

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
SEPTEMBER 17, 2024  
6:30 P.M.  
AGENDA**

Call to Order:

Pledge of Allegiance:

Introductions:

Conflict of Interest:

Approval of Agenda:

Call to the Public: *(Please Note: The Board will not begin any new business after 10:00 p.m)*

OLD BUSINESS:

1. 24-25 A request by Gerald Delyon, 7022 Lindsey, for a side yard setback variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a detached accessory building.

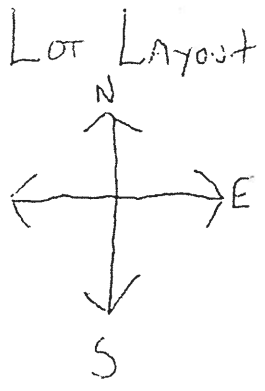
NEW BUSINESS:

2. 24-26... A request by Shelley Sullivan, 5310 Pentwater Dr., for a rear yard variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a deck with a pergola.
3. 24-27... A request by The Salvation Army, 2464 Dorr Road, for non-use variance and any other variances deemed necessary by the Zoning Board of Appeals, to operate a nonprofit to assist those with special needs.

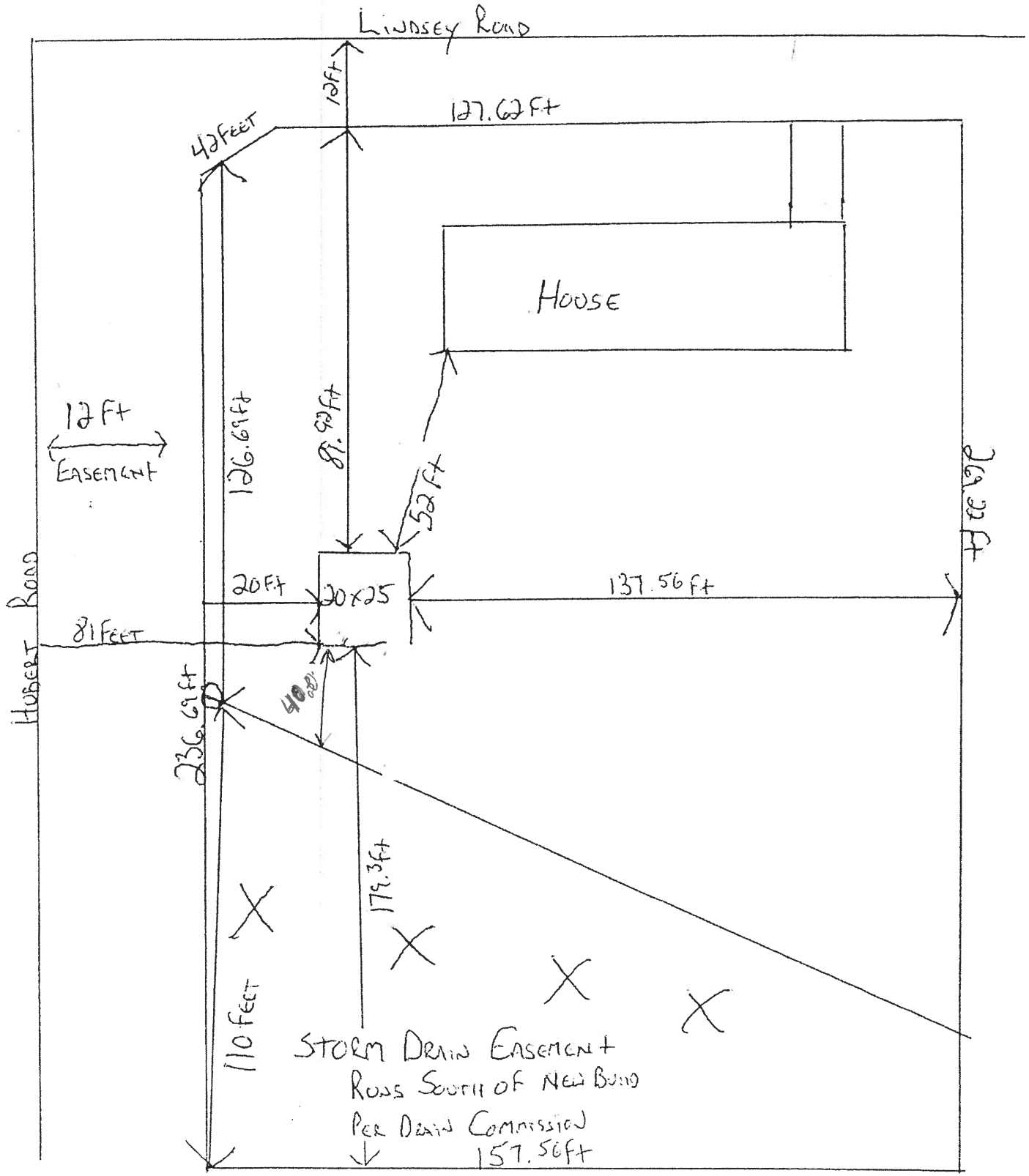
Administrative Business:

1. Approval of minutes for the August 20, 2024 Zoning Board of Appeals meeting.
2. Correspondence
3. Member Discussion
4. Adjournment

|  |
|--|
| <p>*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.</p> |
|--|



PARCEL ID 4711-13-101-001  
 7022 LINDSEY DRIVE  
 BRIGHTON, MICHIGAN 48114  
 GERARD DELYON



**From:** [Just Wood & Steel Sales & Design Center](#)  
**To:** [Carrie Aulette](#)  
**Subject:** Re: GERARD DELYON UPDATED LOT LAYOUT WITH EASEMENT  
**Date:** Tuesday, September 10, 2024 3:15:54 PM

---

Good Afternoon Carrie,

I spoke to Gerard, who stated that the 12-foot and 110-foot easements from the back of the property are all there is, and no distance is needed to the new building.

Thanks,  
Brian Goodman  
Managing Director of Steel Operations  
Just Wood & Steel Sales & Design Center, LLC  
Pottersville, Michigan; Gaylord, Michigan  
[www.justwoodandsteel.com](http://www.justwoodandsteel.com)  
Office Number 517-753-3210

On Tue, Sep 10, 2024 at 2:42 PM Just Wood & Steel Sales & Design Center  
<[justwoodandsteel@gmail.com](mailto:justwoodandsteel@gmail.com)> wrote:

Good Afternoon Carrie,

Gerard had spoken to them. I reached out to Gerard to see what was stated, but I believe there was no distance stated other than the easements. I'm trying to confirm that right now.

Thanks,  
Brian Goodman  
Managing Director of Steel Operations  
Just Wood & Steel Sales & Design Center, LLC  
Pottersville, Michigan; Gaylord, Michigan  
[www.justwoodandsteel.com](http://www.justwoodandsteel.com)  
Office Number 517-753-3210

On Tue, Sep 10, 2024 at 2:16 PM Carrie Aulette <[carrie@genoa.org](mailto:carrie@genoa.org)> wrote:

Thanks for the info!

Do you know if you were talking to Mitch or Dave over there?

**From:** Just Wood & Steel Sales & Design Center <[justwoodandsteel@gmail.com](mailto:justwoodandsteel@gmail.com)>  
**Sent:** Tuesday, September 10, 2024 1:23 PM  
**To:** Carrie Aulette <[carrie@genoa.org](mailto:carrie@genoa.org)>  
**Subject:** Re: GERARD DELYON UPDATED LOT LAYOUT WITH EASEMENT

Good Afternoon,

The drain commission stated that the easement is south of the line and is about 40 feet from the new build.

Thanks,  
Brian Goodman  
Managing Director of Steel Operations

On Tue, Sep 10, 2024, 1:09 PM Carrie Aulette <[carrie@genoa.org](mailto:carrie@genoa.org)> wrote:

I think this is going to work, just confirming so I can add it to the site plan... would you say the building is about 69' from the top of that 110' drain easement area? Did you verify with the Drain Commission how far you need to be away from that? They may ask that so it would be good information to have.

**From:** Just Wood & Steel Sales & Design Center <[justwoodandsteel@gmail.com](mailto:justwoodandsteel@gmail.com)>  
**Sent:** Tuesday, September 10, 2024 11:38 AM  
**To:** Carrie Aulette <[carrie@genoa.org](mailto:carrie@genoa.org)>  
**Cc:** GERARD DELYON <[gdelyon30@sbcglobal.net](mailto:gdelyon30@sbcglobal.net)>  
**Subject:** GERARD DELYON UPDATED LOT LAYOUT WITH EASEMENT

Good Morning Carrie,

It was great speaking to you this morning, and I appreciate your help with this. Please reply that this new, updated layout will be acceptable. If you have any questions, please give me a call directly at 517-221-9788.

Thanks,  
Brian Goodman  
Managing Director of Steel Operations  
Just Wood & Steel Sales & Design Center, LLC  
Pottersville, Michigan; Gaylord, Michigan  
[www.justwoodandsteel.com](http://www.justwoodandsteel.com)

||| Office Number 517-753-3210



**GENOA CHARTER TOWNSHIP VARIANCE APPLICATION**  
 2911 DORR ROAD | BRIGHTON, MICHIGAN 48116  
 (810) 227-5225 | FAX (810) 227-3420

Case # 24-25 Meeting Date: August 20, 2024 @ 6:30 pm  
 PAID Variance Application Fee in Boardroom

\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: GERARD DELYON Email: GDELYON@SBCGLOBAL.NET  
 Property Address: 7022 LINDSEY DRIVE Phone: 517-304-2559  
 Present Zoning: RESIDENTIAL Tax Code: 11-13-101-001

**ARTICLE 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff may visit the site without prior notification to property owners.

**Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.**

Please explain the proposed variance below:

- Variance requested/intended property modifications: BUILD A STEEL GARAGE/STORAGE BUILDING  
ON My Property Behind My House

Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at <https://www.genoa.org/government/boards/zoningboard> five days prior to the meeting.

The following is per Article 23.05.03 of the Genoa Township Ordinance:

**Criteria Applicable to Dimensional Variances.** No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

**Under each please indicate how the proposed project meets each criteria.**

Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

IT WOULD ALLOW ME TO HAVE A MULE NEEDED STORAGE GARAGE ON MY PROPERTY IN THE ONLY PLACE IT WOULD WORK DUE TO TOPOGRAPHY

Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

DUE TO THE TOPOGRAPHY OF MY LAND THIS IS THE ONLY SPOT THAT WORKS FOR MY STORAGE SHED

Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

NO EFFECT


Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

NONE

**Attendance by the applicant is required at the Zoning Board of Appeals meeting.**

**Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).**

**After the decision is made regarding your Variance approval a land use permit will be required with additional site plans and construction plans.**

Date: 7-19-24 Signature: 

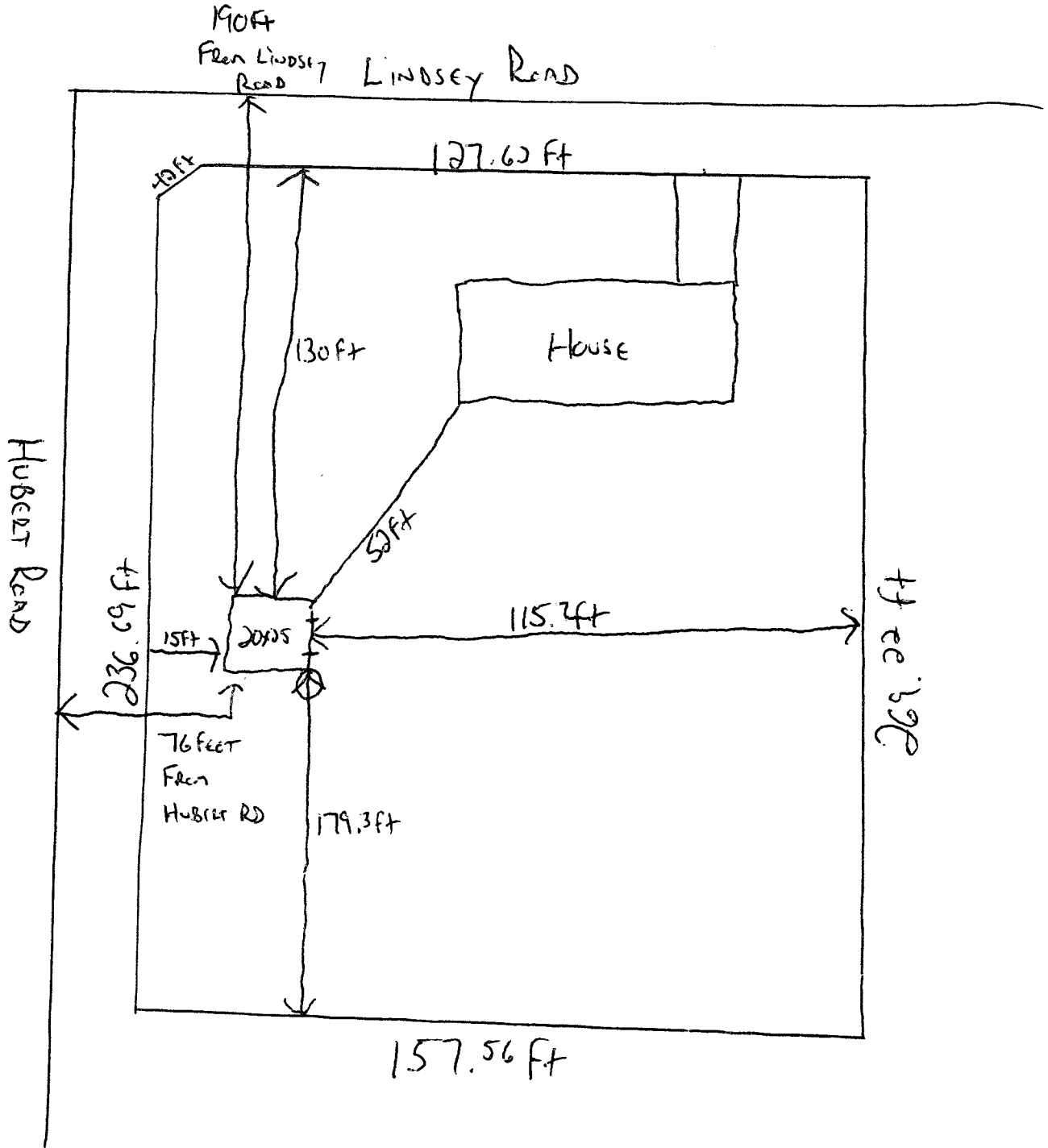
# LOT LAYOUT

PARCEL ID 4711-13-101-001

7022 LINDSEY DRIVE

BRIGHTON, MICHIGAN 48114

GERARD DELYN





# 20' WIDE FRAME 'CARPORT STYLE' METAL BUILDING GENERICS



MANUFACTURED BY:



457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9865

ENGINEERED BY:



**A&A ENGINEERING**  
CIVIL • STRUCTURAL

## DRAWING INFORMATION

PROJECT: 20' Wide  
LOCATION: STATE OF MICHIGAN  
PROJECT NO.: 033-24-0434  
SHEET TITLE:  
**COVER SHEET**  
SHEET NO.: 1 / 11

CHECKED BY: OAA DATE: 1/25/24

## LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.  
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



STAMP EXPIRY: **MAR 24 2026**

DATE SIGNED: **FEB 23 2024**

## SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR A VARIETY OF PRE-FAB METAL BUILDINGS PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES.
2. DOES NOT PROVIDE ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.
3. DOES NOT PROVIDE ANY DOOR OR WINDOW DESIGN INFORMATION. THOSE SHALL BE ADDRESSED BY DOOR AND WINDOW MANUFACTURER.
4. THESE DOCUMENT SHALL NOT BE USED TO PERMIT OR JUSTIFY DESIGN OF AS-BUILT / EXISTING STRUCTURES OR BUILDINGS BUILT WITHOUT A PERMIT.

## GENERAL DESIGN NOTES

1. THESE STRUCTURES ARE DESIGNED AS **RISK CATEGORY I (NON-HABITABLE)**, UTILITY / STORAGE / PRIVATE GARAGE / SHED TYPE BUILDINGS - THAT ONLY DESIGNED TO RESIST THE DEAD LOADS, LIVE LOADS, AND WIND LOADS LISTED UNDER "STRUCTURAL DESIGN CRITERIA". ANY ADDITIONAL LOADINGS WITHOUT RE-DESIGN OR ENGINEERING CONSULTATION SHALL NOT BE PERMITTED.
2. ALL MATERIALS IDENTIFIED BY A MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
3. ALL WELDED CONNECTIONS SHALL BE SHOP WELDED CONNECTIONS. **FIELD WELDING IS NOT PERMITTED NOR REQUIRED.**
4. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE:  
ASTM A500 GRADE C OR EQUAL:  
**F<sub>y</sub> = 50 KSI    F<sub>u</sub> = 65 KSI**
5. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

## STRUCTURAL DESIGN CRITERIA

ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PREVAILING CODES LISTED BELOW AND ALL APPLICABLE LOCAL REQUIREMENTS.

|   |  |
|---|--|
| PREVAILING CODE:  | MBC 2015   |
| MINIMUM DESIGN STANDARD:                                    | ASCE 7-10  |
| OCCUPANCY GROUP:  | U (CARPORT / UTILITY / GARAGE / SHED)<br>V - B   |
| CONSTRUCTION TYPE:  | V - B  |
| RISK CATEGORY:  | <b>I (NON-HABITABLE)</b>   |
| 1. ROOF DEAD LOAD (D)                                       | <b>2.0 PSF (COLLATERAL)</b>  |
| 2. ROOF LIVE LOAD (L <sub>r</sub> )                         | L <sub>r</sub> = <b>20 TO 61 PSF</b><br>(VARIES BASED ON FRAME SPACING AND DESIGN OPTIONS)   |
| 3. SNOW LOAD (S)<br>GROUND SNOW LOAD                        | P <sub>g</sub> = <b>20 TO 90 PSF</b><br>(VARIES BASED ON FRAME SPACING AND DESIGN OPTIONS)<br>I <sub>s</sub> = 0.80<br>C <sub>t</sub> = 1.2<br>C <sub>e</sub> = 1.0<br>C <sub>s</sub> = 1.0<br>P <sub>f</sub> = <b>20 TO 61 PSF</b><br>SLOPED ROOF SNOW LOAD<br>P <sub>s</sub> = <b>20 TO 61 PSF</b><br>P <sub>m</sub> = <b>20</b> |
| 4. WIND LOAD (W)<br>EXPOSURE<br>DESIGN WIND SPEED           | C<br>V <sub>ult</sub> = <b>105 TO 180 MPH</b><br>(VARIES BASED ON FRAME SPACING AND DESIGN OPTIONS)  |
| 5. SEISMIC LOAD (E)<br>DESIGN CATEGORY<br>IMPORTANCE FACTOR | C<br>I <sub>e</sub> = 1.00   |
| ASD LOAD COMBINATIONS:                                      |  |
| 1. D + (L <sub>r</sub> OR S)                                |  |
| 2. D + (0.6W OR ±0.7E)                                      |  |
| 3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (L <sub>r</sub> OR S)    |  |
| 4. 0.6D + (0.6W OR ±0.7E)                                   |  |

## CONTACT INFORMATION

FOR QUESTIONS OR INFORMATION NEEDED PLEASE, CONTACT THE **METAL BUILDINGS MANUFACTURER LISTED ON PLANS**. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO ADDRESS ANY QUERIES

THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF METAL BUILDING MANUFACTURER LISTED ON THIS PAGE. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF METAL BUILDING MANUFACTURER LISTED BELOW IS PROHIBITED. LEGAL ACTION WILL BE TAKEN AS NECESSARY AS A RESULT.

ANY REQUESTS, CHANGES, MODIFICATIONS REVISIONS TO INFORMATION PROVIDED IN THIS DOCUMENT WILL REQUIRE A COMPLETELY SEPARATE SITE-SPECIFIC SET OF PLANS; INQUIRE WITH THE LISTED METAL BUILDING MANUFACTURER.

## STRUCTURAL SHEET INDEX

|                                     |            |
|-------------------------------------|------------|
| COVER SHEET                         | 1          |
| SCHEDULES & MEMBER - SECTIONS       | 2          |
| FRAME SECTIONS & DETAILS            | 3A, 3B     |
| SPACING SCHEDULES & ENCLOSURE NOTES | 4          |
| PURLIN & GIRT SCHEDULES             | 5          |
| SHEATHING OPTIONS                   | 6          |
| SIDE WALL FRAMING & OPENINGS        | 7          |
| END WALL FRAMING & OPENINGS         | 8A, 8B     |
| CORNER BRACING DETAILS              | 9          |
| OPTIONAL LEAN-TO ADDITION           | 10         |
| FOUNDATION OPTIONS                  | 11A TO 11D |

Omar Abu-Yasein

Digitally signed by  
Omar Abu-Yasein  
Date: 2024.02.28  
09:46:47 -05'00'

| CUSTOMER INFORMATION  | DESIGN LOADS  | BUILDING INFORMATION   | CERTIFICATION VALIDITY NOTICE  |
|---|---|--|--|
| OWNER: <b>Gerard Delyon</b><br>ADDRESS:<br><b>7022 Lindsey Rd<br/>Brighton MI 48114</b> | GROUND SNOW: <b>30</b><br>ROOF LIVE LOAD: <b>20</b><br>BASIC WIND SPEED: <b>130</b> | WIDTH: <b>20</b><br>LENGTH: <b>25</b><br>HEIGHT: <b>9</b><br>FRAME TYPE: <input checked="" type="checkbox"/> A-FRAME<br><input type="checkbox"/> REGULAR<br><input type="checkbox"/> FULL<br>ENCLOSURE TYPE: <input type="checkbox"/> PARTIAL<br><input type="checkbox"/> OPEN | DATE OF PLANS EXPIRATION: <b>FEB 23 2025</b><br>CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE |

TABLE 2.1: MEMBER PROPERTIES

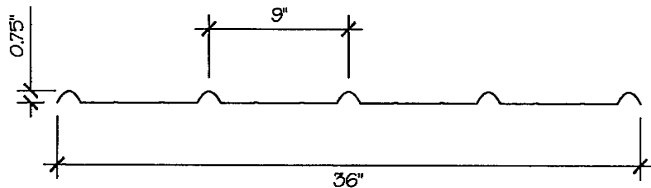
| NO. | LABEL                         | PROPERTY   | DETAIL NO. |
|-----|-------------------------------|--|------------|
| 1   | COLUMN POST                   | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 2   | ROOF BEAM                     | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 3   | BASE RAIL                     | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 4   | PEAK BRACE                    | 2.5" X 2.5" 14GA CHANNEL   | 4          |
| 5   | KNEE BRACES                   | 2.5" X 1.5" 14GA CHANNEL   | 4          |
| 6   | CONNECTOR SLEEVE              | 2.25" X 2.25" X 12GA TUBE  | 2          |
| 7   | BASE ANGLE                    | 2" X 2" X 3" LG. 3/16" ANGLE   | 10         |
| 8   | PURLIN                        | 4" X 1" X 14GA / 18GA HAT CHANNEL                                    | 5          |
| 9   | GIRT                          | 4" X 1" X 14GA / 18GA HAT CHANNEL                                    | 5          |
| 9A  | OPT. END WALL GIRT            | 2.5" X 1.5" 14GA CHANNEL   | 1          |
| 10  | SHEATHING                     | 29 GA CORRUGATED SHEET   | 8          |
| 11  | END WALL POST                 | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 12  | DOOR POST                     | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 13  | SINGLE HEADER                 | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 14  | DOUBLE HEADER                 | DBL. 2.5" X 2.5" X 14GA TUBE   | 1          |
| 15  | SERVICE DOOR / WINDOW FRAMING | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 16  | ANGLE BRACKET                 | 2" X 2" X 2" LG. 14GA ANGLE  | 7          |
| 17  | STRAIGHT BRACKET              | 2" X 2" X 4" LG. 14GA PLATE  | 6          |
| 18  | PB SUPPORT                    | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 19  | DIAGONAL BRACE                | 2" X 2" X 14 GA TUBE   | 3          |
| 20  | GABLE BRACE                   | 2" X 2" X 14 GA TUBE   | 3          |
| 21  | DB BRACKET                    | 2.25" X 2.25" X 6" LG. 14GA ANGLE                                    | 9          |
| 22  | TRUSS SPACER                  | 2.5" X 2.5" X 14GA TUBE  | 1          |
| 23  | ALL FASTENERS                 | #12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER |            |

TABLE 2.2: SHEATHING FASTENER SCHEDULE

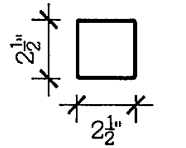
| LOCATION | CORNER PANELS | SIDE LAPS | EDGE LAPS  | ELSEWHERE |
|----------|---------------|-----------|------------|-----------|
| SPACING  | 9" C/C        | MIN. 1    | 4 1/2" C/C | 9" C/C    |

FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER

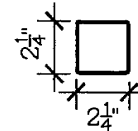
\*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.



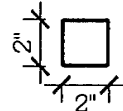
29 GA CORRUGATED SHEATHING 8  
SCALE: NTS



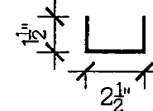
THICKNESS = 14GA  
2.5" X 2.5" 14GA TUBE 1  
SCALE: NTS



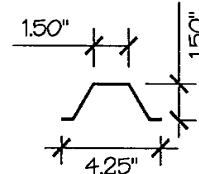
THICKNESS = 12GA  
2.25" X 2.25" 12GA TUBE 2  
SCALE: NTS



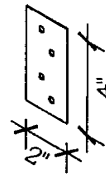
THICKNESS = 14GA  
2" X 2" 14GA TUBE 3  
SCALE: NTS



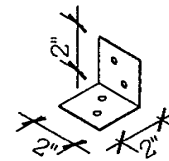
THICKNESS = 14GA  
2.5" X 1.5" 14GA CHANNEL 4  
SCALE: NTS



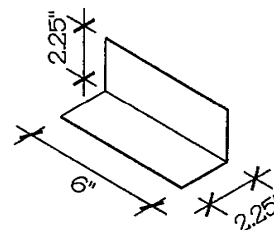
THICKNESS = 14GA / 18GA  
4.25" X 1.5" X 14GA / 18GA HAT CHANNEL 5  
SCALE: NTS



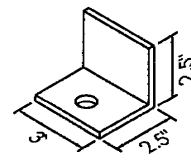
THICKNESS = 14GA  
STRAIGHT BRACKET 6  
SCALE: NTS



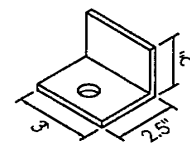
THICKNESS = 14GA  
ANGLE BRACKET 7  
SCALE: NTS



THICKNESS = 14GA  
DB BRACKET 9  
SCALE: NTS

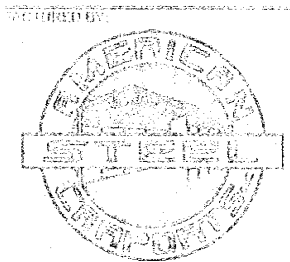


OPTION A  
1 1/2" X 2 1/2" X 3/16"  
SCALE: NTS 10



OPTION B  
1 1/2" X 2" X 3/16" SLV

MANUI



157 N. Broadway,  
Joshua, TX 76053  
1-866-730-9865

ENGIN

PREP BY:



A&A ENGINEERING  
CIVIL-STRUCTURAL

DRAWING INFORMATION

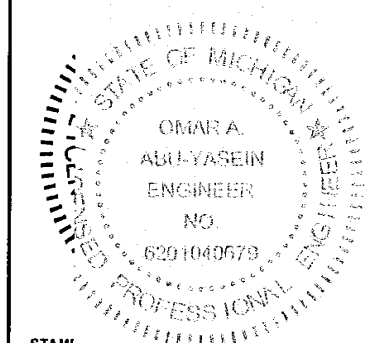
PROJECT: 20' Wide  
LOCATION: STATE OF MICHIGAN  
PROJECT NO.: 033-24-0434  
SHEET NO.: 2/11

SCHEDULES & MEMBER SECTIONS

CHECKED BY: OAA DATE: 1/26/24

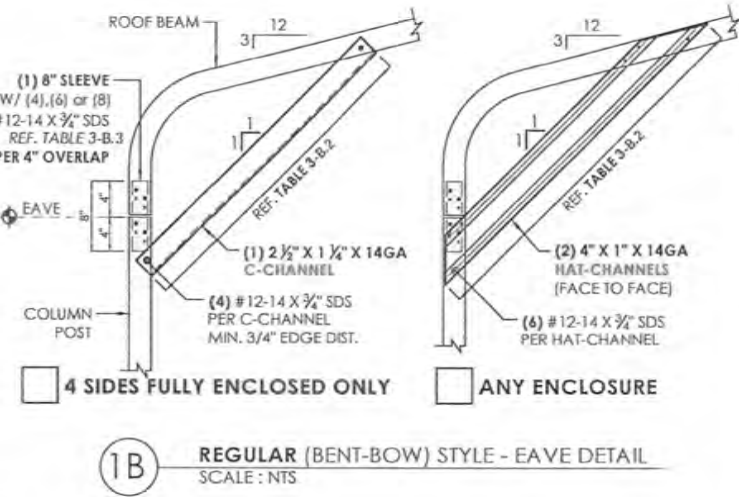
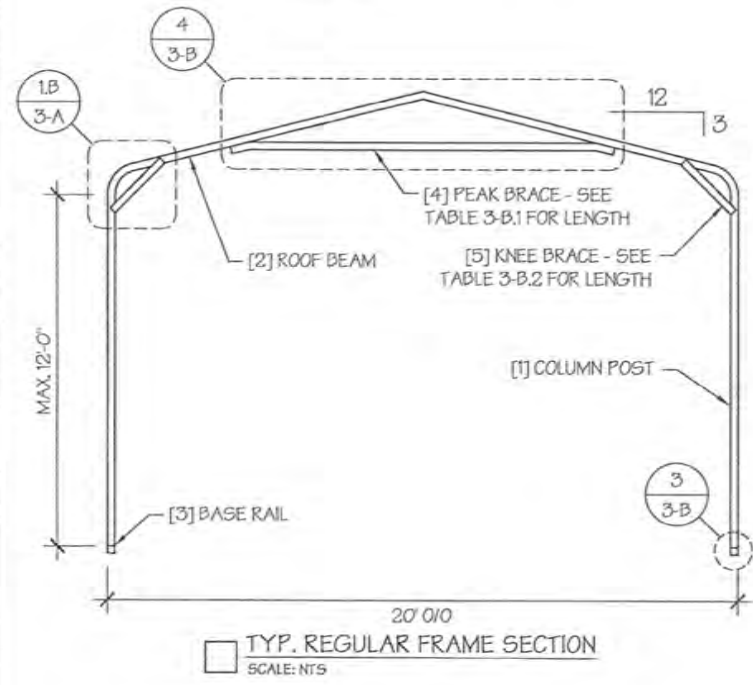
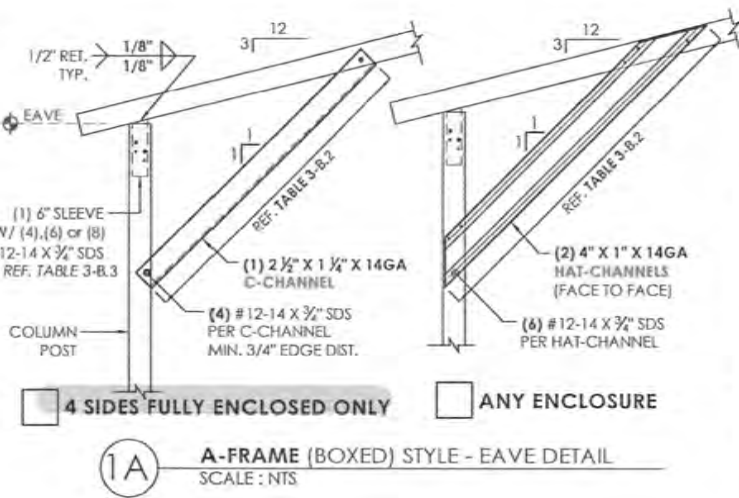
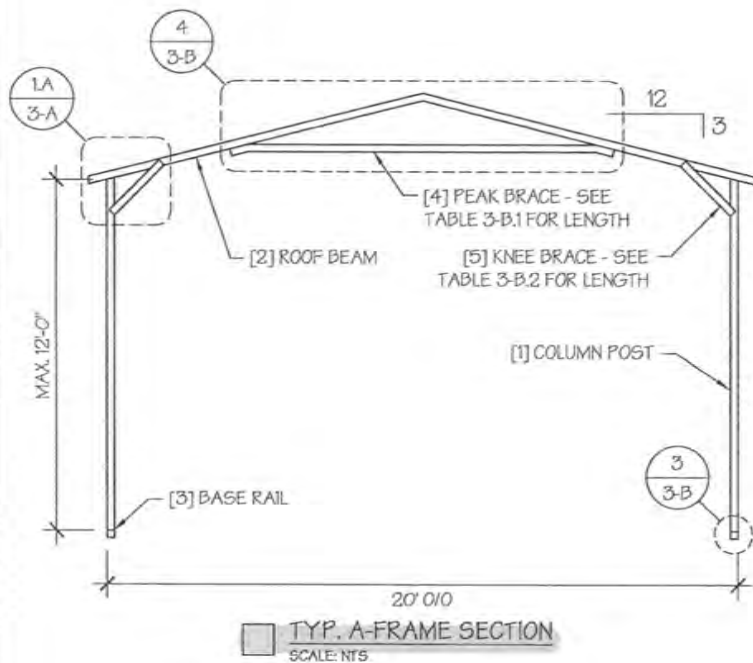
LEGAL INFORMATION

- ANY PART IS BE PRO - DRAWN - SEAL: REVISION OF THE DRAWING IN WHOLE OR IN PART WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER IS PROHIBITED. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL ENGINEERING ACT OF 1978.



STAMP DATE: EXPIRY: MAR 24 2025

SIGN: FEB 23 2024



MANUFACTURED BY:

457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9865



DRAWING INFORMATION

PROJECT: 20' Wide

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 033-24-0434

SHEET TITLE:  
FRAME SECTIONS &  
DETAILS

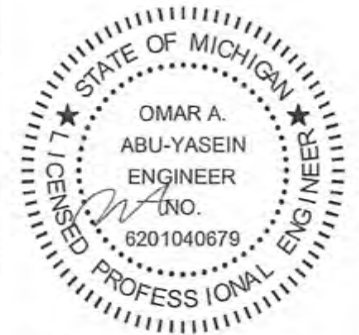
SHEET NO.: 3-A / 11

CHECKED BY: OAA DATE: 1/25/24

LEGAL INFORMATION

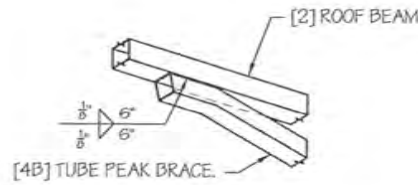
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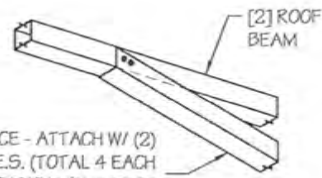


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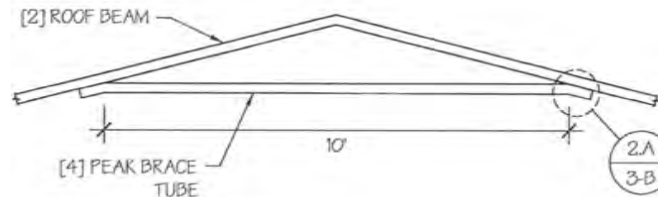
A. PEAK BRACE TUBE



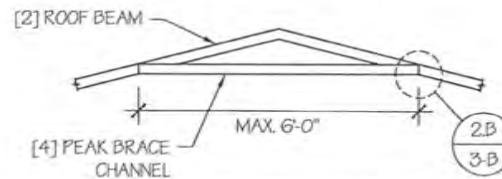
[4] PEAK BRACE - ATTACH W/ (2)  
[23] FASTENERS E.S. (TOTAL 4 EACH  
END). MAINTAIN MIN. 1" EDGE  
DISTANCE AND SPACING

B. PEAK BRACE CHANNEL

PEAK BRACE CONNECTION DETAILS 2  
SCALE: NTS



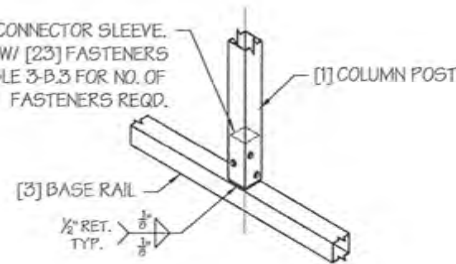
A. WELDED PEAK BRACE



B. CHANNEL PEAK BRACE

PEAK BRACE DETAILS 4  
SCALE: NTS

[6] 6" LG. CONNECTOR SLEEVE.  
FIELD BOLT W/ [23] FASTENERS  
- SEE TABLE 3-B.3 FOR NO. OF  
FASTENERS REQD.



BASE DETAIL 3  
SCALE: NTS

TABLE 3-B.1: PEAK BRACE SCHEDULE

| GROUND SNOW / ROOF<br>LIVE LOAD (PSF) | WIND SPEED |            |
|---------------------------------------|------------|------------|
|                                       | 105 TO 130 | 140 TO 180 |
| □ 30 / 20                             | 6'         | 10'        |
| □ 35 / 25 TO 90 / 61                  | 10'        | 10'        |

TABLE 3-B.2: KNEE BRACE SCHEDULE

| EAVE HEIGHT | KNEE BRACE LENGTH |
|-------------|-------------------|
| □ UP TO 8'  | 24"               |
| □ 9' TO 12' | 36"               |

TABLE 3-B.3 FASTENER SCHEDULE

| WIND SPEED (MPH) | NO. OF FASTENERS |
|------------------|------------------|
| □ 105 TO 125     | 4                |
| □ 130 TO 155     | 6                |
| □ 160 TO 180     | 8                |

NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING.  
MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND  
AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

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DRAWING INFORMATION

PROJECT: 20' Wide

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 033-24-0434

SHEET TITLE:

FRAME DETAILS

SHEET NO.: 3-B / 11

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TABLE 4: FRAME SPACING CHART / SCHEDULE

| GROUND SNOW / ROOF LIVE LOAD (PSF) | ■ ENCLOSED BUILDINGS |       |       |       |       |       |       | ■ OPEN BUILDINGS |       |       |       |       |       |       |
|------------------------------------|----------------------|-------|-------|-------|-------|-------|-------|------------------|-------|-------|-------|-------|-------|-------|
|                                    | WIND SPEED (MPH)     |       |       |       |       |       |       | WIND SPEED (MPH) |       |       |       |       |       |       |
|                                    | □105                 | □115  | □130  | □140  | □155  | □165  | □180  | □105             | □115  | □130  | □140  | □155  | □165  | □180  |
| □ 30 / 20                          | 60                   | 60    | 54/60 | 54    | 42    | 36    | 36    | 60               | 54/60 | 48/60 | 42/54 | 36/42 | 36    | 36    |
| □ 40 / 27                          | 48/60                | 48/60 | 42/60 | 42/54 | 42    | 36    | 36    | 48               | 48    | 42/48 | 42/48 | 36/42 | 36    | 36    |
| □ 50 / 34                          | 40/48                | 40/48 | 40/48 | 40/48 | 40/42 | 36    | 36    | 40/42            | 40/42 | 40/42 | 40/42 | 36/42 | 36    | 36    |
| □ 60 / 41                          | 36/42                | 36/42 | 36/42 | 36/42 | 36/42 | 36    | 36    | 36               | 36    | 36    | 36    | 36    | 36    | 36    |
| □ 70 / 47                          | 32/36                | 32/36 | 32/36 | 32/36 | 32/36 | 32/36 | 30    | 30               | 30    | 30    | 30    | 30    | 30    | 30    |
| □ 80 / 54                          | 30                   | 30    | 30    | 30    | 30    | 30    | 30    | 24               | 24    | 24    | 24    | 24    | 24    | 24    |
| □ 90 / 61                          | 24                   | 24    | 24    | 24    | 24    | 24    | 24    | 18               | 18    | 18    | 18    | 18    | 18    | 18    |
| □ 30 / 20                          | 60                   | 60    | 54/60 | 54    | 48    | 42/48 | 42    | 60               | 54/60 | 48/60 | 42/54 | 36/48 | 36/48 | 36/42 |
| □ 40 / 27                          | 48/60                | 48/60 | 42/60 | 42/54 | 42/48 | 42/48 | 42    | 48/54            | 48/54 | 42/54 | 42/54 | 36/48 | 36/48 | 36/42 |
| □ 50 / 34                          | 40/48                | 40/48 | 40/48 | 40/48 | 40/48 | 40/48 | 40/42 | 40/42            | 40/42 | 40/42 | 40/42 | 36/42 | 36/42 | 36/42 |
| □ 60 / 41                          | 36/42                | 36/42 | 36/42 | 36/42 | 36/42 | 36/42 | 36/42 | 36               | 36    | 36    | 36    | 36    | 36    | 36    |
| □ 70 / 47                          | 32/36                | 32/36 | 32/36 | 32/36 | 32/36 | 32/36 | 32/36 | 30               | 30    | 30    | 30    | 30    | 30    | 30    |
| □ 80 / 54                          | 30                   | 30    | 30    | 30    | 30    | 30    | 30    | 30               | 30    | 30    | 30    | 30    | 30    | 30    |
| □ 90 / 61                          | 24                   | 24    | 24    | 24    | 24    | 24    | 24    | 24               | 24    | 24    | 24    | 24    | 24    | 24    |
| □ 30 / 20                          | 60                   | 60    | 54/60 | 54    | 48    | 42/48 | 42    | 60               | 54/60 | 48/60 | 42/54 | 36/48 | 36/48 | 36/42 |
| □ 40 / 27                          | 48/60                | 48/60 | 42/60 | 42/54 | 42/48 | 42/48 | 42    | 48/60            | 48/60 | 42/60 | 42/54 | 36/48 | 36/48 | 36/42 |
| □ 50 / 34                          | 40/48                | 40/48 | 40/48 | 40/48 | 40/48 | 40/48 | 40/42 | 40/48            | 40/48 | 40/48 | 40/48 | 36/48 | 36/48 | 36/42 |
| □ 60 / 41                          | 36/42                | 36/42 | 36/42 | 36/42 | 36/42 | 36/42 | 36/42 | 36/42            | 36/42 | 36/42 | 36/42 | 36/42 | 36/42 | 36/42 |
| □ 70 / 47                          | 32/36                | 32/36 | 32/36 | 32/36 | 32/36 | 32/36 | 32/36 | 32/36            | 32/36 | 32/36 | 32/36 | 32/36 | 32/36 | 32/36 |
| □ 80 / 54                          | 30                   | 30    | 30    | 30    | 30    | 30    | 30    | 30               | 30    | 30    | 30    | 30    | 30    | 30    |
| □ 90 / 61                          | 24                   | 24    | 24    | 24    | 24    | 24    | 24    | 24               | 24    | 24    | 24    | 24    | 24    | 24    |

EAVE HEIGHT = 10'-0" TO 12'-0"  
 EAVE HEIGHT = 7'-0" TO 9'-0"  
 EAVE HEIGHT = UP TO 6'-0"

NOTES:

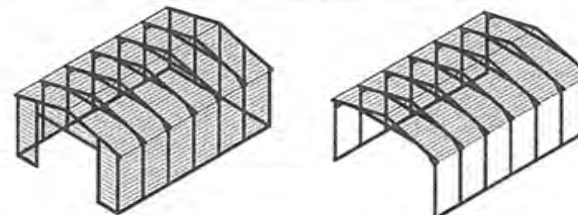
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL ROOF SHEATHING
3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

ENCLOSURE CLASSIFICATION:

1. ENCLOSED BUILDING = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
2. OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
3. 3FT PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
4. PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
5. 3 SIDED ENCLOSED = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS & ROOF.
6. FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.

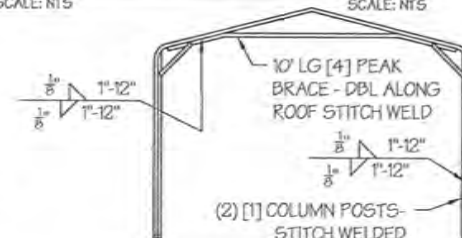
GENERAL NOTES:

1. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
2. BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).
3. ALL BUILDINGS WITH AN OPEN END WALL MUST HAVE A 10'-0" TUBE PEAK BRACE.



TYP. ENCLOSED BUILDING  
SCALE: NTS

TYP. OPEN BUILDING  
SCALE: NTS



TYP. OPEN END WALL ON 3  
SIDE ENCLOSED BUILDING  
SCALE: NTS

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DRAWING INFORMATION

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 LOCATION: STATE OF MICHIGAN  
 PROJECT NO.: 033-24-0434  
 SHEET TITLE:  
 SPACING SCHEDULES  
 & ENCLOSURE NOTES

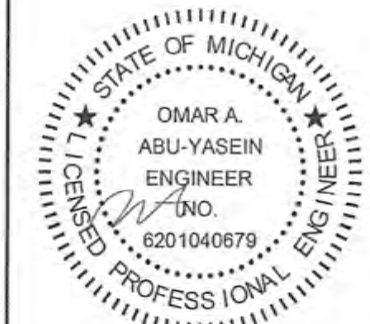
SHEET NO.: 4 / 11

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TABLE 5.1: PURLIN SPACING SCHEDULE

| GROUND SNOW / ROOF LIVE LOAD (PSF) | ■ 14GA. HAT CHANNEL PURLIN |     |     |     |     |     |     |  | ■ 18GA. HAT CHANNEL PURLIN |     |     |     |     |     |     |  |
|------------------------------------|----------------------------|-----|-----|-----|-----|-----|-----|--|----------------------------|-----|-----|-----|-----|-----|-----|--|
|                                    | WIND SPEED (MPH)           |     |     |     |     |     |     |  | WIND SPEED (MPH)           |     |     |     |     |     |     |  |
|                                    | 105                        | 115 | 130 | 140 | 155 | 165 | 180 |  | 105                        | 115 | 130 | 140 | 155 | 165 | 180 |  |
| 30/20                              | 54                         | 48  | 42  | 36  | 30  | 24  | 24  |  | 36                         | 30  | 24  | 18  | 18  | 12  | 12  |  |
| 40/27                              | 42                         | 42  | 42  | 36  | 30  | 24  | 24  |  | 30                         | 30  | 24  | 18  | 18  | 12  | 12  |  |
| 50/34                              | 40                         | 40  | 40  | 36  | 30  | 24  | 24  |  | 24                         | 24  | 24  | 18  | 18  | 12  | 12  |  |
| 60/41                              | 36                         | 36  | 36  | 36  | 30  | 24  | 24  |  | 18                         | 18  | 18  | 18  | 18  | 12  | 12  |  |
| 70/47                              | 32                         | 32  | 32  | 32  | 30  | 24  | 24  |  | 18                         | 18  | 18  | 18  | 18  | 12  | 12  |  |
| 80/54                              | 30                         | 30  | 30  | 30  | 30  | 24  | 24  |  | 18                         | 18  | 18  | 18  | 18  | 12  | 12  |  |
| 90/61                              | 24                         | 24  | 24  | 24  | 24  | 24  | 24  |  | 12                         | 12  | 12  | 12  | 12  | 12  | 12  |  |
| 30/20                              | 54                         | 48  | 42  | 42  | 36  | 30  | 30  |  | 48                         | 36  | 30  | 24  | 18  | 18  | 12  |  |
| 40/27                              | 42                         | 42  | 42  | 42  | 36  | 30  | 30  |  | 42                         | 36  | 30  | 24  | 18  | 18  | 12  |  |
| 50/34                              | 40                         | 40  | 40  | 40  | 36  | 30  | 30  |  | 40                         | 40  | 36  | 30  | 24  | 18  | 12  |  |
| 60/41                              | 36                         | 36  | 36  | 36  | 36  | 30  | 30  |  | 36                         | 36  | 36  | 30  | 24  | 18  | 12  |  |
| 70/47                              | 32                         | 32  | 32  | 32  | 32  | 30  | 30  |  | 30                         | 30  | 30  | 30  | 24  | 18  | 12  |  |
| 80/54                              | 32                         | 32  | 32  | 32  | 32  | 30  | 30  |  | 24                         | 24  | 24  | 24  | 24  | 18  | 12  |  |
| 90/61                              | 30                         | 30  | 30  | 30  | 30  | 30  | 30  |  | 24                         | 24  | 24  | 24  | 24  | 18  | 12  |  |
| 30/20                              | 54                         | 48  | 42  | 42  | 36  | 36  | 30  |  | 54                         | 48  | 42  | 42  | 36  | 30  | 30  |  |
| 40/27                              | 42                         | 42  | 42  | 42  | 36  | 36  | 30  |  | 42                         | 42  | 42  | 42  | 36  | 30  | 30  |  |
| 50/34                              | 40                         | 40  | 40  | 40  | 36  | 36  | 30  |  | 40                         | 40  | 40  | 40  | 36  | 30  | 30  |  |
| 60/41                              | 36                         | 36  | 36  | 36  | 36  | 36  | 30  |  | 36                         | 36  | 36  | 36  | 36  | 30  | 30  |  |
| 70/47                              | 32                         | 32  | 32  | 32  | 32  | 32  | 30  |  | 32                         | 32  | 32  | 32  | 32  | 30  | 30  |  |
| 80/54                              | 32                         | 32  | 32  | 32  | 32  | 32  | 30  |  | 32                         | 32  | 32  | 32  | 32  | 30  | 30  |  |
| 90/61                              | 30                         | 30  | 30  | 30  | 30  | 30  | 30  |  | 30                         | 30  | 30  | 30  | 30  | 30  | 30  |  |
| 30/20                              | 54                         | 48  | 42  | 42  | 36  | 36  | 30  |  | 54                         | 48  | 42  | 42  | 36  | 36  | 30  |  |
| 40/27                              | 42                         | 42  | 42  | 42  | 36  | 36  | 30  |  | 42                         | 42  | 42  | 42  | 36  | 36  | 30  |  |
| 50/34                              | 40                         | 40  | 40  | 40  | 36  | 36  | 30  |  | 40                         | 40  | 40  | 40  | 36  | 36  | 30  |  |
| 60/41                              | 36                         | 36  | 36  | 36  | 36  | 36  | 30  |  | 36                         | 36  | 36  | 36  | 36  | 36  | 30  |  |
| 70/47                              | 32                         | 32  | 32  | 32  | 32  | 32  | 30  |  | 32                         | 32  | 32  | 32  | 32  | 32  | 30  |  |
| 80/54                              | 32                         | 32  | 32  | 32  | 32  | 32  | 30  |  | 32                         | 32  | 32  | 32  | 32  | 32  | 30  |  |
| 90/61                              | 30                         | 30  | 30  | 30  | 30  | 30  | 30  |  | 30                         | 30  | 30  | 30  | 30  | 30  | 30  |  |

- NOTES:
- PURLIN SPACING UNITS ARE IN INCHES.
  - FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

IRREGULAR BUILDING NOTES:

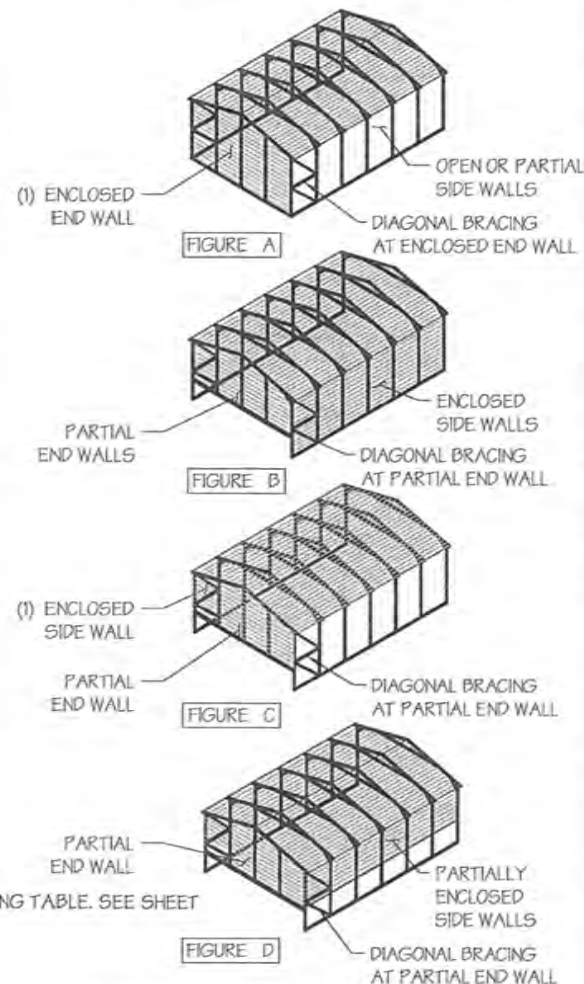
- FIGURES A, B, C & D ON THE RIGHT INDICATE EXAMPLES OF IRREGULAR BUILDINGS.
- FOR IRREGULAR BUILDINGS, FRAME SPACING MUST BE REDUCED BY 6" FROM OPEN BUILDING SPACING TABLE. SEE SHEET 4 FOR OPEN BUILDING TABLE.
- SITE SPECIFICS MAY ALLOW FOR ALTERNATIVE SPACING.
- IRREGULAR BUILDING & BUILDINGS W/ MORE THAN 2 SIDE OPENINGS MUST HAVE A 10' TUBE PEAK BRACE ON ALL FRAMES.

TABLE 5.2: GIRT SPACING SCHEDULE

| FRAME SPACING  | WIND SPEED (MPH) |     |     |     |     |     |     |
|----------------|------------------|-----|-----|-----|-----|-----|-----|
|                | 105              | 115 | 130 | 140 | 155 | 165 | 180 |
| 5'-0"          | 60               | 48  | 36  | 30  | 24  | 24  | 18  |
| 4'-6"          | 60               | 60  | 48  | 42  | 36  | 30  | 24  |
| 4'-0"          | 60               | 60  | 54  | 54  | 42  | 36  | 30  |
| 3'-6"          | 60               | 60  | 54  | 54  | 48  | 42  | 42  |
| 2'-0" TO 3'-0" | 60               | 60  | 54  | 54  | 48  | 42  | 42  |

NOTES:

- GIRT SPACING UNITS ARE IN INCHES.
- THIS SCHEDULE IS TO BE USED FOR BOTH 14GA AND 18 GA PURLINS.
- FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.



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DRAWING INFORMATION

PROJECT: 20' Wide

PROJECT NO: 033-24-0434

SHEET TITLE: PURLIN & GIRT SPACING SCHEDULES

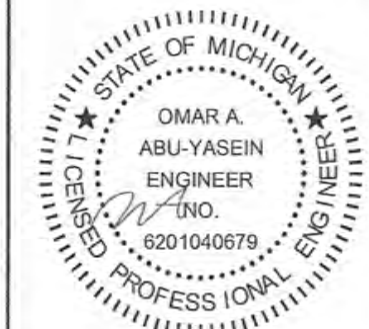
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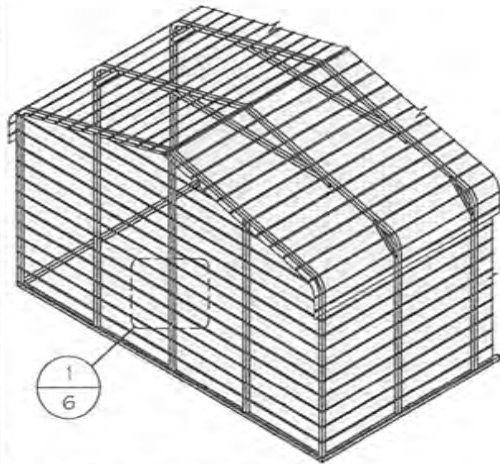
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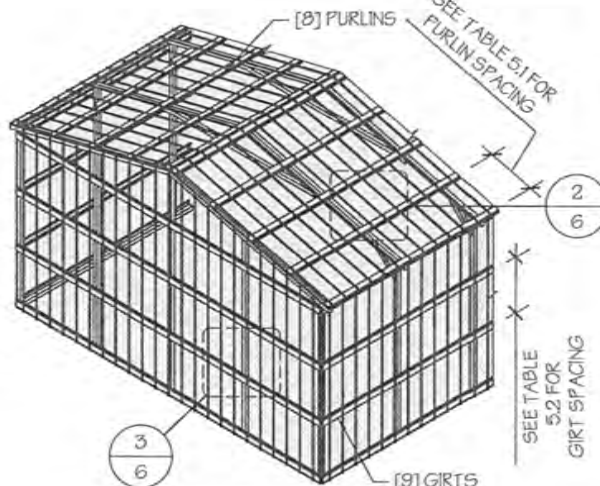
DATE SIGNED: FEB 23 2024



□ TYP. HORIZONTAL SHEATHING

SCALE: NTS

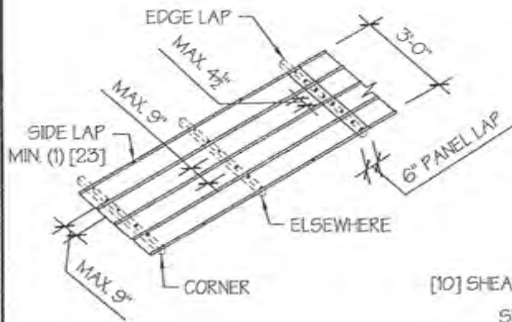
Siding Only



□ TYP. VERTICAL SHEATHING

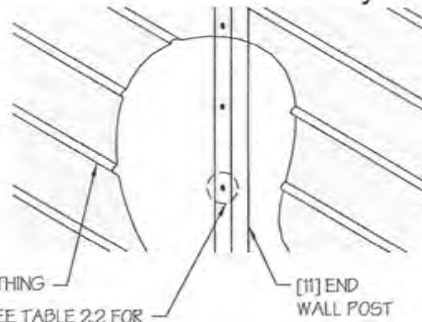
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Roof Only



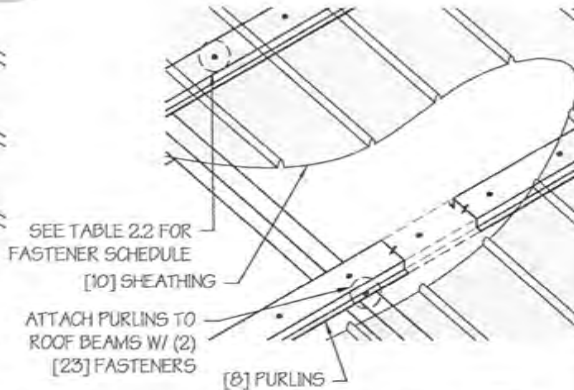
TYP. SHEATHING FASTENER SCHEDULE

SCALE: NTS



TYP. HORIZONTAL SHEATHING DETAIL 1

SCALE: NTS



ROOF VERTICAL SHEATHING DETAIL 2

SCALE: NTS

GENERAL SHEATHING NOTES:

1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.
5. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30' OR LONGER

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DRAWING INFORMATION

PROJECT: 20' Wide

LOCATION: STATE OF MICHIGAN

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SHEET TITLE:

SHEATHING OPTIONS  
& DETAILS

SHEET NO.: 6 / 11

CHECKED BY: OAA DATE: 1/25/24

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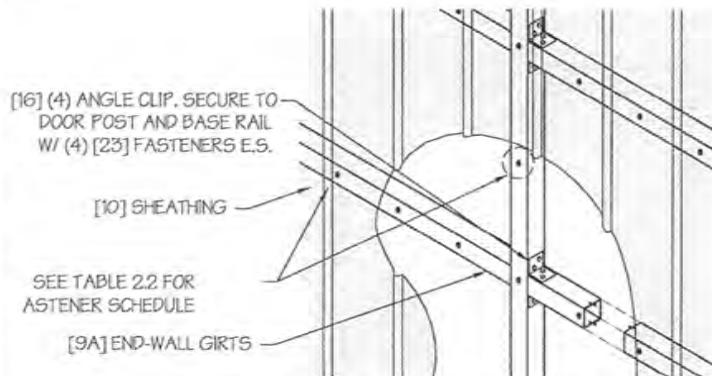
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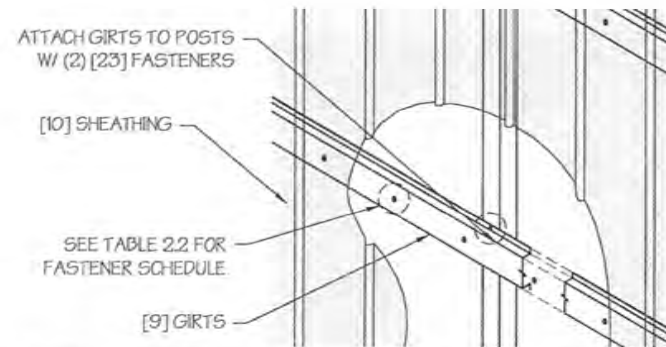
STAMP EXPIRY: MAR 24 2026

DATE SIGNED: FEB 23 2024



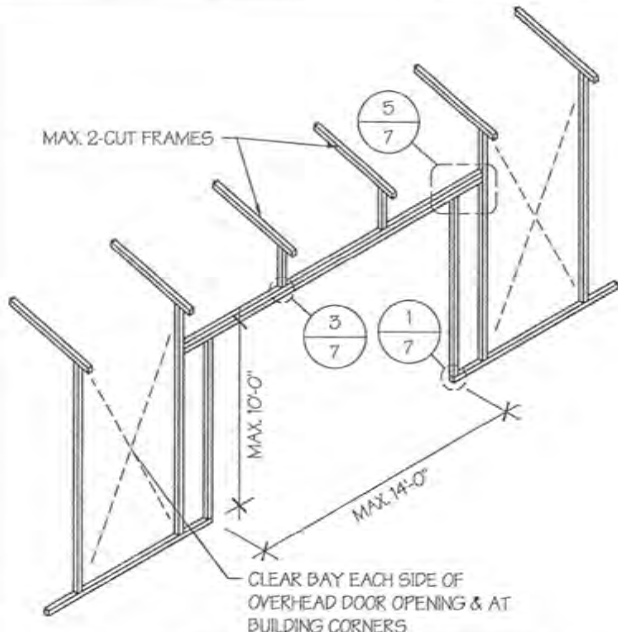
□ WALL VERTICAL SHEATHING - TUBE DETAIL 3

SCALE: NTS



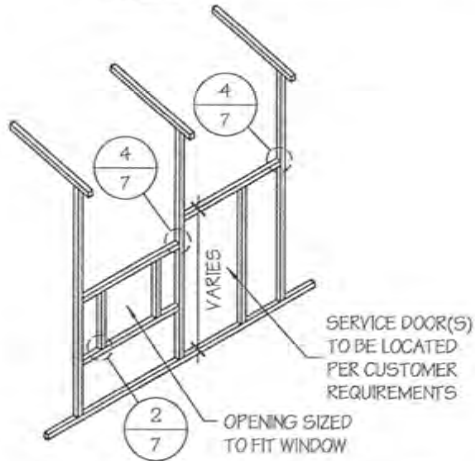
□ WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL 3

SCALE: NTS



**SIDE WALL OVERHEAD DOOR OPENINGS**

SCALE: NTS

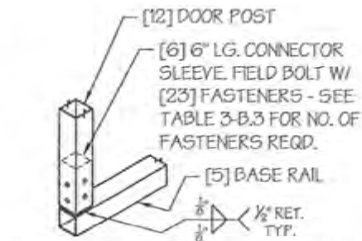


**SIDE WALL SERVICE DOOR / WINDOW OPENINGS**

SCALE: NTS

**SIDE WALL FRAMING NOTES:**

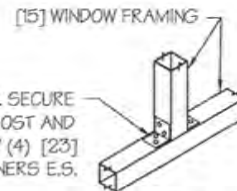
- DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
- MAX. HEIGHT OF SIDE WALL OVERHEAD DOOR OPENINGS IS 2 FT LESS THAN THE EAVE HEIGHT.
- OVERHEAD DOOR OPENINGS CANNOT CUT THROUGH MORE THAN 2 FULL FRAMES.
- MIN. 1 CLEAR BAY MUST BE MAINTAINED BETWEEN ANY 2 OVERHEAD DOOR OPENINGS. A CLEAR BAY IS A SPACE BETWEEN TWO FRAMES THAT HAS NO OVERHEAD DOOR OPENINGS.
- MIN. 1 CLEAR BAY MUST ALSO BE MAINTAINED FROM THE BUILDING CORNERS.
- SERVICE DOORS AND WINDOWS CAN BE PLACED IN CLEAR BAYS OR ANY WHERE ELSE AS NEEDED.



**DOOR POST BOT. CONN. DETAIL**

SCALE: NTS

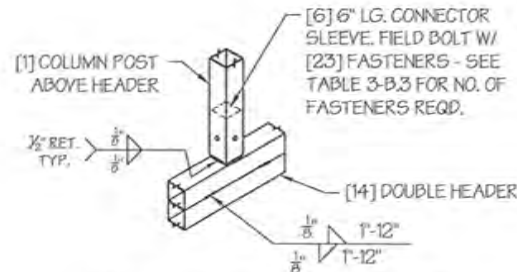
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**TYP. WINDOW FRAMING CONN. DETAIL**

SCALE: NTS

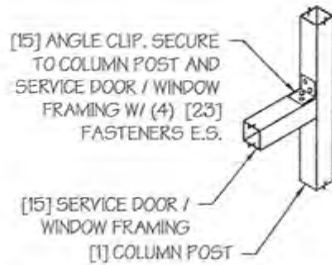
2



**COLUMN POST ABOVE DOOR HEADER CONN. DETAIL**

SCALE: NTS

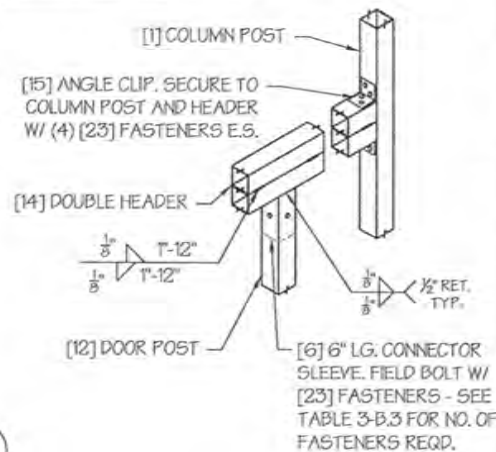
3



**TYP. SERVICE DOOR / WINDOW FRAMING CONN. DETAIL**

SCALE: NTS

4



**COLUMN POST ABOVE DOOR HEADER CONN. DETAIL**

SCALE: NTS

5

MANUFACTURED BY:



457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING  
CIVIL • STRUCTURAL

**DRAWING INFORMATION**

PROJECT: 20' Wide

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 033-24-0434

SHEET TITLE:

SIDE WALL FRAMING  
& OPENINGS

SHEET NO.: 7 // 11

CHECKED BY: OAA DATE: 1/25/24

**LEGAL INFORMATION**

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.  
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



STAMP EXPIRY: **MAR 24 2026**

DATE SIGNED: **FEB 23 2024**



MANUFACTURED BY:



457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9865

ENGINEERED BY:



A&A ENGINEERING  
CIVIL • STRUCTURAL

**DRAWING INFORMATION**

PROJECT: 20' Wide

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 033-24-0434

SHEET TITLE:

**END WALL FRAMING**

SHEET NO.: B-A / 11

CHECKED BY: OAA DATE: 1/25/24

**LEGAL INFORMATION**

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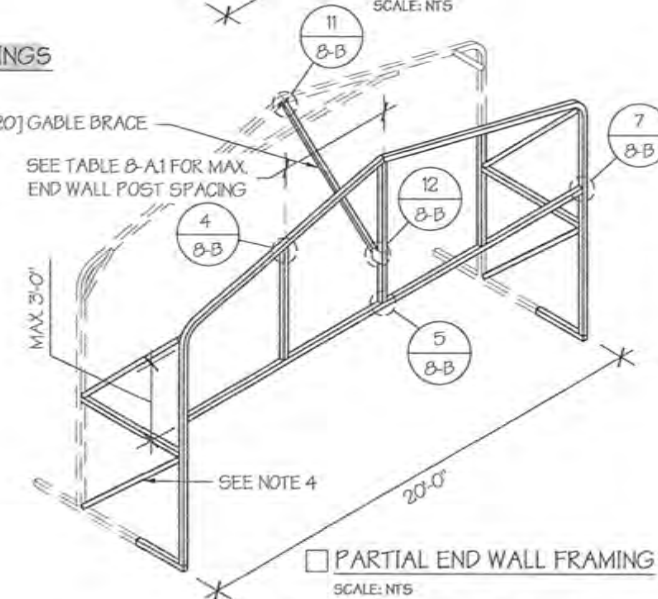
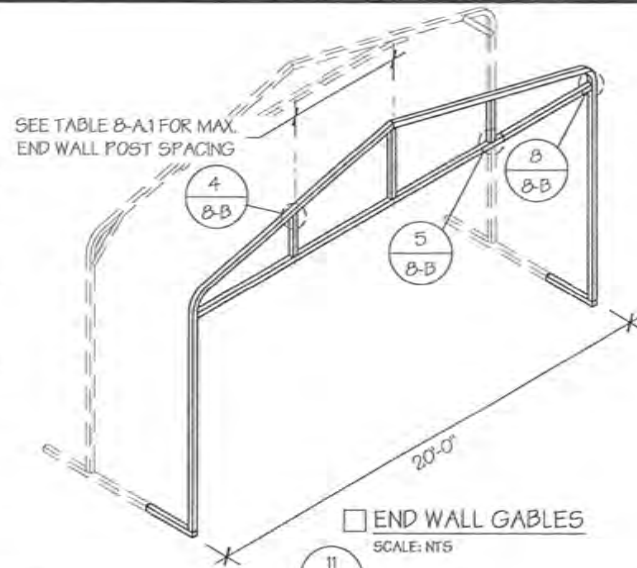
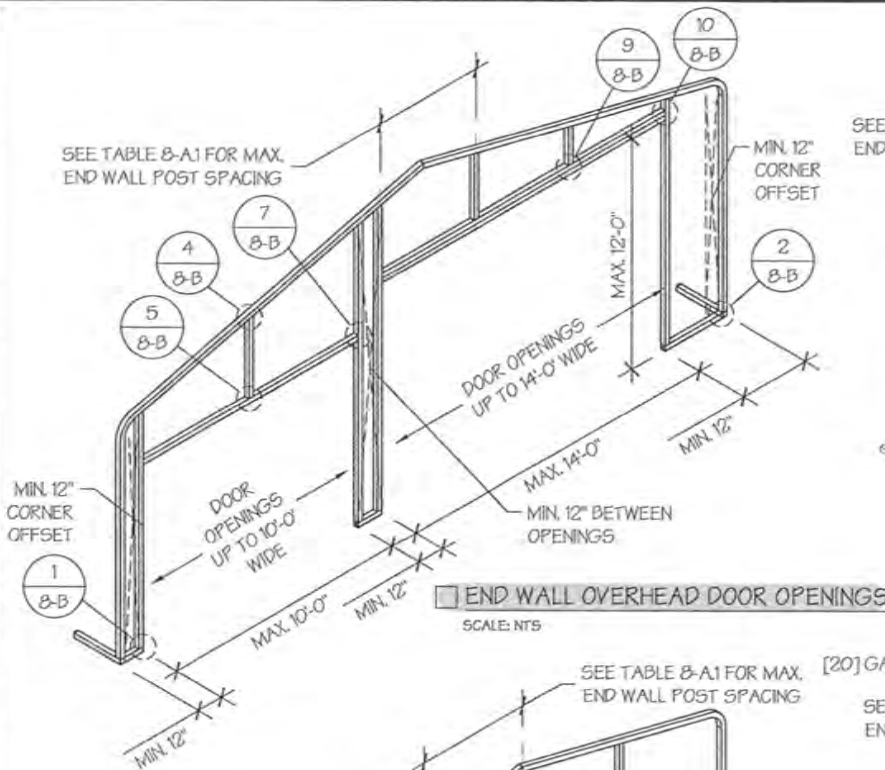


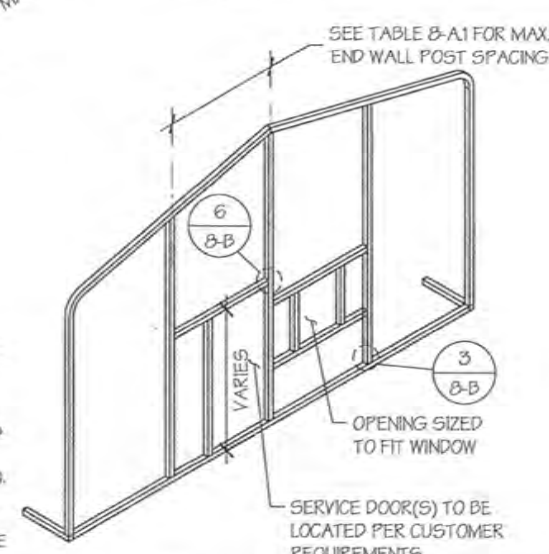
TABLE 8-A.1: END WALL POST SPACING SCHEDULE

| WIND SPEED (MPH) | EAVE HEIGHT |          |            |
|------------------|-------------|----------|------------|
|                  | UP TO 7'    | 8' TO 9' | 10' TO 12' |
| □ 105            | 5'          | 5'       | 5'         |
| □ 115            | 5'          | 5'       | 4.5'       |
| □ 130            | 4.5'        | 4.5'     | 4'         |
| □ 140            | 4.5'        | 4.5'     | 3'         |
| □ 155            | 4'          | 4'       | 2.5'       |
| □ 165 - 180      | 3.5'        | 3'       | 2'         |



END WALL OVERHEAD DOOR OPENINGS

SCALE: NTS



END WALL SERVICE DOOR AND WINDOW OPENINGS

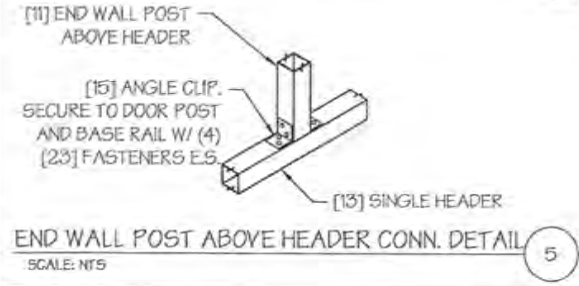
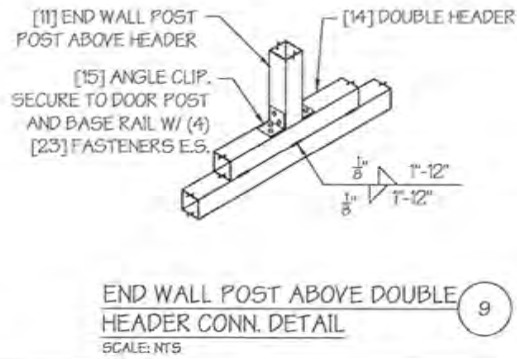
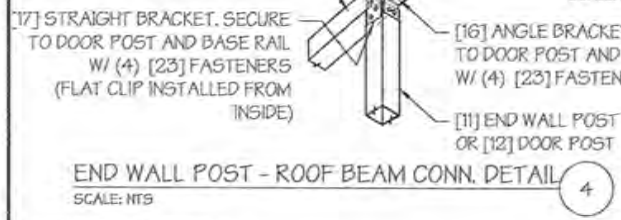
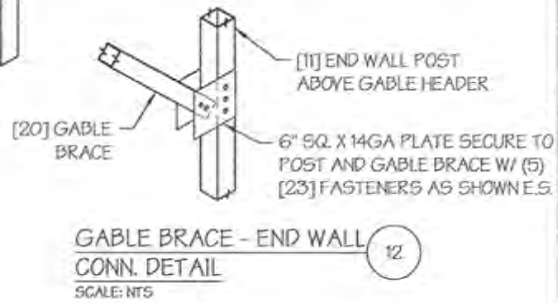
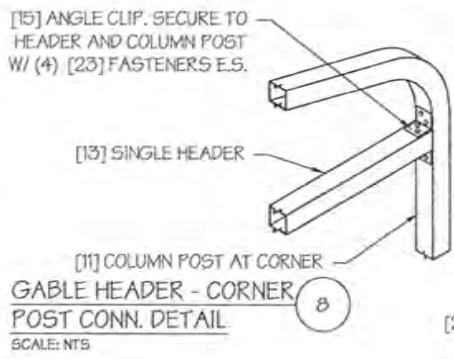
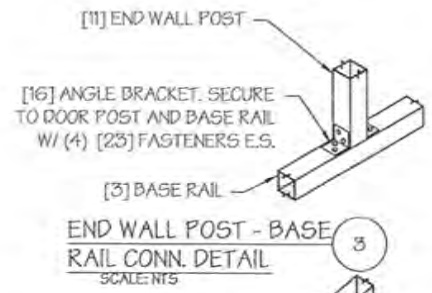
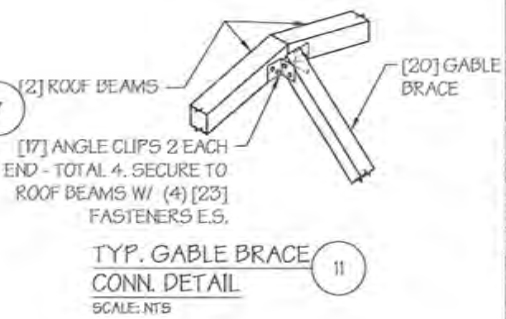
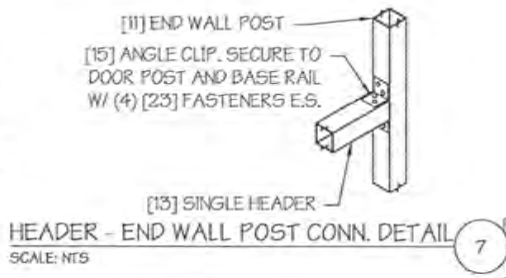
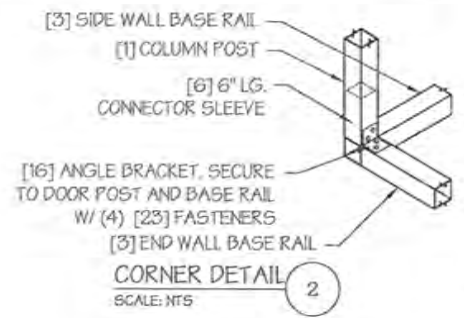
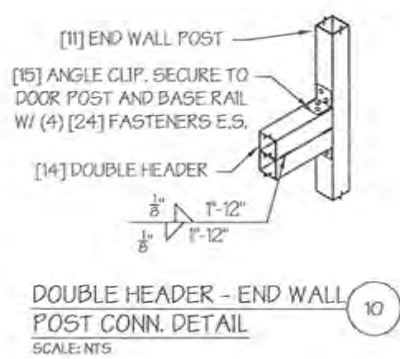
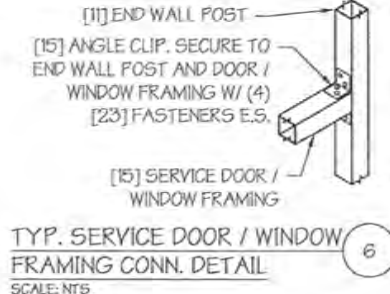
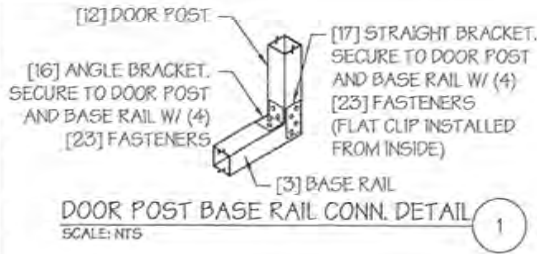
SCALE: NTS

**GABLE BRACING NOTE**

1. GABLE BRACE IS ONLY REQUIRED FOR PARTIALLY ENCLOSED END WALLS (END WALL POSTS ARE NOT ANCHORED TO THE GROUND).
2. FULLY ENCLOSED OR OPEN END WALLS DO NOT REQUIRE GABLE BRACING.

**END WALL FRAMING NOTES:**

1. DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
2. MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
3. SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
4. DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.



- GABLE BRACING NOTE**
- GABLE BRACE IS ONLY REQUIRED FOR PARTIALLY ENCLOSED END WALLS (END WALL POSTS ARE NOT ANCHORED TO THE GROUND).
  - FULLY ENCLOSED OR OPEN END WALLS DO NOT REQUIRE GABLE BRACING.

MANUFACTURED BY:

457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9865

ENGINEERED BY:

**A&A ENGINEERING**  
CIVIL • STRUCTURAL

**DRAWING INFORMATION**

PROJECT: 20' Wide

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 033-24-0434

SHEET TITLE: END WALL FRAMING DETAILS

SHEET NO.: 8-B / 11

CHECKED BY: OAA DATE: 1/25/24

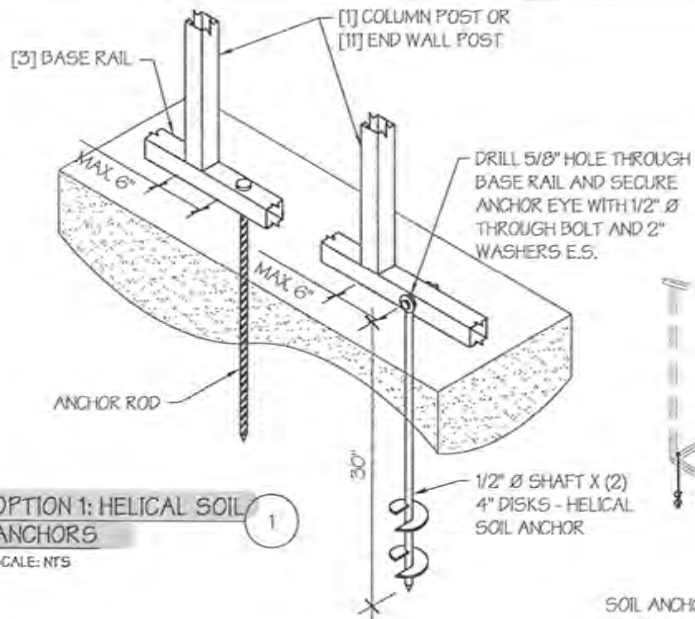
**LEGAL INFORMATION**

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SEAL:

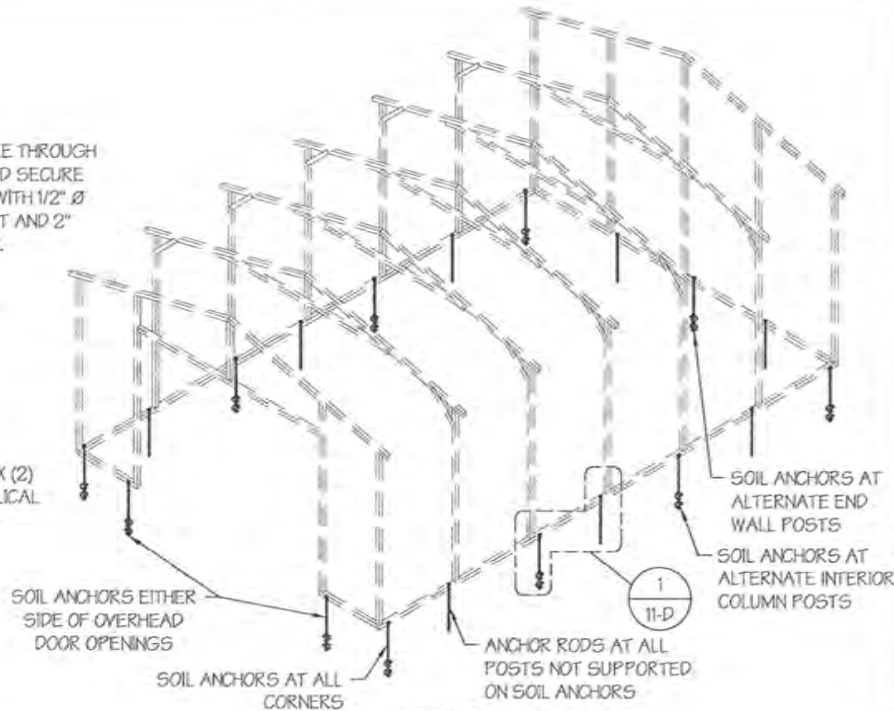
OMAR A. ABU-YASEIN  
ENGINEER  
NO. 6201040679  
LICENSED PROFESSIONAL ENGINEER

STAMP EXPIRY: **MAR 24 2026**  
DATE SIGNED: **FEB 23 2024**



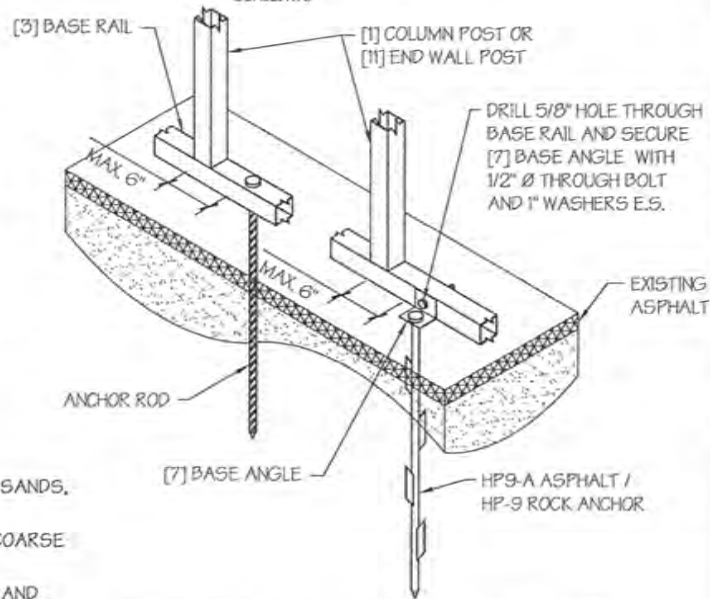
**OPTION 1: HELICAL SOIL ANCHORS**

SCALE: NTS



**OPTION 2: ROCK / ASPHALT ANCHORS**

SCALE: NTS



**OPTION 2: ROCK / ASPHALT ANCHORS**

SCALE: NTS

**SOIL FOUNDATION NOTES:**

- DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION.
- SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, ON POSTS WITH DIAGONAL BRACING IF REQUIRED, AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
- HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 150 FT-LBS OR GREATER. MANUFACTURER IS NOT RESPONSIBLE FOR SOIL QUALITY AT SITE.
- HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
- ALL POSTS WITH NO ANCHORS ADJACENT SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.

**SOIL CLASSIFICATIONS:**

| SOIL CLASS | DESCRIPTION  |
|------------|--|
| 2          | SANDY GRAVEL AND GRAVEL, VERY THIN DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL/COBBLES, PRELOADED SILTS, CLAYS AND CORAL. |
| 3          | SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, VERY STIFF SILT AND SANDY CLAYS.   |
| 4          | LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS AND ALLUVIAL FILLS.   |

\*FROM HUD "MODEL MANUFACTURED HOME INSTALLATION STANDARDS"

MANUFACTURED BY:



457 N. Broadway,  
Joshua, TX 76058  
1-866-730-9865

ENGINEERED BY:



**A&A ENGINEERING**  
CIVIL • STRUCTURAL

**DRAWING INFORMATION**

PROJECT: 20' Wide

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 033-24-0434

SHEET TITLE:

FOUNDATION OPTION 4:  
SOIL ANCHORS

SHEET NO.: 11-D / 11

CHECKED BY: OAA DATE: 1/25/24

**LEGAL INFORMATION**

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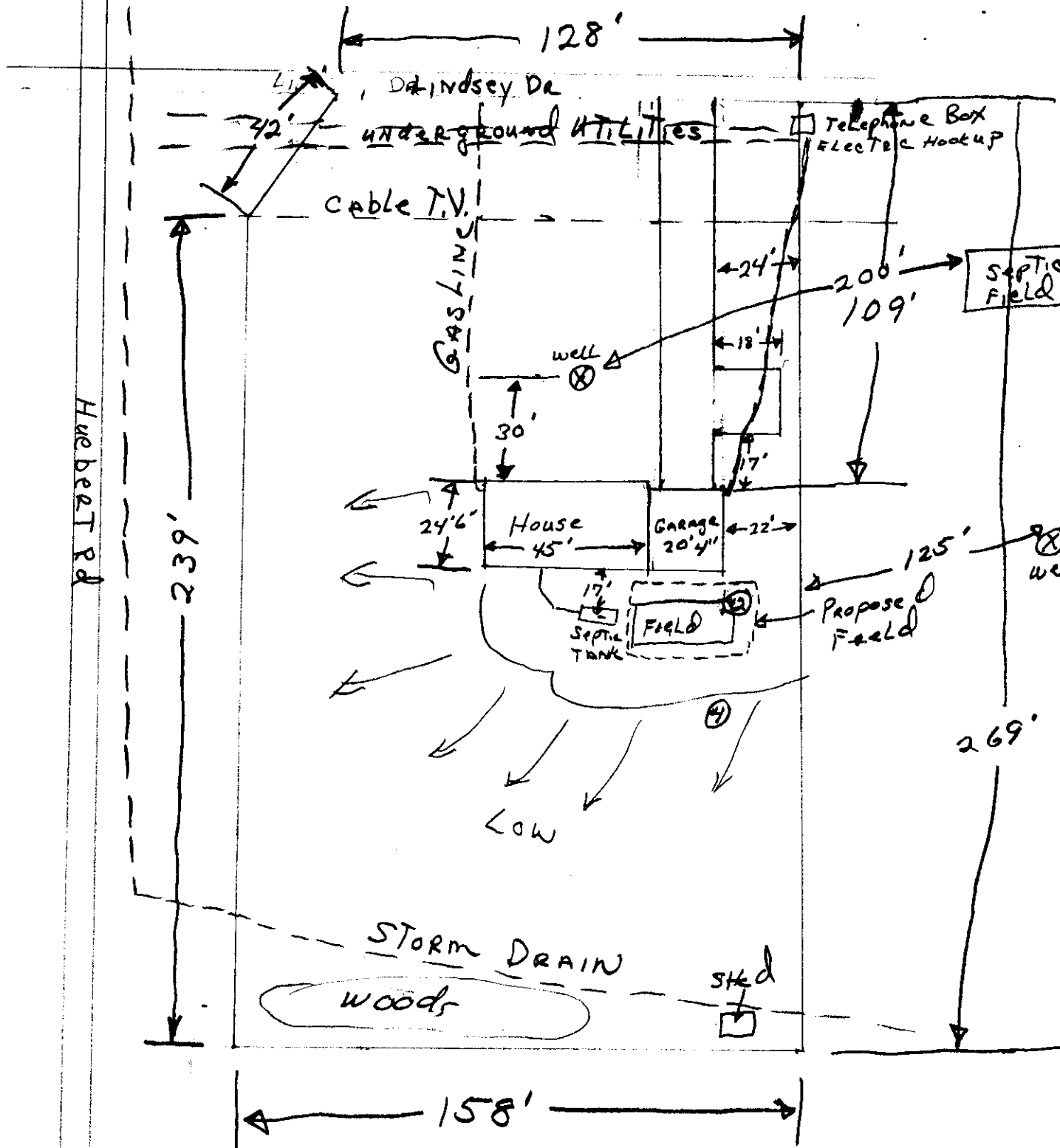
SEAL:



STAMP EXPIRY: **MAR 24 2026**

DATE SIGNED: **FEB 23 2024**

1" = .40'



**APPROVED**

Livingston County Health Department

Name Eric D. [Signature]

Date 7-14-89



## MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Carrie Aulette, Zoning Official  
**DATE:** August 13, 2024  
**RE:** ZBA 24-25

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

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### STAFF REPORT

**File Number:** ZBA# 24-25  
**Site Address:** 7022 Lindsey Drive  
**Parcel Number:** 4711-13-101-001  
**Parcel Size:** .970 Acres  
**Applicant:** Gerard and Jo Ann Delyon, 7022 Lindsey Drive, Brighton  
**Property Owner:** Same as Applicant  
**Information Submitted:** Application, site plan, conceptual drawings  
**Request:** Dimensional Variance  
**Project Description:** Applicant is requesting a front yard variance to construct a steel accessory building.  
**Zoning and Existing Use:** LDR (Low Density Residential) Single Family Dwelling located on property.  
**Other:** Public hearing was published in the Livingston County Press and Argus on Sunday August 4, 2024 and 300 foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

### Background

The following is a brief summary of the background information we have on file:

- Per assessing records the existing home on the parcel was constructed in 1979.
- The parcel is serviced by well and septic.
- See Assessing Record Card.

The proposed project is to construct a detached accessory building. In order to construct the accessory building as proposed, the applicant is required to obtain a front yard variance. The location of the property is on a corner lot, thus leaving the applicant with two (2) front yards. Per Article 11.04.02 Accessory Buildings are not allowed in any front yard in this particular Zoning District. The applicant should demonstrate the building is not located in the Drain Easement shown on the Plat Map.

### **SUPERVISOR**

Bill Rogers

### **CLERK**

Paulette A. Skolarus

### **TREASURER**

Robin L. Hunt

### **TRUSTEES**

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

### **MANAGER**

Kelly VanMarter

## **Variance Requests**

The following is the section of the Zoning Ordinance that the variance is being requested from:

### **11.04.02 Accessory Buildings**

- (a) Restrictions in Front Yard: Detached accessory buildings shall not be erected in any front yard, except as follows:
  - (1) Waterfront lots in the Lakeshore Resort Residential District, provided the front setback is not less than ten (10) feet.
  - (2) Lots of at least five (5) acres in the AG or CE District when the front setback is equal to or greater than the average setback of established buildings on adjoining lots or seventy-five (75) feet, whichever is greater, as determined by the Zoning Administrator. If both of the adjacent lots are undeveloped, then front yard accessory buildings are permitted with a minimum front yard setback of two hundred (200) feet.
  - (1) In the case of attached residential dwelling complexes, detached parking garages or carports may be permitted in the non-required front yard provided the Planning Commission approves the site plan, elevation drawings and construction materials. In reviewing such structures, the Planning Commission shall consider the impact of headlights and views from nearby public streets and adjacent properties.

### **Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:**

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) **Practical Difficulty/Substantial Justice** –Strict compliance with the front yard setback would prevent the applicant from constructing the accessory building as proposed. Strict compliance with this ordinance would not unreasonably prevent the use of the property and would not offer substantial justice. Staff could not find supporting evidence that there are any other accessory buildings in the immediate area within the same zoning district.
- (b) **Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is the topography of the lot. The applicant has stated that the back of the lot drops off making this the only viable spot for this accessory building. The need for the variance is not self-created however, the applicant should demonstrate this request is the least amount necessary by possibly moving the structure closer to the house.
- (c) **Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa. The construction of this structure could have an impact on public safety if the site line is not maintained on Hubert Road.
- (d) **Impact on Surrounding Neighborhood** The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the

surrounding neighborhood. It is noted that not many homes in the area have accessory buildings on their lots.

**Recommended Conditions**

If the Zoning Board of Appeals grants the variance requests staff recommends the following conditions be placed on the approval.

1. The structure should be guttered with downspouts.



**GENOA CHARTER TOWNSHIP VARIANCE APPLICATION**  
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116  
(810) 227-5225 | FAX (810) 227-3420

Case # 24-26 Meeting Date: September 17, 2024  
@ 6:30pm in the Boardroom  
 PAID Variance Application Fee

\$215.00 for Residential

| \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: Shelley Sullivan Email: sslitten<sup>ra</sup>democrat.net  
Property Address: 5310 Pentwater DR Phone: 248-760-3095  
Present Zoning: \_\_\_\_\_ Tax Code: 4711-22-103-011

**ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.**

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff may visit the site without prior notification to property owners.

**Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.**

Please explain the proposed variance below:

1. Variance requested/intended property modifications: Please see attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at <https://www.genoa.org/government/boards/zoningboard> five days prior to the meeting.



The following is per Article 23.05.03 of the Genoa Township Ordinance:

**Criteria Applicable to Dimensional Variances.** No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

**Under each please indicate how the proposed project meets each criteria.**

Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

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Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

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Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

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Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

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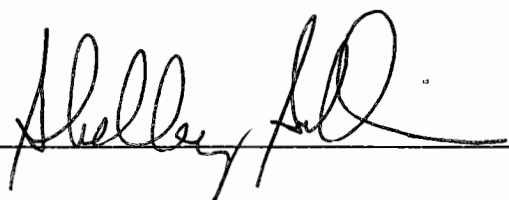
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**Attendance by the applicant is required at the Zoning Board of Appeals meeting.**

**Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).**

**After the decision is made regarding your Variance approval a land use permit will be required with additional site plans and construction plans.**

Date: 8/8/24 Signature: 

This document is regarding a variance that I am petitioning the board for my property in the North Shore Condominium subdivision in Howell: 5310 Pentwater Dr.

- I have lived here since June 2012 and need to replace my current 22 year-old deck and patio that is currently failing and is in disrepair.

Included in this packet is a copy of a land use permit that was granted by the Genoa Twp board to add a wooden deck outside the back sliding door in 2002. The parcel measurements were not in exact conformity and the southwest corner of the deck was positioned inside the site line. This was granted in 2002. (See document #X)

- I have included current photos of the back and side views of my unit (See Document #X)
- I have completed a survey of my property and it is currently staked (See Document #X)
- Today, I would like to rebuild this deck with the current footprint plus expand an additional section of new decking within the building envelope, which is inside the site line. This would run alongside the back of the unit. The new deck replacement would be less than 30" tall and I am seeking to forgo installing any railing.
- I have contracted Todd Services to replace the deck, replace the patio slab with pavers and add additional landscaping to the area. (See Plans).
- There is also a utilities easement running behind my unit (See Unit Areas and Perimeter Plan). Currently, any vehicle or machinery that would be needed to access for maintenance or repair is not impeded. The proposed replacement deck, pergola, patio pavers and landscaping will not cause any impediment because the current footprint would be replaced.
- The North Shore Condominium board approved this on 7/30/24. (see attached)
- Additionally, I would like to be able to enjoy my home while sitting and dining outside, protected from excessive sunlight, rain and insects. I would like to install 2 aluminum Pergolas that feature retractable overhead louvers and retractable screens. (See Document ). 8 H'x 13 L'x 10 D'
- Since I moved here 12 years ago, I have spent over \$100K improving and upgrading the complete interior of this unit. This is my "forever" home and I plan to live here until I'm not physically able.
- I have recently retired and want to have the same enjoyment factor as my surrounding neighbors who have either larger decks, pergolas, and/or sunrooms. This would increase the value of my property and benefit the subdivision and the township. These improvements would greatly add value for a desirable living community.

**Practical Difficulty/Substantial Justice:**

- Current Deck location faces the South side causing extreme heat and limits usage. Shading and protection from the elements is crucial to being able to enjoy my outdoor space. Installation of a pergola with retractable overhead louvered panels would provide an excellent attractive solution. Dimensions: 8' H x 10' D x 13' W (See General Provisions 11-30 f(3)) are within the Genoa Twp Zoning Ordinance requirements and integrates well with the space.
- This proposed improvement is not a significant deviation from the current dwellings in the North Shore community. All of the condo units feature either pergolas, decks, patios or sunrooms.

#### **Extraordinary Circumstances**

- Replacing the deck as a trapezoid to be in the current envelope severely limits the usage for seating and dining and safely traversing to access the patio. No other condo unit in the North Shore community features a deck with such a compromised surface area.
- A Land Use Permit was granted in 2002 to have a small portion of the deck corner to sit in the site line and has been existing this way with no detriment to the neighbors or the community in any way for the last 22 years.

#### **Public Safety and Welfare**

- Nothing in this proposal impedes or impairs an adequate supply of light and air to the neighboring properties. Nothing in this proposal impedes public safety, comfort, morals or welfare of the inhabitants of Genoa Township.
- Decking with added Pergola would not impede access to the utility easement or encroach on the neighboring properties. There is a large expanse of land on both sides and the rear of my condo unit that would allow for maintenance and/or emergency vehicles.

#### **Impact on Surrounding Neighborhood**

- The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood. In fact, this proposed improvement plan will greatly increase the value of the current property by offering outdoor living in an elevated, desirable atmosphere with protection from the elements and additional privacy.

Thank you for your consideration,

Shelley Sullivan

**Variance Request for  
5310 Pentwater Dr  
Howell Mi 48843**

**Shelley Sullivan  
248-760-3095**

**[sslitteral@comcast.net](mailto:sslitteral@comcast.net)**

**August 8, 2024**

# LAND USE PERMIT

GENOA TOWNSHIP

2911 Dorr Road • Brighton, MI 48116

(810) 227-5225 • Fax (810) 227-3420

Permit No. 02-42 Date \_\_\_\_\_

Owner NORFOLK DEVELOPMENT CORP. Telephone (734) 996-1550

Site Address 5310 PENTWATER DR. City GENOA TWP. Zip 48843

Contractor NORFOLK DEVELOPMENT CORP. Telephone (734) 996-1550

Address 6360 JACKSON RD. SUITE F City ANN ARBOR Zip 48103

On the SOUTH side of CROOKED LK. between DORR and CHILSON roads.

Subdivision NORTH SHORE COMMONS EAST Lot No. 11

Size of Lot: Front 58' Rear 76.31 Side 111.99 Side 108.22

Acres \_\_\_\_\_ Zoning District Classification \_\_\_\_\_

Tax Code No. 11-22-103-011

Application is made to Construct a detached Ends with attached garage

- |  |   |                                      |   |
|--|---|--------------------------------------|---|
| <input checked="" type="checkbox"/> Dwelling | <input type="checkbox"/> Deck           | <input type="checkbox"/> Mobile Home | <input type="checkbox"/> Sign             |
| <input type="checkbox"/> Addition            | <input type="checkbox"/> Swimming Pool  | <input type="checkbox"/> Commercial  | <input type="checkbox"/> Sewer Connection |
| <input checked="" type="checkbox"/> Garage   | <input type="checkbox"/> Accessory Bldg | <input type="checkbox"/> Industrial  | <input type="checkbox"/> Water Connection |

Type of Construction:  Brick  Stone  Frame  Cinder Block  Steel  Other

Foundation:  Basement  Full  Part  Poured  Block  Walkout  Conventional  Crawlspace  Slab

Size of Building: Front 40 Rear 40 Deep 64 Height 24

Estimate Value \$ 220,000 Total Square Feet 1784

Building Setback: 22' feet from front property line. 16.17 feet from rear line. \_\_\_\_\_ waterfront.

13.95 feet least side. 14.40 feet side line.

Attach drawing showing the following: dimensions of property; all roads adjacent to property (indicate private or county); easements; lakes and streams; all structures; existing or proposed septic tank and field; existing or proposed well; dimensions from buildings to property line; dimensions of proposed building.

For sign, attach drawing showing dimensions of sign, and for a wall sign, the facade to which it will be attached.

Attach proof of ownership of property.

I hereby certify that all information and data attached to and made part of this application are true and accurate to the best of my knowledge and belief. I understand that there may be deed restrictions that may apply to this project. A Land Use Permit is valid for a period of 12 months from the date of issue. Any modification to location, size, or dimensions must be approved by Genoa Township.

Applicant Signature [Signature] Date 2-14-02

Approved  Disapproved Date 2/15/02

Conditional \_\_\_\_\_

Plan Revised 4/3/02  
Add Deck

| Fees                    |             |
|-------------------------|-------------|
| Land use                | <u>75</u>   |
| Connection-water        | <u>1100</u> |
| Meter <sup>-sewer</sup> | <u>430</u>  |
| Total Paid              | <u>1605</u> |

Zoning Inspector [Signature]





# MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Carrie Aulette, Zoning Official  
**DATE:** August 26, 2024  
**RE:** ZBA 24-26

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

---

## STAFF REPORT

**File Number:** ZBA# 24-26  
**Site Address:** 5310 Pentwater  
**Parcel Number:** 4711-11-103-011  
**Parcel Size:** .18 Acres  
**Applicant:** Shelley Sullivan, 5310 Pentwater, Howell  
**Property Owner:** Same as Applicant  
**Information Submitted:** Application, site plan, conceptual drawings  
**Request:** Dimensional Variance

**Project Description:** Applicant is requesting a rear yard variance to re-cover and add on to an existing deck, she would also like to add an aluminum pergola structure to the deck. There is one corner of the existing deck that falls within the setback. The new addition to the deck will be inside the building envelope.

**Zoning and Existing Use:** RPUD (Residential Planned Unit Development) Single Family Dwelling located on property.

**Other:** Public hearing was published in the Livingston County Press and Argus on Sunday September 1, 2024 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

### Background

The following is a brief summary of the background information we have on file:

- Per assessing records the existing home on the parcel was constructed in 2003.
- The parcel is serviced by public sewer and water.
- The existing deck was approved as part of Land Use 02-042A
- See Assessing Record Card.

The proposed project is to rebuild the existing 13' x 10' deck as well as add on an approximate 13' x 10' section. The owner also wishes to add an aluminum pergola the deck to provide shade. A corner of the existing deck encroaches in the required setback. The new addition to the deck will not.

### **SUPERVISOR**

Bill Rogers

### **CLERK**

Paulette A. Skolarus

### **TREASURER**

Robin L. Hunt

### **TRUSTEES**

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

### **MANAGER**

Kelly VanMarter

### Variance Requests

The following is the section of the Zoning Ordinance that the variance is being requested from:

|   |              |
|---|--------------|
| <b>Required Rear/Side Yard Setback:</b> | <b>10'</b>   |
| <b>Proposed Rear/Side Yard Setback:</b> | <b>4.82'</b> |
| <b>Proposed Variance Amount:</b>        | <b>5.18'</b> |

### **Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:**

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the rear/side yard setback would prevent the applicant from keeping the existing deck and adding the pergola to it-however would not permit her from using the property. The applicant is proposing to not encroach any further into side yard setbacks as the current deck location is. The rear lot line cuts at an angle and the original deck was approved encroaching in the setback. There are other homes in the vicinity with reduced rear yard setbacks that have decks with pergolas or 3 season rooms added that would support substantial justice.
  
- (b) Extraordinary Circumstances** – To replace the deck to meet the current setbacks would make it an oddly shaped trapezoid that could limit the use of the structure. The exceptional or extraordinary condition of the property is the small building envelope due to the 10' set back on the sides and rear of the property and way the rear property line cuts at an angle, most neighboring lots are similar in size. Granting of the variance would make it consistent with many homes in the vicinity. The need for the variance is not self-created.
  
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
  
- (d) Impact on Surrounding Neighborhood** - The granting of the variance will not impact the surrounding neighborhood. It does not impede access to the utility easement or encroach on neighboring properties.

### Recommended Conditions

If the Zoning Board of Appeals grants the variance requests staff recommends the following conditions be placed on the approval.

1. Building permits need to be applied for at Livingston County for the deck and pergola after issuance of the Land Use Permit.





Sat Apr 6 2024

Imagery © 2024 Nearmap, HERE



Nearmap

SULLIVAN RESIDENCE  
5310 PENTWATER DR.  
HOWELL, MI 48843

SULLIVAN  
RESIDENCE

DESIGN: 1

DRAFT: 1



This design is the property of Todd's Services Inc. until hired and/or the design is paid for. Any design given is for illustration purposes only and does not reflect the final details of the products, colors, sizes, patterns, etc.

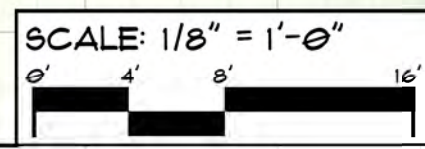
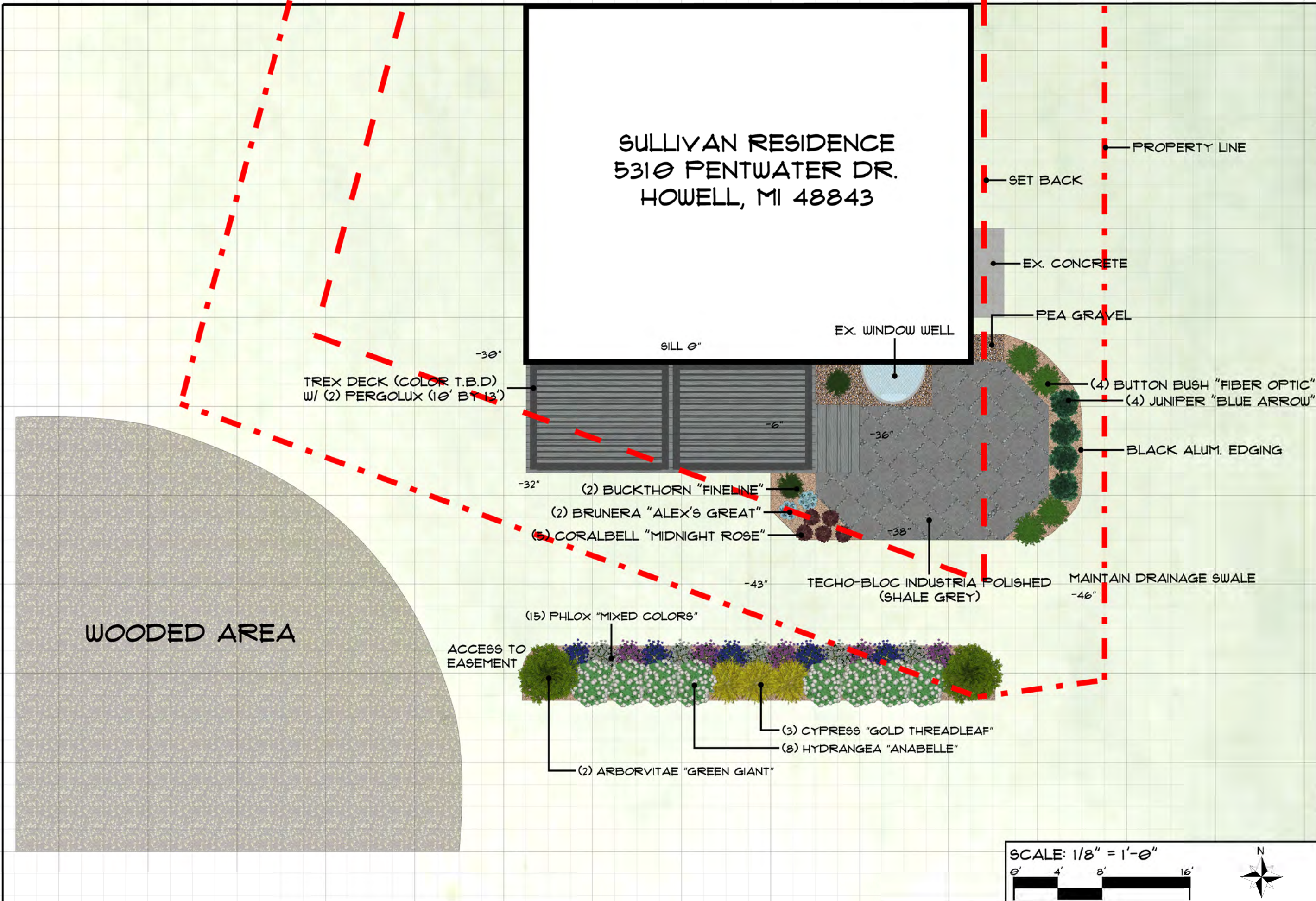
LAND 11' X 17'

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

DESIGNED BY:  
P. DUFFY

DRAWN BY:  
A. ANDERA

DATE: 4/30/24



SULLIVAN RESIDENCE

DESIGN: 1

DRAFT: 2



76'-5"  
SULLIVAN RESIDENCE  
5310 PENTWATER DR.  
HOWELL, MI 48843

TREX DECK (LAVA) BY TSI  
W/ (2) PERGOLUX (10' BY 13') BY OTHERS  
ADD LATTICE SKIRT FOR DECK

(2) CLIMBING HYDRANGEA  
IN GROUND SPIGOT

PROPERTY LINE

SET BACK

EX. CONCRETE

PEA GRAVEL

(2) ANNABELLE  
HYDRANGEA

(6) EMERALD GREEN  
ARBOR VITAE

BLACK ALUM. EDGING  
BLACK MULCH

EXISTING DECK  
FOOTPRINT, 10' X 13'

18'-10"

15'-10"

25'

SILL 0"

EX. WINDOW WELL 1'-6"

12'

21'

20'

30'

WATER FEATURE

TECHO-BLOC INDUSTRIA POLISHED  
(SMOOTH BEIGE CREAM)

(3) KARL FOERSTER

(3) CATMINT CAT'S PAJAMAS  
(8) GIANT ONION  
(8) CREEPING PHLOX PURPLE

WOODED AREA

ACCESS TO  
EASEMENT

ACCESS TO  
EASEMENT

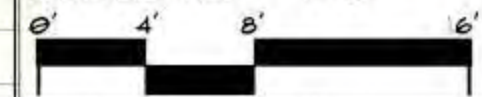
GAS EASEMENT

(1) WHITE FIR

(6) HYDRANGEA "ANABELLE"

(2) ARBORVITAE "GREEN GIANT"

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



This design is the property of Todd's Services Inc. until hired and/or the design is paid for. Any design given is for illustration purposes only and does not reflect the final details of the products, colors, sizes, patterns, etc.

LAND 11' X 11'

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

DESIGNED BY:  
P. DUFFY

DRAWN BY:  
A. ANDERA

DATE: 6/4/24





















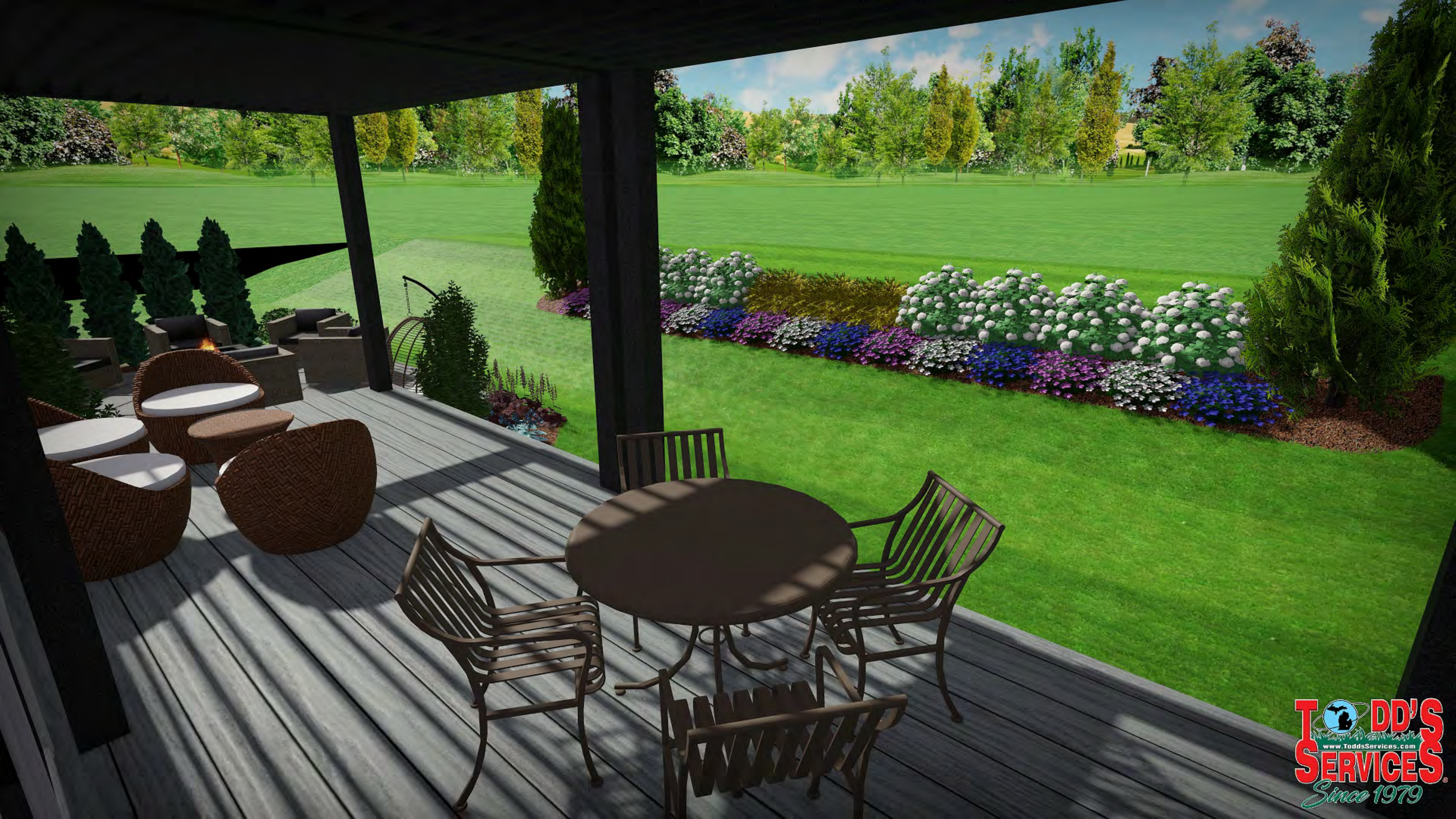




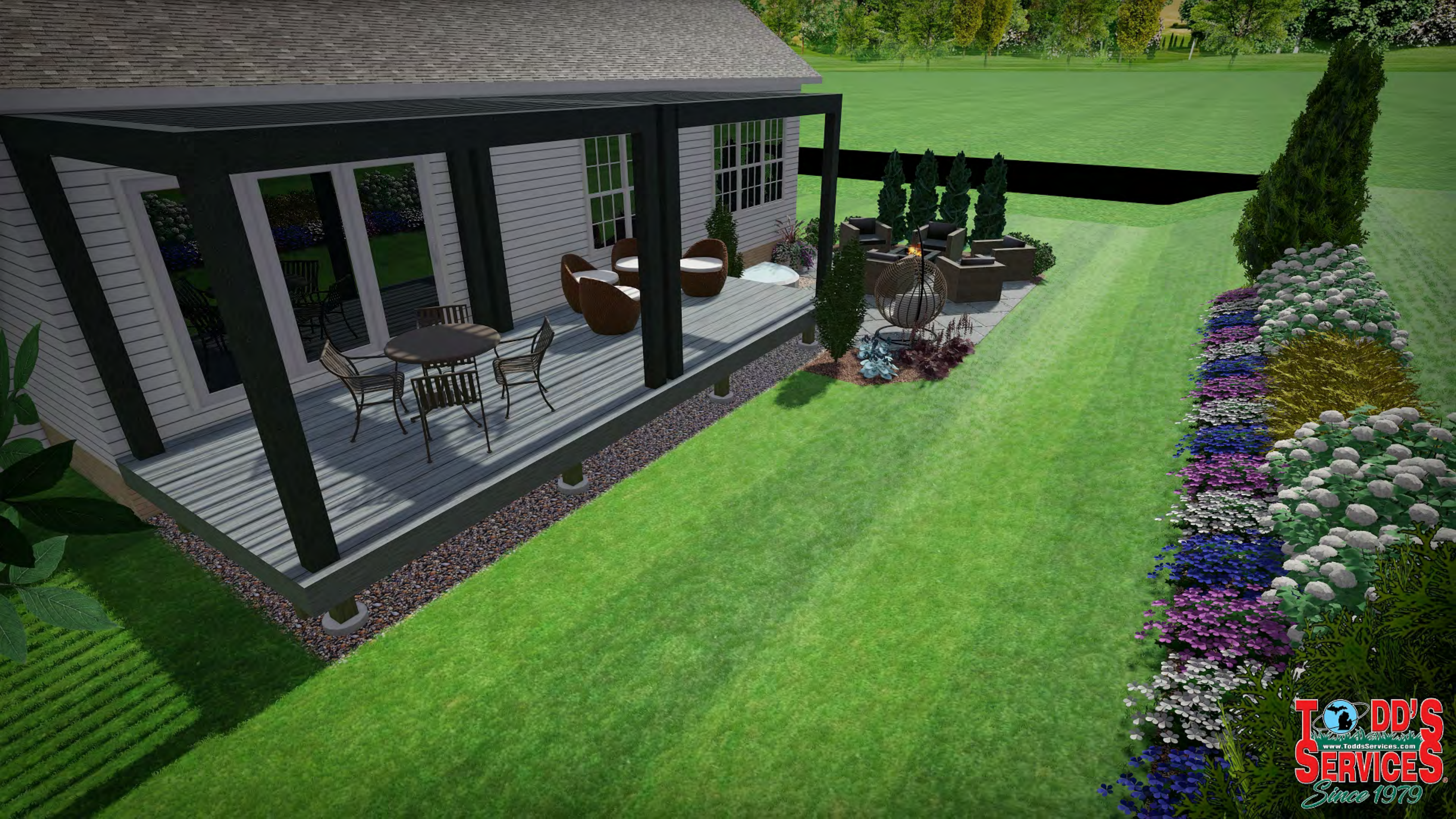




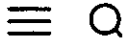








[Click here for manuals and installation help.](#)

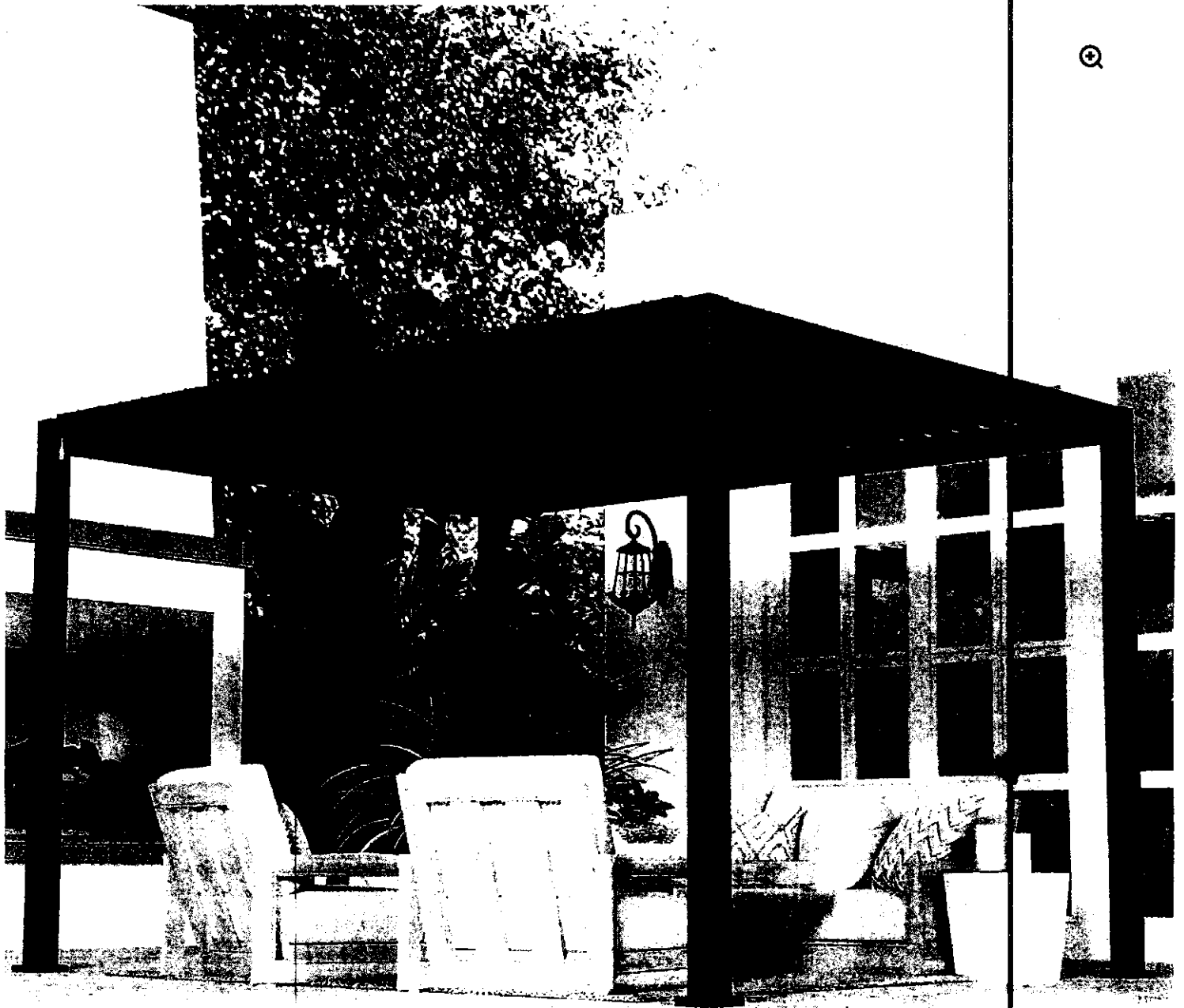


MIRADOR



Product Registration

[Home](#) > [Garden Structures](#) > [MIRADOR 111DA 10'x13' PERGOLA](#)



× Hi. Need any help?

Mirador Outdoor

# MIRADOR 111DA 10'x13' PERGOLA

★★★★★ (151)

Aluminum

\$2,999.00 **Sold out**

From **\$270.68**/mo with **shop Pay** [Check your purchasing power](#)

Mirador Outdoor offers Louvered pergola in different sizes and colors.

Color: Charcoal



Size: 10'x13'

10'x10'

10'x13'

10'x20'

Quantity:

- 1 +

**Sold out**

Buy it with



**111 Accessory - 10' Pull down screen**

★★★★★ (147)

\$799.00

**+ Add**

**About****Discover even more to enjoy – and for longer – with this durable, season-extending sanctuary.**

Whether you're making memories with family and friends or savoring some much-needed 'me time', this pergola is sure to level up any outdoor space. Its modern, Reddot award-winning design features clean lines and invisible fixings. Durable double-layered aluminum provides protection from heat and wind and noise. If it rains or snows, our patented Integrated Water Drainage system channels the water away, leaving the area underneath clean and dry. An easy-to-use crank opens the louvers to a full 98°, offering total control over sunlight, shade, and ventilation. In effect, this pergola extends your outdoor season, giving you more to enjoy throughout the year. And assembly is effortless. No special skills or tools are necessary.

**Product Dimensions** 157.17x121.16x98.74 inches

**Materials** Aluminum

**Item Weight** 375 pounds

**Warranty** 4+1 years

**Louvers** 98° opening angle

**Snow load** 17.7 lb/ft<sup>2</sup>

**Wind rating** 82 mph

**North Shore Commons East  
Condominium Association**

**REQUEST FOR MODIFICATION**

Owner Name Shelley Sullivan Date 7/30/24  
Address 5310 Pentwater Dr Howell Bldg. \_\_\_\_\_ Unit 11  
Home Phone 248-760-3045 Work Phone \_\_\_\_\_

Exterior Appearance     Landscaping    Other \_\_\_\_\_  
 Structural Part of Unit     Limited Common Element

Explanation Deck replacement & expansion, concrete removal & patio paver installation. 2 persola units w/ screen installation. Water feature (rock) and landscaping. (See plans)

Attach a drawing (1/2" = 1 foot) or clear illustration of what is being proposed. Add dimensions, sizes and spacing. Also add copies of brochures or other descriptive literature when applicable.

Work to be performed by Todd's Services (Patrick Duffy 810-533-8749)  
Address 7975 M-36 PO Box 608 Hanksville 48139 Phone 810-231-2778

A licensed builder who is insured must perform construction. All applicable codes and regulations must be followed and permits must be obtained by the Owner at his/her expense.

All installation costs and future maintenance costs related to this modification are the responsibility of the owner. Furthermore, any costs incurred by the Association because of this modification shall be billed to the owner for reimbursement to the Association. Furthermore, any costs incurred because of this modification due to any future legal or regulatory agency requirements shall be paid by the Owner. Furthermore, the proposed modification may not interfere with the sprinkler system and any relocation of sprinkler heads shall be at the owners expense.

This modification must comply with all Bylaws, occupancy agreements and other applicable regulations established by the Board of Directors.

Continued

The Owner accepts full responsibility for notifying the next owner of this unit of this modification and all responsibilities contained herein shall pass to the new owner.

I attest that all the above information is truthful and accurate and hereby respectfully request the Board to review the information provided and grant approval in writing in a timely manner.

This request is:  Urgent (within days)  Not Urgent (within weeks)

**NO WORK SHALL COMMENCE UNTIL WRITTEN APPROVAL IS GRANTED**

Co-Owner Signature Shelley Paul Date 7/30/24

Co-Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

RETURN COMPLETED FORM TO A BOARD MEMBER

Investigated by John Carless, Rick Hartner Mike Moses Date 7/30/24

Approved by the Board  Denied by the Board

Stipulations to Approval/Denial Provide Final approval of the Genoa Township response to your request.

On behalf of the Board of Directors

Signature [Signature] Date 8/1/24

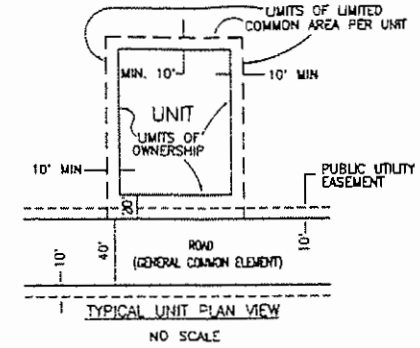
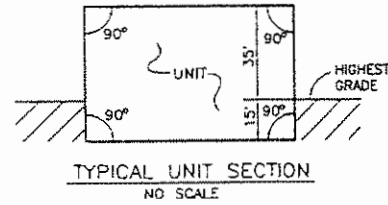
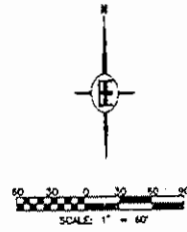
Signature Michael Moses Date 7/31/24



LIBER 776 PAGE 0233

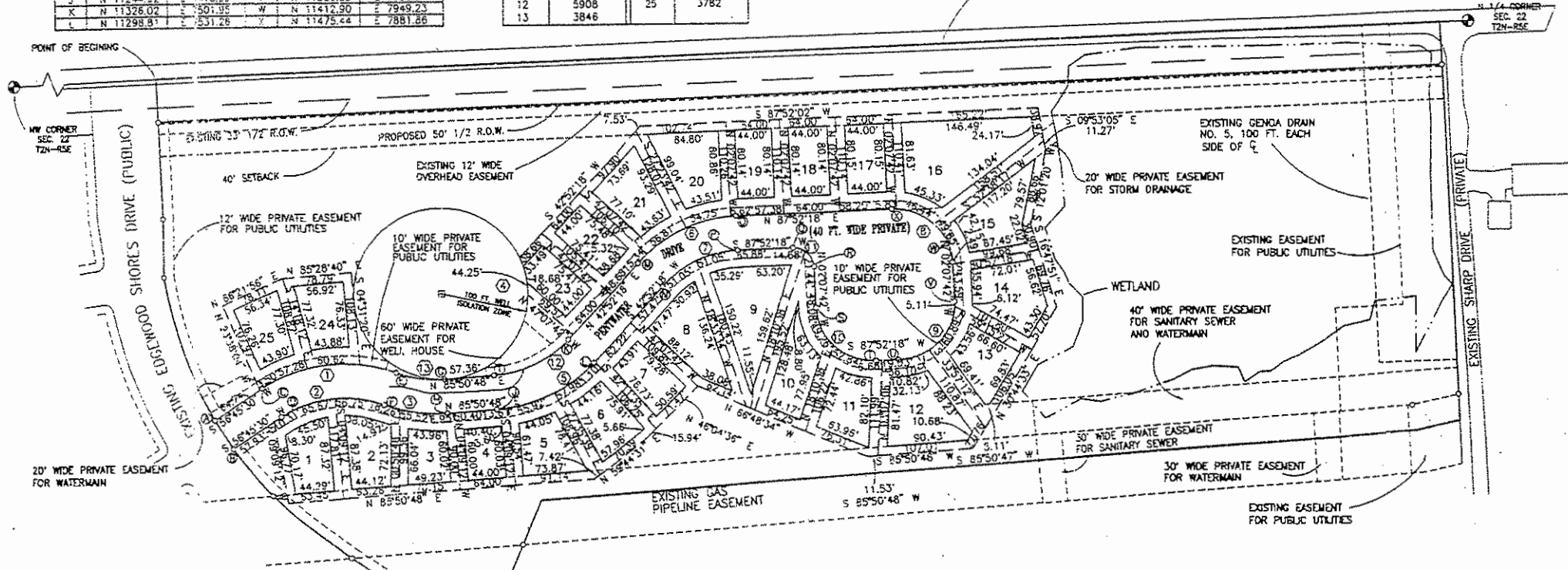
# UNIT AREAS & PERIMETER PLAN

| CURVE DATA |        |               |            |              |                   |
|------------|--------|---------------|------------|--------------|-------------------|
| CURVE      | RADIUS | CENTRAL ANGLE | ARC LENGTH | CHORD LENGTH | BEARING DIRECTION |
| 1          | 170.00 | 53°57'12"     | 160.08     | 154.23       | N 83°44'06" E     |
| 2          | 130.00 | 53°57'12"     | 122.42     | 117.94       | S 83°44'06" W     |
| 3          | 170.00 | 24°51'54"     | 73.78      | 73.20        | N 81°43'15" W     |
| 4          | 100.00 | 22°12'50"     | 38.77      | 38.53        | N 10°17'42" W     |
| 5          | 170.00 | 42°58'30"     | 127.51     | 124.54       | S 64°21'33" W     |
| 6          | 170.00 | 45°00'00"     | 133.52     | 130.11       | S 65°22'18" W     |
| 7          | 130.00 | 45°00'00"     | 102.10     | 99.50        | S 65°22'18" W     |
| 8          | 65.00  | 90°00'00"     | 102.10     | 91.92        | N 47°07'42" W     |
| 9          | 65.00  | 90°00'00"     | 102.10     | 91.92        | N 42°52'18" E     |
| 10         | 65.00  | 90°00'00"     | 102.10     | 91.92        | S 47°07'42" E     |
| 11         | 23.00  | 90°00'00"     | 36.13      | 32.53        | N 47°07'42" W     |
| 12         | 130.00 | 42°58'30"     | 97.51      | 95.24        | N 64°21'33" E     |
| 13         | 130.00 | 24°51'54"     | 56.42      | 53.98        | S 81°43'15" E     |



| MONUMENT COORDINATE POINTS |          |         |     |          |         |
|----------------------------|----------|---------|-----|----------|---------|
| PT.                        | NORTHING | EASTING | PT. | NORTHING | EASTING |
| A                          | 11234.48 | 7585.10 | M   | 11414.54 | 7584.13 |
| B                          | 11201.02 | 1115.03 | N   | 11387.33 | 7611.44 |
| C                          | 11271.85 | 350.18  | O   | 11468.77 | 7702.40 |
| D                          | 11238.43 | 172.11  | P   | 11428.79 | 7703.88 |
| E                          | 11288.72 | 703.43  | Q   | 11431.24 | 7739.72 |
| F                          | 11251.30 | 2289.34 | R   | 11409.11 | 7783.58 |
| G                          | 11280.66 | 358.25  | S   | 11361.06 | 7795.34 |
| H                          | 11240.75 | 351.78  | T   | 11298.52 | 7862.71 |
| I                          | 11284.81 | 116.09  | U   | 11299.48 | 7888.40 |
| J                          | 11244.92 | 118.99  | V   | 11366.85 | 7950.84 |
| K                          | 11326.02 | 501.95  | W   | 11412.90 | 7949.23 |
| L                          | 11298.81 | 531.26  | X   | 11475.24 | 7881.86 |

| SCHEDULE OF UNIT AREAS |                | SCHEDULE OF UNIT AREAS |                |
|------------------------|----------------|------------------------|----------------|
| UNIT NO.               | AREA (SQ. FT.) | UNIT NO.               | AREA (SQ. FT.) |
| 1                      | 3858           | 14                     | 5438           |
| 2                      | 3865           | 15                     | 5114           |
| 3                      | 2887           | 16                     | 10407          |
| 4                      | 2640           | 17                     | 3526           |
| 5                      | 3932           | 18                     | 3526           |
| 6                      | 4068           | 19                     | 3526           |
| 7                      | 3680           | 20                     | 5491           |
| 8                      | 5495           | 21                     | 4826           |
| 9                      | 7382           | 22                     | 3316           |
| 10                     | 4203           | 23                     | 3232           |
| 11                     | 3925           | 24                     | 3802           |
| 12                     | 5908           | 25                     | 3782           |
| 13                     | 3846           |                        |                |



- LEGEND**
- MONUMENT
  - WETLAND BOUNDARY
  - ① NUMBER
  - ⊙ FT POINT
  - △ ANGLE

**ROSS ENGINEERING**  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

WEST BLOOMINGDALE OFFICE  
1180 E. 54th St., Suite 100  
West Bloomingdale, IL 60093  
(708) 431-8000 FAX (708) 431-4332  
E-mail: rosseng@comcast.net

CLIENT: NORTH SHORE LAND DEVELOPMENT, L.L.C.  
PROJECT: NORTH SHORE COMMONS EAST  
TITLE: UNIT AREAS & PERIMETER PLAN

DESIGNED BY: DJT  
DRAWN BY: DJT  
CHECKED BY:  
SCALE: 1" = 50'  
JOB NO.: 13  
DATE: 3/6/2000  
DWG. NO.: 13

| Grantor                   | Grantee            | Sale Price | Sale Date  | Inst. Type | Terms of Sale           | Liber & Page | Verified By  | Prcnt. Trans. |
|---------------------------|--------------------|------------|------------|------------|-------------------------|--------------|--------------|---------------|
| MANCUSO JAMES M           | SULLIVAN SHELLEY T | 222,700    | 06/12/2014 | WD         | 03-ARM'S LENGTH         | 2014R-017362 | BUYER/SELLER | 100.0         |
| NORFOLK DEV. CORP.        | MANCUSO JAMES M    | 247,500    | 03/08/2004 | WD         | 25-PARTIAL CONSTRUCTION | 4369/0785    | BUYER/SELLER | 100.0         |
| NORTH SHORE LAND DEV. LLC | NORFOLK DEV. CORP. | 1,250,000  | 06/19/2000 | WD         | 21-NOT USED/OTHER       | 27910910     | BUYER/SELLER | 100.0         |

| Property Address  | Class: RESIDENTIAL CONDOM            | Zoning: RPUD | Building Permit(s)      | Date       | Number  | Status   |
|---|--------------------------------------|--------------|-------------------------|------------|---------|----------|
| 5310 PENTWATER DR   | School: HOWELL PUBLIC SCHOOLS        |              | WINDOW/DOOR REPLACEMENT | 07/08/2014 | W14-143 | NO START |
|   | P.R.E. 100% 06/12/2014               |              | WOOD DECK               | 04/03/2002 | 02-042A | NO START |
| Owner's Name/Address  | MAP #: V24-26                        |              | DETACHED CONDO          | 02/15/2002 | 02-042  | NO START |
| SULLIVAN SHELLEY T<br>5310 PENTWATER DR<br>HOWELL MI 48843-6478 | 2025 Est TCV 412,045 TCV/TFA: 232.27 |              |                         |            |         |          |

| Tax Description                                   | Improved            | Vacant | Land Value Estimates for Land Table 4103.4103 NORTH SHORE CONDOS DETACHED |              |       |             | Value                   |        |
|---|---------------------|--------|---|--------------|-------|-------------|-------------------------|--------|
| SEC 22 T2N R5E NORTH SHORE COMMONS EAST UNIT # 11 | X                   |        | * Factors *   |              |       |             | 65,000                  |        |
| Comments/Influences                               | Public Improvements |        | Description   | Frontage     | Depth | Front Depth | Rate %Adj. Reason       | Value  |
|   | Dirt Road           |        | <Site Value A>  | A SITE VALUE |       |             | 65000 100               | 65,000 |
|   | Gravel Road         |        | 0.00 Total Acres  |              |       |             | Total Est. Land Value = | 65,000 |



| Topography of Site       | Year | Land Value | Building Value | Assessed Value | Board of Review | Tribunal/Other | Taxable Value |
|--------------------------|------|------------|----------------|----------------|-----------------|----------------|---------------|
| Level                    |      |            |                |                |                 |                |               |
| Rolling                  |      |            |                |                |                 |                |               |
| Low                      |      |            |                |                |                 |                |               |
| High                     |      |            |                |                |                 |                |               |
| Landscaped               |      |            |                |                |                 |                |               |
| Swamp                    |      |            |                |                |                 |                |               |
| Wooded                   |      |            |                |                |                 |                |               |
| Pond                     |      |            |                |                |                 |                |               |
| Waterfront               |      |            |                |                |                 |                |               |
| Ravine                   |      |            |                |                |                 |                |               |
| Wetland                  |      |            |                |                |                 |                |               |
| Flood Plain              |      |            |                |                |                 |                |               |
| X REFUSE                 |      |            |                |                |                 |                |               |
| Who When What            | 2025 | 32,500     | 173,500        | 206,000        |                 |                | 146,421C      |
| LM 08/06/2014 REVIEWED R | 2024 | 32,500     | 168,200        | 200,700        |                 |                | 146,421C      |
|                          | 2023 | 32,500     | 154,000        | 186,500        |                 |                | 139,449C      |
|                          | 2022 | 32,500     | 136,600        | 169,100        |                 |                | 132,809C      |

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan

| Building Type   |  | (3) Roof (cont.)                         |                           |                     | (11) Heating/Cooling  |      |                       | (15) Built-ins     |                |                 | (15) Fireplaces   |  |  | (16) Porches/Decks |                                       |  | (17) Garage                             |  |          |            |  |            |          |  |  |       |  |  |
|---|--|--|---------------------------|---------------------|---|------|-----------------------|--------------------|----------------|-----------------|---|--|--|--------------------|---------------------------------------|--|---|--|----------|------------|--|------------|----------|--|--|-------|--|--|
| X   | Single Family<br>Mobile Home<br>Town Home<br>Duplex<br>A-Frame |  | Eavestrough<br>Insulation | X                   | Gas<br>Wood   |      | Oil<br>Coal           |                    | Elec.<br>Steam |                 | Appliance Allow.<br>Cook Top<br>Dishwasher<br>Garbage Disposal<br>Bath Heater<br>Vent Fan<br>Hot Tub<br>Unvented Hood<br>Vented Hood<br>Intercom<br>Jacuzzi Tub<br>Jacuzzi repl.Tub<br>Oven<br>Microwave<br>Standard Range<br>Self Clean Range<br>Sauna<br>Trash Compactor<br>Central Vacuum<br>Security System |  | Interior 1 Story<br>Interior 2 Story<br>2nd/Same Stack<br>Two Sided<br>Exterior 1 Story<br>Exterior 2 Story<br>1 Prefab 1 Story<br>Prefab 2 Story<br>Heat Circulator<br>Raised Hearth<br>Wood Stove<br>Direct-Vented Gas | Area<br>48<br>150  | Type<br>CCP (1 Story)<br>Treated Wood | Year Built:<br>Car Capacity:<br>Class: C<br>Exterior: Siding<br>Brick Ven.: 0<br>Stone Ven.: 0<br>Common Wall: 1 Wall<br>Foundation: 42 Inch<br>Finished?:<br>Auto. Doors: 0<br>Mech. Doors: 0<br>Area: 440<br>% Good: 0<br>Storage Area: 0<br>No Conc. Floor: 0 |   |  |          |            |  |            |          |  |  |       |  |  |
| X   | Wood Frame   | (4) Interior                             |                           |                     | Forced Air w/o Ducts<br>Forced Air w/ Ducts<br>Forced Hot Water<br>Electric Baseboard<br>Elec. Ceil. Radiant<br>Radiant (in-floor)<br>Electric Wall Heat<br>Space Heater<br>Wall/Floor Furnace<br>Forced Heat & Cool<br>Heat Pump<br>No Heating/Cooling |      |                       | X                  |                |                 | Class: C<br>Effec. Age: 13<br>Floor Area: 1,774<br>Total Base New : 352,077<br>Total Depr Cost: 306,306<br>Estimated T.C.V: 347,045   |  |  | E.C.F.<br>X 1.133  |                                       |  | Bsmnt Garage:<br>Carport Area:<br>Roof: |  |          |            |  |            |          |  |  |       |  |  |
| Building Style:<br>C  |  | Trim & Decoration                        |                           |                     | Central Air<br>Wood Furnace   |      |                       | (12) Electric      |                |                 | Cost Est. for Res. Bldg: 1 Single Family C<br>(11) Heating System: Forced Heat & Cool<br>Ground Area = 1774 SF Floor Area = 1774 SF.<br>Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87   |  |  | Cls C Blt 2003     |                                       |  |   |  |          |            |  |            |          |  |  |       |  |  |
| Yr Built<br>2003  | Remodeled<br>0   | Ex                                       | X                         | Ord                 |   | Min  | No./Qual. of Fixtures |                    |                | Building Areas  |   |  | Stories  |                    |                                       | Size   |   |  | Cost New |            |  | Depr. Cost |          |  |  |       |  |  |
| Condition: Good   |  | Size of Closets                          |                           |                     | 0 Amps Service  |      |                       | Ex. X Ord. Min     |                |                 | No. of Elec. Outlets  |  |  | 1 Story            |                                       |  | Siding/Brick                            |  |          | Foundation |  |            | Basement |  |  |       |  |  |
| Room List   |  | Doors:                                   |                           | Solid               | X   | H.C. | (13) Plumbing         |                    |                | Many X Ave. Few |   |  | 1  |                    |                                       | 1,774  |   |  | 269,744  |            |  | 234,677    |          |  |  |       |  |  |
|   | Basement<br>1st Floor<br>2nd Floor<br>3 Bedrooms               | (5) Floors                               |                           |                     | Kitchen:<br>Other:<br>Other:  |      |                       | Average Fixture(s) |                |                 | Plumbing  |  |  | 3                  |                                       |  | 3 Fixture Bath                          |  |          | 2          |  |            | 9,621    |  |  | 8,370 |  |  |
| (1) Exterior  |  | (6) Ceilings                             |                           |                     | No. of Elec. Outlets  |      |                       | 1                  |                |                 | 2   |  |  | 2                  |                                       |  | 1                                       |  |          | 1,408      |  |            | 1,225    |  |  |       |  |  |
| X   | Wood/Shingle<br>Aluminum/Vinyl<br>Brick<br><br>Insulation      | (7) Excavation                           |                           |                     | Basement: 1774 S.F.<br>Crawl: 0 S.F.<br>Slab: 0 S.F.<br>Height to Joists: 0.0   |      |                       | 2                  |                |                 | 3   |  |  | 3                  |                                       |  | 3                                       |  |          | 3          |  |            | 3        |  |  |       |  |  |
| (2) Windows   |  | (8) Basement                             |                           |                     | Conc. Block<br>Poured Conc.<br>Stone<br>Treated Wood<br>Concrete Floor  |      |                       | 1                  |                |                 | 1   |  |  | 1                  |                                       |  | 1                                       |  |          | 1          |  |            | 1        |  |  |       |  |  |
| X   | Many<br>Avg.<br>Few  | X  | Large<br>Avg.<br>Small    | (9) Basement Finish |   |      | 1                     |                    |                | 1               |   |  | 1  |                    |                                       | 1  |   |  | 1        |            |  | 1          |          |  |  |       |  |  |
| Wood Sash<br>Metal Sash<br>Vinyl Sash<br>Double Hung<br>Horiz. Slide<br>Casement<br>Double Glass<br>Patio Doors<br>Storms & Screens |  | (10) Floor Support                       |                           |                     | Recreation SF<br>Living SF<br>Walkout Doors (B)<br>No Floor SF<br>Walkout Doors (A)   |      |                       | 1                  |                |                 | 1   |  |  | 1                  |                                       |  | 1                                       |  |          | 1          |  |            | 1        |  |  |       |  |  |
| (3) Roof  |  | Joists:<br>Unsupported Len:<br>Cntr.Sup: |                           |                     | Lump Sum Items:   |      |                       | 1                  |                |                 | 1   |  |  | 1                  |                                       |  | 1                                       |  |          | 1          |  |            | 1        |  |  |       |  |  |
| X   | Gable<br>Hip<br>Flat   | Gambrel<br>Mansard<br>Shed               |                           |                     | 1100  |      |                       | 1                  |                |                 | 1   |  |  | 1                  |                                       |  | 1                                       |  |          | 1          |  |            | 1        |  |  |       |  |  |
| X   | Asphalt Shingle  | Chimney: Brick                           |                           |                     | Notes:<br><br>ECF (4103 NORTH SHORE COMMONS) 1.133 => TCV:  |      |                       | 2000 Gal Septic    |                |                 | 2000 Gal Septic   |  |  | 2,684              |                                       |  | 2,335                                   |  |          | 306,306    |  |            | 347,045  |  |  |       |  |  |
|   |  | Totals:                                  |                           |                     | 352,077   |      |                       | 306,306            |                |                 | 352,077   |  |  | 306,306            |                                       |  | 352,077                                 |  |          | 306,306    |  |            | 347,045  |  |  |       |  |  |

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



**GENOA CHARTER TOWNSHIP VARIANCE APPLICATION**  
2911 DORR ROAD | BRIGHTON, MICHIGAN 48116  
(810) 227-5225 | FAX (810) 227-3420

Case # 24-27 Meeting Date: September 17 2024  
 PAID Variance Application Fee @ 6:30 pm in Boardroom  
\$215.00 for Residential | \$300.00 for Sign Variance | \$395.00 for Commercial/Industrial

Applicant/Owner: The Salvation Army Email: Kelly.Wirebaugh@usc.salvationarmy.org  
Property Address: 2464 Dorr Road Phone: 248-200-3427  
Present Zoning: IND Tax Code: 4711-15-200-019

**ARTICLE 23 of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals.**

Each application for Variance is considered individually by the ZBA. The ZBA is a board of limited power; it cannot change the Zoning Ordinance or grant relief when it is possible to comply with the Zoning Ordinance. It may provide relief where due to unique aspects of the property with strict application of the zoning ordinance to the land results in practical difficulties or unnecessary hardship.

The applicant is responsible for presenting the information necessary to support the relief requested. While much of the necessary information is gathered through the completed application, other information may be gathered by on-site visits, other sources, and during the ZBA meeting. ZBA members, township officials and township staff may visit the site without prior notification to property owners.

**Failure to meet the submittal requirements and properly stake the property showing all proposed improvements may result in postponement or denial of this petition.**

Please explain the proposed variance below:

1. **Variance requested/intended property modifications:** The variance requested is a nonuse variance. It involves no property modifications. It would permit The Salvation Army ("Applicant") to use its property for a philanthropic or nonprofit center to assist individuals with social needs. This special use was approved by the Genoa Township Board of Trustees by unanimous vote at its meeting on March 4, 2024. During the approval process, the Applicant represented that it would use its best efforts to obtain this variance for the lack of 500' spacing from the adjacent residential zoning. Applicant's property is located more than 500' from any existing residence. Thus, the variance would preserve the spirit of the adjacent residential zoning.

**Please note that the packet and staff report for your scheduled Zoning Board of Appeals meeting will be available to review at <https://www.genoa.org/government/boards/zoningboard> five days prior to the meeting.**

The following is per Article 23.05.03 of the Genoa Township Ordinance:

**Criteria Applicable to Dimensional Variances.** No variance in the provisions or requirements of the Ordinance shall be authorized by the Board of Appeals unless it is found from the evidence that all of the following conditions exist:

**Under each please indicate how the proposed project meets each criteria.**

Practical Difficulty/Substantial Justice. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would unreasonably prevent the use of the property. Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district and is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and vicinity of the subject parcel.

SEE ATTACHMENT, "Practical Difficulty/Substantial Justice."

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Extraordinary Circumstances. There are exceptional or extraordinary circumstances or conditions applicable to the property or the intended use which are different than other properties in the same zoning district or the variance would make the property consistent with the majority of other properties in the vicinity. The need for the variance was not self-created by the applicant.

There are exceptional and extraordinary circumstances or conditions applicable to the property. A special land use permit was granted to the Applicant. In granting the permit, the Township Board acknowledged that a variance related to the 500' spacing requirement would be necessary. The spirit of the residential zoning district requirement is preserved as the Applicant's property is more than 500' from any existing residential structures.

Public Safety and Welfare. The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.

The variance requested will not negatively affect the public safety and welfare. All such concerns were considered by the Township Board in connection with the special land use permit and all such concerns were addressed to the satisfaction of the Board

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Impact on Surrounding Neighborhood. The variance will not interfere with or discourage the appropriate development, continued use, or value of adjacent properties and the surrounding neighborhood.

SEE ATTACHMENT, "Impact on Surrounding Neighborhood."

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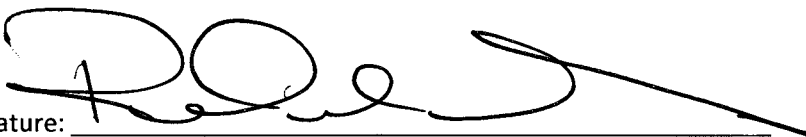
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**Attendance by the applicant is required at the Zoning Board of Appeals meeting.**

**Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the Zoning Board of Appeals (ZBA).**

**After the decision is made regarding your Variance approval a land use permit will be required with additional site plans and construction plans.**

Date: 8/14/24 Signature: 

**ATTACHMENT TO GENOA CHARTER TOWNSHIP VARIANCE APPLICATION**

**RE: THE SALVATION ARMY**

**PROPERTY ADDRESS: 2464 DORR ROAD**

Practical Difficulty/Substantial Justice.

Compliance with the strict letter of the 500' spacing requirement would effectively prevent the Applicant's use of its property as granted by the Board of Trustees when the Board approved Applicant's special land use request on March 4, 2024. Granting the requested variance would do substantial justice to the Applicant as well as the adjacent residential property owners. The Applicant's property is located more than 500' from any existing residential property, thus preserving the spirit of the adjacent residential zoning district while permitting the Applicant to move forward with the special land use granted to it by the Township Board.

Impact on Surrounding Neighborhood.

As previously indicated, the variance will not negatively impact the surrounding neighborhood. This is a nonuse variance. Strict compliance with the existing restrictions would unreasonably prevent the Applicant from using its property for the permitted purpose and would be unreasonably burdensome. The variance requested would do substantial justice to the Applicant as well as to other property owners in the adjacent residential zoning district. The relief requested is within the spirit of the ordinance as the 500' spacing requirement between the Applicant's property and nearest existing residential structure is preserved.



# MEMORANDUM

**TO:** Genoa Township Zoning Board of Appeals  
**FROM:** Carrie Aulette, Zoning Official  
**DATE:** September 10, 2024  
**RE:** ZBA 24-27

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

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## STAFF REPORT

**File Number:** ZBA# 24-27  
**Site Address:** 2464 Dorr Road  
**Parcel Number:** 4711-15-200-019  
**Parcel Size:** 4.35 Acres  
**Applicant:** The Salvation Army, 5550 Prairie Stone Parkway,  
Hoffman Estates, Illinois  
**Property Owner:** Same as Applicant  
**Information Submitted:** Application, site plan, conceptual drawings  
**Request:** Dimensional Variance  
**Project Description:** Applicant is requesting a use variance to operate a non-profit center to assist individuals with social needs.  
**Zoning and Existing Use:** IND (Industrial District) Commercial building and garage on property, former Humane Society location  
**Other:** Public hearing was published in the Livingston County Press and Argus on Sunday June 3, 2018 and 300-foot mailings were sent to any real property within 300 feet of the property in accordance with the Michigan Zoning Enabling Act.

### Background

The following is a brief summary of the background information we have on file:

- Per assessing records the commercial building on the parcel was constructed in 2008.
- The parcel is serviced by well and septic.
- This project was given Planning Commission approval on February 12, 2024 and the Board of Trustees approval on March 4, 2024.

The proposed project is to operate a nonprofit to assist community members with social needs. They will be altering the interior of the main building to suit their use and using the existing garage on the property to store their passenger van.

### **SUPERVISOR**

Bill Rogers

### **CLERK**

Paulette A. Skolarus

### **TREASURER**

Robin L. Hunt

### **TRUSTEES**

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

### **MANAGER**

Kelly VanMarter

## **Variance Requests**

The following is the section of the Zoning Ordinance that the variance is being requested from:

### **Section 8.02.02 (n)**

- (n) Shelters and rehabilitation centers for philanthropic or non-profit institutions shall comply with the following requirement:
  - (1) The site shall not be located within five hundred (500) feet of a residential zoning district. (as amended 12/31/06)

### **Summary of Findings of Fact- After reviewing the application and materials provided, I offer the possible findings of fact for your consideration:**

Please note that in order for a variance to be approved it has to meet all of the standards in 23.05.03.

- (a) Practical Difficulty/Substantial Justice** –Strict compliance with the Zoning Ordinance would not allow the Applicant to operate their facility this close to a residential zoning district. The property is located over 500 feet from any existing dwellings. Any properties within 500 feet are vacant and undevelopable due to wetlands. Granting of the variance would do substantial justice for the applicant as well as neighboring property owners as the residential sites cannot be developed.
- (b) Extraordinary Circumstances** – The exceptional or extraordinary condition of the property is that this industrial zoned property is located adjacent to residential zoning.
- (c) Public Safety and Welfare** – The granting of the variance will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, comfort, morals or welfare of the inhabitants of the Township of Genoa.
- (d) Impact on Surrounding Neighborhood** – The proposed variance would have little or no impact on the appropriate development, continued use, or value of adjacent properties and the surrounding area. As stated above, the neighboring residentially zoned properties are undevelopable.

### **Recommended Conditions**

If the Zoning Board of Appeals grants the variance requests staff recommends the following conditions be placed on the approval.

1. Removal of all existing structures with exception to the garage as noted on the approved site plan.
2. Any parking lot improvements or exterior building updates will require additional approvals.





5 SW Elevation  
A3-01 NTS



4 SW Elevation  
A3-01 NTS



HIGH ROOF RIDGE  
REF. ELEV = 125'-6"

HIGH ROOF EAVE  
REF. ELEV = 114'-4"

F.FLOOR  
REF. ELEV 100'-0"



3 NW Elevation  
A3-01 NTS

HIGH ROOF RIDGE  
REF. ELEV = 125'-6"

HIGH ROOF EAVE  
REF. ELEV = 114'-4"

F.FLOOR  
REF. ELEV 100'-0"



2 NE Elevation  
A3-01 NTS

HIGH ROOF RIDGE  
REF. ELEV = 125'-6"

HIGH ROOF EAVE  
REF. ELEV = 114'-4"

F.FLOOR  
REF. ELEV 100'-0"



1 SE Elevation  
A3-01 NTS

HIGH ROOF RIDGE  
REF. ELEV = 125'-6"

F.FLOOR  
REF. ELEV 100'-0"

PARTNERS



PARTNERS in Architecture, PLC

65 MARKET STREET  
ROCKIT GLENHIS MI 48043  
P:248.459.3000

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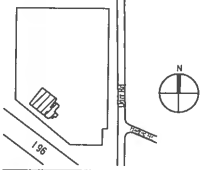
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LOCATION MAP



KEY PLAN



OWNER

The Salvation Army

PROJECT NAME

The Salvation Army  
Livingston County Corps  
Community Center

2464 Dorr Road  
Genoa Township, MI

PROJECT NO.

23-166

ISSUES / REVISIONS

|                  |            |
|------------------|------------|
| Site Plan Review | 01/22/2024 |
| ZBA Review       | 08/14/2024 |

DRAWN BY

GV

CHECKED BY

pdf

APPROVED BY

PDF

SHEET NAME

EXTERIOR  
ELEVATIONS -  
EXISTING

SHEET NO.

A1-03



PARTNERS in Architecture, PLC

65 MARKET STREET  
MOUNT CLEMENS, MI 48043  
P:588.489.3600

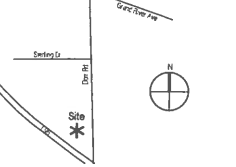
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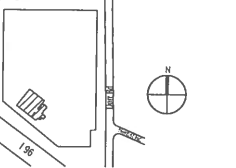
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LOCATION MAP



KEY PLAN



OWNER

The Salvation Army

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The Salvation Army  
Livingston County Corps  
Community Center

2464 Dorr Road  
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23-166

ISSUES / REVISIONS

|                  |            |
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| Site Plan Review | 01/22/2024 |
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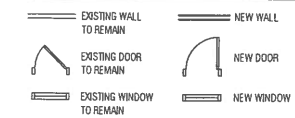
SHEET NAME

MAIN FLOOR  
PLAN - NEW

SHEET NO.

A3-01

**FLOOR PLAN - LEGEND:**

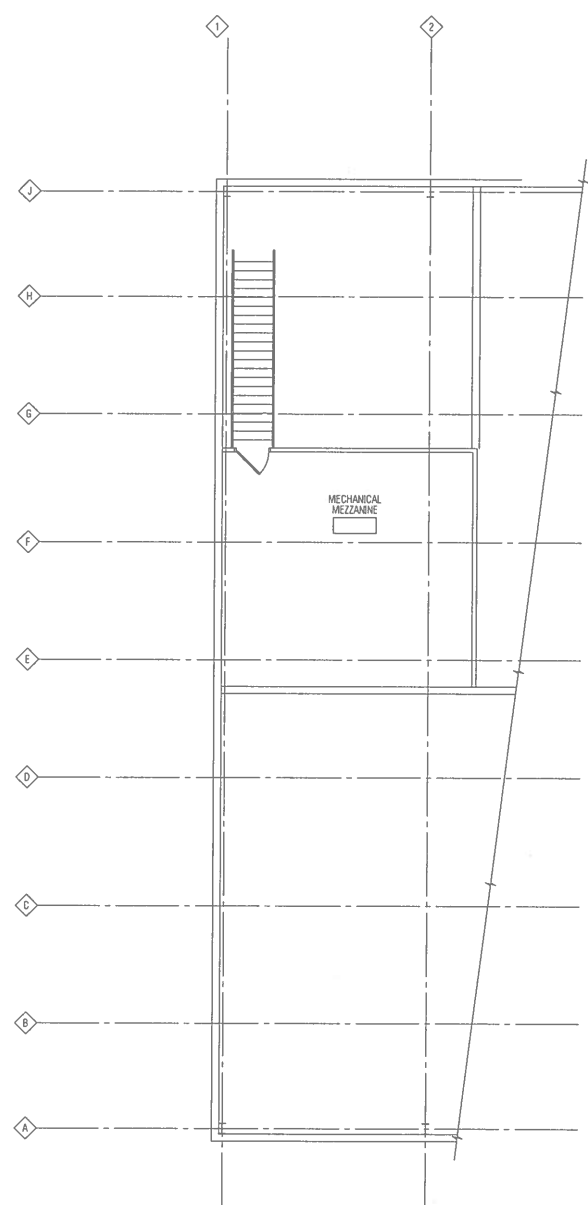


**FLOOR PLAN GENERAL NOTES:**

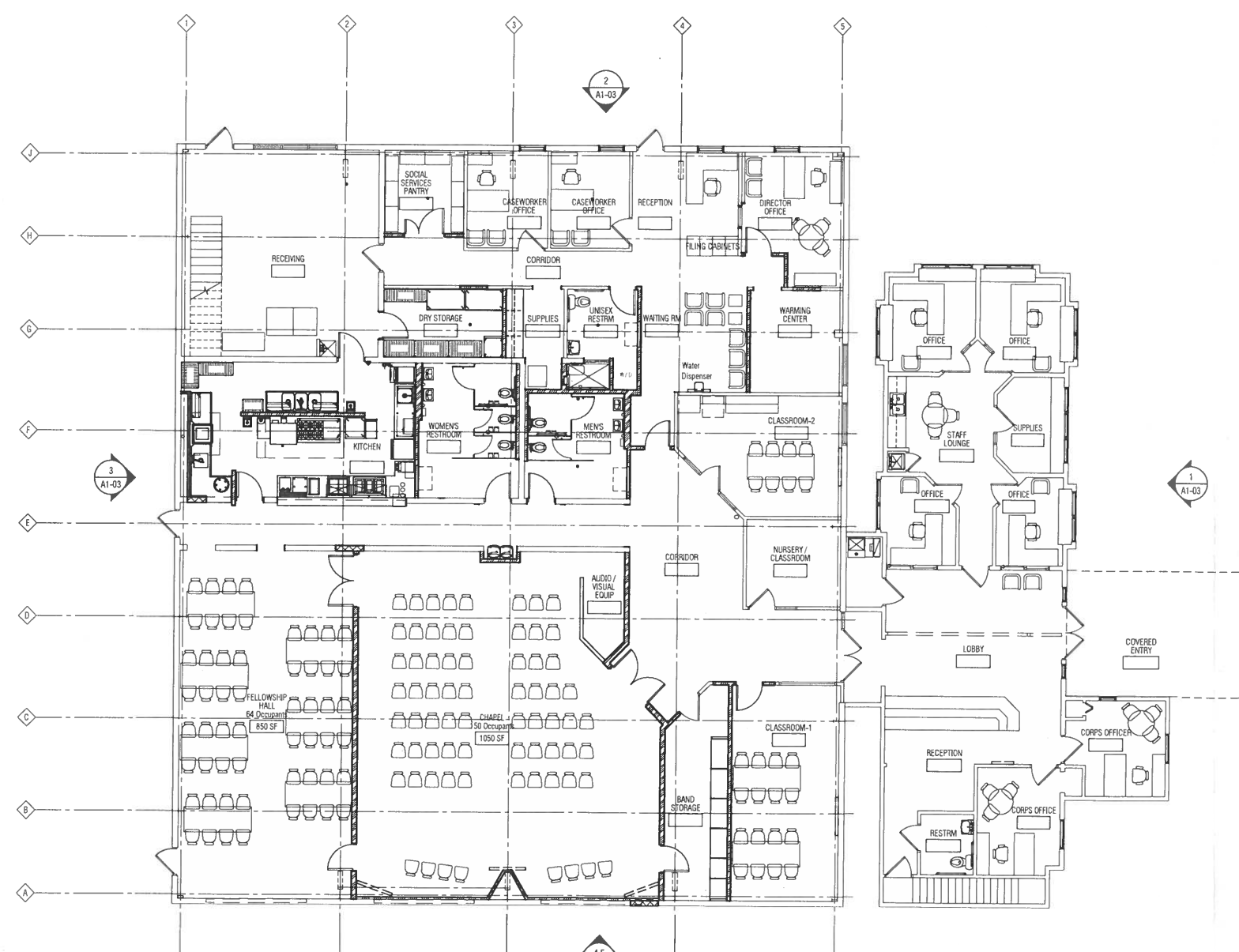
- A. ALL PLAN DIMENSIONS ARE NOMINAL TO FACE OF WALL. WALL THICKNESSES ARE SHOWN NOMINAL - SEE WALL TYPES FOR ACTUAL THICKNESS.
- B. COORDINATE SIZE AND LOCATION OF ALL DUCT, SHAFT AND LOUVER OPENINGS IN WALLS AND FLOORS WITH MECHANICAL AND ELECTRICAL. PROVIDE ALL REQUIRED LINTELS FOR OPENINGS.
- C. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED. IF A CONFLICT IS ENCOUNTERED OR A REQUIRED DIMENSION IS NOT PROVIDED, REQUEST A CLARIFICATION FROM THE ARCHITECT.
- D. REFER TO CODE PLAN FOR LOCATIONS OF FIRE EXTINGUISHERS / CABINETS TO BE SEMI-RECESSED. REFER TO WALL CONSTRUCTION.
- E. FINISH FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.
- F. PROVIDE WOOD BLOCKING SUPPORT AT ALL WALL MOUNTED CABINETRY AND SHELVING LOCATIONS. REFER TO ARCH AND FSE FOR LOCATIONS.

**FLOOR PLAN KEY NOTES:**

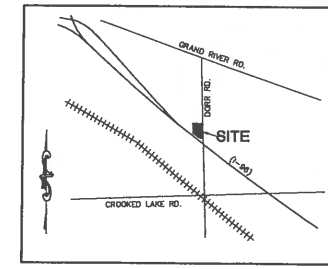
- 1 NOT USED.



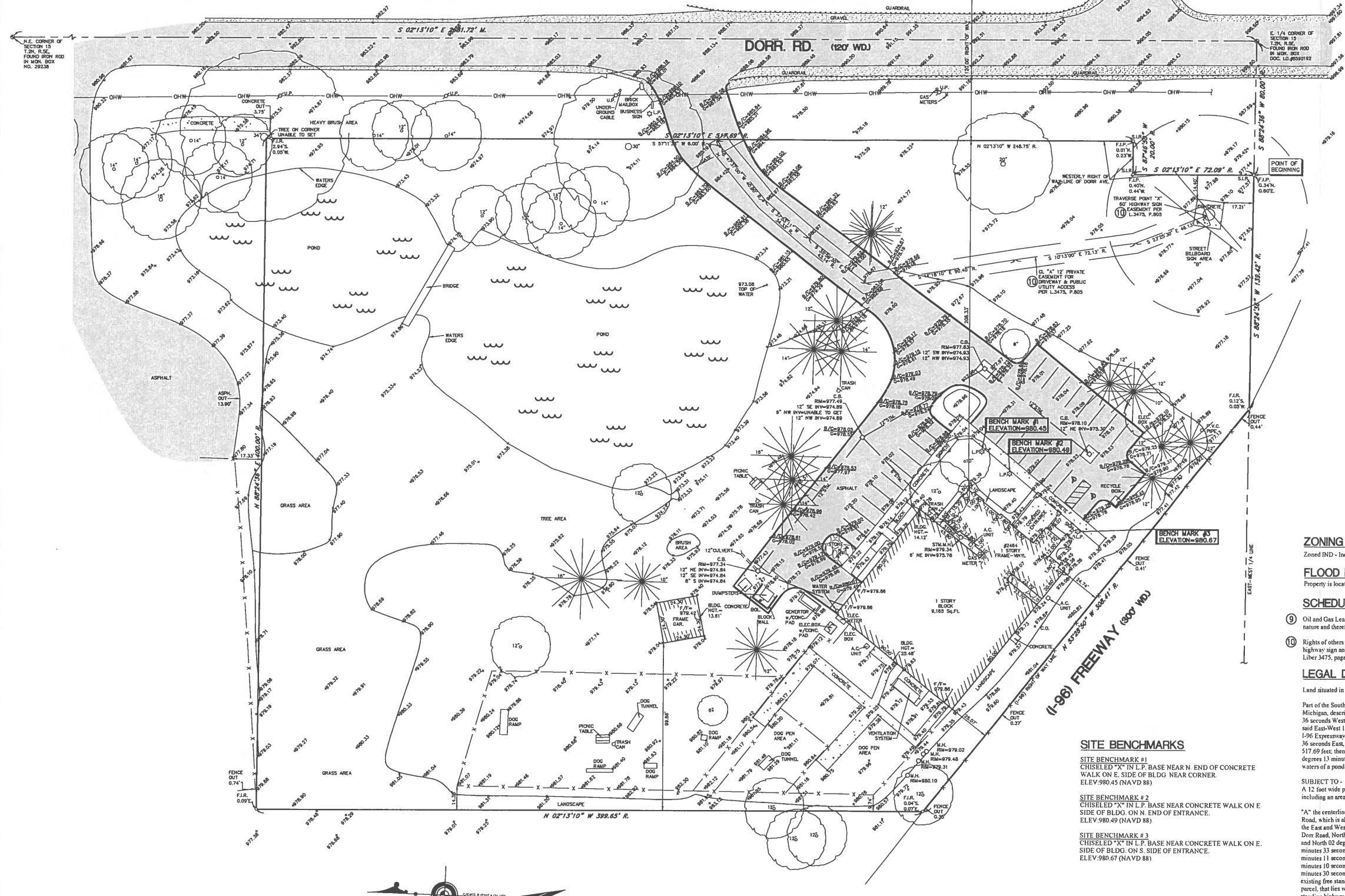
2 Mezzanine Floor Plan  
1/8" = 1'-0"



1 Main Level Floor Plan  
1/8" = 1'-0"



LOCATION MAP  
NOT TO SCALE



- LEGEND**
- R. RECORD
  - M. MEASURED
  - C. CALCULATED
  - F.I.R. FOUND IRON ROD
  - H. HEARNE BROTHERS
  - F.C.M. FOUND CONCRETE MONUMENT
  - S.I.R. SET IRON ROD
  - S.P.K. SET P.K. NAIL
  - F.P.K. FOUND P.K. NAIL
  - T/C TOP OF CURB
  - G. GUTTER
  - FF FINISHED FLOOR
  - T/W TOP OF WALL
  - T/P TOP OF PIPE
  - C.B. CATCH BASIN
  - U.P. UTILITY POLE
  - M.H. MANHOLE
  - C.O. CLEAN OUT
  - D.S. DOWNSPOUT
  - L.P. LIGHT POLE
  - L.L. LANDSCAPE LIGHT
  - G.V.W. GATE VALVE AND WELL
  - W.S.V. WATER STOP VALVE
  - F.H. FIRE HYDRANT
  - BOLL. BOLLARD
  - M.W. MONITORING WELL
  - SIGN
  - NUMBER PARKING SPACES
  - HANDICAP PARKING
  - G.W. GUY WIRE
  - FENCE
  - SANITARY/COMBINED SEWER
  - STORM SEWER
  - WATERMAIN
  - OVERHEAD UTILITY LINES

**ZONING INFORMATION**

Zone IND - Industrial District

**FLOOD NOTE**

Property is located in Zone X on FEMA Maps, No. 26093C0330D Effective Date September 17, 2008

**SCHEDULE B EXCEPTIONS**

- 9 Oil and Gas Lease as recorded in Liber 966, page 4, Livingston County Records, and mesne assignments thereof. Item is blanket in nature and therefore not plottable.
- 10 Rights of others in and to the 12 foot wide Private Easement for driveway and public utility access from Dorr Road to a free standing highway sign and including an area around the sign for maintenance crossing subject property, as reserved in instrument recorded in Liber 3475, page 805, Livingston County Records. Item is plotted hereon.

**LEGAL DESCRIPTION**

Liberty Title Agency, Commitment No: LIB188712, Dated November 8, 2023 Revision No 4

Land situated in the Township of Genoa, County of Livingston, State of Michigan, described as follows:  
 Part of the Southeast 1/4 of the Northeast 1/4 of Section 15, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Beginning at a point on the East-West 1/4 line of said Section 15, distant South 88 degrees 24 minutes 36 seconds West along said East-West 1/4 line 139.42 feet; thence North 53 degrees 28 minutes 50 seconds West along the Northerly Right of Way line of I-96 Expressway, 308.41 feet; thence North 02 degrees 13 minutes 10 seconds East along the Westerly Right of Way line of Dorr Road, 36 seconds East, 400.0 feet; thence South 02 degrees 13 minutes 10 seconds East along the Westerly Right of Way line of Dorr Road, 517.09 feet; thence South 87 degrees 46 minutes 50 seconds West along said Westerly Right of Way line 20.0 feet; thence South 02 degrees 13 minutes 10 seconds East along said Westerly Right of Way line, 72.09 feet to the point of beginning, part of which is under waters of a pond.

**SUBJECT TO** - A 12 foot wide private easement for driveway and public utility for access from Dorr Road to a free standing highway sign ("A") and including an area around the sign for maintenance ("B") described as follows:

"A" the centerline of the 12 foot wide access easement is described as: Beginning at a point on the Westerly Right of Way line of Dorr Road, which is also the Easterly property line of above described parcel, distant South 88 degrees 24 minutes 36 seconds West along the East and West 1/4 line of said Section 15, 80.00 feet and along the following (3) courses on said Westerly Right of Way line of Dorr Road, North 02 degrees 13 minutes 10 seconds West, 72.09 feet; thence North 87 degrees 46 minutes 50 seconds East, 20.0 feet and North 02 degrees 13 minutes 10 seconds West 248.75 feet from the East 1/4 corner of said Section 15; thence South 57 degrees 11 minutes 33 seconds West 6.00 feet; thence South 47 degrees 37 minutes 00 seconds West 40.90 feet; thence South 37 degrees 53 minutes 11 seconds West 34.33 feet; thence South 35 degrees 59 minutes 30 seconds West 43.14 feet; thence South 11 degrees 16 minutes 10 seconds East, 90.40 feet; thence South 10 degrees 13 minutes 00 seconds East 72.13 feet; thence South 23 degrees 25 minutes 30 seconds East 46.13 feet to a point of ending (traverse point X), said point being the center of the support pole for an existing free standing highway sign, "B". The area around the sign described as being the area within the above described 4.85 acre parcel, that lies within a circle with a radius of 60.00 feet, the center point of which is the center of the support pole of the existing free standing highway sign, described as Traverse Point "X" in the easement description "A", immediately above in which the location of said Traverse Point "X" is indicated.

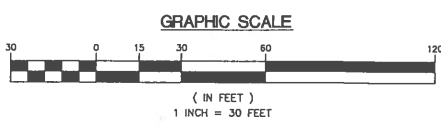
**BOUNDARY CERTIFICATION**

George Jerome & Co. hereby certifies to The Salvation Army that it has surveyed the above described property, description furnished by you, for the purpose of establishing outline boundaries, and that the boundaries and corners of said property are as indicated hereon.

George Jerome Jr., P.S. P.E.  
46672  
George@Georgejeron.com



**UTILITY NOTE:**  
ALL PUBLIC UTILITY LINES AS SHOWN HEREON ARE TAKEN FROM THE BEST AVAILABLE RECORDS AS DISCLOSED BY THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES. OTHER UTILITY INFORMATION WAS NOT AVAILABLE AT THE TIME OF SURVEY. NO GUARANTEE CAN BE GIVEN BY US AS TO THE ACCURACY OR COMPLETENESS THEREOF.



| DATE:    | BY:    | REVISIONS                     | DATE: | BY: | REVISIONS |
|----------|--------|-------------------------------|-------|-----|-----------|
| 11-13-23 | H.L.R. | ADDED TIES TO RIGHT OF WAY    |       |     |           |
| 12-05-23 | H.L.R. | REVISED FOR NEW TITLE COMMENT |       |     |           |

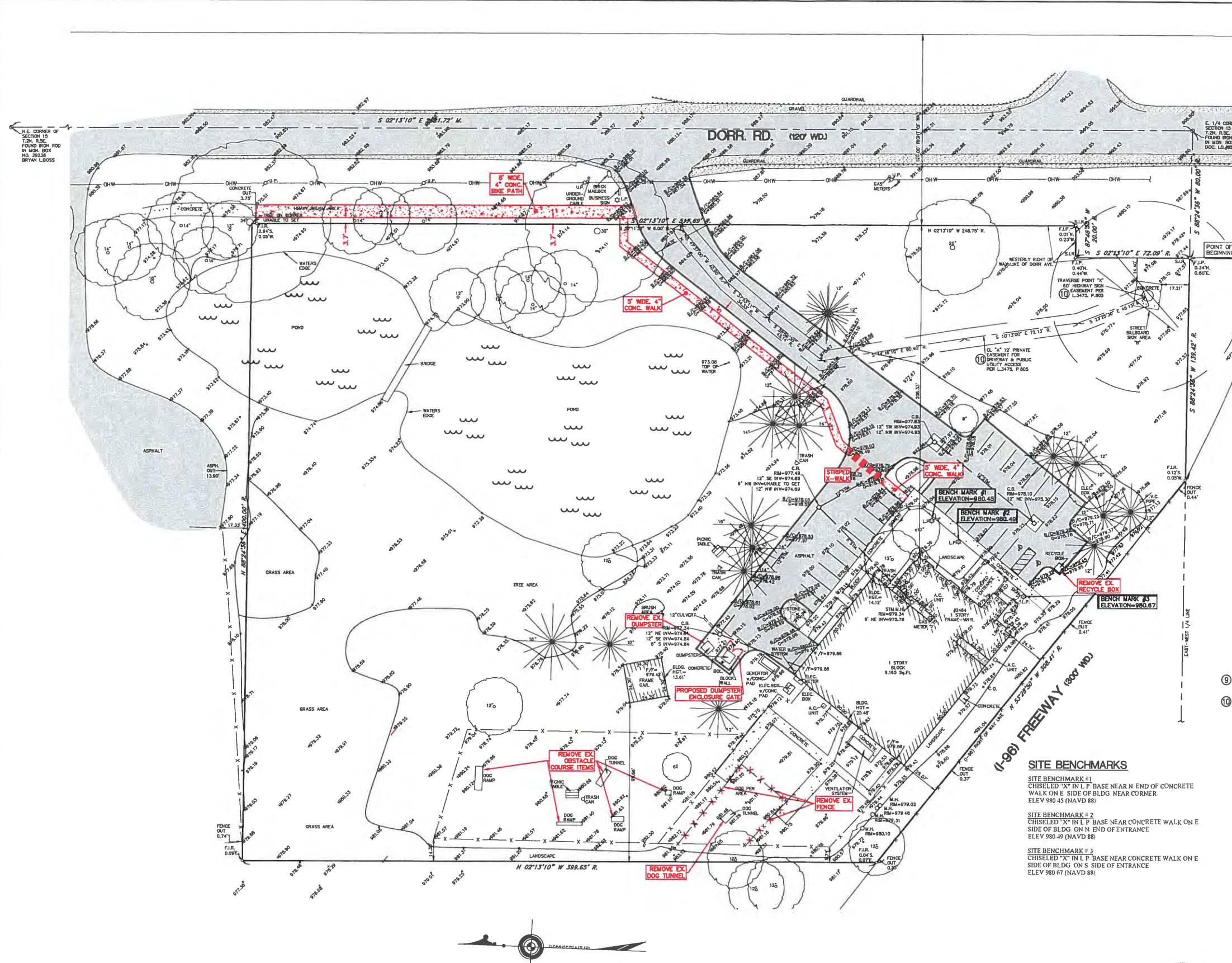
**BOUNDARY & TOPOGRAPHIC SURVEY**  
2464 DORR RD., TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN

SURVEY BY: R.S./S.D.  
DRAWN BY: T.M.M.  
CHECKED BY: G.J.J.R.  
APPROVED BY: G.J.J.R.

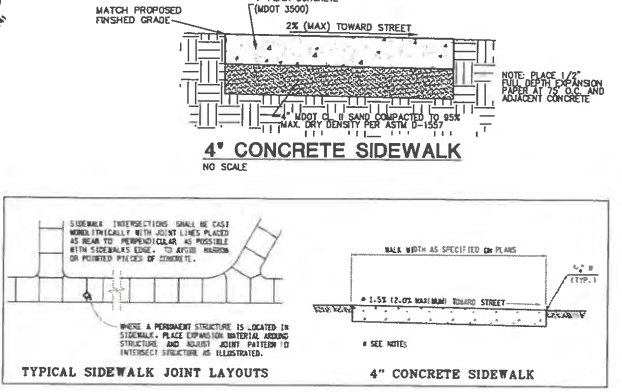
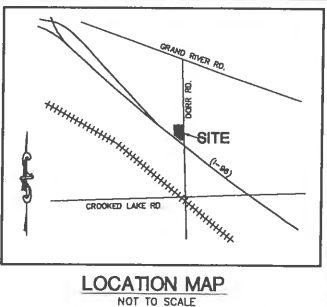
**GEORGE JEROME & CO.**  
CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS  
23004 HAYES ROSSVILLE, MI 48066  
www.GeorgeJerome.com  
PHONE: (586) 774-3000

ORDER NO. 26-608  
FIELD BOOK 1436, P.73  
DATE 10-03-23  
DRAWING FILE NO.





- LEGEND**
- R. RECORD
  - M. MEASURED
  - C. CALCULATED
  - F.I.R. FOUND IRON ROD
  - H. HEARNE BROTHERS
  - F.C.M. FOUND CONCRETE MONUMENT
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  - G.W. GUY WIRE
  - X FENCE
  - SANITARY/COMBINED SEWER
  - STORM SEWER
  - WATERMAIN
  - OVERHEAD UTILITY LINES



NOTE: REMOVE AND BACKFILL EXISTING SEPTIC TANK PER TOWNSHIP STANDARDS IN LIEU OF THE PROPERTY BEING CONNECTED TO THE PUBLIC SEWER SYSTEM

PARCEL ID#: 4711-15-200-019

**ZONING INFORMATION**

Zoned IND - Industrial District

**FLOOD NOTE**

Property is located in Zone X on FEMA Maps, No. 26093C0330D Effective Date September 17, 2008

**SCHEDULE B EXCEPTIONS**

- 9 Oil and Gas Lease as recorded in Liber 966, page 4, Livingston County Records, and mesne assignments thereof. Item is blanket in nature and therefore not plottable
- 10 Rights of others in and to the 12 foot wide Private Easement for driveway and public utility access from Dorr Road to a free standing highway sign and including an area around the sign for maintenance or existing subject property, as reserved in instrument recorded in Liber 3475, page 805, Livingston County Records. Item is platted herein.

**LEGAL DESCRIPTION**

Liberty Title Agency, Commitment No: LIB188712, Dated November 8, 2023 Revision No. 4

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

Part of the Southeast 1/4 of the Northeast 1/4 of Section 15, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Beginning at a point on the East-West 1/4 line of said Section 15, distant South 88 degrees 24 minutes 36 seconds West, 80.00 feet from the East 1/4 corner of said Section 15; thence South 88 degrees 24 minutes 36 seconds West along the East-West 1/4 line 135.42 feet; thence North 53 degrees 28 minutes 50 seconds West along the Northern Right of Way line of I-96 Expressway, 308.41 feet; thence North 02 degrees 13 minutes 10 seconds West 399.65 feet; thence North 88 degrees 24 minutes 36 seconds East, 400.00 feet; thence South 02 degrees 13 minutes 10 seconds East along the Western Right of Way line of Dorr Road, 517.69 feet; thence South 87 degrees 46 minutes 50 seconds West along said Western Right of Way line 20.00 feet; thence South 02 degrees 13 minutes 10 seconds East along said Western Right of Way line, 72.00 feet to the point of beginning, part of which is under waters of a pond.

**SUBJECT TO -**

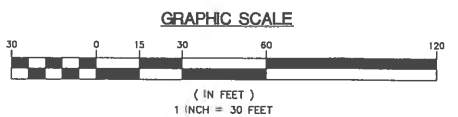
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**BOUNDARY CERTIFICATION**

George Jerome & Co hereby certifies to The Salvation Army that it has surveyed the above described property, description furnished by you, for the purpose of establishing outline boundaries, and that the boundaries and corners of said property are as indicated herein

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46672  
George@georgejerome.com



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| DATE     | BY     | REVISIONS                        | DATE     | BY     | REVISIONS                             |
|----------|--------|----------------------------------|----------|--------|---------------------------------------|
| 11-13-23 | N.L.R. | ADDED TIES TO RIGHT OF WAY       | 03-28-24 | N.L.R. | PER GENOA TWP. 03-24-24 BOARD MEETING |
| 12-05-23 | N.L.R. | REVISED PER NEW TITLE COMMITMENT |          |        |                                       |
| 01-18-24 | N.L.R. | REVISED FOR SITE PLAN            |          |        |                                       |
| 01-18-24 | N.L.R. | REVISED PER GENOA TOWNSHIP       |          |        |                                       |

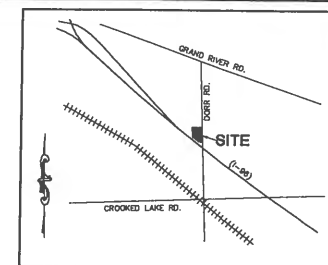
**SITE PLAN**  
2464 DORR RD., TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN

SURVEY BY: R.S./S.D.  
DRAWN BY: N.L.R.  
CHECKED BY: G.J.J.R.  
APPROVED BY: G.J.J.R.

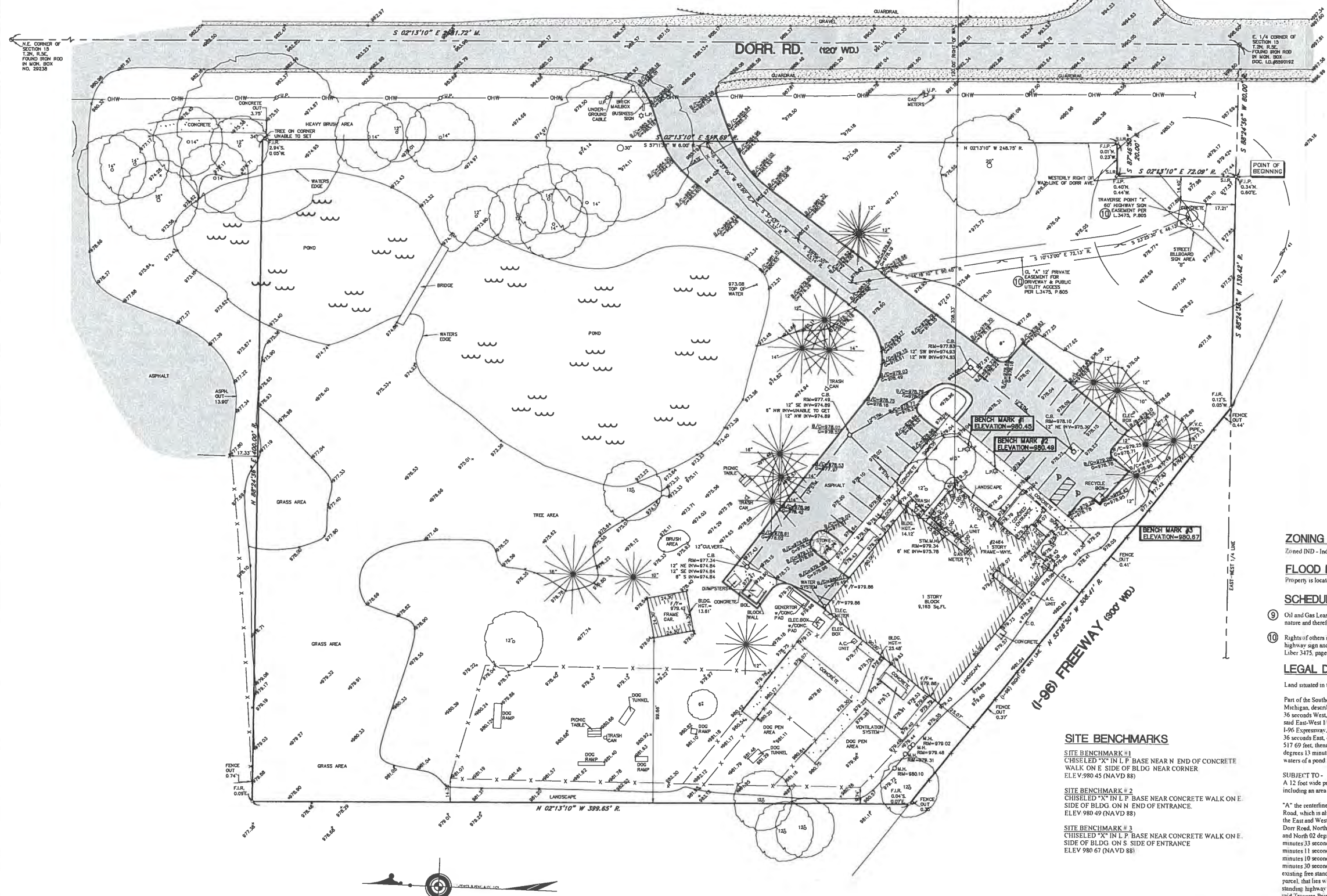
**GEORGE JEROME & CO.**  
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28304 HAYES ROSEVILLE, MI 48066 (586) 774-3000  
www.GeorgeJerome.com

ORDER NO. 26-608  
FIELD BOOK 1436, P.73  
SHT. NO. 2  
DATE 01-19-24  
DRAWING FILE NO.

L:\Users\jg155555\OneDrive\Documents\2464 Dorr Rd\2464 Dorr Rd.dwg - 2464 Dorr Rd.dwg, Date: 01/19/24, Time: 10:00:00 AM, User: jg155555



LOCATION MAP  
NOT TO SCALE



- LEGEND**
- R. RECORD
  - M. MEASURED
  - C. CALCULATED
  - F.I.R. FOUND IRON ROD
  - H. HEARNE BROTHERS
  - F.C.M. FOUND CONCRETE MONUMENT
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  - WATERMAIN
  - OHW OVERHEAD UTILITY LINES

**ZONING INFORMATION**

Zoned IND - Industrial District

**FLOOD NOTE**

Property is located in Zone X on FEMA Maps No. 26093C0330D Effective Date September 17, 2008

**SCHEDULE B EXCEPTIONS**

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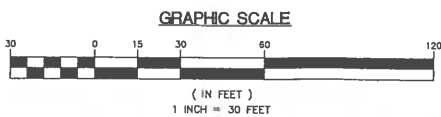
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| DATE     | BY     | REVISIONS                        | DATE | BY | REVISIONS |
|----------|--------|----------------------------------|------|----|-----------|
| 11-13-23 | N.L.R. | ADDED TIES TO RIGHT OF WAY       |      |    |           |
| 12-09-23 | N.L.R. | REVISED PER NEW TITLE COMMITMENT |      |    |           |

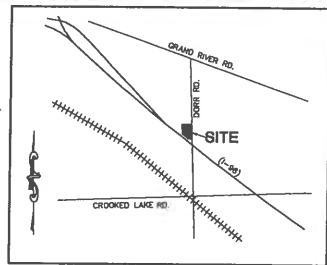
**BOUNDARY & TOPOGRAPHIC SURVEY**  
2464 DORR RD., TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN

|             |           |                    |            |                  |          |
|-------------|-----------|--------------------|------------|------------------|----------|
| SURVEY BY   | R.S./S.D. | ORDER NO.          | 26-608     | SHT. NO.         |          |
| DRAWN BY    | T.M.M.    | FIELD BOOK         | 1436, P.73 |                  |          |
| CHECKED BY  | G.J.J.R.  | SCALE              | 1" = 30'   | DATE             | 10-03-23 |
| APPROVED BY | G.J.J.R.  | FOR SALVATION ARMY |            | DRAWING FILE NO. |          |

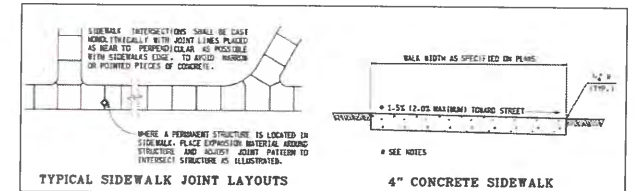
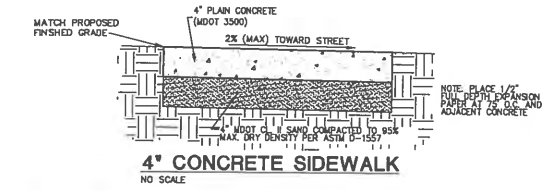


**LEGEND**

- R. RECORD
- M. MEASURED
- C. CALCULATED
- F.I.R. FOUND IRON ROD
- H. HEARNE BROTHERS
- F.C.M. FOUND CONCRETE MONUMENT
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- X. FENCE
- SANITARY/COMBINED SEWER
- STORM SEWER
- WATERMAIN
- OVERHEAD UTILITY LINES



LOCATION MAP  
NOT TO SCALE



NOTE: REMOVE AND BACKFILL EXISTING SEPTIC TANK PER TOWNSHIP STANDARDS IN LIEU OF THE PROPERTY BEING CONNECTED TO THE PUBLIC SEWER SYSTEM.

PARCEL ID# 4711-15-200-019

**ZONING INFORMATION**

Zoned IND - Industrial District

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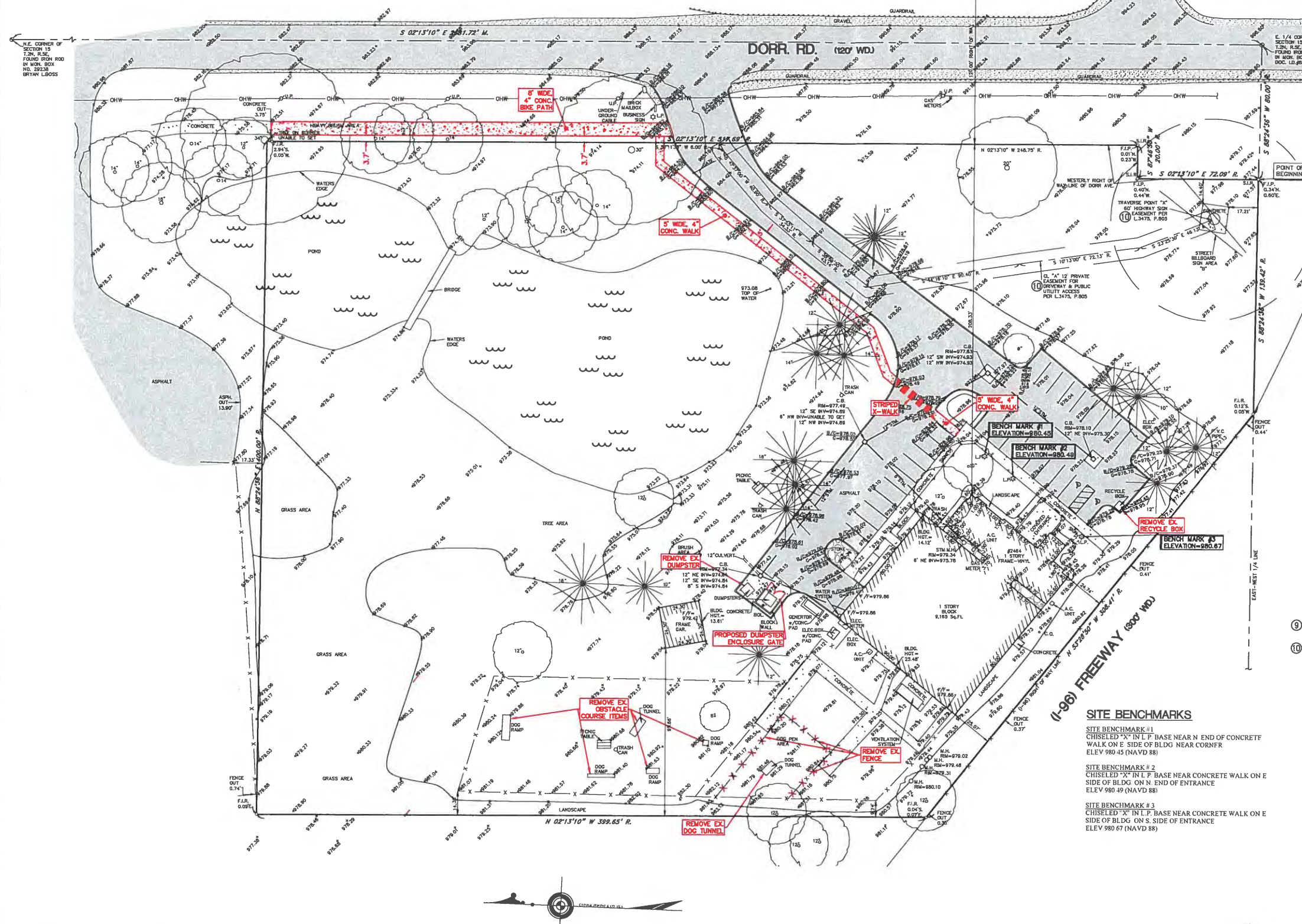
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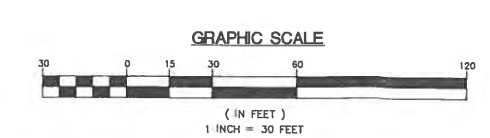
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| DATE     | BY     | REVISIONS                        | DATE     | BY     | REVISIONS                             |
|----------|--------|----------------------------------|----------|--------|---------------------------------------|
| 11-13-23 | N.L.R. | ADDED TIES TO RIGHT OF WAY       | 03-28-24 | N.L.R. | PER GENOA TWP. 03-01-24 BOARD MEETING |
| 12-03-23 | N.L.R. | REVISED PER NEW TITLE COMMITMENT |          |        |                                       |
| 01-18-24 | N.L.R. | REVISED PER SITE PLAN            |          |        |                                       |
| 01-18-24 | N.L.R. | REVISED PER GENOA TOWNSHIP       |          |        |                                       |

**SITE PLAN**  
2464 DORR RD., TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN

SURVEY BY: R.S./S.D.  
 DRAWN BY: N.L.R.  
 CHECKED BY: G.J.J.R.  
 APPROVED BY: G.J.J.R.

**GEORGE JEROME & CO.**  
 CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS  
 28304 HAYES ROSEVILLE, MI 48088 (586) 774-3000  
 www.GeorgeJerome.com

ORDER NO. 26-608  
 FIELD BOOK 1436, P.73  
 SHT. NO. 2 OF 2

SCALE 1"=30'  
 FOR SALVATION ARMY DATE 01-19-24 DRAWING FILE NO.

- The building materials presented this evening are acceptable.

**The motion carried unanimously.**

NEW BUSINESS:

**OPEN PUBLIC HEARING #4...**Consideration of a special land use application, environmental impact assessment and site plan to use the existing building at 2464 Dorr Road (formerly occupied by Humane Society) as a philanthropic or nonprofit center to assist individuals with social needs. The property is located on the west side of Dorr Road, north of I-96 on parcel #4711-15-200-019 and the request is petitioned by The Salvation Army of Livingston County.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (12-11-23)
- C. Recommendation of Site Plan (1-19-24)

Mr. David Barner, the attorney for the Salvation Army, Lieutenant Colonel Steven Merritt, Lieutenants Roberts and Leach, who would be the core commanders at this location, and Ms. Kelly Wirebaugh, Divisional Property Manager, were present.

He stated the property will be used as a core center. It will have a church and will provide many social services.

Mr. Borden reviewed his letter dated February 1, 2024.

1. Special Land Uses (Section 19.03):
  - a. The special land use standards of Section 19.03 are generally met.
  - b. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
2. Outdoor Storage (Section 8.02.02(n)):
  - a. The subject site does not meet the 500-foot spacing from residential zoning. He noted that the applicant intends to apply to the ZBA for a variance. Ms. Wirebaugh stated they will apply for the variance after the purchase of the property is complete.
3. Site Plan Review:
  - a. If parking lot improvements are proposed, the applicant should be required to provide looped striping for parking spaces.
  - b. Removal of the existing structures associated with the Humane Society needs to be noted on the site plan. He stated the applicant has indicated they will be removed; however, it is still shown on the site plan.
  - c. The applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority.

Ms. Byrne reviewed her letter dated February 5, 2024.

1. The petitioner will need to obtain approval from the Brighton Area Fire Authority prior to final site plan approval.
2. The impact assessment states that the site will be serviced by existing well and septic. The petitioner has noted that they will pursue approval from the Livingston County Health Department for the potential increased use of the existing facilities and approval should be provided to the Township for their records.
3. The existing site drive is close to the Dorr Road and I-96 overpass. The petitioner should confirm with the Livingston County Road Commission that sight distance is adequate at the current drive location and provide that approval to the Township for their records.

She added that the petitioner should provide a cross section of the proposed sidewalk for engineering review.

The Brighton Area Fire Authority Fire Marshal's letter dated February 2, 2024 states that the applicant has or will comply with his concerns. Item #5 states:

5. During the construction process, the building will be evaluated for emergency responder radio signal strength. If coverage is found to be questionable or inadequate; the contractor or the building owner shall hire an approved contractor to conduct a grid test of the facility. If the signal strength coverage is found to be non-compliant, an approved emergency responder radio coverage system shall be provided in the building. (There is a note directed toward the owner's rep regarding this note. This will be resolved during the life safety review with the architectural firm.)

Commissioner Dhaenens questioned if the parking is adequate for large events being held at the building. Ms. Wirebaugh stated that during holidays, they may need to use the greenspace for parking. He stated the township does not like to encourage parking on the grass. He asked the applicant to look into the parking further.

Commissioner McCreary thanked the applicant for the services they provide for the community as they are much needed. She reiterated Commissioner Dhaenens' concerns regarding parking. Ms. Wirebaugh stated that during the week, people visit by appointment only. Lieutenant Colonel Merritt stated they have a maximum number of people who can attend each event.

Mr. Barner stated that the current size of the parking is adequate for their existing services. If the need increases and they require more parking, they will return to the township.

The call to the public was opened at 7:20 pm

Mr. David Yancho of 5658 Evergreen Knoll, is a member of the Salvation Army Board. The services provided here are different from the Salvation Army thrift store. The church only



services a handful of families so it is not a typical church. He reiterated that the parking is sufficient for their current needs for other larger events.

Ms. Marlene Poff with the Salvation Army stated that parents drop off their children for the youth programs so there is no parking needed for that. They usually only have three to four clients in their building at one time.

Mr. Brian Kazak of 11236 Doves Mead, who is on the Salvation Army Board, stated the current location uses 6-8 spaces on a Sunday and this new parking lot doubles this. The appointments are usually one-on-one, and not groups.

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

Commissioner Chounard thanked the public for the clarification on the parking needs.

**Moved** by Commissioner Dhaenens, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Special Use Application to use the existing building at 2464 Dorr Road (formerly occupied by Humane Society) as a philanthropic or nonprofit center to assist individuals with social needs for the Salvation Army of Livingston County, with the following conditions:

- The special land use standards of Section 19.03 are generally met.
- The applicant will address the township engineer and Brighton Area Fire Authority Fire Marshal's concerns.
- The applicant shall obtain a variance from the ZBA for the lack of 500-foot spacing from residential zoning.

**The motion carried unanimously.**

**Moved** by Commissioner Dhaenens, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated December 11, 2023 to use the existing building at 2464 Dorr Road (formerly occupied by Humane Society) as a philanthropic or nonprofit center to assist individuals with social needs for the Salvation Army of Livingston County. **The motion carried unanimously.**

**Moved** by Commissioner Dhaenens, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Site Plan dated January 19, 2024 to use the existing building at 2464 Dorr Road (formerly occupied by Humane Society) as a philanthropic or nonprofit center to assist individuals with social needs for the Salvation Army of Livingston County, with the following conditions:

- If there are improvements to the parking the applicant will receive approval from the Township and it will require looped parking spaces.
- All of the existing structures shall be removed, with the exception of the garage.

- The applicant shall comply with the conditions of the Brighton Area Fire Authority Fire Marshal.
- The applicant shall provide the cross section details of the proposed sidewalk for the township engineer's review and approval.

**The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

**Staff Report**

Ms. Ruthig stated there is a Planning Commission meeting tomorrow. Commissioner Dhaenens will not be in attendance.

There may be four items on the March meeting agenda.

**Approval of the January 8 and January 9, 2024 Planning Commission meeting minutes**

One needed change was noted.

**Moved** by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the January 8, 2024 Planning Commission Meeting as amended. **The motion carried unanimously.**

**Moved** by Commissioner McCreary, seconded by Commissioner Rassel, to approve the minutes of the January 9, 2024 Planning Commission Meeting as presented. **The motion carried unanimously.**

**Member Discussion**

There were no items to discuss this evening.

**Adjournment**

**Moved** by Commissioner McCreary, seconded by Commissioner Rassel, to adjourn the meeting at 7:39 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary



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

## MEMORANDUM

**TO:** Honorable Board of Trustees  
**FROM:** Kelly VanMarter, Township Manager  
**DATE:** February 28, 2024  
**RE:** The Salvation Army – 2464 Dorr Road  
Special Land Use, Site Plan and Impact Assessment

Please find attached the project case file for a proposed special land use permit, site plan and impact assessment for the Salvation Army to use the former Humane Society building at 2464 Dorr Road as a center to assist individuals with social needs. The proposal includes community outreach services and an accessory church. The property is zoned Industrial (IND).



### SUPERVISOR

Bill Rogers

### CLERK

Paulette A. Skolarus

### TREASURER

Robin L. Hunt

### TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

### MANAGER

Kelly VanMarter

Procedurally, the Planning Commission is to review the special land use, site plan and environmental impact assessment, and put forth recommendations to the Township Board following a public hearing. The project was heard before the Planning Commission on February 12<sup>th</sup>, 2024 and the Commission recommended approval with conditions. Based on the recommendation from the Planning Commission, I offer the following for your consideration:

February 28, 2024

**The Salvation Army – 2464 Dorr Road**

Page 2 of 2

### **SPECIAL USE PERMIT**

Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to approve the Special Use Application to use the existing building at 2464 Dorr Road (formerly occupied by Humane Society) as a philanthropic or nonprofit center to assist individuals with social needs for the Salvation Army of Livingston County because it is found that the Special Land Use standards of Zoning Ordinance Section 19.03 have been met subject to the following conditions:

- The applicant will address any concerns of the township engineer and Brighton Area Fire Authority prior to issuance to any Land Use Permit.
- The applicant shall obtain a variance from the ZBA for the lack of 500-foot spacing from residential zoning prior to issuance of a Land Use Permit.

### **ENVIRONMENTAL IMPACT ASSESSMENT**

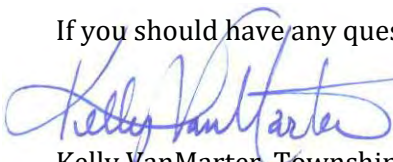
Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to approve the Environmental Impact Assessment dated December 11, 2023 to use the existing building at 2464 Dorr Road (formerly occupied by Humane Society) as a philanthropic or nonprofit center to assist individuals with social needs for the Salvation Army of Livingston County.

### **SITE PLAN**

Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to approve the Site Plan dated January 19, 2024 to use the existing building at 2464 Dorr Road (formerly occupied by Humane Society) as a philanthropic or nonprofit center to assist individuals with social needs for the Salvation Army of Livingston County, with the following conditions:

- All conditions of the special land use permit shall be satisfied.
- The parking spaces will be loop striped to comply with the Township ordinance associated with any parking lot improvements.
- The revision date on the site plan shall be updated to reflect the date that the redline changes were made following the Planning Commission meeting.
- All of the existing structures shall be removed, with the exception of the garage.
- The location of the proposed bike path along Dorr Road shall be finalized with Township staff with consideration given to terminating the path at the site driveway and then connecting a sidewalk from the building/parking lot to give pedestrian access. Additionally, cross section details of the proposed sidewalk shall be provided for the township engineer's review and approval.

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



Kelly VanMarter, Township Manager



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

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

APPLICANT NAME & ADDRESS: The Salvation Army, an Illinois Corporation  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: 5550 Prairie Stone Parkway  
Hoffman Estates, IL 60195

SITE ADDRESS: 2464 Dorr Rd PARCEL #(s): 4711-15-200-019

APPLICANT PHONE: ( 248 ) 361-0459 OWNER PHONE: ( 248 ) 361-0459

OWNER EMAIL: Kelly.Wirebaugh@usc.salvationarmy.org

LOCATION AND BRIEF DESCRIPTION OF SITE: The Salvation Army of Livingston County

Corps Community Center. Food, shelter/rental assistance, Pathway of Hope, clothing/household items vouchers, and feeding programs.

Social services holiday programs, coats/boots/snow pants. Community Programs, youth, teen, older adults, music, family.

Worship activities, Sunday school, morning worship, dinners as a secondary.

BRIEF STATEMENT OF PROPOSED USE: see above

THE FOLLOWING BUILDINGS ARE PROPOSED: \_\_\_\_\_

We will be utilizing the existing buildings, not adding any new buildings to the site.

The garage will be utilized to house the 12 passager van that is utilized to pick up  
people who need assistance in the community.

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

BY: Kelly Wirebaugh, Director of Property

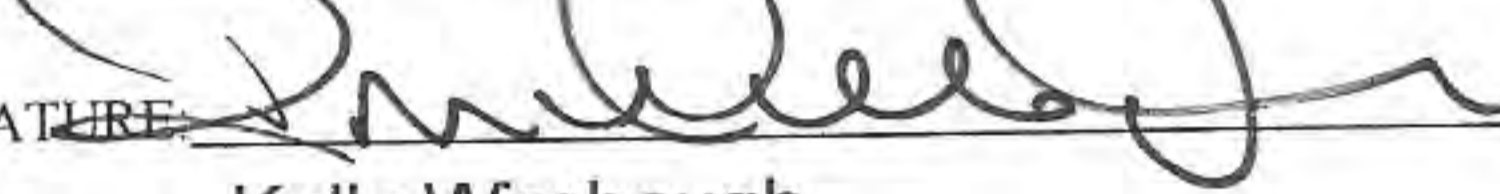
ADDRESS: 16130 Northland Dr., Southfield, MI 48075

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

1.) Kelly Wirebaugh of The Salvation Army Kelly.Wirebaugh@usc.salvationarmy.org  
Name Business Affiliation at E-mail Address

**FEE EXCEEDANCE AGREEMENT**

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

SIGNATURE:  DATE: 11/07/2023  
PRINT NAME: Kelly Wirebaugh PHONE: 248-361-0459  
ADDRESS: 16130 Northland Dr., Southfield, MI 48075



# GENOA CHARTER TOWNSHIP Special Land Use Application

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

APPLICANT NAME & ADDRESS: The Salvation Army 16130 Northland Dr., Southfield, MI 48075  
*Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.*

APPLICANT PHONE: ( 248)361-0459 EMAIL: Kelly.Wirebaugh@usc.salvationarmy.org

OWNER NAME & ADDRESS: The Salvation Army, an Illinois Corporation 5550 Prairie Stone Prkwy Hoffman Estates IL 60192

SITE ADDRESS: 2464 Dorr Rd Genova Twp, MI PARCEL #(s): 4711-15-200-019

OWNER PHONE: ( 248)361-0459 EMAIL: Kelly.Wirebaugh@usc.salvationarmy.org

Location and brief description of site and surroundings:  
The site consists of a main building, garage and surrounding landscape. The surroundings is light commerical properties. Industrial next door & behind and residential across the street. Expressway to the south.

Proposed Use:  
Community Center with a Church as a secondary componet to the site.

Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03):  
a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.

Community outreach services and nonprofit church.

b. Describe how the use will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity.

Community programs, outreach services, community center, food, shelter/rental assistance, Pathway of Hope, clothing/food programs, holiday programs,

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

We will maintain the driveway/parking lot so that all essential vehicles can enter the location.

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

No detrimental materials will be utilized.

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

In case of emergency situations such as a tornado, this center would serve as a temporary shelter to the community.

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

THE UNDERSIGNED Kelly Wirebaugh of The Salvation Army STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: Kelly Wirebaugh

ADDRESS: 16130 Northland Dr., Southfield, MI 48075

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

Kelly Wirebaugh of The Salvation Army at Kelly.Wirebaugh@USC.SalvationArmy.org  
Name Business Affiliation Email Org

### FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: [Signature] DATE: 12/15/23

PRINT NAME: Kelly Wirebaugh PHONE: 248/361-0459





February 20, 2024

Township Board of Trustees  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

Re: Applicant: The Salvation Army  
Property: 2464 Dorr Road  
Application for Special Use

Dear Members of the Township Board of Trustees,

This will constitute the Correspondence Letter requested by the Township Planning Commission following its meeting and public hearing of February 12, 2024. At that meeting, the Planning Commission unanimously recommended Township Board approval, with conditions, of the following: (i) the Special Use Application; (ii) the Environmental Impact Assessment, and (iii) the Site Plan. In this letter, we will address each of the conditions imposed by the Planning Commission and our plans to resolve each of them to the satisfaction of Genoa Township.

1. Special Use Application to use the existing building at 2464 Dorr Road as a philanthropic or nonprofit center to assist individuals with social needs for The Salvation Army of Livingston County.
  - A. The special land use standards of Section 19.03 are generally met. The Applicant agrees.
  - B. The Applicant shall address the Township engineer and the Brighton Area Fire Authority, Fire Marshall's concerns. The Applicant will retain the services of a qualified contractor to conduct a grid test of the facility for signal strength coverage and engage the contractor to make all required changes to satisfy the conditions imposed by the Brighton Area Fire Authority.
  - C. The Applicant shall obtain a variance from the ZBA for the lack of a 500 – foot spacing from residential zoning. It should be noted that the Property is located more than 500 feet from any existing residence. The Applicant will pursue a variance from ZBA upon consummation of its purchase of the Property.

**GREAT LAKES DIVISION**

16130 Northland Drive  
Southfield, MI 48075  
(248) 443-5500  
SAGreatlakes.org

Lyndon Buckingham, *General*  
Evie Diaz, *Territorial Commander*  
Steven J. Merritt, *Divisional Commander*

2. Environmental Impact Assessment (“EIA”) dated December 11, 2023, to use the existing building at 2464 Dorr Road as a philanthropic or nonprofit center to assist individuals with social needs for The Salvation Army of Livingston County. The EIA was approved by the Planning Commission without additional conditions.
3. Site Plan dated January 19, 2024, to use the existing building at 2464 Dorr Road as a philanthropic or nonprofit center to assist individuals with social needs for The Salvation Army of Livingston County.
  - A. The Applicant intends to repair the collapsed catch basin and will include in that project a request from the Township to repair the parking lot which will include looped parking spaces.
  - B. The Site Plan has been revised to show that all outbuildings are to be removed with the exception of the garage.
  - C. As previously detailed in 1. B. above, the Applicant will comply with all conditions of the Brighton Area Fire Authority, Fire Marshall.
  - D. The survey/topographical has been revised to show a cross section of the proposed sidewalk (see attached Exhibit “A”)

In conclusion, the Applicant is purchasing the Property pursuant to a written Purchase Agreement that contains certain contingencies, all of which the Applicant has waived with the exception of Applicant’s satisfaction that the Property is properly zoned or can be rezoned to permit its intended use. Thus, all requirements for approval of the Zoning Application and Site Plan Review where Applicant states that certain tasks will be completed in the future, Applicant represents that those tasks will be completed in accordance with Township requirements in a timely manner upon consummation of Applicant’s purchase of the Property.

Sincerely,  
Kelly Wirebaugh  
Divisional Property Director

- The building materials presented this evening are acceptable.  
**The motion carried unanimously.**

NEW BUSINESS:

**OPEN PUBLIC HEARING #4...**Consideration of a special land use application, environmental impact assessment and site plan to use the existing building at 2464 Dorr Road (formerly occupied by Humane Society) as a philanthropic or nonprofit center to assist individuals with social needs. The property is located on the west side of Dorr Road, north of I-96 on parcel #4711-15-200-019 and the request is petitioned by The Salvation Army of Livingston County.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (12-11-23)
- C. Recommendation of Site Plan (1-19-24)

Mr. David Barner, the attorney for the Salvation Army, Lieutenant Colonel Steven Merritt, Lieutenants Roberts and Leach, who would be the core commanders at this location, and Ms. Kelly Wirebaugh, Divisional Property Manager, were present.

He stated the property will be used as a core center. It will have a church and will provide many social services.

Mr. Borden reviewed his letter dated February 1, 2024.

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  - a. The special land use standards of Section 19.03 are generally met.
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2. Outdoor Storage (Section 8.02.02(n)):
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  - a. If parking lot improvements are proposed, the applicant should be required to provide looped striping for parking spaces.
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Ms. Byrne reviewed her letter dated February 5, 2024.

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3. The existing site drive is close to the Dorr Road and I-96 overpass. The petitioner should confirm with the Livingston County Road Commission that sight distance is adequate at the current drive location and provide that approval to the Township for their records.

She added that the petitioner should provide a cross section of the proposed sidewalk for engineering review.

The Brighton Area Fire Authority Fire Marshal's letter dated February 2, 2024 states that the applicant has or will comply with his concerns. Item #5 states:

5. During the construction process, the building will be evaluated for emergency responder radio signal strength. If coverage is found to be questionable or inadequate; the contractor or the building owner shall hire an approved contractor to conduct a grid test of the facility. If the signal strength coverage is found to be non-compliant, an approved emergency responder radio coverage system shall be provided in the building. (There is a note directed toward the owner's rep regarding this note. This will be resolved during the life safety review with the architectural firm.)

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Commissioner McCreary thanked the applicant for the services they provide for the community as they are much needed. She reiterated Commissioner Dhaenens' concerns regarding parking. Ms. Wirebaugh stated that during the week, people visit by appointment only. Lieutenant Colonel Merritt stated they have a maximum number of people who can attend each event.

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

Commissioner Chounard thanked the public for the clarification on the parking needs.

**Moved** by Commissioner Dhaenens, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Special Use Application to use the existing building at 2464 Dorr Road (formerly occupied by Humane Society) as a philanthropic or nonprofit center to assist individuals with social needs for the Salvation Army of Livingston County, with the following conditions:

- The special land use standards of Section 19.03 are generally met.
- The applicant will address the township engineer and Brighton Area Fire Authority Fire Marshal's concerns.
- The applicant shall obtain a variance from the ZBA for the lack of 500-foot spacing from residential zoning.

**The motion carried unanimously.**

**Moved** by Commissioner Dhaenens, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated December 11, 2023 to use the existing building at 2464 Dorr Road (formerly occupied by Humane Society) as a philanthropic or nonprofit center to assist individuals with social needs for the Salvation Army of Livingston County. **The motion carried unanimously.**

**Moved** by Commissioner Dhaenens, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Site Plan dated January 19, 2024 to use the existing building at 2464 Dorr Road (formerly occupied by Humane Society) as a philanthropic or nonprofit center to assist individuals with social needs for the Salvation Army of Livingston County, with the following conditions:

- If there are improvements to the parking the applicant will receive approval from the Township and it will require looped parking spaces.
- All of the existing structures shall be removed, with the exception of the garage.

- The applicant shall comply with the conditions of the Brighton Area Fire Authority Fire Marshal.
- The applicant shall provide the cross section details of the proposed sidewalk for the township engineer's review and approval.

**The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

**Staff Report**

Ms. Ruthig stated there is a Planning Commission meeting tomorrow. Commissioner Dhaenens will not be in attendance.

There may be four items on the March meeting agenda.

**Approval of the January 8 and January 9, 2024 Planning Commission meeting minutes**

One needed change was noted.

**Moved** by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the January 8, 2024 Planning Commission Meeting as amended. **The motion carried unanimously.**

**Moved** by Commissioner McCreary, seconded by Commissioner Rassel, to approve the minutes of the January 9, 2024 Planning Commission Meeting as presented. **The motion carried unanimously.**

**Member Discussion**

There were no items to discuss this evening.

**Adjournment**

**Moved** by Commissioner McCreary, seconded by Commissioner Rassel, to adjourn the meeting at 7:39 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary



**NOTICE OF PUBLIC HEARING – FEBRUARY 12, 2024  
(SPECIAL USE)**

January 26, 2024

To Whom It May Concern:

Please be advised that the Planning Commission of Genoa Charter Township will conduct a public hearing on **Monday, February 12, 2024 commencing at 6:30 p.m.** As required by state law, you are receiving this notice because you have been identified as an owner or occupant of real property within 300 feet of the subject parcels.

The property in question is located on the west side of Dorr Road, north of I-96 at 2464 Dorr Road and was formerly occupied by the Humane Society. The parcel ID number for the property is 4711-15-200-019. **The applicant is requesting a special use permit for a philanthropic or non-profit center to assist individuals with social needs. This request is petitioned by the Salvation Army of Livingston County.**

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

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

Sincerely,

Amy Ruthig,  
Planning Director

**SUPERVISOR**

Bill Rogers

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jean W. Ledford

Terry Croft

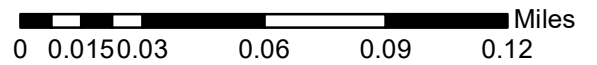
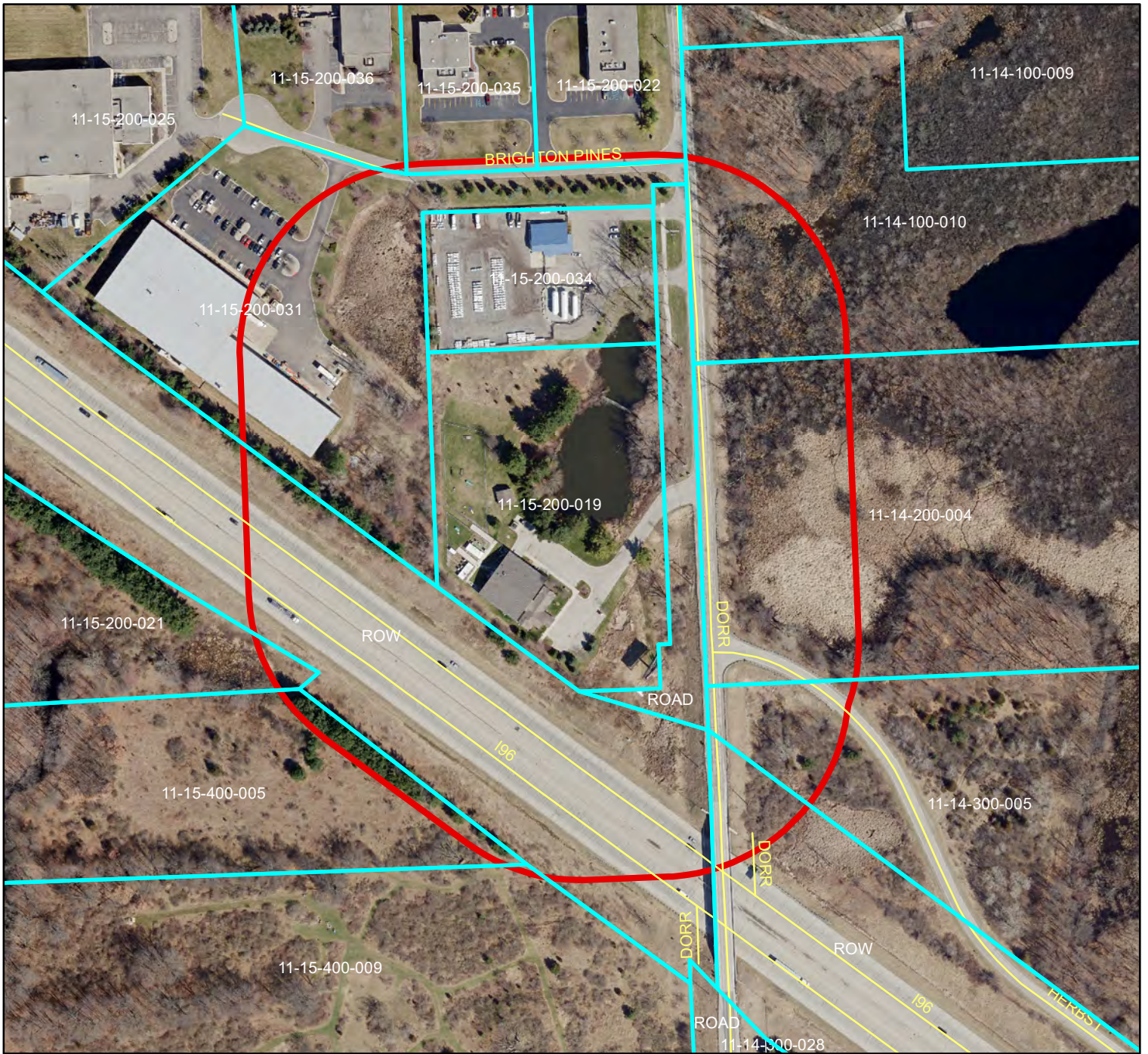
Diana Lowe

Jeff Dhaenens

**MANAGER**

Kelly VanMarter

# 300 Foot Buffer for Noticing



Special Use: Salvation Army

Address: 2464 Dorr Road

Parcel: 4711-15-200-019

Meeting Date: February 12, 2024



January 24, 2024





February 1, 2024

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

|                   |   |
|-------------------|---|
| <b>Attention:</b> | Amy Ruthig, Planning Director                                 |
| <b>Subject:</b>   | The Salvation Army – Special Land Use and Site Plan Review #2 |
| <b>Location:</b>  | 2464 Dorr Road – west side of Dorr, north of I-96             |
| <b>Zoning:</b>    | IND Industrial District                                       |

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from the Salvation Army for use of the existing building at 2464 Dorr Road (formerly occupied by the Humane Society) as a center to assist individuals with social needs (site plan dated 1/19/24).

**A. Summary**

**1. Special Land Uses (Section 19.03):**

- a. The special land use standards of Section 19.03 are generally met.
- b. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

**2. Outdoor Storage (Section 8.02.02(n)):**

- a. The subject site does not meet the 500-foot spacing from residential zoning. (The applicant intends to apply to the ZBA for a variance.)

**3. Site Plan Review:**

- a. If parking lot improvements are proposed, the applicant should be required to provide looped striping for parking spaces.
- b. Removal of the existing structures associated with the Humane Society needs to be noted on the site plan.
- c. The applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority.

**B. Proposal/Process**

The Salvation Army proposes to re-use the former Humane Society building as a philanthropic or non-profit center for social needs.

Table 8.02 allows shelters and rehabilitation centers for philanthropic or non-profit institutions with special land use approval in the IND. The request is also subject to the use conditions of Section 8.02.02(n).

For clarification, the proposal includes community outreach services and an accessory church (but does not entail a shelter for abused women and children or medical treatment for substance abuse).

By definition, the allowable use includes “centers operated by philanthropic or non-profit institutions that assist individuals with social needs.”

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



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

### **C. Special Land Use Review**

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

- 1. Master Plan.** The Township Master Plan identifies the subject site as Industrial, which is intended for “industrial uses such as research, wholesale and warehouse activities, and light industrial operations.”

This classification does not mention centers operated by philanthropic or non-profit institutions; however, it is worth noting that the site was formerly occupied by the Humane Society (which has some similarities to the proposal).

The Plan identifies the following goal, which may be viewed as applicable to the proposal:

*Accommodate a variety of Land Uses in a logical pattern and complement community goals, the surrounding Land Uses, environment, capacity of roads and the sanitary sewer, and public water system capabilities.*

- 2. Compatibility.** Except for the Well Bridge development, properties along this portion of Dorr Road are generally undeveloped or contain light industrial uses.

Section 8.02.02(n), which includes a residential spacing requirement, is intended to help mitigate potential off-site impacts. As described in Paragraph D below, the spacing standard is not met; however, the site is not within 500 feet of an actual residence (but is within 500 feet of residential zoning across Dorr Road to the east and I-96 to the south).

It is worth noting that the properties across Dorr Road to the east do not appear to be developable due to environmental conditions (wetlands and surface water).

The revised submittal includes a detailed description of the services proposed as part of this use. Based upon this information, we are of the opinion that the proposal will generally be compatible with the character of the area.

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

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

4. **Impacts.** Similar to comments under criterion #2 above, based on the information provided in the revised submittal, additional impacts to the site and surrounding area are not anticipated.
5. **Mitigation.** If additional concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

#### **D. Use Conditions**

The proposed use is subject to the use conditions of Section 8.02.02(n), as follows:

1. **The site shall not be located within five hundred (500) feet of a residential zoning district.**

The properties to the east across Dorr Road (zoned RR) and south across I-96 (zoned LDR) are located less than 500 feet from the subject site. The applicant is aware of this condition and intends to apply to the ZBA for a variance.

It is worth noting that the site is not within 500 feet of an actual residence.

#### **E. Site Plan Review**

1. **Dimensional Requirements.** No changes are proposed to the existing building. Aside from a slightly deficient side yard setback along I-96, the existing building complies with IND setback requirements.
2. **Building Design and Materials.** No exterior changes are proposed to the existing building.
3. **Pedestrian Circulation.** The revised plan depicts the 8-foot bike path required along Dorr Road.
4. **Vehicular Circulation.** The site currently has vehicular access to/from Dorr Road and no changes are proposed.

Internal drive aisles meet or exceed dimensional requirements of the Ordinance; however, the applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority with respect to vehicular circulation.

5. **Parking.** Section 14.04 does not identify a parking calculation for the proposed use. The revised submittal includes occupancy and usage details, including the number of employees anticipated.

Based on this information, we are of the opinion that the 28 spaces provided are sufficient for the proposed use on a regular basis.

However, the submittal identifies 1 annual event with a potential attendance of 75 people. The applicant may need to make special arrangements to accommodate a group of this size.

Existing spaces meet the dimensional requirements of the Ordinance; however, spaces do not appear to provide looped striping, as currently required.

If parking lot improvements are proposed, the applicant should incorporate looped (or double) striping.

6. **Exterior Lighting.** The submittal does not identify any changes to existing site lighting; however, the revised submittal includes fixture detail sheets that depict downward directed, cut-off, LED fixtures.
7. **Landscaping.** The site contains a significant amount of mature vegetation and no changes are proposed.
8. **Waste Receptacle.** The existing waste receptacle has been reviewed for compliance with the standards of Section 12.04, as follows:

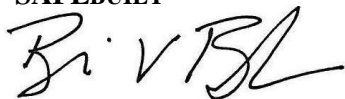
|             | <b>Requirement</b>   | <b>Proposed</b>                     | <b>Comments</b>   |
|-------------|--|-------------------------------------|---|
| Location    | Rear yard or non-required side yard  | Non-required side yard              | Requirement met   |
| Access      | Clear access w/ out damaging buildings/vehicles                                | Access through parking lot          | Requirement met   |
| Base design | 9' x 15' concrete pad  | 20' x 25' concrete pad              | Requirement met   |
| Enclosure   | 3-sided enclosure w/ gate<br>Masonry walls<br>6' height/taller than receptacle | 3-sided w/ gate<br>Block wall<br>6' | Requirements met;<br>dumpster that is not within the enclosure is to be removed |

9. **Additional Considerations.** There are several structures on-site related to the former use (Humane Society).

The revised submittal materials state that these structures will be removed; however, we request that this be noted on the site plan itself.

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



February 5, 2024

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

**Re: Salvation Army Special Use  
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a second review of the proposed Salvation Army site plan last dated January 19, 2024. The survey was prepared by George Jerome and Co. and the Impact Assessment was prepared by ACE Civil Engineering, LLC on behalf of the Salvation Army Great Lakes Division. The development is located on the west side of Dorr Road, just north of I-96 at the former Humane Society building. The Petitioner is proposing to use the existing 9,165 square foot building for a community center and secondary church facility.

We offer the following comments for your consideration:

**GENERAL**

1. The Petitioner will need to obtain approval from the Brighton Area Fire Authority prior to final site plan approval.
2. The impact assessment states that the site will be serviced by existing well and septic. The Petitioner has noted that they will pursue approval from the Livingston County Health Department for the potential increased use of the existing facilities and approval should be provided to the Township for their records.
3. The existing site drive is close to the Dorr Road and I-96 overpass. The Petitioner should confirm with the Livingston County Road Commission that sight distance is adequate at the current drive location.

We recommend the petitioner address the above comments to the Township's satisfaction prior to final approval. 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

February 2, 2024

Amy Ruthig  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Salvation Army  
2464 Dorr Rd  
Genoa Township

Dear Amy,

The Brighton Area Fire Authority has reviewed the above-mentioned site plan. The plans were received for review on January 23, 2024 and the drawings are dated October 3, 2023 with latest revisions dated Dec. 5, 2023. The project is based on the proposed renovation and change of use of an existing 9,165 square foot structure located on a 4.86-acre parcel. The re-occupancy includes change of use from an animal shelter and associated office space to a community outreach center and church facility. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition. **Previous comment regarding fire and life safety will be complied with through life safety review with the contracted architect.**

1. The building shall include the building address on the building. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation. **(Applicant acknowledges that the address will be displayed properly.)**

IFC 505.1

2. The existing access drive width is acceptable to remain as there is no proposed modification to the drive and parking area. Both sides of the drive, and curb lines behind parking shall be marked as a fire lane. Include the location of the proposed fire lane signage and a detail of the fire lane sign in the submittal. 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. **(Fire Lane signage Will comply and weight capacity of the drive be confirmed.)**

IFC D 103.6

IFC D 103.1

IFC D 102.1

IFC D 103.3

3. A minimum vertical clearance of 13½ feet shall be maintained along the length of all apparatus access drives. This includes but is not limited to porte-cochere's, lighting, and large canopy trees. **(Applicant agrees to maintain overhead clearance.)**

IFC 503.2.1

4. The location of a Knox Box shall be indicated on future submittals. The Knox box shall be located adjacent to the main entrance of the structure, in a location coordinated with the fire authority. *The current entry is gated and secured with a Knox padlock. Provide clarification if that is to remain.* **(Knox box and padlock are acknowledged and will be maintained on ownership transfer.)**

IFC 506.1



February 2, 2024

Page 2

Salvation Army

2464 Dorr Rd.

Site Plan Review

5. During the construction process, the building will be evaluated for emergency responder radio signal strength. If coverage is found to be questionable or inadequate; the contractor or the building owner shall hire an approved contractor to conduct a grid test of the facility. If the signal strength coverage is found to be non-compliant, an approved emergency responder radio coverage system shall be provided in the building. **(There is a note directed toward the owner's rep regarding this note. This will be resolved during the life safety review with the architectural firm.)**

IFC 510

6. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor. **(The owner's representative contact has been provided.)**

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

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

Cordially,

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

Rick Boisvert, CFPS  
Fire Marshal

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

**ACE CIVIL  
ENGINEERING, LLC**

**IMPACT ASSESSMENT  
FOR  
SALVATION ARMY  
2464 DORR ROAD  
HOWELL, MI. 48843**

**SECTION 15, GENOA TOWNSHIP,  
LIVINGSTON COUNTY, MICHIGAN**

Prepared for:

The Salvation Army Great Lakes Division  
16130 Northland Drive  
Southfield, Mi. 48075

Prepared by:

ACE Civil Engineering, LLC  
5055 Lindemere Drive  
Fowlerville, MI. 48836

**December 11, 2023**



## **INTRODUCTION:**

The Salvation Army Great Lakes Division is currently investigating using the existing Humane Society building located at 2464 Dorr Road for a community center and secondary church facility. The property is currently zoned Industrial (IND) which requires special use approval for the proposed use. The purpose of this report is to meet the requirements of “WRITTEN IMPACT ASSESSMENT REQUIREMENTS” as identified in section 18.07 of the Genoa Township Zoning Ordinance.

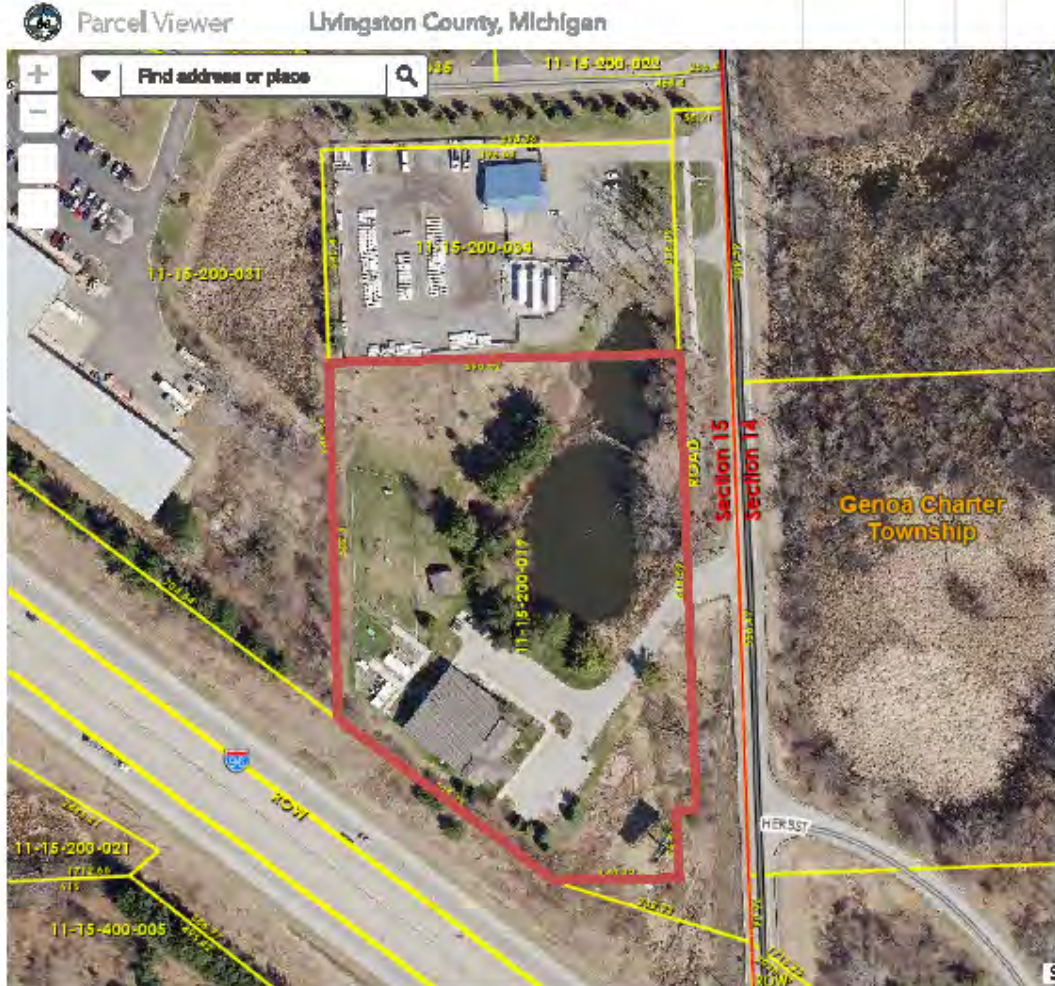
## **PREPARER – 18.07.01**

This report was prepared by Patrick C. Keough who is the president of ACE Civil Engineering, LLC. Mr. Keough is a licensed professional engineer in the state of Michigan with over 35 years of experience in civil engineering.

## **LOCATION – 18.07.02**

The property is located at 2464 Dorr Road, Tax I.D. 11-15-200-019. Attached is an aerial photograph taken from the Livingston County GIS Department.

# SITE



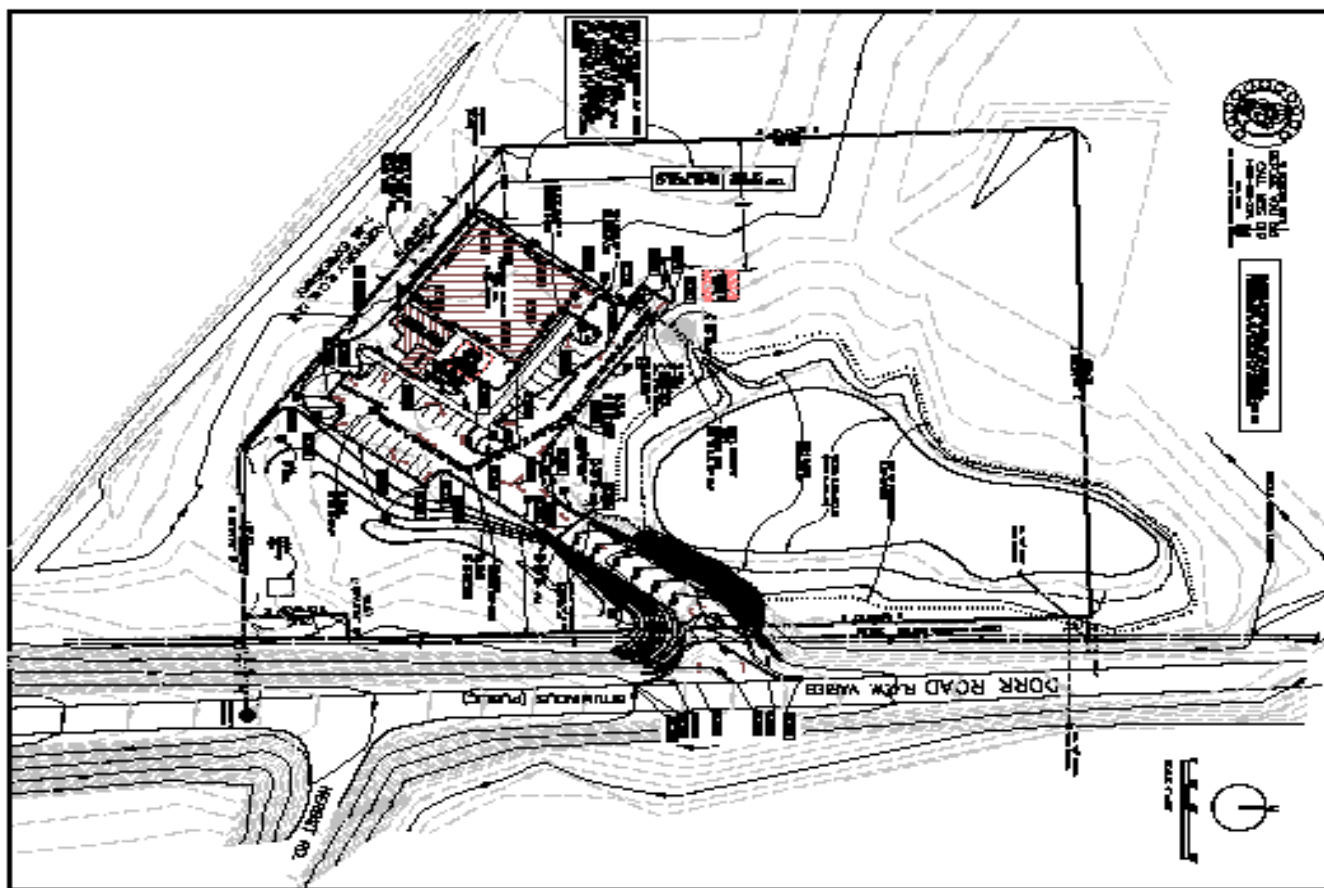
### **IMPACT ON NATURAL FEATURES – 18.07.03**

The site consists of a 4.86 acre parcel located on Dorr Road immediately North of the I-96 expressway. The Humane Society previously constructed a 7,260 S.F. building addition back in 2001 and upgraded the drive, parking areas, landscaping, lighting and storm water facilities to meet the development standards at the time. The proposed use will not create any exterior modifications to the site and therefor will have no change in impact to the natural features. Attached is copy of the site plan prepared for the Humane Society back in 2001 that shows the natural features of the site.



DAVID M. SMITH  
 PROFESSIONAL ENGINEER  
 STATE OF GEORGIA  
 LICENSE NO. 12345

PROJECT NO. 12345  
 SHEET NO. 12345



**EXPLANATION OF SYMBOLS**

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. ALL GRADES ARE TO BE FINISHED GRADE UNLESS OTHERWISE NOTED.

3. ALL UTILITIES ARE TO BE INSTALLED AS SHOWN UNLESS OTHERWISE NOTED.

4. ALL UTILITIES ARE TO BE INSTALLED AT A MINIMUM DEPTH OF 48" UNLESS OTHERWISE NOTED.

5. ALL UTILITIES ARE TO BE INSTALLED AT A MINIMUM COVER OF 18" UNLESS OTHERWISE NOTED.

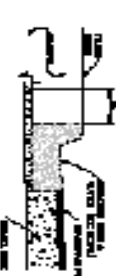
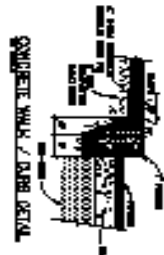
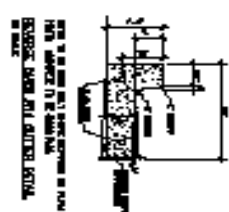
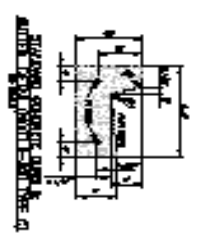
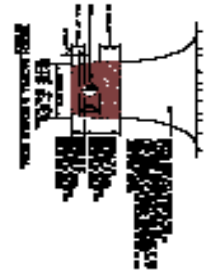
6. ALL UTILITIES ARE TO BE INSTALLED AT A MINIMUM COVER OF 12" UNLESS OTHERWISE NOTED.

7. ALL UTILITIES ARE TO BE INSTALLED AT A MINIMUM COVER OF 6" UNLESS OTHERWISE NOTED.

8. ALL UTILITIES ARE TO BE INSTALLED AT A MINIMUM COVER OF 3" UNLESS OTHERWISE NOTED.

9. ALL UTILITIES ARE TO BE INSTALLED AT A MINIMUM COVER OF 1" UNLESS OTHERWISE NOTED.

10. ALL UTILITIES ARE TO BE INSTALLED AT A MINIMUM COVER OF 0" UNLESS OTHERWISE NOTED.



STANDARD CURB & GUTTER DETAIL

| NO. | DESCRIPTION |
|-----|-------------|
| 1   | 12\"/>      |

| NO. | DESCRIPTION |
|-----|-------------|
| 1   | 12\"/>      |

**ADVANTAGE**  
 CIVIL  
 ENGINEERING

**HUMANE SOCIETY**  
 OF LIVINGSTON COUNTY  
 GRADING & UTILITY PLAN

**DRYFORD Construction Company**  
 2000 Highway 101, Brighton, SC 29617  
 (803) 794-1111

| NO. | DESCRIPTION |
|-----|-------------|
| 1   | 12\"/>      |

#### **IMPACT ON STORM WATER MANAGEMENT – 18.07.04**

The property was previously developed using an underground storm collection system and detention facility meeting the requirements of the Livingston County Drain Commission. Use of the facility by the Salvation Army will not create any increased storm water runoff from the site. As a result there will be no impact to the storm water management facilities as part of the proposed use change.

#### **IMPACT ON SURROUNDING LANDS USES – 18.07.05**

The proposed use will have minimal impact on the surrounding land uses. Normal social service activities such as Food Support, Shelter Rental Assistance and Clothing Assistance generally serve approximately 50 families per week with hours of operation Monday - Friday 8:30am – 12:00pm and 1:00pm – 4:30pm.

Special social service activities such as Character Building Programs for Youth, Teen Nights, Music Programs, etc. are generally held during weekday evenings from 6:00pm – 8:00pm. These activities are less frequent in nature and generally create attendances ranging from 25 – 50 people.

Church worship activities such as Sunday school, Morning Worship Service, Bible Study, etc.. generally take place on Sundays between 10:00am and 12:00pm. Attendance for these activities generally range from 10 – 75 people.

No increase in light, dust or noise should be generated from the special use activity. Exterior lighting will remain the same as it currently exist. The roadway entrance and parking facilities are currently paved and no new construction is planned. As a result dust from the site should be unchanged.

There is no obnoxious noise or pollution that is anticipated from the site. Generally the site will be utilized by workers and families using passenger cars with minimal truck deliveries expected. Operation logistics generally spread the uses out over the day and as a result create minimal peak impacts on surrounding uses.

#### **IMPACT ON PUBLIC FACILITIES AND SERVICES – 18.07.06**

The facility is expected to employ approximately 6-8 full time employees and provide community social services to approximately 30-35 families per week. The social community services will generally be provided during the Monday to Friday work hours for approximately 6-7 families per day. There is no anticipated increase impact on the public schools or recreation facilities in the area. Also the impact on police protection, fire protection and emergency services will be minimal and generally be the consistent with the previous use at the facility.

### **IMPACT ON PUBLIC UTILITIES – 18.07.07**

The site will be serviced by the existing well & septic as approved by the Livingston County Health Department in 1998 and will cause no increase demand on public utilities. A storm water system was previously designed and built to control storm on the site and restrict runoff from the site to an agricultural runoff rate. There are no exterior hard surface improvements proposed as part of the special use and therefor there will not be an increase in storm water runoff from the site.

### **STORAGE AND HANDLING OF HAZARDOUS MATERIAL – 18.07.08**

No Hazardous materials will be used, stored or disposed of on the subject site.

### **TRAFFIC IMPACT STUDY – 18.07.09**

From the ITE Trip Generation Manual, it is expected a maximum of 15 trips/day/acre will be generated. With a 4.86 acre site, the total expected trips per day is 72.9 trips/day (15 x 4.86) with a trip being defined as a one-way event ( i.e. 72.9 trips per day is 37 trips in and 37 trips out). The peak hour trips can be estimated at approximately 15% of the average daily trips which equals 6 peak hour trips (37 trips/day x 0.15 = 6 peak hour trips). Based on an evaluation of similar facilities it is likely that traffic will consist of mostly passenger cars and light trucks with the occasional cube van type vehicle for deliveries.

Genoa Township requires a traffic impact study to be performed on any facility generating more than 100 peak hour trips in or out. The estimated peak hour trips for the proposed use is 6 and is less than the 100 trip threshold. As a result a detailed traffic impact study is not necessary.

### **HISTORIC IMPACT – 18.07.10**

No historic structures exist on this site

### **SPECIAL PROVISIONS – 18.07.11**

The preparer is not aware of any deed restrictions or protective covenants on this site.

## **GENERAL SOURCES – 18.07.12**

Genoa Township Zoning Ordinances

ITE Trip Generation Manual

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

Livingston County Drain Commission Plat Development Standards

Impact Assessment for Livingston County Humane Society dated October 1,  
2001, revised 10-30-2001 as prepared by Advantage Civil Engineering, Inc...



## SCHEDULE OF SERVICES

Services provided at The Salvation Army of Livingston County

Corps Community Center

Social Services: Hours are Monday - Friday from 9:00am - 12:00pm, 1:00pm - 4:00pm. Most services are by appointment only.

- **Food** - We will have a client choice food pantry where people will be interviewed and provided pantry food for meals. We serve about 15 families a week.
- **Utilities/ Rental Assistance** - Clients come in and are interviewed and are provided funds for rental assistance or utility assistance. We serve about 20 families a week.
- **Shelter** - Clients come in and are interviewed and are assisted with emergency housing in a hotel. We serve about 15 families a week.
- **Pathway of Hope** - This is a program which we try to break generational poverty. It is more extreme casework which will take place at our facility but also home visits. We will serve a total of 5 - 10 a month.
- **Warming/Cooling Center**- Members of our unhoused community or people in need of a warm or cool place to have a cup of coffee and something to eat, take a shower, Charge devices. We will serve around 5 people a week.
- **Clothing/Household Items voucher** - Clients can receive vouchers for The Salvation Army Thrift Store in Brighton for clothing and household items. We serve about 5 families a week.
- **Feeding Programs:** Summer Lunch Bunch is a program we provide in many locations that is directed by government programs. All the administration and food delivery will be done through our building. There are no clients served at our location.

## Social Services Holiday Programs:

- **Christmas Food and Gifts** - We provide a Thanksgiving and Christmas food basket and toys to those who apply for assistance. Applications are taken during the months of September, October, and November. Over a Three-day period, families come and pick up their food baskets and choose toys for their children in a toy shop. We have appointed times the families come so there should be no more than 4 families every 15 minutes. The hours are usually 9AM to 7PM. We also administer the provisions of Thanksgiving food baskets for the county.
- **Coats/Boots/Snow Pants** – During the months of October through March we provide winter items which families can come during Social Services hours to choose for their family. We serve about 10 families a week. About 5 are drop in.

### Livingston County Corps

503 Lake Street

Howell, Michigan 48843

P:(517)546-4750

F:(517)546-1983

[www.SalvationArmyLivingston.org](http://www.SalvationArmyLivingston.org)

Robert and Stephanie Leach

Corps Administrator

Lyndon Buckingham, *General*

Evie Diaz, *Territorial Commander*

Steven J. Merritt, *Divisional Commander*

“...THERE IS NO REWARD EQUAL TO THAT OF DOING THE MOST GOOD TO THE MOST PEOPLE IN THE MOST NEED.” — EVANGELINE BOOTH



### Community Programs:

- **Character Building Programs for youth** - The Army has five programs based on age that serve youth. We educate them in many topics like camping skills, community service, personal health and safety, music. The ages are 3 years old through 12. This program is on Wednesday evening from 5:30 - 7:00pm. Total number of youth would be 25.
- **Teen Nights** - This is a program for youth ages 13 - 18, It provides educational, service, and recreational activities. We meet Wednesday evening from 5:30 - 7:00pm. Total number of youth attending would be 25.
- **Music Programs** - This is a program for grades 6 - 12. We would have music instruction for instrument and vocal. This would be on Wednesdays from 4:30 - 5:30 pm. No more than 20 students
- **Before and After School Care** – We would provide a license before and afterschool care. We would provide a fun safe place with activities including homework time, sport and recreational activity, Computer lab, snacks. Attendance would be Max 50 Children
- **Older Adults** - We would make our building available to other senior services agencies for programs aimed at seniors during the day. Either educational or recreational. These programs would take place three times a week. Attendance would be 25 at each meeting.
- **Family Activities** - Once a month during weekends and during the week we will have a family activity like free movie, crafters day or recreation night. These activities would be in the evening or Saturday afternoon. Approximately 50 in attendance.
- **Women's Activities** - Once a week is a women's program which follows a fourfold program each week of either education, service, fellowship (fun) and worship. Women ages 14-up. We will meet on Tuesdays from 10:00am – 11:00am. We will also meet once a month on a Saturday for breakfast and fellowship. Attendance would be 25.
- **Men's Activities** – We will meet one Saturday a month for Breakfast and Fellowship. Attendance would be maximum 25 people.
- **Volunteer Opportunities and Community Service:** We have volunteer opportunities during Social Services hours with about 5 volunteers. At special events a few times a year we have 10 - 15 volunteers.
- **Rentals** - We would make our facility available for use to other agencies for meetings, programs, dinners, seminars, or concerts. Rentals would be various times and days if it does not conflict with social services or worship programs. There would be no more than 96 people in attendance.
- **Advisory Board Meeting** – First Wednesday of the month from 7:30 - 8:30am. This is our Board consisting of community leaders to help guide The Salvation Army in its programming, property, and finances. Attendance no more than 25.

### Worship Activities:

- **Sunday School** - Sundays at 10:00am is Christian education classes for all ages. Would not have more than 75 in attendance. (At this time our attendance is 5 - 15)
- **Morning Worship Service** - Sundays at 11:00am is our church service program. Would not have more than 75 in attendance. (At this time our attendance is 10 - 25)
- **Potluck Dinner** - The 5th Sundays of the year. Dinner is at 12:00pm. Would not be more than 75 in attendance. (At this time our attendance is 15- 25)
- **Bible Study** - Every Wednesday from 2:30 - 4:30pm we meet to study the bible. Would not be more than 25 in attendance. (At this time our attendance is 8 - 10)
- **Leadership training** - During the weekends during the morning and afternoon times. No designated dates currently. Just as needed.

Where I Call Church



Sunday School 10am  
Holiness Meeting (Sunday Service) 11am

Women age 16 and older

**C.A.F.E**

**TUESDAYS AT 10AM**

for

*a time of fellowship, a time of conversation, a time of creativity,  
a time of relaxation, a time of outreach*

and

of coarse coffee (or tea if that's your preference)

at our **Coffee And Fellowship Embrace** women's group.

Women age 16 and older

**Women's  
Breakfast**

**THIRD  
SATURDAYS  
AT 9:30AM**

Men age 16 and older

**Breakfast with the Guys**

**SECOND SATURDAYS AT 9:30AM**

Men & Women age 18 and older

**Adult Bible Study**

Wednesdays at 2:30pm

A chance to  
fellowship and dive into  
God's Word  
together

September—November & January—May

**Youth Night**

Grades K—12 & Young Adults  
Nursery age welcome with a sibling in program

**Wednesdays  
5:30pm—7pm**

**Program includes:**

Life building Skills, Games & Crafts,  
Bible Study, Field Trips & More!

**Hope to see you there!**



We

Are Ready To

Listen,

Pray

And

Serve

# Church Ministry

## Sunday:

|   |      |
|---|------|
| Sunday School                             | 10am |
| Holiness Meeting                          | 11am |
| <i>With Children's Church and Nursery</i> |      |

## Ministry Opportunities

From nursery age and up there are different opportunities throughout the week. Don't hesitate to call or stop in to discover ways you can join in fellowship and dive into the bible each week.

## Visitations

Visit with the local nursing homes to offer gifts, prayer and fellowship.

*If you're in need of prayer or counsel  
we are happy to help.*

### Volunteer Opportunities and Community Service

- Fundraising Committee Members
- Program and Event Volunteers
- Toy Shop & Holiday Assistance Volunteers
- Office Volunteers
- Service Hours available

For more information

Please Call (517)546-4750



### The Salvation Army Mission Statement

*The Salvation Army, an international movement,  
is an evangelical part of the universal Christian Church.  
Its message is based on the Bible. Its ministry is  
motivated by the love of God. Its mission is to preach the  
gospel of Jesus Christ and to meet human needs in  
His name without discrimination.*



The Salvation Army  
Of Livingston County  
Church and Social Service Office



Please check out our website for up to date information

[centralusa.salvationarmy.org/livingstoncounty/](http://centralusa.salvationarmy.org/livingstoncounty/)  
f @SalvationArmyLivingston

(517)546-4750

503 Lake St. Howell MI 48843

# Social Service Office

We believe that a stable house is of utmost importance to the long-term success of families. Also that Housing, Utility and Food costs go hand in hand. The Salvation Army of Livingston County is here to help find solutions to make those expenses more affordable for families.

*Whatever the need, The Salvation Army wants to be there for you.*

## Food Assistance

Families experiencing a shortage in food and are struggling to make ends meet for the month may visit our pantry or schedule a food delivery every 30 days.

All Pantry and Deliveries are by Appointment

Emergency Boxes are available onsite (no appointment needed)

## Emergency Voucher Assistance

### Emergency Clothing Vouchers

- Families who are in need of clothing due to the loss in a fire or unexpected emergency in the household.
- Vouchers include items such as shoes, ties, undergarments and belts

### Emergency Household Vouchers

- Families who recently obtained new residency within the last 30 days of signing their lease
- Households who may have lost items due to a fire
- Vouchers include items such as dishes, bedding, linen and small appliances

All Vouchers are by Appointment.

All Vouchers will be redeemed at  
The Salvation Army Thrift Store located in Brighton.

## Housing Assistance

To help provide or maintain stable housing we have developed a variety of housing assistance programs which includes assistance with the following:

- First Months Rent
- Security Deposit
- Eviction

## Temporary Shelter

For individuals and households that find themselves without housing, we offer temporary shelter through local hotels.

- Overnight Hotline (248) 346-1017

## Utility Assistance

In our efforts to help people keep the lights and heat on year round we offer assistance in the following ways:

- Emergency Utility Assistance
- Enrollment into Cost Effective Programs
- Energy Saving Tips

## Pathway of Hope

We believe that every family deserves the basics for human survival. Through our initiative, we help families break away from the cycle of generational poverty and equip them with the tools and resources they need to reach their goals for a better future. When families in Livingston County struggle to overcome challenges like unemployment, lack of education, and unstable housing, the Pathway of Hope program can help them take action to meet their needs and achieve their full potential. Our staff is prepared to support families in need on a path toward stability and self-sufficiency for more successful, fulfilling lives.

## Events / Programs

### Summer Lunch Bunch

A program that serves households who are finding it difficult to provide the extra lunch time meal when school is not in session by providing meals, fun activities, and a pantry pack.

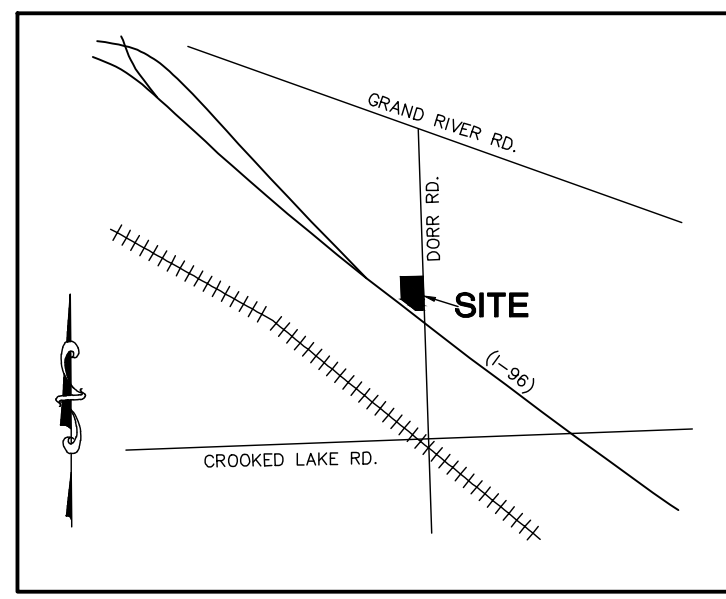
### Holiday Assistance

During the Thanksgiving and Christmas seasons we offer assistance to families in need by providing gifts and food as well as winter gear.

For more information about our services

Please Call (517)546-4750





LOCATION MAP  
NOT TO SCALE

**LEGEND**

- R. RECORD
- M. MEASURED
- C. CALCULATED
- F.I.R. FOUND IRON ROD
- H. HEARNE BROTHERS
- F.C.M. FOUND CONCRETE MONUMENT
- S.I.R. SET IRON ROD
- S.P.K. SET P.K. NAIL
- F.P.K. FOUND P.K. NAIL
- T/C TOP OF CURB
- G. GUTTER
- FF FINISHED FLOOR
- T/W TOP OF WALL
- T/P TOP OF PIPE
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- C.O. CLEAN OUT
- D.S. DOWNSPOUT
- L.P. LIGHT POLE
- L.L. LANDSCAPE LIGHT
- GW GATE VALVE AND WELL
- WSV WATER STOP VALVE
- HYD. FIRE HYDRANT
- BOL. BOLLARD
- M.W. MONITORING WELL
- SIGN
- HP NUMBER PARKING SPACES
- HC HANDICAP PARKING
- G.W. GUY WIRE
- X FENCE
- SC SANITARY/COMBINED SEWER
- SS STORM SEWER
- WM WATERMAIN
- OHW OVERHEAD UTILITY LINES

**ZONING INFORMATION**

Zoned IND - Industrial District

**FLOOD NOTE**

Property is located in Zone X on FEMA Maps, No. 26093C0330D Effective Date September 17, 2008

**SCHEDULE B EXCEPTIONS**

- ⑨ Oil and Gas Lease as recorded in Liber 966, page 4, Livingston County Records, and mesne assignments thereof. Item is blanket in nature and therefore not plottable.
- ⑩ Rights of others in and to the 12 foot wide Private Easement for driveway and public utility access from Dorr Road to a free standing highway sign and including an area around the sign for maintenance crossing subject property, as reserved in instrument recorded in Liber 3475, page 805, Livingston County Records. Item is plotted hereon.

**LEGAL DESCRIPTION**

Liberty Title Agency, Commitment No: LIB188712, Dated November 8, 2023 Revision No. 4

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

Part of the Southeast 1/4 of Section 15, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Beginning at a point on the East-West 1/4 line of said Section 15, distant South 88 degrees 24 minutes 36 seconds West, 80.0 feet from the East 1/4 corner of said Section 15; thence South 88 degrees 24 minutes 36 seconds West along said East-West 1/4 line 139.42 feet; thence North 53 degrees 28 minutes 50 seconds West along the Northerly Right of Way line of I-96 Expressway, 308.41 feet; thence North 02 degrees 13 minutes 10 seconds East along the Westerly Right of Way line of Dorr Road, 517.69 feet; thence South 87 degrees 46 minutes 50 seconds West along said Westerly Right of Way line 20.0 feet; thence South 02 degrees 13 minutes 10 seconds East along said Westerly Right of Way line, 72.09 feet to the point of beginning, part of which is under waters of a pond.

**SUBJECT TO -**

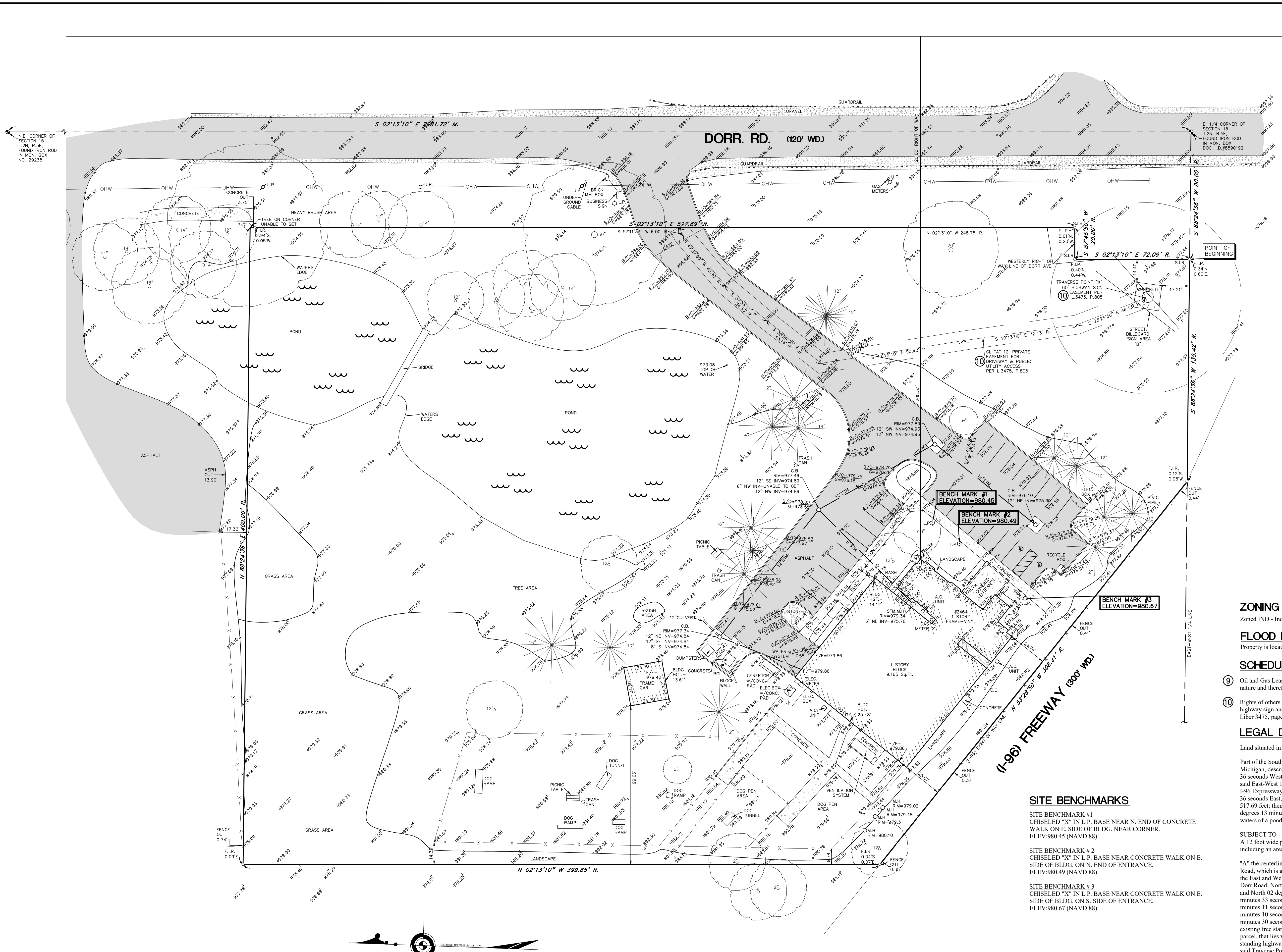
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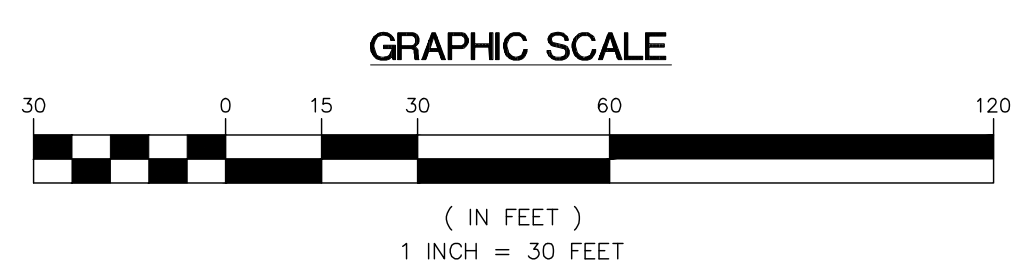
**BOUNDARY CERTIFICATION**

George Jerome & Co. hereby certifies to The Salvation Army that it has surveyed the above described property, description furnished by you, for the purpose of establishing outline boundaries, and that the boundaries and corners of said property are as indicated hereon.

George G. Jerome Jr., P.S. P.E.  
46672



**UTILITY NOTE:**  
ALL PUBLIC UTILITY LINES, AS SHOWN HEREON, ARE TAKEN FROM THE BEST AVAILABLE RECORDS AS DISCLOSED BY THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES. OTHER UTILITY INFORMATION WAS NOT AVAILABLE AT THE TIME OF SURVEY. NO GUARANTEE CAN BE GIVEN BY US AS TO THE ACCURACY OR COMPLETENESS THEREOF.



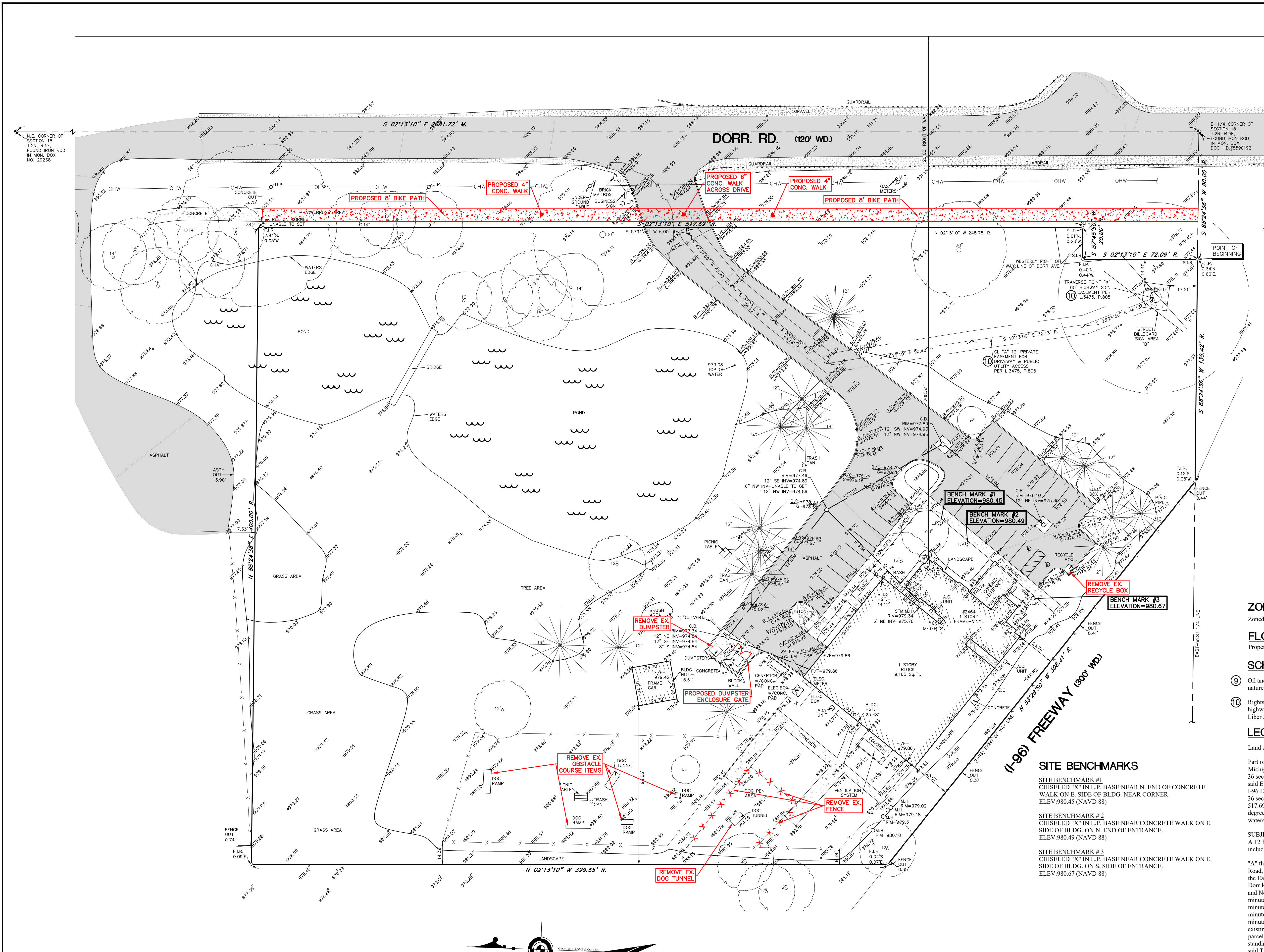
| DATE:    | BY:    | REVISIONS                        | DATE: | BY: | REVISIONS |
|----------|--------|----------------------------------|-------|-----|-----------|
| 11-13-23 | N.L.R. | ADDED TIES TO RIGHT OF WAY       |       |     |           |
| 12-05-23 | N.L.R. | REVISED PER NEW TITLE COMMITMENT |       |     |           |

**BOUNDARY & TOPOGRAPHIC SURVEY**  
2464 DORR RD., TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN

SURVEY BY: R.S./S.D.  
DRAWN BY: T.M.M.  
CHECKED BY: G.J.J.R.  
APPROVED BY: G.J.J.R.

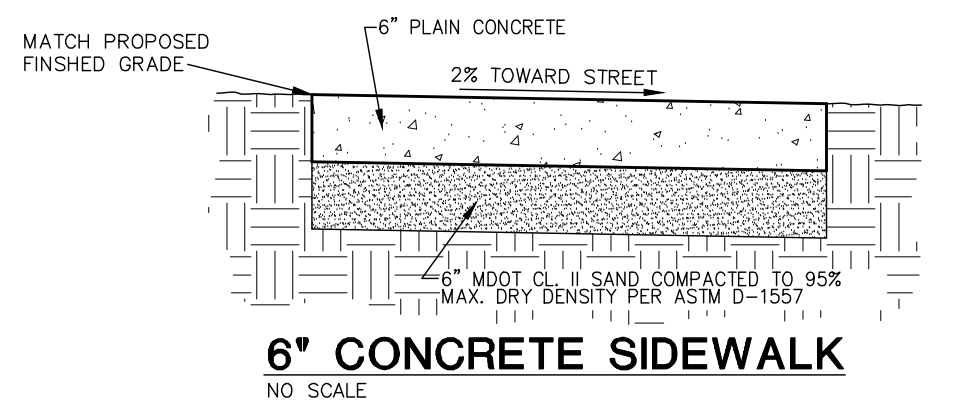
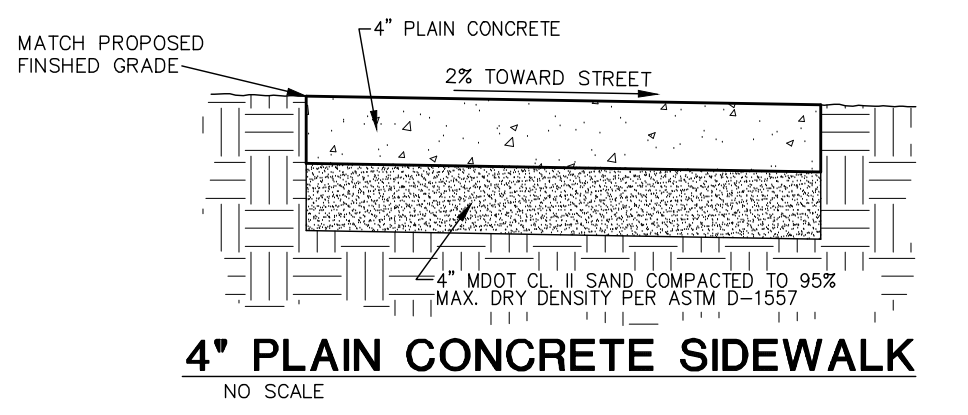
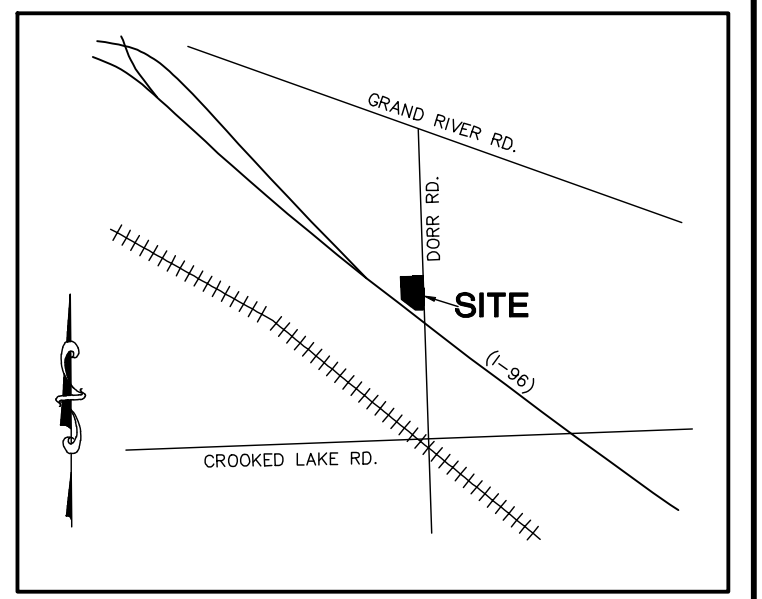
**GEORGE J. JEROME & CO.**  
CONSULTING MUNICIPAL & CIVIL ENGINEERS  
28304 HAYES ROSEVILLE, MI 48066  
(586) 774-3000  
www.GeorgeJerome.com

ORDER NO. 26-608  
FIELD BOOK 1436, P.73  
SCALE 1"=30'  
FOR SALVATION ARMY  
DATE 10-03-23  
DRAWING FILE NO.  
SHT. NO. 1 OF 2



**LEGEND**

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- M. MEASURED
- C. CALCULATED
- F.I.R. FOUND IRON ROD
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- F.C.M. FOUND CONCRETE MONUMENT
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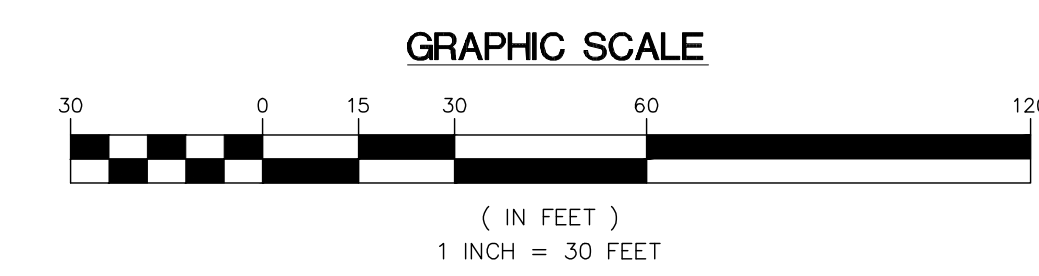
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George G. Jerome Jr., P.S. P.E.  
46672

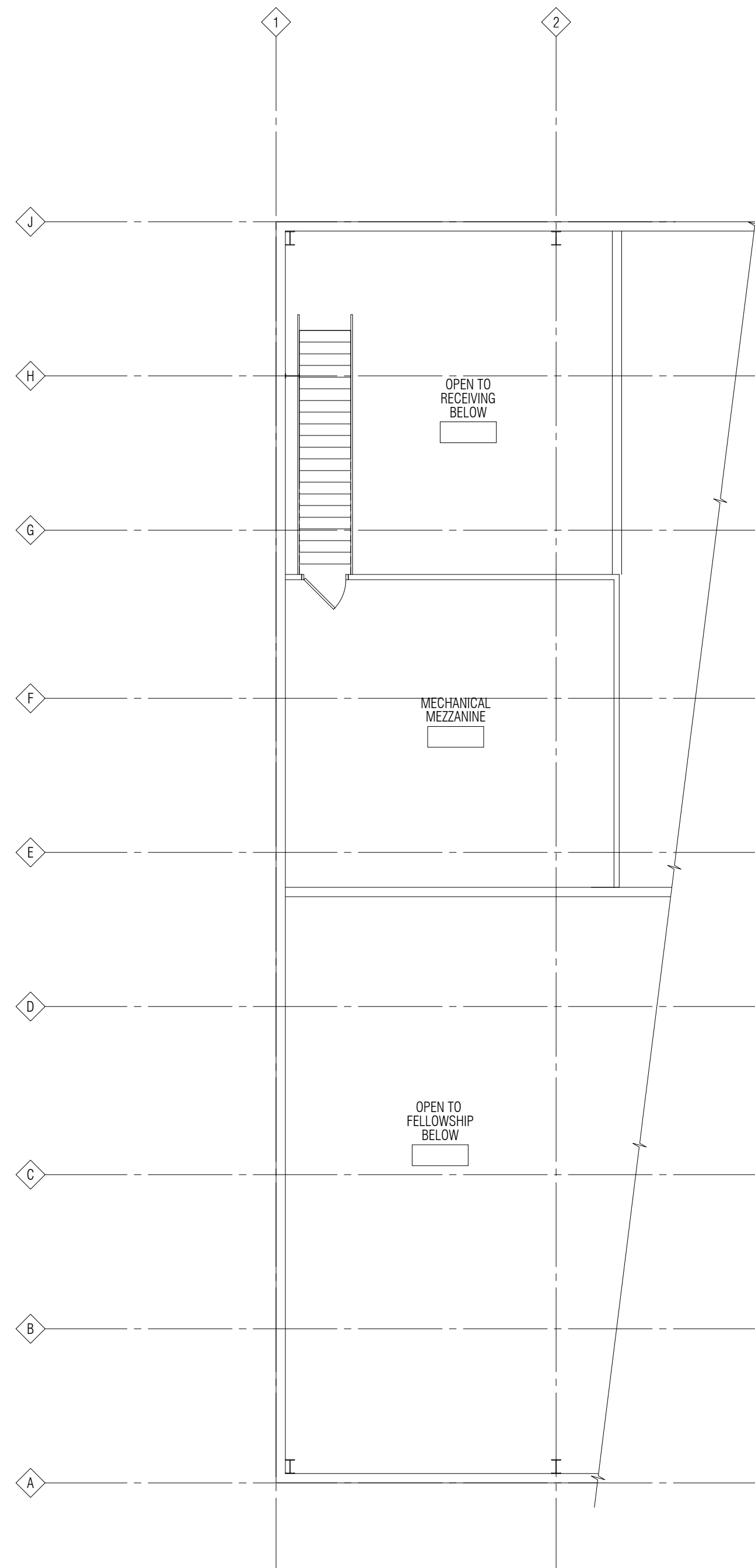
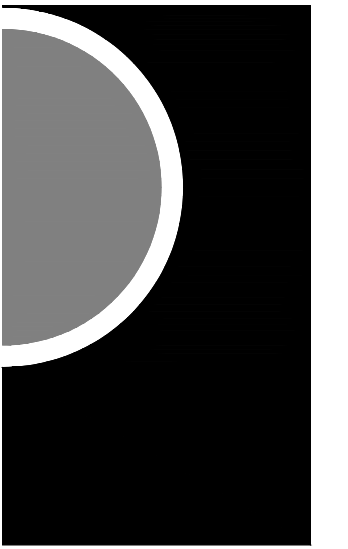
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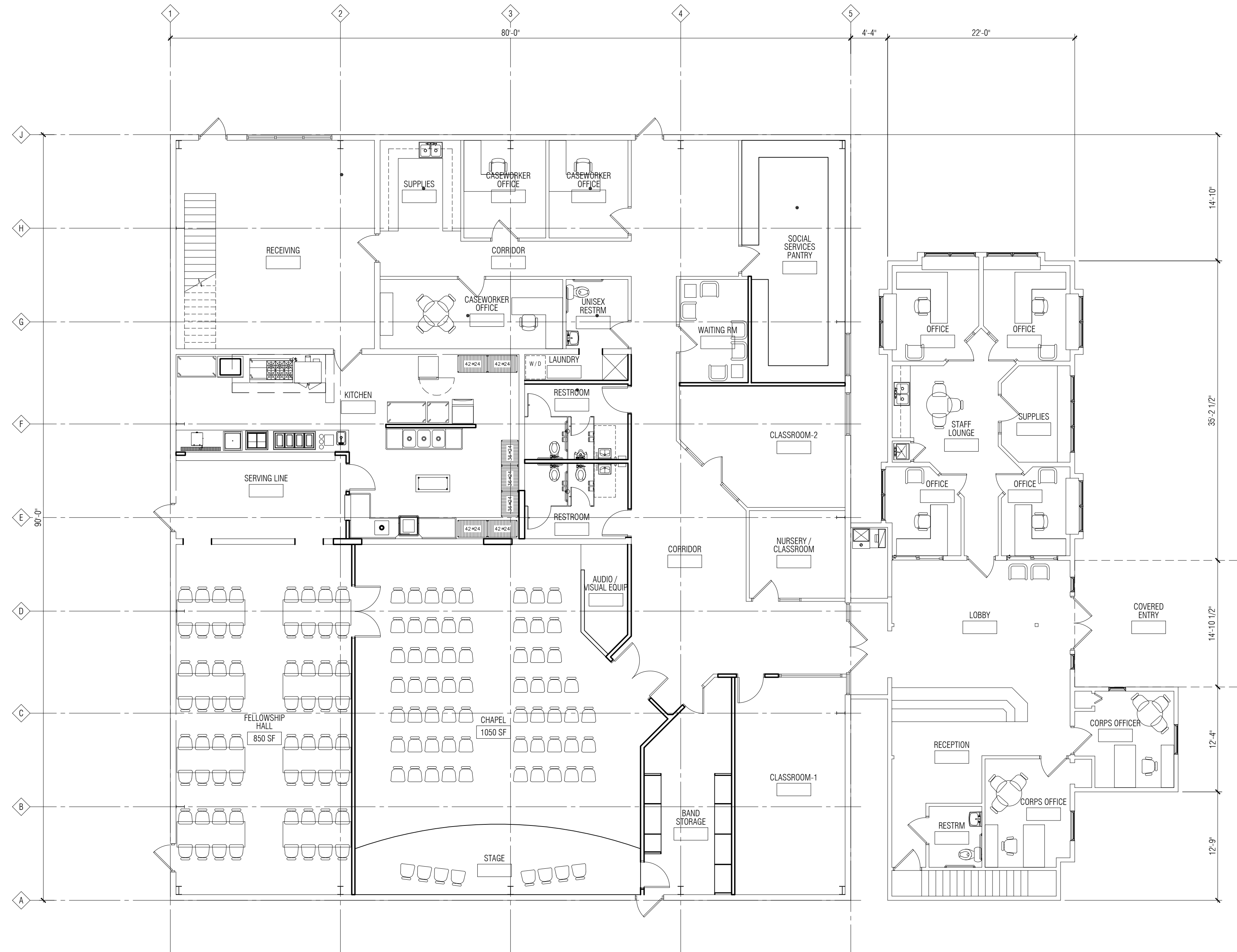
| DATE:    | BY:    | REVISIONS                        | DATE: | BY: | REVISIONS |
|----------|--------|----------------------------------|-------|-----|-----------|
| 11-13-23 | N.L.R. | ADDED TIES TO RIGHT OF WAY       |       |     |           |
| 12-05-23 | N.L.R. | REVISED PER NEW TITLE COMMITMENT |       |     |           |
| 01-19-24 | N.L.R. | REVISED FOR SITE PLAN            |       |     |           |
| 01-19-24 | N.L.R. | REVISED PER GENOA TOWNSHIP       |       |     |           |

**SITE PLAN**  
2464 DORR RD., TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN

|                       |  |                       |          |                  |
|-----------------------|--|-----------------------|----------|------------------|
| SURVEY BY: R.S./S.D.  | <b>GEORGE JEROME &amp; CO.</b><br>CONSULTING MUNICIPAL & CIVIL ENGINEERS<br>28304 HAYES<br>ROSELIE, MI 48066<br>www.GeorgeJerome.com<br>(586) 774-3000 | ORDER NO. 26-608      | SHT. NO. |                  |
| DRAWN BY: N.L.R.      |  | FIELD BOOK 1436, P.73 |          |                  |
| CHECKED BY: G.J.J.R.  |  | DATE 01-19-24         |          | DRAWING FILE NO. |
| APPROVED BY: G.J.J.R. |  | SCALE 1"=30'          |          |                  |

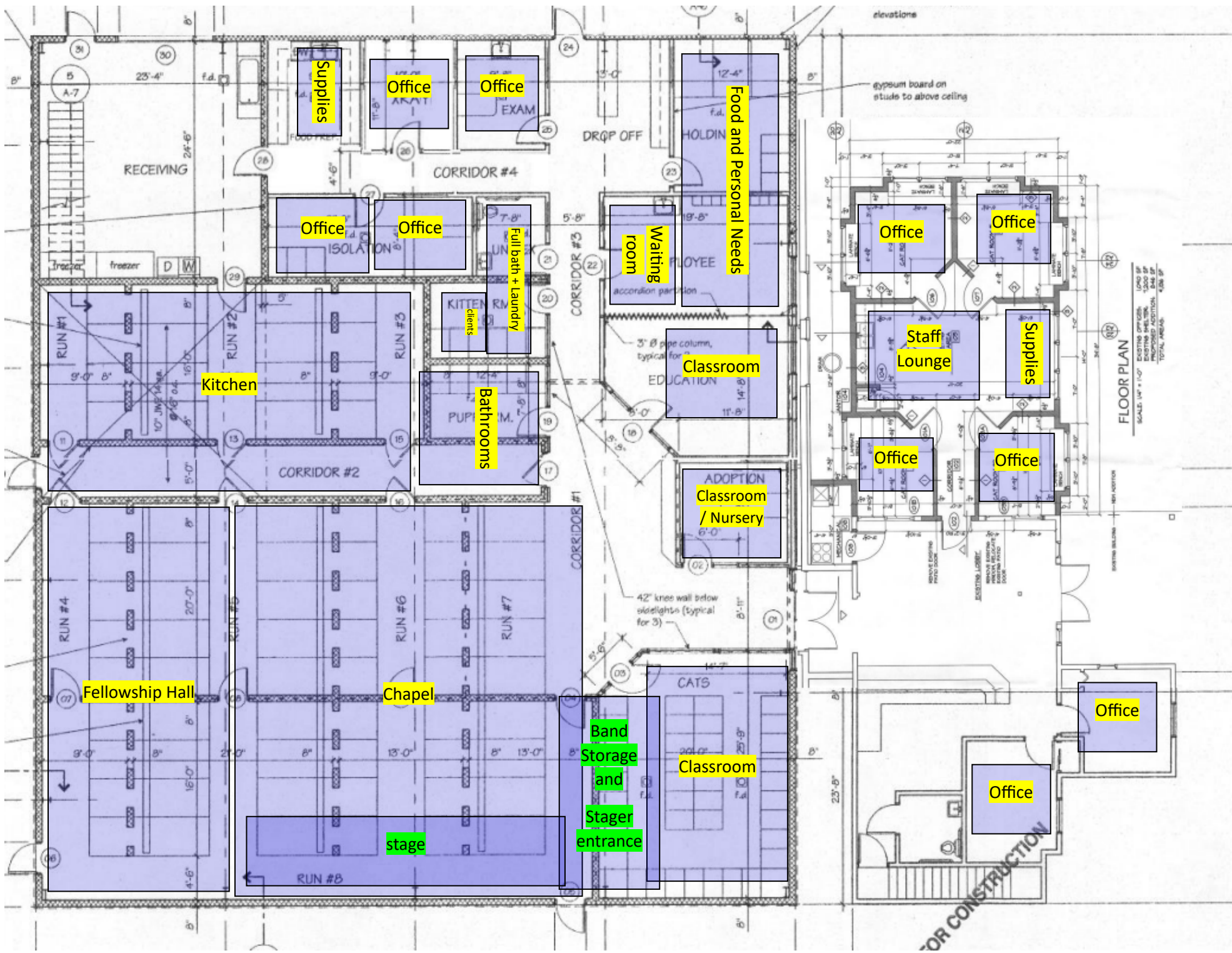


**2** Mezzanine Level Floor Plan  
1/8" = 1'-0"



**1** Main Level Floor Plan  
1/8" = 1'-0"





FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 EXISTING OFFICE, EXISTING HALLWAY, EXISTING STAIRS, PROPOSED ADDITION, 5/16 OF TOTAL AREA, 4/16 OF TOTAL AREA

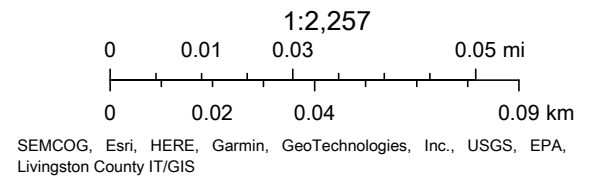
FOR CONSTRUCTION

# Livingston County GIS Map



6/20/2023, 11:31:11 AM

- Tax Parcel
- Parcel Dimensions
- Roads
- Interstate Highway
- Major Road
- Minor Road
- PLSS Section
- Municipality



Livingston County IT/GIS

Map information depicted is not intended to replace or substitute for any official or primary source. Boundary measurements and area calculations are approximate and should not be construed as survey measurements.

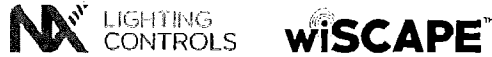
**SARA2**  
ARCHITECTURAL AREA/SITE

**FEATURES**

- TIR Strike Optics
- Available in Monochromatic Amber, 2700K, 3000K, 3500K, 4000K and 5000K
- Type 1, 2, 3, 4, 4W, 5W, 5QM, L, and R distributions
- 0 - 10V dimming drivers standard
- IP65 optical assembly



**CONTROL TECHNOLOGY**



**SPECIFICATIONS**

**CONSTRUCTION**

- One piece die-cast housing, low copper (<0.6% Cu) Aluminum Alloy with integral cooling ribs over the optical chamber and electrical compartment
- Solid barrier wall separates optical and electrical compartments
- Double-thick wall with gussets on the support-arm mounting end
- Housing forms a half cylinder with 55° front face plane providing a recess to allow a flush single-latch detail
- All hardware is stainless steel or electro-zinc plated steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- One-piece die-cast, low copper (<0.6% Cu) aluminum alloy lens frame with 1" minimum depth around the gasket flange
- Optional clear 1/8" thick tempered glass lens retained by eight steel clips with full silicone gasketing around the perimete
- Optional, fixture supplied with a one-piece flat, clear, UV stabilized polycarbonate, fully gasketed, replacing the standard tempered glass lens. CAUTION: Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight. A program of regular inspection and periodic replacement is highly recommended to maintain optimum fixture performance
- One-piece extruded aluminum arm with internal bolt guides and fully radiussed top and bottom
- Luminaire-to-pole attachment is by internal draw bolts, and includes a pole reinforcing plate with wire strain relief

**CONSTRUCTION (CONTINUED)**

- Arm is circular cut for specified round pole
- Optional cast, low copper aluminum horizontal slip-fitter with adaptor plate to secure the luminaire to 2" IPS pipe size arms
- Optional cast aluminum wall mount plate assembly. Attaches to the wall over the junction box. Luminaire attaches to the wall plate

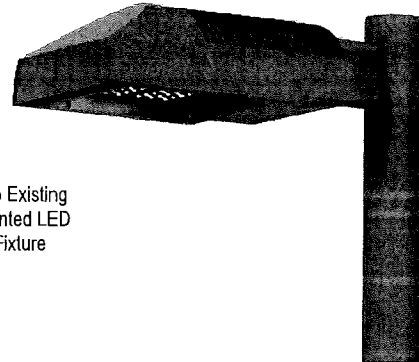
**OPTICS**

- Optical cartridge system consisting of a die cast heat sink, LED Total Internal Reflection (TIR) optics, gasket and bezel plate
- Molded silicone gasket ensures a weather-proof seal around each individual LED
- Features revolutionary individual LED optical control based on high performance TIR optical designs
- Optional BackLight Control for complete control of unwanted backlight
- IP65 Optical assembly
- Type 1, 2, 3, 4, 4W, 5W, 5QM, R, and L standard distributions
- Available in Monochromatic Amber, 2700K, 3000K, 3500K, 4000K and 5000K
- Die-cast, low copper aluminum heat sink modules provide thermal transfer at PCB level
- Anodized aluminum heat sink modules

**INSTALLATION**

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

The Archetype®



Similar to Existing Wall Mounted LED Light Fixture

**RELATED PRODUCTS**

- Ouro      Pavilion      PGL8

**ELECTRICAL**

- Dimming range from 10% to 100% through the use of standard 0-10V interface on the programmable driver
- Modular wiring harness in the service area provides user access to the dimming circuitry
- Optional factory programmed dimming profile
- Surge protection: 10kV surge suppression
- SF for 120, 277, 347 Line volts  
DF for 208, 240, 480 Line volts

**CONTROLS**

- 7-pin Receptacle and Button Photocell

**CERTIFICATIONS AND LISTINGS**

- Listed to UL1598 and CSA C22.2#250.0-24 for wet location and 40°C ambient temperatures
- IDA approved, 3000K and warmer CCTs only
- RoHS compliant
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. See Buy American Solutions

**WARRANTY**

- 5 year warranty

| KEY DATA              |               |
|-----------------------|---------------|
| Lumen Range           | 2,714–10,814  |
| Wattage Range         | 58.87–84.27   |
| Efficacy Range (LPW)  | 45.3–127.7    |
| Reported Life (Hours) | L70/60,000    |
| Weight                | 21 lbs 9.5 kg |
| EPS Side View         | 0.70          |

# Noctura Series

LED Wall Mount Luminaires

DATE: 1/22/2024

LOCATION: 2464 Dorr Road

TYPE: S2

PROJECT: TSA Livingston County Corps Community Center

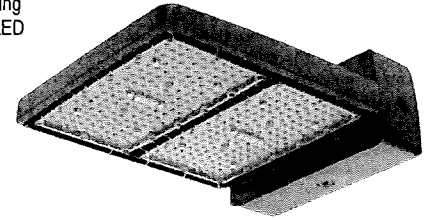
CATALOG #: Existing Wall Mounted Light Fixture

## Product Description

The Noctura® LED Wall Mount luminaire minimizes cost of ownership with easy installation, high performance and quality backed by a Cree Lighting 5-year limited warranty. The Noctura Series has a coordinated style across area, flood and wall mount luminaires to provide a consistent daytime appearance across a building site or campus. The rugged yet lightweight aluminum housing and mounting box are designed for easy installation of a variety of junction box styles (4" square, 3" and 4" octagonal, single gang (vertical or horizontal mounts). Luminaires (1L & 3L) allow for through-wired or conduit entry from the top, sides and rear. Luminaires (7L and higher) allow for through-wired or conduit entry from the top, bottom, sides and rear.

**Applications:** Ideal for both retrofit and new installation: building facade, security and general lighting applications.

Similar to Existing Wall Mounted LED Light Fixture



## Performance Summary

**Initial Delivered Lumens:** Up to 22,600 lumens

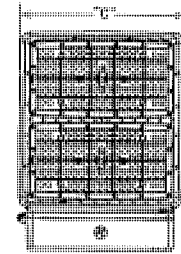
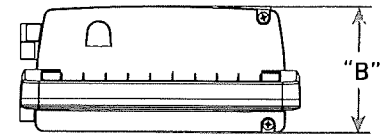
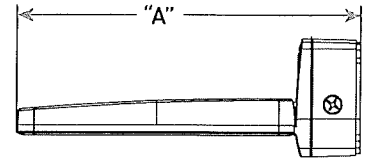
**Efficacy:** Up to 154 LPW

**CRI:** Minimum 70 CRI

**CCT:** 4000K, 5000K

**Limited Warranty\*:** 5 years on luminaire/ up to 5 years for Synapse® accessory/ 1 year on photocell accessory

\* See <http://creelighting.com/warranty> for warranty terms



## Accessories

| Field-Installed  |
|--|
| <b>Field-Installed Button Photocell</b><br>JL-423CZ<br>- UL (120-277V) Voltage only<br><b>Synapse® SimplySnap 10V Interface</b><br>DIM10-220F<br>- 120V-277V<br>- Requires other Synapse components to complete system<br>- Refer to DIM10-220F spec sheet for details |

| Lumen Package | Weight           | Dim "A"        | Dim "B"       | Dim "C"        |
|---------------|------------------|----------------|---------------|----------------|
| 11L           | 8.2 lbs. (3.9kg) | 12.19" (310mm) | 5.51" (140mm) | 12.36" (314mm) |

## Ordering Information\*\*

Example: NTW-A-WM-T3-1L-40K-UL-BZ

| NTW     | A       | WM            | T3                 | Lumen Package*  |  | CCT                          | Voltage  | BZ            |
|---------|---------|---------------|--------------------|---|--|------------------------------|--|---------------|
| Product | Version | Mounting      | Optic              |   |  |                              |  | Color Options |
| NTW     | A       | WM Wall Mount | T3 Type III Medium | <b>Small</b><br>1L<br>1,600 lumens<br>- Not available in 347-480V<br>3L<br>3,500 lumens<br>7L<br>7,000 lumens | <b>Large</b><br>11L<br>11,000 lumens<br>17L<br>17,000 lumens<br>23L<br>23,000 lumens | 40K<br>4000K<br>50K<br>5000K | UL<br>Universal<br>120-277V<br>UH<br>Universal<br>347-480V | BZ Bronze     |

\* Lumen Package codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

\*\* Consult factory for availability



**CREE** ⇄ **LIGHTING**

US: [creelighting.com](http://creelighting.com) (800) 236-6800

Canada: [creelighting-canada.com](http://creelighting-canada.com) (800) 473-1234



Brighton Pines Ct

2400

2464

Dottr Rd

Dottr Rd

Dottr Rd

Herbs Rd

Sat Jun 8 2024

Imagery © 2024 Nearmap, HERE



Nearmap 6389

| Grantor   | Grantee                    | Sale Price                    | Sale Date  | Inst. Type                 | Terms of Sale     | Liber & Page   | Verified By  | Prcnt. Trans.           |        |                 |  |                |  |               |  |        |  |         |  |
|---|----------------------------|-------------------------------|------------|----------------------------|-------------------|--|--------------|-------------------------|--------|-----------------|--|----------------|--|---------------|--|--------|--|---------|--|
| HUMANE SOC. OF LIV. COUNTY  | SALVATION ARMY THE         | 1,950,000                     | 03/15/2024 | WD                         | 03-ARM'S LENGTH   | 2024R-005049   | BUYER/SELLER | 100.0                   |        |                 |  |                |  |               |  |        |  |         |  |
| GTTD PROPERTIES L.L.C.  | HUMANE SOCIETY OF LIV. COU | 130,000                       | 03/07/1998 | LC                         | 16-LC PAYOFF      | 2321-0708  | BUYER/SELLER | 0.0                     |        |                 |  |                |  |               |  |        |  |         |  |
| LATHAM, RONALD  | LATHAM, ROSE               | 0                             | 11/05/1997 | QC                         | 21-NOT USED/OTHER | 2259-0402  | BUYER/SELLER | 100.0                   |        |                 |  |                |  |               |  |        |  |         |  |
| LATHAM, ROSE  | GTTD PROPERTIES            | 130,000                       | 04/04/1997 | WD                         | 03-ARM'S LENGTH   | 2160-0990  | BUYER/SELLER | 100.0                   |        |                 |  |                |  |               |  |        |  |         |  |
| Property Address  |                            | Class: COMMERCIAL-IMPROVE     |            | Zoning: IND                |                   | Building Permit(s)                                       |              | Date                    | Number | Status          |  |                |  |               |  |        |  |         |  |
| 2464 DORR RD  |                            | School: HOWELL PUBLIC SCHOOLS |            | Other: See Work Descriptio |                   | 05/28/2019   |              | PW19-080                |        |                 |  |                |  |               |  |        |  |         |  |
| Owner's Name/Address  |                            | P.R.E. 0%                     |            | Other: See Work Descriptio |                   | 05/24/2019   |              | PW19-079                |        |                 |  |                |  |               |  |        |  |         |  |
| SALVATION ARMY THE<br>5550 PRAIRIE STONE PKWY<br>HOFFMAN ESTATE IL 60192  |                            | MAP #: V24-27                 |            | ADDITION                   |                   | 12/19/2011   |              | P11-137                 |        | NO START        |  |                |  |               |  |        |  |         |  |
|   |                            | 2025 Est TCV 0 TCV/TFA: 0.00  |            | SEWER CONNECTION           |                   | 07/03/2007   |              | W07-042                 |        | NO START        |  |                |  |               |  |        |  |         |  |
| Tax Description   |                            | X Improved                    |            | Vacant                     |                   | Land Value Estimates for Land Table 3001.3001 INDUSTRIAL |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
| SEC 15 T2N R5E COM E 1/4 COR, TH S88*W 80 FT TO POB, TH S88*W 139.42 FT, TH N53*W 308.41 FT, TH N2*W 400.25 FT, TH N88*E 400 FT, TH S2*E 518.59 FT, TH S87*W 20 FT TH S2*E 72.09 FT TO POB 4.75 AC M/L SPLIT 11/88 FROM 007 |                            | Public Improvements           |            | * Factors *                |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
| Comments/Influences   |                            | Dirt Road                     |            | Description                |                   | Frontage   |              | Depth                   |        | Front           |  | Depth          |  | Rate %Adj.    |  | Reason |  | Value   |  |
|   |                            | Gravel Road                   |            | PRICE PER                  |                   | BRIGHTON PINES   |              | 189486                  |        | SqFt            |  | 2.20000        |  | 100           |  |        |  | 416,869 |  |
|   |                            | Paved Road                    |            | 4.35                       |                   | Total Acres  |              | Total Est. Land Value = |        |                 |  |                |  |               |  |        |  | 416,869 |  |
|   |                            | Storm Sewer                   |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Sidewalk                      |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Water                         |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Sewer                         |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Electric                      |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Gas                           |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Curb                          |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Street Lights                 |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Standard Utilities            |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Underground Utils.            |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Topography of Site            |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Level                         |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Rolling                       |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Low                           |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | High                          |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Landscaped                    |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Swamp                         |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Wooded                        |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Pond                          |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Waterfront                    |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Ravine                        |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Wetland                       |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Flood Plain                   |            |                            |                   |  |              |                         |        |                 |  |                |  |               |  |        |  |         |  |
|   |                            | Year                          |            | Land Value                 |                   | Building Value   |              | Assessed Value          |        | Board of Review |  | Tribunal/Other |  | Taxable Value |  |        |  |         |  |
|   |                            | Who                           |            | When                       |                   | What   |              | 2025                    |        | EXEMPT          |  | EXEMPT         |  | EXEMPT        |  | EXEMPT |  | EXEMPT  |  |
|   |                            | DLR 08/09/2013                |            | INSPECTED                  |                   |  |              | 2024                    |        | EXEMPT          |  | EXEMPT         |  | EXEMPT        |  | EXEMPT |  | EXEMPT  |  |
|   |                            |                               |            |                            |                   |  |              | 2023                    |        | 0               |  | 0              |  | 0             |  | 0      |  | 0       |  |
|   |                            |                               |            |                            |                   |  |              | 2022                    |        | 0               |  | 0              |  | 0             |  | 0      |  | 0       |  |



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| Building Type   |   | (3) Roof (cont.)  |  | (11) Heating/Cooling |  |                | (15) Built-ins  |   | (15) Fireplaces  |      | (16) Porches/Decks |   | (17) Garage                             |  |
|---|---|---|--|----------------------|--|----------------|---|---|--|------|--------------------|---|---|--|
| X Single Family<br>Mobile Home<br>Town Home<br>Duplex<br>A-Frame  | X Eavestrough<br>X Insulation<br>0 Front Overhang<br>0 Other Overhang | X Gas<br>Wood   |  | Oil<br>Coal          |  | Elec.<br>Steam |   | Appliance Allow.<br>Cook Top<br>Dishwasher<br>Garbage Disposal<br>Bath Heater<br>Vent Fan<br>Hot Tub<br>Unvented Hood<br>Vented Hood<br>Intercom<br>Jacuzzi Tub<br>Jacuzzi repl.Tub<br>Oven<br>Microwave<br>Standard Range<br>Self Clean Range<br>Sauna<br>Trash Compactor<br>Central Vacuum<br>Security System | Interior 1 Story<br>Interior 2 Story<br>2nd/Same Stack<br>Two Sided<br>Exterior 1 Story<br>Exterior 2 Story<br>Prefab 1 Story<br>Prefab 2 Story<br>Heat Circulator<br>Raised Hearth<br>Wood Stove<br>Direct-Vented Gas | Area | Type               | Year Built:<br>Car Capacity:<br>Class: BC<br>Exterior: Siding<br>Brick Ven.: 0<br>Stone Ven.: 0<br>Common Wall: Detache<br>Foundation: 42 Inch<br>Finished?:<br>Auto. Doors: 0<br>Mech. Doors: 0<br>Area: 576<br>% Good: 80<br>Storage Area: 0<br>No Conc. Floor: 0 |   |  |
| X Wood Frame  | (4) Interior<br>X Drywall<br>Paneled<br>Plaster<br>Wood T&G           | Forced Air w/o Ducts<br>Forced Air w/ Ducts<br>Forced Hot Water<br>Electric Baseboard<br>Elec. Ceil. Radiant<br>Radiant (in-floor)<br>Electric Wall Heat<br>Space Heater<br>Wall/Floor Furnace<br>Forced Heat & Cool<br>Heat Pump<br>No Heating/Cooling |  |                      | Central Air<br>Wood Furnace  |                |   |   | Class: BC<br>Effec. Age: 9<br>Floor Area: 0<br>Total Base New : 33,264<br>Total Depr Cost: 26,611<br>Estimated T.C.V: 26,611   |      | E.C.F.<br>X 1.000  |   | Bsmnt Garage:<br>Carport Area:<br>Roof: |  |
| Building Style:<br>BC   | Trim & Decoration   | No./Qual. of Fixtures   |  |                      | No. of Elec. Outlets   |                | Cost Est. for Res. Bldg: 1 Single Family BC                 |   |  |      |                    |   | Cls BC Blt 2008                         |  |
| Yr Built<br>2008  | Ex X Ord Min  | Ex. X Ord. Min  |  |                      | Many X Ave. Few  |                | (11) Heating System: Forced Air w/ Ducts                    |   | Ground Area = 0 SF Floor Area = 0 SF.  |      |                    |   |   |  |
| Condition: Good   | Size of Closets<br>Lg X Ord Small                                     | (13) Plumbing   |  |                      | (14) Water/Sewer   |                | Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91         |   | Building Areas   |      |                    |   |   |  |
| Room List   | Doors: Solid X H.C.   | Average Fixture(s)  |  |                      | Public Water<br>Public Sewer<br>Water Well<br>1000 Gal Septic<br>2000 Gal Septic |                | Stories Exterior Foundation                                 |   | Size   |      | Cost New           |   | Depr. Cost                              |  |
| Basement<br>1st Floor<br>2nd Floor<br>Bedrooms  | (5) Floors  | 1 3 Fixture Bath<br>2 Fixture Bath<br>Softener, Auto<br>Softener, Manual<br>Solar Water Heat<br>No Plumbing<br>Extra Toilet<br>Extra Sink<br>Separate Shower<br>Ceramic Tile Floor<br>Ceramic Tile Wains<br>Ceramic Tub Alcove<br>Vent Fan              |  |                      | Garages  |                | Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) |   | Base Cost  |      | 576 33,264         |   | 26,611 *8                               |  |
| (1) Exterior  | (6) Ceilings  | (8) Basement  |  |                      | Lump Sum Items:  |                | Notes:  |   | Totals:  |      | 33,264 26,611      |   |   |  |
| Wood/Shingle<br>Aluminum/Vinyl<br>Brick<br>X Vinyl<br>X Insulation  | (7) Excavation  | Conc. Block<br>Poured Conc.<br>Stone<br>Treated Wood<br>Concrete Floor  |  |                      |  |                | ECF (1000 EXEMPT) 1.000 => TCV: 26,611                      |   |  |      |                    |   |   |  |
| (2) Windows   | (9) Basement Finish   | (10) Floor Support  |  |                      |  |                |   |   |  |      |                    |   |   |  |
| Many<br>X Avg.<br>Few   | Large<br>X Avg.<br>Small  | Recreation SF<br>Living SF<br>Walkout Doors (B)<br>No Floor SF<br>Walkout Doors (A)   |  |                      |  |                |   |   |  |      |                    |   |   |  |
| Wood Sash<br>Metal Sash<br>Vinyl Sash<br>Double Hung<br>Horiz. Slide<br>Casement<br>Double Glass<br>Patio Doors<br>Storms & Screens | (8) Basement  | Joists:<br>Unsupported Len:<br>Cntr.Sup:  |  |                      |  |                |   |   |  |      |                    |   |   |  |
| (3) Roof  | X Gable<br>Hip<br>Flat  |   |  |                      |  |                |   |   |  |      |                    |   |   |  |
| X Asphalt Shingle   | Gambrel<br>Mansard<br>Shed  |   |  |                      |  |                |   |   |  |      |                    |   |   |  |

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

|  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|
| Desc. of Bldg/Section: OFFICE<br>Calculator Occupancy: Office Buildings  |  |  |  | <<<<< Calculator Cost Computations >>>>>   |  |  |  |
| Class: D<br>Floor Area: 1,036<br>Gross Bldg Area: 10,965<br>Stories Above Grd: 1<br>Average Sty Hght : 12<br>Bsmnt Wall Hght |  |  |  | Class: D      Quality: Average<br>Stories: 1      Story Height: 12      Perimeter: 148   |  |  |  |
| Depr. Table : 2.25%<br>Effective Age : 20<br>Physical %Good: 63<br>Func. %Good : 100<br>Economic %Good: 100                  |  |  |  | Base Rate for Upper Floors = 167.64<br><br>(10) Heating system: Package Heating & Cooling      Cost/SqFt: 33.52      100%<br>Adjusted Square Foot Cost for Upper Floors = 201.16   |  |  |  |
| Year Built Remodeled<br>Overall Bldg Height  |  |  |  | Total Floor Area: 1,036      Base Cost New of Upper Floors = 208,402<br><br>Reproduction/Replacement Cost = 208,402<br>Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0<br>Total Depreciated Cost = 131,293                       |  |  |  |
| Comments:  |  |  |  | Local Cost Items      Rate      Quantity/Area      %Good      Depr.Cost<br>AVE CANOPY      31.50      352      75      8,316<br><br>ECF (1000 EXEMPT)      1.000 => TCV of Bldg: 1 = 139,609<br>Replacement Cost/Floor Area= 209.19      Est. TCV/Floor Area= 134.76 |  |  |  |
| (1) Excavation/Site Prep:  |  |  |  | (7) Interior:  |  |  |  |
| (2) Foundation:  |  |  |  | (8) Plumbing:  |  |  |  |
| X Poured Conc.      Brick/Stone      Block   |  |  |  | Many Above Ave.      Average Typical      Few None   |  |  |  |
| (3) Frame:   |  |  |  | Total Fixtures<br>3-Piece Baths      Urinals<br>2-Piece Baths      Wash Bowls<br>Shower Stalls      Water Heaters<br>Toilets      Wash Fountains<br>Water Softeners  |  |  |  |
| (4) Floor Structure:   |  |  |  | (9) Sprinklers:  |  |  |  |
| (5) Floor Cover:   |  |  |  | (10) Heating and Cooling:  |  |  |  |
| (6) Ceiling:   |  |  |  | X Gas Oil      Coal Stoker      Hand Fired Boiler  |  |  |  |
|  |  |  |  | (11) Electric and Lighting:  |  |  |  |
|  |  |  |  | (13) Roof Structure:      Slope=0  |  |  |  |
|  |  |  |  | (14) Roof Cover:   |  |  |  |
|  |  |  |  | (39) Miscellaneous:  |  |  |  |
|  |  |  |  | (40) Exterior Wall:  |  |  |  |
|  |  |  |  | Thickness      Bsmnt Insul.  |  |  |  |

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



|  |              |   |             |                                     |                 |   |             |   |              |
|--|--------------|---|-------------|-------------------------------------|-----------------|---|-------------|---|--------------|
| Desc. of Bldg/Section: DOG KENNELS<br>Calculator Occupancy: Kennels  |              | <<<<< Calculator Cost Computations >>>>>  |             |                                     |                 |   |             |   |              |
| Class: C<br>Floor Area: 9,084<br>Gross Bldg Area: 10,965<br>Stories Above Grd: 1<br>Average Sty Hght : 18<br>Bsmnt Wall Hght |              | Construction Cost   |             |                                     |                 | Class: C Quality: Average<br>Stories: 1 Story Height: 18 Perimeter: 380   |             |   |              |
| Depr. Table : 4%<br>Effective Age : 9<br>Physical %Good: 69<br>Func. %Good : 100<br>Economic %Good: 100                      |              | High Above Ave. Ave. X Low  |             | Base Rate for Upper Floors = 132.43 |                 |   |             |   |              |
| Year Built Remodeled   |              | ** ** Calculator Cost Data ** **<br>Quality: Average<br>Heat#1: Forced Air Furnace 100%<br>Heat#2: Space Heaters, Gas with Fan 0%<br>Ave. SqFt/Story: 9084<br>Ave. Perimeter: 380<br>Has Elevators: |             |                                     |                 | (10) Heating system: Forced Air Furnace Cost/SqFt: 20.66 100%<br>Adjusted Square Foot Cost for Upper Floors = 153.09  |             |   |              |
| Overall Bldg Height  |              | *** Basement Info ***<br>Area:<br>Perimeter:<br>Type:<br>Heat: Hot Water, Radiant Floor   |             |                                     |                 | Total Floor Area: 9,084 Base Cost New of Upper Floors = 1,390,669<br>Reproduction/Replacement Cost = 1,390,669<br>Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0<br>Total Depreciated Cost = 959,562 |             |   |              |
| Comments:  |              | * Mezzanine Info *<br>Area #1:<br>Type #1:<br>Area #2:<br>Type #2:<br>* Sprinkler Info *<br>Area:<br>Type: Average  |             |                                     |                 | ECF (1000 EXEMPT) 1.000 => TCV of Bldg: 2 = 959,562<br>Replacement Cost/Floor Area= 153.09 Est. TCV/Floor Area= 105.63  |             |   |              |
| (1) Excavation/Site Prep:  |              | (7) Interior:   |             |                                     |                 | (11) Electric and Lighting:   |             | (39) Miscellaneous:   |              |
| (2) Foundation:  |              | (8) Plumbing:   |             |                                     |                 | Outlets:  |             | Fixtures:   |              |
| X  | Poured Conc. | Brick/Stone   | Block       | Many Above Ave.                     | Average Typical | Few None  | Few Average | Few Average   |              |
| (3) Frame:   |              | Total Fixtures<br>3-Piece Baths<br>2-Piece Baths<br>Shower Stalls<br>Toilets  |             |                                     |                 | Urinals<br>Wash Bowls<br>Water Heaters<br>Wash Fountains<br>Water Softeners   |             | Many Unfinished<br>Typical  |              |
| (4) Floor Structure:   |              | (9) Sprinklers:   |             |                                     |                 | Flex Conduit<br>Rigid Conduit<br>Armored Cable<br>Non-Metalic<br>Bus Duct   |             | Incandescent<br>Fluorescent<br>Mercury<br>Sodium Vapor<br>Transformer |              |
| (5) Floor Cover:   |              | (10) Heating and Cooling:   |             |                                     |                 | (13) Roof Structure: Slope=0  |             | (40) Exterior Wall:   |              |
| (6) Ceiling:   |              | Gas Oil   | Coal Stoker | Hand Fired Boiler                   |                 | (14) Roof Cover:  |             | Thickness   | Bsmnt Insul. |

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

|  |  |   |  |
|--|--|---|--|
| Desc. of Bldg/Section: CAT ROOM<br>Calculator Occupancy: Kennels   |  | <<<<< Calculator Cost Computations >>>>>  |  |
| Class: C<br>Floor Area: 845<br>Gross Bldg Area: 10,965<br>Stories Above Grd: 1<br>Average Sty Hght : 12<br>Bsmnt Wall Hght |  | Class: C Quality: Very Good<br>Stories: 1 Story Height: 12 Perimeter: 104<br>Base Rate for Upper Floors = 253.35            |  |
| Depr. Table : 3%<br>Effective Age : 9<br>Physical %Good: 76<br>Func. %Good : 100<br>Economic %Good: 100                    |  | (10) Heating system: Package Heating & Cooling Cost/SqFt: 31.50 100%<br>Adjusted Square Foot Cost for Upper Floors = 284.85 |  |
| Year Built<br>Remodeled  |  | Total Floor Area: 845 Base Cost New of Upper Floors = 240,699<br>Reproduction/Replacement Cost = 240,699                    |  |
| Overall Bldg Height  |  | Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 76 /100/100/100/76.0<br>Total Depreciated Cost = 182,931           |  |
| Comments:  |  | ECF (1000 EXEMPT) 1.000 => TCV of Bldg: 3 = 182,931<br>Replacement Cost/Floor Area= 284.85 Est. TCV/Floor Area= 216.49      |  |

|                           |             |                           |          |                              |                 |                     |  |
|---------------------------|-------------|---------------------------|----------|------------------------------|-----------------|---------------------|--|
| (1) Excavation/Site Prep: |             | (7) Interior:             |          | (11) Electric and Lighting:  |                 | (39) Miscellaneous: |  |
| (2) Foundation:           |             | (8) Plumbing:             |          | Outlets:                     |                 | Fixtures:           |  |
| X Poured Conc.            | Brick/Stone | Block                     | Footings | Many Above Ave.              | Average Typical | Few None            |  |
| (3) Frame:                |             | Total Fixtures            |          | Urinals                      |                 | Wash Bowls          |  |
|                           |             | 3-Piece Baths             |          | Wash Bowls                   |                 | Water Heaters       |  |
|                           |             | 2-Piece Baths             |          | Wash Fountains               |                 | Water Softeners     |  |
|                           |             | Shower Stalls             |          |                              |                 |                     |  |
|                           |             | Toilets                   |          |                              |                 |                     |  |
| (4) Floor Structure:      |             | (9) Sprinklers:           |          | Flex Conduit                 |                 | Incandescent        |  |
|                           |             |                           |          | Rigid Conduit                |                 | Fluorescent         |  |
|                           |             |                           |          | Armored Cable                |                 | Mercury             |  |
|                           |             |                           |          | Non-Metalic                  |                 | Sodium Vapor        |  |
|                           |             |                           |          | Bus Duct                     |                 | Transformer         |  |
| (5) Floor Cover:          |             | (10) Heating and Cooling: |          | (13) Roof Structure: Slope=0 |                 |                     |  |
|                           |             | Gas                       |          | Coal                         |                 | Hand Fired          |  |
|                           |             | Oil                       |          | Stoker                       |                 | Boiler              |  |
| (6) Ceiling:              |             |                           |          | (14) Roof Cover:             |                 |                     |  |
|                           |             |                           |          |                              |                 |                     |  |
|                           |             |                           |          | (40) Exterior Wall:          |                 |                     |  |
|                           |             |                           |          | Thickness                    |                 | Bsmnt Insul.        |  |

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

**GENOA CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
August 20, 2024 - 6:30 PM**

**MINUTES**

**Call to Order:** Chairperson McCreary called the regular meeting of the Zoning Board of Appeals to order at 6:30 pm. The members and staff of the Zoning Board of Appeals were present as follows: Marianne McCreary, Michele Kreutzberg, Craig Fons, Jean Ledford, Amy Ruthig, Planning Director, and Carrie Aulette, Zoning Official. Absent was Bill Rockwell.

**Pledge of Allegiance:** The Pledge of Allegiance was recited.

**Introduction:** The members of the Board and staff introduced themselves.

**Conflict of Interest:** None

**Approval of the Agenda:**

**Moved** by Board Member Kreutzberg, supported by Board Member Ledford, to approve the agenda as presented. **The motion carried unanimously.**

**Call to the Public:**

The call to the public was made at 6:32 pm with no response.

**OLD BUSINESS:**

1. 24-12... (APPLICANT REQUESTS TO BE POSTPONED TO 9-17-24 MEETING) A request by Michael Brown, 4655 Sweet Road, for a side yard setback variance and any other variance deemed necessary by the Zoning Board of Appeals, to allow solar panels to remain.

Ms. Aulette stated the applicant is still working on the project. He will be advised that he is only allowed to postpone his case one more time.

**Moved** by Board Member Ledford, supported by Board Member Kreutzberg, to postpone Case #24-12 for Michael Brown of 4655 Sweet Road for a side yard setback variance until the September 17, 2024 ZBA meeting. **The motion carried unanimously**

**NEW BUSINESS:**

Chairperson McCreary reviewed the criteria necessary for a variance to be approved.

2. 24-24...A request by Earl and Silvana Long, 1342 Elmhurst Dr., for a waterfront variance and any other variances deemed necessary by the Zoning Board of Appeals, to add a roof to an existing patio.

Mr. and Mrs. Long were present. Mr. Long stated they want to cover a portion of their patio. They will extend the roof off the existing house. They will not go beyond the patio. Their neighbors on either side of them have covered patios. His neighbor to the west will see one of the posts and he is in agreement with the request. The neighbor to the east will not be able to see it. He noted that their shore line comes in further from the lake than their neighbors' properties.

Ms. Ruthig stated the plans say "post for future privacy screen". Mr. Long stated they will not be enclosing it. He will change that.

The call to the public was made at 6:46 pm with no response.

Chairperson McCreary visited the property and saw that it will be wide open so it will not block either of the neighbors' views of the lake so she is in support of the variance.

**Moved** by Board Member Kreutzberg, supported by Board Member Fons, to approve Case #24-24 for Earl and Silvana Long of 1342 Elmhurst Drive for a waterfront variance of 9.55 feet from the required 97.25 feet for a waterfront yard setback of 87.70 to add a roof to an existing patio, based on the following findings of fact:

- Strict compliance with the setbacks would unreasonably restrict the intended use of the property. The variance will provide substantial justice, is the least necessary and would make the property consistent with other properties in the area as there are other homes in the immediate area with reduced waterfront setbacks..
- The variance is necessary due to extraordinary circumstances, such as the waterfront encroaches into the property more so than neighboring lots, the pre-existing permanent seawall cannot be removed and is the cause for less lot depth. The need for the variance is not self created.
- Granting this variance would not impair adequate light or air to adjacent properties, would not increase congestion or increase danger or fire or threaten public safety or welfare.
- The variance would have little or no impact on the appropriate development, continued use or value of adjacent properties and surrounding neighborhood.

This approval is conditioned upon the following:

1. The structure must be guttered with downspouts.
2. If at any time applicants intend to enclose this structure, permits will be required.
3. The wording "post for future privacy screen" shall be removed from the plans.

**The motion carried unanimously**

Genoa Township Zoning Board of Appeals Meeting

August 20, 2024

Unapproved Minutes

3. 24-25...A request by Gerard Delyon, 7022 Lindsey Dr., for a side yard setback variance and any other variances deemed necessary by the Zoning Board of Appeals, to construct a detached accessory building.

Mr. and Mrs. Delyon were present. Mr. Delyon stated his house is on a corner so he has two front yards. His septic is right behind his house and then the property slopes down. There is also a storm drain that runs through the back of his property and another easement on the side.

Chairperson McCreary is concerned that the applicant does not know exactly where the easements are located. Board Member Kreutzberg suggested Mr. Deylon have the easements staked and marked before this request could be approved. Mr. Deylon stated the building will be at least 15 from the storm drain line shown on the plans.

Board Member Fons stated the construction drawings and the survey should be in the same plan. It should show exactly where the pipe is, where the easements are, and where the building will be located.

The call to the public was made at 7:09 pm with no response.

Mr. Deylon would like to have his request tabled this evening so he can provide that information.

**Moved** by Board Member Kreutzberg, supported by Board Member Ledford, to table Case #24-25 for Gerard and Diane Delyon of 7022 Lindsey Drive, for a side yard setback variance to construct a detached accessory building until the September 17, 2024 ZBA meeting. **The motion carried unanimously**

**Administrative Business:**

1. Approval of minutes for the July 23, 2024 Zoning Board of Appeals meeting.

**Moved** by Board Member Ledford, supported by Board Member Fons, to approve the minutes of the July 23, 2024 Zoning Board of Appeals meeting as presented. **The motion carried unanimously.**

2. Correspondence

Ms. Aulette stated there will be three new items on the September agenda.

Ms. Ruthig stated that the Township Board appointed Matt Hurley as an alternate member of the ZBA. He will be a great addition.

3. Member Discussion

Ms. Ruthig stated that the Community Bible Church has not submitted a variance request. They are going to amend their site plan to meet the 10-foot setback requirement.

4. Adjournment

**Moved** by Board Member Ledford, supported by Board Member Kreutzberg, to adjourn the meeting at 7:15 pm. **The motion carried unanimously.**

Respectfully submitted:

Patty Thomas, Recording Secretary

DRAFT