

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION PUBLIC HEARING  
NOVEMBER 12, 2024  
TUESDAY  
6:30 P.M.  
AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF AGENDA:**

**DECLARATION OF CONFLICT OF INTEREST:**

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

**OPEN PUBLIC HEARING #1....** Consideration of a rezoning application and environmental impact assessment to rezone 410 s. Hughes Road (parcel 4711-03-300-011) (9.76 acres) from Public Recreation Facilities (PRF) to Suburban Residential (SR). The property is located on the west side of Hughes Road south of Golf Club. The request is petitioned by Jill Bianco.

- A. Recommendation of Environmental Impact Assessment (10-22-24)
- B. Recommendation of Rezoning

**OPEN PUBLIC HEARING #2...** Consideration for a site plan review and completion of a private road to phase two of the Misty Meadows Subdivision. The property is located on the West side of Latson Road, south of Crooked Lake Road. The request is submitted by GFG Investment Properties.

- A. Recommendation of Environmental Impact Assessment (5-19-16)
- B. Disposition of Site Plan (10-22-24)

**ADMINISTRATIVE BUSINESS:**

- Staff Report
- Approval of October 15, 2024 Planning Commission meeting minutes
- Member discussion
- Adjournment

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



**GENOA CHARTER TOWNSHIP**  
**Application for Re-Zoning**

APPLICANT NAME: Jill Bianco ADDRESS: 600 Woodcrest Dr. Dearborn, MI 48124  
OWNER NAME: Jill Bianco ADDRESS: 600 Woodcrest Dr. Dearborn, MI 48124  
PARCEL #(s): 4711-03-300-011 PRIMARY PHONE: ( 313 ) 929-2279  
EMAIL 1: jbianco@biancotours.com EMAIL 2: \_\_\_\_\_

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:  
Public & Recreational Facilities District (PRF) to Suburban Residential (SR).
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?

This use is compatible with the current zoning map and the future land use map (FLUM). The FLUM (Map 7 of Dec. 2015 update)

marks this parcel as Small Lot Single Family Residential adjacent to low density residential zoning to the north.

The intention for development on this parcel after re-zoning is for suburban single-family residential.

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

The site's environmental features are suitable for suburban single-family residential since much of the site is not build-able (wetland, steep slopes in Miami loam and Hillsdale sandy loam areas).

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 existing lot use is incongruent with the allowances of the existing lot zoning definitions.

No residential dwellings for a facility manager of a golf course or campground or clustered residential developments with recreational use exist on this lot.

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?

Potential uses under this proposed re-zoning would be compatible with the adjacent zoning given the existing woodlands and slopes providing adequate screening to neighboring properties.

Neighboring properties to the south are also zoned for single-family residential.

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, MHOG water and sewer do not serve this parcel and a single-family residential would have a negligible impact on existing police and fire protection services.

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

Yes, there is demand for suburban single-family residential within Genoa Township.

This site is better suited for the zoning because of similar adjacent lot use designations.

Additionally, the parcel designation on the zoning map is inconsistent with the existing & future land use maps.

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 Suburban Residential zoning classification is the most optimal district type that matches the existing lot use. The list of uses designated under the Public and Recreational Facilities zoning district do not match the current, existing single-family residential home lot use.

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

No deed restrictions are known to exist.

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: Jill Bianco

ADDRESS: 600 Woodcrest Dr Dearborn, MI 48124

SIGNATURE

The following contact should also receive review letters and correspondence:

Name: Jared Prather, E.I.T. Email: jaredp@bosseng.com

Business Affiliation: Project Engineer - Boss Engineering

**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: 410 S. Hughes Rd. Howell, MI 48843

Parcel ID# 4711-03-300-011

SIGNATURE: Jill Bianco

DATE: 9/16/24

PRINT NAME: Jill Bianco

PHONE: 313-929-2279

COMPANY NAME & ADDRESS: 600 Woodcrest Dearborn, MI 48124





November 5, 2024

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Amy Ruthig, Planning Director
<b>Subject:</b>	Proposed rezoning from PRF to SR (Review #2)
<b>Location:</b>	410 S. Hughes Road – west side of S. Hughes Road, south of Golf Club Road
<b>Zoning:</b>	PRF Public and Recreational Facilities District

Dear Commissioners:

At the Township’s request, we have reviewed the revised application form and submittal materials proposing rezoning of a 9.76 acre parcel from PRF Public and Recreational Facilities to SR Suburban Residential.

The proposal has been reviewed in accordance with the applicable provisions of the Genoa Township Zoning Ordinance, including Section 22.04 Criteria for Amendment of the Official Zoning Map.

**A. SUMMARY**

1. The subject site is planned as Small Lot Residential, which is consistent with SR zoning.
2. The request is generally consistent with the goals and objectives of the Township’s Master Plan.
3. The request is anticipated to be compatible with the environmental conditions of the site and the surrounding area.
4. A new residence cannot be built as currently zoned.
5. The host of uses permitted in SR are generally compatible with existing and planned uses in the surrounding area.
6. The Commission should consider any comments provided by the Township Engineer, Utilities Director and/or Fire Authority with respect to impacts on infrastructure and services.
7. In our opinion, rezoning is appropriate based on the Master Plan and site conditions, and is more appropriate than a text amendment allowing single-family residences in PRF.
8. Existing nonconforming structures will become more conforming with rezoning.

**B. PROCESS**

As noted in Section 22.03 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 these recommendations 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**

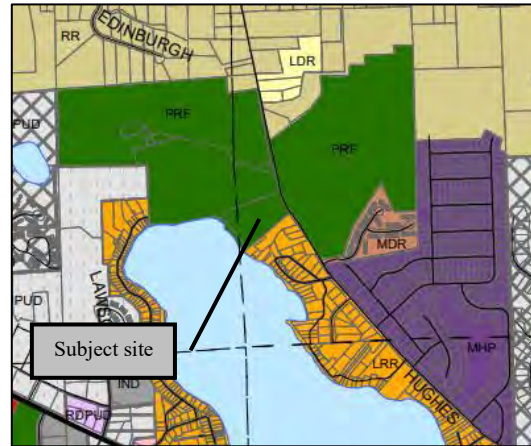
The subject parcel is located on the west side of S. Hughes Road, south of Golf Club Road.

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

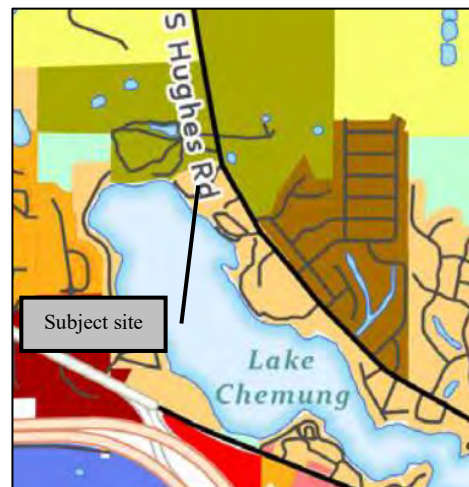
<b>Existing Conditions</b>	
<b>Site</b>	Single-family residence
<b>North</b>	Recreational
<b>East</b>	Recreational
<b>South</b>	Residential
<b>West</b>	Recreational/Residential



<b>Zoning</b>	
<b>Site</b>	PRF
<b>North</b>	PRF
<b>East</b>	PRF
<b>South</b>	LRR
<b>West</b>	PRF/LRR



<b>Master Plan</b>	
<b>Site</b>	Small Lot Residential
<b>North</b>	Private Recreation
<b>East</b>	Private Recreation
<b>South</b>	Small Lot Residential
<b>West</b>	Private Recreation/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.***

The Township Master Plan and Future Land Use Map identify the subject site as Small Lot Single Family Residential. The Master Plan describes this category as follows:

*This designation refers to two distinct groups of single family residential uses: the older homes around Lake Chemung and the Tri- Lakes area and newer, small lot, single family subdivisions located within the more urbanized area of the Township. Secondly are These areas will generally be, or are planned to be, served by public water and sanitary sewer. Single family residential uses located within these areas will typically be located on lots ranging from 14,520 square feet to 21,780 square feet in size or 2 to 3 units per acre.*

Per the Zoning Plan, this classification corresponds to the SR Suburban Residential zoning district.

The intent behind the request is to construct a new single-family residence, which will allow for preservation of the wetland and woodland areas of the property, which is consistent with the goals and objectives of the Master Plan.

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

Based on the Environmental Impact Assessment included with the submittal, the site contains steep slopes and areas of wetland and woodland.

Any future development would be impacted by these features/conditions; however, the predominant land use allowed in SR is single-family residential on lots of at least 1 acre, which is likely to remain compatible with these features/conditions.

The submittal does not describe or depict any future development of the property under LDR; however, development will be subject to review and approval based on the standards of the Zoning Ordinance, which include provisions/incentives for natural feature protection.

It is our understanding that the intent of the rezoning request is to permit a new single-family residence to replace the existing residence, which is in disrepair (but cannot be redeveloped as currently zoned).

Generally speaking, the host of uses allowed in SR 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.***

PRF is intended to accommodate public, educational, and recreational uses. The site currently contains a single-family residence, which is not an allowable use under PRF and would be considered nonconforming.

As noted above, the intent of the rezoning request is to build a new residence to replace the existing building, which cannot be done as currently zoned.

Given the private ownership of the property and the fact that there is an existing single-family residence onsite, requiring development of a permitted PRF use does not seem reasonable, in our opinion.

***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.***

PRF (current) is generally intended for public, educational, and recreational uses, while SR (proposed) is generally intended for single-family residences on lots of at least 1 acre in area (given the absence of public water and sewer).

SR uses are generally expected to be compatible with the conditions of the subject area, and will generally be less intensive than would development under PRF.

***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.***

The Environmental Impact Assessment notes that the site is not served by public water or sewer and that onsite well and septic will be utilized.

The Commission should consider any technical comments provided by the Township Engineer, Utilities Director, and/or Brighton Area Fire Authority with respect to this criterion.

***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.***

At face value, the request is intended to mitigate a nonconforming use – a single-family residence in PRF zoning. The stated intent is to demolish the existing residence and construct a new conforming residence.

Though further development is not proposed at this time, the site could be developed for single-family residences on at least 1 acre of land if rezoned. The total number of residences that the site could accommodate is limited by property conditions (steep slopes, wetland, need for well and septic) and the need for vehicular access to/from S. Hughes Road.

The area includes a mix of recreational and residential uses, though the nearby residential is generally on lots much smaller than 1 acre in area.

Generally speaking, the Master Plan classification reflects a demand for residential in this area of the Township. Rezoning will also mitigate a nonconforming use, as previously noted.

***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.***

The site contains an existing single-family residence that is nonconforming under the current PRF zoning.

The requested rezoning would make the residence a compliant use, while the reduced setbacks would make nonconforming buildings and structure more conforming.

In our opinion, SR is more appropriate than PRF for the principal use of the property and as a means to reduce nonconformity.

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

This request has not previously been submitted within the past year.

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

Respectfully,  
**SAFEBUILT STUDIO**

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

Brian V. Borden, AICP  
Planning Manager



October 31, 2024

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

**Re: Bianco Rezoning  
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a second review of the Bianco rezoning submittal last dated September 22, 2024. The rezoning plan and impact assessment were prepared by Boss Engineering on behalf of Jill Bianco. The 9.76-acre site is located on the southwest side of South Hughes Road, just south of Arrow Drive. The Petitioner is proposing to rezone the parcel from Public and Recreational Facilities (PRF) to Suburban Residential (SR).

No site improvements are proposed as part of the proposed rezoning application and the site already includes a single-family residence that is consistent with the proposed rezoning. Since no improvements are proposed and the proposed rezoning is generally a less intense use, we have no engineering concerns with the proposed rezoning.

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

A handwritten signature in blue ink that reads 'Sydney Streveler'.

Sydney Streveler, EIT  
Civil Engineering Group



# BRIGHTON AREA FIRE AUTHORITY

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

October 7, 2024

Sharon Stone-Francis  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Hughes Road Re-Zoning  
410 S Hughes Rd  
Genoa Twp., MI

Dear Sharon,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on September 25, 2024 and the drawings are dated September 17, 2024. The project is based on the rezoning of an existing 9.76-acre parcel currently zoned as Public and Recreational Facilities (PRF) to Low-Density Residential (LDR). The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

**The Fire Authority has no opposition to the Rezoning, however, will need to review the final site plan for the number of units for access and water supply needs.**

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

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

Cordially,

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

Rick Boisvert, CFPS  
Fire Marshal

cc: Sharon Stone [sharon@genoa.com](mailto:sharon@genoa.com)

**GENOA TOWNSHIP IMPACT ASSESSMENT  
PROPERTY RE-ZONING**

Prepared for:

**Applicant / Property Owner  
Jill Bianco  
410 S Hughes Rd  
Howell, Michigan 48843**

Prepared by:

**Jared Prather, E.I.T.**



3121 E. Grand River Howell, MI 48843  
517.546.4836 fax 517.548.1670  
[www.bosseng.com](http://www.bosseng.com)

**October 22, 2024**



## DISCUSSION ITEMS

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

Prepared by:

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

Prepared for:

Owner/ Applicant:  
Jill Bianco  
600 Woodcrest Dr  
Dearborn, MI 48124

- 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 # 4711-03-300-011 in Sections 3 & 4, Genoa Township, Livingston County, MI and is proposed to be re-zoned from Public and Recreational Facilities (PRF) to Suburban Residential (SR).

The subject site is bordered:

- On the north by the 42.29 acre ± Lake Chemung Outdoor Resort which is zoned Public and Recreational Facilities District (PRF).
- On the east by South Hughes Road and by the 100.08 acre ± Lake Chemung Outdoor Resort Golf Course across South Hughes Road (zoned PRF)
- On the south by the 2.21 acre ± lot at 500 South Hughes Road with parcel ID 4711-03-300-016 zoned Lakeshore Resort Residential (LRR).
- On the south by other (LRR) lots, each sized less than 1 acre
- On the west by Lake Chemung

- 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.**

This project site is located on the northeast shoreline of Lake Chemung. Lake Chemung Outlet Drain, a Livingston County Drain Commissioner open drain, runs into the northwest corner of the site. A 9.76 acre +/- wetland covers the midsection of the parcel and off-site to the adjacent parcel to the north. The existing soils onsite are mainly Carlisle Muck within the wetland area and Gilford sandy loam along the lakeshore and by South Hughes Road. The southeast and northwest areas of the site are hilly with slopes upwards of 12% per Natural Resources Conservation Service Web Soil Survey. The site also features woodlands throughout the property. One single-family home is currently on the parcel in the northwest property line.

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

Future construction will plan for storm water to be managed onsite and installed before construction. Detailed construction plans would be reviewed by the Township Engineer and the Soil Erosion Control permit would be reviewed and issued by the Livingston County Drain Commissioner.

***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.***

Existing woodlands throughout the property and along property lines help screen adjacent uses from the proposed suburban residential single-family use. The proposed use is compatible with future land use and with the adjacent single-family residential. Additionally, the parcel designation on the zoning map is inconsistent with the Genoa Township existing & future land use maps. The zoning map indicates the parcel as being Public & Recreational Facilities (PRF) whereas the Map 6 Existing Land Use Master Plan Update of October 2013 shows Single-Family Residential & the Map 7 Future Land Use Master Plan Update of December 2015 shows the parcel as Small Lot Single-Family Residential – 2 to 3 units per acre.

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

MHOG water and sewer do not currently serve this parcel. The site is anticipating using an onsite septic field and well for sanitary sewer and water services respectively.

***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.***

As previously stated, public water and sewer via MHOG do not currently serve this parcel. Any future construction would plan for storm water to be managed onsite and installed before construction. Detailed construction plans would be reviewed by the Township Engineer and the Soil Erosion Control permit would be reviewed and issued by the Livingston County Drain Commissioner.

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

No storing or handling of any hazardous materials is expected for this site.

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

There is already one single-family residence on this parcel with no additional parcels planned at this time.

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

No special provisions, deed restrictions, or protective covenants are known to exist.

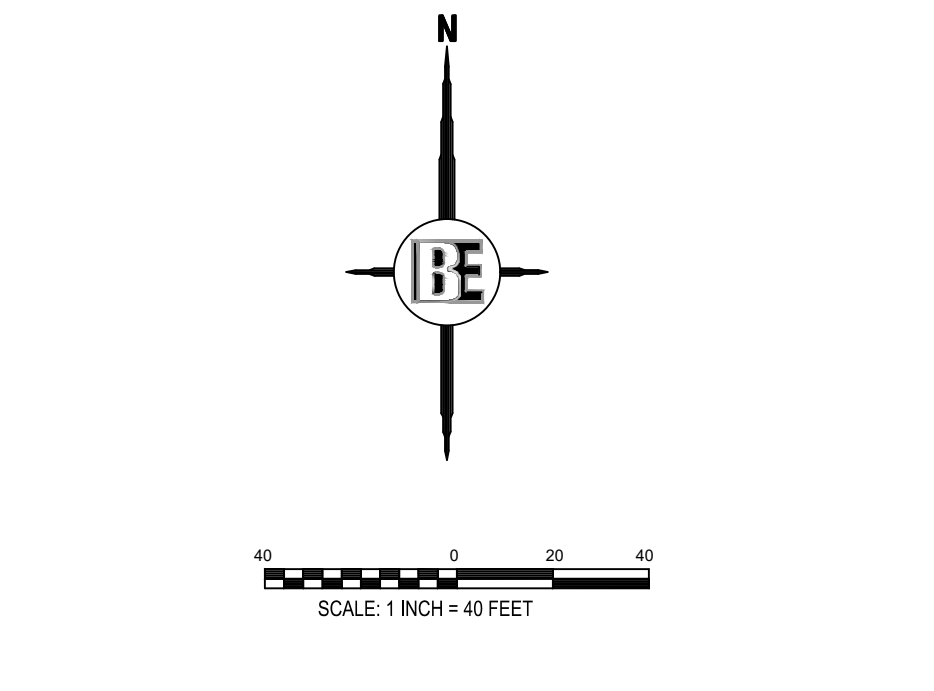
***K. Description of all sources:***

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





PROPOSED (PR)	EXISTING (EX)	LEGEND
FF	FF	CONTOUR
T/A	T/A	SPOT ELEVATION
T/C	T/C	FINISHED FLOOR ELEVATION
T/W	T/W	FINISHED GRADE ELEVATION
F/L	F/L	TOP OF ASPHALT
T/P	T/P	TOP OF CURB / CONCRETE
B/P	B/P	TOP OF WALK
RM	RM	FLOW LINE
INV	INV	TOP OF PIPE
MH	MH	BOTTOM OF PIPE
IN	IN	RIM ELEVATION
CB	CB	INVERT ELEVATION
RY	RY	MANHOLE STRUCTURE
ES	ES	INLET STRUCTURE
GV	GV	CATCHBASIN STRUCTURE
HY	HY	REAR YARD STRUCTURE
UP	UP	END-SECTION
SN	SN	GATEVALVE STRUCTURE
SL	SL	HYDRANT
FM	FM	UTILITY POLE
PS	PS	SANITARY SEWER
ST	ST	SANITARY LEAD
WM	WM	FORCE MAIN
WL	WL	PRESSURE SEWER
FO	FO	STORM SEWER
OH	OH	WATER MAIN
C	C	WATER LEAD
E	E	FIBER OPTIC
G	G	OVERHEAD WIRE
T	T	CABLE
X	X	ELECTRIC
D	D	GAS
		TELEPHONE
		FENCE
		SILT FENCE
		WETLAND BOUNDARY
		LIMITS OF GRADING/CLEARING
		MANHOLE
		INLET / CATCHBASIN
		FLARED END-SECTION
		GATE VALVE
		HYDRANT
		UTILITY POLE
		SIGN
		NOT FIELD VERIFIED
		TO BE REMOVED
		SANITARY SEWER LABEL
		STORM SEWER LABEL
		WATER MAIN LABEL
		SOIL EROSION CONTROL MEASURE
		(P=PERMANENT, T=TEMPORARY)
		CONCRETE
		ASPHALT
		MODIFIED CURB



**SITE DATA**

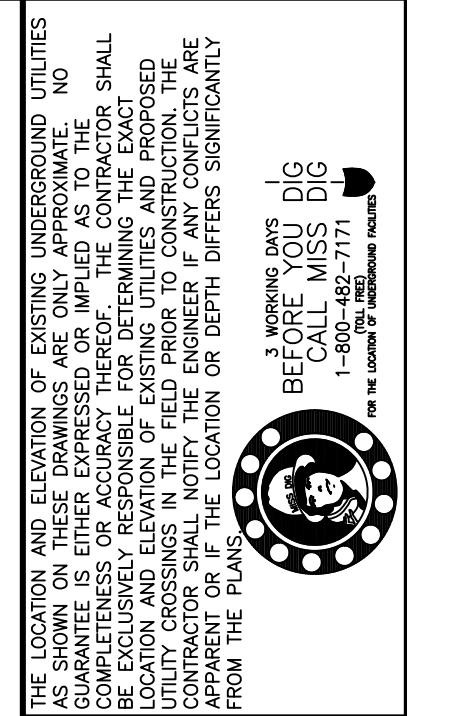
PARCEL # 4711-03-300-011  
 410 S. HUGHES RD  
 HOWELL, MI  
 GENOA TOWNSHIP  
 9.76 AC. ±

CURRENT ZONING: PUBLIC AND RECREATIONAL FACILITIES (PRF)  
 CURRENT USE: RESIDENTIAL

PROPOSED RE-ZONING: SUBURBAN RESIDENTIAL (SR)  
 REQUIRED LOT AREA: 1 AC.  
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

**SR DISTRICT DIMENSIONAL STANDARDS**

	PROVIDED
MIN. LOT AREA: 1 AC.	40 FT
MIN. LOT WIDTH: 100 FT	20 FT EACH
BUILDING SETBACK:	50 FT
FRONT: 40 FT	1% BLDG, 4.56% IMP
SIDE: 20 FT EACH (40 FT TOTAL)	
REAR: 50 FT	
MAX LOT COVERAGE: 20% BLDG, 35% IMP	
MAX BUILDING HEIGHT: 35 FT (2 STORIES)	



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

PROJECT	PREPARED FOR	TITLE
HUGHES ROAD PARCEL RE-ZONING	JILL BIANCO 600 WOODCREST DR DEARBORN, MI 48124 313-929-2279	RE-ZONING PLAN
DESIGNED BY:	JP	DATE
DRAWN BY:	JP	10/22/24
CHECKED BY:	BL	NO BY
SCALE:	1" = 40'	COMMENTS PER TOWNSHIP REVIEW
JOB NO:	22-023	REVISION PER
DATE:	09/17/24	DATE
SHEET NO.	1 of 1	DATE



Oceola Township

# Zoning Map

Genoa Charter Township  
Livingston County, Michigan

## Legend

	AG		RC
	CE		GC
	RR		NS
	LDR		OS
	SR		NRPUD
	LRR		IND
	UR		PID
	MDR		PRF
	HDR		MUPUD
	RPUD		RDPUD
	MHP		Town Center

Marion Township

Brighton Township

City of Brighton

Hamburg Township

- Updates:
- 04/11/08 - Multiple Revisions (42 parcels)
  - 09/12/08 - 4489 & 4495 Oak Pointe Drive (LRR)
  - 02/25/11 - United Way Conditional Rezoning (OSD)
  - 10/2/12 - Corrected Map re. court stipulation for Pet Ritz from 05/18/2006 (AG)
  - 11/29/12 - Corrected Map re. Zeeb property approved 3/15/04 (MUPUD)
  - 01/07/13 - Dakota (14-100-014) Conditional Rezoning (OSD)
  - 10/10/13 - Corrected Map re. (29-200-036) - was rezoned 8/18/2003 (RPUD)
  - 11/13/14 - Removed Lucy Rd 425 Area, Rezone Latson Elementary (09-100-036;RR-NRPUD)
  - Correct Brighton Lake Rd. Error (RPUD-LDR)
  - 02/16/15 - Comply with Court Order for 33-400-003 & 34-300-005 (RPUD to AG)



Official Zoning Map  
Adopted May 2, 2005  
Created by: Kelly VanMarter  
Basemap layers provided by:  
Livingston County GIS

1 inch = 3,500 feet



OCEOLA TOWNSHIP

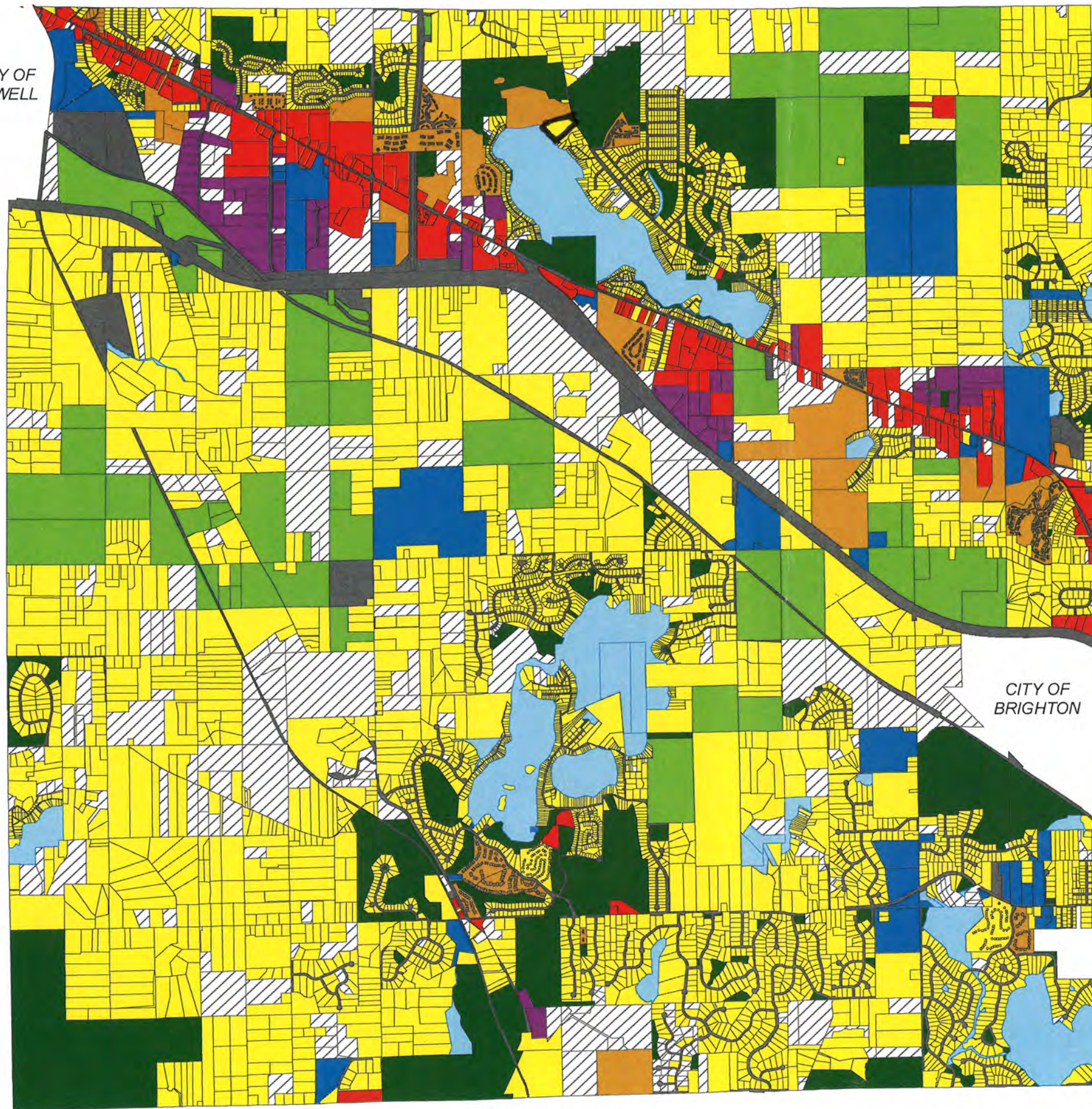
CITY OF HOWELL

MARION TOWNSHIP

BRIGHTON TOWNSHIP

CITY OF BRIGHTON




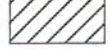
HAMBURG TOWNSHIP



# MAP 6

## Existing Land Use

Master Plan Update  
Genoa Township  
Livingston County, MI

-  Single-Family Residential
-  Multiple-Family Residential
-  Commercial
-  Industrial
-  Public
-  Agriculture
-  Parks
-  Transp/Comm/Utilities
-  Vacant
-  Water
-  Township Boundary
-  Waterways

October 2013



Sources: 2008 SEMCOG Land Use,  
field checked by Genoa Twp 7/12





# MAP 7

## Future Land Use

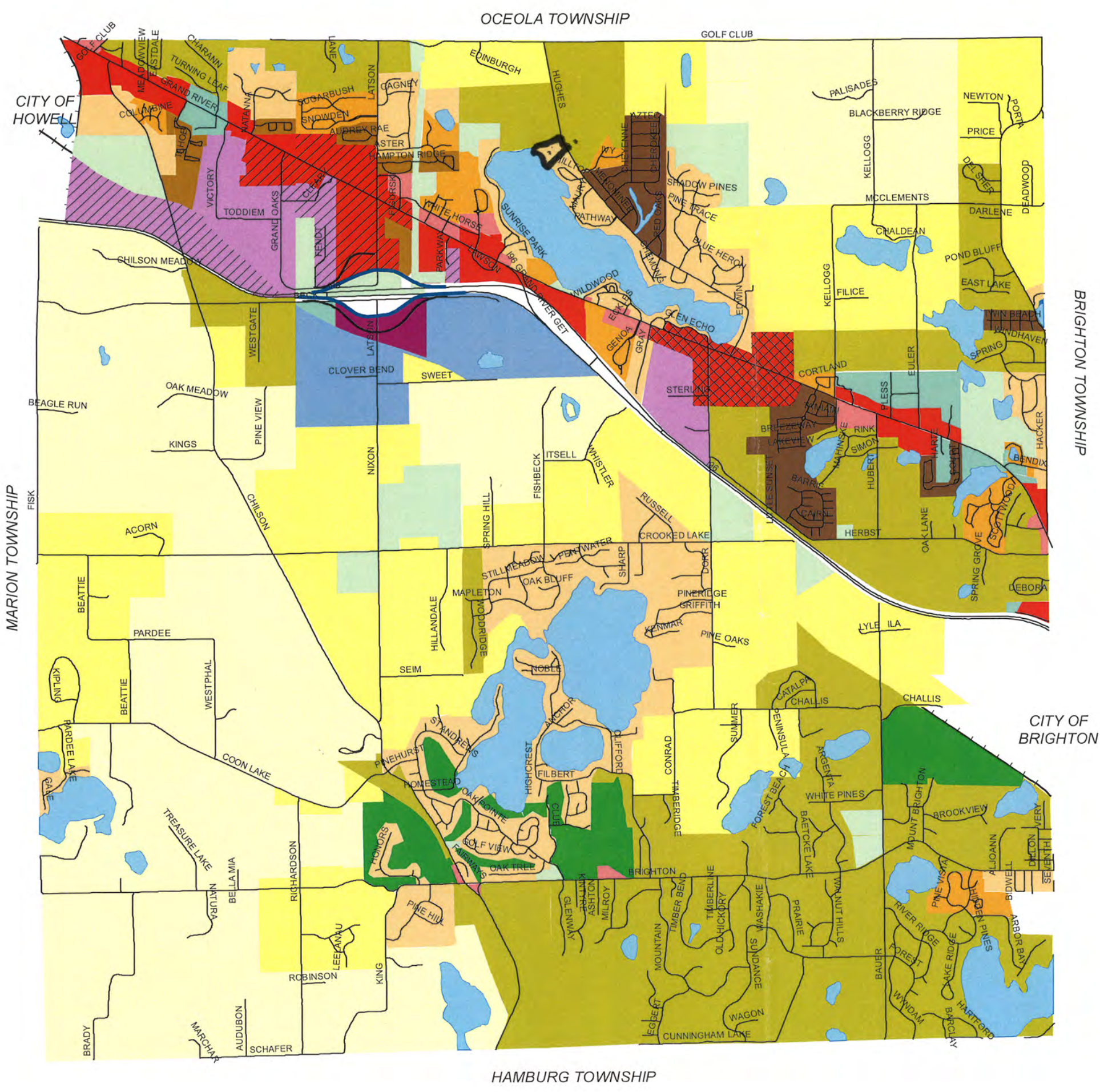
Master Plan Update  
Genoa Township  
Livingston County, MI

-  AGRICULTURE/COUNTRY ESTATE - 5 acres per unit
-  LARGE LOT RURAL RESIDENTIAL - 2 acres per unit
-  LOW DENSITY RESIDENTIAL - 1 acre per unit
-  SMALL LOT SINGLE FAMILY RESIDENTIAL - 2 to 3 units per acre
-  MEDIUM DENSITY RESIDENTIAL - 5 units per acre
-  HIGH DENSITY RESIDENTIAL - 8 units per acre
-  MANUFACTURED HOUSING
-  NEIGHBORHOOD COMMERCIAL
-  GENERAL COMMERCIAL
-  REGIONAL COMMERCIAL
-  MIXED-USE TOWN CENTER
-  OFFICE
-  INDUSTRIAL
-  RESEARCH AND DEVELOPMENT
-  PUBLIC/INSTITUTIONAL/UTILITIES
-  PRIVATE RECREATION
-  INTERCHANGE CAMPUS
-  INTERCHANGE COMMERCIAL

December 2015



Sources: MCGI, Livingston County, Genoa Twp





GENOA TOWNSHIP  
APPLICATION FOR PRIVATE ROAD  
2911 Dorr Road, Brighton MI 48116 (810) 227-5225

A private road requiring approval of the Township shall be any road providing access to more than four dwelling units or two non-residential principal buildings. This does not include drives within a multiple family complex or parking lot aisles, but does include collector type roadways within such a development.

APPLICANT: GFG. INVESTMENT PROPERTIES LLC

OWNER ADDRESS: 15264 BAILEY TAYLOR, MI. 48150

SITE ADDRESS: MISTY MEADOW DRIVE

APPLICABILITY OF PUBLIC VS. PRIVATE ROAD STANDARDS

All private roads in Genoa Township shall be constructed to the standards of the Livingston County Road Commission unless the Planning Commission and Township Board determine your road qualifies under the following ordinance criteria:

1. Explain how there will be no need for the roadway to be dedicated as a public road in the future.

THERE WILL BE 9 HOMES FOR THIS DEVELOPMENT.

