Standard	Required	Proposed	Notes
Front yard greenbelt	20' width 9 canopy trees	20' width 6 canopy trees 3 evergreen trees	PC may allow substitution of evergreen trees for up to 50% of required trees
Buffer Zone "B" (north)	20' width 13 canopy trees 13 evergreen trees 51 shrubs 6' wall OR 3' berm	40' width	Deficient in plantings and wall or berm requirement
Buffer Zone "B" (east)	20' width 12 canopy trees 12 evergreen trees 47 shrubs 6' wall OR 3' berm	70' width 5 existing canopy trees 12 existing evergreen trees 32 shrubs Partial 4' berm	Existing mature trees count as 2 for requirements; therefore, total trees are compliant. Deficient by 15 shrubs and full wall/berm requirement.
Buffer Zone "B" (west)	20' width 11 canopy trees 11 evergreen trees 44 shrubs 6' wall OR 3' berm	25' width	Deficient in plantings and wall or berm requirement
Detention pond	14 trees 140 shrubs	14 trees 145 shrubs	Requirements met

The Commission has the discretion to waive or modify the above requirements, per Section 12.02.13.

There is a minor discrepancy between the plan and list with respect to the number of Ivory Halo Dogwood (33 plan; 30 list) and Mariesi Doublefile Viburnum (15 plan; 18 list).

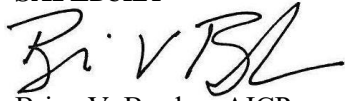
- 7. Exterior Lighting.** The submittal does not include a lighting plan. The site plan depicts existing wall mounted fixtures. We request the applicant provide a detail sheet of the existing fixtures to ensure compliance with current standards.
- 8. Waste Receptacle/Enclosure.** The site plan identifies an existing dumpster northeast of the building; however, no enclosure details are provided. Additionally, it does not appear that the concrete base pad meets current dimensional requirements.

The waste receptacle/enclosure should be brought into compliance with the standards of Section 12.04 as part of this project.

Genoa Township Planning Commission
Adams Well Drilling
Special Land Use and Site Plan Review #2
Page 6

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

Respectfully,
SAFEBUILT

A handwritten signature in black ink, appearing to read "Bri V Borden". The signature is stylized and cursive.

Brian V. Borden, AICP
Michigan Planning Manager



May 24, 2024

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

**Re: Adams Well Drilling Parking and Storage Expansion
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech has conducted a second review of the Adams Well Drilling site plan last dated May 21, 2024. The impact assessment and site plan documents were prepared by Boss Engineering on behalf of Adams Acreage LLC/Brody Adams. The site is located on a 5.39-acre parcel on the north side of Sterling Drive and the petitioner is proposing installation of storm sewer, an addition of a sediment forebay, expansion of the detention basin and the removal of a gravel border. We also reviewed the site lighting plan prepared by Gasser Bush Associates dated May 23, 2024.

The Petitioner has satisfactorily addressed our previous comments and we have no further engineering related concerns with the proposed site plan. Please call or email if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sydney Streveler', with a horizontal line underneath.

Sydney Streveler, EIT
Civil Engineering Group

A handwritten signature in black ink, appearing to read 'John Y. Barber', with a horizontal line underneath.

John Y. Barber, PE
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

June 4, 2024

Amy Ruthig/Sharon Stone
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Adams Well Drilling
5893 Sterling Drive
Genoa Twp., MI

Dear Amy/Sharon,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on May 21, 2024 and the drawings are dated May 21, 2024. The project is based on an existing 5.39-acre parcel with two existing buildings of 13,400-square-foot business/storage use, and an outbuilding of 3,868 square feet. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. The only additional detail requested is regarding the fences and the access drives. Please provide clarification on whether or not the fences will be provided with access gates. If gates are to be provided, a Knox padlock or Knox key switch shall be provided for emergency access. **(A note has been added to comply with Knox box or key switch access requirements.)**

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) before permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department.

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

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org
Sharon Stone sharon@genoa.org

**GENOA TOWNSHIP IMPACT ASSESSMENT
Adams Well Drilling**

Prepared for:

**Property Owner
Adams Acreage LLC
Brody Adams**

**Applicant
Adams Acreage LLC
Brody Adams**

Prepared by:

Jared Prather, E.I.T.



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

May 21, 2024

DISCUSSION ITEMS

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

Prepared by:

Jared Prather, E.I.T.
Project Engineer
Boss Engineering
3121 E Grand River
Howell, MI 48843

Prepared for:

Owner:
Adams Acreage LLC / Brody Adams
5893 Sterling Drive
Howell, MI 48843

Applicant:
Adams Acreage LLC / Brody Adams
5893 Sterling Drive
Howell, MI 48843

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

The project site is on parcel #4711-15-200-017 in Section 15, Genoa Township, Livingston County, MI.

The subject site is bordered:

- On the west and northwest by the Wilson Marine, 15.63 total acre parcel zoned Industrial (IND).
- On the northeast by the GMD Photograph business, 2.00-acre parcel - zoned IND & Town Center Overlay District (TCOD).
- On the east by the Sterling Auto Creations, 5.00-acre parcel zoned IND & TCOD.
- On the south by Sterling Drive, and approximately 300-ft of wetland to the Wellbridge Brighton Rehabilitation facility 10.38-acre parcel zoned Mixed-Use Planned Unit Development District (MU-PUD) & TCOD.

The subject site is an occupied parcel of land consisting of a contractor's office and support building, Adams Well Drilling, an out-building, paved parking lot, and a gravel-surfaced fenced in storage area. MHOG sanitary and watermain run along the south property line parallel with Sterling Drive (See the Existing Conditions Plan). There is a 0.14-acre wet basin at the southeast corner of the parcel, large expanse of lawn around the basin at the front and east side of the office and with primarily Spruce trees scattered throughout. In the northwest corner of the site is a small (0.08-acre) remnant wetland / wet storm basin within the storage yard. There is currently one existing paved commercial drive approach from the south end of the subject property and one gravel drive approach to the entry to the storage yard from the northeast of the subject property, directly off Dorr Road.

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

The parcel is already developed. As described in Section B it includes buildings, a paved parking lot, and a gravel storage area. The storage area occupies approximately the north half of the site (with the small wetland/basin & outbuilding), the main building and parking lot approximately 1/4 of the site in the middle and large expanse of lawn, a wet basin with fountain and scattered large coniferous trees in the south 1/4 of the site.

The site slopes from north to south with slopes generally 3-5% at and behind the building at the north end and increasing to 15-20% at the south end / front yard of the site. The site also generally drains from north to south with a small portion being directed to the small basin at the north end, another portion directed into the basin at the southeast corner, and the remainder sheet flowing to a ditch that flanks Sterling Drive where it eventually terminates into the wetland across the street through culverts.

The NRCS soils on the property are Miami Loam with varying designated slope classifications of 2 to 6% slopes at the north and 6-12% and 12-18% slopes at the south and southeast. Carlisle Muck is to the south at the wetland area across Sterling Drive.

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

Storm water will be managed onsite including modifications to the existing storm water detention basin. The entire gravel storage area, buildings, & paved parking will be captured in catch basins and directed to a new forebay/sedimentation basin, an expanded detention basin and include a restricted discharge to the Sterling Drive storm system (ditch & culverts) through a new overflow control structure. Detailed construction plans will be reviewed by the Township Engineer and the Soil Erosion Control plans will be reviewed and permit issued by the Livingston County Drain Commissioners office prior to construction commencing. Ongoing/periodic soil erosion inspections will occur per County requirements to ensure soil erosion is managed proactively.

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

There will be minimal impact on surrounding land uses or development patterns as there will be no change to these uses. The proposed project is to better screen water well drilling vehicles, equipment, and onsite storage from Dorr Road, add landscaping around the new / expanded basin and upgrade the site to meet current Township, County, and State engineering standards. The materials are packaged and stored securely. Trucks are 12 feet tall and are parked behind the principal building. The existing fence around the storage yard is 8 feet tall. No new lighting is planned onsite. The proposed uses conform to existing development patterns and will not negatively impact adjacent properties with added lighting, noise, or air pollution. The site development will comply with Township Ordinances.

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

The proposed updates to the existing site do not add additional burden on the fire and police services as there will be no changes to the site uses and the site is surrounded by similar developments. There is already existing hydrant coverage along Sterling Drive. The emergency and waste disposal vehicles have access to the site and storage yard via two sliding gates: one sliding gate from the Sterling Drive access and the other from Dorr Road directly to the storage yard. Access through the gates in case of an emergency or for weekly garbage collection is through a Knox Padlock or Knox Key Switch. The existing dumpster sits behind the Sterling Drive sliding gate at the entrance of the storage yard. The use does not add population that may impact schools. There will be no change to the employment total (15-20 varying seasonally). The proposed changes will bring the existing site into compliance with the Township standards.

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

Storm water will be detained onsite via the use of an enlarged detention basin and forebay. Additional runoff along the northern end of the site will be captured by the new system. The storm water will be discharged at a new restricted rate to the Sterling Drive storm sewer system whereas it is uncontrolled now. Detailed construction plans would be reviewed by the Township Engineer and the Soil Erosion Control permit would be reviewed and issued by the Livingston County Drain Commissioner. MHOG sanitary sewer and MHOG water both run along the south property line in Sterling Drive.

H. Storage or handling of any hazardous materials: Description of any hazardous materials used, stored, or disposed of onsite.

No storing or handling of any bulk hazardous materials is expected for this development. Materials stored on pallets include water softener salt and bentonite that is used in the proper abandonment of wells.

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

A Trip Generation summary has been completed using the ITE 10th Edition Volume 2 manual and is included on the plans. There is no proposed change to the employee count of a maximum of 20 (summer months) that would generate a maximum AM peak total of 15 and PM peak total of 16 arriving and departing the site. There will be no changes to the two existing drives that currently access the site.

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

There is a 15-foot-wide permanent utility easement along the south property along Sterling Drive. There is also a 12-foot-wide easement at the northeast corner of the site centered on an existing overhead line associated with a cell tower adjacent to the site.

K. Description of all sources:

- Genoa Township Zoning Ordinance and engineering standards
- Livingston County Drain Commissioner engineering standards
- NRCS Web Soil Survey
- Institute of Traffic Engineers (ITE) Trip General Manual, 10th Edition

PROPERTY DESCRIPTION:

DESCRIPTION OF PARCEL AS PROVIDED:

Land situated in the Township of Genoa, County of Livingston, State of Michigan, described as follows:

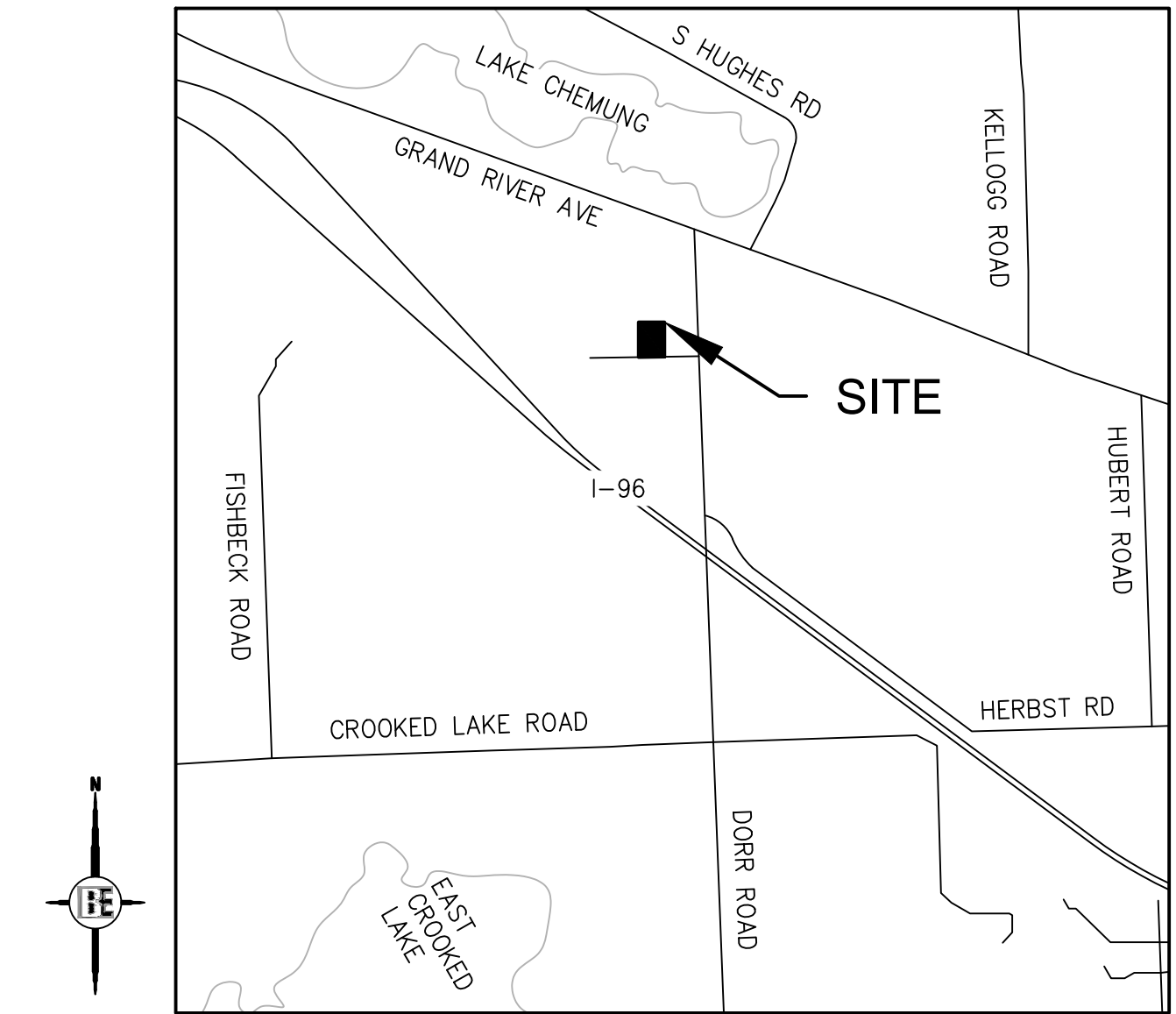
Part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described, as: Beginning at a point on the North line of said Section 15, distant South 89°54'29" West 330 feet from the Northeast corner of said Section 15; thence South 89°54'29" West along said North line of Section 15, 333 feet; thence due South 660 feet; thence North 89°54'29" East 333 feet; thence due North 660 feet to the point of beginning. Subject to and including an access easement for driveway and public utilities to Dorr Road described as: Beginning at a point on the East line of said Section 15, distant due South 594 feet from the Northeast corner of said Section 15; thence due South along said East line of Section 15, which is also the centerline of Dorr Road right-of-way 132 feet; thence South 89°54'29" West 50 feet; thence North 45°05'31" West 46.67 feet; thence South 89°54'29" West 580 feet; thence due North 66 feet; thence North 89°54'29" East 580 feet; thence North 44°54'29" East 46.67 feet; thence North 89°54'29" East 50 feet to the point of beginning.

&

The section of land from Parcel #4711-15-200-005 as described as: Beginning at the Northeast point on the North line of said Section 15 of Parcel #4711-15-200-017, distant North 87°22'01" East 43.83 feet, thence South 02°31'14" East 346 feet, thence South 87°22'01" West 43.83 feet to the intersection of Parcel #4711-15-200-017, thence North 02°31'14" West to the point of beginning. This 15,165.18 square foot section shall recombine with the entire existing Parcel #4711-15-200-017. A recombination survey will be required as part of the newly described parcel.

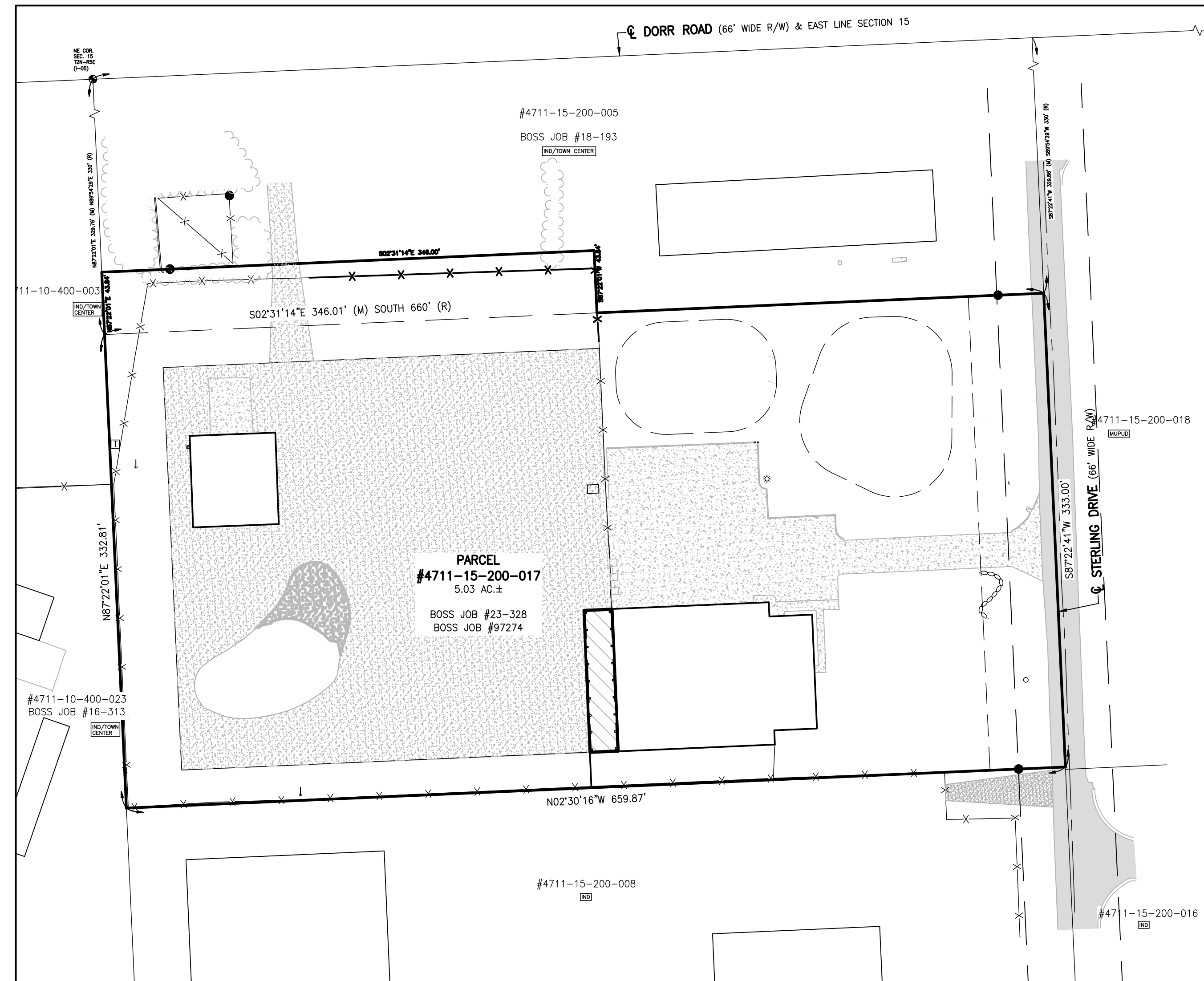
SITE PLAN FOR ADAMS WELL DRILLING PARKING & OUTDOOR STORAGE EXPANSION

5893 STERLING DRIVE, NE QUARTER, SECTION 15 52N, R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN 48843



LOCATION MAP

SCALE: ±1"=2000'



OVERALL SITE MAP

SCALE: 1"=60'

UTILITY CONTACTS

CABLE/FIBER OPTIC/TELEPHONE AT&T
1251 LAWSON DRIVE
HOWELL, MI 48843
(800) 464-7928

ELECTRIC DTE ENERGY
1095 LAWSON DRIVE
HOWELL, MI 48843
(800) 477-4747

SEWER AND WATER MHOG DEPT OF PUBLIC WORKS
2911 DORR ROAD
BRIGHTON, MI 48116
(800) 881-4109

GAS CONSUMERS ENERGY
1000 GRAND OAKS DRIVE
HOWELL, MI 48843
(800) 477-5050

INDEMNIFICATION STATEMENT

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

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	NATURAL FEATURES PLAN
5	SITE PLAN
6	GRADING, DRAINAGE, & UTILITY PLAN
7	SOIL EROSION & SEDIMENTATION CONTROL PLAN
8	VEHICLE CIRCULATION PLAN
9	LANDSCAPE PLAN
10	CONSTRUCTION DETAILS
PLANS BY OTHERS	
GASSER BUSH ASSOCIATES	
LP	LIGHTING PLAN

PREPARED FOR / OWNER:

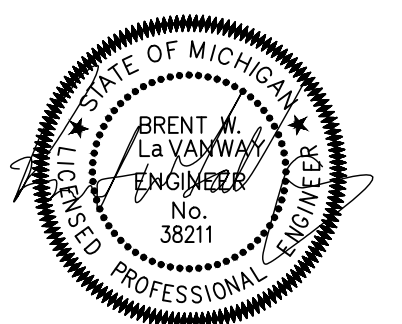
ADAMS WELL DRILLING
5893 STERLING DRIVE
HOWELL, MI 48843
BRODY ADAMS
517-545-7517
info@adamswelldrilling.com

PREPARED BY:

BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects

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

CONTACT: BRENT LAvANWAY
EMAIL: BRENTL@BOSSENG.COM



FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

2	JP	BL	REVISION PER TOWNSHIP COMMENTS	06/14/24	1
1	JP	BL	REVISION PER TOWNSHIP COMMENTS	05/21/24	
NO	BY	CK	REVISION	DATE	

ISSUE DATE: 04/23/24
JOB NO: 23-328

GENERAL NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
2. A GRADING PERMIT FOR SOIL EROSION--SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
3. IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
...
35. WHERE CITY/TOWNSHIP STANDARD CONSTRUCTION DETAILS/SPECIFICATIONS ARE PROVIDED AND ARE IN CONFLICT WITH NOTES AND SPECIFICATIONS HEREIN, THE CITY/TOWNSHIP STANDARD SHALL GOVERN.

INDEMNIFICATION STATEMENT

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

CONTRACTOR TO FOLLOW MANUFACTURER SPECS/RECOMMENDATIONS THAT SUPERCEDE PLANS

GENERAL GRADING & SESC NOTES

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

GENERAL LANDSCAPE NOTES

- 1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. ALL STOCK SHALL BE NURSERY GROWN, CONFORMING TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
2. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED.
...
12. THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 LBS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-0-10 ANALYSIS:
10% NITROGEN - MIN 25% FROM A UREA FORMALDEHYDE SOURCE
0.5% PHOSPHATE
10% POTASH - SOURCE POTASSIUM SULFATE OR POTASSIUM NITRATE

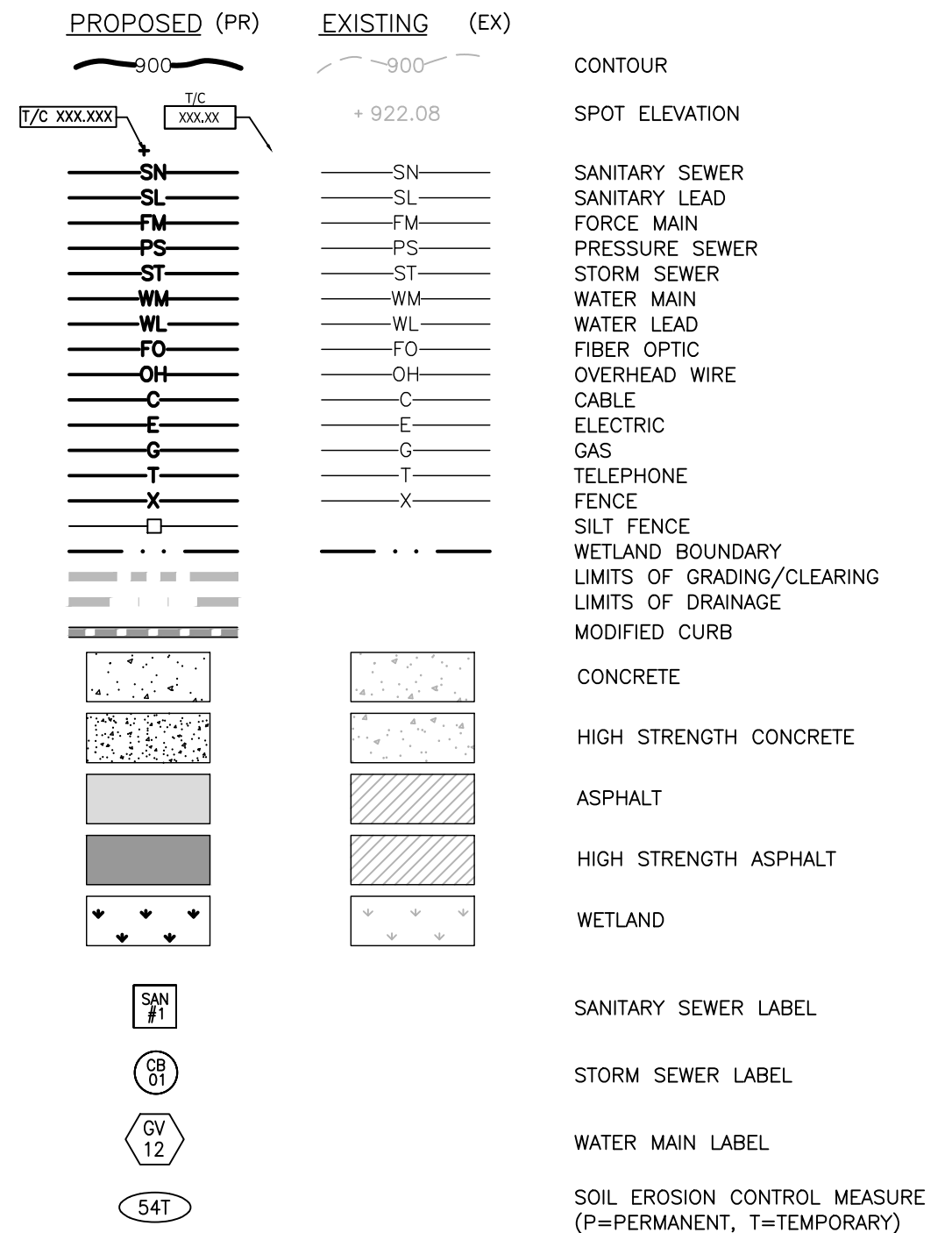
GENERAL UTILITY NOTES

- 1. BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE, UNLESS OTHERWISE NOTED ON THE PLANS. BEDDING SHALL BE OF UNIFORM GRADATION MDOT 6A STONE OR MDOT CLASS II GRANULAR MATERIAL FOR SANITARY AND STORM PIPE AND MDOT CLASS II GRANULAR MATERIAL ONLY FOR WATERMAIN.
2. WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER.
...
5. 18" MINIMUM VERTICAL SEPARATION AND 10' HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATERMAIN AND SANITARY/STORM SEWER TO THE MAXIMUM EXTENT POSSIBLE.

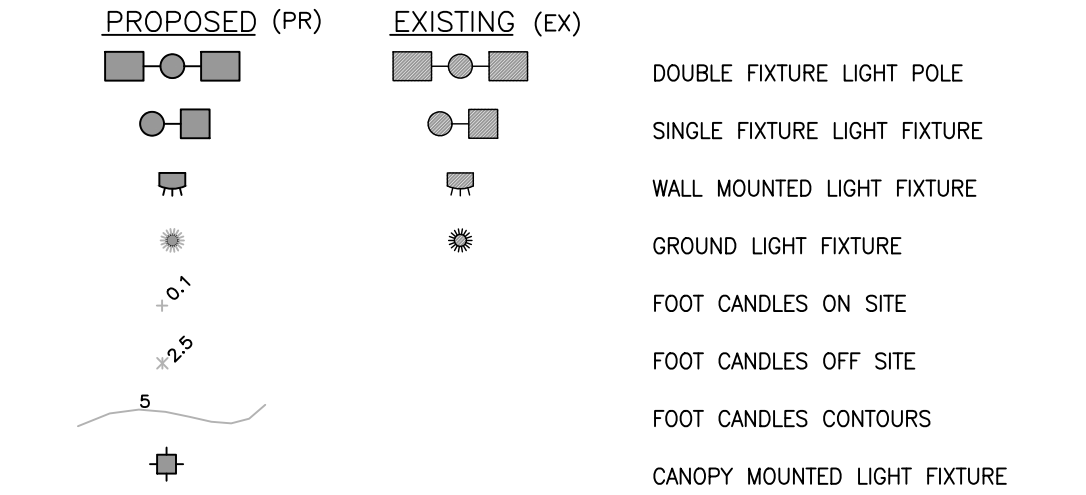
GENERAL STORM NOTES

- 1. ALL STORM PIPE LENGTHS ARE SHOWN FROM C/L TO C/L OF STRUCTURE OR FROM C/L OF STRUCTURE TO DISCHARGE END OF FLARED END SECTION.
2. STORM PIPE MATERIALS SHALL BE AS FOLLOWS:
2.1. RCP(REINFORCED CONCRETE PIPE): SHALL MEET THE REQUIREMENTS OF ASTM C76 WITH MODIFIED GROOVED TONGUE AND RUBBER GASKETS MEETING THE REQUIREMENTS OF ASTM C443. RCP TO BE EITHER CLASS IV OR V AS CALLED OUT ON THE PLANS.
...
9. STORM DRAINAGE STRUCTURE COVERS SHALL BE OF THE FOLLOWING (OR APPROVED EQUAL):
COVER USE FRAME GRATE/BACK
'D' PARKING LOTS 1040/S100 TYPE 'M1' GRATE OR 5105 TYPE 'M1' GRATE
'E' LAWN 1040 TYPE 'O2' GRATE

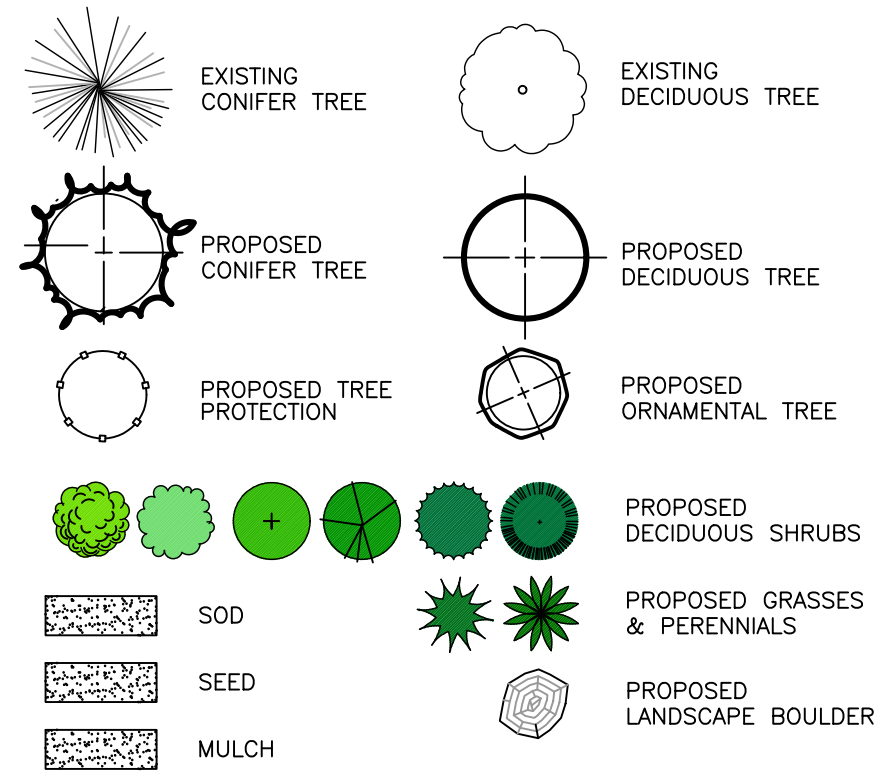
LINES & HATCHES LEGEND



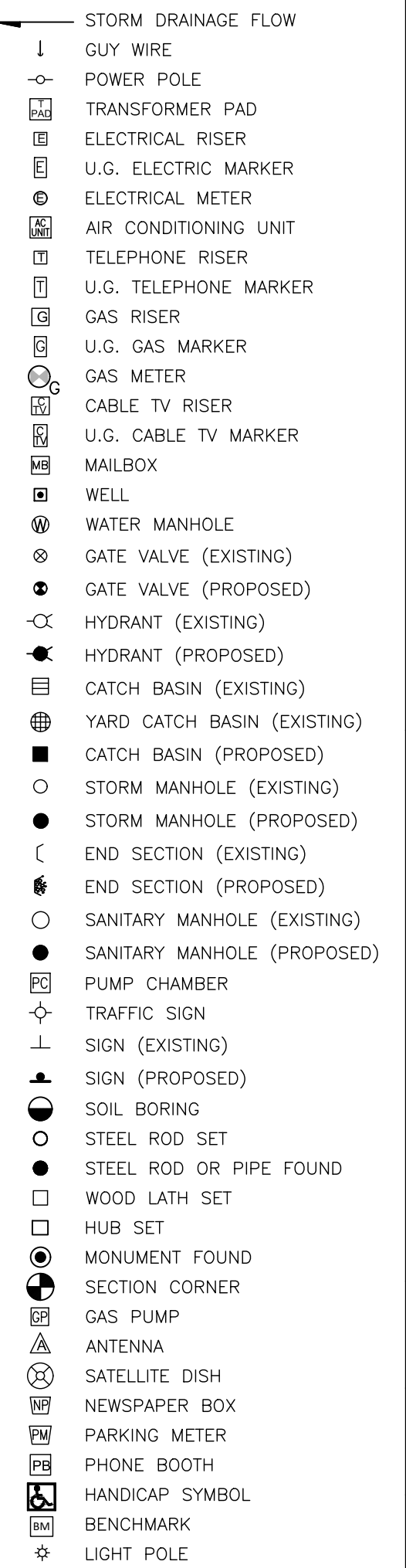
LIGHTING LEGEND



LANDSCAPE LEGEND



SYMBOL LEGEND



ABBREVIATIONS

Table listing abbreviations for various construction and utility terms such as FFE (Finished Floor Elevation), BFE (Basement Floor Elevation), GFE (Garage Floor Elevation), FG (Finished Grade), T/A (Top of Asphalt), T/C (Top of Concrete/Curb), T/W (Top of Walk), T/P (Top of Pipe), B/P (Bottom of Pipe), F/L (Flow Line), RIM (Rim Elevation), INV (Invert Elevation), MH (Manhole), C/B (Catch Basin), RY (Rear Yard), YD (Yard Drain), RD (Roof Drain), FES (Flared End Section), CMP (Corrugated Metal Pipe), GPP (Corrugated Plastic Pipe), RCP (Reinforced Concrete Pipe), HDPE (High Density Polyethylene), PVC (Polyvinyl Chloride), DIP (Ductile Iron Pipe), GV (Gate Valve), QV (Gate Valve in Well), GVB (Gate Valve in Box), HYD (Hydrant), FDC (Fire Department Connection), UP (Utility Pole), NVY (Not Field Verified to be Removed), L (Liber), P (Place), L.C.R. (Livingston County Records), (M&R) (Measured and Record), L.O.B. (Point of Beginning).

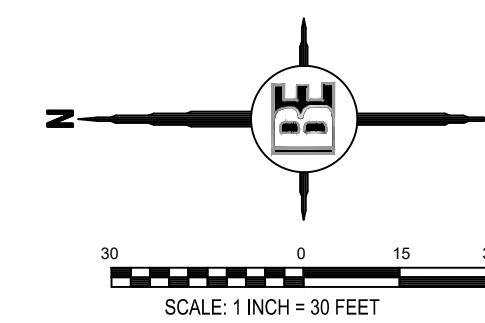
FOR SITE PLAN APPROVAL ONLY! NOT FOR CONSTRUCTION

Professional seal and contact information for BEBOSS Engineering, including address (3121 E. GRAND RIVER AVE., HOWELL, MI. 48843) and phone/fax numbers (517.546.4836, 517.548.1670).

Project title: ADAMS WELL DRILLING PARKING & STORAGE EXPANSION. Prepared for: ADAMS WELL DRILLING LLC, 8903 STERLING DRIVE, HOWELL, MI 48843. Title: GENERAL NOTES & LEGEND.

Revision table with columns for revision number, description, date, and revision by. Includes fields for DESIGNED BY (BL), DRAWN BY (JP), CHECKED BY, SCALE (NO SCALE), JOB NO (23-328), DATE (04/23/24), SHEET NO (2), and BOSS Engineering logo.

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



PARCEL INFORMATION:
 PARCEL ID: #4711-15-200-017
 ZONING: INDUSTRIAL DISTRICT (IND)
 ADDRESS: 5883 STERLING DRIVE,
 HOWELL, MI 48843
 OWNER: ADAMS ACREAGE LLC

- GENERAL SURVEY NOTES:**
1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
 5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
 6. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH RECORD DRAWINGS AND MISS DIG MARKINGS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
 8. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

DESCRIPTION OF PARCEL #4711-15-200-017 AS PROVIDED:

LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 15, DISTANT SOUTH 89°54'29" WEST 330 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 89°54'29" WEST ALONG SAID NORTH LINE OF SECTION 15, 333 FEET; THENCE DUE SOUTH 660 FEET; THENCE NORTH 89°54'29" EAST 333 FEET; THENCE DUE NORTH 660 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND INCLUDING AN ACCESS EASEMENT FOR DRIVEWAY AND PUBLIC UTILITIES TO DORR ROAD DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 15, DISTANT DUE SOUTH 594 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 15; THENCE DUE SOUTH ALONG SAID EAST LINE OF SECTION 15, WHICH IS ALSO THE CENTERLINE OF DORR ROAD RIGHT-OF-WAY 132 FEET; THENCE SOUTH 89°54'29" WEST 50 FEET; THENCE NORTH 45°05'31" WEST 46.67 FEET; THENCE SOUTH 89°54'29" WEST 580 FEET; THENCE DUE NORTH 66 FEET; THENCE NORTH 89°54'29" EAST 580 FEET; THENCE NORTH 44°54'29" EAST 46.67 FEET; THENCE NORTH 89°54'29" EAST 50 FEET TO THE POINT OF BEGINNING.

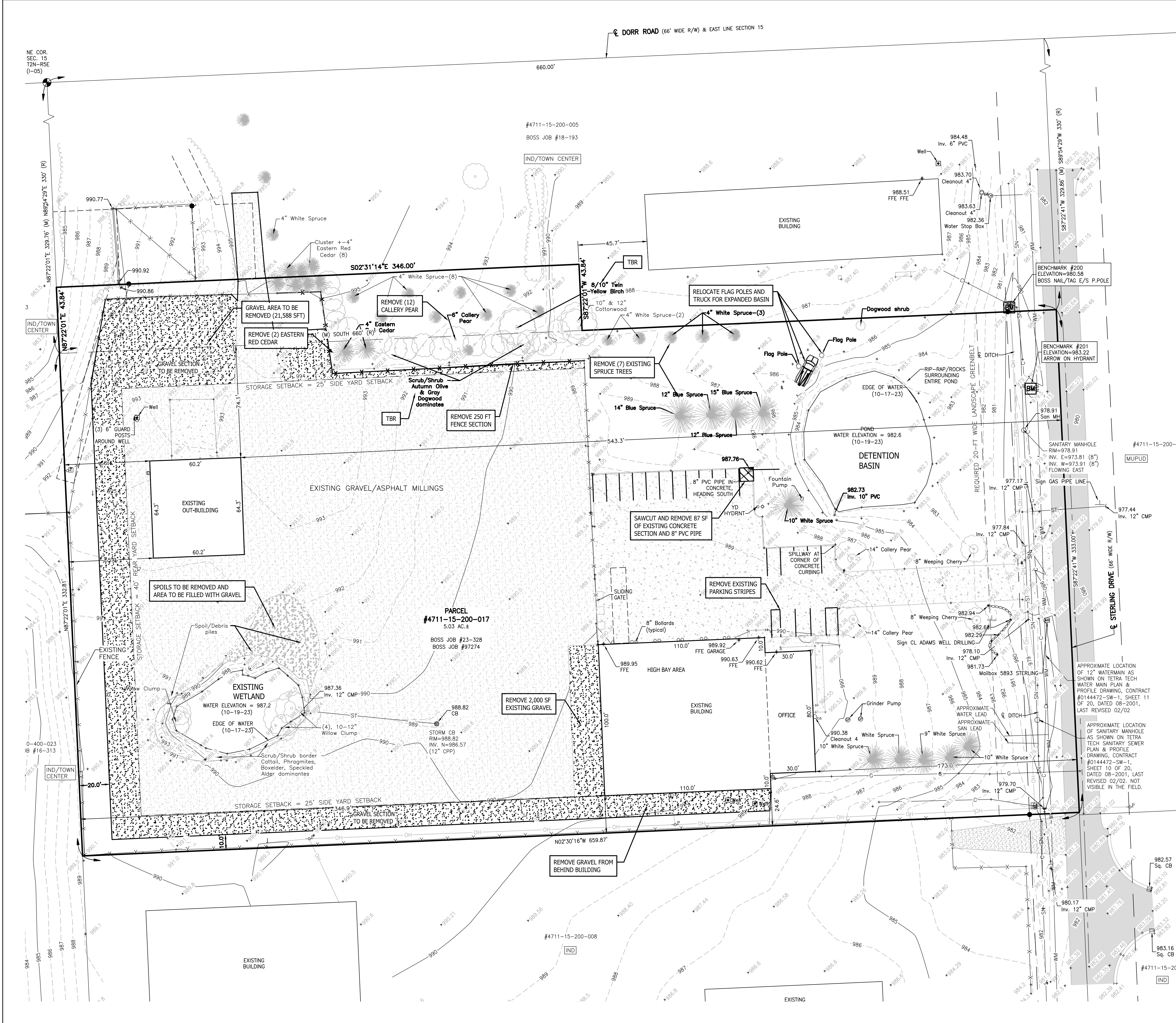
THE SECTION OF LAND FROM PARCEL #4711-15-200-005 AS DESCRIBED AS: BEGINNING AT THE NORTHEAST POINT ON THE NORTH LINE OF SAID SECTION 15 OF PARCEL #4711-15-200-017, DISTANT NORTH 87°22'01" EAST 43.83 FEET, THENCE SOUTH 02°31'14" EAST 346 FEET, THENCE SOUTH 87°22'01" WEST 43.83 FEET TO THE INTERSECTION OF PARCEL #4711-15-200-017, THENCE NORTH 02°31'14" WEST TO THE POINT OF BEGINNING. THIS 15,165.18 SQUARE FOOT SECTION SHALL RECOMBINE WITH THE ENTIRE EXISTING PARCEL #4711-15-200-017. A RECOMBINATION SURVEY WILL BE REQUIRED AS PART OF THE NEWLY DESCRIBED PARCEL.

SITE BENCHMARKS (NAVD88 DATUM):
 -BM #200 = BOSS NAIL/TAG E/S P-POLE. ELEV. = 980.58
 -BM #201 = ARROW ON HYDRANT. ELEV. = 983.22

NRCS EXISTING SOILS DATA:

CarabA	Carisle Muck	0-2% Slopes
MoB	Miami Loam	2-6% Slopes
MoC	Miami Loam	6-12% Slopes
MoD	Miami Loam	12-18% Slopes

MATERIAL AND EQUIPMENT STORAGE:
 MATERIALS AND EQUIPMENT STORED ONSITE INCLUDE PIPE CASING, GROUT MATERIAL, SALT PALLETS, TRUCKS, TRAILERS, AND EXCAVATORS. ALL MATERIALS ARE PACKAGED AND STORED SECURELY. TRUCKS ARE 12 FEET TALL AND ARE PARKED BEHIND THE PRINCIPAL BUILDING. THE EXISTING FENCE AROUND THE STORAGE YARD IS 8 FEET TALL.



FOR SITE PLAN APPROVAL ONLY!
 NOT FOR CONSTRUCTION

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, OR CHARACTER OF ANY UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY UTILITIES CROSSING IN THE FIELD PRIOR TO CONSTRUCTION. THE APPARENT OR FIELD LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

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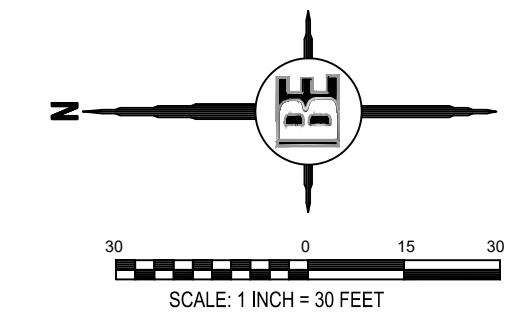
PROJECT: ADAMS WELL DRILLING PARKING & STORAGE EXPANSION
 PREPARED FOR: ADAMS WELL DRILLING LLC
 5883 STERLING DRIVE
 HOWELL, MI 48843
 (517) 546-7917

TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

NO.	BY	DATE	REVISION PER
1	JP	06/14/24	REVISIONS PER TOWNSHIP COMMENTS
2	JP	05/21/24	REVISIONS PER TOWNSHIP COMMENTS
3	JP	04/23/24	REVISIONS PER TOWNSHIP COMMENTS

DESIGNED BY: BL
 DRAWN BY: JP
 CHECKED BY:
 SCALE: 1" = 30'
 JOB NO: 23-328
 DATE: 04/23/24
 SHEET NO. 3

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



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

PARCEL INFORMATION:
 PARCEL ID: #4711-15-200-017
 ZONING: INDUSTRIAL DISTRICT (IND)
 ADDRESS: 5893 STERLING DRIVE,
 HOWELL, MI 48843
 OWNER: ADAMS ACREAGE LLC

DESCRIPTION OF PARCEL #4711-15-200-017 AS PROVIDED:

LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

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&
 THE SECTION OF LAND FROM PARCEL #4711-15-200-005 AS DESCRIBED AS: BEGINNING AT THE NORTHEAST POINT ON THE NORTH LINE OF SAID SECTION 15 OF PARCEL #4711-15-200-017, DISTANT NORTH 87°22'01" EAST 43.83 FEET; THENCE SOUTH 02°31'14" EAST 346 FEET; THENCE SOUTH 87°22'01" WEST 43.83 FEET TO THE INTERSECTION OF PARCEL #4711-15-200-017, THENCE NORTH 02°31'14" WEST TO THE POINT OF BEGINNING. THIS 15,165.18 SQUARE FOOT SECTION SHALL RECOMBINE WITH THE ENTIRE EXISTING PARCEL #4711-15-200-017. A RECOMBINATION SURVEY WILL BE REQUIRED AS PART OF THE NEWLY DESCRIBED PARCEL.

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Caraba	Carisle Muck	0-2% Slopes
MoB	Miami Loam	2-6% Slopes
MoC	Miami Loam	6-12% Slopes
MoD	Miami Loam	12-18% Slopes

NATURAL FEATURES NARRATIVE:

NATURAL FEATURES WERE IDENTIFIED DURING A SITE VISIT ON NOVEMBER 15, 2023. THE SITE IS DEVELOPED AND INCLUDES A CONTRACTOR'S OFFICE WITH SUPPORT SPACES, (MAIN BUILDING) AN ACCESSORY BUILDING, (SMALL STORAGE) AND A LARGE OUTDOOR STORAGE AREA. UNDERLYING SOILS ARE PRIMARILY MIAMI LOAM WITH THE ENTIRE SITE SLOPING FROM NORTH TO SOUTH WITH INCREASING SLOPES SOUTH OF THE MAIN BUILDING TOWARD STERLING DRIVE (3-5% SLOPES BECOMING 20%+ SLOPES).

AREAS OF THE SITE ARE DESCRIBED AS FOLLOWS:
 THE BUILDING IS SIGNIFICANTLY SETBACK FROM THE ROAD (1-160') RESULTING IN A LARGE MOWED SOUTH-FACING FRONT LAWN AREA WITH A RETENTION POND FRONTING STERLING DRIVE.

SOUTHWEST: THIS AREA IS THE FRONT YARD OF THE MAIN BUILDING, WEST OF THE SITE ENTRANCE DRIVE. IT IS PRIMARILY MOWED LAWN WITH A ROW OF LARGE 3 TO 10-INCH CALIPER, 25-30' HEIGHT WHITE SPRUCE (PICEA GLAUCA) AT THE WESTERN EDGE OF A TRANSITION FROM 6-10% SLOPES TO STEEPER (20%+) SLOPES TOWARD THE WEST AND SOUTH.

ON EITHER SIDE OF THE ENTRANCE DRIVE ARE CALLERY PEAR TREES (PYRUS CALLERYANA) (14-INCH) & WEEPING CHERRY TREES (PRUNUS SPP.) (8-INCH) - 1 EACH SIDE.

SOUTHEAST: THIS AREA IS EAST OF THE ENTRANCE DRIVE & PARKING LOT. IT IS ALSO PRIMARILY MOWED LAWN SLOPING TO THE SOUTH TOWARD THE ROAD BUT WITH A STONE-LINED WET BASIN GRADED INTO THE HILLSIDE. A WATER FOUNTAIN OPERATES DURING THE SUMMER. THERE IS A RETIRED WELL-DRILLING TRUCK RIG USED AS AN ADORNMENT / DECORATIVE ELEMENT ALONG WITH FLAG POLES ALONG THE NORTH, HIGH SIDE OF THE BASIN, TO THE NORTHWEST OF THE BASIN IS (1) 10-INCH WHITE SPRUCE, FURTHER NORTH OF THE BASIN, EAST OF THE PAVED PARKING LOT IS MORE MOWED LAWN WITH A ROW OF (4) 12 TO 15-INCH CALIPER, 25-30' HEIGHT BLUE SPRUCE (PICEA PUNGENS) (1) TOPPED, & (5) 4-INCH CALIPER, 10-12' HEIGHT WHITE SPRUCE ALONG THE EAST PROPERTY LINE.

