

GENOA CHARTER TOWNSHIP BOARD

**Regular Meeting
November 18, 2024
6:30 p.m.**

AGENDA

Call to Order:

Pledge of Allegiance:

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

Approval of Consent Agenda:

1. Payment of Bills: November 18, 2024
2. Request to approve the October 21, 2024 regular meeting minutes.

Approval of Regular Agenda:

3. Consideration of a request from Cooper's Turf Management to repair and improve drainage on the north soccer field (Field 2) to address issues with standing water at a cost not to exceed \$59,375 from Parks and Recreation Fund #208-751-934-017 for North Soccer Field Drainage Repair. This item was postponed at the August 19, 2024 meeting.
4. Consideration of recommendations for approval of rezoning Ordinance Z-24-04 and environmental impact assessment regarding zoning map amendments to rezone of parcel 4711-23-100-005 (125 acres) and a portion of parcel 4711-14-300-030 (14 acres out of 50 acres) from Agricultural (AG) to Public Recreational Facilities (PRF). The parcels are located north and south of Crooked Lake Road, east of Dorr Road. The property is owned by and the request is submitted by Genoa Charter Township.
 - A. Disposition of Rezoning Ordinance Z-24-04 (roll call, requires majority of members)
 - B. Disposition of Environmental Impact Assessment (dated 9/4/24).
5. Consideration of a recommendation for approval of an amended site plan and environmental impact assessment to add 5 additional vacuum stations, relocate vacuum stations and other site improvements due to additional 75 feet of frontage for the previously approved Soapy Bucket car wash. The project is located at 1415 Lawson Drive Howell, east of Latson road, south of Grand River Avenue. The request is submitted by Springborn Properties.
 - A. Disposition of amended Environmental Impact Assessment (dated 9/23/24)
 - B. Disposition of amended Site Plan (dated 10/21/24)
6. Consideration of a request from the Township Clerk for amendments to the Fiscal Year 2024-2025 budget related to Elections.
7. Request to approve an additional payment of \$30.00 for four persons working Early Voting on Oct. 26th related to a computer glitch in the township's tabulating equipment as requested by Clerk Skolarus.
8. Request to approve an additional payment of \$20.00 for five persons working in Precinct 8 at 2/42 Community Church because they were not provided lunches as requested by Clerk Skolarus.

9. Consideration of a request to direct Township staff to seek proposals to initiate an amendment to the Zoning Ordinance related to food trucks and other amendments related to implementation of the Master Plan.
10. Consideration of a request for adoption of the Amended and Restated Articles of Incorporation for the Brighton Area Fire Authority.
11. Request for adoption of Resolution Number 241118 in appreciation to Paulette Skolarus, Jean Ledford, Bill Rogers, Terry Croft, Diana Lowe and Jeff Dhaenens for their service to the Township.

Correspondence
Member Discussion
Adjournment

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

BOARD PACKET

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

MEETING DATE: November 18, 2024

All information below through November 12, 2024

TOWNSHIP GENERAL EXPENSES	\$	168,016.23
October 25, 2024 Bi Weekly Payroll	\$	130,112.85
November 8, 2024 Bi Weekly Payroll	\$	135,177.25
November 12, 2024 Longevity Payroll	\$	19,120.29
OPERATING EXPENSES DPW (503 FN)	\$	32,566.33
OPERATING EXPENSES Oak Pointe (592FN)	\$	19,526.83
OPERATING EXPENSES Lake Edgewood (593FN)	\$	1,333.52
TOTAL	\$	505,853.30

FNBCK Check Register

11/12/2024 04:31 PM
 User: denise
 DE: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
 CHECK NUMBERS 39201 - 41000

Page: 1/1

Check Date	Check	Vendor Name	Amount
Bank FNBCK CHECKING ACCOUNT			
10/16/2024	39201	COMCAST	957.56
10/16/2024	39202	DYKEMA GOSSETT PLLC	438.00
10/16/2024	39203	ETNA SUPPLY COMPANY	904.00
10/16/2024	39204	ETNA SUPPLY COMPANY	1,950.00
10/16/2024	39205	ETNA SUPPLY COMPANY	1,310.00
10/16/2024	39206	ETNA SUPPLY COMPANY	3,120.00
10/16/2024	39207	ETNA SUPPLY COMPANY	300.00
10/16/2024	39208	ETNA SUPPLY COMPANY	1,215.00
10/16/2024	39209	GANNETT MICHIGAN LOCALIQ	2,162.39
10/16/2024	39210	HOWELL AREA PARKS & REC. AUTHORITY	415.00
10/16/2024	39211	SECURE TECH GROUP	165.00
10/16/2024	39212	STAPLES	18.03
10/16/2024	39213	VERIZON WIRELESS	379.78
10/17/2024	39214	2/42 COMMUNITY CHURCH	300.00
10/17/2024	39215	BLUE CROSS & BLUE SHIELD OF MI	54,976.71
10/17/2024	39216	CHILSON HILLS BAPTIST CHURCH	300.00
10/17/2024	39217	CHURCH OF THE NAZARENE	300.00
10/17/2024	39218	CLEARY UNIVERSITY	300.00
10/17/2024	39219	COMMUNITY BIBLE CHURCH	300.00
10/17/2024	39220	COOPER'S TURF MANAGEMENT LLC	1,640.00
10/17/2024	39221	HORNUNG ELEMENTARY SCHOOL	300.00
10/17/2024	39222	HOWELL PUBLIC SCHOOLS	300.00
10/17/2024	39223	US BANK EQUIPMENT FINANCE	2,331.31
10/29/2024	39224	ACCIDENT FUND COMPANY	26,804.00
10/29/2024	39225	AMERICAN AQUA	14.50
10/29/2024	39226	BRIGHTON COMMUNITY EDUCATION	1,405.42
10/29/2024	39227	CAPITAL ONE	285.30
10/29/2024	39228	COMCAST	298.73
10/29/2024	39229	FEDERAL EXPRESS CORP	32.95
10/29/2024	39230	LANDSCAPE DESIGN & ASSOCIATES LLC	1,970.00
10/29/2024	39231	MANER COSTERISAN	2,000.00
10/29/2024	39232	MICHIGAN OFFICE SOLUTIONS	264.15
10/29/2024	39233	MICHIGAN TOWNSHIP ASSOCIATION	25.00
10/29/2024	39234	PITNEY BOWES, INC	135.75
10/29/2024	39235	PIVOT POINT PARTNERS LLC	3,027.25
10/29/2024	39236	PRINTING SYSTEMS	387.23
10/29/2024	39237	SEWARD HENDERSON PLLC	23,353.85
10/29/2024	39238	STAPLES	555.39
10/29/2024	39239	STATE OF MICHIGAN	137.42
10/30/2024	39240	DELTA DENTAL	4,317.67
10/30/2024	39241	DIANA LOWE	26.80
10/30/2024	39242	LIVINGSTON COUNTY TREASURER ASSOC	87.00
10/30/2024	39243	MUTUAL OF OMAHA	3,186.26
11/04/2024	39244	AMERICAN AQUA	78.00
11/04/2024	39245	FEDERAL EXPRESS CORP	49.26
11/04/2024	39246	GORDON FOOD SERVICE	163.96
11/04/2024	39247	NETWORK SERVICES GROUPE, L.L.C.	50.00
11/04/2024	39248	PERFECT MAINTENANCE CLEANING	1,100.00
11/04/2024	39249	SECURITY LOCK SERVICE, INC	113.00
11/04/2024	39250	STAPLES	1,336.67
11/04/2024	39251	TETRA TECH INC	4,970.00
11/06/2024	39252	CHRISTOPHER GRAJER	963.79
11/06/2024	39253	DTE ENERGY	1,233.58
11/06/2024	39254	DYKEMA GOSSETT PLLC	1,971.00
11/06/2024	39255	FEDERAL EXPRESS CORP	42.05
11/06/2024	39256	LIVINGSTON COUNTY TREASURER ASSOC	10.00
11/06/2024	39257	PAULETTE SKOLARUS	767.37
11/06/2024	39258	SAFEBUILT LLC	8,077.86
11/06/2024	39259	SEMCOG	3,341.00
11/06/2024	39260	UNITED STATES POSTAL SERVICE	350.00
11/07/2024	39261	CALEB LAVIGNE	600.00
11/07/2024	39262	TABITHA DOLAN	71.24
FNBCK TOTALS:			
Total of 62 Checks:			168,016.23
Less 0 Void Checks:			0.00
Total of 62 Disbursements:			168,016.23

October 25, 2024 Bi Weekly Payroll

11/12/2024 04:17 PM		PAYROLL REGISTER REPORT FOR GENOA CHARTER TOWNSHIP				Page 34 of 34	
		Payroll ID: 295					
		Pay Period End Date: 10/18/2024		Check Post Date: 10/25/2024		Bank ID: FNBC	
* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks							
VACATION PAY	250.00	0.00	8,109.19	157,681.44			
VACATION PTIME	0.00	0.00	0.00	2,516.80			
WELL IQ	0.00	0.00	0.00	3,579.31			
ZBA CHAIR	0.00	0.00	0.00	1,539.04			
ZBA MINUTES	0.00	0.00	0.00	1,860.06			
ZBA MINUTES OT	0.00	0.00	0.00	0.00			
ZBA PER DIEM	0.00	0.00	0.00	2,693.63			
ZO	70.00	0.00	2,187.50	23,812.50			
Gross Pay This Period	129,067.60	Deduction Refund	0.00	Ded. This Period	38,273.23	Net Pay This Period	90,794.37
				Gross Pay YTD	2,756,073.11	Dir. Dep.	90,446.38

11/12/2024 04:18 PM		Check Register Report For Genoa Charter Township				Page 1 of 1	
		For Check Dates 10/25/2024 to 10/25/2024					
Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
10/25/2024	FNBC	14117	WENNERBERG, VIRGINIA M	395.00	347.99	0.00	Open
10/25/2024	FNBC	EFT981	FLEX SPENDING (TASC)	1,013.09	1,013.09	0.00	Cleared
10/25/2024	FNBC	EFT982	INTERNAL REVENUE SERVICE	30,499.07	30,499.07	0.00	Cleared
10/25/2024	FNBC	EFT983	PRINCIPAL FINANCIAL	5,721.00	5,721.00	0.00	Cleared
10/25/2024	FNBC	EFT984	PRINCIPAL FINANCIAL	2,085.32	2,085.32	0.00	Cleared
Totals:		Number of Checks: 005		39,713.48	39,666.47	0.00	
Total Physical Checks:				1			
Total Check Stubs:				4			

Direct Deposit \$90,446.38
 Physical Check Amount \$39,666.47
 TOTAL \$130,112.85

November 8, 2024 Bi Weekly Payroll

11/12/2024 04:21 PM		PAYROLL REGISTER REPORT FOR GENOA CHARTER TOWNSHIP				Page 35 of 35	
		Payroll ID: 296					
		Pay Period End Date: 11/01/2024		Check Post Date: 11/08/2024		Bank ID: FNBC	
* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks							
VACATION PTIME	0.00	0.00	0.00	2,516.80			
WELL IQ	0.00	0.00	137.73	3,717.04			
ZBA CHAIR	1.00	0.00	221.58	1,982.20			
ZBA MINUTES	1.00	0.00	188.91	2,048.97			
ZBA MINUTES OT	0.00	0.00	0.00	0.00			
ZBA PER DIEM	3.00	0.00	634.74	6,461.42			
ZO	72.00	0.00	2,250.00	26,062.50			
Gross Pay This Period	134,139.18	Deduction Refund	135.48	Ded. This Period	39,356.32	Net Pay This Period	94,782.86
				Gross Pay YTD	2,886,865.26	Dir. Dep.	94,782.86

11/12/2024 04:22 PM		Check Register Report For Genoa Charter Township				Page 1 of 1	
		For Check Dates 11/08/2024 to 11/08/2024					
Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
11/08/2024	FNBC	EFT985	FLEX SPENDING (TASC)	1,013.09	1,013.09	0.00	Open
11/08/2024	FNBC	EFT986	INTERNAL REVENUE SERVICE	31,845.94	31,845.94	0.00	Open
11/08/2024	FNBC	EFT987	PRINCIPAL FINANCIAL	5,721.00	5,721.00	0.00	Open
11/08/2024	FNBC	EFT988	PRINCIPAL FINANCIAL	1,814.36	1,814.36	0.00	Open
Totals:		Number of Checks: 004		40,394.39	40,394.39	0.00	
Total Physical Checks:				4			
Total Check Stubs:							

Direct Deposit \$94,782.86
 Physical Check Amount \$40,394.39
 TOTAL \$135,177.25

November 12, 2024 Longevity Payroll

Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Gross Pay YTD	Dir. Dep.
18,250.00	0.00	2,716.05	15,533.95	1,710,072.90	0.00

11/12/2024 04:25 PM Page 1 of 1
 Check Register Report For Genoa Charter Township
 For Check Dates 11/12/2024 to 11/12/2024

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
11/12/2024	FNBCK	14118	AULETTE, JAMES B	500.00	440.50	0.00	Open
11/12/2024	FNBCK	14119	BUNKOSKE, CRAIG A	500.00	458.81	0.00	Open
11/12/2024	FNBCK	14120	CHIMPOURAS, ALEX A	500.00	440.50	0.00	Open
11/12/2024	FNBCK	14121	ESTRADA, DAVID	750.00	670.00	0.00	Open
11/12/2024	FNBCK	14122	GAMBINO, LAURA L	1,000.00	843.69	0.00	Open
11/12/2024	FNBCK	14123	HANUS, CAROL A	1,000.00	843.69	0.00	Open
11/12/2024	FNBCK	14124	HUNT, MATTHEW T	500.00	439.27	0.00	Open
11/12/2024	FNBCK	14125	HUNT, ROBIN L	1,250.00	987.86	0.00	Open
11/12/2024	FNBCK	14126	KERN, JENIFER A	500.00	461.75	0.00	Open
11/12/2024	FNBCK	14127	KORPELA, AARON E	500.00	439.27	0.00	Open
11/12/2024	FNBCK	14128	LANE, KIMBERLY	500.00	461.75	0.00	Open
11/12/2024	FNBCK	14129	LINDBERG, TAMMY J	1,250.00	978.93	0.00	Open
11/12/2024	FNBCK	14130	LOWE, SCOTT E	500.00	458.81	0.00	Open
11/12/2024	FNBCK	14131	MEYERS, JEFFREY W	500.00	430.12	0.00	Open
11/12/2024	FNBCK	14132	MURPHY, KATHLEEN R	500.00	440.50	0.00	Open
11/12/2024	FNBCK	14133	OVERBY, CYNTHIA R	500.00	400.75	0.00	Open
11/12/2024	FNBCK	14134	ROJEWski, DEBRA L	1,250.00	987.86	0.00	Open
11/12/2024	FNBCK	14135	RUTHIG, AMY D	1,250.00	1,154.38	0.00	Open
11/12/2024	FNBCK	14136	SAPIENZA, KRISTEN R	500.00	440.50	0.00	Open
11/12/2024	FNBCK	14137	SKOLARUS, PAULETTE A	1,250.00	997.03	0.00	Open
11/12/2024	FNBCK	14138	TATARA, GREGORY	750.00	595.91	0.00	Open
11/12/2024	FNBCK	14139	VAN TASSELL, ADAM J	1,250.00	1,007.70	0.00	Open
11/12/2024	FNBCK	14140	VANMARTER, KELLY K	1,250.00	1,154.37	0.00	Open
11/12/2024	FNBCK	EFT990	INTERNAL REVENUE SERVICE	3,586.34	3,586.34	0.00	Open

Totals:		Number of Checks: 024		21,836.34	19,120.29	0.00	
	Total Physical Checks:	23					
	Total Check Stubs:	1					

Direct Deposit \$0
 Physical Check Amount \$19,120.29
 TOTAL \$19,120.29

503FN Check Register

Check Date	Check	Vendor Name	Amount
Bank 503FN DPW-UTILITIES #233			
10/17/2024	6203	MWEA	95.00
10/28/2024	6204	CHASE CARD SERVICES	4,280.48
10/28/2024	6205	HOME DEPOT CREDIT SERVICES	2,311.95
11/05/2024	6206	CAMERON CIACIUCH	79.99
11/05/2024	6207	CHAMPION CHEVROLET	6,837.15
11/12/2024	6208	ADVANCE AUTO PARTS	184.66
11/12/2024	6209	AUTO-LAB OF LIVINGSTON	64.82
11/12/2024	6210	BOB'S TIRE & AUTO SERVICE, INC	1,087.28
11/12/2024	6211	CENTRAL SQUARE TECHNOLOGIES	7,206.78
11/12/2024	6212	GIFFELS WEBSTER	6,110.00
11/12/2024	6213	MARSHALL'S EXPRESS	74.45
11/12/2024	6214	PORT CITY COMMUNICATIONS, INC.	272.04
11/12/2024	6215	RED WING BUSINESS ADVANTAGE ACCOUNT	221.73
11/12/2024	6216	TAYLOR METAL FAB	290.00
11/12/2024	6217	TETRA TECH INC	3,450.00
503FN TOTALS:			
Total of 15 Checks:			32,566.33
Less 0 Void Checks:			0.00
Total of 15 Disbursements:			32,566.33

592FN Check Register

Check Date	Check	Vendor Name	Amount
Bank 592FN OAK POINTE OPERATING FUND #592			
10/16/2024	6218	AT&T	246.15
10/16/2024	6219	CONSUMERS ENERGY	141.96
10/16/2024	6220	G/O NEW USER FUND	15,900.00
11/05/2024	6221	DTE ENERGY	1,310.81
11/05/2024	6222	DTE ENERGY	1,927.91
592FN TOTALS:			
Total of 5 Checks:			19,526.83
Less 0 Void Checks:			0.00
Total of 5 Disbursements:			19,526.83

593FN Check Register

Check Date	Check	Vendor Name	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #590			
11/05/2024	4543	DTE ENERGY Void Reason: WRONG VENDOR	1,021.10 V
11/06/2024	4544	DTE ENERGY	714.36
11/06/2024	4545	DTE ENERGY	619.16
593FN TOTALS:			
Total of 3 Checks:			2,354.62
Less 1 Void Checks:			1,021.10
Total of 2 Disbursements:			1,333.52



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

Customer Service: 1-800-945-2028

Mobile: Download the Chase Mobile® app today

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

New Balance
\$4,791.44
 Minimum Payment Due
\$47.00
 Payment Due Date
11/01/24

INK CASH(SM) POINT SUMMARY

Previous points balance	44,850
+ 1 Point per \$1 earned on all purchases	4,792
+ 2Pts/\$1 gas stns, rstnts, ofc sply, hm impr	1,454
Total points available for redemption	51,096

*Statement credit 10/16/24
 \$510.96*

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

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

ACCOUNT SUMMARY

Account Number: XXXX XXXX XXXX XXXX

Previous Balance	\$5,883.01
Payment, Credits	-\$5,883.01
Purchases	+\$4,791.44
Cash Advances	\$0.00
Balance Transfers	\$0.00
Fees Charged	\$0.00
Interest Charged	\$0.00
New Balance	\$4,791.44
Opening/Closing Date	09/08/24 - 10/07/24
Credit Limit	\$45,500
Available Credit	\$40,708
Cash Access Line	\$2,275
Available for Cash	\$2,275
Past Due Amount	\$0.00
Balance over the Credit Limit	\$0.00

All Sys - 233-000-084-990
 UTILITY DEPT.

OCT 15 2024

RECEIVED

JIT
 10/16/24

YOUR ACCOUNT MESSAGES

Effective October 10, 2024, you will not be able to use Chase credit cards to pay for third-party Buy Now Pay Later ("BNPL") installment plans. Payments to these installment plans (e.g., Klarna, AfterPay, etc.) using your Chase credit card will be declined.

If your Chase credit card is used for any of these recurring BNPL plans, please update the payment method with your BNPL provider to avoid any missed payments or late fees (if applicable).



ACCOUNT ACTIVITY

Date of Transaction	Merchant Name or Transaction Description	\$ Amount
09/13	AMZN Mktp US*6X7F92DJ3 Amzn.com/bill WA OPS	50.01 ✓
09/23	AMAZON MKTPL*4W4HW2R13 Amzn.com/bill WA OPS	40.98 ✓
09/29	AMZN Mktp US*9W4HS06P3 Amzn.com/bill WA OPS	53.78 ✓
10/01	AMAZON MKTPL*FJ6GW6HE3 Amzn.com/bill WA OPS JAMES AULETTE TRANSACTIONS THIS CYCLE (CARD) \$176.77	32.00 ✓
09/17	MEIJER # 172 HOWELL MI DPW training	99.01 ✓
09/17	MEIJER # 172 HOWELL MI DPW training	5.97 ✓
09/18	PAR*SALSARITA'S FRESH MEX BRIGHTON MI DPW training	63.60 ✓
09/18	PAR*SALSARITA'S FRESH MEX 810-227-2572 MI DPW training KIMBERLY LANE TRANSACTIONS THIS CYCLE (CARD) \$831.60	663.02 ✓
09/09	STATE EGLE EVENTS 517-3353153 MI DPW prof dev	250.00 ✓
09/13	AMWAY GRAND PLAZA HOTE GRAND RAPIDS MI DPW prof dev	603.00 ✓
09/23	AMERICAN WATER WORKS ASSO 012-345-6789 CO DPW prof dev	86.00 ✓
09/23	STATE MI EGLE MIENVIRO 517-2845483 MI MHOG	76.50 ✓
09/27	MUELLER CO. LLC - ACQ clover.com GA MHOG	263.00 ✓
09/30	BOB MAXEY FORD OF HOWELL HOWELL MI DPW truck	254.24 ✓
10/02	CHASE ASSOCIATES INC 207-8827526 ME mhog ALEX CHIMPOURAS TRANSACTIONS THIS CYCLE (CARD) \$1752.40	219.66 ✓
09/09	ZOOM.US 888-799-9666 WWW.ZOOM.US CA 101-261-791-000	16.95 ✓
09/10	AMAZON MKTPL*Z82C77JV0 Amzn.com/bill WA 101-261-750-000	21.58 ✓
09/19	AMZN Mktp US*8N2836XQ3 Amzn.com/bill WA 101-261-751-000	765.13 ✓
09/21	AMAZON MKTPL*N26853YY3 Amzn.com/bill WA 101-261-751-000	35.63 ✓
09/29	AMAZON MKTPL*VC8BI7B83 Amzn.com/bill WA 101-261-751-000	15.05 ✓
10/01	STATE TAX COMMISSION 517-3353429 MI 101-257-910-000	175.00 ✓
10/01	STATE TAX COMMISSION 517-3353429 MI 101-257-910-000	175.00 ✓
10/01	STATE TAX COMMISSION 517-3353429 MI 101-257-910-000	175.00 ✓
10/04	Amazon.com*RK1JG4E43 Amzn.com/bill WA OPS KELLY VANMARTER TRANSACTIONS THIS CYCLE (CARD) \$1520.89	141.55 ✓
09/18	Payment ThankYou Image Check	-5.883.01
09/10	GoToCom*GoToConnect goto.com MA mhog	249.59 ✓
09/20	BELLE TIRE 078 CNP 517-545-7715 MI DPW truck trader	143.98 ✓
09/27	AMZN Mktp US*NP69D0103 Amzn.com/bill WA DPW office	41.14 ✓
09/30	AMZN Mktp US*H74BL2473 Amzn.com/bill WA DPW office	9.65 ✓
10/04	RINGCENTRAL INC. 888-898-4591 CA phone GREG TATARA TRANSACTIONS THIS CYCLE (CARD) \$5373.23- INCLUDING PAYMENTS RECEIVED	65.42 ✓

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

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

INTEREST CHARGES

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

Balance Type	Annual Percentage Rate (APR)	Balance Subject To Interest Rate	Interest Charges
PURCHASES			
Purchases	17.99%(v)(d)	- 0 -	- 0 -
CASH ADVANCES			
Cash Advances	29.74%(v)(d)	- 0 -	- 0 -
BALANCE TRANSFERS			
Balance Transfers	17.99%(v)(d)	- 0 -	- 0 -

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
October 21, 2024**

MINUTES

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

The Pledge of Allegiance was recited.

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

Ms. Mary Post of 4923 New Haven Drive was involved in the asphalt plant issue. When the Latson PUD plan began, she read all of the information that was on the township website. She addressed the three gentlemen who are running as write-ins. She voted in the August primary. They are incumbents and just place their signs out and do not attend the coalition meetings. The mailing said the opponents were inaccurate and the voters were duped. She is insulted. Those on the ballot are not against all development. The constituents want more transparency. These were lies and scare tactics.

The call to the public was closed at 6:33 pm.

Approval of Consent Agenda:

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

- 1. Payment of Bills: October 21, 2024**
- 2. Request to approve the October 7, 2024 regular meeting minutes.**

Approval of Regular Agenda:

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

- 3. Request for the introduction of proposed ordinance number Z-24-04 regarding zoning map amendments involving rezoning of parcel 4711-23-100-005 and a portion of parcel 4711-14-300-030 (14 acres out of 50 acres) from Agricultural (AG) to Public Recreational Facilities (PRF) and to set the meeting date for considering the proposed ordinance for adoption before the township board on Monday, November 18, 2024.**

Moved by Skolarus, supported by Ledford, to introduce proposed ordinance number Z-24-04 and to set the meeting date to consider adoption before the Township Board on Monday, November 18th, 2024 for the purpose of considering the proposed zoning map Amendment. **The motion carried unanimously.**

4. Consideration of a proposal from Cooper's Turf Management to disconnect the Survivor Playscape water pump play features from the irrigation water and reconnect them to the treated water source at the pavilion at a cost not to exceed \$4,775 from Park Maintenance Fund 208-751-934-060.

Ms. VanMarter reviewed the photos and information regarding the pump and play features at the senior survivors playground. She is proposing to disconnect the pumps from the irrigation system and reconnect them to the treated water source at the pavilion.

Moved by Lowe, supported by Dhaenens, to approve the proposal from Cooper's Turf Management to disconnect the Survivor Playscape water pump play features from the irrigation water and reconnect them to the treated water source at the pavilion at a cost not to exceed \$4,775 from Park Maintenance Fund 208-751-934-060. **The motion carried unanimously.**

5. Consideration of a proposal from Cooper's Turf Management for drainage system improvements in accordance with the Tetra Tech engineering specifications to eliminate runoff sedimentation involving the sidewalk and retaining wall located on the south side of Grand River, east of the Lake Edgewood Townhomes at a cost not to exceed \$18,200 from Path Maintenance Fund 208-751-934-060.

Supervisor Rogers noted that the engineer's opinion of probable cost is \$18,700, so that is what is being requested to be approved.

Ms. VanMarter reviewed the proposed project, the engineer's schematic drawing, and the quote from Cooper's Turf Management.

Supervisor Rogers noted that there is a large pipe draining from one of the homes at the top of the hill and that is causing most of the sediment.

Ms. Hunt stated this is a safety issue.

Commissioner Dhaenens knows this has to be done, but he is disappointed that the original project was done by the Livingston County Road Commission without considering these drains.

Moved by Lowe, supported by Skolarus, to approve the proposal from Cooper's Turf Management for drainage system improvements in accordance with the Tetra Tech engineering specifications to eliminate runoff sedimentation involving the sidewalk and retaining wall located

on the south side of Grand River, east of the Lake Edgewood Townhomes at a cost not to exceed \$18,900 from Path Maintenance Fund 208-751-934-060. **The motion carried unanimously.**

Correspondence

Ms. VanMarter stated there is a public hearing of the Howell Parks and Recreation regarding their Recreation Plan on November 19, 2024, at 6:30 PM at Oceola Community Center.

A local resident has prepared a schematic plan of the township hall and park. Since it has been outdated, he prepared an updated plan. This is done by him completely voluntarily and with no compensation from the township. She will include it on the website and in the township's next bulletin.

Member Discussion

Ms. Skolarus stated she has received 7,000 absentee ballots, which is 40 percent turnout. in 2020, there were 9,000 absentee ballots submitted, so she anticipates another 2,000 to be submitted in the next two weeks.

Mr. Dhaenens stated there is a sidewalk that ends in the middle of the new roundabout at Challis. A resident at the previous Planning Commission meeting suggested continuing this path from there down Challis, down Dorr and to the Township Hall property.

Mr. Dhaenens suggested that the township revisit the possibility of allowing food trucks. There is a lot of activity at the township hall playground and there is no food or refreshments. Ms. VanMarter stated zoning ordinance changes begin at the Planning Commission. Mr. Dhaenens asked for this item to be added to their next meeting agenda.

Ms. VanMarter stated there is no first meeting in November. The next township board meeting is November 18.

Adjournment

Moved by Ledford, supported by Lowe, to adjourn the meeting at 6:55 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Paulette Skolarus, Clerk
Genoa Charter Township

Bill Rogers, Supervisor
Genoa Charter Township



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: November 13, 2024
RE: Field #2 – Drainage Repair

At the June 17, 2024 Township Board meeting, the Board tabled a request for drainage improvements to Field #2 and requested that staff obtain additional quotes for the repair. The original quote from Cooper’s Turf Management was for \$59,375. At the August 19th meeting, Township staff brought back the request which included two additional quotes as follows: Bowman Turf Grass for \$75,000 and Todd’s Services for \$148,766. The Board postponed a decision on this item until after the Howell Parks and Recreation millage vote in the November Election.

The HAPRA millage was approved by the voters in the November election, therefore your consideration is now being requested for this item. Below, please see two aerial photographs of Field 2 in the spring. You can see the darker areas on the norther half of the field indicating wet conditions and poor drainage. I have also provided two photographs from HAPRA showing the wear and tear on Field #1 which they attribute to overuse due to the fact that Field 2 is unable to be fully utilized as a result of the drainage issue.



Dark Area Indicates Poor Drainage (2022)

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter



Dark Area Indicates Poor Drainage (2023)

Overuse of Field 1:



In the following pages, I have included the information from the August meeting for your review. Please find below the following motion for your consideration in this regard:

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

Supervisor Rogers agrees that the Township must comply with the ordinance the same as other applicants.

Moved by Hunt, supported by Ledford, to introduce proposed Ordinance Number Z-24-02 and to set the meeting date to consider adoption before the Township Board on Monday, September 16th, 2024 for the purpose of considering the proposed zoning ordinance text amendment to Article 16 Sign Standards. **The motion carried unanimously.**

12. Request for the introduction of proposed Ordinance number Z-24-03 regarding text amendments to Article 10, Planned Unit Development, Section 10.02.05 and 10.03.01 and to set the meeting date for considering the proposed ordinance for adoption before the Township Board on Monday, September 16, 2024.

Ms. VanMarter stated this change is for residential PUD's only. The largest part is a major change to minimum lot size without municipal water and sewer. It changes it from 1-acre lot size to $\frac{3}{4}$ of an acre. The rationale is to give the Township tools within the PUD to preserve natural and environmental features and protect adjacent residential properties. Tonight is the introduction and first reading for these amendments. They will be at the next meeting for consideration.

Ms. Hunt would not be in favor of this if it was less than $\frac{3}{4}$ of an acre. Mr. Dhaenens stated it is a win to be able to preserve open space.

Moved by Lowe, supported by Hunt, to introduce proposed ordinance number Z-24-03 and to set the meeting date to consider adoption before the Township Board on Monday, September 16th, 2024 for the purpose of considering the proposed zoning ordinance text amendment to Article 10 Planned Unit Development. **The motion carried unanimously.**

13. Request for approval to appoint Matthew Hurley as the alternate to the Zoning Board of Appeals with a term ending June 30, 2025 as recommended by the Township Supervisor.

Mr. Hurley stated he has lived in the Township for 27 years. He likes to be involved in the community and being on the Zoning Board of Appeals will be a good introduction for him. Supervisor Rogers thanked Mr. Hurley for stepping up and also for receiving the education for the ZBA position.

Moved by Dhaenens, supported by Ledford, to appoint Matthew Hurley as the alternate to the Zoning Board of Appeals for a term ending on June 30, 2025 as recommended by the Township Supervisor. **The motion carried unanimously.**

14. Consideration of a request from Cooper's Turf Management to repair and improve drainage on the north soccer field (Field 2) to address issues with standing water at a

cost not to exceed \$59,375 from Parks and Recreation Fund #208-751-934-017 for North Soccer Field Drainage Repair.

Ms. Van Marter stated this was on the agenda previously and the Board asked Staff to obtain more bids because it was so high. Two more bids were received and one was for \$75,000 and one for over \$140,000, so the original bid was the most competitive.

Ms. Lowe said it needs to be done.

Ms. Hunt asked when the work would be done. Ms. VanMarter stated it would be done in the spring. Ms. Hunt would like to delay this due to the failure of the Howell Recreation Millage request. If it does not pass when it is put on the ballot again in November, there will be no one to use or manage that field. Supervisor Rogers agrees.

Ms. Ledford noted that the proposal was good for seven days. Ms. VanMarter will contact the contractor to ask for the quote to be extended.

Moved by Hunt, supported by Dhaenens, to postpone this project predicated on the Howell Parks and Recreation millage vote on the November election. **The motion carried unanimously.**

15. Consideration of a request for approval of a proposal from American Video Transfer to upgrade the audio in the Boardroom at a cost not to exceed \$5,580 from Building and Grounds Fund Line Item #249-265-981-012.

Ms. VanMarter stated that Staff has been planning upgrades to the boardroom, but the quotes were very high. Most of the time the acoustics are good; however, there are other times when members of the audience have difficulty hearing speakers. There are things that can be done to upgrade the sound system.

Supervisor Rogers stated the Township was aware of the audio problems but it was being postponed so it could be done with the room upgrades.

Moved by Lowe, supported by Croft, to approve the proposal from American Video for \$5,580.00 for upgrades to the Township Boardroom audio system. **The motion carried unanimously.**

Member Discussion

Ms. Lowe asked if anything has been started with renovating the Herbst house. Supervisor Rogers stated they are researching what can be done to upgrade the home for meeting spaces, etc. Ms. VanMarter showed photographs of some of the work that has started on the property per the agreement with MHOG for them to store their materials.



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

MEMORANDUM

TO: Honorable Board of Trustees

FROM: Adam VanTassell

DATE: August 19, 2024

RE: Township Soccer Field Drainage repair

This issue was before the June 17th Township Board meeting and was tabled to allow for additional quotes for the requested repairs.

The North Soccer Field has had ongoing issues with standing water for many years. This drainage issue has worsened to the point where the field is unusable for soccer at times. Given recent discussions regarding possible repurposing of the South Soccer Field, it is important to ensure the North Soccer Field is in playable condition to continue the success of the soccer programming by Howell Parks and Recreation.

Staff has received two additional quotes. Staff from Howell Parks and Recreation worked with the contractors to submit proposals that would be the most effective at addressing the drainage issue.

Recommended Motion

- A. Moved by _____, Supported by _____ to approve the proposal from Coopers Turf Management for \$59,375.00 for repairs to the North Soccer Field (Field #2).

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter



Cooper's Turf Management

PO Box 501
 Howell, MI 48844-0501
 +1 5175486653
 info@coopersturf.com
 www.coopersturf.com

Estimate

ADDRESS
 GENOA TOWNSHIP-LAWN
 ATTN: Adam VanTassell
 2911 DORR ROAD
 BRIGHTON, MI 48116

ESTIMATE 1116
 DATE 10/01/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	MISC-LANDSCAPE	North Soccer Field (field 2) from Midfield to North end of field-- Install 9 rows of 4" perforated drain tile-16 feet apart approx 265' long. Includes sod cutting areas for drain tile installation and rolling of distrubed areas.	2,500	21.75	54,375.00
	MISC-SPRINKLER	Sprinkler repair allowance for drain tile installation	1	5,000.00	5,000.00

This proposal is valid for 7 days. If you would like to sign, please do so below and email back to us. Invoices/Statements will be mailed monthly and are due upon receipt. Payments not received by the next billing cycle are subject to fiance charges of 18% annually (1.5% monthly). We accept credit cards with a 3.5% convenience fee. A fuel surcharge may apply if significant increases in market rates occur.

TOTAL

\$59,375.00

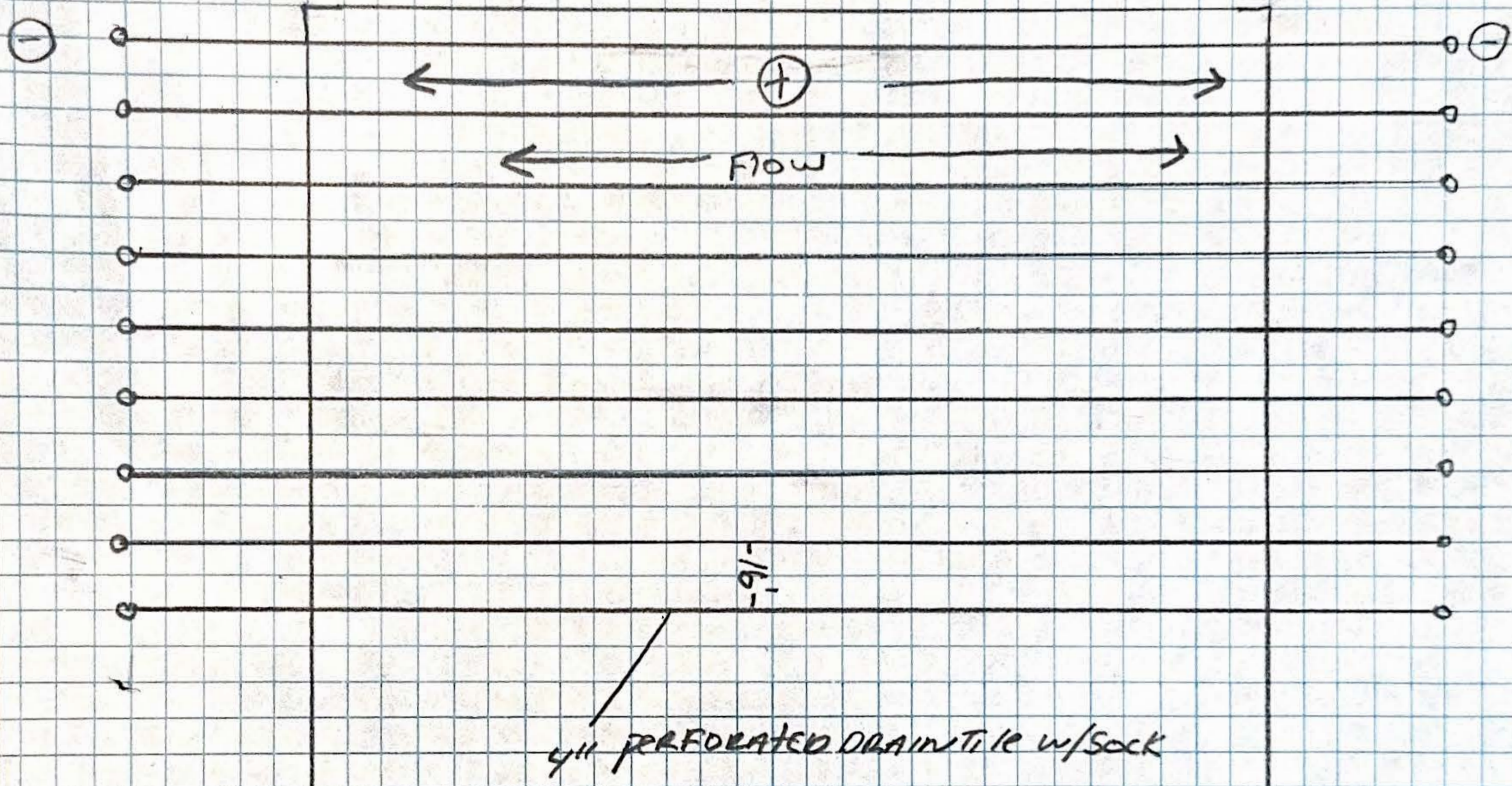
Accepted By

Accepted Date

N
W + E
S

SAFETY
NET

GENOA
5/6N



Landscape Bid Form



Owner Information

Contractor Information

Name Genoa Township
Address 2911 Dorr Road
City, State ZIP Brighton, MI 48116
Phone (810) 227-5225
Email Adam@genoa.org
Project name Soccer Field Drainage Project

Company Bowman Turfgrass Professionals
Submitted By Aaron Golowesky
Address 920 W. Marr Road
City, State ZIP Howell, MI 48855
Phone (810) 599-8794
Email aaron@bowmanturfgrass.com

Scope of Work

Proposal Date: Updated 7/22/2024

Soccer Fields Drainage Project:

- * Install drainage system to relieve field of drainage issues that impact the quality and use of the upper north half of the field
- * All drain lines will be dug out systematically using a mini excavator with a 1' trenching bucket. This will allow us to achieve the proper trench depth and pitch for the drain tile.
- * Average trench depth will be 2 feet.
- * Sod will be carefully removed using a sod cutter, so it can be laid back down at the completion of each trench.
- * Sod will be cut at a thickness of 1" to prevent it from drying out and allowing it to heal in quickly
- * All overburden soils/clay from the trenches will be hauled away and removed from the site.
- * All Trenches will be backfilled with pea stone to approx. 6" from top of sod.
- * A 6" layer of top soil will be placed on top of the pea stone to provide a healthy environment for the sod to take root.
- * Install approx. 1,600 feet of 4" perf. drain tile
- * Install approx. 225' of 6" socked/perf tile to act as the main truck line for the drain system
- * Trunk line will discharge to daylight on the north/east berm and drain into the wood line
- * Restore travel lane and staging area with seed, starter fertilizer and top soil

NOTE

This project will take approx. 8 Days to complete from start to final restoration. The entire project will be a slow and surgical process. When the project is finished the field will be ready to use in the spring. The sod will take root over the winter and early spring and you won't have to wait for seed or new sod that doesn't have root mass to establish.

Terms and Conditions

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. **We are not responsible for damage to any sprinkler lines, invisible fences or any other lines on the property. Repairs will be completed at an hourly rate of \$95.00/ Man Hour + parts above and beyond the bid.** It is the property owners' responsibility to ensure private utilities are marked and located prior to us beginning work. We will contact Miss Dig to mark all major utilities that can interfere with work. This proposal may be withdrawn by us if not accepted within 30 days.

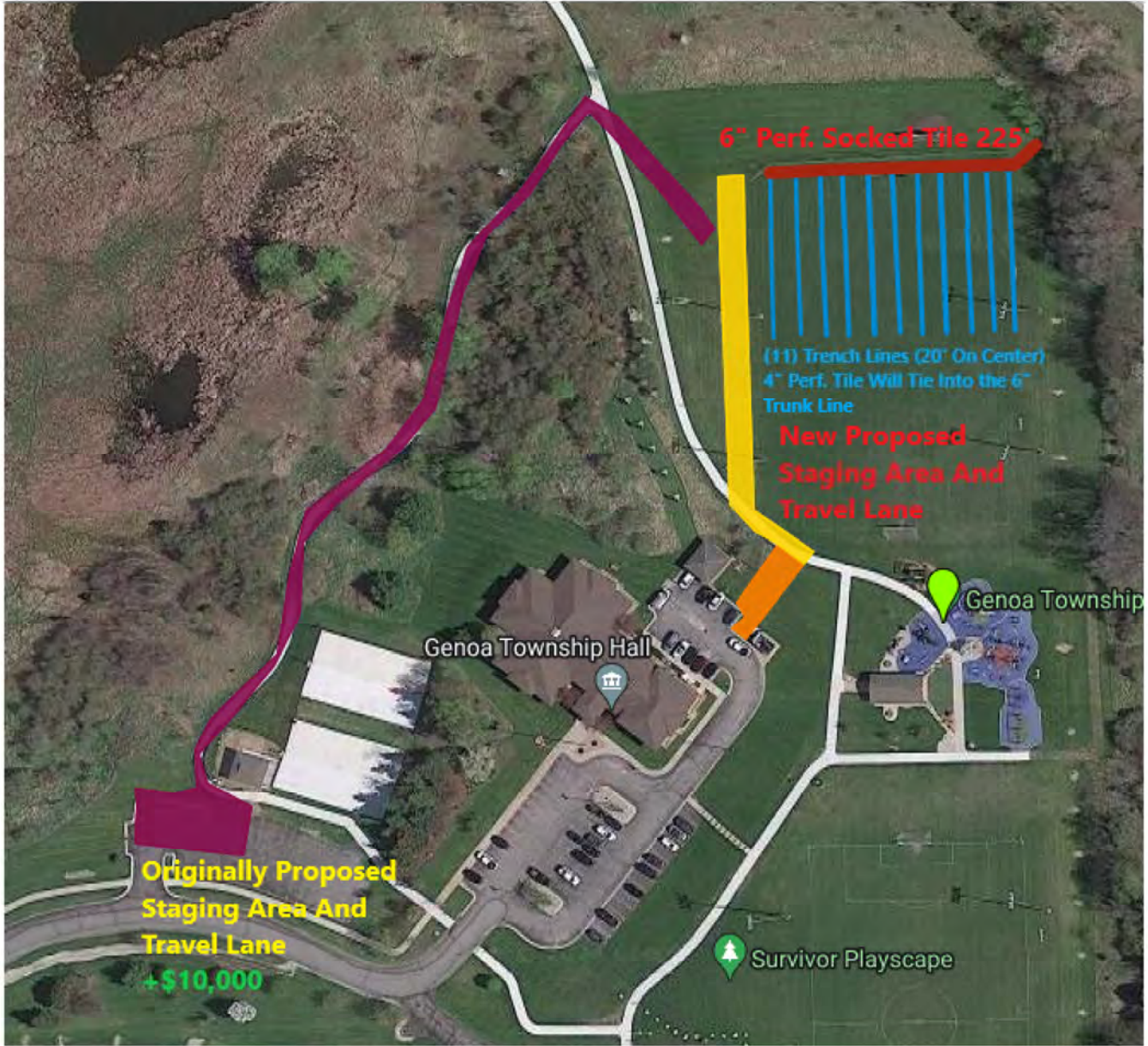
Owner Acceptance

Total Project Cost: \$75,000 (1/2 down to begin project \$37,500 and the remainder due at completion \$37,500)

To accept this proposal including; the terms, conditions, cost and scope of work, please sign here and return. Prices are only valid for 30 days from proposal date.

Submitted by (home owner or authorized representative)

Date



From: [Lee Carlson](#)
To: [Kyle Tokan](#)
Cc: [Adam VanTassell](#); [Kelly VanMarter](#)
Subject: Re: Genoa township Draiage Project
Date: Monday, July 22, 2024 2:32:30 PM

Hi Kyle,

Late fall or next spring would be no problem.

For the french drain installation within approximately half of a 250' x 350' 11v 11 field, with the lines running east and west within the northern half of the field at roughly 20' spacing, we would have 9 lines x 250' each = 2250 linear feet of french drain line. The discharge line could be solid 4" triple wall pvc and run 175' + 35' to the north = 210 linear feet.

1) 2250 linear feet of 4" corrugated, perforated drain pipe within an approximate 12" x 12" trench with pea stone lined with filter fabric, sod cut and relay the drain line trajectory (or rake and broadcast seed) at \$63.00 per linear foot would be

\$141,750.00.

2) 210 linear feet of 4" solid triple wall pvc discharge pipe, sod cut and relay pipe trajectory (or rake and seed) at \$33.41 per linear foot would be **\$7016.10**

Please let me know if you have an idea of exact linear footage needed and the desired orientation of lines, and I would be pleased to quote based on your measurements.

Thank you
Lee

On Thu, Jul 18, 2024 at 11:07 AM Kyle Tokan <ktokan@howellrecreation.org> wrote:

Hi Lee,

The township pushed decision till the Aug 5 meeting. Just ran out of time to review quotes the week we meet on site.

After reviewing yours and others, we are trying to compare them apples to apples. I know on site and proposal Todd's is planned to do is a dry well system. Are you willing to quote out again with tile throughput that half of the field with trunk line for drainage? I have done drain tile with other municipalities for fields and it has worked well. We would rather dig into the field once instead of possibly needing to go in again and add more drain lines with dry well system if we do not capture all water we want to.

With proposal, can you please add map of work on field and your plan for staging in parking lot and getting materials back and forth from field to parking lot? Just trying to give the board as much information as possible so they can understand full scope of project.

Timeline wise, you had no issues for late fall or waiting till next spring at this point correct.

Thank you,

Kyle Tokan
Operations Manager
Howell Recreation
Office: 517-579-2865
Cell: 517-294-8898

--



Lee Carlson, Landscape Designer

Todd's Services, Inc.

810 533-8765 Direct Cell

810 231-2778 Hamburg MI Office

231 486-5505 Kingsley MI Office

231 238-3600 Indian River MI Office

3 Locations Serving Northern and Southern Michigan

www.toddsservices.com

[Todd's Services Videos](#)



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: November 12, 2024
RE: Parcel# 4711-23-300-005 and a portion of parcel# 4711-14-300-030
Ordinance No. Z-24-04

Please find attached a proposed rezoning ordinance for parcel #4711-23-100-005 (125 acres) and a portion of parcel# 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF). The parcels are located on the north and south side of Crooked Lake Road, east of Dorr Road. The parcels have been recently acquired by Genoa Charter Township.

This rezoning was recommended for approval by the Township Planning Commission on September 9th, 2024 and the Livingston County Planning Commission on October 16, 2024.

Subject properties

- SUPERVISOR**
Bill Rogers
- CLERK**
Paulette A. Skolarus
- TREASURER**
Robin L. Hunt
- TRUSTEES**
Jean W. Ledford
Terry Croft
Diana Lowe
Jeff Dhaenens
- MANAGER**
Kelly VanMarter



Based on the aforementioned approval recommendations and the criteria stated in the Zoning Ordinance I provide the following for your consideration:

REZONING – REQUIRES ADOPTION BY MAJORITY OF MEMBERSHIP ON ROLL CALL VOTE

Moved by _____, supported by _____ to **APPROVE** and adopt Ordinance No. Z -24-04 to rezone parcel 4711-23-100-005 (125 acres) and a portion of parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF). The proposed amendment to the zoning map is consistent with Section 22.04 of the Township Zoning Ordinance and the request is consistent with Township’s future land uses map, goals of the Township and will not have a negative impact on the citizens of the Township.

Moved by _____, supported by _____ to **APPROVE** the Environmental Impact Assessment dated 9-4-24 to rezone parcel 4711-23-100-005 (125 acres) and a portion of parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF) as submitted.

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

Sincerely,

A handwritten signature in blue ink that reads "Amy Ruthig". The signature is written in a cursive style and is positioned above the typed name.

Amy Ruthig
Planning Director



GENOA CHARTER TOWNSHIP
Application for Re-Zoning

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

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

A. REQUIRED SUBMITTAL INFORMATION

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

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

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

With the exception of approximatley 24 acres of parcel of the total 175 acres, the remaining are
master planned PRF. Conditions regarding the 24 acres changed when Genoa Township purchased the property
after the 2022 master plan update and is contiguous to the existing Township owned property.

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

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

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

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

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

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

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

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

Yes, infrastructure capacity is sufficient.

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

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

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

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

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

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

There are no deed restrictions pertaining to either parcel.

C. AFFIDAVIT

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

BY: Genoa Charter Township

ADDRESS: 2911 Dorr Road Brighton, MI 48116

SIGNATURE _____

The following contact should also receive review letters and correspondence:

Name: _____ Email: _____

Business Affiliation: _____

FEE EXCEEDANCE AGREEMENT

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

PROJECT NAME: _____

PROJECT LOCATON & DESCRIPTION: _____

SIGNATURE: _____ DATE: _____

PRINT NAME: _____ PHONE: _____

COMPANY NAME & ADDRESS: _____

ORDINANCE NO. Z-24-04

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CHARTER TOWNSHIP OF GENOA BY REZONING PARCEL 4711-23-100-005 AND A PORTION OF PARCEL# 4711-14-300-030 (14 ACRES OUT OF 50 ACRES) FROM AGRICULTURAL (AG) TO PUBLIC RECREATIONAL FACILITIES (PRF)

THE CHARTER TOWNSHIP OF GENOA HEREBY ORDAINS that the Zoning Map, as incorporated by reference in the Charter Township of Genoa’s Zoning Ordinance, is hereby amended as follows:

Real property consisting of 1 parcel 4711-23-100-005 which is 125 acres in size and a portion of parcel# 4711-14-300-030 which is 14 acres out of 50 acres. The parcels are located on the north and south side of Crooked Lake Road, east of Dorr Road, more particularly described as follows:

PARCEL# 4711-23-100-005: SEC. 23 T2N, R5E, BEG AT A POINT ON NORTH/SOUTH 1/4 LINE S02*10'39"E 31.58 FT TH S53*28'50"E 1591.75 FT TH S56*32'21"W 1453.65 FT TH S02*10'39"E 751.04 FT TH N50*55'18"W 3529.41 FT TH N02*12'43"W 200.32 FT N88*23'53"E 2499.62 FT TH S02*10'39"E 125 FT TH N87*57'26"E 153.95 FT TH N02*10'53"W 123.82 TO POB AND ALSO BEG S02*10'39"E 2634 FROM THE N 1/4 CORNER S02*10'39"E 42.01 FT TH S87*57'18"W 1331.11 FT TH N02*08'45"W 1205.90 FT TH S50*55'18"E 1769.72 FT TO POB 125.86 ACRES M/L

14 ACRES of PARCEL#4711-14-300-030: SEC 14 T2N R5E BEG SW 1/4 COR TH N02*12'43"W 1076.70 FT TH N62*42'50"E 304.15 FT TH N44*36'06"E 284.48 FT TH S89*41'14"E 405.08 FT TH S53*28'50"E 2207.46 FT TH S87*56'07"W 950.10 FT TH N02*11'02"W 396 FT TH S87*56'07"W 330 FT TH S02*11'02"E 396.02 FT TH S87*35'28"W 1329.52 FT TO POB CONT 50.54 AC M/L

shall be rezoned from Agricultural (AG) to Public Recreational Facilities (PRF) to allow the properties to be consistent with the surrounding area and those that are owned by the Charter Township of Genoa. The Township Planning Commission and Township Board, in strict compliance with the Township Zoning Ordinance and with Act 110 of the Public Acts of 2006, as amended, reclassified the Property as Public Recreational Facilities (PRF) upon finding that such classification properly achieved the purposes of Section 22.04 of the Township’s Zoning Ordinance (as amended).

Repealor: All ordinances or parts of Ordinances in conflict herewith are repealed.

Severability Should any section, subsection, paragraph, sentence, clause, or word of this Ordinance be held invalid for any reason, such decisions shall not affect the validity of the remaining portions of the Ordinance.

Savings: This amendatory ordinance shall not affect violations of the Zoning Ordinance or any other ordinance existing prior to the effective date of this Ordinance and such violation shall be governed and shall continue to be separate punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

Effective Date: This map amendment was adopted by the Genoa Charter Township Board of Trustees at the regular meeting held November 18th, 2024 and ordered to be given publication in the manner required by law. This ordinance shall be effective seven days after publication.

On the motion to adopt the Ordinance the following vote was recorded:

Yeas:

Nays:

Absent:

I hereby approve the adoption of the foregoing Ordinance this 18th day of November 2024.

Paulette Skolarus
Township Clerk

Bill Rogers
Township Supervisor

Township Board First Reading: 11-3-24
Date of Publication of Ordinance: 10-20-24
Township Board Second Reading and Adoption: Proposed 11-18-24
Date of Publication of Ordinance Adoption: Proposed 11-27-24
Effective Date: Proposed 12-4-24

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
October 21, 2024**

MINUTES

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

The Pledge of Allegiance was recited.

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

Ms. Mary Post of 4923 New Haven Drive was involved in the asphalt plant issue. When the Latson PUD plan began, she read all of the information that was on the township website. She addressed the three gentlemen who are running as write-ins. She voted in the August primary. They are incumbents and just place their signs out and do not attend the coalition meetings. The mailing said the opponents were inaccurate and the voters were duped. She is insulted. Those on the ballot are not against all development. The constituents want more transparency. These were lies and scare tactics.

The call to the public was closed at 6:33 pm.

Approval of Consent Agenda:

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

- 1. Payment of Bills: October 21, 2024**
- 2. Request to approve the October 7, 2024 regular meeting minutes.**

Approval of Regular Agenda:

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

- 3. Request for the introduction of proposed ordinance number Z-24-04 regarding zoning map amendments involving rezoning of parcel 4711-23-100-005 and a portion of parcel 4711-14-300-030 (14 acres out of 50 acres) from Agricultural (AG) to Public Recreational Facilities (PRF) and to set the meeting date for considering the proposed ordinance for adoption before the township board on Monday, November 18, 2024.**

Moved by Skolarus, supported by Ledford, to introduce proposed ordinance number Z-24-04 and to set the meeting date to consider adoption before the Township Board on Monday, November 18th, 2024 for the purpose of considering the proposed zoning map Amendment. **The motion carried unanimously.**

4. Consideration of a proposal from Cooper's Turf Management to disconnect the Survivor Playscape water pump play features from the irrigation water and reconnect them to the treated water source at the pavilion at a cost not to exceed \$4,775 from Park Maintenance Fund 208-751-934-060.

Ms. VanMarter reviewed the photos and information regarding the pump and play features at the senior survivors playground. She is proposing to disconnect the pumps from the irrigation system and reconnect them to the treated water source at the pavilion.

Moved by Lowe, supported by Dhaenens, to approve the proposal from Cooper's Turf Management to disconnect the Survivor Playscape water pump play features from the irrigation water and reconnect them to the treated water source at the pavilion at a cost not to exceed \$4,775 from Park Maintenance Fund 208-751-934-060. **The motion carried unanimously.**

5. Consideration of a proposal from Cooper's Turf Management for drainage system improvements in accordance with the Tetra Tech engineering specifications to eliminate runoff sedimentation involving the sidewalk and retaining wall located on the south side of Grand River, east of the Lake Edgewood Townhomes at a cost not to exceed \$18,200 from Path Maintenance Fund 208-751-934-060.

Supervisor Rogers noted that the engineer's opinion of probable cost is \$18,700, so that is what is being requested to be approved.

Ms. VanMarter reviewed the proposed project, the engineer's schematic drawing, and the quote from Cooper's Turf Management.

Supervisor Rogers noted that there is a large pipe draining from one of the homes at the top of the hill and that is causing most of the sediment.

Ms. Hunt stated this is a safety issue.

Commissioner Dhaenens knows this has to be done, but he is disappointed that the original project was done by the Livingston County Road Commission without considering these drains.

Moved by Lowe, supported by Skolarus, to approve the proposal from Cooper's Turf Management for drainage system improvements in accordance with the Tetra Tech engineering specifications to eliminate runoff sedimentation involving the sidewalk and retaining wall located

He added that they meet all of the ordinance requirements; however, they are over the maximum allowable parking by 170 percent but they provided the justification for that at the previous meeting.

Ms. Byrne stated she has no issues with the plan.

The Brighton Area Fire Authority Fire Marshal's letter dated September 4, 2024, states the following:

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

Mr. Tousignant stated they are working with Mr. Harte for a shared parking agreement. When that is confirmed, they will provide a copy to the township.

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

Moved by Commissioner Chouinard, supported by Commissioner Dhaenens, to approve the site plan amendment dated August 20, 2024 for a proposed 5655-space parking lot addition for Community Bible Church, with the following conditions:

- Per Section 14.02.06 of the ordinance, the Planning Commission approves the 170 percent excess parking
- The applicant shall work to secure a shared parking agreement with Mr. Harte and provide a copy of that agreement to the township.

The motion carried unanimously.