2. Explain how dedication of the road as a public street would not result in continuity in the public street system at the present time or in the future.

MISTY MEADOW DRIVE IS A SINGLE ACCESS ROAD WITH

ONE LOOP SERVING 9 SINGLE FAMILY HOMES.

3. What uses (number of lots, number of residential units, number of buildings, etc) will have access from the private road. Will the expected traffic volumes along the roadway be below five hundred (500) vehicles per average weekday, based on accepted trip generation figures?

THERE WILL BE 9 SINGLE FAMILY HOMES ACCESSING THE PRIVATE ROAD. AT 9 TRIPS PER DAY THERE WILL BE 81 TRIPS /DAY.

4. Are there any significant natural features such as mature trees, natural slopes, wetlands or other water bodies would be preserved through construction and maintenance as a private road?

MATURE TREES ALONG THE NORTH, WEST, & SOUTH PROPERTY LINE WITH A POUD TO THE SOUTH, & NATURAL SLOPS.



5. What financial and administrative mechanisms will be provided to ensure maintenance of the private road?

YES THERE IS AN AGREEMENT IN PLACE, ALLOCATING MAINTENANCE COSTS TO THE CO-OWNERS.

**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: Guy GEZEL G.F.G. INVESTMENT PROPERTIES.

Address: 15264 BAILEY ST. TAYLOR, MI 48180 Phone: 734-795-0078

**Contact Information** - Review Letters and Correspondence shall be forwarded to the following:  
G.F.G. INVESTMENT  
1.) PROPERTIES LLC. of OWNER. at (734) 795-0078  
*Name Business Affiliation Fax No.*

**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 MISTY MEADOW DEVELOPMENT.

PROJECT LOCATION & DESCRIPTION: MISTY MEADOW DRIVE.  
LATSON ROAD 2250' SOUTH OF CROOKED LAKE ROAD.

SIGNATURE [Signature] DATE \_\_\_\_\_

PRINT NAME GUY F. GEZEL PHONE 734-795-0078

COMPANY NAME & ADDRESS: 15264 BAILEY TAYLOR, MI. 48180



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

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

APPLICANT NAME & ADDRESS: G.F.G. INVESTMENT PROPERTIES LLC  
GUY F. GENZEL 15264 BAILEY TAYLOR, MT 48180  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: GUY F. GENZEL 15264 BAILEY TAYLOR, MT. 48180

SITE ADDRESS: MISTY MEADOW DRIVE PARCEL #(s): 6, 7, 8, + 9

APPLICANT PHONE: (734) 795-0078 OWNER PHONE: (734) 795-0078

OWNER EMAIL: guygenzel@gmail.com

LOCATION AND BRIEF DESCRIPTION OF SITE: LATSON ROAD 2250' SOUTH OF  
CROOKED LAKE ROAD, ON WEST SIDE OF LATSON.

BRIEF STATEMENT OF PROPOSED USE: PHASE # 2 MISTY MEADOW

THE FOLLOWING BUILDINGS ARE PROPOSED:

**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: [Signature] 08/21/2024

ADDRESS: 15264 BAILEY TAYLOR, MT. 48180

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

1) Guy F. Gezzel of GFG Investment Prop. LLC at guygezzel@gmail.com  
Name Business Affiliation E-mail Address

**FEE EXCEEDANCE AGREEMENT**

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

SIGNATURE: [Signature] DATE \_\_\_\_\_  
PRINT NAME: Guy F. Gezzel # PHONE 734-795-0076  
ADDRESS: 15264 BAILEY TAYLOR MI. 48180



November 5, 2024

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Amy Ruthig, Planning Director
<b>Subject:</b>	Misty Meadow Drive Phase 2 – Private Road Review #2
<b>Location:</b>	West side of S. Latson Road, south of Crooked Lake Road
<b>Zoning:</b>	RR Rural Residential District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal materials (plans most recently dated 10/22/24) proposing the Phase 2 road extension/completion for Misty Meadow Drive.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance, notably Section 15.05, and provide the following for your consideration.

**A. Summary**

1. In our opinion, the conditions are present to warrant consideration of a private road as opposed to public.
2. If the existing Private Road Maintenance Agreement does not cover Phase 2, it must be amended and submitted for the Township’s review.
3. The technical design and construction standards are subject to review and comment by the Township’s engineering consultant.
4. The Commission should consider any comments provided by the Brighton Area Fire Authority.
5. The Commission may request an updated Environmental Impact Assessment if deemed necessary.

**B. Proposal/Process**

In accordance with Article 18 of the Township Zoning Ordinance, the applicant requests site plan review/approval for extension/completion of a private road. Such projects are subject to Planning Commission review based on the standards of Section 15.05.

The Planning Commission has approval authority over the site plan, but is to provide a recommendation on the Impact Assessment for the Township Board’s consideration.

**C. Private Road Review**

1. **Public versus Private Road Standards.** Phase 1 of the project, which included a private road to/from S. Latson Road and access to Lots 1-5, was approved as a private road.

In general, extension/completion of an existing private road demonstrates the conditions necessary for consideration of a private road (as opposed to public).

The applicant provided the required Private Road Maintenance Agreement as part of the Phase 1 approval. It is understanding that the Agreement covers the entire project; however, we request confirmation.

If the existing Agreement does not cover Phase 2, an amended Agreement must be provided for the Township’s review.



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

2. **AASHTO Standards.** This standard is subject to review and comment by the Township's engineering consultant.
3. **Easement Width.** Consistent with the existing roadway and Ordinance requirements, the extension/completion of Misty Meadow Drive is within a 66-foot wide easement.
4. **Road Design.** Given the total number of lots proposed (9), the private road has a classification of "local," which requires a 22-foot roadway width, may be gravel or asphalt, but does not require curb and gutter.

The typical cross-section depicted on Sheet 3 provides a 22-foot wide gravel roadway without curb and gutter, per Ordinance requirements.

5. **Maximum Length/Turnarounds.** In total, the proposed roadway is longer than 1,000 feet, but provides a continuous loop layout.

This standard is subject to further review by the Township's engineering consultant and the Brighton Area Fire Authority.

6. **Grading.** This standard is subject to review and comment by the Township's engineering consultant.
7. **Horizontal Curve.** This standard is subject to review and comment by the Township's engineering consultant.
8. **Intersection Design.** The intersection with S. Latson Road was approved as part of Phase 1; however, the Commission should consider any additional comments provided by the Township's engineering consultant.
9. **Minimum Offsets.** This standard is subject to review and comment by the Township's engineering consultant.

10. **Boulevard Medians.** The project does not include a boulevard median.

11. **Vertical Clearance.** Note #4 on Sheet 3 states that the required overhead tree clearance of 15 feet will be provided within the width of the pavement.

12. **Street Names.** It is our understanding that Livingston County previously approved the street name (Misty Meadow Drive).

**13. Signs.** Note #5 on Sheet 3 states that required stop and street signs will be provided in accordance with the requirements of the Michigan Manual of Uniform Traffic Control Devices and Road Commission.

**14. Yard Setback.** Phase 2 of the private road does not abut any of the surrounding property lines.

**15. Impact Assessment.** The initial submittal included the previously approved Impact Assessment from 2016.

Property conditions and the nature of the project have not changed significantly since the original Assessment was prepared and approved; however, the Commission may request an updated Assessment if deemed necessary.

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

Respectfully,  
**SAFE BUILT STUDIO**

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

Brian V. Borden, AICP  
Planning Manager



October 31, 2024

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

**Re: Misty Meadow Drive  
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a second review of the site plan submittal for Misty Meadow Drive Phase 2 last dated October 22, 2024. The site plan was prepared by Boss Engineering for GFG Investment Properties, LLC. Misty Meadows is a nine-lot residential development and private road on a 40.34-acre site. The improvements are part of the second phase of the project and propose an extension of the private gravel roadway, addition of a detention basin, and the removal of two temporary cul-de-sacs.

We have reviewed the revised site plan, and the petitioner has satisfactorily addressed our previous comments. We have no further engineering related concern with the proposed site plan. 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

A handwritten signature in black ink that reads 'Sydney Streveler'.

Sydney Streveler, EIT  
Civil Engineering Group



# BRIGHTON AREA FIRE AUTHORITY

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

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October 7, 2024

Sharon Stone-Francis  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Misty Meadows Private Road  
Misty Meadows Drive  
Genoa Twp., MI  
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on September 25, 2024 and the drawings are dated March 23, 2016 with latest revisions dated January 25, 2019. The project is for a private road for a 9 lot single-family residential development.

The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

The fire authority has no objection to the change from bituminous pavement to gravel. The access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds and must be a maintained all weather surface.

**IFC 503.2.3**

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

Cordially,

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

Rick Boisvert, CFPS  
Fire Marshal

cc: Amy Ruthig



Fire Marshall Boisvert's letter dated February 7, 2002 stated:

- The secondary access drive surface from Gray Road must be substantially improved. The drive is not well maintained, is not cleared of foliage and debris. The gate is in disarray and is lacking a proper Knox padlock. The surface must be brought to its original approved condition capable of supporting the weight of an 84,000-pound emergency vehicle extending from Gray Road and for the entire length of the drive. The width of the drive shall be maintained at 20' wide with a 13½' overhead clearance. A Knox padlock **must be** purchased and installed on the gate in conjunction with the owner's lock for emergency vehicle access.
- The applicant shall provide names, addresses, phone numbers, and emails of owner or agent, contractor, architect, on-site project supervisor.

The call to the public was made at 8:37 pm with no response.

Commissioner Rauch noted that this building will allow a lot of the current outdoor storage to be moved inside.

**Moved** by Commissioner Rauch, seconded by Commissioner Dhaenens, to approve the sketch plan for a proposed 10,920 sq. ft. storage building at Wonderland Marine West located at 5796 E. Grand River Avenue, south side of E. Grand River, west of Dorr Road, with the following conditions:

- The Planning commission finds the building materials presented this evening are acceptable and comparable to other facilities and buildings on the subject parcel.
- The parking notes shall be updated to show what areas are existing and what are proposed.
- The Planning Commission approves the 21-foot setback instead of the Buffer Zone A as required between zoning districts since the parcel is under one ownership.
- The applicant will update any existing landscaping that is in poor conditions per previous approvals.
- The applicant will provide details of all building lights to ensure they are within the standards of the Township.
- The Planning Commission finds the gravel parking surface to be acceptable in lieu of pavement and curb and gutter.
- The applicant shall comply with all concerns outlined in the Brighton Area Fire Authority Fire Marshal's letter dated February 7, 2022.
- The applicant shall comply with the request in the Livingston County Health Department's email from February 7, 2022.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #4...**Consideration of a request for an extension to a previously approved Impact Assessment and Site Plan for Misty Meadows Drive private road located on the west side of S. Latson Road, south of Crooked Lake Road. The request is petitioned by GFG Investments Properties.

A. Disposition of Site Plan Extension.

Mr. Guy Genzel of 15264 Bailey Street, Taylor, MI is the developer for this project. He stated he is continually working on this project; however, he still needs more time before it is complete.

Mr. Borden stated that since the applicant has already received two one-year extensions from Staff, he is required to receive any additional approval from the Planning Commission.

Commissioner Mortensen asked the applicant if he is going to provide asphalt roads as was originally approved. Ms. VanMarter stated that the Township Attorney has provided an opinion that the Township cannot require the applicant to install asphalt roadways as it is not required by the Township. The one property owner has acknowledged that the roadways will be gravel.

Ms. Byrne reviewed her letter dated February 8, 2022.

- Since there is no change proposed to the site plan, she has no objection to the requested permit extension.
- The Petitioner will need to provide a schedule for completing the road construction. Due to delays in the project, Ms. Byrne will need additional escrow for the final road inspections.

Commissioner Rauch asked if the Soil erosion permit is still valid. Mr. Genzel stated the permit is good until 2023.

The call to the public was made at 8:53 pm with no response.

**Moved** by Commissioner Rauch, seconded by Commissioner Mortensen, to approve a 12-month extension for Misty Meadows Drive private road located on the west side of S. Latson Road, south of Crooked Lake Road for GFG Investments. **The motion carried unanimously.**

## ADMINISTRATIVE BUSINESS

### **Staff Report**

Ms. VanMarter stated there will be eight items on the March 14 meeting agenda.

There will also be a special meeting on March 28 to continue the Master Plan discussion.

### **Approval of the January 10, 2022 Planning Commission meeting minutes**

**Moved** by Commissioner McCreary, seconded by Commissioner Dhaenens, to approve the minutes of the January 10, 2022 Planning Commission Meeting as presented. **The motion carried unanimously.**

### **Member Discussion**

There were no items to discuss this evening.

- The table of prohibited uses will be eliminated and replaced with selected and restricted permitted uses from the Office Service and Industrial zoning districts.
- The sign proposed at 8 feet high is allowed due to its consistency with other signs on Grand River Avenue and there are multiple businesses on this site located a considerable distance from Grand River.
- Approval of the deviation of one-acre minimum lot size due to the availability of shared municipal water for all three parcels.

**The motion carried unanimously.**

**Moved** by Commissioner Grajek, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Impact Assessment dated January 2019. **The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Conceptual Plan dated February 22, 2019 for the Birkenstock property, subject to the following:

- The building materials and the rendering of the existing building are acceptable and the samples will become Township property.
- The petitioner is encouraged to retain and/or relocate to the extent possible any healthy and mature trees.
- The wall requirements for the Buffer Zone “B” plantings as depicted will remain.
- The sign proposed at 8 feet high is allowed due to its consistency with other signs on Grand River Avenue and there are multiple businesses on this site located a considerable distance from Grand River. The existing pole sign shall be removed.
- Details of the electronic messaging will be provided at the final PUD plan
- The requirements of the Township engineer in his letter dated March 1 shall be addressed.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #3...** Review of a site plan amendment for a proposed private road project known as “Misty Meadows” located on a vacant property to a previously approved project known as “Misty Meadows Private Road”.

A. Disposition of Site Plan Amendment (1-25-19)

Mr. Keith Genzel and Mr. Guy Genzel were present.

Mr. Borden stated the Township’s private road standards permit this road to be gravel.

Mr. Markstrom stated the proposal is acceptable and allowed by Township ordinance.

Commissioner Mortensen is concerned that the owners of the two lots that have already been sold were expecting a paved road and now it will be gravel. He would like letters from these two owners stating they are agreeable to the road being gravel. The applicant advised he will provide these letters.

The call to the public was made at 8:59 pm with no response.

**Moved** by Commissioner Mortensen, seconded by Commissioner Dhaenens, to approve the Site Plan Amendment dated January 25, 2019 for Misty Meadows to permit the asphalt private road to be replaced with gravel as shown on the site plan, subject to letters being provided to Township staff from lot owners within the subdivision agreeing to the change from asphalt to gravel. **The motion carried (Dhaenens - yes; Brown - yes; McCreary - yes; Mortensen - yes; Rickard - No; Grajek - yes).**

**OPEN PUBLIC HEARING #4...** Review of sketch plan application and sketch plan for a proposed 8,142 sq. ft. addition for Michigan Rod Products located at 1326 Grand Oak Drive. The request is petitioned by Asselin, McLane Architectural Group, LLC.

A. Disposition of Sketch Plan (2-20-19)

Mr. John Asselin, the architect, Mr. Tim Brown of Michigan Rod Products, and Mr. Kevin Johnson, the engineer, were present.

Mr. Asselin stated they are requesting a less than five percent addition to an existing building. Mr. Brown stated they have more work because one of their major competitors has gone out of business.

Mr. Borden reviewed his letter dated March 6, 2019. They have met all of his prior requirements; however, he made the following suggestions:

- The applicant should be required to update the parking calculations on Sheet C101 to include the proposed building addition.
- The applicant should inform the Township of the any increase in employees anticipated in conjunction with the proposed building addition. This may (or may not) impact the land-banked parking plan approved in 2016.
- If the landscape plan approved in 2016 was not fully implemented or if landscaping has died since planting, the applicant should be required to make improvements accordingly.
- If new lighting is proposed with the building addition, details must be provided.

Ayes – Ledford, Smith, Hunt, Rowell, Mortensen, Skolarus and McCririe. Nays – None. Absent – None.

**6. Consideration of a request to approve the Environmental Impact Assessment (5-19-16) corresponding to a site plan for the proposed Misty Meadows Drive private road located on the west side of S. Latson Road, south of Crooked Lake Road. The private road will serve 9 lots. The request is petitioned by GFG Investments Properties.**

Moved by Skolarus and supported by Smith to approve the environmental impact assessment for Misty Meadows Drive private road with the following conditions: The private road maintenance agreement shall be approved by the township attorney; the applicant shall comply with the private road construction process as described in the May 17, 2016 memo from the Township Engineer. The motion carried unanimously.

**7. Consider request to approve a Resolution of Intent calling a public hearing regarding the creation of a Local Development Finance Authority in the Latson Interchange area.**

Moved by Smith and supported by Ledford to approve the Resolution of Intent setting the public hearing for Monday, July 18, 2016 at 6:30 p.m. at the Genoa Charter Township Hall regarding the creation of a Local Development Finance Authority as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Rowell, Mortensen, Skolarus and McCririe. Nays – None. Absent – None.

**8. Consider request to approve a SMART Zone application to the Michigan Economic Development Corporation for the Latson Interchange Area.**

Moved by Hunt and supported by Skolarus to table until the next regular meeting of the board on June 20, 2016. The motion carried unanimously.

**9. Consider going into closed session to discuss pending litigation pursuant to MCL 15.268 § 8 (e).**

Moved by Skolarus and supported by Rowell to move to closed session at 7:01 p.m. as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Smith, Hunt, Rowell, Mortensen, Skolarus and McCririe. Nays – None. Absent – None.

The closed session was adjourned at the board returned to the open meeting at 7:15.

- Correspondence regarding the 97 acre Herbst Farm was discussed with no action taken by the board.
- St. George Lutheran Church approved the sale of cemetery lots to the township

again sell the property to someone who will develop it. Mr. Moore addressed the concerns of the planner, engineer and the Brighton Area Fire Authority's review letters.

Mr. Borden stated he is recommending approval of the extension; however, he wants the applicant to be aware that if any changes to the ordinance are made in the future, they will need to be addressed and the site plan will need to be amended.

Commissioner Mortensen asked Mr. Moore if he is agreeable of not allowing parking on any street. He stated he is and it will become part of the master deed.

Commissioner Mortensen stated that the item noted in the Brighton Area Fire Authority's letter regarding the on-site water needs and the suggestion of the Township requiring well-filled cisterns should be determined by the developer and property owners and not part of the site plan approval.

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

**Moved** by Commissioner Mortensen, seconded by Commissioner Figurski, to approve the Site Plan Extension for Mountain Top Estates with the following conditions:

- The master deed will be amended to prohibit on-street parking.
- The letter from Ace Civil Engineering, Inc. shall be reviewed by the Township engineer to ensure it meets their requirements.
- The requirement for on-site water, such as cisterns, will be optional and be considered by the developer and home owners.

**The motion carried unanimously**

**OPEN PUBLIC HEARING #2...**Review of an Impact Assessment and Site Plan and for the proposed Misty Meadows Drive private road located on the west side of S. Latson Road, south of Crooked Lake Road. The private road will serve nine lots. The request is petitioned by GFG Investments Properties.

Planning Commission disposition of petition:

- A. Recommendation of Environmental Impact Assessment (3-23-16)
- B. Disposition of Site Plan (4-20-16)

Chairman Brown stated that the Site Plan does not need to be approved by the Planning Commission as it meets the requirements of the Subdivision Act. The private road needs to be approved.

Mr. Brent LaVanway of Boss Engineering and Mr. Guy Genzel, the property owner, were present.

Mr. LaVanway gave a brief history and description of the property and project. He stated the Livingston County Road Commission has approved the location of the road. He addressed the cistern requirement in the Brighton Area Fire Authority's letter. He would like to address this at a later date to determine if the demand is there, and if so, then it can be installed. They will install evergreen trees as a buffer between the road and the property to the south as requested by Mr. Borden. They can submit a plan to staff for their review.

Mr. Borden feels the conditions are present that warrant consideration of a private road not built to Road Commission standards. He also recommended that a "Private Road Maintenance Agreement" be provided. He noted that this was given to the Commissioners by the applicant this evening.

Commissioner Grajek questioned the need for cisterns for homes greater than 3,600 square feet as recommended by the Brighton Area Fire Authority. Commissioner Mortensen stated he has been on the Planning Commission for 20 years and the Township has never required a cistern. He would recommend making this optional for consideration by the developer and future homeowners. Commissioner Grajek wants to ensure that the Township is in compliance with the BAFA. Commissioner Mortensen stated the Fire Authority is making a recommendation.

Ms. VanMarter stated that this comment on the letters from the BAFA for both items on tonight's agenda were a surprise to staff. She has set up a meeting with them to discuss these new requirements and to determine who has jurisdiction and how they should be addressed. She noted that adding municipal water and sewer to these developments could change the rural nature of the Township.

Chairman Brown suggested that the applicant strike the second sentence to the response in Item "F" of the Environmental Impact Assessment. Mr. LaVanway agrees.

**Moved** by Commissioner McManus, seconded by Commissioner Figurski, to recommend to the Township Board approval of the Environmental Impact Assessment for Misty Meadows dated March 23, 2016 with the removal of the second sentence of the response to Item "F". **The motion carried unanimously.**

**Moved** by Commissioner Mortensen, seconded by Commissioner Lowe, to approve the Site Plan for Misty Meadows dated April 20, 2016 with the following conditions:

- The Private Road Maintenance Agreement provided this evening shall be reviewed and approved by the Township Attorney.
- Evergreen plantings shall be provided along the roadway adjacent to the road at the southeast corner of the property and reviewed and approved by Township Staff.
- The requirement in the Brighton Area Fire Authority's letter dated May 14, 2016, Paragraph 1, regarding the water related fire suppression issues are to be regarded as optional by the Township, subject to review by Township Staff and the Township Attorney.

**The motion carried unanimously.**

#### **Administrative Business:**

- Staff Report

Mr. VanMarter stated there will be two items on next month's agenda.

**IMPACT ASSESSMENT  
FOR  
PRIVATE ROAD PETITION  
“MISTY MEADOW DRIVE”  
GENOA TOWNSHIP, LIVINGSTON COUNTY  
MICHIGAN**

Prepared for:

**GUY GENZEL  
GFG INVESTMENT PROPERTIES, LLC  
15264 BAILEY  
TAYLOR, MI 48180  
(734) 795-0078**

Prepared by:

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

Issue Date March 23, 2016  
Revised May 19 2016

**15-179 EIA**



## INTRODUCTION

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

## DISCUSSION ITEMS

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

Prepared For:  
Guy Genzel  
GFG Investment Properties, LLC  
15264 Bailey  
Taylor, MI 48180  
(734) 795-0078

Prepared By:  
BOSS ENGINEERING COMPANY  
Civil Engineers, Land Surveyors, Landscape Architects and Planners  
3121 E. Grand River  
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Boss Engineering has been successfully providing engineering, surveying, planning and landscape architecture services on land development projects since 1969. Since its beginning, Boss Engineering has strived to provide unparalleled professional services with integrity and respect to every client. Today, Boss provides a complete lineup of consulting services for each project, ranging from conceptual design through final construction. The company currently employs a variety of professions including civil engineers, surveyors, landscape architects and sanitarians.

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

The site is located on the west side of South Latson Rd, approximately 2,226 feet south from the Crooked Lake Road intersection. The property consists of undeveloped land, zoned as Rural Residential (RR) with 290 lineal feet of frontage along South Latson Rd and 365 lineal feet along Chilson Road. The surrounding properties of the site are zoned as Country Estate District (CE).

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

The total site area is 40.34 acres. Current drainage patterns on site consist of slopes up to approximately 15%, with water being directed towards two separate wetlands. One wetland being majorly onsite to the northwest section of the property along Chilson Road and the other being located just offsite to the south along the property line.

Based on the National Wetlands Inventory the wetland onsite is classified as a PSSC wetland with an area of 6.50 acres. This wetland continues offsite to the northeast and changes classification to a PEMC wetland of 2.40 acres. The other wetland located mainly offsite south along the southern property line is classified as a PSSC wetland with an area of 3.89 acres. All wetlands onsite will not be disturbed from the proposed development.

Vegetated areas onsite are mainly within the wetland areas, with a small tree line located centrally, while the remainder of the site is open area. All current wooded areas on site are proposed to be preserved and will not be impacted due to development. The USDA Soil Conservation Service soil classification for the site as approximately 70% Miami-Loam soils.

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

Surface runoff during periods of construction will be controlled by proper methods set forth by the Livingston County Drain Commissioner, including silt fence, temporary gravel entrance, and seed and mulch.

At the time of construction there may be some temporary dust, noise, vibration and smoke, but these conditions will be of relatively short duration and shall be controlled by applying appropriate procedures to minimize the effects, such as watering if necessary for dust control.

The Site Plan documents show the proposed locations of all site improvements along with detailed soil erosion control information. The plans will be reviewed by the Livingston County Drain Commissioner's office for compliance with their regulations prior to issuance of a Soil Erosion Control permit.

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

The proposed land division creates 9 lots on site, that are proposed for single family homes. This type of development conforms with current surrounding land uses for the site. The increase in light, noise or air pollution is minimal with only 9 single family homes being proposed while having a minimal impact on surrounding properties.

**F. Impact on public facilities and services: Description of number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection.**

Letters from the appropriate agencies may be provided, as appropriate.

With only 9 single family residential homes being proposed the impact on public facilities such as Howell Area Schools, and police and fire departments will be minimal.

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

The development has no impact of public utilities, as it is not to be served by either public water or sanitary sewer. The site will utilize wells and septic fields to service the future houses of the individual lots. Soil borings were conducted with the Health Department on 11/03/15, final approval of septic systems and wells are pending.

With regards to storm water management, the project will be required to meet all local, county and state storm water and erosion control requirements. All of the required information is included in the Site Plan documents. The increased volume of runoff due to development will be retained onsite, while existing runoff volume will be detained and outlet at a controlled rate into existing wetlands. Existing slopes and drainage patterns that are outside of the proposed development area will remain the same.

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

There will be no hazardous materials used or disposed of on this site, such as gas cans, paint, etc.

**I. Impact on traffic and pedestrians: A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the Institute of Transportation Engineers Trip Generation Manual, other published studies or actual counts of similar uses in Michigan.**

According to the Institute of Transportation Engineers Trip Generation 6th addition with the construction of 9 single family homes the expected number of trips generated by this development will be 113.12 total trips per day with an AM peak volume of 18.43 trips and a PM peak volume of 12.86 trips. No center turn lane or bypass lane will be required by the Livingston County Road Commission.

**J. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets.**

The site is over 10 acres, however the proposed development will not generate 100 directional vehicle trips during the peak hour of traffic, therefore a detailed traffic impact study is not necessary.

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

None at this time.

**L. A list of all sources shall be provided.**

Genoa Township's *Submittal Requirements for Impact Assessment*

Genoa Township Zoning Ordinances

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

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

Trip Generation manual, 6<sup>th</sup> edition, Institute of Transportation Engineers

## **PRIVATE ROAD MAINTENANCE AGREEMENT**

### **Misty Meadow Drive, Genoa Township Livingston County Michigan**

The conditions, terms and covenants expressed in this document shall run with each parcel served by Misty Meadow Drive, a private road, and shall bind current and successor owners.

#### **1. PRIVATE ROAD EASEMENT**

The easement in which the private road is on will be built is described in Exhibit A; attached and made a part of this Agreement

#### **2. EASEMENT PURPOSES**

The undersigned acknowledge the purposes of the easement described in Exhibit A are: (a) to permit construction and maintenance of a private road, (b) to provide for ingress and egress to all properties described in Exhibit B attached, and (c) to serve as a right of way for utility lines, pipes and cables including but not limited to electric, telephone, gas, television, communication, water main, sanitary sewer and appurtenants to the foregoing.

#### **3. BENEFITING PROPERTIES**

The properties served by and benefiting from use of Misty Meadow Drive, a private road, are each described in Exhibit B attached and made a part hereof.

#### **4. COST OF ROAD MAINTENANCE**

All costs associated with maintenance of Misty Meadow Drive, a private road, shall be equally divided and apportioned to each owner of benefiting property described in Exhibit B.

Owners of benefiting parcels shall appoint one of the owners (Road Agent) to oversee maintenance of the private road. That owner will arrange on behalf of all owners all private road maintenance. The actual cost of the maintenance shall be billed no less frequently than once each year equally to each benefiting parcel owner.

Road maintenance shall include but not limited to snow plowing, grading, adding gravel, maintaining drainage ditches, repair and patching of pavement if applicable, and replacement of private road sign.

#### **5. USE OF PRIVATE ROAD**

Each owner of a benefiting parcel shall have use of the private road without any form of interference resulting from actions of any other benefiting parcel owner.

#### **6. PARKING**

For the safety of the residents, no machinery, trailers, vehicles or other property may be stored or parked upon the private road except parking of vehicles for limited periods of time (not to exceed twelve hours).

#### **7. ENFORCEMENTS OF THIS AGREEMENT**

Any owner(s) of a benefiting parcel described in Exhibit B has the right to commence an action against any other benefiting parcel owner(s) who may be in violation of this agreement.

#### **8. AMENDMENT**

This agreement may be amended only by a two-thirds majority consent of all parcel owners.

#### **9. DISPUTES**

If a dispute arises over any aspect of the improvements, maintenance, repair or replacement, a third party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding on all of the lot owners.



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Parcel 2    MARK GENTILE

STATE OF MICHIGAN

COUNTY OF LIVINGSTON

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024 before me personally appeared MARK GENTILE, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same of his free act and deed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Notary Public

\_\_\_\_\_ County

My commission expires: \_\_\_\_\_

Acting in the county of: \_\_\_\_\_



# EXHIBIT A

## DECLARATION OF EASEMENT,

## EASEMENT MAINTENANCE AGREEMENT,

## AND

## DECLARATION OF RESTRICTIVE COVENANTS

**THIS DECLARATION AND MAINTENANCE AGREEMENT**, made this 19<sup>th</sup> day of January, 2017 by GFG Investment Properties LLC.

WHEREAS, the parties hereto are the title holders of certain real property located in the Township of Genoa, County of Livingston, State of Michigan, more particularly described in **LAND DIVISION SURVEY** attached hereto and made part hereof and as set forth in a certain survey done by Boss Engineering.

WHEREAS, it is the desire of the parties to establish a private easement for ingress/egress, storm water management and private and public utilities AND an easement for storm water management and the maintenance thereof for their benefit and for the benefit of their remaining lands.

NOW, THEREFORE, in pursuance of this Agreement and in consideration of the mutual covenants and benefits contained herein,

IT IS HEREBY COVENANTED, stipulated and agreed by and among the parties hereto as follows:

### EASEMENT DECLARATION

1. The parties hereto hereby grant, transfer, establish and declare a non-exclusive, perpetual easement for ingress and egress, improved or unimproved, and for location of public and private utilities and storm water management, over and across and for the benefit of the parcels described in the attached **LAND DIVISION SURVEY**, said easements being more particularly described in the **LAND DIVISION SURVEY** attached hereto and made a part hereof.
2. The Grantors herein specifically reserve unto themselves, their respective heirs, executors, administrators, personal representatives, successors, and assigns, the easement and the easement rights set forth herein in the described easement, for the benefit of the properties more particularly described in the attached **LAND DIVISION SURVEY** and for any further divisions thereof, including the divisions thereof, including the rights to use said easement and to subsequently convey said easement and easement rights with said properties and any divisions thereof.
3. The easements described in the attached **LAND DIVISION SURVEY** shall run with the land and title, and shall be appurtenant thereto.



4. The property described in the attached **LAND DIVISION SURVEY** is in that area abutting a private road easement that is not required to be maintained by the Board of County Road Commissioners.

#### EASEMENT MAINTENANCE

5. The owner or owners of each parcel, from and after the commencement of any construction of any house, building or other improvement on such parcel, shall share equally with and in the cost of maintaining and/or improving the private easements. Such share of the cost shall be based upon the total number of parcels of improved property, each such parcel being one unit or share, and subject to the conditions and definitions hereinafter set forth.
6. Prior to any costs being incurred for normal maintenance of said easements, a simple majority of the parcels shall agree to such normal maintenance being performed and the cost thereof. "Normal maintenance" shall include, but not be limited to, snow removal, grading, regrading, and repair as necessary, the cost of which shall not exceed TWO THOUSAND FIVE HUNDRED (\$2,500.00) DOLLARS per occurrence. "Simple majority" shall be determined by the total number of parcels of property, each such parcel having One (1) vote. Multiple parcels with single ownership shall have one (1) vote for each parcel, provided, however, that each such vote shall constitute a separate share or unit for purposes of the cost of maintenance.
7. Prior to any costs being incurred for major capital improvement for said easements, all of the parcels shall agree to such capital improvement and the cost thereof. "Major capital improvement" shall include, but not limited to, grading, regrading, graveling, regrading, paving and repaving and repair cost of which is in excess of TWO THOUSAND FIVE HUNDRED (\$2,500.00) DOLLARS per occurrence. Each parcel shall be liable for one (1) equal share of the total cost of such improvement, such share begin based on the total number of parcels having rights in said easements, each such parcel being one unit or share. "Major capital improvement" does not include the cost of the initial installation of the common drive constructed to Genoa Township standards.
8. Any costs incurred for normal maintenance or major capital improvements of said easements as described herein shall be burden upon the land with a lien therefore against any parcel for which such costs have to be paid by the owner or owners of any such parcel. Any such lien shall attach upon the filing and recording of an affidavit by the owners of any two or more of the remaining parcels which are subject to and liable for such cost. Such affidavit shall set forth the description of the parcel or property against which the lien is claimed, whether the expenditure is for normal maintenance or for major capital improvement, the total amount of the expenditure, the portion attributable to such parcel or property, and the date or dates of such expenditures. A copy of such affidavit shall be sent to the owner or owners of the parcel against which the lien is claimed by regular mail, with postage prepaid, at the last known address of such owner or owners.
9. The owner or owners of each parcel shall be separately responsible to repair and for the costs thereof, of any damage caused to the easements due to extraordinary use. "Extraordinary use" shall include, but not be limited to, movement of construction equipment, moving vans, commercial trucks, or other heavy loads, movement of recreational vehicles or increased usage not ordinarily consistent with normal traffic. In the event that any owner or owners, or their agents, employees or invitees, who cause the

type of damage described herein shall fail to make the necessary repairs, the remaining parcel owners may do so after notice to such owner or owners, and any costs so expended shall be a burden upon the land of such owner or owners with a lien enforceable as set forth herein.