NORTHEAST: FURTHER NORTH IS A FENCED STORAGE YARD WITH ASPHALT MILLINGS. THIS AREA GENERALLY SLOPES FROM NORTH TO SOUTH AT 3-5%, ALONG THE EAST PROPERTY LINE, OUTSIDE ADJACENT TO THE FENCE LINE IS APPROXIMATELY 20' WIDE BUFFER OF PRIMARILY SCRUB TREES AND SHRUBS. THESE INCLUDE EASTERN RED CEDAR (JUNIPERUS VIRGINIANA), AUTUMN OLIVE (ELAAGNUS UMBELLATA), GRAY DOGWOOD (CORNUS RACEMOSA), SEEDLING CALLERY PEAR & (1) LARGER 6-INCH CALIPER PEAR TREE). JUST OFF THE PROPERTY LINE TO THE EAST IS A TWIN, 8 & 10-INCH YELLOW BIRCH (BETULA ALLEGHAMENSIS), AND 10-INCH & 12-INCH COTTONWOODS (POPULUS DELTOIDES). THERE IS ALSO 2 STAGGERED PLANTED ROWS OF SMALL 4-INCH WHITE SPRUCE TREES FURTHER EAST, ANOTHER APPROXIMATELY 30' IN TOTAL WIDTH.

NORTHWEST: THE FENCED STORAGE YARD ALSO OCCUPIES THE NORTHWEST CORNER OF THE SITE. THIS AREA IS DIRECTLY ADJACENT TO ANOTHER STORAGE AREA TO THE NORTH & WEST WITH A THIN LINE OF SCRUB SHRUBS & VINES ALONG THE FENCE LINE. THERE IS ALSO A SMALL ISOLATED WETLAND WITH STANDING WATER (0.08 ACRE). DOMINANT PLANTS INCLUDE LARGE CLUMPS OF WILLOW (SALIX SPP.), CATTAIL (TYPHA SPP.), COMMON REED GRASS (PHRAGMITES AUSTRALIS), BOXELDER (ACER NEGUNDO), & A FEW SPECKLED ALDER (ALNUS INCANA). IT IS POOR QUALITY WITH DEBRIS PILES FLANKING ITS EASTERN EDGE.

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

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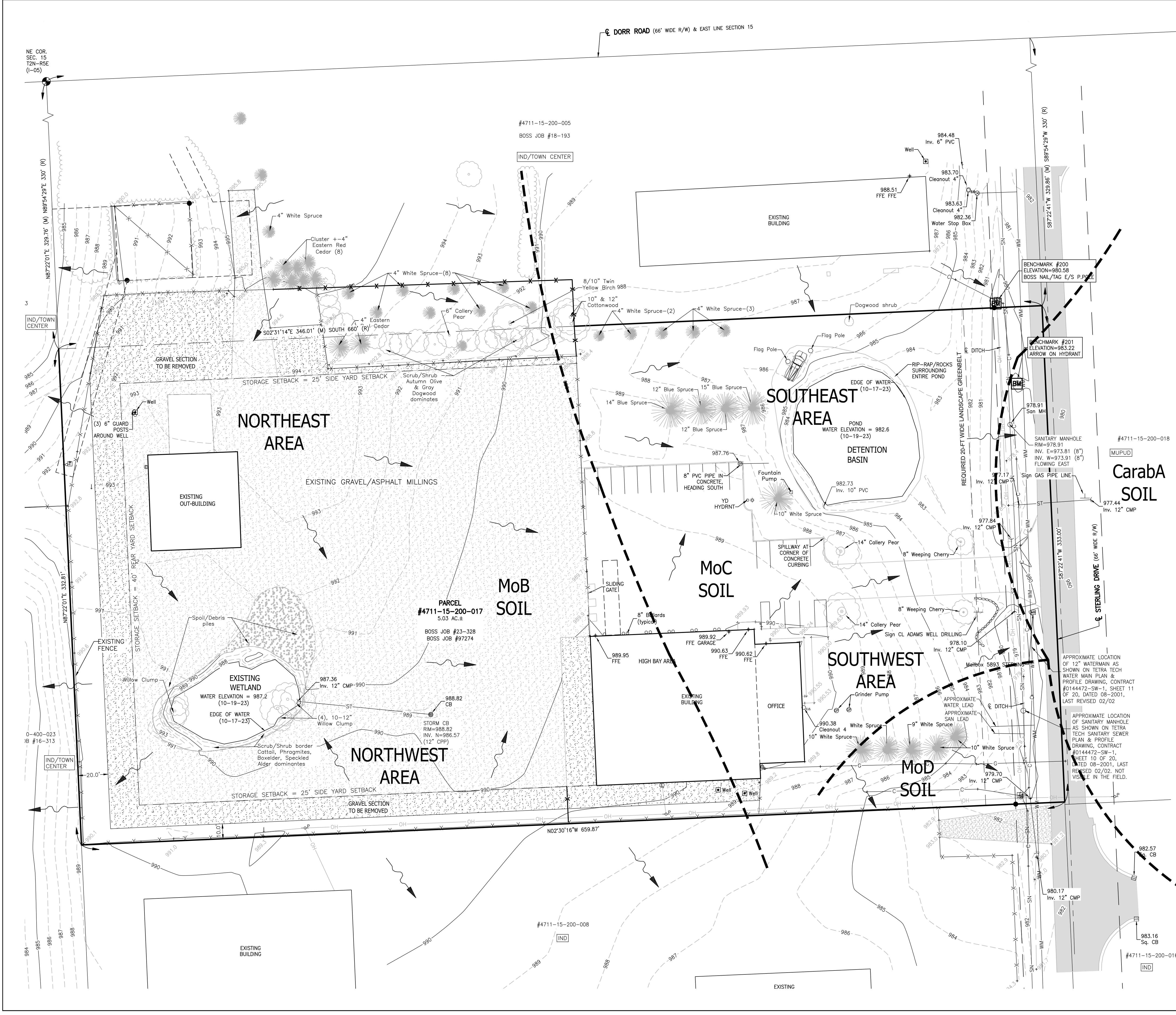
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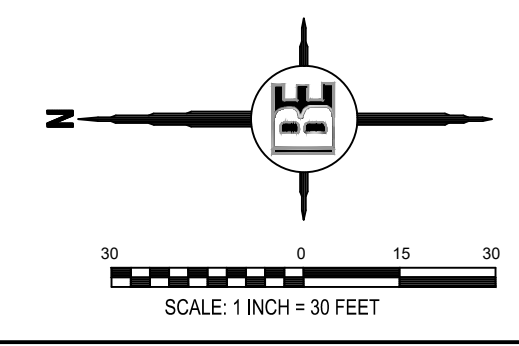
BEBOSS
 Engineering
 Engineers Surveyors Planners Landscape Architects

ADAMS WELL DRILLING LLC
 5893 STERLING DRIVE
 HOWELL, MI 48843
 (517) 546-7517

PROJECT	ADAMS WELL DRILLING PARKING EXPANSION
PREPARED FOR	ADAMS WELL DRILLING LLC
TITLE	NATURAL FEATURES PLAN
DESIGNED BY:	BL
DRAWN BY:	JP
CHECKED BY:	
SCALE:	1" = 30'
JOB NO:	23-328
DATE:	04/23/24
SHEET NO.	4



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



SITE DATA:

GENOA TOWNSHIP
 PARCEL # 4711-15-200-017
 5893 STERLING DRIVE, HOWELL, MI 48843
 OWNER: ADAMS ACREAGE LLC
 5.39 AC ± = 5.04 AC + 0.35 AC LOT RECONFIGURATION

ZONING: INDUSTRIAL DISTRICT (IND) + INDUSTRIAL DISTRICT/TOWN CENTER (IND)
 EXISTING BUILDING SF: 13,400 GSF ±
 EXISTING BUILDING USE: OFFICE/HIGH BAY UNLOADING AREA
 EXISTING OUT-BUILDING SF: 3,868 GSF ±
 EXISTING OUT-BUILDING USE: STORAGE

MIN. LOT AREA REQUIRED FOR ZONING: 1 ACRE
 EX. LOT AREA: 5.04 AC ± (219,712 SQ FT) +
 PR. LOT AREA: 0.35 AC ± (15,166 SQ FT) =
 TOTAL LOT AREA: 5.39 AC ± (234,878 SQ FT)
 TOTAL EX. WORKING AREA: 4.45 AC ± (193,842 SQ FT)

MIN. LOT WIDTH: 150 FT TOTAL EXISTING LOT WIDTH: 332.90 FT
 MAX. LOT COVERAGE: 40.0% BLDG, 85.0% IMPERVIOUS
 EXISTING LOT COVERAGE: 7.35% BLDG, 56.9% IMPERVIOUS
 PROPOSED LOT COVERAGE: 8.20% BLDG, 58.5% IMPERVIOUS

EXISTING IMPERVIOUS AREAS =
 EXISTING ASPHALT ROADWAY 2,995 SF (0.07 AC)
 EXISTING CONCRETE DRIVE/PARKING 20,202 SF (0.46 AC)
 EXISTING CONCRETE WALK 682 SF (0.01 AC)
 EXISTING BUILDING 13,400 SF (0.31 AC)
 EXISTING OUT-BUILDING 3,869 SF (0.09 AC)
 EXISTING GRAVEL/ASPHALT MILLING SURFACE 92,424 SF (2.12 AC)
 133,572 SF (3.07 AC)

EXISTING PERVIOUS AREAS =
 EXISTING LAWN/VEGETATION 94,289 SF (2.16 AC)
 EXISTING WETLAND 7,017 SF (0.16 AC)
 101,306 SF (2.32 AC)

SITE AREA TOTAL:
 234,878 (5.39 AC)

PROPOSED IMPERVIOUS AREAS =
 EXISTING ASPHALT ROADWAY 2,995 SF (0.07 AC)
 PROPOSED CONCRETE DRIVE/PARKING 22,296 SF (0.51 AC)
 EXISTING CONCRETE WALK 682 SF (0.01 AC)
 PROPOSED BUILDING 15,394 SF (0.35 AC)
 EXISTING OUT-BUILDING 3,869 SF (0.09 AC)
 PROPOSED GRAVEL/ASPHALT MILLING SURFACE 73,567 SF (1.69 AC)
 PROPOSED DETENTION BASINS 18,667 SF (0.43 AC)
 137,470 SF (3.16 AC)

PROPOSED PERVIOUS AREAS =
 PROPOSED LAWN/VEGETATION 92,370 SF (2.12 AC)
 PROPOSED WETLAND 5,038 SF (0.11 AC)
 97,408 SF (2.23 AC)

SITE AREA TOTAL:
 234,878 (5.39 AC)

MIN. PRINCIPAL BLDG SETBACKS REQUIRED: EXISTING SETBACKS:
 RIGHT-OF-WAY: 33'-FT 33'-FT
 FRONT: 50'-FT 173'-FT
 SIDE: 25'-FT 74.1'-FT
 REAR: 40'-FT 55.9'-FT
 MAX BLDG HGT: 30'-FT (IND) 20'-FT (APPROX.)

MIN. ACCESSORY BLDG SETBACKS REQUIRED: EXISTING SETBACKS:
 RIGHT-OF-WAY: 33'-FT 33'-FT
 FRONT: 50'-FT 543.3'-FT
 SIDE: 25'-FT 74.1'-FT
 REAR: 40'-FT 346.9'-FT
 MAX BLDG HGT: 30'-FT (IND) 20'-FT (APPROX.)

PARKING CALCULATION: 28 SPACES, INCLUDING 2 BARRIER-FREE SPACES NEEDED

LIGHT INDUSTRIAL
 1.5 SPACES PER 1,000 GSF: 12,994 = 20 SPACES REQUIRED INCLUDING 2 BARRIER-FREE SPACES.

PROFESSIONAL OFFICE, NON-MEDICAL
 1 SPACE PER 300 GSF: 2400/300 = 8 TOTAL SPACES.

PROVIDED PARKING: 30 SPACES
 INCLUDING 2 BARRIER-FREE SPACES (PER TOWNSHIP REQUIREMENTS)

PARKING, LOADING, & UNLOADING:
 PROPOSED PARKING: 30 SPACES ONSITE, INCLUDING 2 BARRIER-FREE SPACES
 TYPICAL PARKING SPACE SIZE: 9'x18'
 DRIVEWAY AISLE SIZE: 24' WIDTH
 TYPICAL LOADING SPACE SIZE: 10'x50'

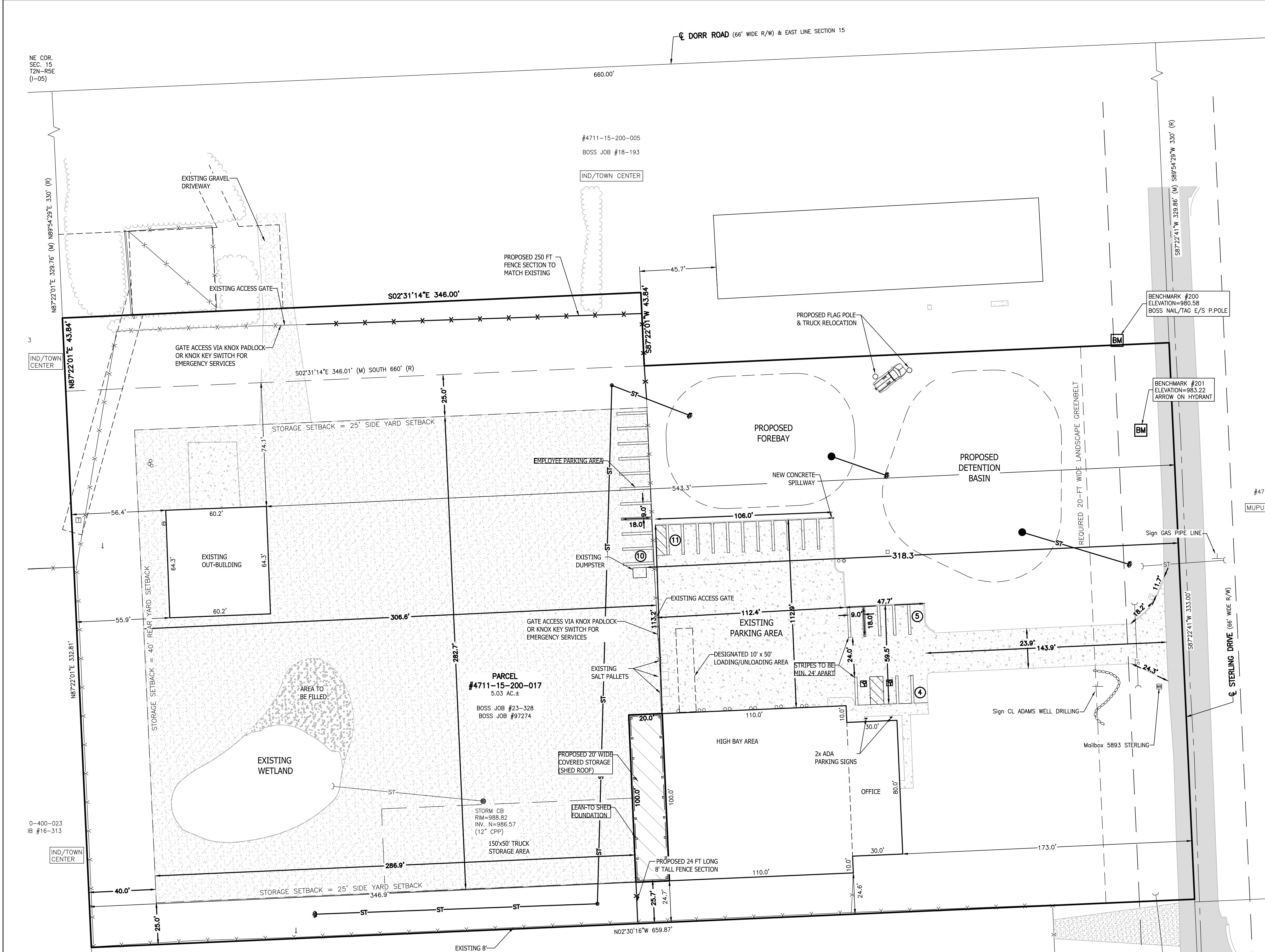
BUILDING NARRATIVE:
 THE TWO EXISTING BUILDINGS, BOTH PRINCIPAL AND ACCESSORY, WILL REMAIN UNCHANGED. A 20'-FT WIDE SHED ROOF IS PROPOSED FOR THE STORAGE OF ONSITE MATERIALS ADJACENT TO THE EXISTING PRINCIPAL BUILDING.

DUMPSTER ENCLOSURE:
 BECAUSE OF THE PROPOSED BASIN/FOREBAY LANDSCAPE SCREENING, THE INTENT OF THE ZONING ORDINANCE IS MET. THE DUMPSTER IS 318.3' FROM STERLING DRIVE AND IS OUT OF VIEW FROM THE ROAD.

FOR SITE PLAN APPROVAL ONLY!
 NOT FOR CONSTRUCTION

VEHICLE TRIP GENERATION TABLE												
LAND USE DESCRIPTION*	ITE CAT.	SIZE	UNIT	TOTAL GENERATED TRIPS								REMARKS
				WEEKDAY AM PEAK (7-9AM)				WEEKDAY PM PEAK (4-6PM)				
				TRIPS	IN	OUT	PASS-BY	TRIPS	IN	OUT	PASS-BY	
PASSENGER CAR												
SPECIALTY TRADE CONTRACTOR	180	20	Employee	15	11	4	-	16	6	10	-	
ENTERING (%) / EXITING (%)				100%	76%	24%	-	100%	38%	62%	-	
NET TRIP GENERATION SUMMARY				15	11	4	-	16	6	10	-	

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



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 517.546.4836 FAX 517.548.1670

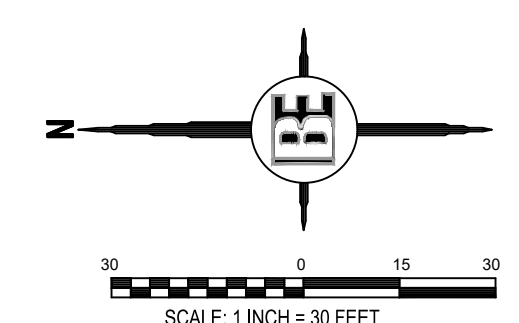
PROJECT: **ADAMS WELL DRILLING PARKING & STORAGE EXPANSION**
 PREPARED FOR: **ADAMS WELL DRILLING LLC**
 5893 STERLING DRIVE
 HOWELL, MI. 48843
 (517) 546-7517

TITLE: **SITE PLAN**

NO.	BY	DATE	REVISIONS PER TOWNSHIP COMMENTS
1	JP	05/21/24	
2	BL	06/14/24	

DESIGNED BY: BL
 DRAWN BY: JP
 CHECKED BY:
 SCALE: 1" = 30'
 JOB NO: 23-328
 DATE: 04/23/24
 SHEET NO. **5**

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



SITE BENCHMARKS (NAVD88 DATUM):
 -BM #200 = BOSS NAIL/TAG E/S P. POLE. ELEV. = 980.58
 -BM #201 = ARROW ON HYDRANT. ELEV. = 983.22

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
FES 08	INV. = 987.50
CB 07	RIM = 989.72 15" INV. = 986.39 18" INV. = 986.19
CB 06	RIM = 989.50 18" INV. = 985.34 21" INV. = 985.14
FES 05	INV. = 985.00
OCS 04	RIM = 986.00 24" INV. = 984.14 2' SUMP
FES 03	INV. = 984.00
OCS 02	RIM = 983.00 27" INV. = 977.25 2' SUMP
FES 01	INV. = 977.17

DRAINAGE AREA TABLE						
DRAINAGE AREA	TOTAL AREA (AC)	IMP. AREA (AC)	PER. AREA (AC)	MISC. AREA (AC)	C VALUE	A'C
A	0.93	0.13	0.80	-	0.30	0.28
B	0.78	0.57	0.21	0.00	0.71	0.56
C	1.01	0.47	0.16	0.39	0.72	0.72
D	0.40	-	0.27	0.13	0.37	0.15
E	0.74	0.17	0.06	0.50	0.70	0.52
F	1.38	0.47	0.47	0.55	0.55	0.75
G	0.10	-	0.10	-	0.20	0.02
H	0.04	-	0.04	-	0.20	0.01
TOTALS	5.39	1.46	2.12	1.81	0.56	3.00

DRAINAGE NARRATIVE:
 THE PROPOSED STORMWATER RUNOFF WILL DRAIN INTO THE PROPOSED STORM SEWER NETWORK, ENTER THE DETENTION BASIN, AND ULTIMATELY DISCHARGE FROM THE OUTLET INTO THE STERLING DRIVE DRAINAGE COURSE.

LIVINGSTON COUNTY DETENTION BASIN CALCULATIONS		
AREA (ACRES)	IMPERVIOUS FACTOR	IMPERVIOUS
1.32	0.9	1.19
1.81	0.7	1.27
1.17	0.2	0.23
COMPOUND C:		0.63
TOTAL DRAINAGE AREA:		4.31 ACRES

WATER QUALITY RATE FOR MECHANICAL STRUCTURE	
T _C = MAX TIME OF CONCENTRATION	17.31 MIN
Q _{WQ} = (C/A)(30.2)(T _C +9.17) ^{0.81}	5.77 CFS
CHANNEL PROTECTION VOLUME CONTROL - REQUIRED	
V _{CR} = 4.719(C/A)	12814 FT ³
CHANNEL PROTECTION VOLUME CONTROL - PROVIDED	
In-Situ Infiltration rate = 1	1 IN/HR
Are upstream infiltration BMP's provided?	NO
Basin Footprint Infiltration Area Required =	5125 FT ²
V _{CR} =	0 FT ³
CHANNEL PROTECTION RATE CONTROL (EXTENDED DETENTION VOLUME)	
V _{ED} = 6.897(C/A)	18727 FT ³

EXTENDED DETENTION OUTLET RATE	
Q _{ED} = V _{ED} (48hr)	0.108 CFS
H = V _{ED} (4.800 (hr) ^{1.2})	1.0 1" HOLES
ELEV _{ED} =	981.07 FT
ELEV _{ED} =	983.59 FT
100-YEAR ALLOWABLE OUTLET RATE	
Q _{ORAH} = Restricted Drain Rate =	0.2 CFS/ACRE
Q _{VR} = 1.1055 - 0.206(L/A)	0.805 CFS/ACRE
Q _{100P} = (LESSER OF Q _{ORAH} & Q _{VR})/A	0.862 CFS

100-YEAR DETENTION VOLUME	
V _{100P} =	51560 FT ³
Q _{100P} = (C/A)(30.2)(T _C +9.17) ^{0.81}	15.92 CFS
R _{100P} = 0.206 - 15.92(Q _{100P} Q _{100P})	0.8434
V _{100P} = V _{100P} *R _{100P}	33168 FT ³
Is V _{100P} > V _{ED} ?	YES
V _{100P} =	33168 FT ³

FOREBAY STORAGE VOLUME PROVIDED:				
ELEVATION	AREA (FT ²)	DEPTH (FT)	VOLUME (FT ³)	TOTAL VOLUME (FT ³)
987	7853	1	7,084	17,028
986	6314	1	5,624	9,945
985	4933	1	4,321	4,321
984	3709	1	0	0
983	2642	1	0	0
982	1732	0	0	0

BASIN STORAGE PROVIDED				
ELEVATION	AREA (FT ²)	DEPTH (FT)	VOLUME (FT ³)	TOTAL VOLUME (FT ³)
984	12389	1	11,423	45,052
983	10456	1	9,569	33,629
982	8681	1	7,872	24,061
981	7063	1	6,333	16,189
980	5602	1	4,950	9,856
979	4298	1	3,725	4,908
978	3151	0.75	1,182	1,182
977.25	0	0	0	0

PROVIDED FOOTPRINT OF BASIN BOTTOM AREA	
ELEVATION	AREA (FT ²)
987	7853
986	6314
985	4933
984	3709
983	2642
982	1732

OUTLET CONTROL STRUCTURE	
Q _{ED} ACTUAL	Q _{ED} ALLOWABLE
H _{ED} = 1	1 (1" HOLES)
A _{ED} = 0.0055	0.0055
Q _{ED} ACTUAL = (A _{ED})(0.62 x (2 x 32 x h) ^{1.5})	0.065 CFS
Q _{100P} ACTUAL	0.797 CFS
A _{100P} = Q _{100P} ACTUAL / (0.62 * (2 * 32 * 2 * (ELEV _{DRAIN} - ELEV _{ED})) ^{1.5})	0.115 FT ²
AREA OF	2 INCH DIAMETER ORIFICE =
# ORIFICES = A _{100P} / 0.005 =	5 ORIFICES

OVERFLOW SPILLWAY DESIGN	
Design Flow Rate:	Q _{100P} = 15.92 CFS
Depth of Spillway:	D _{SPILL} = 6 INCHES
Width of Spillway:	W _{SPILL} = Q _{100P} / 3.33D _{SPILL} ^{1.5} = 13.5 FT
Sq. CB	

BASIN DESIGN SUMMARY		
FOREBAY SIZE REQUIRED =	9,857 FT ³	
FOREBAY SIZE PROVIDED =	9,945 FT ³	
BASIN SIZE REQUIRED =	23,223 FT ³	
BASIN SIZE PROVIDED =	33,629 FT ³	
ORIFICE DESIGN SUMMARY		
ELEVATION	# OF HOLES	DIAMETER OF HOLES
977.25	1	1-INCH
981.07	5	2-INCH
OVERFLOW SPILLWAY SUMMARY		
WIDTH OF OVERFLOW SPILLWAY =	14 FT	

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FROM	TO	DRAIN AREA	ACRES	RUNOFF COEFF C	EQUIV. AREA A * C	INTEN-SITY I	TIME OF CONC. T _C	ADD'L RUNOFF Q	RUNOFF (CFS)	PIPE LENGTH (LF)	PIPE DIA. (IN)	VELOCITY FLOWING FULL (FPS)	HYDRAULIC GRADIENT SLOPE %	ACTUAL SLOPE USED	MANNING COEFFICIENT	MANNING FLOW CAPACITY	MANNING'S VELOCITY (FT/SEC)	TIME (MIN)	HG ELEV UPPER END	HG ELEV LOWER END	RIM ELEV UPPER END	RIM ELEV LOWER END	INVERT UPPER END	INVERT LOWER END
FES 8	CB 7	F	1.38	0.55	0.75	4.38	15.00		3.29	168	15	3.90	0.55%	0.66%	0.013	5.26	4.29	0.65	988.50	987.39	-	989.72	987.50	986.39
CB 7	CB 6	E	0.74	0.70	0.52	4.30	15.65		5.52	310	18	3.13	0.27%	0.28%	0.013	5.52	3.13	1.65	987.39	986.54	989.72	989.50	986.19	985.34
CB 6	FES 5	D	0.40	0.37	0.15	4.14	17.31		6.13	49	21	3.41	0.27%	0.28%	0.013	8.41	3.50	0.23	986.54	986.40	989.50	-	985.14	985.00
OCS 4	FES 3	Forebay	3.53	0.75	2.64	4.14	17.31		17.04	34	27	5.50	0.50%	0.41%	0.013	19.88	5.00	0.11	985.97	985.80	986.00	-	984.14	984.00
OCS 2	FES 1	Basin	4.31	0.74	3.19	4.14	17.31		13.18	66	30	3.77	0.20%	0.12%	0.013	14.25	2.90	0.38	986.10	985.97	983.00	-	977.25	977.17

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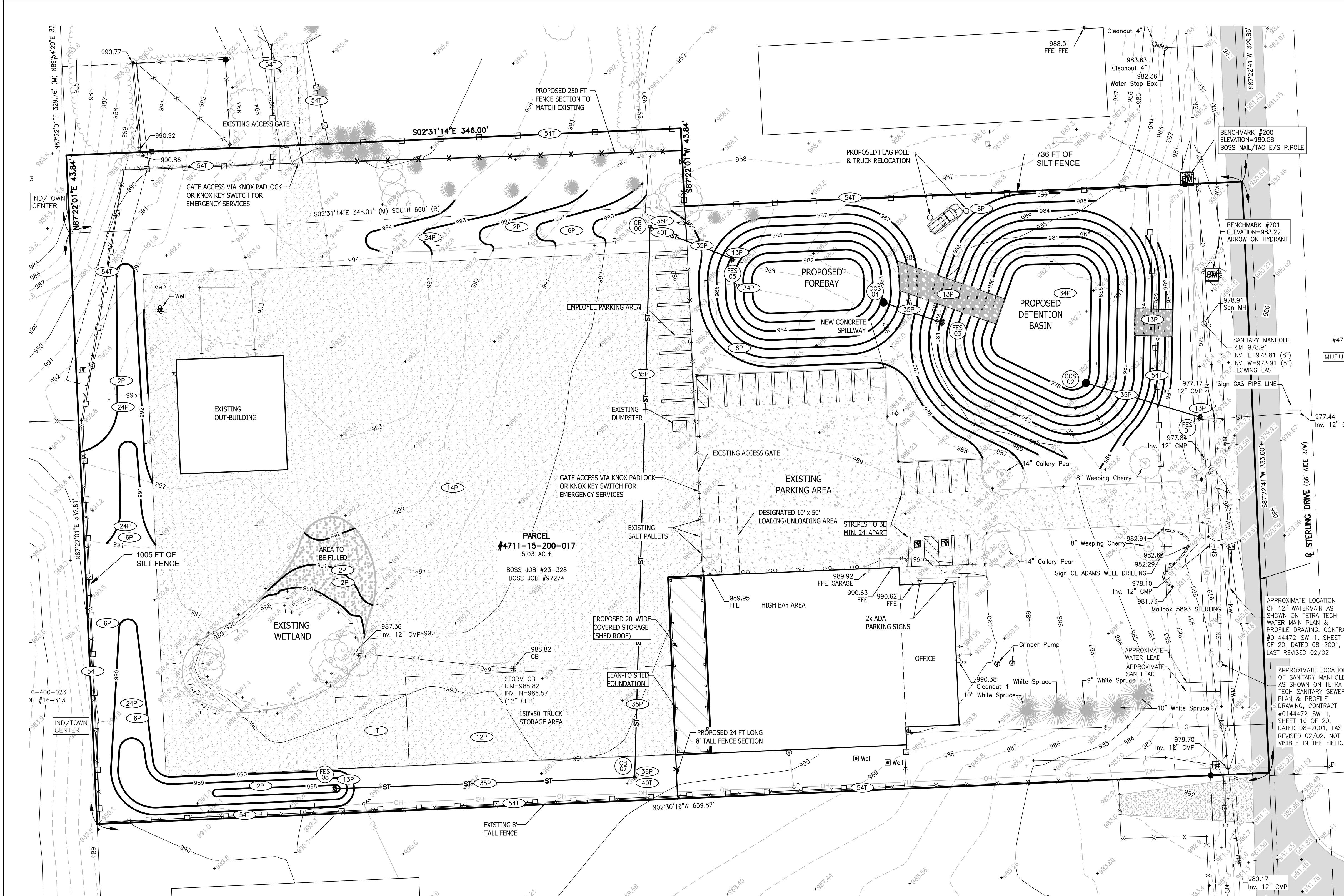
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 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

ADAMS WELL DRILLING PARKING & STORAGE EXPANSION
 PREPARED FOR: ADAMS WELL DRILLING LLC
 9803 STERLING DRIVE
 HOWELL, MI 48843
 (517)546-7517

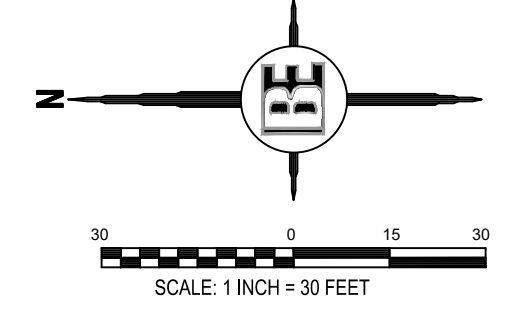
TITLE: GRADING, DRAINAGE, & UTILITY PLAN

NO	BY	REVISIONS PER TOWNSHIP COMMENTS	DATE
1	JP	REVISIONS PER TOWNSHIP COMMENTS	06/14/24
2	JP	REVISIONS PER TOWNSHIP COMMENTS	05/21/24

DESIGNED BY: BL
 DRAWN BY: JP
 CHECKED BY:
 SCALE: 1" = 30'
 JOB NO: 23-328
 DATE: 04/23/24
 SHEET NO. 6



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



SOIL EROSION CONTROL MEASURES

1		TOPSOIL MAY BE STOCKPILED ABOUT BORROW AREAS TO ACT AS A DIVERSION SOURCE. SHOULD BE TEMPORARILY SEED.
2		WATER CAN BE OVERLED TO MINIMIZE EROSION. FILTERS SLOPE EROSION PROBLEMS.
6		FACILITATES ESTABLISHMENT OF VEGETATION. COVER EFFICIENT FOR HIGH VELOCITIES OR HIGH CONCENTRATIONS. EASILY PLACED IN SMALL QUANTITIES BY INDEPENDENT PERSONNEL. SHOULD INCLUDE PREPARED TOPSOIL SET.
12		HELPS HOLD SOIL IN PLACE. MAKES EXPOSED AREAS LESS VULNERABLE TO EROSION.
13		USED WHERE VEGETATION IS NOT EASILY ESTABLISHED. EFFECTIVE FOR HIGH VELOCITIES OR HIGH CONCENTRATIONS. PERMS BENEFIT TO INFILTRATE SOIL. PERMISSIBLE FLOW AT COSTLY OUTLETS.
14		STABILIZES SOIL SURFACE. THIS MINOR EROSION CONTROL MEASURE PERMS CONSTRUCTION TRAFFIC IN AVOIDANCE WEATHER. MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS.
24		MUCH MORE STABLE FORM OF BRANCHWAY THAN BARE CHANNEL. GRASS TENDS TO SLOW RUNOFF AND FILTER OUT SEDIMENT. USED WHERE BARE CHANNEL WOULD BE ERODED.
34		TRAPS SEDIMENT. RELEASES RUNOFF AT NON-EROSIVE RATES. PERMS CONSTRUCTION TRAFFIC IN AVOIDANCE WEATHER. CAN BE VISUAL MONITORING.
35		SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS. CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF. CONDUCTS RUNOFF TO MANHOLE, SAND SYSTEM OR STABILIZED OUTFALL LOCATION. USE CATCH BASINS TO COLLECT SEDIMENT.
36		COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. MAY USE FILTER CURB INLET.
40		EASY TO SHAPE. COLLECTS SEDIMENT. MAY BE CLEANED AND EXPANDED AS NEEDED.
54		USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)

T= TEMPORARY, P= PERMANENT
TOTAL DISTURBED AREA= 4.45 AC.

PROPOSED CONST. SCHEDULE FOR THE YEAR 2024

ACTIVITY	JUL	AUG	SEP	OCT	NOV	DEC
DEMO & CLEAR						
MASS GRADING						
UNDERGROUND UTILITY						
FINAL GRADING						
SEED & MULCH						

SURFACE WATER & COUNTY DRAINS

WETLAND	- ON SITE
LAKES	- APPROXIMATELY 1390 FT NNE TO LAKE CHEMUNG
STREAMS	- APPROXIMATELY 400 FT SSE TO STREAM INTO WETLAND
BASINS	- ON SITE
DRAINS	- APPROXIMATELY 2000 FT E TO GRAND-BEACH DR
PONDS	- APPROXIMATELY 280 FT NE AT 1910 DORR RD

NRCS EXISTING SOILS DATA:

CarabA	Carlsle Muck	0-2% Slopes
MoB	Miami Loam	2-6% Slopes
MoC	Miami Loam	6-12% Slopes
MoD	Miami Loam	12-18% Slopes

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

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

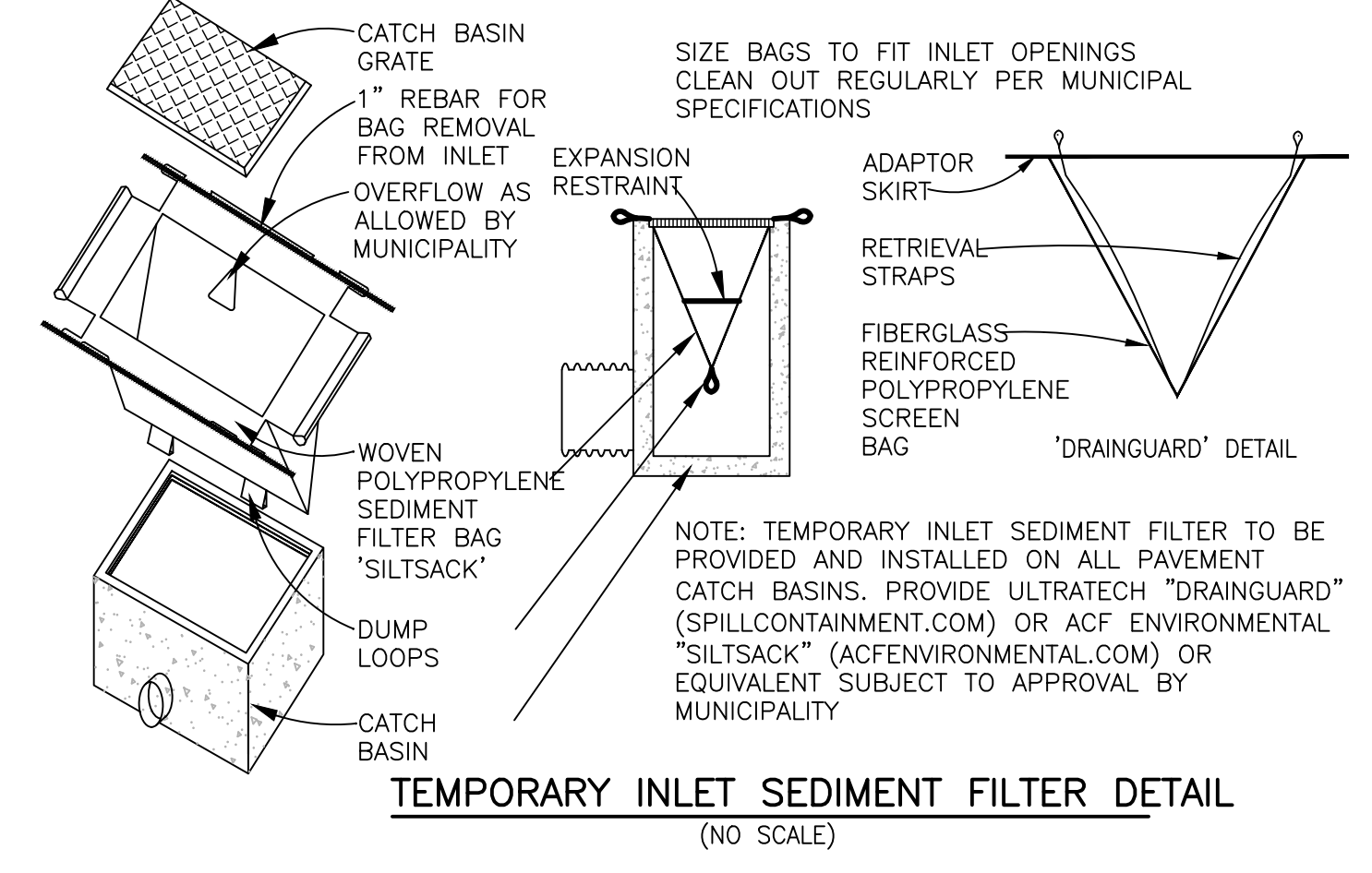
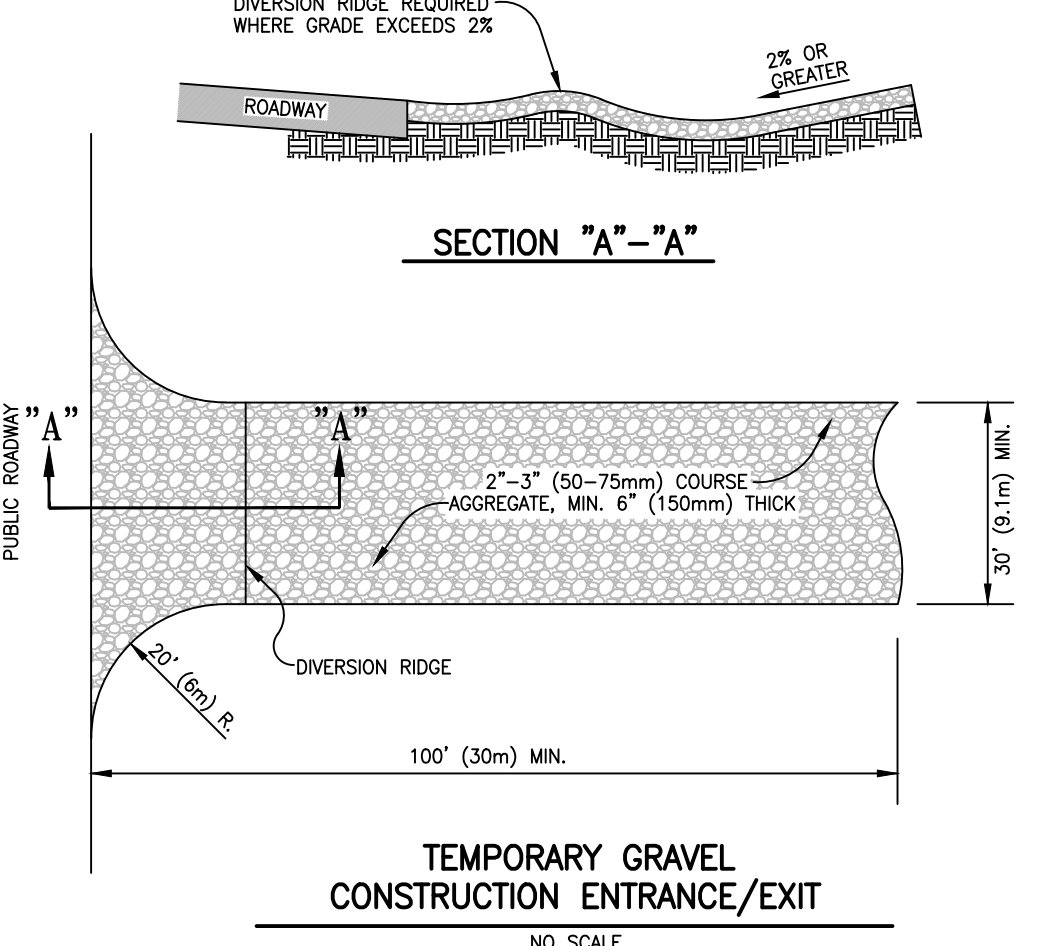
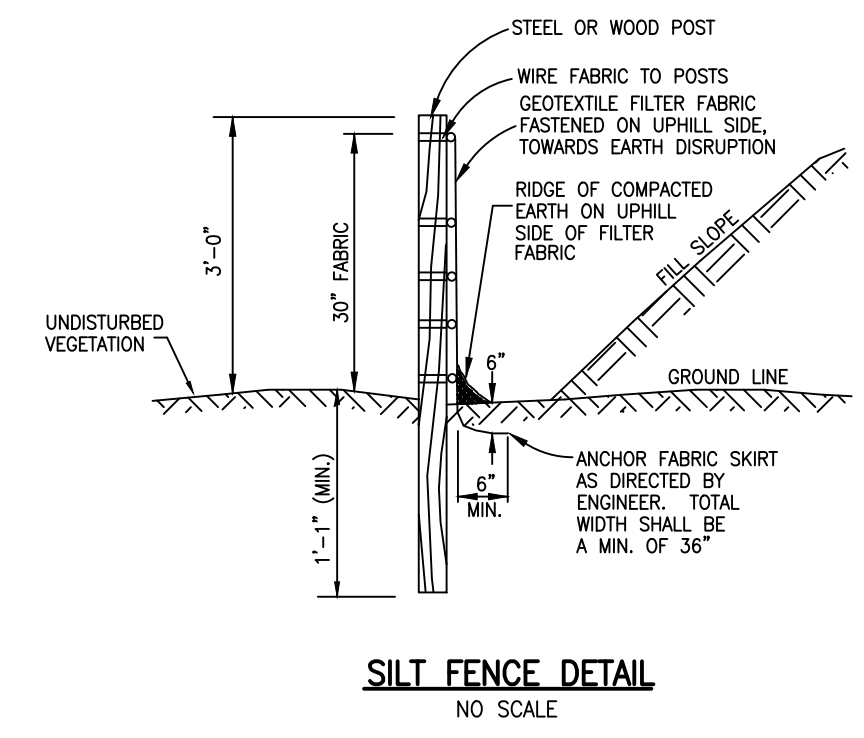
CONTROLS & MEASURES NARRATIVE

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

CONSTRUCTION SEQUENCE

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

1 DAY	1. INSTALL SILT FENCE AS SHOWN ON PLANS.
5 DAYS	2. ROUGH GRADE AND INSTALL STORM DRAINAGE.
1 DAY	3. INSTALL INLET PROTECTION ON STORM INLETS.
180 DAYS	4. START BUILDING CONSTRUCTION.
4 DAYS	5. INSTALL PAVEMENT.
4 DAYS	6. FINE GRADE AROUND BUILDING. SPREAD TOPSOIL, SEED, OR SOD AS APPLICABLE.
1 DAY	7. REMOVE ALL EROSION CONTROL STRUCTURES.
1 DAY	8. REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.



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BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
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HOWELL, MI. 48843
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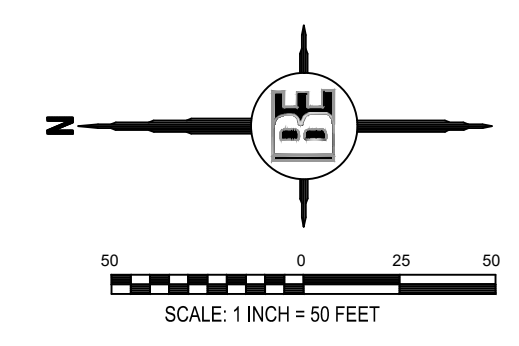
PROJECT: ADAMS WELL DRILLING PARKING & STORAGE EXPANSION
PREPARED FOR: ADAMS WELL DRILLING LLC
9893 STERLING DRIVE
HOWELL, MI. 48843
(517)5463757

TITLE: SOIL EROSION & SEDIMENTATION CONTROL PLAN

REVISIONS PER TOWNSHIP COMMENTS	DATE	BY
1	06/14/24	BL
2	05/21/24	JP

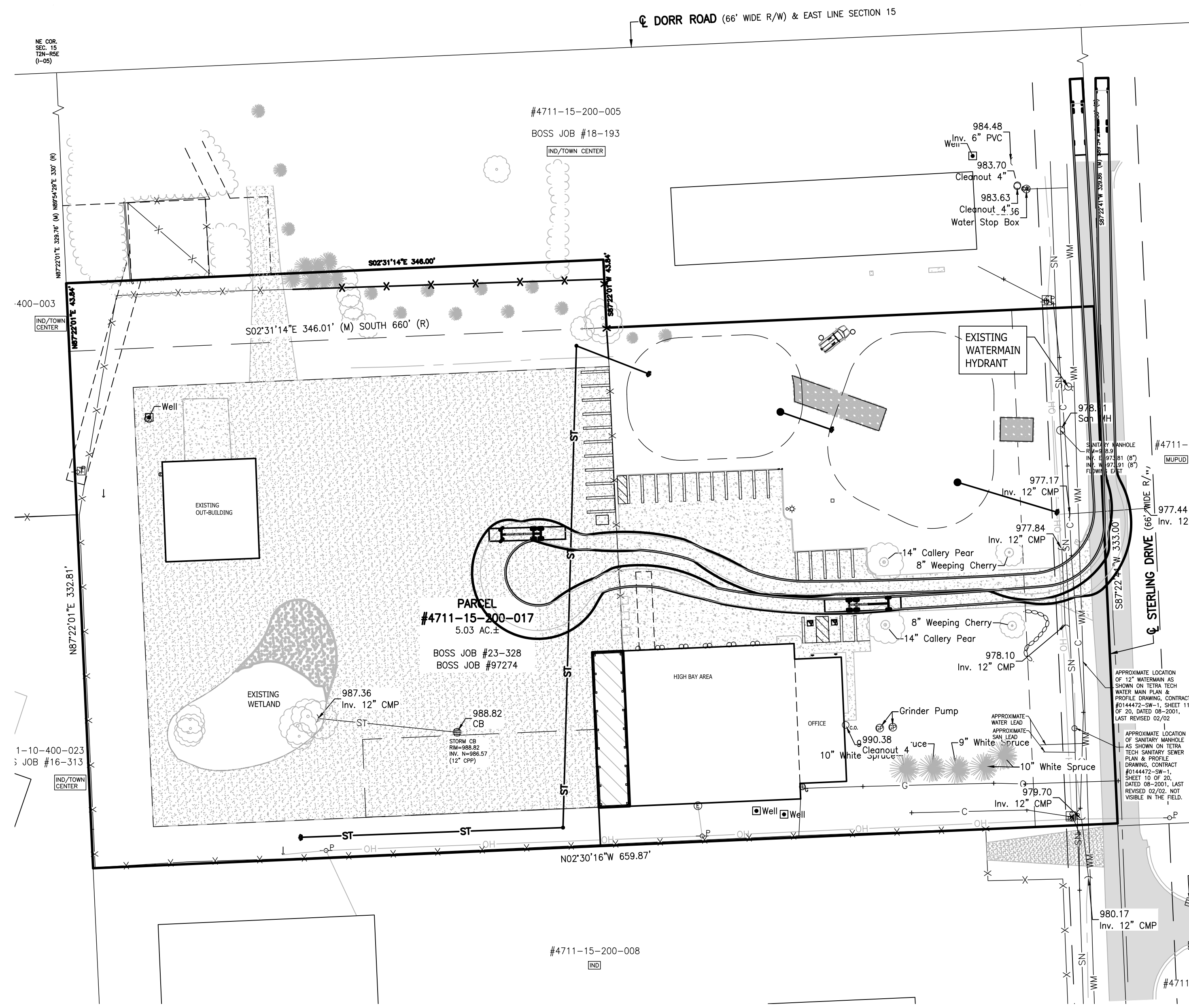
DESIGNED BY: BL
DRAWN BY: JP
CHECKED BY:
SCALE: 1" = 30'
JOB NO: 23-328
DATE: 04/23/24
SHEET NO. 7

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

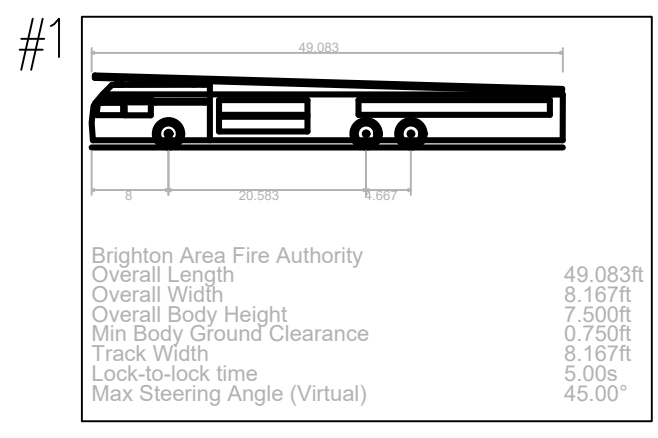


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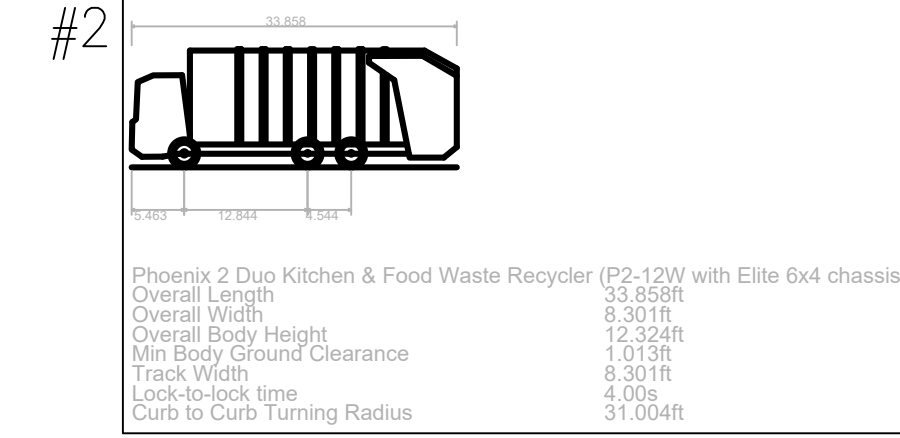
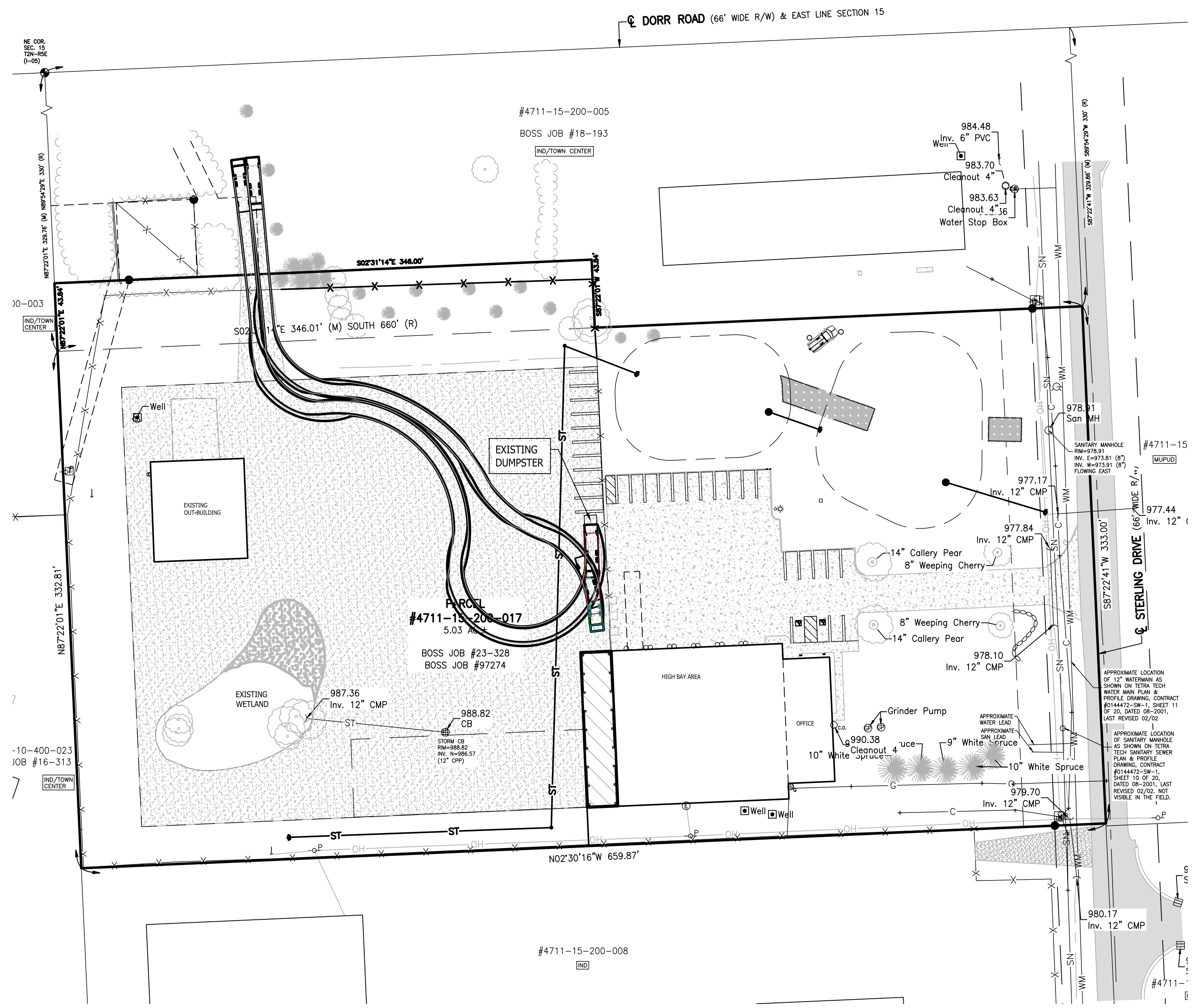
BEBOSS ENGINEERING
CALL: 517.548.1670
1-800-999-7171
www.beboss.com



EMERGENCY VEHICLE CIRCULATION PATH
 PATH 1: BRIGHTON AREA FIRE AUTHORITY
 PATH 2: WASTE COLLECTOR VEHICLE



BRIGHTON AREA FIRE AUTHORITY
 ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF THE FIRE APPARATUS WEIGHTING AT LEAST 84,000 POUNDS.



WASTE COLLECTOR VEHICLE
 REFUSE AND WASTE SERVICES ARE ACTIVE ON THE PROPERTY ON WEDNESDAY.

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 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

PROJECT: **ADAMS WELL DRILLING PARKING & STORAGE EXPANSION**
 PREPARED FOR: **ADAMS WELL DRILLING LLC**
 8903 STERLING DRIVE
 HOWELL, MI 48843
 (517) 545 7517

TITLE: **VEHICLE CIRCULATION PLAN**

NO	BY	REVISIONS PER TOWNSHIP COMMENTS	DATE
2	JP	REVISIONS PER TOWNSHIP COMMENTS	06/14/24
1	JP	REVISIONS PER TOWNSHIP COMMENTS	05/21/24
NO	BY	REVISION PER	DATE

DESIGNED BY: BL
 DRAWN BY: JP
 CHECKED BY:
 SCALE: 1" = 50'
 JOB NO: 23-328
 DATE: 04/23/24
 SHEET NO. **8**

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

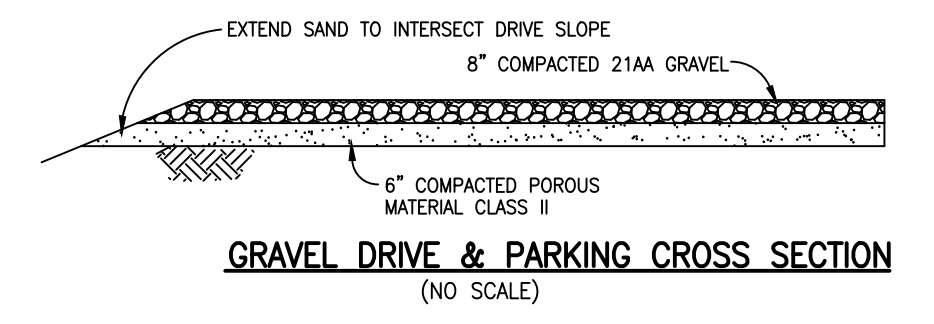
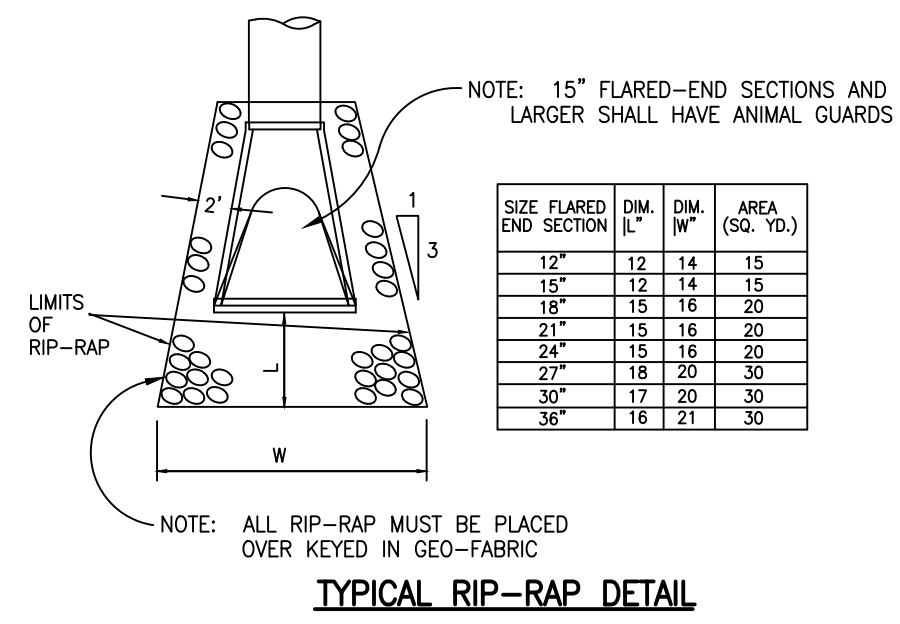
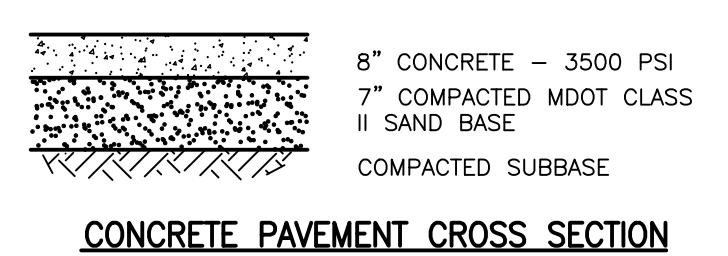
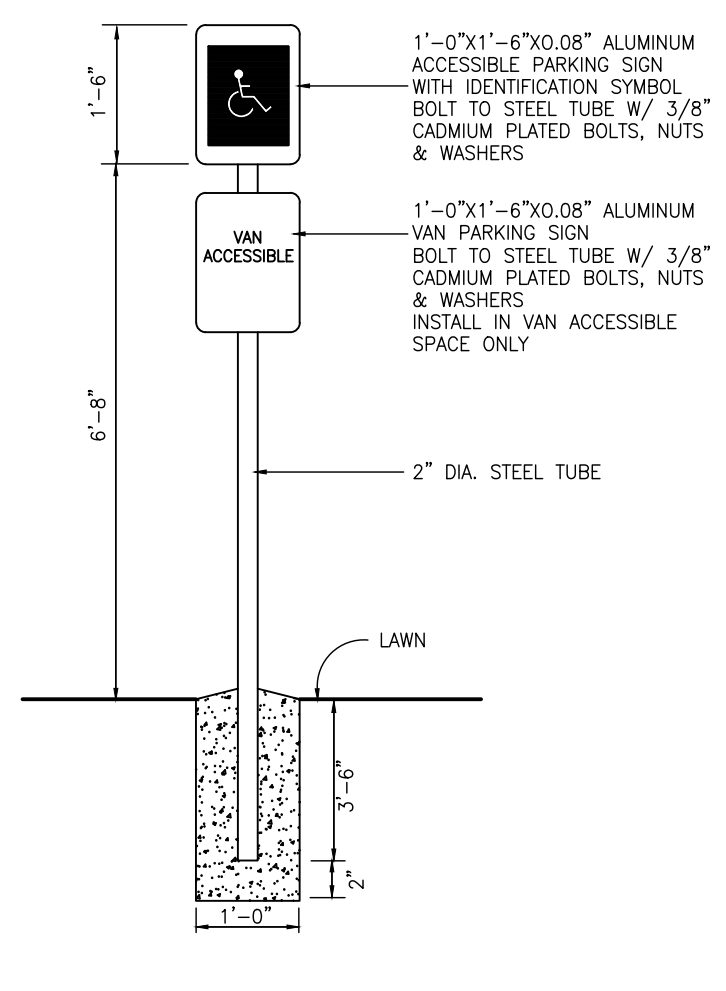
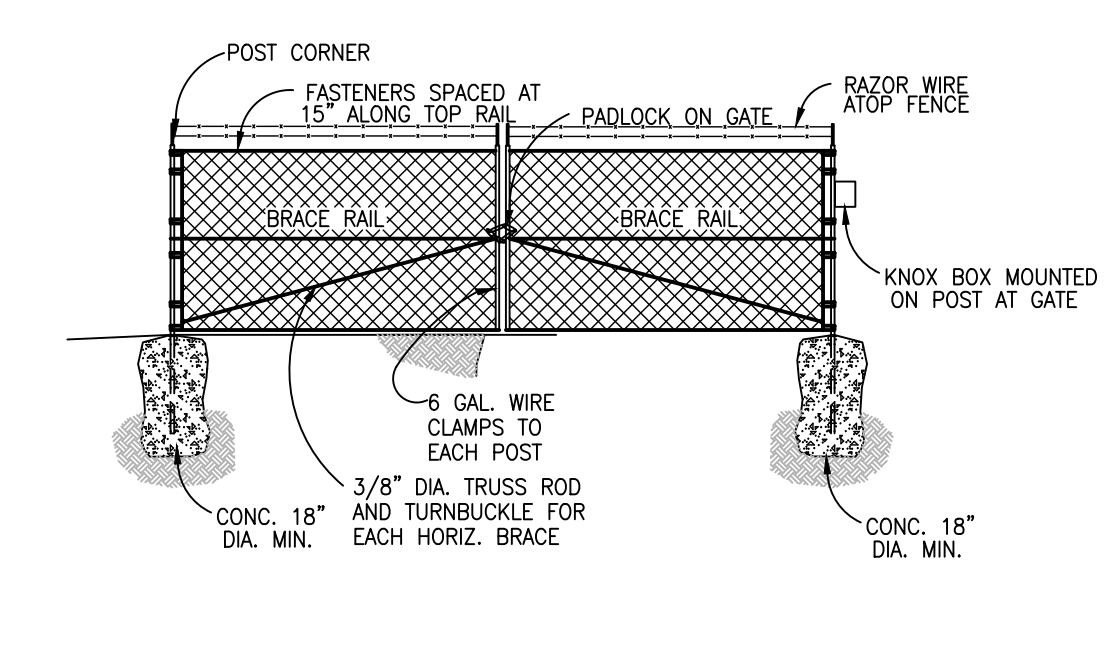
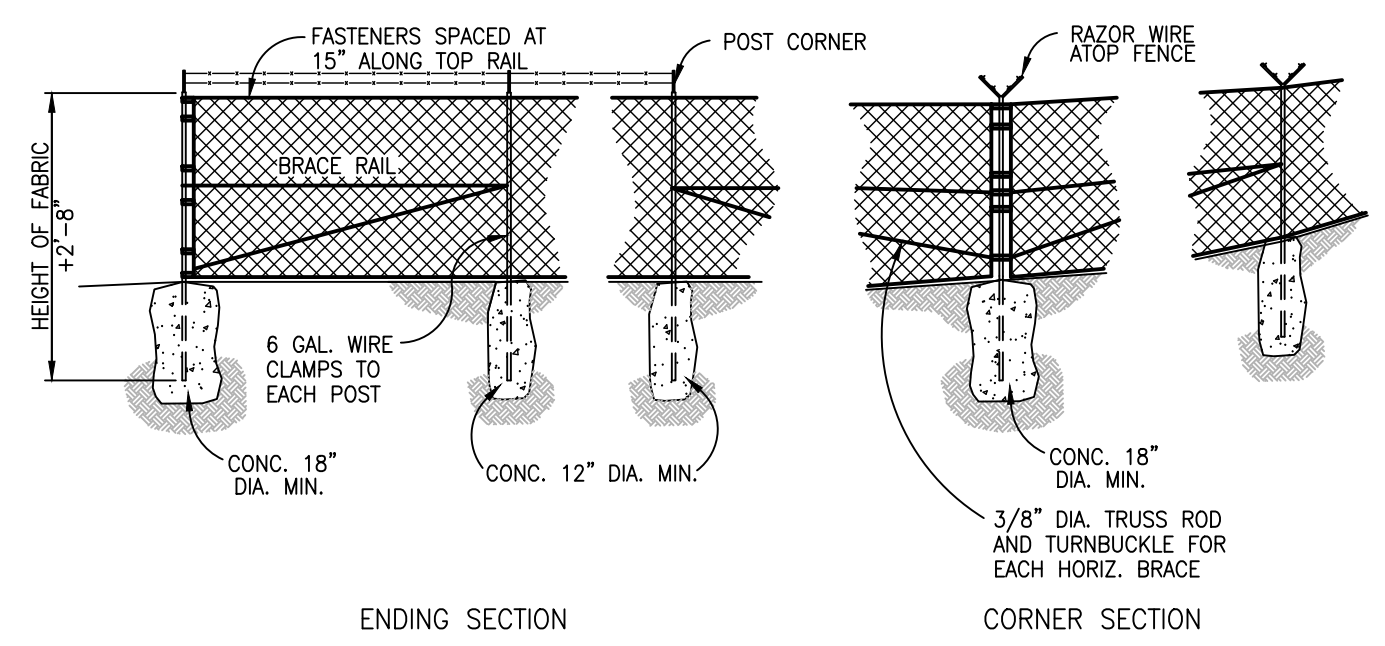
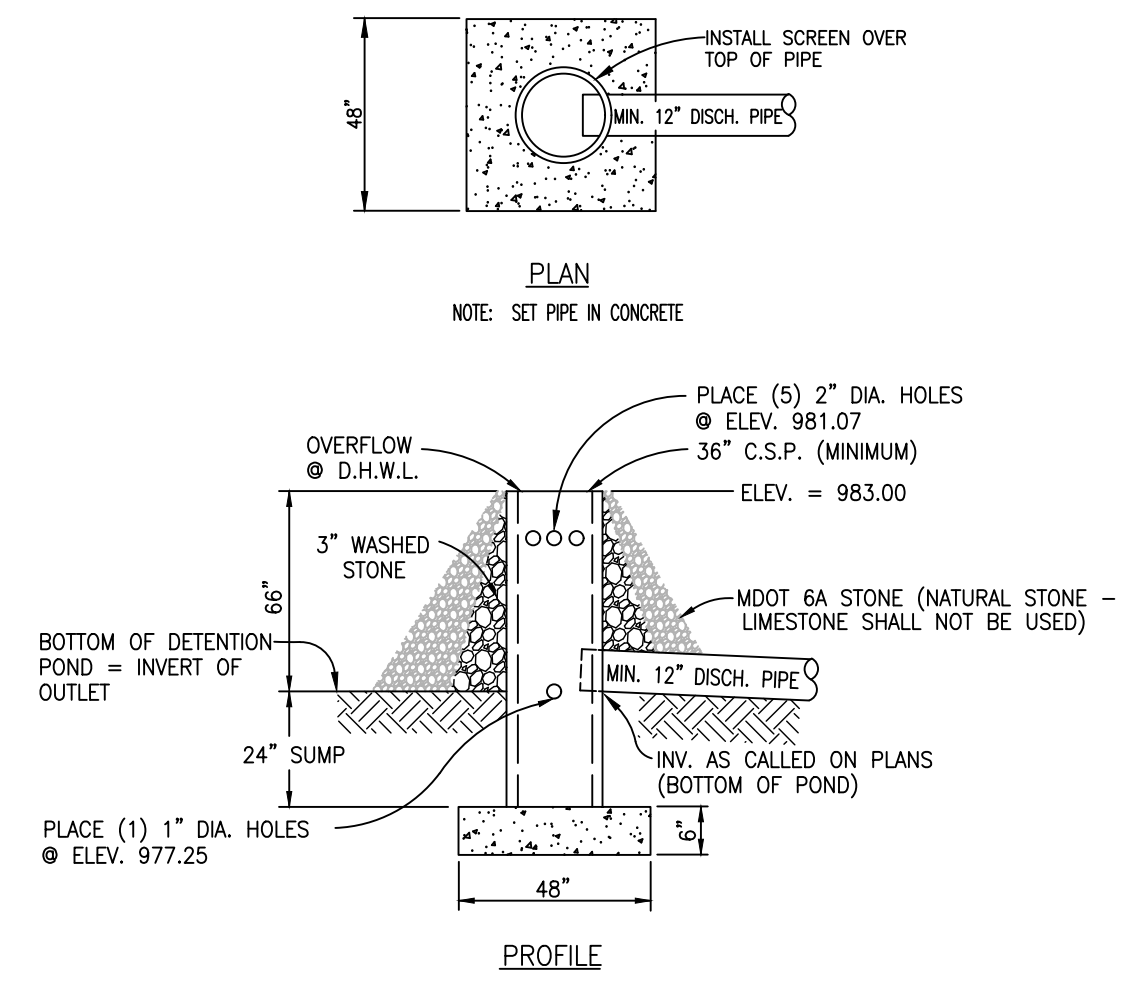
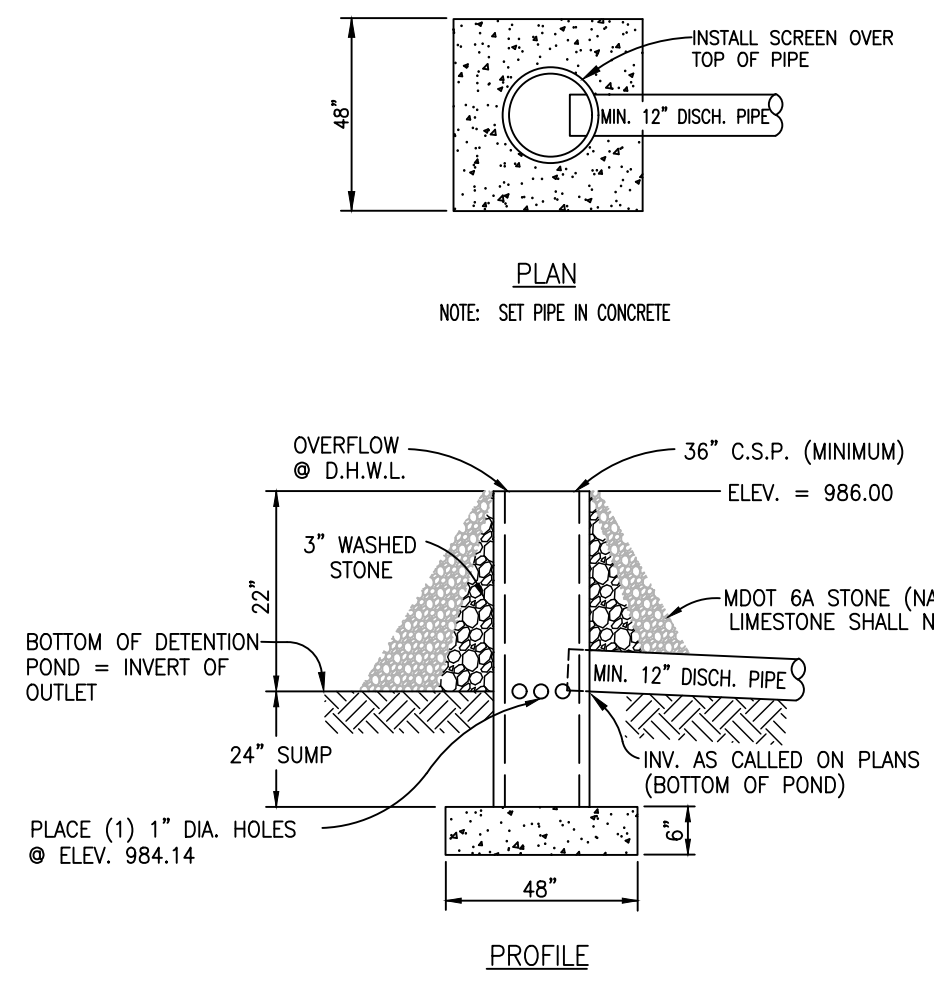
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BEBOSS
Engineering
Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

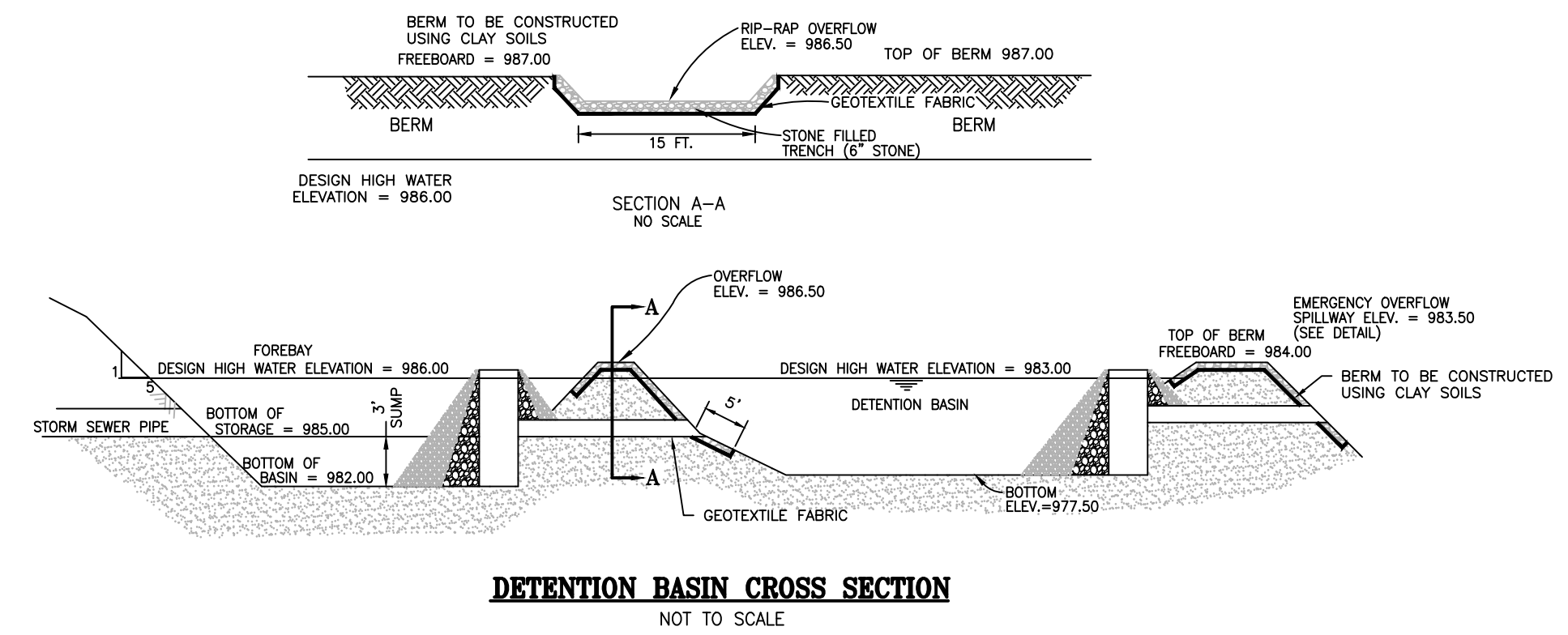
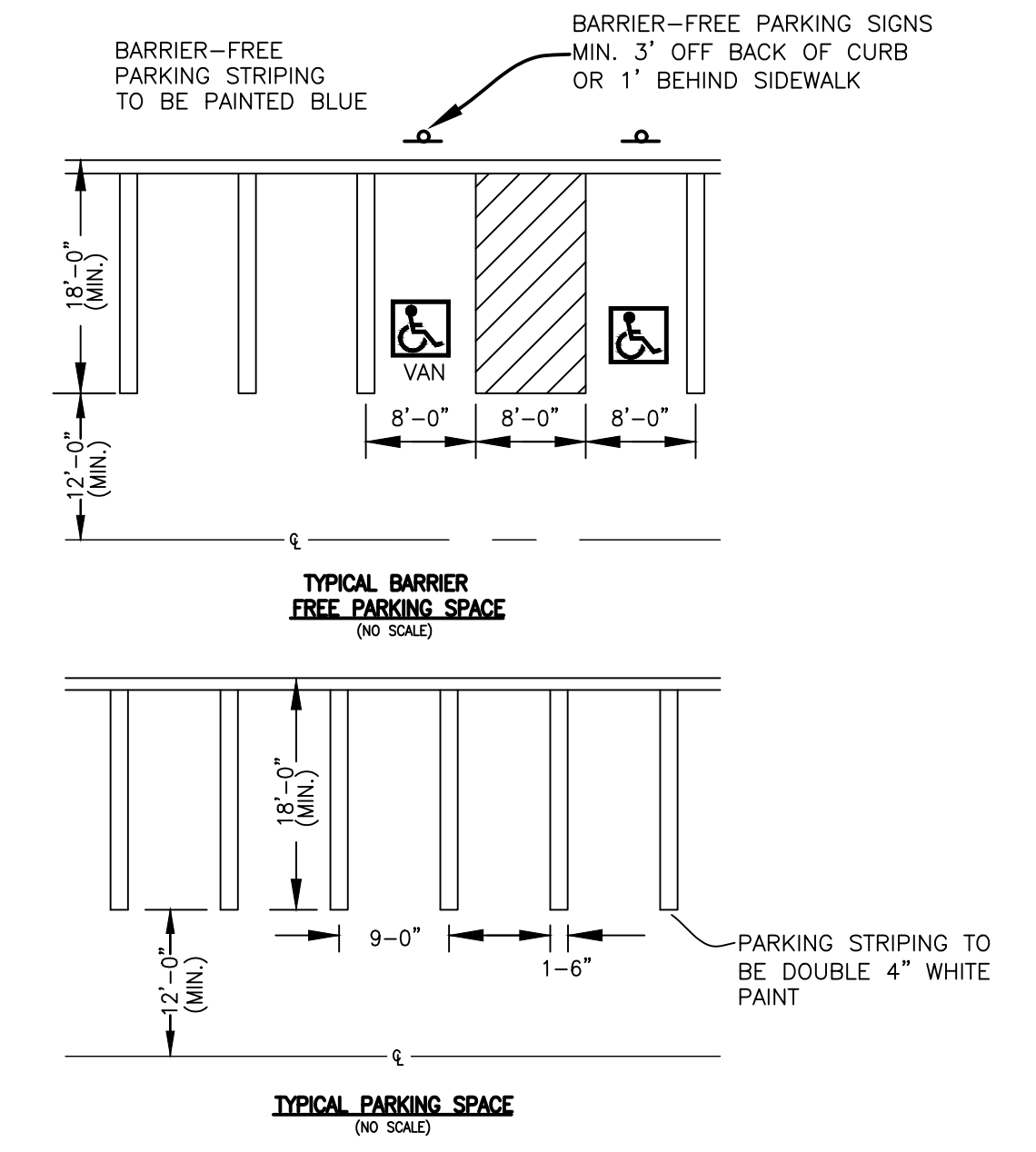
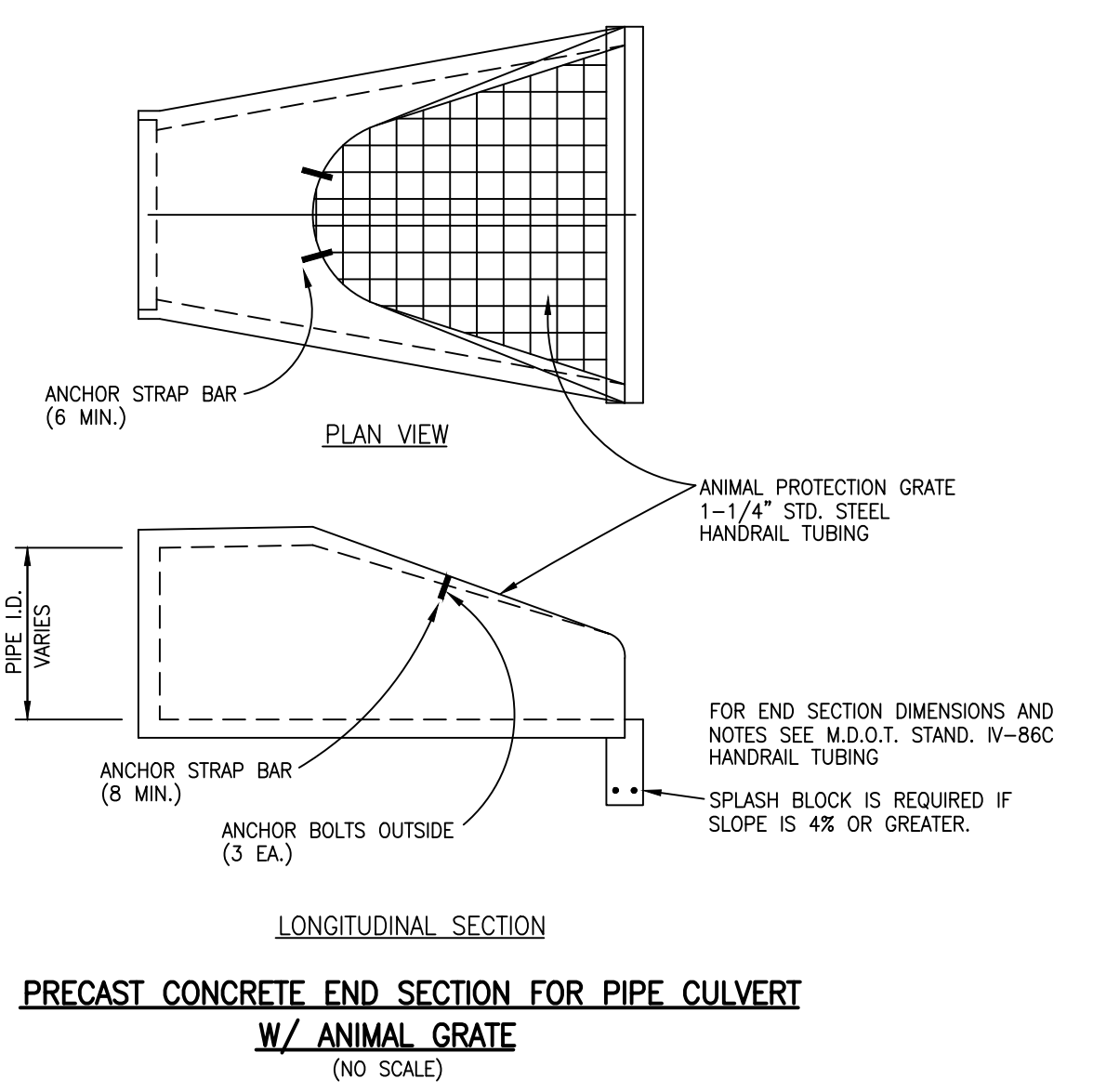
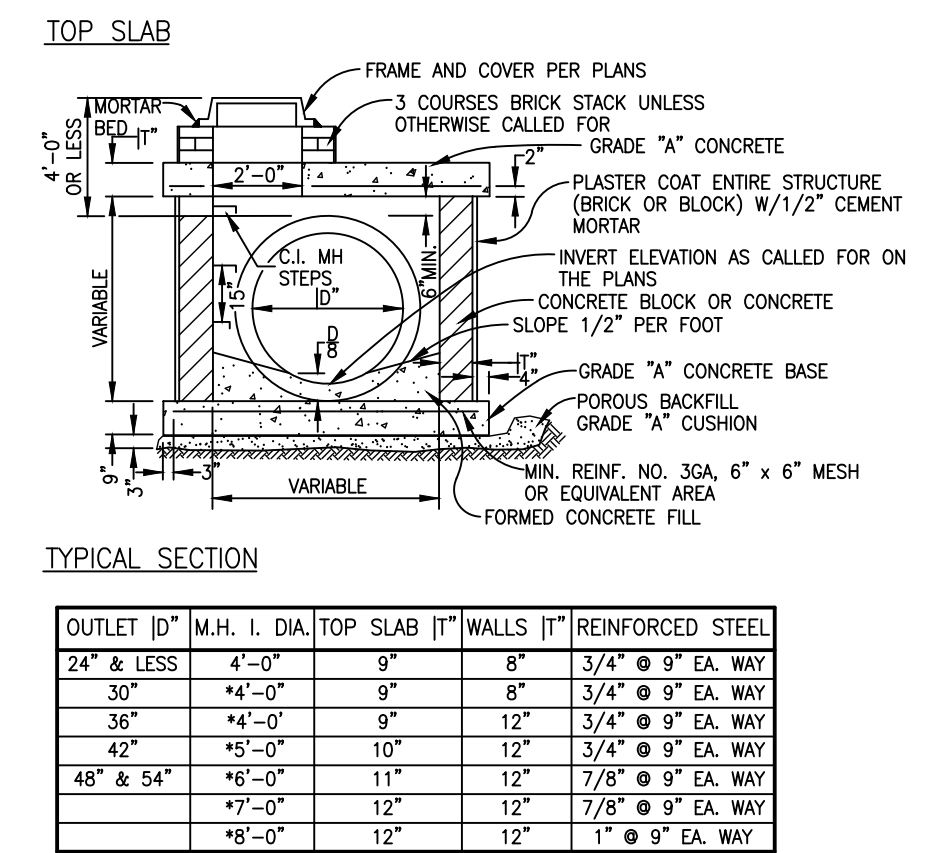
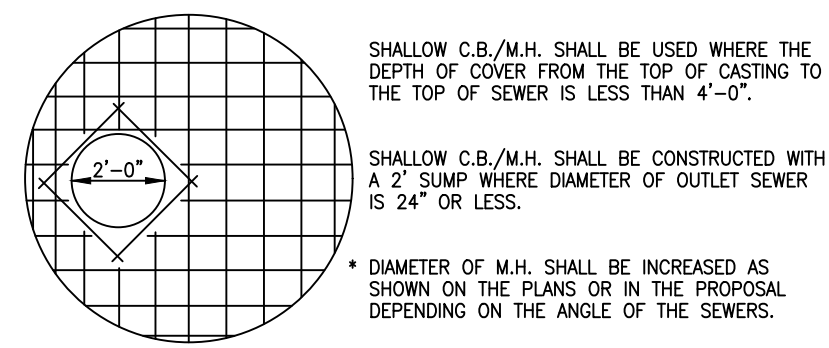
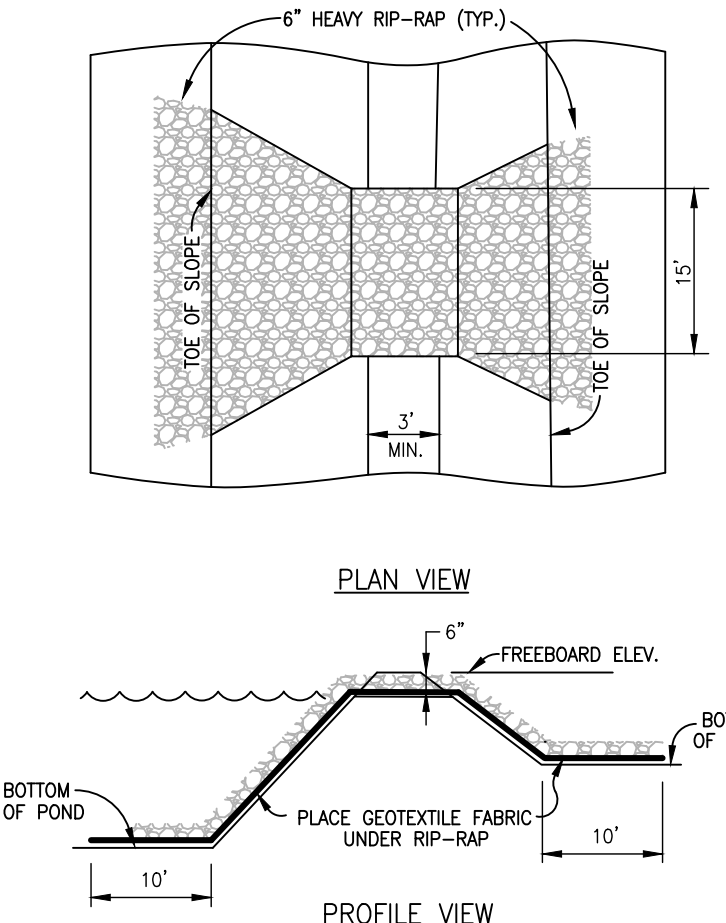
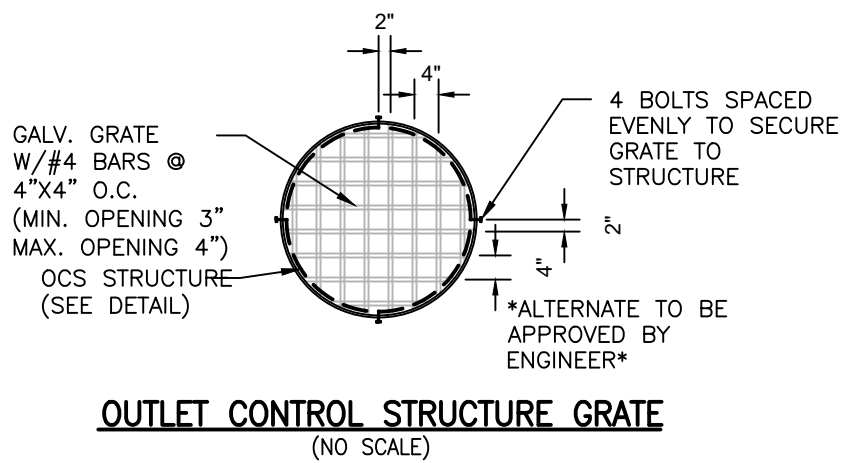
PROJECT: **ADAMS WELL DRILLING PARKING & STORAGE EXPANSION**
PREPARED FOR: **ADAMS WELL DRILLING LLC**
9893 STERLING DRIVE
HOWELL, MI 48843
(517)546.7517

NO.	BY	DATE	REVISION PER
1	UP	06/14/24	REVISIONS PER TOWNSHIP COMMENTS
2	UP	05/21/24	REVISIONS PER TOWNSHIP COMMENTS

DESIGNED BY: BL
DRAWN BY: JP
CHECKED BY:
SCALE: NO SCALE
JOB NO: 23-328
DATE: 04/23/24
SHEET NO. **10**



STRUCTURE FRAMES & COVERS				
COVER	TYPE	USE	EAST JORDAN (OR EQUAL)	TYPE OF COVER OR GRATE
D	CB & INLET	PARKING LOTS	1040	TYPE 'M1' GRATE
E	CB & INLET	LAWN AREA OR DITCH	1040	TYPE 'O2'



FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: June 24, 2024
RE: AAA Trailer – 4675 Grand River Avenue
Special Land Use, Site Plan and Impact Assessment

Please find attached the project case file for a special land use, environmental impact assessment and site plan to allow for the sale of new and used trailers at an existing commercial site requested by AAA Trailer Sales. The property is located at 4675 Grand River Avenue, north side of Grand River Avenue, west of Boulevard Drive. The property is zoned General Commercial District.

In early 2023, it was discovered that the applicant had been selling new and used trailers at the existing site without proper approvals. In order to bring the property and use into conformance with the Township ordinance, the owner was required to rezone the property from NSD to GCD. The Township Board approved the rezoning on December 4, 2023. After rezoning, the applicant was required to obtain site plan and special use approval for the selling of new and used trailers.



SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

Procedurally, the Planning Commission is to review the special land use, site plan and environmental impact assessment, and put forth recommendations to the Township Board following a public hearing. The project was heard before the Planning Commission on June 10, 2024 and the Commission recommended approval. Staff is concerned about permits being applied and for and the site work being completed in a timely manner in order to the bring the property into conformance. Based on the Planning Commission's recommendation and staff's recommendations (highlighted in yellow), I offer the following for your consideration:

SPECIAL USE PERMIT

Moved by _____, Supported by _____ to **APPROVE** the Special Land Use permit for the sale of new and used trailers for AAA Trailer Sales located at 4675 Grand River Avenue as the conditions in Section 19.03 are generally met. It complies with section 7.02.02(c) and use is consistent with the Master Plan in the mixed use on West Grand River. This approval is conditioned upon the following:

- A trailer display pod in lieu of an automobile display pod for one trailer display only is permitted.
- The location and number of trailers (32) shall be exactly as shown on the approved site plan.
- No other outdoor storage or sales is allowed.
- Existing trailers on site shall be relocated in accordance with the site plan.
- Semi-trailers/storage containers on property shall be removed.
- Parcels shall be combined prior to land use permit application.
- Land use permit shall applied for within 30 days of approval.
- All conditions of approval related to the site plan shall be complied with.

ENVIRONMENTAL IMPACT ASSESSMENT

Moved by _____, Supported by _____ to **APPROVE** the Environmental Impact Assessment dated May 20, 2024 for sale of new and used trailers for AAA Trailer Sales located 4675 Grand River Avenue.

SITE PLAN

Moved by _____, Supported by _____ to **APPROVE** the site plan dated June 11, 2024 for AAA Trailer Sales located at 4675 Grand River Avenue with the following conditions:

- The applicant shall meet the engineer and fire authority’s requirements.
- A trailer display pod in lieu of an automobile display pod for one trailer only is permitted.
- Prior to issuance of land use permit and prior to dumpster removal, applicant shall work with the adjacent property owner regarding the removal/relocation of the dumpster. This shall include being cooperative in seeking mutually agreeable solutions in accordance with the Township Zoning Ordinance.
- Parcels shall be combined prior to land use permit issuance.
- Due to property not being in conformance, land use permit shall be applied for within 30 days of approval.

***Please note that Section 19.02.04(h) of the Ordinance gives the applicant 60 days from the date of conditional approval to demonstrate compliance with the conditional approval or the submission is considered null and void.*

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

Best Regards,



Amy Ruthig



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Edward Copp, 9800 Marshall Road, South Lyon, MI 48178
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Edward Copp, 9800 Marshall Road, South Lyon, MI 48178

SITE ADDRESS: 4675 Grand River, Brighton, MI PARCEL #(s): 11-09-200-006 & 008

APPLICANT PHONE: (517) 404-4619 OWNER PHONE: (517) 404-4619

OWNER EMAIL: edcopp@1800fixitnow.com

LOCATION AND BRIEF DESCRIPTION OF SITE: The 1.35 acre combined property, located on the North side of Grand River, East of Lawson Drive, is developed and contains two existing buildings, a paved commercial drive, paved parking area, and gated gravel rear yard area.

BRIEF STATEMENT OF PROPOSED USE: Proposed use as a trailer sales office, new trailer outdoor display sales area, and new trailer storage.

THE FOLLOWING BUILDINGS ARE PROPOSED: Existing 1,756 square foot commercial building and 2,208 square foot garage building are proposed to remain. No new buildings are proposed on the property.

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

BY: 

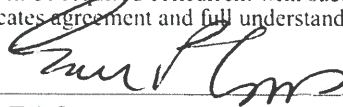
ADDRESS: 4675 E GRAND RIVER AVE BRIGHTON MI 48178

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

1.) Ryan Copp of AAA Trailer at ryancopp@gmail.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:  DATE: 1-29-24
PRINT NAME: Ed Copp PHONE: 517 404-4619
ADDRESS: 9800 Marshall Road, South Lyon, MI 48178



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: Edward Copp, 9800 Marshall Road, South Lyon, MI 48178
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (517) 404-4619 EMAIL: edcopp@1800fixitnow.com

OWNER NAME & ADDRESS: Edward Copp, 9800 Marshall Road, South Lyon, MI 48178

SITE ADDRESS: 4675 Grand River, Brighton, MI PARCEL #(s): 11-09-200-006 & 008

OWNER PHONE: (517) 404-4619 EMAIL: edcopp@1800fixitnow.com

Location and brief description of site and surroundings:

The 1.35 acre combined property, located on the North side of Grand River, East of Lawson Drive, is developed and contains two existing buildings, a paved commercial drive, paved parking area, and gated gravel rear yard area.

Proposed Use:

As a trailer sales office, new trailer outdoor display sales area, and new trailer storage.

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 Genoa Twp. Future Land Use plan identifies the site for Mixed Use, and the Zoning District is General Commercial (GCD). Proposed use of the site for sales and display of trailers for sale will serve the needs of the general community.

- 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.

The site is an existing, developed, commercial property and the proposed change in use will not alter the commercial / retail character of the area. Removal of the second point of access, and the addition of landscaping along Grand River will significantly improve the aesthetics of the property and will reduce the number of commercial driveways along Grand River.

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

No expansion to the existing building is proposed and existing public utilities and services are adequate to support the existing building. A reduction in pavement area and impervious surface area will reduce overall storm water runoff from the property. No change in fire protection services, refuse disposal and school use is anticipated.

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?

Proposed trailer sales office and new trailer outdoor display sales area, and new trailer parking areas, will not be detrimental to the environment, public health, safety or welfare.

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.

Existing topography on the North and West sides is an existing embankment, adjacent to a storm water detention basin, making construction of a berm with landscaping non-functional. A proposed 8' privacy fence and existing wooded area adjacent to residential and improved landscaping along Grand River address the requirements of Section 7.02.02 (d).

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

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

BY: ED COPP

ADDRESS: 4675 E. GRAND RIVER AVE Howell MI 48843

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

Ryan Copp of AAA Trailer at ryancopp@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: [Signature] DATE: 1-29-29

PRINT NAME: Ed Copp PHONE: 517 404-4619

The motion carried unanimously.

Moved by Commissioner Rauch, supported by Commissioner McCreary, to recommend to the Township Board approval of the Environmental Impact Assessment dated May 21, 2024 for a contractor's yard with outdoor storage at an existing industrial site for Adams Well Drilling located at 5893 Sterling Drive for Adams Well Drilling. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Site Plan dated May 21, 2024 for a contractor's yard with outdoor storage at an existing industrial site for Adams Well Drilling located at 5893 Sterling Drive for Adams Well Drilling, with the following conditions:

- The standards required for a special land use have been met.
- The driveway width of 23.9 feet is found to be acceptable to the Planning Commission.
- The parking lot striping shall be updated to meet township standards, which is 24 foot wide, as part of the project.
- The need for a dedicated dumpster enclosure is not found to be necessary on this parcel because of the enclosure of the entire rear lot.
- The petitioner shall review the need for a cross access easement with the adjacent parcel to determine if any updates are needed to accommodate their emergency traffic. The results shall be presented, reviewed and approved by township staff.

The motion carried unanimously.

Commissioner Chouinard returned to the room at 7:21 pm.

OPEN PUBLIC HEARING #2...Consideration of a special land use application, environmental impact assessment and site plan for the sale of new and used trailers. The property is located at an existing commercial site for AAA Trailer Sales located at 4675 Grand River Avenue, north side of Grand River Avenue, west of Boulevard Drive. The request is petitioned by AAA Trailer Sales.

- A. Recommendation of Special Land Use Application
- B. Recommendation of Environmental Impact Assessment (5-20-24)
- C. Recommendation of Site Plan (5-20-24)

Mr. Chris Grzenkowicz of Desine Engineering and Mr. Ryan Copp of AAA Trailers were present. Mr. Grzenkowicz provided a review of the proposed project. The applicant is requesting to allow outside trailer sales. There are no modifications to the building. He provided details of the proposed changes to the site, such as parking lot, landscaping, etc.

Mr. Borden reviewed his letter dated June 4, 2024.

1. Special Land Uses (Section 19.03):

- a. Provided the use conditions are met to the Commission's satisfaction, he is of the opinion that the revised submittal complies with the standards of Section 19.03; however, 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 7.02.02(c)):

- a. Gravel may be allowed pending a recommendation from the Township engineering consultant.
- b. An automobile display pod is allowed, but they are proposing a trailer display pod. The Planning Commission should specify that a trailer display pod is allowed.
- c. The plan does not fully provide the required buffer zones, but does provide some plantings, privacy fencing, and steep slopes. The Planning Commission has the authority to waive or modify these requirements based on existing vegetation, grading, and adjacent land uses.

3. Site Plan Review:

- a. The applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority, particularly with respect to the security gate.
- b. The revised landscape plan does not fully meet buffer zone requirements; however, the Commission may modify these requirements based on Section 12.02.13.
- c. He encourages the applicant to replace the nonconforming pole sign with a compliant sign.

Ms. Sydney Streveler and Mr. John Barber's letter dated May 24, 2024 states that all of their previous comments have been addressed.

The Fire Marshal's letter dated June 4, 2024 states that his comments have been addressed.

Commissioner McCreary questioned the condition of the used trailers that will be displayed. Mr. Copp stated they receive them by trade-ins. Aesthetically, they will look like the new ones.

Commissioner Rauch thanked the applicant for updating the fence. He requested to have it extended to the northwest corner of the property to screen the parking lot from drivers traveling eastbound. Mr. Grzenkowicz stated their site is at a lower elevation than the driveway to Tractor Supply and there are plantings along the driveway. He suggested adding landscaping as screening. Mr. Rauch was agreeable.

The call to the public was made at 7:34 pm with no response.

Commissioner Rauch always looks for opportunities to remove pole signs and replace them with ground signs, but this project is providing a lot of improvements to the site. He added that lowering the sign could provide a sight barrier to drivers exiting the Tractor Supply Driveway. Commissioner Dhaenens agrees it should be allowed to remain.

Moved by Commissioner McCreary, supported by Commissioner Rauch, to recommend to the Township Board approval of the Special Use Application for the sale of new and used trailers AAA Trailer Sales located at 4675 Grand River Avenue, with the following comments:

- The proposal complies with Section 7.02.02(c) of the zoning ordinance for the sale of recreational vehicle sales.
- The use is consistent with the Master Plan in the mixed use on West Grand River.

- The Planning Commission finds the gravel to be an allowable surface
- The buffer zones are found to be sufficient.

The motion carried unanimously.

Moved by Commissioner McCreary, supported by Commissioner Rauch, to recommend to the Township Board approval of the Environmental Impact Assessment dated May 20, 2024 for the sale of new and used trailers AAA Trailer Sales located at 4675 Grand River Avenue.

The motion carried unanimously.

Moved by Commissioner McCreary, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Site Plan dated May 20, 2024 for the sale of new and used trailers AAA Trailer Sales located at 4675 Grand River Avenue, with the following conditions:

- The applicant shall meet the engineer and fire authority's requirements.
- The agreement to landscape the additional area noted on the northwest side for buffer purposes is approved.
- A trailer display pod in lieu of an automobile display pod for one trailer only is permitted.
- The existing pole sign is allowed to continue to stay as is.

The motion carried unanimously.

NEW BUSINESS:

OPEN PUBLIC HEARING #3...Consideration of a Zoning Ordinance Text amendment to Article 7 of the Zoning Ordinance, entitled "Commercial and Service Districts".

A. Recommendation of Zoning Ordinance Amendment to Article 7 entitled "Commercial and Service Districts".

Ms. Ruthig stated that the township has received a rezoning request to rezone a property that would result in a spot zoning, so staff is recommending that the use be added as a special use in that zoning district.

Commissioner McCreary agrees that this type of use should be allowed in this specific area; however, she is not sure if it should be allowed in all Office Service zoned areas of the township.

Mr. Borden stated this is a text amendment. Nothing is being approved this evening. This amendment would allow an applicant to apply for a special use and then all of the criteria would be evaluated each time an applicant comes before the Planning Commission for a special land use.

Commissioner Rauch understands it is a special use in the district, but a laundromat is not appropriate in an office service district. Mr. Borden stated that the Office Service District Zoning states "offices and services".

3. Consideration of a recommendation for approval and adoption of rezoning ordinance number Z-23-04, rezoning application and environmental impact assessment to rezone property at 4675 Grand River Avenue from Neighborhood Service District (NSD) to General Commercial District (GCD). 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. Disposition of Rezoning Ordinance Z-23-04. (roll call)
 - B. Disposition of Environmental Impact Assessment dated July 31, 2023.

Mr. Wayne Perry of Desine, Inc. stated they are requesting a rezoning of two parcels. If the request is approved, they will be combining them. They anticipate developing this site to be used by AAA Trailer.

Moved by Lowe, supported by Dhaenens, to approve and adopt Ordinance No. Z-23-04. **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

Moved by Hunt, supported by Croft, to approve the Environmental Impact Assessment dated July 31, 2023 (dated September 20, 2023 PC recommendation) for two contiguous parcels (4711-09-200-006 and 008) at 4675 Grand River Avenue as submitted. **The motion carried unanimously.**

4. Consideration of a recommendation for approval of an environmental impact assessment dated October 16, 2023 for additional parking at the Woodland Village Senior Community located at 7533 Grand River Avenue, Brighton located on the north side of Grand River Avenue, west of Bendix Road. The request is petitioned by Trinity Continuing Care Services d/b/a/ Woodland Village.

Mr. Luke Smith, the Environmental Services Manager of Woodland Village, provided a review of the proposal. They are installing 27 new parking spaces. They have met all of the outstanding issues from the township's consultants.

Moved by Dhaenens, supported by Lowe, to approve the Environmental Impact Assessment dated October 16, 2023 corresponding to the proposed parking lot expansion to allow for additional parking spaces for the Woodland Village Senior Community located at 7533 Grand River Avenue with the condition that site plan conditions must be met as requested by the Planning Commission. **The motion carried unanimously.**

5. Request for approval of Resolution 231204 establishing the 2024 instructions for poverty exemption, guidelines for poverty exemption, poverty exemption application, and poverty exemption worksheet as submitted by Assessor Debra Rojewski. (roll call)

Yapici. **The motion carried (Grajek - yes; Rauch - yes; Chouinard - yes; McBain - yes; Lowe - yes; Rassel - no).**

Moved by Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the sketch plan dated September 20, 2023 to allow for a proposed Bed and Breakfast located at 7854 Collingwood Drive for Nazmiye Yapici. **The motion carried (Grajek - yes; Rauch - yes; Chouinard - yes; McBain - yes; Lowe - yes; Rassel - no).**

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)

Mr. Wayne Perry of Desine, Inc. and Mr. Edward Copp, the owner, were present. Mr. Perry stated they would like to rezone these two parcels from NSD to GCD and combine them to a total of just over 1.3 acres. The property will be for the future use of AAA Trailers.

Mr. Borden viewed his letter dated October 3, 2023.

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 two parcels comprising the subject site must be combined to create a conforming property. He noted that due to this type of rezoning, conditions are not able to be placed on approvals.
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.

Chairman Grajek asked if GCD allows for outdoor storage. Mr. Borden stated the “leasing of auto trucks and trailers” are allowed as a special land use in that zoning district.

Mr. Rauch stated that to the north, west, and south is a PUD. He asked if those uses outlined in that PUD generally match what is allowed in the GCD. Mr. Borden stated the allowable uses are very similar. Ms. Ruthig stated auto and motorcycle sales are allowable uses in the PUD.

Ms. Byrne stated she does not have 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.

The Fire Marshal's letter dated August 24, 2023 outlined the following comments:

1. The building shall include the address at a minimum of 6" high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.
2. The access drive into the parking area and the gated lot shall provide a minimum of 26-foot 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.
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.

Mr. Perry stated they have seen the Fire Marshal's letter.

The call to the public was made at 6:55 pm with no response.

Moved by Commissioner Rauch, seconded by Commissioner Lowe, to recommend to the Township Board approval of the rezoning of the two contiguous parcels (4711-09-200-006 and 008) at 4675 Grand River Avenue from Neighborhood Service District (NSD) to General Commercial District (GCD) to allow for trailer sales and storage, with the following notes:

- The request to rezone is consistent with the standards found in Section 19.03 of the Township Ordinance.
- The request is generally consistent with the objectives and goals of the township Master Plan.
- The request is anticipated to be compatible with the environmental conditions and surrounding area.
- The host of uses permitted in GCD are generally compatible with the uses in the surrounding area, especially along Grand River.

The motion carried unanimously.

Moved by Commissioner Rauch, seconded by Commissioner Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated September 20, 2023 for two contiguous parcels (4711-09-200-006 and 008) at 4675 Grand River Avenue to allow for trailer sales and storage. **The motion carried unanimously.**

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)

Ms. Brittney Shay of Monument Engineering was present. She advised that grading plans were previously approved by the township in preparation for future development. There were 19 trees that were required to be saved; however, when the project started, those trees were removed. They are proposing a new plan to establish screening due to the removal of these trees.

Mr. Borden reviewed his letter dated October 3, 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. 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.

The applicant has addressed some of their concerns; however, his additional comments are:

- 3. There is a discrepancy between the notes and plan with respect to the number of new trees proposed. The plan depicts 20 trees, while the notes say 19. This must be corrected.
- 4. The size of the new trees proposed is not identified.
- 5. In his opinion, if the new trees are to be treated as replacement for what was removed, the new trees need to be much larger than Ordinance minimums of six feet in height at the time of planting. The trees removed were well above 20 feet in height. Alternatively, the Commission could require an increase in the number of trees to be planted to help offset what was removed.
- 6. The silt fence line should be adjusted to ensure protection of the tree along the west side of the limits of disturbance.
- 7. The applicant must address any comments provided by the Township Engineer.

Ms. Byrne has no engineering issues. She stated that the berm or plantings will not affect the drainage or underground utilities.

The Fire Marshal had no issues.



June 4, 2024

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	AAA Trailer Sales – Special Land Use and Site Plan Review #2
Location:	4675 Grand River Avenue – north side of Grand River, west of Boulevard Drive
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised special land use and site plan submittal from AAA Trailer Sales for the property at 4675 Grand River Avenue (site plan dated 5/20/24).

A. Summary

1. Special Land Uses (Section 19.03):

- a. Provided the use conditions are met to the Commission’s satisfaction, we are of the opinion that the revised submittal complies with the standards of Section 19.03; however, 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 7.02.02(c)):

- a. Gravel may be allowed pending a recommendation from the Township engineering consultant.
- b. The Commission may allow a trailer display pod instead of an automobile display pod.
- c. The plan does not fully provide the required buffer zones, but does provide some plantings, privacy fencing, and steep slopes. Planning Commission has the authority to waive or modify these requirements based on existing vegetation, grading, and adjacent land uses.

3. Site Plan Review:

- a. The applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority (particularly with respect to the security gate).
- b. The revised landscape plan does not fully meet buffer zone requirements; however, the Commission may modify these requirements based on Section 12.02.13.
- c. We encourage the applicant to replace the nonconforming pole sign with a compliant sign.



Aerial view of site and surroundings (looking north)

B. Proposal/Process

The applicant proposes the sale of new and used trailers. Table 7.02 allows automobile, motorcycle, boat and recreational vehicle sales, new and used with special land use approval in the GCD. (By definition, trailers are included as recreational vehicles.)

The request is also subject to the use conditions of Section 7.02.02(c).

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

C. Special Land Use Review

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

- 1. Master Plan.** The Township Master Plan identifies the subject site as Mixed Use – West Grand River. The Plan includes the following commentary on this category:

This area is envisioned for a higher intensity of commercial and residential uses than the East Grand River District. 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.

In our opinion, the proposed use is generally consistent with this description.

- 2. Compatibility.** This area of Grand River contains a variety of land uses, including commercial, service and office. The subject site also abuts residential to the northeast along Boulevard Drive.

Protection of the residential area and views along Grand River are the primary concerns under this criterion.

The use conditions of Section 7.02.02(c), which include screening requirements, are intended to help mitigate potential off-site impacts of the outdoor storage and display areas.

In response to our initial review letter, the applicant has removed several trailers that previously encroached into the Boulevard Drive front yard and 20-foot buffer zone, as well as a display pod in the Grand River front yard.

There are 2 trailers that still encroach into the buffer zone along the westerly side lot line; however, they sit at the low level of a relatively steep slope and will be screened by existing topography.

Provided the use conditions are met to the Commission's satisfaction, we are of the opinion that the revised plan is compatible with adjacent and surrounding land uses.

- 3. Public Facilities and Services.** As a previously developed site along Grand River Avenue, we anticipate that necessary public facilities and services are in place.

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

- 4. Impacts.** Provided the use conditions are met to the Commission's satisfaction, we are of the opinion that the revised submittal will mitigate impacts on the surrounding area.
- 5. Mitigation.** If additional concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

D. Use Conditions

Automobile, motorcycle, boat and recreational vehicle sales uses are subject to the use requirements of Section 7.02.02(c), as follows:

- 1. Sale space for used mobile homes, recreational vehicles and boats may only be carried on in conjunction with a regularly authorized new mobile home, recreational vehicle or boat sales dealership on the same parcel of land.**

The submittal materials identify the sale of new trailers with no mention of used trailers.

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

The proposed outdoor storage area is primarily surfaced with gravel.

The use of gravel may be allowed, pending a recommendation from the Township engineering consultant that neighboring properties and the environment will not be negatively impacted.

- 3. No storage or display of vehicles shall be permitted in any landscape greenbelt area, provided the Township may permit a display pod for an automobile within the greenbelt area where it is integrated into the landscape design.**

The revised plan depicts 1 trailer display pod in the Grand River greenbelt. The display pod is in a lawn area with trees and shrubs surrounding.

Technically, this condition allows a single automobile, though the Commission could allow a single trailer display pod in lieu of an automobile.

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

The site contains an existing 1,756 square foot building for office use.

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

This standard is met.

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

A buffer zone A is required along the northeast side lot line, while buffer zone Bs are required around the remainder of the outdoor storage and display area.

The buffer zone standards are not fully met, though there is some existing vegetation on site and on the adjacent properties. The plan also includes 6' and 8' privacy fencing on the east and south side of the outdoor storage area.

The Planning Commission has the authority to waive or modify landscaping requirements based on the standards of Section 12.02.13. Considerations include existing vegetation, grading, and adjacent land uses, all of which are noted by the applicant as reasons to modify these requirements.

E. Site Plan Review

1. Dimensional Requirements. Aside from improvements to reduce the amount of impervious surface, no changes are proposed that impact the dimensional requirements of the GCD.

The applicant has applied to combine the 2 separate parcels as part of this project.

2. Building Design and Materials. No changes are proposed to the existing buildings.

3. Pedestrian Circulation. The site plan provides the 8-foot wide bike path along Grand River, as required per Section 12.05.

Internal connections are also provided between the public sidewalk and building entrance, as well as the parking lot and building entrance.

4. Vehicular Circulation. The project includes closure of 1 existing driveway to/from Grand River.

The main drive aisle is wider than required; however, the applicant has stated that the proposed width is necessary to accommodate turning and maneuvering space for trailers.

The applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority (particularly with respect to the security gate).

5. Exterior Lighting. The lighting plan includes 4 light poles and 8 wall mounted fixtures (5 on the main building and 3 on the garage building).

Based on the detail sheets provided, the proposed fixtures are downward directed LED, as required.

Pole heights and photometric readings (both on-site and along property lines) comply with Ordinance standards.

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

Standard	Required	Proposed	Notes
Front yard greenbelt	20' width 5 canopy trees	20' width 5 canopy trees	In compliance
Buffer Zone A (NE)	50' width 6' wall or 4' berm 4 canopy trees 8 evergreen trees 16 shrubs	50' width 8' privacy fence Existing vegetation	8' fence may be allowed by Zoning Administrator
Buffer Zone B (N)	20' width 6' wall or 3' berm 11 canopy trees 11 evergreen trees 42 shrubs	20' width Existing vegetation in NE corner and on adjacent property	Deficient in wall/berm, and plantings (though there is a steep slope along the rear lot line)
Buffer Zone B (W)	20' width 6' wall or 3' berm 3 canopy trees 3 evergreen trees 10 shrubs	10' width 3 canopy trees 4 evergreen trees 10 shrubs	Deficient by wall/berm (though there is steep slope along the side lot line)

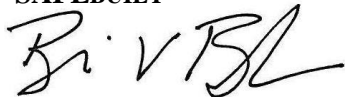
Planning Commission has the authority to waive or modify the above landscaping standards based on Section 12.02.13, which include existing vegetation, topography, and adjacent land uses.

7. **Waste Receptacle.** In response to our initial review letter, the applicant has indicated that the business will utilize hand carts in lieu of a dedicated waste receptacle. The carts will be stored in the accessory building.
8. **Signage.** The site contains a nonconforming pole sign in the southwest corner of the property. We encourage the applicant to remove this sign and replace it with a compliant monument sign.

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

Respectfully,

SAFE BUILT



Brian V. Borden, AICP
 Michigan Planning Manager



May 24, 2024

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

**Re: AAA Trailer Special Use
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a review of the proposed AAA Trailer site plan last dated May 20, 2024. The plan was prepared by Desine Inc. on behalf of AAA Trailer. The development is located on the north side of Grand River Avenue, to the west of Boulevard Drive. The Petitioner is proposing to use the existing buildings on site and proposed improvements include removing one of two site driveways, addition of a trailer display area, and a new parking lot configuration.

The Petitioner has satisfactorily addressed our previous comments and we have no further engineering related concerns with the proposed site plan. Please call or email if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sydney Streveler', with a horizontal line extending to the right.

Sydney Streveler, EIT
Civil Engineering Group

A handwritten signature in black ink, appearing to read 'John Y. Barber', with a horizontal line extending to the right.

John Y. Barber, PE
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

June 4, 2024

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 May 21, 2024 and the drawings are dated January 19, 2024. The project is based on an existing 1.23-acre parcel that has been vacated by the owner for a short time who wishes 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.

All previous comments regarding site access and the proposed outdoor storage use have been complied with or acknowledged by the applicant on the most recent submittal.

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

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

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

cc: amy@genoa.org
sharon@genoa.org

**Parcels 11-09-200-006
and 11-09-200-008
AAA TRAILER
SITE PLAN / SPECIAL USE
Genoa Township, Michigan**

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 – SITE PLAN REVIEW of the Zoning Ordinance for the Township of Genoa, Livingston County, Michigan. This assessment addresses the impact of the proposed renovation and use of the site as the AAA Trailer sales office and new trailer outdoor display sales area 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 AAA Service Network.

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 significant impact on local aquifer characteristics or groundwater recharge capacity. Surface water runoff from the site will be reduced and no significant impacts to adjacent properties are anticipated from the proposed renovation and use 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)

Proposed renovations to the site will reduce the impervious surface area due to a reduction in pavement area. Surface water runoff currently discharges to an existing storm sewer system 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 use of the site as the AAA Trailer sales office and new trailer outdoor display sales area will 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, impacting the 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 due to the proposed use of the property.

The proposed use 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 proposed use on the site as a sales office and new trailer outdoor display sales area 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 trailer sales 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. No adverse impact on pedestrian traffic in the area is anticipated as a result of use of the property.

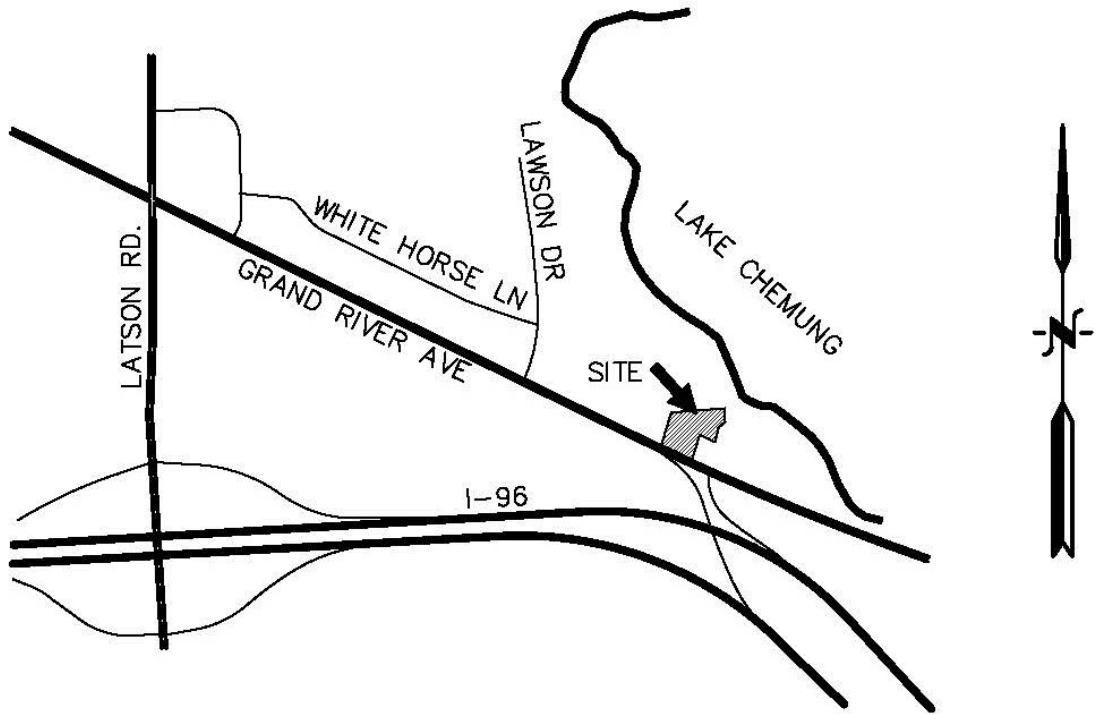
J. HISTORIC AND CULTURAL RESOURCES (Sec. 18.07.10)

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

K. SPECIAL PROVISIONS

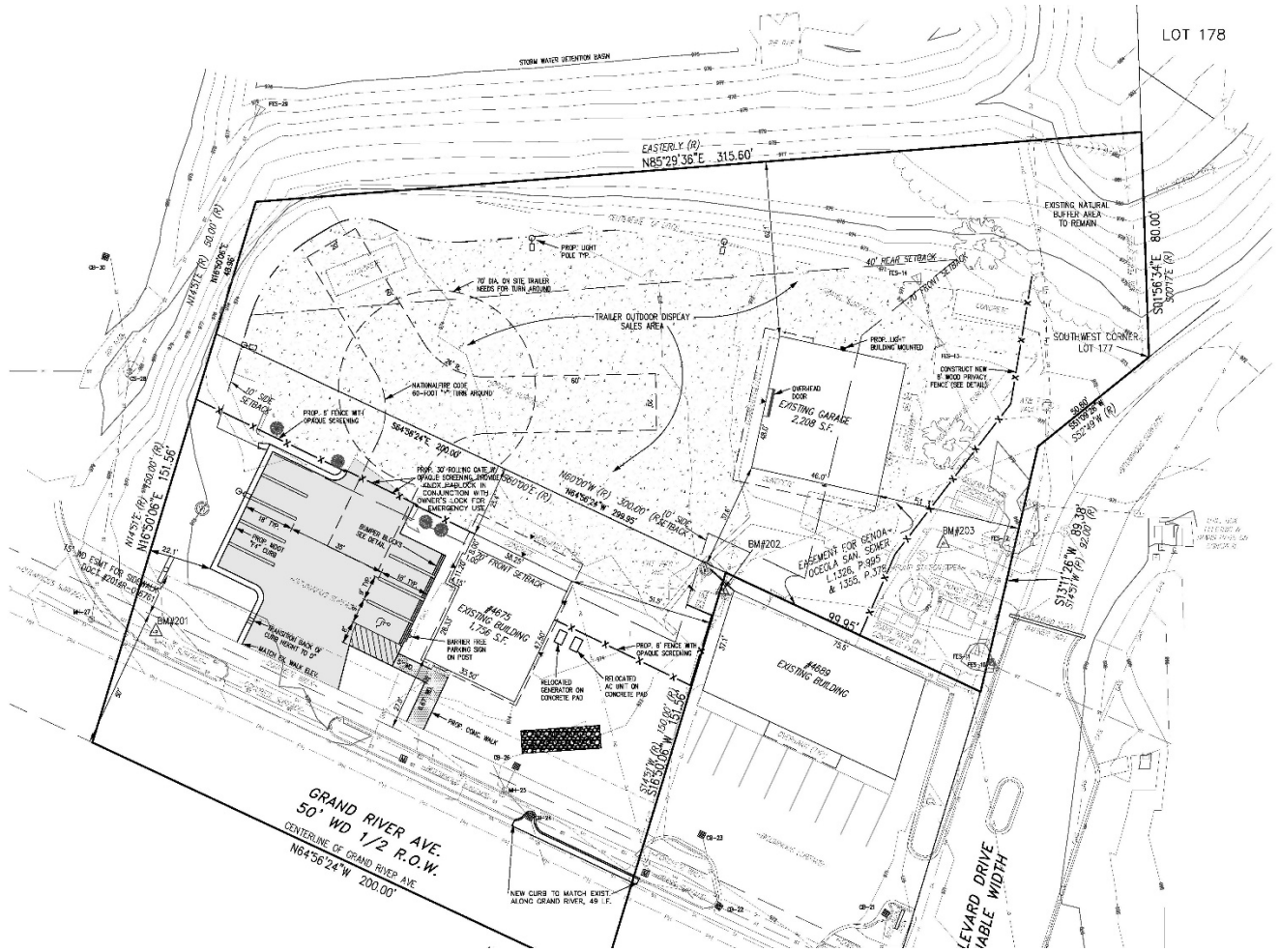
No special provisions or requirements are currently proposed for this facility.

FIGURE 1



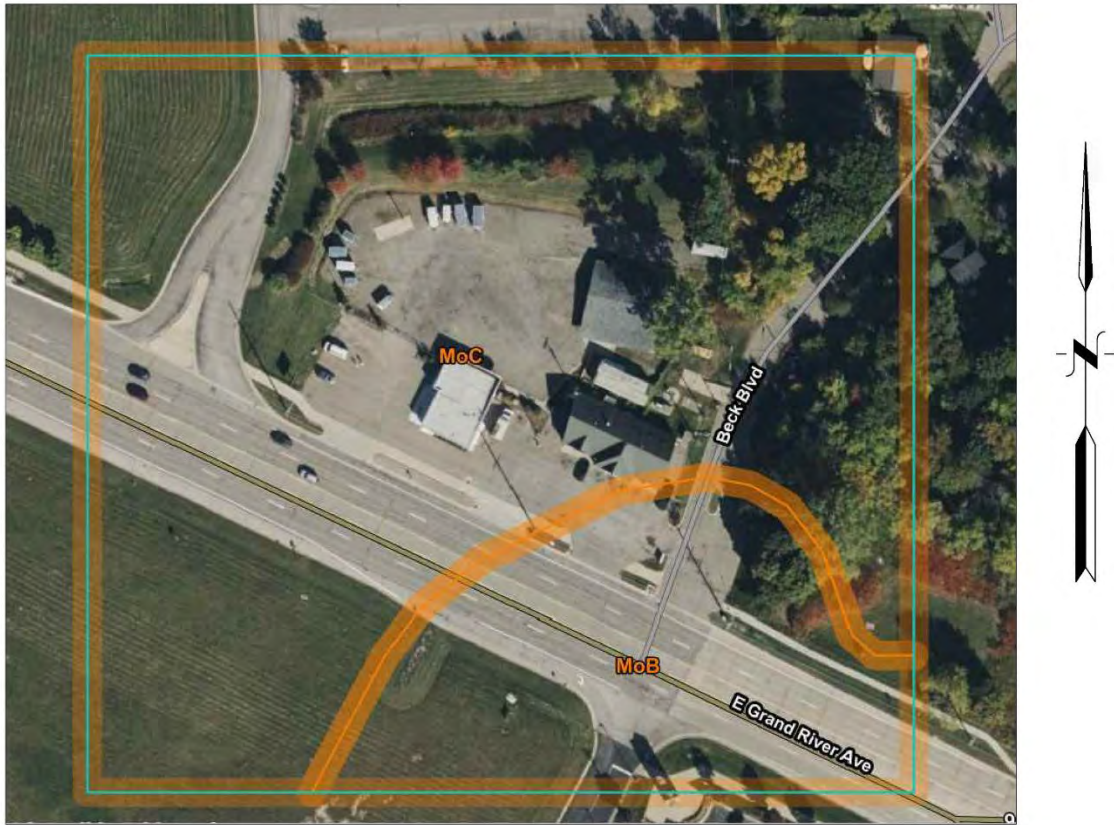
LOCATION MAP
NOT TO SCALE

FIGURE 2



PROPOSED SITE IMPROVEMENTS
NOT TO SCALE

FIGURE 3



SOILS MAP

NOT TO SCALE

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MoB	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%

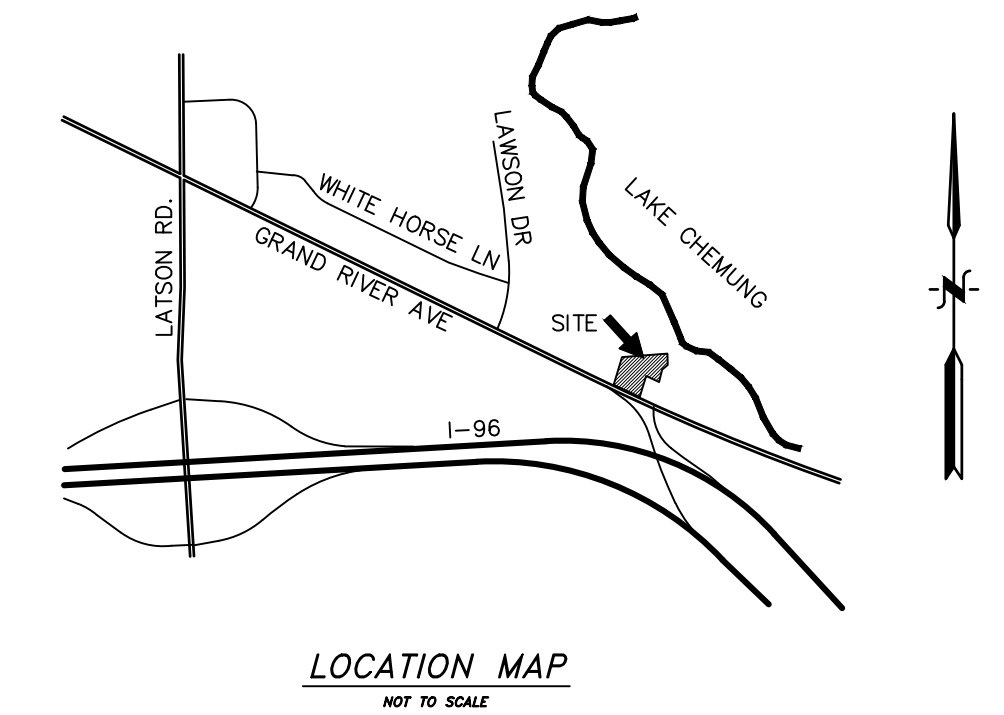
SOILS MAP
NOT TO SCALE

SITE PLAN

FOR

AAA TRAILER SALES

GENOA TOWNSHIP, MICHIGAN
 A PART OF THE NE 1/4 OF SECTION 9, T2N, R5E.
 GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



AERIAL PHOTOGRAPH
 SCALE: 1" = 40'

AERIAL PHOTOGRAPHY BY:

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

PARCEL I: Tax ID No.: 4711-09-200-006
 Part of the West 1/2 of the Northeast 1/4 of the Section 9, Town 2 North, Range 5 East, Michigan, described as:
BEGINNING at point in the centerline of Grand River Road, distant North 60 degrees West 300 feet from the Point of Intersection of the centerline of Grand River Road and the Westerly line of the West entrance to Sunrise Park, according to the plat thereof recorded in Liber 2 of Plats, Page 23, Livingston County Records, extended Southerly to the Point of Intersection; thence North 14 degrees 51 minutes East 150 feet; thence South 60 degrees East 200 feet thence South 14 degrees 51 minutes West 150 feet to the centerline of Grand River Road; thence North 60 degrees West 200 feet along the centerline of Grand River Road to the Place of Beginning.

PARCEL II: Tax ID No.: 4711-09-200-008
BEGINNING at a point on the West line of Lot 177 of the Plat of Sunrise Park, aforesaid at a point: 80 feet North 00 degrees 17 minutes West from the Southwest corner of said Lot 177; thence South 00 degrees 17 minutes East 80 feet to the Southwest corner of said Lot 177; thence South 52 degrees 49 minutes West 50.6 feet; thence South 14 degrees 51 minutes West 92 feet; thence North 60 degrees 00 minutes West 300 feet parallel to the Northerly line of Grand River Road; thence North 14 degrees 51 minutes East 50 feet; thence Easterly 315.6 feet to the Point of Beginning.

SHEET INDEX

EX	EXISTING CONDITIONS AND DEMOLITION PLAN
SP	SITE PLAN
TR	TRAILER OUTDOOR DISPLAY SALES AREA PLAN
GR	GRADING DETAIL
LS	LANDSCAPE PLAN
SE	SOIL EROSION CONTROL PLAN, NOTES AND DETAILS
WS1	EXISTING WATERSHED PLAN AND CALCULATIONS
WS2	PROPOSED WATERSHED PLAN AND CALCULATIONS
DT	NOTES AND DETAILS
A	BUILDING PHOTOGRAPHS
	PHOTOMETRIC PLAN

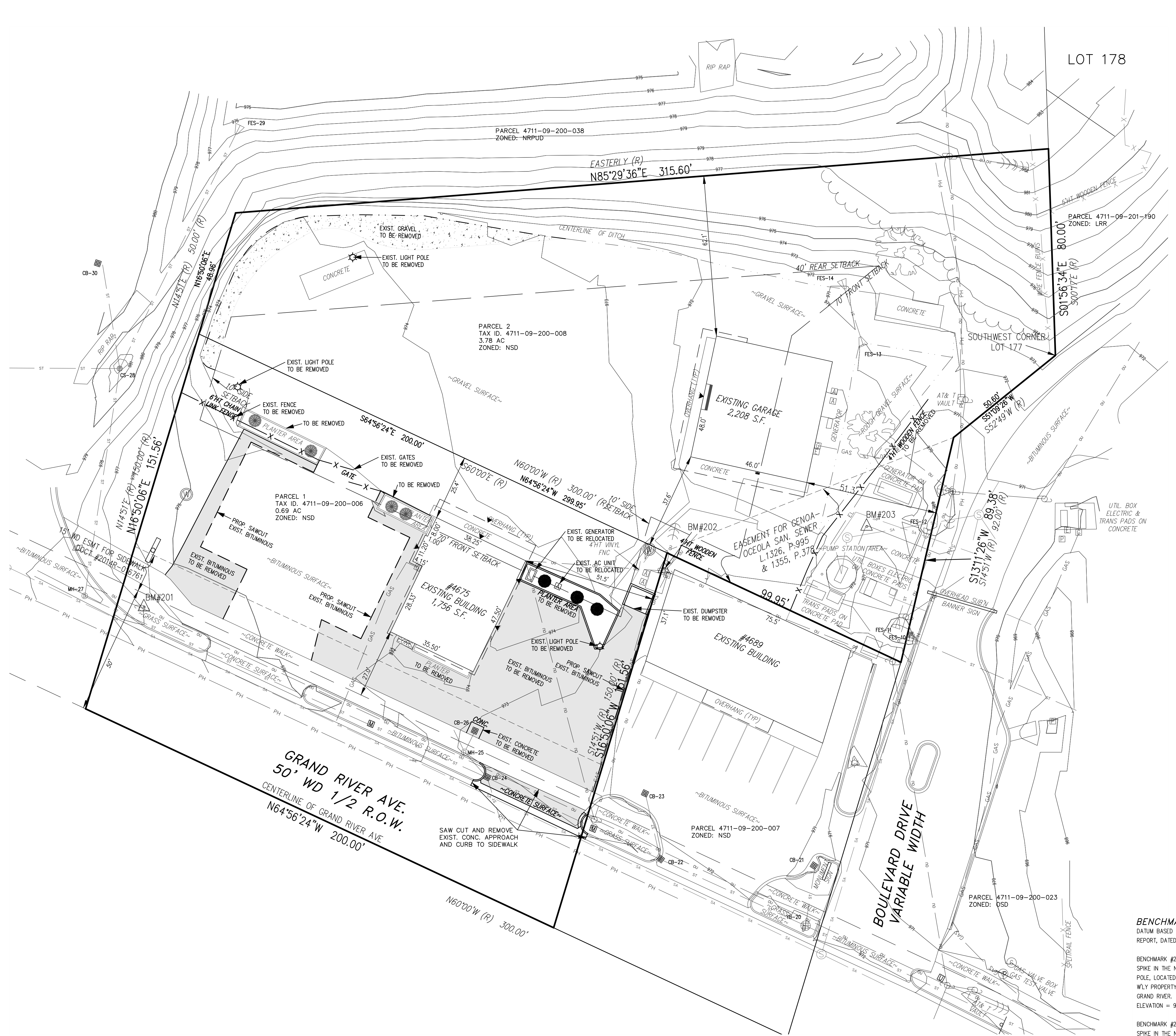
OWNER
 AAA TRAILER
 4675 GRAND RIVER
 HOWELL, MICHIGAN 48843

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



DESINE INC.
 (810) 227-9533
 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

ISSUED	SCALE: NONE
JAN. 19, 2024	PROJECT No.: 234472
MAY 20, 2024	DWG NAME: 4472 COV
	PRINT: JUNE 11, 2024



LEGEND

- = PARCEL BOUNDARY LINE
- = SETBACK LINE
- = WELL WATER
- = BOLLARD
- = STOP SIGN / PEDESTRIAN CROSSING SIGN
- = SIGN / MONUMENT SIGN
- = HANDICAP PARKING DESIGNATION
- = EX. WALL PACK / OVERHEAD LIGHT
- = LIGHT BASE
- = UTILITY METERS & BOXES (ELECTRIC METER, GAS METER, WATER METER, PHONE BOX, CATV BOX, MAIL BOX, UTIL. BOX)
- = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
- = U/G UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC UTILITIES)
- = EDGE OF BRUSH LINE
- = DECIDUOUS TREE W/IDENTIFIER
- = CONIFEROUS TREE W/IDENTIFIER
- = EX. FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
- = EX. EDGE OF GRAVEL
- = EX. CONCRETE CURB (UNLESS OTHERWISE STATED)
- = SANITARY SEWER MANHOLE W/IDENTIFIER
- = STORM WATER MANHOLE W/IDENTIFIER
- = CATCH BASIN W/IDENTIFIER
- = FLARED END SECTION
- = STORM WATER DRAINAGE PIPE
- = HYDRANT
- = WATER SHUT OFF
- = WATER VALVE BOX
- = WATER MAIN
- = GAS SHUT OFF
- = U/G GAS
- = 1' CONTOUR
- = 5' CONTOUR
- = EX. BITUMINOUS PAVEMENT TO BE REMOVED
- = EX. GRAVEL SURFACE TO BE REMOVED

BENCHMARK
 DATUM BASED ON NGS OPUS SOLUTION
 REPORT, DATED DECEMBER 20, 2022.

BENCHMARK #201
 SPIKE IN THE NORTHERLY SIDE OF AN UTILITY
 POLE, LOCATED NEAR THE INTERSECTION OF
 WLY PROPERTY LINE AND THE NORTH LINE OF
 GRAND RIVER.
 ELEVATION = 977.80 (NAVD 88)

BENCHMARK #202
 SPIKE IN THE NORTHWESTERLY SIDE OF AN
 UTILITY POLE, LOCATED NEAR THE
 NORTHEASTERLY CORNER OF PARCEL #006.
 ELEVATION = 973.77 (NAVD 88)

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 (810) 227-9533
 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

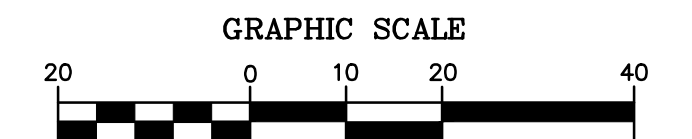
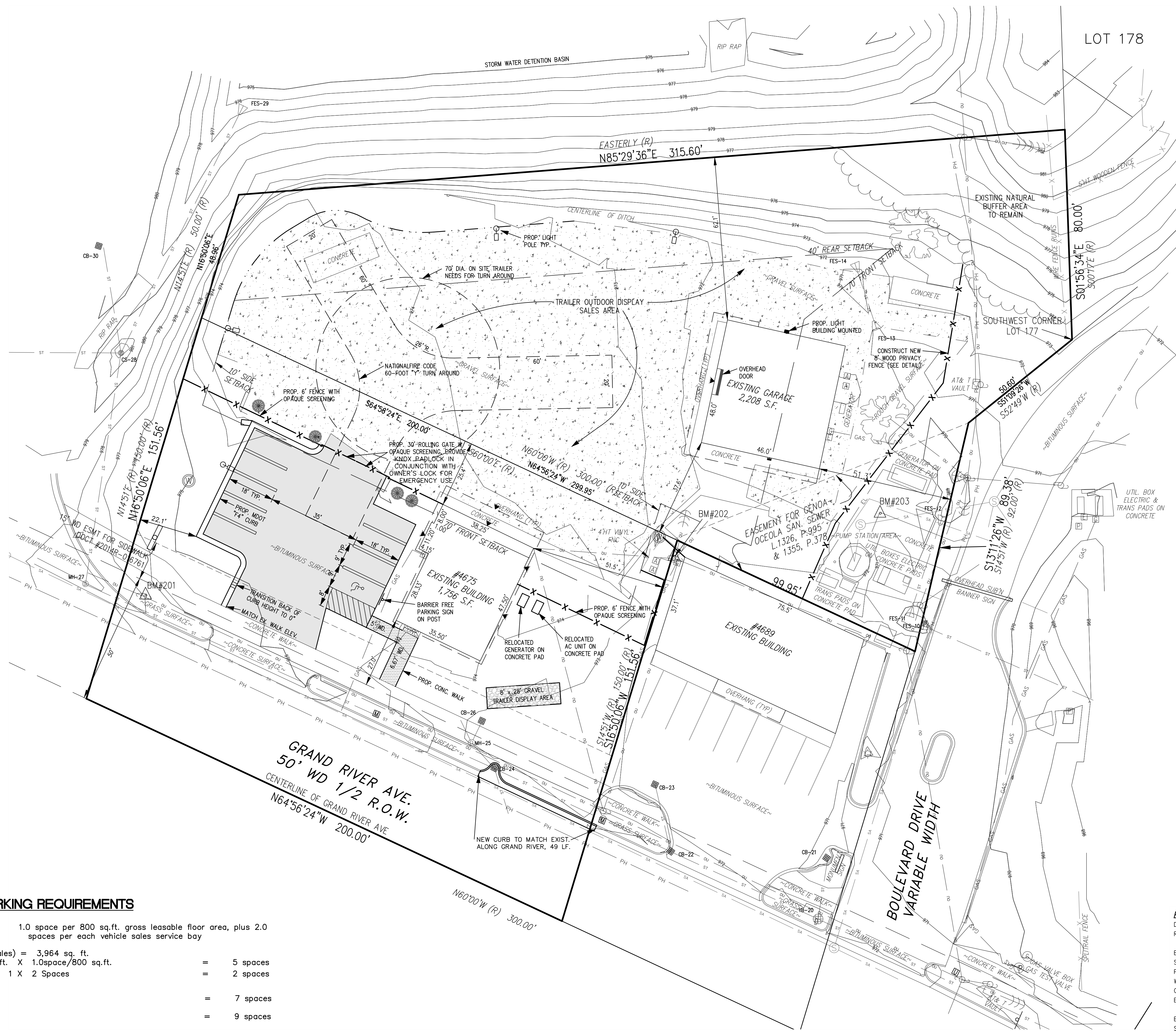
AAA
 TRAILER SALES

EXISTING CONDITIONS
 AND DEMOLITION PLAN

CLIENT:
 AAA TRAILER
 4675 GRAND RIVER
 HOWELL, MICHIGAN 48843
 734-449-4400

SCALE: 1in. = 20ft.
 PROJECT No.: 234472
 DWG NAME: 4472 EX
 ISSUED: MAY 20, 2024

EX



LEGEND

- = PARCEL BOUNDARY LINE
- - -= SETBACK LINE
- = WELL WATER
- = BOLLARD
- = STOP SIGN / PEDESTRIAN CROSSING SIGN
- = SIGN / MONUMENT SIGN
- = HANDICAP PARKING DESIGNATION
- = EX. WALL PACK / OVERHEAD LIGHT
- = LIGHT BASE
- = UTILITY METERS & BOXES (ELECTRIC METER, GAS METER, WATER METER, PHONE BOX, CATV BOX, MAIL BOX, UTIL. BOX)
- = UTILITY POLE W/GUY WIRE
- = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
- = U/G UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC UTILITIES)
- = EDGE OF BRUSH LINE
- = DECIDUOUS TREE W/IDENTIFIER
- = CONIFEROUS TREE W/IDENTIFIER
- = EX. FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
- = EX. EDGE OF GRAVEL
- = EX. CONCRETE CURB (UNLESS OTHERWISE STATED)
- = SANITARY SEWER MANHOLE W/IDENTIFIER
- = SANITARY SEWER PIPE
- = STORM WATER MANHOLE W/IDENTIFIER
- = CATCH BASIN W/IDENTIFIER
- = FLARED END SECTION
- = STORM WATER DRAINAGE PIPE
- = HYDRANT
- = WATER SHUT OFF
- = WATER VALVE BOX
- = WATER MAIN
- = GAS SHUT OFF
- = U/G GAS
- = 1' CONTOUR
- = 5' CONTOUR
- = PROP. FENCE
- = PROP. CONCRETE CURB
- = PROP. LIGHT POLE
- = PROP. GRAVEL SURFACE
- = PROP. CONCRETE WALK
- = EXIST. BITUMINOUS PAVEMENT TO REMAIN
- = EXIST. GRAVEL TO REMAIN

SITE CHARACTERISTICS

PARCEL ID: 4711-09-200-006
 PARCEL ID: 4711-09-200-008
 ZONED: GC - GENERAL COMMERCIAL
 REQUIRED PROVIDED
 AREA: 1.0 AC. 1.58 AC. GROSS
 1.35 AC. NET
 WIDTH: 150' 200'
 SETBACKS:
 FRONT 70' 27.0'
 SIDE 10' 51.5'
 REAR 40' 62.1'

BUILDING COVERAGE AREA (NET): 35% MAX. 6.7%
 IMPERVIOUS COVERAGE AREA (NET): 75% MAX 18.0%

COVERAGE CALCULATION
 EXISTING IMPERVIOUS AREA: 13,105 SQ.FT.
 PROPOSED IMPERVIOUS AREA: 8,020 SQ.FT.

PARKING REQUIREMENTS

Recreational vehicle, boat, mobile home and similar sales 1.0 space per 800 sq.ft. gross leasable floor area, plus 2.0 spaces per each vehicle sales service bay

A. Gross leasable floor area (sales) = 3,964 sq. ft. = 5 spaces
 Parking req'd 3,964 sq.ft. X 1.0space/800 sq.ft. = 2 spaces
 Overhead Door 1 X 2 Spaces = 2 spaces

TOTAL REQUIRED SPACES = 7 spaces
 SPACES PROVIDED = 9 spaces

BENCHMARK
 DATUM BASED ON NGS OPUS SOLUTION REPORT, DATED DECEMBER 20, 2022.

BENCHMARK #201
 SPIKE IN THE NORTHERLY SIDE OF AN UTILITY POLE, LOCATED NEAR THE INTERSECTION OF WLY PROPERTY LINE AND THE NORTH LINE OF GRAND RIVER.
 ELEVATION = 977.80 (NAVD 88)

BENCHMARK #202
 SPIKE IN THE NORTHWESTERLY SIDE OF AN UTILITY POLE, LOCATED NEAR THE NORTHEASTERLY CORNER OF PARCEL #006.
 ELEVATION = 973.77 (NAVD 88)

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 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	5-20-24	REVISED PER REVIEW COMMENTS			
CHECK: WMP						

AAA TRAILER SALES

SITE PLAN

CLIENT:
 AAA TRAILER
 4675 GRAND RIVER
 HOWELL, MICHIGAN 48843
 734-449-4400

SCALE: 1in. = 20ft.
 PROJECT No.: 234472
 DWG NAME: 4472 SP
 ISSUED: MAY 20, 2024

SP



GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FEET

LEGEND

- = PARCEL BOUNDARY LINE
- = SETBACK LINE
- ⊙ = WELL WATER
- ⊙ = BOLLARD
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- = WATER VALVE BOX
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- = GAS SHUT OFF
- = U/G GAS
- = 1' CONTOUR
- = 5' CONTOUR
- = PROP. FENCE
- = PROP. CONCRETE CURB
- ⊙ = PROP. LIGHT POLE

BENCHMARK
DATUM BASED ON NGS OPUS SOLUTION
REPORT, DATED DECEMBER 20, 2022.

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BENCHMARK #202
SPIKE IN THE NORTHWESTERLY SIDE OF AN
UTILITY POLE, LOCATED NEAR THE
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ELEVATION = 973.77 (NAVD 88)

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DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
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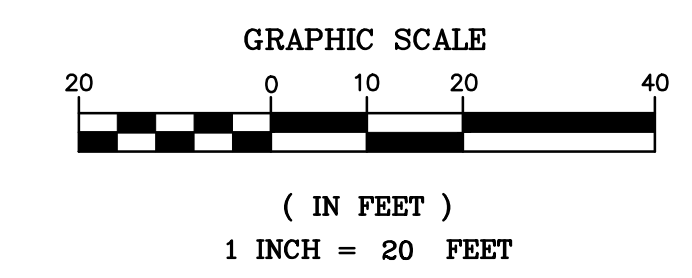
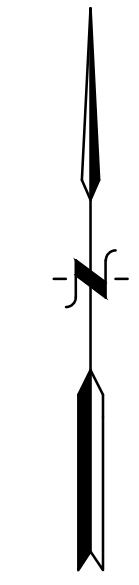
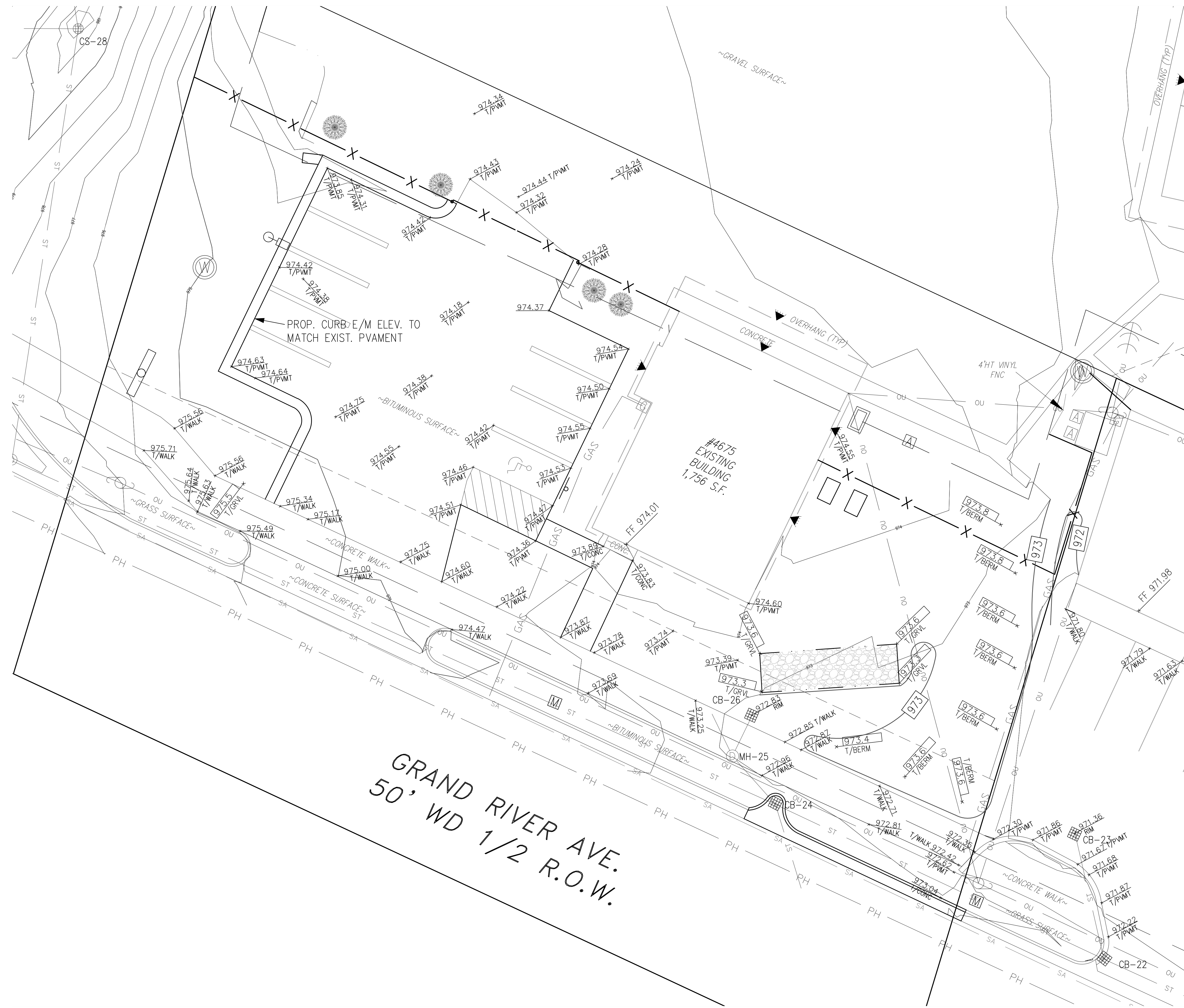
**AAA
TRAILER SALES**

**TRAILER OUTDOOR DISPLAY
SALES AREA PLAN**

CLIENT:
AAA TRAILER
4675 GRAND RIVER
HOWELL, MICHIGAN 48843
734-449-4400

SCALE: 1in. = 20ft.
PROJECT No.: 234472
DWG NAME: 4472 TRAILER
ISSUED: **MAY 20, 2024**

TR



LEGEND

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- = PROP. FENCE
- = PROP. CONCRETE CURB
- = PROP. CONTOUR
- = PROP. SPOT ELEV.
- = EXIST. SPOT ELEV.
- = TOP OF WALK
- = TOP OF PAVEMENT
- = TOP OF BERM
- = PROP. GRAVEL SURFACE

BENCHMARK
 DATUM BASED ON NGS OPUS SOLUTION
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DRAFT: JHG	1	5-20-24	REVISED PER REVIEW COMMENTS			
CHECK: WMP						

AAA
 TRAILER SALES

GRADING DETAIL

CLIENT:
 AAA TRAILER
 4675 GRAND RIVER
 HOWELL, MICHIGAN 48843
 734-449-4400

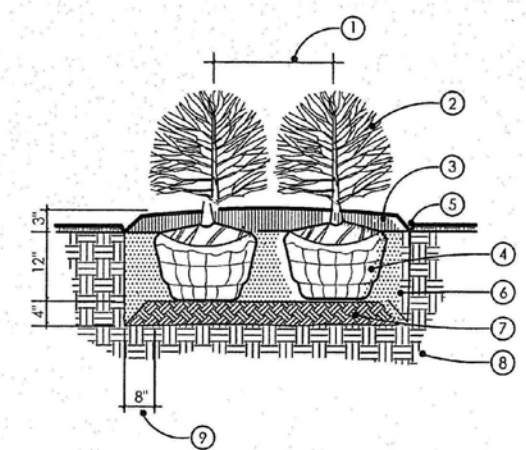
SCALE: 1in. = 10ft.
 PROJECT No.: 234472
 DWG NAME: 4472 GR2
 ISSUED: MAY 20, 2024

GR

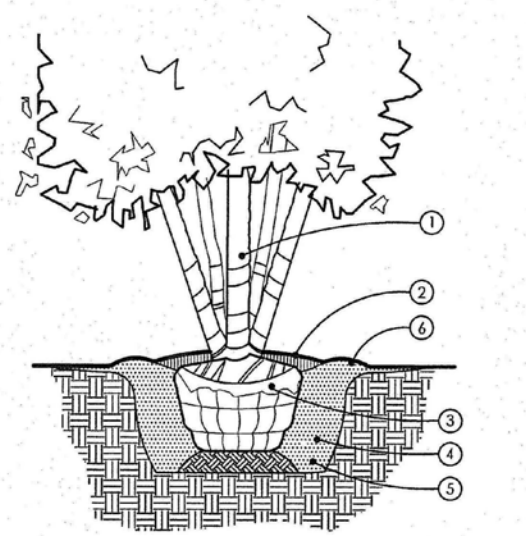
LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
- THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR. AT THAT TIME, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH A 25% DIEBACK OR GREATER AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANTING BEDS AS INDICATED IN PLANT DETAILS.
- PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL EITHER STOCKED ON-SITE OR DELIVERED. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATES. CONTRACTOR SHALL USE A 13-13-13 MULTIPURPOSE FERTILIZER.
- AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 10 SCREENED TOPSOIL, 10 SAND, AND 10 COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN THE PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH DOUBLE SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON PERENNIALS, AND GROUND COVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES OF INCONSISTENT SIZE.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOIL (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM PER TOWNSHIP REQUIREMENTS.

- NOTE:**
1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION.
2. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
- SEE PLAN FOR SPACING
 - SHRUBS, SEE PLANT SCHEDULE
 - 3" DEPTH DOUBLE SHREDDED HARDWOOD MULCH, TYPICAL
 - REMOVE ALL NON-BIOGRADABLE THINGS FROM EXISTING ROOTBALL. REMOVE BURLAP FROM TOP 1/2 OF ROOTBALL.
 - SHOVEL CUT OR METAL EDGE, SEE PLAN
 - EXCAVATE EXISTING SOIL TO 12" DEPTH. REPLACE WITH PLANT MIX.
 - SCARIFY TO 4" DEPTH AND RECOMPACT
 - UNDISTURBED SUBGRADE
 - MINIMUM 8" BETWEEN FOOTBALL AND EDGE OF PLANTING PIT

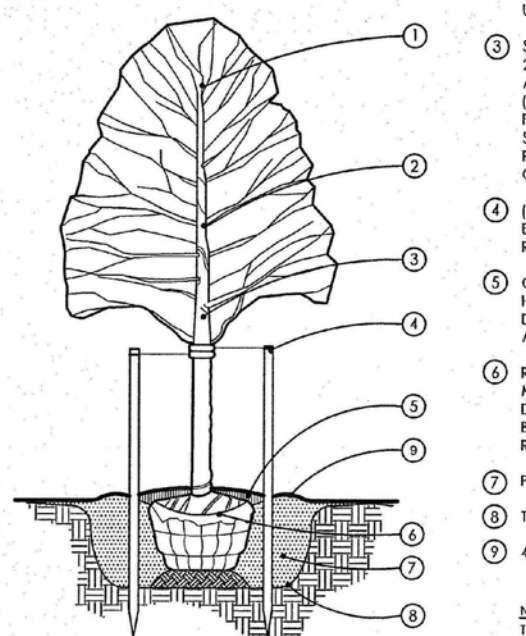


SHRUB PLANTING
NOT TO SCALE



MULTISTEM TREE PLANTING
NOT TO SCALE

- NOTE:**
1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION.
2. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
 - COVER PLANTING W/ 3" DOUBLE SHREDDED HARDWOOD BARK MULCH, MINIMUM 4" DIA. LEAVE 3" CIRCLE OF BARE SOIL AROUND BASE OF THE STEMS.
 - REMOVE ALL NON-BIOGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/2 OF THE ROOTBALL.
 - PLANT MIX
 - TREE PIT TO BE THREE TIMES WIDTH OF ROOTBALL
 - 4" TOPSOIL SAUCER



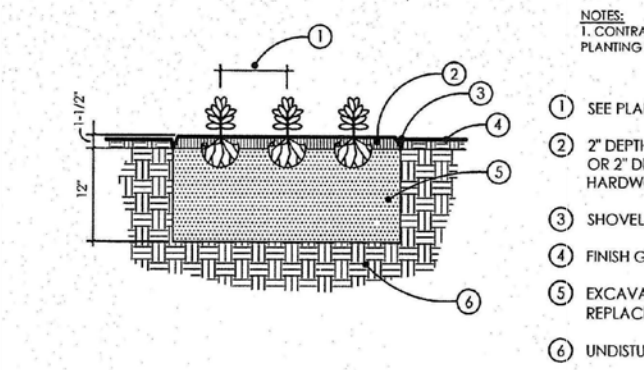
DECIDUOUS TREE PLANTING
NOT TO SCALE

- NOTE:**
1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PITS PRIOR TO INSTALLATION.
2. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
- REMOVE SECONDARY LEADERS. DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS. PRUNE ALL DEAD AND BROKEN BRANCHES.
 - REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
 - STAKE TREES JUST BELOW FIRST BRANCH W/ 2" WIDE RIBBON, STAKE STIFF ONLY. REMOVE BEFORE OR APPROXIMATELY EQUAL. CONNECT FROM TREE TO STAKE OR POSE FROM EACH OTHER, AND ALLOW FOR SOME TIGHTENING DO NOT USE WIRE OR ROPE THROUGH A NOSE. REMOVE AFTER ONE YEAR.
 - SET 2" X 2" HARDWOOD STAKES OR EQUIVALENT EVERY 4' OF CIRCUMFERENCE OF ROOTBALL. REMOVE AFTER ONE YEAR.
 - COVER PLANTING W/ 3" DOUBLE SHREDDED HARDWOOD BARK MULCH, MINIMUM 4" DIA. LEAVE 3" CIRCLE OF BARE SOIL AROUND THE BASE OF THE TRUNK.
 - REMOVE ALL NON-BIOGRADABLE MATERIALS FROM THE ROOTBALL. FOLD DOWN ALL BURLAP AND REMOVE WIRE BASKET FROM THE TOP 1/2 OF THE ROOTBALL.
 - PLANT MIX
 - TREE PIT TO BE 3 TIMES WIDTH OF ROOTBALL
 - 4" TOPSOIL SAUCER

MAINTENANCE NOTES:

LANDSCAPING REQUIRED BY THIS ORDINANCE SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD PLANT MATERIAL SHALL BE REPLACED IMMEDIATELY, UNLESS THE SEASON IS NOT APPROPRIATE FOR PLANTING, IN WHICH CASE SUCH PLANT MATERIAL SHALL BE REPLACED AT THE BEGINNING OF THE NEXT PLANTING SEASON. THE OWNER SHALL INSURE PERPETUAL AND MANDATORY MAINTENANCE AND/OR REPLACEMENT OF VEGETATIVE PLANTINGS PURSUANT TO THE APPROVED LANDSCAPE PLAN.

ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.

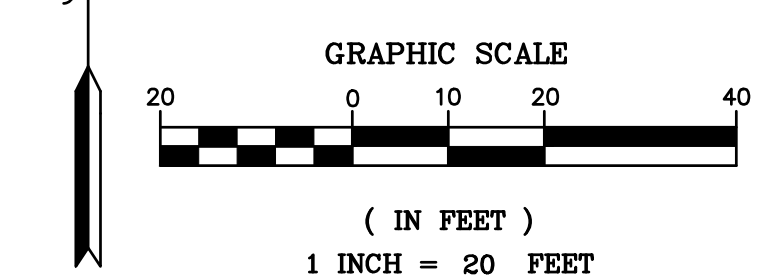


PERENNIAL / GROUND COVER PLANTING
NOT TO SCALE

- PROP. GRAVEL SURFACE
- PROPOSED MULCH

PROPOSED LANDSCAPE PLANTING LEGEND

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	ROOT
DECIDUOUS TREES					
NM	9	Acer Platanoides	Norway Maple	3" Caliper	B & B
DECIDUOUS ORNAMENTAL TREES					
PF	3	Malus 'Prairifire'	Prairifire Flowering Crabapple	2" Caliper	B & B
SS	2	Malus 'Spring Snow'	Spring Snow Crabapple	2" Caliper	B & B
EVERGREEN SHRUBS					
GJ	38	Thuja Occidentalis 'Golden Glow'	Golden Glow Arborvitae	24" Height	Container
MA	6	Juniperus scopulorum 'Moon Glow'	Moon Glow Juniper	24" Height	Container
DECIDUOUS SHRUBS					
BB	5	Euonymus alata 'Compacta'	Dwarf Burning Bush	24" Height	Container
DG	5	Physocarpus Opulifolia 'Dart's Gold'	Dart's Gold Ninebark	24" Height	Container
GF	4	Potentilla 'Goldfinger'	Gold Finger Potentilla	24" Height	Container
EVERGREEN TREE					
PV	6	Pinus V. 'Vanderwolfii' Pyramid	Vanderwolf's Limber Pine	6" HT / 2.5' Spread	B & B



- LEGEND**
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 - 5" CONTOUR
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BENCHMARK
DATUM BASED ON NGS OPUS SOLUTION REPORT, DATED DECEMBER 20, 2022.

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CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

DESIGNER	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DESIGN: JHG	1	5-20-24	REVISED PER REVIEW COMMENTS			
DRAFT: JHG	2	6-11-24	ADDED LANDSCAPING PER PLANNING COMMISSION RECOMMENDATION			
CHECK: WMP						

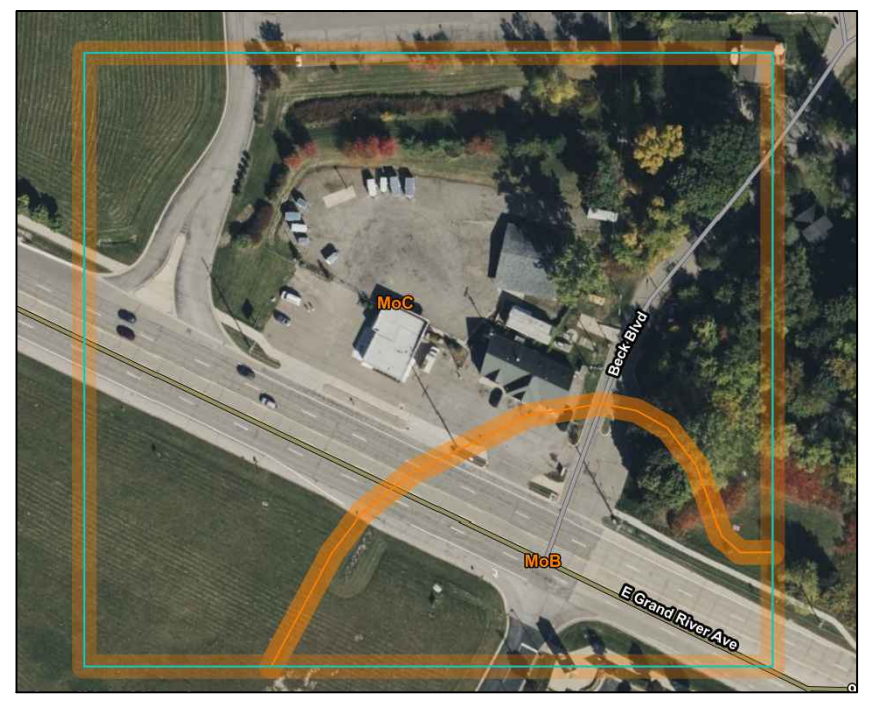
AAA TRAILER SALES

LANDSCAPE PLAN

CLIENT:
AAA TRAILER
4675 GRAND RIVER
HOWELL, MICHIGAN 48843
734-449-4400

SCALE: 1in. = 20ft.
PROJECT No.: 234472
DWG NAME: 4472 LS
ISSUED: JUNE 11, 2024

LS



SOILS MAP
NOT TO SCALE

Map Unit Symbol	Map Unit Name	Area in ACI	Percent of ACI
MAI	Maintenance Area - 2' x 2' concrete	1.5	22.3%
MAC	Maintenance Area - 6' x 12' concrete	5.4	77.7%
Totals for Area of Interest		6.9	100.0%

MAINTENANCE NOTES FOR SOIL EROSION CONTROL MEASURES:

The Construction Site and all Soil Erosion Control Measures shall be inspected periodically in accordance with the appropriate local municipality/authority and the Michigan EGLE NPDES rules and regulations. At a MINIMUM, inspections shall be performed once a week and within 24 hours following a storm event resulting in 1" of rainfall or greater. Inspections shall be performed throughout the duration of the construction process and until the site is completely stabilized. Following construction, the owner (or its assigned) shall periodically inspect all permanent soil erosion control measures to ensure proper operation.

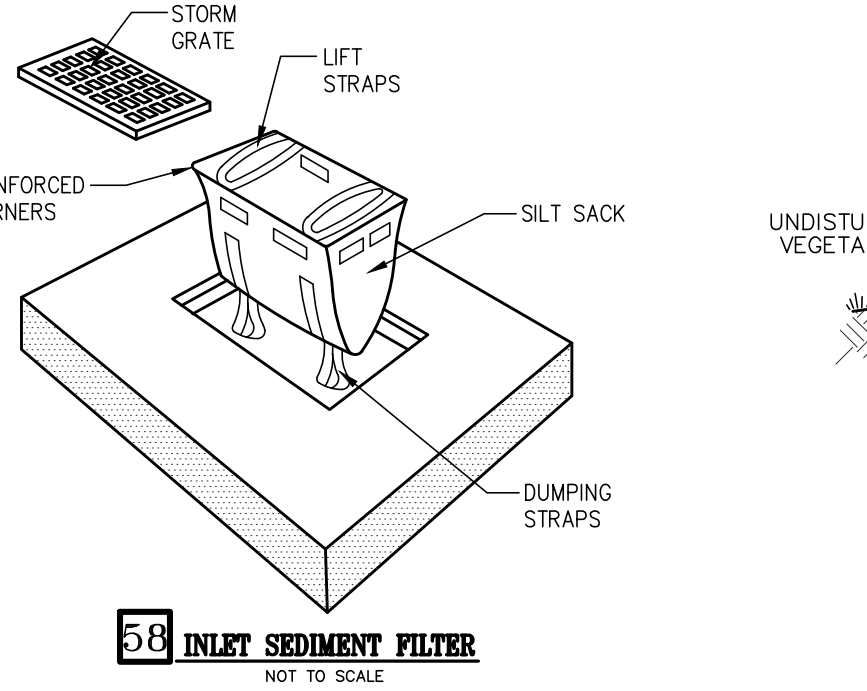
MUD TRACKING CONTROL DEVICE / CONSTRUCTION ACCESS: Mud tracking control devices shall be inspected for significant mud accumulation and to ensure the access is not eroding into public rights of way or drainage facilities. Add additional layers of stone or remove and replace stone each time the stone becomes covered with mud. All sediment dropped or eroded onto public rights of way shall be removed immediately. Sweeping of the public rights of way and/or paved access route shall be performed as necessary to maintain the access route free of sediment and debris.

SEEDING: Newly seeded areas shall be inspected until substantial vegetative growth is obtained. Seeded areas shall be inspected to ensure erosion is not occurring in the seeded area and vegetative growth is promoted. Eroded areas shall be finish graded as necessary to remove erosion channels or gulleys and new seed placed as soon as weather permits.

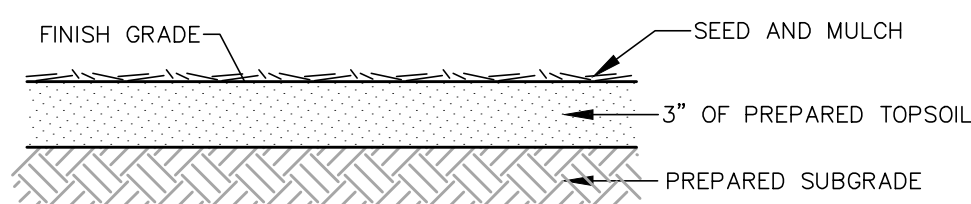
SILT FENCE: Silt fencing shall be inspected for soil accumulation/clogging, undercutting, overtopping and sagging. Soil accumulation shall be removed from the face of the silt fence each time it reaches half the height of the fence. Removed sediment shall be disposed of in a stable upland site or added to a spoils stockpile. When undercutting occurs, grade out areas of concentrated flow upstream of the silt fence to remove channels and/or gulleys and repair or replace silt fence ensuring proper trenching techniques are utilized. Silt fencing, which sags, falls over or is not staked in shall be repaired or replaced immediately. Silt fencing fabric, which decomposes or becomes ineffective, shall be removed and replaced with new fabric immediately. Silt fencing shall be removed once vegetation is well established and the up-slope area is fully stabilized.

STOCKPILES: Temporary and permanent topsoil and spoils stockpiles shall be seeded to promote vegetative growth. Stockpiles shall be inspected to ensure excessive erosion has not occurred. When runoff or wind erosion is evident, reduce the side slopes of the stockpile or stabilize the stockpile with pieces of stacked soil laid perpendicular to the slope. When silt fencing is used around a stockpile, the fencing shall be inspected to ensure piping has not occurred under the fencing and to ensure the fencing is not collapsed due to soil slippage or access by construction equipment. Repair or replace damaged fencing immediately. Berms at the base of stockpiles, which become damaged, shall be replaced.

STORM STRUCTURE INLET FILTER: Inlet filters shall be inspected for sediment accumulation, clogging and damage. When stone is used in conjunction with inlet filter fabric, replace the stone each time it becomes clogged with sediment. Clean or replace the inlet filter fabric each time it becomes clogged with sediment. Reinstall or replace fallen filter fabrics immediately. Replace damaged filter fabrics immediately.



58 INLET SEDIMENT FILTER
NOT TO SCALE



SEEDING DETAIL
NOT TO SCALE

- Seed mixture shall consist of: 10% - Kentucky Blue Grass, 20% - Perennial Ryegrass, 30% - Hard Fescue, 40% - Creeping Red Fescue. Seed shall be uniformly applied at a rate of 210 pounds per acre.
- Topsoil shall be a dark, organic, natural surface soil free of clay lumps, peat or muck, subsoil, noxious weeds or other foreign matter such as roots, sticks, rocks over 1/2" in diameter and not frozen or muddy. Material shall meet with approval of the Engineer.
- Straw mulching shall be a minimum depth of 3" applied at a rate of 1.5 to 2 tons per acre. All mulching must have a tie down, such as tackifier, not binding, etc.
- Fertilizer shall be evenly applied at a rate which will provide 150 pounds per acre of chemical fertilizer nutrients, in equal portions, (10-10-10), of Nitrogen, Phosphoric Acid and Potash. Hydroseeding is not acceptable for slopes exceeding 1%. In such cases, stabilization shall be done with seed and straw mulch with a tackifier.
- The carbon areas to receive topsoil shall be at the required grade and properly trimmed. Topsoil shall be spread on the prepared areas to a depth of 3 inches. After spreading, any large clods and lumps of topsoil shall be broken up and pulverized. Stones and rocks over 1/2" in diameter, roots, litter, and all foreign matter shall be raked up and disposed of by the contractor. Place topsoil only when it can be followed within a reasonable time by seeding operations.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES:

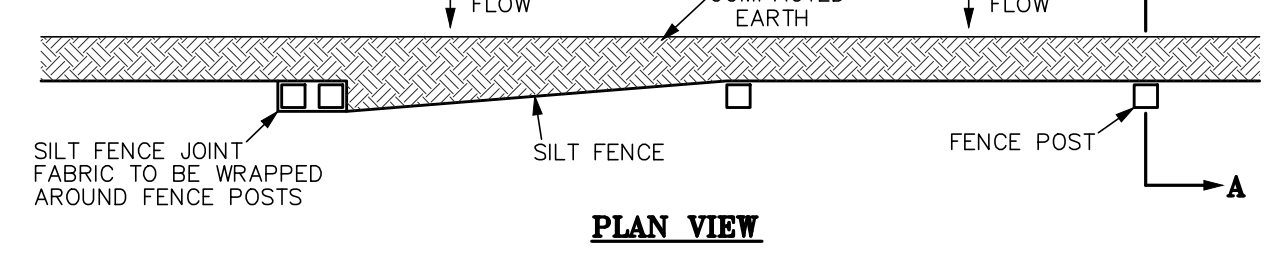
- The Soil Erosion and Sedimentation Control Specifications of the appropriate Local, County and/or State Agencies are a part of this work. Refer to the General Notes on the Project Plans for additional requirements.
- The Soil Erosion and Sedimentation Control (SESC) Permit Holder shall be responsible for compliance with the SESC Permit requirements for the duration of the project and until receipt of final approval from the Permitting Agency. For any site with an earth disturbance area of 1 acre or greater, the SESC Permit Holder shall retain a Certified Storm Water Operator in accordance with the SESC Permit requirements. The Certified Storm Water Operator shall perform routine inspections of the site and the SESC measures and file inspection reports in accordance with the SESC permit requirements. For any site with an earth disturbance area of 5 acres or greater, the SESC Permit Holder shall file a National Pollutant Discharge Elimination System (NPDES) Notice of Coverage Form with the State DEQ prior to any earth disturbance.
- The Contractor shall install the appropriate Soil Erosion Control Measures in accordance with the Project Plans prior to massive earth disruption, including but not limited to; silt fence, mud tracking control mats and sediment filters on existing storm sewer structures. Demolition work may be necessary prior to installation of some soil erosion control measures. In such cases, postpone installation of affected soil erosion control measures until immediately following demolition work. Refer to the Project Plans and the Soil Erosion Control and Construction Sequence for additional requirements.
- The Contractor shall schedule work so as to minimize the period of time that an area is exposed and disturbed. The Contractor shall observe the grading limits and limits of disturbance in accordance with the Project Plans. The Contractor shall maintain an undisturbed vegetative buffer around the work when shown on the Project Plans.
- The Contractor shall install and maintain Soil Erosion Control Measures in accordance with the Project Plans during the appropriate phases of construction. The Project Plans show the minimum requirements for Soil Erosion Control Measures. The Contractor shall install additional Soil Erosion Control Measures as necessary due to site conditions and as directed by the Permitting Agency and/or Engineer. The Contractor shall perform routine inspection and maintenance of all Soil Erosion Control Measures to ensure compliance with the permit requirements and proper operation of the Soil Erosion Control Measures.
- The Contractor shall strip and stockpile topsoil from all areas of proposed disturbance. Topsoil stockpiles shall be located in accordance with the Project Plans. Topsoil stockpiles shall be stabilized with vegetative growth (or matted with straw during the non-growing season) to prevent wind and water erosion. A temporary diversion berm and/or silt fence shall encompass all earthen material stockpiles, including but not limited to topsoil, sand and gravel.
- The Contractor shall install Soil Erosion Control Measures associated with the proposed storm sewer system during storm sewer construction. Inlet structure filters shall be installed immediately following completion of each storm inlet structure. Riprap shall be installed immediately following the installation of each flared end section with the following exception: Storm drain outlets that do NOT empty into a Retention, Detention or Sedimentation Basin shall have a temporary 5' wide x 10' long x 3' deep sump installed at the termination of the storm sewer. Upon completion of the stabilization work, the sump area shall be filled and riprap shall be installed in accordance with the Project Plans.
- The Contractor shall install filter stone around the storm basin control structure(s) in accordance with the Project Plans immediately following installation of the control structure(s). The filter stone shall be monitored for sediment build up. The filter stone may need to be cleaned and/or replaced as site conditions require and as directed by the Permitting Agency and/or the Engineer.
- All disturbed areas outside of paved areas shall be restored within 15 days of finish grading. Proposed vegetative areas shall be restored with a minimum of 3 inches of topsoil, then seeded and mulched, unless noted otherwise on the Project Plans. During the non-growing season, temporary stabilization shall be provided using straw matting or as directed by the Permitting Agency and/or the Engineer.

Seeding, Fertilizer and Mulch Bare Ground Ratio: This information is provided as minimum guidance for acceptable application rates. Actual amounts depending on soil conditions and site topography shall be detailed on the construction plans.

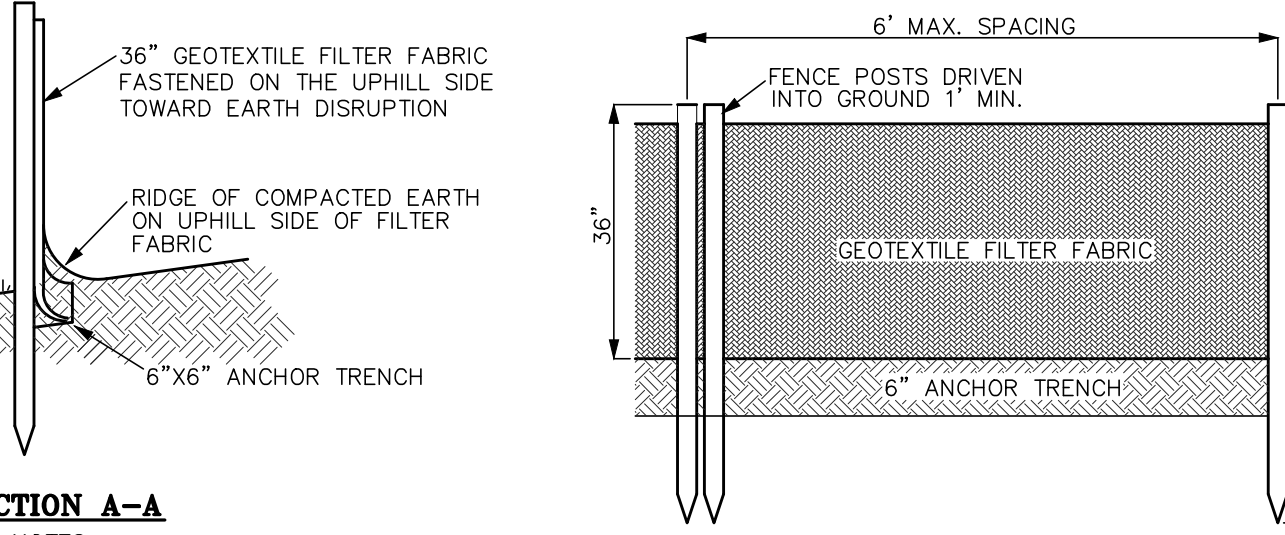
- Topsoil: 3 inches in depth.
- Grass Seed: 210 lbs. per acre.
- Fertilizer: 150 lbs. per acre.
- Straw Mulch: 3" in depth 1.5 to 2 tons per acre.

(All mulch must have a tie down, such as tackifier, not binding, etc.)

Hydro-Seeding: Hydro-seeding is not acceptable for slopes exceeding 1%, in such cases, stabilization shall be done with seed and straw mulch with a tackifier.



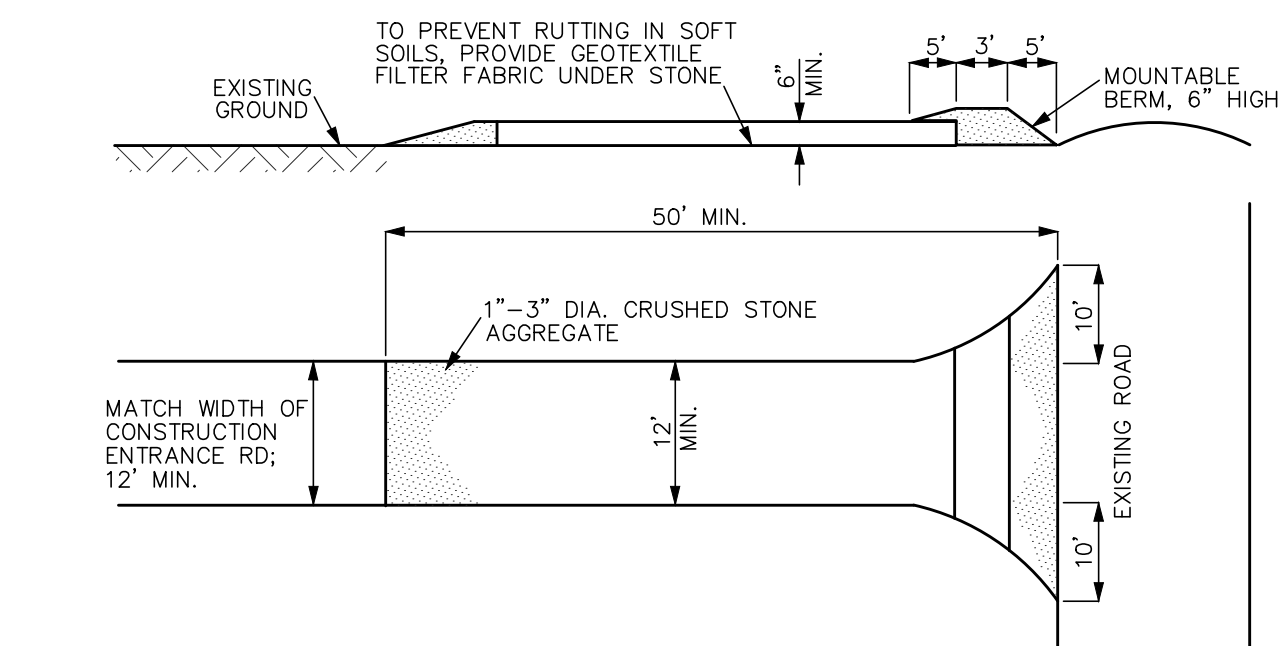
PLAN VIEW



SECTION A-A

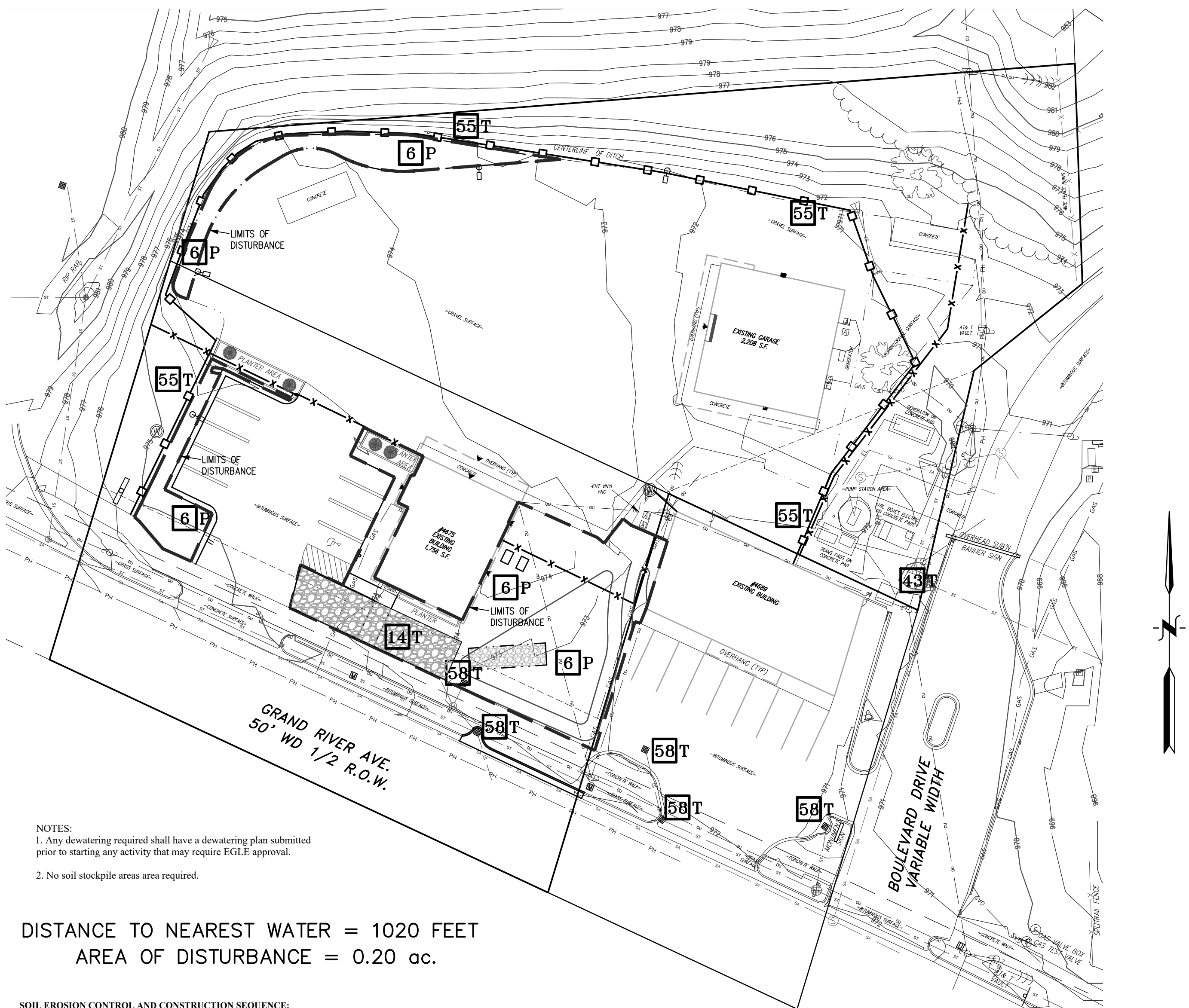
- NOTES:**
- REPAIR AND REPLACE SILT FENCE AS NEEDED, INCIDENTAL.
 - FIELD LOCATE SILT FENCE TO FOLLOW CONSTANT CONTOUR ELEVATIONS.
 - OVERLAP FENCES AT JOINTS.
 - INSTALL FILTER BERM AT LOW POINTS WHERE INDICATED ON PLANS.

55 SILT FENCE
NOT TO SCALE



14 MUD TRACKING CONTROL DEVICE
NOT TO SCALE

NOTE: WHEN ACCEPTABLE TO ENGINEER, CONTRACTOR MAY INSTALL STONE BELOW THE SUBGRADE ELEVATION; THUS STONE MAY BE LEFT IN PLACE BELOW PAVEMENT.



NOTES:

- Any dewatering required shall have a dewatering plan submitted prior to starting any activity that may require EGLE approval.
- No soil stockpile areas area required.

DISTANCE TO NEAREST WATER = 1020 FEET
AREA OF DISTURBANCE = 0.20 ac.

SOIL EROSION CONTROL AND CONSTRUCTION SEQUENCE:

- Obtain all necessary Soil Erosion and Sedimentation Control related permits from the appropriate Local, County and/or State Agencies. Refer to the General Notes on the project plans for additional requirements.
- Prior to commencement of any earth disruption, install Silt Fence, Tree Protection, Mud Tracking Control Devices, Culvert Sediment Traps on existing culvert inlets and Inlet Sediment Filters at existing storm catch basins in accordance with the Soil Erosion and Sedimentation Control Plan and the Soil Erosion and Sedimentation Control Permit.
- Inspect and maintain all Soil Erosion Control Measures daily. Maintain all Soil Erosion Control Measures as necessary and as directed by the Engineer and/or the Permitting Agency.
- Perform demolition and tree clearing work. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and as directed by the Engineer and/or the Permitting Agency.
- Strip and stockpile topsoil. Dispose of excess topsoil offsite. Perform mass grading and land balancing. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and as directed by the Engineer and/or the Permitting Agency.
- Construct building in accordance with the Project Plans. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Construct underground utilities including sanitary sewer lead, sanitary sewer main, water leads, water main, storm sewer, and conduit for underground public utilities. Install appropriate Soil Erosion Control Measures, including Inlet Sediment Filters on new catch basins and Culvert Sediment Traps on new culverts, in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Install light pole bases and fixtures and underground electric. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Construct curb & gutter, sidewalk and paved parking and roadway areas. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Backfill curb and sidewalks and finish grade all disturbed areas outside of pavement areas. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Place sod / topsoil / hydroseed / seed & mulch within 5 days of finish grade for establishment of vegetative ground cover outside of pavement and mulched landscape bed areas. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Landscape site in accordance with the Project Landscape Plan. Install appropriate Soil Erosion Control Measures in accordance with the Soil Erosion and Sedimentation Control Plan and/or as directed by the Engineer and/or the Permitting Agency.
- Following establishment of sufficient vegetative ground cover and receipt of approval from the Permitting Agency, remove all temporary Soil Erosion Control Measures, clean all storm sewer structures, and repair any permanent Soil Erosion Control Measures as directed by the Engineer and/or the Permitting Agency.

TIME LINE OF SOIL EROSION CONTROL AND CONSTRUCTION SEQUENCE

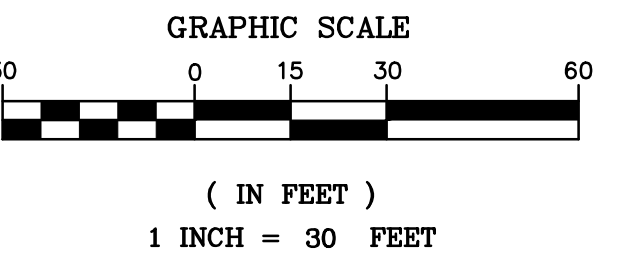
CONSTRUCTION & WORK CATEGORIES	CONSTRUCTION PERIOD								
	Month	1	2	3	4	5	6	7	8
1. OBTAIN PERMITS									
2. INSTALL INITIAL SESC MEASURES									
3. INSPECT & MAINTAIN SESC MEASURES									
4. DEMOLITION WORK									
5. EARTH WORK									
6. BUILDING CONSTRUCTION									
7. UNDERGROUND UTILITY WORK									
8. SITE LIGHTING WORK									
9. CURB, SIDEWALK & PAVEMENT WORK									
10. BACKFILL & FINISH GRADE WORK									
11. TOPSOIL, SEED & MULCH									
12. LANDSCAPE WORK									
13. REMOVE TEMPORARY SESC MEASURES									

*REFER TO THE MAJOR WORK ITEMS OUTLINED IN THE SOIL EROSION CONTROL AND CONSTRUCTION SEQUENCE NOTES.

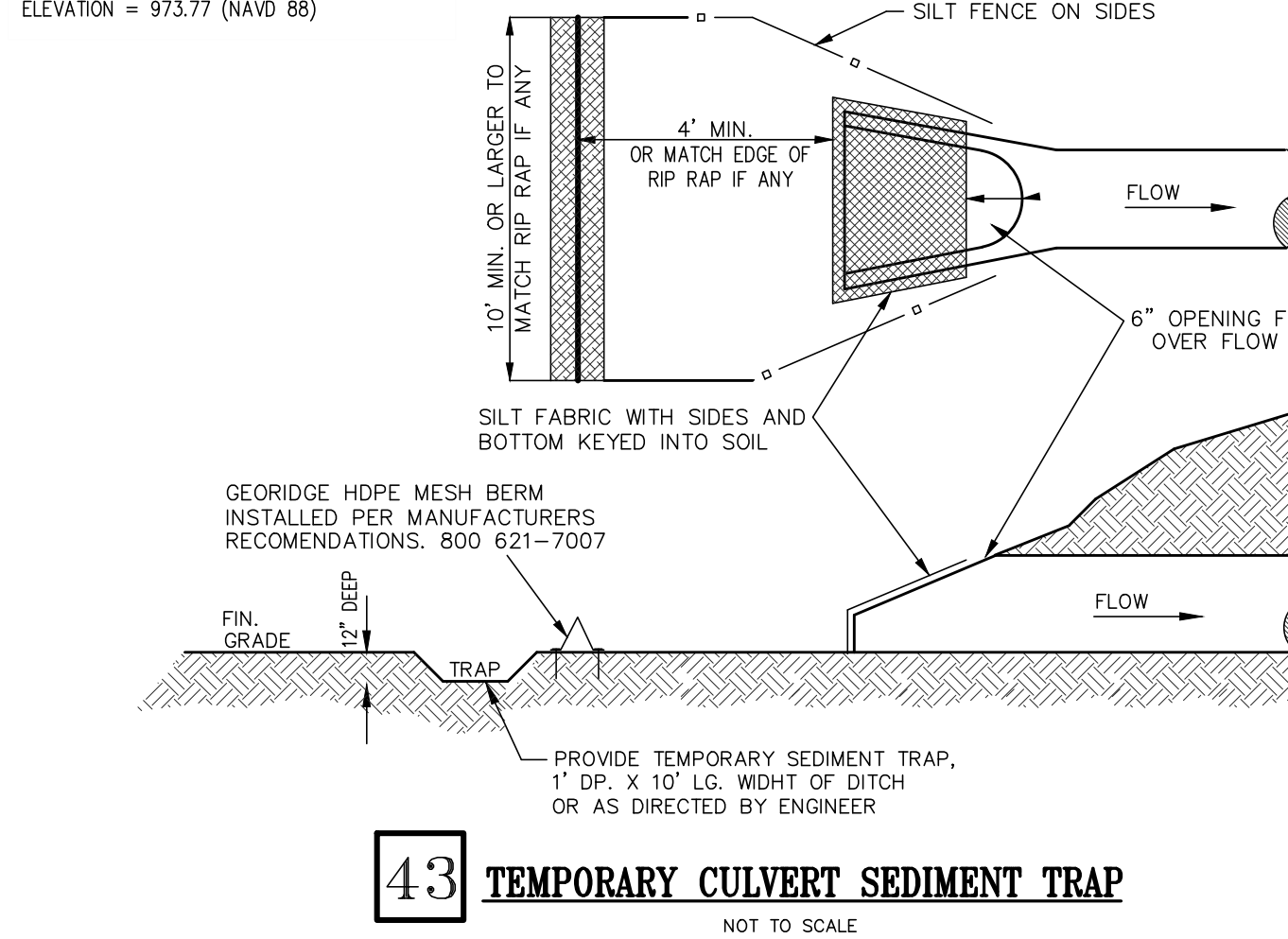
BENCHMARK
DATUM BASED ON NGS OPUS SOLUTION REPORT, DATED DECEMBER 20, 2022.

BENCHMARK #201
SPIKE IN THE NORTHERLY SIDE OF AN UTILITY POLE, LOCATED NEAR THE INTERSECTION OF WLY PROPERTY LINE AND THE NORTH LINE OF GRAND RIVER.
ELEVATION = 977.80 (NAVD 88)

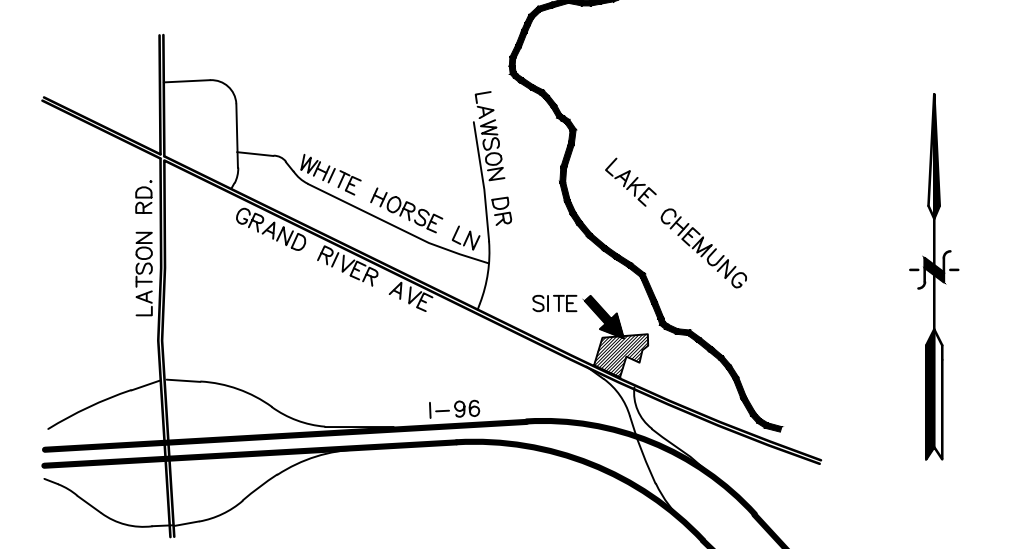
BENCHMARK #202
SPIKE IN THE NORTHWESTERLY SIDE OF AN UTILITY POLE, LOCATED NEAR THE NORTHEASTERLY CORNER OF PARCEL #006.
ELEVATION = 973.77 (NAVD 88)



GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FEET



43 TEMPORARY CULVERT SEDIMENT TRAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

LEGEND

[Symbol]	PARCEL BOUNDARY LINE
[Symbol]	SETBACK LINE
[Symbol]	WELL WATER
[Symbol]	BOLLARD
[Symbol]	STOP SIGN / PEDESTRIAN CROSSING SIGN
[Symbol]	SIGN / MONUMENT SIGN
[Symbol]	HANDICAP PARKING DESIGNATION
[Symbol]	EX. WALL PACK / OVERHEAD LIGHT
[Symbol]	LIGHT BASE
[Symbol]	UTILITY METERS & BOXES (ELECTRIC METER, GAS METER, WATER METER, PHONE BOX, CTV BOX, MAIL BOX, UTIL. BOX)
[Symbol]	UTILITY POLE W/GUY WIRE
[Symbol]	OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
[Symbol]	U/G UTILITY LINES (PHONE, FIBER OPTIC/ELECTRIC/CABLE TV/MISC UTILITIES)
[Symbol]	EDGE OF BRUSH LINE
[Symbol]	DECIDUOUS TREE W/IDENTIFIER
[Symbol]	CONIFEROUS TREE W/IDENTIFIER
[Symbol]	EX. FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
[Symbol]	EX. EDGE OF GRAVEL
[Symbol]	EX. CONCRETE CURB (UNLESS OTHERWISE STATED)
[Symbol]	SANITARY SEWER MANHOLE W/IDENTIFIER
[Symbol]	SANITARY SEWER PIPE
[Symbol]	STORM WATER MANHOLE W/IDENTIFIER
[Symbol]	CATCH BASIN W/IDENTIFIER
[Symbol]	FLARED END SECTION
[Symbol]	STORM WATER DRAINAGE PIPE
[Symbol]	HYDRANT
[Symbol]	WATER SHUT OFF
[Symbol]	WATER VALVE BOX
[Symbol]	WATER MAIN
[Symbol]	GAS SHUT OFF
[Symbol]	U/G GAS
[Symbol]	1' CONTOUR
[Symbol]	5' CONTOUR
[Symbol]	PROP. FENCE
[Symbol]	PROP. CONCRETE CURB
[Symbol]	PROP. LIGHT ENDS

SOIL EROSION CONTROL MEASURE LEGEND

6	SEEDING WITH MULCH AND/OR MATTING	FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR DRAPING AREAS WITH LOW VELOCITY EXCEL. PLACED IN SMALL QUANTITIES BY EXPERIENCED PERSONNEL SHOULD INCLUDE OVERLAP TOPOSS 100%
14	AGGREGATE COVER	STABILIZES SOIL SURFACE, THUS MINIMIZING EROSION PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS
55	GEOTEXTILE SILT FENCE	USES GEOTEXTILE AND POSTS OR POLES MAY BE CONSTRUCTED OR PREFABRICATED EASY TO CONSTRUCT AND LOCATE AS NECESSARY
58	INLET SEDIMENT FILTER	USES PREFABRICATED GEOTEXTILE SACKS FILLED WITH STONE FROM RIMSPIT AT CATCH BASIN INLET EASY TO INSTALL AND MAINTAIN

LEGAL DESCRIPTION OF RECORD

Reference: Warranty Deed as recorded in Liber 3474, Page 727, Livingston County Records

PARCEL I: Tax ID No.: 4711-09-200-006
Part of the West 1/2 of the Northeast 1/4 of the Section 9, Town 2 North, Range 5 East, Michigan, described as: BEGINNING at point on the centerline of Grand River Road, distant North 60 degrees West 300 feet from the Point of Intersection of the centerline of Grand River Road and the Westerly line of the West entrance to Sunrise Park, according to the plat thereof recorded in Liber 2 of Plans, Page 21, Livingston County Records; extended South to the Point of Intersection; thence North 14 degrees 51 minutes East 150 feet; thence South 60 degrees East 200 feet thence South 14 degrees 51 minutes West 150 feet to the centerline of Grand River Road; thence North 60 degrees West 200 feet along the centerline of Grand River Road to the Place of Beginning.

PARCEL II: Tax ID No.: 4711-09-200-009
BEGINNING at a point on the West line of Lot 177 of the Plat of Sunrise Park, afforesaid at a point 80 feet North 00 degrees 17 minutes West from the Southwest corner of said Lot 177; thence South 00 degrees 17 minutes East 80 feet to the Southwest corner of said Lot 177; thence South 52 degrees 49 minutes West 50.6 feet; thence South 14 degrees 51 minutes West 92 feet; thence North 60 degrees 00 minutes West 500 feet parallel to the Northernly line of Grand River Road; thence North 14 degrees 51 minutes East 50 feet; thence Easterly 315.6 feet to the Point of Beginning.

Tax ID No.: 4711-09-200-007
Beginning at the southwest corner of Sunrise Park. Thence northeasterly along the west side of park entrance, 100 ft. Parallel to US-16, thence in S20°44'40"W (direction parallel to E description) 150 ft. to center of US-16. Thence S81°02'39"E along center of road 100 ft. Thence N20°44'40"E 150 ft. to beginning.

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OR VISIT CALL811.COM

DESIGN, INC.
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLEEVES DRIVE
BRIGHTON, MICHIGAN 48114

DESIGN/JHG	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	5-20-24	REVISED PER REVIEW COMMENTS
CHECK: WMP			

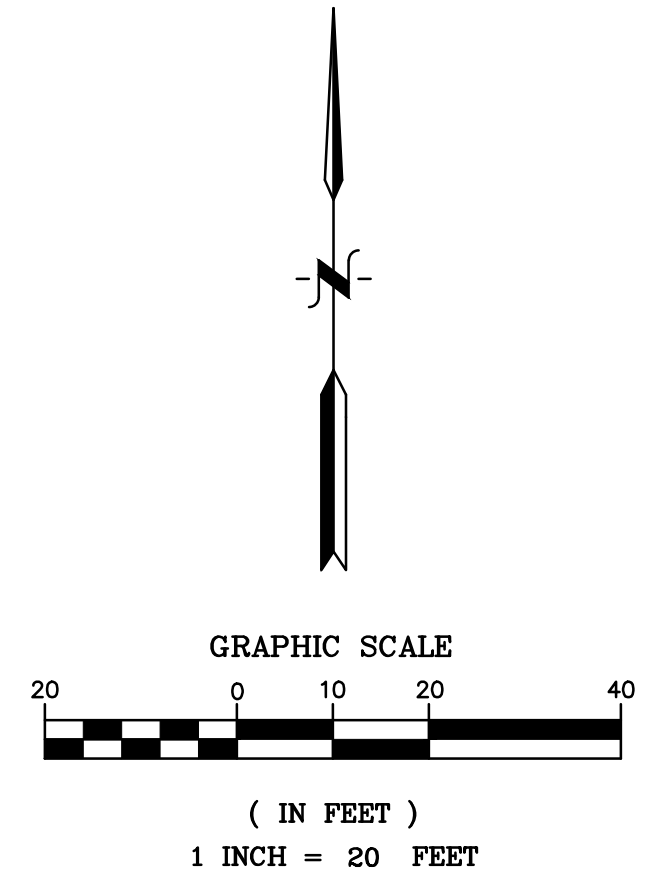
REVISION #	DATE	REVISION-DESCRIPTION

AAA TRAILER SALES

SOIL EROSION CONTROL PLAN, NOTES & DETAILS

CLIENT: AAA TRAILER 4675 GRAND RIVER HOWELL, MICHIGAN 48843 734-449-4400	SCALE: 1in. = 30ft. PROJECT No.: 234472 DWG Name: 4472 SE ISSUED: MAY 20, 2024
--	---

SE



- LEGEND**
- = PARCEL BOUNDARY LINE
 - - - = SETBACK LINE
 - ⊙ = WELL WATER
 - ⊙ = BOLLARD
 - ⊙ = STOP SIGN / PEDESTRIAN CROSSING SIGN
 - ⊙ = SIGN / MONUMENT SIGN
 - ⊙ = HANDICAP PARKING DESIGNATION
 - ⊙ = EX. WALL PACK / OVERHEAD LIGHT
 - ⊙ = LIGHT BASE
 - ⊙ = UTILITY METERS & BOXES (ELECTRIC METER, GAS METER, WATER METER, PHONE BOX, CATV BOX, MAIL BOX, UTIL. BOX)
 - = UTILITY POLE W/GUY WIRE
 - = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
 - = U/G UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC UTILITIES)
 - = EDGE OF BRUSH LINE
 - ⊙ = DECIDUOUS TREE W/IDENTIFIER
 - ⊙ = CONIFEROUS TREE W/IDENTIFIER
 - = EX. FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
 - = EX. EDGE OF GRAVEL
 - = EX. CONCRETE CURB (UNLESS OTHERWISE STATED)
 - = SANITARY SEWER PIPE
 - = SANITARY SEWER MANHOLE W/IDENTIFIER
 - = STORM WATER MANHOLE W/IDENTIFIER
 - = CATCH BASIN W/IDENTIFIER
 - = FLARED END SECTION
 - = STORM WATER DRAINAGE PIPE
 - = HYDRANT
 - = WATER SHUT OFF
 - = WATER VALVE BOX
 - = WATER MAIN
 - = GAS SHUT OFF
 - = U/G GAS
 - = 1' CONTOUR
 - = 5' CONTOUR
 - = DRAINAGE DIRECTION

EXISTING STORM WATER RUN-OFF

"Area"	0.95	0.90	0.85	0.25	0.18	1.00	(ACRES)	"C" Factor
	Pavement	Building	Gravel	Lawn	Open Field	Water	Area	
FES-14	0.05	0.00	0.14	0.36	0.00	0.00	0.55	0.47
FES-12	0.12	0.06	0.36	0.29	0.00	0.00	0.83	0.66
CB-21	0.09	0.07	0.00	0.00	0.00	0.00	0.16	0.93
CB-23	0.16	0.04	0.00	0.00	0.00	0.00	0.20	0.94
CB-26	0.04	0.00	0.00	0.01	0.00	0.00	0.05	0.81
							1.79	ACRES
							0.66	"C" =

BENCHMARK
 DATUM BASED ON NGS OPUS SOLUTION
 REPORT, DATED DECEMBER 20, 2022.

BENCHMARK #201
 SPIKE IN THE NORTHERLY SIDE OF AN UTILITY
 POLE, LOCATED NEAR THE INTERSECTION OF
 WLY PROPERTY LINE AND THE NORTH LINE OF
 GRAND RIVER.
 ELEVATION = 977.80 (NAVD 88)

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 SPIKE IN THE NORTHWESTERLY SIDE OF AN
 UTILITY POLE, LOCATED NEAR THE
 NORTHEASTERLY CORNER OF PARCEL #006.
 ELEVATION = 973.77 (NAVD 88)

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 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

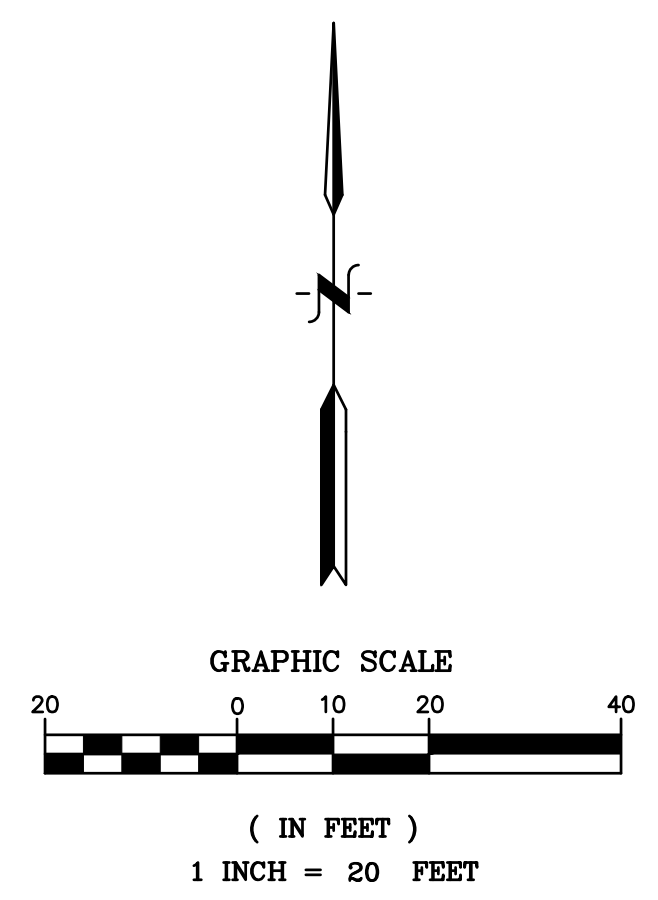
AAA TRAILER SALES

**EXIST. WATERSHED
 PLAN & CALCULATIONS**

CLIENT:
 AAA TRAILER
 4675 GRAND RIVER
 HOWELL, MICHIGAN 48843
 734-449-4400

SCALE: 1in. = 20ft.
 PROJECT No.: 234472
 DWG NAME: 4472 WS1
 ISSUED: MAY 20, 2024

WS1



- LEGEND**
- = PARCEL BOUNDARY LINE
 - = SETBACK LINE
 - = WELL WATER
 - = BOLLARD
 - = STOP SIGN / PEDESTRIAN CROSSING SIGN
 - = SIGN / MONUMENT SIGN
 - = HANDICAP PARKING DESIGNATION
 - = EX. WALL PACK / OVERHEAD LIGHT
 - = LIGHT BASE
 - = UTILITY METERS & BOXES (ELECTRIC METER, GAS METER, WATER METER, PHONE BOX, CATV BOX, MAIL BOX, UTIL. BOX)
 - = UTILITY POLE W/GUY WIRE
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 - = U/G UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC UTILITIES)
 - = EDGE OF BRUSH LINE
 - = DECIDUOUS TREE W/IDENTIFIER
 - = CONIFEROUS TREE W/IDENTIFIER
 - = EX. FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
 - = EX. EDGE OF GRAVEL
 - = EX. CONCRETE CURB (UNLESS OTHERWISE STATED)
 - = SANITARY SEWER MANHOLE W/IDENTIFIER
 - = SANITARY SEWER PIPE
 - = STORM WATER MANHOLE W/IDENTIFIER
 - = CATCH BASIN W/IDENTIFIER
 - = FLARED END SECTION
 - = STORM WATER DRAINAGE PIPE
 - = HYDRANT
 - = WATER SHUT OFF
 - = WATER VALVE BOX
 - = WATER MAIN
 - = GAS SHUT OFF
 - = U/G GAS
 - = 1' CONTOUR
 - = 5' CONTOUR
 - = PROP. FENCE
 - = PROP. CONCRETE CURB
 - = PROP. CONTOUR
 - = PROP. DRAINAGE FLOW ARROW

PROPOSED STORM WATER RUN-OFF									
"Area"	0.95	0.90	0.85	0.25	0.18	1.00	(ACRES)		"C" Factor
	Pavement	Building	Gravel	Lawn	Open Field	Water	Area		
FES-14	0.03	0.00	0.11	0.41	0.00	0.00	0.55		0.41
FES-12	0.12	0.06	0.36	0.29	0.00	0.00	0.83		0.66
CB-21	0.09	0.07	0.00	0.00	0.00	0.00	0.16		0.93
CB-23	0.06	0.00	0.00	0.02	0.00	0.00	0.08		0.78
CB-26	0.02	0.04	0.00	0.11	0.00	0.00	0.17		0.49
							1.79	ACRES	
							0.59	"C" =	

BENCHMARK
 DATUM BASED ON NGS OPUS SOLUTION
 REPORT, DATED DECEMBER 20, 2022.

BENCHMARK #201
 SPIKE IN THE NORTHERLY SIDE OF AN UTILITY POLE, LOCATED NEAR THE INTERSECTION OF WLY PROPERTY LINE AND THE NORTH LINE OF GRAND RIVER.
 ELEVATION = 977.80 (NAVD 88)

BENCHMARK #202
 SPIKE IN THE NORTHWESTERLY SIDE OF AN UTILITY POLE, LOCATED NEAR THE NORTHEASTERLY CORNER OF PARCEL #006.
 ELEVATION = 973.77 (NAVD 88)

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 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

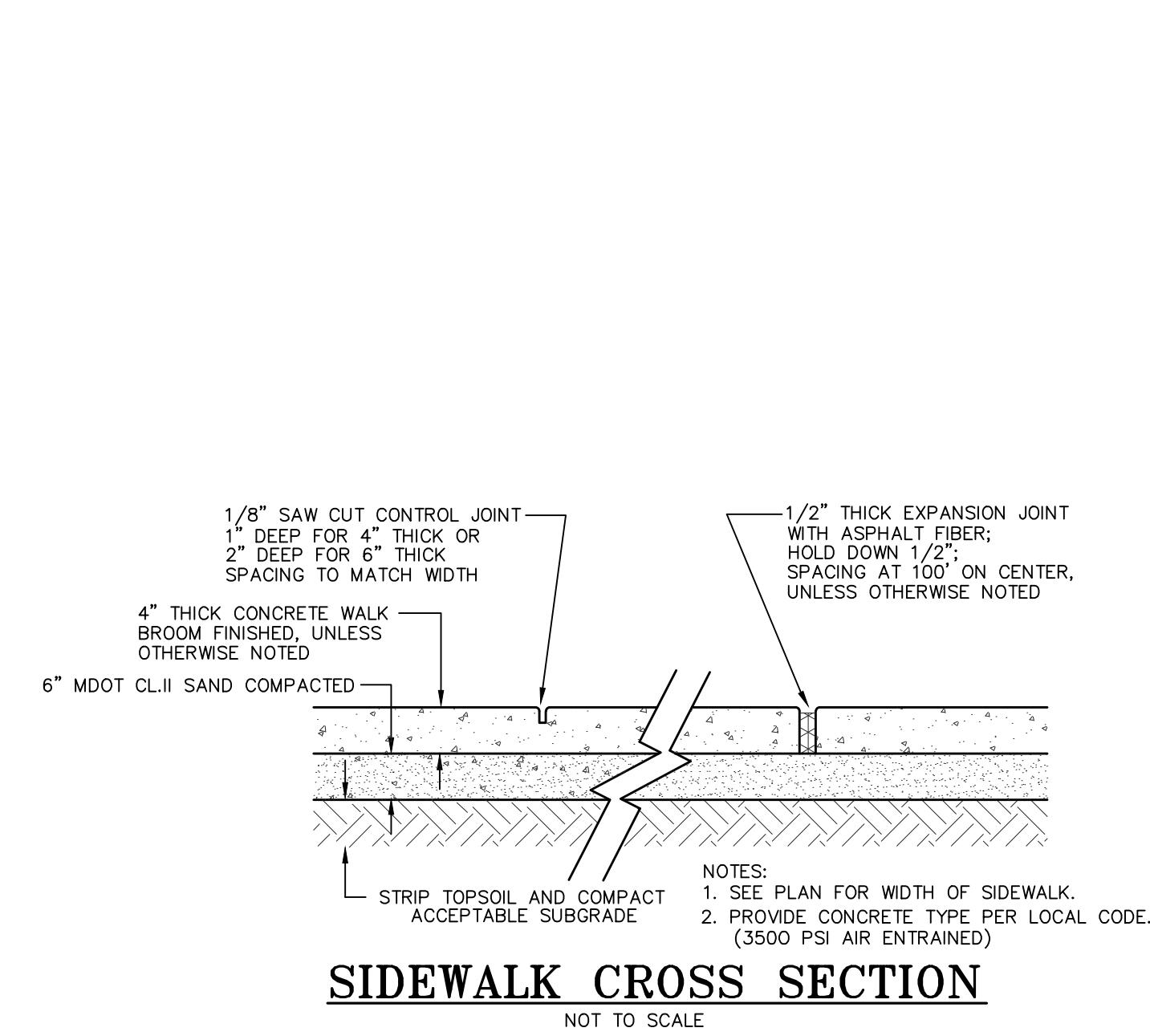
AAA TRAILER SALES

PROP, WATERSHED PLAN AND CALCULATIONS

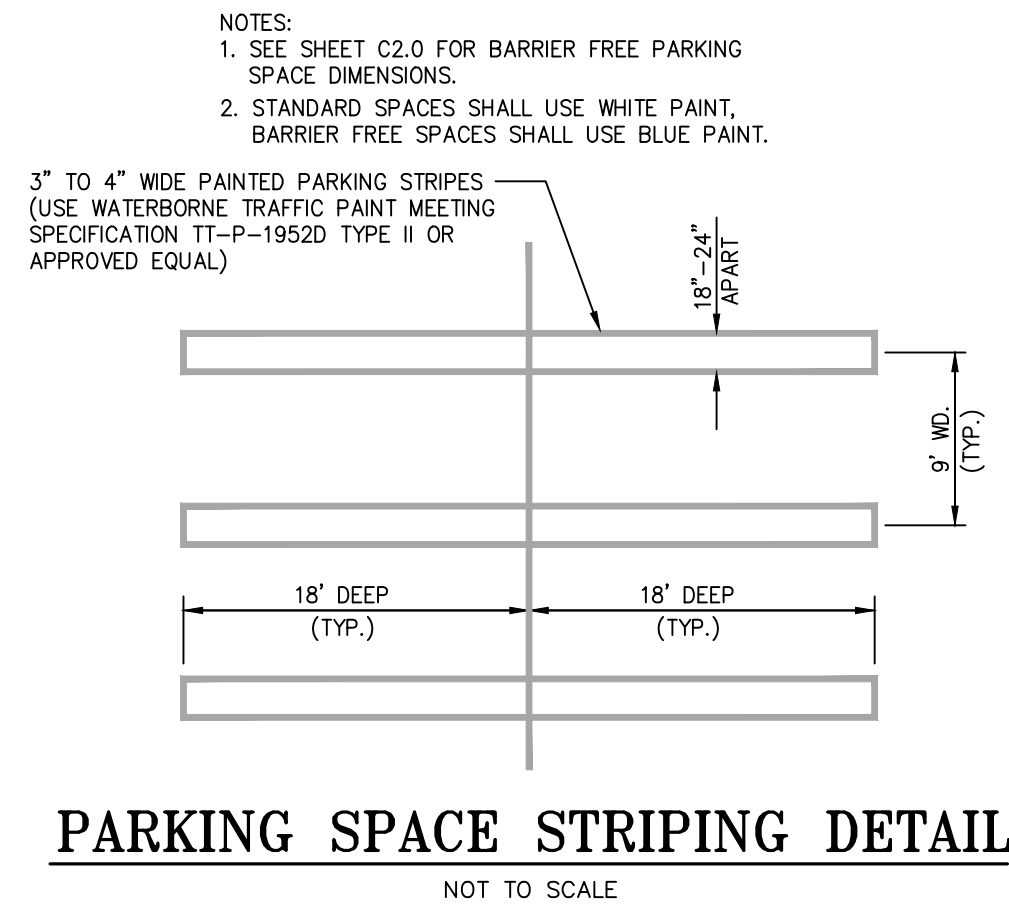
CLIENT:
 AAA TRAILER
 4675 GRAND RIVER
 HOWELL, MICHIGAN 48843
 734-449-4400

SCALE: 1in. = 20ft.
 PROJECT No.: 234472
 DWG NAME: 4472 WS2
 ISSUED: MAY 20, 2024

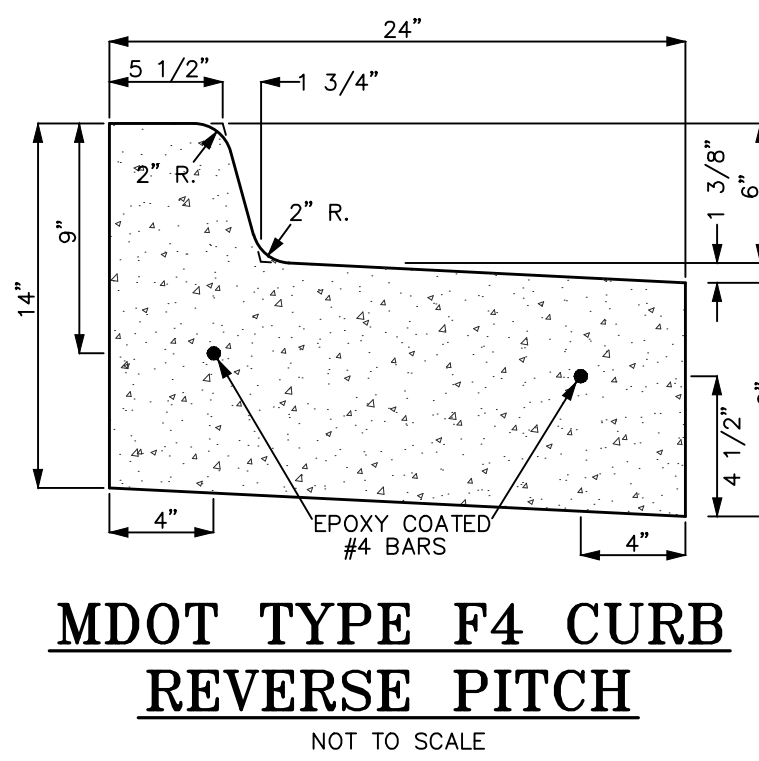
WS2



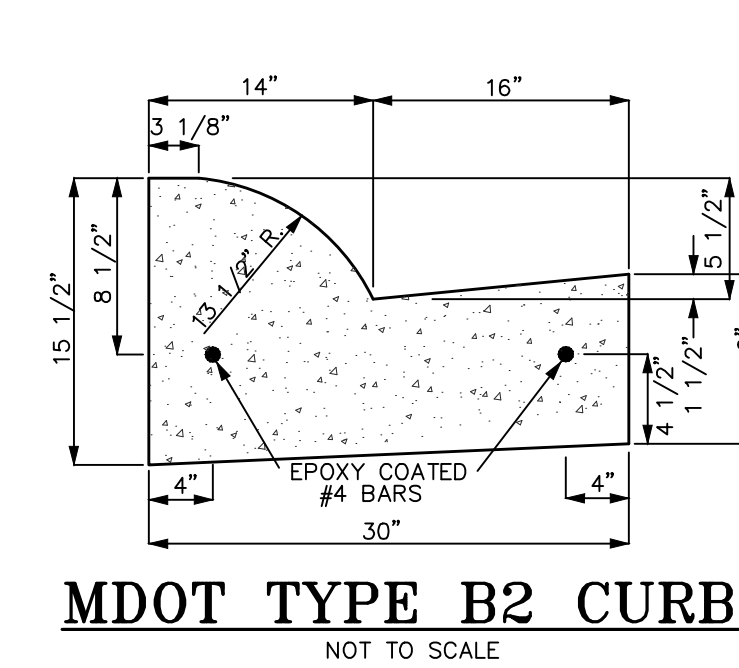
SIDEWALK CROSS SECTION
NOT TO SCALE



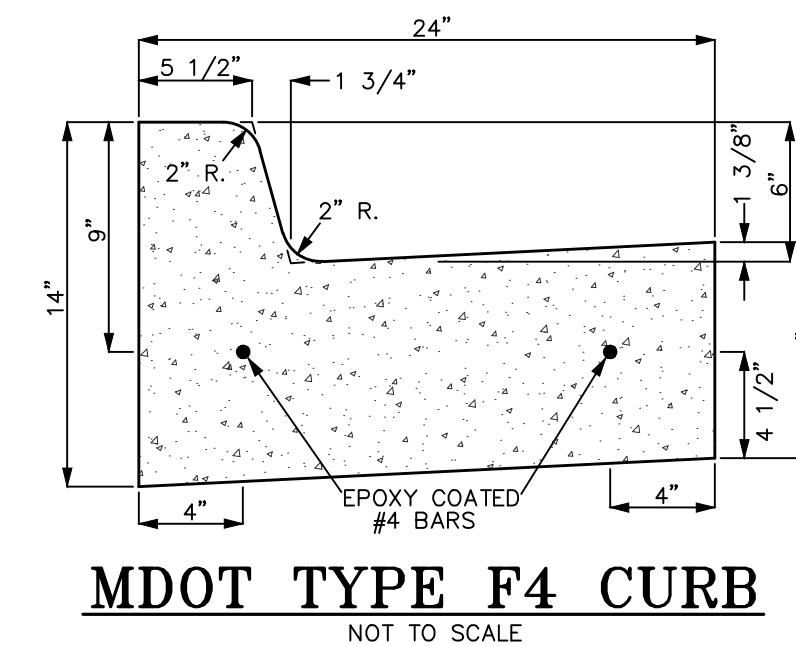
PARKING SPACE STRIPING DETAIL
NOT TO SCALE



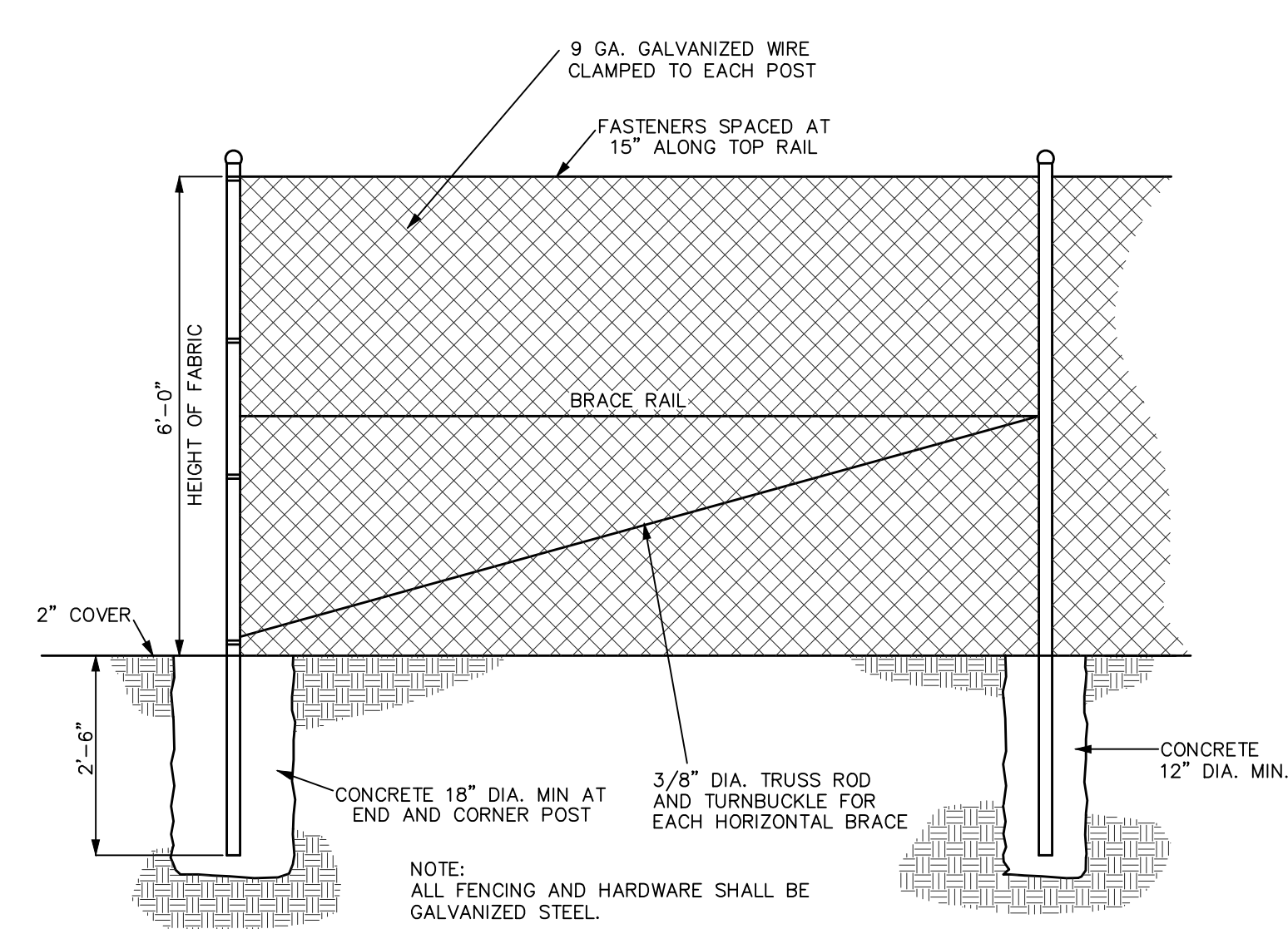
MDOT TYPE F4 CURB REVERSE PITCH
NOT TO SCALE



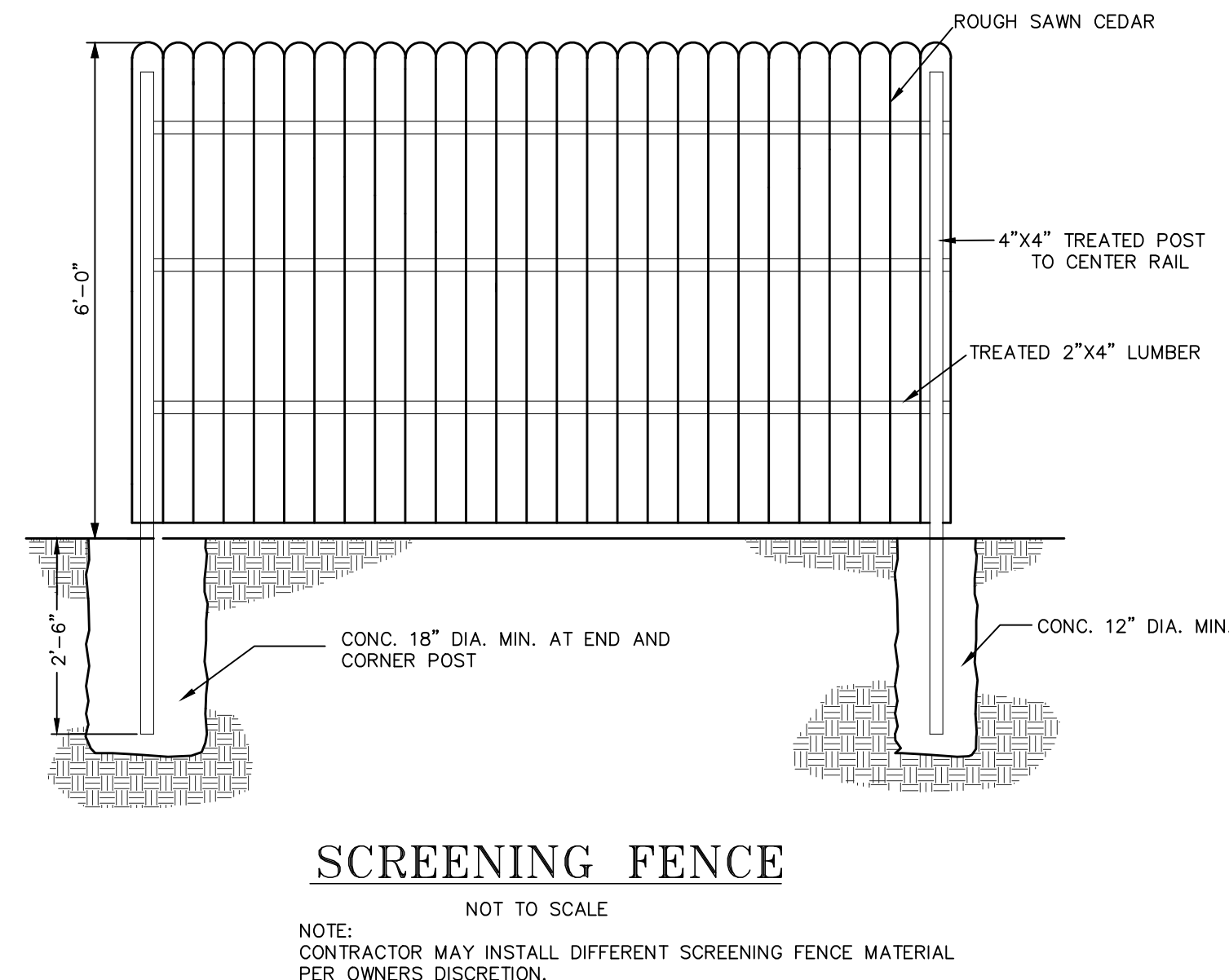
MDOT TYPE B2 CURB
NOT TO SCALE



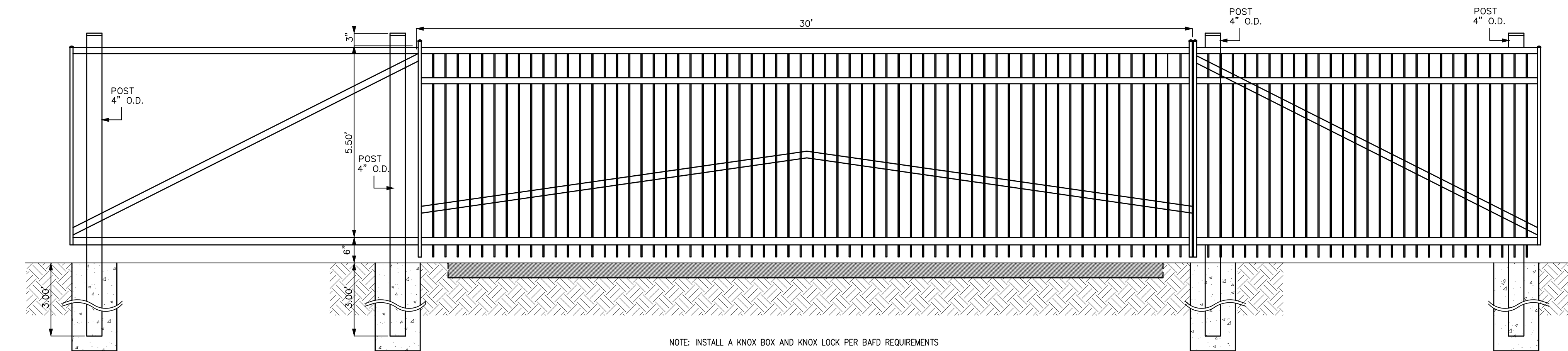
MDOT TYPE F4 CURB
NOT TO SCALE



CHAIN LINK FENCE DETAIL
NOT TO SCALE

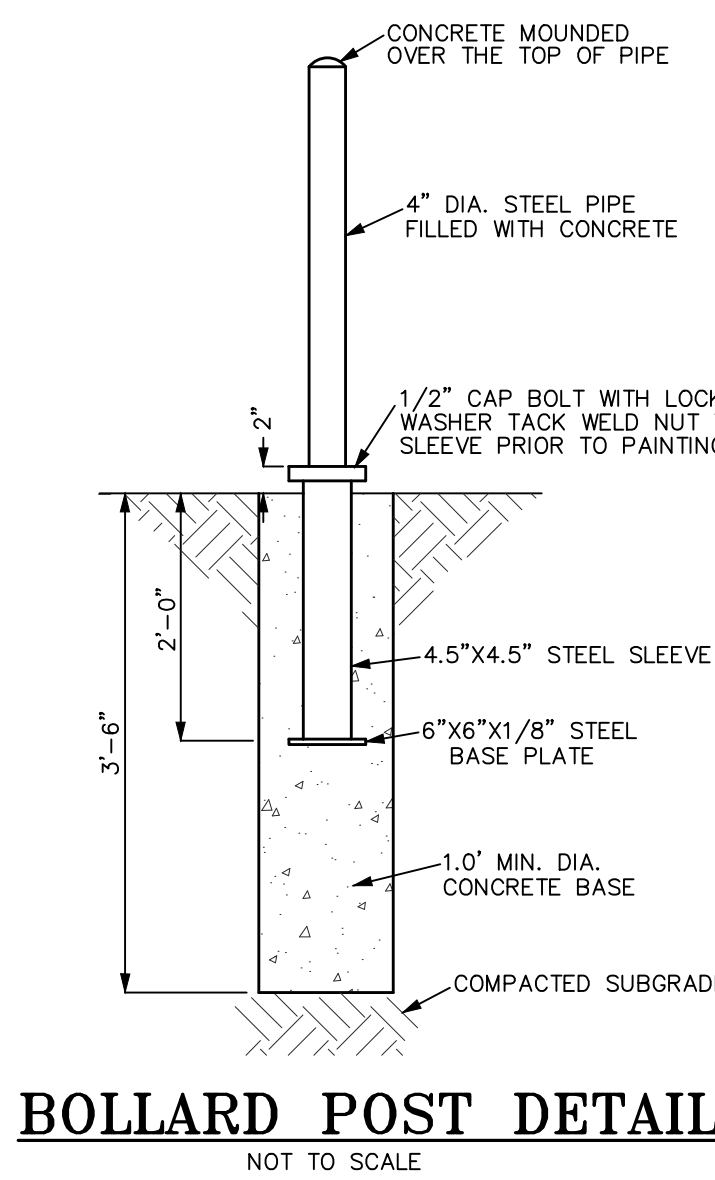


SCREENING FENCE
NOT TO SCALE



NOTE: INSTALL A KNOX BOX AND KNOX LOCK PER BAFD REQUIREMENTS

ROLLING GATE DETAIL
NOT TO SCALE



BOLLARD POST DETAIL
NOT TO SCALE

GENERAL NOTES:

- Contractor shall perform the work in accordance with the requirements of the appropriate Local, County and State Agencies and all other Government and Regulatory Agencies with jurisdiction over the project. Contractor shall notify the appropriate Agencies in advance of each stage of work in accordance with each Agency's requirements.
- Contractor shall comply with all permit, insurance, licensing and inspection requirements associated with the work. Prior to construction, Contractor and Owner/Developer shall determine who is responsible for obtaining each required permit. Contractor shall verify that the each required permit has been obtained prior to commencement of the stage of work associated with the required permit(s).
- Contractor shall furnish liability insurance and property damage insurance to save harmless the Owner, Developer, Architect, Engineer, Surveyor and Government Agencies for any accident occurring during the construction period. Refer to the appropriate Local, County and State Agencies for additional requirements. Copies of insurance certifications shall be made available to the Owner/Developer.
- Contractor shall conduct and perform work in a safe and competent manner. Contractor shall perform all necessary measures to provide for traffic and pedestrian safety from the start of work and through substantial completion. Contractor shall determine procedures and provide safety equipment such as traffic controls, warning devices, temporary pavement markings and signs as needed. Contractor shall comply with the safety standards of the State Department of Labor, the occupational health standards of the State Department of Health and safety regulations of the appropriate Local, County, State and Federal Agencies. Refer to the safety specifications of the appropriate Regulatory Agencies. The Contractor shall designate a qualified employee with complete job site authority over the work and safety precautions; said designated employee shall be on site at all times during the work.
- Contractor shall coordinate scheduling of all work in the proper sequence, including work by Subcontractors. Additional costs due to improper planning by Contractor or work done out of sequence as determined by standard acceptable construction practices, shall be Contractor's responsibility.
- Contractor shall contact the 811 Underground Public Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to construction. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.
- Contractor shall coordinate scheduling a Pre-Construction Meeting with Engineer prior to commencement of work.
- The Local Municipality, County and/or State in which the project is located may require an Engineer's Certification of construction of the proposed site improvements. Contractor shall verify the certification requirements with Engineer prior to commencement of work. Contractor shall coordinate construction staking, testing, documentation submittal and observation with the appropriate Agency, Surveyor and/or Engineer as required for Engineer's Certification and Government Agency Acceptance. All materials used and work done shall meet or exceed the requirements of certification and acceptance, the contract documents and the material specifications noted on the project plans. Any materials used or work done that does not meet said requirements, contract documents and/or specifications shall be replaced and/or redone at Contractor's expense. The Owner/Developer may wait for test results, certifications and/or Agency reviews prior to accepting work.
- Engineer may provide subsurface soil evaluation results, if available, to Contractor upon request. Subsurface soil evaluation results, soils maps and/or any other documentation does NOT guarantee existing soil conditions or that sufficient, acceptable on-site granular material is available for use as structural fill, pipe bedding, pipe backfill, road subbase or use as any other granular material specified on the project plans. On-site granular material that meets or exceeds the material specifications noted on the project plans may be used as structural fill, pipe bedding, pipe backfill and/or road subbase material. On-site granular material shall be stockpiled and tested as acceptable to the appropriate Agency and/or Engineer prior to use.
- During the performance of their work, Contractor shall be solely responsible for determining soil conditions and appropriate construction methods based on the actual field conditions. Contractor shall furnish, install and maintain sheeting, shoring, bracing and/or other tools and equipment and/or construction techniques as needed for the safety and protection of the workers, pedestrians and vehicular traffic and for protection of adjacent structures and site improvements.
- Contractor shall install temporary and permanent soil erosion and sedimentation control devices at the appropriate stages of construction in accordance with the appropriate regulatory Agencies. Refer to Soil Erosion and Sedimentation Control Plans and Notes on the project plans.
- Structural fill shall be placed as specified on the project plans and within the 1 on 1 influence zone of all structures, paved areas and other areas subject to vehicular traffic. Structural fill shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, modified proctor). Fill material shall meet or exceed the specifications noted on the project plans or as directed by Engineer when not specified on the project plans.
- All existing monuments, property corners, ground control and benchmarks shall be protected and preserved; and if disturbed by Contractor, shall be restored at Contractor's expense. Contractor shall notify Surveyor of any conflicts between existing monuments, property corners, ground control and/or benchmarks and the proposed site improvements.
- Contractor shall notify Owner/Developer and Engineer immediately upon encountering any field conditions, which are inconsistent with the project plans and/or specifications.
- When noted on the project plans for demolition and/or removal, Contractor shall remove existing structures, building and debris and recycle and/or dispose of in accordance with Local, County, State and Federal regulations.
- Contractor shall remove excess construction materials and debris from site and perform restoration in accordance with the project plans and specifications. Disposing of excess materials and debris shall be performed in accordance with Local, County, State and Federal regulations.
- Construction access to the site shall be located as acceptable to the Owner/Developer and to the appropriate Local, County and/or State Agency with jurisdiction over the road(s) providing access to the site. Construction access shall be maintained and cleaned in accordance with the appropriate Local, County and/or State Agencies and as directed by Owner/Developer and/or Engineer.
- Contractor shall take necessary precautions to protect all site improvements from heavy equipment and construction procedures. Damage resulting from Contractor actions shall be repaired at Contractor's expense.

CONCRETE CURB NOTES:

- Refer to the project plans for the proposed locations of the specific curb types.
- The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes and Curb Cross Section Details on the project plans for additional requirements.
- Extend the base and/or subbase material of the appropriate adjacent pavement cross-section horizontally to 1 foot behind the back of curb. Concrete curb shall be constructed on no less than 6" of combined depth of compacted base/subbase material.
- Concrete material shall meet or exceed the specification requirements of the appropriate Local Municipality. If not specified by the Local Municipality, then the concrete material shall be MDOT P1 (I-A) 6.0 sack concrete pavement mixture with a minimum 28-day design compressive strength of 4,000 PSI and 6.5% (+/-1.5%) entrained air. Contractor shall submit concrete mix design and aggregate mechanical analysis report to the Local Municipality and Engineer for review and approval prior to use.
- Install transverse contraction control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse contraction control joints in curb with 1" minimum depth at 10' on center. Tool joints in fresh concrete or saw cut within 8 hours.
- Install transverse expansion control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse expansion control joints in curb as follows: 400' maximum on center, at spring points of intersecting streets and within 10' on each side of catch basins. Transverse expansion control joints shall be 1" thick asphalt fiber joint filler matching entire curb cross section.
- Provide 1" asphalt fiber control joint behind back of curb and all other concrete structures, such as concrete sidewalks and concrete driveways.
- Curb Contractor shall provide final adjustment of catch basin castings in curb line. Castings shall be tucked pointed to structure water tight with concrete or mortar inside and outside of casting.
- Install curb cuts for all existing and proposed sidewalks and pedestrian ramps in accordance with the American Disabilities Act and the Barrier Free Design requirements of the appropriate Local, County and/or State Agency. Refer to MDOT Standard Plan R-28, latest revision. Install curb cuts for all existing and proposed vehicular ramps and drives as noted on the project plans.

DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	5-20-24	REVISED PER REVIEW COMMENTS			
CHECK: WMP						

AAA TRAILER SALES

DETAILS

CLIENT:	SCALE:
AAA TRAILER	AS NOTED
4675 GRAND RIVER	PROJECT No.: 234472
HOWELL, MICHIGAN 48843	DWG NAME: 4472 DT
734-449-4400	ISSUED: MAY 20, 2024

DT



**SALES BUILDING
NORTH ELEVATION**
NOT TO SCALE



**EXISTING GARAGE
WEST ELEVATION**
NOT TO SCALE



**SALES BUILDING
WEST ELEVATION**
NOT TO SCALE



**SALES BUILDING
EAST ELEVATION**
NOT TO SCALE



**EXISTING GARAGE
SOUTH ELEVATION**
NOT TO SCALE



**SALES BUILDING
SOUTH ELEVATION**
NOT TO SCALE

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BRIGHTON, MICHIGAN 48114

DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

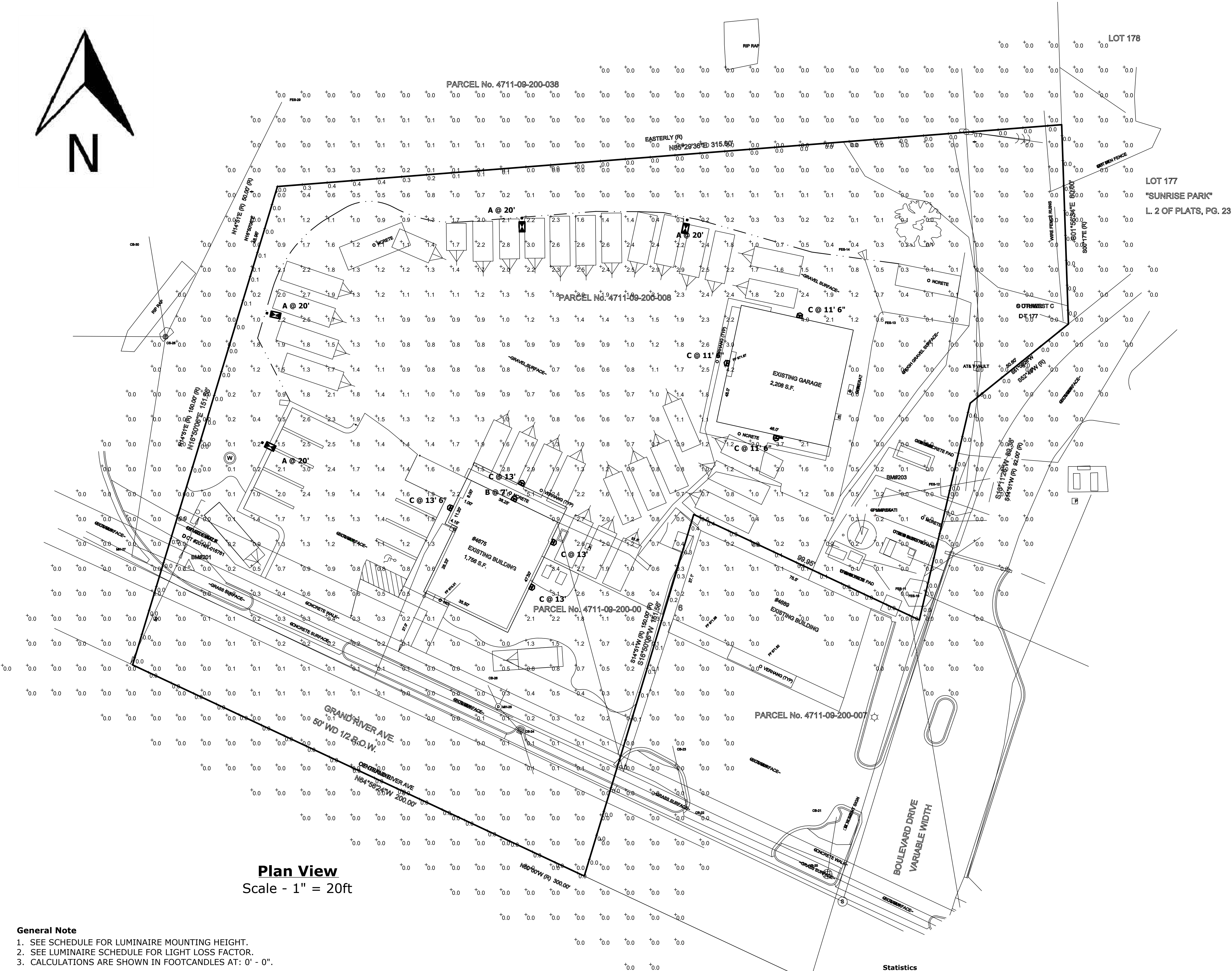
**AAA
TRAILER SALES**

**EXISTING BUILDING
EXTERIOR ELEVATIONS**

CLIENT:
AAA TRAILER
4675 GRAND RIVER
HOWELL, MICHIGAN 48843
734-449-4400

SCALE: AS NOTED
PROJECT No.: 234472
DWG NAME: 4472 PHOTO
ISSUED: **MAY 20, 2024**

A



Plan View
Scale - 1" = 20ft

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

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

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

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

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

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

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
OVERALL	+	0.5 fc	1.0 fc	0.0 fc	N/A	N/A	0.1:1
PARKING LOT	+	1.4 fc	3.0 fc	0.3 fc	10.0:1	4.7:1	0.5:1
PROPERTY LINE	+	0.0 fc	4.0 fc	0.0 fc	N/A	N/A	0.0:1
STORAGE AREA	+	1.4 fc	5.1 fc	0.2 fc	25.5:1	7.0:1	0.3:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
⊙	A	4	Lithonia Lighting	DSX0 LED P5 40K 80CRI BLC4	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control	LED	1	8334	0.9	90.12	20'-0"
⊙	B	1	Lithonia Lighting	DSXW1 LED 10C 350 40K T3M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 4000K, @ 350mA.	LED	1	1488	0.9	13.3	7'-0"
⊙	C	7	Lithonia Lighting	DSXW1 LED 20C 530 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 530mA.	LED	1	4201	0.9	34.9	VARIES

D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.44 ft² (0.04 m²)
 Length: 26.18" (66.5 cm)
 Width: 14.04" (35.7 cm)
 Height H1: 2.26" (5.7 cm)
 Height H2: 7.46" (18.9 cm)
 Weight: 23 lbs (10.4 kg)

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPLA NTAIR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Mounting	Shipped Included
DSX0 LED	P1, P2, P3, P4, P10, P11	30K, 4000K, 5000K, 27K, 30K, 35K, 40K, 50K	70CRI, 80CRI, 80CRI, 80CRI	AFR, T15, T2M, T3M, T3LG, T4M, T4LG, TFM	MSL (20'-27'ft) ¹ , MSLT (24'-45'ft) ¹ , VOLT (27'-45'ft) ¹ , 120" x 120" x 206" x 249" x 277" x 342" x 486"	SPK Square pole mounting (48' drilling, 3.5" min. 50 pole), RPA Round pole mounting (48' drilling, 3" min. 50 pole), SPAS Square pole mounting (48' drilling, 3" min. 50 pole), RPA5 Round pole mounting (48' drilling, 3" min. 70 pole), SPAN5 Square pole mounting (48' drilling, 3" min. 50 pole), WBA Wall bracket ¹¹ , MA Max armature bracket on 2.31" OD horizontal luminaire

Control options

Shipped installed: NEMAR PIRHN, PIR, PER, PERS

Shipped separately: PER7, F40, BL30, BL50, DMG, SF, DF, E608, E508

Shipped installed

HS: House-side shield (black finish standard)⁸
 LSW: Left recessed optic⁹
 RSW: Right recessed optic⁹
 CCE: Coastal Construction¹⁰
 HA: 50° ambient operation¹⁰
 BAA: Bay America's Act Compliant¹⁰
 SF: Single face (120, 277, 342V)¹⁰
 DF: Double face (120, 240, 480V)¹⁰
 E608: Essential Glass Shield (available, field install required, matches housing finish)
 E508: Red Spikes (field install required)

Finish

DDDD: Dark Bronze
 DDBD: Black
 DWDW: Rugged Aluminum
 DWDW: White
 DDBD: Textured dark bronze
 DDBD: Textured black
 DDBD: Textured natural aluminum
 DDBD: Textured white

LITHONIA LIGHTING
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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D-Series Size 1 LED Wall Luminaire

Specifications

Width: 13-3/4" (34.9 cm)
 Depth: 10" (25.4 cm)
 Height: 6-3/8" (16.2 cm)

Weight: 12 lbs (5.4 kg)

Back Box (BBW, E20WC)

Width: 13-3/4" (34.9 cm)
 Depth: 10" (25.4 cm)
 Height: 6-3/8" (16.2 cm)

Weight: 5 lbs (2.3 kg)
 Weight: 10 lbs (4.5 kg)

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTDX

Series	LEDs	Driver Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C, 20C	10 LEDs (line or engine), 20 LEDs (line or engine)	30K, 40K, 50K, AMPC	T25, T2M, T3M, T4M, TFM	MVOLT ¹ , 120" ¹ , 208" ¹ , 249" ¹ , 277" ¹ , 342" ¹ , 480" ¹	Shipped Included (black): Surface mounting bracket, BBW Surface-mounted back box (for console entry) ¹²	Shipped installed: PE Photocentric cell, bottom type ¹ , DMG 0-10v dimming wires pulled outside fixture (for use with external control, ordered separately), PIR 180° motion/ambient light sensor, <15° mtg ht ¹¹ , PIRHCV Motion/ambient sensor, 8-12" mounting height, ambient sensor enabled at 16" ¹¹ , PIRHFCV Motion/ambient sensor, 15-30" mounting height, ambient sensor enabled at 16" ¹¹ , E20WC Emergency battery back-up (includes external component enclosure, CA File 20 complete) ¹²

Other Options

Shipped installed: SF Single face (120, 277 or 347V)¹⁰, DF Double face (120, 240 or 480V)¹⁰, SPD Separate stage protection¹⁰

Shipped separately

DDBD Dark bronze, DDBD Black, DDBD Rugged Aluminum, DDBD White, DDBD Textured dark bronze, DDBD Textured black, DDBD Textured natural aluminum

Accessories

NOTES

- 20C, 1000 is not available with PIR, PIRH, PIRHCV or PIRHFCV.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocentric (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available as an accessory.
- Reference Motion Sensor table on page 3.
- Same as old ELWC. Cold weather (20C) rated. Not compatible with console entry applications. Not available with BBW mounting option. Not available with finning. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode (ES) files located on product page at www.lithonia.com.
- Not available with SPD.
- Not available with E20WC.
- Also available with 20C.
- Not available with E20WC.
- Not available with 120VAC.

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AAA TRAILER SALES
 PHOTOMETRIC SITE PLAN
 GASSER BUSH ASSOCIATES
 PREPARED FOR: DESIGNE
 WWW.GASSERBUSH.COM

Designer
 DB/KB
 Date
 01/31/2024
 Scale
 Not to Scale
 Drawing No.
 #24-25148-V1
 1 of 1



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: June 26, 2024
RE: Lakewood Knoll Subdivision – Road Improvement SAD

During member discussion at the last meeting, a request was made to consider a 15-year term instead of a 10-year term to reduce the yearly financial burden of the Lakewood Knoll Road improvement project on the residents. A change from a 10-year term to a 15-year term represents an annual principal cost reduction of \$298.45 (\$895.36 to \$596.91). Conversely, the additional years would increase the interest by \$447.68 (\$835.67 to \$1,283.35) over the course of the project but a smaller payment may be preferred by the residents. Additionally, those who are able, could pay off the district is less time to avoid the extra interest. I’ve attached on the following page, draft amortization tables showing the difference between the ten- and fifteen-year option.

If the Board wishes to revise the term from a 10-year to a 15-year district, counsel recommended a revision to Resolution #4 and a re-issue of the notices with the 15-year term. This would involve another public hearing on the roll at the next meeting at which time the Board could consider Resolution #5 with the 15-year term.

For your consideration, I have provided as agenda item #3 a revision to Resolution #4 which is titled **Resolution 4A**. If approved, this Resolution would re-issue the notice and schedule another hearing on the roll for Resolution #5 with a 15-year term.

Item number 4 on the agenda is a Public Hearing on the roll. Since the amount of the roll doesn’t change I recommend that we move forward with the public hearing regardless of whether or not the Board changes the term of the district. Another public hearing would also be held on July 15th if the Board adopts **Resolution 4A**.

Item number 5 on the agenda is Resolution #5 with the 10-year term. If the Board adopts **Resolution 4A** in agenda item #3, this item must be tabled so that a revised Resolution 5 can be brought forward with a 15-year term at the next meeting.

I look forward to discussing this with you on Monday. Please let me know if you have any questions.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

10-year Amortization:

06/12/2024
01:07 PM

Page: 1/1
DB: Genoa

Amortization Table
Special Assessment: X030724 Lakewood Knoll Rd Imp. Year Started: 2024
Info for 4711-04-302-096, Declining Balance Method
Current Principal: 8,953.60, APR Interest: 2.0000000

Period	Payment	Toward Interest	Toward Principal	Outstanding
2024	925.21	29.85	895.36	8,058.24
2025	1,056.52	161.16	895.36	7,162.88
2026	1,038.62	143.26	895.36	6,267.52
2027	1,020.71	125.35	895.36	5,372.16
2028	1,002.80	107.44	895.36	4,476.80
2029	984.90	89.54	895.36	3,581.44
2030	966.99	71.63	895.36	2,686.08
2031	949.08	53.72	895.36	1,790.72
2032	931.17	35.81	895.36	895.36
2033	913.27	17.91	895.36	0.00
	9,789.27	835.67	8,953.60	

** THIS AMORTIZATION TABLE DISPLAYS A SCHEDULE OF PAYMENTS BASED ON THE NUMBER OF YEARS,
** STARTING YEAR, AND INTEREST RATE OF SPECIAL ASSESSMENT DISTRICT X030724 (Lakewood Knoll Rd Imp).
** IT DOES NOT TAKE INTO CONSIDERATION PAYOFFS OR ADVANCE PAYMENTS

15-year Amortization:

06/24/2024
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Page: 1/1
DB: Genoa

Amortization Table
Special Assessment: X030724 Lakewood Knoll Rd Imp. Year Started: 2024
Info for 4711-04-302-096, Declining Balance Method
Current Principal: 8,953.60, APR Interest: 2.0000000

Period	Payment	Toward Interest	Toward Principal	Outstanding
2024	626.76	29.85	596.91	8,356.69
2025	764.04	167.13	596.91	7,759.78
2026	752.11	155.20	596.91	7,162.87
2027	740.17	143.26	596.91	6,565.96
2028	728.23	131.32	596.91	5,969.05
2029	716.29	119.38	596.91	5,372.14
2030	704.35	107.44	596.91	4,775.23
2031	692.41	95.50	596.91	4,178.32
2032	680.48	83.57	596.91	3,581.41
2033	668.54	71.63	596.91	2,984.50
2034	656.60	59.69	596.91	2,387.59
2035	644.66	47.75	596.91	1,790.68
2036	632.72	35.81	596.91	1,193.77
2037	620.79	23.88	596.91	596.86
2038	608.80	11.94	596.86	0.00
	10,236.95	1,283.35	8,953.60	

** THIS AMORTIZATION TABLE DISPLAYS A SCHEDULE OF PAYMENTS BASED ON THE NUMBER OF YEARS,
** STARTING YEAR, AND INTEREST RATE OF SPECIAL ASSESSMENT DISTRICT X030724 (Lakewood Knoll Rd Imp).
** IT DOES NOT TAKE INTO CONSIDERATION PAYOFFS OR ADVANCE PAYMENTS

**Resolution #4A– Lakewood Knoll Subdivision Road Rehabilitation
Special Assessment Project (Winter Tax 2024)**

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on July 1, 2024, at 6:30 p.m., there were

PRESENT:

ABSENT:

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

Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing for July 15, 2024, and Directing the Issuance of Statutory Notices

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Lakewood Knoll Subdivision Road Rehabilitation Project (Winter Tax 2024) within the Township as described in Exhibit A (the “Project”); in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

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

WHEREAS, the Board of Trustees of the Township desires to seek a fifteen (15) year term for the district to ease the financial burden of the project on the residents;

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled “Special Assessment Roll for the Lakewood Knoll Subdivision Road Rehabilitation Project (Winter Tax 2024)” (Exhibit B) and has filed the Proposed Roll with the Township Manager and Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Manager and Township Clerk.
2. The Township Board acknowledges that the Township Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the direction of the Township Board and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan. (Exhibit C)
3. The estimated cost of the Project is subject to quarterly periodic redetermination of costs, without further notice, pursuant to MCL 41.724(4).
4. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing to review and hear objections on the Proposed Roll.

5. The second public hearing will be held on July 15, 2024 at 6:30 p.m. at the offices of Genoa Charter Township, Livingston County, Michigan.

6. The Township Manager is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Manager shall be similar to the notice attached as Exhibit D and shall be mailed by first class mail on or before July 5, 2024. Following the mailing of the notices, the Township Manager shall complete the affidavit of mailing similar to the affidavit set forth in Exhibit E.

7. The Township Manager is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before July 5, 2024 and July 12, 2024. The notice shall be in a form substantially similar to the notice attached as Exhibit D.

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

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

YES:

NO:

ABSENT:

RESOLUTION DECLARED _____.

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at the July 1, 2024 meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus,
Genoa Charter Township Clerk

EXHIBIT A – THE PROJECT

LAKWOOD KNOLL SUBDIVISION ROAD REHABILITATION PROJECT

DESCRIPTION OF PROJECT

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

This public road improvement project (the “Project”) involves rehabilitating approximately 1.22 miles of roads in the Lakewood Knoll Subdivision in Genoa Charter Township. The project includes milling the existing asphalt, proof rolling and repairing soft and yielding areas, and performing necessary subgrade undercutting and drainage improvements prior to placing two lifts of hot mix asphalt totaling 4.5” to meet the grade of the existing curb and gutter. The project also includes rehabilitation of the existing boulevard island on Aster Boulevard to include curb and gutter repair and replacing the center with a stamped decorative concrete. This project benefits the property owners in the Lakewood Knoll Subdivision and the undeveloped former Phase 4 of Lakewood Knoll (parcel 11-04-100-026) in Genoa Charter Township.

The total construction cost of the project is \$1,010,000. There are 97 parcels which front on the roads proposed for improvement. A majority of homeowners representing over 56% of property have signed petitions. The Township is contributing \$145,500 to the project which is \$1,500 per parcel since this project will improve a public roadway in accordance with established policy. The estimated interest for the district is 2% and the administrative cost is \$4,000. The total principle cost per parcel is \$8,953.60. The annual principle payment per parcel for ~~ten~~ fifteen years is ~~\$895.36~~ \$596.91 with 2% interest applied to the outstanding balance.

**Revised 07/01/24 to change from 10-year to 15-year district.*

EXHIBIT B - THE ROLL: LAKEWOOD KNOLL SUBDIVISION ROAD REHABILITATION SPECIAL ASSESSMENT PROJECT

06/12/2024

Tentative Special Assessment Listing for GENOA TOWNSHIP

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01:28 PM

Population: Special Assessment District (X030724)

DB: Genoa

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-04-100-026	X030724, Lakewood Kno	8,953.60	FAULKWOOD SHORES SINGH LLC 7125 ORCHARD LAKE RD STE 200
4711-04-301-001	X030724, Lakewood Kno	8,953.60	DEROY RICHARD & KATHLEEN LTS 9.3 4180 ASTER BLVD
4711-04-301-002	X030724, Lakewood Kno	8,953.60	WYATT, ROGER & CYNTHIA 4166 ASTER BLVD
4711-04-301-003	X030724, Lakewood Kno	8,953.60	SHURTLEFF THOMAS & MARY ANN 4148 ASTER BLVD
4711-04-301-004	X030724, Lakewood Kno	8,953.60	VIGNEUX JOHN & MARY 4130 ASTER BLVD
4711-04-301-005	X030724, Lakewood Kno	8,953.60	MORAN MARVIN & KAREN 4112 ASTER BLVD
4711-04-301-006	X030724, Lakewood Kno	8,953.60	DOERING JASON & STARR 4090 ASTER BLVD
4711-04-301-007	X030724, Lakewood Kno	8,953.60	HAGLUND, ERIC & BETHANY 4076 ASTER BLVD
4711-04-301-008	X030724, Lakewood Kno	8,953.60	ISENOGLE, GERALD M. & BRENDA M. 4058 ASTER BLVD
4711-04-301-009	X030724, Lakewood Kno	8,953.60	FENRICH, ALLAN D. & MICHAELINE 4040 ASTER BLVD
4711-04-301-010	X030724, Lakewood Kno	8,953.60	DOTY JONATHAN & SARA 4022 ASTER BLVD
4711-04-301-011	X030724, Lakewood Kno	8,953.60	RENDER BENJAMIN 4021 ASTER BLVD
4711-04-301-012	X030724, Lakewood Kno	8,953.60	KRAMER KEITH & ARLENE 4039 ASTER BLVD
4711-04-301-013	X030724, Lakewood Kno	8,953.60	RISHA ANTHONY LTS 9.3 4057 ASTER BLVD
4711-04-301-014	X030724, Lakewood Kno	8,953.60	KYPKE DEAN 4075 ASTER BLVD
4711-04-301-015	X030724, Lakewood Kno	8,953.60	GREEN MICHAEL & MARGARET 4089 ASTER BLVD
4711-04-301-016	X030724, Lakewood Kno	8,953.60	BARTH DONNA LTS 9.3 4111 ASTER BLVD
4711-04-301-017	X030724, Lakewood Kno	8,953.60	SIPPLE GARY LTS 9.3 4127 ASTER BLVD
4711-04-301-018	X030724, Lakewood Kno	8,953.60	HAMPTON RICHAD & TAN SIOK REV TRUST 4145 ASTER BLVD
4711-04-301-019	X030724, Lakewood Kno	8,953.60	WHITE WAYNE & NANCY 4153 ASTER BLVD
4711-04-301-020	X030724, Lakewood Kno	8,953.60	DUNN MELONIE 4152 BROOKSTONE CT
4711-04-301-021	X030724, Lakewood Kno	8,953.60	SHAMROCK DANIEL 4144 BROOKSTONE CT
4711-04-301-022	X030724, Lakewood Kno	8,953.60	SEPTAK, JOSEPH III & KERRI 4128 BROOKSTONE CT
4711-04-301-023	X030724, Lakewood Kno	8,953.60	EVANS, ROBERT & JENNIFER 4110 BROOKSTONE CT
4711-04-301-024	X030724, Lakewood Kno	8,953.60	DAVIDSON KEVIN & LISA 4088 BROOKSTONE CT
4711-04-301-025	X030724, Lakewood Kno	8,953.60	HURLEY, MATTHEW 4070 BROOKSTONE CT
4711-04-301-026	X030724, Lakewood Kno	8,953.60	QUINN, TIMOTHY & COLEEN 4042 BROOKSTONE CT

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-04-301-027	X030724, Lakewood Kno	8,953.60	RUSSO KATHLEEN M 4028 BROOKSTONE CT
4711-04-301-028	X030724, Lakewood Kno	8,953.60	OHRT, JOHN H. & MACK, LYNNE 4027 BROOKSTONE CT
4711-04-301-029	X030724, Lakewood Kno	8,953.60	ALEXANDER REBECCA 4041 BROOKSTONE CT
4711-04-301-030	X030724, Lakewood Kno	8,953.60	URBANIAC BARBARA & KIMBERLEY 4069 BROOKSTONE CT
4711-04-301-031	X030724, Lakewood Kno	8,953.60	BISSONETTE MARK 4087 BROOKSTONE CT
4711-04-301-032	X030724, Lakewood Kno	8,953.60	GRISSOM EMMA M 4109 BROOKSTONE CT
4711-04-301-033	X030724, Lakewood Kno	8,953.60	SHAPER SCOTT H & KAREN L 4131 BROOKSTONE CT
4711-04-301-034	X030724, Lakewood Kno	8,953.60	STINEDURF STEPHEN & LINDA LTS 9.3 4147 BROOKSTONE CT
4711-04-301-035	X030724, Lakewood Kno	8,953.60	BUSHEY RODNEY P 4155 BROOKSTONE CT
4711-04-301-036	X030724, Lakewood Kno	8,953.60	SHELLDON ROBERT 579 CLOVERVIEW LN
4711-04-301-037	X030724, Lakewood Kno	8,953.60	HANDLEY JOSEPH 553 CLOVERVIEW LN
4711-04-301-038	X030724, Lakewood Kno	8,953.60	WITKOWSKI JEFFREY & KIMBERLY A 525 CLOVERVIEW LN
4711-04-301-039	X030724, Lakewood Kno	8,953.60	SEGUIN THERESA 509 CLOVERVIEW LN
4711-04-302-040	X030724, Lakewood Kno	8,953.60	OPPERMAN JEFFREY J & JENNIFER 493 CLOVERVIEW LN
4711-04-302-041	X030724, Lakewood Kno	8,953.60	HALONEN JESSE & KAITLIN 477 CLOVERVIEW LN
4711-04-302-042	X030724, Lakewood Kno	8,953.60	SACKMAN AARON 461 CLOVERVIEW LN
4711-04-302-043	X030724, Lakewood Kno	8,953.60	SLIWA THOMAS & ASHLEY 445 CLOVERVIEW LN
4711-04-302-044	X030724, Lakewood Kno	8,953.60	IAMARINO DANNIELLE LTS 9.3 429 CLOVERVIEW LN
4711-04-302-045	X030724, Lakewood Kno	8,953.60	RYDZEWSKI, MICHAEL & JEAN 413 CLOVERVIEW LN
4711-04-302-046	X030724, Lakewood Kno	8,953.60	BATTISTA, MICHAEL & JULIE 397 CLOVERVIEW LN
4711-04-302-047	X030724, Lakewood Kno	8,953.60	NESTLE, PAUL & CYNTHIA 381 CLOVERVIEW LN
4711-04-302-048	X030724, Lakewood Kno	8,953.60	BROWN AARON & JESSICA 365 CLOVERVIEW LN
4711-04-302-049	X030724, Lakewood Kno	8,953.60	HERNADEZ JR RITO & CHRISTINE 349 CLOVERVIEW LN
4711-04-302-050	X030724, Lakewood Kno	8,953.60	SPISAK AMY & ANTHONY 340 CLOVERVIEW LN
4711-04-302-051	X030724, Lakewood Kno	8,953.60	VINCENTINI VINCENT J & DEBORAH 356 CLOVERVIEW LN
4711-04-302-052	X030724, Lakewood Kno	8,953.60	HIEBER BRIAN & CHARLENE 372 CLOVERVIEW LN
4711-04-302-053	X030724, Lakewood Kno	8,953.60	RIES KAREN REVOCABLE LIVING TRUST 388 CLOVERVIEW LN

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-04-302-054	X030724, Lakewood Kno	8,953.60	REVENAUGH TRUST 404 CLOVERVIEW LN
4711-04-302-055	X030724, Lakewood Kno	8,953.60	CRUSE, TIMOTHY & SUSAN 420 CLOVERVIEW LN
4711-04-302-056	X030724, Lakewood Kno	8,953.60	DRAKOS ROBERT & ANNE 436 CLOVERVIEW LN
4711-04-302-057	X030724, Lakewood Kno	8,953.60	BUSHOR REV LIVING TRUST 452 CLOVERVIEW LN
4711-04-302-058	X030724, Lakewood Kno	8,953.60	LESOWYK JACOB & LESOWYK SUSAN 468 CLOVERVIEW LN
4711-04-302-059	X030724, Lakewood Kno	8,953.60	BUELL, JAMES & MEADIE 323 CLOVERVIEW LN
4711-04-302-060	X030724, Lakewood Kno	8,953.60	LEWIS STACEY 315 CLOVERVIEW CT
4711-04-302-061	X030724, Lakewood Kno	8,953.60	SEITER GERARD & GENE RT 303 CLOVERVIEW CT
4711-04-302-062	X030724, Lakewood Kno	8,953.60	PEZON RONALD & DEBORAH LTS 9.3 289 CLOVERVIEW CT
4711-04-302-063	X030724, Lakewood Kno	8,953.60	ONDERKO KURTIS J & RUBY FAITH M 273 CLOVERVIEW CT
4711-04-302-064	X030724, Lakewood Kno	8,953.60	WHITE LENN W 250 CLOVERVIEW CT
4711-04-302-065	X030724, Lakewood Kno	8,953.60	CALANDRA SCOTT 266 CLOVERVIEW CT
4711-04-302-066	X030724, Lakewood Kno	8,953.60	BODO, JOHN & NANCY, O'BRIEN-BO 300 CLOVERVIEW CT
4711-04-302-067	X030724, Lakewood Kno	8,953.60	DANFORTH KEITH 312 CLOVERVIEW CT
4711-04-302-068	X030724, Lakewood Kno	8,953.60	BRIGHT, GENE M. & MARY B. 4129 CAGNEY LN
4711-04-302-069	X030724, Lakewood Kno	8,953.60	QUALLS SHAWN 4111 CAGNEY LN
4711-04-302-070	X030724, Lakewood Kno	8,953.60	MALTBY, DOUGLAS H. 4093 CAGNEY LN
4711-04-302-071	X030724, Lakewood Kno	8,953.60	CECELON JOSEPH J & KATHLEEN 4075 CAGNEY LN
4711-04-302-072	X030724, Lakewood Kno	8,953.60	HAMMET, BRET & KAREN 4055 CAGNEY LN
4711-04-302-073	X030724, Lakewood Kno	8,953.60	GREEN BRENT & KELLY 324 CLOVERVIEW LN
4711-04-302-074	X030724, Lakewood Kno	8,953.60	VAUGHT BRIAN & KIMBERLY R 4118 CAGNEY LN
4711-04-302-075	X030724, Lakewood Kno	8,953.60	HARRIS JOHN LTS 9.3 4084 CAGNEY LN
4711-04-302-076	X030724, Lakewood Kno	8,953.60	WHITE BRENDA & DAVID 4072 CAGNEY LN
4711-04-302-077	X030724, Lakewood Kno	8,953.60	GRUNWALD JASON P & KAREN L 385 CONOVER CT
4711-04-302-078	X030724, Lakewood Kno	8,953.60	JAMES CHERYL L 397 CONOVER CT
4711-04-302-079	X030724, Lakewood Kno	8,953.60	HEBERT DAVID & MICHELLE LTS 9.3 409 CONOVER CT
4711-04-302-080	X030724, Lakewood Kno	8,953.60	SIMPSON ROBERT D TRUST 390 CONOVER CT

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-04-302-081	X030724, Lakewood Kno	8,953.60	ROTTINGHAUS STEVEN 5341 HIDDEN PINES DR
4711-04-302-082	X030724, Lakewood Kno	8,953.60	WATKINS DALEY JR & HARRIET FAYE 360 CONOVER CT
4711-04-302-083	X030724, Lakewood Kno	8,953.60	JOHNSON JEFFREY & STEPHANIE 348 CONOVER CT
4711-04-302-084	X030724, Lakewood Kno	8,953.60	MUNSON JAMES & DANA 336 CONOVER CT
4711-04-302-085	X030724, Lakewood Kno	8,953.60	JEFFERSON LOUIS & CALLIE 324 CONOVER CT
4711-04-302-086	X030724, Lakewood Kno	8,953.60	TRUDEAU STEVEN & MARYANN RLT 121 TRIANGLE DR
4711-04-302-087	X030724, Lakewood Kno	8,953.60	KASHINSKY, JAMES & DONNA 300 CONOVER CT
4711-04-302-088	X030724, Lakewood Kno	8,953.60	PINOZZI JEFFERY & LAURA 288 CONOVER CT
4711-04-302-089	X030724, Lakewood Kno	8,953.60	GREENE, STEVEN E. & JULIE M. 276 CONOVER CT
4711-04-302-090	X030724, Lakewood Kno	8,953.60	BELDING STANLEY LTS 9.3 264 CONOVER CT
4711-04-302-091	X030724, Lakewood Kno	8,953.60	SIROIS, JOHN E. & LORI L. 252 CONOVER CT
4711-04-302-092	X030724, Lakewood Kno	8,953.60	MOWERY MATTHEW & ROBERTS ANGELA 263 CONOVER CT
4711-04-302-093	X030724, Lakewood Kno	8,953.60	COMER CHRISTA 271 CONOVER CT
4711-04-302-094	X030724, Lakewood Kno	8,953.60	PETSCH, DARYL & MANIFOLD, PEGG 285 CONOVER CT
4711-04-302-095	X030724, Lakewood Kno	8,953.60	O'BRIEN, RICHARD J. & PAULINE A. 303 CONOVER CT
4711-04-302-096	X030724, Lakewood Kno	8,953.60	HALFMANN PAUL LTS 9.3 341 CONOVER CT
# OF PARCELS: 97	TOTALS:	868,499.20	

EXHIBIT C

CERTIFICATE

I, the undersigned, Supervisor of Genoa Charter Township, Livingston County, Michigan (the "Township"), acting pursuant to a resolution duly adopted by the Township Board of the Township on July 1, 2024 (the "Resolution") certify that (1) the attached special assessment roll for the Lakewood Knoll Subdivision Road Rehabilitation Special Assessment Project (Winter 2024), to which this Certificate is affixed, was made pursuant to the Resolution and (2) in making such a roll, I have, according to my best judgment, conformed in all respects to the directions contained in the Resolution and the statutes of the State of Michigan, including Act No. 188, Public Acts of Michigan, 1954, as amended.

Dated: July 1, 2024

Bill Rogers
Genoa Charter Township Supervisor

EXHIBIT D – NOTICE OF SECOND PUBLIC HEARING – REVISED TERM: 15 YEARS
JULY 15, 2024

**NOTICE OF JULY 15, 2024 PUBLIC HEARING ON THE SPECIAL ASSESSMENT ROLL FOR THE
PROPOSED LAKEWOOD KNOLL SUBDIVISION ROAD REHABILITATION SPECIAL ASSESSMENT
PROJECT (WINTER TAX 2024)**

PLEASE TAKE NOTICE that the Supervisor has reported to the Township Board and filed in the office of the Manager and Township Clerk for public examination a special assessment roll covering all properties within the Lakewood Knoll Subdivision Road Rehabilitation Project (Winter Tax 2024). Said assessment roll has been prepared for the purpose of assessing a portion of the costs of the thereto within the aforesaid Lakewood Knoll Subdivision Road Rehabilitation Special Assessment district. The costs are more particularly shown in the estimate of costs which is on file and available for public inspection in the office of the Manager and Township Clerk. The roll is the total amount of \$868,500 spread over ~~ten~~ fifteen (15) years with a proposed special assessment principal payment of \$8,953.60 (~~\$895.36~~ \$596.91 annually) per residential parcel for 97 parcels with 2% interest applied to the outstanding balance. The estimated cost of the Project is subject to quarterly periodic redetermination of costs, without further notice, pursuant to MCL 41.724(4).

PLEASE TAKE FURTHER NOTICE that the Township Board will hold a Public Hearing on **July 15, 2024 at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116**, to review the special assessment roll, to consider any objections thereto, and to confirm the roll as submitted or revised or amended. The roll may be examined at the office of the Manager or Township Clerk at the Township hall during regular business hours of regular business days until the time of the hearing and may be examined at the hearing. Appearance and protest at the hearing or protest in writing before the close of the public hearing is required in order to appeal the amount of the special assessment to the State Tax Tribunal. Appearance and protest at the hearing or protest in writing before the close of the public hearing at either the July 1, 2024 or July 15, 2024 public hearing is sufficient for appeal to the Tribunal.

Any owner or party in interest, or agent, may appear in person at the hearing to protest the special assessment, or may file an appearance or protest by letter at or before the hearing, and in that event personal appearance shall not be required. The owner or any person having an interest in the real property who protests in person or in writing at either the July 1 or July 15 hearing may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the special assessment roll is confirmed.

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

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

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

Dated: July 1, 2024
Publication: Press/Argus on 7/5/24 and 7/12/24

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

EXHIBIT E

AFFIDAVIT OF MAILING

STATE OF MICHIGAN

COUNTY OF LIVINGSTON

KELLY VANMARTER, being first duly sworn, deposes and says that the required second notice of public hearing, a true copy of which is attached hereto was prepared for mailing, and was mailed on July 5, 2024, via first-class mail, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of Genoa Charter Township; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Kelly VanMarter, Manager
Genoa Charter Township
July 5, 2024

This letter was sent prior to the last public hearing, but I did not receive it until after the meeting. - K. VanMarter

Kelly VanMarter

From: Arlene Kramer <ruslene71@gmail.com>
Sent: Monday, June 17, 2024 6:14 PM
To: Kelly VanMarter
Subject: Road petition

Follow Up Flag: Follow up
Flag Status: Flagged

Kelly,

I will not be able to go to the town hall meeting today. I want to send you an email that I would like to register as a No vote for the road petition proposal for Aster blvd Howell. The proposal is expensive and will put a big burden for me and husband.

Thank you
Arlene Kramer
4039 Aster blvd
Howell Mi.

**Resolution No. 5
Lakewood Knoll Subdivision Road Rehabilitation
Special Assessment Project (Winter Tax 2024)**

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of the Genoa Charter Township, Livingston County, Michigan, (the “Township”) held at the Township Hall on July 1, 2024 at 6:30 p.m., there were

PRESENT:

ABSENT:

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

Resolution Confirming Special Assessment Roll

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Lakewood Knoll Subdivision Road Rehabilitation Project (Winter Tax 2024) within the Township as described in Exhibit A (the “Project”) and in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

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

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled Special Assessment Roll for the Lakewood Knoll Subdivision Road Rehabilitation Project (Winter Tax 2024) (the “Proposed Roll”) and has filed the Proposed Roll with the Township Manager and Township Clerk;

WHEREAS, the Township Board has scheduled a public hearing on the Proposed Roll and notice of the hearing has been properly provided;

WHEREAS, the Township Board conducted the public hearing on the Proposed Roll on July 1, 2024.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Roll Confirmed. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Board hereby confirms the Special Assessment Roll for the Lakewood Knoll Subdivision Road Rehabilitation Project (Winter Tax 2024) (the “Roll”) (Exhibit B). The estimated cost of the Project is subject to quarterly periodic redetermination of costs, without further notice, pursuant to MCL 41.724(4).

2. Future Installments - Principal. The Township Board determines that each special assessment may be paid in ten equal installments. The first installment shall be due December 1, 2024. Each subsequent installment shall be due at intervals 12 months from the due date of the first installment.

3. Future Installments - Interest. All unpaid installments shall bear interest, payable annually on each installment due date, at a rate of two percent (2%).

4. Warrant. The Township Clerk is hereby directed to attach a warrant (in the form of Exhibit C to this resolution) to the Roll and to deliver such warrant and the Roll to the Township Treasurer, who shall thereupon collect the special assessments in accordance with the terms of this resolution, the Clerk's warrant and the statutes of the State of Michigan.

5. Inconsistent Prior Resolutions. All previously adopted resolutions that are in conflict with this resolution are repealed to the extent of such conflict.

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

YES:

NO:

ABSENT:

RESOLUTION DECLARED _____,

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at the July 1, 2024 meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in the Township Manager's office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus, Genoa Charter Township Clerk

EXHIBIT A – THE PROJECT

LAKWOOD KNOLL SUBDIVISION ROAD REHABILITATION PROJECT

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

This public road improvement project (the “Project”) involves rehabilitating approximately 1.22 miles of roads in the Lakewood Knoll Subdivision in Genoa Charter Township. The project includes milling the existing asphalt, proof rolling and repairing soft and yielding areas, and performing necessary subgrade undercutting and drainage improvements prior to placing two lifts of hot mix asphalt totaling 4.5” to meet the grade of the existing curb and gutter. The project also includes rehabilitation of the existing boulevard island on Aster Boulevard to include curb and gutter repair and replacing the center with a stamped decorative concrete. This project benefits the property owners in the Lakewood Knoll Subdivision and the undeveloped former Phase 4 of Lakewood Knoll (parcel 11-04-100-026) in Genoa Charter Township.

The total construction cost of the project is \$1,010,000. There are 97 parcels which front on the roads proposed for improvement. A majority of homeowners representing over 56% of property have signed petitions. The Township is contributing \$145,500 to the project which is \$1,500 per parcel since this project will improve a public roadway in accordance with established policy. The estimated interest for the district is 2% and the administrative cost is \$4,000. The total principle cost per parcel is \$8,953.60. The annual principle payment per parcel for ten years is \$895.36 with 2% interest applied to the outstanding balance.

EXHIBIT B - THE ROLL: LAKEWOOD KNOLL SUBDIVISION ROAD REHABILITATION SPECIAL ASSESSMENT PROJECT

06/12/2024

Tentative Special Assessment Listing for GENOA TOWNSHIP

Page: 1/4

01:28 PM

Population: Special Assessment District (X030724)

DB: Genoa

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-04-100-026	X030724, Lakewood Kno	8,953.60	FAULKWOOD SHORES SINGH LLC 7125 ORCHARD LAKE RD STE 200
4711-04-301-001	X030724, Lakewood Kno	8,953.60	DEROY RICHARD & KATHLEEN LTS 9.3 4180 ASTER BLVD
4711-04-301-002	X030724, Lakewood Kno	8,953.60	WYATT, ROGER & CYNTHIA 4166 ASTER BLVD
4711-04-301-003	X030724, Lakewood Kno	8,953.60	SHURTLEFF THOMAS & MARY ANN 4148 ASTER BLVD
4711-04-301-004	X030724, Lakewood Kno	8,953.60	VIGNEUX JOHN & MARY 4130 ASTER BLVD
4711-04-301-005	X030724, Lakewood Kno	8,953.60	MORAN MARVIN & KAREN 4112 ASTER BLVD
4711-04-301-006	X030724, Lakewood Kno	8,953.60	DOERING JASON & STARR 4090 ASTER BLVD
4711-04-301-007	X030724, Lakewood Kno	8,953.60	HAGLUND, ERIC & BETHANY 4076 ASTER BLVD
4711-04-301-008	X030724, Lakewood Kno	8,953.60	ISENOGLE, GERALD M. & BRENDA M. 4058 ASTER BLVD
4711-04-301-009	X030724, Lakewood Kno	8,953.60	FENRICH, ALLAN D. & MICHAELINE 4040 ASTER BLVD
4711-04-301-010	X030724, Lakewood Kno	8,953.60	DOTY JONATHAN & SARA 4022 ASTER BLVD
4711-04-301-011	X030724, Lakewood Kno	8,953.60	RENDER BENJAMIN 4021 ASTER BLVD
4711-04-301-012	X030724, Lakewood Kno	8,953.60	KRAMER KEITH & ARLENE 4039 ASTER BLVD
4711-04-301-013	X030724, Lakewood Kno	8,953.60	RISHA ANTHONY LTS 9.3 4057 ASTER BLVD
4711-04-301-014	X030724, Lakewood Kno	8,953.60	KYPKE DEAN 4075 ASTER BLVD
4711-04-301-015	X030724, Lakewood Kno	8,953.60	GREEN MICHAEL & MARGARET 4089 ASTER BLVD
4711-04-301-016	X030724, Lakewood Kno	8,953.60	BARTH DONNA LTS 9.3 4111 ASTER BLVD
4711-04-301-017	X030724, Lakewood Kno	8,953.60	SIPPLE GARY LTS 9.3 4127 ASTER BLVD
4711-04-301-018	X030724, Lakewood Kno	8,953.60	HAMPTON RICHAD & TAN SIOK REV TRUST 4145 ASTER BLVD
4711-04-301-019	X030724, Lakewood Kno	8,953.60	WHITE WAYNE & NANCY 4153 ASTER BLVD
4711-04-301-020	X030724, Lakewood Kno	8,953.60	DUNN MELONIE 4152 BROOKSTONE CT
4711-04-301-021	X030724, Lakewood Kno	8,953.60	SHAMROCK DANIEL 4144 BROOKSTONE CT
4711-04-301-022	X030724, Lakewood Kno	8,953.60	SEPTAK, JOSEPH III & KERRI 4128 BROOKSTONE CT
4711-04-301-023	X030724, Lakewood Kno	8,953.60	EVANS, ROBERT & JENNIFER 4110 BROOKSTONE CT
4711-04-301-024	X030724, Lakewood Kno	8,953.60	DAVIDSON KEVIN & LISA 4088 BROOKSTONE CT
4711-04-301-025	X030724, Lakewood Kno	8,953.60	HURLEY, MATTHEW 4070 BROOKSTONE CT
4711-04-301-026	X030724, Lakewood Kno	8,953.60	QUINN, TIMOTHY & COLEEN 4042 BROOKSTONE CT

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-04-301-027	X030724, Lakewood Kno	8,953.60	RUSSO KATHLEEN M 4028 BROOKSTONE CT
4711-04-301-028	X030724, Lakewood Kno	8,953.60	OHRT, JOHN H. & MACK, LYNNE 4027 BROOKSTONE CT
4711-04-301-029	X030724, Lakewood Kno	8,953.60	ALEXANDER REBECCA 4041 BROOKSTONE CT
4711-04-301-030	X030724, Lakewood Kno	8,953.60	URBANIAC BARBARA & KIMBERLEY 4069 BROOKSTONE CT
4711-04-301-031	X030724, Lakewood Kno	8,953.60	BISSONETTE MARK 4087 BROOKSTONE CT
4711-04-301-032	X030724, Lakewood Kno	8,953.60	GRISSOM EMMA M 4109 BROOKSTONE CT
4711-04-301-033	X030724, Lakewood Kno	8,953.60	SHAPER SCOTT H & KAREN L 4131 BROOKSTONE CT
4711-04-301-034	X030724, Lakewood Kno	8,953.60	STINEDURF STEPHEN & LINDA LTS 9.3 4147 BROOKSTONE CT
4711-04-301-035	X030724, Lakewood Kno	8,953.60	BUSHEY RODNEY P 4155 BROOKSTONE CT
4711-04-301-036	X030724, Lakewood Kno	8,953.60	SHELLDON ROBERT 579 CLOVERVIEW LN
4711-04-301-037	X030724, Lakewood Kno	8,953.60	HANDLEY JOSEPH 553 CLOVERVIEW LN
4711-04-301-038	X030724, Lakewood Kno	8,953.60	WITKOWSKI JEFFREY & KIMBERLY A 525 CLOVERVIEW LN
4711-04-301-039	X030724, Lakewood Kno	8,953.60	SEGUIN THERESA 509 CLOVERVIEW LN
4711-04-302-040	X030724, Lakewood Kno	8,953.60	OPPERMAN JEFFREY J & JENNIFER 493 CLOVERVIEW LN
4711-04-302-041	X030724, Lakewood Kno	8,953.60	HALONEN JESSE & KAITLIN 477 CLOVERVIEW LN
4711-04-302-042	X030724, Lakewood Kno	8,953.60	SACKMAN AARON 461 CLOVERVIEW LN
4711-04-302-043	X030724, Lakewood Kno	8,953.60	SLIWA THOMAS & ASHLEY 445 CLOVERVIEW LN
4711-04-302-044	X030724, Lakewood Kno	8,953.60	IAMARINO DANNIELLE LTS 9.3 429 CLOVERVIEW LN
4711-04-302-045	X030724, Lakewood Kno	8,953.60	RYDZEWSKI, MICHAEL & JEAN 413 CLOVERVIEW LN
4711-04-302-046	X030724, Lakewood Kno	8,953.60	BATTISTA, MICHAEL & JULIE 397 CLOVERVIEW LN
4711-04-302-047	X030724, Lakewood Kno	8,953.60	NESTLE, PAUL & CYNTHIA 381 CLOVERVIEW LN
4711-04-302-048	X030724, Lakewood Kno	8,953.60	BROWN AARON & JESSICA 365 CLOVERVIEW LN
4711-04-302-049	X030724, Lakewood Kno	8,953.60	HERNADEZ JR RITO & CHRISTINE 349 CLOVERVIEW LN
4711-04-302-050	X030724, Lakewood Kno	8,953.60	SPISAK AMY & ANTHONY 340 CLOVERVIEW LN
4711-04-302-051	X030724, Lakewood Kno	8,953.60	VINCENTINI VINCENT J & DEBORAH 356 CLOVERVIEW LN
4711-04-302-052	X030724, Lakewood Kno	8,953.60	HIEBER BRIAN & CHARLENE 372 CLOVERVIEW LN
4711-04-302-053	X030724, Lakewood Kno	8,953.60	RIES KAREN REVOCABLE LIVING TRUST 388 CLOVERVIEW LN

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-04-302-054	X030724, Lakewood Kno	8,953.60	REVENAUGH TRUST 404 CLOVERVIEW LN
4711-04-302-055	X030724, Lakewood Kno	8,953.60	CRUSE, TIMOTHY & SUSAN 420 CLOVERVIEW LN
4711-04-302-056	X030724, Lakewood Kno	8,953.60	DRAKOS ROBERT & ANNE 436 CLOVERVIEW LN
4711-04-302-057	X030724, Lakewood Kno	8,953.60	BUSHOR REV LIVING TRUST 452 CLOVERVIEW LN
4711-04-302-058	X030724, Lakewood Kno	8,953.60	LESOWYK JACOB & LESOWYK SUSAN 468 CLOVERVIEW LN
4711-04-302-059	X030724, Lakewood Kno	8,953.60	BUELL, JAMES & MEADIE 323 CLOVERVIEW LN
4711-04-302-060	X030724, Lakewood Kno	8,953.60	LEWIS STACEY 315 CLOVERVIEW CT
4711-04-302-061	X030724, Lakewood Kno	8,953.60	SEITER GERARD & GENE RT 303 CLOVERVIEW CT
4711-04-302-062	X030724, Lakewood Kno	8,953.60	PEZON RONALD & DEBORAH LTS 9.3 289 CLOVERVIEW CT
4711-04-302-063	X030724, Lakewood Kno	8,953.60	ONDERKO KURTIS J & RUBY FAITH M 273 CLOVERVIEW CT
4711-04-302-064	X030724, Lakewood Kno	8,953.60	WHITE LENN W 250 CLOVERVIEW CT
4711-04-302-065	X030724, Lakewood Kno	8,953.60	CALANDRA SCOTT 266 CLOVERVIEW CT
4711-04-302-066	X030724, Lakewood Kno	8,953.60	BODO, JOHN & NANCY, O'BRIEN-BO 300 CLOVERVIEW CT
4711-04-302-067	X030724, Lakewood Kno	8,953.60	DANFORTH KEITH 312 CLOVERVIEW CT
4711-04-302-068	X030724, Lakewood Kno	8,953.60	BRIGHT, GENE M. & MARY B. 4129 CAGNEY LN
4711-04-302-069	X030724, Lakewood Kno	8,953.60	QUALLS SHAWN 4111 CAGNEY LN
4711-04-302-070	X030724, Lakewood Kno	8,953.60	MALTBY, DOUGLAS H. 4093 CAGNEY LN
4711-04-302-071	X030724, Lakewood Kno	8,953.60	CECELON JOSEPH J & KATHLEEN 4075 CAGNEY LN
4711-04-302-072	X030724, Lakewood Kno	8,953.60	HAMMET, BRET & KAREN 4055 CAGNEY LN
4711-04-302-073	X030724, Lakewood Kno	8,953.60	GREEN BRENT & KELLY 324 CLOVERVIEW LN
4711-04-302-074	X030724, Lakewood Kno	8,953.60	VAUGHT BRIAN & KIMBERLY R 4118 CAGNEY LN
4711-04-302-075	X030724, Lakewood Kno	8,953.60	HARRIS JOHN LTS 9.3 4084 CAGNEY LN
4711-04-302-076	X030724, Lakewood Kno	8,953.60	WHITE BRENDA & DAVID 4072 CAGNEY LN
4711-04-302-077	X030724, Lakewood Kno	8,953.60	GRUNWALD JASON P & KAREN L 385 CONOVER CT
4711-04-302-078	X030724, Lakewood Kno	8,953.60	JAMES CHERYL L 397 CONOVER CT
4711-04-302-079	X030724, Lakewood Kno	8,953.60	HEBERT DAVID & MICHELLE LTS 9.3 409 CONOVER CT
4711-04-302-080	X030724, Lakewood Kno	8,953.60	SIMPSON ROBERT D TRUST 390 CONOVER CT

PARCEL	ASSESSMENT NAME	ASSESSMENT	OWNER ADDRESS
4711-04-302-081	X030724, Lakewood Kno	8,953.60	ROTTINGHAUS STEVEN 5341 HIDDEN PINES DR
4711-04-302-082	X030724, Lakewood Kno	8,953.60	WATKINS DALEY JR & HARRIET FAYE 360 CONOVER CT
4711-04-302-083	X030724, Lakewood Kno	8,953.60	JOHNSON JEFFREY & STEPHANIE 348 CONOVER CT
4711-04-302-084	X030724, Lakewood Kno	8,953.60	MUNSON JAMES & DANA 336 CONOVER CT
4711-04-302-085	X030724, Lakewood Kno	8,953.60	JEFFERSON LOUIS & CALLIE 324 CONOVER CT
4711-04-302-086	X030724, Lakewood Kno	8,953.60	TRUDEAU STEVEN & MARYANN RLT 121 TRIANGLE DR
4711-04-302-087	X030724, Lakewood Kno	8,953.60	KASHINSKY, JAMES & DONNA 300 CONOVER CT
4711-04-302-088	X030724, Lakewood Kno	8,953.60	PINOZZI JEFFERY & LAURA 288 CONOVER CT
4711-04-302-089	X030724, Lakewood Kno	8,953.60	GREENE, STEVEN E. & JULIE M. 276 CONOVER CT
4711-04-302-090	X030724, Lakewood Kno	8,953.60	BELDING STANLEY LTS 9.3 264 CONOVER CT
4711-04-302-091	X030724, Lakewood Kno	8,953.60	SIROIS, JOHN E. & LORI L. 252 CONOVER CT
4711-04-302-092	X030724, Lakewood Kno	8,953.60	MOWERY MATTHEW & ROBERTS ANGELA 263 CONOVER CT
4711-04-302-093	X030724, Lakewood Kno	8,953.60	COMER CHRISTA 271 CONOVER CT
4711-04-302-094	X030724, Lakewood Kno	8,953.60	PETSCH, DARYL & MANIFOLD, PEGG 285 CONOVER CT
4711-04-302-095	X030724, Lakewood Kno	8,953.60	O'BRIEN, RICHARD J. & PAULINE A. 303 CONOVER CT
4711-04-302-096	X030724, Lakewood Kno	8,953.60	HALFMANN PAUL LTS 9.3 341 CONOVER CT
# OF PARCELS: 97	TOTALS:	868,499.20	

EXHIBIT C

WARRANT

TO: Esteemed Treasurer
Genoa Township
Livingston County, Michigan

I certify that attached to this Warrant is a true copy of the special assessment roll for the Lakewood Knoll Subdivision Road Rehabilitation Project (Winter Tax 2024) (the "Roll") confirmed by the Township Board on July 1, 2024 (the "Confirming Resolution"). You are hereby directed to proceed to collect the amounts due on such Roll in accordance with this Warrant, the Confirming Resolution and the statutes of the State of Michigan.

Paulette A. Skolarus
Genoa Charter Township Clerk



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: June 26, 2024
RE: Great Start Livingston StoryWalk

Please find attached a proposed Memorandum of Understanding between the Township and Great Start Livingston. This agreement provides the framework for the installation and maintenance of a StoryWalk at the Township Hall Park property. Approval of this agreement must be contingent on adoption of Zoning Ordinance amendments to allow the signs as proposed. These amendments are currently scheduled for review by the Planning Commission on July 8, 2024. Additionally, staff recommends that the document be reviewed and approved by the Township attorney.

Please consider the following motion:

Moved by _____ and supported by _____ to approve the Memorandum of Understanding Agreement between Genoa Charter Township and the Livingston Educational Service Agency, Great Start Collaborative subject to the following: 1.) Necessary zoning authority and permits to install the signs; and 2.) Review and approval of the document by the Township Attorney.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

**MEMORANDUM OF UNDERSTANDING (MOU) between
Genoa Charter Township, MI
and
Great Start Livingston, Great Start Collaborative /
Livingston Educational Service Agency**

**This is an agreement between “Party A”, Genoa Charter Township, and
“Party B”, The Livingston GSC.**

I. PURPOSE & SCOPE

The purpose of this MOU is to clearly identify the roles and responsibilities of each party as they relate to installation and on-going maintenance of a permanent children’s StoryWalk along the path at the Genoa Charter Township Path property located at 2911 Dorr Road, Brighton, MI 48116.

In particular, this MOU is intended to:

- Establish each party’s responsibility
- Establish purchase of materials
- Establish installation of Story Walk
- Establish upkeep of Story Walk

II. BACKGROUND

Genoa Charter Township has a path around the township building. The path loops around and connects to an area by the parking lots and Senior Survivor playground. [See attached map.](#)

The Genoa Charter Township park provides a place for families to come for events and activities.

The Livingston GSC was awarded a literacy grant to improve access to literacy materials for children birth to age 5.

Great Start Livingston met with Genoa Charter Township Supervisor to discuss the opportunity of a StoryWalk on the Genoa Charter Township grounds.

Great Start Livingston presented the StoryWalk opportunity to the Genoa Charter Township Board.

III. Genoa Charter Township RESPONSIBILITIES UNDER THIS MOU

Genoa Charter Township shall undertake the following activities:

- Take delivery of aluminum StoryWalk materials, posts, and frames and store until weather conditions allow installation.
- Approve installation of concrete bases and aluminum posts of StoryWalk along approved locations along the determined path.
- Conduct installation of StoryWalk.
- Provide on-going landscaping and grounds upkeep.
- Notify if StoryWalk has been damaged or wear and tear occurs.
 - Initial 16 post/frames will be purchased by GSC. Additional post/frames/plexiglass will be purchased as needed by GSC for replacement parts.
 - Contact person at Genoa Charter Township will store additional materials and tools.
- Promote the StoryWalk to the community.



IV. The Livingston GSC RESPONSIBILITIES UNDER THIS MOU

Livingston GSC shall undertake the following activities:

- Purchase 16 aluminum posts and frames, purchase additional aluminum post/frames to be used for replacement in the event there is damage or vandalism.
- Purchase and store children’s books for StoryWalk.
- Provide marketing and community awareness of the StoryWalk trail.
- Host family events at the StoryWalk along the pathway.
- Partner with Howell Carnegie District Library for story selection.
- Find volunteers to replace/change story pages as needed (2 - 3 times per year). Provide notice to Parties.

V. IT IS MUTUALLY UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT:

- Modification - modification of the StoryWalk
- Termination - removal of the StoryWalk

VI. FUNDING

The Livingston GSC will purchase StoryWalk materials including posts, frames, and books. Genoa Township will be responsible for the installation and costs associated with the installation.

VII. EFFECTIVE DATE AND SIGNATURE

This MOU shall be effective upon the signature of Parties A and B. It shall be in force from _____ to _____.

Parties A and B indicate agreement with this MOU by their signatures on this page.

Signatures:

Genoa Township

_____ date _____
Bill Rogers, Township Supervisor

Great Start Livingston, Great Start Collaborative

_____ date _____
Robin Schutz, Coordinator



Genoa Township Hall

Genoa Township Park

Survivor Playscape

BUILDING
COMMUNITY
CONNECTIONS
— THAT —
SUPPORT
FAMILIES
OF
YOUNG CHILDREN



Livingston County

Cradle to Kindergarten



SOCIAL EMOTIONAL WELL-BEING → PHYSICAL WELL-BEING →

EARLY LANGUAGE AND LITERACY DEVELOPMENT →

K I N D E R G A R T E N
R E A D I N E S S ☆ ☆ ☆



RobinSchutz@LivingstonESA.org

GreatStartLivingston.org

Why StoryWalks



- Opportunity to bring literacy and physical activity to families in Livingston County.
- Received additional funding from State of Michigan to support literacy - expand the access to books and literacy materials for children and families in Livingston County.
- 55.7% of 3rd graders who are proficient in reading in Livingston County.

Process

- Have Funding/Quotes on Materials
- Create Partnerships
- Establish Memorandum of Understanding
- Determine Installation Process
- Order Storywalk/Panels
- Determine book(s) & order
 - Book or printed display
- Set Date for Installation, Volunteers
- Set Date for Kick Off
- Print Flyers and Promote



Memorandum of Understanding (MOUs)

- Who will accept the gift?
- Who will install?
- Who will mow, provide upkeep?
- Who will accept delivery?
 - 500# freight box (Storywalk)
- Who will switch out the books?
- What else?



Storywalk Supplies/Vendor:



Storywalk	Barking Dog Exhibits	~ \$5,000
Books (2 - 3 copies)	Amazon	\$5 - \$20 / book
Lamination	LESA	\$0.25/foot ~\$10 / storywalk
Backer Boards	Genesis Graphics Abovo	~ \$6.00 each ~\$24.00 each
Post Hole Auger	Various	Varies
Quikrete	Hardware store (½ bag/post = 8 bags total)	\$5 - \$7 / bag = \$40 - \$56 / storywalk
Book Carrying Case	Amazon	\$13.99 for set of 3



Suggestion for location



- Loop around building and down by basketball courts
- 0.396 miles
- Start and end

Installation of Storywalk

- It is recommended frames be about 40 paces apart between pages (~120 feet).
- The trail in its entirety should only be a 1/2 mile or less for little ones.
 - Frames can be straight or at a 45 degree angle. It needs to be eye level for young children.
 - Angled is recommended for switching out books and for adults to help with reading.
 - [Instructions for installing the Barking Dog aluminum posts.](#)



Questions and Feedback

- What else might you need to know?
- What next steps can we take?



Thank you!

Robin Schutz, Coordinator
Great Start Livingston
517-540-6829

RobinSchutz@LivingstonESA.org



**Cradle to
Kindergarten**





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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: June 26, 2024
RE: Debora Drive Road Rehabilitation Project Agreement

Please find attached the Project Agreement from the Livingston County Road Commission for the Grand Ravines Subdivision (Debora Drive) Road Rehabilitation Project. The special assessment district for this project was confirmed on June 17, 2024.

Please consider the following motion:

Moved by _____ and supported by _____ to approve the Project Agreement with the Livingston County Road Commission to reconstruct 0.52 miles of Debora Drive within the Grand Ravines Subdivision with the Township's cost not to exceed \$390,000.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

PROJECT AGREEMENT
JOB NUMBER: 489.05.5167BW

This Agreement made and entered into this _____ day of _____, 2024 by and between the TOWNSHIP of GENOA, Livingston County, Michigan, hereinafter referred to as "TOWNSHIP" and the BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF LIVINGSTON, hereinafter referred to as "ROAD COMMISSION."

WITNESSETH

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

**DEBORA DRIVE
SOUTH OFF GRAND RIVER
APPROXIMATELY 0.52 MILES
MILL EXISTING AND PLACE 4.5" OF NEW HOT MIX ASPHALT IN TWO LIFTS
ALTOGETHER WITH THE NECESSARY RELATED WORK**

The parties agree as follows:

1. The Engineer's opinion of cost of the project is \$390,000. The Township shall pay the Road Commission 100% of the project cost, not to exceed \$390,000.
 - A. The balance shall be paid promptly as invoiced.
 - B. The Road Commission shall furnish the Township with a final breakdown of its actual expenses upon completion of the project.
 - C. The Township will not withhold payments because of any set-off, counterclaim, or any other claim which it may have against the Road Commission arising out of this or any other matter. If there is a dispute over the balance due upon completion, the Township will pay the amount claimed by the Road Commission, and such payment shall not be a waiver by the Township of any claims it may have arising from this contract and the completion of the project.
2. All work shall be performed in a good workmanlike manner and in accordance with plans and specifications adopted by the Road Commission.
3. The work will be completed within the current contract year, unless the parties otherwise so agree.
4. In the event the project cannot be completed due to circumstances beyond the control of the Road Commission, and through no fault of the Road Commission, the contract price for later completion will be subject to renegotiation.

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

TOWNSHIP OF GENOA

BY: _____
BILL ROGERS, SUPERVISOR

PAULETTE A. SKOLARUS, CLERK

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

BY: _____
STEVEN J. WASYLK, MANAGING DIRECTOR

SARAH R. NEWTON, DIRECTOR OF FINANCE

From: [Polly](#)
To: [Bill Rogers](#); [Kelly VanMarter](#); [Mary Krencicki](#)
Subject: per diems for the election
Date: Tuesday, June 25, 2024 11:56:09 AM
Attachments: [240620.docx](#)
[image001.png](#)

Attached are the minutes of the June 20, 2024 election commission meeting with the per diems for officials. Please place this item on the meeting scheduled for Monday July 1, 2024 under the consent agenda as follows:

Request for approval of per diems and hourly rates for all poll workers and temporary staff scheduled for the August and November Primary and General Elections as recommended by the Election Commission.

[Paulette Skolarus, Clerk](#)



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

polly@genoa.org
www.genoa.org

ELECTION COMMISSION MEETING

June 20, 2024 1:00

p.m.

MINUTES

Clerk Paulette Skolarus Called the Election Commission meeting to order on June 20, 2024 at 1:00 p.m. The following members were present constituting a quorum for the transaction of business: Paulette Skolarus, Diana Lowe and Jean Ledford. In addition there were Tabitha Dolan, Mary Krencicki Janene Deaton and Janine Iyre.

Call to the Public was made with no response.

1. Request for Approval of the Agenda

Moved by Lowe and supported by Ledford to approve the Agenda as presented. The motion carried unanimously.

2. Request for approval of the Minutes dated Jan. 9, 2024

Moved by Ledford and supported by Lowe to approve the Minutes from Jan. 9, 2024 as presented. The motion carried unanimously.

3. Request for approval of Resolution 240620 establishing a Receiving Board for elections held in Genoa Charter Township.

Moved by Ledford and supported by Lowe to approve Resolution 240620 as requested. The motion carried unanimously.

4. Request for approval of persons scheduled to work the Primary Election of August 6, 2024.

Moved by Lowe and supported by Ledford to approve the poll workers scheduled to work early voting, election day and absent voter board as well as receiving board as requested. (Note) *The county democratic and republican parties will be notified accordingly.* The motion carried unanimously.

5. Request for approval of per diems and hourly rates for all poll workers and temporary staff scheduled for the August and November elections with a recommendation to the Township Board.

Moved by Lowe and supported by Ledford to approve the hourly rates as requested for the August and November 2024 election as requested with a change to the per diem Election Commission Meetings from \$150.00 to \$200.00. The motion carried unanimously.

- **Poll workers for early voting \$175.00 per diem**
- **Chair-persons for early voting \$225.00 per diem**
- **Regular Poll workers \$300.00 per diem**
- **Chair-persons working the polls \$350.00 per diem**
- **Scanners working the A.V. \$375.00**
- **Receiving Board \$200.00 per diem**
- **Setup of Precincts @ \$20.00 per hour**
- **Election Commission meetings \$150.00 per diem *changed to \$200.00 per diem***
- **Office Assistants \$20.00 per hour**
- **First time Assistants \$18.00 per hour**
- **Election Coordinator \$25.00 per hour**

6. Request for approval of the early voting hours for the Primary Election scheduled for August 6, 2024, to be held at the Genoa Township Hall as follows: July 27, 2024 through August 6, 2024 from 8:30 a.m. until 4:30 p.m.

Moved by Ledford and supported by Lowe to approve the early voting hours as requested. The motion carried unanimously.

7. Observance of the Public Accuracy test for the Primary Election scheduled for August 6, 2024.

The accuracy test was observed and approved by members of the Clerk's office. No further action was taken.

Moved by Lowe and supported by Ledford to adjourn the Election Commission meeting at 2:24 p.m.

Paulette A. Skolarus, Clerk
Genoa Charter Township



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: June 26, 2024
RE: MDNR - Land Transaction Agreement

Attached on the following pages please find a Land Transaction Agreement with the Michigan Department of Natural Resources (DNR) for the acquisition of approximately 77 acres of land on the south side Brighton Road east of Chilson Road. Acquisition of this property is recommended due to environmental concerns associated with its former use as an old Act 87 dumpsite which was covered and closed in 1971. Also, there is an underground plume of sodium/chloride (PFAS) stemming southward over the site from the former Oak Pointe Wastewater Treatment Plant (located north of the subject), which was shut down in 2015. Lastly, there was significant public opposition related to the DNR’s tree removal and seed orchard project involving this property in 2021.

Since the auction signs were installed on the property without notice to the Township, I have been working diligently with the state seeking an opportunity to purchase the land prior to it going to auction. This effort included a letter from the Township Attorney which you will find attached. Thankfully, the Township has been notified that the Department has decided to proceed with the direct sale of the parcel to the Township. To initiate the purchase, the DNR provided a Land Transaction Agreement which will allow the Township to purchase the property. I’ve provided an area map below of the parcels that are included in the purchase for your information.



SUPERVISOR
Bill Rogers
CLERK
Paulette A. Skolarus
TREASURER
Robin L. Hunt
TRUSTEES
Jean W. Ledford
Terry Croft
Diana Lowe
Jeff Dhaenens
MANAGER
Kelly VanMarter

The proposed purchase involves DNR Parcels numbered 164444, 164462, 2047138, and 2047141 which is Township Parcel ID numbers 4711-34-100-008 and part of 4711-33-200-003. The DNR appraised value of these parcels is \$320,000. The DNR Land Exchange and Sales Guide (attached) requires that in addition to the appraised value, there is a \$300 application fee, appraisal fees (\$2,725), and a 10% administrative expense fee (\$32,000). The DNR has offered to waive the application fee which the Township has already paid therefore the final purchase price is \$320,000 + (10% - \$32,000) + (appraisal \$2,725) - \$300 application fee = **\$354,425**. If approved, I have proposed budget amendments as the next item on the agenda to reallocate costs for this purchase.

In this regard, I offer the following motion which requires a roll call vote for your consideration:

Moved by _____ **and supported by** _____ to approve of the Land Transaction Agreement with the Michigan Department of Natural Resources for the purchase of 77.3 acres of land consisting of parcel 4711-34-100-008 and part of parcel 4711-33-200-003 in an amount not to exceed \$355,000 and to authorize the Township Manager to sign all documents necessary to complete the acquisition. **(ROLL CALL)**



FOR DNR USE ONLY	
Case No.	20240094
Land Class	SGF
File:	Genoa Twp.

LAND TRANSACTION AGREEMENT
By authority of Part 21 of Act 451, P.A. 1994, as amended

TYPE OF TRANSACTION: EXCHANGE PURCHASE

DESIRED STATE-OWNED LAND: I (We) hereby agree to pursue by exchange/purchase interest in the land described below with the indicated restrictions and reservations:

Project Area: Southern Forest Management Unit	Acres 77.3	Fair Market Value of Desired State-owned Land \$320,000 + (10% - \$32,000) + (appraisal \$2,725) = \$354,725.00
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The State deed will be subject to the following reservations: Minerals Antiquities Ingress & Egress to Watercourses
 Other:

Property Description:
DNR PAR #s 164444, 164462, 2047138, 2047141
(T02N,R05E)
Section 33: That part of SW1/4 of the NE1/4 lying E of Ann Arbor Railroad EXCEPTING there from a parcel of land described as follows: Beginning at the center of the NE1/4 of said Section 33, thence South 530.5 feet, thence South 64o33' W 873 feet to the easterly line of the Ann Arbor Railroad right of way, thence North 15o30' West along said right of way 930 feet to the East and West 1/8 line of the said NE1/4, thence East 1056.5 feet to the place of beginning, ALSO EXCEPT any part lying westerly of the centerline of Chilson Road AND the E 1/2 of the NE 1/4 lying east of the centerline of Chilson Road, EXCEPT the N 60 ft, ALSO EXCEPT a parcel of land containing 3.78 acres conveyed to Harley W. Zeeb and Cecelia Zeeb, his wife, by Lidwina C. Rademacher and Alice Boersma by deed dated July 11, 1947 AND Section 34: Part of W1/2 of the NW1/4, described as beginning at the West 1/4 post of said Sec thence E 1000 ft, thence N 130.6 ft, thence W 1000 ft to W line of said Sec, thence S along W side of said Sec 130.6 ft to pl of beg.
Local Parcel #s 4711-34-100-008, Part of 4711-33-200-003

LAND OFFERED IN EXCHANGE: None

I (we) hereby agree to exchange the following private land which is under (my) (our) ownership or control:

Project Area	Acres	Minerals <input type="checkbox"/> Conveyed <input type="checkbox"/> Reserved	Fair Market Value of Offered Private Land \$
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Property Description:

CERTIFICATION: I (We) have read and also agree with the enclosed requirements and conditions.

ISSUE DOCUMENT TO:

Please indicate how title to the desired land is to be conveyed.

- In applicant's name only – If applicant is someone other than an individual, please identify legal entity (i.e. a Michigan limited liability company, a Michigan corporation, a municipal government unit, etc.). If the applicant is a man, please indicate single or married.
- As husband and wife
- As Joint Tenants and *Not* as Tenants in Common
- As Tenants in Common (Two or more persons, each owning a separate undivided interest in the whole property)

Please use full given name and indicate marital status of all males.

NAME(S) (PRINT OR TYPE)	MARITAL STATUS
	<input type="checkbox"/> Single <input type="checkbox"/> Married
	<input type="checkbox"/> Single <input type="checkbox"/> Married
Street Address	Telephone Number
City, State, ZIP Code	E-mail Address
Signature of Owner(s)	Date
Signature of Owner(s)	Date

REQUIREMENTS AND CONDITIONS

As the purchaser I (we) understand:

1. That updated proof of the State's title claim to the desired land is not available and if desired must be obtained at my (our) expense.
2. That values reported include mineral values, unless otherwise specifically stated. The exchange or purchase of mineral rights, together with the surface rights, is dependent upon ownership of the mineral rights, which will be verified by title review.
3. That the "In Lieu of tax" payments on the State-owned land due during the year of completion of the exchange/sale will be made by the Michigan Department of Natural Resources in accordance with existing statutes.
4. That I (we) have read the accompanying brochure which explains the procedures.

I (We) further understand that if providing land in exchange that I (we) must:

1. Submit proof of title to the offered land for review by the Attorney General in form of:
 - a) Full Abstract of Title certified to the then current date including 10-year property tax history and State and Federal Tax Lien Search, **OR**
 - b) Commitment for "Owners" Title Insurance Policy insuring title to the STATE OF MICHIGAN in the amount of the appraised value of the desired State land.
(Title information must include matters pertinent to mineral rights unless "Surface title only" to be conveyed.)
2. Pay and provide receipts for taxes assessed on the offered land for the year in which the State Deed is issued to complete the exchange, and any delinquent taxes.
3. Pay closing costs in connection with the completion of the real estate transaction which may include but not be limited to, recording fees for documents to establish title in the applicant's name and Real Estate Transfer Tax based on value consideration shown on conveyance to State.
4. All owners of interest in the property being exchanged must sign the Agreement.

**MAIL SIGNED AGREEMENT TO: REAL ESTATE SERVICES
FINANCE & OPERATIONS DIVISION
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30448
LANSING MI 48909-7948**



**LAND TRANSACTION APPLICATION – PURCHASE BY
 LOCAL GOVERNMENTS
 STATE LAND REVIEW APPROVED PARCELS ONLY**

By authority of Part 21 of Act 451, P.A. 1994, as amended.

DNR Cashier's Use Only
 MDNR 14408637-1 6/11/2024
 751FODLEFFEEES
 RFY 2024 \$300.00
 LTA NEW YEAR
 3500 9116

This application provides the opportunity to propose a purchase of State-owned land or rights in land.

Payment of \$300 must accompany this application to cover the cost of reviewing this application. Please enclose a check or money order made payable to "State of Michigan." Applications will NOT be reviewed without payment. The application fee will be credited to the purchase price. Separate applications are required for non-contiguous parcels.

APPLICANT INFORMATION

Name of Applicant(s) Kelly VanMarter	Organization Genoa Charter Township
Mailing Address 2911 Dorr Road	Telephone Number (including area code) 810-227-5225
City, State, ZIP Brighton, MI 48116	E-mail Address kelly@genoa.org

DESIRED STATE-OWNED LAND

DNR Parcel ID Number(s)	County	Township Name	Section(s)	Town	Range
2047141 & 164464	Livingston	Genoa Charter Township	33 & 34	2N	5E

Legal Description:
 Parcel 2047141: SE1/4 of NE1/4 excluding a parcel of land containing 3.78 acres conveyed to Harley W. Zeeb and Cecelia Zeeb, his wife, by Lidwina C. Rademacher and Alice Boersma by deed dated July 11, 1947, also excluding any part lying westerly of the centerline of Chilson Road.

Parcel 164464: SE1/4 SW1/4

RECEIVED
JUN 26 2024
MDNR
Real Estate Services

Acres: 74.7

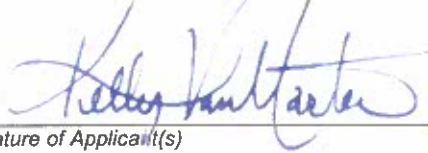
Complete page 2.

PURCHASE APPLICATION ACKNOWLEDGEMENT

By checking these boxes and signing this application, I/we understand and acknowledge:

- If an appraisal is deemed necessary for the land requested, I/we will be responsible for all associated costs the DNR incurs in obtaining an appraisal. Payment for the appraisal costs must be received within 21 days from the date of the appraisal invoice.
- I/we have Forty-five (45) calendar days to accept the sales price upon notification by the DNR.
- The application fee will be applied to the purchase price. If I/we decide not to purchase the property, then the application fee will not be refunded.

I certify that all information provided is true and correct to the best of my knowledge.



Signature of Applicant(s)

06/06/24

Date

Mail completed application and check, or money order made payable to the "State of Michigan" to:

**CASHIER'S OFFICE
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30451
LANSING MI 48909-7951**

June 6, 2024

Michael Michalek
Michigan Department of Natural Resources
P.O. Box 30451
Lansing, MI 48909-7951

VIA FEDEX AND EMAIL

Re: Parcels 2047141 & 164464

Dear Mr. Michalek:

Genoa Charter Township is exercising its right to purchase parcels 2047141 & 164464 being offered for sale by the DNR. Attached hereto is the completed Land Transaction Application-Purchase by Local Government form along with a check for \$300. The original application together with the check has been sent to the cashier's office Michigan Department of Natural Resources P.O. Box 30451 Lansing MI 48909-7951.

I note that on September 12, 2013 the Natural Resources Commission issued policy 1001 defining a directors orders. On September 12, 2022 a directors order was issued that indicates under recommendation 5:

That the parcels classified as "Dispose" be disposed of by exchange, auction, sale, or transfer. Before being offered to the general public, all parcels will be first offered to local and county government entities. Mineral rights will be reviewed when parcels are prepared for disposition.

This lawfully entered order pursuant to the Natural Resources Commission Policy 1001 requires the DNR to sell parcels 2047141 & 164464 to Genoa Charter Township. I was unable to find any limitation as to when the Township could purchase the property pursuant to this policy. While I am aware that you placed a 45 day time limit, I find no authority in the department's policies nor orders that allow for this limitation. Therefore, the Township expects to complete the purchase of these lands as quickly as possible.

I understand that these properties are in the process of being placed for auction. That should pose no impediment to the Department selling to and the Township buying these properties. A Michigan Court of Appeals panel issued a decision under similar circumstances finding that the Department is authorized to remove a parcel from the auction list. I draw your attention to the Michigan Court of Appeals decision J&L Investment Co. v the Department of Natural Resources, 233 Mich App 544 (1999), a copy is attached for your review.

I mentioned this case for two reasons. First, the DNR has the legal justification for removing these parcels from the auction list. Second, this case worked itself through the trial court to the Michigan Court of Appeals. Hopefully, the purchase by Genoa of these lands will not resort



in litigation, although the Township is ready to seek court intervention if necessary. Hopefully public tax dollars will not be spent asking a court to force the DNR to follow its policy and sell these lands to another government agency, the Genoa Charter Township.

As you know these parcels have been the subject of vigorous public participation related to the clear cutting of the property so that the DNR could establish a tree seed orchard. I am sure you are aware of a meeting hosted by the DNR in October of 2021 where approximately 500 citizens voiced their displeasure with the actions of the DNR and its intention to turn the property into a gravel mine and seed orchard. I believe that is the reason the DNR moved away from that plan and has now put the parcels up for sale.

Selling the property to the Township will be a benefit to the public and will not resurrect the animosity that was expressed in the Fall of 2021. The Township would much prefer to work with the Department than against it.

And as you are aware the Township exchanged a number of emails with the Department expressing its interest in the land and was told it would have the right to purchase the properties. Those emails were exchanged with Kelly VanMarter. Which raises the question why was Ms. VanMarter not given notice of the opportunity to purchase the land prior to finding out the land is going to auction? Just today she received a notice in the mail of the auction, but that she was not included in any earlier communication makes no sense.

Therefore, will you please confirm that the purchase by the Township of this property is going forward and please do so on or before June 17th. That is the next date that the Genoa Charter Township Board meets and is expecting an update on its purchase of this property and what are its next steps. Again, hopefully the next step will not be litigation.

Thank you for your attention.

Should you have any questions or comments do not hesitate to call upon me

Very truly yours,

SEWARD HENDERSON PLLC

T. Joseph Seward

TJS/vg
Enclosure(s)

Cc: M. Scott Bowen
Director of the DNR



210 East 3rd Street, Suite 212, Royal Oak, Michigan 48067

P 248.733.3580 F 248.733.3633 www.sewardhenderson.com

DNR LAND SALES: TERMS AND CONDITIONS

1. PROPERTIES OFFERED - These properties are subject to any state, county or local zoning or building ordinances. The State of Michigan does not guarantee the usability or access to any of these lands. It is the responsibility of prospective purchasers to do their own research as to the use of the land for their intended purpose and to make a personal inspection of the property on the ground to determine if it will be suitable for the purposes for which it is being purchased. The State of Michigan makes no representations or claims as to fitness for purpose, access to property, conditions, covenants, or restrictions.

The properties are sold by their LEGAL DESCRIPTION ONLY. (Subdivision name and Lot number, or Metes and Bounds measured description). While effort is made to ensure that the addresses, parcel sizes, maps, and/or photos are accurate, you are relying on your own investigation and information when purchasing this property. PLEASE DO YOUR RESEARCH THOROUGHLY AND CAREFULLY.

Some properties may not have access to a public road. Purchasers other than the adjacent owner must make their own arrangements for access to the property.

All parcels are sold "as is where is" and there are NO REFUNDS.

2. MINIMUM BID PRICE - The minimum bid prices are as shown. No sales can be made for less than the minimum bid price indicated.

At its sole discretion, the state reserves the right to cancel any sale at any time up until delivery of the deed.

3. TITLE BEING CONVEYED - Quit-claim deeds will be issued conveying only such title as controlled by the State. If a buyer desires to obtain a preliminary commitment for title insurance or title insurance to the land, then shall be the responsibility of the buyer to obtain such commitment or insurance and to pay for the same. The State makes no representation as to the availability of title insurance and the unavailability of title insurance is not grounds for canceling the sale. The purchaser may incur legal costs for quiet title action to satisfy the requirements of title insurance companies in order to obtain title insurance.

4. RESERVATIONS - Pursuant to statutes, deeds issued may contain some or all of the following reservations and stipulations:

- a. Excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earthworks, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resources and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended.
- b. This conveyance hereby restricts the Grantee from severing oil, gas, mineral and other subsurface rights from the surface rights any time in the future. If the Grantee severs the subsurface rights from the surface rights, the subsurface rights will revert to the State of Michigan. At the discretion of the State of Michigan, parcels will be offered on a case by case basis with this same restriction, or may be subject to reservation of all oil, gas, mineral and other subsurface rights. Reservation of subsurface rights will be noted at the end of the legal description(s) of property.
- c. SAVING AND RESERVING unto the People of the State of Michigan the rights of ingress and egress over and across all of the above-mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, Act 451, P.A. 1994, as amended.

5. PROPERTY TAXES - All property taxes that become due and payable after the auction will be the responsibility of the purchaser.

6. POSSESSION OF PROPERTY – It is recommended that no purchaser take physical possession of any property until a deed has been executed and delivered to the purchaser. No activities should be conducted on the site other than a baseline environmental assessment for contamination investigation purposes.

DNR LAND SALES: TERMS AND CONDITIONS (CONTINUED)

7. CONDITIONS – The purchaser accepts the premises in its present “as is” condition, and releases the State of Michigan and its departments, agencies, officers, employees and agents from all liability whatsoever arising from any condition of the premises, whether now known or subsequently discovered, including but not limited to all claims based on environmental contamination of the premises.
8. All offered properties may be subject to flooding. Any new construction or reconstruction should be elevated above the 100-year flood plain. Also, any filling, dredging or other permanent construction below the ordinary high-water mark of the water body involved may be subject to the provisions of 1994 Public Act 451, as amended by Part 91 and Public Act 60 of 1995. Any earth change on the property may be subject to the provisions of 1994 Public Act 451, as amended by Part 301 and Public Act 59 of 1995. These properties may also be subject to Part 303 of Public Act 451 of 1994.
9. A person who acquires property that is contaminated (a “facility” pursuant to Section 20101(1)(l) of the Natural Resources and Environmental Protection Act (NREPA), 1994, P.A. 451, as amended) as a result of release(s) of a hazardous substance(s) may become liable for all costs of cleaning up the property and any other properties impacted by the release(s). Liability may be imposed upon the person acquiring the property even in the absence of any personal responsibility for, or knowledge of, the release. Protection from such liability may be obtained by conducting a Baseline Environmental Assessment (BEA) as provided for under Section 20126(1)(c) of NREPA. However, the BEA must be conducted prior to or within 45 days of the earliest date of purchase or occupancy of the property. Persons who acquire contaminated property may have “due care” obligations under Section 20107a of NREPA even if they conduct a BEA and are not liable for the contamination.

Pursuant to Part 201 of the NREPA, the person(s) responsible for an activity causing a release at the property is obligated to pursue response activities at the property. Consequently, the non-labile purchaser may be required to provide access to a liable party to conduct response activities at the property in the future.

Section 20116 of the NREPA requires that a person who has knowledge that their property is contaminated provide a written notice to the purchaser or other person to which the property is transferred which discloses the general nature and extent of the release. Additional disclosure obligations may also apply at the time the property, or an interest in the property, is transferred.

Accordingly, we recommend that a person who is interested in acquiring surplus State property contact an attorney or an environmental consultant for advice prior to the acquisition of any surplus State property that may be contaminated.

Anyone interested in purchasing contaminated parcels may contact the Michigan Department of Natural Resources at 1-800-662-9278 for possible information regarding environmental concerns on any of these properties.



LAND EXCHANGES AND SALES GUIDE

A GUIDE TO PROPERTY TRANSACTIONS WITH THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES

This information is provided by authority of Part 21 of Act 451, P.A. 1994, as amended.

The Michigan Department of Natural Resources (DNR) manages 4.6 million acres of State-owned land. Most of these properties are dedicated as State forests, parks, recreation areas, water access sites, and wildlife areas for use and enjoyment by the public, and are not available for exclusive private use or for sale.

Some properties, however, may be available for sale or exchange by the State. These properties, due to their location, size, or changes in land use in the area, may no longer be viable properties for the State to own. The DNR will consider selling or exchanging such lands if the transaction enhances the management of natural resources or provides other public benefit. The objective of the State in making these exchanges or sales is to increase operating efficiency, increase opportunities for natural resource management, consolidate current land holdings and provide access to them.

Under what conditions would the DNR consider selling or exchanging land within a dedicated area?

The DNR may determine that certain dedicated and/or isolated properties do not enhance the management of the State's lands and may be considered available for purchase or exchange. Also, changes in land use, such as the construction of a public highway, may make some parcels less desirable for the State to continue to own.

The DNR is authorized to conduct real estate exchanges provided that, from a resource perspective, the private lands offered to the State for exchange are equal to or better than the State lands desired by the applicant. By statute, the lands offered must have approximately equal or greater value, based on appraisal, than the fair market value of the State lands released.

The DNR is also interested in acquiring privately-owned lands that will enhance the management of its dedicated properties. As an example, some properties owned by the State may have irregular boundary lines, or may have privately-owned, smaller parcels within or adjacent to the dedicated area. Transactions that bring together parcels of property to form contiguous boundary lines help enhance the management and use of the State's lands.

How does this process differ from acquiring land under the Department's Land Consolidation Strategy?

Properties identified for release under the Land Consolidation Strategy have already undergone Department review and have been approved for release. Currently all of Michigan's 83 counties have been through this process. Parcels that were not a part of the original Land Consolidation are first reviewed by every land managing division through the Land Exchange Review Committee (LERC). Parcels that were recommended for disposal through LERC then become eligible for auction after being approved for disposal by the Director at the monthly Natural Resource Commission (NRC).

What is the process to acquire State land?

Private individuals may acquire State-owned property through purchase or exchange. Purchases are usually done by an advertised sealed-bid auction. In certain instances, the DNR may sell land directly to an adjacent property owner. The following procedures also apply to requests for private access easements over State land, including crossings of rail-to-trail corridors.

The process involves several steps:

1. An applicant submits an application for purchase or exchange. All information requested on the application must be provided before a review will begin. An application fee, which helps cover some of the costs involved to review the proposal, must accompany the application. The fee is for processing the application only, and does not imply the purchase or exchange will be approved. A map, preferably from a plat book or subdivision map, which highlights the “desired” (and, for an exchange, the “offered”) parcels must also be included. A survey description and drawing are useful, if the application involves a parcel with a detailed description.
2. Applications are screened to determine if they are in compliance with the Department land exchange policy. If so, a field review is conducted. DNR staff reviews the request and visits the site. This review includes determining natural resource features and public recreation values; evaluating access and land management; and reviewing the location of the property and its relation to other protected lands. Results of the field review are forwarded to DNR Real Estate Services, and then submitted to the Department’s Land Exchange Review Committee (LERC) for consideration.
3. The LERC meets bi-monthly to review application proposals.
4. The applicant is notified, by letter, of the LERC recommendations. If the transaction received preliminary approval, the applicant is instructed on how to proceed with the transaction.
5. The property being conveyed to and/or from the State must then be appraised. Appraisals must be completed according to Department guidelines. The Department reserves the right to reject any appraisal. The DNR will conduct appraisals on property to be sold by the DNR.
6. The DNR reviews the appraisal and, if approved, an exchange or sale agreement outlining the terms of the transaction is then sent to the applicant.
7. Public notice is conducted by posting details of the transaction on the DNR “Business Calendar,” at www.michigan.gov/dnr, under “Publications,” seven (7) days before Director approval/disapproval, which takes place during a Natural Resources Commission (NRC) meeting. Land exchanges and sales are also listed on the NRC agenda, which is available to the public. There is opportunity for public comment at all NRC meetings. As required by law, notices of pending land sales are also published in newspapers in the county where properties are located.
8. Following the Director’s decision, the applicant is sent instructions outlining the steps to complete the transaction.

What are the costs involved?

All applicants must pay an application fee (\$300 for parcels up to 320 acres, \$500 for parcels over 320 acres).

For exchanges, the applicant must pay for the following:

- appraisal of offered and desired land;
- survey, if required;
- commitment of title insurance on the offered land;
- all taxes on the offered land in the year of closing;
- transfer tax and recording fee on the deed from the State to the applicant;
- any difference in the value, if the value of the State-owned land exceeds the value of the offered private land, plus ten percent (10%) of the difference.

The applicant must satisfy all encumbrances and provide clear title to the offered land prior to closing.

For direct purchases, the applicant must pay for the following:

- appraisal;
- survey, if required;
- an additional ten percent (10%) of the appraised value of the State land to cover Department administrative expenses.

For purchase by auction, the applicant pays only the bid price.

Does the State retain any rights to the land?

Yes, in some cases the State of Michigan may retain:

- rights for ingress and egress to rivers, lakes, and streams across any lands it conveys;
- rights to any historical artifacts (“aboriginal antiquities”) found on the property (such as Native American pottery);
- mineral rights, if the mineral rights are under lease, if the land has unusual or sensitive environmental features, or if it is determined to be in the best interest of the State. For exchanges, minerals may be exchanged for equal value mineral rights on the property to be transferred to the State.
- other rights as determined by the Department.

When is the payment due to purchase the property?

Payment is due within 45 days from the date of the invoice.

What kind of title is conveyed?

Title to the property is conveyed with a quit claim deed. It is the responsibility of the applicant to obtain title insurance. The State does not issue warranty deeds.

How long does the process take?

Typically, it may take from 6 to 12 months from the time the application is received through completion of the review process. In some cases, it may take longer, depending on the property, how it was acquired by the State, and other factors requiring detailed evaluation. For lands acquired with special funding sources, approval from the funding agency (such as the Michigan Natural Resources Trust Fund or the U.S. Fish and Wildlife Service) is required before property is released. This step lengthens the approval time.

What does the State do with the money received from land sales?

The proceeds from the sale of land go into the DNR's Land Exchange Facilitation Fund and are used to acquire additional lands as replacement for the properties sold. Proceeds from the sale of land originally acquired with funds from the Michigan Natural Resources Trust Fund goes back to that fund.

Under what conditions are application fees refunded?

Application fees are refunded to applicants where the sale was completed by auction and the applicant was not the highest bidder, or may be refunded if the parcel requested was found not to be owned by the Department.

Where can I get an application or additional information?

Land exchange or sale applications may be obtained from:

**REAL ESTATE SERVICES
FINANCE AND OPERATIONS DIVISION
MICHIGAN DEPARTMENT OF NATURAL RESOURCES
PO BOX 30448
LANSING MI 48909-7948**

Telephone requests can be made to 517-881-2264, or online at www.michigan.gov/dnr and select "Sales and Leases."

PLEASE RETAIN THIS DOCUMENT FOR FUTURE REFERENCE.



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: June 26, 2024
RE: Budget Amendments - MDNR - Land Transaction

If the purchase of the MDNR property on Brighton Road is approved, the Township fiscal year 2024-2025 budget must be amended. I am proposing amendments to the Parks and Recreation Fund Number 208 to accommodate the transaction. Currently, the Parks and Rec fund includes line items for projects contemplated in response to the Survivor Playscape project. Township staff and officials were concerned that the popularity of the new playscape would create a need for additional parking and restroom facilities.

Prior to the purchase of the adjacent parcels, the Township contemplated repurpose of the existing soccer field adjacent to the Survivor playscape to construct a new parking lot if additional parking was deemed necessary. The concept also included utilizing the remainder of the soccer field to add pickleball amenities in response to public comments received during Recreation Plan process.

Due to the fact that the current parking and restroom has been sufficient since the playscape opened and because of the expansion of Township ownership to adjacent lands, staff is re-analyzing the need to remove the existing soccer field. The park expansion property or the Herbst farmland may prove to be a more suitable option to add amenities without removing existing resources. As a result, I am recommending that two-line items be zeroed in the existing budget and that a portion of those funds be directed to the purchase of the MDNR land on Brighton Road. Additionally, I am requesting that the Park Planning/Engineering line item budget be increased to properly analyze, plan and design for future uses of the Township park involving the expansion properties with special attention to the future use of Crooked Lake Road, east of Dorr Road.

These changes will have a positive impact on the fund when compared to the current budget as you can see in the attached sheet. In this regard, I offer the following proposed motion below for your consideration:

Moved by _____, supported by _____ to amend the Fiscal Year 2024-2025 budget for Fund 208, Parks and Recreation appropriations as follows:

- A. Increase Department 536 – “Land for Recreation” Line Item 208-536-972-100 from \$0 to \$355,000.
- B. Increase Department 751 – Parks and Recreation, Line Item 208-751-934-006 for “Park Planning/Engineering” from \$30,000 to \$100,000.
- C. Decrease to zero (0) Department 751 – Parks and Recreation line items 208-751-934-016 (pavilion expansion) and 208-751 934-018 (parking expansion/pickleball).

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

06/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY	2024-25 AMENDED BUDGET	2024-25 APPROVED BUDGET
Fund 208 - PARK/RECREATION FUND				
ESTIMATED REVENUES				
Dept 000 - REVENUE				
208-000-434-001	FARM LEASE REVENUE	0	2,800	2,800
208-000-665-001	INTEREST	4,900	6,000	6,000
208-000-699-101	TRANSFER IN FROM GF #101 OPERATING	0	850,000	850,000
Totals for dept 000 - REVENUE		4,900	858,800	858,800
TOTAL ESTIMATED REVENUES		4,900	858,800	858,800
APPROPRIATIONS				
Dept 223 - AUDIT				
208-223-801-000	AUDIT	0	500	500
Totals for dept 223 - AUDIT		0	500	500
Dept 536				
208-536-972-100	LAND FOR RECREATION	0	0	355,000
Totals for dept 536 -		0	0	355,000
Dept 751 - PARKS & RECREATION				
208-751-934-006	PARK PLANNING/ENGINEERING	0	30,000	100,000
208-751-934-007	HAPRA	31,125	124,500	124,500
208-751-934-011	BOARDWALK/RAILING IMPROVEMENTS	15,106	30,000	30,000
208-751-934-013	SECURITY UPGRADES	6,151	50,000	50,000
208-751-934-015	REPAIR/REPLACE RUBBER- POUR IN PLACE	0	13,200	13,200
208-751-934-016	TWP PAVILION RESTROOM EXPANSION/ADD	0	200,000	0
208-751-934-017	NORTH SOCCER FIELD DRAINAGE REPAIR	0	60,000	60,000
208-751-934-018	PARKING EXPANSION/PICKLEBALL	0	500,000	0
208-751-934-019	WAYFINDING SIGNAGE	0	2,000	2,000
208-751-934-060	PATH / PARK MAINTENANCE	25,286	175,000	175,000
208-751-934-061	EQUIPMENT REPLACEMENT	0	5,000	5,000
Totals for dept 751 - PARKS & RECREATION		77,668	1,189,700	559,700
Dept 906				
208-906-956-000	MISC EXPENSE	432	1,000	1,000
Totals for dept 906 -		432	1,000	1,000
TOTAL APPROPRIATIONS		78,100	1,191,200	916,200
NET OF REVENUES/APPROPRIATIONS - FUND 208		(73,200)	(332,400)	(57,400)
BEGINNING FUND BALANCE		813,903	813,903	813,903
ENDING FUND BALANCE		740,703	481,503	756,503