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

A. Recommendation of Rezoning.

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

Ms. Ruthig stated the township was able to buy the old Herbst farm property. Staff is proposing to rezone it from Agriculture to Public Recreation Facilities.

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

1. Overall, PRF zoning is consistent with the rezoning criteria of Section 22.04 of the Township Zoning Ordinance.

Genoa Township Planning Commission
September 9, 2024
Approved Minutes

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

Ms. Byre had no comments as she prepared the Impact Assessment.

Commissioner Chouinard asked if there are plans for the house. Ms. Ruthig stated that MHOG is restoring the barns on the site to store their materials. Staff is working with an architect to provide information on what can be done with the house and how much it will cost.

There was a discussion regarding what types of uses are planned for this property. Ms. Ruthig noted there is a site plan in the packet; however, it is just a concept. Mr. Borden stated this property is consistent with both the master plan and the recreation plan.

The call to the public was made at 6:48 pm.

Ms. Janice Carl of 3125 Old Carriage Trail asked when the plan for this property will be available for the community to review. Ms. Ruthig stated there are no current plans for these properties. Ms. Carl stated the sledding hill light stays lit most of the night in the winter. She wants to review the plans to make sure there are no lights that stay on at night and what the noise level will be.

Ms. Laura Trout of 6285 Crooked Lake stated that anything that is done on these two properties will immediately affect them as their property is in the middle of them. She asked if Crooked Lake will be paved. There are cars that speed up and down the road late at night and they dump trash. She asked how the township will address this, will there be increased security, and what will the level of traffic be. Chairman Grajek advised that this is very preliminary and when plans are proposed, there will be public meetings to receive residents' comments.

The call to the public was closed at 6:55 pm.

Moved by Commissioner Dhaenens, supported by Commissioner Chouinard, to recommend to the Township Board approval of the rezoning application to rezone parcel 4711-23-100-005 (125 acres) and a portion of parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF) as this is consistent with the Townships Future Land Use Map, goals of the township and its citizens for recreational facilities, and will not have a negative impact on the township citizens. **The motion carried unanimously.**

No commissioners had concerns or questions regarding the Impact Assessment.

Moved by Commissioner Dhaenens, supported by Commissioner McCreary, to recommend to the Township Board approval of the Environmental Impact Assessment dated 9-4-24 to rezone parcel 4711-23-100-005 (125 acres) and a portion of parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF). **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated the Special Planning Commission meeting is confirmed for September 17 at the Brighton Center for the Performing Arts. The packet will be available tomorrow or Wednesday.

There will be four cases on the October Planning Commission meeting agenda.

Staff has received the PUD Agreement for the apartment complex proposed for the corner of Dorr Road and Grand River. It is being reviewed by the township attorney.

Ms. Ruthig stated the trees have been installed on the Char-Ann property owned by Steve Gronow.

The Grand River Plaza submitted their site plan, but it did not show facade changes to the Dunham's store front, which was included in the original proposal. This is due to the lease agreement with the tenant. She is working with the developer.

Approval of the August 12, 2024 Planning Commission meeting minutes

One change was noted.

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the August 12, 2024 Planning Commission Meeting as amended. **The motion carried unanimously.**



September 6, 2024

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

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

Dear Commissioners:

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

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

A. SUMMARY

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

B. PROCESS

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

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

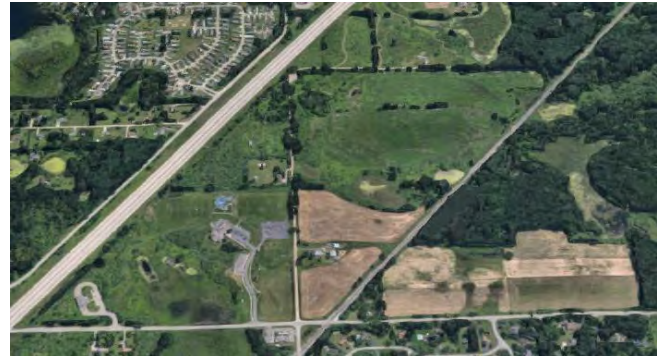
It is important to note that requests for conventional rezoning cannot include conditions, per the Michigan Zoning Enabling Act.

C. AREA OVERVIEW

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

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

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



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



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



D. REZONING REVIEW

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully,
SAFEBUILT STUDIO



Brian V. Borden, AICP
Planning Manager



Livingston County Department of Planning

October 17, 2024

Genoa Charter Township Board of Trustees
c/o Polly Skolarus, Clerk
2911 Dorr Rd.
Brighton, MI 48116

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Martha Haglund
AICP Candidate
Principal Planner

Re: Z-39-24 Rezone Parcels 4711-14-300-030 (14 acres) and 4711-23-100-005 (125 acres) from Agriculture (AG) to Public and Recreation Facilities (PRF) District.

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, October 16, 2024, and reviewed the zoning case above for parcels: 4711-14-300-030 and 4711-23-100-005. The County Planning Commissioners made the following recommendation:

Z-39-24 Approval. The proposed rezoning in Genoa Township is appropriate and consistent with the Township Master Plan.

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county action.

Sincerely,

Martha Haglund, Principal Planner

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
milivcounty.com/planning

Enclosures

c: Chris Grajek, Chair, Planning Commission
Amy Ruthig, Planning Director

Meeting minutes and agendas are available at:
<https://milivcounty.gov/planning/commission/>

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL WITH CONDITIONS, SECONDED BY COMMISSIONER BOWDOIN.

Motion passed: 7-0.

**F. Z-39-24: GENOA CHARTER TOWNSHIP, REZONING:
AG AGRICULTURAL TO PRF PUBLIC RECREATIONAL FACILITIES IN SECTIONS 14 AND 23.**

Current Zoning: AG Agricultural (10 acres-non-farm, 40 acres-farm)

Proposed Zoning: PRF Public Recreational Facilities (Section 6.03.01: Adequate space for principal and accessory buildings and their uses, parking, and maintain setbacks).

Sections: Section 14 and Section 23

Township Master Plan: The Township Master Plan designates 125 acres as Public/Institutional. Approximately 23 acres on the west portion of the southern parcel are designated as Large Lot Residential. There is an existing farmstead on the 23 acres. The township is assessing their next steps with the building any site plan changes will be reviewed by the Planning Commission. According to the meeting minutes the Marion Howell Ocoola Genoa Water Authority (MHOG) would like to use some of the outbuildings to store their equipment.

***Public/Institutional/Utilities:** These are institutional land areas to be occupied by government, utility or civic uses such as churches, parks, state, county and municipal facilities and major utility lines.*

***Large Lot Rural Residential:** This designation identifies areas to be developed as single family residential on large lots. Many of the areas have significant natural limitations such as wetlands or severe soil limitations and are not planned for sanitary sewer. These areas are only intended for residential uses or small-scale neighborhood-serving non-residential uses. This classification is recommended for single family residences on lots no smaller than 2 acres or clustered development with a net density of 1 unit per acre.*

Township Planning Commission Recommendation: Approval. The Genoa Charter Township Planning Commission recommended approval at their September 9, 2024, Planning Commission meeting. Public comments included a question about lighting, road paving and future site plan review.

Staff Recommendation: Approval. The proposed rezoning of 139 acres from AG (Agriculture) to PRF (Public Recreation Facilities) is compatible with the Genoa Township Master Plan and the Livingston County Master Plan.

Commission Discussion: Commissioner Ikle disagrees with the proposed rezoning and doesn't believe it is necessary to expand across the railroad tracks and Dorr Road. Traffic issues were also discussed and how this would affect the proposed rezoning. Commissioner Funk asked if there is any relationship between the proposed rezoning and the proposed HAPRA millage that is on the ballot. Commissioner Call disagreed with Commissioners Ikle and Funk stating that the rezoning case should not focus on future site plan development but instead focus on the consistency with the Township Master Plan.

Public Comment: None.

Commission Action:

Commissioner Action: IT WAS MOVED BY COMMISSIONER CALL TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER GALBRAITH.

Motion passed: 5-2

NAYS: FUNK, IKLE

Genoa Township Property Rezoning Impact Assessment

#200-12736-24029
September 4, 2024

PRESENTED TO

Genoa Charter Township
2911 Dorr Road
Brighton, Michigan 48116

PRESENTED BY

Tetra Tech
3497 Coolidge Road
East Lansing, MI 48823
P +1-517-316-3930
F +1-517-484-8140
tetratech.com



A. INTRODUCTION

Prepared By:

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

Prepared for:

Applicant & Owner:

Genoa Charter Township
2911 Dorr Road
Brighton, MI 48116

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

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

B. SITE LOCATION AND DESCRIPTION

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

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

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

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

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

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

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

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

C. IMPACT ON NATURAL FEATURES

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

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

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

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

D. IMPACT ON STORMWATER MANAGEMENT

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

E. IMPACT ON SURROUNDING LAND USES

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

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

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

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

F. IMPACT ON PUBLIC FACILITIES AND SERVICES

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

G. IMPACT ON PUBLIC UTILITIES

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

H. STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS

No storage and handling of hazardous materials is proposed.

I. IMPACT ON TRAFFIC AND PEDESTRIANS

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

J. SPECIAL PROVISIONS

No special provisions or requirements are currently proposed.

K. SOURCE MATERIAL

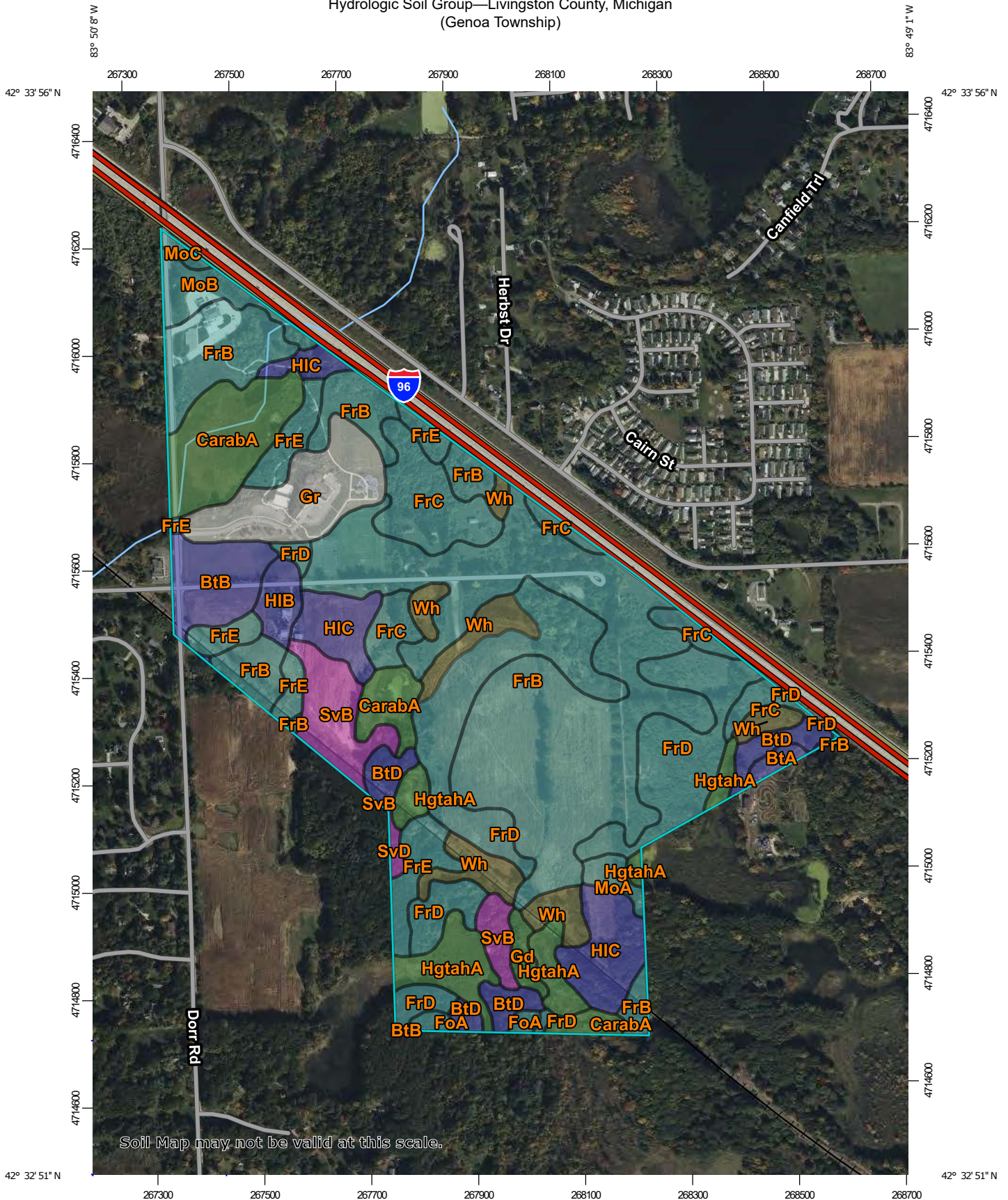
- Genoa Township Zoning Ordinance
- USDA Soil Survey, Soil Survey of Livingston County, Michigan
- 2023 Genoa Township Master Plan and Land Use Map
- Livingston County Parcel Viewer

ATTACHMENT A – PARCEL MAP



ATTACHMENT B – SOIL MAP

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



Soil Map may not be valid at this scale.

Map Scale: 1:9,830 if printed on A portrait (8.5" x 11") sheet.

0 100 200 400 600 Meters

0 450 900 1800 2700 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/16/2024
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





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

Soil Rating Lines


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

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

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

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

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

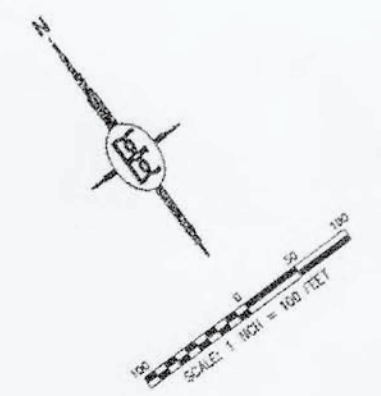
Component Percent Cutoff: None Specified

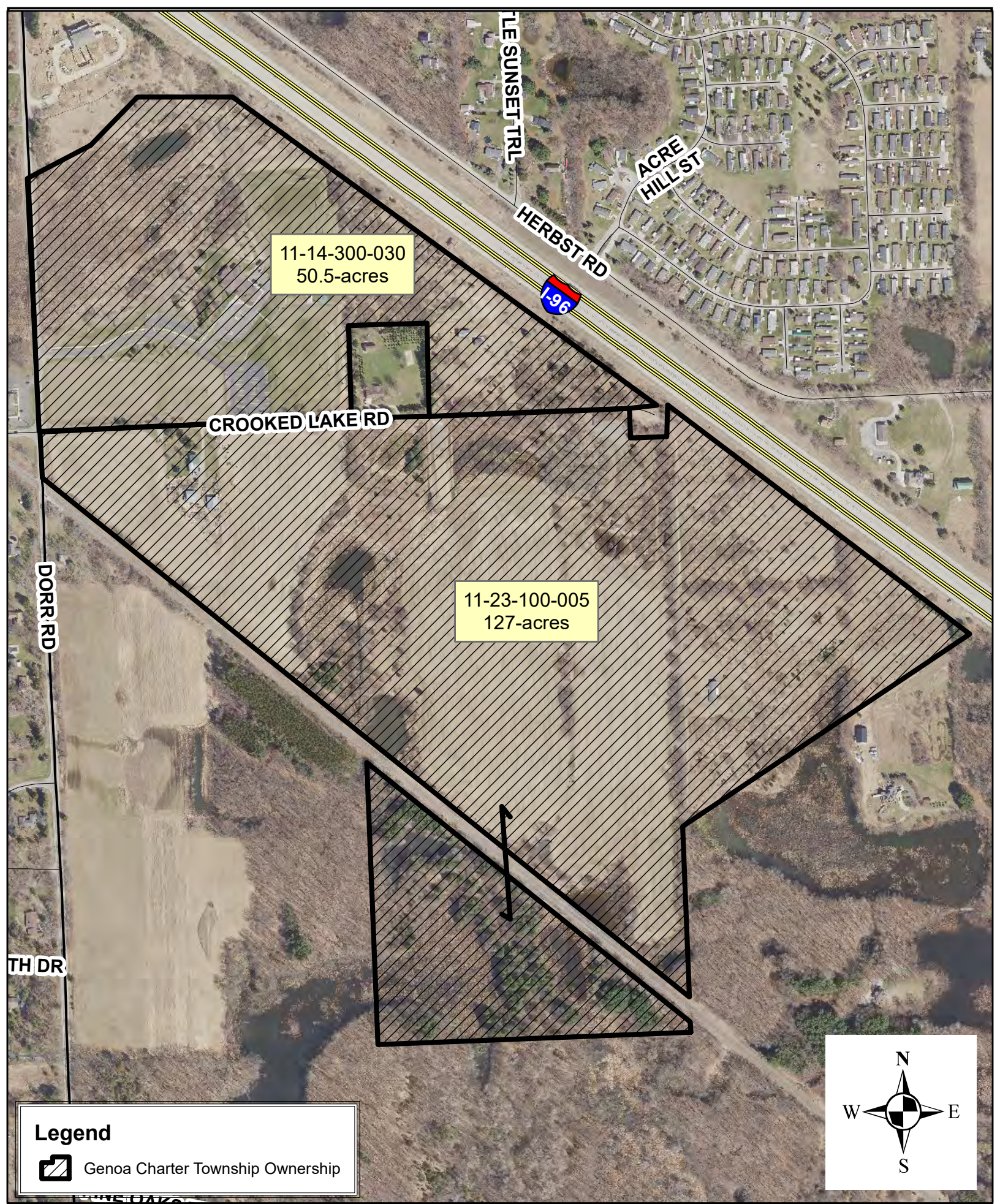
Tie-break Rule: Higher

Herbst Rd



ILLUSTRATIVE CONCEPT PLAN
-NO USE IS PROPOSED AT THIS TIME





11-14-300-030
50.5-acres

11-23-100-005
127-acres

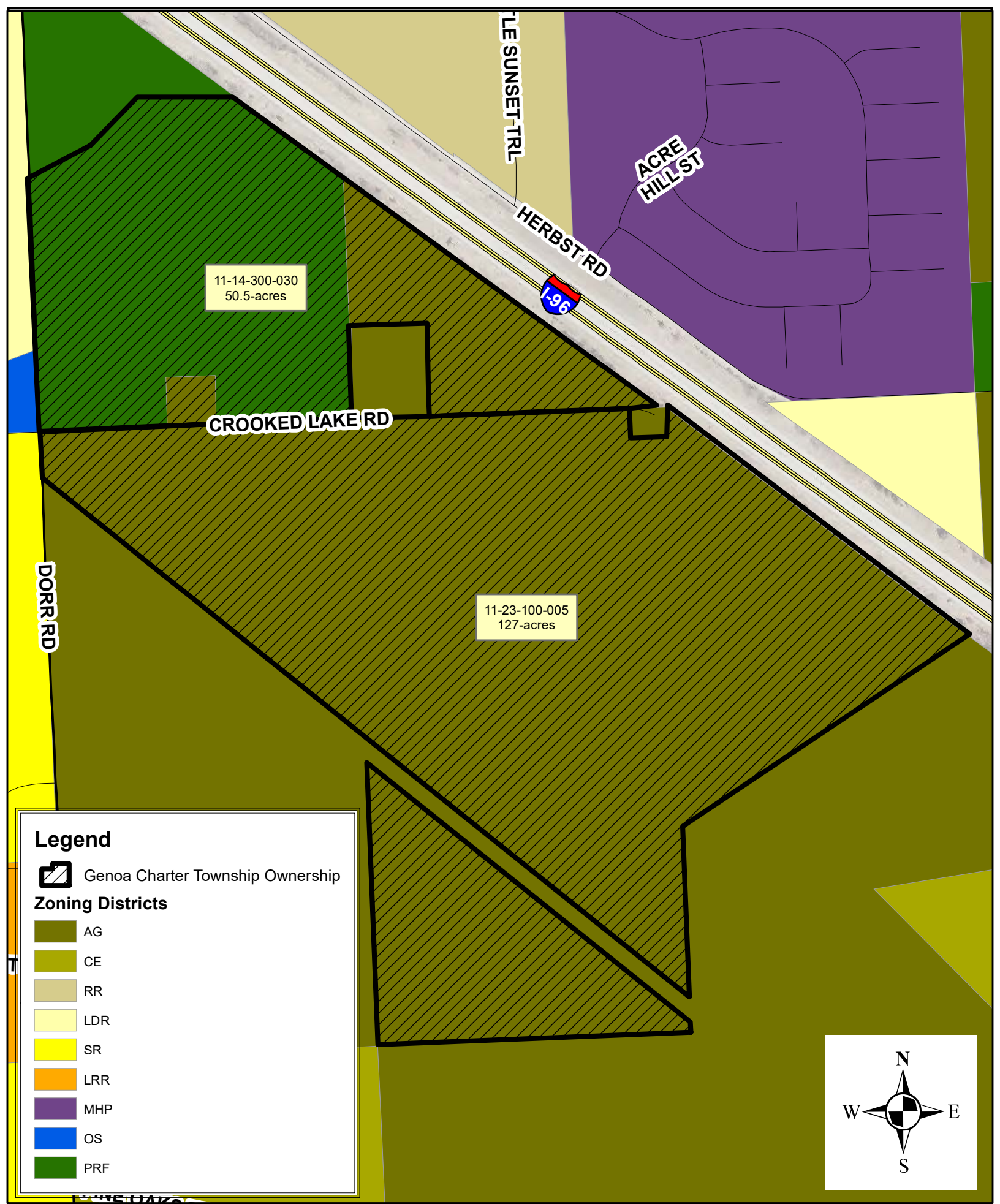
Legend

 Genoa Charter Township Ownership



Genoa Township Rezoning Request- AG to PRF

1 inch = 500 feet
Parcel lines are approximate.
Not intended for survey purposes.
Packet Page 54



11-14-300-030
50.5-acres

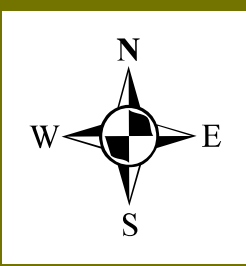
11-23-100-005
127-acres

Legend

Genoa Charter Township Ownership

Zoning Districts

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



Genoa Township Rezoning Request- AG to PRF

1 inch = 500 feet

Parcel lines are approximate.
Not intended for survey purposes.
Packet Page 55

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

LEGAL DESCRIPTION (AS PROVIDED)

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

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

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

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

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

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

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

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

DESIGN ENGINEER/SURVEYOR



MONUMENT ENGINEERING GROUP ASSOCIATES, INC

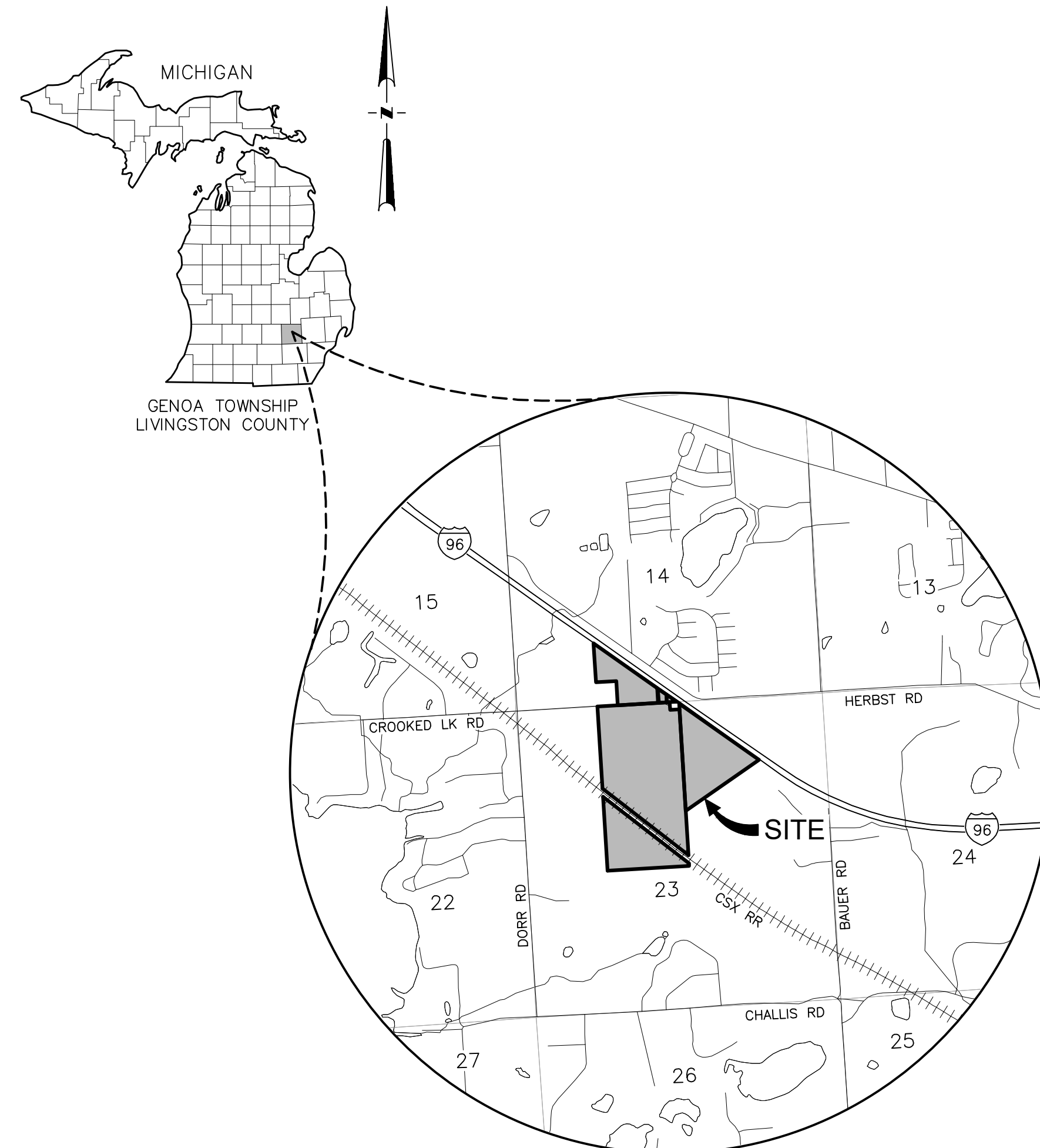
INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

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

CLIENT

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

SURVEY EXHIBIT
GENOA TOWNSHIP



LOCATION MAP

LEGAL DESCRIPTION (AS PROVIDED)

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

PARCEL TAX NUMBER: 4711-23-200-004

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

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

LEGAL DESCRIPTION (AS SURVEYED)

PARCEL TAX NUMBER: 4711-14-400-006

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

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

BEARING REFERENCE

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

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

DATE: 07/31/2023

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS



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

SOILS INFO

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

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

FLOOD ZONE

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

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

UTILITY NOTE

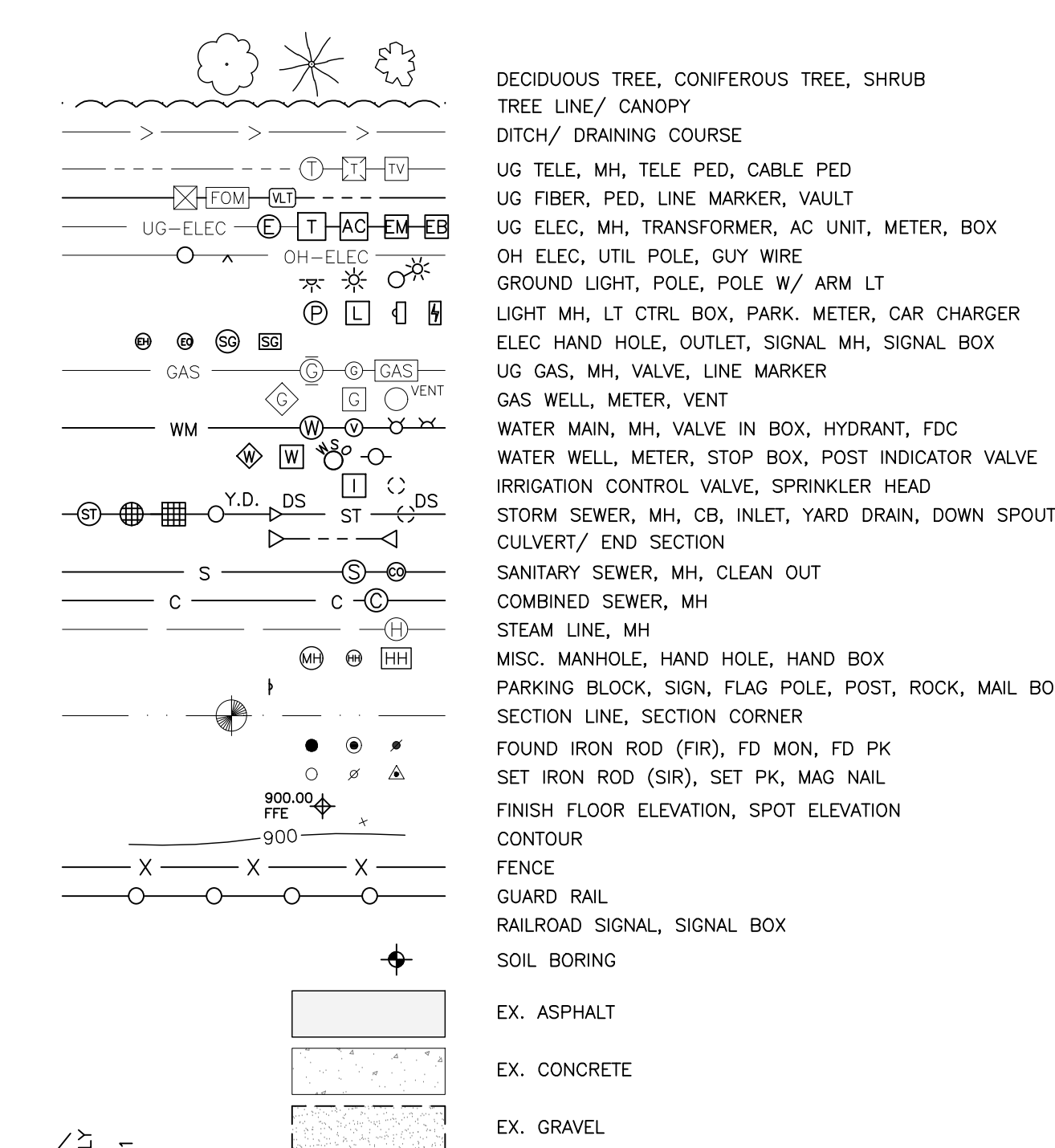
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE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

TREE INVENTORY

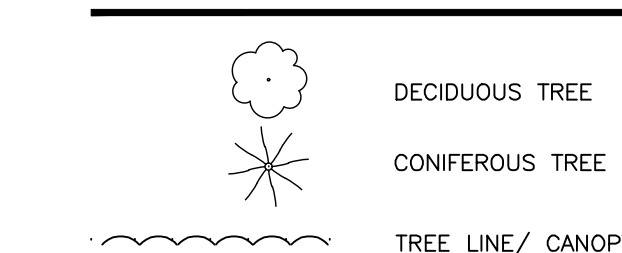
D.B.H.	Scientific Name	Common Name	Condition	Notes
18"	Juniperus virginiana	Red Cedar	Good	Protection Recommended
24"	Carya glabra	Pignut Hickory	Good	Protection Recommended
32"	Quercus velutina	Black Oak	Good	Protection Recommended
42"	Quercus alba	White Oak	Good	Protection Recommended

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

EXISTING LEGEND



TREE SURVEY LEGEND



TREE PRESERVATION NOTE

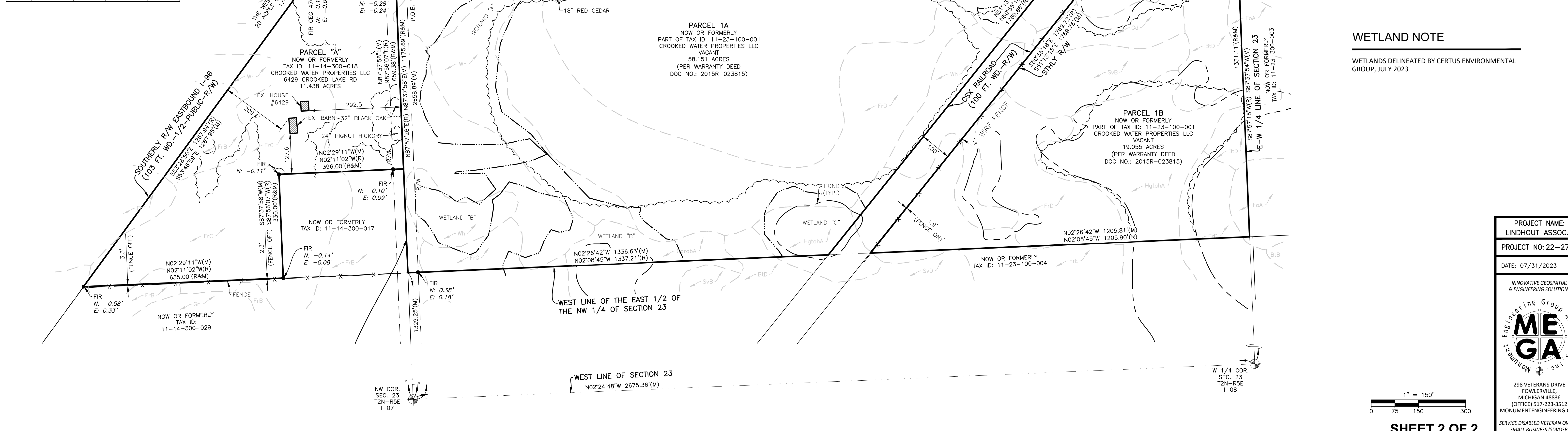
ANY TREES NOT MARKED OR SHOWN PER PLAN ARE TO BE PROTECTED & PRESERVED DURING CONSTRUCTION.

WETLAND NOTE

WETLANDS DELINEATED BY CERTUS ENVIRONMENTAL GROUP, JULY 2023

LINE TABLE

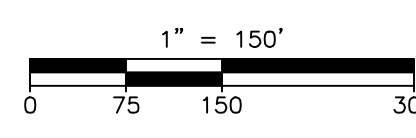
LINE #	BEARING(R)	DIST.(R)	BEARING(M)	DIST.(M)
L1	S2°10'39"E	125.00'	S2°28'36"E	125.00'
L2	S2°10'39"E	125.00'	S2°28'36"E	124.93'
L3	N87°57'26"E	153.95'	N87°39'29"E	153.95'
L4	WEST	20 RODS (330.00')	S87°38'17"W	330.00'
L5	NORTH	30 RODS (495.00')	N2°27'26"W	232.24'
L6	EAST	8 RODS (132.00')	S53°46'59"E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



PROJECT NAME:
LINDHOUT ASSOC.
PROJECT NO: 22-270
DATE: 07/31/2023

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SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOBS)



SHEET 2 OF 2



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: November 20, 2024
RE: Soapy Bucket Car Wash – 1415 Lawson Drive
Site Plan and Impact Assessment Amendment

Please find attached the project case file for the Soapy Bucket car wash site plan amendment for a previously approved car wash. The proposed amendment is to relocate and increase the number of vacuums from 7 to 12, relocate the dumpster enclosure and other site improvements. The request was prompted when owner obtained an additional 75-feet of property. The site is located at 1415 Lawson Drive which is at the southwest corner of Grand River Avenue and Lawson Drive in front of the Kohl's department store. The site is located within the Genoa Square Development and is zoned non-residential planned unit development (NRPUD).



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 amended 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 October 15th, 2024 and the Commission recommended approval with conditions. Based on the recommendations from the Planning Commission and staff, I offer the following for your consideration:

ENVIRONMENTAL IMPACT ASSESSMENT

Moved by _____, supported by _____, to **APPROVE** the Environmental Impact Assessment dated 9-23-24 for five additional vacuum stations, relocate vacuum stations and dumpster enclosure and other site improvements for the previously approved Soapy Bucket car wash located at 1450 Lawson Drive.

SITE PLAN

Moved by _____, supported by _____, to **APPROVE** the Site Plan dated 10-21-24 for five additional vacuum stations, relocate vacuum stations and dumpster enclosure and other site improvements for the previously approved Soapy Bucket car wash located at 1450 Lawson Drive with the following conditions:

- All lighting including vacuum lighting shall utilize cutoff fixtures that are recessed such that the light source is not visible from off site.
- The applicant shall comply with the engineer's comments.

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

Best Regards,



Amy Ruthig
Planning Director



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Springborn Properties
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Russ Springborn

SITE ADDRESS: 1415 Lawson Drive PARCEL #(s): 4711-09-200-028

APPLICANT PHONE: (313) 350-3358 OWNER PHONE: (313) 350-3358

OWNER EMAIL: russs@springbornproperties.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Lot 4 & part of Lot 5 of 'Genoa Outlots LLC' PUD development. 2.14 total acre lot Grand River Avenue. Access by Lawson Drive private road. Site is vacant, mowed lawn Site is served by municipal water & sanitary sewer & regional storm basin,

BRIEF STATEMENT OF PROPOSED USE: carwash including 4 self-serve wash bays and 2 wash automatic bays & vacuum stations - amendment to previously approved project - addt. 75-ft width of property, relocation of vacuum stations & addt. of 5 stations, relocation of dumpster & addt. landscaping

THE FOLLOWING BUILDINGS ARE PROPOSED: 1 carwash building encompassing All bays and mechanical room spaces

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: Russell Springborn

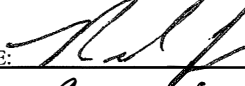
ADDRESS: 3535 High Hillcrest DR Howell, MI 48843

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

1.) Patrick Cleary of Boss Engineering at patrickc@bosseng.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:  DATE: 9-17-24
PRINT NAME: Russell Springbarn PHONE: 313-350-3358
ADDRESS: 3535 High Hillcrest Dr Howell, MI 48843

- The dumpster location as submitted on the site plan is sufficient.
- Landscaping shall be added in front of the three parking spaces in the northwest corner of the site, to the satisfaction of township staff.
- Verification of the 10-foot landscape easement that is depicted on the east side of the property shall be submitted to township staff.
- Verification of the parking cross access easement to the property to the west shall be submitted to township staff.

The motion carried unanimously.

OPEN PUBLIC HEARING #4... Consideration for an amended environmental impact assessment and site plan to add 5 additional vacuum stations, relocate vacuum stations and other site improvements due to additional 75 feet of frontage for the previously approved Soapy Bucket car wash. The project is located at 1415 Lawson Drive Howell, east of Latson Road, south of Grand River Avenue. The request is submitted by Springborn Properties.

A. Recommendation of amended Environmental Impact Assessment (9-23-24)

B. Disposition of Site Plan Amendment (9-24-24)

Mr. Patrick Cleary of Boss Engineering and Mr. Russell Springborn, the owner, were present. Mr. Springborn stated that they are requesting a total of 12 vacuums.

Commissioner Rauch wants to ensure that this has not changed the original configuration of these three lots. Mr. Cleary stated they have obtained additional property to accommodate these additional vacuums and not change the traffic flow of the plan previously approved. Mr. Springborn noted that the drive is now lined up with the one across the road.

Mr. Borden reviewed his letter dated October 3, 2024.

1. Use Conditions (Section 7.02.02(l)):

- a. Based on the previously approved site plan, the amended site plan complies with the use conditions.

2. Site Plan Review:

- a. The site data table on Sheet 5 must be updated to include the additional land area to the west.
- b. The applicant must confirm that the conditions of the original approval regarding the building elevation drawings have been met.
- c. The sidewalk and easement must be extended across the entire Grand River frontage.
- d. An easement should be provided for east/west cross-access along the north side of the property.
- e. The applicant must explain the need for the excess parking spaces.
- f. Detail sheets must be provided for each type of light fixture proposed.
- g. The Township prohibits the use of string/strip/rope lighting.
- h. There are several inconsistencies between the lighting plan and table of fixtures.

- i. The southerly and easterly greenbelts are deficient by a total of three trees, though additional shrubs are provided in these areas.

Ms. Byrne reviewed her letter dated September 30, 2024.

GENERAL

1. The proposed amended site plan includes a site driveway that lines up with the site drive across Lawson Drive. This is an improvement to the site drive that was approved in the original site plan and will offer better flow of traffic into and out of the site.
2. The impact assessment states that an 8-foot wide public sidewalk will be extended along the entire width of the lot, but this is not clearly shown on the site plan. The sidewalk shown in the proposed addition area is not shaded or labeled like the proposed sidewalk in the existing site plan area.
3. A 50-foot wide private road access easement is included in the legal description for the original property and the addition. The petitioner should make sure this is clearly shown on the plans.

DRAINAGE AND GRADING

4. An existing detention basin is being used for the proposed development and the amended site plan includes additional impervious surface. She believes the pond is oversized, but she would like to see a calculation should be provided to demonstrate that the proposed impervious surface does not exceed what was originally planned for the site. This could be included on the storm water management narrative on sheet 9A.

Mr. Cleary stated they have received the review letters and will address the site data and larger windows items. The elevation labels have been corrected, the sidewalk has been extended but it was not shown on the updated plans, the east/west cross access easement is shown on the revised plans and meet the width requirements of the Brighton Area Fire Authority. They will provide lighting details for the vacuums. They wanted to keep the amount of parking spaces; but they could limit them and make the landscape islands larger. The Planning Commission agreed to allow the additional parking spaces.

He explained the details of the lights on the site and noted that they will be removing the strip lighting. They are requesting that the additional shrubs are sufficient in lieu of the trees that are deficient. The private road access easement item has been addressed. The retention basin is oversized so it will be sufficient. He will add that information to the plans.

The Brighton Area Fire Authority Fire Marshal's email from September 25 states there are no updated comments based on the revised plans.

The call to the public was opened at 10:03 pm with no response.

Moved by Commissioner Dhaenens, supported by Commissioner Rassel, to recommend to the Township Board approval of the amended Environmental Impact Assessment dated September 23, 2024, for five additional vacuum stations, to relocate vacuum stations and other site improvements due to additional 75 feet of frontage for the previously approved Soapy Bucket car wash located at 1450 Lawson Drive, Howell. **The motion carried unanimously.**

Moved by Commissioner Dhaenens, supported by Commissioner Rauch, to approve the Site Plan Amendment dated September 24, 2024, for a total of 12 vacuum locations for five additional vacuum stations, to relocate vacuum stations and other site improvements due to additional 75 feet of frontage for the previously approved Soapy Bucket car wash located at 1450 Lawson Drive, Howell, with the following conditions:

- The site plan will correctly depict that the sidewalk has been extended.
- The landscape is consistent what was previously approved
- Having the additional parking spaces on site is approved
- All lighting shall be submitted to township staff for approval.
- The applicant shall comply with the engineer's comments.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated there will be three items on the November agenda.

Approval of September 9th and September 17th, 2024 Planning Commission meeting minutes

Two changes were needed.

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the **September 9, 2024** Planning Commission Meeting as amended. **The motion carried unanimously.**

Commissioner McCreary noted the date on the minutes were incorrect, as well as wording for a statement that she made.

An email was received from a member of the public who stated his statement was incorrect.

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the September 17, 2024 Planning Commission Meeting as amended. **The motion carried unanimously.**

- The existing septic tank shall be removed and backfilled.

The motion carried unanimously.

5. Consideration of a recommendation for approval of the environmental impact assessment and site plan for a proposed car wash with 2 automatic bays, 4 self-service bays and 5 vacuum stations located within the existing Genoa Outlots PUD. The property is located on a vacant 1.39-acre site (parcel#4711-09-200-028), southwest corner of Grand River Avenue and Lawson Drive. The request is petitioned by Springborn Properties.

A. Disposition of Environmental Impact Assessment (1-23-24)

B. Disposition of Site Plan (2-26-24)

Mr. Patrick Cleary of Boss Engineering was present to answer questions from the Board.

Ms. Hunt thanked Mr. Cleary for accommodating the Planning Commission's request to rotate the building to alleviate the stacking issue.

Ms. VanMarter noted that she added two conditions to the site plan approval. The Planning Commission had noted that they did not want any blue color on the site, but it was not in the conditions of their recommendation. She is recommending the details of Sheet A0 be revised to show that the vacuum caps and posts are black, and not blue. There is also a condition regarding the photometric analysis be done to ensure all lighting complies with the township ordinance. Mr. Cleary will comply with those conditions.

Moved by Lowe, supported by Croft, to approve the Environmental Impact Assessment dated January 23, 2024 for a proposed car wash with two automatic bays, four self-service bays and five vacuum stations located on a vacant 1.39-acre site (Parcel#4711-09-200-028). **The motion carried unanimously.**

Moved by Dhaenens, supported by Lowe, to approve the Site Plan dated February 26, 2024 for a proposed car wash with 2 automatic bays, 4 self-service bays and 5 vacuum stations located on a vacant 1.39-acre site (parcel#4711-09-200-028) with the following conditions:

- The vacuum details on sheet A0 shall be revised to reflect that the vacuum unit caps and posts shall also be black rather than the blue as currently depicted.
- A photometric analysis shall be provided in regard to the vacuum canopy lighting to ensure that the light source on the vacuum canopies comply with the Township ordinance. This must be provided prior to issuance of a land use permit.
- All site plan review overage fees must be paid prior to issuance of a land use permit.

The motion carried unanimously.

6. Consideration of a recommendation for approval of the environmental impact assessment dated November 29, 2023 corresponding to the site plan for reconstruction of the Faulkwood Shores Clubhouse building located at 300 S. Hughes Road, west side of S. Hughes Road, north of Arrow Drive. The request is petitioned by Singh Development, LLC.

Mr. Matt DeLapp, with Singh Development and Jason Fleis of The Umlor Group, the engineer for the project, were present. Mr. DeLapp provided a history of the golf course, the site's natural

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 13, 2024
MINUTES**

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: Moved by Commissioner Rassel, seconded by Commissioner Rauch, to approve the agenda as presented. The motion carried unanimously.

DECLARATION OF CONFLICT OF INTEREST: None

CALL TO THE PUBLIC: The call to the public was made at 6:31 pm with no response.

OLD BUSINESS:

OPEN PUBLIC HEARING #1...Consideration of a site plan application, environmental impact assessment and site plan for a proposed car wash with 2 automatic bays, 4 self-service bays and 5 vacuum stations located within the existing Genoa Outlots PUD. The property is located on a vacant 1.39-acre site (parcel#4711-09-200-028), southwest corner of Grand River Avenue and Lawson Drive. The request is petitioned by Springborn Properties.

- A. Recommendation of Environmental Impact Assessment (1-23-24)
- B. Recommendation of Site Plan (1-23-24)

Patrick Cleary of Boss Engineering, Dave Richardson of Lindhout and Associates and Russell Springborn of Springborn Properties were present for the applicant.

Mr. Richardson gave an overview of the revisions that have been made since the last Planning Commission meeting in January. After receiving great feedback from the Commissioners, the building has been rotated 90 degrees which allows the 15- car stacking requirement to be met, allows for less pavement and for the brick gable with windows to be facing Grand River Avenue. The trench drains have been eliminated. The vacuum hoods will be black instead of blue. Mr. Cleary clarified that the renderings in the packet will need to be updated since the building was rotated.

Commissioner Rauch asked the applicant if the glass on the north elevation could be increased and if someone could see through the windows from Grand River Avenue. Mr. Richardson stated that mechanical units were in the location of the windows and would not be visible. The windows could be 50% higher with the addition of square transom windows. Commissioner Rauch believes that would be a great addition with some landscaping along the Grand River Avenue frontage.

Mr. Borden reviewed his letter dated February 6, 2024:

1. The use conditions for the car wash is mostly met however the self-service bays are not within a completely enclosed building. The applicant could apply for a variance or the Planning Commission could determine that. There was discussion as to how to handle the bays not being enclosed.
2. The applicant must identify the proposed color for the vacuum stations. Mr. Springborn stated that the color will be black instead of blue on the vacuums.
3. The building materials and color scheme are subject to approval by the Planning Commission. He stated that the building materials are high in quality and more than what is required in the ordinance.
4. A traffic impact assessment is required, though the Planning Commission may waive or modify this requirement.
5. The lighting plan has inconsistencies on the number of fixtures and he would like to have that corrected.
6. The landscaping plan has a slight deficiency in width as well as tree plantings. The southerly greenbelt has deficiencies as well. In total, it is 4 trees short however there are an additional 87 shrubs more than what is required and it exceeds the ordinance standards. Mr. Rauch asked if they could add in the 4 trees as required. Mr. Springborn stated that he felt they did not need to due to the fact that they are over the shrub count. Mr. Rauch is comfortable with the deficiency in the 4 trees. It was the consensus that the commissioners are good with the number of shrubs and short 4 trees. Commissioner McCreary asked about the type and height of the shrubs. Mr. Springborn stated that the tallest of the shrubs are 4-5 feet and are a mixture of species to compliment the spruces.

Ms. Ruthig had questions about the lighting on the vacuums. Mr. Springborn stated that the LED lights will be under the canopies and they are designed to shine on the car and they are shielded with canvas and do not shine up. The lights are on timers. Commissioner Rauch stated that the vacuum lights would fall under the site lighting and shall meet the Township Ordinance.

The Commissioners discussed the use condition requirement of section 7.02.02 (l) that self-service bays must be fully enclosed. Mr. Rauch believes that with this style of operation, it would not make sense to be fully enclosed and that requiring the applicant to apply for a variance would be an encumbrance. With the addition of the higher quality materials being proposed and because of the inability to efficiently operate, the majority of the Commissioners find that it meets the spirit of the ordinance by everything that can be enclosed is in enclosed and the building materials exceed the Zoning Ordinance requirements.

A call to the public was made at 7:02 p.m. with the following response: Susan Nickels, 4935 Fairways Drive, Brighton, MI. stated that she has been through a couple of these meetings and she is impressed with how much thought the commissioners put into the projects. She asked how many car washes does the Township really need. She thanked the Commissioners for their thoughtfulness and how they take a look at what is happening. The call to the public was closed at 7:03 p.m.

Commissioner McCreary stated that she is not in favor of this project even though it is located in a Planned Unit Development. She commended the applicant on their plan however she is not in agreement that the use condition has been met. Commissioner McCreary questioned if the reason for a

car wash being allowed in the Planned Unit Development is because of what of the developer is trying to bring to the development by allowing self-service car washes because of the use requirement that self-service car washes would be fully enclosed.

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend approval to the Township Board, the Environmental Impact Assessment dated January 23, 2024 as written. **The motion carried as follows: Ayes- Commissioner Rauch, Commissioner Grajek, Commissioner Rassel, Commissioner Chouinard, and Commissioner McBain. Nays- Commissioner McCreary.**

Moved by Commissioner Rauch, supported by Commissioner Rassel, to recommend approval to the Township Board, the Site Plan dated January 23, 2024 with the following conditions:

1. The use conditions 7.02.02 (l) of the Zoning Ordinance meets the intent of the ordinance by all possible features for the operations of the building are enclosed and the materials are equal to or higher quality than what the Zoning Ordinance requires.
2. The four windows along the Grand River Avenue elevation (North elevation) be increased in area by 20 percent.
3. All vacuum and external elements for the operation are to be black and all site lighting shall meet the Township standards are met.
4. The landscape plan that was submitted is acceptable due to the increased number of shrubs.
5. The elevation plans need to be corrected.
6. The easterly greenbelt is deficient in width and the Planning Commission finds it acceptable.

The motion carried as follows: Ayes- Commissioner Grajek, Commissioner Rassel, Commissioner Chouinard, Commissioner McBain and Commissioner Rauch. Nays- Commissioner McCreary.

NEW BUSINESS:

OPEN PUBLIC HEARING #2...Consideration of a sketch plan for a facade updates to the existing Discount Tire building located at 3480 E. Grand River Avenue, located on the northeast corner of Grand River Avenue and Grand Oaks Drive. The request is petitioned by Isaac Nagel.

- A. Disposition of Sketch Plan (11-21-23)

Darrin LaButte of Discount Tire and Charlie Kemp of JLL Construction were present for the applicant.

Mr. LaButte stated that the elevations that were included in the Commissioners' packet were incorrect and the applicant is not painting the building. It will remain as the current red brick. The dumpster enclosure is not being relocated and the current enclosure will be brought into compliance with the addition of gates. The landscape plan will be improved upon with the addition of 4 trees. The existing pole sign will be removed and a conforming monument sign will be installed under a separate sign permit.

Mr. Borden reviewed his letter dated February 8th, 2024:

1. Use Conditions:
 - a. The east building elevation appears to exceed the maximum allowance of 25% of composite and metal siding, the Commission has the discretion to modify these requirements.
2. Site Plan:



October 3, 2024

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Soapy Bucket Car Wash – Amendment to previously approved site plan (Review #1)
Location:	1415 Lawson Drive – southwest corner of Grand River Avenue and Lawson Drive
Zoning:	NRPUD Non-Residential Planned Unit Development

Dear Commissioners:

At the Township’s request, we have reviewed the submittal from Springborn Properties for development of a car wash at 1415 Latson Road (plans dated 9/24/24).

A. Summary

1. Use Conditions (Section 7.02.02(l)):

- a. Based on the previously approved site plan, the amended site plan complies with the use conditions.

2. Site Plan Review:

- a. The site data table on Sheet 5 must be updated to include the additional land area to the west.
- b. The applicant must confirm that the conditions of the original approval regarding the building elevation drawings have been met.
- c. The sidewalk and easement must be extended across the entire Grand River frontage.
- d. An easement should be provided for east/west cross-access along the north side of the
- e. The applicant must explain the need for the excess parking spaces.
- f. Detail sheets must be provided for each type of light fixture proposed.
- g. The Township prohibits the use of string/strip/rope lighting.
- h. There are several inconsistencies between the lighting plan and table of fixtures.
- i. The southerly and easterly greenbelts are deficient by a total of 3 trees, though additional shrubs are provided in these areas.

B. Proposal/Process

The applicant obtained site plan approval earlier this year for a car wash with 2 automatic bays, 4 self-service bays, and 5 vacuum stations.

In the time since, the applicant acquired additional property (75’ of frontage to the west) and now proposes an amendment to relocate and increase the number of vacuum stations, relocate the waste receptacle/enclosure and increase the landscaping.

Exhibit C of the Genoa 24 Grand PUD Agreement allows automobile washes (automatic or self-serve) as principal permitted uses within this PUD. The proposed development is subject to GCD dimensional standards, as well as the use conditions of Section 7.02.02(l).

Procedurally, the Planning Commission is to review the amended site plan and Environmental Impact Assessment and put forth recommendations to the Township Board, who has final review/approval authority over the request.

Soapy Bucket Car Wash

Amendment to previously approved site plan (Review #1)

Page 2



Aerial view of site and surroundings (looking north)

C. Use Conditions

Automobile washes are subject to the use requirements of Section 7.02.02(1), as follows:

1. Only one (1) ingress/egress driveway shall be permitted on any single street.

The amended site plan depicts a single driveway to/from Lawson Drive on the south side of the site.

2. Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may require landscaping, including a berm, as an alternative.

The expanded subject site does not adjoin a residential district.

3. All washing facilities shall be within a completely enclosed building.

The automatic wash bays are within a completely enclosed building.

As discussed during review of the previously approved plan, the self-service bays are not enclosed; however, the Commission waived this requirement given that the building orientation and landscape screening will mitigate views of these bays.

4. Vacuuming and drying may be located outside the building, but shall not be in the required front yard and shall be set back at least fifty (50) feet from any residential district.

The amended site plan complies with these conditions.

5. All cars required to wait for access to the facilities shall be provided stacking spaces fully off the street right-of-way which does not conflict with vehicle maneuvering areas to access gasoline pumps or vacuums, and as required Article 14, Parking and Loading-Unloading Standards.

Section 14.04 requires 15 stacking spaces per automatic bay and 2 stacking spaces per self-service bay.

The amended site plan complies with these requirements – each automatic bay has 15 stacking spaces and each self-service bay provides 3 stacking spaces, none of which interfere with the drive access to/from Lawson Drive.

Soapy Bucket Car Wash

Amendment to previously approved site plan (Review #1)

Page 3

D. Site Plan Review

- 1. Dimensional Requirements.** As shown in the table below, the proposal complies with the dimensional requirements for development in the Genoa 24 Grand PUD:

	Min. Lot Req.		Minimum Yard Setbacks (feet)				Max. Lot Coverage (%)	Max. Height
	Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking Lot		
Required	1	150	35	15	50	20 front 10 side/rear	35% building 75% impervious	35' 2 stories
Proposal	1.99	301	58 (N)	82 (E) 115 (W)	125 (S)	76 side (E) 75 rear (S)	11.4% building 69.8% impervious	31.5' 1 story

The proposed dimensions noted above are based on inclusion of the property to the west, though it does not appear that the site data table on Sheet 5 has been updated accordingly. This information must be updated, particularly with respect to the lot coverage calculations.

As noted during previous reviews, it is important to reiterate that the PUD Agreement specifically identifies the easterly property line as a side lot line and the southerly lot line as a rear lot line (though they are both along a roadway).

- 2. Building Design and Materials.** The amended site plan submittal does not include building information. As such, the previously approved building design, materials and color scheme must remain unchanged.

The approved site plan included 2 conditions related to the building elevations: 1) that the windows on the building facing Grand River Avenue be increased in area by 20%; and 2) that the labeling be corrected.

The applicant must confirm that these conditions have been met.

- 3. Pedestrian Circulation.** The previously approved site plan included the required 8-foot wide concrete sidewalk along Grand River. However, the amended site plan does not extend the sidewalk to westerly edge of the property.

The sidewalk and easement must be extended across the entire frontage.

- 4. Vehicular Circulation.** The site plan proposes 1 curb cut for a full turning movement driveway along Lawson Drive. The amended plan provides proper alignment with the existing drive across Lawson Drive.

An easement should be provided for east/west cross-access along the north side of the property for future connection to the remaining outlots in this PUD.

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

- 5. Parking.** Based on the information provided, the project requires 3 parking spaces. The amended site plan provides 6 parking spaces, including the required barrier-free space.

While the total amount of parking (6 spaces) is minimal, Section 14.02.06 limits the project to 4 spaces (120% of the minimum requirement) without Planning Commission approval. The applicant must explain to the Commission why the excess spaces are needed.

The dimensions and design of parking spaces and drive aisles comply with Ordinance standards.

Soapy Bucket Car Wash

Amendment to previously approved site plan (Review #1)

Page 4

- 6. Exterior Lighting.** The amended lighting plan identifies 4 ornamental poles/fixtures along Grand River, 9 light poles, 9 wall mounted fixtures, 72 recessed canopy fixtures, 2 strip lights and 24 vacuum station fixtures.

The pole and wall mounted fixtures are downward directed, cut-off LEDs, as required. The canopy fixtures are recessed and downward directed. There is no detail sheet for fixture type A and the Township prohibits string/strip/rope lighting.

Pole heights and photometric readings comply with Ordinance standards.

Additionally, the table and plan are inconsistent with respect to the number of fixture type P1, P3, D1 and LF.

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

Standard	Required	Proposed	Notes
Front yard greenbelt (N)	20' width 8 canopy trees	35' width 8 canopy trees	In compliance
Front yard greenbelt (E)	20' width 8 canopy trees	10' width 6 canopy trees 28 shrubs	Deficient in width and tree plantings
Front yard greenbelt (S)	20' width 5 canopy trees	25' width 4 canopy trees 51 shrubs	Deficient by 1 tree
Buffer Zone C (W)	10' width 18 canopy trees OR 18 evergreen trees OR 70 shrubs	50' width 92 shrubs	In compliance

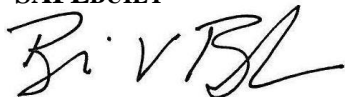
- 8. Waste Receptacle.** The proposed waste receptacle has been reviewed for compliance with the standards of Section 12.04, as follows:

	Requirement	Proposed	Comments
Location	Rear yard or non-required side yard	Rear yard (per PUD Agreement)	Requirement met
Access	Clear access w/ out damaging buildings/vehicles	Turning template demonstrates sufficient maneuvering area	Requirement met
Base design	9' x 15' concrete pad	14' x 23' concrete pad	Requirement met
Enclosure	3-sided enclosure w/ gate Masonry walls 6' height/taller than receptacle	3 sides w/ gate across 4 th Brick to match building 6'-8" height	Requirements met

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



September 30, 2024

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

**Re: Soapy Bucket Car Wash Amendment
Site Plan Review No. 1**

Dear Ms. Ruthig:

Tetra Tech conducted a review of the proposed Soapy Bucket Car Wash amended site plan last dated September 24, 2024. The plan was prepared by Boss Engineering on behalf of Springborn Properties. The development is located in Lot 4 of Genoa Outlots LLC (Genoa Square), which is on the south side of Grand River Avenue off Lawson Drive. The Petitioner has acquired additional property on the west side of the existing parcel and has amended the previously approved site plan with a revised vacuum and parking layout as well as a revised site driveway alignment. We offer the following comments for your consideration:

GENERAL

1. The proposed amended site plan includes a site driveway that lines up with the site drive across Lawson Drive. This is an improvement to the site drive that was approved in the original site plan and will offer better flow of traffic into and out of the site.
2. The impact assessment states that an 8-foot wide public sidewalk will be extended along the entire width of the lot, but this is not clearly shown on the site plan. The sidewalk shown in the proposed addition area is not shaded or labeled like the proposed sidewalk in the existing site plan area.
3. A 50-foot wide private road access easement is included in the legal description for the original property and the addition. The Petitioner should make sure this is clearly shown on the plans.

DRAINAGE AND GRADING

4. An existing detention basin is being used for the proposed development and the amended site plan includes additional impervious surface. A calculation should be provided to demonstrate that the proposed impervious surface does not exceed what was originally planned for the site. This could be included on the storm water management narrative on sheet 9A.

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

**GENOA TOWNSHIP IMPACT ASSESSMENT
Soapy Bucket Car Wash**

Prepared for:

**Property Owner:
Springborn Properties
Russ Springborn**

Applicant:

**Springborn Properties
Russ Springborn**

Prepared by:

Patrick Cleary, PLA



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

September 23, 2024

DISCUSSION ITEMS

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

Prepared by:

Patrick Cleary, PLA
Professional Landscape Architect/Senior Project Manager
Boss Engineering
3121 E Grand River
Howell, MI 48843

Prepared for:

Owner and Applicant:
Springborn Properties – Russ Springborn
3535 High Hillcrest Drive
Howell, MI 48343

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

The project site is on parcel # 4711-09-200-028 in Section 9, Genoa Township, Livingston County, MI. It is Outlot #4 of the 'Genoa Outlots LLC' PUD development anchored by Kohl's Department Store.

The subject site is bordered:

- On the north by Grand River Avenue. Midway Party Store is directly across the street.
- On the east by Lawson Drive, a private road and one of the main entrances to the development. Directly across Lawson is a commercial retail building that is part of the overall development that is zoned NR PUD. On this property are approximately 5, 8-10" DBH Little Leaf Linden deciduous trees.
- On the south by Lawson Drive. Directly across the road is the parking lot for Kohl's with approximately 6, 6-10" DBH deciduous trees.
- On the west by vacant Outlot #3 of the overall 'Genoa Outlots LLC' development, zoned NR PUD. This site is all mowed lawn with no trees or shrubs, similar to the subject parcel.

The overall 21.84 +/- acre development is bordered by Interstate 96 on the south with on and off ramps to the east, and Grand River Avenue to the north. On the west side is an 8.79 +/- acre parcel, zoned Industrial (IND) and occupied by Reuland Electric Motor Company – electric motor manufacturer.

MHOG sanitary runs along the east lot line in Lawson Drive. MHOG water runs along the south lot line also in Lawson Drive. See the Existing Conditions Plan for specific locations.

The subject site is a vacant lot of land consisting of mowed lawn grasses and no trees or shrubs. The site will be accessed from the south from Lawson Drive, a private road.

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

The currently vacant parcels are relatively flat (1-4% slopes) and covered by grasses.

The soils are NRCS / SCS designated Miami Loam. The site drains via surface flow primarily from south to north to the Grand River Avenue storm sewer system. There is a narrow rudimentary rip-rapped channel to the street. No wetlands/streams/creeks or other water bodies are located on site.

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

Site storm water will be directed through catch basins to the development's storm sewer system in Lawson Drive at the south end of the site. This system discharges to the development's overall stormwater basin that was designed for the entire development. Although the amount of impervious surfaces is proposed to be higher than originally anticipated in the original development calculations, it has been confirmed by Township staff that the existing basin is 'over-sized' and able to accommodate the difference. The revised detailed construction plans for the lot will be reviewed by the Township Engineer and an amended Soil Erosion Control permit is anticipated to be issued by the County Drain Commissioners office prior to the expansion of construction activities. Ongoing/periodic soil erosion inspections are occurring per County requirements to ensure soil erosion is managed proactively.

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

The use on this Non-Residential Planned Unit Development (NR PUD) site includes automatic and self-serve car wash bays with supporting, expanded vacuum cleaning stations west of the building from Grand River Avenue. The uses were part of the originally approved development scenarios in the PUD, the previously approved plans, and conforming to existing and potential development patterns. The acquisition of additional property and relocation of elements will not negatively impact adjacent properties with added lighting, noise or air pollution. There will actually be a greater buffer to the west adjacent property. The site development will comply with Township Ordinances for lighting levels as well as noise levels. The expanded vacuum uses proposed do not impact adjacent properties with noise, light or air pollution.

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

The car wash does not add additional burden on the fire and police services as the site is surrounded by similar development that already receives coverage. The uses do not add population that impacts schools. The expanded car wash property will further add to Township tax revenue as the expanded site area currently sits vacant as was the current construction site prior to approval. The car wash is still anticipated to add 1-2 jobs which has a positive impact on the community.

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

Site storm water will be directed through catch basins to the development's storm sewer system in Lawson Drive at the south end of the site. This system discharges to the development's overall stormwater basin that was designed for the entire development. Although the amount of impervious surface is proposed to be higher than originally anticipated in the original development calculations it has been confirmed by Township staff that the existing basin is 'over-sized' and able to accommodate the difference. The revised detailed construction plans for the expanded lot will be reviewed by the Township Engineer and the Soil Erosion Control plans will be reviewed and an amended permit is anticipated to be issued by the Livingston County Drain Commissioners office.

MHOG sanitary sewer runs along the east lot line in Lawson Drive and the development is expected to connect to it. The development will connect to MHOG water along the south lot line also in Lawson Drive.

The car wash use will utilize 'automatic, no conveyer' type (2) and 'self-service' type (4) car wash system per the Township REU Factor Table. This calculates to a total of 31.2 REU's. The MHOG public water is anticipated to accommodate the use.

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

No storing or handling of quantities of hazardous materials is expected for this development.

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

The site will be accessed from the south of the lot off the development's internal private road primary circulation system, Lawson Drive. There will be no direct access to Grand River, utilizing two existing development entrances. The west entrance to the development is signalized. Potential traffic volumes with the use were anticipated with the original development and accommodated through the current entrances and signalization. The expanded number of vacuum stations are anticipated to be used by the carwash patrons with no increase in traffic volumes. In addition, an 8-foot-wide public sidewalk will be extended along Grand River Avenue for the entire width of the lot.

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

The site is subject to the provisions of the 'Genoa Outlots LLC' PUD agreement.

K. Description of all sources:

- Genoa Township Zoning Ordinance
- "Soil Survey of Livingston County Michigan" Soil Conservation Services, USDA
- Livingston County parcel viewer

CONSTRUCTION PLAN FOR SOAPY BUCKET CARWASH - LAWSON DR. 1415 LAWSON DRIVE GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

PROPERTY DESCRIPTION:

GENERAL INFORMATION:

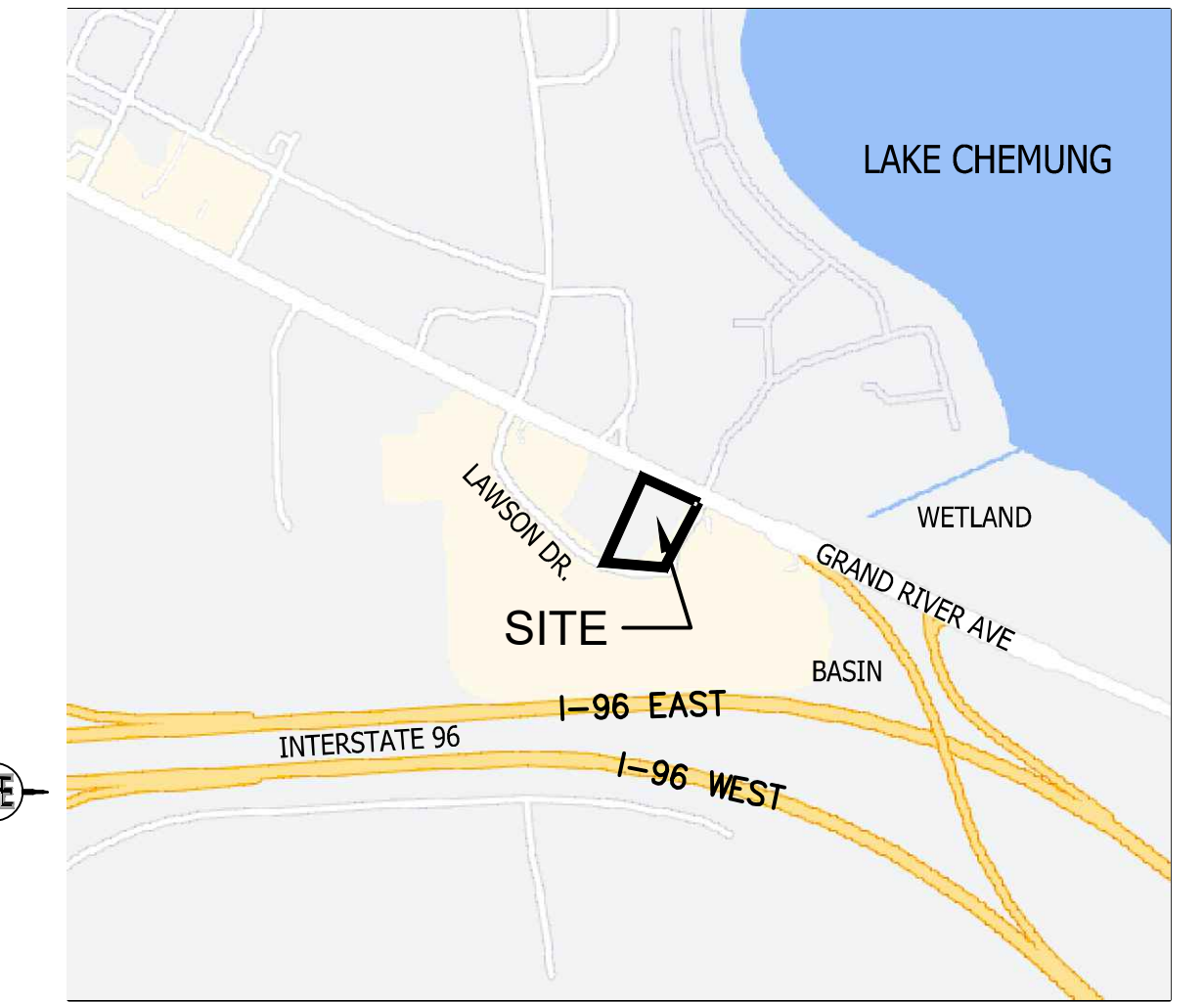
PARCEL NO.: 4711-09-200-028 (LOT 4) (& PART OF -027 (LOT 3) PROPOSED RECONFIGURATION)
ZONING: NR PUD (NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT)
LOT AREA: 2.12 AC (1.98 ACRE TOTAL NET EXCLUSIVE OF R.O.W.)

PROEPRTY DESCRIPTION:

RECONFIGURED PARCEL #4711-09-200-028:

Part of the Northeast 1/4 of Section 9, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the North 1/4 Corner of Section 9; thence along the North and South 1/4 line of Section 9, S 01°47'12" E (recorded as S 01°30'57" E), 921.86 feet; thence along the Southerly line of Grand River Avenue the following two (2) courses: 1) S 64°09'45" E (recorded as S 63°53'30" E), 725.82 feet 2) S 64°57'15" E (recorded as S 64°41'00" E), 304.40 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the Southerly line of Grand River Avenue S 64°57'15" E (recorded as S 64°41'00" E), 300.84 feet; thence S 25°02'45" W (recorded as S 23°19'00" W), 71.98 feet; thence S 39°51'18" W (recorded as S 40°07'33" W), 226.01 feet; thence S 00°16'15" E (recorded as South), 15.97 feet; thence along the centerline of Lawson Drive (50 foot wide private road access easement) the following two (2) courses: 1) S 89°47'29" W (recorded as N 89°56'16" W), 11.60 feet, 2) Westerly along an arc right, having a length of 243.08 feet, a radius of 400.00 feet, a central angle of 34°49'05", and a long chord which bears N 72°51'30" W, 239.35 feet; thence N 24°39'27" E, 342.78 feet, to the POINT OF BEGINNING, containing 2.12 acres, more or less, and subject to and having the use of a Reciprocal 30-foot wide Ingress/Egress Easement described as follows: Commencing at the North 1/4 Corner of Section 9; thence along the North and South 1/4 line of Section 9, S 01°47'12" E (recorded as S 01°30'57" E), 921.86 feet; thence along the Southerly line of Grand River Avenue the following two (2) courses: 1) S 64°09'45" E (recorded as S 63°53'30" E), 725.82 feet 2) S 64°57'15" E (recorded as S 64°41'00" E), 304.40 feet; thence S 24°39'27" W, 38.50 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 64°57'15" E, 73.75 feet; thence S 25°02'45" W, 30.00 feet; thence N 64°57'15" W, 73.55 feet; thence N 24°39'27" E, 30.00 feet, to the POINT OF BEGINNING. Also subject to any other easements or restrictions of record.

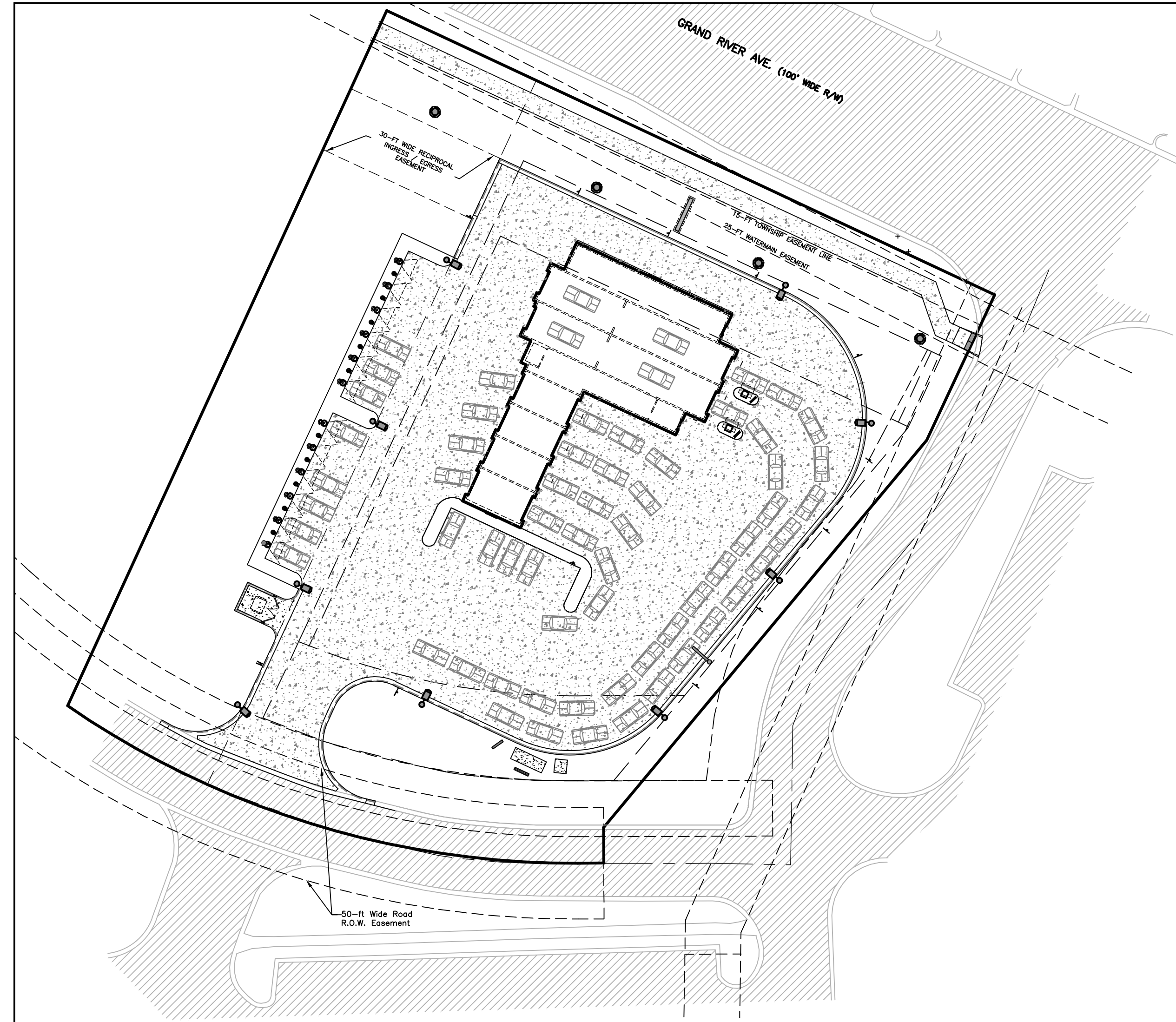
Bearings were based on Michigan State Plane Coordinate System – South Zone.



LOCATION MAP

SCALE: + - 1" = 1,000'

SURFACE WATER & COUNTY DRAINS
BASIN (STORMWATER) – APPROX. 610-FT SOUTHEAST (PART OF DEVELOPMENT)
WETLAND – APPROXIMATELY 380-FT EAST (PART OF LAKE SYSTEM)
LAKES – APPROXIMATELY 1,280 FT NORTHEAST TO LAKE CHEMUNG



OVERALL SITE MAP SCALE: 1" = 40'

REQUIRED PERMITS & APPROVALS		
AGENCY	DATE SUBMITTED	DATE APPROVED
• TOWNSHIP ENGINEERING APPROVAL	1/23/24	2/13/24
• TOWNSHIP PLANNING APPROVAL	1/23/24	2/13/24
• TOWNSHIP BOARD APPROVAL	3/12/24	3/20/24
• TOWNSHIP LAND USE PERMIT		5/28/24
• BRIGHTON AREA FIRE AUTHORITY	1/23/24	2/2/24
• LCDC SESC	3/22/24	6/6/24
• MHOG – WATER (REVISED)	7/28/24	9/3/24
• MHOG – SIGN ENCROACHMENT	9/06/24	9/25/24
• AMENDED SITE PLAN	9/24/24	
– TOWNSHIP PLAN COMMISSION APPROVAL		10/15/24
– BRIGHTON AREA FIRE AUTHORITY		9/25/24
– TOWNSHIP BOARD APPROVAL	10/21/24	

INDEMNIFICATION STATEMENT

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

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES & LEGENDS
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	NATURAL FEATURES
5	SITE PLAN
6	CIRCULATION PLAN
7	GRADING & DRAINAGE PLAN
8	SOIL EROSION & SEDIMENTATION CONTROL PLAN
9A	UTILITY PLAN
9B	STORM PLAN & PROFILE
10	LANDSCAPE PLAN
11A	LIGHTING PLAN ON-SITE (PREPARED BY GASSER BUSH)
11B	LIGHTING DTLS. – GRAND RIVER AVE. & VAC. STATION
12	CONSTRUCTION DETAILS-1
13	CONSTRUCTION DETAILS-2
14	CONSTRUCTION DETAILS-3

PREPARED FOR:

SPRINGBORN PROPERTIES
RUSS SPRINGBORN
3535 HIGH HILLCREST DR
HOWELL, MI 48843
PHONE: 313.350.3358
EMAIL: RUSS@SPRINGBORNPROPERTIES.COM

LIGHTING PREPARED BY:

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

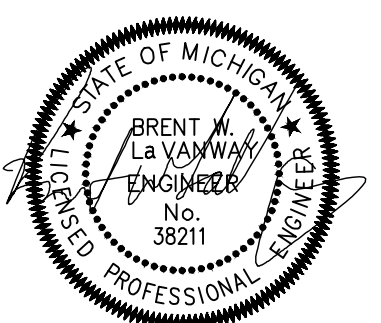
PREPARED BY:

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843

517.546.4836 FAX 517.548.1670
CONTACT: PATRICK CLEARY

EMAIL: TRICK@BOSSENG.COM

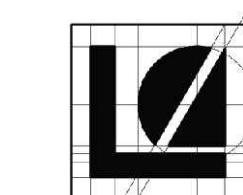


GENERAL CONTRACTOR:

SCHAFFER CONSTRUCTION, INC.
102 E. GRAND RIVER, BRIGHTON, MI 48116
CONTACT: JOE CHIDESTER, PROJ MGR - OFFICE
EMAIL: JCHIDESTER@SCHAFFERCONSTRUCTION.NET
PHONE: (810) 923-8540

ARCHITECT:

LINDHOUT ASSOCIATES ARCHITECTS, AIA, PC
10465 CITATION DRIVE BRIGHTON, MI 48116
CONTACT: DAVE RICHARDSON
EMAIL: DAR@LINDHOUT.COM
PHONE: (810) 227-5668



Livingston County Land Use Summary must be included on the O&M Plan Sheet for all site plans

Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (ac)	1.98 AC (NET)	1.98 AC
Impervious Area (ac)	0.00 AC	1.09 AC
Total Pervious Area (ac)	1.98 AC	0.89 AC
Pervious Area Breakdown by Cover Type		
Meadow/fallow/natural areas (non-cultivated)	0.00 AC	0.00 AC
Predominant NRCS Soil Type (A, B, C, or D)	B	B
Improved areas (turf grass, landscape, row crops)	1.98 AC	0.89 AC
Predominant NRCS Soil Type (A, B, C, or D)	B	B
Wooded Areas	0.00 AC	0.00 AC
Predominant NRCS Soil Type (A, B, C, or D)	B	B
CPVC Volume Calculated (cubic feet)		NA*
CPVC Volume Provided (cubic feet)		NA*
CPRC Volume Provided (cubic feet)		NA*

The Professional Engineer who signs and seals this site plan certifies that the values in this table reflect the WRC stormwater calculations required for this development and that geotechnical investigations were performed that provide conclusive documentation that demonstrates whether infiltration (i.e., CPVC Volume Control) is practicable.

Notes:

- The Professional Engineer Certification Statement (see above) must be included with the Land Use Summary Table.
- Areas to be shown to the nearest 0.01 acre
- *Predominant soil type shall be the soil type with the largest percentage coverage over the designated land use (e.g., 70% Soil Type B and 30% Soil Type C shall be listed in the table as "Soil Type B")
- USDA soil types cannot be used to determine site suitability for infiltration and meeting the CPVC volume standard; direct infiltration testing will be required to determine site suitability for infiltration

Procedures and Design Criteria for Stormwater Management Systems, Appendix J.

4

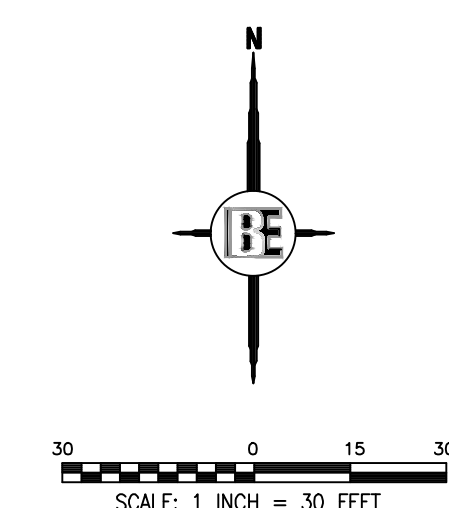
* SITE USES DEVELOPMENT'S EXISTING OFF-SITE STORMWATER BASIN & MANAGEMENT SYSTEM

5	PC	REVIEW COMMENTS – AMENDED PLAN	10/21/24
4	PC	PROPERTY ACQ. / VACUUMS / ENTRANCE	9/24/24
3	PC	CONST. CHANGE / WATER SERV. / MHOG COMMS	7/26/24
2	PC	CONST. CHANGES / ELEC. TRNSFM	6/20/24
1	PC	SESC REVIEW COMMENTS	4/1/24
NO	BY	CK	REVISION

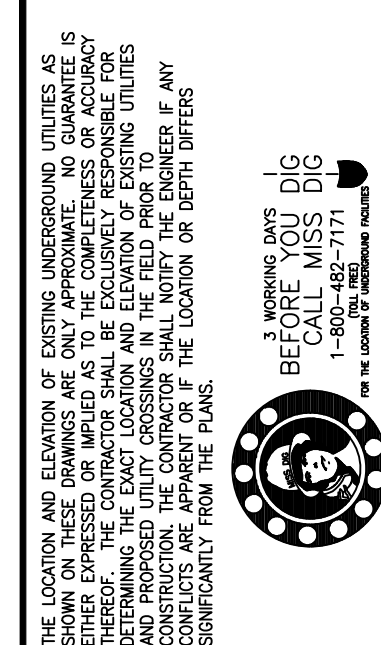
1

ISSUE DATE: 3/22/24
JOB NO: 23-134

N 1/4 COR.
SEC. 9
T2N-R5E
(F-03)



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



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

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects

- GENERAL SURVEY NOTES:**
1. BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 4. ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
 5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
 6. THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH DRAWINGS SUPPLIED BY MHOG.

SITE STATISTICAL DATA:
 ZONED: NR PUD - PER PUD AGREEMENT SETBACKS TO FOLLOW GCD ZONING
 ADJACENT ZONING: NR PUD

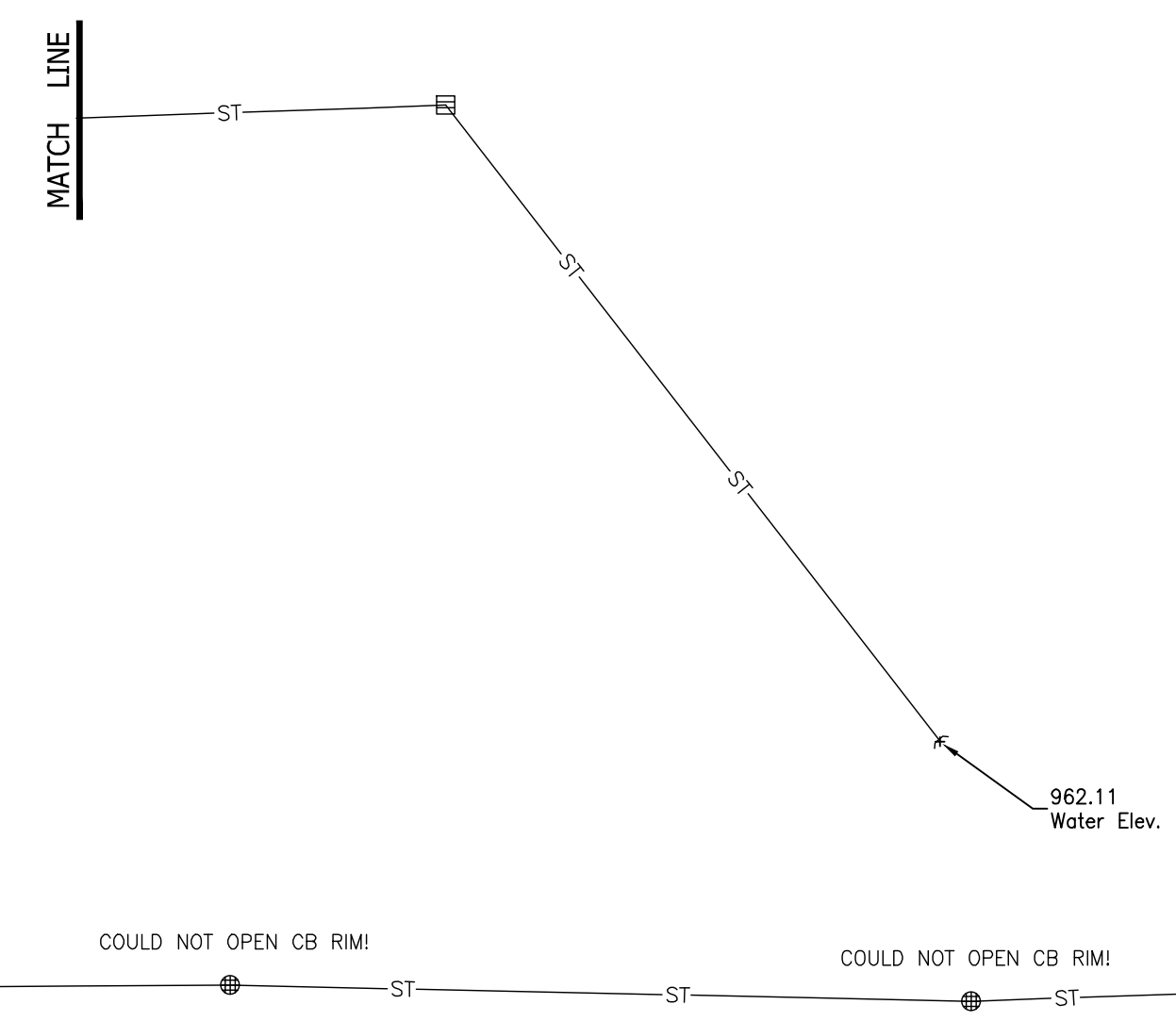
GROSS SITE AREA: ±1.54 AC (NET 1.39 AC [60,550 SQ.FT.] EXCL. OF R.O.W.)
 MIN. LOT WIDTH ALONG GRAND RIVER AVE: 226.81-FT
 DEPTH-WIDTH RATIO: 1.54:1

MIN. SETBACKS REQUIRED (NO ADJACENT RESIDENTIAL):

FRONT - NORTH:	35-FT (SERVICE DR ONLY)
REAR - SOUTH:	50-FT (FROM R.O.W.)
SIDE - EAST:	15-FT (FROM R.O.W.)
SIDE - WEST:	15-FT

PROPERTY DESCRIPTION:
RECONFIGURED PARCEL #4711-09-200-028:
 Part of the Northeast 1/4 of Section 9, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the North 1/4 Corner of Section 9; thence along the North and South 1/4 line of Section 9, S 01°47'12" E (recorded as S 01°30'57" E), 921.86 feet; thence along the Southerly line of Grand River Avenue the following two (2) courses: 1) S 64°09'45" E (recorded as S 63°53'30" E), 725.82 feet; 2) S 64°57'15" E (recorded as S 64°41'00" E), 304.40 feet; to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the Southerly line of Grand River Avenue S 64°57'15" E (recorded as S 64°41'00" E), 300.84 feet; thence S 25°02'45" W (recorded as S 23°19'00" W), 71.98 feet; thence S 39°51'18" W (recorded as S 40°07'33" W), 226.01 feet; thence S 00°16'15" E (recorded as South), 15.97 feet; thence along the centerline of Lawson Drive (50 foot wide private road access easement) the following two (2) courses: 1) S 89°47'29" W (recorded as N 89°56'16" W), 11.50 feet; 2) Westerly along an arc right, having a length of 243.08 feet, a radius of 400.00 feet, a central angle of 34°49'05", and a long chord which bears N 72°51'30" W, 239.35 feet; thence N 24°39'27" E, 342.78 feet, to the POINT OF BEGINNING, containing 2.12 acres, more or less, and subject to and having the use of the existing Lawson Drive (50 foot wide private road access easement). Also, subject to the use of a Reciprocal 30-foot wide Ingress/Egress Easement described as follows: Commencing at the North 1/4 Corner of Section 9; thence along the North and South 1/4 line of Section 9, S 01°47'12" E (recorded as S 01°30'57" E), 921.86 feet; thence along the Southerly line of Grand River Avenue the following two (2) courses: 1) S 64°09'45" E (recorded as S 63°53'30" E), 725.82 feet; 2) S 64°57'15" E (recorded as S 64°41'00" E), 304.40 feet; thence S 24°39'27" W, 38.50 feet; to the POINT OF BEGINNING of the Parcel to be described; thence S 64°57'15" E, 73.75 feet; thence S 25°02'45" W, 30.00 feet; thence N 64°57'15" W, 73.55 feet; thence N 24°39'27" E, 30.00 feet, to the POINT OF BEGINNING. Also subject to any other easements or restrictions of record.

Bearings were based on Michigan State Plane Coordinate System - South Zone.



SITE BENCHMARKS (NAVD88):
 -BM #200 = BM ARROW TOP HYDRANT
 ELEV.=981.66
 -BM #201 = BM CHIS X W/S LPOLE CONC BASE
 ELEV.=980.88

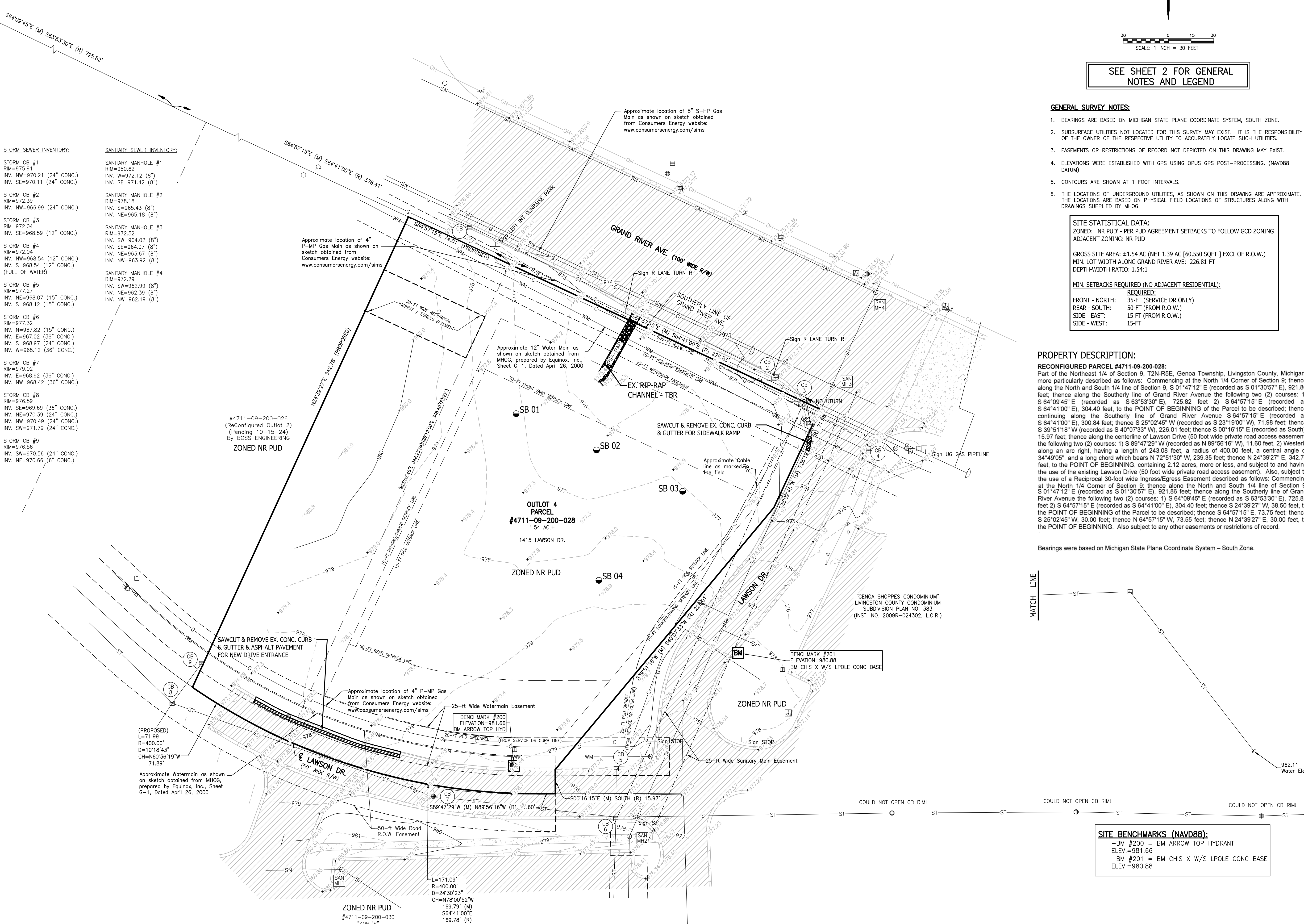
PROJECT: **SOAPY BUCKET CARWASH - LAWSON DR.**
 PREPARED FOR: **SPRINGBORN PROPERTIES**
 3535 HIGHLICREST DRIVE
 HOWELL, MI 48843
 313-350-3538

TITLE: **EXISTING CONDITIONS & DEMOLITION PLAN**

NO	DATE	REVISION PER
2	6-20-24	CONSTR. CHANGES / ELEC. TRANSFER
1	4-1-24	SECC REVIEW COMMENTS
NO		REVISION PER

DRAWN BY: TH
 FIELD CREW: CZ/PB
 CHECKED BY:
 SCALE: 1" = 30'
 JOB NO. 23-134
 DATE 3-22-24
 SHEET NO. 3

- STORM SEWER INVENTORY:**
- STORM CB #1
RIM=975.91
INV. NW=970.21 (24" CONC.)
INV. SE=970.11 (24" CONC.)
 - STORM CB #2
RIM=972.39
INV. NW=966.99 (24" CONC.)
 - STORM CB #3
RIM=972.04
INV. SE=968.59 (12" CONC.)
 - STORM CB #4
RIM=972.04
INV. NW=968.54 (12" CONC.)
INV. S=968.54 (12" CONC.)
(FULL OF WATER)
 - STORM CB #5
RIM=977.27
INV. NE=968.07 (15" CONC.)
INV. NW=968.12 (15" CONC.)
 - STORM CB #6
RIM=977.32
INV. N=967.82 (15" CONC.)
INV. E=967.02 (36" CONC.)
INV. S=968.97 (24" CONC.)
INV. W=968.12 (36" CONC.)
 - STORM CB #7
RIM=979.02
INV. E=968.92 (36" CONC.)
INV. NW=968.42 (36" CONC.)
 - STORM CB #8
RIM=976.59
INV. SE=968.69 (36" CONC.)
INV. NE=970.39 (24" CONC.)
INV. NW=970.49 (24" CONC.)
INV. SW=971.79 (24" CONC.)
 - STORM CB #9
RIM=976.56
INV. SW=970.56 (24" CONC.)
INV. NE=970.66 (6" CONC.)
- SANITARY SEWER INVENTORY:**
- SANITARY MANHOLE #1
RIM=980.62
INV. W=972.12 (8")
INV. SE=971.42 (8")
 - SANITARY MANHOLE #2
RIM=978.18
INV. S=965.43 (8")
INV. NE=965.18 (8")
 - SANITARY MANHOLE #3
RIM=972.52
INV. SW=964.02 (8")
INV. SE=964.07 (8")
INV. NE=963.67 (8")
INV. NW=963.92 (8")
 - SANITARY MANHOLE #4
RIM=972.29
INV. SW=962.99 (8")
INV. NE=962.39 (8")
INV. NW=962.19 (8")



CENTER
SEC. 9
T2N-R5E
(F-04)

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

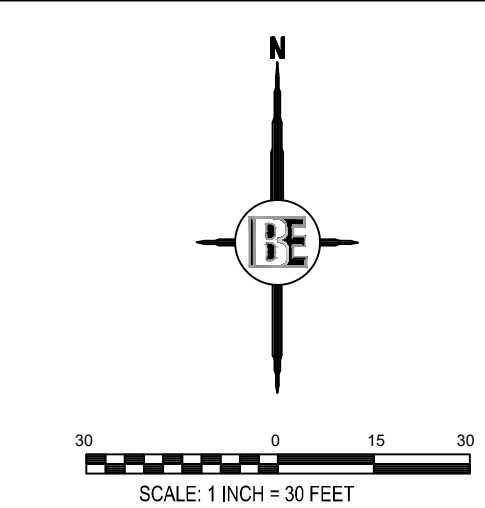
BE BOSS Engineering
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

STORM SEWER INVENTORY:

STORM CB #1 RIM=975.91 INV. NW=970.21 (24" CONC.) INV. SE=970.11 (24" CONC.)	STORM CB #2 RIM=972.39 INV. NW=966.99 (24" CONC.)	STORM CB #3 RIM=972.04 INV. SE=968.59 (12" CONC.)	STORM CB #4 RIM=972.04 INV. NW=968.54 (12" CONC.) INV. S=968.54 (12" CONC.) (FULL OF WATER)	STORM CB #5 RIM=979.02 INV. E=968.92 (36" CONC.) INV. NW=968.42 (36" CONC.)	STORM CB #6 RIM=977.32 INV. N=967.82 (15" CONC.) INV. E=967.02 (36" CONC.) INV. S=968.97 (24" CONC.) INV. W=968.12 (36" CONC.)	STORM CB #7 RIM=979.02 INV. E=968.92 (36" CONC.) INV. NW=968.42 (36" CONC.)	STORM CB #8 RIM=976.59 INV. SE=969.69 (36" CONC.) INV. NE=970.39 (24" CONC.) INV. NW=970.49 (24" CONC.) INV. SW=971.79 (24" CONC.)	STORM CB #9 RIM=976.56 INV. SW=970.56 (24" CONC.) INV. NE=970.66 (6" CONC.)
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SANITARY SEWER INVENTORY:

SANITARY MANHOLE #1 RIM=980.62 INV. W=972.12 (8") INV. SE=971.42 (8")	SANITARY MANHOLE #2 RIM=978.18 INV. S=965.43 (8") INV. NE=965.18 (8")	SANITARY MANHOLE #3 RIM=972.52 INV. SW=964.02 (8") INV. SE=964.07 (8") INV. NE=963.67 (8") INV. NW=963.92 (8")	SANITARY MANHOLE #4 RIM=972.29 INV. SW=962.99 (8") INV. NE=962.39 (8") INV. NW=962.19 (8")
--	--	---	--



- LEGEND**
- NATURAL FEATURE TYPE BOUNDARY
 - EXISTING DRAINAGE FLOW
 - EXISTING 1-FT CONTOURS
- SITE BENCHMARKS (NAVD88):**
- BM #200 = BM ARROW TOP HYDRANT
ELEV.=981.66
 - BM #201 = BM CHIS X W/S LPOLE CONC BASE
ELEV.=980.88

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

NATURAL FEATURES NARRATIVE:
 NATURAL FEATURES WERE IDENTIFIED DURING AN ON-SITE VISIT TO THE PROPERTY ON SEPTEMBER 1, 2023. SITE IS A VACANT OUTLOT OF AN OVERALL PLANNED UNIT DEVELOPMENT (PUD). IT CONSISTS ENTIRELY OF MOWED LAWN. THERE ARE NO TREES OR SHRUBS ON SITE. THERE IS A SMALL RIPPED-RAPED SWALE AREA NEAR THE NORTHEAST CORNER OF THE SITE PRESUMABLY TO FACILITATE DRAINAGE OFF THE SITE.

THE ENTIRE SITE IS RELATIVELY FLAT WITH SLOPES RANGING FROM 1 -4% TOWARD GRAND RIVER ROAD. SOILS ARE ALSO UNIFORM PER USDA NRCS SOILS DATA CONSISTING OF MIAMI LOAM, HOWEVER THE STEEPER INDICATED SLOPES ALONG THE WEST SIDE ACTUALLY CONTINUE TO FALL INTO THE MoB 2-6% RANGE (SEE PLAN)

NRCS EXISTING SOILS DATA:

MoB	MIAMI LOAM, 2-6% SLOPES
MoC	MIAMI LOAM, 6-12% SLOPES

ADDITIONAL SOIL INFORMATION IS ALSO CONTAINED IN GEOTECHNICAL INVESTIGATION REPORT BY G2 CONSULTING GROUP, DATED 11-20-2023



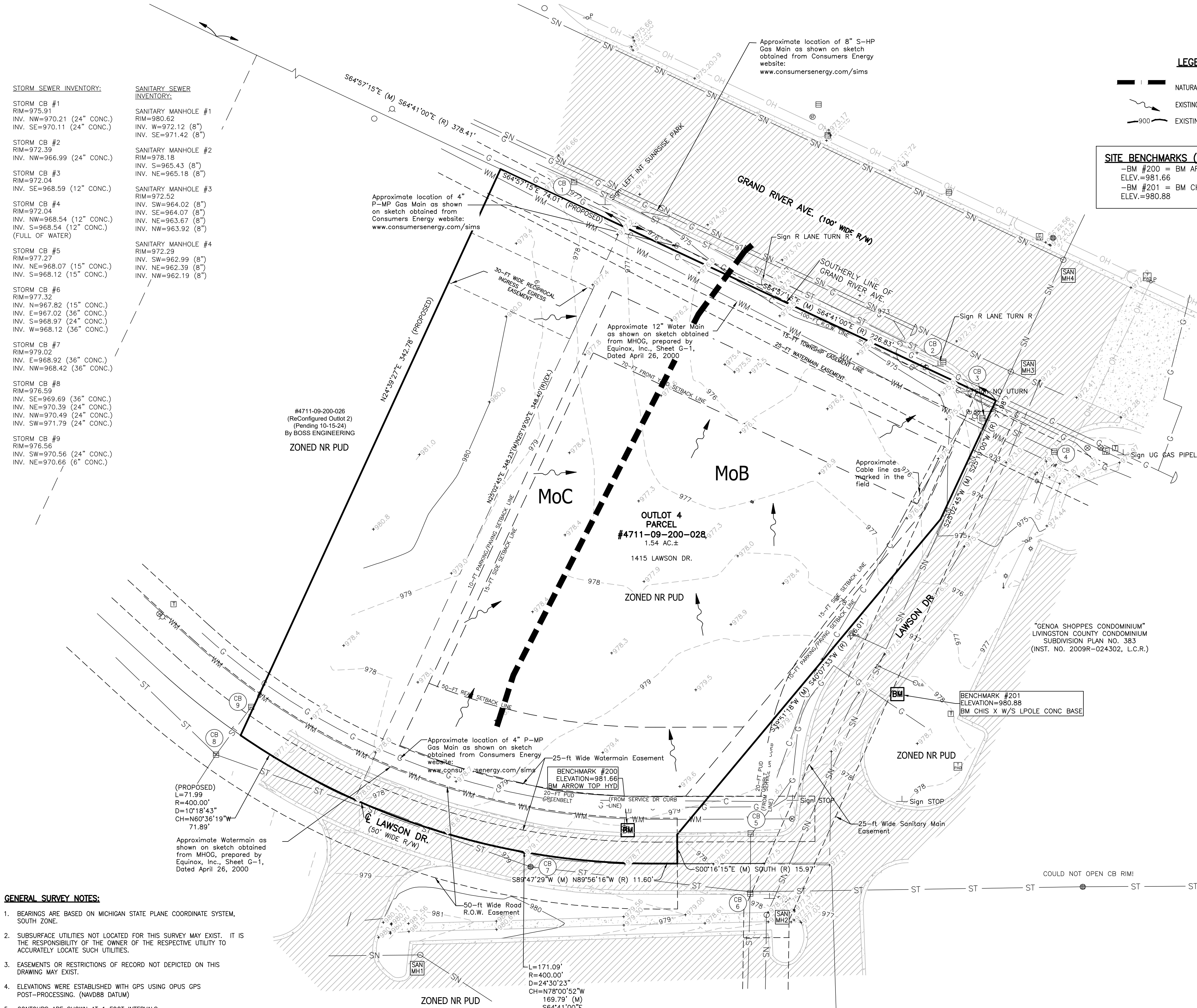
GENERAL SURVEY NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH DRAWINGS SUPPLIED BY MHO.

PROPERTY DESCRIPTION:

RECONFIGURED PARCEL #4711-09-200-028:
 Part of the Northeast 1/4 of Section 9, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the North 1/4 Corner of Section 9, thence along the North and South 1/4 line of Section 9, S 01°47'12" E (recorded as S 01°30'57" E), 921.86 feet, thence along the Southerly line of Grand River Avenue the following two (2) courses: 1) S 64°09'45" E (recorded as S 63°53'30" E), 725.82 feet 2) S 64°57'15" E (recorded as S 64°41'00" E), 304.40 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the Southerly line of Grand River Avenue S 64°57'15" E (recorded as S 64°41'00" E), 300.84 feet; thence S 25°02'45" W (recorded as S 23°19'00" W), 71.98 feet; thence S 39°51'18" W (recorded as S 40°07'33" W), 226.01 feet; thence S 00°16'15" E (recorded as South), 15.97 feet; thence along the centerline of Lawson Drive (50 foot wide private road access easement) the following two (2) courses: 1) S 89°47'29" W (recorded as N 89°56'16" W), 11.60 feet, 2) Westerly along an arc right, having a length of 243.08 feet, a radius of 400.00 feet, a central angle of 34°49'05", and a long chord which bears N 72°51'30" W, 239.35 feet; thence N 24°39'27" E, 342.78 feet, to the POINT OF BEGINNING, containing 2.12 acres, more or less, and subject to and having the use of the existing Lawson Drive (50 foot wide private road access easement). Also, subject to the use of a Reciprocal 30-foot wide Ingress/Egress Easement described as follows: Commencing at the North 1/4 Corner of Section 9; thence along the North and South 1/4 line of Section 9, S 01°47'12" E (recorded as S 01°30'57" E), 921.86 feet; thence along the Southerly line of Grand River Avenue the following two (2) courses: 1) S 64°09'45" E (recorded as S 63°53'30" E), 725.82 feet 2) S 64°57'15" E (recorded as S 64°41'00" E), 304.40 feet; thence S 24°39'27" W, 38.50 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 64°57'15" E, 73.75 feet; thence S 25°02'45" W, 30.00 feet; thence N 64°57'15" W, 73.55 feet; thence N 24°39'27" E, 30.00 feet, to the POINT OF BEGINNING. Also subject to any other easements or restrictions of record.

Bearings were based on Michigan State Plane Coordinate System - South Zone.

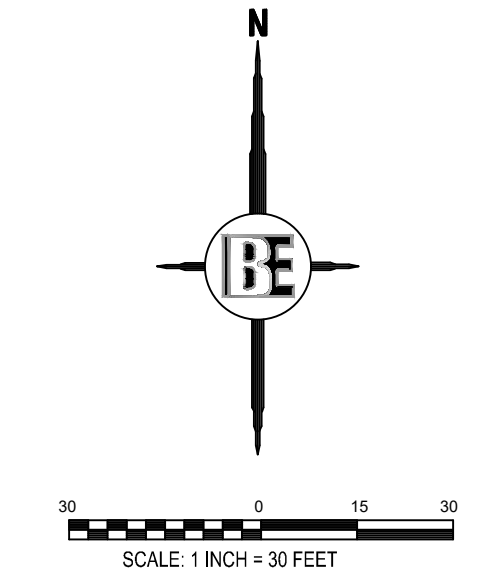
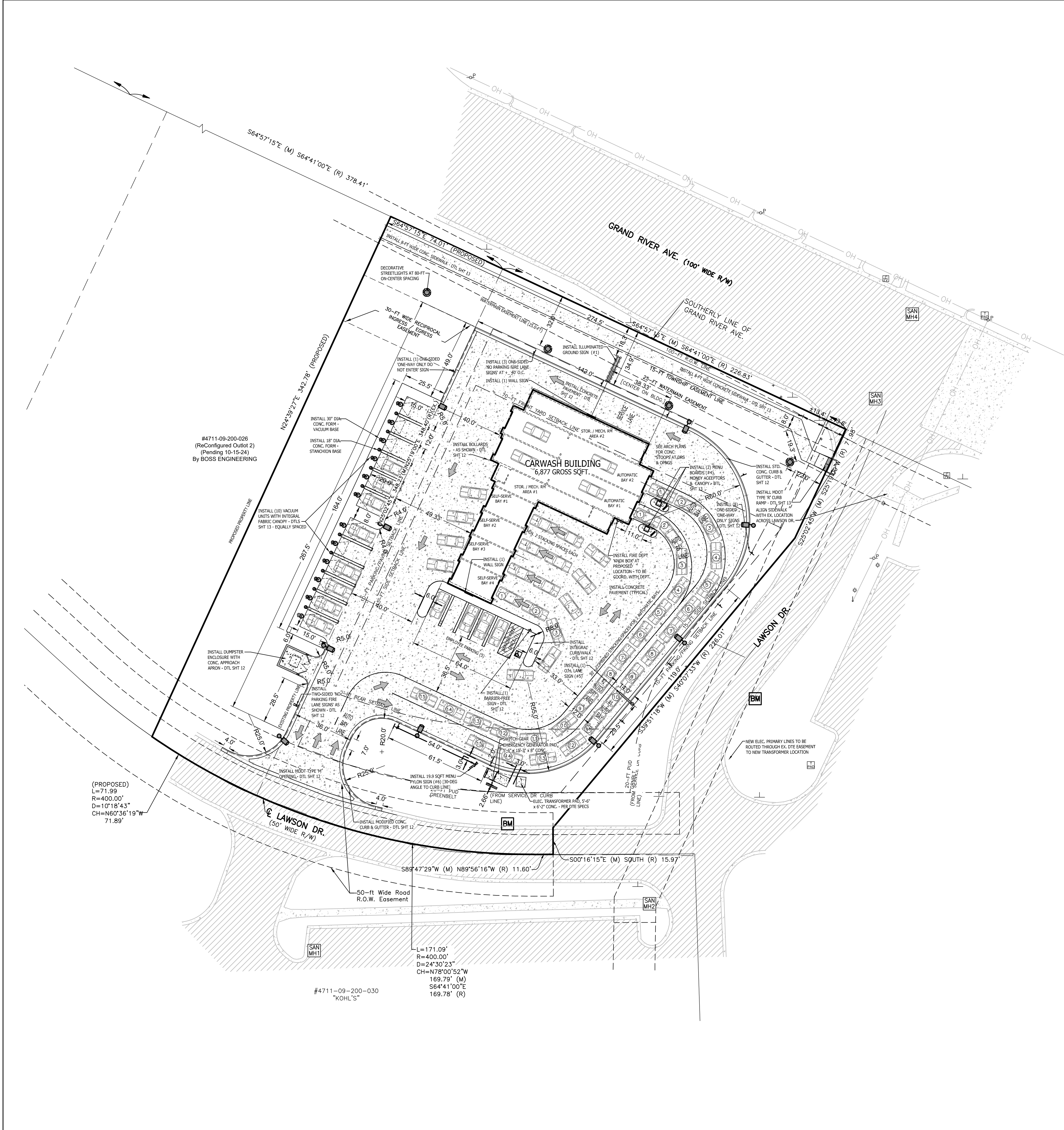


PROJECT: SOAPOY BUCKET CARWASH - LAWSON DR.
 PREPARED FOR: SPRINGBORN PROPERTIES
 3332 HIGH HILLCREST DRIVE
 HOWELL, MI. 48843
 313.350.3388

TITLE: NATURAL FEATURES

NO.	BY	REVISION PER	DATE
1	PC	DESIGNED	10/27/24
2	JS	DRAWN	10/27/24
3	JS	CHECKED	10/27/24
4	JS	SCALE	1" = 30'
5	JS	JOB NO	23-134
6	JS	DATE	3/22/24
7	JS	SHEET NO	4

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



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

SITE STATISTICAL DATA:
 ZONED: "NR PUD" - PER PUD AGREEMENT SETBACKS TO FOLLOW GCD ZONING DEVELOPMENT TYPE/USE PROPOSED: CARWASH ADJACENT ZONING: NR PUD

MIN LOT: 1.0 AC SIZE; MIN LOT WIDTH 150 FT; MAX DEPTH/WIDTH RATIO 4:1
 MIN. LOT WIDTH ALONG GRAND RIVER AVE: 300.84-FT
 DEPTH-WIDTH RATIO: 1.14:1
 PROPOSED BUILDING HEIGHT: 31.5-FT
 BUILDING COVERAGE (FOOTPRINT): 6,877 SQFT (0.16 AC) (8.0%)
 IMPERVIOUS SURFACE (EXCL. OF BLDG.): 40,448 SQFT (0.93 AC) (46.9%)
 PVIOUS SURFACE: 38,920 SQFT. (0.89 AC) (45.1%)
 TOTAL LOT COVERAGE (BLDG + IMPERVIOUS): 47,325 / 86,245 = 54.9%

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

REQUIRED:	PROVIDED:
FRONT - NORTH: 35-FT (SERVICE DR ONLY)	58-FT
REAR - SOUTH: 50-FT (FROM R.O.W.)	125.4-FT (VARIES, MIN)
SIDE - EAST: 15-FT (FROM R.O.W.)	87.6-FT (VARIES, MIN)
SIDE - WEST: 15-FT	113.9-FT (VARIES, MIN)

PARKING CALCULATIONS:
 CARWASH = 2 SPACES + 1 SPACE / EMPLOYEE PEAK SHIFT = 3 SPACES
 INCLUDING MIN 1 VAN ACCESSIBLE BARRIER-FREE SPACE
 STACKING SPACES: MIN 15 PER EACH AUTOMATIC BAY
 MIN 2 EACH PER SELF-SERVE BAY
 LOADING SPACE: MIN 1, 10-FT x 50-FT x 14-FT CLEAR, REQUIRED

PROVIDED PARKING: 12 VACUUM STATIONS + 6 EMPLOYEE = 18 TOTAL SPACES (INCLUDING 1 VAN ACCESSIBLE BARRIER-FREE SPACE)
 PROVIDED STACKING SPACES: 20 COMBINED FOR AUTOMATIC BAYS (SPLIT LANES) + 4 IN BAYS
 MIN. 2+ EACH FOR 4 SELF-SERVE BAYS (IN-BAY-TYPE SYSTEM ONLY)

PROVIDED LOADING = N/A

- GENERAL NOTES**
- ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO REDUCE GLARE AND SHALL BE ARRANGED TO NOT INTERFERE WITH THE VISION OF PERSONS ON ADJACENT ROADWAYS OR ADJACENT PROPERTY.
 - ALL SIGNS SHALL BE BUILDING MOUNTED AND SHALL MEET DEVELOPMENT'S PUD AND TOWNSHIP SIGN ORDINANCE REQUIREMENTS.
 - THE BUILDING ADDRESS SHALL BE A MINIMUM 6" HIGH LETTERS OF CONTRASTING COLORS AND BE CLEARLY VISIBLE FROM THE STREET. THE LOCATION AND SIZE SHALL BE VERIFIED PRIOR TO INSTALLATION.
 - A KEY BOX/KNOX BOX SHALL BE LOCATED NEAR THE FRONT ENTRY (FINAL LOCATION TO BE DETERMINED BETWEEN THE OWNER & FIRE MARSHALL).
 - ONE SIDE OF THE SITE CIRCULATION ROUTE SHALL BE MARKED AS A FIRE LANE AND SHALL HAVE APPROPRIATE SIGNAGE.
 - SITE CIRCULATION ROUTE SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 84,000 LBS.
 - A MINIMUM VERTICAL CLEARANCE OF 13.5 FEET SHALL BE MAINTAINED THROUGHOUT THE SITE. THIS INCLUDES ENCROACHMENTS FROM LARGE TREE CANOPIES, LIGHTING, ETC.
 - DURING THE CONSTRUCTION PROCESS, THE BUILDING WILL BE EVALUATED FOR EMERGENCY RESPONDER RADIO SIGNAL STRENGTH. IF COVERAGE IS FOUND TO BE QUESTIONABLE OR INADEQUATE; AN APPROVED CONTRACTOR SHALL BE HIRED TO PERFORM 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.
 - SITE LIGHTING SHALL BE PLACED ON TIMERS TO BE OFF DURING NON-USE HOURS TO THE EXTENT POSSIBLE WHILE MAINTAINING SITE SAFETY. SITE LIGHTING SHALL BE PROGRAMMED TO TURN OFF AT NIGHT WHEN ACTIVITIES ARE NO LONGER OCCURRING ON THE PROPERTY.

TRIP GENERATION SUMMARY

LAND USE DESCRIPTION**	ITE CAT.	SIZE	UNIT	AVG DAILY TRAFFIC (vpd)	WEEKDAY AM PEAK HOUR		WEEKDAY PM PEAK HOUR			
					(vph)		(vph)			
					TOTAL	IN	TOTAL	IN	OUT	
CARWASH SELF-SERVICE	947	4	WASH STALLS	432	32	16	16	32	16	16
ENTERING (%) / EXITING (%)					100%	50%	50%	100%	50%	50%
CARWASH AUTOMATIC (NON-TUNNEL TYPE)	948	3.26	TH-GFA**	***	46	23	23	38	19	19
ENTERING (%) / EXITING (%)					100%	50%	50%	100%	50%	50%
TOTALS					78	39	39	70	35	35
GENOA TOWNSHIP THRESHOLD FOR TIS						100	100	100	100	100
TIS REQUIRED						NO	NO	NO	NO	NO

** TRIP DATA PER INSTITUTE OF TRAFFIC ENGINEERS (ITE) TRIP GENERATION MANUAL 10TH EDITION - VOLUME 2 - PART 3
 *** PER THOUSAND SQUARE FEET OF GROSS FLOOR AREA
 **** TOTAL DAILY TRAFFIC NOT LISTED; AM PEAK HOUR IS MAX WEEKDAY PEAK HOUR OF ADJ TRAFFIC IN PM

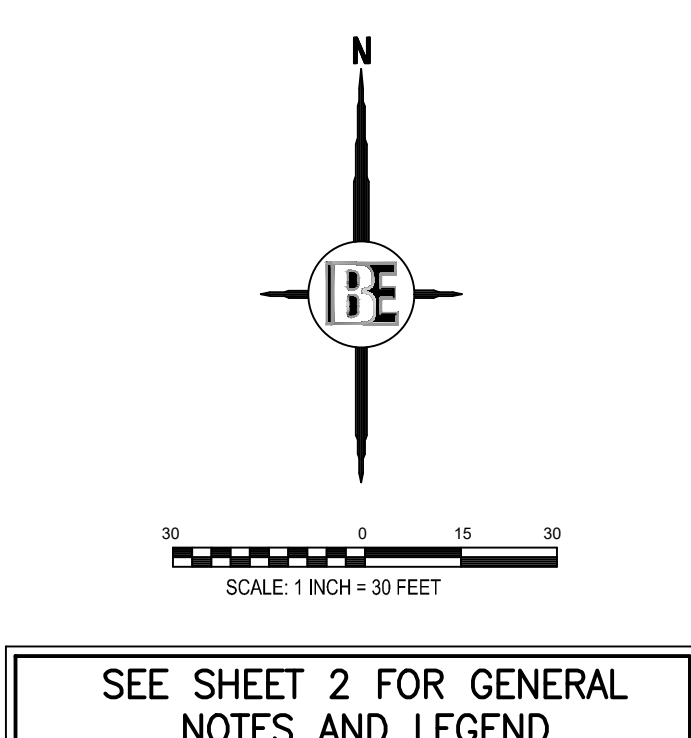
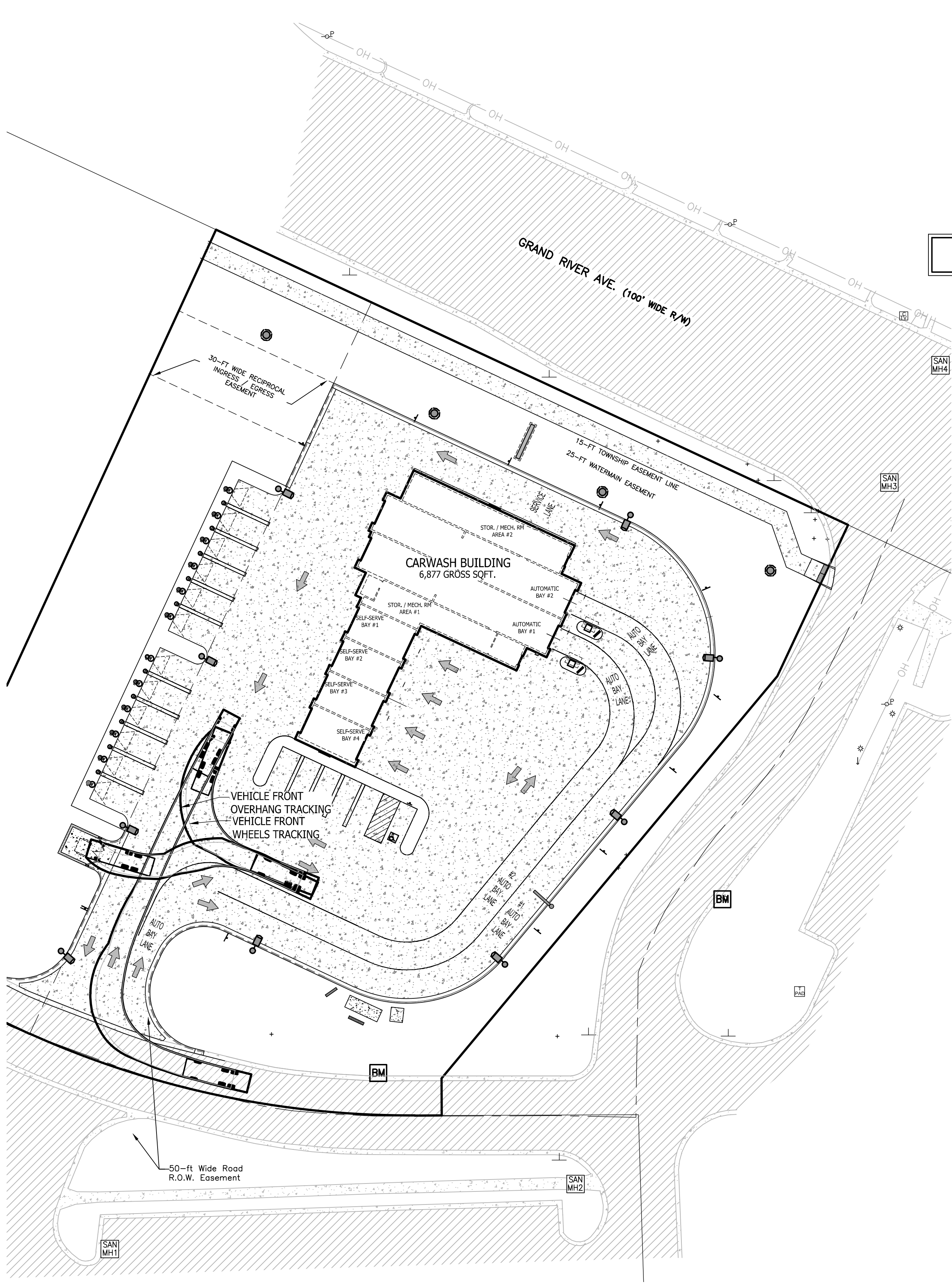
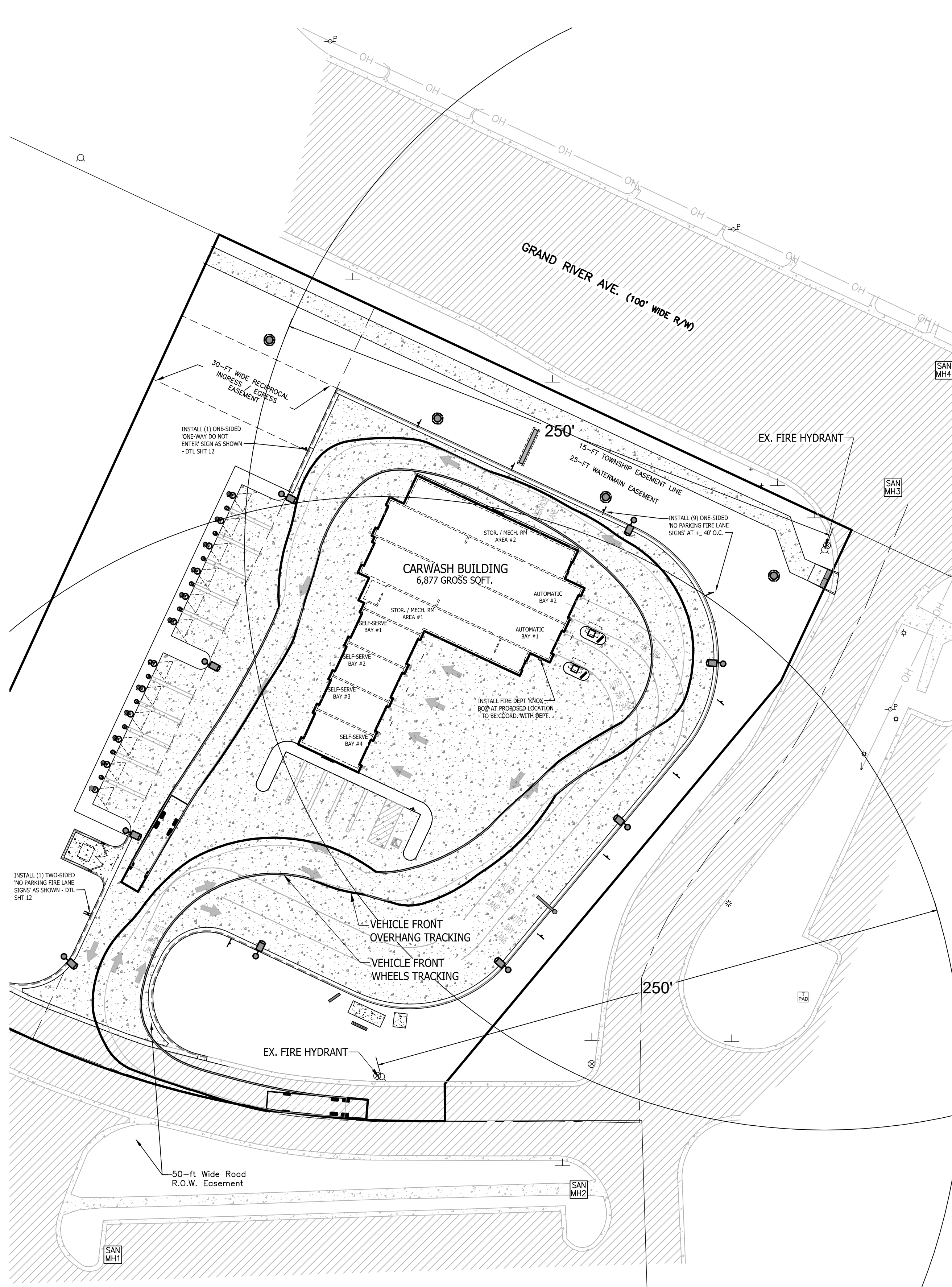
BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

SOAPY BUCKET CARWASH - LAWSON DR.
 PROJECT: SPRINGBORN PROPERTIES
 PREPARED FOR: 3332 HIGH HILLCREST DRIVE
 HOWELL, MI. 48843
 313.350.3358

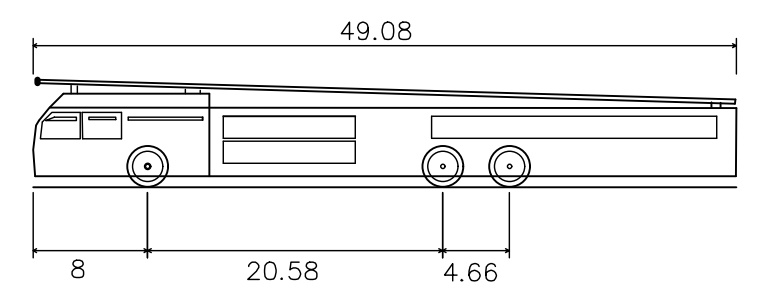
SITE PLAN
 DATE: 3/22/24

NO.	DATE	REVISION PER
1	3/22/24	PC
2	3/22/24	PC
3	3/22/24	PC
4	3/22/24	PC
5	3/22/24	PC

DESIGNED BY: PC
 DRAWN BY: DH/NL
 CHECKED BY:
 SCALE: 1" = 30'
 JOB NO: 23-134
 DATE: 3/22/24
 SHEET NO. **5**

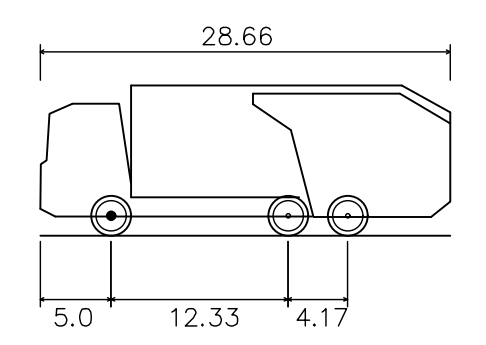


SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



FIRE LADDER TRUCK VEHICLE TRACKING PLAN

Brighton Area Fire Authority
 Overall Length 49.083ft
 Overall Width 8.167ft
 Overall Body Height 7.500ft
 Min Body Ground Clearance 0.750ft
 Track Width 8.167ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 45.00°



WASTE HAULING TRUCK VEHICLE TRACKING PLAN

Mack TerraPro Cabover 6x4 MRU613 + Wayne Curbtender 31cu yd
 Overall Length 28.6ft
 Overall Width 8.0ft
 Overall Body Height 10.5ft
 Min Body Ground Clearance 1.3ft
 Track Width 8.0ft
 Lock-to-lock time 6.0s
 Curb to Curb Turning Radius 33.5ft

BEBOSS Engineering
 Engineers - Surveyors - Planners - Landscape Architects
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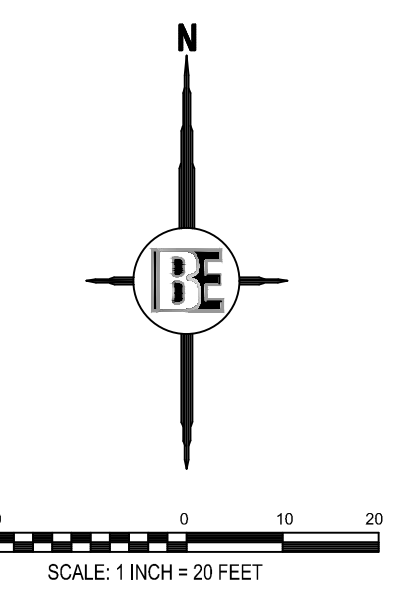
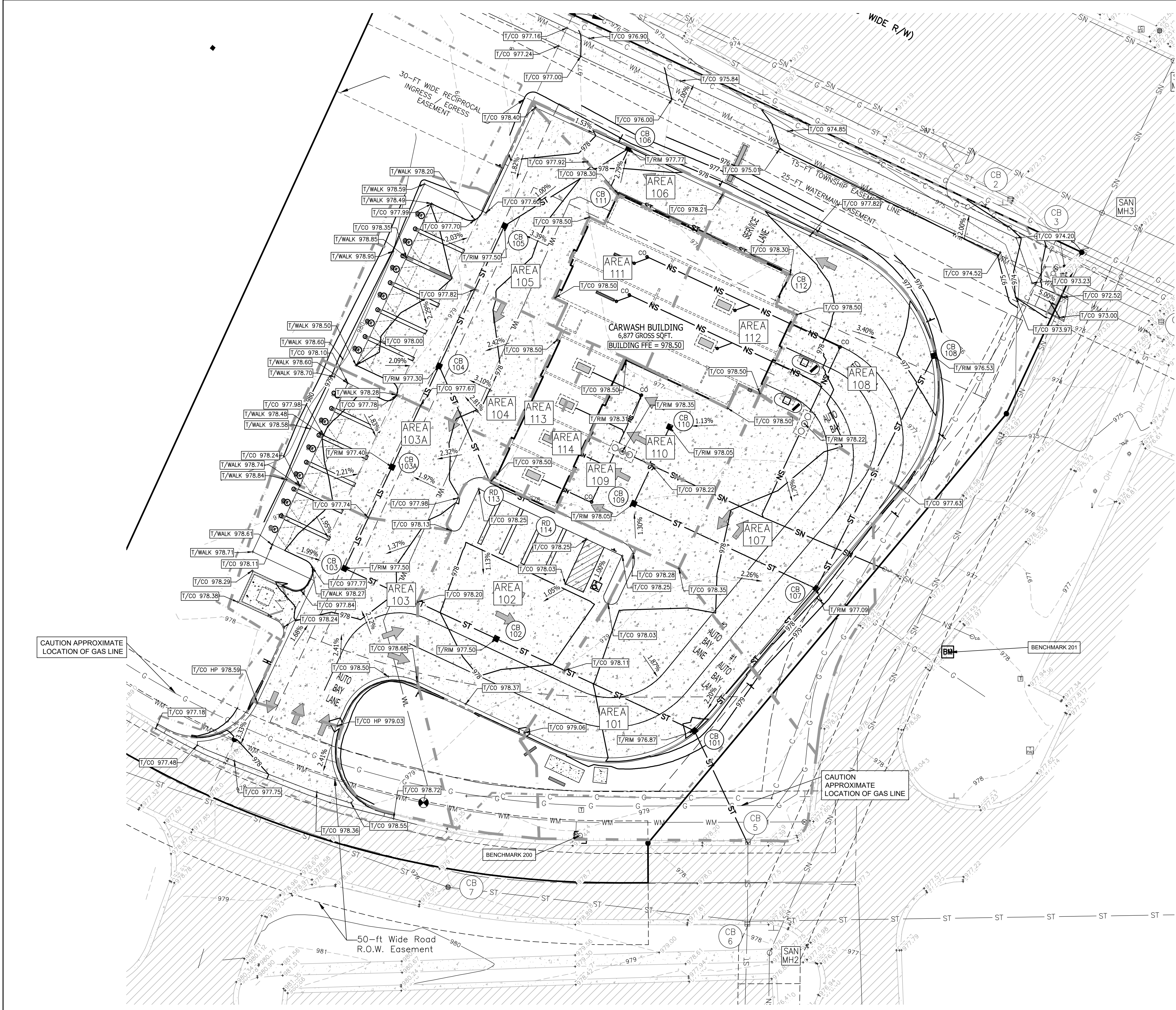
PROJECT: SOAPY BUCKET CARWASH - LAWSON DR.
 PREPARED FOR: SPRINGBORN PROPERTIES
 3332 HIGH HILLCREST DRIVE
 HOWELL, MI. 48843
 313.350.3388

NO	BY	DATE	REVISION PER
1	PC	4-1-24	SSDC REVIEW COMMENTS
2	PC	6-20-24	CHANGES / ELEC. TRANSFER
3	PC	7/26/24	CONST. CHANGES / MTR SERV. / MHOJ COMMENTS
4	NL	9/24/24	PROPERTY ACQ. / VACUUMS/ ENTRANCE
5	PC	10/21/24	REVIEW COMMENTS - AMENDED PLAN

DESIGNED BY: PC
 DRAWN BY: DH/NL
 CHECKED BY:
 SCALE: 1" = 30'
 JOB NO: 23-134
 DATE: 3/22/24
 SHEET NO. 6

BEBOSS Engineering
 BEBOSS Engineering, LLC
 1-800-448-7171
 www.beboss.com





SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

DRAINAGE AREA TABLE				
DRAINAGE AREA	TOTAL AREA (AC)	IMP. AREA (AC)	C VALUE	A'C
101	0.21	0.10	0.54	0.12
102	0.17	0.13	0.73	0.13
103	0.17	0.12	0.68	0.12
103A	0.08	0.08	0.83	0.07
104	0.10	0.09	0.83	0.08
105	0.10	0.09	0.83	0.08
106	0.03	0.03	0.90	0.03
107	0.15	0.11	0.72	0.11
108	0.12	0.12	0.90	0.11
109	0.04	0.04	0.90	0.04
110	0.05	0.05	0.90	0.04
111	0.06	0.06	0.90	0.05
112	0.06	0.06	0.90	0.05
113	0.02	0.02	0.90	0.02
114	0.02	0.02	0.90	0.02
TOTALS	1.39	1.12	0.71	0.99

NOTE: SEE UTILITY PLAN FOR STORMWATER NARRATIVE

SITE BENCHMARKS (NAVD88):
 -BM #200 = BM ARROW TOP HYDRANT
 ELEV.=981.66
 -BM #201 = BM CHIS X W/S LPOLE CONC BASE
 ELEV.=980.88

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

BE Engineering
 CALL MSS DIG
 1-800-482-7171
 www.be-engineering.com

BEBOSS
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 HOWELL, MI. 48843
 517.546.4836 FAX 517.548.1670

PROJECT: **SOAPY BUCKET CARWASH - LAWSON DR.**
 PREPARED FOR: **SPRINGBORN PROPERTIES**
 3335 HIGH HILLCREST DRIVE
 HOWELL, MI. 48843
 313.350.3358

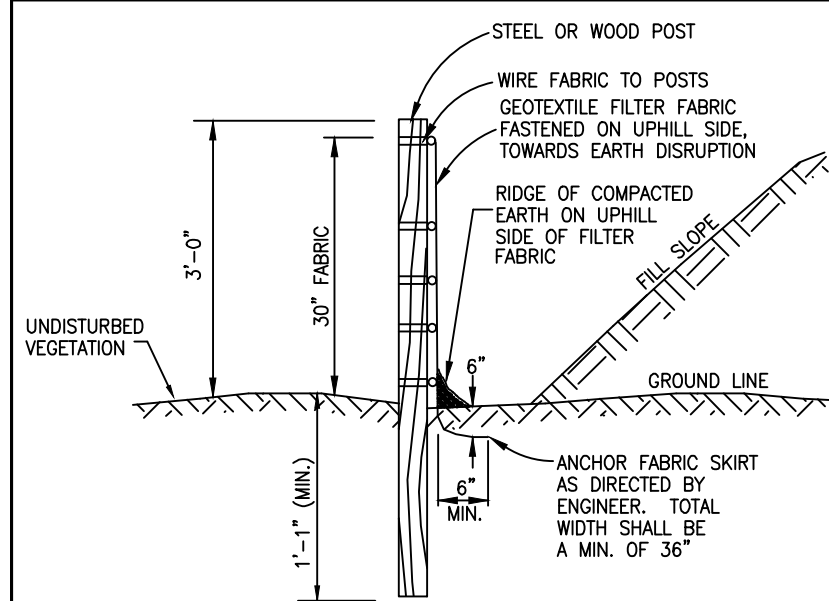
TITLE: **GRADING & DRAINAGE PLAN**

NO	BY	DATE	REVISION PER
5	PC	10/21/24	AMENDED PLAN
4	NL	9/24/24	PROPERTY ACQ. / VACUUMS/ ENTRANCE
3	PC	7/26/24	PC CONST. CHANGE / WTR SERV. / MHOC COMMS
2	PC	6-20-24	PC CONST. CHANGES / ELEC. TRNSFMTR
1	PC	4-1-24	SESS REVIEW COMMENTS
NO	BY	DATE	REVISION PER

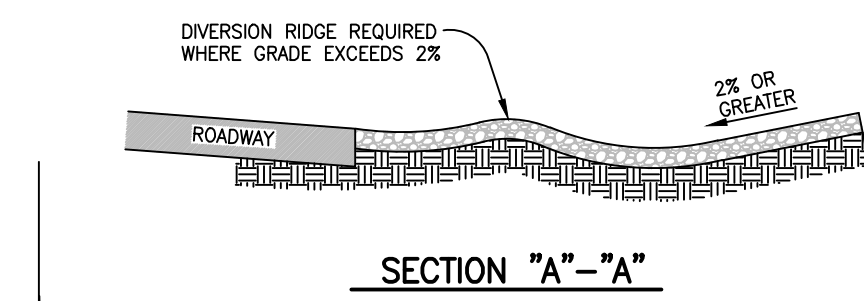
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 CHECKED BY:
 SCALE: 1" = 20'
 JOB NO: 23-134
 DATE: 3/22/24

SHEET NO. **7**

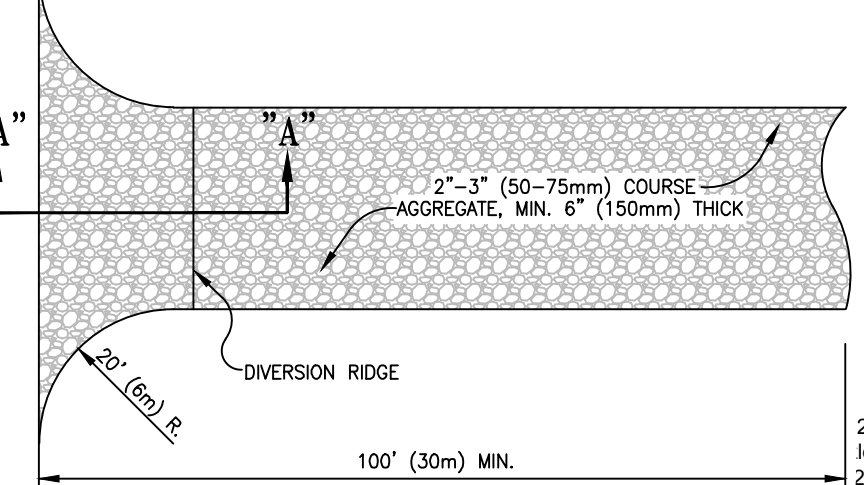




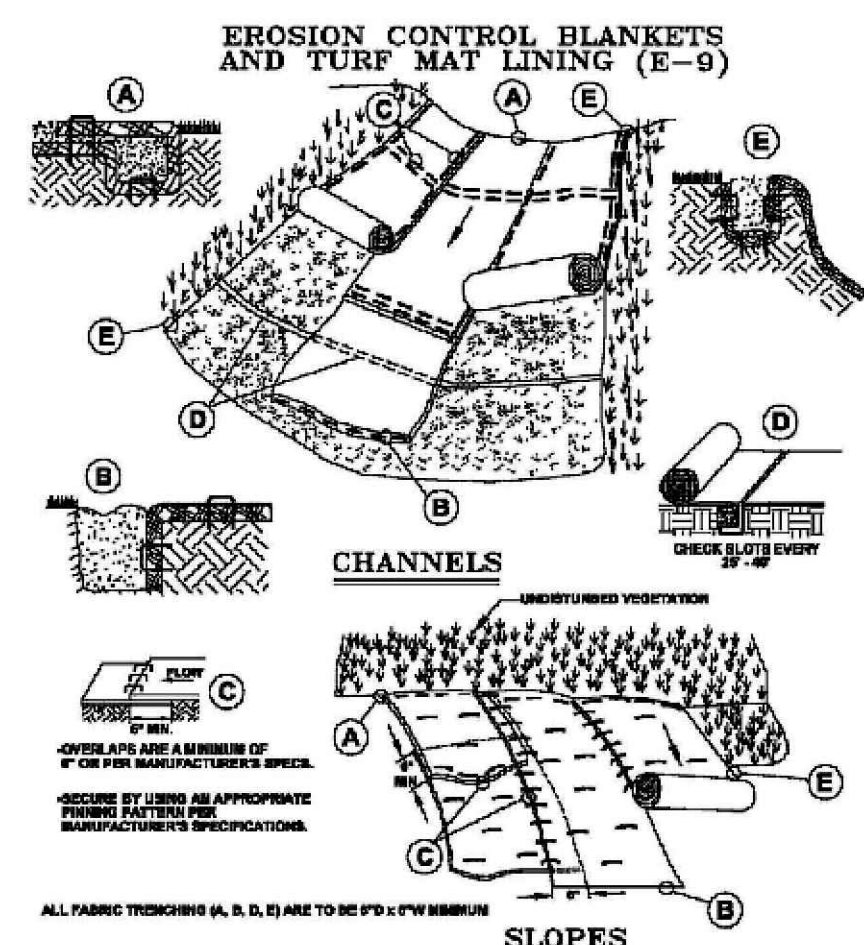
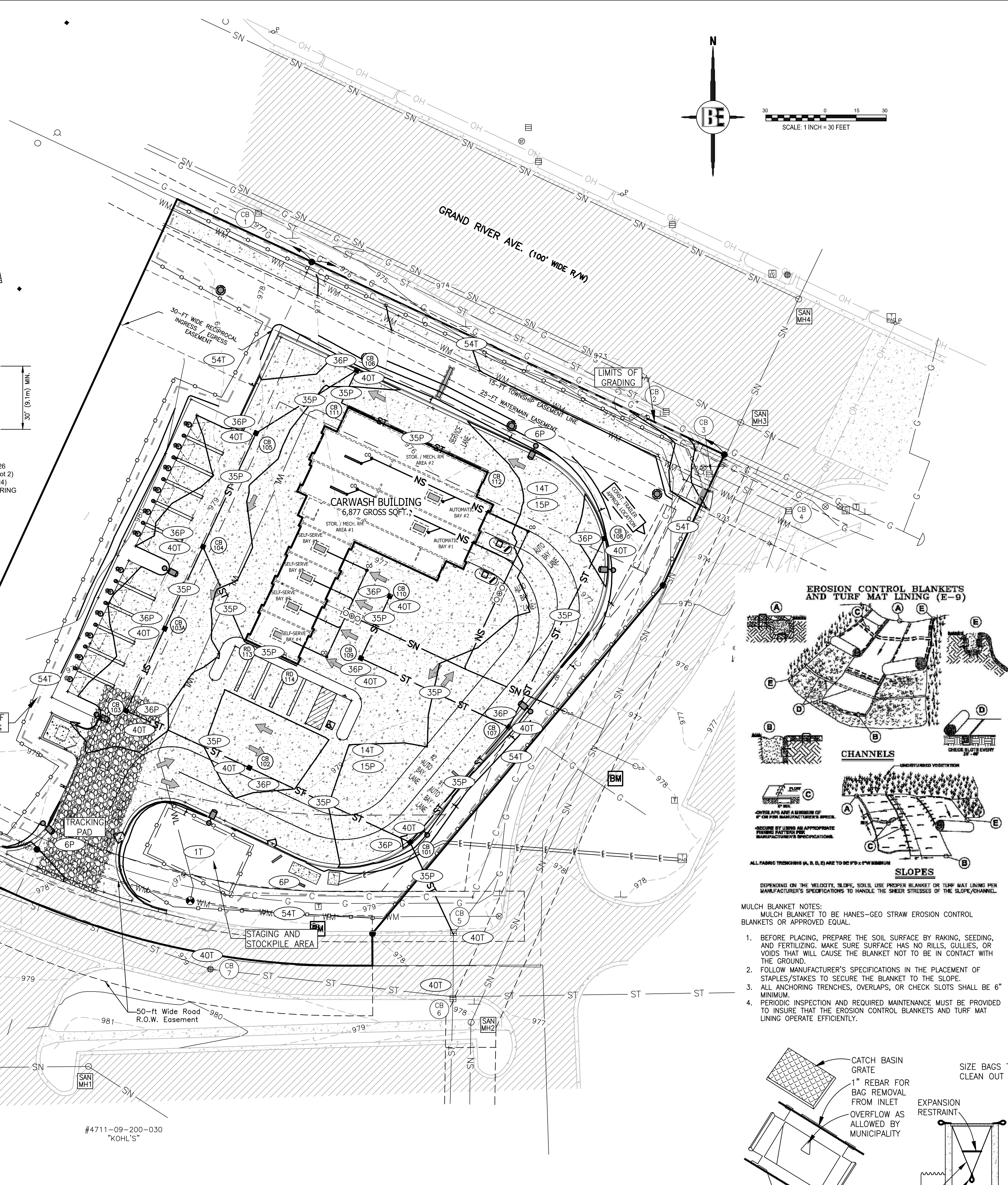
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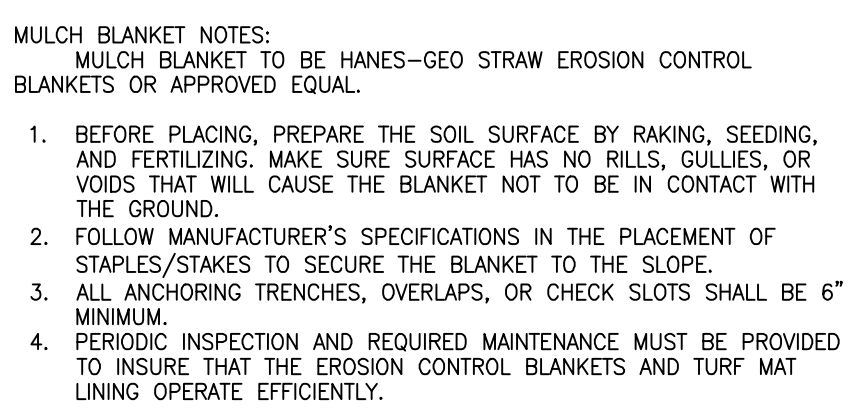
SECTION "A-A"



TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
NO SCALE



EROSION CONTROL BLANKETS AND TURF MAT LINING (E-g)



SLOPES

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

LIVINGSTON COUNTY SOIL EROSION PERMIT TEMPLATE
TEMPORARY CONTROLS AND SEQUENCE

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

SLOPES AND DITCHES

- ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM WIDTH OF 2' WITH A MINIMUM OF 3' HORIZONTAL TO 1 VERTICAL. SIDE SLOPES, 3:1.
- DITCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURING OF THE DITCH BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
- SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.
- STORM DRAINS
- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BUILT, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BARRIER AND STONE FILTER INSTALLED ALONG THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
- BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFFLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
- ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.

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

SURFACE WATER & COUNTY DRAINS
BASIN (STORMWATER) APPROX. 610'-FT SOUTHEAST (PART OF DEVELOPMENT)
WETLAND - APPROXIMATELY 380'-FT EAST (PART OF LAKE SYSTEM)
LAKES - APPROXIMATELY 1,280 FT NORTHEAST TO LAKE CHEMUNG

SOIL EROSION CONTROL MEASURES
P=PERMANENT T=TEMPORARY
TOTAL DISTURBED AREA = 1.43 AC (62,418 SQFT)

NO.	DESCRIPTION	DATE
1	STRIPPING & STOCKPILING TOPSOIL	10/27/24
6	SEEDING WITH MULCH AND/OR MATING	9/24/24
14	AGGREGATE COVER	7/26/24
15	FRAMING	6-20-24
16	CURB & OUTER	4-1-24
35	STORM SEWER	4-1-24
36	CATCH BASIN, DRAIN INLET	
40	INLET SEDIMENT FILTER	
54	SILT FENCE	

CONSTRUCTION SEQUENCE

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

ACTIVITY	DESCRIPTION
1 DAY	1. INSTALL SILT FENCE AS SHOWN ON PLANS.
5 DAYS	2. ROUGH GRADE AND INSTALL STORM DRAINAGE.
1 DAY	3. INSTALL INLET PROTECTION ON STORM INLETS.
180 DAY	4. START BLDG. CONSTRUCTION
4 DAYS	5. INSTALL PAVEMENT
2 DAYS	6. INSTALL LANDSCAPE
4 DAYS	7. FINE GRADE AROUND BUILDING, SPREAD TOPSOIL, SEED OR SOD AS APPLICABLE.
1 DAY	8. REMOVE ALL EROSION CONTROL STRUCTURES.
1 DAY	9. REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.

CONTROLS & MEASURES NARRATIVE

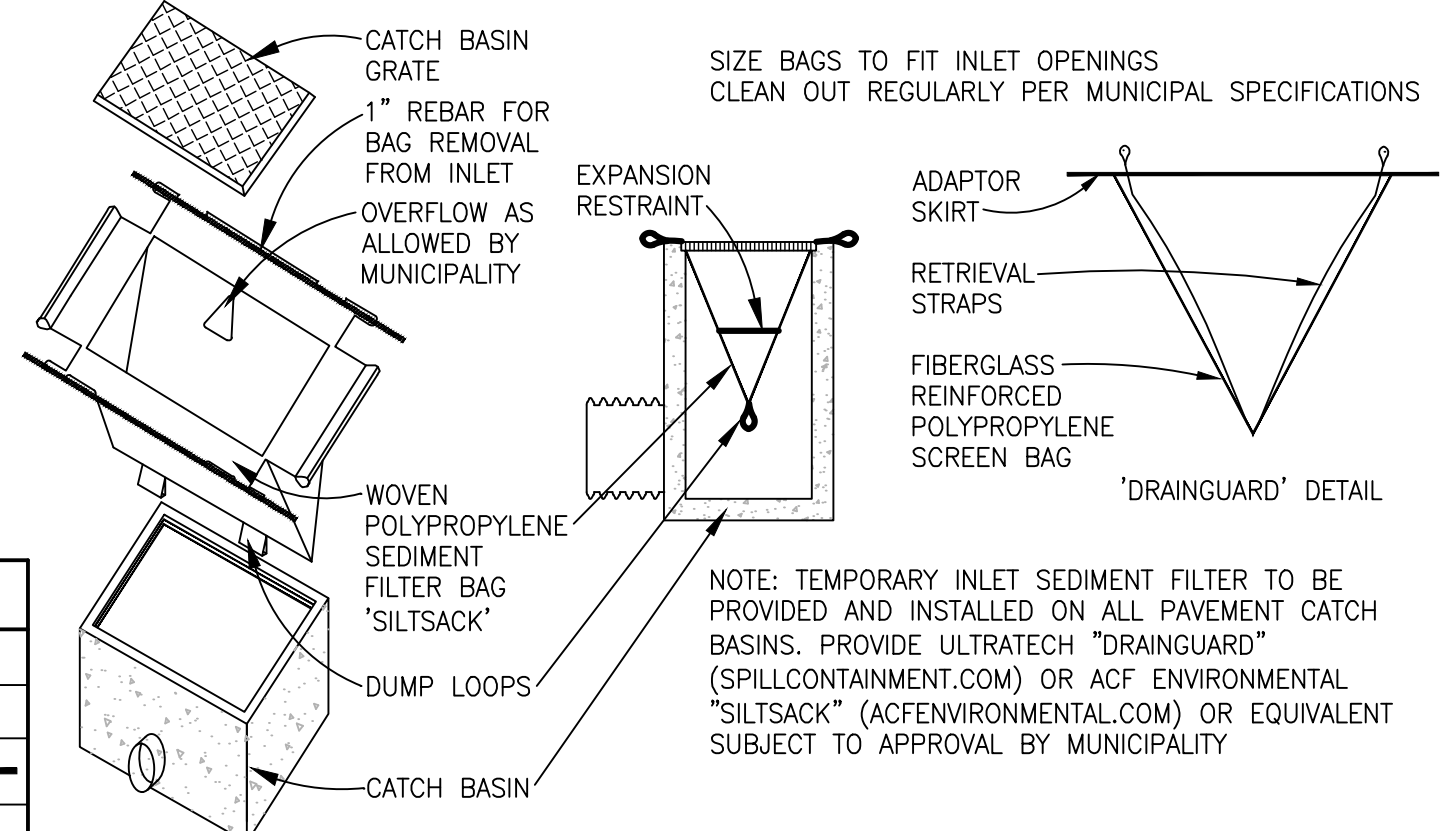
ACTIVITY	DESCRIPTION
MAINTAIN LANDSCAPING, REPLACE MULCH	COLLECT GRASS, TREE, AND SHRUB CLIPPINGS, DISPOSE IN APPROVED CONTAINER, REPLACE DEAD SOD, TREES AND SHRUBS.
CLEAN INLETS	REMOVE LITTER, SEDIMENT, AND DEBRIS. DISPOSE OF IN APPROVED LANDFILL.
COLLECT LITTER	DISPOSE OF WITH INLET DEBRIS.
SWEEP PARKING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

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

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

PROPOSED CONST. SCHEDULE FOR THE YEAR 2024

ACTIVITY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
DEMO & CLEAR							
MASS GRADING							
BUILDING CONSTRUCTION							
UNDERGROUND UTILITY							
FINAL GRADING							
SEED & MULCH							



TEMPORARY INLET SEDIMENT FILTER DETAIL
(NO SCALE)

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

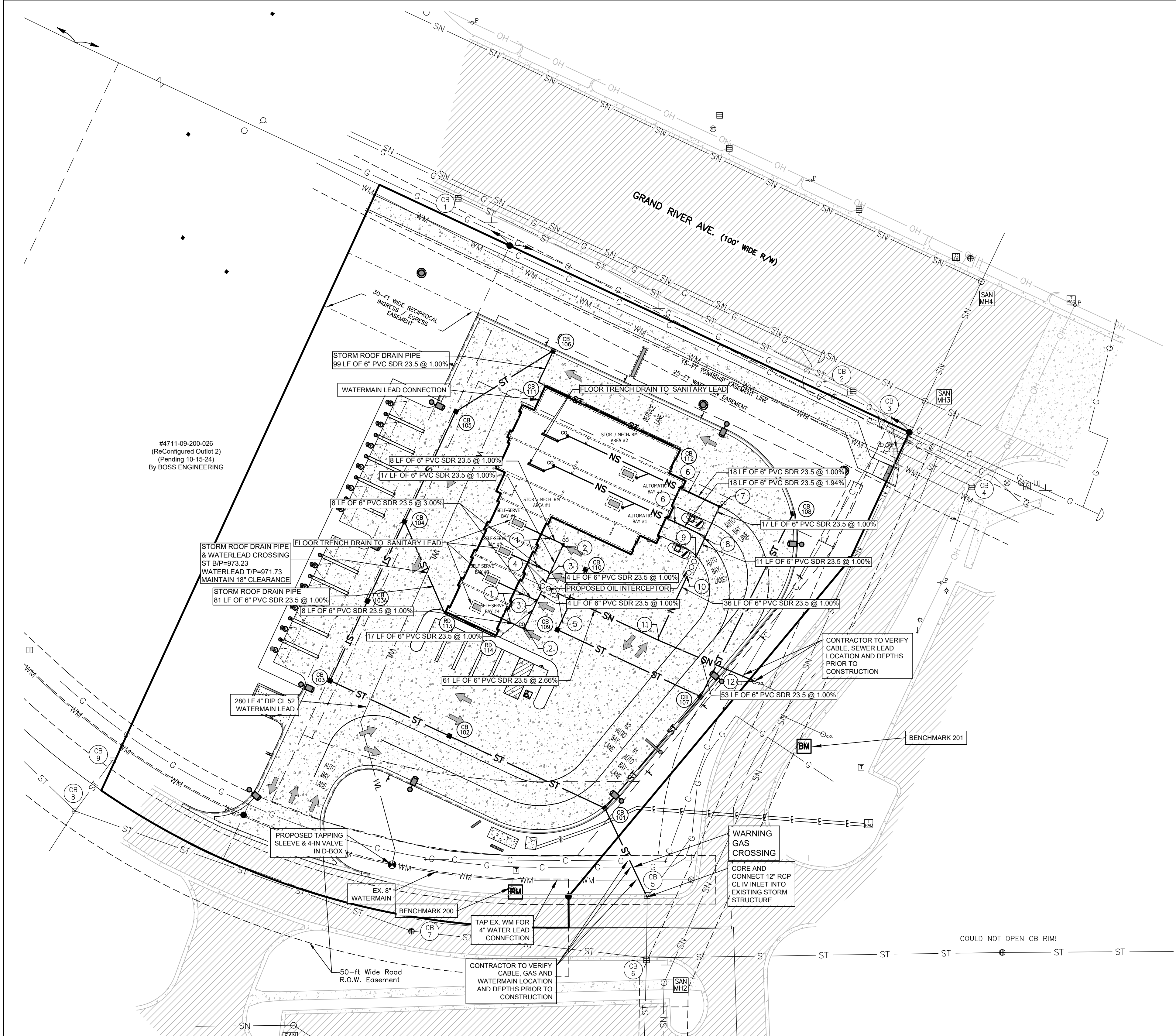
SOOPY BUCKET CARWASH - LAWSON DR.

SPRINGBORN PROPERTIES
3332 HIGH HILLCREST DRIVE
HOWELL, MI. 48843
313.350.3388

SOIL EROSION & SEDIMENTATION CONTROL PLAN

PROJECT: SOOPY BUCKET CARWASH - LAWSON DR.
PREPARED FOR: SPRINGBORN PROPERTIES
DATE: 3/22/24

DESIGNED BY: ST/PC
DRAWN BY: DH/NL
CHECKED BY:
SCALE: 1" = 30'
JOB NO: 23-134
DATE: 3/22/24
SHEET NO. 8



STORM WATER MANAGEMENT NARRATIVE

PRE-DEVELOPMENT:
 THE SITE CURRENTLY IS VACANT MOWED LAWN GRASS THAT PRIMARILY SHEET FLOWS FROM SOUTH TO NORTH TO THE GRAND RIVER AVENUE STORM SEWER SYSTEM.

POST DEVELOPMENT:
 THE SITE IS TO BE DEVELOPED AS A CARWASH FACILITY. THE SITE WILL INCLUDE A SIGNIFICANT INCREASE IN IMPERVIOUS SURFACES WITH PAVING FOR ACCESS DRIVES AND STACKING SPACES FOR VEHICLES ENTERING AND EXISTING THE CAR WASH BAYS. THE SITE DESIGN INCLUDES A STORM SEWER COLLECTION SYSTEM FOR ALL ON-SITE IMPERVIOUS SURFACES (AND SOME TRIBUTARY OFF-SITE) STORM WATER AND ROUTE IT TO THE EXISTING STORM SYSTEM IN LAWSON DRIVE AND TO THE EXISTING DETENTION BASIN AT THE SOUTHEAST CORNER OF THE EXISTING DEVELOPMENT.

THE ORIGINAL DEVELOPMENT 'GENOA SQUARE' ANTICIPATED A CARWASH USE ALONG WITH SIMILAR IMPERVIOUS INTENSIVE DEVELOPMENT ON OTHER LOTS. AS SUCH, THE ORIGINAL DRAIN CALCULATIONS PREPARED BY EQUINOX ENGINEERS AND LANDSCAPE ARCHITECTS, BRIGHTON, MI 9-25-01 INCLUDE SIMILAR IMPERVIOUS SURFACE AREA ASSUMPTIONS FOR EACH LOT. IT HAS BEEN DETERMINED BY THE TOWNSHIP THAT THE CURRENT BASIN IS 'OVERSIZED' FROM THE MINIMUM STATED IN THE CALCULATIONS.

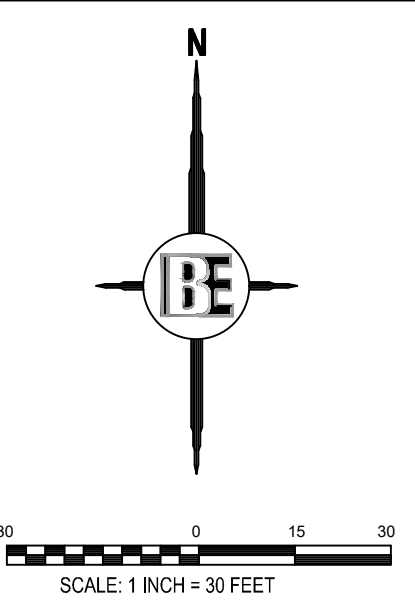
A LOT RECONFIGURATION AS PART OF THE CARWASH DEVELOPMENT INCLUDES RECONFIGURING 3 ORIGINAL OUTLOTS INTO 2 LARGER OUTLOTS. THE PROPOSED CARWASH DEVELOPMENT CONFIGURATION INCLUDES ADDITIONAL GREENSPACE ALONG THE WEST BOUNDARY LINE - APPROXIMATELY AN ADDITIONAL 48-FT AVERAGE - BEYOND THE ORDINANCE 15-FT MINIMUM, REDUCING THE RELATIVE AMOUNT OF IMPERVIOUS SURFACE ANTICIPATED AS PART OF THE ORIGINAL CALCULATIONS, INCREASING THE STORMWATER STORAGE AVAILABLE WITH THE EXISTING BASIN.

STORM STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
CB101	RIM = 976.87 48" Ø COVER TYPE 'K' 12" INV SE = 969.13 12" INV NW = 971.75 2' SUMP
CB102	RIM = 977.50 48" Ø COVER TYPE 'D' 12" INV SE = 972.19 12" INV NW = 972.19
CB103	RIM = 977.50 48" Ø COVER TYPE 'D' 12" INV SE = 972.52 12" INV NW = 972.52
CB103A	RIM = 977.40 48" Ø COVER TYPE 'D' 12" INV SW = 972.74 12" INV NE = 972.74
CB104	RIM = 977.30 48" Ø COVER TYPE 'D' 12" INV SW = 972.97 6" INV SE = 973.37
CB105	RIM = 977.50 48" Ø COVER TYPE 'D' 12" INV SW = 973.28 12" INV NE = 973.28
CB106	RIM = 977.77 48" Ø COVER TYPE 'K' 12" INV SW = 973.58 6" INV SW = 973.97
CB107	RIM = 977.09 48" Ø COVER TYPE 'K' 12" INV SW = 969.51 12" INV NE = 969.51 12" INV NW = 971.13
CB108	RIM = 976.53 48" Ø COVER TYPE 'K' 12" INV SW = 970.04
CB109	RIM = 978.05 48" Ø COVER TYPE 'D' 12" INV SE = 971.54 12" INV NE = 971.54
CB110	RIM = 978.05 48" Ø COVER TYPE 'D' 12" INV SW = 971.71

SANITARY LEAD ELEVATIONS TABLE		
LOCATION/DESCRIPTION	ELEVATION	
1 SELF SERVE BAYS STUB	975.28	
2 CLEANOUTS #1	975.20	
3 WYE	975.04	
4 OIL/WATER SEPARATOR INLET	975.00	
5 OIL/WATER SEPARATOR OUTLET	974.70	
6 AUTOMATIC SERVE BAYS STUB	974.20	
7 CLEANOUT #2	974.02	
8 WYE	973.85	
9 OIL/WATER SEPARATOR INLET	973.74	
10 OIL/WATER SEPARATOR OUTLET	973.44	
11 CLEANOUT #3	973.08	
12 EX. CLEANOUT	972.55	

CONTRACTOR TO VERIFY DEPTH & LOCATION OF EX. SANITARY STUB

FROM	TO	DRAIN AREA	ACRES A	RUNOFF COEFF C	EQUIV. AREA A * C	INTEN-SITY I	TIME OF CONC. Tc	ADDL. RUNOFF Q	RUNOFF Q	PIPE LENGTH (LF)	PIPE DIA. (IN)	VELOCITY FLOWING FULL (FPS)	HYDRAULIC GRADIENT SLOPE %	ACTUAL SLOPE USED	MANNING COEFFICIENT	MANNING FLOW CAPACITY	MANNING'S VELOCITY (FT/SEC)	TIME (MIN)	HG ELEV UPPER END	HG ELEV LOWER END	RIM ELEV UPPER END	RIM ELEV LOWER END	INVERT UPPER END	INVERT LOWER END
106	105	106	0.03	0.90	0.03	4.38	15.00	0.46	0.57	59	12	2.25	0.24%	0.50%	0.013	2.53	3.22	0.31	974.48	974.34	977.77	977.50	973.58	973.28
105	104	105	0.10	0.83	0.08	4.34	15.31	0.30	0.92	62	12	2.49	0.30%	0.50%	0.013	2.53	3.22	0.32	974.34	974.15	977.50	977.30	973.28	972.97
104	103A	104	0.10	0.83	0.08	4.31	15.63	0.17	1.44	45	12	2.86	0.40%	0.50%	0.013	2.53	3.22	0.23	974.15	973.97	977.30	977.40	972.97	972.74
103A	103	103A	0.08	0.83	0.07	4.28	15.86	0.45	1.74	45	12	3.06	0.45%	0.50%	0.013	2.53	3.22	0.23	973.97	973.77	977.40	977.50	972.74	972.52
103	102	103	0.17	0.68	0.12	4.26	16.10	2.24	6.88	12	12	3.78	0.69%	0.48%	0.013	2.48	3.15	0.36	973.77	973.30	977.50	977.50	972.52	972.19
102	101	102	0.17	0.73	0.13	4.22	16.46	2.77	8.88	12	12	4.18	0.84%	0.50%	0.013	2.53	3.22	0.46	973.30	972.55	977.50	976.87	972.19	971.75
101	EX	101	0.21	0.54	0.12	4.18	16.91	1.32	4.57	51	12	6.61	2.11%	1.25%	0.013	3.99	5.09	0.17	970.37	969.30	976.87	-	969.13	968.50
108	107	108	0.12	0.90	0.11	4.38	15.00	0.49	1.05	105	12	2.15	0.22%	0.50%	0.013	2.53	3.22	0.55	970.89	970.66	976.53	977.09	970.04	969.51
107	101	107	0.15	0.72	0.11	4.32	15.55	0.35	1.32	76	12	2.81	0.38%	0.50%	0.013	2.53	3.22	0.39	970.66	970.37	977.09	976.87	969.51	969.13
110	109	110	0.05	0.90	0.04	4.38	15.00	0.18	0.34	34	12	1.50	0.11%	0.50%	0.013	2.53	3.22	0.18	972.51	972.34	978.05	978.05	971.71	971.54
109	107	109	0.04	0.90	0.04	4.36	15.18	0.35	0.81	12	12	1.93	0.18%	0.50%	0.013	2.53	3.22	0.42	972.34	971.93	978.05	977.09	971.54	971.13
112	111	112	0.06	0.90	0.05	4.38	15.00	0.23	0.77	77	6	2.29	0.64%	1.00%	0.013	0.56	2.87	0.45	975.44	974.95	978.50	978.50	974.92	974.15
111	106	111	0.06	0.90	0.05	4.33	15.45	0.46	1.18	18	6	2.84	0.98%	1.00%	0.013	0.56	2.87	0.10	974.95	974.78	978.50	-	974.15	973.98
114	113	114	0.02	0.90	0.02	4.38	15.00	0.09	0.29	29	6	1.72	0.36%	1.00%	0.013	0.56	2.87	0.17	974.57	974.46	978.50	978.50	974.17	973.88
113	104	113	0.02	0.90	0.02	4.36	15.17	0.17	0.52	52	6	2.15	0.56%	1.00%	0.013	0.56	2.87	0.30	974.46	974.17	978.50	977.30	973.88	973.37



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

SITE BENCHMARKS (NAVD88):
 -BM #200 = BM ARROW TOP HYDRANT
 ELEV.=981.66
 -BM #201 = BM CHIS X W/S LPOLE CONC BASE
 ELEV.=980.88

BEBOSS Engineering
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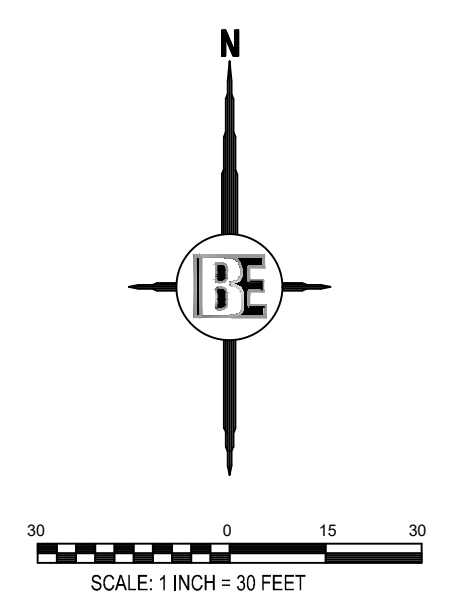
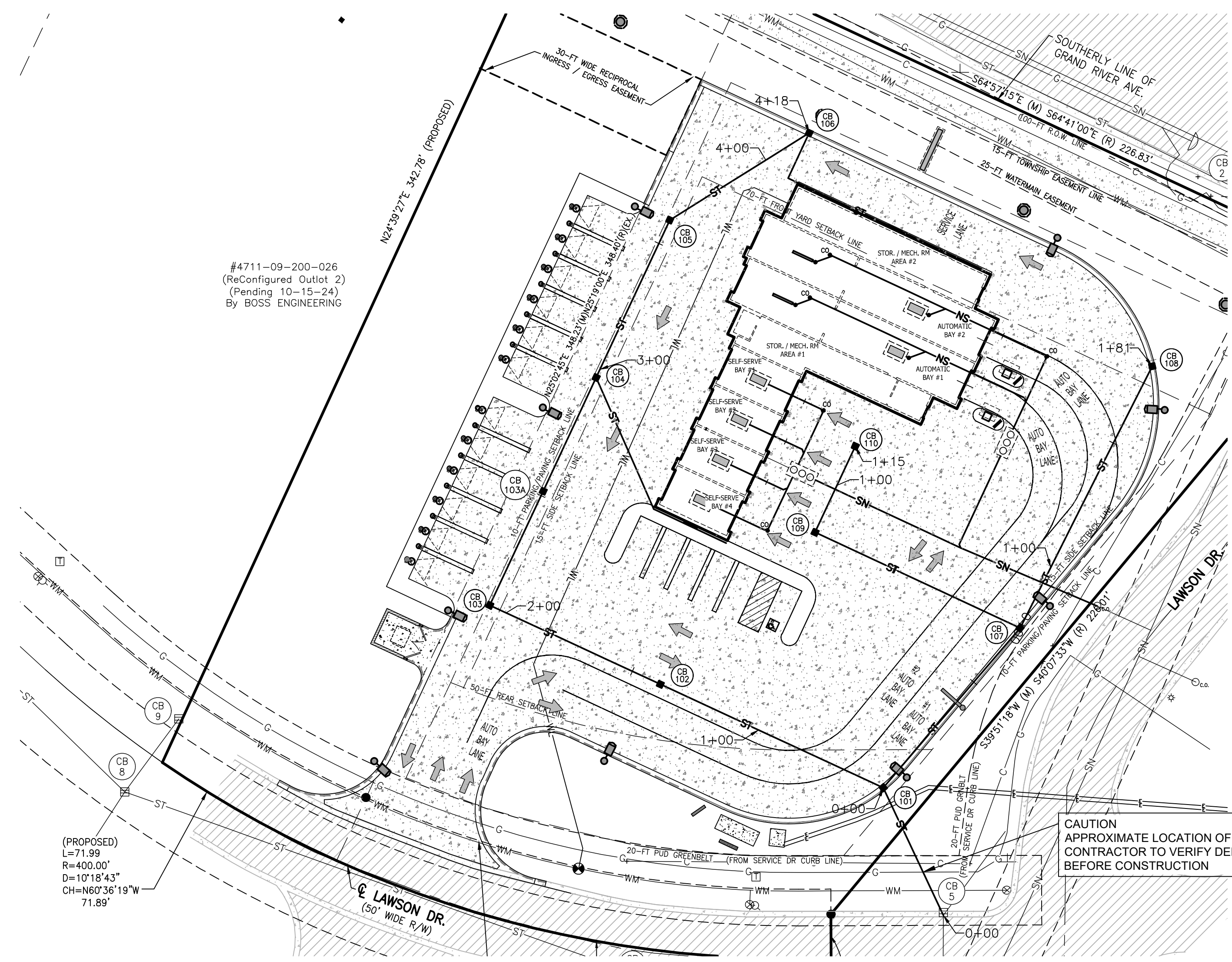
SOAPY BUCKET CARWASH - LAWSON DR.
 PREPARED FOR: SPRINGBORN PROPERTIES
 3335 HIGH HILLCREST DRIVE
 HOWELL, MI. 48843
 313.350.3358

UTILITY PLAN

NO	BY	DATE	REVISION PER
1	ST/PC	10/27/24	
2	DH/NL	9/24/24	
3		7/26/24	
4		6-20-24	
5		4-1-24	

DESIGNED BY: ST/PC
 DRAWN BY: DH/NL
 CHECKED BY:
 SCALE: 1" = 30'
 JOB NO: 23-134
 DATE: 3/22/24
 SHEET NO. 9A

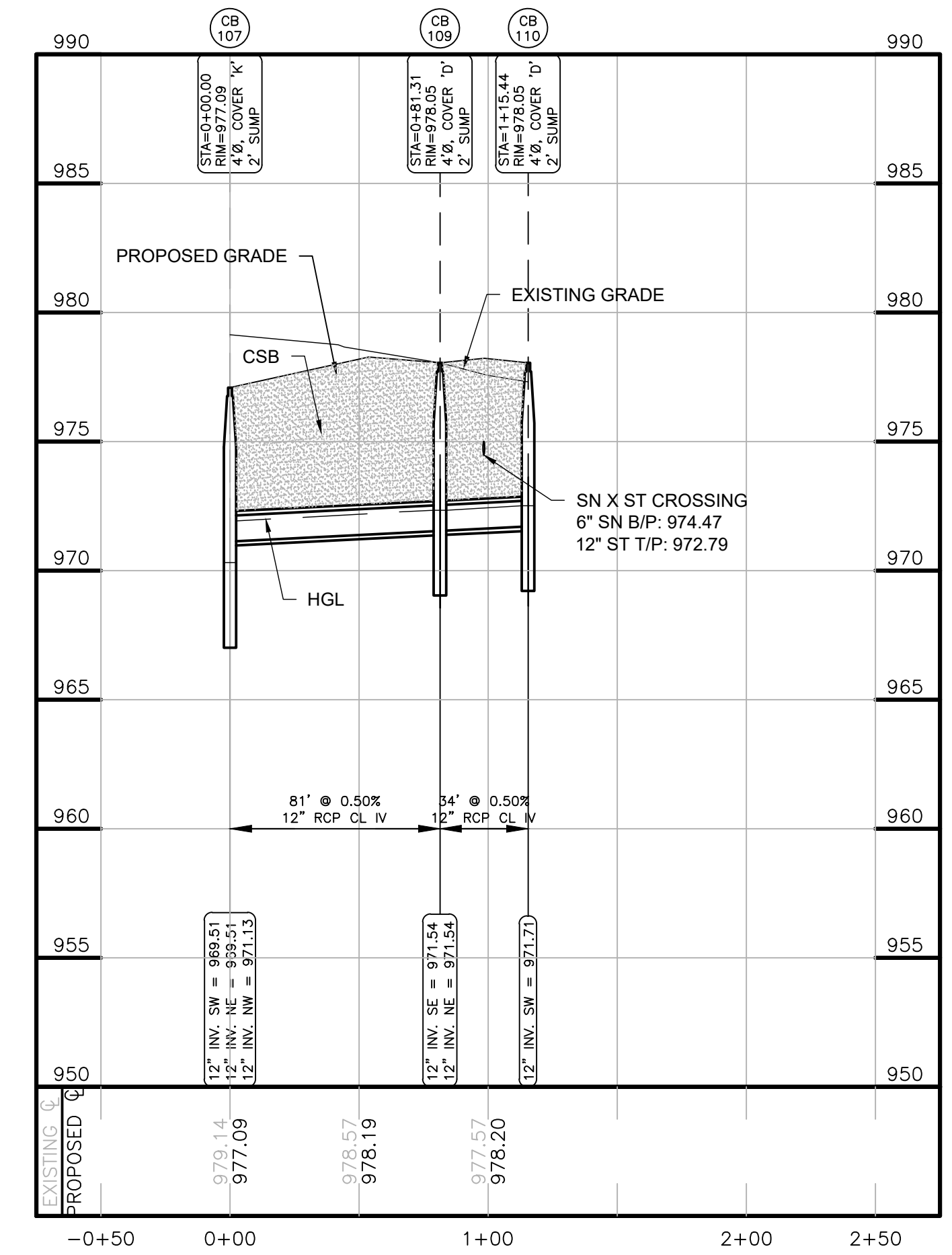
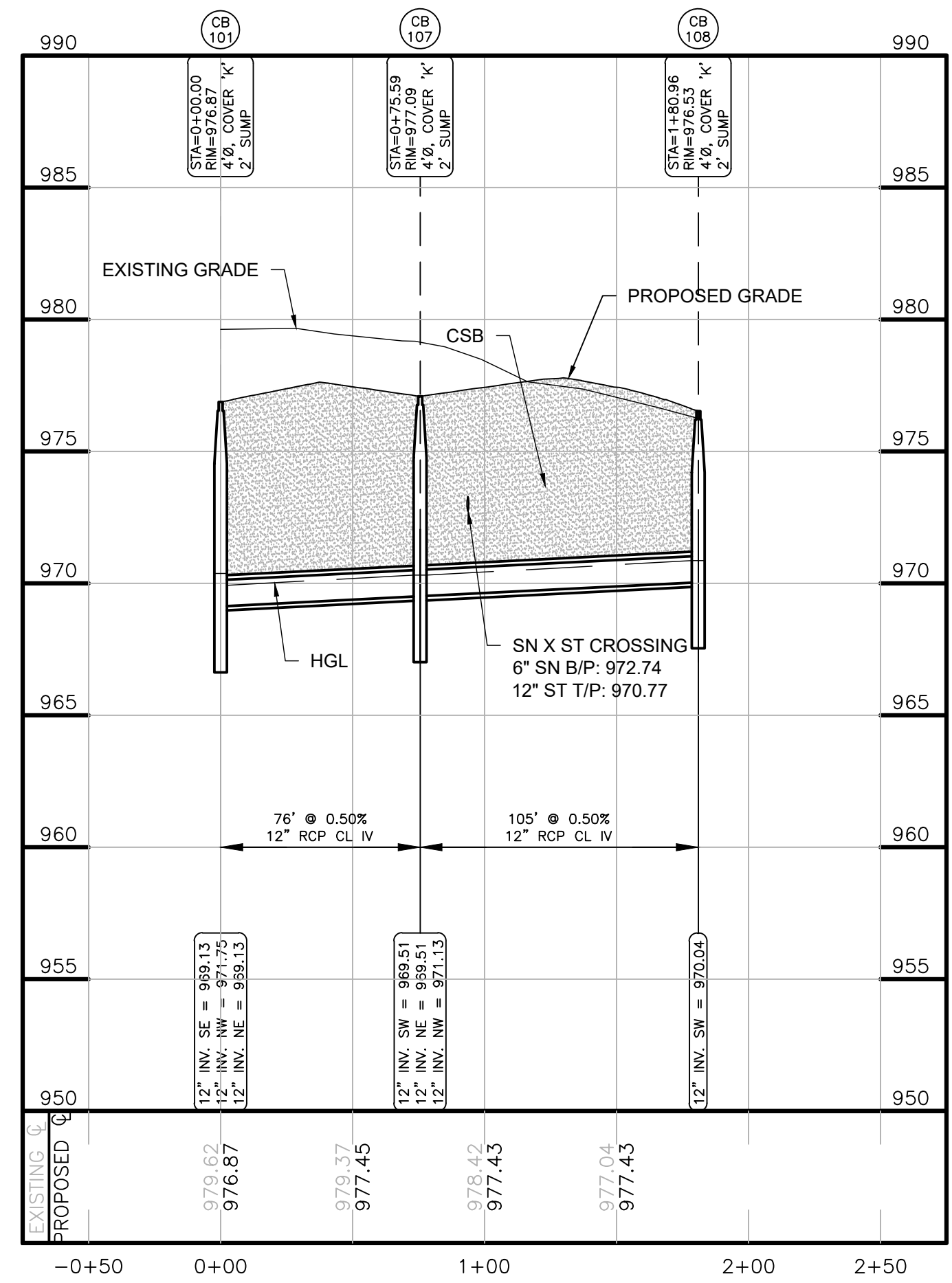
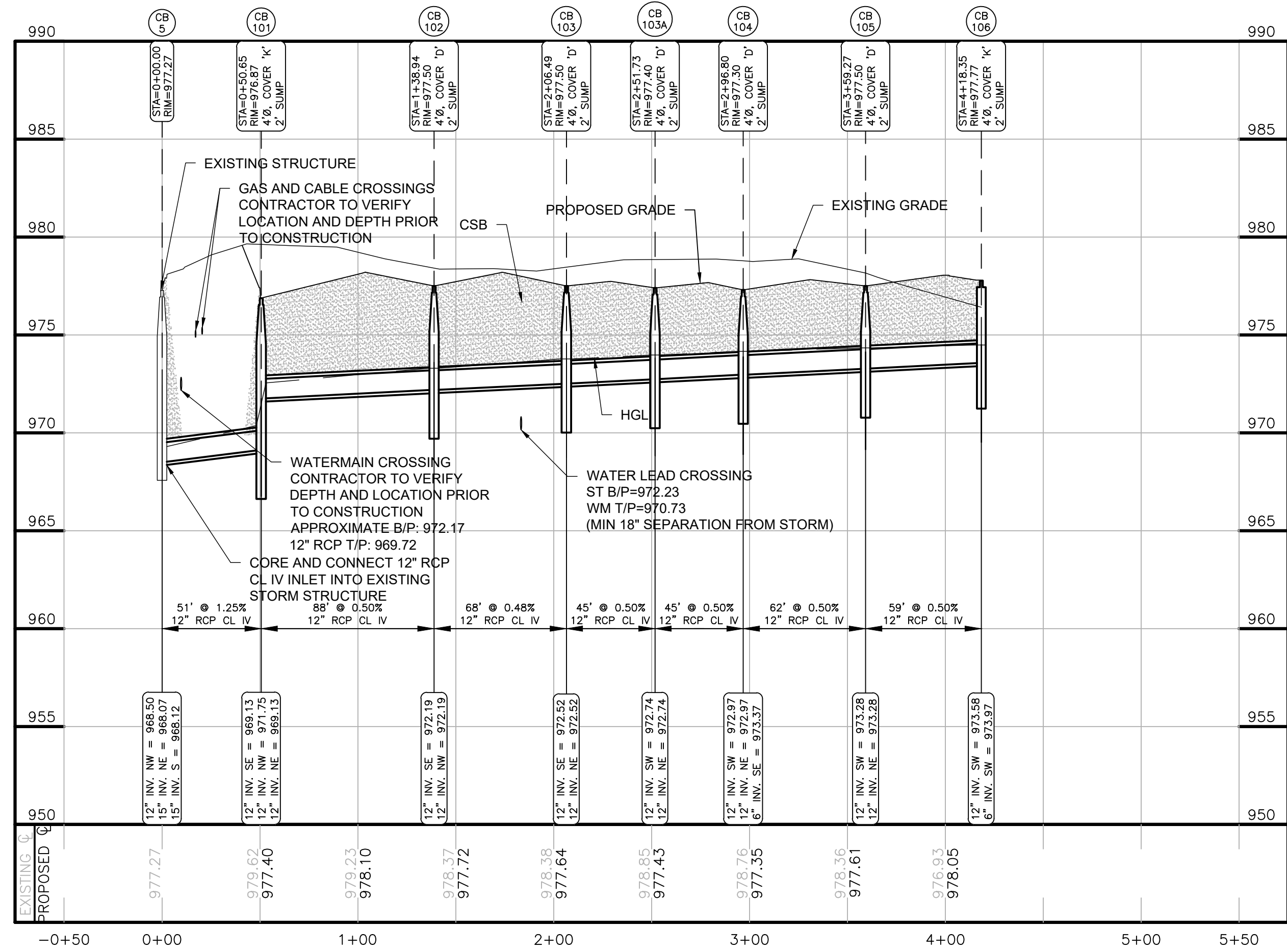
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



#4711-09-200-026
(ReConfigured Outlet 2)
(Pending 10-15-24)
By: BOSS ENGINEERING

(PROPOSED)
L=71.99
R=400.00'
D=10°18'43"
CH=N60°36'19"W
71.89'

CAUTION
APPROXIMATE LOCATION OF GAS LINE
CONTRACTOR TO VERIFY DEPTH
BEFORE CONSTRUCTION



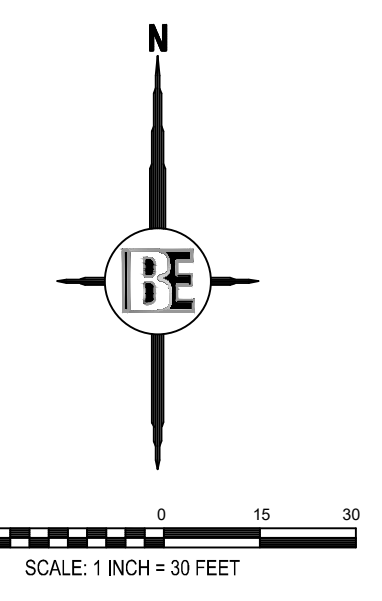
SCALE: 1" = 5' (VERT)
1" = 50' (HORIZ)

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Engineers Surveyors Planners Landscape Architects
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HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

PROJECT: **SOAPY BUCKET CARWASH - LAWSON DR.**
PREPARED FOR: **SPRINGBORN PROPERTIES**
3338 HIGHLAND STREET DRIVE
HOWELL, MI. 48843
313.350.3358

TITLE		DATE	
4	INL	CONST. CHANGE / ENTRANCE	9/18/24
DESIGNED BY: PC/DH		DATE: 3/22/24	
DRAWN BY: DH		SHEET NO. 9B	
CHECKED BY:		JOB NO: 23-134	
SCALE: AS NOTED		DATE: 3/22/24	

BOSS
Engineering



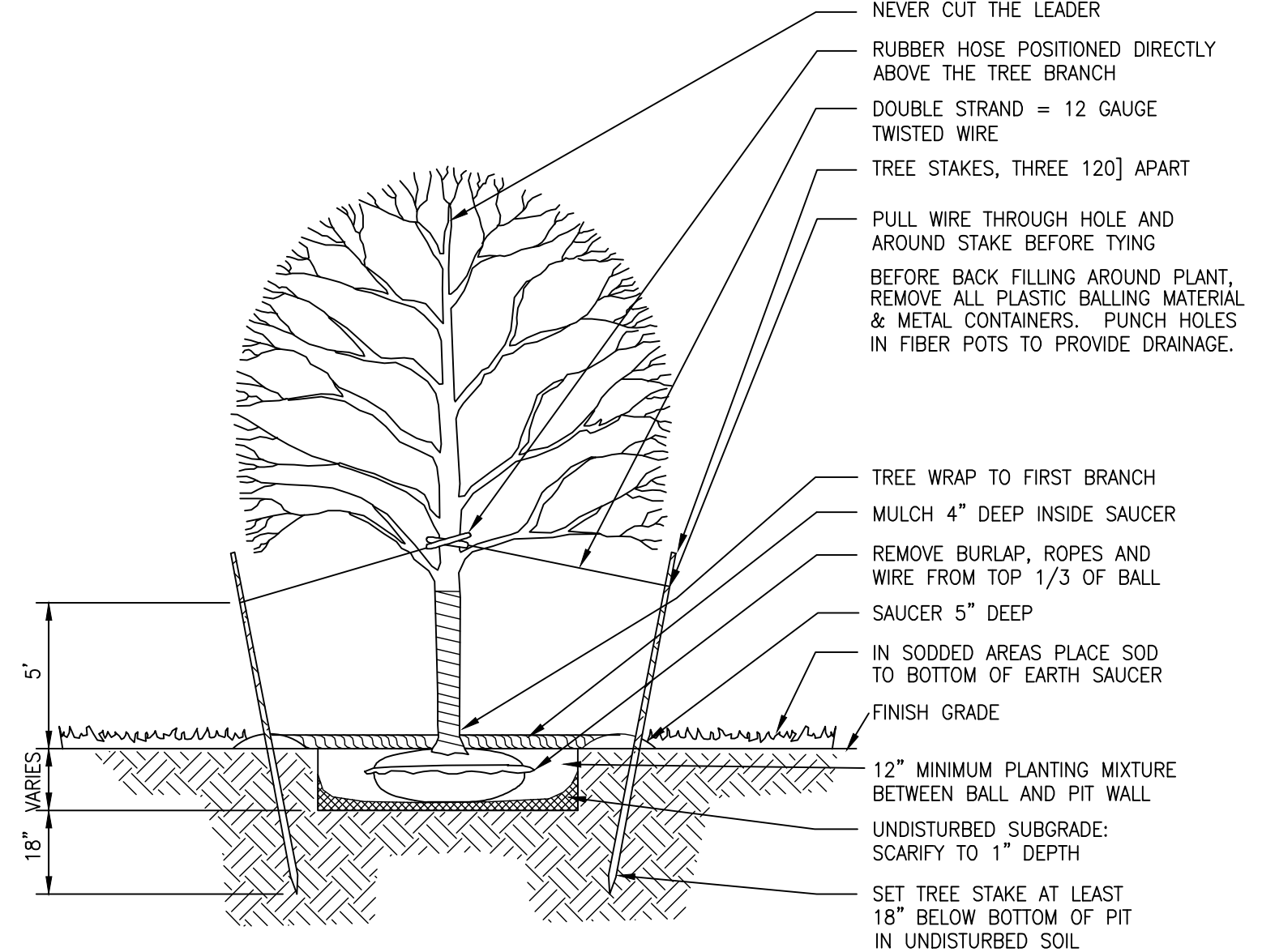
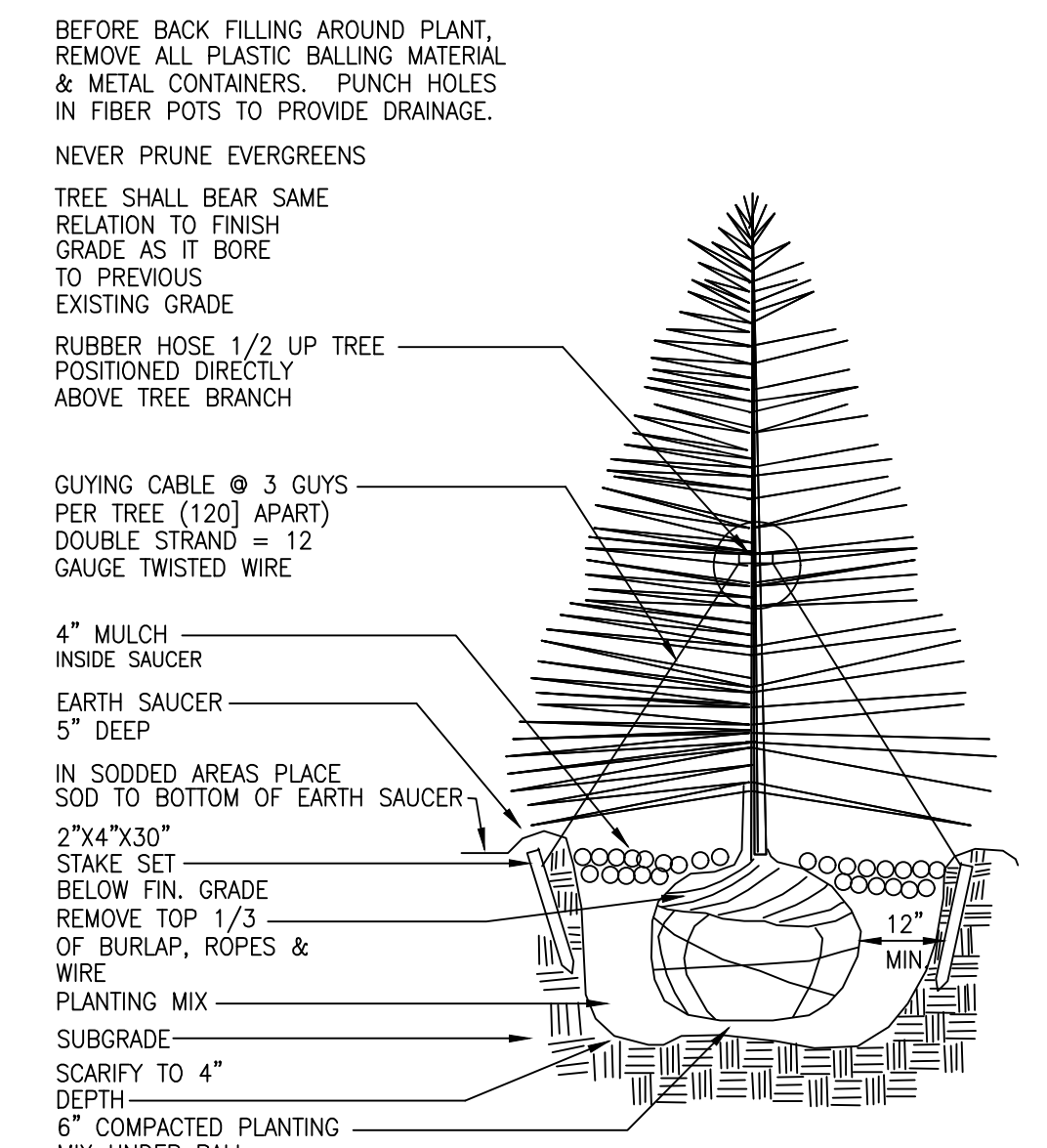
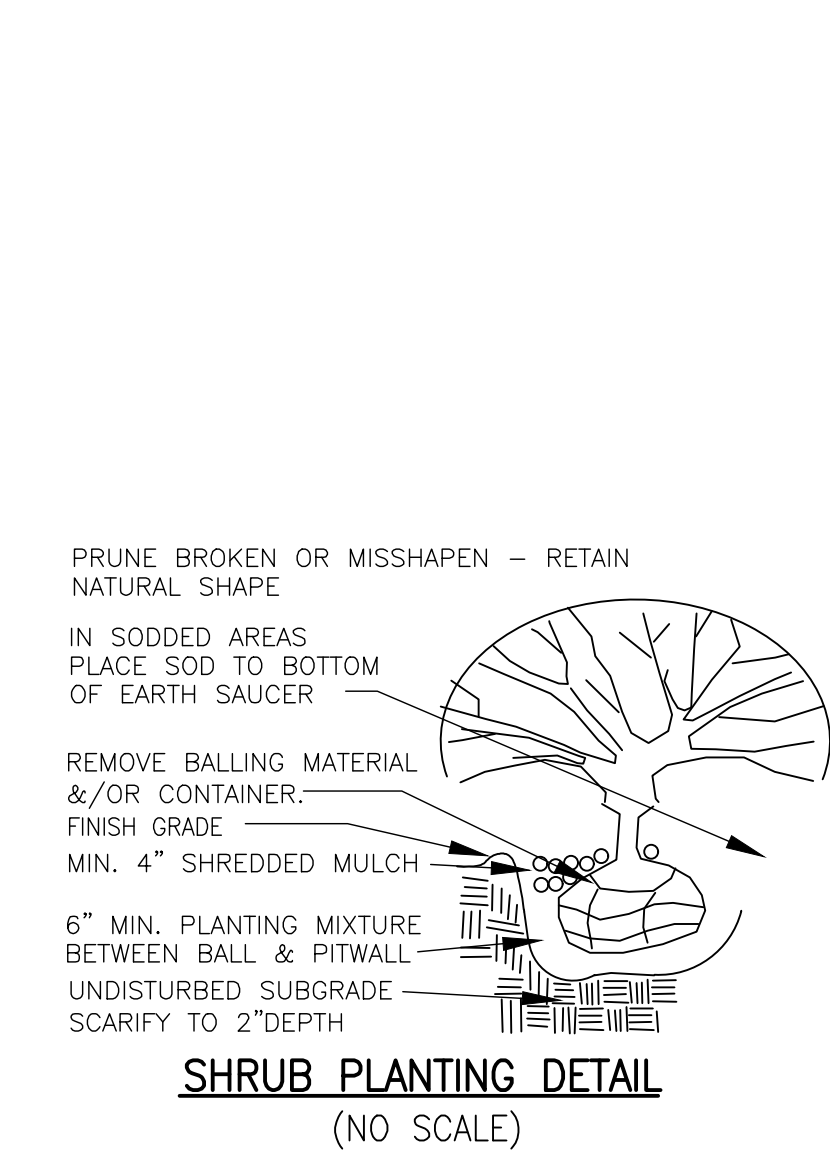
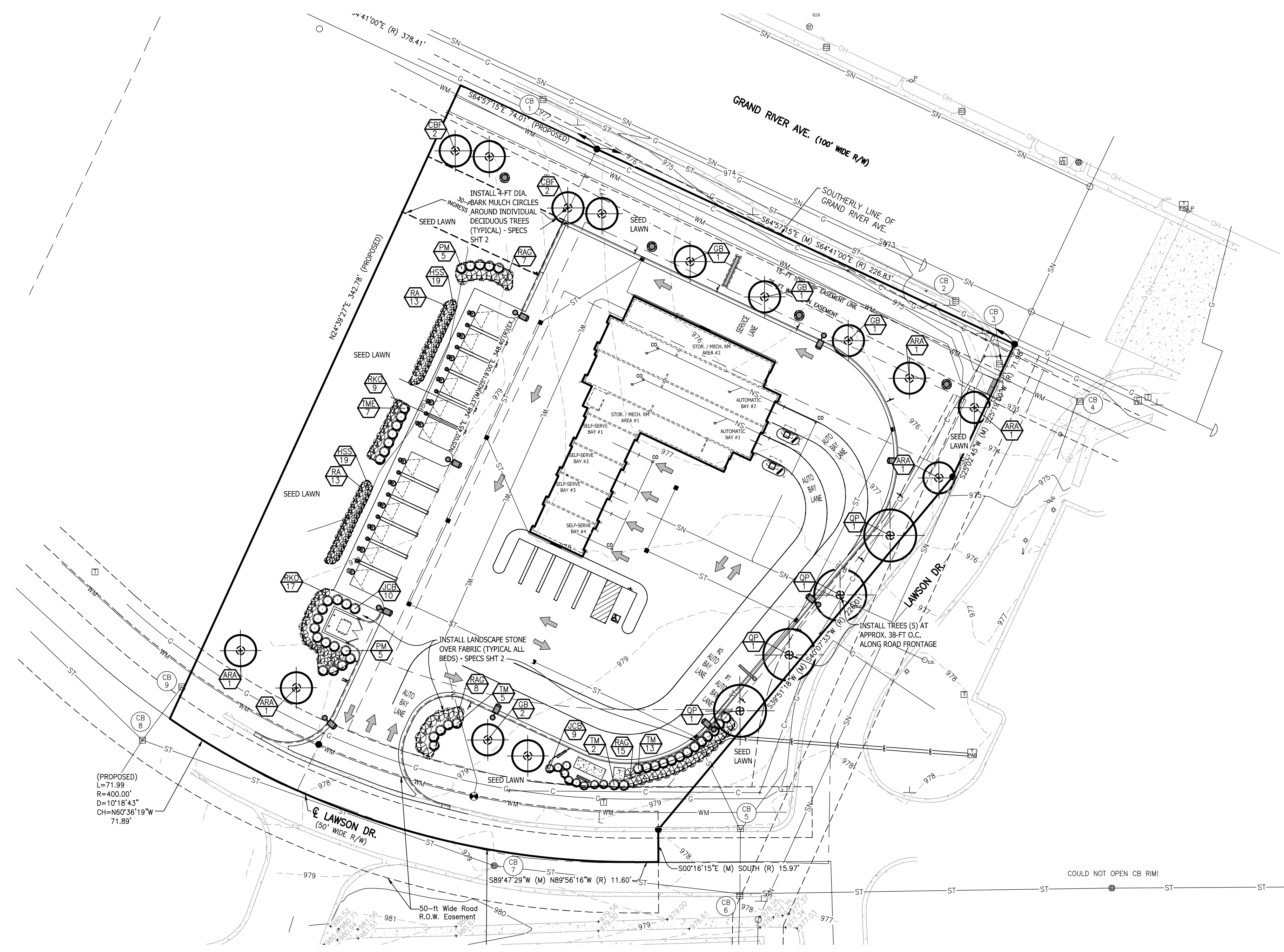
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

LANDSCAPE CALCULATIONS 'NR PUD' ZONING (FOLLOWING SECTION 12.02):

REQUIRED: GREENBELTS - PUBLIC R.O.W.'S - GRAND RIVER AVE & LAWSON DR. (PRIVATE RD.)	1 CANOPY TREE / 40 LFT FRONTAGE, MIN 20 FT WIDTH
BUFFER - WEST ADJ. TO COMMERCIAL - TYPE C:	1 CANOPY OR CONIFER TREE OR 4 SHRUBS / 20 LFT MIN. 10 FT WIDTH
PARKING AREA (<10 SPACES):	N/A - 3 USE CALCULATED / PROVIDED SPACES BELOW MIN.
DETENTION / RETENTION BASIN:	N/A - TO CONNECT TO OVERALL DEVELOPMENT SYSTEM
ACCESSORY STRUCTURES (DUMPSTER ENCLOSURE):	SCREENED WITH SHRUBS IF IN 'VISIBLE LOCATION'
PROVIDED: GREENBELT - PUBLIC R.O.W. - GRAND RIVER AVE:	226.83 LFT FRONTAGE (+75 LFT) / 40 = 8 CANOPY TREES REQ'D & PROVIDED
ALONG EAST PROP. LINE - LAWSON DRIVE:	226.01 LFT / 40 = 6 DECIDUOUS TREES PROVIDED
ALONG SOUTH PROP. LINE - LAWSON DRIVE:	181.38 LFT (+75 LFT) / 40 = 6 DECIDUOUS TREES REQ'D AS BUFFER PROPOSE 3 DECID. TREES + 29 CONIFER SHRUBS + 23 DECID. SHRUBS BEING EQUIVALENT TO OVER 17 SHRUBS / TREE
BUFFER - WEST PROP. LINE ADJ. TO COMMERCIAL - TYPE C:	348.40 LFT / 20 = 18 TREES OR 72 SHRUBS OR COMBINATION 1 DECID. TREE + 17 CONIFER SHRUBS + 97 DECID. SHRUBS PROVIDED
DUMPSTER ENCLOSURE:	SCREENED WITH 10 CONIFER SHRUBS

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
DECIDUOUS TREES					
CBF	4	<i>Carpinus betulus</i> 'Frans Fontaine'	Frans Fontaine European Hornbeam	2-1/2" cal.	B-B
ARA	5	<i>Acer rubrum</i> 'Isis KW 78'	Armstrong Gold Red Maple	2-1/2" cal.	B-B
GB	5	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Columnar Ginkgo	2-1/2" cal.	B-B
QP	4	<i>Quercus palustris</i>	Northern Pin Oak	2-1/2" cal.	B-B
CONIFER SHRUBS					
JCB	19	<i>Juniperus chinensis</i> 'Blue Point'	Blue Point Juniper	48" ht./#5	Cont.
PM	10	<i>Pinus mugo</i> 'Mops'	Mops Mugo Pine shrub	24" ht./#3	Cont.
TM	20	<i>Taxus X Media</i> 'Densiformis'	Densiformis Yew	36" ht./#5	Cont.
TME	7	<i>Taxus X Media</i> 'Everlow'	Everlow Yew	36" ht./#5	Cont.
DECIDUOUS SHRUBS					
HSS	38	<i>Hydrangea serrata</i> 'Smmmaktr'	Mountain Huff Red Hydrangea	18" ht./#3	Cont.
RA	26	<i>Ribes alpinum</i> 'Greenmound'	Greenmound Currant	18" ht./#3	Cont.
RKO	17	<i>Rosa x</i> 'Knock Out Red'	Knock Out Red Shrub Rose	24" ht./#3	Cont.
RAG	39	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	24" ht./#3	Cont.

SUPPLEMENTAL LANDSCAPE NOTES
1. ANY SUBSTITUTIONS OF PLANT MATERIAL FROM THE APPROVED SITE PLAN WILL BE APPROVED BY THE TOWNSHIP.



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

SOAPY BUCKET CARWASH
SPRINGBORN PROPERTIES
3535 HIGH HILLCREST DR
HOWELL, MI 48843
313.350.3398

LANDSCAPE PLAN

DESIGNED BY:	PC
DRAWN BY:	PC
CHECKED BY:	
SCALE:	1" = 30'
JOB NO:	23-134
DATE:	3/22/24
SHEET NO.	10

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
P1	P1	6	Lithonia Lighting	DSX0 LED P3 40K 80CRI BLC3	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control	5870	0.9	68.95	24'-0"
P2	P2	1	Lithonia Lighting	DSX0 LED P3 40K 80CRI TFTM	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Forward Throw	8247	0.9	68.95	24'-0"
P3	P3	2	Lithonia Lighting	DSX0 LED P3 40K 80CRI RCCO	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	5923	0.9	68.95	24'-0"
W1	W1	4	Lithonia Lighting	WDGE2 LED P3 40K 80CRI TFTM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	3166	0.9	32.1375	15'-0"
W2	W2	5	Lithonia Lighting	WDGE2 LED P3 40K 80CRI T15	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 1 SHORT OPTIC	3089	0.9	32.1375	15'-0"
D1	D1	79	Gotham Architectural Lighting	EVO2 40/02 AR LD ND	EVO 2 1/2" INCH RECESSED DOWNLIGHT, ROUND, 4000K, 250 LUMENS, CLEAR, MATTE-DIFFUSE, NARROW, 80 CRI	280	0.9	3.3799	20'-0"

VACUUM CANOPY ARCH LIGHT								
SYMBOL	LABEL	QTY.	DESCRIPTION	CATALOG NUMBER	LAMP	LUMENS PER LAMP	LLF	WATTAGE
LF	LF	24	C&G LIGHTING GPX LOW-PROFILE, DRIVERLESS LINKABLE IP67 LED LINEAR LUMINAIRE	GPX 4-50-40K-GC	1 LED	2400	0.85	18

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking & Drive Lanes	X	1.6 fc	8.3 fc	0.4 fc	20.8:1	4.0:1
Property Line	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
Overall/Grade	+	0.4 fc	8.3 fc	0.0 fc	N/A	N/A

General Note

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

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

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

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

Alternates Note

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

Ordering Note

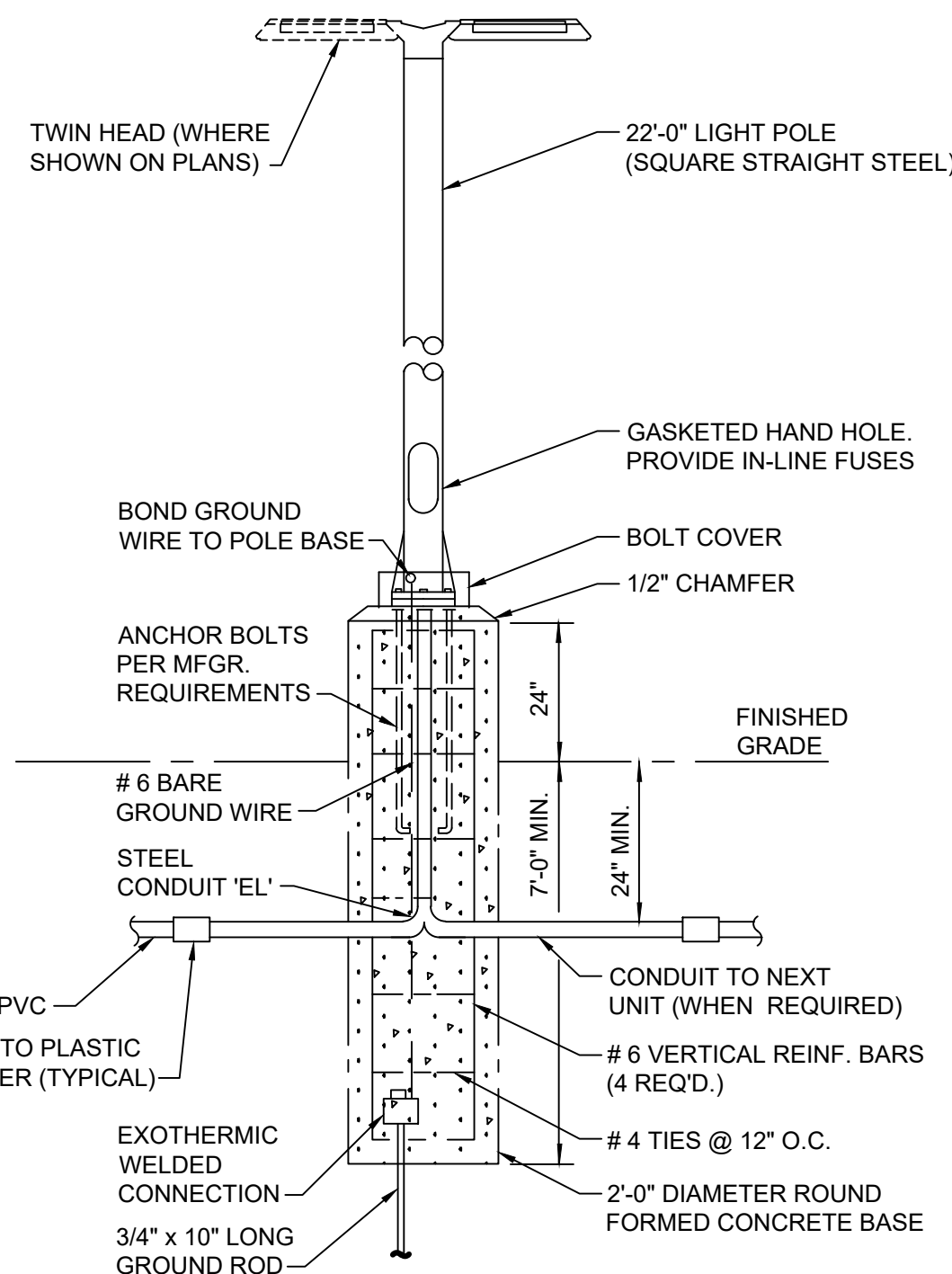
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note

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

Mounting Height Note

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



LIGHT POLE BASE DETAIL
(NOT TO SCALE - BY BOSS ENGINEERING)



Plan View
Scale = 1" = 30ft

www.ggled.net

Direct AC Driverless

Low-Profile, Driverless Linkable IP67 LED Linear Luminaire

Product Features

- Maintenance-Free Driverless Design
- Easy to Install Quick-Connect Cabling
- Corrosion Resistant Copolyester/Aluminum Housing

Ordering Information

Product Length	Lumen Output	Color Temp.	Lens Diffusion	UV Protector	Thru-Glass Weld	Wt. (lbs)
2' (600mm)	50K	4000K	Blank	Blank	Blank	120V
4' (1200mm)	100K	4000K	UVS	UVS	UVS	270V
6' (1800mm)	150K	4000K	UVS	UVS	UVS	270V

Performance Summary

Delivered Light Output: Up to 8000 Lumens

Efficiency: 120 lm/w

CRB: 99+ (at 0.2m)

CCT: 4000 ±4000K

Warranty: 5 Years (See application for Terms)

Mounting: Surface or V-Mount

Protection Class: IP67

Voltage: 120VAC or 277VAC Input

Maximum Run Length: Refer to the Table on Page 2

Ambient Temperature: -40°C to 50°C

Power & Connection Accessories

Cable	Type	Length	Wire	Description
GPX-CP-1	...	15'	18 AWG SJTW	...
GPX-CP-2	...	15'	18 AWG SJTW	...
GPX-CP-3	...	15'	18 AWG SJTW	...
GPX-CP-4	...	15'	18 AWG SJTW	...
GPX-CP-5	...	15'	18 AWG SJTW	...
GPX-CP-6	...	15'	18 AWG SJTW	...
GPX-CP-7	...	15'	18 AWG SJTW	...
GPX-CP-8	...	15'	18 AWG SJTW	...
GPX-CP-9	...	15'	18 AWG SJTW	...
GPX-CP-10	...	15'	18 AWG SJTW	...

Mounting Hardware

Mounting Hardware	Description
GPX-MH-1	Non-Metallic Quick-Connect
GPX-MH-2	Non-Metallic Quick-Connect
GPX-MH-3	Non-Metallic Quick-Connect
GPX-MH-4	Non-Metallic Quick-Connect
GPX-MH-5	Non-Metallic Quick-Connect
GPX-MH-6	Non-Metallic Quick-Connect
GPX-MH-7	Non-Metallic Quick-Connect
GPX-MH-8	Non-Metallic Quick-Connect
GPX-MH-9	Non-Metallic Quick-Connect
GPX-MH-10	Non-Metallic Quick-Connect

D-Series Size 0 LED Area Luminaire

Introduction

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

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Items marked by a **design select** qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aualighting.com/designselect. See ordering tree for details.

Specifications

EPA: 0.44 ft
Length: 26.18" (674mm)
Width: 14.06" (357mm)
Height H1: 7.26" (184mm)
Height H2: 7.46" (190mm)
Weight: 23.58 (539kg)

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DBDX

Series	LEDs	Color Temperature	Color Rendering Index	Beam/Distribution	Voltage	Mounting
DSX0 LED	Forward optics	50K 5000K	90	TR5 Spot 18 beam	120V	Surface mount
DSX0 LED	Retained optics	40K 4000K	90	TR5 Spot 18 beam	120V	Surface mount

Multiple Layers of Light

General Illumination Round Downlight 2"

Feature Set

- Beam distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bouncing Ray™ optical design
- 50° Beam to reduce and reduce image
- Field interchangeable optic
- Fully serviceable and adjustable lensed LED light engine
- 70% lumen maintenance at 60,000 hours

2.5" SOCM, 85 CRI typical, 90-CRI optional

Features are well located, covered ceiling

ENERGY STAR Certified product

WDGE2 LED Architectural Wall Sconce Precision Refractive Optic

Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with all-light AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optic provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18V cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)

WDGE2 LED Family Overview

Luminaire	Optic	Standard I.E.C. Code	Beam	Series	P1	P2	P3	P4	P5	P6
WDGE2 LED Visual Comfort	4W	18W	Standard / Right	---	750	1,200	2,000	---	---	---
WDGE2 LED Precision Reflector	10W	18W	Standard / Right	---	1,200	2,000	3,000	4,500	6,000	---
WDGE2 LED Precision Reflector	10W	18W	Standard / Right	---	700	1,200	2,000	3,000	4,500	---
WDGE2 LED Precision Reflector	15W	18W	Standard / Right	---	7,500	8,500	10,000	12,000	12,000	---
WDGE2 LED Precision Reflector	---	---	Standard / Right	---	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DBDX

Series	Package	Color Temperature	CR	Mounting	Voltage	Mounting
WDGE2 LED	P1	27K 2700K	90CRI	T15 Spot 18 beam	120V	Surface mount
WDGE2 LED	P1	30K 3000K	90CRI	T15 Spot 18 beam	120V	Surface mount
WDGE2 LED	P1	40K 4000K	90CRI	T15 Spot 18 beam	120V	Surface mount
WDGE2 LED	P1	50K 5000K	90CRI	T15 Spot 18 beam	120V	Surface mount

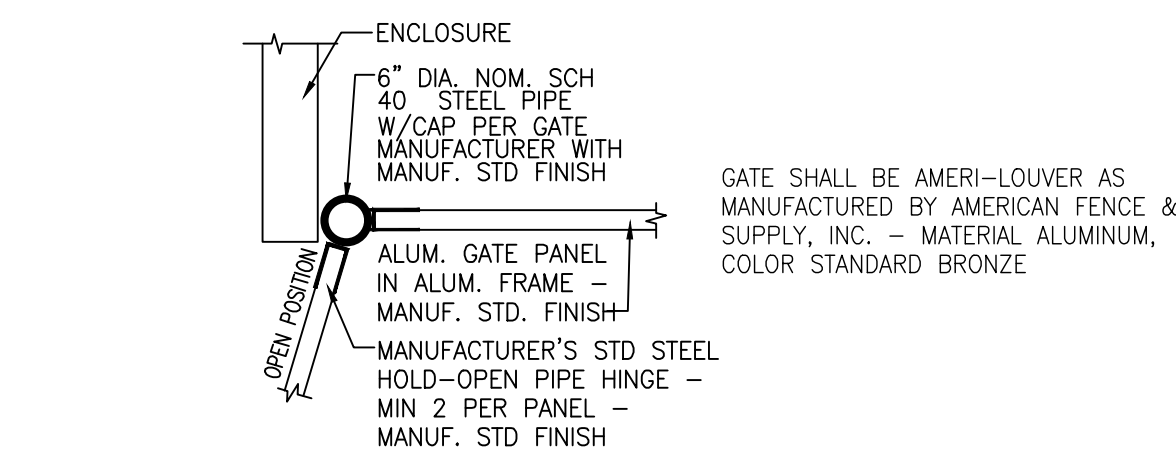
Shipped separately

Item	Description
AWES	3-1/2" Surface-mounted wall spacer
AWES	3-1/2" Surface-mounted wall spacer
AWES	3-1/2" Surface-mounted wall spacer
AWES	3-1/2" Surface-mounted wall spacer
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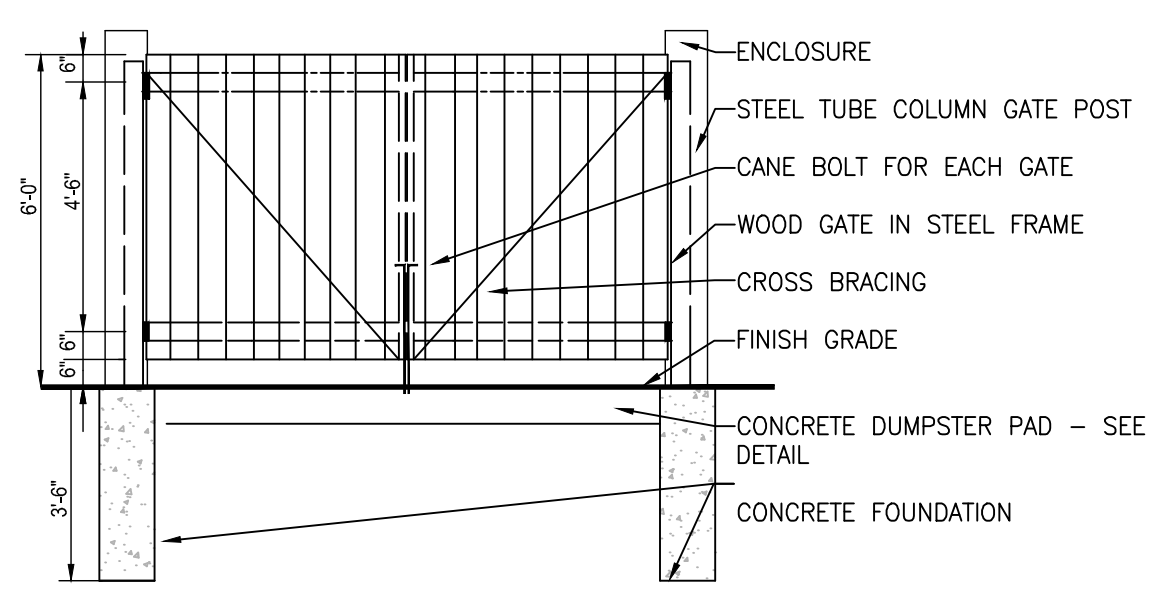


SOAPY BUCKET GENOA TOWNSHIP
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

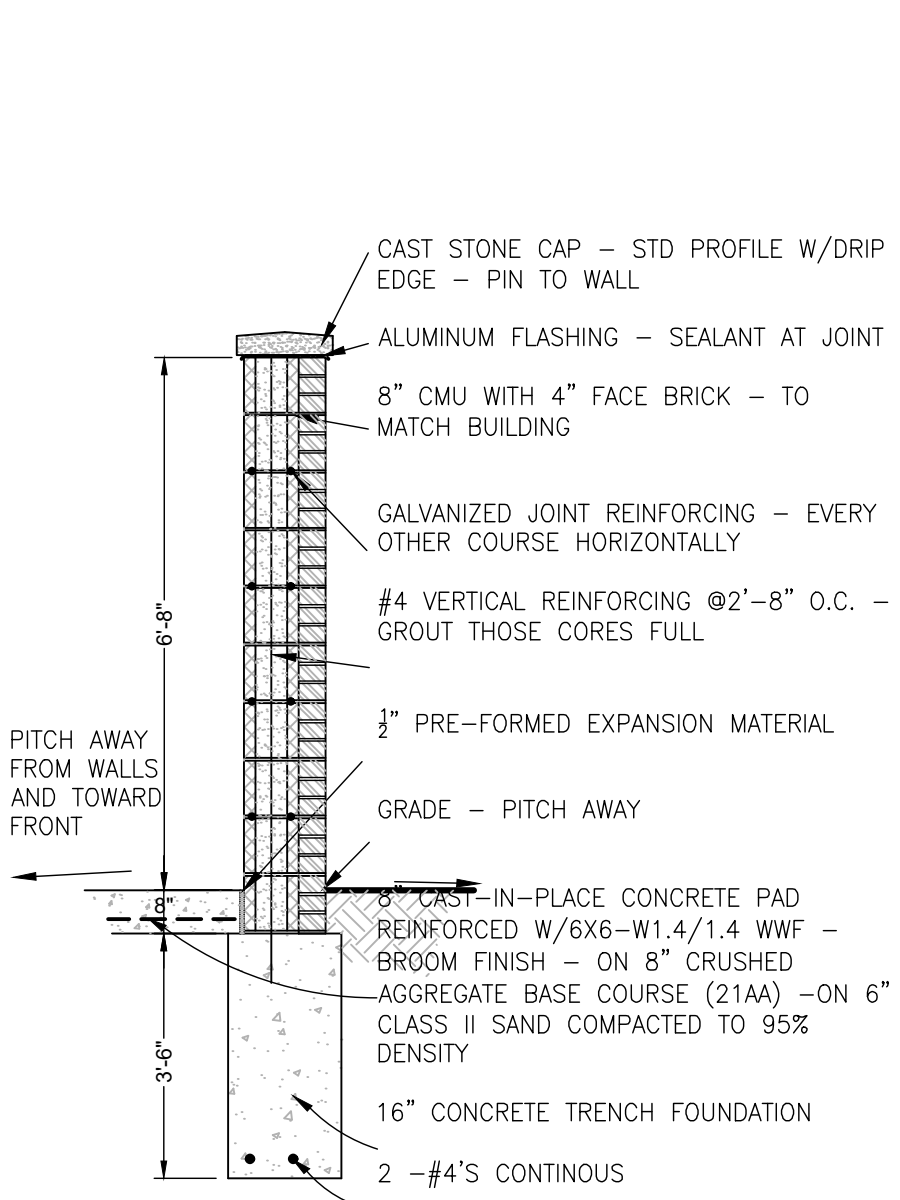
Designer
BK
Date
09/23/2024
Scale
Not to Scale
Drawing No.
#23-19570 V3



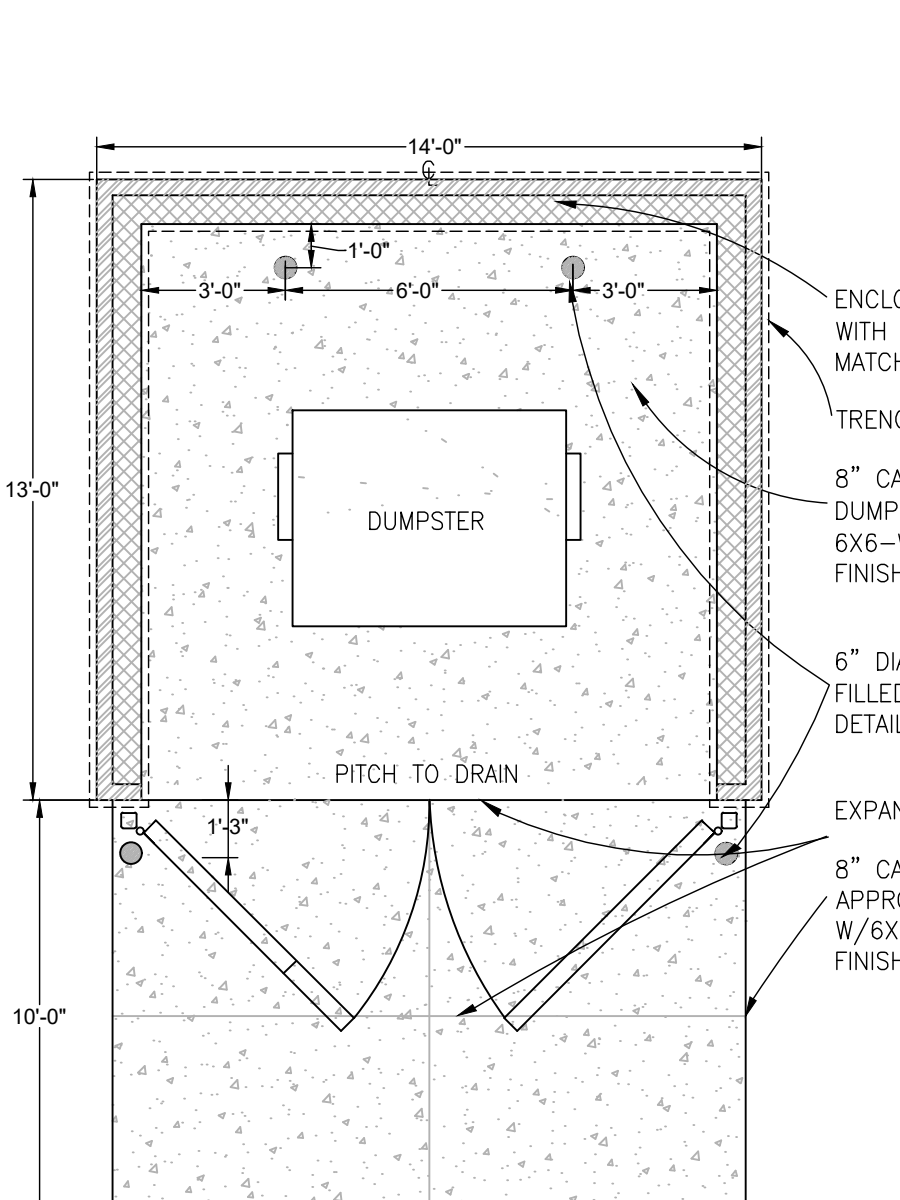
GATE POST DETAIL
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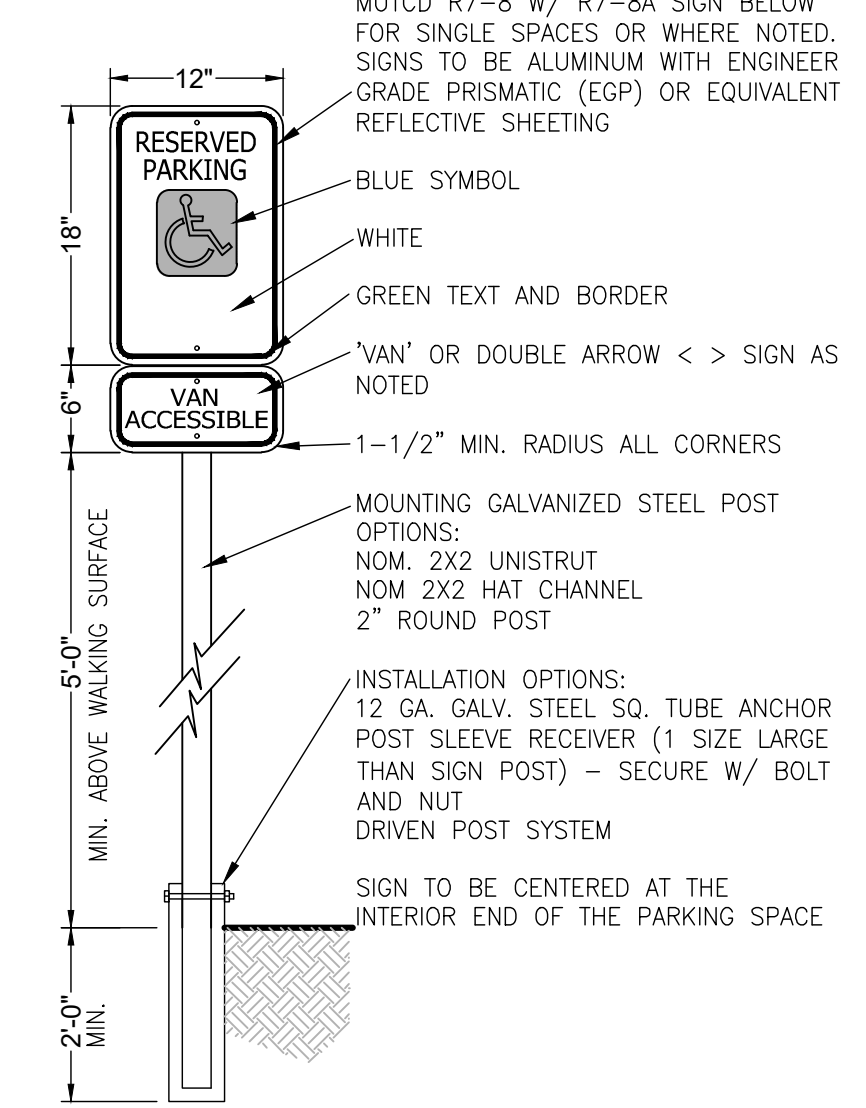
DUMPSTER ENCLOSURE GATE ELEVATION
(NOT TO SCALE)



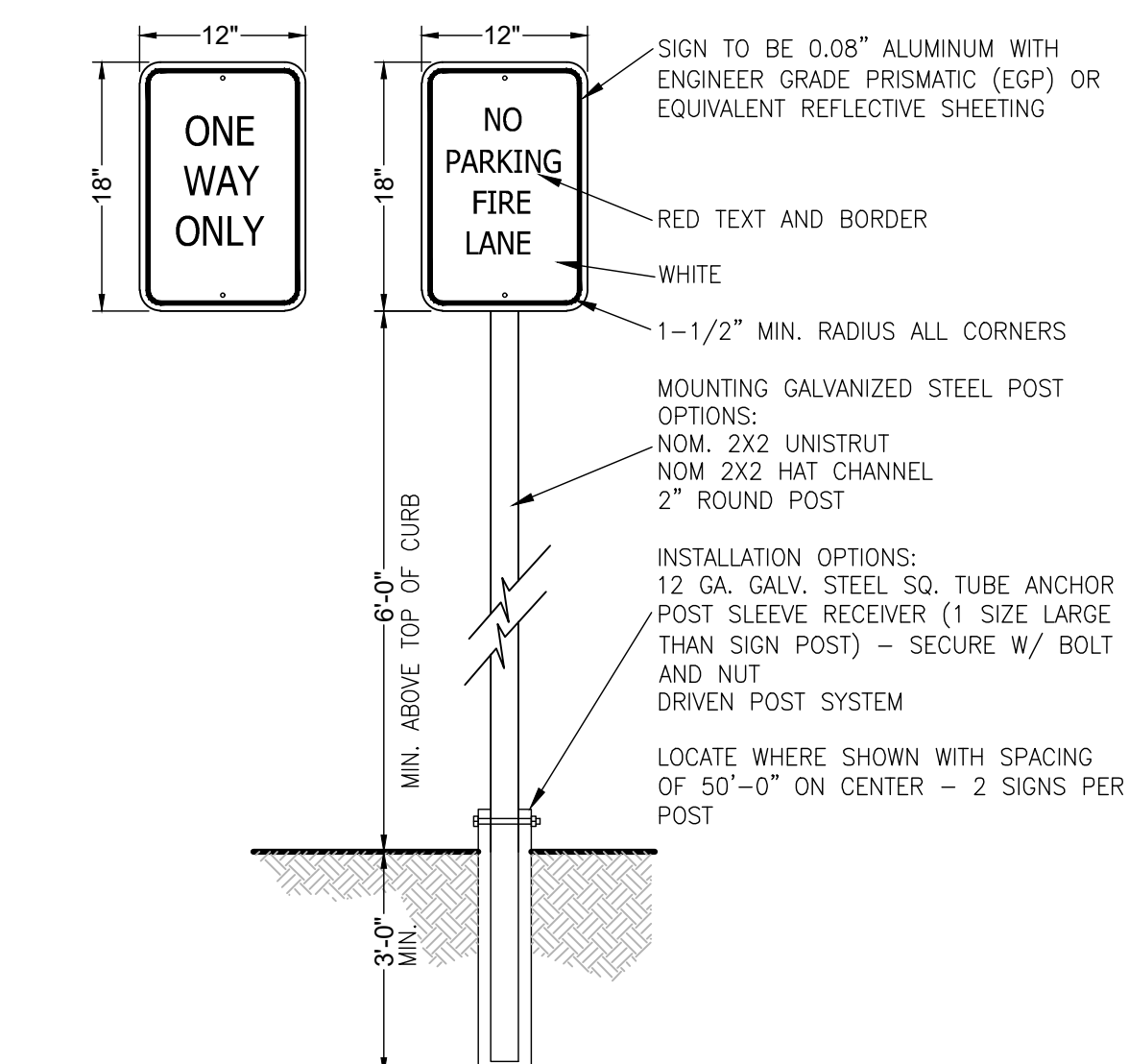
DUMPSTER ENCLOSURE - SECTION
(NOT TO SCALE)



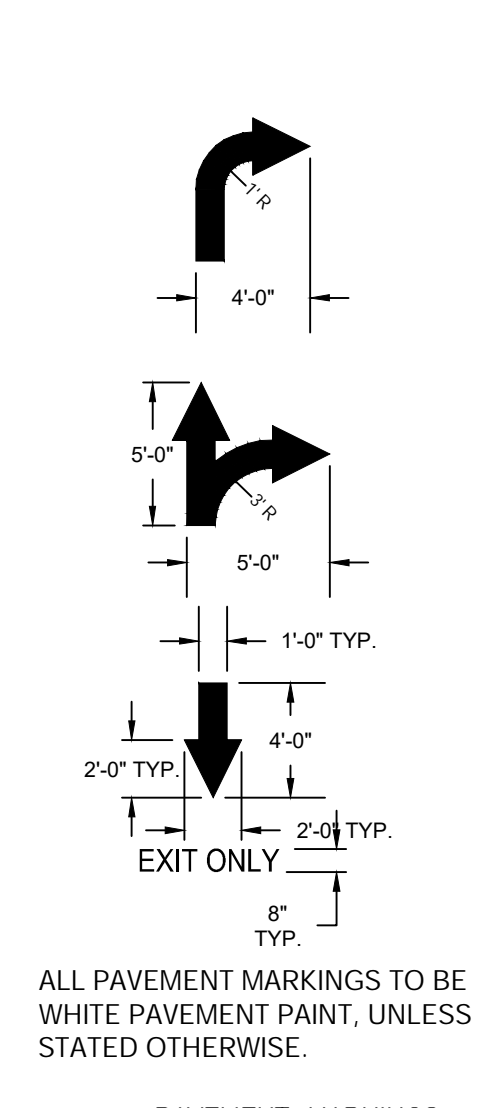
DUMPSTER ENCLOSURE - PLAN
(NOT TO SCALE)



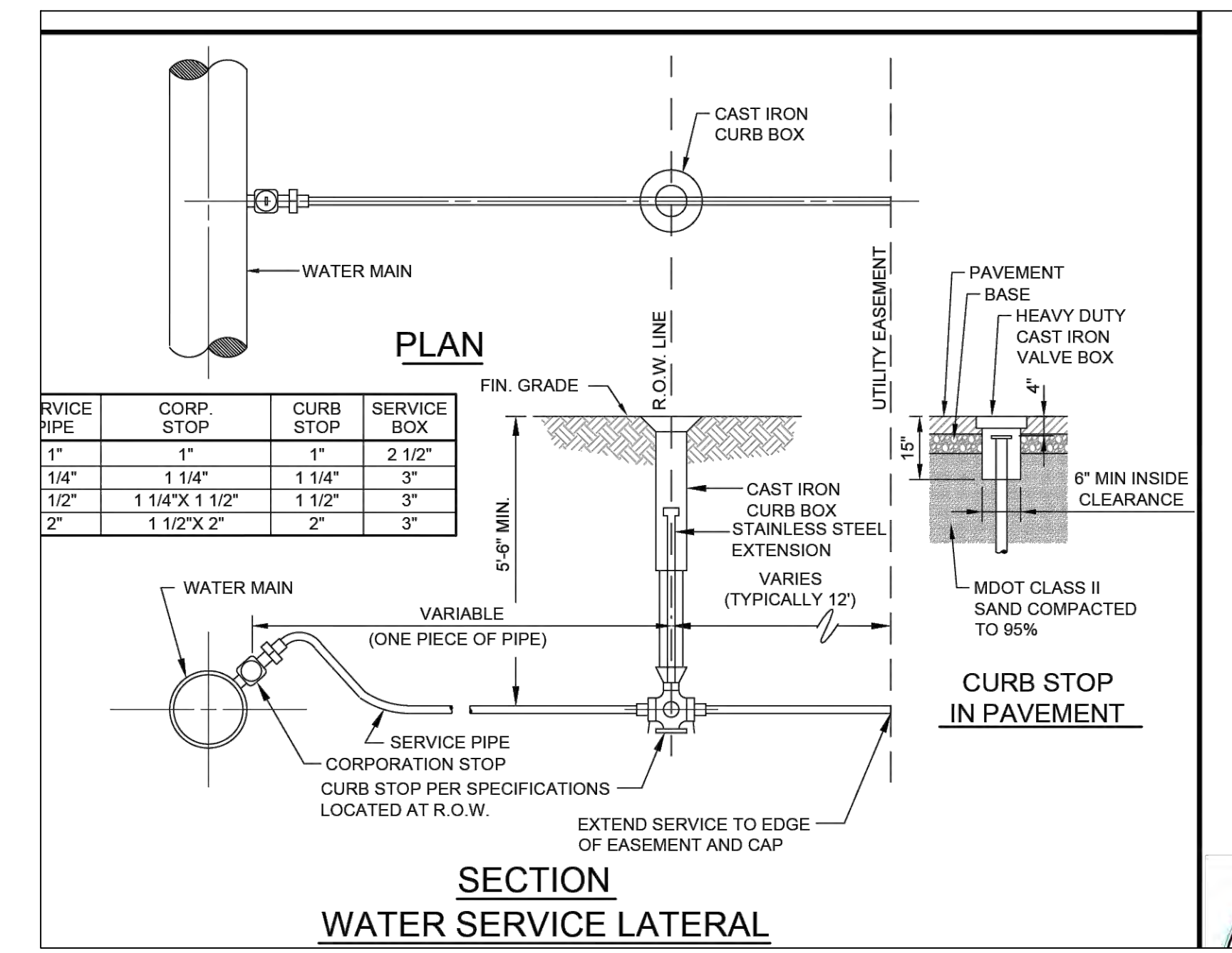
BARRIER-FREE (ADA) SPACE SIGN DETAIL
(NOT TO SCALE)



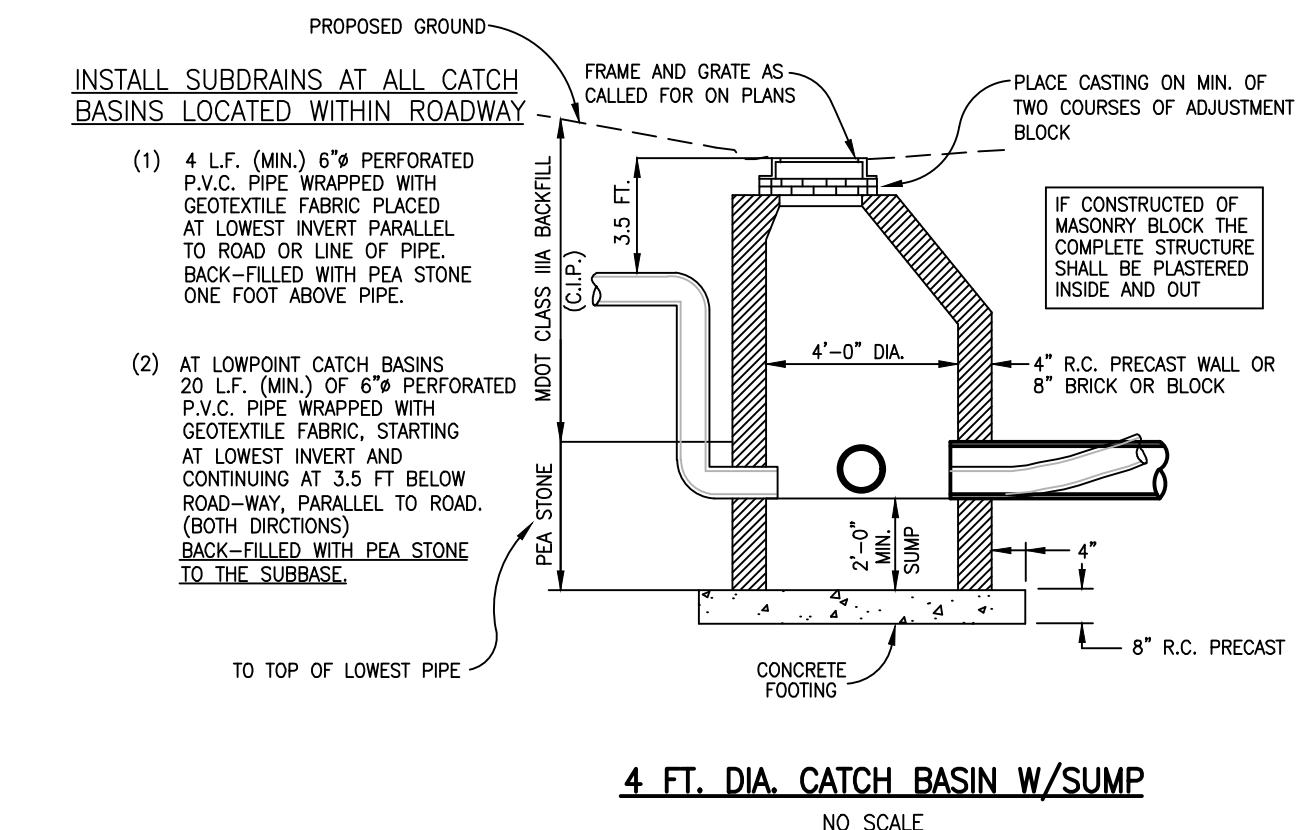
'NO PARKING FIRE LANE' SIGN DETAIL
(NOT TO SCALE)



PAVEMENT MARKINGS
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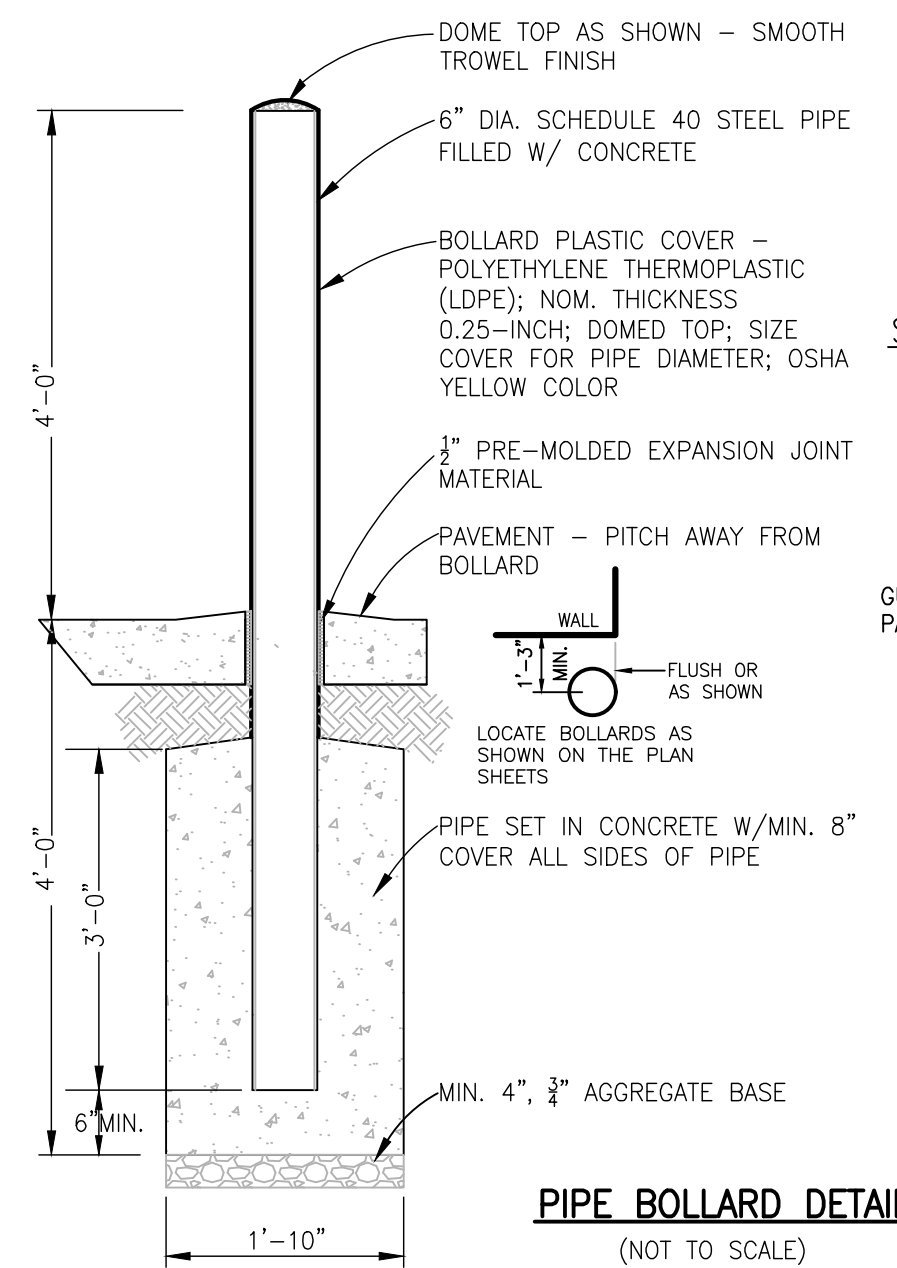


SECTION WATER SERVICE LATERAL

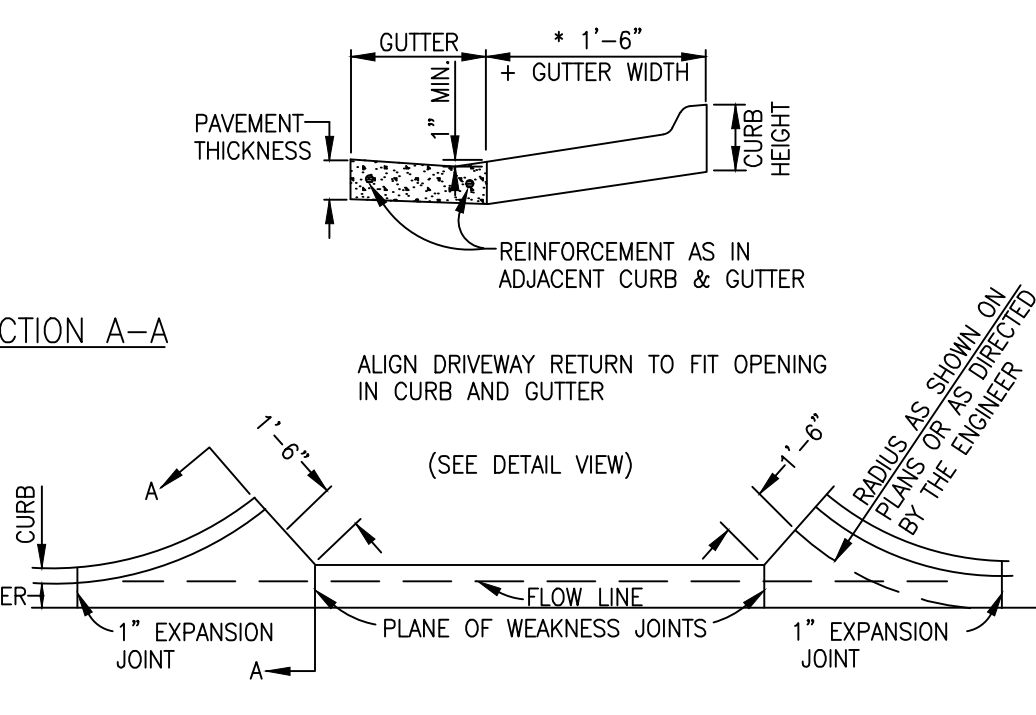


4 FT. DIA. CATCH BASIN W/SUMP
(NO SCALE)

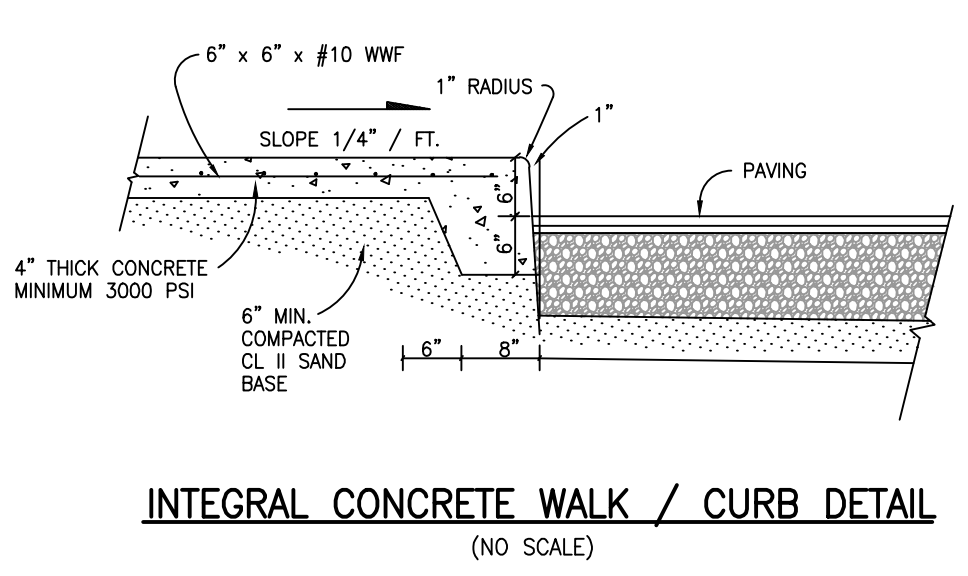
STRUCTURE FRAMES & COVERS				
COVER	TYPE	USE	EAST JORDAN (OR EQUAL)	TYPE OF COVER OR GRATE
A	MH	ALL	1040	TYPE 'B'
B	CB & INLET	TYPE B2 CURB	7085	TYPE 'M1'
K	CB & INLET	TYPE C & F CURB	7045	TYPE 'M1' GRATE 7050 TYPE 'T1' BACK
C	CB & INLET	VALLEY CURB	7065	7045 TYPE 'M1' GRATE 7060 TYPE 'T1' BACK
D	CB & INLET	PARKING LOTS	1040	TYPE 'M1' GRATE 5105 TYPE 'M1' GRATE
E	CB & INLET	MIN AREA OR DITCH	1040	TYPE 'O2'



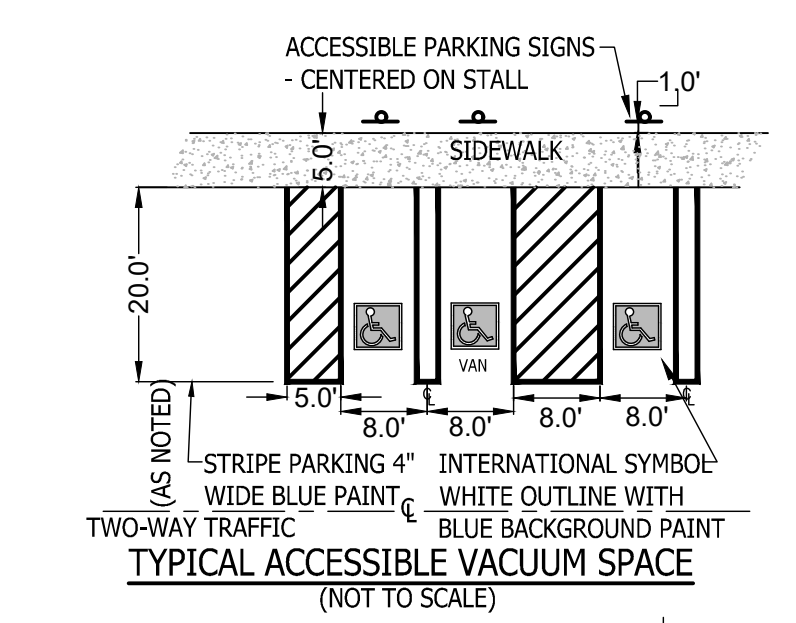
PIPE BOLLARD DETAIL
(NOT TO SCALE)



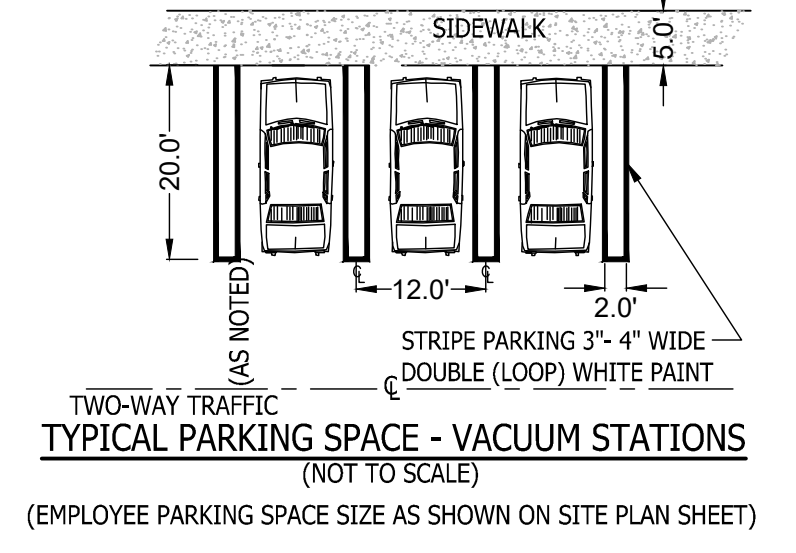
CONCRETE DRIVEWAY OPENING - MDOT STANDARD II-42 DETAIL 1M
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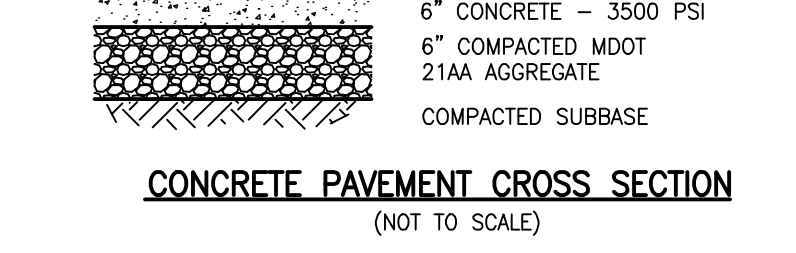
INTEGRAL CONCRETE WALK / CURB DETAIL
(NO SCALE)



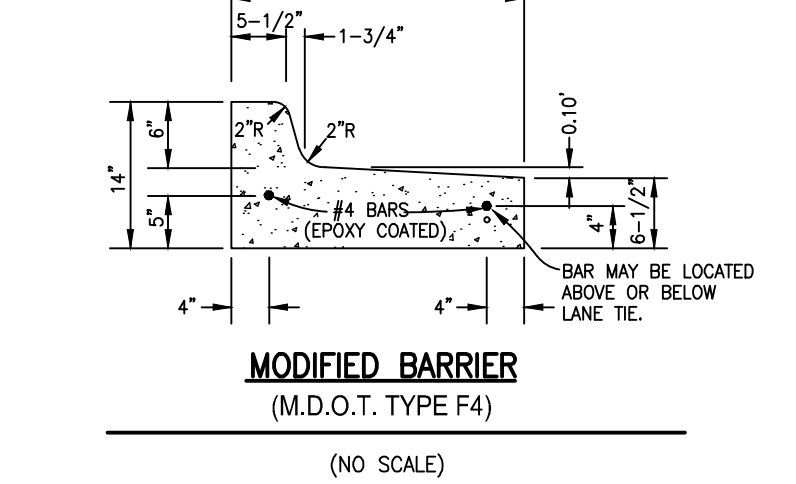
TYPICAL ACCESSIBLE VACUUM SPACE
(NOT TO SCALE)



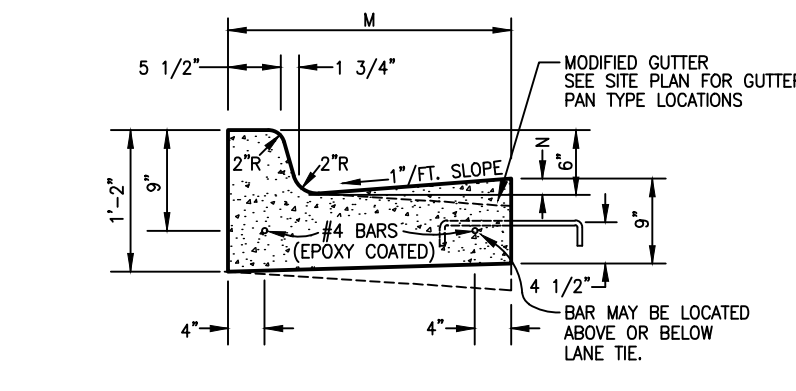
TYPICAL PARKING SPACE - VACUUM STATIONS
(NOT TO SCALE)



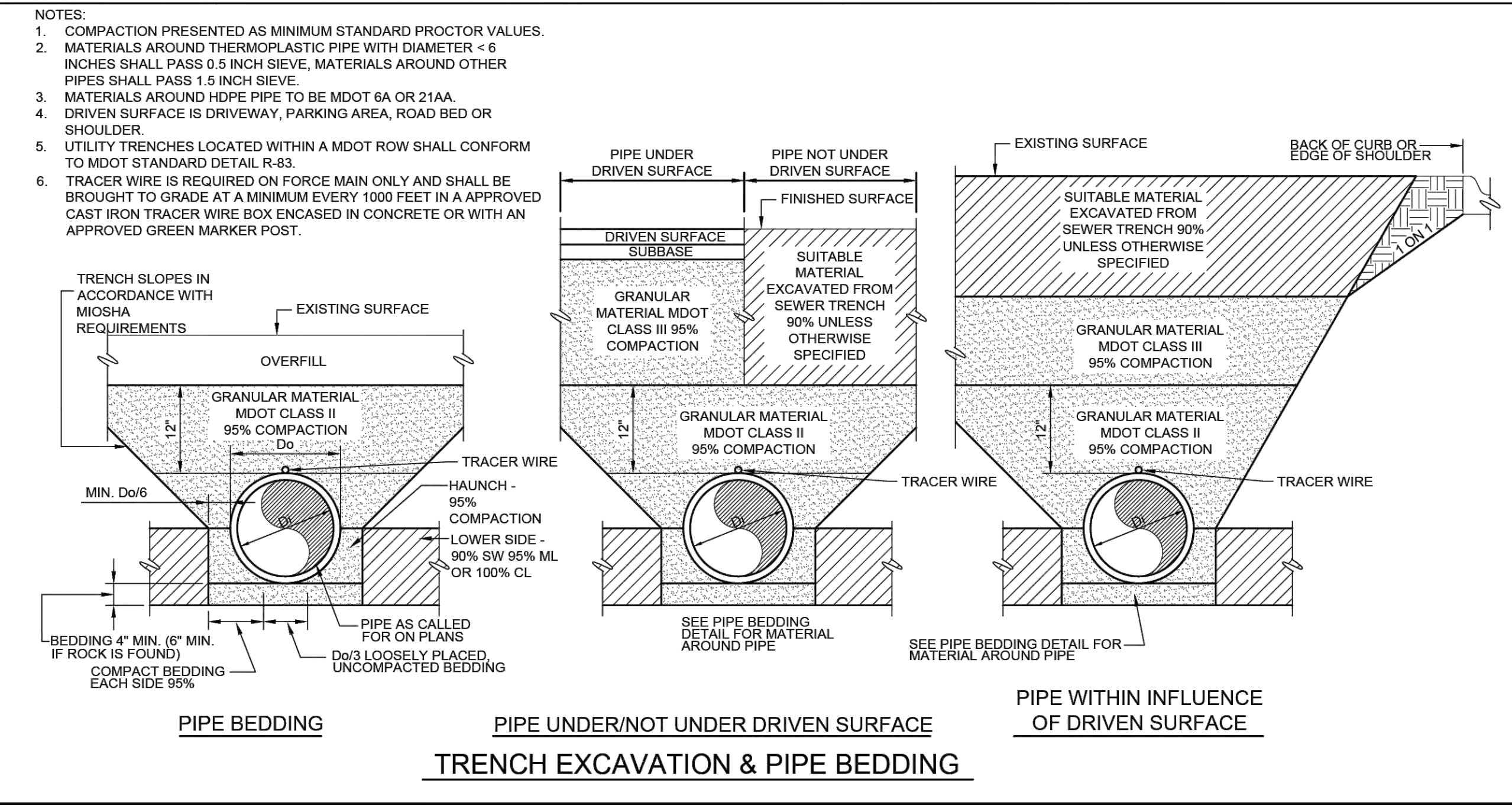
CONCRETE PAVEMENT CROSS SECTION
(NOT TO SCALE)



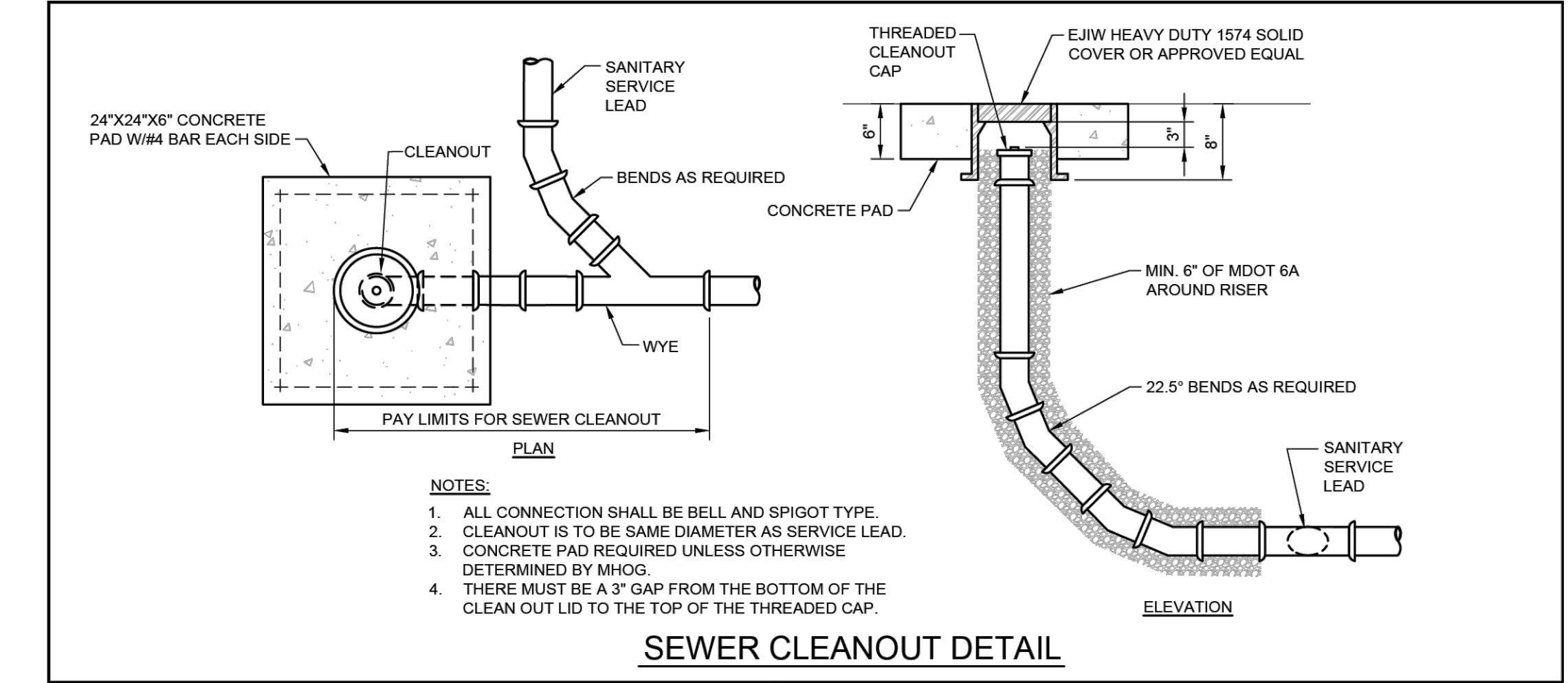
MODIFIED BARRIER
(M.D.O.T. TYPE F4)
(NO SCALE)



CONCRETE CURB & GUTTER TYPE F
(NO SCALE)



TRENCH EXCAVATION & PIPE BEDDING



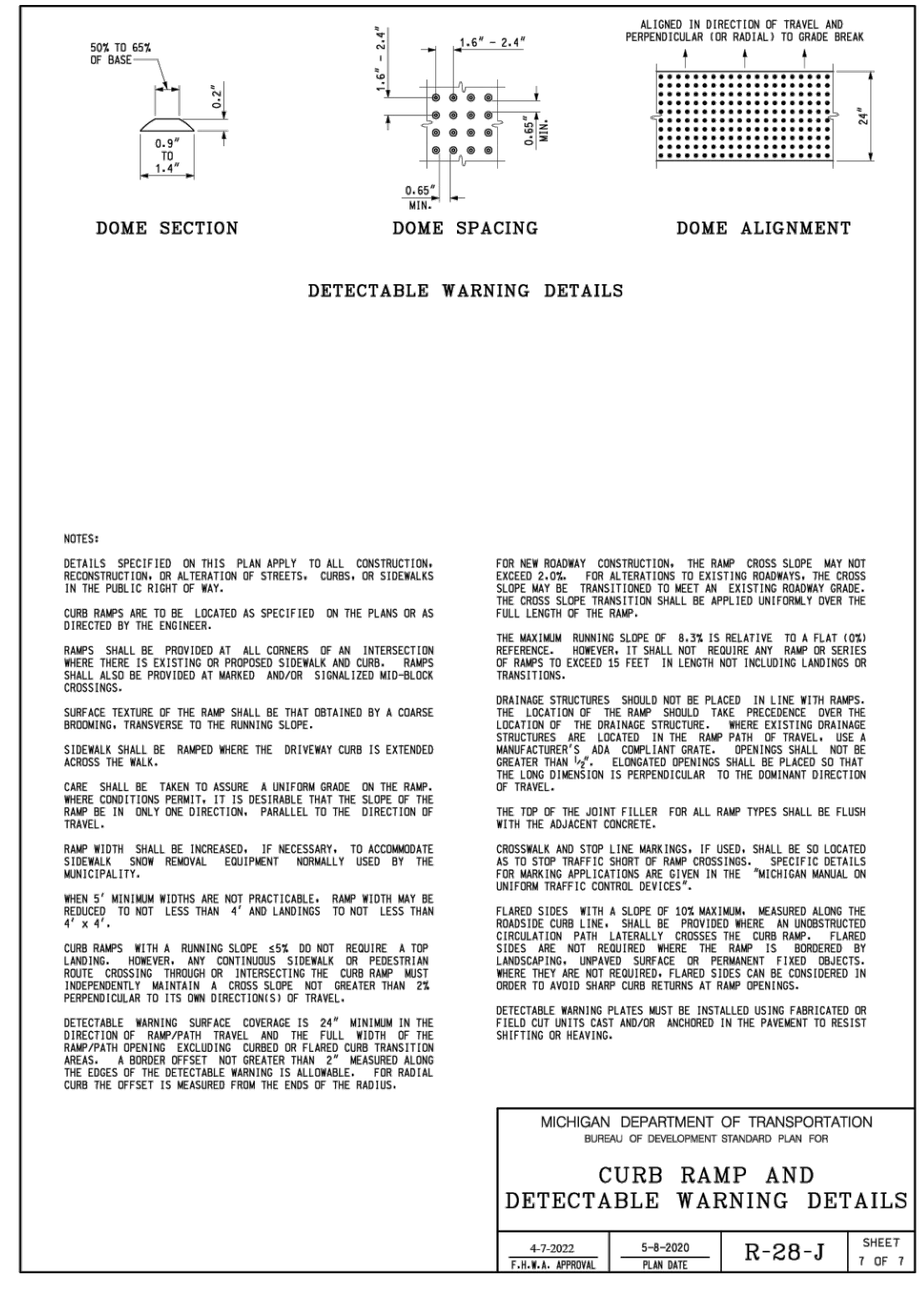
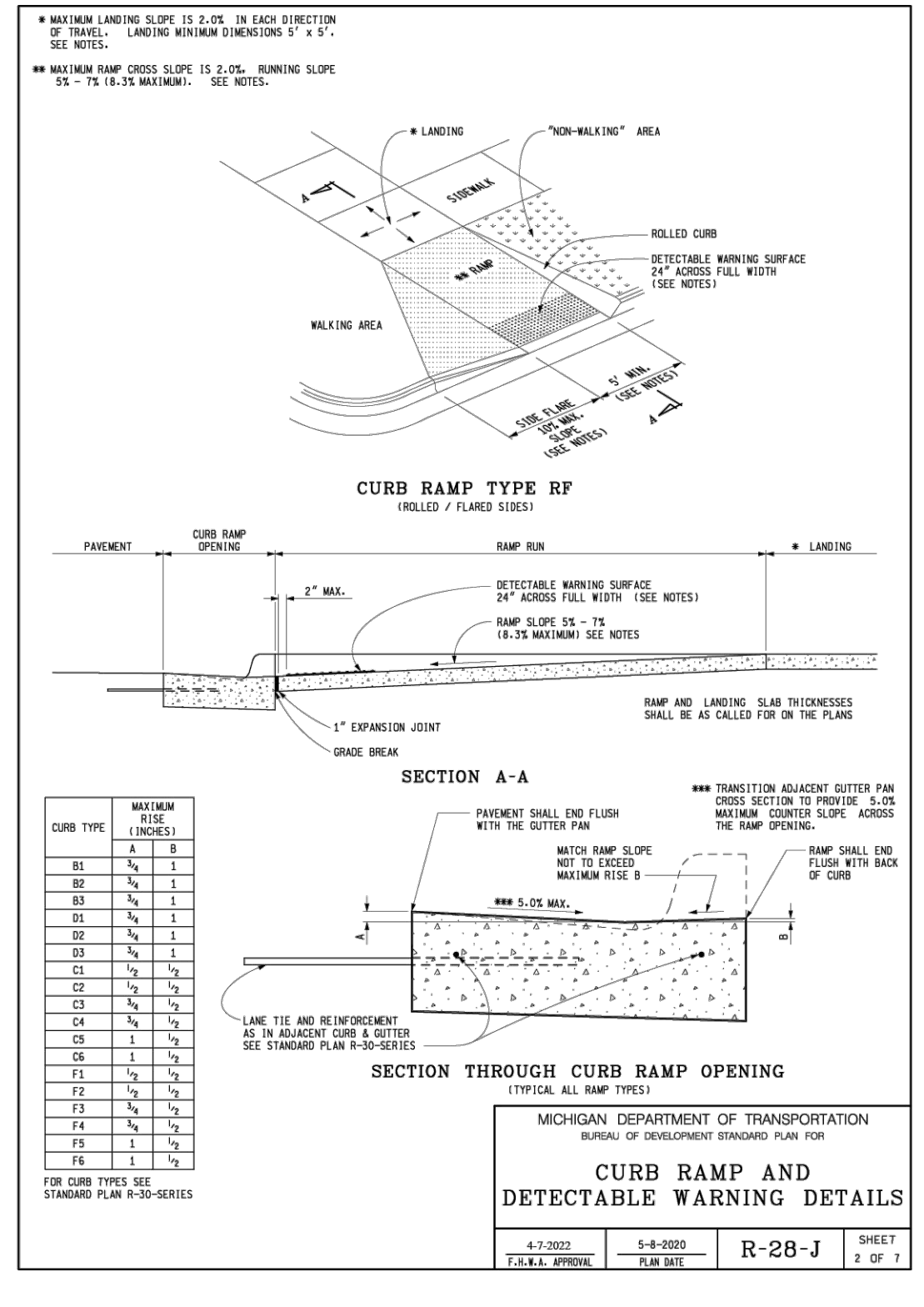
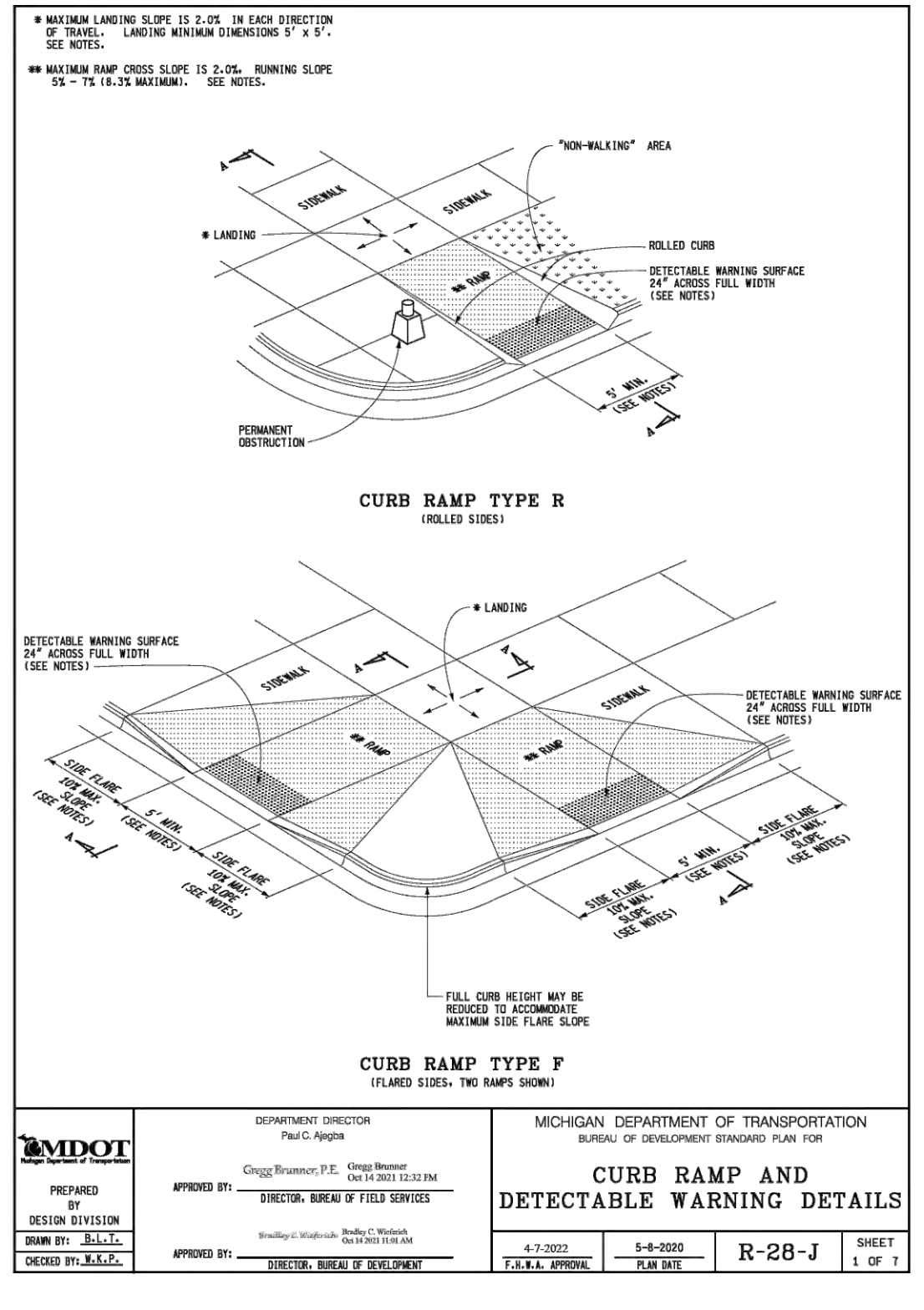
SEWER CLEANOUT DETAIL

BEBOSS Engineering
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SOAPY BUCKET CARWASH - LAWSON DR.
SPRINGBORN PROPERTIES
3335 HIGH HILL CREST DRIVE
HOWELL, MI. 48843
313.350.3358

CONSTRUCTION DETAILS-1

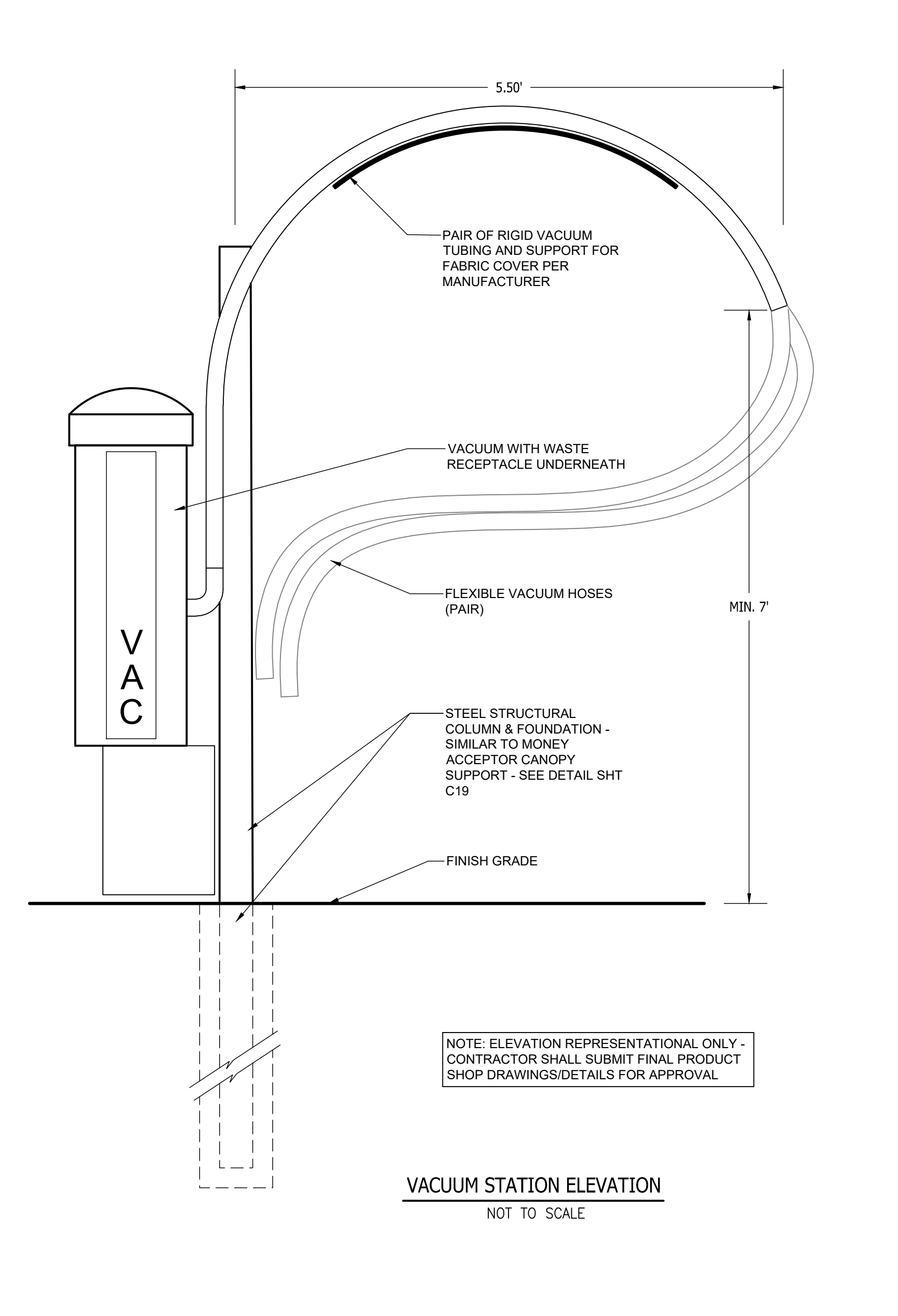
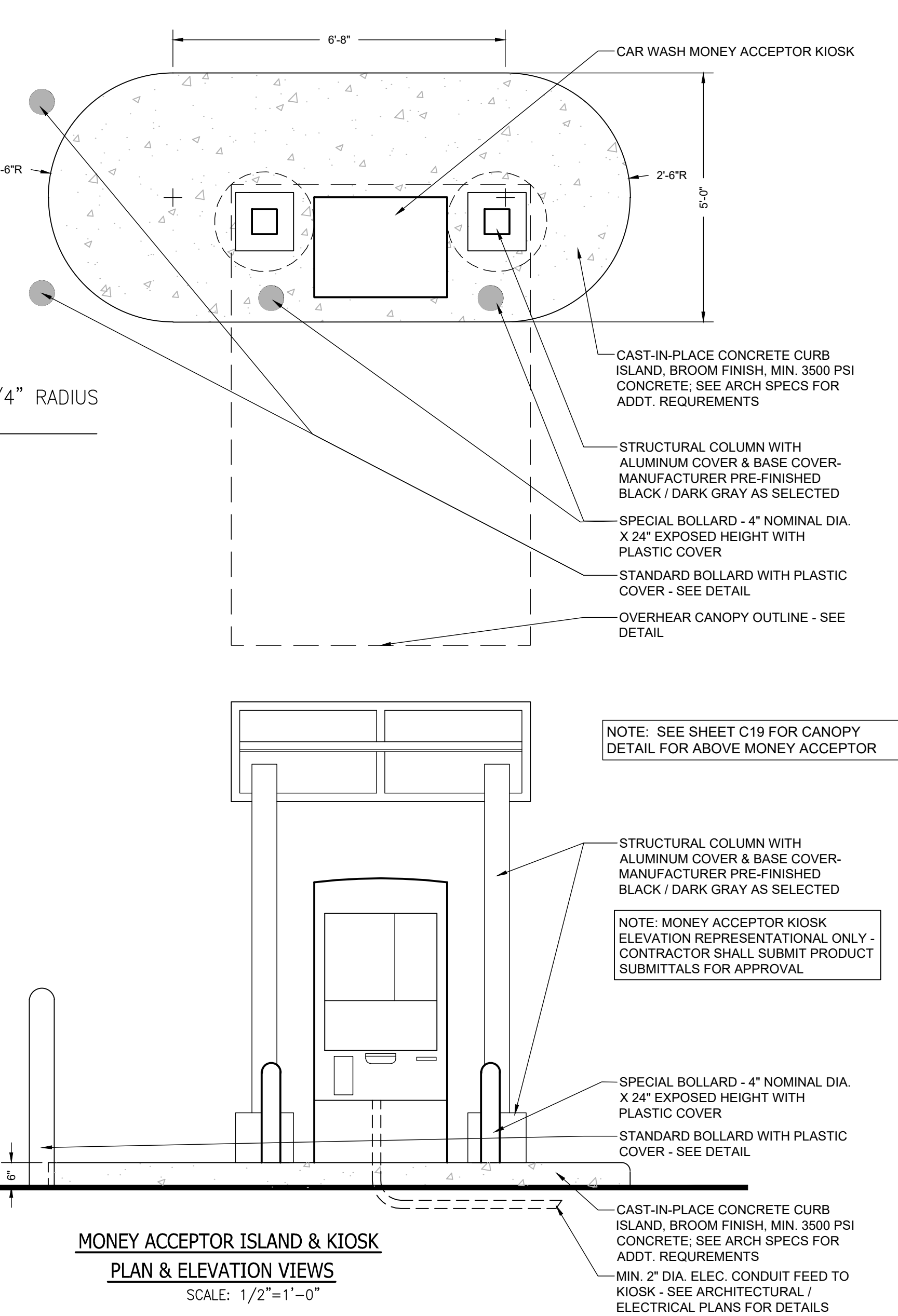
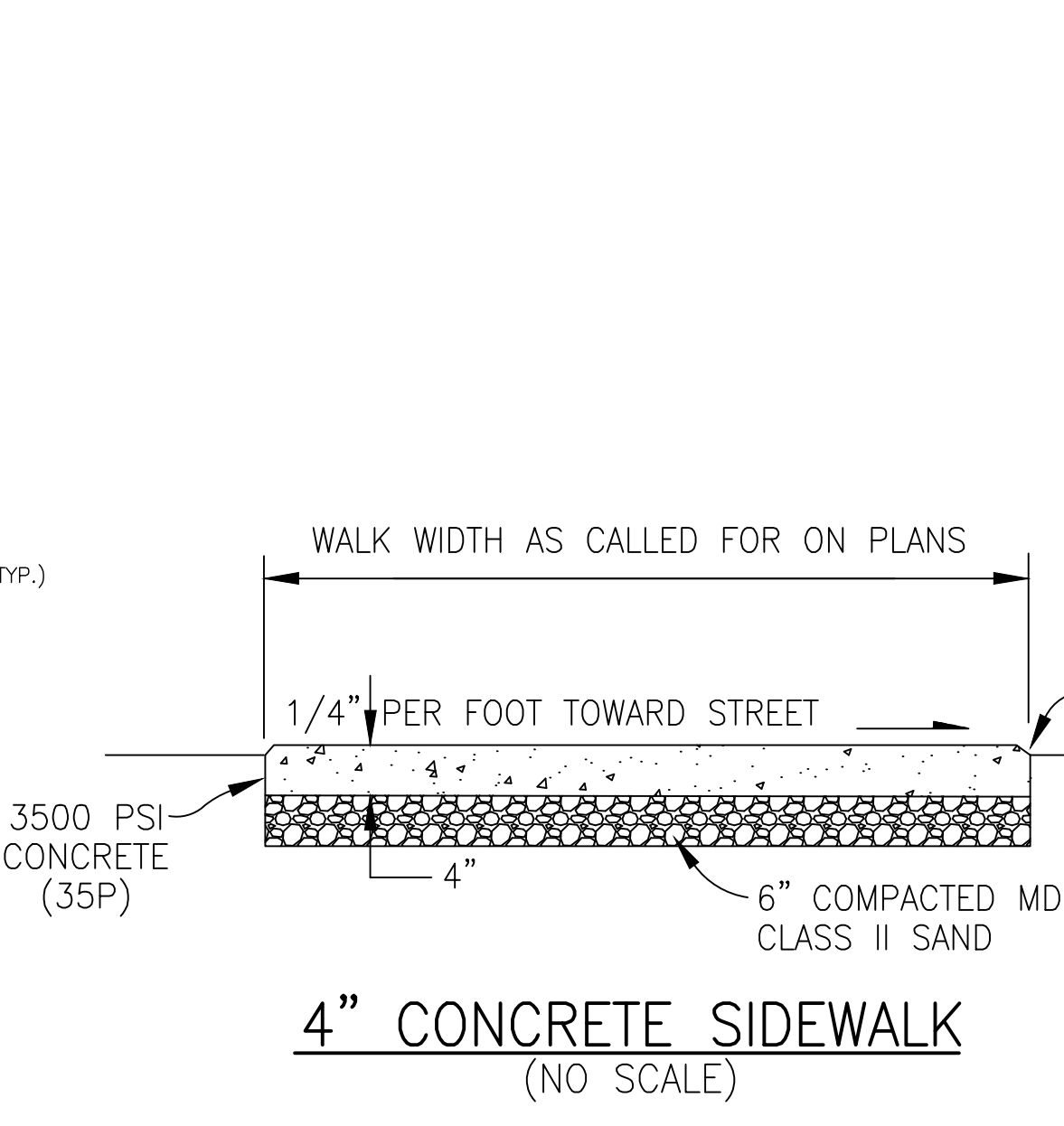
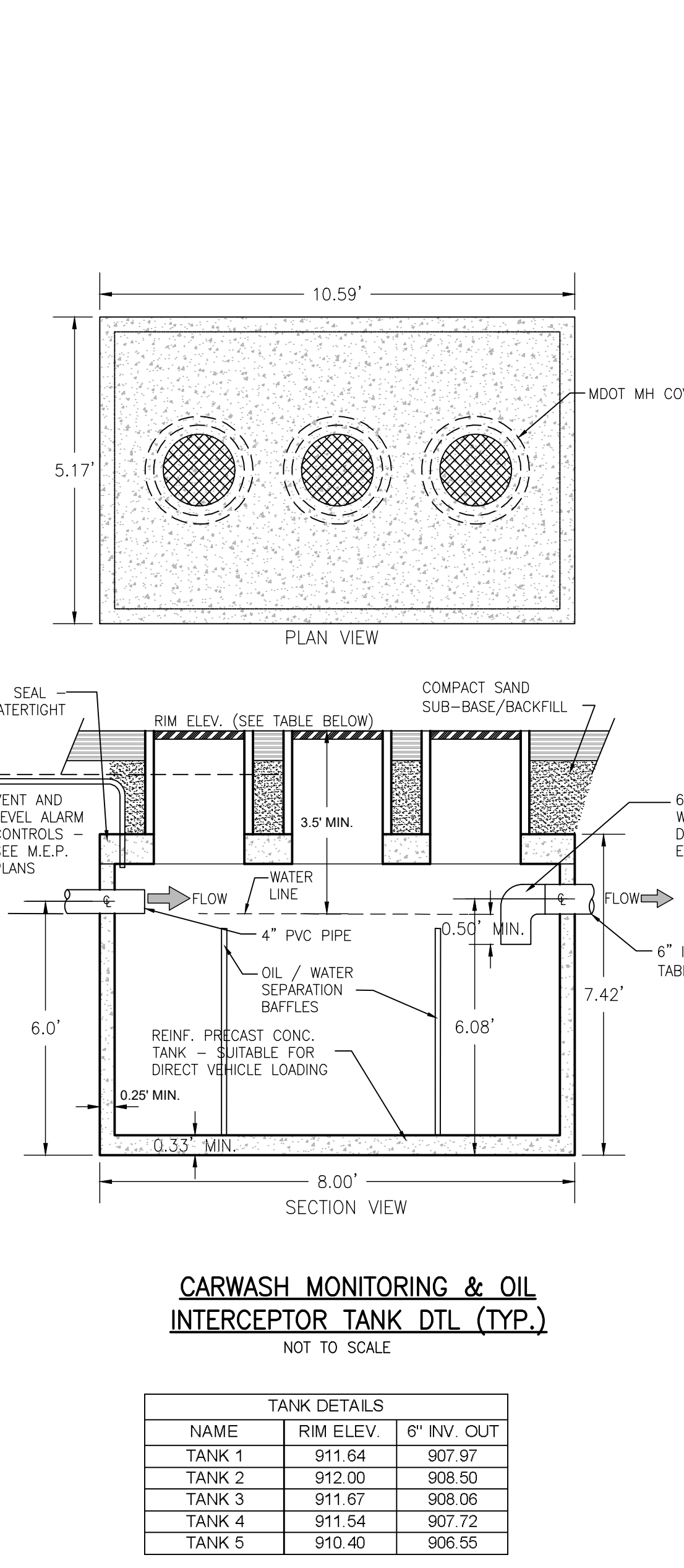
PROJECT	SOAPY BUCKET CARWASH - LAWSON DR.
PREPARED FOR	SPRINGBORN PROPERTIES
DATE	10/27/24
DESIGNED BY	ST
DRAWN BY	DH
CHECKED BY	
SCALE	NO SCALE
JOB NO.	23-134
DATE	3/22/24
SHEET NO.	12



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

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

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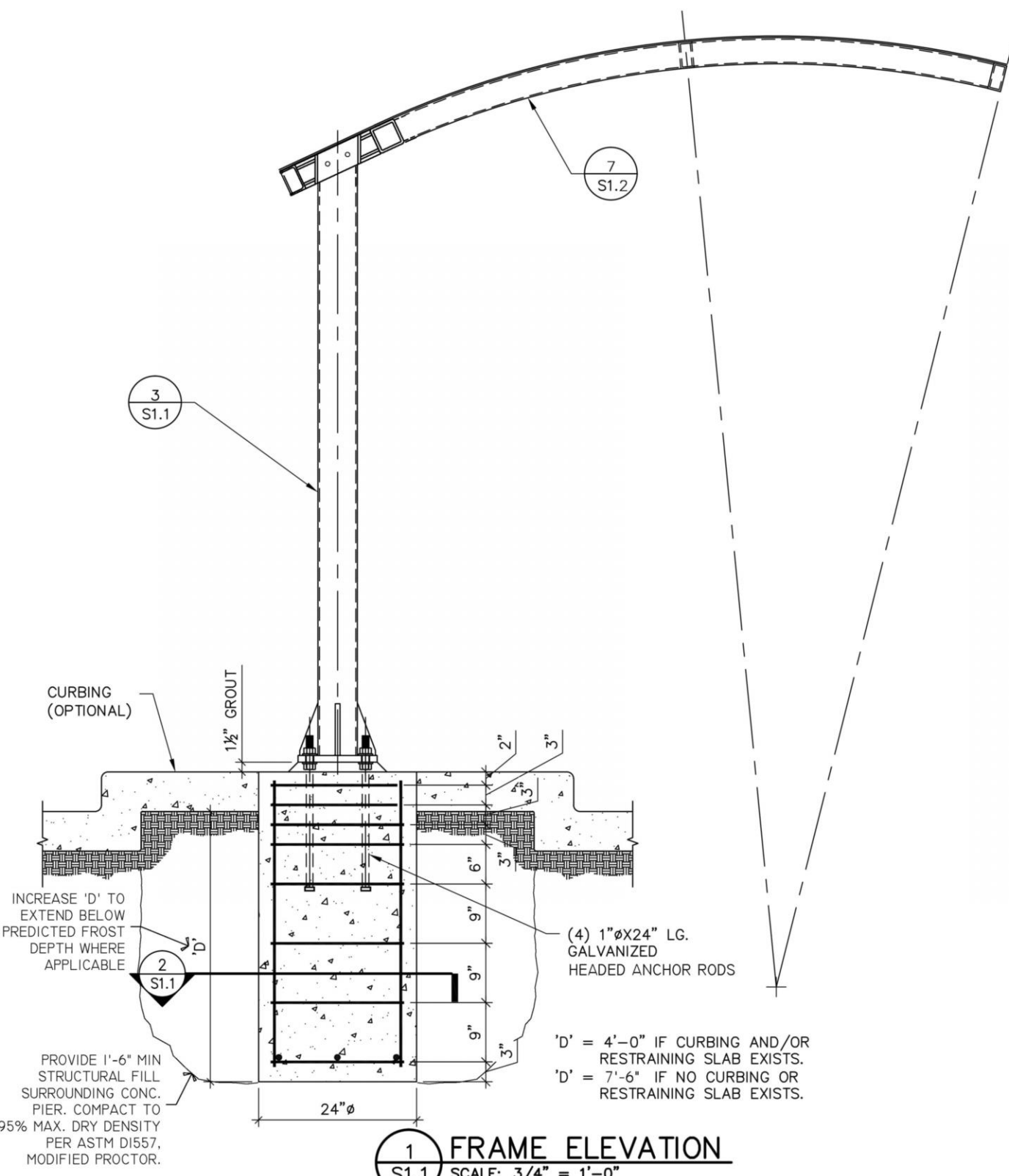
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 ENGINEERS
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
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PROJECT: **SOAPY BUCKET CARWASH - LAWSON DR.**

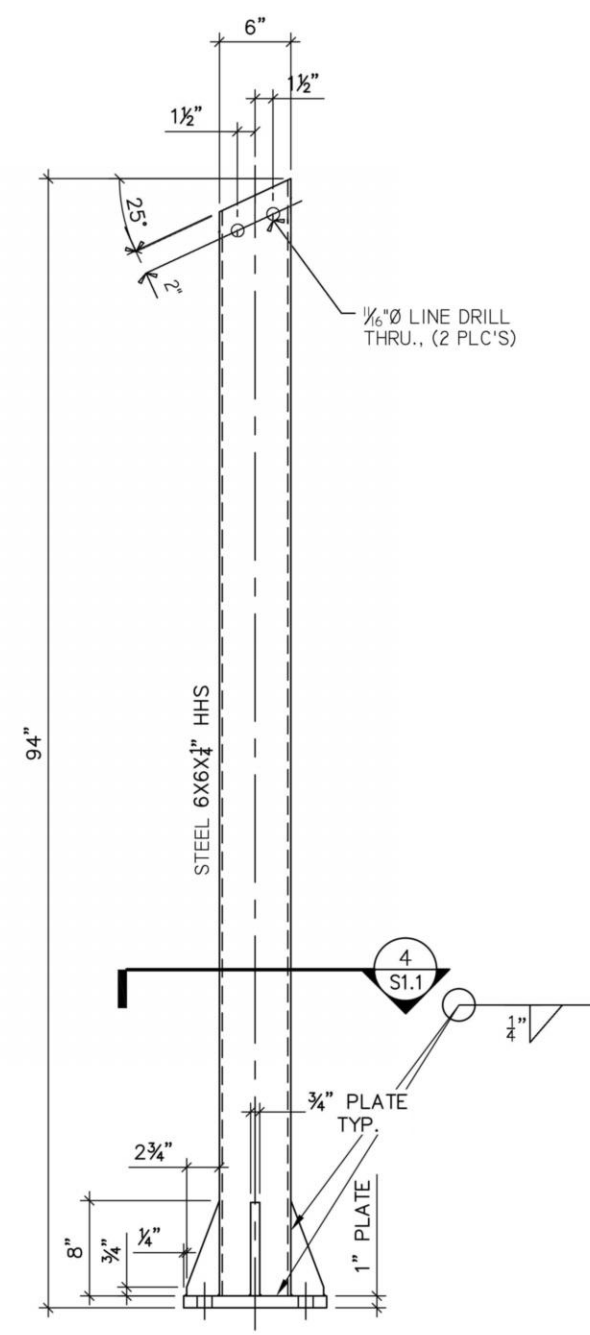
PREPARED FOR: **SPRINGBORN PROPERTIES**
 3335 HIGH HILLCREST DRIVE
 HOWELL, MI. 48843
 313.350.3358

NO.	DATE	REVISION PER	DATE
5	10/21/24	REVISED PLAN	
4	9/24/24	PROPERTY ACQ. / VACUUMS/ ENTRANCE	
3	7/26/24	PC CONST. CHANGE / WTR SERV. / MISC COMMS	
2	6-20-24	PC CONST. CHANGES / ELEC. TRANSFER	
1	4-1-24	SSDC REVIEW COMMENTS	
NO		REVISION PER	DATE

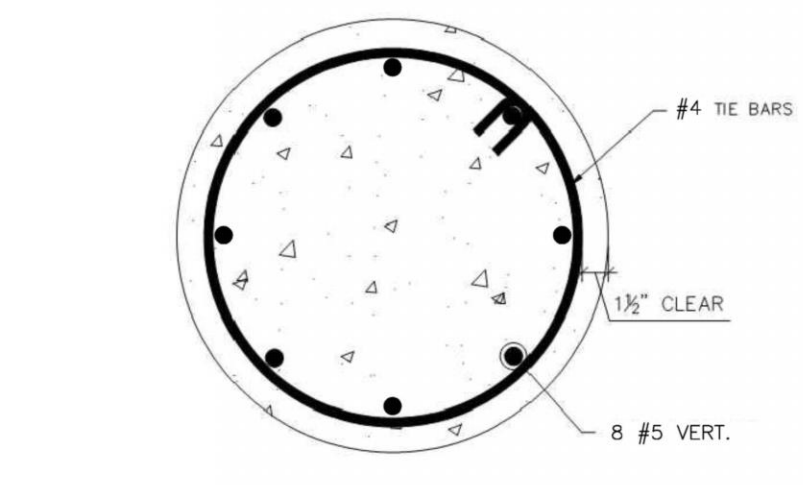
DESIGNED BY: AS NOTED
 DRAWN BY: AS NOTED
 CHECKED BY:
 SCALE: AS NOTED
 JOB NO: 23-134
 DATE: 3/22/24
 SHEET NO. **13**



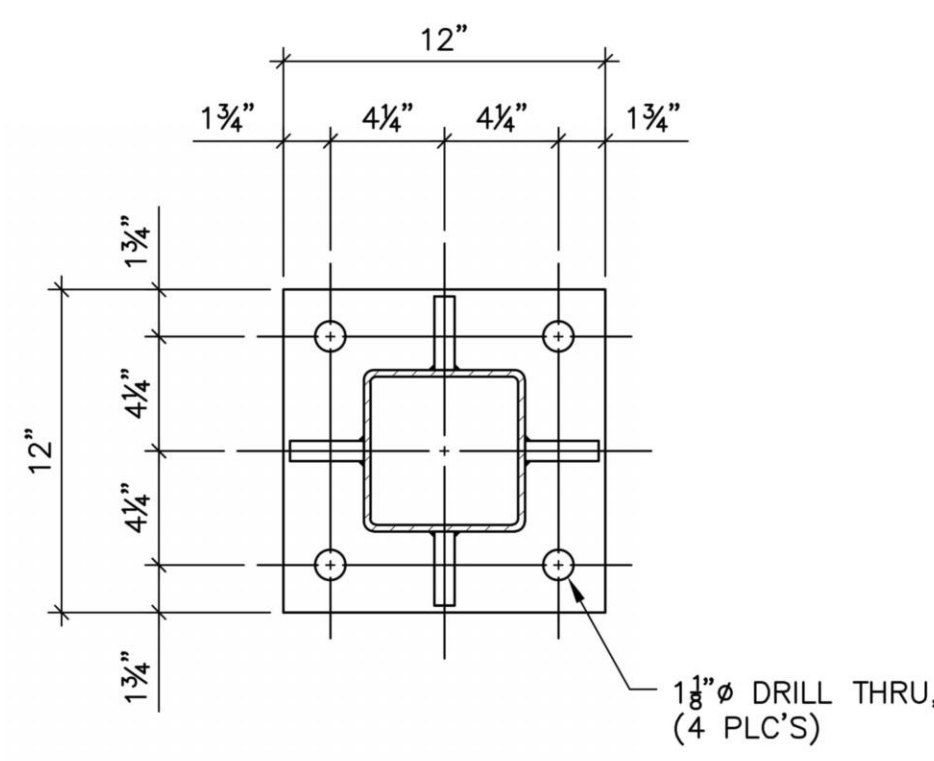
1 FRAME ELEVATION
SCALE: 3/4" = 1'-0"



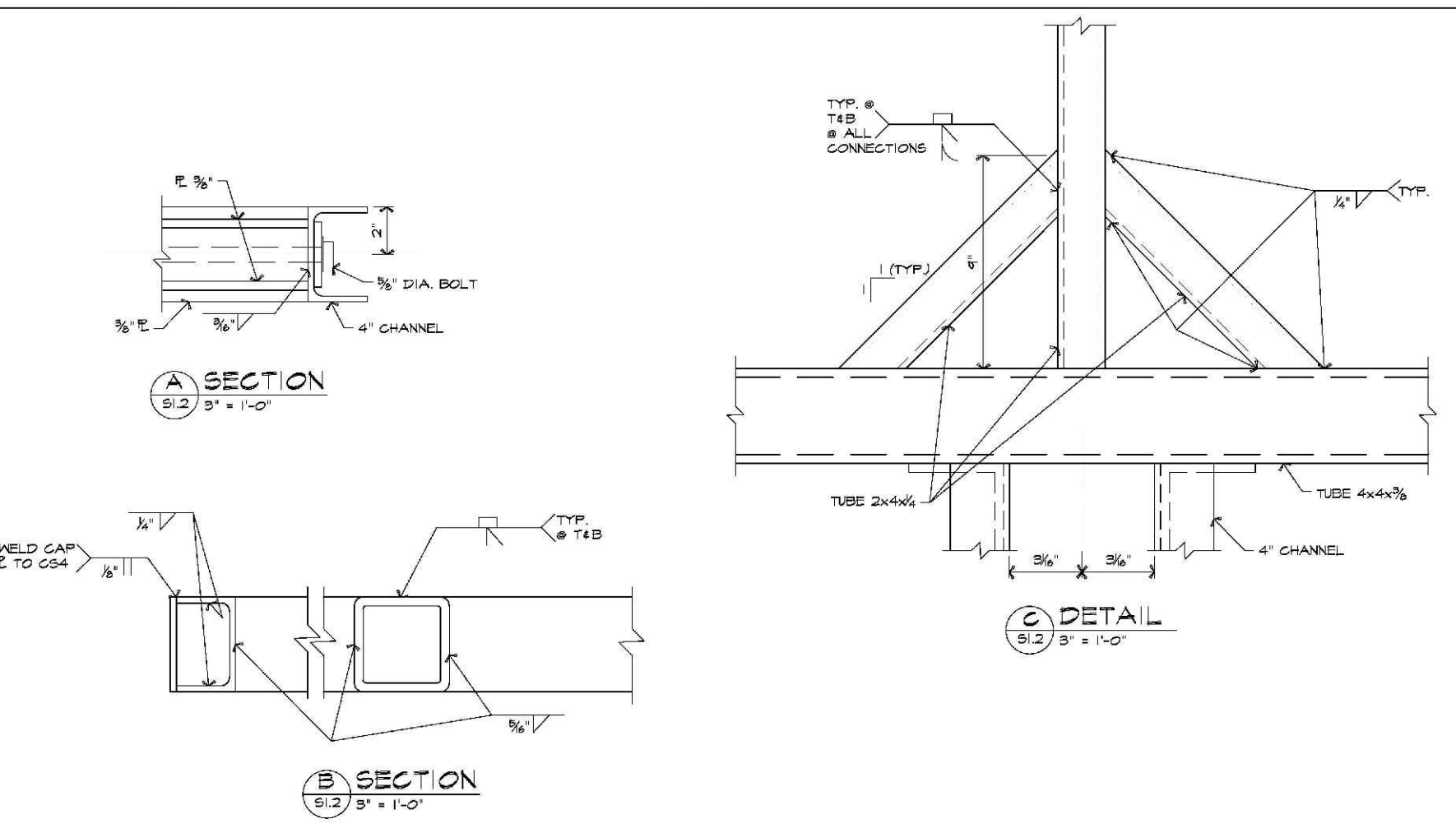
3 POST DETAIL
SCALE: 1" = 1'-0"



2 SECTION THRU FOUNDATION
SCALE: 1 1/2" = 1'-0"



4 SECTION - BASE PLATE
SCALE: 1 1/2" = 1'-0"



MONEY ACCEPTOR CANOPY DETAILS
SCALES AS NOTED
[DRAWINGS PROVIDED - BY OTHERS]

STRUCTURAL STEEL NOTES

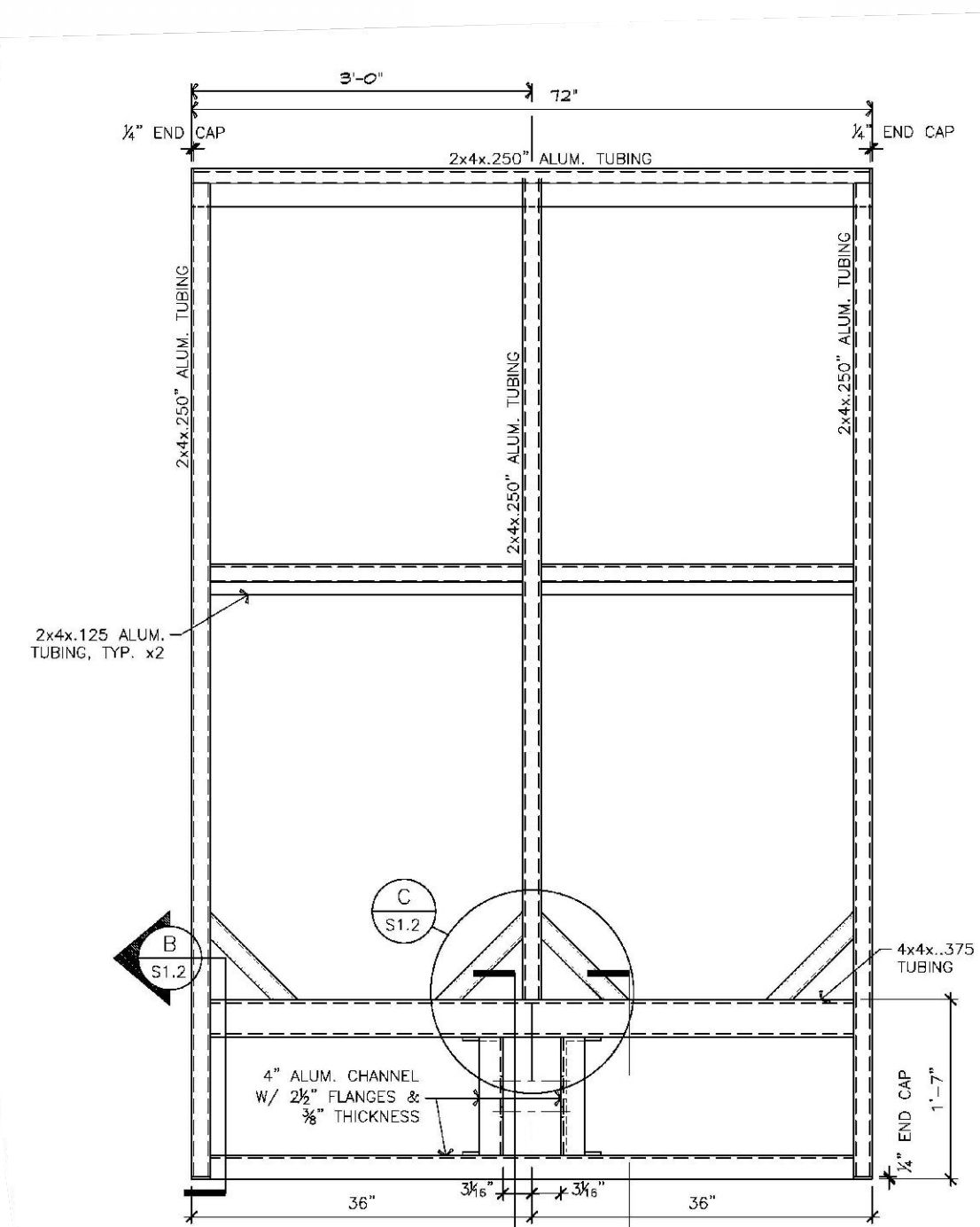
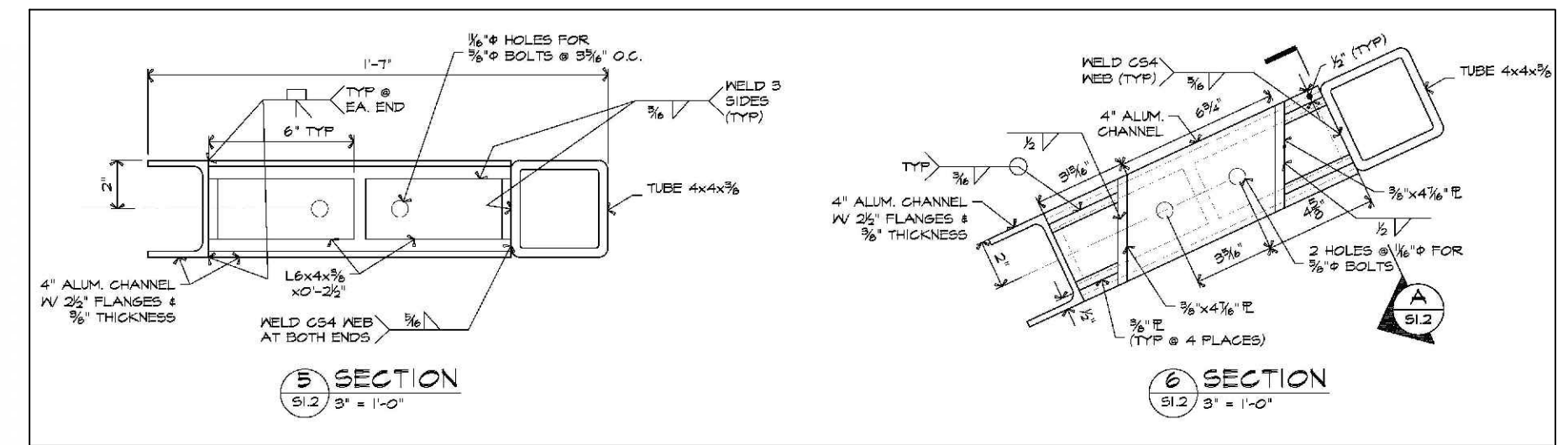
- COMPLY WITH AISC'S "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS--ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN," RCSC'S "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A 325 OR A 490 BOLTS," AND AWS D1.1 "STRUCTURAL WELDING CODE--STEEL."
- HOLLOW STEEL SECTIONS: ASTM A500, GRADE B, F_y = 46 KSI.
- PLATES, BARS & OTHER SHAPES: ASTM A36
- ANCHOR BOLTS & NUTS: ASTM F1554, GR. 36, HEADED RODS, AND ASTM A36 NUTS. INSURE THAT RODS ARE FREE OF OIL AND DEBRIS PRIOR TO PLACEMENT.
- GROUT: ASTM C 1107, NONMETALLIC, SHRINKAGE RESISTANT, PREMIXED.
- FABRICATE STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS AND TOLERANCE LIMITS OF AISC'S "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" FOR STRUCTURAL STEEL.
- SHOP PRIMER: ONE COAT OF RED OXIDE, MIN. (2) MILS THICK. TOUCH-UP ANY DAMAGED SURFACES AFTER ERECTION.
- ERECT STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS AND WITHIN ERECTION TOLERANCES OF AISC'S "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES."
- SET BASE AND BEARING PLATES ON WEDGES, SHIMS, OR SETTING NUTS. TIGHTEN ANCHOR BOLTS, CUT OFF WEDGES OR SHIMS FLUSH WITH EDGE OF PLATE, AND PACK GROUT SOLIDLY BETWEEN BEARING SURFACES AND PLATES.
- ALL WELDING SHALL BE DONE IN ACCORDANCE WITH AWS BY CERTIFIED WELDERS. WELD FILLER ALLOY SHALL BE ONE OF THE FOLLOWING: 5183, 5356, 5554, OR 5556.
- BREAK ALL SHARP EDGES.
- ALL ALUMINUM SHALL BE 6061 ALLOY.
- THE STRUCTURE IS DESIGNED FOR LOADS IN ACCORDANCE WITH THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE AND THE 2005 EDITION OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES", ASCE7-05.

- A. ROOF LIVE LOAD: 25 PSF
- B. WIND LOAD:
- BASIC WIND SPEED V = 120 MPH
 - WIND IMPORTANCE FACTOR I = 1
 - OCCUPANCY CATEGORY II
 - WIND EXPOSURE EXPOSURE B
 - INTERNAL PRESSURE COEFFICIENT GCPI = 0.0
- C. FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF.

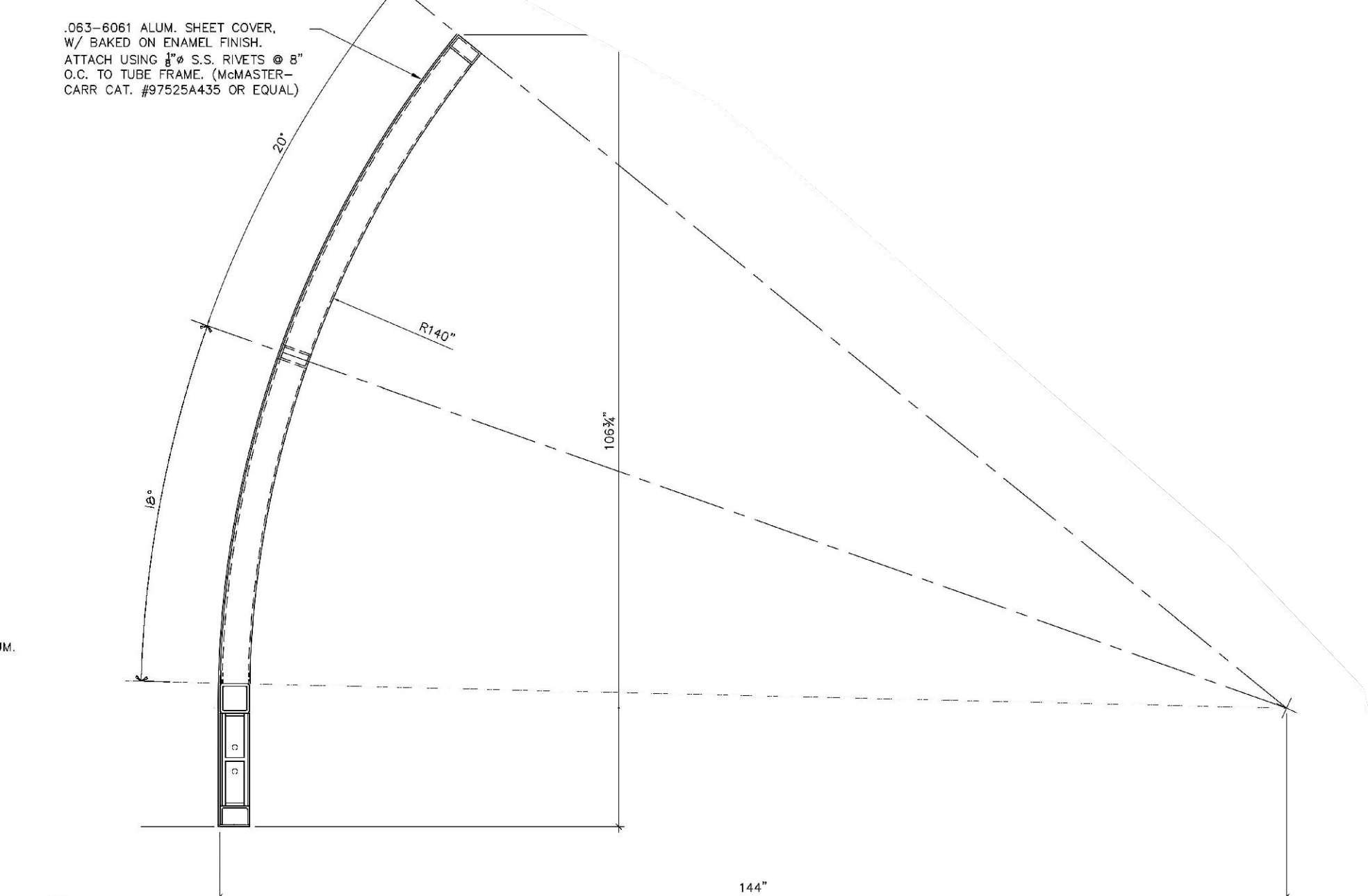
CAST-IN-PLACE CONCRETE

- COMPLY WITH ASTM C94; ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"; AND CRSI'S "MANUAL OF STANDARD PRACTICE."
- CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI. CONCRETE THAT WILL NOT BE EXPOSED TO FREEZE-THAW CYCLES SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
- REINFORCING BARS SHALL NOT BE SPLICED.
- DEFORMED REINFORCING BARS: ASTM A615, GRADE 60.
- PORTLAND CEMENT: ASTM C150, TYPE 1.
- FLY ASH: ASTM C618, TYPE F (LIMITED TO 15 PERCENT OF TOTAL CEMENT CONTENT).
- PROPORTION NORMAL-WEIGHT CONCRETE MIXES TO PROVIDE THE FOLLOWING PROPERTIES:
A. COMPRESSIVE STRENGTH: 3000 PSI AT 28 DAYS FOR BUILDING FOUNDATIONS AND FOOTINGS.
- DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT, UNLESS APPROVED BY ENGINEER.
- PROTECT CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH DUE TO WEATHER EXTREMES DURING MIXING, PLACING, AND CURING. REPAIR SURFACE DEFECTS AS REQ'D.
- STRUCTURAL FILL SHALL BE CLEAN, NON-FROST SUSCEPTIBLE SAND AND GRAVEL MEETING THE GRADATION REQUIREMENTS GIVEN BELOW:

STRUCTURAL FILL	
SIEVE SIZE	PERCENT FINER BY WEIGHT
4 INCH	100
3 INCH	90 TO 100
3/4 INCH	25 TO 90
#40	0 TO 30
#200	0 TO 5



6 CURVED CANOPY TOP FRAME
SCALE: 1" = 1'-0"



7 CURVED CANOPY TOP FRAME
SCALE: 1" = 1'-0"

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

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

BEFORE ANY DIGGING OR CONSTRUCTION, CALL MISS DIG AT 1-800-487-7171. MISS DIG is a registered trademark of BEBOSS Engineering.

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

PROJECT: SOAPY BUCKET CARWASH - LAWSON DR.
PREPARED FOR: SPRINGBORN PROPERTIES
3335 HIGH HILLCREST DRIVE
HOWELL, MI. 48843
313.350.3388

NO.	BY	DATE	REVISION PER
5	PC	10/21/24	REVISED PLAN
4	NL	9/24/24	PROPERTY ACQ. / VACUUMS/ ENTRANCE
3	PC	7/26/24	PC CONST. CHANGE / WTR SERV. / MISC COMMENTS
2	PC	6-20-24	PC CONST. CHANGES / ELEC. TRANSFER
1	PC	4-11-24	SSDC REVIEW COMMENTS
	NO		REVISION PER

DESIGNED BY: BY OTHERS
DRAWN BY: BY OTHERS
CHECKED BY:
SCALE: AS NOTED
JOB NO: 23-134
DATE: 3/22/24
SHEET NO. 14

10/29/2024

BUDGET REPORT FOR GENOA TOWNSHIP

Calculations as of 03/31/2025

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2024-25 REQUESTED BUDGET
Fund 101 - GENERAL FUND				
ESTIMATED REVENUES				
Dept 000 - REVENUE				
101-000-682-000	ELECTION REIMBURSEMENTS	122,861	0	122,861
Totals for dept 000 - REVENUE		122,861	0	122,861
TOTAL ESTIMATED REVENUES		122,861	0	122,861
APPROPRIATIONS				
Dept 262 - ELECTIONS				
101-262-703-001	WAGES- PART TIME OFFICE WORKERS	44,244	40,000	60,000
101-262-703-002	SCANNERS, CHAIRPERSON & POLL WORKERS	26,850	40,000	55,000
101-262-703-004	TRAINING: \$45<4 HRS - \$90>4 HRS	3,195	5,000	3,195
101-262-703-005	WAGES - RECEIVING BOARD- \$200 PER DIEM	600	1,600	1,600
101-262-751-001	ELECTION OFFICE SUPPLIES/EQUIPMENT	18,788	17,000	20,000
101-262-791-000	ELECTION PUBLICATIONS	288	1,500	1,500
101-262-802-001	ELECTION MEETING FEES	750	1,200	1,200
101-262-802-002	BALLOT TESTING	5,450	10,000	10,000
101-262-802-003	LIVINGSTON COUNTY CLERK	3,441	9,000	9,000
101-262-802-004	CHURCH / SCHOOL CLEANUP/SETUP/ TAKE DOWN	4,500	5,500	4,500
101-262-802-005	ELECTION BREAKFAST / DINNER	888	1,800	1,800
101-262-861-001	ELECTION MILEAGE & TRAVEL	540	500	650
101-262-901-002	POSTAGE FOR MAILING BALLOTS	5,820	8,000	5,820
101-262-901-003	POSTAGE FOR MAILING NEW I.D. CARDS	0	300	100
101-262-955-000	ELECTION MISCELLANEOUS	3,332	1,500	3,332
Totals for dept 262 - ELECTIONS		118,686	142,900	177,697
TOTAL APPROPRIATIONS		118,686	142,900	177,697
NET OF REVENUES/APPROPRIATIONS - FUND 101		4,175	(142,900)	(54,836)

Oct. 31, 2024

To: The Genoa Township Board

From: Polly Skolarus, Clerk

On Oct. 26, 2024 a tabulator glitch occurred when a voter placed their ballot into the tabulator and the bottom one-fourth of the ballot was folded under. The tabulator accepted the ballot but the vote was not counted. The per diem that was approved was a work day beginning at 7:00 a.m. until 5:00 p.m. The poll workers during the day processed everything correctly. Since they were required by the County to completely re-tabulate all the ballots and ended up working an additional hour and a half, I felt that they should be compensated for that extra time.

Language for the Agenda dated Nov. 18, 2024:

Request to approve an additional payment of \$30.00 for four persons working Early Voting on Oct. 26th related to a computer glitch in the township's tabulating equipment as requested by Clerk Skolarus.

November 8, 2024

To: The Genoa Township Board

From: Polly Skolarus

On Election Day, November 5, 2024 the Election Inspectors did not receive their dinner in error. I am asking that they be compensated for that reason.

Language for the Agenda Dated Nov 18, 2024:

Request to approve an additional payment of \$20.00 for five persons working In Pct. 8 at 2/42 Community Church because they were not provided lunches as promised.



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

MEMORANDUM

TO: Honorable Board of Trustees

FROM: Amy Ruthig, Planning Director

DATE: November 20, 2024

RE: Request to direct staff to seek proposals for Zoning Ordinance amendment to allow food trucks and implement action strategies in the Master Plan.

At the October 21, 2024 Board of Trustees meeting, there was a discussion for a Zoning Ordinance amendment to include food trucks to be allowed in the Township. Currently, food trucks are not allowed in any zoning district. In addition to providing regulations for food trucks, staff recommends Zoning Ordinance amendments to implement the goals and objectives of the Master Plan.

Township staff is requesting approval to seek proposals to amend the Zoning Ordinance to include provisions for food trucks and to implement the goals and objectives of the Master Plan.

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

Best Regards,

Amy Ruthig
Planning Director

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter



BRIGHTON AREA FIRE AUTHORITY

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

November 14, 2024

Charter Township of Genoa
Supervisor Bill Rogers
2911 Dorr Road
Brighton MI 48116

Supervisor Rogers,

Attached you will find the recommended Amended and Restated Articles of Incorporation for the Brighton Area Fire Authority. The changes are based on the original articles that were adopted by our incorporating municipalities in May of 2000.

This document has been reviewed by the Brighton Area Fire Authority board at its meeting on November 12, 2024, as well as reviewed by the Communities Management and legal counsel.

The Brighton Area Fire Authority is asking for consideration of the Governing Bodies to consider the approval of the amended and restated articles.

This update would require the approval of the respective three communities' Governing Bodies.

Highlighted major changes:

- Modernizes the necessary provisions for electronic communications and web pages and aligns our budget process with the Authority's budget practices.
- Adds the ability for a community to include an alternate board member to the Authority Board.
- Clarifies the disposition of real property (Buildings) under the unlikely event of dissolution of the Authority or withdrawal of a public agency.
- Removes the alternate funding formula for funding of the Authority and clarifies the intent of funding the Authority is through an Authority-run millage.
- Clarifies that the Authority is to be funded by an Authority-run millage and includes language in the unlikely event of multiple failed millages.

On behalf of the Authority, we would like to express our sincere gratitude for all the work and input provided on these documents by the three communities, their BAFA representatives, management, and their counsel. This was not an easy task, although their desire for the continued success of the Brighton Area Fire Authority was evident. Their assistance and dedication have been very important to ensure the continued success of the Fire Authority.

If you have any questions please contact me at 810-299-0024 or via email at mobrian@brightonareafire.com.

Cordially,

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

Michael O'Brian, Fire Chief
Brighton Area Fire Authority

**BRIGHTON AREA
FIRE AUTHORITY**

**AMENDED AND RESTATED
ARTICLES OF
INCORPORATION**

Between and Among

CITY OF BRIGHTON
a Michigan Home Rule City

and

CHARTER TOWNSHIP OF GENOA
a Michigan Charter Township

and

CHARTER TOWNSHIP OF BRIGHTON
a Michigan Charter Township

RECITALS

The following recitals are made regarding this Amended and Restated Articles of Incorporation between the City of Brighton, Livingston County, Michigan, the Charter Township of Genoa, Livingston County, Michigan and the Charter Township of Brighton, Livingston County, Michigan (collectively referred to as the "Public Agencies"):

Pursuant to Act 57 of the Public Acts of 1988, MCL 124.601 *et seq.*, any 2 or more municipalities may incorporate an authority for the purpose of providing emergency services to the incorporating municipalities. An incorporating municipality may transfer to the authority of which it is a part any municipal emergency service.

Further an authority is created by the adoption of articles of incorporation by the legislative body of each incorporating municipality.

On or about May 1, 2000, the Brighton Area Fire Authority was established, and the Articles of Incorporation were adopted by the Public Agencies.

The Public Agencies desire to amend and restate the Articles of Incorporation;

THEREFORE, PURSUANT TO THE AUTHORITY GRANTED BY ACT 57 OF 1988, MCL 124.601 ET SEQ. IT IS MUTUALLY AGREED BY AND AMONG THE PUBLIC AGENCIES AS FOLLOWS:

ARTICLE 1. DEFINITIONS

1.1. Definitions. As used in these Articles:

- 1.1.1. "Articles" means this Amended and Restated Articles of Incorporation between and among the City of Brighton, Genoa Township and Brighton Township.
- 1.1.2. "Act 57" means Act 57 of the Public Acts of 1988, MCL 124.601 *et seq.*
- 1.1.3. "Alternate Representative" means an individual appointed by a Public Agency as an alternate for a Representative under Section 4.5 of these Articles.
- 1.1.4. "Authority" means the Brighton Area Fire Authority, a separate legal entity and public body corporate created under Article III of these Articles.
- 1.1.5. "Brighton Township" means the Charter Township of Brighton, Livingston County, Michigan, a Michigan Charter township.
- 1.1.6. "City" means the City of Brighton, Livingston County, Michigan, a Michigan general law city.
- 1.1.7. "Emergency Services" means fire protection services, emergency medical services, and any other emergency health or safety services as designated in these Articles of Incorporation.
- 1.1.8. "Effective Date" means January 1, 2025
- 1.1.9. "Fire Authority Board" means the governing body of the Brighton Area Fire Authority described in these Articles.

- 1.1.10. “Fire Chief” means the chief executive officer of the Authority selected under Section 4.16 of these Articles.
 - 1.1.11. “Fiscal Year” means the fiscal year of the Authority, which shall begin on July 1 of each calendar year and end on June 30 of the following calendar year.
 - 1.1.12. “Genoa Township” means the Charter Township of Genoa, Livingston County, Michigan, a Michigan General township.
 - 1.1.13. “Governing Authority(ies)” means the Township Boards for the Charter Township of Brighton and the Charter Township of Genoa and the City Council for the City of Brighton.
 - 1.1.14. “OMA” means the Open Meetings Act, MCL 15.261 to 15.275.
 - 1.1.15. “Public Agency” means a township or city that has approved these Articles (incorporating municipality).
 - 1.1.16. “Person” means an individual, authority, corporation, limited liability company, partnership, limited partnership, firm, organization, association, joint venture, trust, governmental entity, Public Agency, or other legal entity.
 - 1.1.17. “Related Emergency Health and Safety Services” means health and other medically related services rendered in conjunction with the provision of Emergency Services.
 - 1.1.18. “Representative” means an individual serving on the Fire Authority Board appointed by a Public Agency.
 - 1.1.19. “Run - Fire” means the act of the Authority responding with 1 or more vehicles to provide Fire Services within the Service Area.
 - 1.1.20. “Run – EMS” means the act of the Authority responding with 1 or more vehicles to provide Emergency Medical Services within the Service Area.
 - 1.1.21. “Service Area” means the geographic territory of all of the Public Agencies as detailed in Exhibit A to these Articles, and any additional geographic areas inside and outside of the Public Agencies’ geographic territory to which the Authority may provide Emergency Services under a contract with a County, City, Village, Township, or Authority other than a mutual or reciprocal aid agreement or compact.
 - 1.1.22. “State” means the State of Michigan.
- 1.2. Captions and Headings.** The captions, headings, and titles in these Articles are a convenience and not intended to have any substantive meaning or be interpreted as part of these Articles.
- 1.3. Plural Terms.** A term or phrase in these Articles importing the singular number only may extend to and embrace the plural number and every term or phrase importing the plural number may be applied and limited to the singular number.

ARTICLE 2. PURPOSE

- 2.1. **Purpose.** The purpose of these Articles is to amend and restate the terms under which the Authority shall exercise the common powers, privileges, and authority of each of the Public Agencies to provide efficient and effective Emergency Services and related Emergency Health and Safety Services consistent with these Articles.

ARTICLE 3. RATIFICATION OF BRIGHTON AREA FIRE AUTHORITY

- 3.1. **Ratification and Legal Status of Authority.** The Authority is a separate legal entity for the purpose of administering and executing these Articles. The Authority is a public body corporate with powers granted under these Articles, the Act, and other applicable law. All actions taken by the Fire Authority Board under the previous Articles of Incorporation are hereby ratified.
- 3.2. **Principal Office.** The principal office of the Authority shall be at a location in the Service Area determined by the Fire Authority Board upon recommendation from the Fire Chief.
- 3.3. **Title to Authority Assets.** All property owned by the Authority is owned by the Authority as a separate legal entity and public body corporate, and no Public Agency has any ownership interest in Authority property, except as may otherwise be stated in the deeds or title documents of such property.
- 3.4. **Tax-Exempt Status.** The Public Agencies intend the activities of the Authority to be tax-exempt as governmental functions carried out by an instrumentality or political subdivision of government under Section 115 of the Internal Revenue Code of 1986, 26 USC 115, or any corresponding provisions of any future federal tax code. The Public Agencies also intend the activities of the Authority to be governmental functions carried out by a political subdivision of the State, exempt to the extent provided under State law from taxation by this State, including, but not limited to, income tax under the Income Tax Act of 1967, MCL 206.1 to 206.713, and property tax under The General Property Tax Act, MCL 211.1 to 211.157, and any successor State tax laws.
- 3.5. **Nonprofit Status.** As a governmental instrumentality within this State, the Authority may not be operated for profit. No part of any earnings of the Authority may inure to the benefit of a Person other than the Public Agencies. It is the intent of the Public Agencies that the Authority maintains its nonprofit status.
- 3.6. **Compliance with Law.** The Authority shall comply with all Federal and State laws, rules, and regulations applicable to the Authority.
- 3.7. **Relationship of the Public Agencies.** The Public Agencies agree that no Public Agency shall be responsible for the acts of the Authority or its employees, agents, and servants or of the employees, agents, and servants of any other Public Agency, whether acting separately or in conjunction with the implementation of these Articles. The Public Agencies shall only be bound and obligated under these Articles as expressly agreed to by each Public Agency and no Public Agency may otherwise obligate any other Public Agency.
- 3.8. **No Third-Party Beneficiaries.** Except as expressly provided in these Articles, these Articles do not create in any Person and is not intended to create by implication or otherwise, any direct or indirect obligation, duty, promise, benefit, right to be indemnified (such as contractually, legally, equitably, or by implication), right to be subrogated to any Public Agency's rights in these Articles, or any other right.

- 3.9. Legal Settlements.** The Authority shall not be liable for any settlement of any proceeding made without its consent.
- 3.10. Litigation Costs.** If a legal proceeding commenced by a third party, challenges the validity of these Articles or action or activity under these Articles and a Public Agency or a Protected Person of a Public Agency is named as a defendant, to the extent permitted by law, including, but not limited to, Section 28 of Article VII of the State Constitution of 1963 and Section 5 of the Act, the cost of legal representation for the Public Agency or the Protected Person shall be the responsibility of the Authority, payable from funds lawfully available to Authority. To the extent permitted by law, and from funds lawfully available to the Authority, the Authority shall defend, hold harmless, and reimburse a Public Agency or a Protected Person of a Public Agency from and against any and all costs, losses, claims, liabilities, actions, suits, proceedings, fines, expenses, payments, penalties, damages, and injuries, of whatever kind or nature, including attorneys' fees and costs, arising out of, resulting from, caused by, or associated with, or alleged to have arisen out of, resulted from, been caused by, or associated with, in whole or in part, directly or indirectly, the execution or performance of these Articles, or any acts or omissions of any Public Agency or any Person taken in connection with these Articles or their performance. The Public Agencies intend that a Public Agency and Protected Persons of a Public Agency will have no liabilities or costs of any nature in connection with these Articles other than those specifically agreed to or assumed in writing by a Public Agency. To the extent permitted by law and from funds lawfully available to the Authority, if any suit, action, or proceeding is brought against a Public Agency or any Protected Person of the Public Agency, the suit, action, or proceeding shall be defended by counsel as determined by each Public Agency. If the defense is by counsel to a Public Agency, the Authority shall pay all reasonable and necessary costs of the defense, including reasonable counsel fees, to the extent permitted by law and from funds lawfully available to the Authority. If a Public Agency determines that the Authority shall defend the Public Agency or Protected Person of the Public Agency, the Authority shall immediately assume the defense at its own reasonable and necessary cost, to the extent permitted by law and from funds lawfully available to the Authority. Notwithstanding another provision of this section, if the Authority refuses to defend a Public Agency or a Protected Person under this section, or a conflict under applicable law or rules prohibits the Authority from defending a Public Agency or a Protected Person, the Public Agency or Protected Person may retain counsel and the Authority shall be responsible for the reasonable and necessary costs and expenses of the Public Agency or Protected Person, to the extent permitted by law and from funds lawfully available to the Authority. As used in this section, "Protected Person" means a commission, council, board, commission member, council member, board member, officer, supervisor, employee, contractor, or agent of a Public Agency.

ARTICLE 4. FIRE AUTHORITY BOARD AND FIRE CHIEF

- 4.1. Fire Authority Board.** The governing body of the Authority shall be a board known as the "Fire Authority Board". Except as otherwise provided in these Articles, the Fire Authority Board shall exercise the powers of the Authority. The Fire Authority Board shall have the responsibility, authority, and right to direct on behalf of the public the functions and services performed or exercised under these Articles.
- 4.2. Composition.** The Fire Authority Board shall be composed of two members selected by the Governing Authority of each Public Agency (for a total of six members), each of whom at the time of selection and during their term of office shall be a qualified elector residing within the territorial boundaries of his or her respective incorporating municipality; and one member selected by the other six members who at the time of selection and during their term of office shall be a resident of the territorial area of the Authority at large, which member shall serve as the at-large member of the Board. A member of the Board shall not be a member of an emergency services entity of any

incorporating municipality at the time the duties of said entity are transferred to or assumed by the Authority.

- 4.3. Term of Office.** Except for the at-large member, each member shall serve for a full term of four years, beginning with the first day of January next following his or her respective appointment. The at-large member shall serve for a full term of two years, beginning with the first day of January next following his or her appointment. Each member of the Board shall qualify by taking the constitutional oath of office and filing it with the clerk of his or her respective incorporating municipality or, in the case of the at-large member, with the clerk of the City of Brighton. The members of the Board serving at the time of the adoption of these Articles shall continue to serve the remainder of their terms. Successor Board members shall be selected on or before the 15th day of December of each year that a term of office expires.
- 4.4. Representative Qualifications.** Each Representative, except for the At-Large Representative, shall be a qualified elector residing within the territorial boundaries of the Public Agency appointing the Representative for the full term of their office. A member of the Board shall not be a member or employee of any emergency service operated by the Authority.
- 4.5. Alternate Representatives.** For each Representative appointed under Section 4.2, the Governing Authority of the Public Agency appointing the Representative may appoint one Alternate Representative to, except as otherwise provided in these Articles, exercise the duties of the Representative in the place and stead of the Representative if the Representative is absent or is otherwise unable to perform his or her duties. An Alternate Representative shall meet the qualifications for a Representative under Section 4.4. Each Alternate Representative shall be appointed for a term of 1 year. Alternate Representatives may participate in meetings of the Fire Authority Board but shall not have a vote, unless acting in the place and stead of an absent Representative from their jurisdiction.
- 4.6. Vacancies.** In the event of a vacancy in a position of Representative or Alternate Representative, the vacancy shall be filled in the same manner as the original appointment for the balance of the unexpired term.
- 4.7. Removal.** A Representative or Alternate Representative appointed by a Public Agency may be removed from the Fire Authority Board, without cause and at any time, by the Governing Authority of the appointing Public Agency.
- 4.8. Officers.** The Fire Authority Board shall elect from among the serving Representatives a Chairperson, a Vice Chairperson, Secretary and Treasurer. The term of an officer of the Fire Authority Board shall be one (1) year, or until a successor is elected. The officers of the Fire Authority Board shall perform duties specified in these Articles and as otherwise determined by the Fire Authority Board. An Alternate Representative may not serve as an officer of the Fire Authority Board. Employees of the Authority shall assist the officers of the Fire Authority Board in the performance of their duties. If a vacancy arises in an officer position, the Fire Authority Board shall fill the vacancy for the remainder of the unexpired term.
- 4.9. Chairperson.** The Chairperson of the Fire Authority Board shall be the presiding officer at all meetings of the Fire Authority Board. Except as herein otherwise provided, the Chairperson shall not have any executive or administrative functions other than as a member of the Board.
- 4.10. Secretary and Treasurer.** The Secretary shall be the recording officer of the Board. The Treasurer shall be custodian of the funds of the Authority and shall give to it a bond conditioned upon the faithful performance of the duties of his or her office. All moneys shall be deposited in an insured financial institution to be designated by the Board, and all checks or other forms of withdrawal therefrom shall be signed by two persons, which persons shall be the Secretary, the Treasurer or

the chief administrative employee of the Authority, or their respective written designees. All authorized signatories shall give a bond conditioned upon the faithful execution of their duties as signatories. The Fire Authority Board may hire or contract with persons to assist Fire Authority Board Secretary and Treasurer in the performance of their duties.

- 4.11. Officer Absences.** In the event of an absence or inability of any officer of the Fire Authority Board to perform the duties of his or her position as an officer, the Fire Authority Board may designate another Representative to temporarily assume the duties of the officer position as an acting officer. But, in the event of the absence or inability of the Chairperson to perform his or her duties as Chairperson, the Vice-Chairperson shall serve as the acting Chairperson.
- 4.12. Meetings.** The Fire Authority Board shall hold regular monthly meetings or at other intervals as is agreed to by the Fire Authority Board, however, in no event shall meetings be held less frequently than once every 3 months. Each meeting shall be held at a time, date, and place determined by the Fire Authority Board. Officers of the Fire Authority Board shall be elected at the first meeting of each calendar year. The Fire Authority Board also may hold special meetings as deemed necessary by the call of the Chairperson or by any three (3) Representatives and at any special meeting, a minimum of one board representative from each Public Agency shall be present. Meetings of the Fire Authority Board shall comply with the Michigan Open Meetings Act, 15.261 et seq., as amended (“OMA”). Public notice of the time, date, and place of Fire Authority Board meetings shall be given in the manner required by the OMA. Notice of meetings of the Fire Authority Board also shall be posted in the locations for the posting of public notices at the principal office of the Authority and at the principal office of each Public Agency.
- 4.13. Quorum and Voting.** Four or more Representatives constitutes a quorum for the transaction of business by the Fire Authority Board, including any Alternative Representatives acting on behalf of a Representative. Except as otherwise provided for in these Articles, when a quorum is present, the Fire Authority Board may act only by a majority vote of the members present, including any Alternate Representatives acting on behalf of a Representative. Each Representative shall have 1 vote, including any Alternative Representative acting for a Representative. Representatives and Alternate Representatives shall not engage in proxy voting.
- 4.14. Ethics and Conflicts of Interest.** Representatives, Alternate Representatives, officers, and employees of the Authority shall conduct themselves ethically, at a minimum complying with standards provided for public officers and employees under MCL 15.341 to 15.348, as amended. The Fire Authority Board may adopt additional and/or more detailed ethics policies. Representatives, Alternate Representatives, officers, and employees of the Authority shall be deemed to be public servants under MCL 15.321 to 15.330, as amended and are subject to any other applicable laws with respect to conflicts of interest, including the Incompatible Public Office Act, MCL 15.181 et seq. as amended. The Fire Authority Board shall establish policies and procedures requiring disclosure of relationships that may give rise to conflicts of interest.
- 4.15. Compensation.** The members of Fire Authority Board shall be compensated at the rate provided in the budget for the Authority for each fiscal year. Each member of the Board shall be entitled to reimbursement for all expenditures made by him or her in carrying out official duties as may be approved by the Board and to the extent authorized by the budget for the Authority for each Fiscal Year.

4.16. Fire Chief.

- 4.16.1. The Fire Authority Board shall appoint a Fire Chief to administer all programs, funds, personnel, facilities, contracts, and all other administrative functions of the Authority, subject to oversight by the Fire Authority Board and in compliance with the provisions of these Articles.
- 4.16.2. The Fire Chief shall receive compensation as determined by the Fire Authority Board. All terms and conditions of the Fire Chief's employment, including length of service, shall be specified in a written contract between the Fire Chief and the Fire Authority Board, provided that the Fire Chief shall serve at the pleasure of the Fire Authority Board.
- 4.16.3. The Fire Chief or designee shall report to the Fire Authority Board at meetings of the Fire Authority Board and to the Chairperson of the Fire Authority Board between meetings of the Fire Authority Board.

- 4.17. Oath of Office.** The Representatives, Alternate Representatives, and the Fire Chief, prior to entering upon the duties of office, shall take and subscribe to the constitutional oath of office under Section 1 of Article XI of the State Constitution of 1963. The oath of office shall be filed with the Secretary.

**ARTICLE 5.
POWERS OF THE AUTHORITY**

- 5.1. Common and Shared Powers.** The Authority shall have all powers granted to the Authority pursuant to the Act 57. The enumeration of a power, privilege, or authority in these Articles shall not be construed as limiting the powers, privileges, or authorities of the Authority. In carrying out its purposes, the Authority may perform, or perform with any Person, as applicable, any power, privilege, or authority relating to Emergency Services, as that term is defined in Act 57, that the Public Agencies share in common and that each might exercise separately to the fullest extent permitted by Act 57, including, but not limited to, all of the following:

- 5.1.1. Preventing, extinguishing and investigation of fires.
- 5.1.2. Purchasing and providing suitable vehicles and equipment for the extinguishment of fires rescues and other equipment to fulfill the mission of the Authority.
- 5.1.3. Erecting and maintaining buildings for the keeping of vehicles and equipment.
- 5.1.4. Employing command staff, fire fighters, fire safety inspectors, and other personnel.
- 5.1.5. Operating or furnishing ambulance and rescue services, including, but not limited to, emergency medical services and rescue and ambulance services.
- 5.1.6. Adopting rules or regulations governing the internal administration and functioning of the Authority.
- 5.1.7. Enforcing ordinances and regulations for fire protection, for fire safety, to prevent fires, to suppress fires, or to provide for the storage and handling of combustible, explosive, or other hazardous substances.
- 5.1.8. Collecting fees for the provision of Emergency Services and other applicable services provided by the Authority.

- 5.1.9. Investigating Emergency Services requirements, needs, and programs within or without the Service Area of the Authority and cooperating with appropriate governmental authorities regarding the investigations.
- 5.1.10. Entering into mutual aid or reciprocal aid agreements or compacts.
- 5.1.11. Entering into interlocal agreements with other municipalities pursuant to the Urban Cooperation Act of 1967, MCL 124.501 to 124.512.
- 5.1.12. Exercising the authority of a Township and a City under the Fire Prevention Code, MCL 29.1 to 29.4
- 5.1.13. Levying tax on all taxable property within the limits of the Authority.
- 5.1.14. Adopting ordinances and regulations:
 - A. For fire protection, for fire safety, to prevent fires, to suppress fires, or to provide for the storage and handling of combustible, explosive, or other hazardous substances within the Service Area.
 - B. Authorizing the imposition and collection of fees for the provision of Emergency Services.
- 5.1.15. Recommending for adoption by the Governing Authority of each of the Public Agency's ordinances and regulations:
 - A. For fire protection, for fire safety, to prevent fires, to suppress fires, or to provide for the storage and handling of combustible, explosive, or other hazardous substances.
 - B. Authorizing the imposition and collection of fees for the provision of Emergency Services.
- 5.1.16. Entering into a contract for Emergency Services to be provided by the Authority to any other County, City, Township, or Authority. The fees and charges for services provided in the contract shall not be required to be the same as the fees and charges incurred by a Public Agency for comparable services under these Articles. Charges and fees specified in a contract shall be subject to increase by the Authority, as necessary, in order to provide funds to meet the obligations of the Authority. The Authority also may enter into a contract for Emergency Services to be provided to the Authority by any other emergency services provider.
- 5.2. Sale of Real Property.** Absent the approval by resolution of the Governing Authority of the Public Agency in which the real property is located, the Fire Authority shall have no right to sell any of the real property owned by the Fire Authority that is located within any of the Public Agencies unless the funds from the sale are used for a replacement building to be used at a minimum for the same purpose in the same Public Agency, in which event a simple majority vote of the Fire Authority Board is all that is required.
- 5.3. Limitation on Binding Public Agencies.** The Authority shall not have the power to bind a Public Agency or to create debts, liabilities, or obligations of a Public Agency, unless otherwise specifically agreed to by the Public Agency.

- 5.4. No Waiver of Governmental Immunity.** The Public Agencies agree that no provision of these Articles are intended, nor shall they be construed, as a waiver by any Public Agency of any governmental immunity or exemption provided under the Act or other law.

ARTICLE 6. MANNER AND METHOD FOR EXERCISE OF COMMON POWER

- 6.1. Funding,** The Fire Authority shall be funded in accordance with Act 57. The primary funding shall be through a tax levy by the Authority in accordance with Act 57.
- 6.2. Financial Support by Public Agencies.** Upon failure of a millage as a primary means of funding, the Authority will establish a revised budget that is approved by the Governing Authority of the Public Agencies. The funding provided for the revised budget shall be proportionally funded by the Public Agencies based on the existing taxable value of each community.
- 6.3. Employees.** The Authority shall function as the employer of the employees of the Authority and have the responsibility, authority, and right to manage and direct the employees.
- 6.4. Real Property.** Real property, including, but not limited to, fire buildings and fixtures, owned on the Effective Date by a Public Agency or constructed after the Effective Date by a Public Agency shall remain the real property of the Public Agency, unless transferred by legal instrument to the Authority. For real property owned by a Public Agency and used by the Authority in the exercise of common powers under these Articles, the Authority shall enter into a lease or other agreement with the Public Agency that provides for financial contribution by the Authority for the purpose of paying costs to the Public Agency associated with the operation, maintenance, and repair of the real property, including, but not limited to, electricity, water, heating, ventilation, air conditioning, insurance, roofing, eave troughs, garage doors and openers, sidewalks, gardens, and driveways. The Authority's financial contribution shall be calculated based upon the Authority's percentage of usage of the real property. For real property of a Public Agency to be used by the Authority beginning on the Effective Date, a lease or other agreement shall be completed within 90 days of the Effective Date.
- 6.5. Acts and Omissions.** Except as otherwise explicitly provided in these Articles, it is the intent of the Public Agencies that liability for acts or omissions of a Public Agency prior to the Effective Date shall remain with a Public Agency and not be transferred, assigned, or assumed by the Authority. The Authority shall only be liable for its own acts or omissions that occur after the Effective Date and the Public Agencies shall not be liable for any acts or omissions of the Authority.

ARTICLE 7. INSURANCE

- 7.1. Insurance.** The Authority, as independent governmental agency, shall maintain liability, casualty and such other insurance as is required by law or deemed appropriate by the Fire Authority Board.

ARTICLE 8. BOOKS, RECORDS, AND FINANCES

- 8.1. Authority Records.** The Authority shall keep and maintain at the principal office of the Authority all documents and records of the Authority. The records of the Authority, which shall be available to the Public Agencies, shall include a copy of these Articles and any amendments to these Articles. The records and documents shall be maintained until termination of these Articles and shall be transmitted to any successor entity.
- 8.2. Freedom of Information Act.** The Authority shall be subject to and comply with the Freedom of Information Act, MCL 15.231 to 15.246.
- 8.3. Uniform Budgeting and Accounting Act.** The Authority shall be subject to and comply with the Uniform Budgeting and Accounting Act, MCL 141.421 to 141.440a. Unless otherwise designated by the Fire Authority Board, the Fire Chief shall serve as the Chief Administrative Officer of the Authority. The Fire Authority Board shall approve all budgets and budget amendments for the Authority for each Fiscal Year.
- 8.4. Annual Budget.** Each Fiscal Year, the Fire Chief shall prepare a proposed operating and capital budget reflecting the projected revenues and projected expenditures of the Authority for the next Fiscal Year. The budget prepared by the Fire Chief shall be submitted to the Fire Authority Board for review and adoption. The Fire Authority Board shall give final approval of the annual budget for the next Fiscal Year (commencing on the first day of July) no later than May 31 of each year.
- 8.5. Purchases.** All major purchases and contracts, of any kind or nature, to be defined by the Fire Authority Board and documented in Board minutes, must be approved by a majority vote of the Fire Authority Board.
- 8.6. Deposits and Investments.** The Authority shall deposit and invest money of the Authority, not otherwise employed in carrying out the purposes of the Authority, in accordance with an investment policy established by the Fire Authority Board consistent with laws and regulations regarding investment of public funds.
- 8.7. Disbursements.** Disbursements of money by the Authority shall be in accordance with the annual budget adopted by the Fire Authority Board, consistent with any guidelines recommended by the Fire Chief and approved by the Fire Authority Board, and also shall be in accordance with applicable law. All checks or other forms of withdrawal on any account of the Authority shall be signed or approved by two individuals authorized by the Fire Authority Board.
- 8.8. Financial Statements and Reports.** The Authority shall prepare, or cause to be prepared, at its own expense, annual audited financial statements (balance sheet, statement of revenue and expense, statement of cash flows, and changes in fund balance). The financial statements shall be prepared in accordance with generally accepted accounting principles and shall be accompanied by a written opinion of an independent certified public accounting firm. A copy of the annual financial statement and report shall be filed with the Michigan Authority of Treasury, made available to each of the Public Agencies, and posted on a publicly accessible internet website.
- 8.9. Audit.** An audit of the Authority's funds may be made annually by an accounting firm chosen by the Board. Complete financial records shall be kept by the Board and shall be available for inspection by interested Public Agencies in the office of the secretary of the Board during regular office hours. Such audit shall be performed in accordance with generally accepted auditing standards and shall include tests of accounting records, and such other auditing procedures as deemed appropriate by the auditor. If an audit is performed, the Board shall submit to each Public Agency hereto an audit statement to include the expression of the auditor's opinion on whether the

financial statements present fairly the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles consistently applied.

ARTICLE 9. TERMINATION

9.1. Withdrawal.

- 9.1.1. Any Public Agency may withdraw from these Articles by notifying each of the other Public Agencies and the Authority prior to commencement of the next Fiscal Year. A withdrawal is not effective until the end of the Fiscal Year following the Fiscal Year in which notice was provided.
- 9.1.2. A Public Agency that withdraws from these Articles shall remain liable for its portion of the debts and liabilities of the Authority incurred while a Public Agency to these Articles in accordance with Section 11 of Act 57, MCL 124.611, as amended.
- 9.1.3. Real Property owned by the Authority in the jurisdiction of a withdrawing Public Agency and Personal Property owned by the Authority in the possession of a withdrawing Public Agency (or in the possession of personnel who will no longer remain with the Authority after the withdrawal of the Public Agency) shall be returned to the Authority before the withdrawal becomes effective.
- 9.1.4. Subject to any deed restrictions or previous conditions of transfer, Real Property owned by the Authority in the jurisdiction of a withdrawing Public Agency shall be returned to the withdrawing Public Agency if requested by the withdrawing Public Agency before the withdrawal becomes effective. The withdrawing Public Agency shall return any purchase price paid by the Authority to obtain the real property along with the depreciated value of any capital improvements made to the property less its portion of the contributions to the capital improvements costs.
- 9.1.5. A withdrawing Public Agency shall not be entitled to the return of, or any credit for, any personal property or money transferred or paid to the Authority by the withdrawing Public Agency.

9.2. Effect of Withdrawal. The withdrawal of a Public Agency shall neither terminate nor have any effect upon the provisions of these Articles as long as two (2) Public Agencies remain as Public Agencies to these Articles.

9.3. Expulsion.

- 9.3.1. If a Public Agency fails to comply with these Articles or the policies of the Authority, the Public Agency may be expelled from the Authority by resolution approved by at least 4/5^{ths} of the Representatives on the Fire Authority Board, including any Alternate Representatives serving on behalf of a Representative and subject to ratification by 2/3^{ds} of the Governing Authorities of the Public Agencies. Before adopting an expulsion resolution, the Fire Authority Board first shall notify a Public Agency of its potential expulsion, state the reasons for the potential expulsion, which shall only be for cause, and request compliance by the Public Agency with the Public Agency's obligations under these Articles. An expulsion resolution shall provide for a cure period of not less than 90 days and shall include an effective date for the expulsion if a Public Agency does not timely cure its noncompliance. A Public Agency subject to expulsion has all rights and remedies under the law to challenge the reasons for expulsion, including seeking declaratory relief by a court of competent jurisdiction. If a Public Agency subject to expulsion seeks such

remedies, expulsion shall not be effective until resolved by court order. An expelled Public Agency is obligated to pay contributions accrued as of the effective date of the expulsion. An expelled Public Agency shall have the same rights as a withdrawing Public Agency, as set forth in Article 9.

- 9.3.2. If, however, a Public Agency fails to comply with these Articles by failing to pay its financial obligation when due and such failure continues for four (4) months, within that four (4) month period, said Public Agency is suspended from the Authority. If, however, the defaulting Public Agency cures the breach by paying all amounts owed with interest, the Public Agency shall be reinstated as a full member with all rights and privileges accorded thereto.
- 9.3.3. A Public Agency that is expelled from the Authority shall be treated as if it has withdrawn from the Authority and shall be subject to all of the provisions of Article 9, above.
- 9.4. Termination.** The Authority may be terminated by a concurrent resolution adopted by a majority of the Governing Authorities of the Public Agencies. Before termination is effective, all outstanding indebtedness of the Authority shall be paid.
- 9.5. Disposition upon Termination.** As soon as possible after termination of these Articles, the Authority shall wind up its affairs as follows:
- 9.5.1. All of the Authority's debts, liabilities, and obligations to its creditors and all expenses incurred in connection with the termination of the Authority and distribution of its assets shall be paid first.
- 9.5.2. If cash assets are insufficient to pay all debts, liabilities, and obligations, the shortfall shall be paid first by selling any personal property of the Authority and applying the proceeds of the sale to cover any shortfall. If the sale of the personal property of the Authority is insufficient to pay all debts, liabilities, and obligations, the Public Agencies shall be liable for paying such shortfall according to their funding ratios.
- 9.5.3. Other than real property, the remaining assets of the Authority shall be distributed by the Fire Authority Board to the Public Agencies, by calculating each Public Agency's proportionate distribution in the same manner by which the proportion of debts and obligations of a withdrawing Public Agency are determined by their funding ratios.
- 9.5.4. Title to all real property owned by the Authority shall be transferred to the Public Agency in which the real property is located.
- 9.5.5. Upon termination of the Authority, an employee of the Authority who performs Emergency Services in the jurisdiction of a Public Agency following the termination shall be protected in relation to that Public Agency to the same extent as employees of a Public Agency are protected in relation to the Authority under Section 10 of Act 57 (MCL 124.610) as amended.
- 9.6. Termination by the Fire Authority.** In the event the Fire Authority shall cease to use any of the real properties for Emergency Services or Related Emergency Health and Safety Services, and such use is discontinued for longer than thirty (30) consecutive days, the Fire Authority shall be considered to have abandoned the use of this real property and that real property shall revert to the municipality in which that real property is located, with no consideration paid to the Fire Authority. The municipality shall be entitled to exercise this right by delivering to the Fire Authority written notice by certified mail of its intent to exercise its right of reverter ("Exercise Notice"). Upon delivery of a valid Exercise Notice, the Fire Authority shall, within thirty (30) calendar days of the

municipality delivering the Exercise Notice, the Fire Authority shall deliver to the municipality an executed quit claim deed, in recordable format for Livingston County, conveying fee simple title in the real property to the municipality, for the full consideration of less than One Hundred Dollars (\$100.00). This clause shall be considered supplemental and shall not be construed to impair any Public Agency's right of reverter in any deed or other evidence of title.

**ARTICLE 10.
MISCELLANEOUS**

- 10.1. Review of Articles.** These Articles shall be reviewed by the Governing Authority of the Public Agencies no less than once every ten (10) years or sooner if the majority of the Governing Authorities so desire.
- 10.2. Due Execution of these Articles.** Each Public Agency shall duly execute not less than 3 copies of these Articles, each of which, taken together, is an original but all of which constitute 1 instrument.
- 10.3. Public Purpose and Governmental Function.** The powers, duties, rights, obligations, functions, and responsibilities of the Authority constitute essential public purposes and governmental functions.
- 10.4. Non-impairment.** Nothing in these Articles authorizes the impairment of a deed, bond, note, security, or uncontested legal obligation of a Public Agency.
- 10.5. Notices.** Any and all correspondence or notices required, permitted, or provided for under these Articles to be delivered to any Public Agency shall be sent to that Public Agency by first class mail and by electronic mail. All written notices shall be sent to each Public Agency's signatory to these Articles, or his or her successor. All correspondence shall be considered delivered to a Public Agency as of the date that the notice is deposited with sufficient postage with the United States Postal Service. A notice of withdrawal shall be sent via certified mail to the address included with each Public Agency's signature to these Articles.
- 10.6. Severability of Provisions.** If any provision of these Articles, or their application to any Person, Public Agency, or circumstance, is invalid or unenforceable, the remainder of these Articles and the application of that provision to other Persons or circumstances and to the remaining Public Agencies is not affected but will be enforced to the extent permitted by law, it being the intent of the remaining Public Agencies to continue to agree to the substantive provisions of these Articles and to implement the Articles.
- 10.7. Governing Law.** These Articles are made and entered into in this State and shall in all respects be interpreted, enforced, and governed under State law without regard to the doctrines of conflict of laws. The language of all parts of these Articles shall in all cases be construed as a whole according to their fair meaning and not construed strictly for or against any Public Agency.
- 10.8. Resolution of Disputes.** In the event of any dispute, claim, question, or disagreement arising from or relating to these Articles or the breach of these Articles, the Public Agencies shall use their best efforts to settle the dispute, claim, question, or disagreement. To this effect, the Public Agencies shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to the Public Agencies. If the Public Agencies do not reach a solution within 90 days, then the Public Agencies shall attempt to settle the dispute in non-binding mediation before a third-Public Agency mediator acceptable to all Public Agencies at a mutually agreeable time and place, with the involved Public Agencies equally sharing the costs of mediation. Any Public Agency may initiate mediation by giving the other Public Agencies 14 days' notice. In the event the Public Agencies are still unable to resolve a dispute

arising under or related to these Articles, the dispute shall be submitted to the courts of the State in Livingston County.

10.9. Amendment. These Articles may be amended, or an alternative form of these Articles adopted only upon written agreement of all Public Agencies. Any subsequent agreement or contract among the Public Agencies that is inconsistent with these Articles shall be considered as an amendment to the Articles and be approved as provided in the Act by the Governing Authorities of the Public Agencies. Any amendment to allow the participation in the Authority by another Public Agency as a Public Agency will be completed in a manner consistent with the Act.

10.10. Effective Date. These Articles are effective on the Effective Date.

ENDORSEMENTS ON THE FOLLOWING PAGE

The foregoing Articles of Incorporation were adopted by the Township Board of the Charter Township of Genoa, Livingston County, Michigan, at a meeting duly held on the _____ day of _____, 20____ of said Township Board, certified below by the Supervisor and Clerk of said Township.

GENOA TOWNSHIP

Dated: _____, 20__

By:
Its: Township Supervisor

Dated: _____, 20__

By:
Its: Township Clerk

The foregoing Articles of Incorporation were adopted by the Township Board of the Charter Township of Brighton, Livingston County, Michigan, at a meeting duly held on the _____ day of _____, 20____ of said Township Board, certified below by the Supervisor and Clerk of said Township.

BRIGHTON TOWNSHIP

Dated: _____, 20__

By:
Its: Township Supervisor

Dated: _____, 20__

By:
Its: Township Clerk

The foregoing Articles of Incorporation were adopted by the City Council of the City of Brighton, Livingston County, Michigan, at a meeting duly held on the _____ day of _____, 20____ of said City Council, certified below by the Mayor and Clerk of said City.

CITY OF BRIGHTON

Dated: _____, 20__

By:
Its: Mayor

Dated: _____, 20__

By:
Its: City Clerk

EXHIBIT A

AUTHORITY SERVICE AREA

- 1. City of Brighton -the entire geographic area of the City of Brighton.
- 2. Genoa Township – the entire geographic area of the Township of Genoa.
- 3. Brighton Township – the entire geographic area of the Township of Brighton.

ARTICLES OF INCORPORATION
OF THE
BRIGHTON AREA FIRE AUTHORITY

THESE ARTICLES OF INCORPORATION are adopted by the City of Brighton, the Township of Genoa and the Township of Brighton, each a municipal corporation located in the County of Livingston, State of Michigan, for the purpose of creating, establishing and incorporating an authority under and pursuant to the provisions of Act 57, Public Acts of Michigan, 1988, as amended.

ARTICLE I

NAME AND OFFICE

The name of this Authority shall be and is the "Brighton Area Fire Authority," hereinafter sometimes referred to as the "Authority." The principal office of the Authority shall be located at 615 West Grand River, Brighton, Michigan, or at such other location as may be designated by the Board (as defined in Article VIII herein).

ARTICLE II

DEFINITIONS

The terms "authority," "emergency services," "incorporating municipality," "municipal emergency services," and "municipality," as used in these Articles of Incorporation shall be as now or hereafter defined in Section 1 of Act 57.

Other terms shall have such meaning as may be specified in the various provisions of these Articles of Incorporation.

ARTICLE III

INCORPORATING MUNICIPALITIES

The incorporating and creating municipalities of this Authority are the City of Brighton, the Township of Genoa and the Township of Brighton in the County of Livingston, Michigan, which are hereby designated as the "incorporating municipalities."

ARTICLE IV

PURPOSE

The purpose of this Authority shall be and is to provide fire protection and other emergency health and safety services in accordance with the authorization contained in Act 57, Public Acts of Michigan, 1988, as amended ("Act 57"). The Authority may provide such services within or without its jurisdiction described in Article V hereof as may be authorized pursuant to contract with the Authority by any municipality in accordance with Act 57.

ARTICLE V

POWERS

This Authority shall be a body corporate with power to sue or to be sued in any court in the State of Michigan. Its jurisdiction shall include all of the total territory embraced within the corporate boundaries of its incorporating municipalities as now constituted or as hereafter expanded through annexation, consolidation or change of municipal identity. The Authority shall possess all of the powers now or hereafter granted by Act 57, or by any other applicable statute of the State of Michigan and by these Articles, and those incident thereto. In addition, it shall possess all powers necessary to carry out its purposes and those incident thereto. The enumeration of any powers herein shall not be construed as a limitation upon its general powers unless the context shall clearly indicate otherwise. The Authority may adopt a corporate seal,

and may alter the seal, and use it by causing it or a facsimile thereof to be affixed, impressed, or reproduced in any other manner.

ARTICLE VI

TERM

This Authority shall continue in existence perpetually or until dissolved pursuant to Article XX hereof.

ARTICLE VII

FISCAL YEAR

The fiscal year of the Authority shall commence on the first day of July in each year and shall end on the 30th day of June of the next year.

ARTICLE VIII

GOVERNING BOARD

The Authority shall be directed and governed by a seven-member Board of Trustees, known as the "Brighton Area Fire Authority Board," and hereinafter sometimes referred to as the "Board," which shall be made up of two members selected by the governing body of each incorporating municipality (for a total of six members), each of whom at the time of selection shall be a qualified elector residing within the territorial boundaries of his or her respective incorporating municipality; and one member selected by the other six members who at the time of selection shall be a resident of the territorial area of the Authority at large, which member shall serve as the at-large member of the Board. Except for the at-large member, each member after the first Board shall serve for a full term of four years, beginning with the first day of January next following his or her respective appointment. The at-large member shall serve for a full term of two years, beginning with the first day of January next following his or her

appointment. Each member of the Board shall qualify by taking the constitutional oath of office and filing it with the clerk of his or her respective incorporating municipality or, in the case of the at-large member, with the clerk of the City of Brighton. The members of the first Board shall be selected within twenty (20) days after the effective date of the incorporation of this Authority and the terms thereof shall be staggered as follows: the members selected by the governing body of the City of Brighton shall serve for initial terms of office expiring December 31, 2001; the members selected by the governing body of the Township of Brighton shall serve for initial terms of office expiring December 31, 2002; the members selected by the governing body of the Township of Genoa shall serve for initial terms of office expiring December 31, 2003; and the at-large member shall serve for an initial term of office expiring December 31, 2001. Successor Board members shall be selected on or before the 15th day of December of each year that a term of office expires.

A member of the Board shall not be a member of an emergency services entity of any incorporating municipality at the time the duties of said entity are transferred to or assumed by the Authority. A member of the Board shall not be a member or employee of any emergency service operated by the Authority.

Within thirty (30) days after the effective date of the incorporation of the Authority, the members of the first Board shall qualify by taking the constitutional oath of office and shall meet for the purpose of organization. At such organizational meeting, the Board shall select a Chairperson, a Vice Chairperson and a Secretary, each of whom shall be a member of the Board, and a Treasurer, who may or may not be a member of the Board. At such organization meeting, the Board may also select an Assistant Secretary and an Assistant Treasurer, each of whom shall not be a member of the Board. Such officers shall serve until the organizational meeting of the following year, which shall be held annually on the second Monday of January of each year, or until their respective successors shall be selected and qualify. No selection to the Board and no

selection of an officer of the Board shall be deemed to be invalid because it was not made within or at the time specified in these Articles. Any Board member may be removed at any time for cause or without cause by action of the governing body of the incorporating municipality that such Board member represents; provided, however, that the at-large member may be removed at any time for cause or without cause by action of the other six Board members.

ARTICLE IX

COMPENSATION

The members of the Board shall be compensated at the rate provided in the budget for the Authority for each fiscal year. Each member of the Board shall be entitled to reimbursement for all expenditures made by him or her in carrying out official duties as may be approved by the Board and to the extent authorized by the budget for the Authority for each fiscal year. The Assistant Secretary or the Assistant Treasurer, if any, shall be construed to be a member of the Board even though he or she may not in fact be a member of the Board, for purposes of this Article.

ARTICLE X

VACANCY

In the event of a vacancy on the Board other than the at-large member, the governing body of the incorporating municipality selecting such representative shall fill the vacancy for the unexpired term as expeditiously as possible and in no event to exceed ninety (90) days from the date such vacancy occurs. In the event of a vacancy in the office of the at-large member, the other six members of the Board shall fill the vacancy for the unexpired term as expeditiously as possible and in no event to exceed ninety (90) days from the date such vacancy occurs. In the event of a vacancy in any office of the Board, such vacancy shall be filled by the Board for the unexpired term. In the case of the temporary absence or disability of any officer, the Board may

appoint some person temporarily to act in his or her stead except that in the event of the temporary absence or disability of the Chairperson, the Vice Chairperson shall so act.

ARTICLE XI

MEETINGS

Meetings of the Board shall be held as required and at least quarterly at such time and place as shall be prescribed by resolution of the Board. Each member of the Board shall have one vote. Special meetings of the Board may be called by the Chairperson or any four members thereof, by serving written notice of the time, place and purpose thereof, upon each member of the Board, personally, or by leaving it at his or her place of residence at least twenty-four (24) hours prior to the time of such meeting, or by depositing the same in a United States Post Office or mail box within the limits of the Authority, at least seventy-two (72) hours prior to the time of such meeting, enclosed in a sealed envelope properly addressed to such member at his or her home or office address with postage fully prepaid. Any meeting of the Board shall be held, and any notice therefor shall be given, in accordance with the provisions of Act 267, Public Acts of Michigan, 1976, as amended. Any member may waive notice of any special meeting either before or after the holding thereof. At least a majority of the members of the Board shall be required for a quorum. The Board shall act by motion, resolution or ordinance. A vote of the majority of the members of the Board who are present at any meeting at which a quorum is present and who are authorized to vote on such matters shall be sufficient for passage.

The Board shall have the right to adopt rules governing its procedure which are not in conflict with the terms of any statute of the State of Michigan or of these Articles of Incorporation. The Board shall keep a journal of its proceedings, which journal shall be signed by the Chairperson and open to the public. All votes shall be "Yes" and "No," provided that where the vote is unanimous, it shall only be necessary to so state.

ARTICLE XII

BOARD AND OFFICER DUTIES

The Chairperson of the Board shall be the presiding officer thereof. Except as herein otherwise provided, the Chairperson shall not have any executive or administrative functions other than as a member of the Board. In the absence or disability of the Chairperson, the Vice Chairperson shall perform the duties of the Chairperson. The Secretary shall be the recording officer of the Board. The Treasurer shall be custodian of the funds of the Authority and shall give to it a bond conditioned upon the faithful performance of the duties of his or her office. All moneys shall be deposited in a bank or banks, to be designated by the Board, and all checks or other forms of withdrawal therefrom shall be signed by two persons, which persons shall be the Secretary, the Treasurer or the chief administrative employee of the Authority, or their respective written designees. All authorized signatories shall give a bond conditioned upon the faithful performance of the prescribed duties. The cost of such bonds shall be paid by the Authority. The officers of the Board shall have such other powers and duties as may be conferred upon them by the Board and Act 57.

The Board shall prepare a proposed annual operating and capital budget reflecting the projected revenues and projected expenditures of the Authority for the next fiscal year beginning July 1. The Board shall adopt the proposed budget by a majority vote of the members of the Board in such a manner as to assure submission of the adopted tentative budget to the incorporating municipalities by no later than January 1 of each year. After the submission of the proposed budget to the governing body of each incorporating municipality, the Board shall give final approval to the Authority budget for the next fiscal year; provided, however, that the approval of not less than five Board members shall be required for any budget that reflects a total budget amount that is 10% or more greater than the total amount of the then-current budget.

The accounting and budgeting practices of the Authority shall conform with standard accounting practices, the Uniform Budgeting and Accounting Act, Act 2, Public Acts of Michigan, 1968, as amended, and all other applicable provisions of law. Not later than January 1 of each year, commencing January 1, 2001, the Authority shall prepare and submit to each incorporating municipality a five-year capital improvement plan for the five-year period commencing with the July 1 immediately succeeding each such January 1.

ARTICLE XIII

PROPERTY

The Authority shall possess all the powers necessary to carry out the purposes thereof and those incident thereto. It may acquire property by purchase, lease, gift, devise or condemnation, either within or without its corporate limits, and may hold, manage, control, sell, exchange or lease such property. For the purpose of condemnation, it may proceed under the provisions of Act 149, Public Acts of Michigan, 1911, as now or hereafter amended, Act 87, Public Acts of Michigan, 1980, as now or hereafter amended, or any other appropriate statute.

ARTICLE XIV

CONTRACTS TO PROVIDE EMERGENCY SERVICES

The Authority may enter into a contract with any incorporating municipality for the provision of emergency services in the incorporating municipality, as authorized and provided in Act 57. The Authority may also enter into contracts with a city, village or township that is not an incorporating municipality for the provision of emergency services, as authorized and provided in Act 57. No contracts shall be for a period exceeding thirty (30) years.

ARTICLE XV

TRANSFER OF MUNICIPAL EMERGENCY SERVICES

An incorporating municipality may transfer any municipal emergency service to the Authority by contract.

ARTICLE XVI

FINANCING THE AUTHORITY

A. Financial Contribution From Each Incorporating Municipality.

The incorporating municipalities shall be responsible for the payment of the Authority's total budget amount, excluding projected revenues received or to be received from sources other than the incorporating municipalities, in the following percentages:

City of Brighton	40%
Township of Brighton	40%
Township of Genoa	20%

Each incorporating municipality shall pay to the Authority not less than 1/4th of its total calculated financial contribution for each fiscal year on the first day of July, October, January and April of such fiscal year.

The formula set forth in this Article may be changed if approved by resolution of the governing bodies of the incorporating municipalities and the Board.

B. Property Tax Levy by Authority.

Subject to the terms and conditions provided in Section 12 of Act 57, the Authority may levy a tax on all of the taxable property within the limits of the Authority for the purposes provided in Act 57. Such tax, however, shall not be levied without the approval of a majority of

the registered electors residing within the limits of the Authority and qualified to vote and voting on such tax at a general or special election conducted in accordance with the provisions of Act 57.

C. Property Tax Levy by Incorporating Municipality or Municipality Granted Taxing Authority Under State Law.

Any incorporating municipality or a municipality otherwise granted taxing authority under the laws of the State of Michigan may levy a tax on all of the taxable property within the limits of the political subdivision, and appropriate, grant, or contribute the proceeds of the tax to the Authority for the purposes of Act 57 or to provide sufficient money to fulfill its contractual obligation to the Authority.

D. Other Sources of Revenue.

The sources of revenue for financing the Authority specified herein are nonexclusive. The Authority, the incorporating municipalities and any nonincorporating municipalities may provide for their respective financial contributions to the Authority from all other sources of revenue authorized by law.

ARTICLE XVII

COOPERATIVE AGREEMENTS

The Authority may enter into other agreements with any incorporating municipalities and nonincorporating municipalities, pursuant to the Urban Cooperation Act, Act 7, Public Acts of Michigan, 1967, as amended, and Act 33, Public Acts of Michigan, 1951, as amended, for purposes of, among other things, providing emergency services to such incorporating municipalities and nonincorporating municipalities and their residents and raising funds to pay for such services.

ARTICLE XVIII

FINANCING IMPROVEMENTS

The Authority may acquire, construct, purchase, improve, enlarge or extend buildings for the provision of emergency services, and the necessary sites therefor, together with appurtenant properties and facilities necessary or convenient for the effective use thereof, and furnish and equip the same.

The incorporating municipalities and nonincorporating municipalities, if any, shall take whatever action is legally necessary for the purpose of obtaining funds to finance the cost of acquiring, constructing, purchasing, improving, enlarging or extending buildings for the provision of emergency services, and the necessary sites therefor, together with appurtenant properties and facilities necessary or convenient for the effective use thereof, or furnishing or equipping the same, including, but not limited to, any and all action required to establish a joint building authority pursuant to Act 31, Public Acts of Michigan, 1948, as amended. The incorporating municipalities and nonincorporating municipalities, if any, may pledge their full faith and credit toward the repayment of any obligations incurred to obtain funds to finance the cost of the improvements described in this Article.

ARTICLE XIX

WITHDRAWAL OF INCORPORATING MUNICIPALITY

An incorporating municipality may withdraw from the Authority by resolution of the municipality's legislative body approving the withdrawal, a certified copy of which resolution shall be provided to the Board at least 12 months prior to the beginning of a new fiscal year for the Authority. Such new fiscal year shall serve as the effective date for the withdrawal.

A municipality that withdraws from the Authority shall continue to be subject to any tax levied in its jurisdiction under Section 12 of Act 57 for the duration of the period of that tax as determined pursuant to Section 12(3) of Act 57.

A municipality that withdraws from the Authority shall remain liable for a proportion of the debts and liabilities of the Authority incurred while the municipality was a part of the Authority. The proportion of the Authority's debts for which a municipality remains liable as a result of its withdrawal from the Authority shall be determined by dividing the state equalized value of the real property in the municipality by the state equalized value of all real property in the Authority on the effective date of the withdrawal.

Any property owned by the Authority, which is in the possession of the withdrawing municipality or in the possession of personnel who will no longer remain with the Authority as a result of the municipality's withdrawal from the Authority, shall be returned to the Authority before the effective date of the withdrawal. The withdrawing municipality shall not be entitled to the return of any credit for any property or money it transferred to or paid to the Authority prior to the withdrawal.

ARTICLE XX

DISSOLUTION OF AUTHORITY

The Authority may be dissolved by the concurring resolution of the governing body of each incorporating municipality of the Authority at the time of such dissolution. Prior to dissolution of the Authority any outstanding indebtedness of the Authority shall be paid. Any assets of the Authority remaining after the payment of any such outstanding indebtedness shall be distributed to the incorporating municipalities of the Authority at the time of the dissolution based upon each incorporating municipality's most recent financing contribution to the Authority, calculated pursuant to the cost-weighted formula provided in Article XVI herein.

Notwithstanding the foregoing, the Authority shall not be dissolved if such dissolution could or would operate as an impairment in any respect of any of its contractual obligations; provided, however, that the Authority may be dissolved where the outstanding indebtedness of the Authority exceeds the assets of the Authority, if the net indebtedness is assumed and paid by the incorporating municipalities then participating in the Authority based upon each incorporating municipality's most recent financing contribution to the Authority, calculated pursuant to the cost-weighted formula provided in Article XVI herein.

ARTICLE XXI

EMPLOYEES

Subject to the terms and conditions provided in Section 10 of Act 57, the Authority may employ such personnel and employees as it may consider desirable and may retain from time to time the services of attorneys, accountants, and other consultants as the Authority considers necessary to carry out the purpose of the Authority.

Employees of a municipal emergency service whose duties are transferred to the Authority shall be given comparable positions of employment with the emergency service established by the Authority, and shall maintain their seniority status and all benefit rights of the position held with the municipal emergency service before such transfer, subject to the exceptions and provisions of Section 10 of Act 57. The Authority shall have all of the powers provided by Section 10 of Act 57, and be subject to all of the provisions, restrictions, and limitations therein with respect to employment.

ARTICLE XXII

AUDIT

The Board shall cause an annual audit to be made of the books, records and financial transactions of the Authority by a certified public accountant. Three copies of the audit report prepared by the certified public accountant shall be furnished to each incorporating municipality. The books and records of the Authority shall be open for inspection by any incorporating municipality at all reasonable times.

ARTICLE XXIII

FEDERAL OR STATE GRANTS IN AID

The Authority shall have the power to apply for and accept grants, loans, or contributions from the United States of America or any agency or instrumentality thereof, the State of Michigan or other public or private agencies; and to do any and all things necessary or desirable to secure such financial or other aid or cooperation in carrying out any of the purposes of Act 57.

ARTICLE XXIV

INVESTMENT

The Treasurer of the Authority when authorized by resolution of the Board may invest general funds of the Authority. Such investment by the Treasurer shall be made in compliance with the laws of the State of Michigan.

ARTICLE XXV

EXEMPTION FROM TAXATION

The property of the Authority shall be exempt from all taxation and assessment and no writ of attachment or writ of execution shall be levied upon the property of the Authority.

ARTICLE XXVI

PUBLICATION

These Articles shall be published once in the *Livingston County Press*, which newspaper circulates within the territory of the Authority, and in the *Brighton Argus*. One printed copy of such Articles of Incorporation, certified as a true copy thereof, with the dates and places of publication, shall be filed with the Secretary of State within thirty (30) days after the execution thereof has been completed.

The clerk of the City of Brighton, Livingston County, Michigan, is hereby designated as the person to cause these Articles to be published, certified and filed as aforesaid. In the event he or she shall be unable to act or shall neglect to act, then the clerk of any of the other incorporating municipalities shall act in his or her stead.

ARTICLE XXVII

EFFECTIVE DATE

The Authority shall become effective upon the filing of certified copies of these Articles with the Secretary of State, as provided in the preceding Article.

ARTICLE XXVIII

AMENDMENT

These Articles of Incorporation may be amended at any time so as to permit any county, city, village or township to become an incorporating municipality of the Authority, if such amendment to and the Articles of Incorporation are adopted by the legislative body of such county, city, village or township proposing to become a member, and if such amendment is adopted by the legislative body of each incorporating municipality of which the Authority is composed. Other amendments may be made to these Articles of Incorporation at any time if

adopted by the legislative body of each incorporating municipality of which the Authority is composed. Any such amendment shall be endorsed, published, and certified and printed copies thereof filed in the same manner as the original Articles of Incorporation, except that the filed and printed copies shall be certified by the recording officer of the Authority.

ARTICLE XXIX


MISCELLANEOUS

These Articles of Incorporation may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

The captions in these Articles of Incorporation are for convenience only and shall not be considered as part of these Articles of Incorporation or in any way limiting or amplifying the terms and provisions hereof.

These Articles have been adopted by the City of Brighton, the Township of Genoa and the Township of Brighton, as set forth in the following endorsements, and in witness whereof the Mayor and the City Clerk of the City of Brighton, the Supervisor and the Township Clerk of the Township of Genoa and the Supervisor and the Township Clerk of the Township of Brighton have endorsed thereon the statement of such adoption.

The foregoing Articles of Incorporation were adopted by city council of the City of Brighton, Livingston County, Michigan, at a meeting duly held on the 4 day of May, 2000.



Mayor, City of Brighton



Clerk, City of Brighton

The foregoing Articles of Incorporation were adopted by the township board of the Township of Brighton, Livingston County, Michigan, at a meeting duly held on the day of May 2, 2000.

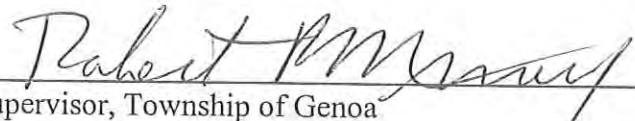


Supervisor, Township of Brighton



Clerk, Township of Brighton

The foregoing Articles of Incorporation were adopted by the township board of the Township of Genoa, Livingston County, Michigan, at a meeting duly held on the day of May 1, 2000.



Supervisor, Township of Genoa



Clerk, Township of Genoa

GENOA CHARTER TOWNSHIP BOARD

**HEREBY PRESENTS RESOLUTION NUMBER 241118 TO:
PAULETTE SKOLARUS, JEAN LEDFORD, BILL ROGERS,
TERRY CROFT, DIANA LOWE AND JEFF DHAENENS**

WHEREAS, Paulette Skolarus has served as Clerk of Genoa Charter Township for over 38 years;
and

WHEREAS, Jean Ledford has served as a Trustee for Genoa Charter Township for 28 years; and

WHEREAS, Bill Rogers has served as Township Supervisor and Terry Croft and Diana Lowe have served as Trustees of Genoa Charter Township for 8 years; and

WHEREAS, Jeff Dhaenens has served as Trustee of Genoa Charter Township for over a year; and

WHEREAS, in addition to their contributions as elected officials, they have also served as appointed officials on numerous boards, commissions and authorities including the Planning Commission (Jeff Dhaenens, Diana Lowe), Board of Review (Bill Rogers), Election Commission (Paulette Skolarus, Jean Ledford, Diana Lowe), Zoning Board of Appeals (Jeff Dhaenens, Jean Ledford, Paulette Skolarus), Brighton Area Fire Authority (Bill Rogers, Terry Croft), SEMCOG (Jean Ledford, Terry Croft, Diana Lowe, Paulette Skolarus), MHOG Water Authority (Bill Rogers), Genoa-Oceola Sewer Authority (Bill Rogers), Livingston County Economic Development Council (Bill Rogers) and Howell Parks and Recreation Authority (Diana Lowe, Terry Croft); and

WHEREAS, Genoa Charter Township appreciates their service to the Township and community.

NOW THEREFORE BE IT RESOLVED that the Genoa Charter Township Board, on behalf of its officials, staff and community does hereby express its appreciation to Paulette Skolarus, Jean Ledford, Bill Rogers, Terry Croft, Diana Lowe, and Jeff Dhaenens for their over 90 years of collective service to the Township.

Adopted this 18th day of November, 2024.

Board Correspondence

**Herbst Barns Before and After Pictures
October 24, 2024**



Rear of 40 x 50 Barn Before and After Restoration



Herbst Barns Before and After Pictures
October 24, 2024



Interior of 40 x 50 Barn Before and After Restoration



**Herbst Barns Before and After Pictures
October 24, 2024**



Front Exterior of 30 x 40 Barn to Before and After Restoration



**Herbst Barns Before and After Pictures
October 24, 2024**



Site Access and Grading Before and After Restoration



Budget to Actual Table
Updated 10/24/24

Description	Original Staff Estimate Amount	Minimum Scope	Option (New Steel, Painted Roof, Rat Wall)	Actual	Variance
Grounds					
30 Yard Dumpster	\$550	\$550	\$550	\$697	-\$147
Excavate Soil and Place Crushed Concrete	\$38,100	\$20,470	\$20,470	\$20,470	\$0
LoRea (Rental of Harley Rake)				\$535	-\$535
Additional Gravel				\$387	-\$387
Subtotal	\$38,650	\$21,020	\$21,020	\$22,089	-\$1,069
Large Pole Building					
Aluminum Soffit and Facia	\$12,000	\$19,500	\$30,475	\$30,475	\$0
Remove existing gravel floor and install 4-inch concrete floor	\$25,000	\$14,309	\$21,124	\$21,124	\$0
Install new roll up garage doors	\$20,000	\$7,190	\$7,190	\$7,590	-\$400
Power and light installation	\$7,500	\$6,327	\$6,327	\$7,634	-\$1,307
Pedestrian Door	\$2,000				
Painting Building	\$15,000	\$6,830			
Painting Roof		\$7,120	\$7,120	\$5,835	\$1,285
Security Camera	\$15,000	\$15,000	\$15,000	\$6,454	\$8,546
Subtotal	\$96,500	\$76,276	\$87,236	\$79,112	\$8,124
Small Pole Building					
Aluminum Soffit and Facia	\$10,000	\$19,500	\$30,475	\$30,475	\$0
Grade and Level Existing Floor	\$2,000				
Trim and re-hang existing doors	\$5,000				
Lean to Improvements	\$8,000				
Painting of Pole Building	\$12,000	\$6,340			
Painting Roof		\$5,875	\$5,875	\$5,835	\$40
Subtotal	\$37,000	\$31,715	\$36,350	\$36,310	\$40
Small Equipment Purchases					
Hardware, Wire, Etc.				\$809	-\$809
Project Total	\$172,150	\$129,011	\$144,606	\$138,320	\$7,095
Contingency (10%)		\$12,901	\$14,461		
Total Project Funding Request		\$141,912	\$159,067	\$138,320	\$7,095

Item	New 50' by 60' Pole Barn
Demolition & Disposal of Existing	\$25,000
Pole Barn Kit 50 x 60	\$34,000
Pole Barn Construction	\$30,000
Concrete	\$31,680
Power and Light Installation	\$7,190
Security Camera	\$15,000
Grading and Parking Area	\$20,470
Subtotal	\$163,340
Contingency	\$16,334.0
Total	\$179,674.0

	Base	With Option	Total
Republic Services	\$550	\$550	\$550
Rycam Roofing (Option Is New Steel)	\$39,000	\$21,950	\$60,950
Keider Painting	\$26,165	\$12,995	\$12,995
Concrete Construction	\$14,309	\$6,815	\$21,124
A& W Contracting	\$20,470	\$20,470	\$20,470
Security Camera Allowance	\$15,000	\$15,000	\$15,000
K&J Electric	\$6,327	\$0	\$6,327
Brighton Garage Door	\$7,190		\$7,190
Total	\$129,011		\$144,606



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

November 6, 2024

Michael D. Homier
Shareholder
Foster Swift Collins & Smith PC
1700 East Beltline, N.E., Suite 200
Grand Rapids, MI 49525-7044

Re: Challenge Michigan Public Service Commission Interpretation of PA 233

Dear Mr. Homier,

Pursuant to my authority under MCL 41.2(4) as Township Supervisor and due to the urgency of perfecting an appeal from the October 10, 2024 Order of the MPSC regarding PA 233, I authorize Foster Swift to pursue an appeal on behalf of Genoa Charter Township.

Sincerely,

Bill Rogers
Supervisor

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

Lansing
313 S. Washington Square
Lansing MI 48933

Detroit
333 W. Fort Street – Suite 1400
Detroit MI 48226

Walter S. Foster
1878-1961
Richard B. Foster
1908-1996
Theodore W. Swift
1928-2000
John L. Collins
1926-2001

Webb A. Smith - *Retired*

Charles A. Janssen
Charles E. Barbieri
Scott L. Mandel
Michael D. Sanders
Brent A. Titus
Brian G. Goodenough
Matt G. Hrebec
Deanna Swisher

Thomas R. Meagher
Douglas A. Mielock
Scott A. Chernich
Paul J. Millenbach
Dirk H. Beckwith
Brian J. Renaud
Lynwood P. VandenBosch
Lawrence Korolewicz
James B. Doezema
Anne M. Seurnyck
Michael D. Homier
Scott H. Hogan
Benjamin J. Price
Michael R. Blum
Jonathan J. David
Andrew C. Vredenburg
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Todd W. Hoppe
Jennifer B. Van Regenmorter

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Southfield MI 48034

Holland
151 Central Avenue – Suite 260
Holland MI 49423

Thomas R. TerMaat
Frederick D. Dilley
David R. Russell
Joel C. Farrar
Laura J. Genovitch
Karl W. Butterer, Jr.
Mindi M. Johnson
Ray H. Littleton, II
Jack L. Van Coevering
Anna K. Gibson
Nicholas M. Oertel
Alicia W. Birach
Adam A. Fadly
Michael J. Liddane
Ryan E. Lamb
Clifford L. Hammond
Matthew S. Fedor
Andrea Badalucco
Stefania Gismondi

Leslie A. Abdo
Julie L. Hamlet
Michael C. Zahrt
Mark T. Koerner
Warren H. Krueger, III
Taylor A. Gast
Thomas K. Dillon
Robert A. Hamor
Jacquelyn A. Dupler
Dora A. Brantley
James F. Anderton, V
Sara L. Cunningham
Michael A. Cassar
Alexander S. Rusek
Steven J. Tjapkes
Erica E.L. Huddas
Jennifer L. Montasir
Bryan Cermak
Mikhail Murshak

Kevin J. Roragen
Courtney G. Agrusa
Rachael Kuilema Klein
Michael R. Kluck
Gabrielle C. Lawrence
Kelly Reed Lucas
Paula K. Manis
James R. Neal
Michael G. Oliva
Michael H. Rhodes
Jeffrey S. Theuer
Lino A. Taormina
Amanda J. Dernovshek
Brandon M. H. Schumacher
Alaina M. Nelson
Anthony M. Nelson
Benjamin C. Dilley
Nicholas J. Stock, II
Keith T. Brown

Grand Rapids
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Mallory E. Reader
Benjamin M. Williams
Reed K. Powers
Dina D. Kashat
Danielle N. Romano
Lindsey M. Mead
Destiny R. Hughes
Nathan J. Wood
Samantha L. Diamond
McKenna S. Rivers
Melanie A. Assad
Matthew C. Murray

Writer's Direct Phone: 616.726.2230 **Fax:** 517.367.7120 **Reply To:** Grand Rapids **Email:** mhomier@fosterswift.com

October 16, 2024

For Immediate Release

Municipalities to Challenge Michigan Public Service Commission's Interpretation of PA 233

Lansing, MI — Foster Swift Collins & Smith, PC, representing municipal clients across Michigan, announces its intent to challenge the Michigan Public Service Commission's (MPSC) recent Order regarding Public Act 233 of 2023 (PA 233). This legal action arises from the MPSC's erroneous interpretation of local authority over renewable energy projects, which, according to the municipalities and their legal counsel, oversteps the commission's authority and undermines local governance.

The MPSC's 168-page Order outlines application procedures for siting utility-scale renewable energy projects. However, the commission's interpretation of key provisions within PA 233, particularly its definition of a Compatible Renewable Energy Ordinance (CREO), has sparked significant concern and outrage amongst local municipalities, who were repeatedly assured by the legislature that they would retain local control.

Municipalities strongly disagree with this interpretation, noting that the MPSC's order appears to limit local municipalities' ability to impose any other zoning regulations, even those not prohibited by PA 233. Moreover, the MPSC's attempt to redefine the term "affected local unit" as only those municipalities exercising zoning jurisdiction is directly contrary to the plain language of the statute.

"The MPSC has overstepped its administrative authority," said Michael Homier, Chair of the Administrative and Municipal Practice Group at Foster Swift. "PA 233 grants limited powers to the MPSC, and we believe its recent actions are inconsistent with the law. We intend to contest this overreach on behalf of our clients to preserve local control."

Municipalities across Michigan are encouraged to join the legal appeal, which will be filed in the Michigan Court of Appeals before the November 8, 2024 deadline.

For more information or to join the legal challenge, please contact Foster Swift Collins & Smith, PC.

Michael D. Homier

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Laura J. Genovich

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Leslie A. Abdo

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STATE OF MICHIGAN
IN THE COURT OF APPEALS

In the matter, on the Commission's own motion,
to open a docket to implement the provisions of
Public Act 223 of 2023

PSC Case No. U-21547

ALMER CHARTER TOWNSHIP; ARGENTINE
TOWNSHIP; AUGUSTA CHARTER
TOWNSHIP; BEAVER TOWNSHIP (BAY
COUNTY); BENGAL TOWNSHIP; BINGHAM
TOWNSHIP (CLINTON COUNTY);
BLISSFIELD TOWNSHIP;
BRIDGEHAMPTON TOWNSHIP;
BROCKWAY TOWNSHIP; CASCADE
CHARTER TOWNSHIP; CATO TOWNSHIP;
CLINTON COUNTY; COHOCTAH
TOWNSHIP; COLUMBIA TOWNSHIP (VAN
BUREN COUNTY); COLUMBUS TOWNSHIP
(ST CLAIR COUNTY); CONWAY TOWNSHIP;
COOPER CHARTER TOWNSHIP; DALLAS
TOWNSHIP; DEERFIELD TOWNSHIP
(LENAWEE COUNTY); DENMARK
TOWNSHIP; DOUGLASS TOWNSHIP;
DUPLAIN TOWNSHIP; EAGLE TOWNSHIP;
EASTON TOWNSHIP; ELLINGTON
TOWNSHIP; ELMWOOD TOWNSHIP;
ESCANABA TOWNSHIP; FRANKENLUST
TOWNSHIP; FREMONT TOWNSHIP
(SANILAC COUNTY); GARDEN TOWNSHIP;
GARFIELD TOWNSHIP (BAY COUNTY);
GENOA TOWNSHIP; HANDY TOWNSHIP;
IDA TOWNSHIP; INGHAM TOWNSHIP;
IONIA COUNTY; IOSCO TOWNSHIP;
ISABELLA TOWNSHIP; JOYFIELD
TOWNSHIP; JUNIATA TOWNSHIP;
KAWKAWLIN TOWNSHIP; KEENE
TOWNSHIP; KIMBALL TOWNSHIP; LAKE
TOWNSHIP (HURON COUNTY); LEROY
TOWNSHIP (INGHAM COUNTY); MARION
TOWNSHIP (LIVINGSTON COUNTY);
MARION TOWNSHIP (SANILAC COUNTY);
MILAN TOWNSHIP; MONITOR CHARTER

Court of Appeals No. _____

CLAIM OF APPEAL

ORAL ARGUMENT REQUESTED

TOWNSHIP; MONTAGUE TOWNSHIP;
MONTCALM TOWNSHIP; MOORE
TOWNSHIP; NORTH BRANCH TOWNSHIP;
OGDEN TOWNSHIP; ORLEANS TOWNSHIP;
RIGA TOWNSHIP; SANILAC COUNTY;
SCHOOLCRAFT COUNTY; SEVILLE
TOWNSHIP; SHIAWASSEE COUNTY;
SIDNEY TOWNSHIP; SPEAKER TOWNSHIP;
STOCKBRIDGE TOWNSHIP;
SUMMERFIELD TOWNSHIP (MONROE
COUNTY); TUSCOLA COUNTY; TYRONE
TOWNSHIP (LIVINGSTON COUNTY);
VENICE TOWNSHIP; WALES TOWNSHIP;
WATERLOO TOWNSHIP; WATERTOWN
TOWNSHIP (SANILAC COUNTY); WHITE
OAK TOWNSHIP; WHITE RIVER
TOWNSHIP; WILLIAMS CHARTER
TOWNSHIP; WORTH TOWNSHIP; AND
YORK CHARTER TOWNSHIP

Appellants,

v.

MICHIGAN PUBLIC SERVICE COMMISSION

Appellee.

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Laura J. Genovich (P72278)
Leslie A. Abdo (P78850)
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CLAIM OF APPEAL

THE APPEAL INVOLVES A RULING THAT A PROVISION OF THE CONSTITUTION, A STATUTE, RULE OR REGULATION, OR OTHER STATE GOVERNMENTAL ACTION IS INVALID.

Dated: November 8, 2024.

Appellants, through their counsel, FOSTER, SWIFT, COLLINS & SMITH, P.C., state as follows, pursuant to MCL 462.26:

Introduction

1. Appellants claim an appeal from the October 10, 2024 order (the “Order”) of the Public Service Commission (the “PSC”) implementing the provisions of Public Act 233 of 2023 (“PA 233”). The Order is attached as **Exhibit A**.

2. PA 233 confers powers and duties to the PSC regarding the siting of utility-scale solar energy facilities, wind energy facilities, and energy storage facilities—allowing developers, under limited circumstances, to bypass local zoning authorities when proposing qualifying developments.

3. The Order attempts to vastly expand the PSC’s limited and enumerated jurisdiction in PA 233 and is both unlawful and unreasonable under MCL 462.26(8).

4. The Order is unlawful and unreasonable because, among other reasons:

a. The PSC’s issuance of the Order violates the Administrative Procedures Act, MCL 24.201 *et seq*;

b. The Order unlawfully and unreasonably redefines key terms and concepts and creates processes and procedures that violate the Legislature’s express and unambiguous intent.

5. This Court has jurisdiction over this appeal, filed within 30 days of the issuance of the PSC’s Order. MCL 462.26(1).

PSC's Authority

6. PA 233 adds a new Part 8 to the Clean and Renewable Energy and Energy Waste Reduction Act, Public Act 295 of 2008.

7. Under Section 230 of PA 233, “[i]n administering this part, the [PSC] has only those powers and duties granted to the [PSC] under this part.” Section 230 further provides that PA 233 controls in any conflict between it and any other Michigan law.

8. PA 233 gives the PSC the following specific powers:

- a. prescribe the format and content of the notice required for certain public meetings. Section 223(1).
- b. establish application filing requirements. Section 224(1).
- c. reasonably require information to be contained in an application. Section 225(s).
- d. conduct proceedings on applications. Section 226(3).
- e. assess reasonable application fees. Section 226(4).
- f. grant or deny applications and issue certificates. Section 226(5).
- g. issue orders to protect the confidentiality of certain information. Section 228(2).
- h. consolidate proceedings. Section 230(2).

9. More broadly, to promulgate rules or orders pursuant to the powers identified in Paragraph 8, the PSC must follow the Administrative Procedures Act, MCL 24.201 *et seq.* (the “APA”).

10. An agency is obligated to employ formal APA rulemaking when establishing policies that “do not merely interpret or explain the statute or rules from which the agency derives its authority,” but rather “establish the substantive standards implementing the program.” *Faircloth v Family Independence Agency*, 232 Mich App 391, 404; 591 NW2d 314 (1998).

11. Under the APA, a rule is “an agency regulation, statement, standard, policy, ruling, or instruction of general applicability that implements or applies law enforced or administered by the agency, or that prescribes the organization, procedure, or practice of the agency, including the amendment, suspension, or rescission of the law enforced or administered by the agency.” MCL 24.207.

12. Although there is an exception to the above-quoted definition for “[a] determination, decision, or order in a contested case,” the Order does not arise from a contested case.

13. A “contested case” is a “a proceeding, including rate-making, price-fixing, and licensing, in which a determination of the legal rights, duties, or privileges of a named party is required by law to be made by an agency after an opportunity for an evidentiary hearing.” MCL 24.203(3).

14. Here, there are no named parties and there was no opportunity for an evidentiary hearing.

15. The Order is simply a rule by another name that did not go through the rulemaking process as required by the APA.

16. Because it is a rule that was not promulgated under the APA, was not entered in a contested case, and adjudicates matters outside of the PSC’s limited jurisdiction granted to it in PA 233, the Order is not authorized by law.

Definition of “CREO”

17. In addition to these procedural problems, several substantive provisions of the Order are not authorized by law.

18. Among other things, PA 233 allows a local zoning jurisdiction to retain control over relevant siting decisions if the jurisdiction has a “compatible renewable energy ordinance,” or “CREO.” A CREO is defined by PA 233 as “an ordinance that provides for the development of energy facilities within the local unit of government, the requirements of which are no more restrictive than the provisions included in section 226(8).”

19. In its Order, the PSC redefined “CREO”. The PSC found that:

[A] CREO under Act 233 means an ordinance that provides for the development of energy facilities within a local unit of government, the requirements of which are no more restrictive than the provisions included in Section 226(8). The Commission further specifies that a CREO may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8) of Act 233 and may not contain additional requirements more restrictive than those specifically identified in that section. [**Order**, 18.]

20. In other words, under the Order’s definition, a CREO may only contain the exact requirements listed in Section 226(8) of Act 233 *and nothing else*.

21. Section 226(8) provides the maximum restrictions local units can place on specific topics including setbacks, fencing, height, noise, lighting, and environmental regulations. Neither section 226(8) nor any other section of PA 233 prohibits local units from imposing additional reasonable regulations on energy facilities.

22. This redefining of “CREO” violates the Legislature’s intent.

23. The PSC acted outside its authority when it redefined “CREO” and its action is not authorized by law.

24. The PSC’s redefining of “CREO” is unreasonable, as it entirely eliminates any local input in the regulation of energy facilities.

Definition of “Affected Local Unit”

25. The Order also purports to redefine “affected local unit,” or “ALU.” **Order**, 10.

26. Under PA 233, “‘affected local unit’ means a unit of local government in which all or part of a proposed energy facility will be located.” Section 221(a).

27. The Act also defines “local unit of government” or “local unit” as a “county, township, city or village.” Section 221(n).

28. The Order revises this definition by limiting “affected local units” to “include only those local units of government that exercise zoning jurisdiction.”

29. The Legislature chose a specific and expansive definition of “affected local unit.” The PSC’s Order defies the Legislature’s intent by attempting to narrow that definition.

30. The PSC acted outside its authority when it redefined “affected local unit” and its action is not authorized by law.

31. The PSC’s redefining of “affected local” is unreasonable because it prohibits unzoned communities from adopting and enforcing CREOs by police power.

Definition of “Hybrid Facility”

32. Additionally, the Order purports to illegally expand the PSC’s jurisdiction to include applications for so-called “hybrid facilities.” See **Order**, 5-6.

33. PA 233 contains explicit definitions for “solar energy facility,” “wind energy facility,” and “energy storage facility.” Section 221(j), (w), and (x).

34. Under PA 233, an “energy storage facility” may be a component of a “solar energy facility” or a “wind energy facility.” Section 221(w), (x).

35. According to Section 222(1), PA 233 applies to:

- a. “Any solar facility with a nameplate capacity of 50 megawatts or more.”
- b. “Any wind facility with a nameplate capacity of 100 megawatts or more.”

- c. “Any energy storage facility with a nameplate capacity of 50 megawatts or more and an energy discharge capability of 200 megawatt hours or more.”

36. The phrase “hybrid facility,” or any similar phrase, does not appear in PA 233. PA 233 does not confer jurisdiction to the PSC over projects that combine different facilities to reach the threshold requirements.

37. Yet the Order purports to expand the PSC’s limited jurisdiction to projects that only “meet the statutory thresholds when multiple technologies are combined for siting,” in a so-called “hybrid facility.” **Order**, 4.

38. This expansion of the PSC’s jurisdiction violates the Legislature’s intent and is not authorized by law.

Conclusion

39. Appellants request the following relief:

- a. That this court vacate the PSC’s October 10, 2024 Order, or parts thereof;
- b. That this court permanently enjoin the PSC from enforcing its October 10, 2024 Order, or parts thereof;
- c. That this court preliminarily enjoin the PSC from enforcing its October 10, 2024 Order pending the outcome of this appeal; and
- d. Any other relief the Court finds just and equitable.

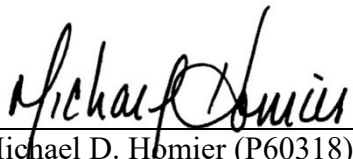
40. No bond is required by this appeal.

41. In this appeal as of right, Appellants reserve the right to bring forth additional arguments that may entitle Appellants to relief.

Respectfully Submitted,

FOSTER, SWIFT, COLLINS & SMITH, P.C.
Attorneys for Appellants

Dated: November 8, 2024

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EXHIBIT A



There are 168 pages worth of Exhibits. They have been removed to condense the size of the packet. Please contact staff if you would like to see the full document.



November 6, 2024

Hello Howell and Thank You!

We are profoundly grateful and excited to announce that the Howell Recreation millage has passed. We want to thank each one of you who came out to support us. This strong, heartfelt backing from our community gives us the opportunity to continue bringing positive experiences to Howell.

To every single resident who voted, thank you. Your support speaks volumes about our shared commitment to making Howell a vibrant and active place for everyone. Because of you, we can begin making immediate improvements on January 2, 2025, free memberships for our residents aged 75 and older and reduces rates for ALL.

This millage wasn't just about funding; it was about sustaining and enhancing the programs and experiences that bring us all together. Knowing that our community believes in what we do is an incredible motivator. We're ready and eager to build on this foundation, creating even more opportunities for you and your families to play, grow, and belong.

Thank you, Howell!

Best Regards,

Tim Church

Executive Director