10. The owner or owners of each parcel shall not interfere with any usage of the easements for ingress, egress, and public utilities, and said owner or owners of each parcel shall not limit the usage of said easement area in any manner, shape or form without the written consent and permission of Genoa Township and the owner or owners of each parcels hereinbefore described.
11. The owner or owners of each parcel shall exclusively be entitled to and obligated equally to maintain, repair, and improve the area described hereinbefore as the easements for ingress, egress and public utilities.
12. In the event that the parties, their successors, and assigns, hereto are unable to agree as to the type of maintenance work to be performed, the regularity of the work to be performed, the costs thereof or the participation in the payment of costs thereof by the parties, their successors, or assigns, the parties shall submit their differences, claims or objections to binding arbitration. Arbitration fees for resolution of differences, claims, or objections shall be divided equally, between all parties and paid directly by each party involved in the claim or dispute.
13. The parties further acknowledge that the aforesaid covenants are deed restrictions that are to be applicable to the aforesaid described parcels and are being granted, in part, to avoid future problems on said parcels that will arise if additional structures were to be constructed on portions thereof.
14. Should a claim or suit be brought against the Township related to the private road, the owners will indemnify the Township for all costs, fees and any amounts paid to resolve the matter.

### **DECLARATION OF RESTRICTIVE COVENANTS**

As of November 19, 2016, GFG Investment Properties LLC , of 15264 Bailey, Taylor, MI, the fee title owner and developer (Developer) of the real property described in the attached LAND DIVISION SURVEY (the Premises) declares that the Premises shall be subject to the following covenants and restrictions:

1. Developer declares that all construction on and use of the lot created in the Premises shall be restricted as follows:
  - a. All the lots in the Premises shall be used only as single-family residences, for use by related family members of one family.
  - b. There shall be a minimum floor area of 1,800 square feet for the single family residence, exclusive of porches, garages, and breezeways, unless otherwise approved by Developer.
  - c. Fences are allowed, subject to Township Ordinance and approval by the Developer.
2. The provisions of this agreement shall be enforceable by Developer and its successors as long as Developer or its successors own a lot in the Premises. After that, this declaration may be enforced by the homeowners' association for the residences on the Premises. The

enforcement shall be by proceedings at law or in equity against any violation or attempted violation of this agreement, either to restrain and enjoin the violation or to recover damages.

This agreement and covenant runs with the land and is binding on all future owners, heirs, assigns and successors in title.

This Deed Restriction and covenant shall take effect when executed by the parties.

WITNESSED:

SIGNED:

Kathleen C. Stamper

Guy F. Genzel, II

Guy F. Genzel, II  
GFG Investment Properties LLC

STATE OF MICHIGAN )

:ss

COUNTY OF WAYNE )

On this 19<sup>th</sup> day of January, 2017, before me, a Notary Public in and for said county, personally appeared GUY F. GENZEL, II of GFG Investment Properties LLC, to me known and known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged to me that they executed the same as their own free act and deed.

Kathleen C. Stamper

KATHLEEN C. STAMPER

Notary Public, Wayne County, Michigan

My commission expires: July 17, 2017

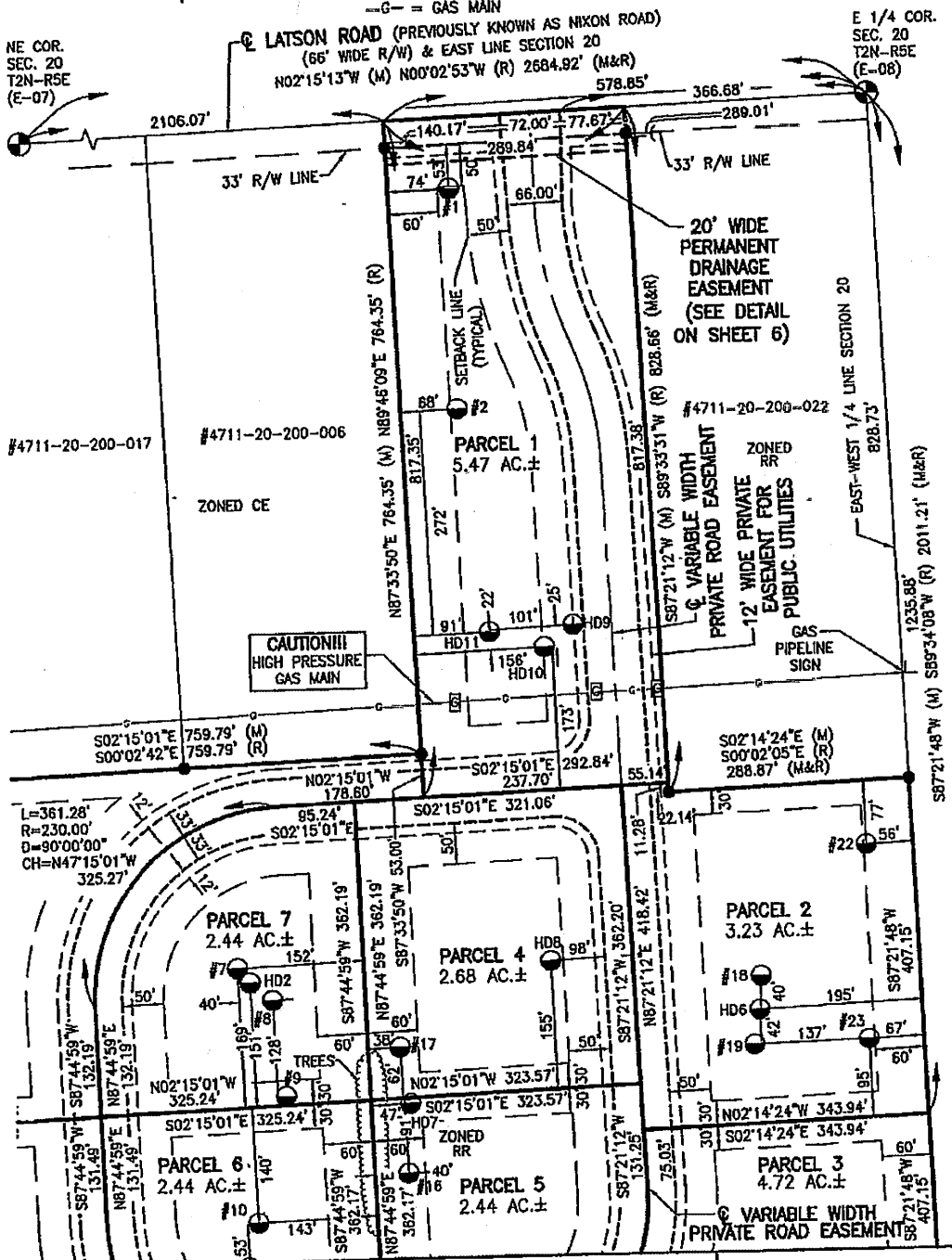
Acting in County of Wayne, Michigan





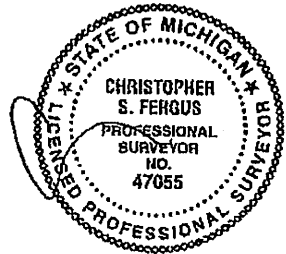
# DETAIL SHEET

- = SOIL BORING
- ⊙ = U.G. GAS MARKER
- = GAS MAIN



DESCRIPTION:  
PART OF THE NORTHEAST 1/4 OF SECTION 20, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

**BOSS Engineering**  
 Equalized Survey Plans Landscaping & More  
 3121 E. GRAND RIVER AVE.  
 HOWEL, MI. 48843  
 800.216.6735 FAX 517.548.1670

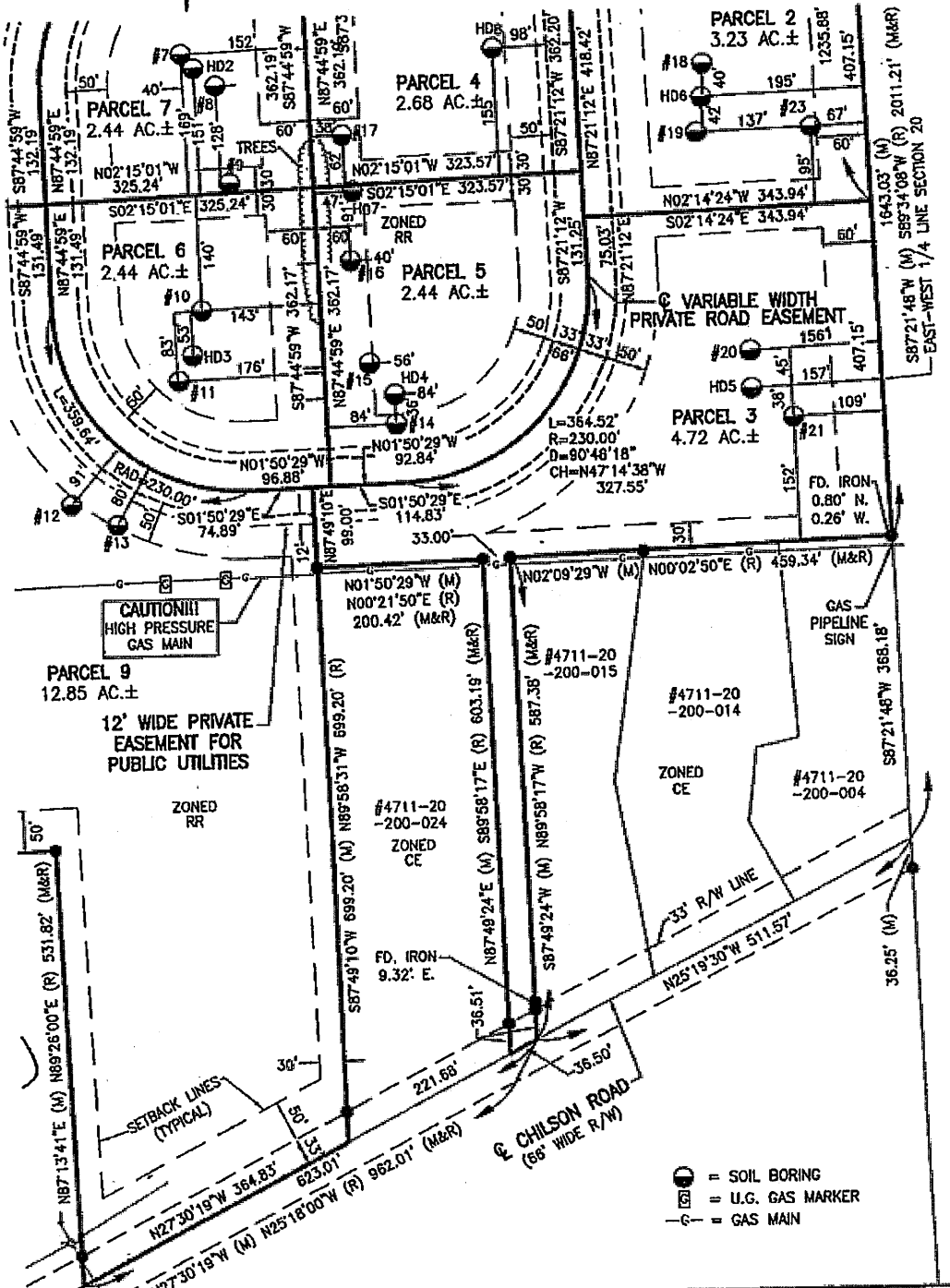


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JOB NO. 15-179-1	SCALE: 1 INCH = 150 FEET	
SHEET 3 OF 10	DATE 10-4-16 10-11-16 10-14-16	
	FB 521 CREW GFD DR. AEB CHKD.	

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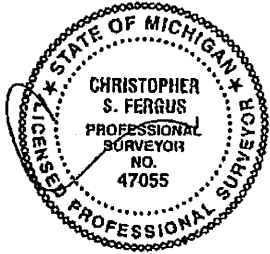


# DETAIL SHEET



DESCRIPTION:  
 PART OF THE NORTHEAST 1/4 OF SECTION 20, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

**REBOSS**  
 Engineering  
Engineers Surveyors Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI 48843  
 800.246.6735 FAX 517.548.1670

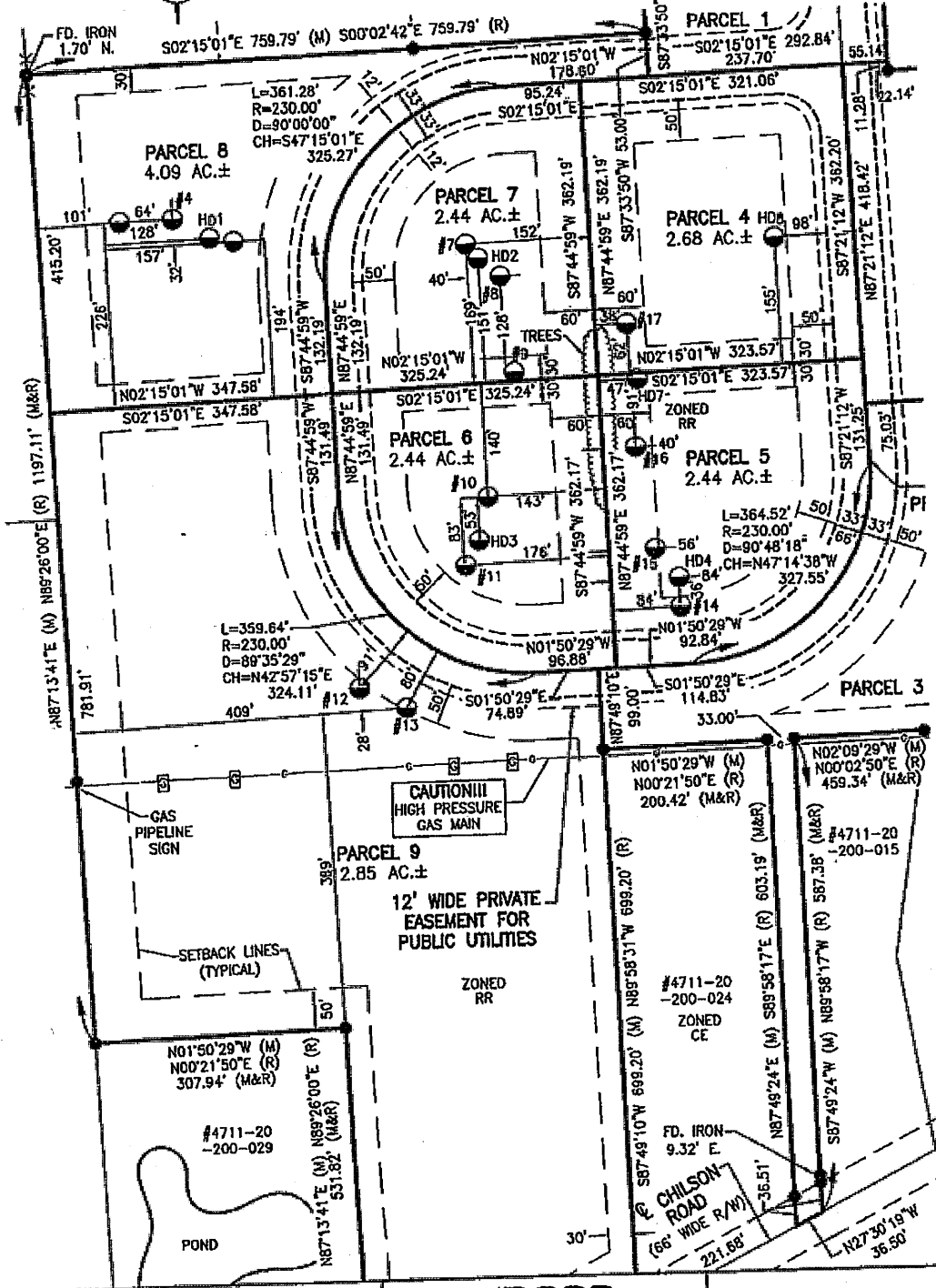


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- = GAS MAIN



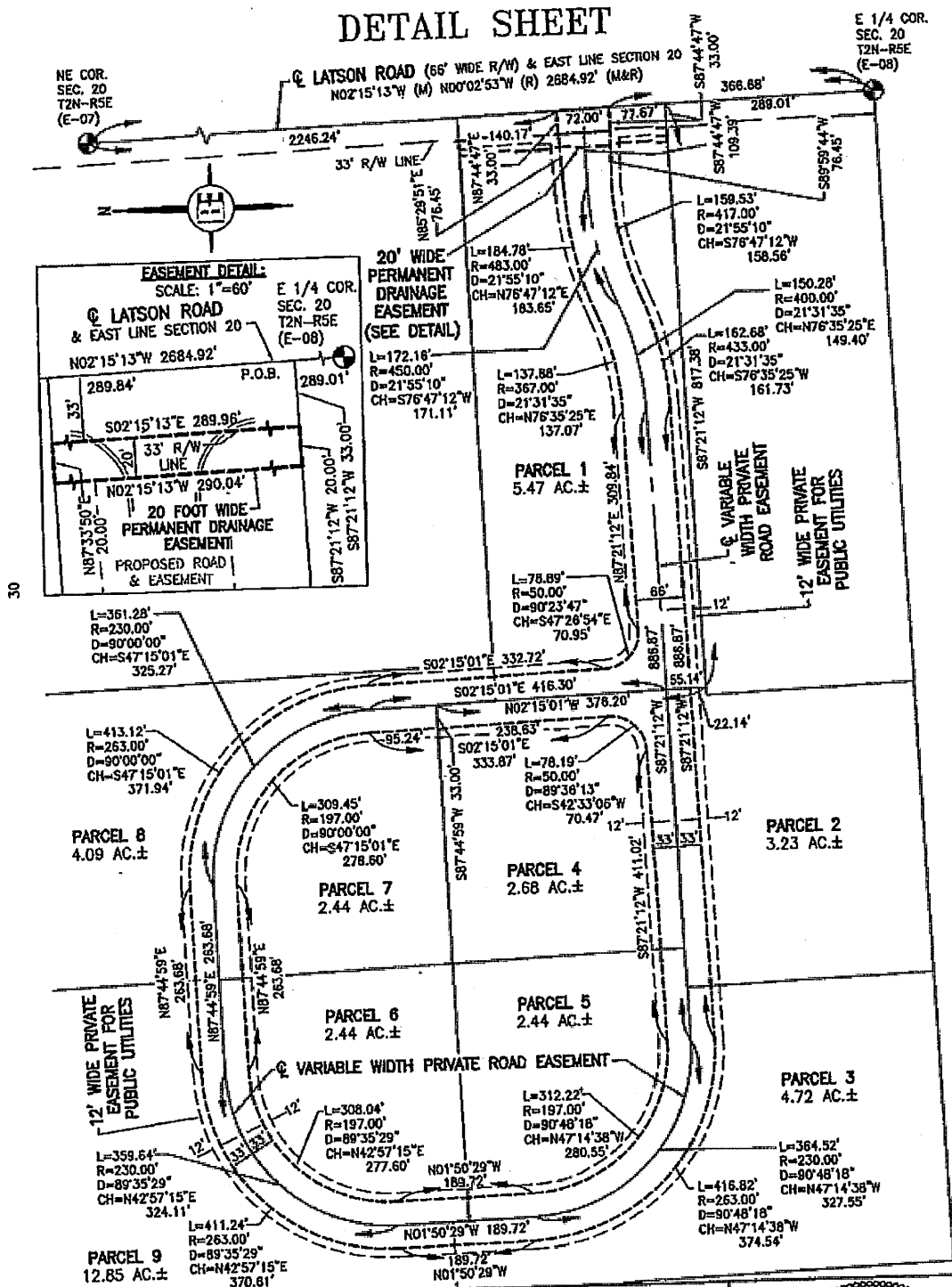
DESCRIPTION:  
 PART OF THE NORTHEAST 1/4 OF SECTION 20, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

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 3121 E. GRAND RIVER AVE.  
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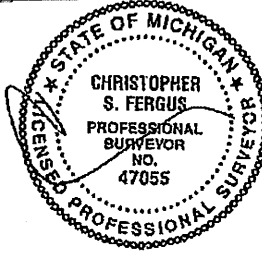
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**DESCRIPTION:**  
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CLIENT: GFG INVESTMENT PROPERTIES, LLC	NO SCALE	LEGEND ○ = IRON SET ⊙ = IRON FOUND ⊕ = MONUMENT FOUND ⊞ = FENCE (R) = RECORDED (M) = MEASURED ⊕ = SOIL BORING		
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**DESCRIPTION OF PARENT PARCEL BEING PARCEL 2 OF BOSS ENGINEERING SURVEY, JOB NO. 12-306, DATED 3-6-13, AS RECORDED IN INSTRUMENT #2013S-0004, LIVINGSTON COUNTY RECORDS (TAX ID #4711-20-200-030):**

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Nixon Road (66 foot wide Right of Way) and the East line of Section 20, N 00°02'53" W, 289.01 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 89°33'31" W, 828.66 feet; thence S 00°02'05" E, 288.87 feet; thence along the East-West 1/4 line of Section 20, S 89°34'08" W (recorded as S 89°35'15" W), 814.30 feet; thence N 00°02'50" E, 459.34 feet (recorded as N 00°03'00" E, 458.81 feet); thence N 89°58'17" W (recorded as West), 587.38 feet; thence along the centerline of Chilson Road (66 foot wide Right of Way), N 25°18'00" W, 36.50 feet; thence S 89°58'17" E (recorded as East), 603.19 feet; thence N 00°21'50" E (recorded as N 00°22'00" E), 200.42 feet; thence N 89°58'31" W, 699.20 feet (recorded as West, 699.21 feet); thence along the centerline of Chilson Road (66 foot wide Right of Way), N 25°18'00" W, 364.83 feet; thence N 89°26'00" E, 531.82 feet; thence N 00°21'50" E, 307.94 feet; thence N 89°30'53" E, 1197.11 feet; thence S 00°02'42" E, 758.09 feet (recorded as S 00°01'34" E, 759.50 feet); thence N 89°46'09" E, 764.35 feet (recorded as N 89°44'46" E, 765.00 feet); thence along the centerline of Nixon Road and the East line of Section 20, S 00°02'53" E, 289.84 feet, to the POINT OF BEGINNING, containing 40.34 acres, more or less, and subject to the rights of the public over the existing Nixon Road and Chilson Road. Also subject to any other easements or restrictions of record.

**PROPOSED PARCEL 1:**

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Latson Road (previously known as Nixon Road) (66 foot wide Right of Way) and the East line of Section 20, N 02°15'13" W (recorded as N 00°02'53" W), 289.01 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 87°21'12" W (recorded as S 89°33'31" W), 817.38 feet; thence N 02°15'01" W, 292.84 feet; thence N 87°33'50" E, 817.35 feet; thence S 02°15'13" E, 289.84 feet, to the POINT OF BEGINNING, containing 5.47 acres, more or less, and subject to the rights of the public over the existing Latson Road. Also subject to and including the use of a Variable Width Private Road Easement, as described below. Also subject to a 12 foot wide Private Easement for Public Utilities, along and adjacent to said Private Road Easement and along and adjacent to the Westerly 33 foot Right of Way line of Latson Road. Also subject to a 20 foot wide Permanent Drainage Easement, as described below. Also subject to any other easements or restrictions of record.

**PROPOSED PARCEL 2:**

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the East-West 1/4 line of Section 20, S 87°21'28" W (recorded as S 89°34'08" W), 828.73 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the East-West 1/4 line of Section 20, S 87°21'48" W (recorded as S 89°34'08" W), 407.15 feet; thence N 02°14'24" W, 343.94 feet; thence along the centerline of a Variable Width Private Road Easement, as described below, N 87°21'12" E, 418.42 feet; thence S 02°15'01" E, 55.14 feet; thence S 87°21'12" W, 11.28 feet; thence S 02°14'24" E (recorded as S 00°02'05" E), 289.87 feet, to the POINT OF BEGINNING, containing 3.23 acres, more or less, and including the use of a Variable Width Private Road Easement, as described below. Also subject to a 12 foot wide Private Easement for Public Utilities, along and adjacent to said Private Road Easement. Also subject to any other easements or restrictions of record.

**PROPOSED PARCEL 3:**

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the East-West 1/4 line of Section 20, S 87°21'28" W (recorded as S 89°34'08" W), 1235.88 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the East-West 1/4 line of Section 20, S 87°21'48" W (recorded as S 89°34'08" W), 407.15 feet; thence N 02°09'29" W (recorded as N 00°02'50" E), 459.34 feet; thence S 87°49'24" W (recorded as N 89°58'17" W), 587.38 feet; thence along the centerline of Chilson Road (66 foot wide Right of Way), N 27°30'19" W (recorded as N 27°30'19" W), 36.50 feet; thence N 87°49'24" E (recorded as S 89°58'17" E), 603.19 feet; thence N 01°50'29" W (recorded as N 00°21'50" E), 200.42 feet; thence N 87°49'10" E, 99.00 feet; thence along the centerline of a Variable Width Private Road Easement, as described below, the following three (3) courses: 1) S 01°50'29" E, 114.83 feet; 2) southeasterly along an arc left, having a length of 364.52 feet, a radius of 230.00 feet, a central angle of 90°48'18", and a long chord which bears S 47°14'38" E, 327.55 feet; 3) N 87°21'12" E, 75.03 feet; thence S 02°14'24" E, 343.94 feet, to the POINT OF BEGINNING, containing 4.72 acres, more or less, and subject to the rights of the public over the existing Chilson Road. Also subject to and including the use of a Variable Width Private Road Easement, as described below. Also subject to a 12 foot wide Private Easement for Public Utilities, along and adjacent to said Private Road Easement. Also subject to any other easements or restrictions of record.

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**PROPOSED PARCEL 4:**

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Latson Road (previously known as Nixon Road) (66 foot wide Right of Way) and the East line of Section 20, N 02°15'13" W (recorded as N 00°02'53" W), 289.01 feet; thence S 87°21'12" W (recorded as S 89°33'31" W), 817.38 feet; thence N 02°15'01" W, 55.14 feet, to the POINT OF BEGINNING of the Parcel to be described; thence along the centerline of a Variable Width Private Road Easement, as described below, S 87°21'12" W, 362.20 feet; thence N 02°15'01" W, 323.57 feet; thence N 87°44'59" E, 362.19 feet; thence along the centerline of a Variable Width Private Road Easement, as described below, S 02°15'01" E, 321.06 feet, to the POINT OF BEGINNING, containing 2.68 acres, more or less, and including the use of a Variable Width Private Road Easement, as described below. Also subject to a 12 foot wide Private Easement for Public Utilities, along and adjacent to said Private Road Easement. Also subject to any other easements or restrictions of record.

**PROPOSED PARCEL 5:**

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Latson Road (previously known as Nixon Road) (66 foot wide Right of Way) and the East line of Section 20, N 02°15'13" W (recorded as N 00°02'53" W), 289.01 feet; thence S 87°21'12" W (recorded as S 89°33'31" W), 817.38 feet; thence N 02°15'01" W, 55.14 feet; thence along the centerline of a Variable Width Private Road Easement, as described below, S 87°21'12" W, 362.20 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing along the centerline of a Variable Width Private Road Easement, as described below, the following three (3) courses: 1) S 87°21'12" W, 131.25 feet; 2) northwesterly along an arc right, having a length of 364.52 feet, a radius of 230.00 feet, a central angle of 90°48'18", and a long chord which bears N 47°14'39" W, 327.55 feet; 3) N 01°50'29" W, 92.84 feet; thence N 87°44'59" E, 362.17 feet; thence S 02°15'01" E, 323.57 feet, to the POINT OF BEGINNING, containing 2.44 acres, more or less, and including the use of a Variable Width Private Road Easement, as described below. Also subject to a 12 foot wide Private Easement for Public Utilities, along and adjacent to said Private Road Easement. Also subject to any other easements or restrictions of record.

**PROPOSED PARCEL 6:**

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Latson Road (previously known as Nixon Road) (66 foot wide Right of Way) and the East line of Section 20, N 02°15'13" W (recorded as N 00°02'53" W), 289.01 feet; thence S 87°21'12" W (recorded as S 89°33'31" W), 817.38 feet; thence N 02°15'01" W, 55.14 feet; thence along the centerline of a Variable Width Private Road Easement, as described below, N 02°15'01" W, 321.06 feet; thence S 87°44'59" W, 362.19 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing S 87°44'59" W, 362.17 feet; thence along the centerline of a Variable Width Private Road Easement, as described below, the following three (3) courses: 1) N 01°50'29" W, 96.88 feet; 2) northeasterly along an arc right, having a length of 359.64 feet, a radius of 230.00 feet, a central angle of 89°35'29", and a long chord which bears N 42°57'15" E, 324.11 feet; 3) N 87°44'59" E, 131.49 feet; thence S 02°15'01" E, 325.24 feet, to the POINT OF BEGINNING, containing 2.44 acres, more or less, and including the use of a Variable Width Private Road Easement, as described below. Also subject to a 12 foot wide Private Easement for Public Utilities, along and adjacent to said Private Road Easement. Also subject to any other easements or restrictions of record.

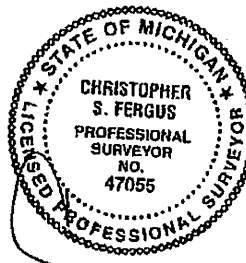
**PROPOSED PARCEL 7:**

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Latson Road (previously known as Nixon Road) (66 foot wide Right of Way) and the East line of Section 20, N 02°15'13" W (recorded as N 00°02'53" W), 289.01 feet; thence S 87°21'12" W (recorded as S 89°33'31" W), 817.38 feet; thence N 02°15'01" W, 55.14 feet; thence along the centerline of a Variable Width Private Road Easement, as described below, N 02°15'01" W, 321.06 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 87°44'59" W, 362.19 feet; thence N 02°15'01" W, 325.24 feet; thence along the centerline of a Variable Width Private Road Easement, as described below, the following three (3) courses: 1) N 87°44'59" E, 132.19 feet; 2) southeasterly along an arc right, having a length of 361.28 feet, a radius of 230.00 feet, a central angle of 90°00'00", and a long chord which bears S 47°15'01" E, 325.27 feet; 3) S 02°15'01" E, 95.24 feet, to the POINT OF BEGINNING, containing 2.44 acres, more or less, and including the use of a Variable Width Private Road Easement, as described below. Also subject to a 12 foot wide Private Easement for Public Utilities, along and adjacent to said Private Road Easement. Also subject to any other easements or restrictions of record.

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**PROPOSED PARCEL 8:**

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Latson Road (previously known as Nixon Road) (66 foot wide Right of Way) and the East line of Section 20, N 02°15'13" W (recorded as N 00°02'53" W), 578.85 feet; thence S 87°33'50" W, (recorded as S 89°46'09" W), 764.35 feet, to the POINT OF BEGINNING of the Parcel to be described; thence continuing S 87°33'50" W, 53.00 feet; thence along the centerline of a Variable Width Private Road Easement, as described below, the following three (3) courses: 1) N 02°15'01" W, 178.60 feet; 2) northwesterly along an arc left, having a length of 361.28 feet, a radius of 230.00 feet, a central angle of 90°00'00", and a long chord which bears N 47°15'01" W, 325.27 feet; 3) S 87°44'59" W, 132.19 feet; thence N 02°15'01" W, 347.58 feet; thence N 87°13'41" E (recorded as N 89°26'00" E), 415.20 feet; thence S 02°15'01" E (recorded as S 00°02'42" E), 759.79 feet, to the POINT OF BEGINNING, containing 4.09 acres, more or less, and including the use of a Variable Width Private Road Easement, as described below. Also subject to a 12 foot wide Private Easement for Public Utilities, along and adjacent to said Private Road Easement. Also subject to any other easements or restrictions of record.

**PROPOSED PARCEL 9:**

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Latson Road (previously known as Nixon Road) (66 foot wide Right of Way) and the East line of Section 20, N 02°15'13" W (recorded as N 00°02'53" W), 578.85 feet; thence S 87°33'50" W (recorded as S 89°46'09" W), 764.35 feet; thence N 02°15'01" W (recorded as N 00°02'42" W), 759.79 feet; thence S 87°13'41" W (recorded as S 89°26'00" W), 415.20 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 02°15'01" E, 347.58 feet; thence along the centerline of a Variable Width Private Road Easement, as described below, the following three (3) courses: 1) S 87°44'59" W, 131.49 feet; 2) southwesterly along an arc left, having a length of 359.64 feet, a radius of 230.00 feet, a central angle of 89°35'29", and a long chord which bears S 42°57'15" W, 324.11 feet; 3) S 01°50'29" E, 74.89 feet; thence S 87°49'10" W, 99.00 feet; thence continuing S 87°49'10" W (recorded as N 89°58'31" W), 699.20 feet; thence along the centerline of Chilson Road (66 foot wide Right of Way), N 27°30'19" W (recorded as N 25°15'00" W), 364.83 feet; thence N 87°13'41" E (recorded as N 89°26'00" E), 531.82 feet; thence N 01°50'29" W (recorded as N 00°21'50" E), 307.94 feet; thence N 87°13'41" E (recorded as N 89°26'00" E), 781.91 feet, to the POINT OF BEGINNING, containing 12.85 acres, more or less, and subject to the rights of the public over the existing Chilson Road. Also subject to and including the use of a Variable Width Private Road Easement, as described below. Also subject to a 12 foot wide Private Easement for Public Utilities, along and adjacent to said Private Road Easement. Also subject to any other easements or restrictions of record.

**PROPOSED VARIABLE WIDTH PRIVATE ROAD EASEMENT:**

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Latson Road (previously known as Nixon Road) (66 foot wide Right of Way) and the East line of Section 20, N 02°15'13" W (recorded as N 00°02'53" W), 366.68 feet, to the POINT OF BEGINNING of the Easement to be described; thence S 87°44'47" W, 33.00 feet, to a point on the existing West Right of Way line of Latson Road; thence S 89°59'44" W, 76.45 feet; thence westerly along an arc left, having a length of 159.53 feet, a radius of 417.00 feet, a central angle of 21°55'10", and a long chord which bears S 76°47'12" W, 158.56 feet; thence westerly along an arc right, having a length of 162.68 feet, a radius of 433.00 feet, a central angle of 21°31'35", and a long chord which bears S 76°35'25" W, 161.73 feet; thence S 87°21'12" W, 886.87 feet; thence northwesterly along an arc right, having a length of 416.82 feet, a radius of 263.00 feet, a central angle of 90°48'18", and a long chord which bears N 47°14'38" W, 374.54 feet; thence N 01°50'29" W, 189.72 feet; thence northeasterly along an arc right, having a length of 411.24 feet, a radius of 263.00 feet, a central angle of 89°35'29", and a long chord which bears N 42°57'15" E, 370.61 feet; thence N 87°44'59" E, 263.68 feet; thence southeasterly along an arc right, having a length of 413.12 feet, a radius of 263.00 feet, a central angle of 90°00'00", and a long chord which bears S 47°15'01" E, 371.94 feet; thence S 02°15'01" E, 332.72 feet; thence southeasterly along an arc left, having a length of 78.89 feet, a radius of 50.00 feet, a central angle of 90°23'47", and a long chord which bears S 47°26'54" E, 70.95 feet; thence N 87°21'12" E, 309.84 feet; thence northeasterly along an arc left, having a length of 137.88 feet, a radius of 367.00 feet, a central angle of 21°31'35", and a long chord which bears N 76°35'25" E, 137.07 feet; thence northeasterly along an arc right, having a length of 184.78 feet, a radius of 483.00 feet, a central angle of 21°55'10", and a long chord which bears N 76°47'12" E, 183.65 feet; thence N 85°29'51" E, 76.45 feet, to a point on the existing West Right of Way line of Latson Road; thence N 87°44'47" E, 33.00 feet; thence along the centerline of Latson Road, S 02°15'13" E, 72.00 feet, to the POINT OF BEGINNING.

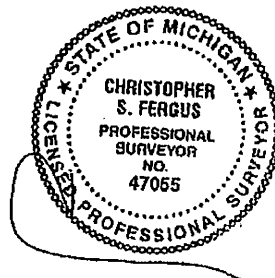
EXCEPTING THEREFROM, the following described area:

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Latson Road (previously known as Nixon Road) (66 foot wide Right of Way) and the East line of Section 20, N 02°15'13" W

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(recorded as N 00°02'53" W, N 02°15'13" W, 289.01 feet; thence S 87°21'12" W, 817.38 feet; thence N 02°15'01" W, 376.20 feet; thence S 87°44'59" W, 33.00 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 02°15'01" E, 238.63 feet; thence southwesterly along an arc right, having a length of 78.19 feet, a radius of 50.00 feet, a central angle of 89°36'13", and a long chord which bears S 42°33'06" W, 70.47 feet; thence S 87°21'12" W, 411.02 feet; thence northwesterly along an arc right, having a length of 312.22 feet, a radius of 197.00 feet, a central angle of 90°48'18", and a long chord which bears N 47°14'39" W, 280.55 feet; thence N 01°50'29" W, 189.72 feet; thence northeasterly along an arc right, having a length of 308.04 feet, a radius of 197.00 feet, a central angle of 89°35'29", and a long chord which bears N 42°57'15" E, 277.60 feet; thence N 87°44'59" E, 263.68 feet; thence southeasterly along an arc right, having a length of 309.45 feet, a radius of 197.00 feet, a central angle of 90°00'00", and a long chord which bears S 47°15'01" E, 278.60 feet; thence S 02°15'01" E, 95.24 feet, to the POINT OF BEGINNING, containing 8.22 acres, more or less.

**20 FOOT WIDE PERMANENT DRAINAGE EASEMENT:**

Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Latson Road (66 foot wide Right of Way) and the East line of Section 20, N 02°15'13" W, 289.01 feet; thence S 87°21'12" W, 33.00 feet, to the POINT OF BEGINNING of the Easement to be described; thence continuing S 87°21'12" W, 20.00 feet; thence N 02°15'13" W, 290.04 feet; thence N 87°33'50" E, 20.00 feet; thence along the West Right of Way line of Latson Road (66' wide Right of Way), S 02°15'13" E, 289.96 feet, to the POINT OF BEGINNING.

Bearings were established from Michigan State Plane Coordinate System (South Zone)

**REFERENCES:**

1. Previous Survey by Boss Engineering, Job No. 12-306, dated 3-6-13, as recorded in Instrument #2013S-0004, Livingston County Records.
2. Previous Survey by Boss Engineering, Job No. 3600, dated 1-26-73, as recorded in Liber 633, Page 194, Livingston County Records.
3. Previous Survey by Boss Engineering, Job No. 3600-A, dated 1-26-73.
4. Previous Survey by Boss Engineering, Job No. 1405, dated 6-28-71.
5. Previous Survey by Boss Engineering, Job No. 1323, dated 5-11-71.
6. Previous Survey by Boss Engineering, Job No. 358.
7. Previous Survey by Boss Engineering, Job No. 577, dated 5-14-70.
8. Previous Survey by Boss Engineering, Job No. 88129, dated 6-24-88, as recorded in Liber 1309, Pages 103-104, Livingston County Records.
9. Previous Survey by Patrick L. Benton, Job No. 86-S-4511, dated 6-8-86.

**WITNESSES:**

Northeast Corner, Section 20, T2N-R5E (E-07) LSC#1387m  
 Livingston County Remon Brass Cap  
 N 25° E 151.51' Remon N/T W/S 54" Oak  
 N 17°44'45" E, 4.24 feet (recorded as N 25° E 4.32') Found 1/2" Iron Rod  
 N 45° E 50.93' Found Boss Iron  
 S 45° E 52.04' NE Corner 4.8' x 1.8' Telephone Pedestal

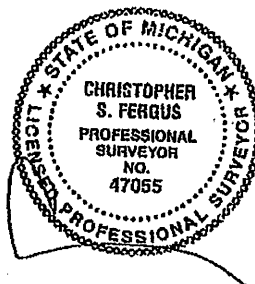
East 1/4 Corner, Section 20, T2N-R5E (E-08) LSC#1388m  
 Livingston County Remon Brass Cap  
 N 85° E 39.76' Remon N/T S/S 10" Oak  
 East 33.40' Fd. 1/2" Iron Rod  
 S 15° E 108.66' Remon N/T W/S 30" Oak  
 S 15° W 98.22' Remon N/T E/S Triple Oak

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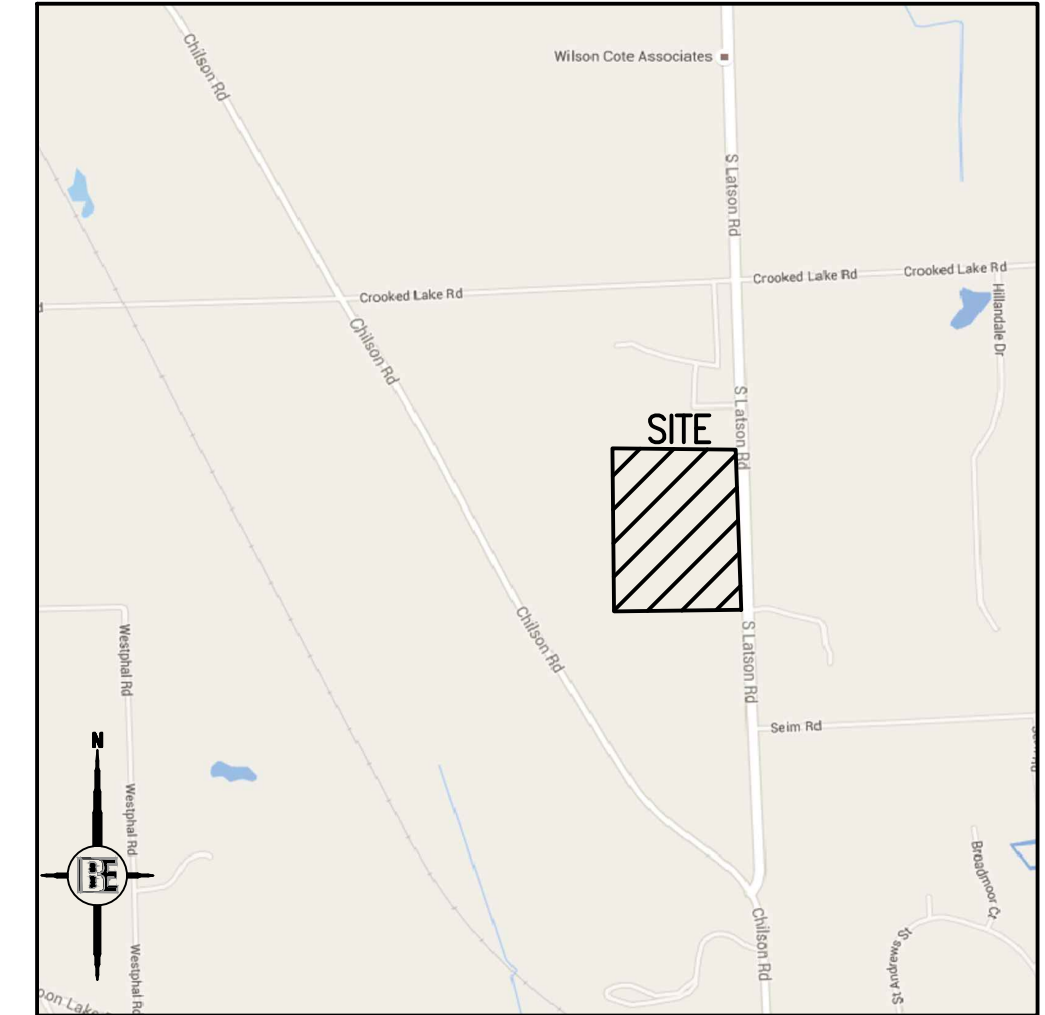


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# SITE PLAN / CONSTRUCTION PLANS FOR MISTY MEADOW DRIVE

## PART OF NORTHEAST QUARTER, SECTION 20, T2N-R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MI



**LOCATION MAP**

NO SCALE

### PROPERTY DESCRIPTION:

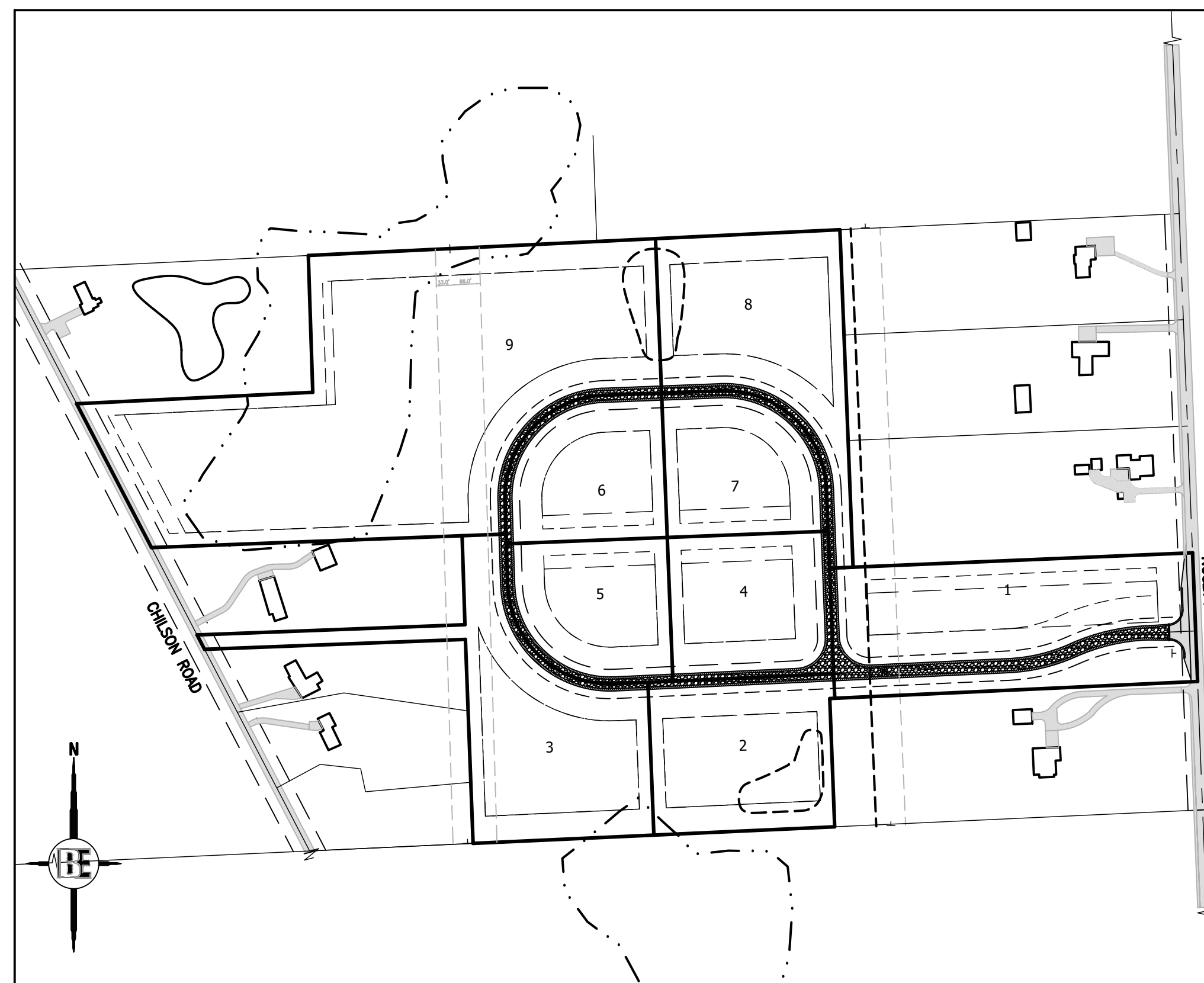
Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Nixon Road (66 foot wide Right of Way) and the East line of Section 20, N 00°02'53" W, 289.01 feet, to the POINT OF BEGINNING of the Parcel to be described; thence S 89°33'31" W, 628.66 feet, thence S 00°02'05" E, 288.87 feet, thence along the East-West 1/4 line of Section 20, S 89°34'08" W (recorded as S 89°35'15" W), 814.30 feet, thence N 00°02'50" E, 459.34 feet (recorded as N 00°03'00" E, 458.81 feet), thence N 89°58'17" W (recorded as West), 587.38 feet, thence along the centerline of Chilson Road (66 foot wide Right of Way), N 25°18'00" W, 36.50 feet, thence S 89°58'17" E (recorded as East), 603.19 feet, thence N 00°21'50" E (recorded as N 00°22'00" E), 200.42 feet, thence N 89°58'31" W, 699.20 feet (recorded as West, 699.21 feet), thence along the centerline of Chilson Road (66 foot wide Right of Way), N 25°18'00" W, 364.83 feet, thence N 89°26'00" E, 531.82 feet, thence N 00°21'50" E, 307.94 feet, thence N 89°30'53" E, 1197.11 feet, thence S 00°02'42" E, 758.09 feet (recorded as S 00°01'34" E, 759.50 feet); thence N 89°46'09" E, 764.35 feet (recorded as N 89°44'46" E, 765.00 feet), thence along the centerline of Nixon Road and the East line of Section 20, S 00°02'53" E, 289.94 feet, to the POINT OF BEGINNING, containing 40.34 acres, more or less, and subject to the rights of the public over the existing Nixon Road and Chilson Road. Also subject to any other easements or restrictions of record.

Bearings were established from a Previous Survey by Boss Engineering, Job No. 3600, dated 1-26-73, as recorded in Liber 633, Page 194, Livingston County Records.

### CONSTRUCTION NOTES

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

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



**OVERALL SITE MAP**

NO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING PLAN
5	DRAINAGE PLAN
6	SOIL EROSION CONTROL PLAN
7	CONSTRUCTION DETAILS
8	STORM SEWER CALCULATIONS
9	PRIVATE ROAD PROFILE - STA 0+00 TO STA 11+50
10	PRIVATE ROAD PROFILE - STA 11+50 TO STA 20+00
11	PRIVATE ROAD PROFILE - STA 20+00 TO 26+00
12	PRIVATE ROAD PROFILE - STA 26+00 TO INTERSECTION
13	STORM SEWER PROFILE
14	STORM SEWER PROFILE

### MISTY MEADOW

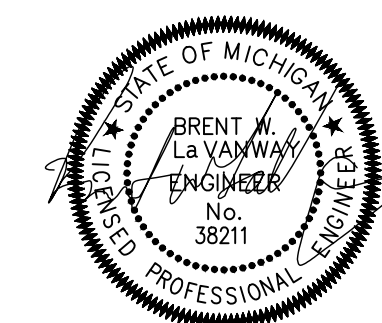
#### PREPARED FOR:

**GFG INVESTMENT PROPERTIES, LLC**  
15264 BAILEY  
TAYLOR, MI 48180  
CONTACT: GUY GENZEL  
PHONE: (734) 795-0078

#### CONTRACTOR:

**BHI CONTRACTING INC.**  
2365 FOREST HILLS DR.  
LAKE ORION, MI 48359  
CONTACT: STEVE BACIK  
PHONE: (248) 249-7935

#### PREPARED BY:



**BEBOSS**  
*Engineering*  
Engineers Surveyors Planners Landscape Architects

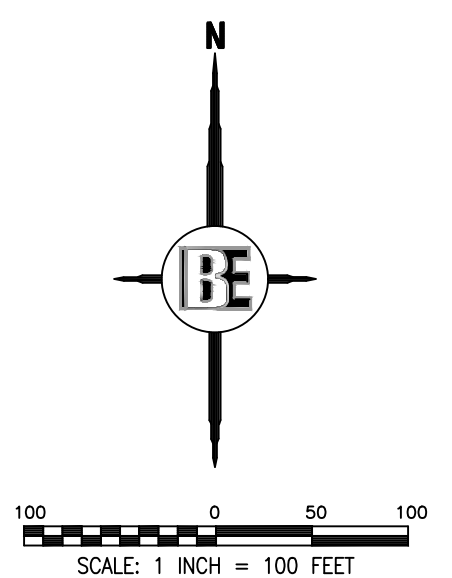
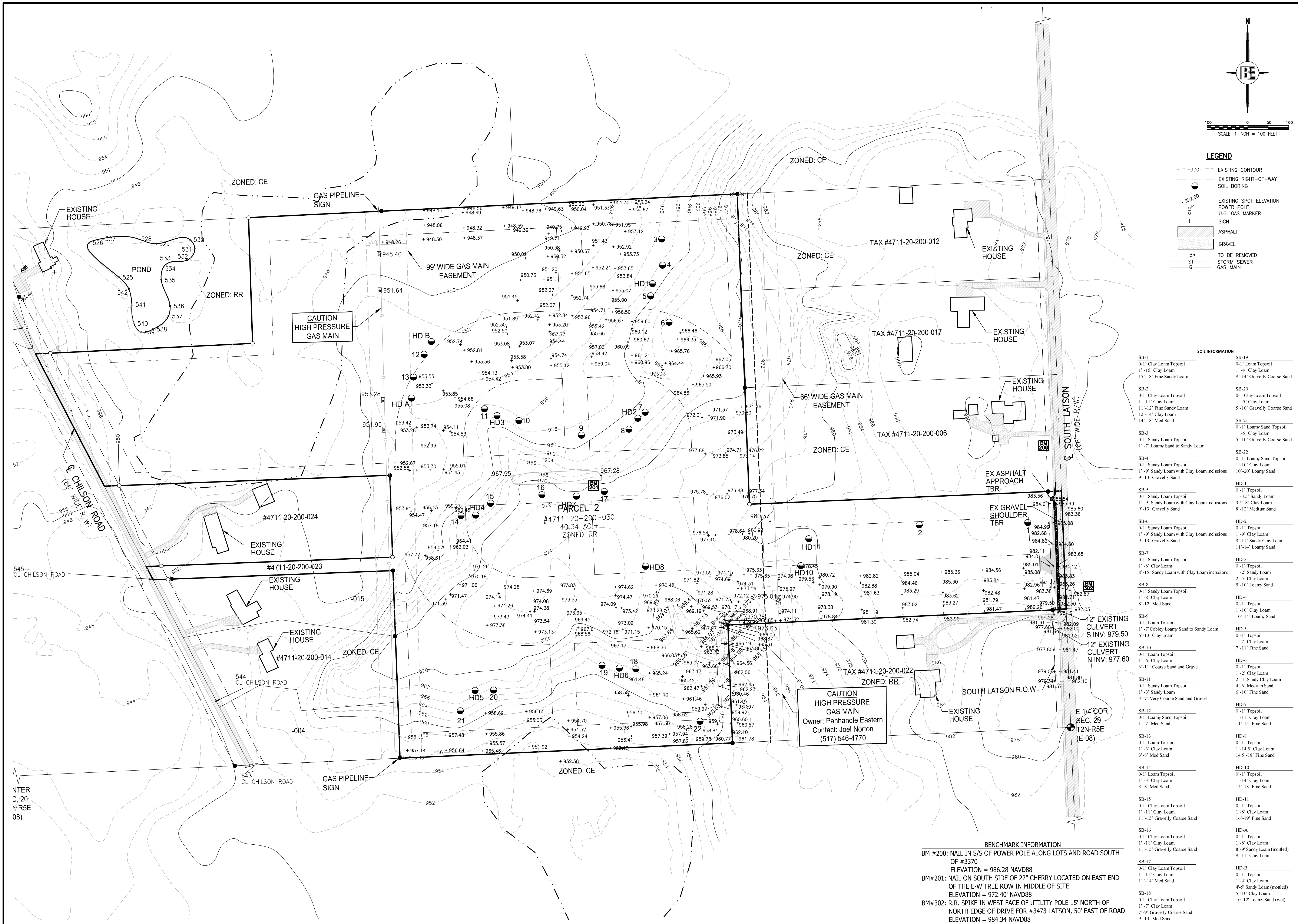
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
800.246.6735 FAX 517.548.1670

8	TE	CONCRETE SLAB PER UTILITIES	7/13/17	16				
7	KS	STORM SEWER PER CLIENT	02/23/17	15				
6	KS	STORM SEWER PER L.C.D.C.	10/27/16	14				
5	KS	DRAINAGE EASEMENT PER L.C.R.C	10/14/16	13				
4	KS	PHASING	8/5/16	12				
3	KS	L.C.R.C. REVIEW	7/1/16	11				
2	KS	TOWNSHIP REVIEW	5/19/16	10	NL	TOWNSHIP REVIEW PH. 2	10/22/24	
1	KS	TOWNSHIP REVIEW	4/20/16	9	JA	GRAVEL RD PER CLIENT	1/25/19	ISSUE DATE: 03/23/16
NO	BY	CK	REVISION	DATE	NO	BY	CK	REVISION

### 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.





**LEGEND**

- 900 - EXISTING CONTOUR
- - - EXISTING RIGHT-OF-WAY
- EXISTING SPOT ELEVATION
- ⊕ U.G. GAS MARKER SIGN
- ▨ ASPHALT
- ▩ GRAVEL
- TBR TO BE REMOVED
- ST- STORM SEWER
- G- GAS MAIN

**SOIL INFORMATION**

SB-1 0-1' Clay Loam Topsoil 1'-9' Clay Loam 15'-18' Fine Sandy Loam	SB-19 0-1' Loam Topsoil 1'-9' Clay Loam 9'-14' Gravely Coarse Sand
SB-2 0-1' Clay Loam Topsoil 1'-11' Clay Loam 11'-12' Fine Sandy Loam 12'-14' Clay Loam 14'-18' Med Sand	SB-20 0-1' Clay Loam Topsoil 1'-5' Clay Loam 5'-10' Gravely Coarse Sand
SB-3 0-1' Sandy Loam Topsoil 1'-7' Loamy Sand to Sandy Loam	SB-21 0-1' Loamy Sand Topsoil 1'-5' Clay Loam 5'-10' Gravely Coarse Sand
SB-4 0-1' Sandy Loam Topsoil 1'-9' Sandy Loam with Clay Loam inclusions 9'-13' Gravelly Sand	SB-22 0-1' Topsoil 1'-2' Sandy Loam 10'-20' Loamy Sand
SB-5 0-1' Sandy Loam Topsoil 1'-9' Sandy Loam with Clay Loam inclusions 9'-13' Gravelly Sand	HD-1 0-1' Topsoil 1'-3' Sandy Loam 5'-8' Clay Loam 8'-12' Medium Sand
SB-6 0-1' Sandy Loam Topsoil 1'-9' Sandy Loam with Clay Loam inclusions 9'-13' Gravelly Sand	HD-2 0-1' Topsoil 1'-9' Sandy Loam 9'-11' Sandy Clay Loam 11'-14' Loamy Sand
SB-7 0-1' Sandy Loam Topsoil 1'-8' Clay Loam 8'-15' Sandy Loam with Clay Loam inclusions	HD-3 0-1' Topsoil 1'-2' Sandy Loam 2'-5' Clay Loam 5'-10' Loamy Sand
SB-8 0-1' Sandy Loam Topsoil 1'-8' Clay Loam 8'-12' Med Sand	HD-4 0-1' Topsoil 1'-10' Clay Loam 10'-14' Loamy Sand
SB-9 0-1' Loam Topsoil 1'-7' Cobble Loam Sand to Sandy Loam 6'-13' Clay Loam	HD-5 0-1' Topsoil 1'-7' Clay Loam 7'-11' Fine Sand
SB-10 0-1' Loam Topsoil 1'-6' Clay Loam 6'-11' Coarse Sand and Gravel	HD-6 0-1' Topsoil 1'-2' Clay Loam 2'-4' Sandy Clay Loam 4'-6' Medium Sand 6'-10' Fine Sand
SB-11 0-1' Sandy Loam Topsoil 1'-3' Sandy Loam 3'-7' Very Coarse Sand and Gravel	HD-7 0-1' Topsoil 1'-11' Clay Loam 11'-15' Fine Sand
SB-12 0-1' Loam Topsoil 1'-11' Clay Loam 11'-15' Fine Sand	HD-8 0-1' Topsoil 1'-14' Clay Loam 14'-18' Fine Sand
SB-13 0-1' Loam Topsoil 1'-3' Clay Loam 3'-8' Med Sand	HD-10 0-1' Topsoil 1'-14' Clay Loam 14'-18' Fine Sand
SB-14 0-1' Loam Topsoil 1'-3' Clay Loam 3'-8' Med Sand	HD-11 0-1' Topsoil 1'-8' Clay Loam 16'-19' Fine Sand
SB-15 0-1' Clay Loam Topsoil 1'-11' Clay Loam 11'-15' Gravely Coarse Sand	HD-A 0-1' Topsoil 1'-8' Clay Loam 8'-9' Sandy Loam (mottled) 9'-11' Clay Loam
SB-16 0-1' Clay Loam Topsoil 1'-11' Clay Loam 11'-15' Gravely Coarse Sand	HD-B 0-1' Topsoil 1'-4' Clay Loam 4'-5' Sandy Loam (mottled) 5'-10' Clay Loam 10'-12' Loamy Sand (wet)
SB-17 0-1' Clay Loam Topsoil 1'-11' Clay Loam 11'-14' Med Sand	
SB-18 0-1' Clay Loam Topsoil 1'-7' Clay Loam 7'-9' Gravely Coarse Sand 9'-14' Med Sand	

**BENCHMARK INFORMATION**  
 BM #200: NAIL IN S/S OF POWER POLE ALONG LOTS AND ROAD SOUTH OF #3370  
 ELEVATION = 986.28 NAVD88  
 BM#201: NAIL ON SOUTH SIDE OF 22" CHERRY LOCATED ON EAST END OF THE E-W TREE ROW IN MIDDLE OF SITE  
 ELEVATION = 972.40' NAVD88  
 BM#302: R.R. SPIKE IN WEST FACE OF UTILITY POLE 15' NORTH OF NORTH EDGE OF DRIVE FOR #3473 LATSON, 50' EAST OF ROAD  
 ELEVATION = 984.34 NAVD88

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 EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS ARE FOUND ON THE PLANS OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

BEFORE YOU DIG  
 CALL 800-4-A-DAVE  
 1-800-421-7171

**BEBOSS**  
 Engineering  
 Engineers Surveyors Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 800.246.6735 FAX 517.548.1670

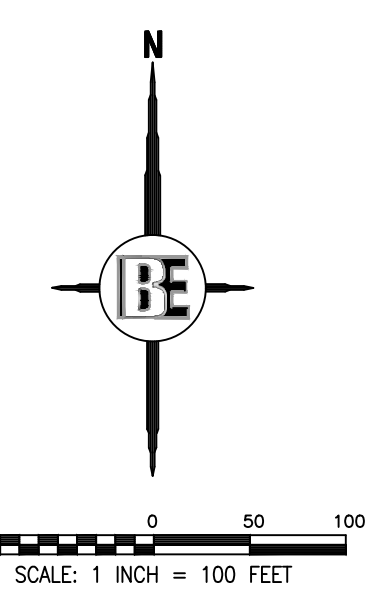
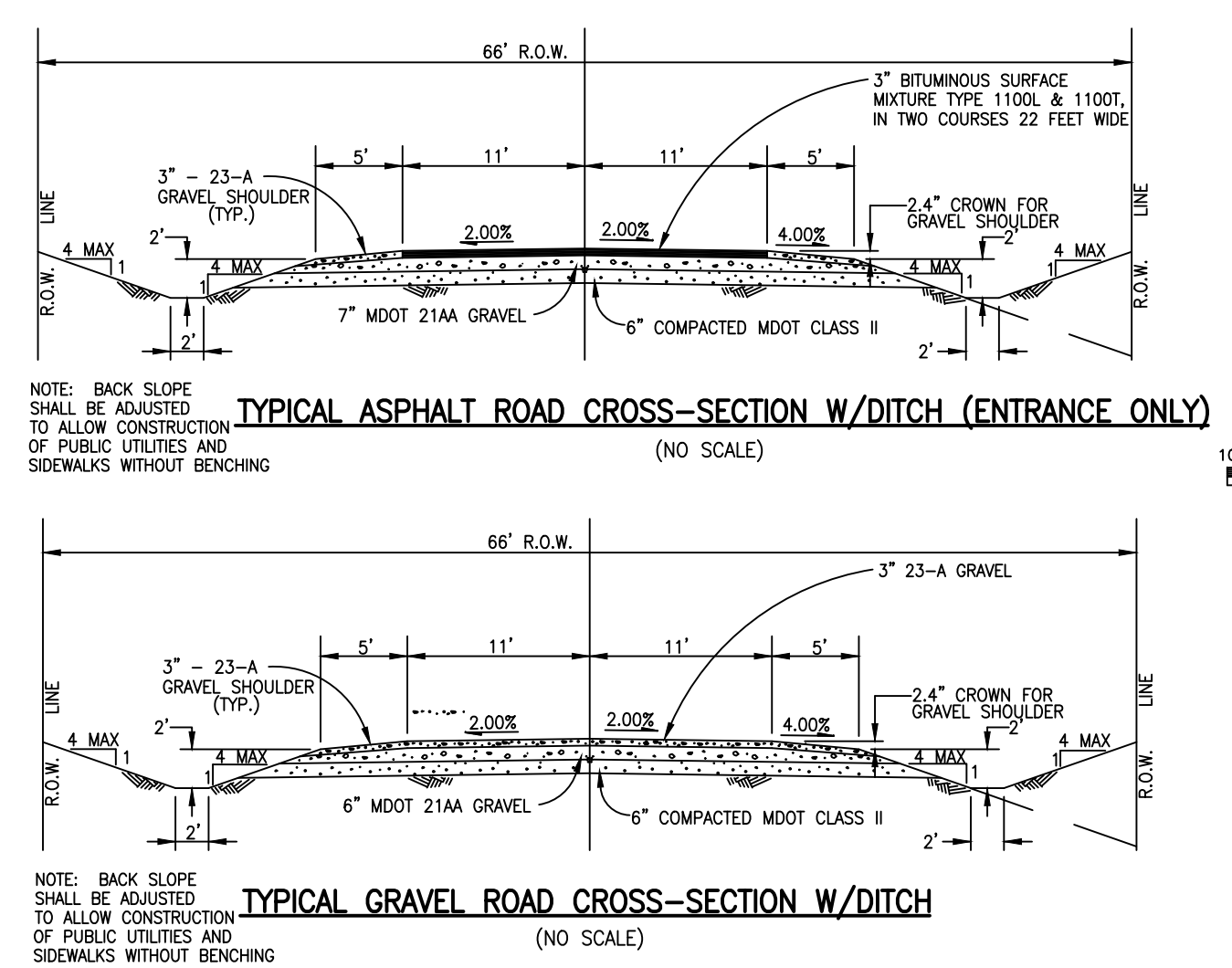
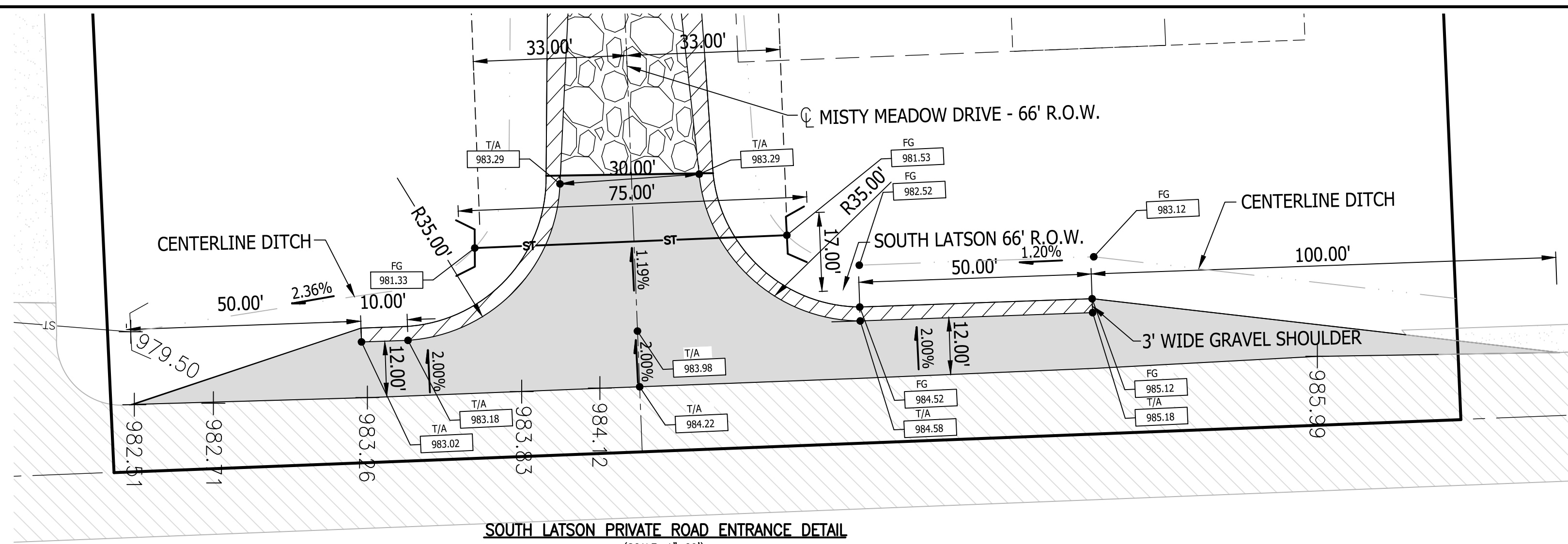
**MISTY MEADOW**  
 GFG INVESTMENT PROPERTIES, LLC  
 15264 BAILEY  
 TAYLOR, MI 48180  
 (734) 795-0078

**EXISTING CONDITIONS**

NO.	BY	REVISION PER	DATE
3	KS	L.C.R.C. REVIEW	7/17/16
2	KS	TOWNSHIP REVIEW	5/19/16
1	KS	TOWNSHIP REVIEW	4/20/16
NO	BY	REVISION PER	DATE

DESIGNED BY: KS  
 DRAWN BY: KS  
 CHECKED BY:  
 SCALE 1" = 100'  
 JOB NO. 15-179  
 DATE 03/23/16  
 SHEET NO. 2





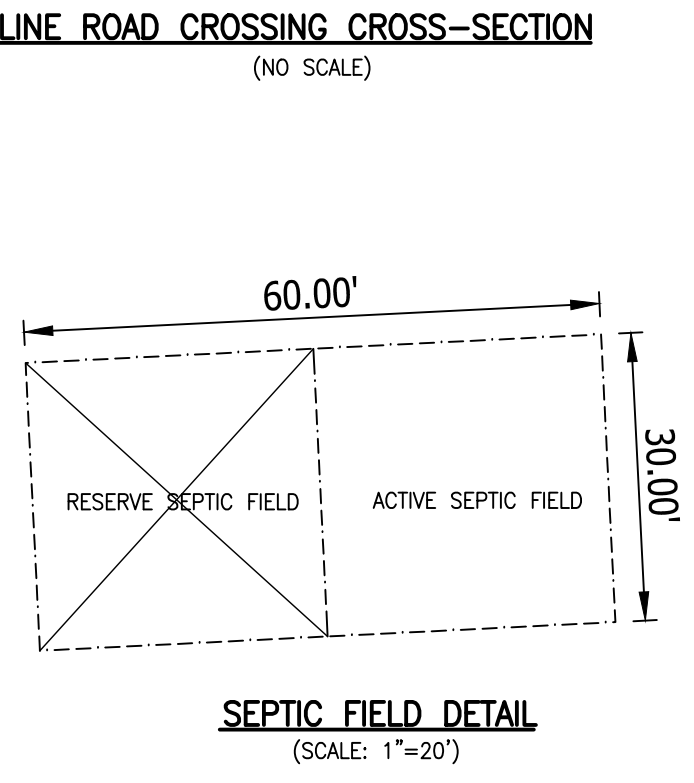
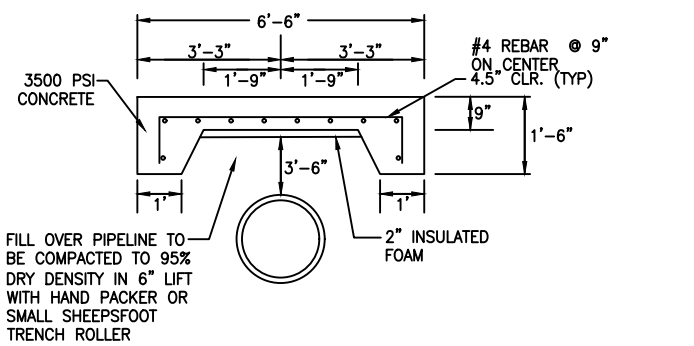
**LEGEND**

PROPOSED (PR)	EXISTING (EX)	EXISTING (EX)
		EXISTING RIGHT-OF-WAY
		SETBACK
		SEPTIC FIELD ACTIVE/RESERVE
		WELL
		ASPHALT
		GRAVEL
		WETLAND
		DETENTION/RETENTION BASIN
		HORIZONTAL CURVE
		GAS MAIN
		EVERGREEN TREE
		DECIDUOUS TREE
		PHASE LINE

- SITE PLAN NOTES**
- NO PARKING SHALL BE PERMITTED ON THE ROAD
  - BUILDINGS SHALL PROVIDE ADDRESS NUMBERS AT A MINIMUM 4" IN HEIGHT TO BE VISIBLE FROM THE ROAD.
  - ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING AT LEAST 75,000 LBS.
  - 15 FT. OF OVERHEAD TREE CLEARANCE TO BE PROVIDED WITHIN THE WIDTH OF THE PAVEMENT.
  - STOP SIGN AND STREET SIGN TO BE IN ACCORDANCE WITH THE MICHIGAN UNIFORM TRAFFIC CONTROL DEVICES AND CONFORM TO ROAD COMMISSION REQUIREMENTS.
  - STREET NAME HAS BEEN SUBMITTED TO THE ROAD COMMISSION AND IS ACCEPTABLE.
  - TEMPORARY CUL-DE-SACS SHALL BE REMOVED DURING THE CONSTRUCTION OF PHASE 2.

**SITE DATA**

PARCEL NUMBER	4711-20-200-030
ZONING	RR: RURAL RESIDENTIAL
SITE AREA	40.34 AC
SETBACKS	REQUIRED
FRONT	50 FT.
SIDE	30 FT.
REAR	60 FT.
MINIMUM LOT AREA	2 ACRES
MINIMUM LOT WIDTH	200 FT.
RIGHT-OF-WAY	66 FT.



**HORIZONTAL CURVE DATA**

CURVE #	RADIUS (FT)	ARC LENGTH (FT)	PC (STA)	PT (STA)
01	450	172.05	0+95.37	2+67.42
02	400	150.15	2+67.42	4+17.57
03	230	364.51	13+04.66	16+69.18
04	230	359.64	18+58.90	22+18.54
05	230	361.28	24+82.22	28+43.50

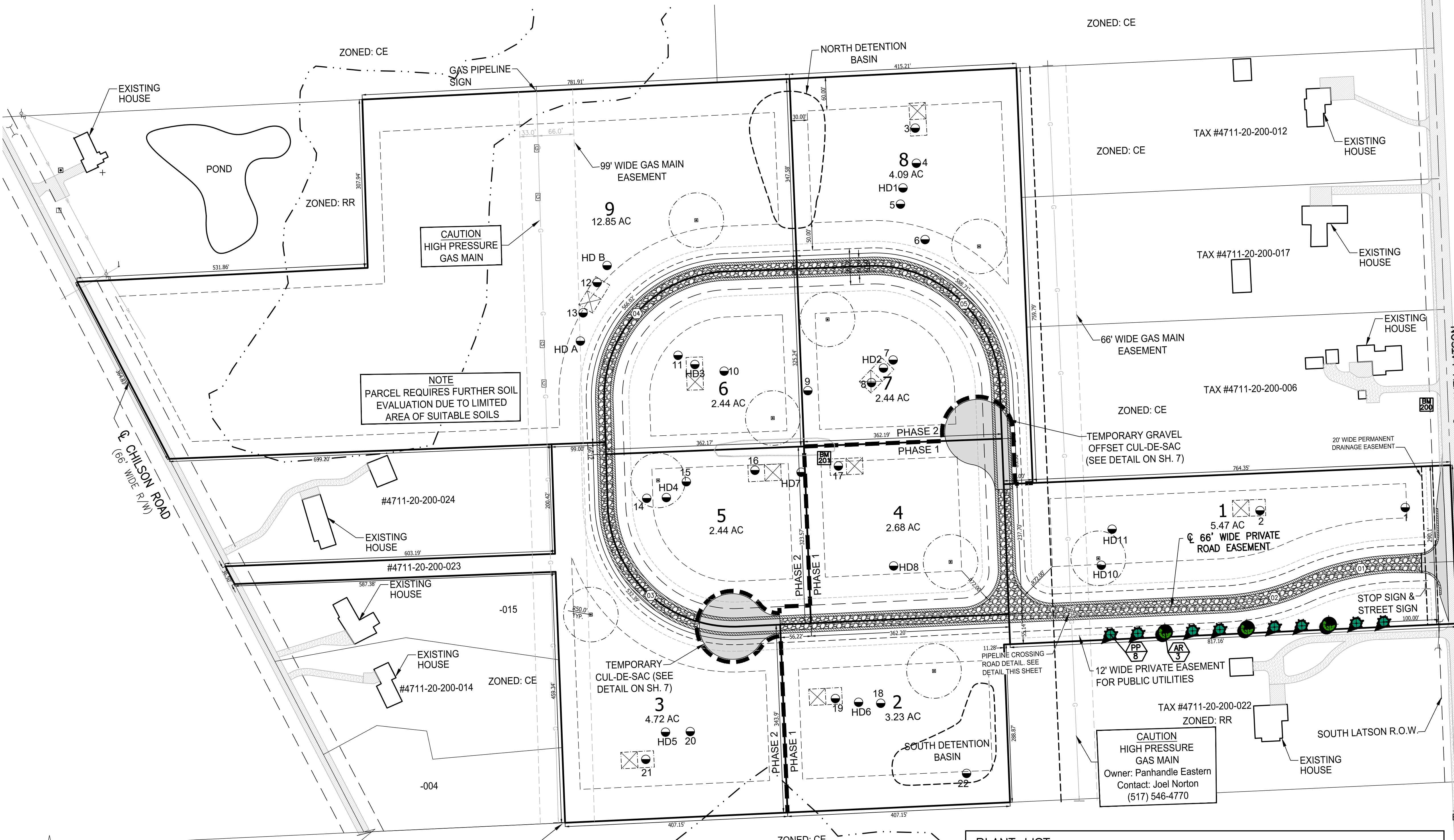
E 1/4 COR. SEC. 20 T2N-R5E (E-08)

BENCHMARK INFORMATION

BM #200: NAIL IN S/S OF POWER POLE ALONG LOTS AND ROAD SOUTH OF #3370 ELEVATION = 986.28 NAVD88

BM #201: NAIL ON SOUTH SIDE OF 22' CHERRY LOCATED ON EAST END OF THE E-W TREE ROW IN MIDDLE OF SITE ELEVATION = 972.40' NAVD88

BM #302: R.R. SPIKE IN WEST FACE OF UTILITY POLE 15' NORTH OF NORTH EDGE OF DRIVE FOR #3473 LATSON, 50' EAST OF ROAD ELEVATION = 984.34 NAVD88



**PLANT LIST**

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
TREES	11	<i>Picea pungens</i> var. 'Glauca'	Colorado Blue Spruce	6'-8" ht.	B-B
PP	3	<i>Acer rubrum</i>	Red Maple	2.5" cal.	B-B

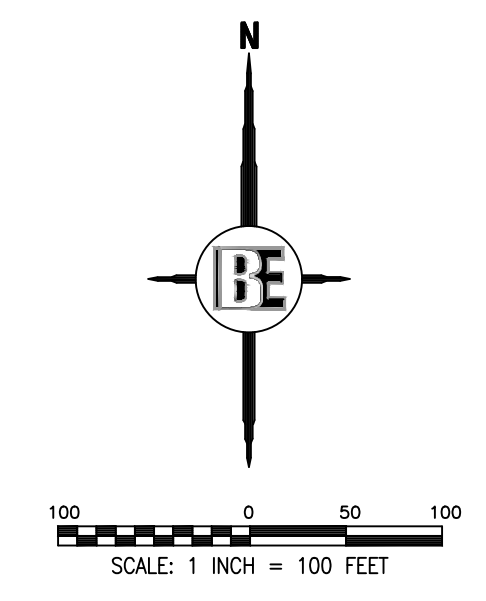
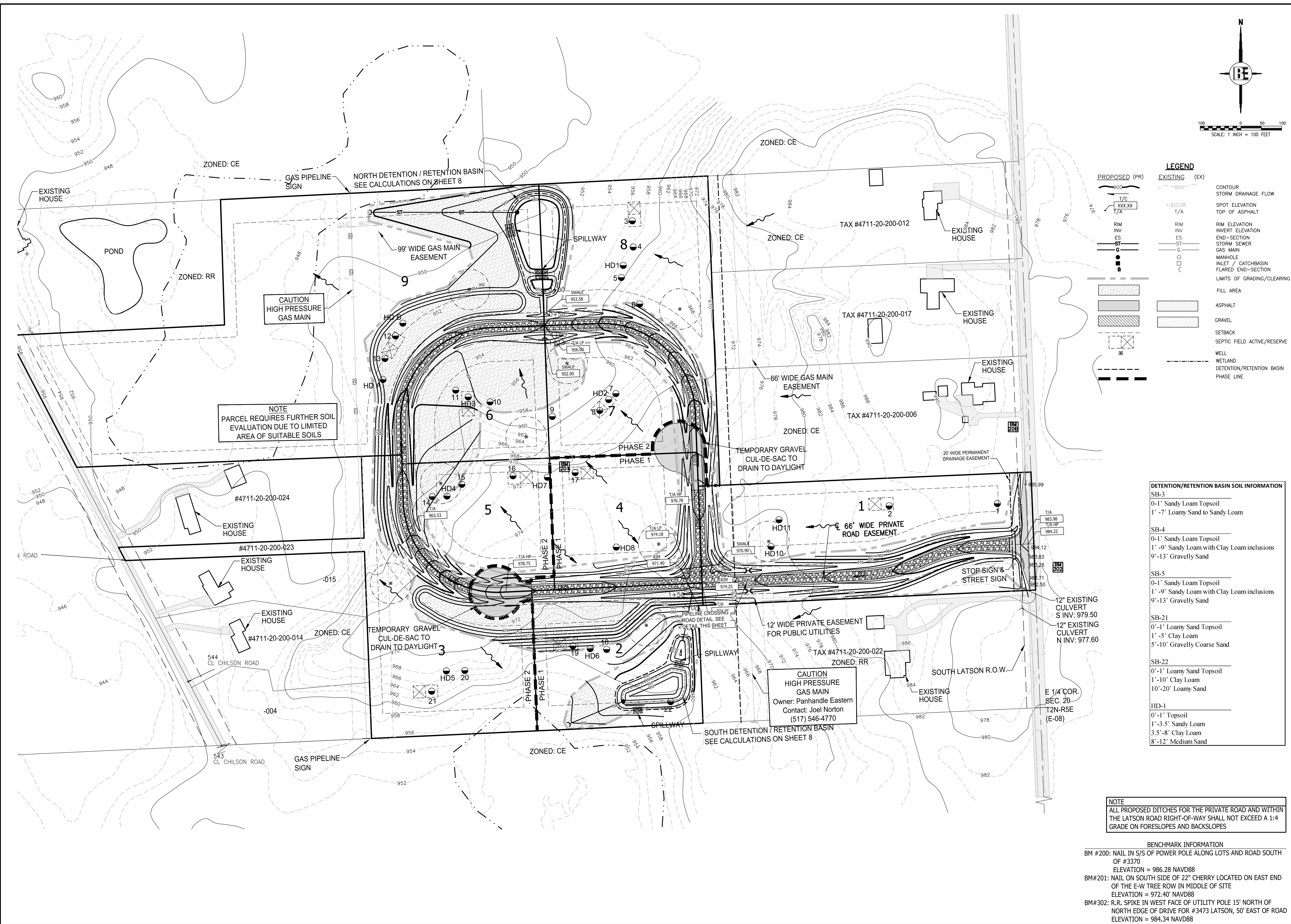
**BEBOSS Engineering**  
Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
800.246.6735 FAX 517.548.1670

**MISTY MEADOW**  
PREPARED FOR: **GFG INVESTMENT PROPERTIES, LLC**  
15264 BAILEY TAYLOR, MI 48180 (734) 795-0078

**SITE PLAN**

PROJECT	10/22/24
PREPARED FOR	1/25/19
DATE	10/27/16
DESIGNED BY:	KS
DRAWN BY:	KS
CHECKED BY:	
SCALE	1" = 100'
JOB NO.	15-179
DATE	03/23/16
SHEET NO.	3





**LEGEND**

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
900	900	CONTOUR
---	---	STORM DRAINAGE FLOW
T/A	T/A	SPOT ELEVATION
XXX.XX	XXX.XX	TOP OF ASPHALT
RIM	RIM	RIM ELEVATION
INV	INV	INVERT ELEVATION
ES	ES	END-SECTION
ST	ST	STORM SEWER
G	G	GAS MAIN
○	○	MANHOLE
□	□	INLET / CATCHBASIN
⊂	⊂	FLARED END-SECTION
---	---	LIMITS OF GRADING/CLEARING
▨	▨	FILL AREA
▩	▩	ASPHALT
▧	▧	GRAVEL
▦	▦	SETBACK
▤	▤	SEPTIC FIELD ACTIVE/RESERVE
○	○	WELL
---	---	WETLAND
---	---	DETENTION/RETENTION BASIN
---	---	PHASE LINE

**DETENTION/RETENTION BASIN SOIL INFORMATION**

SB-3	SB-4	SB-5	SB-21	SB-22	HD-1
0'-1' Sandy Loam Topsoil	0'-1' Sandy Loam Topsoil	0'-1' Sandy Loam Topsoil	0'-1' Loamy Sand Topsoil	0'-1' Loamy Sand Topsoil	0'-1' Topsoil
1'-7' Loamy Sand to Sandy Loam	1'-9' Sandy Loam with Clay Loam inclusions	1'-9' Sandy Loam with Clay Loam inclusions	1'-5' Clay Loam	1'-10' Clay Loam	1'-3.5' Sandy Loam
	9'-13' Gravelly Sand	9'-13' Gravelly Sand	5'-10' Gravelly Coarse Sand	10'-20' Loamy Sand	3.5'-8' Clay Loam
					8'-12' Medium Sand

**NOTE**  
 ALL PROPOSED DITCHES FOR THE PRIVATE ROAD AND WITHIN THE LATSON ROAD RIGHT-OF-WAY SHALL NOT EXCEED A 1:4 GRADE ON FORESLOPES AND BACKSLOPES

**BENCHMARK INFORMATION**  
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**BE**  
 BEFORE YOU DIG  
 1-800-482-7171  
 3 Working Days  
 For the Record (7/1/17)

**BEBOSS**  
**Engineering**  
 Engineers Surveyors Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 800.246.6735 FAX 517.548.1670

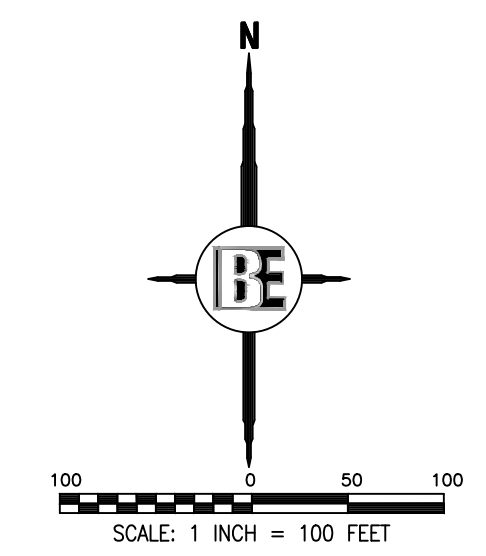
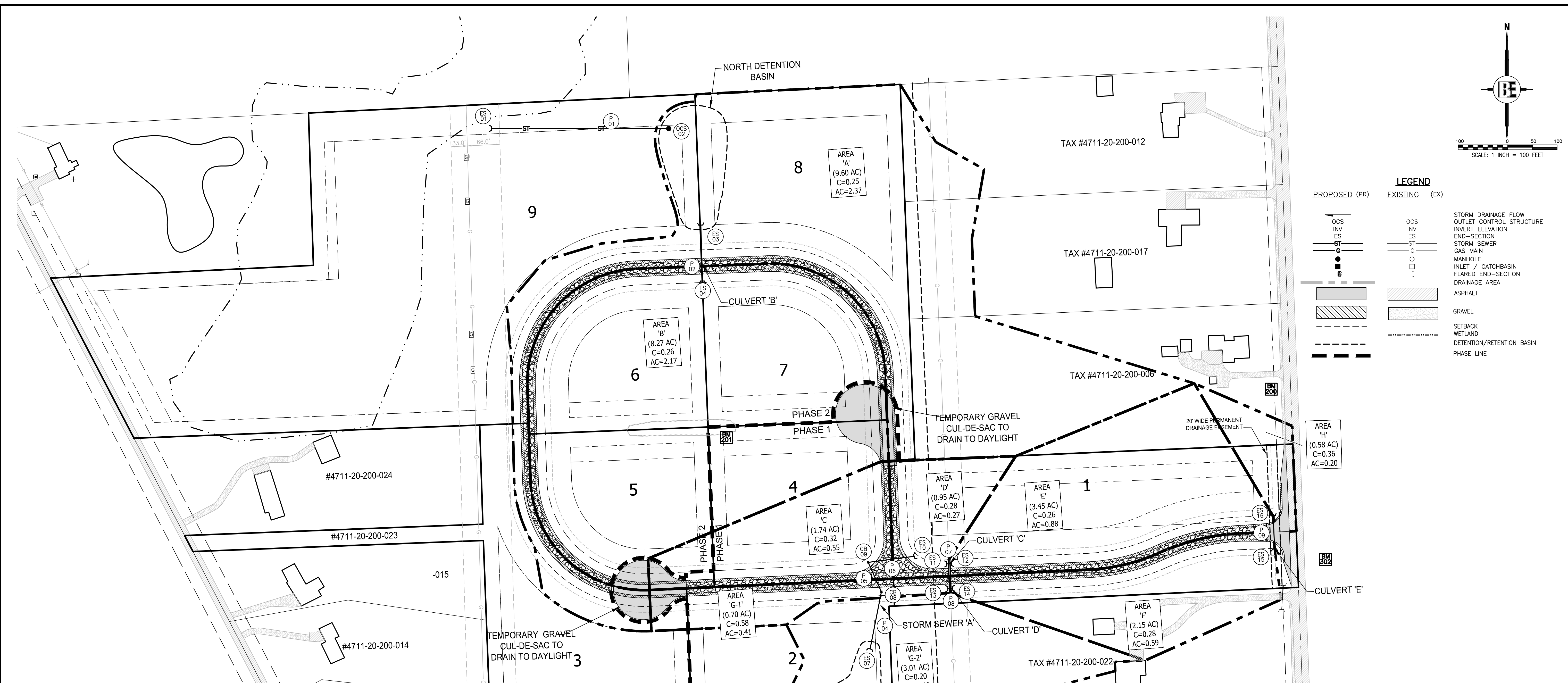
**MISTY MEADOW**  
**GFG INVESTMENT PROPERTIES, LLC**  
 PREPARED FOR  
 15264 BAILEY TAYLOR, MI 48180 (734) 795-0078

**GRADING PLAN**

NO	BY	REVISION	PER	DATE
1	KS	TOWNSHIP REVIEW		5/7/16
2	KS	LC.R.C. REVIEW		7/1/16
3	KS	PHASING		8/5/16
4	KS	DRAINAGE EASEMENT		10/14/16
5	KS	ST SEWER PER L.C.D.C.		10/27/16
6	KS	ST SEWER PER CLIENT		7/13/17
7	KS	TELECON. SUB PER CLIENT		02/23/16
8	KS	GRAVEL RD PER CLIENT		1/25/19

DESIGNED BY: KS  
 DRAWN BY: KS  
 CHECKED BY: KS  
 SCALE 1" = 100'  
 JOB NO. 15-179  
 DATE 03/23/16  
 SHEET NO. 4





**LEGEND**

PROPOSED (PR)	EXISTING (EX)	
— OCS	— OCS	STORM DRAINAGE FLOW
— INV	— INV	OUTLET CONTROL STRUCTURE
— ES	— ES	INVERT ELEVATION
— ST	— ST	END-SECTION
— G	— G	STORM SEWER
— M	— M	GAS MAIN
— O	— O	MANHOLE
— C	— C	INLET / CATCHBASIN
—	—	FLARED END-SECTION
—	—	DRAINAGE AREA
—	—	ASPHALT
—	—	GRAVEL
—	—	SETBACK
—	—	WETLAND
—	—	DETENTION/RETENTION BASIN
—	—	PHASE LINE

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BEFORE YOU DIG  
CALL 800-487-7171  
1-800-487-7171

**STORM STRUCTURE SCHEDULE**

<b>ES 01</b> FLARED END SECTION INV. 12 " 948.14	<b>CB 09</b> 4' DIA. MDOT COVER E RIM= 971.40
<b>OCS 02</b> RIM = 952.00 INV. W 12 " 949.75 2' SUMP	<b>ES 10</b> FLARED END SECTION INV. 15 " 970.90
<b>ES 03</b> FLARED END SECTION INV. 18 " 951.15	<b>ES 11</b> FLARED END SECTION INV. 15 " 973.72
<b>ES 04</b> FLARED END SECTION INV. 18 " 952.17	<b>ES 12</b> FLARED END SECTION INV. 15 " 973.82
<b>ES 05</b> FLARED END SECTION INV. 12 " 954.77	<b>ES 13</b> FLARED END SECTION INV. 15 " 973.72
<b>OCS 06</b> RIM = 958.00 INV. SW 12 " 955.25 2' SUMP	<b>ES 14</b> FLARED END SECTION INV. 15 " 973.82
<b>ES 07</b> FLARED END SECTION INV. 24 " 956.00	<b>ES 15</b> FLARED END SECTION INV. 12 " 981.33
<b>CB 08</b> 4' DIA. MDOT COVER E RIM= 971.50	<b>ES 16</b> FLARED END SECTION INV. 12 " 981.54
INV. S 24 " 956.74	
INV. N 15 " 961.34	
2' SUMP	

**DRAINAGE AREA STRUCTURE SUMMARY**

STRUCTURE	DRAINAGE AREA(S)	AREA (AC)
STORM SEWER A	D,E,C,G-1	6.84
CULVERT B	B	8.27
CULVERT C	E	3.45
CULVERT D	F	2.15
CULVERT E	H	0.58

**STORM PIPE SCHEDULE**

PIPE	LENGTH	SIZE	TYPE	SLOPE
1	358	12	ADS N-12 WT	0.45%
2	113	18	C-76 CL V RCP	0.90%
3	151	12	ADS N-12 WT	0.32%
4	98	24	ADS N-12 WT	0.75%
5	65	15	ADS N-12 WT	3.50%
6	94	15	C-76 CL V RCP	3.50%
7	8	15	C-76 CL V RCP	1.19%
8	8	15	C-76 CL V RCP	1.19%
9	67	12	C-76 CL V RCP	0.32%

**DRAINAGE AREA SUMMARY**

NORTH BASIN DRAINAGE AREAS			
SECTION	AREA (AC)	C	AxC
A	9.60	0.25	2.37
B	8.27	0.26	2.17
TOTAL (AC)= 17.87			
SOUTH BASIN DRAINAGE AREAS			
SECTION	AREA (AC)	C	AxC
C	1.74	0.32	0.55
D	0.95	0.28	0.27
E	3.45	0.26	0.88
F	2.15	0.28	0.59
G-1	0.70	0.58	0.41
G-2	2.95	0.20	0.59
TOTAL (AC)= 11.93			

**DETENTION/RETENTION BASIN NOTES**

1. THE NORTH BASIN IS TO OUTLET INTO AN EXISTING WETLAND TO THE NORTHWEST.
2. THE SOUTH BASIN IS TO OUTLET INTO AN EXISTING WETLAND TO THE SOUTH.

**BENCHMARK INFORMATION**

BM #200: NAIL IN S/S OF POWER POLE ALONG LOTS AND ROAD SOUTH OF #3370  
ELEVATION = 986.28 NAVD88

BM #201: NAIL ON SOUTH SIDE OF 22" CHERRY LOCATED ON EAST END OF THE E-W TREE ROW IN MIDDLE OF SITE  
ELEVATION = 972.40' NAVD88

BM #302: R.R. SPIKE IN WEST FACE OF UTILITY POLE 15' NORTH OF NORTH EDGE OF DRIVE FOR #3473 LATSON, 50' EAST OF ROAD  
ELEVATION = 984.34 NAVD88

**BEBOSS**  
Engineering  
Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
800.246.6735 FAX 517.948.1670

**MISTY MEADOW**  
GFG INVESTMENT PROPERTIES, LLC  
DRAINAGE AREAS

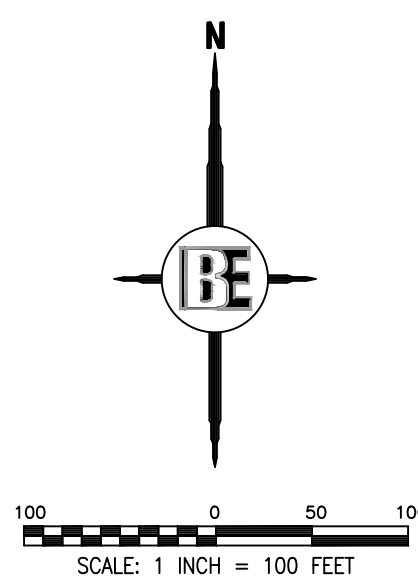
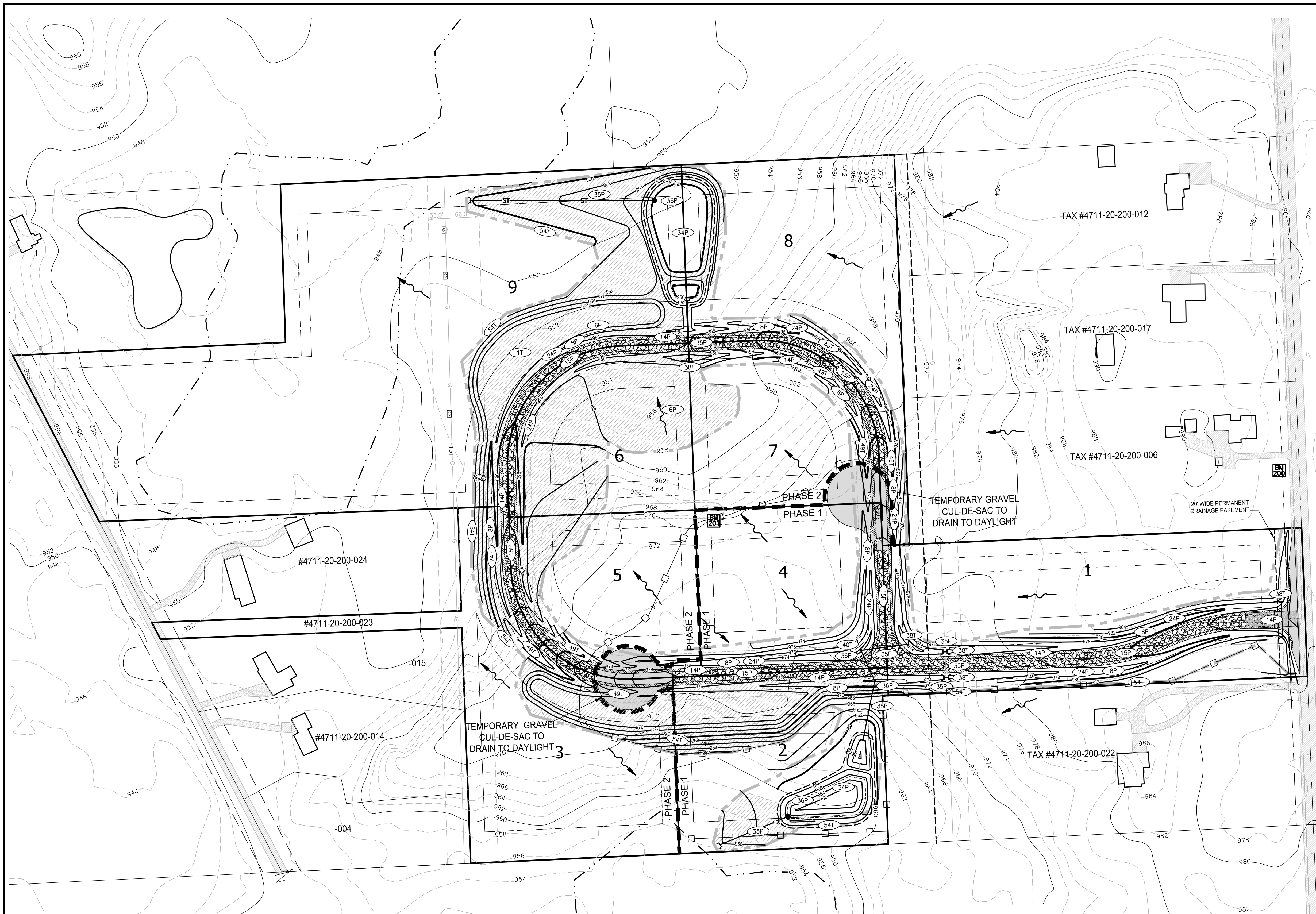
15264 BAILEY TAYLOR, MI 48180  
(734) 795-0078

PROJECT: 1/25/19  
PREPARED FOR: GFG INVESTMENT PROPERTIES, LLC  
DATE: 03/23/16

NO	BY	REVISION	PER	DATE
1	KS	TOWNSHIP REVIEW		5/7/16
2	KS	TOWNSHIP REVIEW		5/7/16
3	KS	PHASING		8/5/16
4	KS	DRAINAGE EASEMENT		10/14/16
5	KS	ST SEWER PER CLIENT		7/13/17
6	KS	ST SEWER PER CLIENT		1/25/19
7	KS	ST SEWER PER CLIENT		7/13/17
8	KS	ST SEWER PER CLIENT		7/13/17

DESIGNED BY: KS  
DRAWN BY: KS  
CHECKED BY:  
SCALE 1" = 100'  
JOB NO. 15-179  
DATE 03/23/16  
SHEET NO. 5





**LEGEND**

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
---	---	CONTOUR
ST	ST	STORM DRAINAGE FLOW
G	G	STORM SEWER
●	○	GAS MAIN
○	○	MANHOLE
○	○	INLET / CATCHBASIN
—	—	FLARED END-SECTION
—	—	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
—	—	SILT FENCE
—	—	LIMITS OF GRADING/CLEARING
■	■	FILL AREA
■	■	ASPHALT
■	■	GRAVEL
---	---	SETBACK WETLAND
---	---	DETENTION/RETENTION BASIN
---	---	PHASE LINE

**SOIL EROSION CONTROL MEASURES**

MEASURE	DESCRIPTION
1	STRIPPING & STOCKPILE TOPSOIL: TOPSOIL MAY BE STOCKPILED ABOVE BORROW AREAS TO ACT AS A DIVERSION STOCKPILE SHOULD BE TEMPORARILY SEED.
6	SEEDING WITH MACH AND/OR MATTING: FACILITATES ESTABLISHMENT OF VEGETATIVE COVER EFFECTIVE FOR TERRAIN WITH LOW VELOCITY. SEEDS PLACED IN SMALL QUANTITIES BY EXPERIENCED PERSONNEL SHOULD INCLUDE PREPARED TOPSOIL BED.
8	SOODING: PROVIDES IMMEDIATE PROTECTION. CAN BE USED ON STEEP SLOPES WHERE SEED MAY BE DIFFICULT TO ESTABLISH. EASY TO PLACE, MAY BE REPEATED IF CHANGED. SHOULD INCLUDE PREPARED TOPSOIL BED.
14	AGGREGATE COVER: STABILIZES SOIL SURFACE, THIS MINIMIZES EROSION. PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER.
15	PAVING: PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY. IRREGULAR SURFACE WILL HELP SLOW VELOCITY.
24	GRADED WATERWAY: MUCH MORE STABLE FORM OF DRAINAGE THAN OPEN CHANNEL. GRASS TIPS TO SLOW RUNOFF AND FILTER OUT SEDIMENT. USES WEDGE BASE CHANNEL WOULD BE ERODED.
34	SEDIMENT BASIN: TRAP SEDIMENT. RELEASES RUNOFF AT NON-EROSIVE RATES. CONTROLS RUNOFF AT SYSTEM OUTLETS. CAN BE SEED IMMEDIATELY.
35	STORM SEWER: SYSTEM REMOVES COLLECTED RUNOFF FROM SITE, PARTICULARLY FROM PAVED AREAS. CAN ACCEPT LARGE CONCENTRATIONS OF RUNOFF. CONDUCTS RUNOFF TO MUNICIPAL SEWER SYSTEM OR STABILIZED OUTFALL LOCATION. USE CHECK DAMS TO COLLECT SEDIMENT.
36	CATCH BASIN, SWAY INLET: COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. MAY USE FILTER CLOTH OVER INLET.
38	SNOW BALE FILTER: NONPERMANENT AND EASY TO CONSTRUCT. CAN BE LOCATED AS NECESSARY TO COLLECT SEDIMENT. MAY BE USED IN CONJUNCTION WITH SNOW FENCE FOR ADDED STABILITY.
40	INLET SEDIMENT FILTER: EASY TO SHAPE. COLLECTS SEDIMENT. MAY BE CLEANED AND EXPANDED AS NEEDED.
49	CHECK DAMS: REDUCES FLOW VELOCITY. CAPTURES SEDIMENT. CAN BE CONSTRUCTED OF LOGS, STRAW, HAY, ROCK, LUMBER, WOODENY OR SAND BAGS.
54	SILT FENCE: USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE, AS NECESSARY. (SEE DETAIL THIS SHEET)

**SOIL EROSION CONTROL NOTES**

- SOD TO BE PEGGED IN PLACE FOR AREAS WHERE THE CENTERLINE OF DITCH/SWALE EXCEEDS 3.0% SLOPE.
- TEMPORARY CHECK DAMS TO BE INSTALLED FOR AREAS WHERE THE CENTERLINE OF DITCH EXCEEDS 3.0% SLOPE. MEASURE TO BE REMOVED ONCE SUFFICIENT STABILIZATION HAS BEEN ESTABLISHED.

**BENCHMARK INFORMATION**

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ELEVATION = 986.28 NAVD88

BM#201: NAIL ON SOUTH SIDE OF 22" CHERRY LOCATED ON EAST END OF THE E-W TREE ROW IN MIDDLE OF SITE  
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BM#302: R.R. SPIKE IN WEST FACE OF UTILITY POLE 15' NORTH OF NORTH EDGE OF DRIVE FOR #3473 LATSON, 50' EAST OF ROAD  
ELEVATION = 984.34 NAVD88

INSTALLED CURRENTLY IS THE SILT FENCE FOR PHASE 1 CONSTRUCTION AS SHOWN ON PLANS. OTHER TEMPORARY MEASURES TO BE INSTALLED WHEN STORM SEWER IS PLACED (SILT SACKS) AND ROAD DITCHES ESTABLISHED (CHECK DAMS AND STRAW BALE FILTER).

**BEBOSS Engineering**  
Engineers Surveyors Planners Landscape Architects

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800.246.6735 FAX 517.548.1670

**MISTY MEADOW**

**GFG INVESTMENT PROPERTIES, LLC**  
15264 BAILEY TAYLOR, MI 48180 (734) 795-0078

**SOIL EROSION CONTROL PLAN**

PROJECT	PREPARED FOR	DATE
	GFG INVESTMENT PROPERTIES, LLC	10/27/16
DESIGNED BY:	DRAWN BY:	CHECKED BY:
KS	KS	KS
SCALE 1" = 100'	JOB NO. 15-179	DATE 03/23/16
SHEET NO. 6		

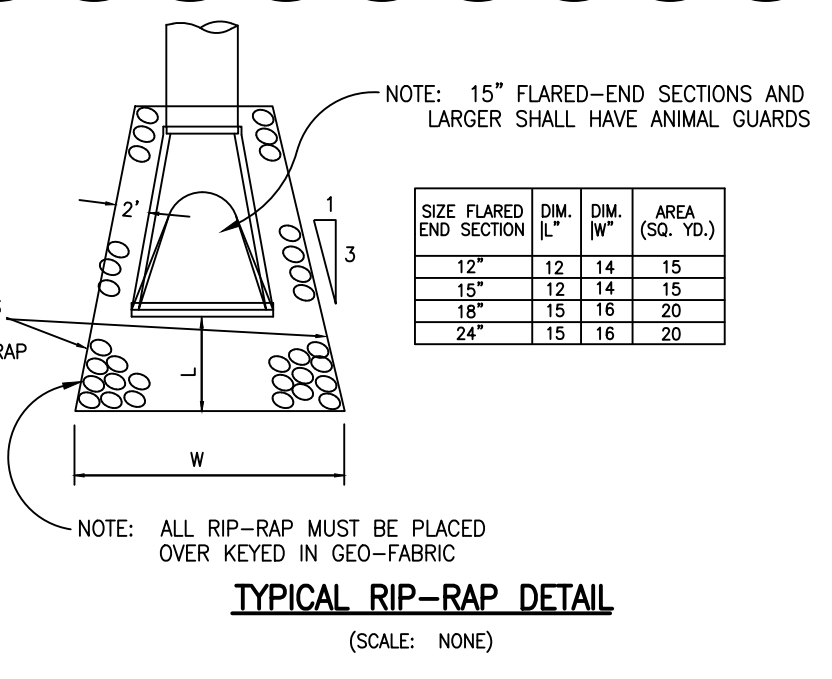
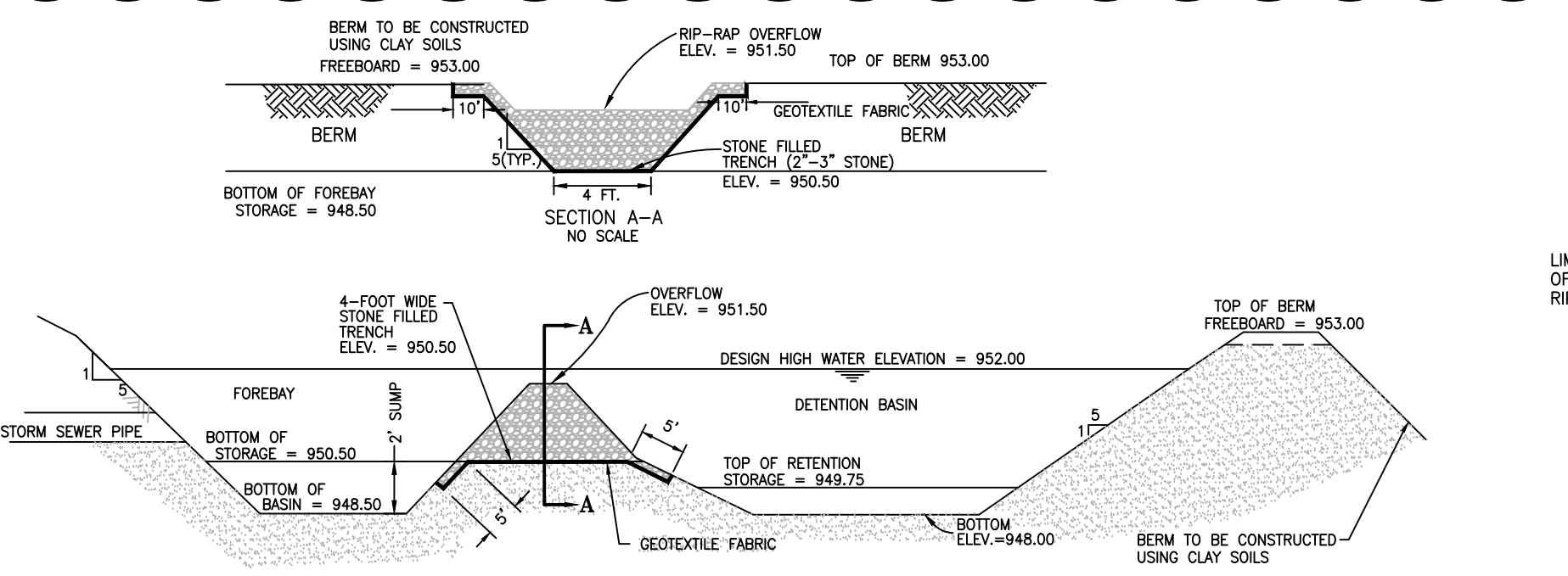




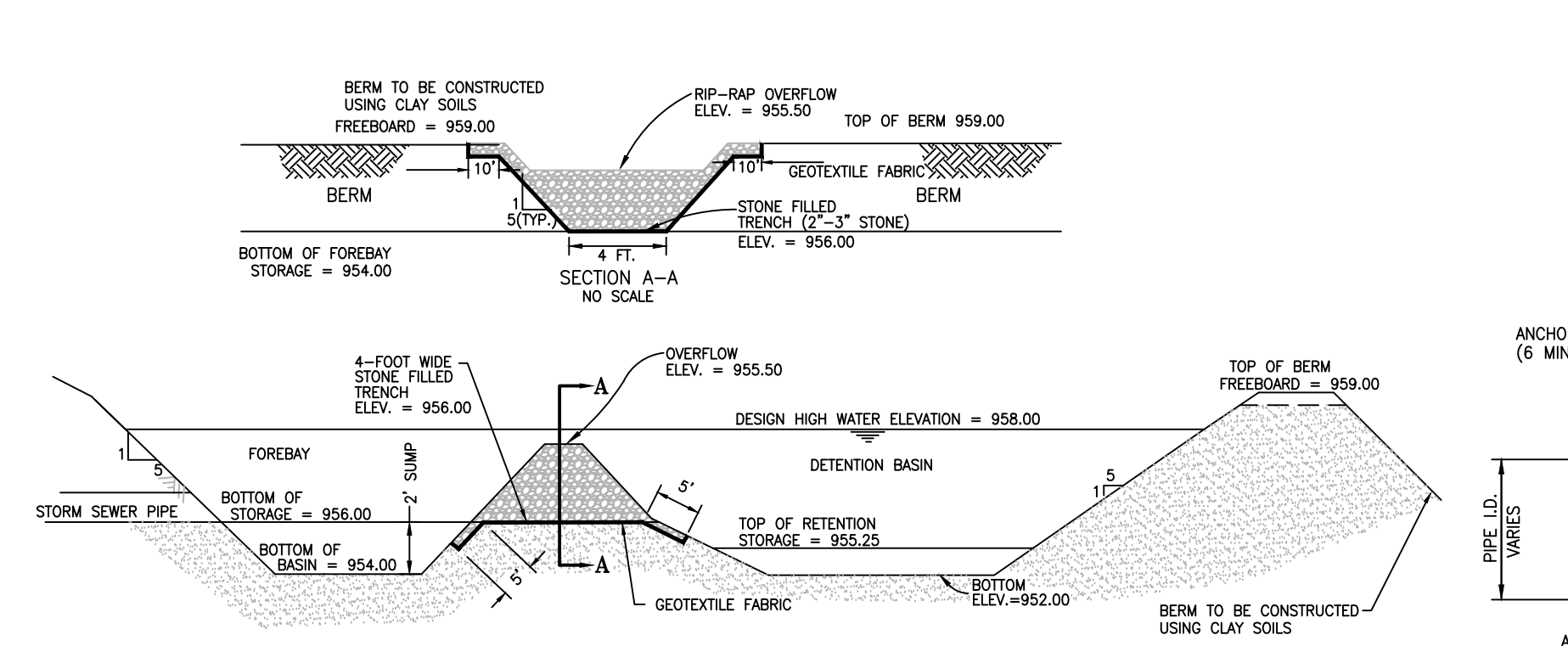


**STORM SEWER DESIGN CALCULATIONS**

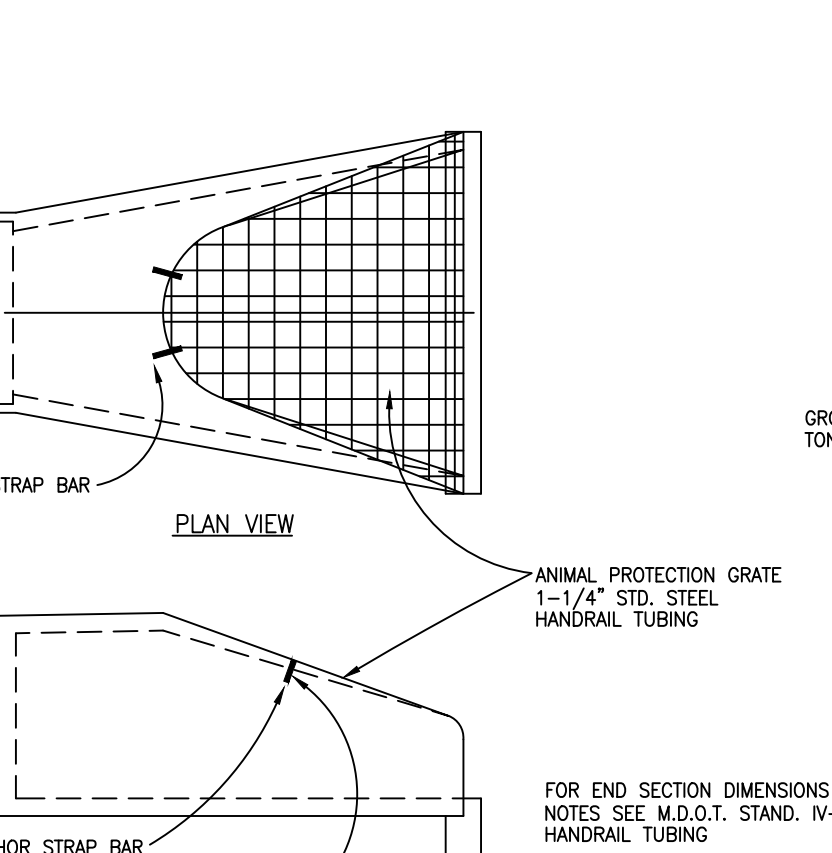
FROM	TO	DRAIN AREA	ACRES	AREA IMPERV	AREA PERV	RUNOFF COEFF	EQUIV. CONC.	INTEN-SITY	TIME OF TRC	ADDF. RUNOFF Q	RUNOFF (CFS)	PIPE LENGTH (LF)	PIPE DIA. (IN)	VELOCITY FLOWING FULL (FPS)	HYDRAULIC SLOPE %	ACTUAL SLOPE USED	MANNING FLOW CAPACITY	MANNING'S VELOCITY (FT/SEC)	TIME (MIN)	HG ELEV UPPER END	HG ELEV LOWER END	RM ELEV UPPER END	INVERT LOWER END	DROP DISTANCE (FT)	RIM-INV	RIM-HG	PIPE COVER	FLOW THRU COVER	
ES10	CB09	D	0.95	0.11	0.84	0.28	0.27	6.88	15.00	6.06	7.91	94	15	6.45	1.49%	3.50%	12.12	9.87	0.16	971.90	968.61	974.90	970.90	967.61	4.00	4.00	3.00	2.75	1.85
CB09	CB08	C	1.74	0.11	1.63	0.25	0.43	6.85	15.16	10.83	65	15	8.83	2.80%	3.50%	12.12	9.87	0.11	964.61	962.34	971.40	963.61	961.34	4.00	7.79	6.79	2.54	2.92	
CB08	ES07	G	0.70	0.38	0.32	0.58	0.41	4.35	15.27	4.06	16.66	118	24	5.30	0.54%	0.63%	17.93	5.71	0.34	958.34	957.60	971.50	956.74	956.00		14.76	13.16	8.91	1.77
ES12	ES11	E	3.45	0.27	3.17	0.26	0.88	6.88	15.00	6.06	8	15	4.94	0.88%	1.19%	7.07	5.76	0.02	974.82	974.72	975.82	973.82	973.72		2.00	1.00		6.06	
ES14	ES13	E	2.15	0.23	1.91	0.28	0.59	6.88	15.00	4.06	8	15	3.31	0.39%	1.19%	7.07	5.76	0.02	974.82	974.72	975.82	973.82	973.72		2.00	1.00		4.06	
ES04	ES03	B	8.27	0.74	7.53	0.26	2.17	6.88	15.00	14.91	113	18	8.44	2.00%	0.90%	9.99	5.65	0.33	954.61	952.35	956.00	952.17	951.15		3.83	1.39	2.33	14.91	
OCS02	ES01					0.00	0	6.88	15.00	1.79	358	12	2.28	0.25%	0.45%	2.40	3.05	1.96	950.55	948.94	952.00	949.75	948.14		2.25	1.45		0.00	
OCS06	ES05					0.00	0	6.88	15.00	1.19	143	12	1.52	0.11%	0.34%	2.07	2.63	0.91	956.05	955.57	958.00	955.25	954.77		2.75	1.95		0.00	
ES16	ES15	H	0.58	0.13	0.45	0.36	0.20	6.88	15.00	1.40	67	12	1.79	0.15%	0.32%	2.02	2.57	0.43	982.34	982.13	983.75	981.54	981.33		2.21	1.41		1.40	



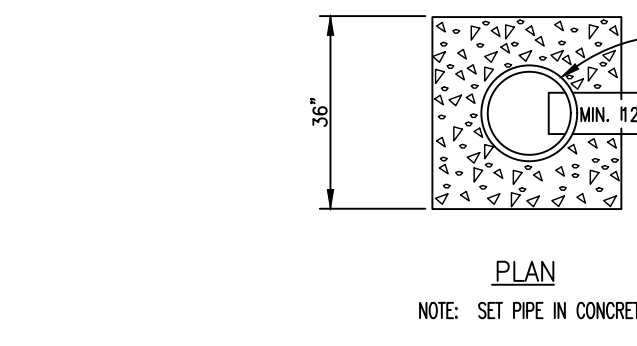
**NORTH DETENTION/RETENTION BASIN CROSS SECTION**  
NOT TO SCALE



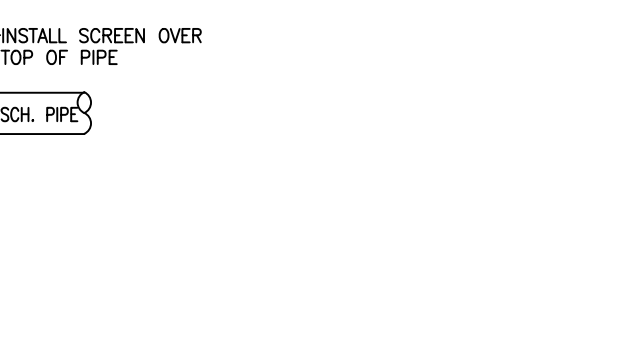
**SOUTH DETENTION/RETENTION BASIN CROSS SECTION**  
NOT TO SCALE



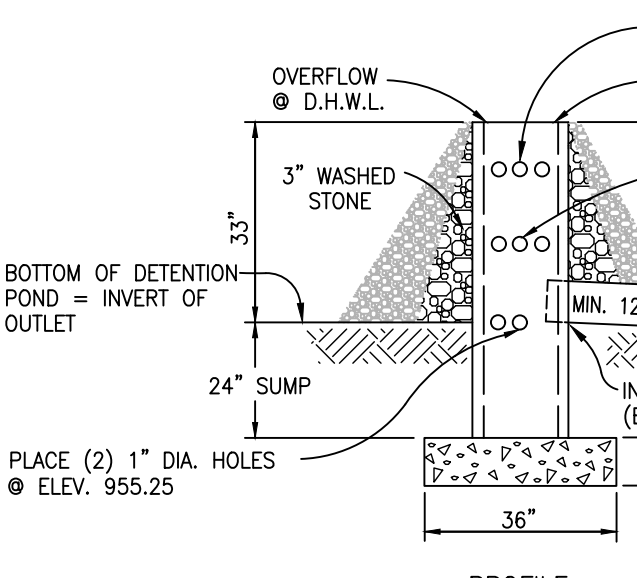
**PRECAST CONCRETE END SECTION FOR PIPE CULVERT W/ ANIMAL GRATE**  
(NO SCALE)



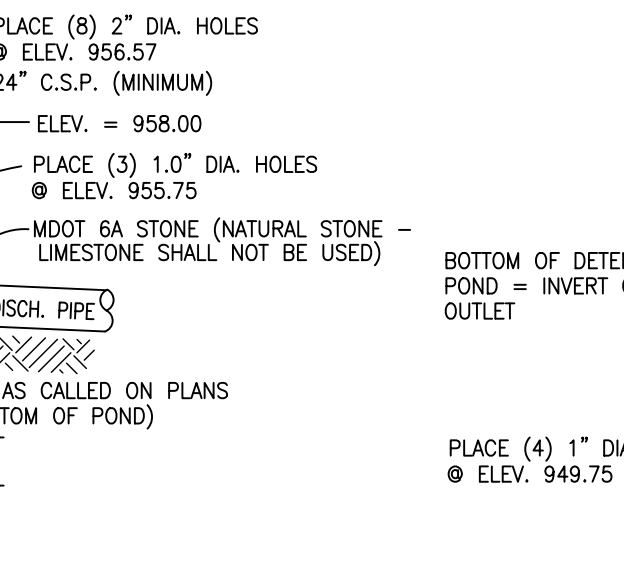
**PLAN**  
NOTE: SET PIPE IN CONCRETE



**PLAN**  
NOTE: SET PIPE IN CONCRETE



**PROFILE**  
NOTE: UPON COMPLETION OF CONSTRUCTION STONE AROUND THE STRUCTURE SHALL BE REFRESHED WITH CLEAN STONE.



**PROFILE**  
NOTE: UPON COMPLETION OF CONSTRUCTION STONE AROUND THE STRUCTURE SHALL BE REFRESHED WITH CLEAN STONE.

**SOUTH DETENTION/RETENTION POND OUTLET CONTROL STRUCTURE**  
(NO SCALE)

**NORTH DETENTION/RETENTION POND OUTLET CONTROL STRUCTURE**  
(NO SCALE)

**STORM WATER CALCULATION NARRATIVE**

THE CALCULATIONS INCLUDE PRE-DEVELOPMENT AND POST-DEVELOPMENT 100-YEAR DETENTION BASIN STORAGE REGULATIONS. THE DIFFERENCE BETWEEN THE TWO IS ACCOUNTED FOR IN RETENTION VOLUME TO ENSURE THAT NO INCREASE IN STORM WATER IS LEAVING THE SITE.

**NORTH DETENTION/RETENTION BASIN CALCULATIONS**

**EXISTING CONDITIONS**

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
0.00	0.9	0.00
0.00	0.7	0.00
17.87	0.2	3.57

COMPOUND C: 0.20  
TOTAL DRAINAGE AREA: 17.87 ACRES

$K1 = A \times C$  (Design Constant) = 3.874  
 $Q_b = \text{MAX ALLOW OUTFLOW (0.10 CFS / ACRE)} \times 1.193$  CFS

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME (CUMULATIVE)	OUTFLOW (DESIGN)	STORAGE VOLUME (BELOW OUTFLOW)
5	300	9.17	2750	9629	536	9292
10	600	7.86	4714	16849	1072	15777
15	900	6.88	6188	22114	1608	20506
20	1200	6.11	7333	26209	2144	24065
30	1800	5.00	9000	32166	3217	28949
60	3600	3.24	11647	41627	6433	35193
90	5400	2.39	12913	46151	9650	36501
120	7200	1.90	13655	48804	12866	35937
180	10800	1.34	14488	51779	19300	32480

**EXISTING 100 YEAR DETENTION VOLUME = 36501 CF**

**PROPOSED CONDITIONS**

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
1.39	0.9	1.25
0.37	0.7	0.26
16.11	0.2	3.22

COMPOUND C: 0.26  
TOTAL DRAINAGE AREA: 17.87 ACRES

$K1 = A \times C$  (Design Constant) = 4.682  
 $Q_b = \text{MAX ALLOW OUTFLOW (0.10 CFS / ACRE)} \times 1.193$  CFS

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME (CUMULATIVE)	OUTFLOW (DESIGN)	STORAGE VOLUME (BELOW OUTFLOW)
5	300	9.17	2750	12777	536	12241
10	600	7.86	4714	21504	1072	20432
15	900	6.88	6188	28748	1608	27140
20	1200	6.11	7333	34072	2144	31928
30	1800	5.00	9000	41816	3217	38599
60	3600	3.24	11647	54115	6433	47681
90	5400	2.39	12913	59997	9650	50347
120	7200	1.90	13655	63445	12866	50578
180	10800	1.34	14488	67313	19300	48014

**PROPOSED 100 YEAR DETENTION VOLUME = 50578 CF**

**REQUIRED 100 YEAR DETENTION VOLUME = 36501 CF**

**REQUIRED 100 YEAR RETENTION VOLUME = 14077 CF**

FOREBAY STORAGE VOLUME PROVIDED: 2529 CF

ELEV.	AREA	VOLUME	CUMULATIVE VOLUME
952	2988	2941	3391
951	1793	1799	1150
950.5	1404	351	351
948.5	0	0	0

**BANKFULL FLOOD VOLUME**  
 $V_{bf} = 5160 \times A \times C = 29164$  CF

**FIRST FLUSH VOLUME**  
 $V_{ff} = 1815 \times A \times C = 6487$  CF

ELEV.	AREA	DEPTH (FT)	VOLUME (FT <sup>3</sup> )	TOTAL VOLUME (FT <sup>3</sup> )
953	29227	1	29227	62473
952	20119	1	18847	38590
951	17975	1	16380	20163
950	15185	0.25	3723	3723
949.75	14602	0	0	0
949.75	14602	0.75	10319	16776
949	12914	1	6487	6487
948	0	0	0	0

**BOTTOM OF BASIN** = 949.75

**FIRST FLUSH**  $X_{ff} = 950.17$

**BANKFULL**  $X_{bf} = 951.48$

**100 YEAR**  $X_{100} = 951.87$

**OUTLET CONTROL STRUCTURE (FROM THE NEW LDCD STANDARDS, ADOPTED IN 2022)**

EXTENDED DETENTION OUTLET RATE  
 $V_{out} = 6.897(A/P) = 32045$  FT<sup>3</sup>

$V_{out} = V_{in} / (48 \text{ HR}) = 0.185$  CFS

$H_{out} = \sqrt[3]{V_{out} / (A \times 0.0001)} = 4.0$  1" HOLES

$E_{out} = 951.63$  FT

$Q_{out} = A \times H_{out} = 0.163$  CFS

$Q_{out} = Q_{in} - Q_{outlet} = 1.624$  CFS

$A_{out} = Q_{out} / (0.62 \times (2 \times 32.2 \times (E_{out} - E_{pond}))^{0.5}) = 0.539$  FT<sup>2</sup>

AREA OF 2 INCH DIAMETER ORIFICE = 0.022 FT<sup>2</sup>

ORIFICES =  $A_{out} / 0.022 = 24.0$  ORIFICES

ELEVATION	# OF HOLES	DIAMETER OF HOLES
951.63	24	2 INCHES

**SOUTH DETENTION/RETENTION BASIN CALCULATIONS**

**EXISTING CONDITIONS**

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
1.11	0.9	0.10
0.00	0.7	0.00
17.87	0.2	3.57

COMPOUND C: 0.21  
TOTAL DRAINAGE AREA: 11.93 ACRES

$K1 = A \times C$  (Design Constant) = 2.503  
 $Q_b = \text{MAX ALLOW OUTFLOW (0.10 CFS / ACRE)} \times 1.193$  CFS

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME (CUMULATIVE)	OUTFLOW (DESIGN)	STORAGE VOLUME (BELOW OUTFLOW)
5	300	9.17	2750	890	338	552
10	600	7.86	4714	1581	676	905
15	900	6.88	6188	2150	1014	1136
20	1200	6.11	7333	2621	1342	1279
30	1800	5.00	9000	3216	1966	1250
60	3600	3.24	11647	4162	3912	2250
90	5400	2.39	12913	4615	5844	2031
120	7200	1.90	13655	4880	8500	1380
180	10800	1.34	14488	5178	12864	2312

**EXISTING 100 YEAR DETENTION VOLUME = 25909 CF**

**PROPOSED CONDITIONS**

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
1.39	0.9	1.25
0.00	0.7	0.00
10.15	0.2	2.03

COMPOUND C: 0.30  
TOTAL DRAINAGE AREA: 11.93 ACRES

$K1 = A \times C$  (Design Constant) = 3.578  
 $Q_b = \text{MAX ALLOW OUTFLOW (0.10 CFS / ACRE)} \times 1.193$  CFS

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME (CUMULATIVE)	OUTFLOW (DESIGN)	STORAGE VOLUME (BELOW OUTFLOW)
5	300	9.17	2750	884	358	526
10	600	7.86	4714	1581	716	865
15	900	6.88	6188	2145	1074	1071
20	1200	6.11	7333	2621	1422	1199
30	1800	5.00	9000	3216	2147	1069
60	3600	3.24	11647	4162	4295	3790
90	5400	2.39	12913	4615	6442	3974
120	7200	1.90	13655	4880	8950	4022
180	10800	1.34	14488	5182	12884	3967

**PROPOSED 100 YEAR DETENTION VOLUME = 40282 CF**

**REQUIRED 100 YEAR DETENTION VOLUME = 25909 CF**

**REQUIRED 100 YEAR RETENTION VOLUME = 14373 CF**

FOREBAY STORAGE VOLUME PROVIDED: 2014 CF

ELEV.	AREA	VOLUME	CUMULATIVE VOLUME
957.5	2569	1059	2397
957	1967	1208	3605
956	929	465	4070
955	0	0	4070
954	0	0	4070

**BANKFULL FLOOD VOLUME**  
 $V_{bf} = 5160 \times A \times C = 12927$  CF

**FIRST FLUSH VOLUME**  
 $V_{ff} = 1815 \times A \times C = 4547$  CF

ELEV.	AREA	DEPTH (FT)	VOLUME (FT <sup>3</sup> )	TOTAL VOLUME (FT <sup>3</sup> )
959	20335	1	17303	48300
958	14270	1	13107	35193
957	11943	1	10850	24343
956	9876	0.75	7362	16981
955.25	8256	0	0	0
955.25	8256	0.25	2103	16033
955	7766	1	6841	14032
954	6176	1	5167	8865
953	4333	1	2117	2117
952	0	0	0	0

**BOTTOM OF BASIN** = 955.25

**FIRST FLUSH**  $X_{ff} = 955.75$

**BANKFULL**  $X_{bf} = 956.57$

**100 YEAR**  $X_{100} = 957.63$

**OUTLET CONTROL STRUCTURE**

FIRST FLUSH OF RUNOFF  
THE AVERAGE ALLOWABLE RELEASE RATE FOR RUNOFF IS 0.5" OVER AREA OF SITE IN 24 HRS.

$Q_{ff} = V_{ff} / (144 \text{ HR}) \times (1 \text{ HR} / 3600 \text{ SEC}) = 0.087$  CFS

PLACE OPENINGS IN STANDBEAM AT BOTTOM OF BASIN = 955.25

HEAD =  $h = X_{ff} - \text{BOTTOM BASIN ELEV} = 0.50$  FT

$A = Q_{ff} / (0.62 \times (2 \times 32.2 \times h)^{0.5}) = 0.015$  FT<sup>2</sup>

AREA OF 1 INCH DIAMETER ORIFICE HAS AN AREA OF 0.0055 SF

$A / 0.0055 = 2.73$

THEFORE, USE THE FOLLOWING NUMBER OF 2.00 HOLES, AT ELEV. 955.25

$Q_{bMAX} = 0.084$  CFS

**BANKFULL FLOOD**  
FOR THE ALLOWABLE RELEASE RATE OF 24-40 HOURS, CHECK THE DISCHARGE THROUGH THE FIRST FLUSH ORIFICE TO SEE IF ADDITIONAL HOLES ARE NECESSARY.

HEAD =  $h = X_{bf} - \text{BOTTOM OF BASIN} = 1.32$  FT

$Q_{b1} = 0.62 \times \text{HOLES} \times (\text{AREA EACH HOLE}) \times (2 \times 32.2 \times h)^{0.5} = 0.062$  CFS

$T_{10} = (1 \text{ SEC} / Q_{b1}) \times V_{bf} \times (1 \text{ HR} / 3600 \text{ SEC}) = 67.64$  HRS

BECAUSE THE HOLDING TIME EXCEEDS 40 HRS, ADDITIONAL ORIFICES IN THE STANDBEAM ARE REQUIRED.

VOLUME THROUGH 2 1 INCH DIAMETER HOLES IN 24 HOURS:  
 $V_{out} = Q_{b1} \times 24 \text{ HR} = 5333$  CF

REMAINING VOL. = 7544 CF

$Q_{b2} = \text{REMAINING VOLUME} / (1 \text{ HR} / 3600 \text{ SEC}) = 0.087$  CFS

PLACE OPENINGS AT FIRST FLUSH ELEVATION = 955.75

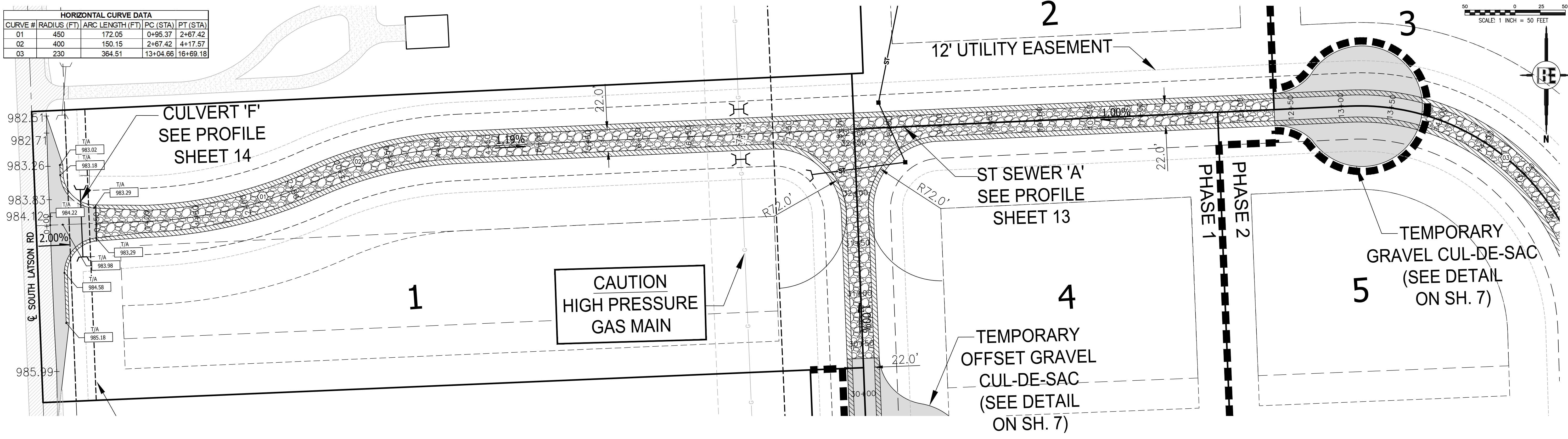
HEAD =  $h = X_{ff} - \text{ELEV} = 0.81$  FT

$A = Q_{b2} / (0.62 \times (2 \times 32.2 \times h)^{0.5}) = 0.019$  SF

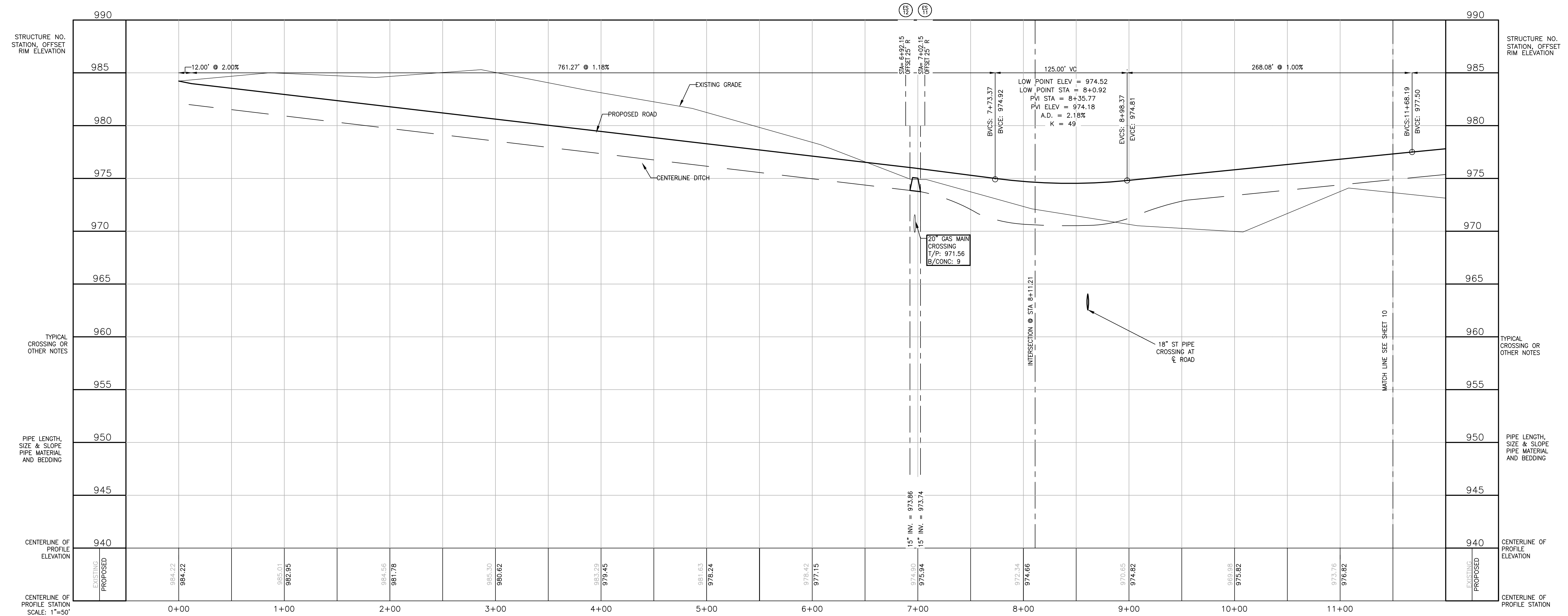
AREA OF 1 INCH DIAMETER ORIFICE HAS AN AREA OF 0.005



HORIZONTAL CURVE DATA				
CURVE #	RADIUS (FT)	ARC LENGTH (FT)	PC (STA)	PT (STA)
01	450	172.05	0+95.37	2+67.42
02	400	150.15	2+67.42	4+17.57
03	230	364.51	13+04.66	16+69.18



## MISTY MEADOW DRIVE - STA 0+00 TO 11+50



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 DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS BEFORE THE LOCATION OR BEFORE BEGINS SIGNIFICANT WORK ON THE PLANS.

3 WORKING DAYS BEFORE YOU DIG  
1-800-487-3171

**BEBOSS**  
Engineering  
Engineers Surveyors Planners Landscape Architects

3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
800.246.6735 FAX 517.548.1670

PROJECT: **MISTY MEADOW**  
PREPARED FOR: **GFG INVESTMENT PROPERTIES, LLC**  
15264 BAILEY TAYLOR, MI 48180 (734) 795-0078

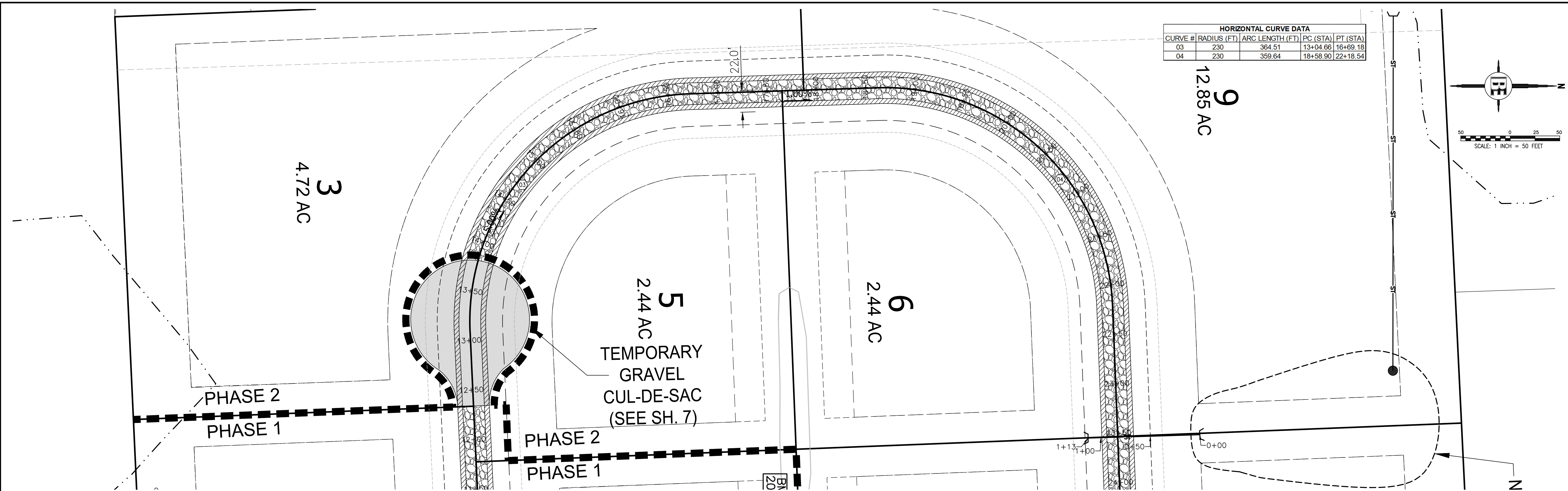
TITLE: **PRIVATE ROAD PROFILE**

NO	BY	REVISION	DATE
9	KS	1A CRANED RD PER CLIENT	1/26/19
8	KS	15\"/>	

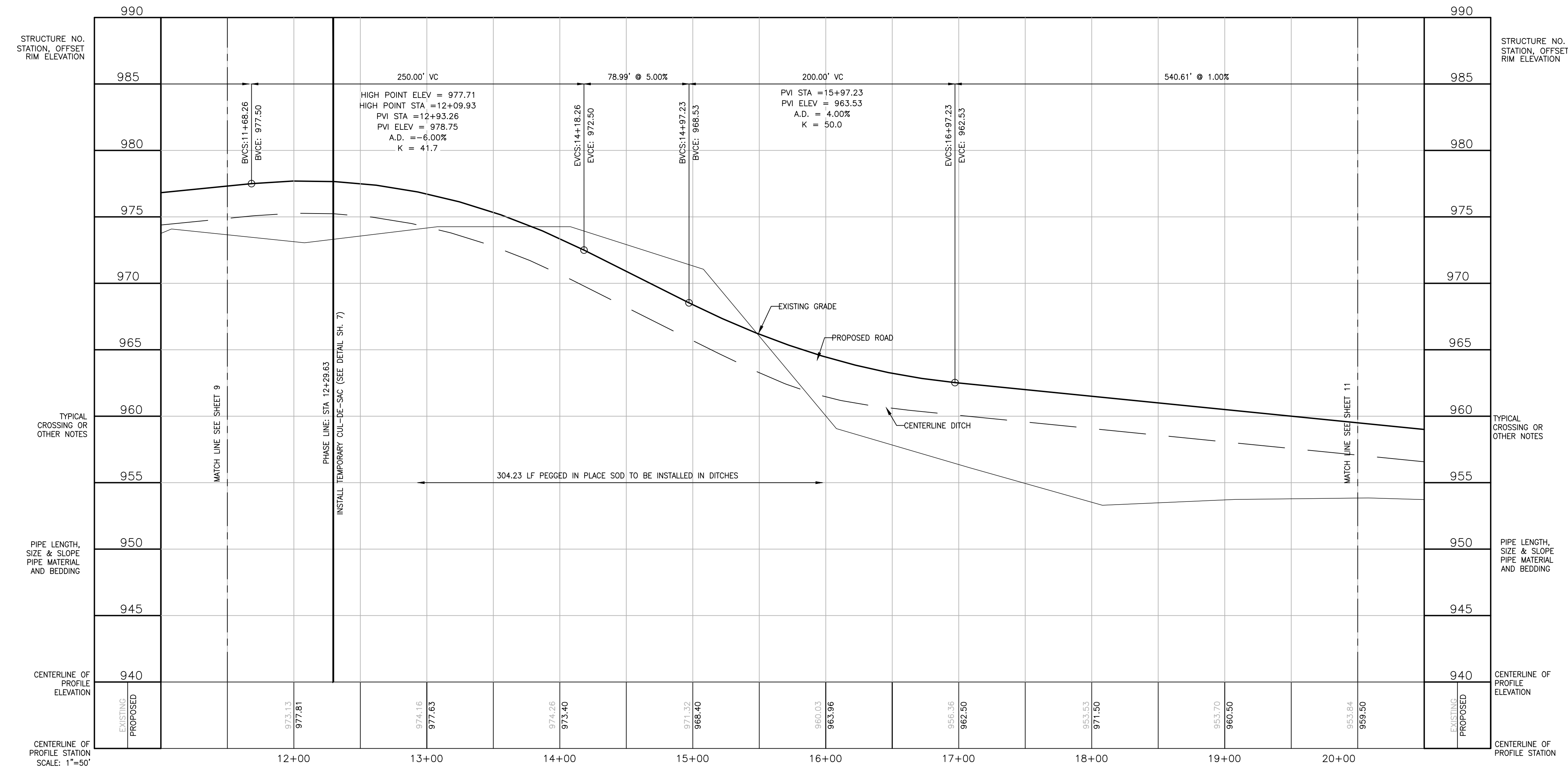
DESIGNED BY: KS  
DRAWN BY: KS  
CHECKED BY:  
SCALE: 1" = 50'  
JOB NO. 15-179  
DATE: 3/23/2016  
SHEET NO. **9**







MISTY MEADOW DRIVE - STA 11+50 TO 20+00



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 3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 800.246.6735 FAX 517.548.1670

BEFORE YOU DIG  
 3 Working Days  
 1-800-442-2171

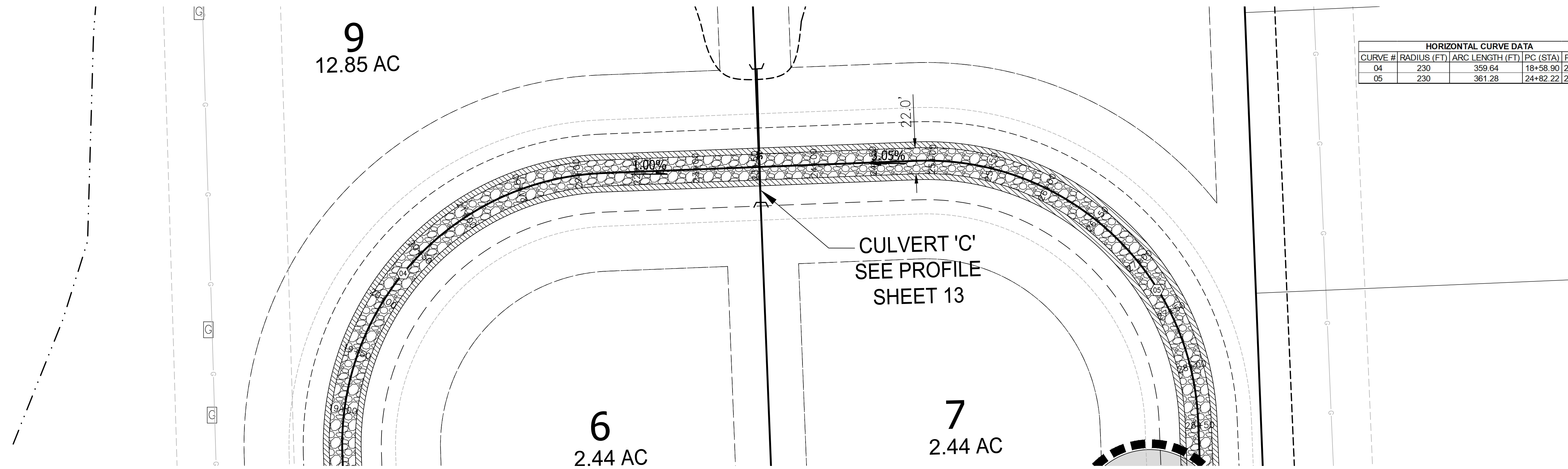
**MISTY MEADOW**  
 PROJECT FOR **GFG INVESTMENT PROPERTIES, LLC**  
 15264 BAILEY TAYLOR, MI 48180 (734) 795-0078

**PRIVATE ROAD PROFILE**

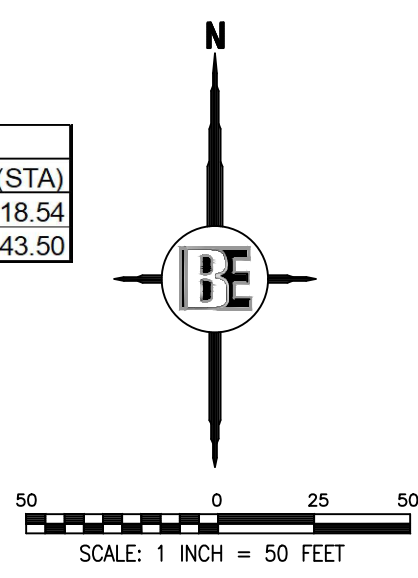
NO	BY	REVISION	PER	DATE
9	JAK	GRAVEL RD PER CLIENT		1/25/19
4	KS	PHASING		5/7/16
3	KS	L.C.R.C. REVIEW		7/17/16
2	KS	TOWNSHIP REVIEW		5/19/16
1	KS	TOWNSHIP REVIEW		4/20/16

DESIGNED BY: KS  
 DRAWN BY: KS  
 CHECKED BY:  
 SCALE 1" = 50'  
 JOB NO. 15-179  
 DATE 3/23/2016  
 SHEET NO. **10**





HORIZONTAL CURVE DATA				
CURVE #	RADIUS (FT)	ARC LENGTH (FT)	PC (STA)	PT (STA)
04	230	359.64	18+58.90	22+18.54
05	230	361.28	24+82.22	28+43.50



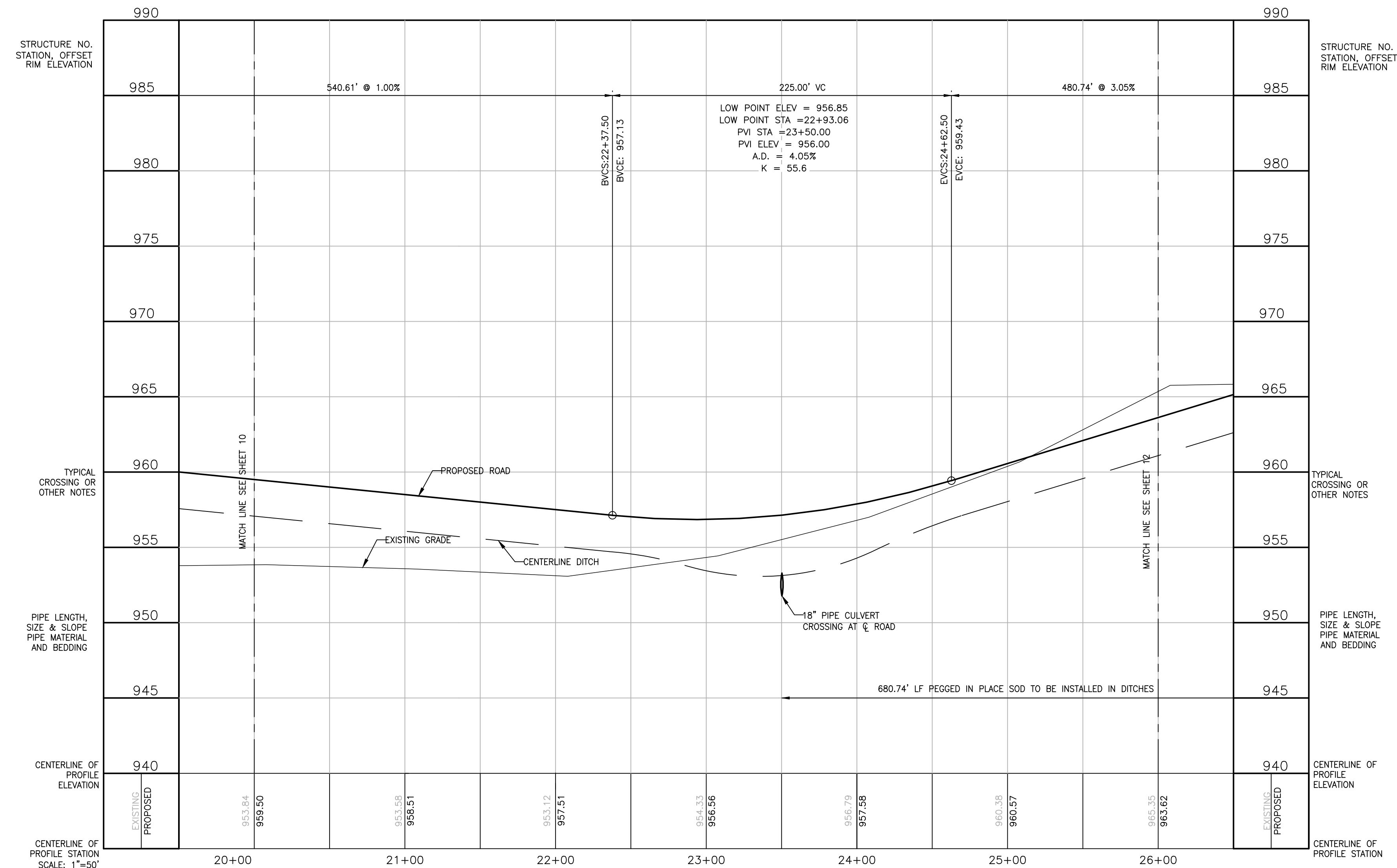
BEFORE YOU DIG  
CALL 811  
1-800-487-3171

3 Working Days  
BEFORE YOU DIG  
1-800-487-3171

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HOWELL, MI. 48843  
800.246.6735 FAX 517.548.1670

### MISTY MEADOW DRIVE - STA 20+00 TO 26+00



PROJECT: **MISTY MEADOW**

PREPARED FOR: **GFG INVESTMENT PROPERTIES, LLC**

15264 BAILEY  
TAYLOR, MI 48180  
(734) 795-0078

TITLE: **PRIVATE ROAD PROFILE**

NO	BY	REVISION	PER	DATE
9	JA	GRAVEL RD PER CLIENT		1/25/19
4	KS	PHASING		5/5/16
3	KS	LC.R.C. REVIEW		7/1/16
2	KS	TOWNSHIP REVIEW		5/19/16
1	KS	TOWNSHIP REVIEW		4/20/16

DESIGNED BY: KS  
DRAWN BY: KS  
CHECKED BY:  
SCALE: 1" = 50'  
JOB NO. 15-179  
DATE 3/23/2016

G:\15-179\dwg\15-179 Base\_1-25-19 UPDATE.dwg, 10/22/2024 2:33:42 PM, nickl DWG To PDF.pcl



RETENTION  
BASIN

8  
4.09 AC

7  
2.44 AC

PHASE 2  
PHASE 1

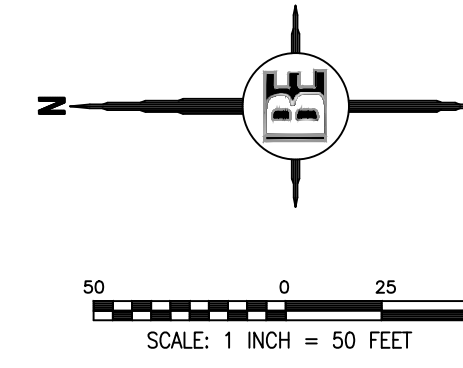
4  
2.68 AC

2  
3.23 AC

TEMPORARY  
OFFSET GRAVEL  
CUL-DE-SAC  
(SEE DETAIL  
ON SH. 7)

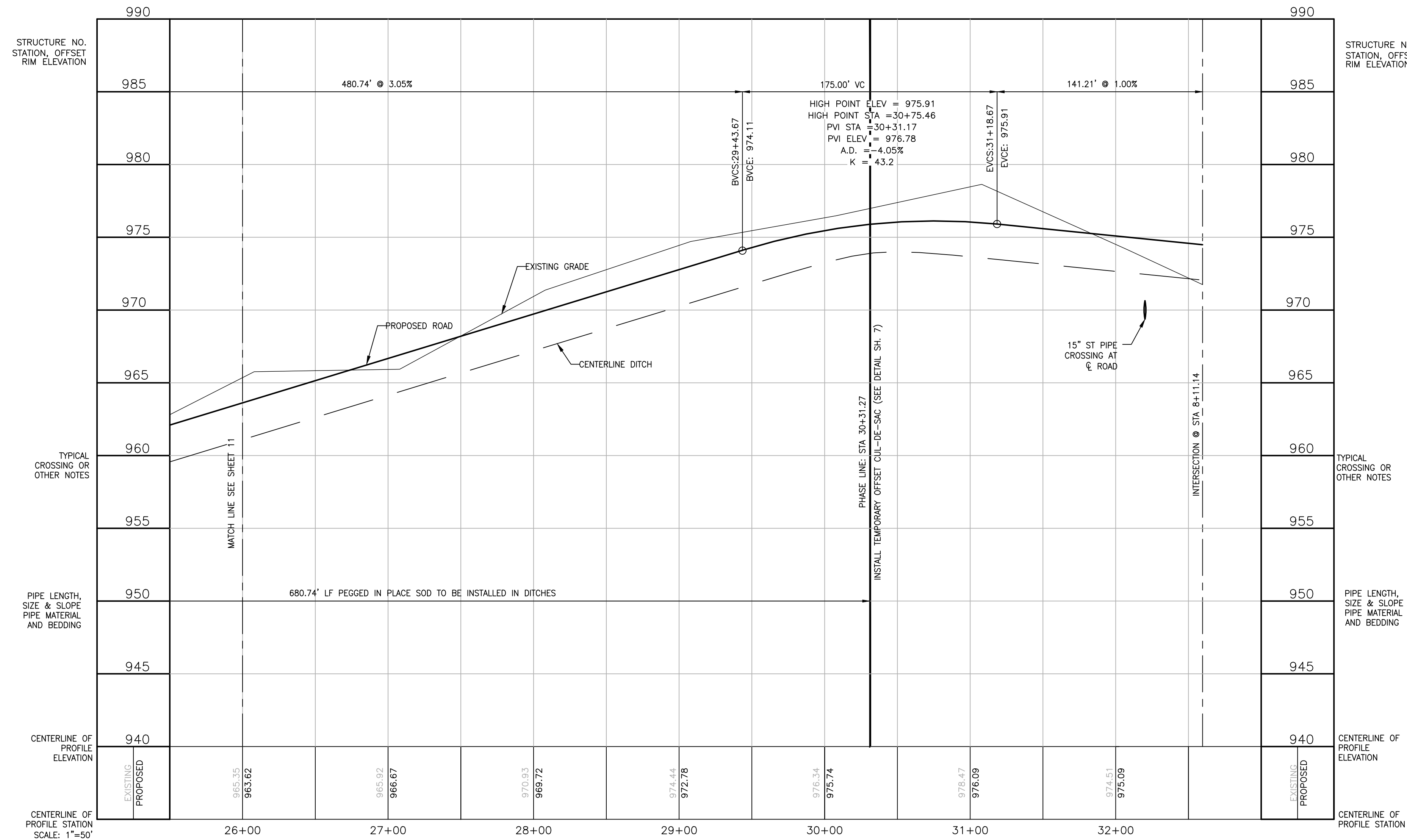
SOUTH  
RETENTION  
BASIN

HORIZONTAL CURVE DATA				
CURVE #	RADIUS (FT)	ARC LENGTH (FT)	PC (STA)	PT (STA)
05	230	361.28	24+82.22	28+43.50



BE  
BEFORE YOU DIG  
1-800-487-2171

MISTY MEADOW DRIVE - STA 26+00 TO INTERSECTION



PROJECT: MISTY MEADOW  
PREPARED FOR: GFG INVESTMENT PROPERTIES, LLC  
15264 BAILEY TAYLOR, MI 48180 (734) 795-0078

NO	BY	REVISION	PER	DATE
9	JM	GRAVEL RD PER CLIENT PHASING		1/25/19
4	KS	LC.R.C. REVIEW		5/7/16
3	KS	TOWNSHIP REVIEW		7/17/16
2	KS	TOWNSHIP REVIEW		5/19/16
1	KS	TOWNSHIP REVIEW		4/20/16

DESIGNED BY: KS  
DRAWN BY: KS  
CHECKED BY:

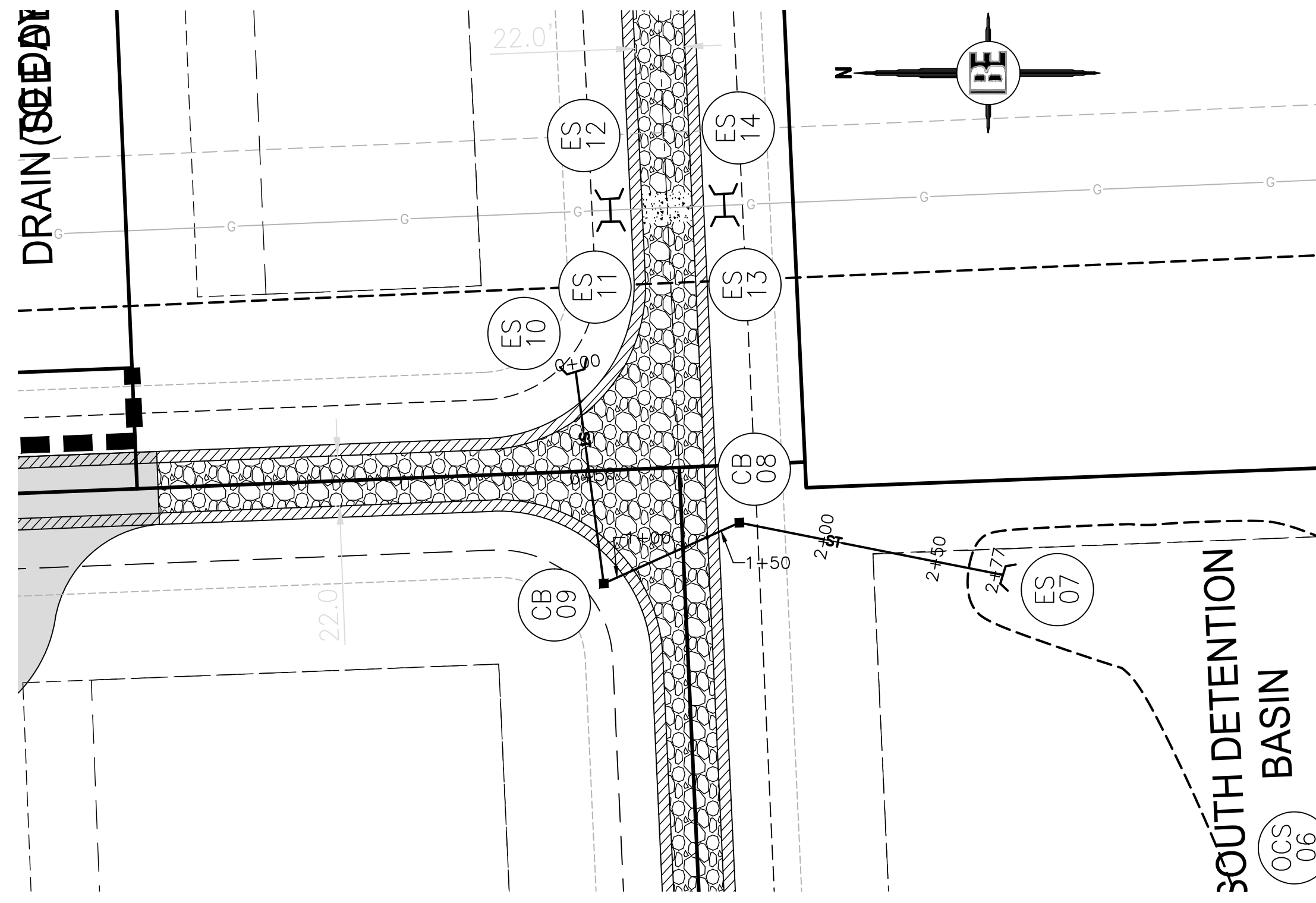
SCALE: 1" = 50'  
JOB NO. 15-179  
DATE: 03/23/16

SHEET NO. 12



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Engineers Surveyors Planners Landscape Architects  
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HOWELL, MI. 48843  
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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. 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 WITH THE LOCATION OR DEPTH OFFERS SIGNIFICANTLY FROM THE PLANS.



### STORM SEWER 'A' ES 10 TO ES 07

STRUCTURE NO. STATION, OFFSET RIM ELEVATION	STRUCTURE NO. STATION, OFFSET RIM ELEVATION
985 STA= 0+00.00 OFFSET 0'	985 STA= 2+75.51 OFFSET 0'
980	980
975	975
970	970
965	965
960	960
955	955
950	950
945	945
940	940
940 EXISTING PROPOSED	940 EXISTING PROPOSED
0+00	2+00

94'-15" ST @ 3.50%  
C-76 CL V RCP  
CLASS II BEDDING

65'-15" ST @ 3.50%  
ADS N-12 WT  
CLASS II BEDDING

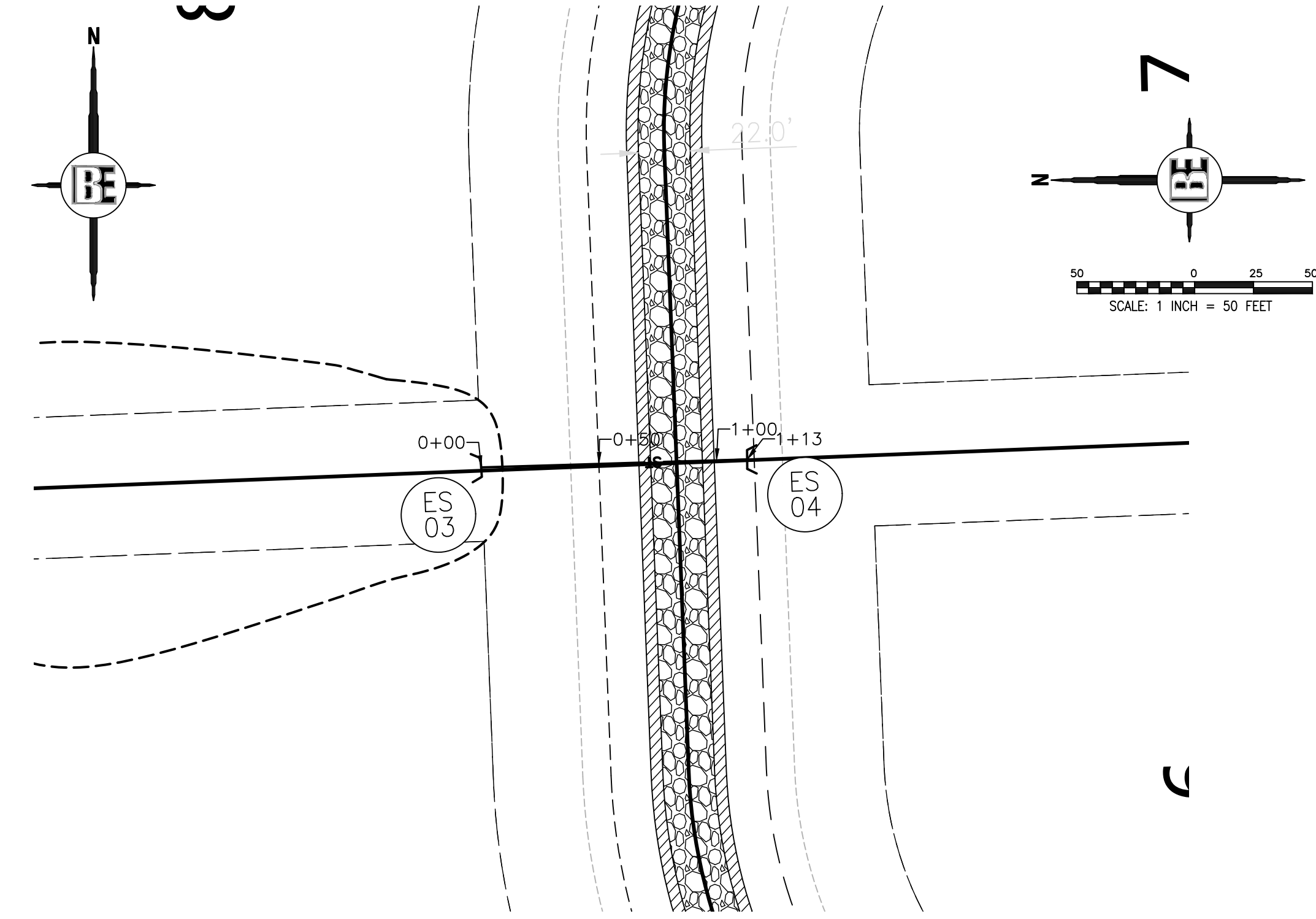
98'-24" ST @ 0.75%  
ADS N-12 WT

PROPOSED GRADE

SAND BACKFILL

EXISTING GRADE

HGL



### CULVERT 'B' ES 04 TO ES 03

STRUCTURE NO. STATION, OFFSET RIM ELEVATION	STRUCTURE NO. STATION, OFFSET RIM ELEVATION
985 STA= 0+00.00 OFFSET 0'	985 STA= 1+13.00 OFFSET 0'
980	980
975	975
970	970
965	965
960	960
955	955
950	950
945	945
940	940
940 EXISTING PROPOSED	940 EXISTING PROPOSED
0+00	1+00

113'-18" ST @ 0.90%  
CLASS II BEDDING

EXISTING GRADE

PROPOSED GRADE

GRADE SAND BACKFILL

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. 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 ARE FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

BEFORE YOU DIG  
CALL 811  
1-800-487-7171

**BEBOSS**  
Engineering  
Engineers Surveyors Planners Landscape Architects

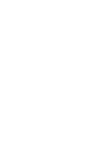
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
800.246.6735 FAX 517.548.1670

**MISTY MEADOW**  
GFG INVESTMENT PROPERTIES, LLC

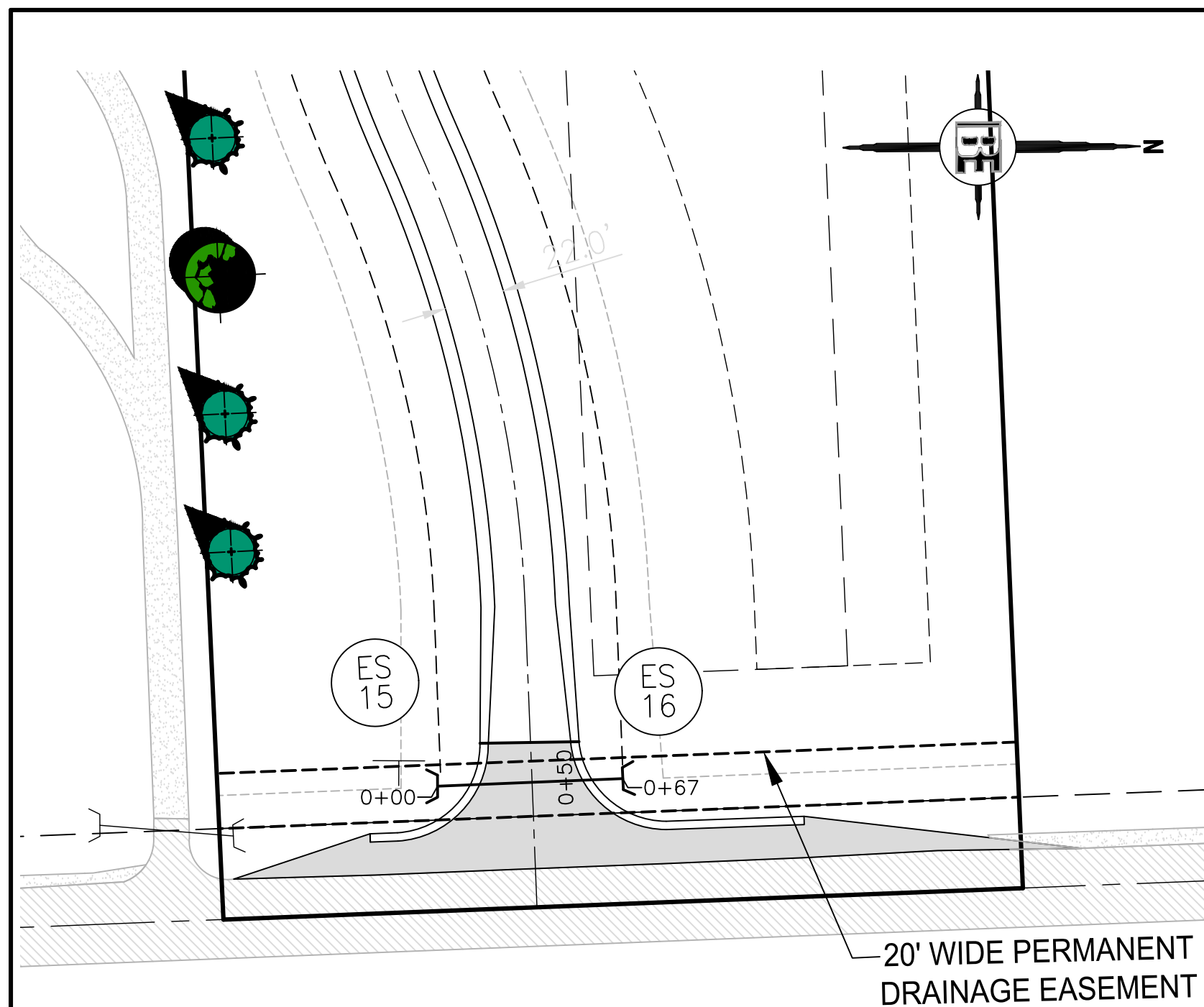
15264 BAILEY  
TAYLOR, MI 48180  
(734) 795-0078

**STORM SEWER PROFILE**

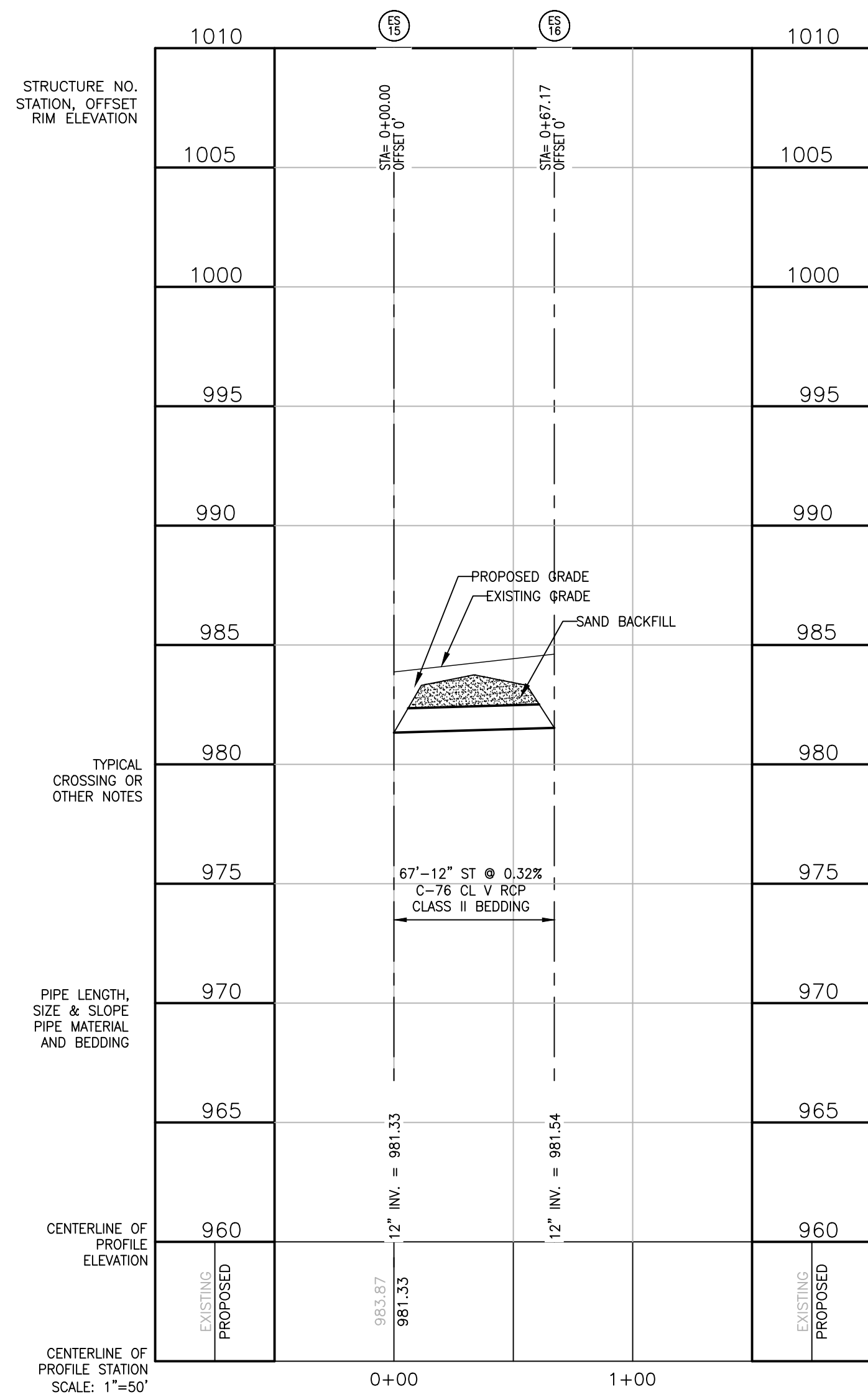
PROJECT	1/25/19	DATE
PREPARED FOR	7/13/17	DATE
DESIGNED BY:	KS	
DRAWN BY:	KS	
CHECKED BY:		
SCALE	1" = 50'	
JOB NO.	15-179	
DATE	3/23/2016	
SHEET NO.	13	







**CULVERT 'E'  
ES 16 TO ES 15**



**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
October 15, 2024**

**MINUTES**

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

DECLARATION OF CONFLICT OF INTEREST:

None

APPROVAL OF AGENDA:

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

CALL TO THE PUBLIC:

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

**OPEN PUBLIC HEARING #1...** Consideration for a rezoning application, PUD agreement, Environmental impact assessment, PUD conceptual and preliminary site condo plan to rezone 127.57 acres from Agriculture (AG) to Low-Density Residential (LDR) with a RPUD overlay to allow for a proposed 58-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road. The proposed rezoning is for the following parcels: 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003. The request is submitted by Pulte Homes of Michigan.

- A. Recommendation of Rezoning to LDR with a RPUD Overlay
- B. Recommendation of PUD agreement
- C. Recommendation of Environmental Impact Assessment (9-27-24)
- D. Recommendation of Conceptual PUD (9-27-24)
- E. Recommendation of Preliminary Site Plan (9-27-24)

Mr. Mike Noles of the Umlor Group is representing Pulte Homes. He reviewed a presentation showing the parcels' location; their natural features; a comparison of the current zoning, the Future Land Use Plan, and the RPUD ordinance; the proposed site plan details, including the

area that will be preserved as open space; the proposed home floor plans, elevations, and estimated selling prices; and the proposed buffers for the adjacent properties.

They have addressed some of the Fire Marshal's comments. Although it is not required but requested by the Township Planner, they have started the traffic study and will submit it when completed. They have worked with the Health Department for the well and septic systems.

Commissioner McCreary questioned who owns the parcels. There seems to be more than one owner. Mr. Noles stated that there is one owner who owns multiple companies and they own different properties. She also thanked the developer for speaking with the adjacent neighbors.

Mr. Borden reviewed his letter dated October 9, 2024, which included the process of approval for this project.

1. PUD Qualifying Conditions (Section 10.02):

- a. The proposal requires approval by the Township in accordance with Section 10.03.01(d) for residential units of less than one-acre that are not served by public sewer or water.
- b. The applicant must address any technical comments provided by the Township Engineer, Brighton Area Fire Authority and/or Utilities Director.

2. Rezoning Criteria (Section 22.04):

- a. The proposed zoning designation of LDR/RPUD from AG is consistent with the Future Land Use Plan and the goals/objectives of the Township Master Plan.
- b. Use of the RPUD overlay will result in greater open space/natural feature protection than would otherwise be required.
- c. The only use identified in the RPUD is detached single-family residences, which is generally reasonable and compatible with the area.
- d. There is a lesser scope traffic study required for this project. It is being prepared but has not yet been provided. Recommended changes as a result of that study may be required to be made.
- e. The applicant must address any technical comments provided by the Township's engineering consultant, Utilities Director and/or Brighton Area Fire Authority.

3. Conceptual PUD Plan and PUD Agreement (Section 10.03.01):

- a. The applicant must provide architectural design detailed information to the Township's satisfaction.
- b. The parallel plan includes a roadway that crosses two regulated wetlands, which will require approval and permits from EGLE.
- c. The Township may wish to require sidewalks as part of the project.
- d. Dimensional deviations are sought for lot area, lot width, and one side yard minimum setback/combination of side yard setbacks.
- e. The applicant must include the dimensional deviations sought in the PUD Agreement.
- f. The project includes more open space than is otherwise required; however, the Challis Road buffer is deficient in depth in one location. The plan lacks active recreational areas; however, the applicant has advised they will provide this on a revised plan.

- g. Cluster option:
  - i. The Township may wish to request additional information demonstrating that the applicant will complete the project in its entirety.
  - ii. The road connection to access Units 13-19 encroaches into the natural feature setback area and the wetland itself, which requires State and Township approval.
  - iii. Unless waived by the Township, the applicant must incorporate active recreational areas within the open space.
  - iv. The applicant must include a preservation and maintenance plan with the final PUD site plan submittal.
  - v. The Township may include reasonable conditions to ensure protection of public facilities and services, protection of the natural environment, compatibility with adjacent land uses, use of the land in a socially and economically desirable manner, and to implement the Master Plan.
- h. The applicant must address any comments provided by the Township's engineering consultant, Utilities Director and/or Brighton Area Fire Authority.
- i. The applicant must address staff and/or Township Attorney comments.
- j. Exhibits and incorrect information in the draft PUD Agreement must be provided and/or corrected.
- k. The Township may wish to require additional landscape screening between the detention pond and adjacent residences.
- l. The applicant should identify the Challis Road frontage of Units 40-48 as the rear yard, since they will be double-fronted lots.

Ms. Byrne reviewed her letter dated October 7, 2024. She stated that many of her comments are applicable to final site plan approval and not required at this point of the process.

#### DRAINAGE AND GRADING

1. The conceptual site plan includes stormwater and private road improvements within regulated wetland limits. An EGLE wetland permit will be required for this work and should be obtained prior to final site plan approval.
2. The conceptual site plan shows a detention pond and onsite storm sewer. Storm sewer and detention basin design and calculations should be provided for review as part of the site plan review.
3. An overall proposed grading plan will need to be submitted for review and approval.

#### WATER AND SANITARY SERVICE

1. The proposed PUD does not have access to municipal water and sanitary sewer service and the cover sheet of the conceptual site plan notes that onsite septic and individual wells are proposed to serve the development and conceptual approval from the Livingston County Health Department (LCHD) has been obtained. Final approval from the LCHD should be provided prior to final site plan approval.

2. The Brighton Area Fire Authority has reviewed the proposed PUD and noted that fire protection water supply will be discussed during the final site plan process. The petitioner will need to work with the Fire Authority to meet any fire suppression requirements they have as part of site plan approval.
3. The revised concept plan shows two fire suppression wells per Fire Authority requirements. In future submittals additional detail should be provided on the plans for the proposed wells and more detail should be provided on how they will operate.

#### TRAFFIC AND ROADWAYS

1. The proposed PUD would be served by a private road off Challis Road. Future road design should be in accordance with Genoa Township Engineering Standards and a Private Road Construction plan review will be required after final site plan approval. Additionally, the private road intersection should be reviewed and approved by the Livingston County Road Commission (LCRC).
2. Dimensioning of the proposed cul-de-sacs will need to be revised to match Genoa Township Engineering Standards. Cul-de-sacs are required to have a radius of 60 feet with a 75-foot right of way (ROW) radius. The ROW width for the private road should also be dimensioned, but it appears to match the 66-foot standard width requirement.
3. The private road includes a dead-end cul-de-sac on the north end of the development. The road terminating in a dead-end is proposed to be over 1,200 feet long, which exceeds the maximum length of 1,000 feet for a dead-end street. Given the natural features contained on the site, it would be impossible to loop this dead-end road back to the rest of the development. The road will also only have seven lots being served, which generates a minimal amount of traffic. Subject to review by the Brighton Area Fire Authority, she would support a variance for the length of the street.

The Brighton Area Fire Authority Fire Marshal's letter dated September 11, states the following:

1. Fire protection water supply will be discussed further once the final site plan has been completed.
2. Access around the building shall provide emergency vehicles with a turning radius of 50 feet outside and 30 feet inside. Vehicle circulation shall account for non-emergency traffic and maintain the vehicle within the boundary of lanes of travel. Provide an emergency vehicle circulation plan. The cul-de sacs shall meet Appendix D of the International Fire Code.
3. A minimum vertical clearance of 13 1/2 feet shall be maintained along the length of all apparatus access drives. This includes but is not limited to porte-cocheres, lighting, and large canopy trees. The landscape plan indicates numerous large canopy trees that encroach the roadway. The trees must be setback or the species revised to prevent overhanging the roadways.
4. Two-way emergency vehicle access roads shall be a minimum of 26 feet wide, it is recommended that the road width be increased to 32 feet to allow parking on both sides of the road. With a width of 26 feet, one side of the road shall be marked as a fire lane. The secondary access road shall be a minimum of 20 feet wide. With a width of 20 feet, both

- sides of the drive shall be marked as a fire lane. Include the location of the proposed fire lane signage and details of the fire lane sign in the submittal. Access roads to the site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds.
5. The building shall include the building address on the building. The address shall be a minimum of 4" high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.
  6. Provide additional details on the secondary access. Initial conversations stated that the access would be gated on both ends. The details shall be submitted and approved. The gates shall be secured with a Knox padlock in conjunction with the maintenance lock so the access is maintained year-round.

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

Commissioner Rauch thanked the applicant for meeting with the neighbors. He is concerned that the plan has as minimum of three lots that should not be considered, specifically Lot #'s 10, 11 and 12. Also, there are 13 additional lots that should not be included due to the wetland crossing that leads to them. He is not confident that EGLE would approve that road to cross the wetland. He would also like to see the preservation of the natural features that abut the adjacent properties. Additional details should be provided for the detention basin. He would like to see the completed traffic study, which will include the new roundabout. He is not in favor of moving this forward this evening.

Mr. Noles stated that EGLE will allow a road to cross a wetland to access an upland developable space. There is a lot of information they need to provide and steps they need to take to receive approval. There is nothing that precludes them from building a home on a lot with a wetland, but they need to show the buildable area on that lot. They will provide the details of the detention basin during final site plan approval and will meet all of the Livingston County Drain Commissioner's requirements. Tonight they are requesting the Planning Commission to review and vote on the density of the site. That can include conditions for them to address.

Mr. Rauch would like to see evidence that Lots #10, 11 and 12 are buildable lots, the distance of the cul-de-sac and some details of the retention basin and storm management plan.

Commissioner Dhaenens asked Mr. Noles if they would consider sidewalks. Mr. Noles noted that the detail of the plan shows that they are proposing sidewalks. They will include sidewalks, but they are deciding if they will put them on both sides or just one side of the road.



Commissioner Dhaenens agrees with the density because they are bigger lots. He does not think the traffic study would be accurate due to the construction that is occurring in the area now, and the construction of the I-96 overpass at Grand River planned for next year. Mr. Noles noted that any rating over an F is acceptable and this development would not bring the rating to or below an F.

Commissioner Dhaenens would like to see additional landscaping around the detention pond. Mr. Noles stated they will comply with that request.

Commissioner McCreary would like to see the traffic study. She questioned the wetland delineations shown on the plan and those that encroach onto some of the lots. Mr. Noles reviewed how those were determined and then the process they will follow with EGLE for them. She asked if they have determined if their wells will affect the neighboring residents' wells. Mr. Noles stated their proposal has met all of the requirements of The Livingston County Health Department for the wells.

Commissioner Chouinard questioned the results of the perk tests. Mr. Noles stated the east side of the site perked very well; however, some sites on the other side may need to have mitigated fields. Mr. Brian Biskner, the engineer, stated they performed 130 perk tests and there were no problems. He agreed that some on the other side will need to be mitigated with grading and additional sand.

Commissioner McCreary questioned what the site will look like when it begins to be developed. Will it be clear cut? Mr. Noles stated they do not keep the existing trees on the interior and include them on new lots because they do not survive. They save as many trees as they can along the perimeter, but there will not be any trees remaining on the interior of the project within the development area.

Commissioner Dhaenens asked if they will be able to sell the lots that abut the railroad tracks. Mr. Noles said they do. There are people who have different thresholds for their property.

The call to the public was opened at 8:01 pm

Ms. Christine Cross of 6984 Challis is one of the residents on the new cul-de-sac by the roundabout. This is a poor time to do a traffic study due to the new roundabout and the bridge closed at Dorr. While 58 homes on this site will not cause a problem, it will be added to the apartments being built in the City of Brighton and what is planned for Latson Road. She thinks that these homes are going to affect her well.

Mr. Carl Mauch of 6503 Catalpa has lived there for 42 years. He likes the roundabout. He agrees with Ms. Cross that the traffic will be impacted by this and other development in a 10-mile radius. There is traffic on Challis Road due to the factory and the U of M facility. When

there is a train, the traffic backs up to Target. He is also concerned about this development having one entrance and exit and how that will affect the roundabout traffic. What impact will this have on the schools, the police and fire department?

Mr. Jim Carpenter of 4715 Stillmeadow Drive liked the presentation. He questioned who is going to do a traffic study for the entire area, not only the individual developments.

Mr. Evan Meffert of 6541 Grand Circle Drive is concerned with all of the trees that are going to be removed. He does not think the traffic study will show how difficult it is to pull out of Grand Circle Drive. The one exit and entrance for this development will make that more difficult and dangerous. He noted there is a paved path near the new roundabout and he would like to have that extended to allow people to walk to downtown Brighton.

Mr. Dan Kashian of 6385 Grand Circle has lived here 18 years. There has been a lot of discussion about this specific development, but if there are residential developments being built, there should be safe pedestrian, stroller, and bicycle access.

Ms. Debra Beattie of Pineview Trail stated the property has a lot of issues, such as traffic, a large wetland that is going to be affected, and the impact on people's wells. This project should be on city water and sewer.

Ms. Mary Jane Hebert of 6899 Lyle Lane stated there is a Master Plan but it is not being followed. There are so many exceptions. It should have city water and sewer. There should not be 58 wells. The wetlands are going to be affected.

Ms. Melanie Johnson of 3990 Chilson Road is concerned about the runoff from driveways. Will there be a drainage plan so that it does not drain into the wetlands.

Mr. Mike Wilbanks stated this development is outstanding. This is what this township needs instead of an Amazon warehouse or apartments on Dorr Road and Grand River. These will be high end homes that will be good for the schools and the tax base. The developer and the board are caring about the community.

The call to the public was closed at 8:26 pm.

The Commission discussed the outstanding items that are needed from the applicant.

**Moved** by Commissioner Rauch, supported by Commissioner Rassel to table all items for Public Hearing #1 to give the petitioner an opportunity to work on the feedback from this evening and to work on the traffic study, acknowledging that the background information on that study may be challenging at this time. **The motion carried (Dhaenens - no; Rassel - yes; Grajek - yes; McCreary - yes; Rauch - yes).**

**OPEN PUBLIC HEARING #2...** Consideration of special land use application, environmental impact assessment and site plan for a contractor's yard with outdoor storage of equipment, machinery, and fuel tank storage on a previously developed property located at 3080 Toddiem Drive Howell, MI (4711-08-100-009). The request is petitioned by Wayne Perry, Desine, Inc.

A. Recommendation of Special Use Permit

B. Recommendation of Environmental Impact Assessment (7-22-24)

C. Recommendation of Site Plan (7-17-24)

Mr. Wayne Perry of Desine Engineering stated they are proposing to redevelop a former metal recycling facility to be used by Michigan Landscape Professionals. He provided a review of the project, including what parts of the existing site will remain and what will be redeveloped.

Mr. Borden reviewed his letter dated September 20, 2024, which included the process of approval for this project.

1. Special Land Uses (Section 19.03):

- a. The special land use standards of Section 19.03 are generally met.
- b. In order to make favorable findings related to compatibility and impacts, the conditions of Section 8.02.02(b) and 13.07 must be met to the Commission's satisfaction.
- c. While he believes the property has been cleaned up, any remaining junk or debris on-site should be removed as part of this project.
- d. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
- e. If additional concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

2. Outdoor Storage (Section 8.02.02(b)):

- a. The applicant must confirm that any loose materials will be covered to prevent dust or blowing of materials.
- b. The Commission may allow the use of gravel surfacing, pending comments from the Township Engineer.
- c. The applicant must explain use of the large vehicle spaces in the outdoor storage yard. If these are technically parking spaces, then the setback is met; however, if this is outdoor storage, then the setback is not met.
- d. The gravel area outside of the fencing should be removed. If it is to remain, then it is additional outdoor storage that is located in a front yard.
- e. He requests the applicant confirm that all loading and truck maneuvering will be accommodated on-site and not done in the right-of-way.
- f. He requests the applicant provide a detail of the screen fencing.
- g. He requests the applicant provide details demonstrating that the height of items stored will not exceed the height of screening provided.

3. Fuel Storage (Section 13.07)



- a. The standards are generally met; however, the applicant must obtain all necessary outside permits.
4. Site Plan Review:
- a. He requests the applicant note the surfacing between the building and parking spaces.
  - b. He requests the applicant clarify the distinction between gravel and hard surfacing. Driveways, parking lots and drive aisles are required to be hard surfaced.
  - c. The applicant must address any comments provided by the Township engineer and Brighton Area Fire Authority.
  - d. If lighting beyond the new wall mounted fixtures is proposed or exists, a full lighting plan should be provided. The Commission may also wish to require a photometric plan for the new wall mounted fixtures.
  - e. Parking lot landscaping is deficient.
  - f. The trees depicted must be identified in accordance with the planting schedule.
  - g. The easterly refuse pad is deficient in width by 1'. Neither refuse area provides an enclosure.

Ms. Byrne reviewed her letter dated September 16, 2024.

#### PARKING LOT

1. The site has a combination of a paved and gravel parking lot. Since paved customer parking spaces are provided, and the existing site is gravel, she has no engineering concern with the proposed gravel areas that will be used for storage and employee parking.

#### DRAINAGE AND GRADING

1. The existing drainage and grading of the site is remaining mostly unchanged as part of the proposed site plan. The proposed site improvements will slightly reduce the total impervious surface of the site. Therefore, no storm improvements would be required as part of the project.

The Brighton Area Fire Authority Fire Marshal's letter dated August 12, states that he has no opposition to the proposed site plan as submitted.

Mr. Perry stated all of the outdoor material storage that is intended on the property is shown on the plan. The east side is reserved for parking. They have large trucks with trailers that need to be parked. This will all be within the fenced enclosure. They showed them as angled parking because more spaces can be gained that way.

Commissioner Rauch asked if more cleanup will be done and if he will address Mr. Borden's comments. Mr. Perry stated he submitted a response letter addressing Mr. Borden's comments and he will revise the plans.

He asked for the height of the covering for the salt area. Mr. Perry stated the anticipated height was 30 feet. Mr. Borden stated that the maximum height allowed is 18 feet.

Ms. Ruthig noted that there are currently four fuel stations on the site and the applicant is requesting two.

Commissioner Rauch does not have concerns with the height of the covering or the four fuel stations based on where this site is located, but he does not want to set a precedent with allowing items outside the ordinance.

The call to the public was opened at 8:59 pm with no response.

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Use Permit for a contractor's yard with outdoor storage of equipment, machinery, and fuel tank storage on a previously developed property located at 3080 Toddiem Drive Howell, MI. with the following conditions:

- This Planning Commission finds that the special land use standards of Section 19.03 are met.
- This Planning Commission has made favorable findings related to compatibility and impacts based on the conditions of Section 8.02.02(b) and 13.07
- All remaining debris shall be removed with particular attention to that on the outside of the fenced area on the west end.
- Outdoor storage is limited to the approved locations as depicted on the site plan this evening.
- The conditions of the Brighton Area Fire Marshal shall be met.
- The conditions of the township engineer shall be met.

**The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated July 22, 2024, for a contractor's yard with outdoor storage of equipment, machinery, and fuel tank storage on a previously developed property located at 3080 Toddiem Drive Howell, MI. with the following conditions, with the following conditions:

- Clarification of the section of the PIP regarding employee surveys shall be provided.

**The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Site Plan dated July 17, 2024 for a contractor's yard with outdoor storage of equipment, machinery, and fuel tank storage on a previously developed property located at 3080 Toddiem Drive Howell, MI. with the following conditions, with the following conditions:

- The applicant shall seek a variance for the height of the accessory salt enclosure structure

- The applicant shall seek a variance for the four tanks on site and that the site plan be updated to depict those four tanks.
- A sign permit is required for the proposed monument sign.
- The gravel surfacing of the property is sufficient because Toddiem Drive is gravel.
- The existing lighting is acceptable.
- The existing landscaping and trees on the property are sufficient.
- All remaining debris shall be removed from the with particular attention to that on the outside of the fenced area on the west end.
- Outdoor storage is limited to the approved locations as depicted on the site plan this evening.
- The conditions of the Brighton Area Fire Marshal shall be met.
- The conditions of the township engineer shall be met.
- Clarification of the section of the PIP regarding employee surveys shall be provided.

**The motion carried unanimously.**

The Planning Commission took a break from 9:13 to 9:20 pm.

**OPEN PUBLIC HEARING #3...** Consideration for an environmental impact assessment and sketch plan for Drip Car Wash for site improvements including 3 pay lanes, 17 vacuum stations, dumpster enclosure and landscaping to the existing car wash. The project is located at 3200 E. Grand River Avenue, west of Latson Road on the south side of Grand River Avenue. The request is submitted by Abro Holding Howell

A. Disposition of Sketch Plan (10-2-24)

Mr. Saman Abro and Mr. Zaid Abro were present. They stated they would like to add 14 vacuums, handicap parking, and three pay station lanes.

Mr. Borden reviewed his letter dated October 10, 2024. He stated the agenda is incorrect. The original submittal had 17 vacuums, but 3 had to be removed because they were located in the front yard. Also, there is no environmental impact assessment recommendation needed.

Use Conditions (Section 7.02.02(l))

1. He requests the applicant either provide documentation of a cross-access easement or agreement, if one exists, or seek such with the adjacent property owner.

Site Plan Review

1. The amount of fiber cement board appears to exceed the maximum ratio allowed by Section 12.01 (25%) and a metal roof is relatively unusual for a commercial building; however, the Commission has the discretion to modify the material requirements. It was noted that this applicant owns another car wash in the Township and that has a metal roof.
2. The applicant should be prepared to present building material and color samples to the Commission.
3. The applicant must provide detail sheets for the proposed wall mounted light fixtures.



4. The Commission may require a photometric plan, if deemed necessary.
5. A three-foot hedge is required in front of the proposed parking spaces.
6. The waste receptacle requires Commission approval to encroach into the required side-yard setback.
7. The applicant must address any comments provided by the Township engineer and Brighton Area Fire Authority.

Ms. Byrne stated that the applicant has addressed her previous concerns.

The Brighton Area Fire Authority Fire Marshal's letter dated September 11, states the following:

1. The building shall include the building address on the building. The address shall be a minimum of 6" high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.
2. The East side of the building shall be marked as a fire lane. Include the location of the proposed fire lane signage and details of the fire lane sign in the submittal. Additionally, the Loading Zone shall be marked as a fire lane. Access roads to the site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds.
3. A Knox box shall be located adjacent to the main entrance of the structure, in a location coordinated with the fire authority.

Mr. Abro advised they will address the Fire Marshal's comments.

Commissioner Rauch noted this is a sketch plan; however, it is difficult to determine if this meets the standards of the ordinance because building color and material samples have not been provided. Mr. Borden stated a colored rendering and black and white elevations are in the packet. Ms. Ruthig stated the ordinance allows staff to approve the colors when it is an upgrade from what is currently there. He would like to see the details for the vacuums and the pay stations. He wants to see the materials, colors, and lighting.

After a discussion with the applicant, the Commission agreed to allow staff to approve the colors and materials for the vacuums, the pay stations and lights.

The call to the public was opened at 9:41 pm with no response.

**Moved** by Commissioner Rauch, supported by Commissioner Dhaenens, to approve the Sketch Plan dated October 2, 2024 for Drip Car Wash for site improvements including 3 pay lanes, 17 vacuum stations, dumpster enclosure and landscaping to the existing car wash, with the following conditions:

- The vacuum and pay station details be submitted to township staff for their approval that it meets or exceeds the materials and color schemes of what is already at the other car wash
- Lighting cut sheets for all site and building lighting be submitted.

- 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
- 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.**

**Member Discussion**

Commissioner Dhaenens asked if there is anything in our ordinance addressing invasive species. There are many invasive species in North America that are being sold and planted. Mr. Borden stated there is a list of prohibited species, but it can be updated.

Commissioner McCreary recommends the planning commissions read the book “10 Ways to Kill Your Community”

**Adjournment**

**Moved** by Commissioner McCreary, seconded by Commissioner Rassel, to adjourn the meeting at 10:15 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT