

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
SEPTEMBER 9, 2024
MONDAY
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

DECLARATION OF CONFLICT OF INTEREST:

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

OPEN PUBLIC HEARING #1... Consideration of a site plan amendment for a proposed 56-space parking lot addition for Community Bible Church. The property is located at 7372 Grand River Avenue, southwest corner of Grand River and Harte Drive. The request is petitioned by Tower Group.

A. Disposition of Site Plan (8-20-24)

OPEN PUBLIC HEARING #2... Consideration of a rezoning application and environmental impact assessment to rezone parcel 4711-23-100-005 (125 acres) and a portion of parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF). The properties are located on the north and south side of Crooked Lake Road, east of Dorr Road. The request is petitioned by Genoa Charter Township.

A. Recommendation of Rezoning.

B. Recommendation of Environmental Impact Assessment (9-4-24)

ADMINISTRATIVE BUSINESS:

- Staff Report
- Approval of August 12, 2024 Planning Commission meeting minutes
- Member discussion
- Adjournment

*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented. Anyone speaking on an agenda item will be limited to 2 minutes.



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

August 20th, 2024

Amy Ruthig, Planning Director
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Re: Community Bible Church Parking Lot Expansion

Dear Ms. Ruthig,

After discussion with the applicant and Community Bible Church, the main priority for this project was identified to be ensuring the parking lot can be constructed this construction season. Although we believe a case is to be made in seeking the variance of the setback to Harte Drive, proceeding with this route inherently has some risk. The risk in proceeding with the ZBA process not only would be later than another Planning Commission meeting for a rereviewed plan set before the Planning Commission but would also run a risk in getting denied by the ZBA. If this were to happen, the parking lot would need to be revised and resubmitted for review and placed on a Planning Commission agenda at that time. This would place the project on an October Planning Commission schedule and put the church in a tough spot to be able to construct the project prior to the end of the season when asphalt plants close. In identifying this primary objective of the Church in ensuring the construction of the parking lot in 2024, we have determined it to be in their best interest to adjust the site plan now and get the site plan re-approved avoiding the ZBA. We have revised the parking lot and regained a majority of the lost parking spaces that are described in the letter below, to a point where the proposed parking lot is net negative 1 space from what was originally approved. This updated site plan is still consistent with the approved EIA dated 7/17/2024 and thus no changes are required on the EIA.

Pursuant to the Genoa Township Planning & Engineering Consultants and Brighton Area fire Authority review letters dated August 6th, 2024, the following is a summary of modifications to the proposed plans.

Brighton Area Fire Authority

1. Note #3 on sheet 3 indicates this.
2. The new parking lot is not part of the fire truck circulation. The originally approved and constructed church expansion project indicated the fire route as is depicted in this provided plan. A thickened and widened sidewalk was required to be provided at the rear access point of the church to allow for a fire truck to get closer to the building and place its outriggers out on the widened walk. This walk is being left in place and the remainder of the fire circulation route is untouched.

SafeBuilt

1. The proposed parking lot has been shifted 10' westerly to be at the 20' setback line. Multiple parking spaces were lost in making this shift. In an effort to preserve/regain parking spaces back, the integral sidewalk at the north was replaced with standard curbing. This regained some space and allowed the parking lot to shift northerly and regain some spaces on the southern side of the parking lot. The parking lot still is net negative 1 parking space.
2. Acknowledged. Discussion with the Planning Commission indicated positive feedback in favor of providing said additional parking being sought.
3. 4 barrier free spaces have been added to the new parking lot bringing the site total to 12 spaces.
4. Discussion at the Planning Commission entailed favoring providing a greenbelt to match requirements of Zone 'C', and thus no berm/wall or landscaping is needed. The west side of Harte Drive is established with a mature tree row.
5. Additional landscaping is now provided.
6. Acknowledged.
7. Acknowledged.

Tetra Tech

No comments to address.

Should you have any questions concerning the modifications indicated above, please don't hesitate to ask.

Sincerely,
BOSS ENGINEERING COMPANY



Scott Tousignant, PE
Senior Project Manager
Scottt@bosseng.com

more than 50 percent of the residents who are in favor of it for it to go to the Township Board for approval.

Ms. Hunt stated that if anyone is interested in paying this off to avoid it going on the tax bill, payment would need to be submitted by mid-September. Also, any amount can be paid at any time and the interest would be recalculated based on the remaining balance.

8. Request for approval of Resolution #5 Confirming the Special Assessment Roll for the proposed Milroy Lane and Mystic Lake Drive Subdivision Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)

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

9. Request for approval of an environmental impact assessment (dated 7/17/24) related to a site plan for a proposed 56-space parking lot addition for Community Bible Church. The property is located at 7372 Grand River Avenue at the southwest corner of Grand River and Harte Drive. The request is petitioned by Tower Group.

Mr. Brian Townsley of Tower Group and Mr. Scott Tousignant of Boss Engineering were present. Mr. Tousignant provided a review of the project. They have approximately 60-70 volunteers that are not in the sanctuary during the time of services so they need additional parking about the maximum allowed. The adjacent property owner, Mr. Harte, allows them to utilize his parking lot during the church services. They would like to increase the parking lot by 56 spaces. This location was shown on the original plans as future parking.

Mr. Dhaenens stated the Planning Commission had a great discussion with the applicant. There was a discrepancy if Harte Drive is a private drive or a public roadway, which would determine the required setback. The Planning Commission is requiring the applicant to receive a variance from the ZBA or revise the plans to meet the 10-foot setback requirement.

Mr. Tousignant stated it was originally a side yard, and now that Harte Drive has become a PUD there is a discrepancy as to the designation of the road and the township believes it is a private road; however, the Livingston County Road Commission believes it is public. They are deciding if they will continue to request the variance or if they will redo the plans and lose parking spaces to comply with the ordinance requirements. They would like to have the improvements completed in this construction season, so that will be a factor on how they continue.

Moved by Dhaenens, supported by Lowe, to approve the Environmental Impact Assessment dated July 17, 2024 for Community Bible Church for a proposed 56-space parking lot addition.

The approval is based on the following conditions:

1. The applicant will seek ZBA approval for a 10-foot setback from Harte Drive.
2. The applicant shall add an additional four ADA parking spaces.
3. The landscaping needs to meet the requirements of a Buffer Zone C per the zoning ordinance.
4. The applicant will comply with the conditions in the engineer and fire department letters.
5. The applicant is encouraged to work with the adjacent property owner to legitimize the use of their parking lot.

The motion carried unanimously.

10. Request for approval of proposed Ordinance number Z-24-01 regarding text amendments to Article 7, Commercial and Service Districts, Table 7.02 to allow Laundromats as a special land use in the OSD District. (Roll Call)

Ms. VanMarter stated this was initiated by Township Staff and the Planning Commission to allow laundromats in the Office Service District (OSD). She noted that part of the OSD ordinance states that uses in this district can include services that serve the neighboring residents. There are concerns with this type of use, so it is being proposed to be allowed as a special use, which will require that each one to receive approval from the Township. She noted that The Livingston County Planning Commission recommended denying it because they had the same concerns as her and staff. She noted the County Planner recommended approval.

Ms. Hunt agrees allowing it as long as it requires special use approval.

Moved by Lowe, supported by Dhaenens, to approve and adopt Ordinance Z 24-01 to amend Zoning Ordinance Section 7.02 Permitted and Special Land Uses within Article 7 entitled Commercial and Service districts. **The motion carried with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - absent, and Rogers - yes).**

11. Request for the introduction of proposed Ordinance number Z-24-02 regarding text amendments to Article 16, Sign Standards involving incidental/informational Signs, pole signs, and minor revisions and to set the meeting date for considering the proposed ordinance for adoption before the Township Board on Monday, September 16, 2024.

Ms. VanMarter stated these amendments were initiated by the request for the Story Walk at the Township Hall. The current ordinance does not allow for pole signs. This amendment includes clarifications and changes that have been identified by Staff. The consideration of approval would be at the next meeting.

Ms. Catherine Riesterer, representing Chestnut Development, stated they have worked with the homeowner's association on outstanding issues and there are some errors in the documents that need to be corrected, and she will make those before they are finalized.

Mr. Borden reviewed his letter dated August 6, 2024.

1. The applicant must address any remaining comments provided by the Township Attorney or staff with respect to the amended Master Deed.
2. The applicant must address any remaining comments provided by the Township Engineer or Brighton Area Fire Authority.

Ms. Byrne's letter dated July 25, 2025 states that the applicant has addressed all of her previous concerns.

The Brighton Area Fire Authority Fire Marshal's letter dated June 11, 2024 states the applicant has addressed his previous concern.

Commissioner Rauch noted that there is only one misspelling in the documents and the Township attorney's comments and changes are in the agreement.

The call to the public was made at 6:38 pm with no response.

Moved by Rauch, supported by Dhaenens, to recommend to the Township Board approval of the amendment to the PUD Agreement for Timber Green with the plans dated July 22, 2024.

The motion carried unanimously.

NEW BUSINESS

OPEN PUBLIC HEARING #2... Consideration of an environmental impact assessment and site plan for a proposed 56-space parking lot addition for Community Bible Church. The property is located at 7372 Grand River Avenue, southwest corner of Grand River and Harte Drive. The request is petitioned by Tower Group.

A. Recommendation of Environmental Impact Assessment (7-17-24)

B. Disposition of Site Plan (7-17-24)

Mr. Scott Tousignant of Boss Engineering and Mr. Brian Townsley of Tower Group were present. Mr. Tousignant provided a history of the development of this site. This evening's request is to expand the parking lot by 56 spaces.

The church requires this amount of parking because there are approximately 60-70 volunteers that are not in the sanctuary during the time of services. He reviewed how the parking requirements and needs are calculated based on the ordinance. Currently, the adjacent property owner allows the church to use their gravel parking lot for the overflow parking.

With regard to Mr. Borden's concern regarding the Harte Drive parking lot setback and landscaping requirements not meeting the ordinance, he has done research and there is documentation stating this is a private road and not a public street so those requirements are not required.

He does agree that they are deficient by four barrier-free parking spaces because the township ordinance is stricter than the federal requirements. He would like to discuss this. They would need to remove a space to accommodate them. He also agrees that the parking lot landscaping is deficient and will meet the ordinance requirements.

Mr. Borden reviewed his letter dated August 6, 2024.

1. The Harte Drive parking lot setback is deficient by 10 feet. The ordinance requires a 20 foot setback because it is in the front yard. If Harte Drive was a driveway and not a roadway, then a 10-foot setback would be required.

Commissioner Rauch stated that when this project was originally planned, Harte Drive was considered a driveway. Ms. Ruthig stated that changes have been made. Harte development is now a PUD and Harte Drive is now a private road and not a driveway.

Commissioner Rauch would like to have the four additional handicap parking spaces installed.

Mr. Tousignant stated that all documents, except for the Livingston County Road Commission map, show that this is a private road. Moving ten feet would eliminate parking spaces.

Commissioner Rauch knows that the ordinance needs to be followed, but in this case it makes sense to allow the 10-foot setback. Mr. Borden stated that in his 2018 review of the expansion, this was treated as a side yard. Commissioner Dhaenens agrees that it should be considered a private road and a side yard.

Ms. Ruthig advised that the PUD documents state it is a private road. Mr. Borden stated since this is a private road and a front yard and not a side yard, then the church was made non-conforming because of the PUD.

Commissioner Rauch believes that the amount of parking that is being requested is needed. Mr. Tousignant agrees stating that at the 10 am service every week, all of the parking spaces in the adjacent parking lot are used. Commissioner Rauch recommended approval of the 10-foot setback be requested by the Zoning Board of Appeals. Mr. Borden stated that the Planning Commission can modify the landscape requirements that are noted as deficient in his letter.

2. The excess parking proposed requires Planning Commission approval in accordance with Section 14.02.06. The applicant must provide evidence supporting the need for excess parking.
3. The site plan is deficient by 4 barrier-free parking spaces.
4. The Harte Drive greenbelt is deficient in width and a hedgerow/masonry wall.
5. The parking lot landscaping is deficient in plantings and landscaped area.
6. If any existing plantings are in poor condition, they should be removed and replaced as part of this project.
7. The applicant must address any comments provided by the Township's engineering consultant and/or the Brighton Area Fire Authority.

Ms. Byrne's letter dated August 6, 2024 states that she has no engineering related concerns.

The Brighton Area Fire Authority Fire Marshal's letter dated August 6, 2024 states the following:

1. Two-way emergency vehicle access roads shall be a minimum of 26-feet wide. One-way emergency vehicle access roads shall be a minimum of 20-feet wide. Access roads to the site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds.
2. Emergency vehicle circulation throughout the parking lot shall provide emergency vehicles with a turning radius of 50-feet outside and 30-feet inside. Vehicle circulation shall account for non-emergency traffic and maintain the vehicle within the boundary of lanes of travel.

Mr. Tousignant will comply with the requirement that the road must be built to support the imposed load of fire apparatus weighing at least 84,000 pounds. This parking lot expansion does not change the existing turning radii, which are currently compliant.

Commissioner Chouinard questioned what the future expansion will be and if it is built, how would that affect the parking. Mr. Tousignant stated there would be additional classroom spaces adjacent to the gymnasium and an extension of that entryway. It would remove approximately 12 spaces. Mr. Borden noted that the change to Harte Drive will affect the future addition as well.

The call to the public was made at 7:23 pm.

Mr. Bill Reiber of 3154 Stillriver Drive questioned if Mr. Harte would be willing to give land to the church.

The call to the public was closed at 7:25 pm.

Mr. Tousignant questioned the process if they are denied by the ZBA and must meet the 20-foot setback from Harte Drive. This would require them to decrease the number of parking spaces.

Commissioner Rauch stated the applicant would need to come before the Planning Commission again for approval. Mr. Borden stated the next ZBA meeting is September 17.

Moved by Dhaenens, supported by Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated July 17, 2024 for a proposed 56-space parking lot addition for Community Bible Church. at 7372 Grand River Avenue. **The motion carried unanimously.**

Moved by Dhaenens, supported by Rauch, to approve of the Site Plan dated July 17, 2024 for a proposed 56-space parking lot addition for Community Bible Church at 7372 Grand River Avenue for a proposed 56-space parking lot addition for Community Bible Church at 7372 Grand River Avenue with the following conditions:

- The applicant will seek ZBA approval for a 10-foot setback from Harte Drive.
- The applicant shall comply with an additional four ADA parking spaces.
- The landscaping needs to meet the requirements of a Buffer Zone C per the zoning ordinance.
- The applicant will comply with the conditions on the engineer and fire department letters.
- This Commission finds that the need for 170 percent of the required parking is necessary for the operations of the facility as evidence presented this evening.
- The applicant is encouraged to work with the adjacent property owner to legitimize the use of their parking lot.

The motion carried (Chouinard - yes; Rauch - yes; McCreary - no; Grajek - yes; Rassel - yes; Dhaenens - yes).

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated Mr. Wyatt has submitted for rezoning the property that he owns south of 96, east of Latson. An alternate venue will need to be secured for the public hearing so she is unsure of the date.

The Township Hall is closed on Tuesday and Wednesday, August 13 and 14, for a large electrical repair.

Approval of the July 8, 2024 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the July 8, 2024 Planning Commission Meeting as presented. **The motion carried unanimously.**



September 3, 2024

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Community Bible Church – Site Plan Review #2
Location:	7372 Grand River Avenue – southwest corner of Grand River and Harte Drive
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan review submittal from Community Bible Church for a parking lot expansion (plans dated 8/20/24).

A. Summary

1. The excess parking proposed requires Planning Commission approval in accordance with Section 14.02.06.
2. The applicant must address any comments provided by the Township’s engineering consultant and/or the Brighton Area Fire Authority.

B. Proposal/Background/Process

The applicant proposes construction of a new 55-space parking lot on the east side of the site.

The proposed parking lot expansion is identified on the site plan as “Lot C” and includes vehicular connection to the existing parking lot and main drive aisles, as well as new lighting and landscaping.

Per Section 18.02, parking lot expansions with more than 5 new spaces require site plan review by the Planning Commission.

At their August 12, 2024 meeting, the Planning Commission voted to approve a similar site plan with several conditions; one of which was that the applicant obtain a variance for a deficient setback.

In the time since that action, the applicant decided to revise the site plan instead of seeking a variance. As such, the Planning Commission has approval authority over the revised site plan.

A favorable recommendation was previously made to the Township Board for the Environmental Impact Assessment, so no further action is needed at this time.



Aerial view of site and surroundings (looking north; prior to 2019 remodel/expansion)

C. Site Plan Review

- 1. Dimensional Requirements.** The only GCD dimensional requirements that apply are parking lot setbacks and impervious surface lot coverage.

The revised site plan provides the required 20-foot setback along Harte Drive.

Additionally, calculations on Sheet C3 identify an impervious surface ratio of 34.5%, which is within the 75% maximum allowed.

- 2. Vehicular Circulation.** The proposed expansion area provides drive aisles widths sufficient for two-way travel. Access is provided via the existing curb cut to/from Harte Drive.

The applicant must address any comments provided by the Township’s engineering consultant or the Brighton Area Fire Authority with respect to vehicular circulation.

- 3. Parking.** The parking lot has been reviewed for compliance with the standards of Article 14, as follows:

	Required	Proposed	Comments
Parking Spaces Churches and similar places of worship (1 space for each 3 seats in the main unit of worship)	201	285 existing 55 proposed 340 total	14.02.06 requires PC approval for parking above 120% of the minimum requirement. Proposal entails 170%
Barrier Free Spaces	12	12	In compliance
Dimensions Spaces (75 to 90-degree) Drive aisle width (two-way)	9’ x 18’ 9’ x 16’ (2’ overhang) 24’	9’ x 18’ 9’ x 16’ (2’ overhang) 24’	In compliance In compliance In compliance
Construction	Looped striping Curbing on all sides	Looped striping Curbing around proposed lot	In compliance In compliance

- 4. Exterior Lighting.** The lighting plan identifies 2 existing light poles, 2 existing wall mounted fixtures, 1 new light pole and 1 new wall mounted fixture.

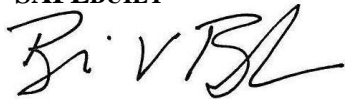
Fixture specifications identify downward directed/cut-off LED fixtures and the photometric plan demonstrates compliance with allowable light intensities (both on-site and along property lines).

- 5. Landscaping.** At the previous meeting, the Planning Commission requested that the applicant provide a Buffer Zone C along Harte Drive. Accordingly, the landscape plan has been reviewed for compliance as follows:

Standard	Required	Proposed	Notes
Buffer Zone C (Harte Drive)	10' width 22 canopy trees OR 22 evergreen trees OR 86 shrubs	20' width 12 existing trees (8" or greater)	In compliance – existing trees 8" or larger count as 2 new trees, per Table 12.02.03.B
Parking lot (expansion area)	6 canopy trees 560 SF landscaped area	4 new canopy trees 2 relocated trees 1,077 SF landscaped area	In compliance

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



August 29, 2024

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

**Re: Community Bible Church Parking Lot
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech has conducted a second review of the Community Church Parking Lot site plan last dated August 20, 2024. The site plan documents were prepared by Boss Engineering on behalf of Community Bible Church. The site is located on three parcels equating 9.24 acres to the south of the intersection of Grand River Avenue and Euler Road. The petitioner is proposing the addition of a new parking lot.

Since the previous submittal the proposed parking lot has been revised to meet required setbacks. The proposed parking lot still meets Township standards and the existing detention basin and storm sewer on site were designed for full build out of the site, including future building additions and parking. Although the proposed parking lot is larger than shown on the original site plan of the site, it overlaps with the area originally shown as a future building addition, and ultimately results in less total impervious surface than what the existing detention basin was designed for. Therefore, we have no engineering related concern to the proposed parking expansion.

Please call or email if you have any questions.

Sincerely,

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

Shelby Byrne, P.E.
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

September 4, 2024

Sharon Stone
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Community Bible Church Parking Lot
7372 W. Grand River
Genoa Twp., MI

Dear Amy,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on August 21, 2024 with Response Letter included. The drawings are dated July 17, 2024. The project is for the proposed transitions of a currently grass covered area on the southeast corner of the property to a paved parking area. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

The Fire Authority is conditionally accepting the current proposed layout based on the existing access sidewalk remaining in place equipped for fire apparatus access. If the remaining future additions are constructed, the parking lot will require reconfiguration to accommodate emergency vehicle access and circulation.

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
Fire Marshal

cc: Sharon Stone sharon@genoa.org

**IMPACT ASSESSMENT
FOR
SITE PLAN PETITION
"COMMUNITY BIBLE CHURCH – PARKING LOT EXPANSION"
GENOA TOWNSHIP, LIVINGSTON COUNTY
MICHIGAN**

Prepared for:

**COMMUNITY BIBLE CHURCH
7372 GRAND RIVER
BRIGHTON, MICHIGAN 48114
(810) 227-2255**

Prepared by:

**BOSS ENGINEERING COMPANY
3121 E. GRAND RIVER
HOWELL, MI 48843
(517) 546-4836**

July 17th, 2024

24-253 EIA

INTRODUCTION

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed development may have on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the *Submittal Requirements For Impact Assessment* guidelines in accordance with Section 18.07 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

DISCUSSION ITEMS

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

Prepared By :
Scott Tousignant, P.E.
BOSS ENGINEERING COMPANY
Civil Engineers, Land Surveyors, Landscape Architects and Planners
3121 E. Grand River
Howell, MI 48843
(517) 546-4836

Prepared For :
Community Bible Church
7372 Grand River
Brighton, MI 48114
(810) 227-2255

B. Map(s) and written description / analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 10 feet of the property. An aerial photograph or drawing may be used to delineate these areas.

The 9.24 acre site is located on the south side of Grand River immediately west of Harte Dr and across from Euler Rd. The subject property is currently the Community Bible Church Facility. There is the existing Church building, paved parking lots, and detention basin. The south end of the property contains a natural area with shrub/scrub vegetation and a wetland. There is an established tree row along Harte Dr just off of the east side of the subject property.

C. Impact on natural features: A written description of the environmental characteristics of the site prior to development and following development, i.e., topography, soils, wildlife, woodlands, mature trees (eight inch caliper or greater), wetlands, drainage, lakes, streams, creeks or ponds. Documentation by a qualified wetland specialist shall be required wherever the Township determines that there is a potential regulated wetland. Reduced copies of the Existing Conditions Map(s) or aerial photographs may accompany written material.

Resources utilized to study the natural features of the site included an on-site visit, aerial photos from Google Earth, a web soil survey prepared by the USDA, Wetlands Inventory Maps prepared by the MDEQ as well as resources prepared by the Huron River Watershed Council and other Livingston County Natural resources agencies.

The entire northern portion of the property is the recently constructed church facility with all associated parking, sidewalks, and utility infrastructure. The developed site slopes north to south and is served by a stormwater sewer system and detention basin that was constructed as part of the church expansion in 2020.

The soils on site consist of loam, loamy sand and muck. The soils shown on the USDA map are consistent with the field assessment of the upland and low land areas found on site. The land cover identified in the field is also consistent with the soils which consist of impervious surface, compacted lawn area, wetland and wooded shrub scrub areas. Given that the site has already been developed to accommodate the future parking that is now proposed, there will not be any tree removal nor any natural features disturbance. Stormwater for all future impervious surfaces had been accounted for in the design and construction of the storm water management system.

D. Impact on storm water management: Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from County Soil Conservation Service.

Topography on the site ranges from a low of 961.81 at the wetland edge to a high of 992.54 at the north central portion of the property near Grand River Avenue. The property is undulating, but largely drains from the north to the south toward a wetland system that extends off the property.

The land cover found in the field consisted of three different types; impervious surface (parking lot, building), wetland, wooded/lawn area including shrub scrub.

The existing storm system has been designed to accommodate the church facility that was constructed in 2020 as well all future parking lot and building expansions that were anticipated. The proposed parking lot was one of the indicated future impervious surfaces and thus has been accommodated in the stormwater calculations.

Soil erosion measures will be utilized throughout the construction process to reduce the risk of erosion and sedimentation. This will be accomplished through the use of silt sacks placed in catch basins, and silt fence installed along the perimeter of the disturbed area.

E. Impact on surrounding land use: Description of the types of proposed uses and other man made facilities, including any project phasing, and an indication of how the proposed use conforms or conflicts with existing and potential development patterns. A description shall be provided of any increases of light, noise or air pollution which could negatively impact adjacent properties.

As previously stated the site is the current home of Community Bible Church. The use of the site conforms with development patterns of the surrounding area and will feature an expansion of the existing parking lot.

In general, the site will see an increase in use due to the expansion of the parking. The new parking lot will be illuminated but will have no adverse impacts on adjacent properties as the lighting will be provided to meet Township Ordinance.

F. Impact on public facilities and services: Description of number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection. Letters from the appropriate agencies may be provided, as appropriate.

The new parking lot is proposed to accommodate the growth the Church has seen since the expansion of its facility in 2020. Additional parking spaces will alleviate some pressure on the parking lot particularly between the three Sunday services as people come and go. The new parking lot does not impact local school districts, or other public services.

G. Impact on public utilities: Description of the method to be used to service the development with water and sanitary sewer facilities, the method to be used to control drainage on the site and from the site, including runoff control during periods of construction. For sites service with sanitary sewer, calculations for pre- and post development flows shall be provided in equivalents to a single family home. Where septic systems are proposed, documentation or permits from the Livingston County Health Department shall be provided.

The existing Church is currently served by M.H.O.G public water and Genoa Township public sanitary sewer. Given the use of the building and peak usage times being Sunday mornings the impact on sanitary and water is anticipated to be minimal. The sites drainage is controlled via a storm sewer system and detention basin that was installed as part of the church expansion project in 2020.

H. Storage or handling of any hazardous materials: Description of any hazardous substances expected to be used, stored or disposed of on the site. The information shall describe the type of materials, location within the site and method of containment. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted, as appropriate.

There will be no hazardous materials used or disposed of on this site.

I. Impact on traffic and pedestrians: A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the Institute of Transportation Engineers Trip Generation Manual, other published studies or actual counts of similar uses in Michigan. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets

The site area is under 10 acres and thus a traffic study is not required.

The site is serviced by a 5-lane road which includes a left turn lane. There are two points of ingress/egress for the site; one direct on Grand River and the other to Harte Drive (which connects to Grand River).

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

None.

K. A list of all sources shall be provided.

Genoa Township's *Submittal Requirements For Impact Assessment*

Genoa Township Zoning Ordinances

Soil Survey of Livingston County, Michigan, U.S.D.A. Soil Conservation Service

National Wetland Inventory Plan, United States Department of the Interior, Fish and Wildlife Service

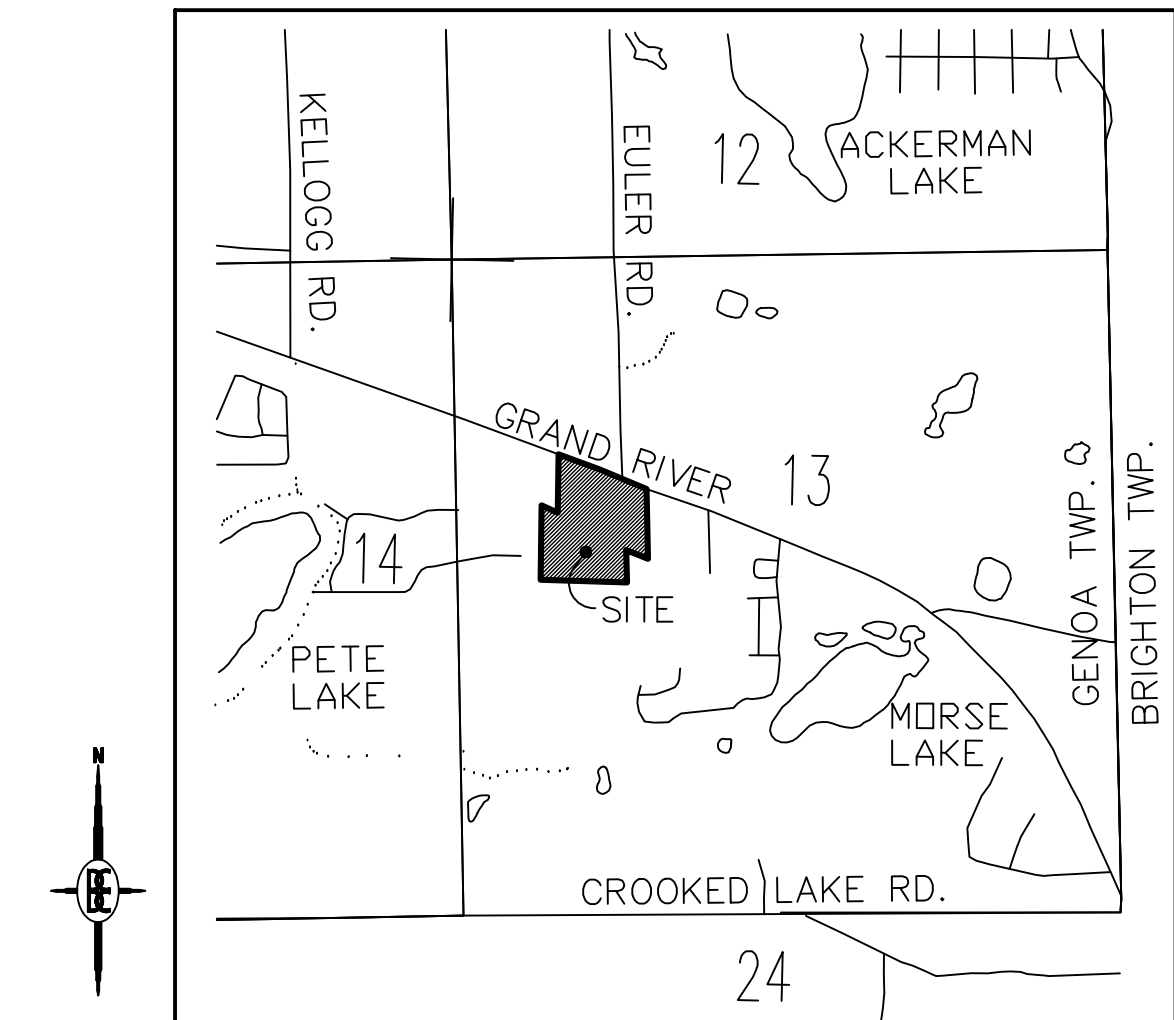
SITE PLAN / CONSTRUCTION PLANS FOR COMMUNITY BIBLE CHURCH PARKING LOT

PART OF NORTH 1/4 CORNER, SECTION 13, T2N-R5E
GENOA TOWNSHIP, LIVINGSTON COUNTY, MI

PROPERTY DESCRIPTION:

PARCEL DESCRIPTION (AS SURVEYED) (4711-13-300-055):
Part of the Northwest 1/4 of Section 13, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows:
Commencing at the West 1/4 Corner of Section 13; thence along the East-West 1/4 line of Section 13, as previously surveyed and monumented, S 88°51'48" E, 1341.91 feet, to the POINT OF BEGINNING of the Parcel to be described, said point also being the Southwest Corner of the Southeast 1/4 of the Northwest 1/4 of Section 13, as monumented; thence N 00°39'48" E, 460.60 feet (recorded as N 00°41'35" E, 461.41 feet); thence S 65°23'01" E, 110.15 feet (recorded as 110.00 feet); thence N 00°50'02" E, 363.14 feet (recorded as N 00°34'55" W, 362.88 feet); thence along the Southerly Right of Way line of Grand River Avenue (50 foot wide 1/2 Right of Way), on the following two (2) courses: 1) S 89°39'24" E, 275.61 feet (recorded as S 71°02'45" E, 272.00 feet and S 71°03'30" E, 3.42 feet); 2) S 67°16'23" E, 312.61 feet (recorded as S 68°46'30" E, 312.69 feet), (said point bearing the following two (2) courses, from the Center of Section 13: 1) along the North-South 1/4 line of Section 13, as previously surveyed and monumented, N 00°04'53" E, 315.11 feet (recorded as N 01°03'38" W, 314.82 feet); 2) along the Southerly Right of Way line of Grand River Avenue (50 foot wide 1/2 Right of Way), N 67°16'23" W, 748.03 feet (recorded as N 68°46'30" W, 749.36 feet); thence S 00°04'47" W, 430.35 feet (recorded as S 01°23'01" E, 430.25 feet); thence N 66°58'10" W (recorded as N 68°25'53" W), 145.05 feet; thence S 00°07'44" W (recorded as S 01°20'04" E), 206.68 feet; thence N 87°55'46" W (recorded as N 89°46'13" W), 523.38 feet, to the POINT OF BEGINNING, containing 9.24 acres, more or less, and subject to the rights of the public over the existing Grand River Avenue. Also subject to any other easements or restrictions of record.

Description containing parcels: 4711-13-300-007, 4711-13-300-008, & 4711-13-300-035



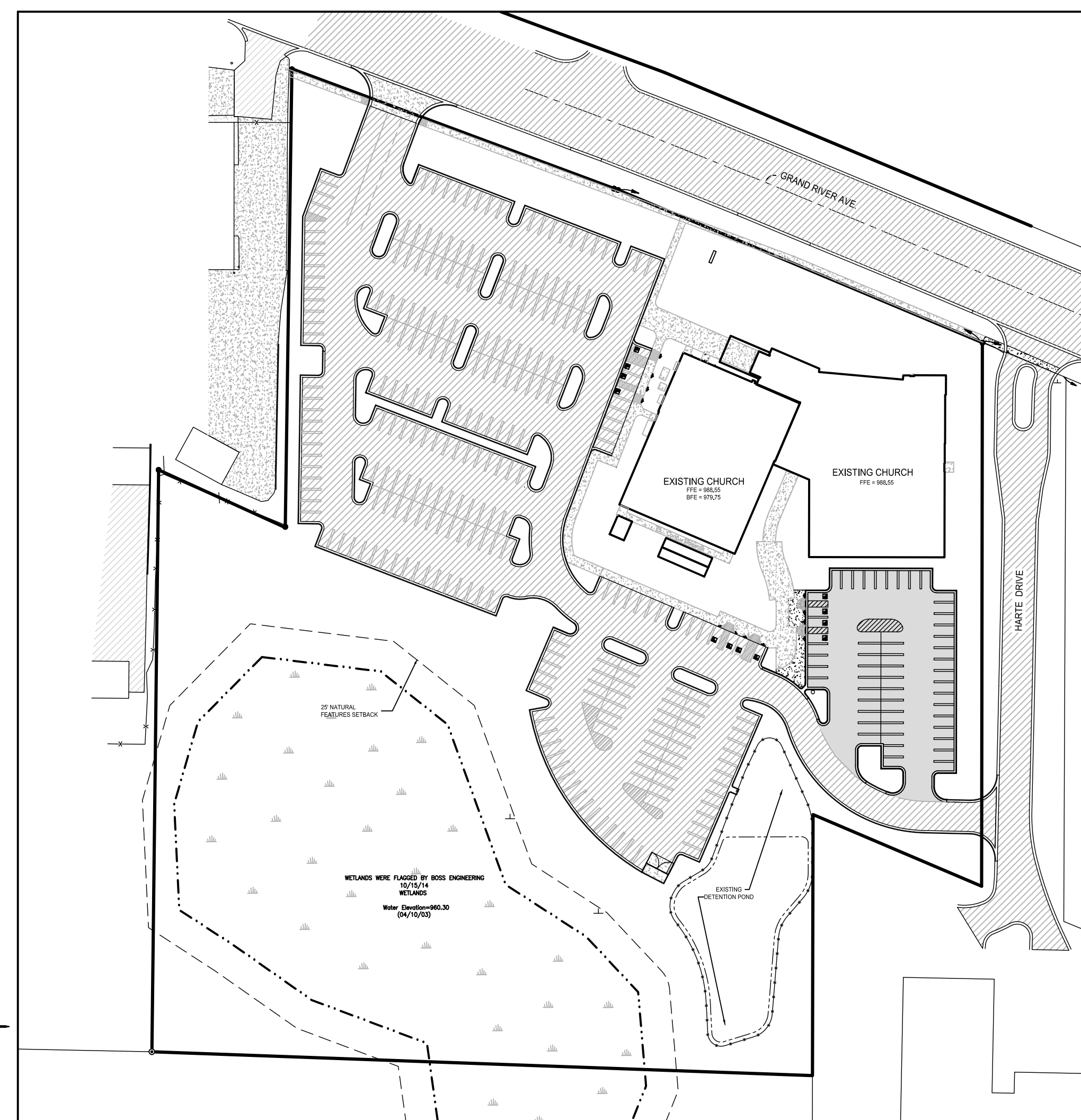
LOCATION MAP

NO SCALE

CONSTRUCTION NOTES

THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

1. 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.
2. DO NOT SCALE THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
3. A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
4. IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
5. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
7. PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
8. ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS.
9. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
10. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
11. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
12. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
13. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
14. THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
15. THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
16. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).
17. ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
18. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
19. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
20. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
21. IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
22. NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
24. ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
25. ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
26. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
27. ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
28. AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
29. ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
30. NO SEEDING SHALL BE DONE AFTER OCTOBER 15 WITHOUT APPROVAL OF THE ENGINEER.
31. ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
32. SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
33. ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.



OVERALL SITE MAP

NO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
C1	COVER SHEET
C2	EXISTING CONDITIONS & DEMOLITION PLAN
C3	SITE PLAN
C4	GRADING & SESC PLAN
C5	LANDSCAPE PLAN
BY OTHERS	
1	SITE PHOTOMETRIC PLAN (BY GASSER BUSH)

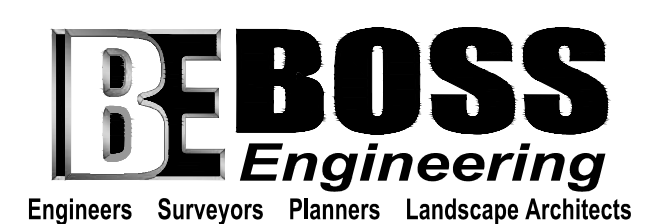
COMMUNITY BIBLE CHURCH PARKING LOT



PREPARED FOR:

COMMUNITY BIBLE CHURCH
7372 GRAND RIVER AVENUE
BRIGHTON, MI 48114
CONTACT: CHIP HERRERA
PHONE: 810-227-2255

PREPARED BY:



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

LIGHTING PREPARED BY:

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

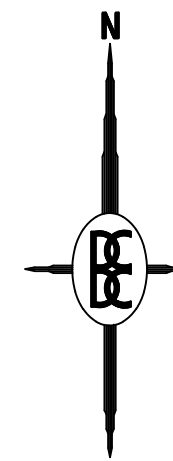
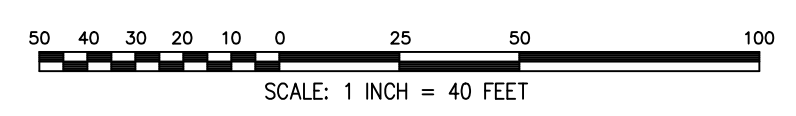
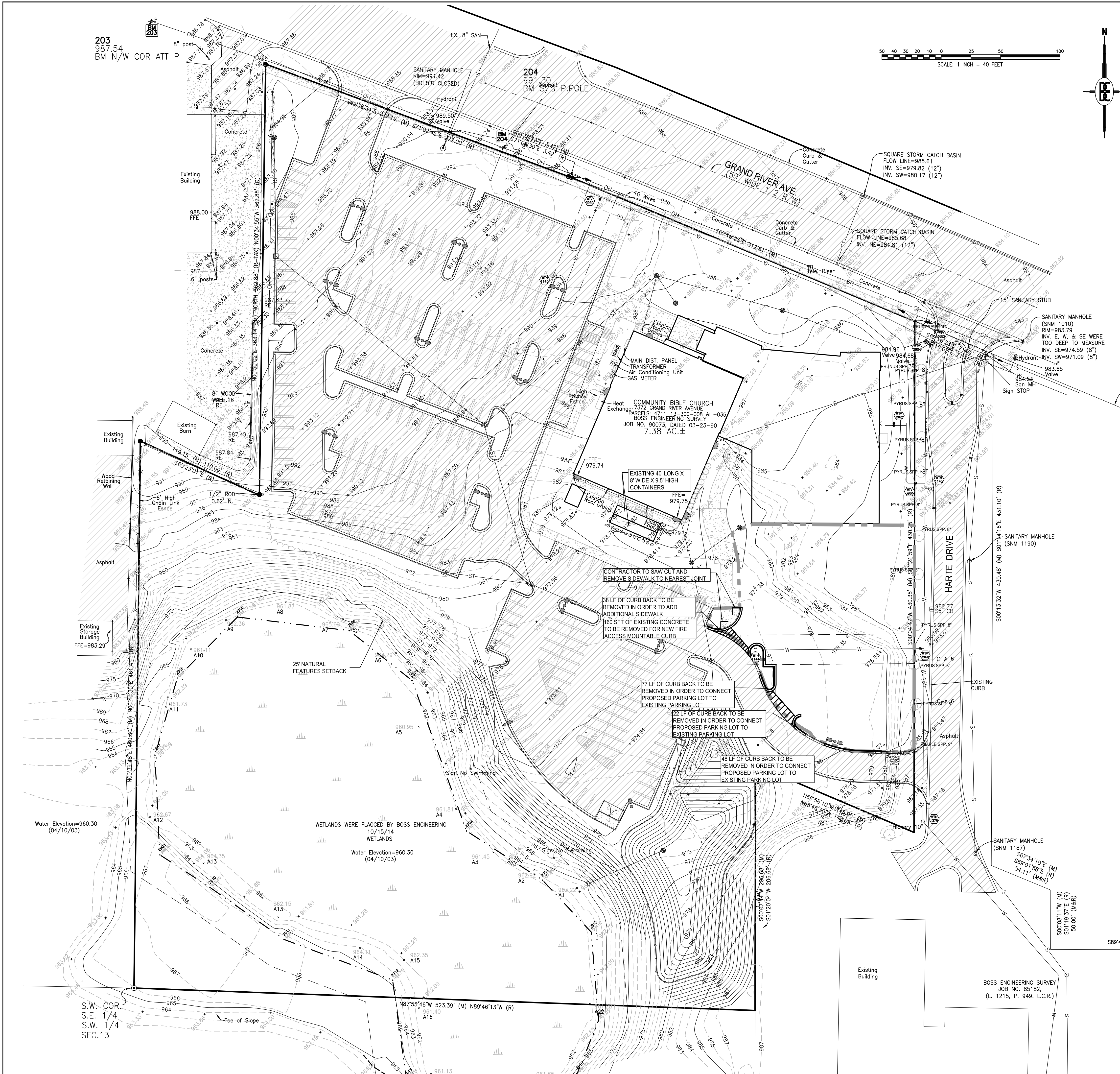
APPLICANT:

TOWER GROUP
804 E GRAND RIVER AVE
HOWELL, MI 48843
BTOWNSLEY@TOWERLLC.COM
PHONE: 313-410-2700

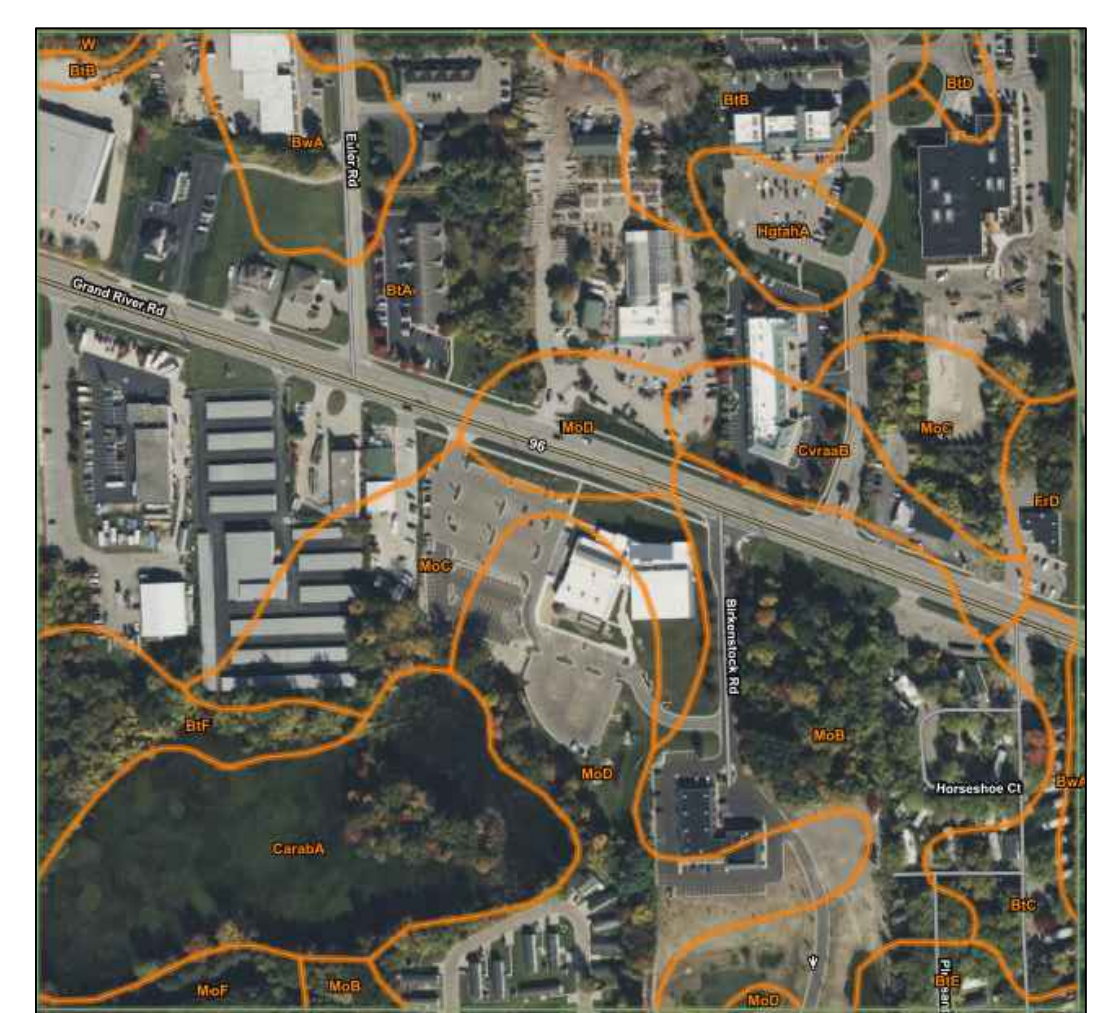
INDEMNIFICATION STATEMENT

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.

				C1
1	ST	PER TWP & SESC REVIEW	8-20-24	
	NO BY	CK REVISION	DATE	JOB NO. 24-253



SITE AERIAL



SOIL MAP (WEB SOIL SURVEY)
NO SCALE

LEGEND

- 900 — CONTOUR
- SPOT ELEVATION
- P — WETLAND SYMBOL
- P — POWER POLE
- H — HYDRANT
- G — GATE VALVE
- S — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER
- G — GAS MAIN
- E — ELECTRIC
- T — TELEPHONE
- OH — OVERHEAD WIRES
- F — FENCE
- S — SIGN
- S — SQUARE STORM CATCH BASIN
- B — BEEHIVE STORM CATCH BASIN
- O — SANITARY MANHOLE
- P — POST
- BM — BENCHMARK
- FFE — FINISHED FLOOR ELEVATION
- T — DECIDUOUS TREE
- C — CONIFEROUS TREE
- M — MAILBOX
- G — GAS METER
- R — TELEPHONE RISER
- E — ELECTRIC METER
- A — AIR CONDITIONING UNIT

SOILS INFORMATION:
MIAMI LOAM (M8), 2% TO 6% SLOPES
— EASTERN EDGE OF SITE ALONG HARTE DRIVE
MIAMI LOAM (M8), 6% TO 12% SLOPES
— NORTHERN AND WESTERN EDGES OF SITE
MIAMI LOAM (M8), 12% TO 18% SLOPES
— ACCOUNTS FOR ENTIRE CENTRAL PORTION OF SITE
CARLISLE MUCK (C),
— WETLAND AREA IN SOUTHWEST CORNER OF SITE
BOYER-OSHTIEMO LOAMY SAND (BIA), 0 TO 2 SLOPES
— NORTHEAST CORNER OF SITE

BENCHMARKS:
BENCHMARKS ARE BASED OFF GENOA TOWNSHIP BENCH MARKS BY MCNAMEE, PORTER & SEELEY (#197 & #198) (NGVD29 DATUM)

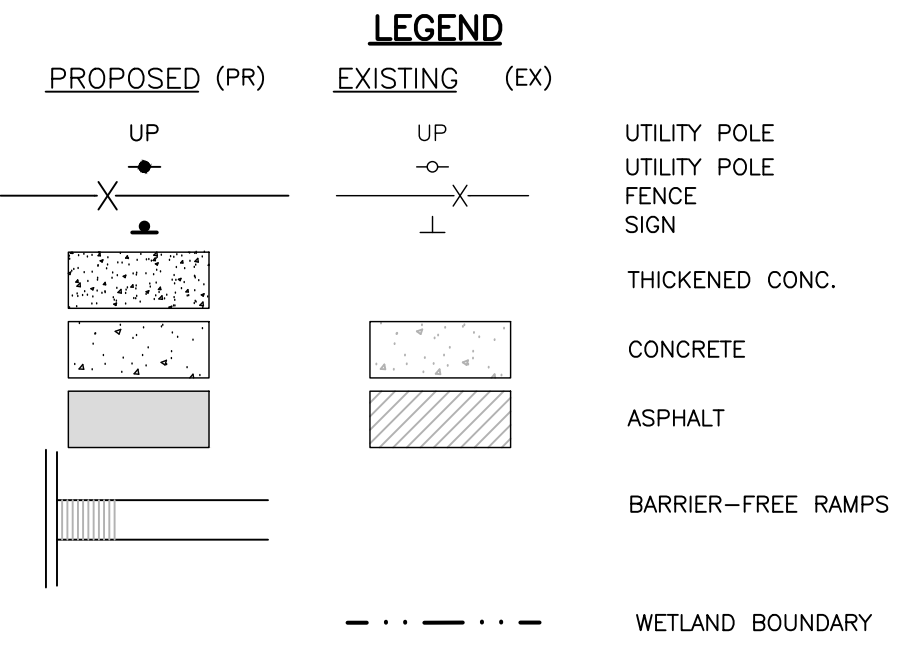
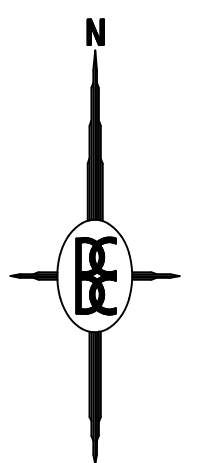
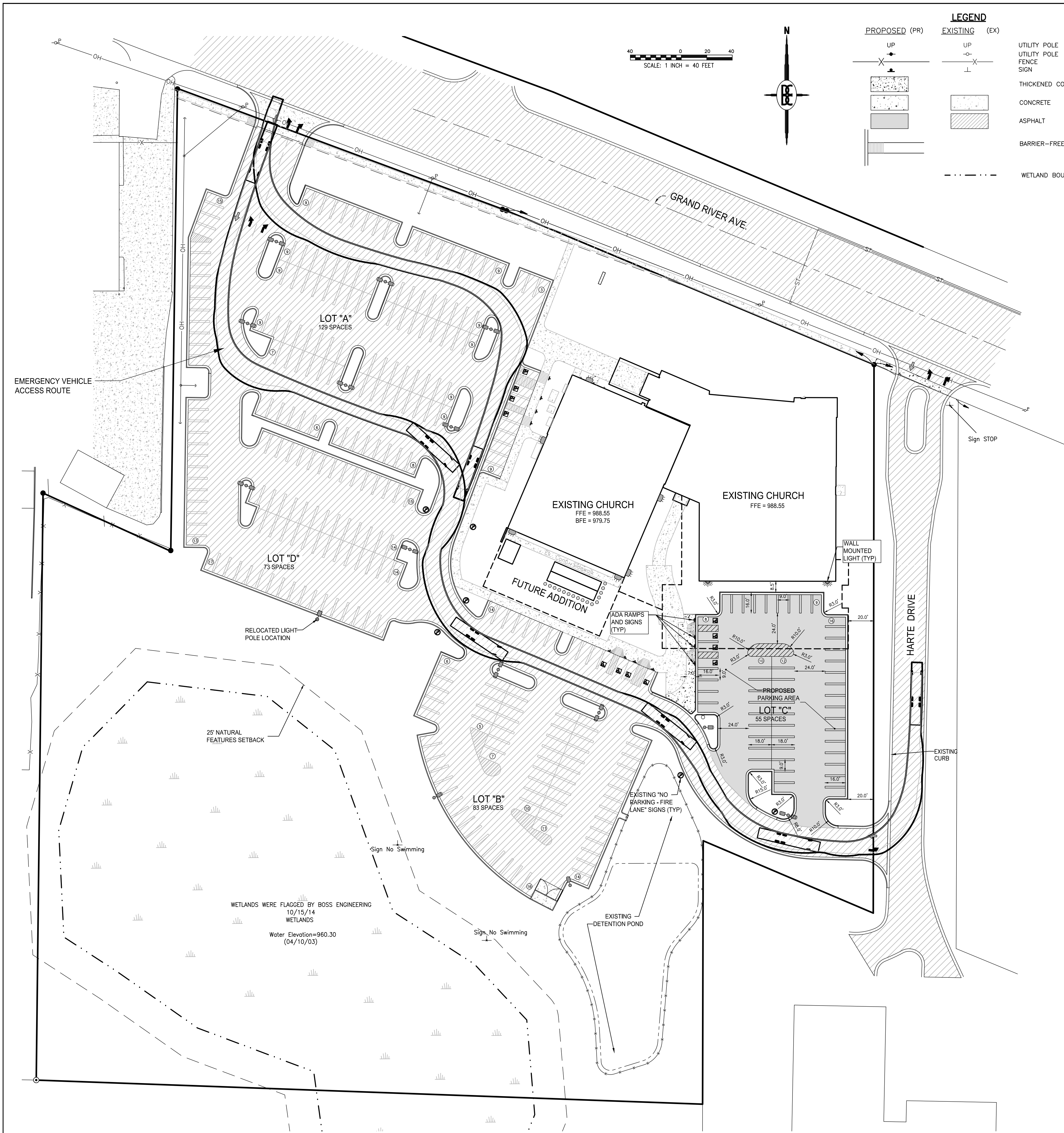
BENCHMARK #203
NW COR. TELEPHONE PAD, S/S GRAND RIVER AVE. BETWEEN HANDI-RENTAL AND SMEDE & SON. ELEVATION = 987.54

BENCHMARK #204
BOSS TAG/NAIL SET S/S P. POLE IN FRONT OF HOUSE #7356. ELEVATION = 991.30

BENCHMARK #207
BOSS TAG/NAIL SET NW/S P. POLE IN GRAVEL PARKING LOT, 170' ± SOUTH OF CHURCH BUILDING. ELEVATION = 977.33

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

PROJECT	COMMUNITY BIBLE CHURCH PARKING LOT
PREPARED FOR	COMMUNITY BIBLE CHURCH 7372 GRAND RIVER AVENUE BRIGHTON, MI 48114 810-227-2255
TITLE	EXISTING CONDITIONS & DEMO PLAN
DATE	07/17/24
REVISION PER	1 ST PER TWP & SESC REVIEW B-20-2024
NO BY	NO BY
DESIGNED BY:	ST
DRAWN BY:	ST
CHECKED BY:	
SCALE	1" = 40'
JOB NO.	24-253
DATE	07/17/24
SHEET NO.	C2



SITE/BUILDING DATA

PARCEL SIZE:	9.24 AC.
EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
PROPOSED USE:	CHURCH
REQUIRED FRONT SETBACK:	70 FT. (35 FT IF NO PARKING IN FRONT YARD)
PROPOSED FRONT SETBACK:	EXISTING - 35.06 FT.
REQUIRED SIDE SETBACK:	15 FT.
PROPOSED SIDE SETBACK:	EXISTING - 28.80 FT.
REQUIRED REAR SETBACK:	50 FT.
PROPOSED REAR SETBACK:	EXISTING - 203.84 FT.
PARKING LOT SETBACK:	20.00 FT., 10.00 FT (SIDE/REAR)
PROPOSED PARKING SETBACK:	10.00 FT. (SIDE) & 20.00 FT. (FRONT ON HARTE DRIVE)
MAX. LOT COVERAGE:	35% BUILDING 75% IMPERVIOUS
BUILDING FOOTPRINT	
EXISTING CHURCH:	31,212 S.F. (7.75%)
IMPERVIOUS COVERAGE	
CHURCH BUILDING:	31,212 S.F.
EXISTING PAVING:	119,901 S.F.
PROPOSED PAVING:	18,880 S.F.
TOTAL	138,781 S.F. (34.48%)
TOTAL (W/ FUTURE PAVING)	178,759 S.F. (44.41%) (TOTAL SITE BUILD-OUT)

PARKING DATA

PARKING REQUIRED:

CHURCHES:

1 SPACE FOR EACH 3 SEATS IN MAIN WORSHIP AREA
601 SEATS / 3 SEATS PER SPACE = 201 SPACES

301-400 SPACES REQUIRES 12 BARRIER-FREE SPACES (BY ORDINANCE)

EXISTING PARKING: 285 SPACES (INCLUDING 8 BARRIER-FREE SPACES)
PROPOSED PARKING: 55 SPACES (INCLUDING 4 BARRIER-FREE SPACES)
TOTAL PARKING: 340 SPACES

- GENERAL NOTES**
- ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO REDUCE GLARE AND SHALL BE ARRANGED TO NOT INTERFERE WITH THE VISION OF PERSONS ON ADJACENT ROADWAYS OR ADJACENT PROPERTY.
 - ALL SIGNS SHALL MEET LOCAL MUNICIPALITY ORDINANCE REQUIREMENTS.
 - ACCESS ROADS TO THE SITE SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION. ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 84,000 POUNDS.
 - DELIVERIES SHALL NOT OCCUR ON SUNDAYS DURING SERVICE TIMES TO AVOID TRAFFIC CONFLICTS.

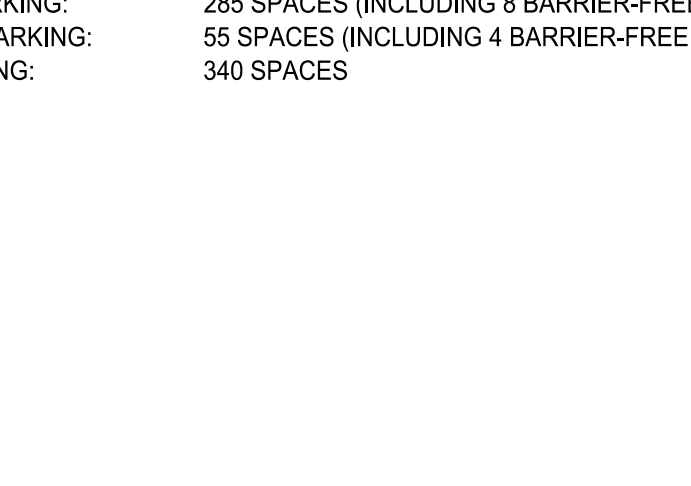
BEFORE YOU DIG
CALL MISS DIG
1-800-4-A-DIG
A MESSAGE FROM
THE MICHIGAN DEPARTMENT OF TRANSPORTATION
SHOWING THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES.
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH
APPARENT OR IF THE ENGINEER DEEMES IT NECESSARY TO REVISIONS FROM
THE PLANS.

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

COMMUNITY BIBLE CHURCH PARKING LOT
COMMUNITY BIBLE CHURCH
7372 GRAND RIVER AVENUE
BRIGHTON, MI. 48114
810-227-2255

SITE PLAN

PROJECT	COMMUNITY BIBLE CHURCH PARKING LOT
PREPARED FOR	COMMUNITY BIBLE CHURCH
TITLE	SITE PLAN
DATE	07/17/24
REVISION PER	
NO BY	
DESIGNED BY:	ST
DRAWN BY:	ST
CHECKED BY:	
SCALE	1" = 40'
JOB NO.	24-253
DATE	07/17/24
SHEET NO.	C3

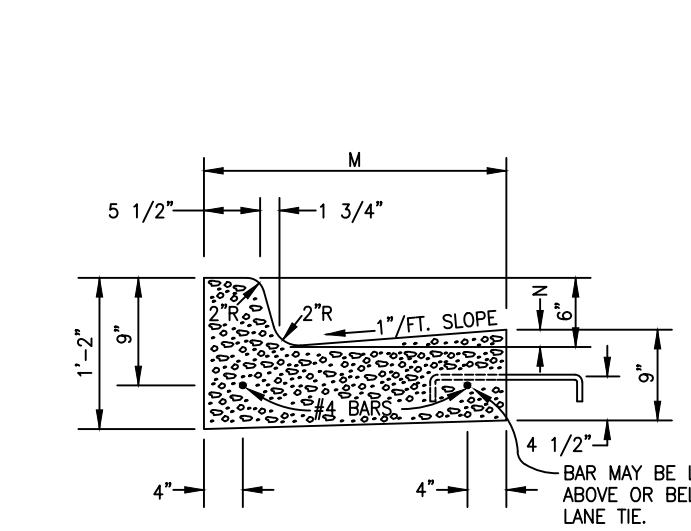


HANDICAP PARKING SIGN DETAIL
(NO SCALE)

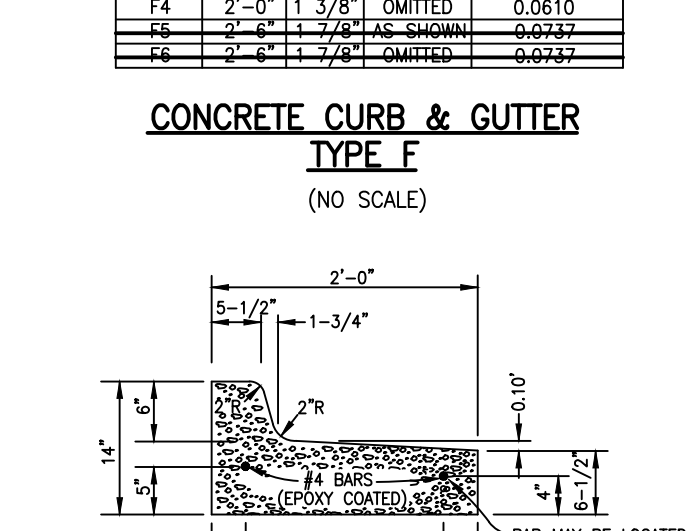


Genoa Fire Truck feet

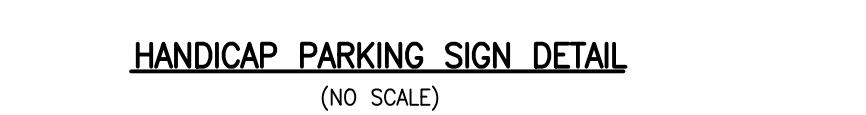
Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.00
Steering Angle	: 32.00



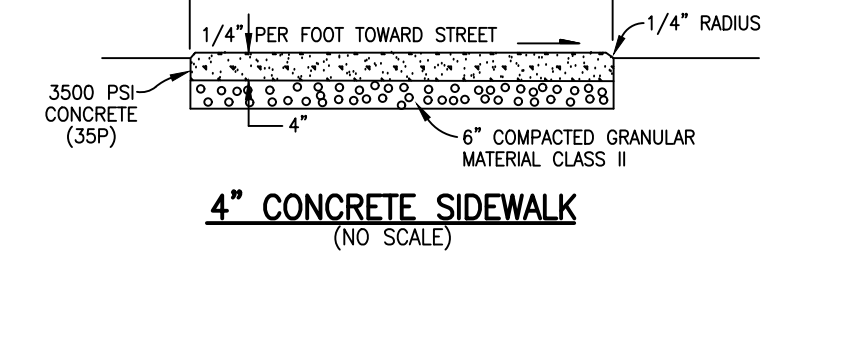
CONCRETE CURB & GUTTER TYPE F
(NO SCALE)



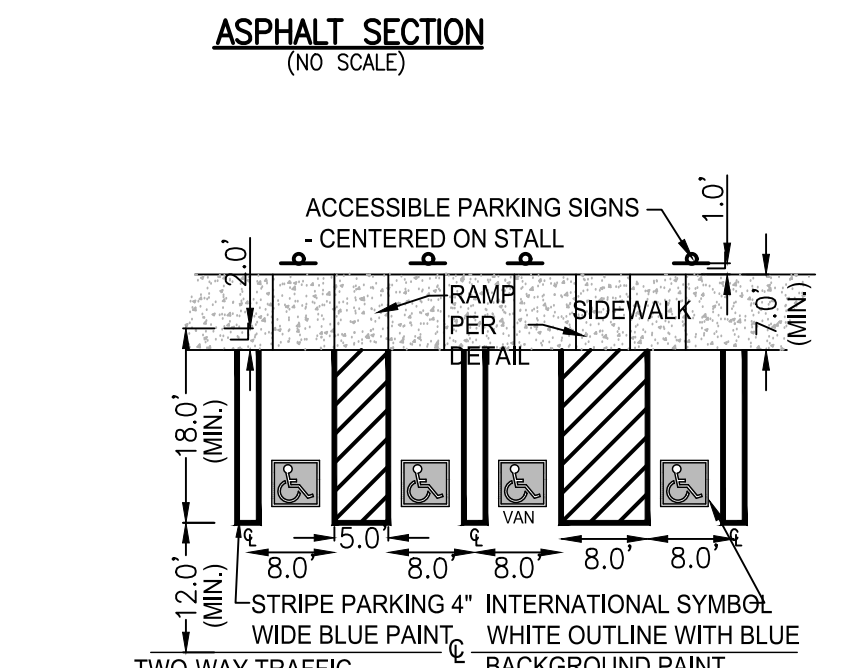
MODIFIED BARRIER (M.D.O.T. TYPE F4)
(NO SCALE)



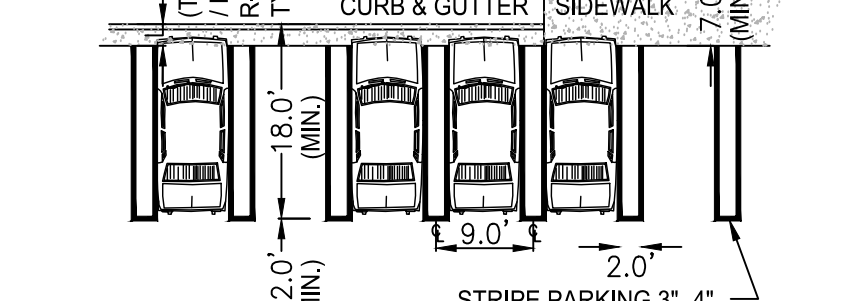
4" CONCRETE SIDEWALK
(NO SCALE)



ASPHALT SECTION
(NO SCALE)



TYPICAL ACCESSIBLE PARKING SPACE
(NOT TO SCALE)

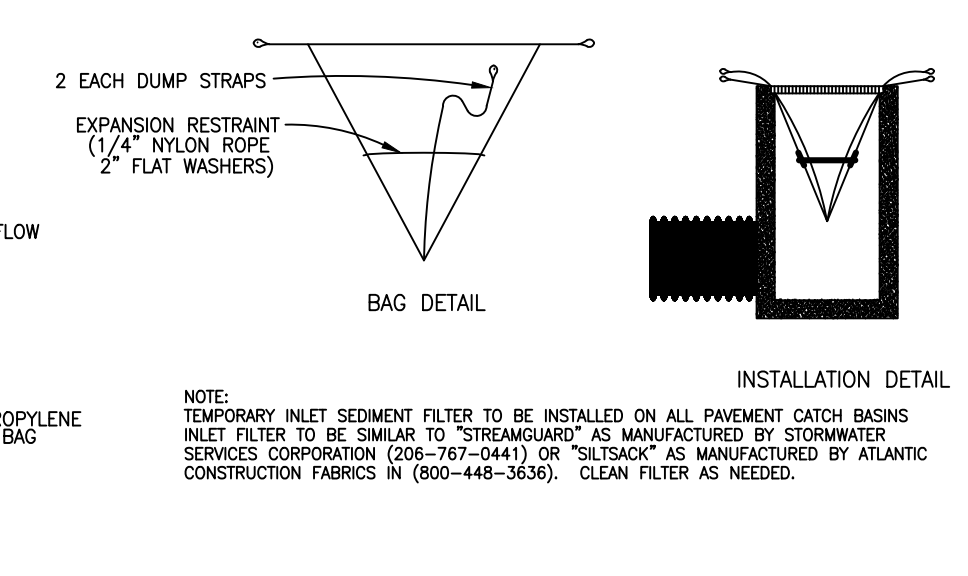
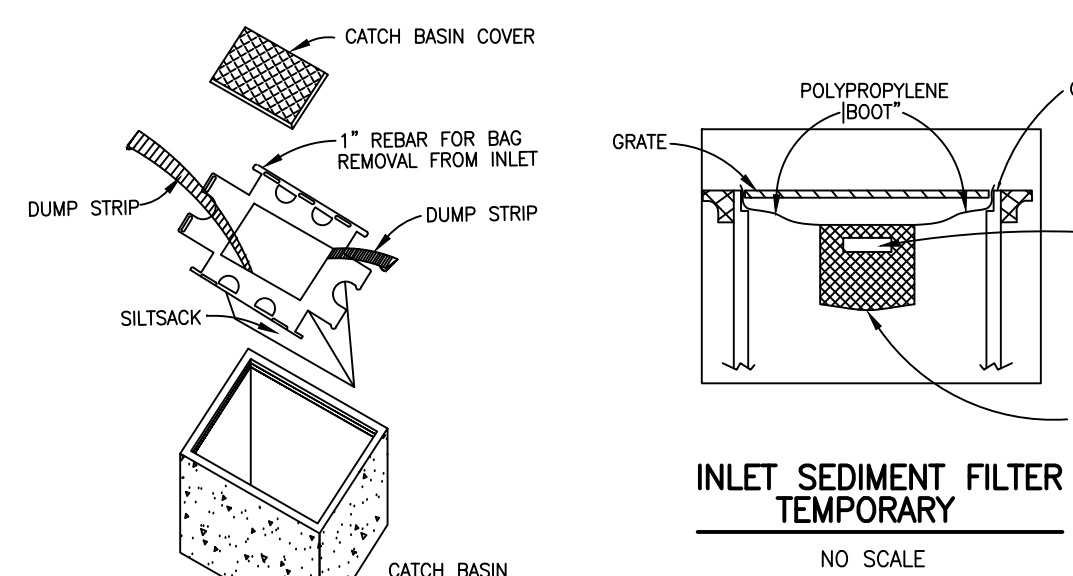
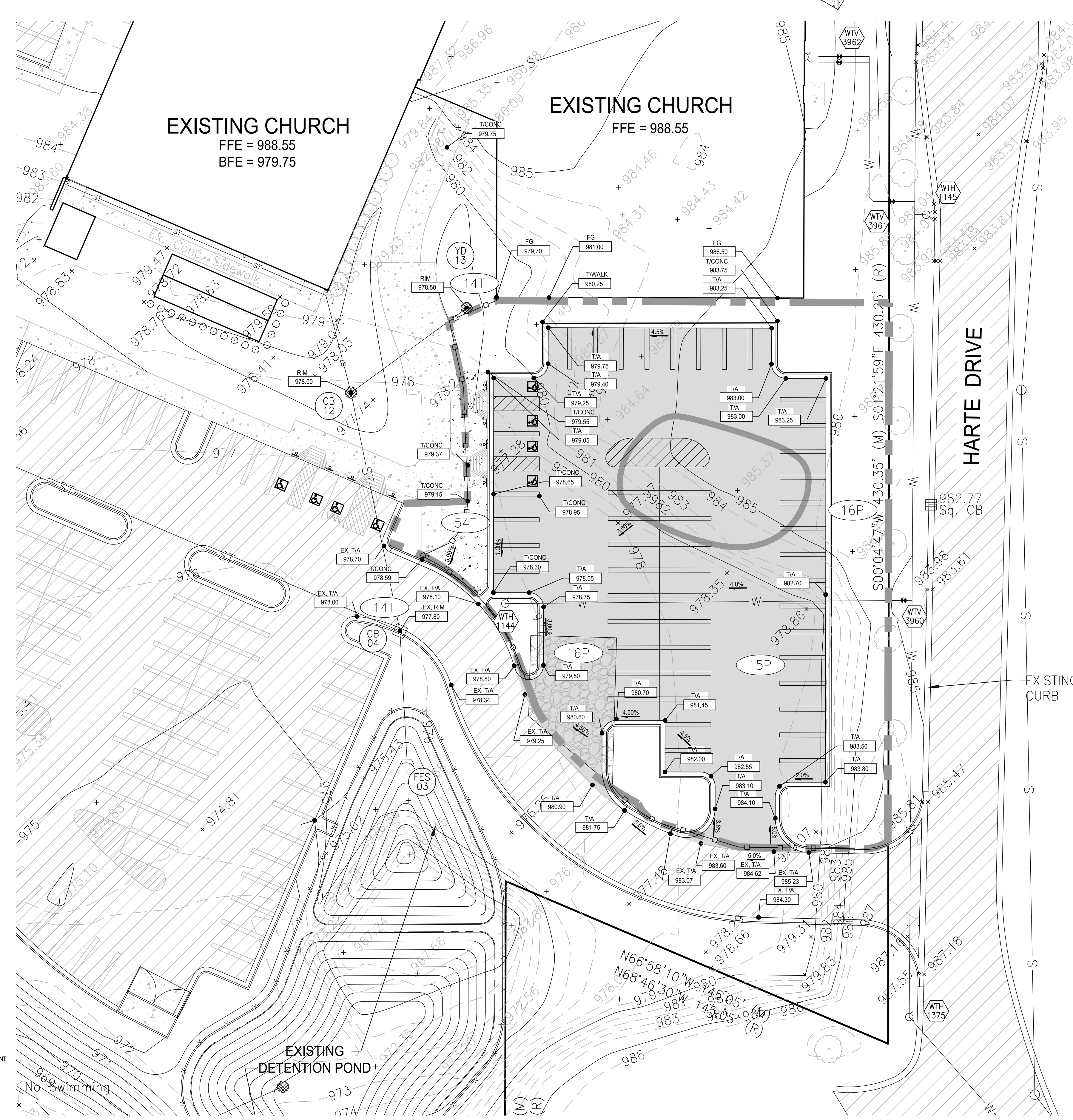
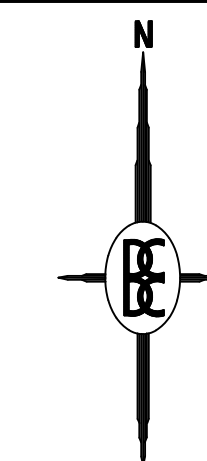
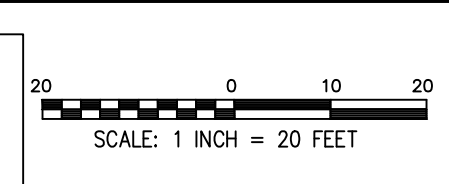


TYPICAL PARKING SPACE
(NOT TO SCALE)

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

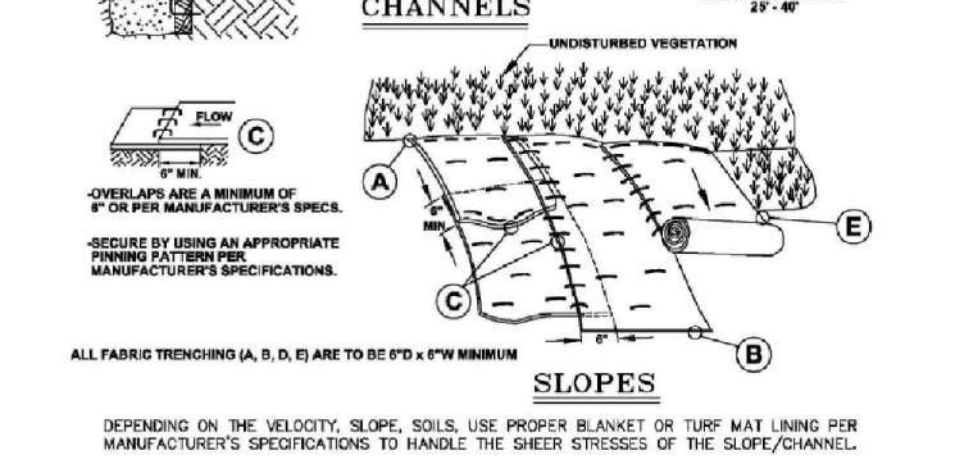
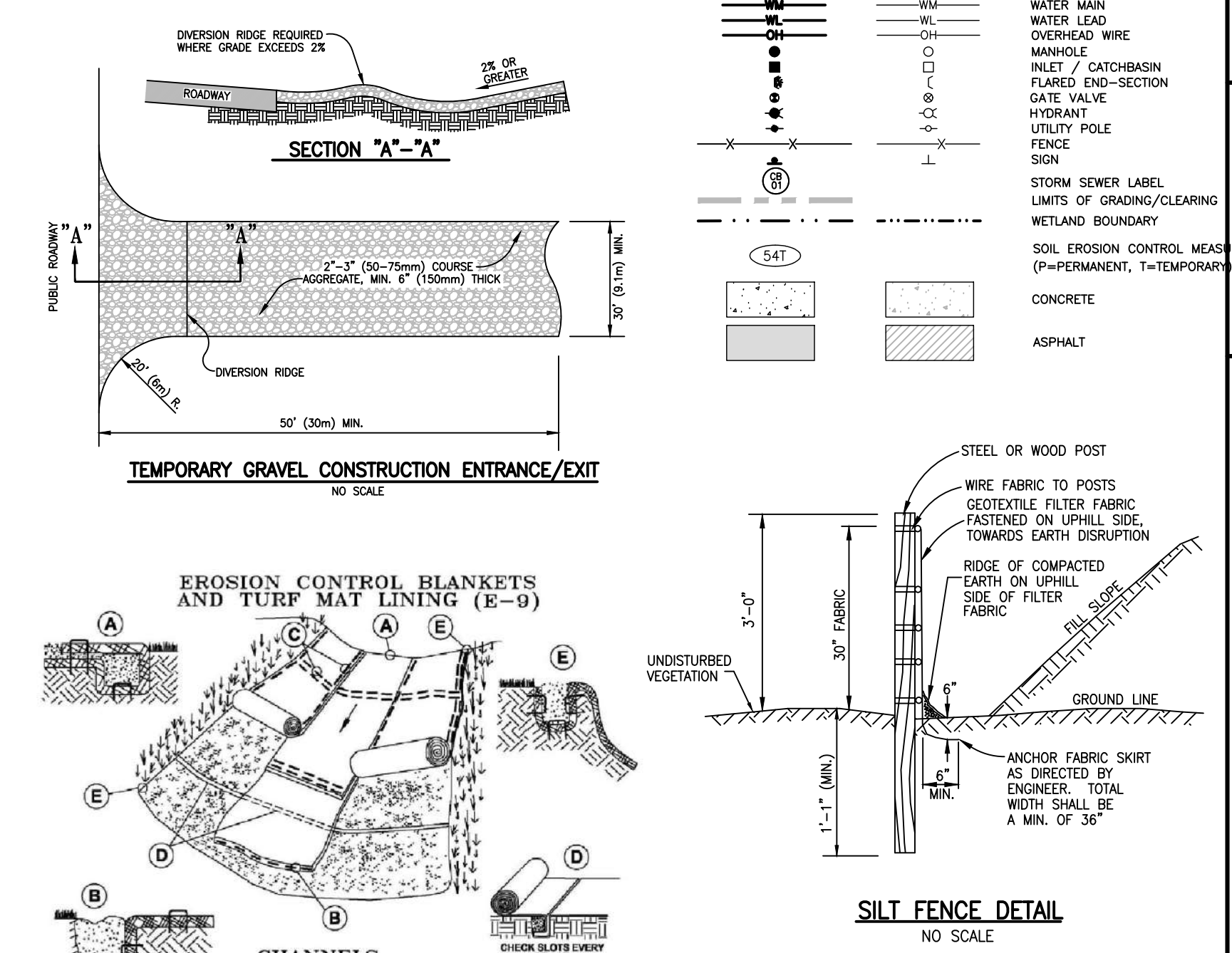
- NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.
- IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974 THE PERMIT HOLDER SHALL SHALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK.
- PERMITTING STANDARDS**
- (IMPORTANT NOTICE) RETENTION/DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
 - 36" M.D.O.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
- ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.
- PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.
- RETENTION PONDS**
- RETENTION/DETENTION/SEDIMENTATION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION.
- DETENTION POND OUTLETS SHALL BE OF THE STANDPIPE AND STONE FILTER SYSTEM, WITH TRASH SCREEN. OUTLET FLOW SHALL NOT EXCEED 0.20 CUBIC FEET OF WATER PER SECOND/PHEA POND DIKES SHALL HAVE A MINIMUM OF ONE (1) FOOT OF FREEBOARD. AN EMERGENCY SPILLWAY SHALL BE CONSTRUCTED WITHIN THE FREEBOARD LEVEL.
- THE EMERGENCY SPILLWAY FROM THE DETENTION POND SHALL BE SODDED AND PEGGED, OR RIP RAPPED, 15 FEET PAST THE TOE OF THE SLOPE OF THE BERM.
- DIKES AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER.
- RETENTION/DETENTION PONDS SHALL BE FENCED WITH A 4" CHAIN LINK FENCE, INCLUDING A 12' ACCESS GATE FOR MAINTENANCE UNLESS MINIMUM 5 FT. HORIZONTAL TO 1 FT. VERTICAL SIDE SLOPES ARE PROVIDED. THE FENCE SHALL BE INSTALLED AT THE OUTER PORTION OF THE BERM, TO ALLOW FOR MAINTENANCE WORK TO BE DONE INSIDE THE FENCE.
- ALL UNIMPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL WHICH WILL BE STORED ON-SITE DURING THE EXCAVATING STAGE. TOPSOIL PILES SHALL BE SEEDED AND MULCHED, OR MATTED WITH STRAW IN THE NON-GROWING SEASON, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION.
- SOIL EROSION CONTROLS SHALL BE MONITORED DAILY BY THE ON-SITE ENGINEER, OR CONTRACTOR, WHICHEVER CASE APPLIES.
- SLOPES AND DITCHES**
- ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM WIDTH OF 2' WITH A MINIMUM OF 3 HORIZONTAL TO 1 VERTICAL SIDE SLOPES, 3:1.
- DITCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURING OF THE DITCH BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
- SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.
- STORM DRAINS**
- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
- BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE ADAPTED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
- ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.
- ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
- ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE RETENTION/DETENTION POND SHALL HAVE A TEMPORARY 5'X10'X3" SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH COBBLE STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.
- STORM WATER OUTLETS DO DENOTE RIP RAP. ALL OUTLETS SHALL BE RIP RAPPED OVER KEYED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.
- RIP RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION, WIDTH SHALL INCREASE AS DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.
- RIP RAP SHALL BE OF COBBLE STONE, 6" IN DIAMETER OR LARGER. GROUTING MAY BE NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.
- STORM WATER OUTLET IS IN NEED OF A SPLASH BLOCK WHICH IS NOT NOTED ON THE PLAN. INSTALL SPLASH BLOCK IF SLOPE OF THE PIPE IS 4% OR GREATER.
- IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.
- STABILIZATION**
- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
- IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.
- PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
- THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.
- THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.
- PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:
 TOP-SOIL
 GRASS SEED 210 LBS. PER ACRE
 FERTILIZER 150 LBS. PER ACRE
 STRAW MULCH 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)
 HYDRO-SEEDING HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.
 MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS
 1. SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE REMOVAL OF ACCUMULATED SILT AND REPLACEMENT OF TORN SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
 2. TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT. TRACKING PAD SHALL BE REPLACED WHEN THE STONES ARE CHOKED WITH DIRT. TRACKING PAD SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FIRST COURSE OF ASPHALT BEING LAID.
 3. DETENTION/RETENTION POND SHALL BE INSPECTED QUARTERLY ON A PERMANENT BASIS. MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL, EMBANKMENT STABILIZATION AND MAINTAINING THE OUTLET STRUCTURE IN GOOD CONDITION. NO TREES SHALL BE ALLOWED TO GROW ON THE EMBANKMENT.
 4. CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF SEDIMENT. ALL SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY WHEN THE SUMP IS FULL.
 5. COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS AFTER GRADE WORK, PURSUANT TO RULE 1709 (G).

STORMWATER MANAGEMENT SYSTEM NOTE:
 THE STORM SEWER SYSTEM AND DETENTION BASIN THAT WAS CONSTRUCTED IN 2020, HAD BEEN DESIGNED TO ACCOMMODATE THE PREVIOUSLY PROPOSED IMPERVIOUS SURFACES AS WELL AS FUTURE PARKING AND BUILDING AREAS, SO AS TO AVOID BASIN MODIFICATIONS FOR EACH PHASE. THE PARKING BEING PROPOSED IS AN EXPANDED VERSION OF THE PREVIOUSLY APPROVED 40 SPACE PARKING LOT. THE ADDITIONAL PARKING SPACES PROPOSED ARE WITHIN AN AREA DESIGNATED FOR FUTURE BUILDING EXPANSION AND ALREADY ACCOUNTED FOR THE IMPERVIOUS SURFACES. THE PROPOSED IMPERVIOUS AREA SUMS TO 18,800 SF COMPARED TO THE 21,580 SF OF THE PREVIOUSLY PROPOSED PARKING LOT AND BUILDING EXPANSION AS ORIGINALLY APPROVED AND ACCOUNTED FOR IN THE STORMWATER BASIN DESIGN. CB04 HAS BEEN DESIGNED TO ACCOMMODATE THE PARKING LOT. REFER TO PREVIOUSLY APPROVED PLANS FOR STORMWATER CALCULATIONS AND BASIN CALCULATIONS.



LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
FF	FF	CONTOUR
FG	FG	STORM DRAINAGE FLOW
T/A	T/A	SPOT ELEVATION
T/W	T/W	FINISHED FLOOR ELEVATION
F/L	F/L	TOP OF CURB - CONCRETE
T/P	T/P	TOP OF WALK
B/P	B/P	FLOW LINE
RM	RM	TOP OF PIPE
RV	RV	BOTTOM OF PIPE
MH	MH	INVERT ELEVATION
IN	IN	MANHOLE STRUCTURE
CB	CB	INLET STRUCTURE
RY	RY	CATCHBAY STRUCTURE
ES	ES	REARWARD STRUCTURE
GS	GS	END-SECTION
GV	GV	GATE VALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
ST	ST	STORM SEWER
WA	WA	WATER MAIN
WL	WL	WATER LEAD
OH	OH	OVERHEAD WIRE
OC	OC	MANHOLE
CC	CC	GATE VALVE
AX	AX	FLARED END-SECTION
XX	XX	HYDRANT UTILITY POLE
XX	XX	SIGN
XX	XX	STORM SEWER LABEL
XX	XX	LIMITS OF GRADING/CLEARING
XX	XX	WETLAND BOUNDARY
XX	XX	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
XX	XX	CONCRETE
XX	XX	ASPHALT



CONTROLS & MEASURES NARRATIVE

ACTIVITY	DESCRIPTION
MAINTAIN LANDSCAPING, REPLACE MULCH	COLLECT GRASS, TREE, AND SHRUB CLIPPINGS. DISPOSE IN APPROVED CONTAINER. REPLACE DEAD SOIL, 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.

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

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

- MULCH BLANKET NOTES:**
 MULCH BLANKET TO BE HANES-Geo STRAW EROSION CONTROL BLANKETS OR APPROVED EQUAL.
- BEFORE PLACING, PREPARE THE SOIL SURFACE BY RAKING, SEEDING, AND FERTILIZING. MAKE SURE SURFACE HAS NO RILLS, GULLIES, OR VOIDS THAT WILL CAUSE THE BLANKET NOT TO BE IN CONTACT WITH THE GROUND.
 - FOLLOW MANUFACTURER'S SPECIFICATIONS IN THE PLACEMENT OF STAPLES/STAKES TO SECURE THE BLANKET TO THE SLOPE.
 - ALL ANCHORING TRENCHES, OVERLAPS, OR CHECK SLOTS SHALL BE 6" MINIMUM.
 - PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED TO INSURE THAT THE EROSION CONTROL BLANKETS AND TURF MAT LINING OPERATE EFFICIENTLY.

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.

DAYS	ACTIVITY
1 DAY	INSTALL SILT FENCE/SILT SACKS AS SHOWN ON PLANS.
10 DAYS	SITE DEMO AND ROUGH GRADING
25 DAYS	INSTALL PAVEMENT, CURBS, SIDEWALKS
5 DAYS	FINE GRADE BUILDING, TOPSOIL, SEED/SOD AS APPLICABLE.
1 DAY	REMOVE ALL EROSION CONTROL STRUCTURES.
1 DAY	REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.

PROPOSED CONST. SCHEDULE FOR THE YEAR 2024

ACTIVITY	SEPT	OCT	NOV
MASS GRADING	-	-	-
PAVING	-	-	-
FINAL GRADING	-	-	-
SEED & MULCH	-	-	-

SURFACE WATER & COUNTY DRAINS
 WETLAND LAKES - ON SITE
 APPROXIMATELY 1,280 FT SE TO MORSE LAKE
 STREAMS - APPROXIMATELY 1,626 FT NW TO S ORE CREEK
 BASINS - ON SITE
 DRAINS - APPROXIMATELY 2,242 FT NE TO PEBBLE CREEK DRAIN
 PONDS - ON SITE

SOIL EROSION CONTROL MEASURES

14	AGGREGATE COVER	STABILIZES SOIL SURFACE. THIS MEASURE IS SUITABLE FOR CONSTRUCTION IN AREAS WHERE SOILS ARE NOT TO BE DISTURBED.
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY. IRREGULAR SURFACE WILL HELP SLOW VELOCITY.
16	CURB & GUTTER	KEEPS HIGH VELOCITY RUNOFF FROM LEAVING PAVED SURFACE. COLLECTS AND CONDUITS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY.
40	INLET SEDIMENT FILTER	EASY TO SHAKE. COLLECTS SEDIMENT. MAY BE CLEANED AND REUSED AS NEEDED.
54	SILT FENCE	USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)

P=PERMANENT T=TEMPORARY
 TOTAL DISTURBED AREA = 0.59 AC (25,824 SFT)
 NOTE: LODC SESC PERMIT REQUIRED PRIOR TO CONSTRUCTION

DEWATERING NOTE:
 ANY DEWATERING REQUIRED SHALL HAVE A DEWATERING PLAN SUBMITTED PRIOR TO STARTING THE ACTIVITY AND MAY REQUIRE EGLE APPROVAL.

BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVENUE
 HOWELL, MI. 48843
 517.546.4636 FAX 517.548.1670

PROJECT: COMMUNITY BIBLE CHURCH PARKING LOT
 PREPARED FOR: COMMUNITY BIBLE CHURCH
 17372 GRAND RIVER AVENUE
 BRIGHTON, MI 48114
 810-227-2255

TITLE: GRADING & SESC PLAN

NO	BY	DATE	REVISION PER
1	ST	08/17/24	1 ST PER TMP & SESC REVIEW

DESIGNED BY: ST
 DRAWN BY: ST
 CHECKED BY:
 SCALE: 1" = 20'
 JOB NO. 24-253
 DATE 07/17/24
 SHEET NO. C4

GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY AND SHALL BE NURSERY GROWN. ALL SIZES AND MEASUREMENTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLAN BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
- ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEIOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF 12 INCHES AND BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
- PLANTING MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL FROM ON SITE, 1 PART PEAT, AND 5 POUNDS OF SUPERPHOSPHATE PER CUBIC YARD OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED TO A UNIFORM CONSISTENCY.
- ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A 4 INCH LAYER OF SHREDDED BARK MULCH.
- ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME ALL DEAD PLANTS AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
- EDGING, WHERE NOTED ON THE PLANS, SHALL BE BLACK ALUMINUM EDGING, 3/16 INCHES BY 4 INCHES. INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
- SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUEGRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4 INCH, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10 INCHES BY 18 INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36 HOURS AFTER CUTTING.
- ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVE, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.

SEED MIXTURE SHALL BE AS FOLLOWS:

KENTUCKY BLUEGRASS	30%
(CHOOSE 3 VARIETIES: ADELPHI, RUGBY, GLADE OR PARADE)	30%
RUBY RED OR DAWSON RED FINE FESCUE	20%
ATLANTA RED FESCUE	20%
PENNFINE PERENNIAL RYE	20%

THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 POUNDS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL LAYER SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-20-10 ANALYSIS:

10% NITROGEN: A MINIMUM OF 25% FROM A UREA-FORMALDEHYDE SOURCE
20% PHOSPHATE
10% POTASH: SOURCE TO BE POTASSIUM SULFATE OR POTASSIUM NITRATE.

THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 POUNDS OF BULK FERTILIZER PER 1000 SQUARE FEET.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEEDED AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDING AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.

- ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 4 INCH LAYER OF CLEAN, FRIABLE TOPSOIL. THIS SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.
- ALL PLANT MATERIALS SHALL BE FREE OF WEEDS, INSECTS AND DISEASE.
- FRONT YARD AREA TO BE IRRIGATED BY UNDERGROUND IRRIGATION SYSTEM.
- UPRIGHT ARNOLD TULIPTREE SPECIFIED ALONG FIRE APPARATUS ACCESS ROAD. THESE TREES ARE TYPICALLY 8-10 FEET WIDE. ALL TREES WITHIN PARKING LOTS TO BE MAINTAINED AT PROPER HEIGHT TO NOT IMPEDE VIEWS OR ACCESS.

LANDSCAPE REQUIREMENTS

PARKING LOT

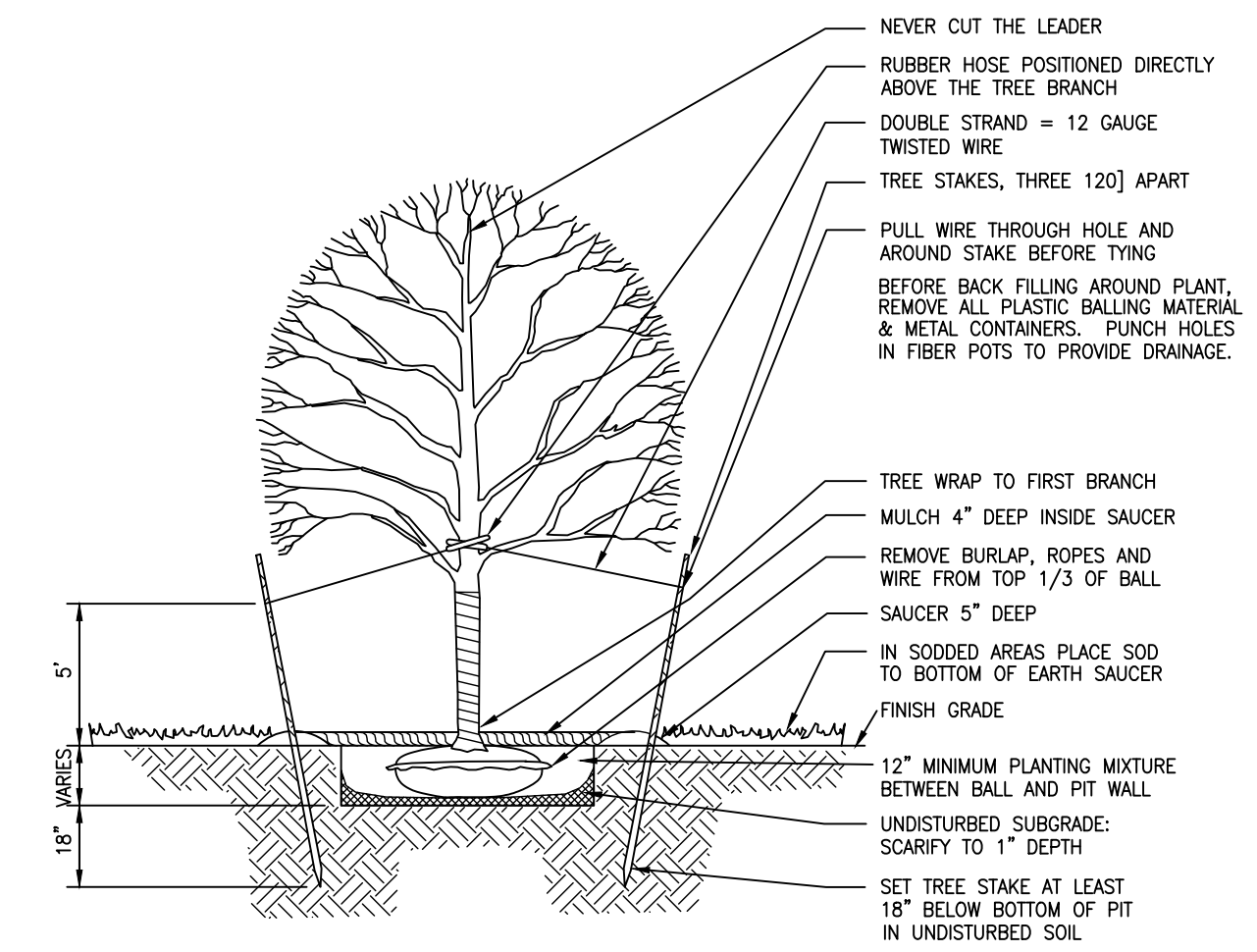
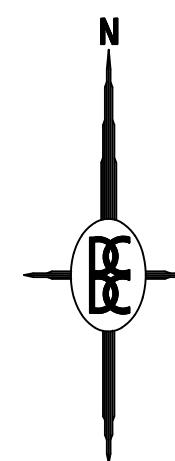
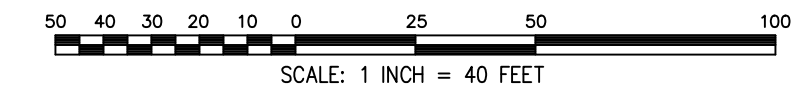
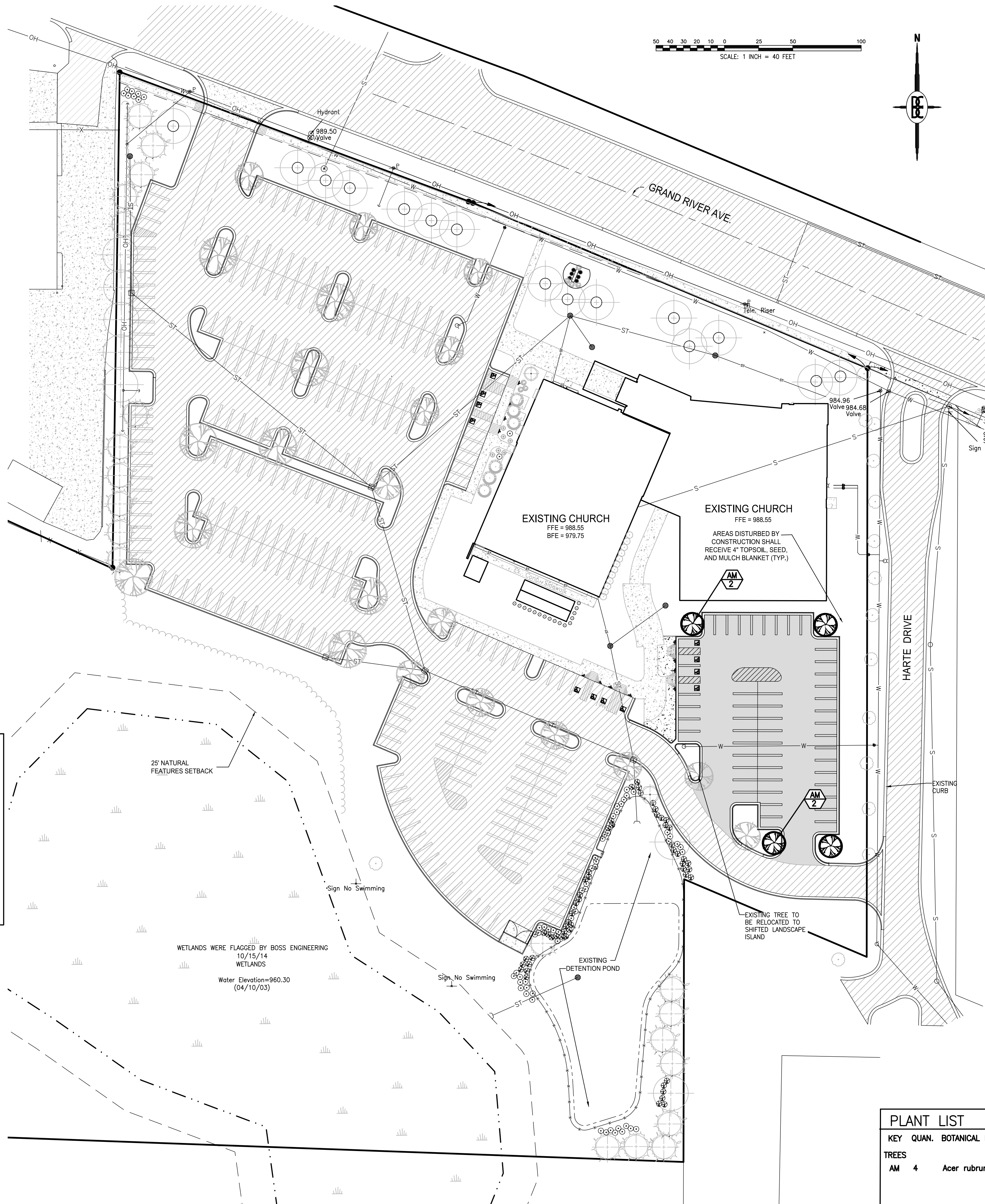
THE ORIGINAL CHURCH EXPANSION LANDSCAPE PLAN ACCOUNTED FOR A 40 SPACE PARKING LOT AND WAS LANDSCAPE DESIGNED AND INSTALLED ACCORDINGLY. THE PARKING LOT DESIGN PROPOSED HAS 16 ADDITIONAL PARKING SPACES. PROPOSED LANDSCAPING SHALL BE DESIGNED TO ACCOMMODATE THE 16 ADDITIONAL PARKING SPACES.

REQUIRED:

1 CANOPY TREE AND 100 SF LANDSCAPE AREA PER 10 PARKING SPACES
55 SPACES PROPOSED/10 = 5.5 TREES REQUIRED

PROVIDED:

1077 SFT LANDSCAPED AREA & 6 TREES (2 TREES ARE EXISTING)



THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.

BEFORE YOU DIG CALL MISS DIG

1-800-4-A-DIG

MISSISSIPPI STATE UNIVERSITY

BEBOSS
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PROJECT: COMMUNITY BIBLE CHURCH PARKING LOT

PREPARED FOR: COMMUNITY BIBLE CHURCH
7372 GRAND RIVER AVENUE
BRIGHTON, MI. 48114
810-227-2255

TITLE: LANDSCAPE PLAN

NO	BY	REVISION PER	DATE
1	ST	PER TWP & SESC REVIEW	07-20-2024

DESIGNED BY: ST
DRAWN BY: ST
CHECKED BY:
SCALE: 1" = 40'
JOB NO. 24-253
DATE: 07/17/24
SHEET NO. C5

PLANT LIST

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
TREES					
AM	4	Acer rubrum 'Armstrong'	Armstrong Maple	2 1/2" Cal	B&B



COMMUNITY BIBLE CHURCH C LOT EXPANSION
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
08/19/2024
Scale
Not to Scale
Drawing No.
#21-69045 V2



Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	P1 (Existing)	1	Lithonia Lighting	DSX0 LED P3 40K 80CRI T4M HS	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	7046	0.9	68.95
	P2 (Existing)	1	Lithonia Lighting	DSX0 LED P2 40K 80CRI TFTM	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Forward Throw	5795	0.9	90.28
	P3	1	Lithonia Lighting	DSX0 LED P3 40K 80CRI BLC4	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control	6063	0.9	68.95
	W1 (Existing)	2	Lithonia Lighting	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	6609	0.9	50
	W1 (New)	1	Lithonia Lighting	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	6609	0.9	50

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking & Drive Lanes		1.1 fc	2.8 fc	0.4 fc	7.0:1	2.8:1
Property Line		0.1 fc	0.5 fc	0.0 fc	N/A	N/A
Overall/Grade		0.4 fc	3.9 fc	0.0 fc	N/A	N/A



D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.41 ft
Length: 26.18"
Width: 14.00"
Height H1: 2.00"
Height H2: 7.44"
Weight: 23 lbs

Introduction

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

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 20% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA N1A2R2 P1RH1 CDBX0

Symbol	Description	Options	Notes
DSX0	D-Series Size 0 LED Area Luminaire		
P1	Performance Package 1		
40K	4000K CCT		
70CRI	70 CRI		
T3M	3' Medium Throw		
MVOLT	Medium Voltage		
SPA	Standard Pole Mount		
N1A2R2	1' x 2' x 2' Luminaire		
P1RH1	Performance Package 1, Recessed Mount		
CDBX0	Color Rendering Index 80		

WST LED Architectural Wall Scape

Specifications

Luminaire
Height: 8.52"
Width: 12"
Depth: 10.31"
Weight: 20 lbs

Introduction

The WST LED is designed with the specifier in mind. The traditional, recessed shape offers a soft, non-polluted light source for enclosed visual comfort. For emergency egress lighting, the WST LED offers a battery optional, including remote. For additional code compliance and energy savings, there is also a 90-level motion sensor option. With so many standard and optional features, these luminaire packages, and high CRI, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBT0

Symbol	Description	Options	Notes
WST01	WST LED Architectural Wall Scape		
P1	Performance Package 1		
40K	4000K CCT		
VF	Visual Comfort Forward Throw		
MVOLT	Medium Voltage		
DDBT0	Direct Down Beam		

General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOT CANDLES AT: GRADE

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.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

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.

Mounting Height Note

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

Plan View
Scale - 1" = 35ft



GENOA CHARTER TOWNSHIP

Application for Re-Zoning

APPLICANT NAME: Genoa Charter Township ADDRESS: 2911 Dorr Road Brighton 48116
OWNER NAME: Genoa Charter Township ADDRESS: 2911 Dorr Road Brighton 48116
PARCEL #(s): 11-14-300-030 & 11-23-100-005 PRIMARY PHONE: (810) 227-5225
EMAIL 1: amy@genoa.org EMAIL 2: kelly@genoa.org

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

A. REQUIRED SUBMITTAL INFORMATION

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

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

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

With the exception of approximatley 24 acres of parcel of the total 175 acres, the remaining are

master planned PRF. Conditions regarding the 24 acres changed when Genoa Township purchased the property

after the 2022 master plan update and is contiguous to the existing Township owned property.

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

The environmental features on-site are suitable for the host of uses allowed in the PRF zoning district. The former agricultural fields are particularly suitable for the recreational uses permitted in the PRF zoning district.

Future plans would preserve any natural features in accordance with the Genoa Township Ordinance.

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

The proposed rezoning is in direct location of the Genoa Township Park property. Uses under the AG would have limited development potential due to the 10 acre minimum. Furthermore, soil suitability for residential development is diminished.

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

The potential uses allowed in the PRF zoning district will be compatible with the adjacent recreational land use of the existing Genoa Township Park. The permitted uses in the PRF zoning will not be detrimental to the surrounding area. Any future recreation uses would provide health and welfare benefits to the area.

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

Yes, infrastructure capacity is sufficient.

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

As demonstrated in the 2020 Recreation plan, there is a demand for the types of uses permitted in the PRF zoning.

This site is best suited for this zoning due to its central location in the township and proximity to the existing Genoa Township park and hall.

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

The PRF zoning is the most appropriate zoning district in the Genoa Township Zoning Ordinance especially since the property is intended to provide government public recreational uses. Even though public parks are permitted in the AG zoning, the rezoning request would ensure that properties can only be used for recreation uses

8. Describe any deed restrictions which could potentially affect the use of the property.

There are no deed restrictions pertaining to either parcel.

C. AFFIDAVIT

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

BY: Genoa Charter Township

ADDRESS: 2911 Dorr Road Brighton, MI 48116

SIGNATURE

The following contact should also receive review letters and correspondence:

Name: _____ Email: _____

Business Affiliation: _____

FEE EXCEEDANCE AGREEMENT

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

PROJECT NAME: _____

PROJECT LOCATON & DESCRIPTION: _____

SIGNATURE: _____ DATE: _____

PRINT NAME: _____ PHONE: _____

COMPANY NAME & ADDRESS: _____



September 6, 2024

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Proposed rezoning from AG to PRF (Review #1)
Location:	North and south sides of Crooked Lake Road, east of Dorr Road
Zoning:	AG Agricultural District

Dear Commissioners:

As requested, we have reviewed the application form and submittal materials proposing rezoning of multiple contiguous parcels owned by the Township (containing approximately 141 acres of land) from AG Agricultural to PRF Public and Recreational Facilities.

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

A. SUMMARY

1. Overall, PRF zoning is consistent with the rezoning criteria of Section 22.04 of the Township Zoning Ordinance.
2. The majority of the subject property is planned as Public, which is consistent with PRF zoning. The remaining area is planned for Large Lot Residential due to the fact that the Township did not own this portion of the property when the Master Plan was adopted.
3. The request is consistent with the goals and objectives of the Township’s Master Plan, as well as the intent and purpose of the PRF District and Zoning Ordinance.
4. The request is anticipated to be compatible with environmental conditions and the surrounding area.
5. The host of uses permitted in PRF are compatible with existing and planned uses in the surrounding area.
6. PRF zoning is appropriate based on current site conditions and ownership.
7. Consideration should be given to any technical comments provided by the Township Engineer, Utilities Director and/or Fire Authority with respect to compatibility/capacity of infrastructure and services.

B. PROCESS

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

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

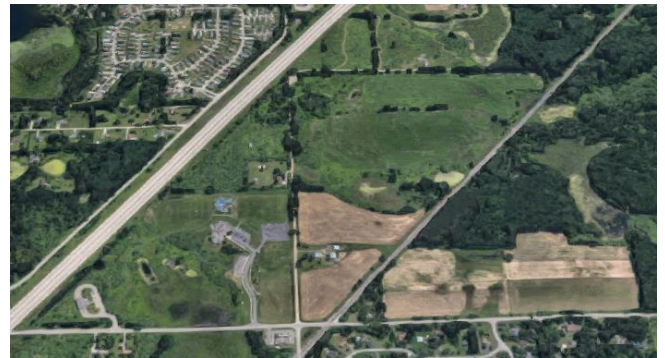
It is important to note that requests for conventional rezoning cannot include conditions, per the Michigan Zoning Enabling Act.

C. AREA OVERVIEW

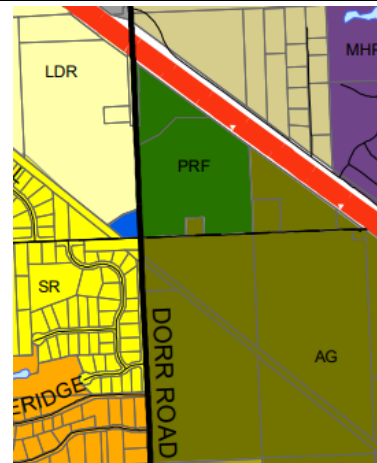
The subject parcels are located on the north and south sides of Crooked Lake Road, east of Dorr Road.

The following tables provide a general overview of existing uses, current zoning, and planned uses in the subject area:

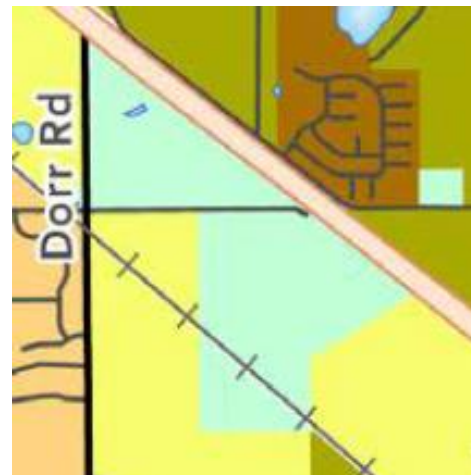
Existing Conditions (looking east)	
Site	Agricultural/Undeveloped
North	Public
East	Agricultural/Undeveloped
South	Agricultural/Undeveloped
West	Public/Single Family



Zoning	
Site	AG
North	PRF
East	AG
South	AG
West	PRF/SR



Master Plan	
Site	Public/Large Lot Residential
North	Public
East	Large Lot Residential
South	Large Lot Residential
West	Public/Small Lot Residential



D. REZONING REVIEW

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

As depicted above, the Future Land Use Map identifies the subject parcels as Public/Institutional/Utilities (majority of the subject property) and Large Lot Rural Residential. These classifications equate to the PRF and RR zoning designations, respectively.

Though PRF zoning does not entirely match the Large Lot Rural Residential category, the Township acquired the land planned as such since the Master Plan was adopted in 2022.

This change in condition warrants consideration under this criterion. It is also important to note that this area accounts for only 24 acres of the total land area (175 acres in total, including some land already zoned PRF).

The request for PRF zoning is consistent with the Future Land Use Map for the remainder of the subject property. Additionally, the request is consistent with the Master Plan goals and objectives related to natural features, and public facilities and services.

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

The site contains topographic changes, mature wooded areas, and wetlands.

No actual development is proposed at this time, though the submittal materials generally indicate that natural feature preservation is a goal of the Township. (This sentiment is echoed via the goals and objectives of the Township's Master Plan.)

Any future development will be subject to review and approval based on the standards of the Zoning Ordinance, which include provisions/incentives for natural feature protection.

Generally speaking, the host of uses allowed in PRF are conducive to protecting sensitive natural features.

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

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

There is some overlap between the host of permitted AG (current zoning) and PRF (proposed rezoning) uses; however, in its current condition and ownership, the property is more conducive to the intent and uses of the PRF District.

The submittal materials also note that soil conditions are more conducive to public recreational uses than residential.

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

As noted above, AG and PRF allow some of the same uses, though PRF is primarily intended to accommodate public uses.

The nature of uses allowed in each district are somewhat similar in terms of potential impacts listed under this criterion, and we anticipate that any future development under PRF zoning will be compatible.

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

Given the nature of the request, including the potential uses and the location of the subject parcels, we do not anticipate issues with the capacity of infrastructure and services.

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

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

The Township's Master Plan and Recreation Plan identify the need for additional public recreational facilities and sites.

The location of the subject property, next to and surrounding Township Hall and Genoa Township Park, is conducive as an expansion of existing PRF zoning.

Furthermore, in terms of existing land uses, there is limited amount of PRF land in comparison to AG land. The combination of AG and CE zoning is also the predominant zoning designation throughout the Township and there is more land planned for Large Lot Residential than Public.

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

Since the subject parcels are under public ownership, PRF is the appropriate zoning designation and amending the Zoning Ordinance text would not be more appropriate than rezoning (map amendment).

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

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

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

Respectfully,
SAFEBUILT STUDIO



Brian V. Borden, AICP
Planning Manager

Genoa Township Property Rezoning Impact Assessment

#200-12736-24029
September 4, 2024

PRESENTED TO

Genoa Charter Township

2911 Dorr Road
Brighton, Michigan 48116

PRESENTED BY

Tetra Tech

3497 Coolidge Road
East Lansing, MI 48823

P +1-517-316-3930
F +1-517-484-8140
tetrattech.com



TETRA TECH

A. INTRODUCTION

Prepared By:

Shelby N. Byrne, P.E.
Tetra Tech, Inc
3497 Coolidge Road
East Lansing, MI 48823

Prepared for:

Applicant & Owner:

Genoa Charter Township
2911 Dorr Road
Brighton, MI 48116

This Impact Assessment has been prepared pursuant to Article 18 – Site Plan Review of the Zoning Ordinance for Genoa Township, Livingston County, Michigan. This assessment addresses the impact of the proposed rezoning on the surrounding community, the economic condition, and the social environment of the Township.

This Impact Assessment has been prepared by Shelby Byrne, P.E. Shelby is a Licensed Civil Engineer, providing professional engineering services in Livingston County since 2018 with experience in municipal development.

B. SITE LOCATION AND DESCRIPTION

The proposed rezoning includes two parcels in Genoa Township. Total acreage of the two parcels is 175 acres and the parcel boundaries are shown in Attachment A.

The northern parcel (4711-14-300-030) is located in the southwest ¼ of Section 14, Genoa Township, Livingston County, MI. The property legal description as provided by Livingston County Property Search is as follows:

SEC 14 T2N R5E BEG SW 1/4 COR TH N02*12'43"W 1076.70 FT TH N62*42'50"E 304.15 FT TH N44*36'06"E 284.48 FT TH S89*41'14"E 405.08 FT TH S53*28'50"E 2207.46 FT TH S87*56'07"W 950.10 FT TH N02*11'02"W 396 FT TH S87*56'07"W 330 FT TH S02*11'02"E 396.02 FT TH S87*35'28"W 1329.52 FT TO POB CONT 50.54 AC M/L SPLIT/COMBINED ON 11/15/2023 FROM 4711-14-300-029, 4711-14-300-018, 4711-14-400-006, 4711-14-300-023;

The southern parcel (4711-23-100-005) is located in the northwest ¼ of Section 23, Genoa Township, Livingston County, MI. The property legal description as provided by Livingston County Property Search is as follows:

SEC. 23 T2N, R5E, BEG AT A POINT ON NORTH/SOUTH 1/4 LINE S02*10'39"E 31.58 FT TH S53*28'50"E 1591.75 FT TH S56*32'21"W 1453.65 FT TH S02*10'39"E 751.04 FT TH N50*55'18"W 3529.41 FT TH N02*12'43"W 200.32 FT N88*23'53"E 2499.62 FT TH S02*10'39"E 125 FT TH N87*57'26"E 153.95 FT TH N02*10'53"W 123.82 TO POB AND ALSO BEG S02*10'39"E 2634 FROM THE N 1/4 CORNER S02*10'39"E 42.01 FT TH S87*57'18"W 1331.11 FT TH N02*08'45"W 1205.90 FT TH S50*55'18"E 1769.72 FT TO POB 125.86 ACRES M/L SPLIT/COMBINED ON 11/15/2023 FROM 4711-23-200-004, 4711-23-100-002, 4711-23-100-001;

The northern parcel has split zoning with 36 acres zoned Public and Recreational Facilities District (PRF) and 14 acres zoned Agricultural District (AG) and the southern parcel, containing 127 acres is zoned Agricultural District (AG).

The northern parcel includes the Township Hall building and Township park facilities. The southern parcel is mostly vacant except an existing house in the northwest corner and associated structures. Proposed zoning is PRF to be consistent with the existing Township Hall zoning. This rezoning is consistent with the Township's Master Plan adopted in 2023, which shows the subject property as "Public/Institutional/Utilities" on the Future Land Use map.

The subject property is located on the east side of Dorr Road, south of I-96. The parcels directly to the south and east are zoned AG. The parcels across Dorr Road to the west are zoned Low Density Residential (LDR), Office Service District (OSD), and Suburban Residential (SR). I-96 borders the parcels to the north, but on the north side of I-96 is Rural Residential (RR), Manufactured Housing Park (MHP), and LDR zoning.

C. IMPACT ON NATURAL FEATURES

Existing soils on the property are predominately Fox-Boyer Complex, Carlisle Muck, Gravel Pits, Hillsdale Sandy Loam, and Houghton Muck. These soils are generally moderately to slow draining loams and sands, except for the Carlisle Muck and the Houghton Muck. The soils map, shown in Attachment B, shows the location and classification of site soils.

Existing Topography on the parcels is varied with rolling hills and ponded low points. The northern parcel generally drains towards the northeast, while the southern parcel drains to the south. Slopes vary with a majority of the site between 2 to 6 percent slopes or 12 to 18 percent slopes as shown in the soil map report in Attachment B.

A portion of the site is wooded and mature trees in the area include Black Oak, White Oak, Pignut Hickory, and Red Cedar. Most of the site is open field. A large wetland is located on the north side of the north parcel, and the south parcel includes wetlands around its central low area and along the southern boundary of the parcel as shown in the Survey by Monument Engineering Group Associates.

The proposed re-zoning does not include any proposed development of the site. Future development will be designed in a way to preserve natural features of the site.

D. IMPACT ON STORMWATER MANAGEMENT

Stormwater management and soil erosion will be unaffected by the proposed re-zoning. Any future development of the site would include design of onsite detention and would likely preserve and protect existing ponds and wetlands.

E. IMPACT ON SURROUNDING LAND USES

Land surrounding the subject parcels has varied zoning. The parcels directly to the south and east are zoned Agricultural District (AG). The parcels across Dorr Road to the west are zoned Low Density Residential (LDR), Office Service District (OSD), and Suburban Residential (SR). I-96 borders the parcels to the north, but on the north side of I-96 is Rural Residential (RR), Manufactured Housing Park (MHP), and LDR zoning.

The proposed rezoning of AG to PRF is consistent with the Township's Master Plan Future Land Use Map. The proposed rezoning is not anticipated to increase impact to surrounding land uses, as it is consistent with the existing zoning of the Township Hall site.

PRF zoning requires any lighting of play fields, building, bulletin boards, and parking areas be designed to shield the light from adjoining residences, and said lighting shall be extinguished between the hours of 11:00 PM and 7:00 AM unless otherwise approved.

Building height and setback requirements for the PRF zoning will meet or exceed current AG zoning requirements.

F. IMPACT ON PUBLIC FACILITIES AND SERVICES

No impact on public facilities and services is anticipated as a result of the proposed rezoning. Normal fire protection and police services will remain unchanged.

G. IMPACT ON PUBLIC UTILITIES

The subject parcels are not within a municipal water district. Sanitary service may be available. There is an existing sanitary force main that runs along the east side of Dorr Road, which currently serves the Township Hall and the fire station to the north. No increase in demand is expected with the proposed rezoning.

H. STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS

No storage and handling of hazardous materials is proposed.

I. IMPACT ON TRAFFIC AND PEDESTRIANS

The proposed rezoning is not anticipated to greatly impact current traffic volumes generated from the site. No site improvements are currently proposed as part of the proposed rezoning and any future development of the site would include a traffic impact assessment where required. Future development of the site would most likely include the removal of the eastbound Crooked Lake Road intersection, with traffic re-routed through the main Genoa Township site drive. This improvement would improve an existing unfavorable traffic condition and improve traffic at the Dorr Road and Crooked Lake Road intersection.

J. SPECIAL PROVISIONS

No special provisions or requirements are currently proposed.

K. SOURCE MATERIAL

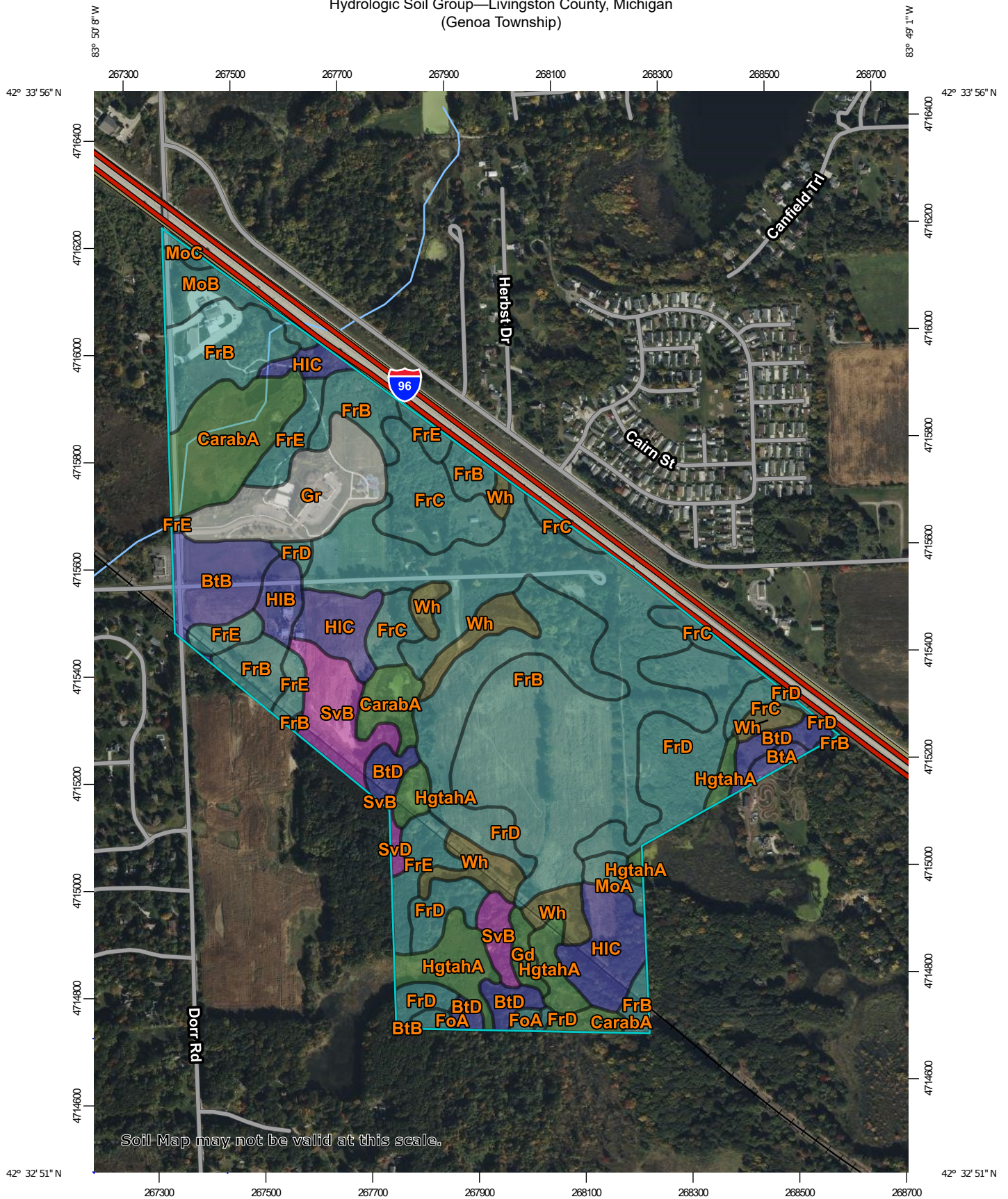
- Genoa Township Zoning Ordinance
- USDA Soil Survey, Soil Survey of Livingston County, Michigan
- 2023 Genoa Township Master Plan and Land Use Map
- Livingston County Parcel Viewer

ATTACHMENT A – PARCEL MAP




ATTACHMENT B – SOIL MAP

Hydrologic Soil Group—Livingston County, Michigan
(Genoa Township)




MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Livingston County, Michigan
 Survey Area Data: Version 21, Aug 25, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 9, 2022—Oct 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BtA	Boyer-Oshtemo loamy sands, 0 to 2 percent slopes	B	1.1	0.5%
BtB	Boyer-Oshtemo loamy sands, 2 to 6 percent slopes	B	6.8	3.1%
BtD	Boyer-Oshtemo loamy sands, 12 to 18 percent slopes	B	6.2	2.8%
CarabA	Carlisle muck, 0 to 2 percent slopes	A/D	15.0	6.8%
FoA	Fox sandy loam, 0 to 2 percent slopes	C	1.2	0.5%
FrB	Fox-Boyer complex, 2 to 6 percent slopes	C	70.2	31.9%
FrC	Fox-Boyer complex, 6 to 12 percent slopes	C	13.9	6.3%
FrD	Fox-Boyer complex, 12 to 18 percent slopes	C	32.0	14.5%
FrE	Fox-Boyer complex, 18 to 25 percent slopes	C	10.7	4.9%
Gd	Gilford sandy loam, 0 to 2 percent slopes, gravelly subsoil	A/D	1.4	0.7%
Gr	Gravel pits		11.2	5.1%
HgtahA	Houghton muck, 0 to 1 percent slopes	A/D	9.8	4.4%
HIB	Hillsdale sandy loam, 2 to 6 percent slopes	B	2.6	1.2%
HIC	Hillsdale sandy loam, 6 to 12 percent slopes	B	12.2	5.6%
MoA	Wawasee loam, 0 to 2 percent slopes	C	1.6	0.7%
MoB	Wawasee loam, 2 to 6 percent slopes	C	3.8	1.7%
MoC	Wawasee loam, 6 to 12 percent slopes	C	0.6	0.3%
SvB	Spinks-Oakville loamy sands, 0 to 6 percent slopes	A	8.4	3.8%
SvD	Spinks-Oakville loamy sands, 12 to 18 percent slopes	A	0.6	0.3%
Wh	Washtenaw silt loam	C/D	10.7	4.9%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Totals for Area of Interest			219.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

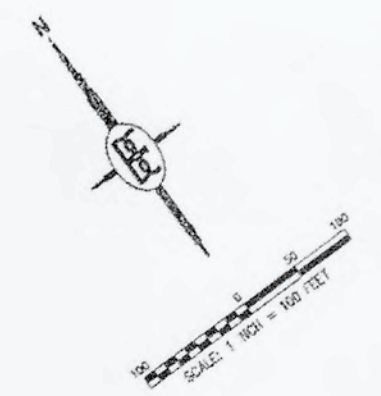
Component Percent Cutoff: None Specified

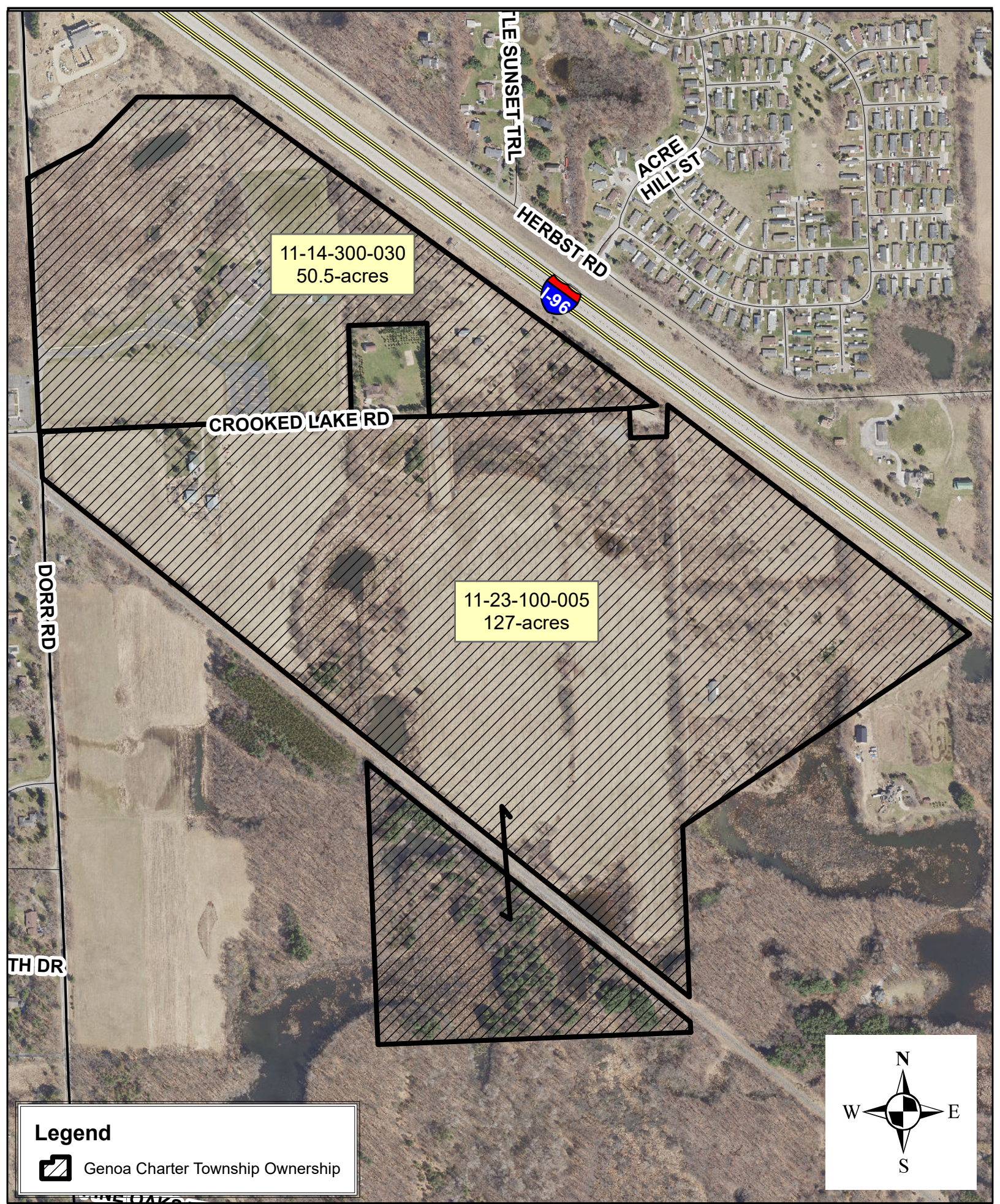
Tie-break Rule: Higher

Herbst Rd



ILLUSTRATIVE CONCEPT PLAN
-NO USE IS PROPOSED AT THIS TIME






11-14-300-030
50.5-acres

11-23-100-005
127-acres

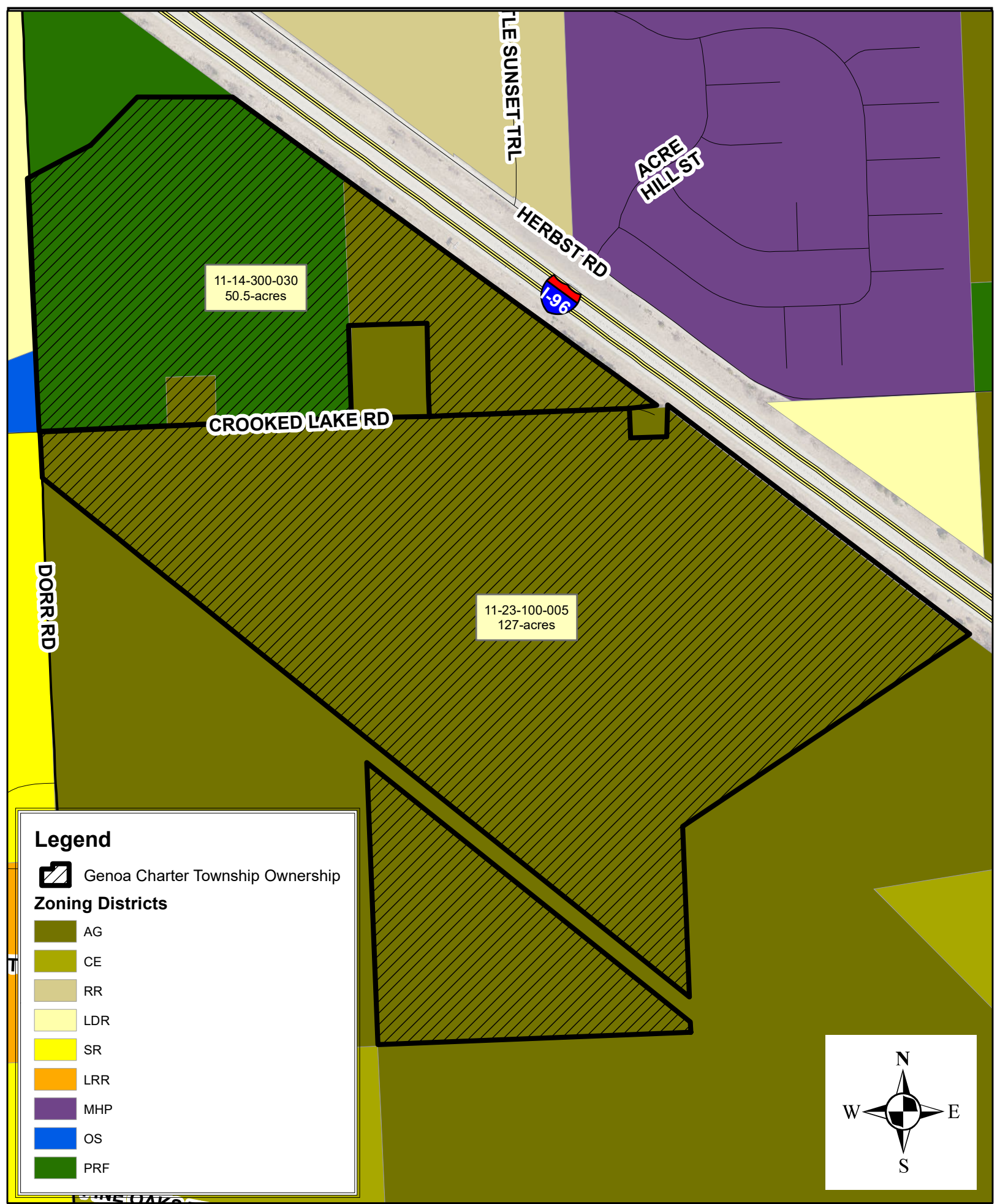
Legend

 Genoa Charter Township Ownership



Genoa Township Rezoning Request- AG to PRF

1 inch = 500 feet
Parcel lines are approximate.
Not intended for survey purposes.



11-14-300-030
50.5-acres

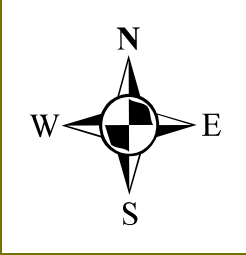
11-23-100-005
127-acres

Legend

Genoa Charter Township Ownership

Zoning Districts

- AG
- CE
- RR
- LDR
- SR
- LRR
- MHP
- OS
- PRF



Genoa Township Rezoning Request- AG to PRF

1 inch = 500 feet
Parcel lines are approximate.
Not intended for survey purposes.

This survey does not include the newly purchased Herbst Farm. The zoning map, aerial and concept plan include the Herbst Farm.

LEGAL DESCRIPTION (AS PROVIDED)

(PER SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2015R-023815, LIVINGSTON COUNTY RECORDS)

PARCEL TAX NUMBER: 4711-14-300-018, 4711-14-400-006, & 4711-23-100-001

PARCEL 1:
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, T2N, R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH-SOUTH 1/4 LINE SOUTH 02 DEGREES 10' 39" EAST 125.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 02 DEGREES 10' 39" EAST 2376.04 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD; THENCE NORTH 50 DEGREES 55' 18" WEST 1769.66 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (100 FOOT WIDE) TO THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE NORTH 02 DEGREES 08' 45" WEST 1337.21 FEET ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 TO THE CENTERLINE OF CROOKED LAKE ROAD AND THE NORTH SECTION LINE; THENCE NORTH 87 DEGREES 57' 26" EAST 1175.69 FEET ALONG THE CENTERLINE OF CROOKED LAKE ROAD AND THE NORTH SECTION LINE; THENCE SOUTH 02 DEGREES 10' 39" EAST 125.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF CROOKED LAKE ROAD; THENCE NORTH 87 DEGREES 57' 26" EAST 153.95 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CROOKED LAKE ROAD TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT ON THE NORTH-SOUTH 1/4 LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD, SOUTH 02 DEGREES 10' 39" EAST 2634.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 02 DEGREES 10' 39" EAST 42.01 FEET ALONG THE NORTH-SOUTH 1/4 LINE TO THE CENTER OF SAID SECTION 23; THENCE SOUTH 87 DEGREES 57' 18" WEST 1331.11 FEET ALONG THE EAST-WEST 1/4 LINE TO THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE NORTH 02 DEGREES 08' 45" WEST 1205.90 FEET ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD; THENCE SOUTH 50 DEGREES 55' 18" EAST 1769.72 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (100 FOOT WIDE) AND TO THE POINT OF BEGINNING.

PARCEL 2:
ALL THAT PART OF THE FOLLOWING DESCRIBED LAND WHICH LIES SOUTH OF EXPRESSWAY 1-96 RIGHT OF WAY: A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, T2N, R5E, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING TWENTY RODS WEST OF THE SOUTH 1/4 POST OF SAID SECTION 14; THENCE NORTH THIRTY RODS; THENCE EAST EIGHT RODS; THENCE SOUTH THIRTY RODS; THENCE WEST EIGHT RODS TO THE PLACE OF BEGINNING.

PARCEL 3:
ALL THAT PART OF THE EAST 20 ACRES OF THE SOUTHWEST 1/4 OF SECTION 14, T2N, R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, WHICH LIES SOUTHWESTERLY OF A LINE 103 FEET SOUTHWESTERLY OF (MEASURED AT RIGHT ANGLES) AND PARALLEL TO A LINE DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 14 WHICH IS NORTH 87 DEGREES 55' 40" EAST, A DISTANCE OF 126.05 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE NORTH 53 DEGREES 28' 50" WEST, A DISTANCE OF 800 FEET TO A POINT OF ENDING. EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF THE EAST 20 ACRES OF THE SOUTHWEST 1/4 OF SAID SECTION 14; THENCE EAST 8 RODS; THENCE NORTH 30 RODS; THENCE WEST 8 RODS; THENCE SOUTH 30 RODS TO THE POINT OF BEGINNING.

PARCEL A:
A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, T2N, R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE SOUTH 87 DEGREES 56' 07" WEST ALONG THE SOUTH LINE OF SECTION 14 AND THE CENTERLINE OF CROOKED LAKE ROAD, 340.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 87 DEGREES 56' 07" WEST, 659.38 FEET; THENCE NORTH 02 DEGREES 11' 02" WEST, 396.00 FEET; THENCE SOUTH 87 DEGREES 56' 07" WEST, 330.00 FEET; THENCE ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, NORTH 02 DEGREES 11' 02" WEST, 635.00 FEET; THENCE ON THE SOUTHERLY RIGHT-OF-WAY OF EASTBOUND I-96 (103 FOOT WIDE -1/2 RIGHT-OF-WAY) SOUTH 53 DEGREES 28' 50" EAST, 1267.94 FEET; THENCE SOUTH 02 DEGREES 09' 17" EAST, 240.22 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS: V/L CROOKED LAKE ROAD
TAX ID. 11-23-100-001 (AS TO PARCEL 1)
TAX ID. 11-14-300-018 (AS TO PARCEL A)
TAX ID. 11-14-400-006 (AS TO PARCELS 2 AND 3)

DESIGN ENGINEER/SURVEYOR



MONUMENT ENGINEERING GROUP ASSOCIATES, INC

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

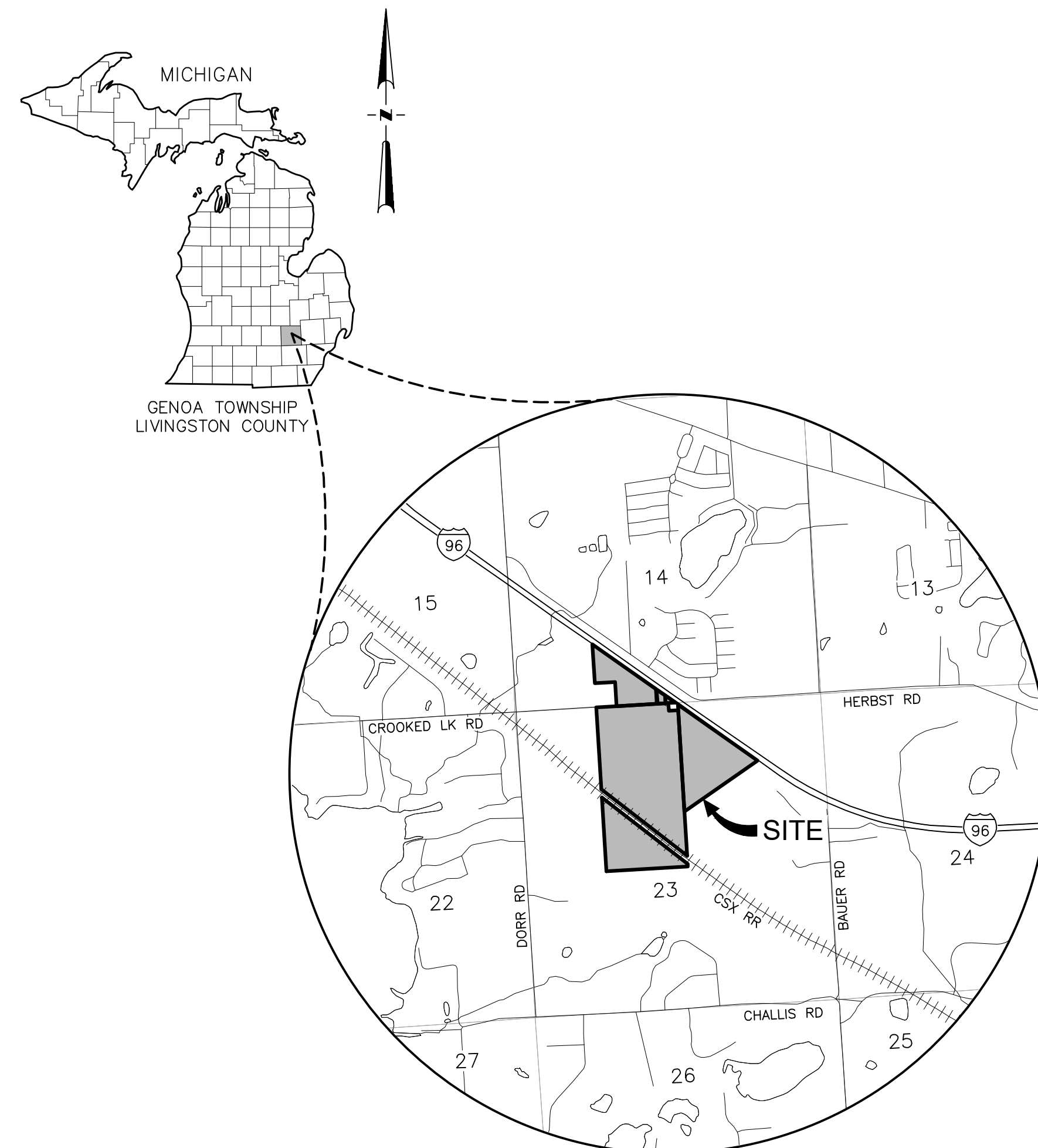
298 VETERANS DRIVE,
FOWLERVILLE, MI 48836
ALLAN W PRUSS, PE, PS
PHONE: 517-223-3512

CLIENT

LINDHOUT ASSOCIATE ARCHITECTS
10465 CITATION DR.
BRIGHTON, MI 48116
MIKE O'LEARY

SURVEY EXHIBIT

GENOA TOWNSHIP



LOCATION MAP

LEGAL DESCRIPTION (AS PROVIDED)

(PER SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2012R-020500, LIVINGSTON COUNTY RECORDS)

PARCEL TAX NUMBER: 4711-23-200-004

PART OF THE NORTHEAST ONE-QUARTER OF SECTION 23, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH-SOUTH ONE-QUARTER LINE, SOUTH 02 DEGREES 10 MINUTES 39 SECONDS EAST, 31.58 FEET FROM THE NORTH ONE-QUARTER CORNER OF SAID SECTION 23; RUNNING THENCE SOUTH 53 DEGREES 28 MINUTES 50 SECONDS EAST, 1591.75 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EXPRESSWAY I-96 (300 FEET WIDE); THENCE SOUTH 56 DEGREES 32 MINUTES 21 SECONDS WEST, 1453.65 FEET TO THE NORTH-SOUTH ONE-QUARTER LINE; THENCE NORTH 02 DEGREES 10 MINUTES 39 SECONDS WEST, 1750.00 FEET ALONG THE NORTH-SOUTH ONE-QUARTER LINE AND THE WEST LINE OF AN EASEMENT 66 FOOT WIDE, USED TOGETHER WITH ADJACENT PROPERTY OWNERS FOR INGRESS AND EGRESS TO THE POINT OF BEGINNING.

TAX PARCEL NO.: 11-23-200-004
COMMONLY KNOWN AS: 6522 CROOKED LAKE ROAD, BRIGHTON, MI 48116

LEGAL DESCRIPTION (AS SURVEYED)

PARCEL TAX NUMBER: 4711-14-400-006

A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, T2N, R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS:
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14;
THENCE S87°37'58"W, 39.28 FEET ALONG THE SOUTH LINE OF SAID SECTION 14 AND THE CENTERLINE OF CROOKED LAKE ROAD (VARIABLE WD. R/W) TO THE POINT OF BEGINNING;
THENCE CONTINUING S87°37'58"W, 290.72 FEET ALONG SAID SOUTH LINE AND SAID CENTER LINE TO THE WEST LINE OF THE EAST 20 ACRES OF THE SOUTHWEST 1/4 OF SAID SECTION 14;
THENCE N02°27'26"W, 232.24 FEET ALONG SAID WEST LINE OF THE EAST 20 ACRES TO THE SOUTHERLY RIGHT-OF-WAY OF EASTBOUND I-96 (103 FT. 1/2 WD. R/W);
THENCE S53°46'59"E, 372.37 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING, CONTAINING 0.775 ACRES.

SUBJECT TO THE RIGHTS OF THE PUBLIC OVER CROOKED LAKE ROAD (VARIABLE WD. R/W), ALSO SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

BEARING REFERENCE

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND (LAT: 42°33'30.52"N, LON: 83°49'36.95"W, ELEV: 1009, SCALE FACTOR: 1.00012512).

PROJECT NAME:
LINDHOUT ASSOC.
PROJECT NO: 22-270

DATE: 07/31/2023

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS



298 VETERANS DRIVE
FOWLERVILLE,
MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM
SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOSB)

SOILS INFO

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

- BTA: BOYER-OSHTEMO LOAMY SANDS, 0-2% SLOPES
- BtB: BOYER-OSHTEMO LOAMY SANDS, 2-6% SLOPES
- BtD: BOYER-OSHTEMO LOAMY SANDS, 12-18% SLOPES
- Caraba: CARLISLE MUCK, 0-2% SLOPES
- FoA: FOX SANDY LOAM, 0-2% SLOPES
- FrB: FOX-BOYER COMPLEX, 2-6% SLOPES
- FrC: FOX-BOYER COMPLEX, 6-12% SLOPES
- FrD: FOX-BOYER COMPLEX, 12-18% SLOPES
- FrE: FOX-BOYER COMPLEX, 18-25% SLOPES
- Gd: GILFORD SANDY LOAM, 0-2% SLOPES, GRAVELLY SUBSOIL
- Gr: GRAVEL PITS
- HgtahA: HOUGHTON MUCK, 0-1% SLOPES
- HIC: HILLSDALE SANDY LOAM, 6-12% SLOPES
- MoA: WAWASEE LOAM, 0-2% SLOPES
- SvB: SPINKS-OAKVILLE LOAMY SANDS, 0-6% SLOPES
- SvD: SPINKS-OAKVILLE LOAMY SANDS, 12-18% SLOPES
- Wh: WASHTENAW SILT LOAM

FLOOD ZONE

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

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF LIVINGSTON, COMMUNITY PANEL NO. (26093C0340D), EFFECTIVE DATE SEPTEMBER 17, 2008.

UTILITY NOTE

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

TREE INVENTORY

D.B.H.	Scientific Name	Common Name	Condition	Notes
18"	Juniperus virginiana	Red Cedar	Good	Protection Recommended
24"	Carya glabra	Pignut Hickory	Good	Protection Recommended
32"	Quercus velutina	Black Oak	Good	Protection Recommended
42"	Quercus alba	White Oak	Good	Protection Recommended

SPECIMEN TREE NOTE
SPECIMEN TREES WERE IDENTIFIED BASED ON OVERALL HEALTH, GOOD BRANCHING STRUCTURE, AND A NATURAL CROWN SHAPE TYPICAL OF THE SPECIES. THEY TYPICALLY CANNOT GROW IN WOODED AREAS DUE TO BRANCHING CONFLICT WITH NEIGHBORING TREES.

EXISTING LEGEND

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

TREE SURVEY LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE/ CANOPY

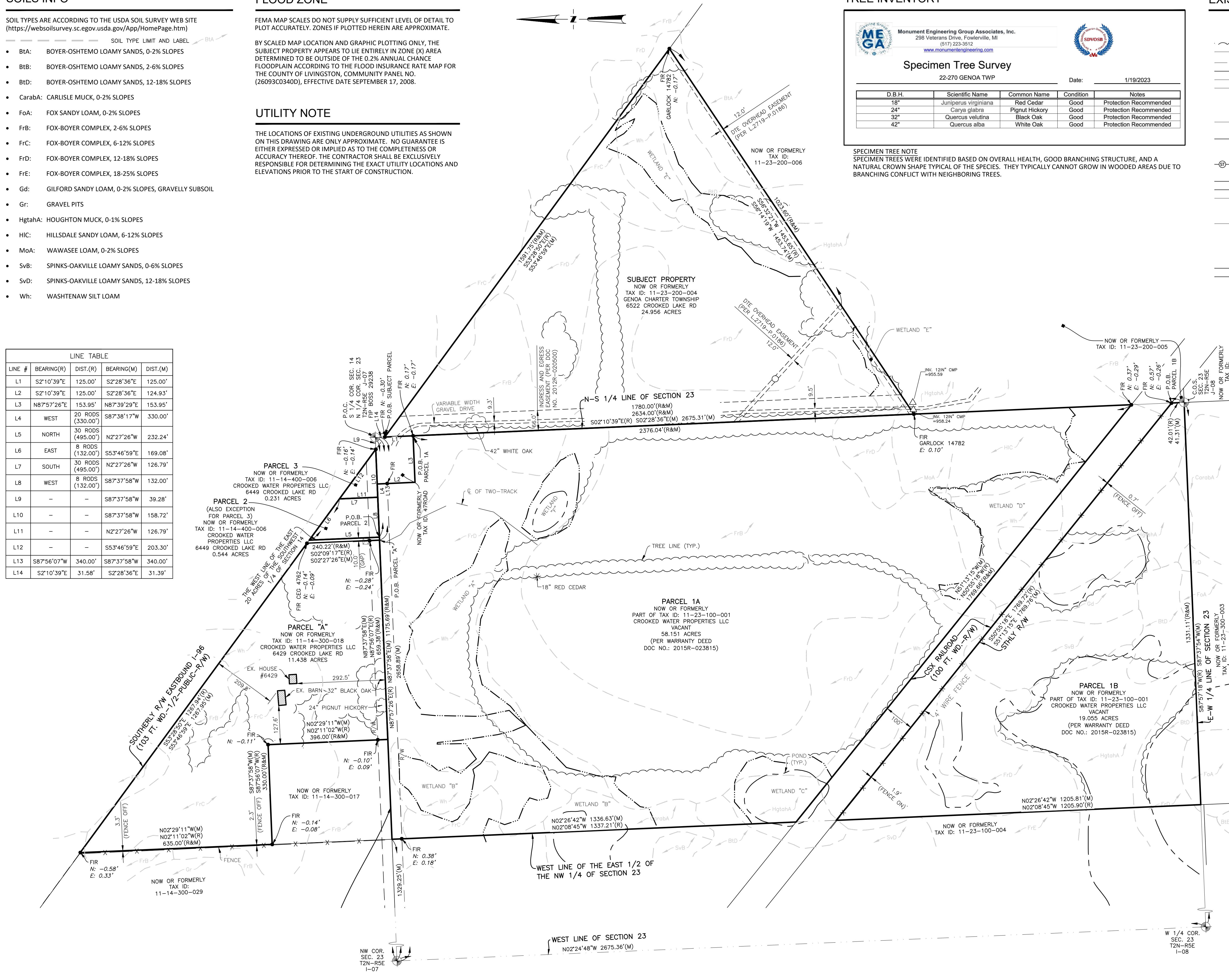
TREE PRESERVATION NOTE

ANY TREES NOT MARKED OR SHOWN PER PLAN ARE TO BE PROTECTED & PRESERVED DURING CONSTRUCTION.

WETLAND NOTE

WETLANDS DELINEATED BY CERTUS ENVIRONMENTAL GROUP, JULY 2023

LINE #	BEARING(R)	DIST.(R)	BEARING(M)	DIST.(M)
L1	S2°10'39"E	125.00'	S2°28'36"E	125.00'
L2	S2°10'39"E	125.00'	S2°28'36"E	124.93'
L3	N87°57'26"E	153.95'	N87°39'29"E	153.95'
L4	WEST	20 RODS (330.00')	S87°38'17"W	330.00'
L5	NORTH	30 RODS (495.00')	N2°27'26"W	232.24'
L6	EAST	8 RODS (132.00')	S53°46'59"E	169.08'
L7	SOUTH	30 RODS (495.00')	N2°27'26"W	126.79'
L8	WEST	8 RODS (132.00')	S87°37'58"W	132.00'
L9	-	-	S87°37'58"W	39.28'
L10	-	-	S87°37'58"W	158.72'
L11	-	-	N2°27'26"W	126.79'
L12	-	-	S53°46'59"E	203.30'
L13	S87°56'07"W	340.00'	S87°37'58"W	340.00'
L14	S2°10'39"E	31.58'	S2°28'36"E	31.39'



PROJECT NAME:
LINDHOUT ASSOC.

PROJECT NO: 22-270

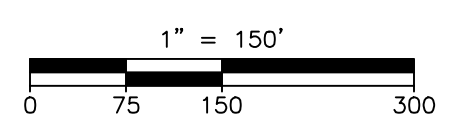
DATE: 07/31/2023

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

MEGA
Monument Engineering Group Associates, Inc.

298 VETERANS DRIVE
FOWLERVILLE,
MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOSB)



NOT FOR CONSTRUCTION

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
August 12, 2024**

MINUTES

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST:

None

CALL TO THE PUBLIC:

The call to the public was made at 6:31 pm.

Ms. Melanie Johnson of 3990 Chilson thanked Mr. Dhaenens for his service and time. He offered many opinions that were valid and intricately formed. He is a great participant.

The call to the public was closed at 6:32 pm.

OLD BUSINESS

OPEN PUBLIC HEARING #1... Consideration of a proposed third amendment to the Master Deed of the Timber Green and fourth amendment to the Planned Unit Development. The proposal entails withdrawal of Units 10, 11, and 12 from the condominium. This land area will then be combined with contiguous property under common ownership (residence to the north with access to/from Chilson Road). The amendment will modify the easement rights of the withdrawal area to clarify that access via Timber Green Court will only be for secondary emergency access. The request is petitioned by Chestnut Development, LLC.

A. Recommendation of PUD agreement amendment

Ms. Catherine Riesterer, representing Chestnut Development, stated they have worked with the homeowner's association on outstanding issues and there are some errors in the documents that need to be corrected, and she will make those before they are finalized.

Mr. Borden reviewed his letter dated August 6, 2024.

1. The applicant must address any remaining comments provided by the Township Attorney or staff with respect to the amended Master Deed.
2. The applicant must address any remaining comments provided by the Township Engineer or Brighton Area Fire Authority.

Ms. Byrne's letter dated July 25, 2025 states that the applicant has addressed all of her previous concerns.

The Brighton Area Fire Authority Fire Marshal's letter dated June 11, 2024 states the applicant has addressed his previous concern.

Commissioner Rauch noted that there is only one misspelling in the documents and the Township attorney's comments and changes are in the agreement.

The call to the public was made at 6:38 pm with no response.

Moved by Rauch, supported by Dhaenens, to recommend to the Township Board approval of the amendment to the PUD Agreement for Timber Green with the plans dated July 22, 2024.

The motion carried unanimously.

NEW BUSINESS

OPEN PUBLIC HEARING #2... Consideration of an environmental impact assessment and site plan for a proposed 56-space parking lot addition for Community Bible Church. The property is located at 7372 Grand River Avenue, southwest corner of Grand River and Harte Drive. The request is petitioned by Tower Group.

A. Recommendation of Environmental Impact Assessment (7-17-24)

B. Disposition of Site Plan (7-17-24)

Mr. Scott Tousignant of Boss Engineering and Mr. Brian Townsley of Tower Group were present. Mr. Tousignant provided a history of the development of this site. This evening's request is to expand the parking lot by 56 spaces.

The church requires this amount of parking because there are approximately 60-70 volunteers that are not in the sanctuary during the time of services. He reviewed how the parking requirements and needs are calculated based on the ordinance. Currently, the adjacent property owner allows the church to use their gravel parking lot for the overflow parking.

With regard to Mr. Borden's concern regarding the Harte Drive parking lot setback and landscaping requirements not meeting the ordinance, he has done research and there is documentation stating this is a private road and not a public street so those requirements are not required.

He does agree that they are deficient by four barrier-free parking spaces because the township ordinance is stricter than the federal requirements. He would like to discuss this. They would need to remove a space to accommodate them. He also agrees that the parking lot landscaping is deficient and will meet the ordinance requirements.

Mr. Borden reviewed his letter dated August 6, 2024.

1. The Harte Drive parking lot setback is deficient by 10 feet. The ordinance requires a 20 foot setback because it is in the front yard. If Harte Drive was a driveway and not a roadway, then a 10-foot setback would be required.

Commissioner Rauch stated that when this project was originally planned, Harte Drive was considered a driveway. Ms. Ruthig stated that changes have been made. Harte development is now a PUD and Harte Drive is now a private road and not a driveway.

Commissioner Rauch would like to have the four additional handicap parking spaces installed.

Mr. Tousignant stated that all documents, except for the Livingston County Road Commission map, show that this is a private road. Moving ten feet would eliminate parking spaces.

Commissioner Rauch knows that the ordinance needs to be followed, but in this case it makes sense to allow the 10-foot setback. Mr. Borden stated that in his 2018 review of the expansion, this was treated as a side yard. Commissioner Dhaenens agrees that it should be considered a private road and a side yard.

Ms. Ruthig advised that the PUD documents state it is a private road. Mr. Borden stated since this is a private road and a front yard and not a side yard, then the church was made non-conforming because of the PUD.

Commissioner Rauch believes that the amount of parking that is being requested is needed. Mr. Tousignant agrees stating that at the 10 am service every week, all of the parking spaces in the adjacent parking lot are used. Commissioner Rauch recommended approval of the 10-foot setback be requested by the Zoning Board of Appeals. Mr. Borden stated that the Planning Commission can modify the landscape requirements that are noted as deficient in his letter.

2. The excess parking proposed requires Planning Commission approval in accordance with Section 14.02.06. The applicant must provide evidence supporting the need for excess parking.
3. The site plan is deficient by 4 barrier-free parking spaces.
4. The Harte Drive greenbelt is deficient in width and a hedgerow/masonry wall.
5. The parking lot landscaping is deficient in plantings and landscaped area.
6. If any existing plantings are in poor condition, they should be removed and replaced as part of this project.
7. The applicant must address any comments provided by the Township's engineering consultant and/or the Brighton Area Fire Authority.

Ms. Byrne's letter dated August 6, 2024 states that she has no engineering related concerns.

The Brighton Area Fire Authority Fire Marshal's letter dated August 6, 2024 states the following:

1. Two-way emergency vehicle access roads shall be a minimum of 26-feet wide. One-way emergency vehicle access roads shall be a minimum of 20-feet wide. Access roads to the site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds.
2. Emergency vehicle circulation throughout the parking lot shall provide emergency vehicles with a turning radius of 50-feet outside and 30-feet inside. Vehicle circulation shall account for non-emergency traffic and maintain the vehicle within the boundary of lanes of travel.

Mr. Tousignant will comply with the requirement that the road must be built to support the imposed load of fire apparatus weighing at least 84,000 pounds. This parking lot expansion does not change the existing turning radii, which are currently compliant.

Commissioner Chouinard questioned what the future expansion will be and if it is built, how would that affect the parking. Mr. Tousignant stated there would be additional classroom spaces adjacent to the gymnasium and an extension of that entryway. It would remove approximately 12 spaces. Mr. Borden noted that the change to Harte Drive will affect the future addition as well.

The call to the public was made at 7:23 pm.

Mr. Bill Reiber of 3154 Stillriver Drive questioned if Mr. Harte would be willing to give land to the church.

The call to the public was closed at 7:25 pm.

Mr. Tousignant questioned the process if they are denied by the ZBA and must meet the 20-foot setback from Harte Drive. This would require them to decrease the number of parking spaces.

Commissioner Rauch stated the applicant would need to come before the Planning Commission again for approval. Mr. Borden stated the next ZBA meeting is September 17.

Moved by Dhaenens, supported by Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated July 17, 2024 for a proposed 56-space parking lot addition for Community Bible Church. at 7372 Grand River Avenue. **The motion carried unanimously.**

Moved by Dhaenens, supported by Rauch, to approve of the Site Plan dated July 17, 2024 for a proposed 56-space parking lot addition for Community Bible Church at 7372 Grand River Avenue for a proposed 56-space parking lot addition for Community Bible Church at 7372 Grand River Avenue with the following conditions:

- The applicant will seek ZBA approval for a 10-foot setback from Harte Drive.
- The applicant shall comply with an additional four ADA parking spaces.
- The landscaping needs to meet the requirements of a Buffer Zone C per the zoning ordinance.
- The applicant will comply with the conditions on the engineer and fire department letters.
- This Commission finds that the need for 170 percent of the required parking is necessary for the operations of the facility as evidence presented this evening.
- The applicant is encouraged to work with the adjacent property owner to legitimize the use of their parking lot.

The motion carried (Chouinard - yes; Rauch - yes; McCreary - no; Grajek - yes; Rassel - yes; Dhaenens - yes).

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated Mr. Wyatt has submitted for rezoning the property that he owns south of 96, east of Latson. An alternate venue will need to be secured for the public hearing so she is unsure of the date.

The Township Hall is closed on Tuesday and Wednesday, August 13 and 14, for a large electrical repair.

Approval of the July 8, 2024 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the July 8, 2024 Planning Commission Meeting as presented. **The motion carried unanimously.**

Member Discussion

Ms. McCreary agrees with the public comment regarding Mr. Dhaenens' service.

Adjournment

Moved by Commissioner Rassel, seconded by Commissioner Chouinard, to adjourn the meeting at 7:53 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT