

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting

December 2, 2024

6:30 p.m.

AGENDA

Call to Order:

Roll Call:

Invocation:

Pledge of Allegiance:

Call to the Public (Public comment must be addressed to the Chairperson and will be limited to three minutes per person) *:

Items for Discussion:

Approval of Consent Agenda:

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

Approval of Regular Agenda:

3. Consideration of a recommendation for approval of an Environmental Impact Assessment (5/19/16) corresponding to a site plan for 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.
4. Consider approval of the Township Supervisor's appointment of Bill Reiber to the Township Planning Commission as the ex officio member with a term ending 11/20/28.
5. Consideration of a request for approval of the following appointments:
 - a. Zoning Board of Appeals term ending 11/20/28: Rick Soucy
 - b. SEMCOG term ending 11/20/28: Todd Walker and Rick Soucy (alternate)
 - c. Genoa-Oceola Sewer & Water Authority term ending 11/20/28: Robin Hunt and Kevin Spicher
 - d. Howell Area Parks & Recreation term ending 11/20/28: Candie Hovarter and Todd Walker (alternate)
 - e. MHOG Water Authority term ending 11/20/28: Robin Hunt and Kevin Spicher
 - f. FOIA Coordinator term ending 11/20/28: Kelly VanMarter
 - g. Brighton Fire Authority term ending 11/20/28: Kevin Spicher and Todd Walker
 - h. Election Commission term ending 11/20/28: Rick Soucy and Candie Hovarter
6. Request for approval of **Resolution 241202A** to increase the salary of the Township Clerk from \$57,505 to \$67,254. (Roll Call)

7. Consideration of a request to authorize the Township Supervisor to execute a Letter of Engagement with Foster Swift to represent the Township's interests in an appeal of an Order issued by the Michigan Public Safety Commission regarding Public Act 233.
8. Request for approval of **Resolution 241202B** to establish the 2025 Regular Meeting Dates for the Board of Trustees. (Roll Call)
9. Request for approval of the 2025 Township Schedule of Meetings and Holiday Schedule.
10. Delivery of the first draft of the 2025/2026 Budget as required by MCL 42.24 as provided by the Township Supervisor (packet was delivered on 11/26/24).
11. Review of Fiscal Year 2024-2025 Second Quarter (July-September) budget to actual report.
12. Consideration of a request to broadcast the Township Board meetings.
13. Request to approve a clarification pertaining to the Employee Handbook to define Exempt and Non-Exempt employees and to include provisions related to access to Clerk's offices and storage rooms.

Correspondence
Board Comments
Adjournment

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

BOARD PACKET

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

MEETING DATE: December 2, 2024

All information below through November 26, 2024

TOWNSHIP GENERAL EXPENSES	\$	280,224.60
November 5, 2024 Election Payroll	\$	33,282.25
November 22, 2024 Bi Weekly Payroll	\$	156,271.34
November 25, 2024 Election Clean Up Payroll	\$	2,266.53
OPERATING EXPENSES DPW (503 FN)	\$	14,029.40
OPERATING EXPENSES Oak Pointe (592FN)	\$	128,342.53
OPERATING EXPENSES Lake Edgewood (593FN)	\$	58,353.12
TOTAL	\$	672,769.77

FNBCK Check Register

11/26/2024 11:50 AM
 User: denise
 DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
 CHECK NUMBERS 39263 - 41000

Page: 1/1

Check Date	Check	Vendor Name	Amount
Bank FNBCK CHECKING ACCOUNT			
11/18/2024	39263	ETNA SUPPLY COMPANY	14,095.00
11/19/2024	39264	AMERICAN AQUA	84.50
11/19/2024	39265	AMERICAN AWARDS & ENGRAVING	68.37
11/19/2024	39266	BLUE CROSS & BLUE SHIELD OF MI	65,073.81
11/19/2024	39267	BRODY LOLLIO	89.11
11/19/2024	39268	COMCAST	957.56
11/19/2024	39269	COMCAST	637.20
11/19/2024	39270	CONSUMERS ENERGY	279.15
11/19/2024	39271	CONTINENTAL LINEN SERVICE	150.53
11/19/2024	39272	COOPER'S TURF MANAGEMENT LLC	1,765.00
11/19/2024	39273	DEBRA ROJEWSKI	437.44
11/19/2024	39274	DTE ENERGY	298.62
11/19/2024	39275	EHIM, INC	9,226.34
11/19/2024	39276	GANNETT MICHIGAN LOCALIQ	143.76
11/19/2024	39277	LCAA	93.00
11/19/2024	39278	MARY KRENCICKI	147.32
11/19/2024	39279	MATTHEW HURLEY	53.60
11/19/2024	39280	MHOG WATER AUTHORITY	478.30
11/19/2024	39281	MICHIGAN TOWNSHIP ASSOC	2,500.00
11/19/2024	39282	NETWORK SERVICES GROUP, L.L.C.	808.00
11/19/2024	39283	PAUL SEBASTIAN	45.56
11/19/2024	39284	SECURITY LOCK SERVICE, INC	483.00
11/19/2024	39285	STAPLES	732.67
11/19/2024	39286	US BANK EQUIPMENT FINANCE	2,331.31
11/19/2024	39287	VERIZON WIRELESS	1,069.47
11/19/2024	39288	WASTE MANAGEMENT CORP, SERVICES	129,924.00
11/19/2024	39289	WILLIAM ROCKWELL	28.81
11/19/2024	39290	ACCIDENT FUND COMPANY	13,451.00
11/19/2024	39291	AMERICAN AWARDS & ENGRAVING	382.50
11/20/2024	39292	DELTA DENTAL	4,765.78
11/20/2024	39293	KELLY VANMARTER	36.02
11/20/2024	39294	MUTUAL OF OMAHA	3,796.69
11/26/2024	39295	BUSINESS IMAGING GROUP	184.09
11/26/2024	39296	COMCAST	298.73
11/26/2024	39297	LIVINGSTON COUNTY CLERK, ELECTIONS	14,457.71
11/26/2024	39298	LIVINGSTON COUNTY CLERKS ASSOC	46.00
11/26/2024	39299	MICHIGAN OFFICE SOLUTIONS	264.15
11/26/2024	39300	MICHIGAN OFFICE SOLUTIONS	65.00
11/26/2024	39301	SEWARD HENDERSON PLLC	8,314.00
11/26/2024	39302	STAPLES	36.50
11/26/2024	39303	WEST SHORE SERVICES, INC	2,125.00
FNBCK TOTALS:			
Total of 41 Checks:			280,224.60
Less 0 Void Checks:			0.00
Total of 41 Disbursements:			280,224.60

November 5, 2024 Election Payroll

11/26/2024 10:57 AM		PAYROLL REGISTER REPORT FOR GENOA CHARTER TOWNSHIP				Page 29 of 29					
		Payroll ID: 298									
		Pay Period End Date: 11/13/2024		Check Post Date: 11/13/2024		Bank ID: FNBCK					
* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks											
Grand Totals for Payroll:											
Pay Code Id	Hours	OT Hours	Cur. Amnt.	YTD Amnt.*	Ded/Exp Id	Cur. Amnt.	YTD Amnt.*				
AVCS	2.00	0.00	475.00	1,675.00	FIW	679.00	4,710.23				
CELL PHONE REIM	0.00	0.00	0.00	902.29	MEDICARE_EE	192.99	2,129.08				
E.V CLOSERS	2.00	0.00	100.00	250.00	SITW	1,003.31	7,234.48				
EARLY VOTE CHAI	11.00	0.00	2,475.00	8,800.00	SOCSEC_EE	825.07	9,103.51				
EARLY VOTING	39.00	0.00	6,825.00	14,875.00							
EL_TAXED	4.00	0.00	1,400.00	3,850.00							
ELEC RECV BOARD	3.00	0.00	600.00	1,800.00							
ELEC TAX OT	0.00	0.00	0.00	135.00							
ELECT SET-CLEAN	30.00	0.00	600.00	1,350.00							
ELECTION MEETIN	2.00	0.00	90.00	675.00							
ELECTION NO TAX	55.00	0.00	17,250.00	44,800.00							
ELECTION TRAINI	7.00	0.00	315.00	2,070.00							
FLOATER HOLIDAY	0.00	0.00	0.00	345.26							
FUNERAL LEAVE	0.00	0.00	0.00	224.00							
G1	0.00	0.00	0.00	41,123.50							
HOLIDAY PAY	0.00	0.00	0.00	3,404.15							
LONGEVITY	0.00	0.00	0.00	500.00							
OVERTIME	0.00	18.25	547.50	5,887.50							
PERSONAL PAYOUT	0.00	0.00	0.00	101.25							
PERSONAL TIME	0.00	0.00	0.00	3,164.50							
REGULAR PAY	12.50	0.00	250.00	67,777.81							
SCANNERS ELECTI	6.00	0.00	2,250.00	4,125.00							
TRAIN- PER DIEM	2.00	0.00	90.00	3,465.00							
VACATION PAY	0.00	0.00	0.00	3,992.00							
VACATION PTIME	0.00	0.00	0.00	1,101.58							
WELL IQ	0.00	0.00	0.00	135.35							
ZBA CHAIR	0.00	0.00	0.00	221.58							
ZBA MINUTES	0.00	0.00	0.00	188.91							
ZBA PER DIEM	0.00	0.00	0.00	1,668.25							
Gross Pay This Period	33,267.50	Deduction Refund	0.00	Ded. This Period	2,700.37	Net Pay This Period	30,567.13	Gross Pay YTD	218,607.93	Dir. Dep.	0.00

11/26/2024 11:22 AM		Check Register Report For Genoa Charter Township				Page 3 of 3	
		For Check Dates 11/13/2024 to 11/13/2024					
Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
11/13/2024	FNBCK	14201	ROSSI, CAROL A	270.00	270.00	0.00	Open
11/13/2024	FNBCK	14202	SCHNIERS, DENISE	1,125.00	932.43	0.00	Open
11/13/2024	FNBCK	14203	SCHNIERS, FAITH E	1,125.00	721.00	0.00	Open
11/13/2024	FNBCK	14204	SCHRAM, KATHLEEN S	475.00	459.39	0.00	Open
11/13/2024	FNBCK	14205	SCHRAM, ROBERT G	300.00	291.83	0.00	Open
11/13/2024	FNBCK	14206	SEBASTIAN, PAUL J	525.00	462.53	0.00	Open
11/13/2024	FNBCK	14207	SMITH, ALISON E	300.00	287.25	0.00	Open
11/13/2024	FNBCK	14208	SPIROFF, MEGHAN C	575.00	555.14	0.00	Open
11/13/2024	FNBCK	14209	SROKOWSKI, EDITH A	175.00	175.00	0.00	Open
11/13/2024	FNBCK	14210	STRZALKOWSKI, VICTORIA R	300.00	300.00	0.00	Open
11/13/2024	FNBCK	14211	THORNTON, DENISE D	300.00	291.83	0.00	Open
11/13/2024	FNBCK	14212	TOUSIGNANT, BRENDA L	750.00	543.69	0.00	Open
11/13/2024	FNBCK	14213	VANDERHOVEL, COLLEEN K	800.00	800.00	0.00	Open
11/13/2024	FNBCK	14214	WALLBANK, JOHN W	350.00	324.51	0.00	Open
11/13/2024	FNBCK	14215	WATSON, VICTOR L	175.00	175.00	0.00	Open
11/13/2024	FNBCK	14216	WETZEL, CHRISTINE M	300.00	287.25	0.00	Open
11/13/2024	FNBCK	14217	WETZEL, KEVIN	300.00	285.33	0.00	Open
11/13/2024	FNBCK	14218	WISMAN, CHARLES D	525.00	525.00	0.00	Open
11/13/2024	FNBCK	14219	WRIGHT, KAREN K	300.00	287.25	0.00	Open
11/13/2024	FNBCK	14220	WYLIE, ANGELA	475.00	454.81	0.00	Open
11/13/2024	FNBCK	EFT991	INTERNAL REVENUE SERVICE	2,715.12	2,715.12	0.00	Open
Totals:			Number of Checks: 081	35,982.62	33,282.25	0.00	
	Total Physical Checks:		80				
	Total Check Stubs:		1				

Direct Deposit \$0
 Physical Check Amount \$33,282.25
 TOTAL \$33,282.25

November 22, 2024 Bi Weekly Payroll

11/26/2024 11:27 AM		PAYROLL REGISTER REPORT FOR GENOA CHARTER TOWNSHIP				Page 40 of 40	
		Payroll ID: 299					
		Pay Period End Date: 11/15/2024		Check Post Date: 11/22/2024		Bank ID: FNBCK	
* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks							
VACATION PTIME	0.00	0.00	0.00	2,516.80			
WELL IQ	0.00	0.00	379.00	4,096.04			
ZBA CHAIR	0.00	0.00	0.00	1,760.62			
ZBA MINUTES	0.00	0.00	0.00	2,048.97			
ZBA MINUTES OT	0.00	0.00	0.00	0.00			
ZBA PER DIEM	0.00	0.00	0.00	1,228.83			
ZO	64.00	0.00	2,000.00	28,062.50			
Gross Pay This Period	154,317.23	Deduction Refund	0.00	Ded. This Period	43,745.08	Net Pay This Period	110,572.15
				Gross Pay YTD	3,041,167.94	Dir. Dep.	110,572.15

11/26/2024 11:49 AM		Check Register Report For Genoa Charter Township				Page 1 of 1	
		For Check Dates 11/22/2024 to 11/22/2024					
Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
11/22/2024	FNBCK	EFT992	FLEX SPENDING (TASC)	1,013.09	1,013.09	0.00	Open
11/22/2024	FNBCK	EFT993	INTERNAL REVENUE SERVICE	36,985.26	36,985.26	0.00	Open
11/22/2024	FNBCK	EFT994	PRINCIPAL FINANCIAL	5,721.00	5,721.00	0.00	Open
11/22/2024	FNBCK	EFT995	PRINCIPAL FINANCIAL	1,949.84	1,949.84	0.00	Open
Totals:		Number of Checks: 004		45,669.19	45,669.19	0.00	
Total Physical Checks:							
Total Check Stubs:		4					

Direct Deposit \$110,572.15
 Physical Check Amount \$45,699.19
 TOTAL \$156,271.34

November 25, 2024 Election Clean Up Payroll

11/26/2024 11:45 AM		PAYROLL REGISTER REPORT FOR GENOA CHARTER TOWNSHIP					Page 7 of 7	
		Payroll ID: 300						
		Pay Period End Date: 11/25/2024		Check Post Date: 11/25/2024		Bank ID: FNBCK		
* YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks								
Grand Totals for Payroll:								
Pay Code Id	Hours	OT Hours	Cur. Amnt.	YTD Amnt.*	Ded/Exp Id	Cur. Amnt.	YTD Amnt.*	
AVCB	1.00	0.00	300.00	900.00	FITW	27.42	2,007.19	
E.V CLOSERS	0.00	0.00	0.00	50.00	MEDICARE_EE	20.28	847.28	
EARLY VOTE CHAI	0.00	0.00	0.00	3,175.00	SITW	90.55	2,467.36	
EARLY VOTING	0.00	0.00	0.00	4,375.00	SOCSEC_EE	86.80	3,622.87	
EL TAXED	1.00	0.00	350.00	350.00				
ELEC RECV BOARD	0.00	0.00	0.00	600.00				
ELEC TAX OT	0.00	0.00	0.00	0.00				
ELECTION MEETIN	0.00	0.00	0.00	180.00				
ELECTION NO TAX	12.00	0.00	850.00	8,450.00				
ELECTION TRAINI	0.00	0.00	0.00	270.00				
FLOATER HOLIDAY	0.00	0.00	0.00	121.26				
HOLIDAY PAY	0.00	0.00	0.00	1,333.41				
LONGEVITY	0.00	0.00	0.00	0.00				
OVERTIME	0.00	0.00	0.00	5,595.00				
REGULAR PAY	0.00	0.00	0.00	40,431.81				
SCANNERS ELECTI	2.00	0.00	750.00	4,875.00				
TRAIN- PER DIEM	0.00	0.00	0.00	855.00				
VACATION PTIME	0.00	0.00	0.00	1,101.58				
WELL IQ	0.00	0.00	0.00	135.36				
Gross Pay This Period		Deduction Refund	Ded. This Period	Net Pay This Period	Gross Pay YTD	Dir. Dep.		
2,250.00	0.00	225.05	2,024.95	72,798.42	0.00			

11/26/2024 11:57 AM		Check Register Report For Genoa Charter Township					Page 1 of 1	
		For Check Dates 11/25/2024 to 11/25/2024						
Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status	
11/25/2024	FNBCK	14221	CARPENTER, JAMES R	20.00	20.00	0.00	Open	
11/25/2024	FNBCK	14222	COLLTON, CHERYL R	30.00	30.00	0.00	Open	
11/25/2024	FNBCK	14223	DAVIS, KATHLEEN L	300.00	264.30	0.00	Open	
11/25/2024	FNBCK	14224	DUBAY, MARY ELLEN	30.00	28.72	0.00	Open	
11/25/2024	FNBCK	14225	EPP, SUSAN B	350.00	290.35	0.00	Open	
11/25/2024	FNBCK	14226	HAMILTON, BEVERLY M	30.00	28.72	0.00	Open	
11/25/2024	FNBCK	14227	JAMES, MARGERY A	30.00	28.72	0.00	Open	
11/25/2024	FNBCK	14228	JONES, CONSTANCE A	20.00	19.15	0.00	Open	
11/25/2024	FNBCK	14229	LEWIS, BARBARA C	320.00	306.40	0.00	Open	
11/25/2024	FNBCK	14230	MCCAULEY, JENNIFER L	20.00	20.00	0.00	Open	
11/25/2024	FNBCK	14231	SCHNIERS, DENISE	375.00	330.38	0.00	Open	
11/25/2024	FNBCK	14232	SCHNIERS, FAITH E	375.00	320.96	0.00	Open	
11/25/2024	FNBCK	14233	SROKOWSKI, EDITH A	30.00	30.00	0.00	Open	
11/25/2024	FNBCK	14234	WISMAN, CHARLES D	20.00	20.00	0.00	Open	
11/25/2024	FNBCK	14235	WYLIE, ANGELA	300.00	287.25	0.00	Open	
11/25/2024	FNBCK	EFT996	INTERNAL REVENUE SERVICE	241.58	241.58	0.00	Open	
Totals:		Number of Checks: 016		2,491.58	2,266.53	0.00		
Total Physical Checks:		15						
Total Check Stubs:		1						

Direct Deposit \$0
 Physical Check Amount \$2,266.53
 TOTAL \$2,266.53

503FN Check Register

Check Date	Check	Vendor Name	Amount
Bank 503FN DPW-UTILITIES #233			
11/14/2024	6218	UNITED STATES POSTAL SERVICE	332.48
11/14/2024	6219	WEX BANK	4,623.59
11/18/2024	6220	CHASE CARD SERVICES	5,075.01
11/20/2024	6221	AUTO-LAB OF LIVINGSTON	63.20
11/20/2024	6222	HOME DEPOT CREDIT SERVICES	3,054.03 V
		Void Reason: WRONG AMOUNT	
11/20/2024	6223	FASTEST LABS OF BRIGHTON	210.00
11/20/2024	6224	VERIZON WIRELESS	691.06
11/20/2024	6225	HOME DEPOT CREDIT SERVICES	3,034.06
503FN TOTALS:			
Total of 8 Checks:			17,083.43
Less 1 Void Checks:			3,054.03
Total of 7 Disbursements:			14,029.40

592FN Check Register

Check Date	Check	Vendor Name	Amount
Bank 592FN OAK POINTE OPERATING FUND #592			
11/18/2024	6223	AT&T LONG DISTANCE	133.78
11/18/2024	6224	BRIGHTON ANALYTICAL LLC	220.00
11/18/2024	6225	CONSUMERS ENERGY	290.38
11/18/2024	6226	COOPER'S TURF MANAGEMENT LLC	745.00
11/18/2024	6227	DUBOIS-COOPER	4,380.00
11/18/2024	6228	GENOA OCEOLA SWR & WTR AUTHORI	139.63
11/18/2024	6229	GENOA TOWNSHIP DPW FUND	27,716.30
11/18/2024	6230	GENOA TOWNSHIP DPW FUND	22,357.74
11/18/2024	6231	GENOA TOWNSHIP DPW FUND	327.17
11/18/2024	6232	HARTLAND SEPTIC SERVICE, INC.	1,170.00
11/18/2024	6233	HYDROCORP	299.25
11/18/2024	6234	K & J ELECTRIC, INC.	125.00
11/18/2024	6235	PRECISION CLIMATE SERVICES INC.	4,167.69
11/18/2024	6236	STATE OF MICHIGAN	1,293.38
11/18/2024	6237	UIS SCADA	5,222.49
11/19/2024	6238	MHOG UTILITIES	58,273.96
11/20/2024	6239	ADAMS WATER SERVICES LLC	1,200.00
11/20/2024	6240	AT&T	250.76
11/26/2024	6241	LIVINGSTON COUNTY REGISTER OF DEEDS	30.00
592FN TOTALS:			
Total of 19 Checks:			128,342.53
Less 0 Void Checks:			0.00
Total of 19 Disbursements:			128,342.53

593FN Check Register

Check Date	Check	Vendor Name	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #590			
11/13/2024	4546	CONSUMERS ENERGY	212.33
11/13/2024	4547	COOPER'S TURF MANAGEMENT LLC	743.00
11/13/2024	4548	GENOA TOWNSHIP DPW FUND	245.93
11/13/2024	4549	GENOA TOWNSHIP DPW FUND	12,382.00
11/13/2024	4550	HARTLAND SEPTIC SERVICE, INC.	3,850.00
11/13/2024	4551	LOREA TOPSOIL & AGGREGATE	21.00
11/13/2024	4552	NORTHWEST PIPE & SUPPLY CO.	24.43
11/13/2024	4553	PVS NOLWOOD CHEMICALS, INC	1,923.43
11/13/2024	4554	TETRA TECH INC	575.00
11/19/2024	4555	MHOG UTILITIES	38,376.00
593FN TOTALS:			
Total of 10 Checks:			58,353.12
Less 0 Void Checks:			0.00
Total of 10 Disbursements:			58,353.12

**GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
November 18, 2024**

MINUTES

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Jean Ledford, Terry Croft, Robin Hunt, Diana Lowe and Jeff Dhaenens. Also present was Township Manager Kelly VanMarter, Township Attorney Joe Seward, and 22 people in the audience.

The Pledge of Allegiance was recited.

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

Ms. Melanie Johnson of 3990 Chilson thanked the board members for their service. They asked good questions of people who come before them for development. She hopes they can continue to provide their knowledge to the township.

Ms. Mary Jane Hebert of 6899 Lyle Lane thanked the board for their service. Pulte proposed a development in February of this year Pulte, but the residents did not hear about it until September. They were approved for a PUD, cluster development. At the 10/15 meeting, there was a plan already. There should be a change in the process so residents have a say in developments before they go to the Planning Commission. She will figure out how to make changes.

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

Approval of Consent Agenda:

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

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

Approval of Regular Agenda:

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

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

North Soccer Field Drainage Repair. This item was postponed at the August 19, 2024 meeting.

Mr. Kyle Tokan from Howell Parks and Recreation provided details of the issue with the field and what is being proposed for it to be repaired.

Ms. VanMarter stated that in June, this item was postponed and she was asked to obtain additional quotes. She received two more and those were \$75,000 and \$148,000 so the original quote was the lowest price for this project. She showed photos of Field #1 and how it is being overused and an overhead map view showing the drainage issues on Field #2.

Ms. Skolarus asked who engineered and designed the fields when they were installed. Were they designed incorrectly? Ms. VanMarter stated they were installed in 2008. She suggested that when it was installed, there were no drainage issues; however, over time, the issues may have arisen, and that it wasn't necessarily designed incorrectly.

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

4. Consideration of recommendations for approval of rezoning Ordinance Z-24-04 and environmental impact assessment regarding zoning map amendments to rezone of Parcel 4711-23-100-005 (125 acres) and a portion of Parcel 4711-14-300-030 (14 acres out of 50 acres) from Agricultural (AG) to Public Recreational Facilities (PRF). The parcels are located north and south of Crooked Lake Road, east of Dorr Road. The property is owned by and the request is submitted by Genoa Charter Township.

A. Disposition of Rezoning Ordinance Z-24-04 (roll call, requires majority of members)

B. Disposition of Environmental Impact Assessment (dated 9/4/24).

Ms. VanMarter provided a review of the requested rezoning and the history of how the properties were obtained. This designation is consistent with the Master Plan.

Moved by Hunt, supported by Lowe, to approve and adopt Ordinance No. Z -24-04 to rezone parcel 4711-23-100-005 (125 acres) and a portion of parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF). The proposed amendment to the zoning map is consistent with Section 22.04 of the Township Zoning Ordinance and the request is consistent with Township's future land uses map, goals of the Township and will not have a negative impact on the citizens of the Township. **The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, Skolarus - yes, and Rogers - yes).**

Moved by Skolarus, supported by Dhaenens, to approve the Environmental Impact Assessment dated 9-4-24 to rezone Parcel 4711-23-100-005 (125 acres) and a portion of Parcel 4711-14-300-030 (14 acres of 50 acres) from Agriculture (AG) to Public Recreation Facilities (PRF) as submitted. **The motion carried unanimously.**

5. **Consideration of a recommendation for approval of an amended site plan and environmental impact assessment to add 5 additional vacuum stations, relocate vacuum stations and other site improvements due to additional 75 feet of frontage for the previously approved Soapy Bucket car wash. The project is located at 1415 Lawson Drive Howell, east of Latson road, south of Grand River Avenue. The request is submitted by Springborn Properties.**
 - A. **Disposition of amended Environmental Impact Assessment (dated 9/23/24)**
 - B. **Disposition of amended Site Plan (dated 10/21/24)**

Mr. Patrick Cleary of Boss Engineering provided a review of the proposal.

Supervisor Rogers asked why there are so many car washes being built in the area. Mr. Cleary stated this one is different from most of the others being built. This is a self-serve car wash.

Mr. Dhaenens stated the applicant worked with the Planning Commission. Their first proposal was not acceptable to the commission so Mr. Cleary and the applicant went back and incorporated all of the planner's and commissioners' comments in the revised plan.

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

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

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

The motion carried unanimously.

6. **Consideration of a request from the Township Clerk for amendments to the Fiscal Year 2024-2025 budget related to Elections.**

Ms. Skolarus stated that the township did not receive full reimbursement for all of the elections this year. She is asking for amendments to the budget for the actual costs. She is requesting the budget be increased from \$142,900 to \$177,697.

Moved by Skolarus, supported by Lowe, to approve the amendments to the fiscal year 24/25 budget related to elections. **The motion carried unanimously.**

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

Ms. Skolarus stated that since these workers worked longer this day than the other early voting days, she would like to compensate them. The glitch was with a ballot being jammed and the votes not counted, but the workers fixed the error.

Moved by Lowe, supported by Ledford, to approve an additional payment of \$30.00 for four persons working Early Voting on Oct. 26th related to a computer glitch in the township's tabulating equipment as requested by Clerk Skolarus. **The motion carried unanimously.**

8. Request to approve an additional payment of \$20.00 for five persons working in Precinct 8 at 2|42 Community Church because they were not provided lunches as requested by Clerk Skolarus.

Ms. Skolarus stated there was no food delivered to this precinct in error so she would like to pay them.

Moved by Skolarus, supported by Lowe, to approve an additional payment of \$20.00 for five persons working in Precinct 8 at 2|42 Community Church because they were not provided lunches as requested by Clerk Skolarus. **The motion carried unanimously.**

9. Consideration of a request to direct Township staff to seek proposals to initiate an amendment to the Zoning Ordinance related to food trucks and other amendments related to implementation of the Master Plan.

Ms. VanMarter stated that amending the zoning ordinance to allow food trucks was discussed at a previous Planning Commission meeting. Staff is requesting that the board formally request staff to seek proposals to have a planning firm develop these changes. There are other amendments that are needed so those would be incorporated in the amendments.

Ms. Hunt stated that she is in favor of exploring having an ordinance developed to have second homes on properties. This could benefit people because of the current housing prices. Ms. Skolarus agreed.

Mr. Dhaenens stated he was the commissioner who suggested this amendment. He envisions food trucks being able to be brought to the township hall park, to the schools when they have sports tournaments, for businesses who have employee appreciation events, etc.

Moved by Dhaenens, supported by Croft, to direct Township staff to seek proposals to initiate an amendment to the Zoning Ordinance related to food trucks and other amendments related to implementation of the Master Plan. **The motion carried unanimously.**

10. Consideration of a request for adoption of the Amended and Restated Articles of Incorporation for the Brighton Area Fire Authority.

Supervisor Rogers stated this was done as part of BAFA's desire to own the station on Grand River that is currently owned by the City of Brighton.

Mr. Seward stated he and Ms. VanMarter reviewed these documents and proposed certain changes. Ms. Hunt stated these changes are very good for the township.

Moved by Croft, supported by Dhaenens, to adopt the Amended and Restated Articles of Incorporation for the Brighton Area Fire Authority. **The motion carried unanimously.**

11. Request for adoption of Resolution Number 241118 in appreciation to Paulette Skolarus, Jean Ledford, Bill Rogers, Terry Croft, Diana Lowe and Jeff Dhaenens for their service to the Township.

Ms. VanMarter read the resolution aloud. Each of the elected officials will receive a plaque with the resolution on it.

Ms. Hunt thanked all of the members for the many years of service. This board has been criticized a lot lately and there is a lot of good that this board has done.

Moved by Hunt, supported by Dhaenens, to adopt Resolution Number 241118 in appreciation to Paulette Skolarus, Jean Ledford, Bill Rogers, Terry Croft, Diana Lowe and Jeff Dhaenens for their service to the Township. **The motion carried unanimously.**

Correspondence

Ms. VanMarter showed before and after pictures of the Lyle Herbst Farm that has been renovated for use by MHOG. She also included the expenditures, noting that it came in under budget.

A letter worked on with her and Supervisor Rogers in response to the Michigan Public Safety Commission interpreting public act relative to renewable energy eliminating local control of wind and solar power. There are a group of 64 communities getting together to file a lawsuit against MPSC. Supervisor Rogers was able to have Genoa Township included in this lawsuit. The incoming board will have to consider additional engagement on this issue.

She noted that local control is very important for these types of uses. If this is not approved, the township is drafting ordinances to ensure that it can be regulated in the township.

The packet included a letter from Howell Recreation notifying the township that the millage passed.

Member Discussion

Ms. Skolarus stated she is so proud to have served as the clerk for 39 years. She thanked the residents for electing her ten times. She congratulated the new board that will be effective Wednesday at noon.

Supervisor Rogers stated the Storywalk has been installed on the township property.

Supervisor Rogers stated it has been an honor to work with staff and the board members. The honesty, integrity and common sense has been phenomenal. The average longevity of staff and board members is 15-17 years. He is proud of everyone for their work and effort. He hopes the new board addresses the EDC/Spark issue.

Adjournment

Moved by Lowe, supported by Croft, to adjourn the meeting at 7:28 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Janene Deaton, Clerk
Genoa Charter Township

Kevin Spicher, Supervisor
Genoa Charter Township



MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: November 26, 2024
RE: Misty Meadows – Phases 2 Private Road
Site Plan and Impact Assessment

Please find attached the project case file for the Phase 2 of Misty Meadows Private Road site plan for a previously approved private road. In 2016, the private road which is proposed to service 9 lots was approved in its entirety. Due to circumstances, the project was developed in two phases. The first phase was approved for 5 lots and has since been completed. The applicant is requesting to finish the project for the remaining 4 lots. The private road is located on the west side of S. Latson Road, south of Crooked Lake Road. The property is zoned RR.



SUPERVISOR

Kevin Spicher

CLERK

Janene Deaton

TREASURER

Robin L. Hunt

TRUSTEES

Rick Soucy

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Procedurally, the Planning Commission has approval authority over the site plan and to put forth a recommendation of the environmental impact assessment to the Township Board following a public hearing. The project was heard before the Planning Commission on November 12th, 2024.

The Commission recommended approval with conditions. Based on the recommendations from the Planning Commission, I offer the following for your consideration:

ENVIRONMENTAL IMPACT ASSESSMENT

Moved by _____, supported by _____, to **APPROVE** the Environmental Impact Assessment dated May 19, 2026 for phase 2 of Misty Meadows Private Road located on the west side of S. Latson Road, south of Crooked Lake Road with the following conditions:

1. The Declaration of Restrictive Covenants be reviewed by the township attorney and any necessary amendments be made by applicant.

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

Best Regards,

A handwritten signature in blue ink that reads "Amy Ruthig". The signature is written in a cursive style and is placed on a light blue rectangular background.

Amy Ruthig
Planning Director

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:		
<u>G.F.G. INVESTMENT</u>		
<u>1.) PROPERTIES LLC.</u>	of <u>OWNER.</u>	at <u>(734) 795-0078</u>
<small>Name</small>	<small>Business Affiliation</small>	<small>Fax No.</small>



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	<u>MISTY MEADOW DEVELOPMENT</u>
PROJECT LOCATION & DESCRIPTION:	<u>MISTY MEADOW DRIVE</u>
	<u>LATSON ROAD 2250' SOUTH OF CROOKED LAKE ROAD.</u>
SIGNATURE	<u>[Signature]</u> DATE _____
PRINT NAME	<u>GUY F. GEZEL</u> PHONE <u>734-795-0078</u>
COMPANY NAME & ADDRESS:	<u>15264 BAILEY TAYLOR, MI. 48180</u>



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 Mt. 48180

Commissioner McCreary returned at 6:50 pm.

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)

Mr. LaVanway of Boss Engineering and Mr. Guy Genzel of Misty Meadows were present. Mr. LaVanway stated this is a land division on a private road. The first phase is already constructed and they are requesting to have the temporary cul-de-sacs removed, the entire road be made private, and the remainder of the site developed.

Mr. Borden reviewed his letter dated November 5, 2024.

1. In his 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.

Ms. Byrne stated that the applicant has addressed all of her previous comments.

The Brighton Area Fire Authority Fire Marshal's letter dated October 7, 2024 states "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."

Commissioner McCreary stated the Impact Assessment was done eight years ago. She asked if an updated one should be provided. Mr. LaVanway stated the only difference now from when it was originally done would be that there is additional traffic on Latson Road, but their road entrance is sufficient.

She asked if legal counsel had reviewed the documents. She has concerns with the statement under "Declaration of Restrictive Covenants". Item #1, Item a. "All of the lots in the Premises shall be used only as single-family residences, for use by related family members of one family."

Mr. Genzel stated his attorney and the township's attorney reviewed it back in 2016. Ms. Ruthig stated the document that was originally recorded in 2016 only has the private road maintenance agreement. It does not have the "Declaration of Restrictive Covenants".

Commissioner Rauch does not feel that the township is liable for this document as it is a private agreement and already recorded. Commissioner McBain stated the document can be amended at this time, but after the developer has sold all of the lots, there is no way for the property owners to amend it.

Commissioner Dhaenens asked for an update on the project. Mr. Genzel stated he has sold three lots recently so he is able to move forward at this time.

The call to the public was opened at 7:12 pm with no response.

Commissioner McCreary reiterated her concerns in the Declaration of Restrictive Covenants section and she would like that section of the agreement reviewed by the township attorney.

Moved by Commissioner Chouinard, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated May 19, 2016 for phase two of the Misty Meadows Subdivision. **The motion carried unanimously.**

Moved by Commissioner Chouinard, supported by Commissioner Rassel, to approve the Site Plan dated November 22, 2024 for phase two of the Misty Meadows Subdivision with the following condition:

- The Declaration of Restrictive Covenants be reviewed by the township attorney and any necessary amendments be made by the applicant.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated there will be a special meeting on December 4 at the Township Hall regarding the solar ordinance update. The regular meeting on December 9 will be at Parker Middle School for the Latson Road/I-96 Commercial PUD Rezoning and Innovation Interchange Private Road.

Commissioner McBain is not able to attend the December 4 meeting.

There will be a Planning Commission meeting in January.

Approval of the October 15, 2024 Planning Commission meeting minutes

Two changes were noted.



November 5, 2024

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Misty Meadow Drive Phase 2 – Private Road Review #2
Location:	West side of S. Latson Road, south of Crooked Lake Road
Zoning:	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



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

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
Howell, MI 48843
(517) 546-4836

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, 6th 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.

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 19th 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 19th 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

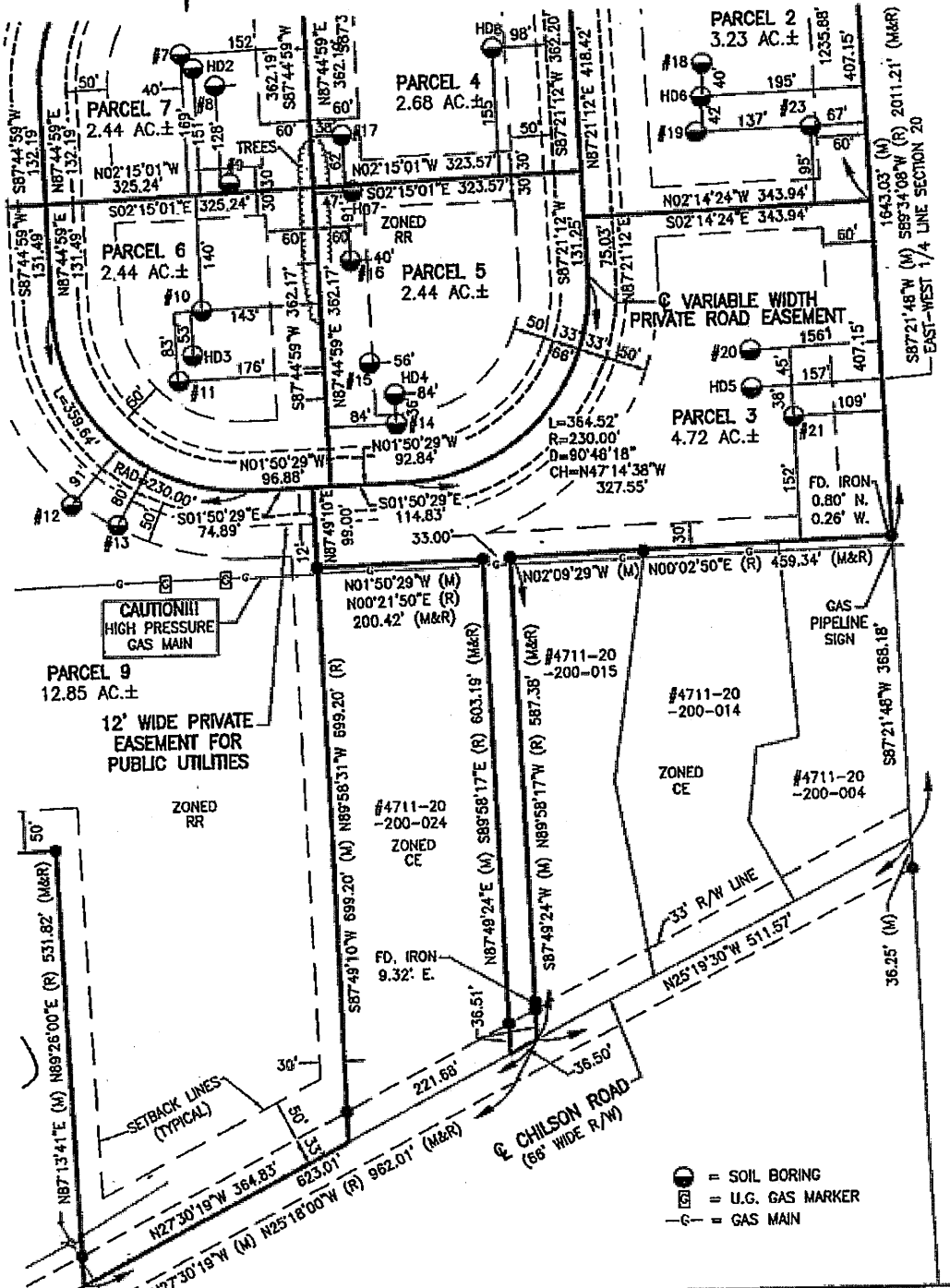
Notary Public, Wayne County, Michigan

My commission expires: July 17, 2017

Acting in County of Wayne, Michigan

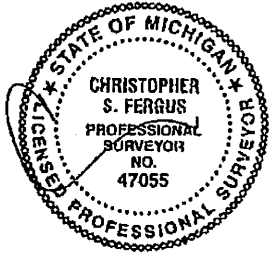


DETAIL SHEET



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

DEBOSS Engineering
 Captains Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI 48843
 800.246.6735 FAX 517.548.1670



CLIENT: GFG INVESTMENT PROPERTIES, LLC	150 0 75 150	LEGEND ○ = IRON SET ⊗ = IRON FOUND ⊕ = MONUMENT FOUND --- = FENCE (R) = RECORDED (M) = MEASURED ⊙ = SOIL BORING
JOB NO. 15-179-1	SCALE: 1 INCH = 150 FEET	
SHEET 4 OF 10	DATE 10-4-16 10-11-16 10-14-16	
	FB 521 CREW GFD DR. AEB CHKD.	

G:\15-179\dwg\15-179-DIV.dwg, 10/14/2016 12:57:25 PM, ardy

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), 288.87 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.

G:\15-179\docs\15-179-1_LAND-DIV.doc
October 4, 2016
October 11, 2016
October 14, 2016

Job Number: 15-179-1
Sheet: 7 OF 10

BOSS
Engineering
Engineers • Surveyors • Planners • Landscape Architects
3121 E. GRAND RIVER
HOWELL, MICHIGAN
517-546-4838
www.bosseng.com



CHRISTOPHER S. FERGUS, P.S.

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.

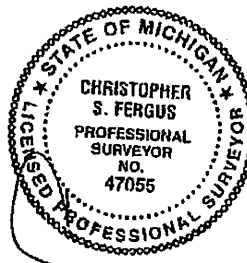
PROPOSED PARCEL 7:

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.

G:\15-179\docs\15-179-1_LAND-DIV.doc
October 4, 2016
October 11, 2016
October 14, 2016

Job Number: 15-179-1
Sheet: 8 OF 10

BEBOSS
Engineering
Engineers • Surveyors • Planners • Landscape Architects
3121 E. GRAND RIVER
HOWELL, MICHIGAN
517-546-4836
www.bosseng.com



CHRISTOPHER S. FERGUS, P.S.

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, a central angle of 89°35'29", and a long chord which bears S 42°57'15" W, 324.11 feet; thence 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 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.

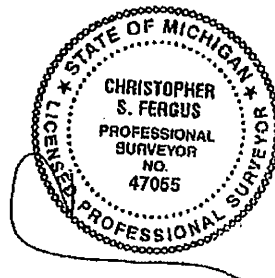
EXCEPTING THEREFROM, the following described area:

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

G:\115-179\docs\115-179-1 LAND-DIV.doc
October 4, 2016
October 11, 2016
October 14, 2016

Job Number: 15-179-1
Sheet: 9 OF 10

BOSS
Engineering
Engineers • Surveyors • Planners • Landscape Architects
3121 E. GRAND RIVER
HOWELL, MICHIGAN
517-546-4836
www.bosseng.com



CHRISTOPHER S. FERGUS, P.S.

(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

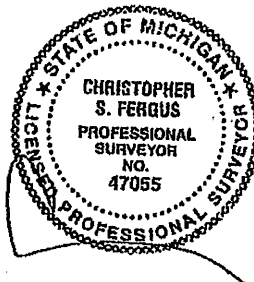
East 1/4 Corner, Section 20, T2N-R5E (E-08) LSC#1388m
 Livingston County Remon Brass Cap
 N 85° E 39.76' Remon N/T S/S 10" Oak
 East 33.40' Fd. 1/2" Iron Rod
 S 15° E 108.66' Remon N/T W/S 30" Oak
 S 15° W 98.22' Remon N/T E/S Triple Oak

GA\15-179\docs\15-179-1_LAND-DIV.doc
 October 4, 2016
 October 11, 2016
 October 14, 2016

Job Number: 15-179-1
 Sheet: 10 OF 10



3121 E. GRAND RIVER
 HOWELL, MICHIGAN
 517-546-4836
 www.bosseng.com



CHRISTOPHER S. FERGUS, P.S.

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:

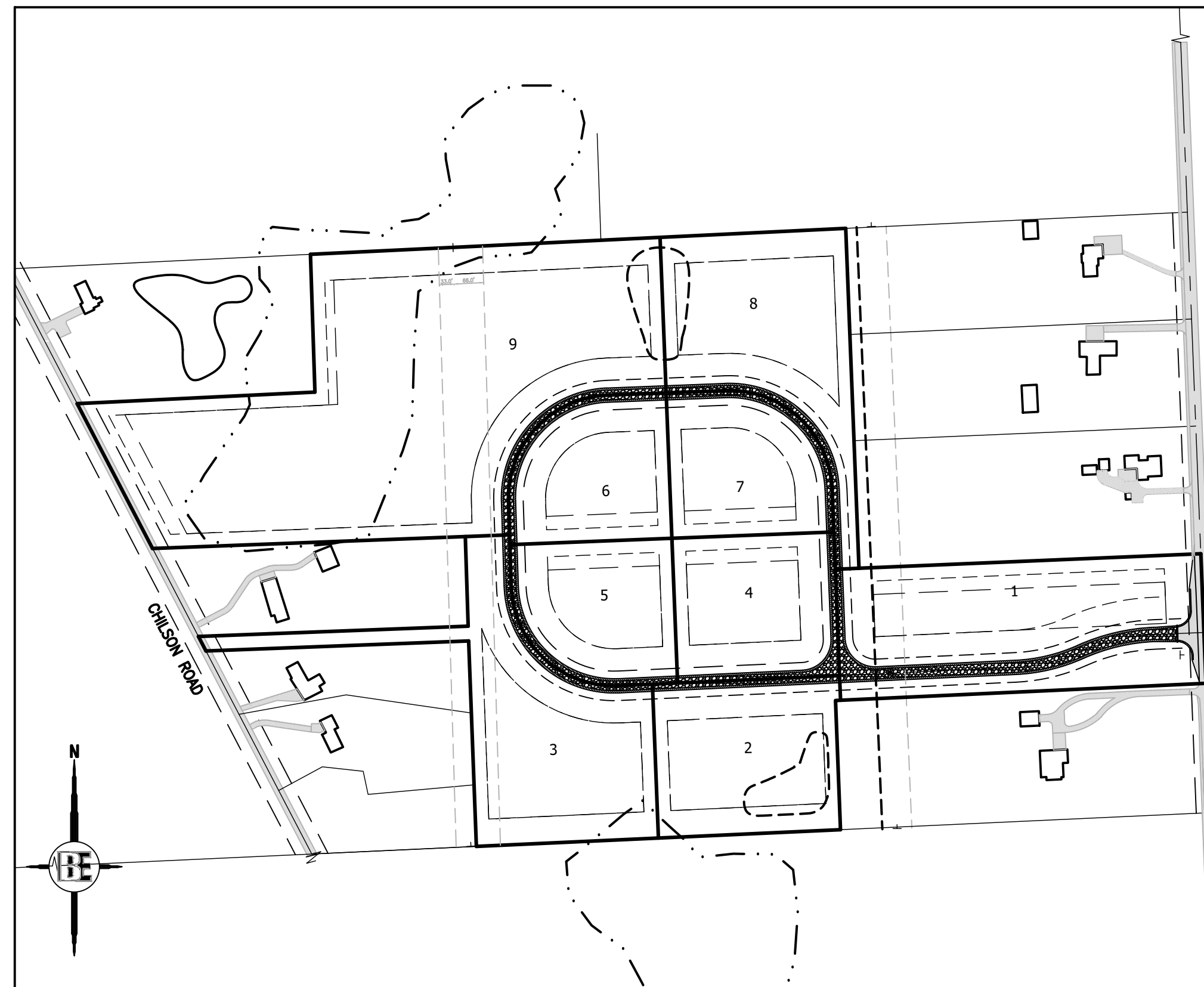
Part of the Northeast 1/4 of Section 20, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the East 1/4 Corner of Section 20; thence along the centerline of Nixon Road (66 foot wide Right of Way) and the East line of Section 20, N 00°02'53" W, 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, 289.84 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.

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. 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 SODDER 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

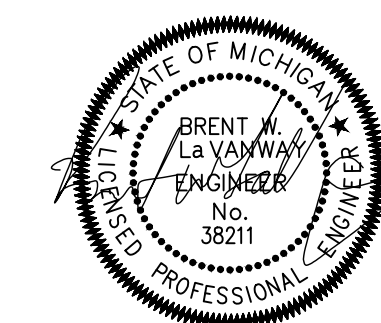
PREPARED FOR:

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:



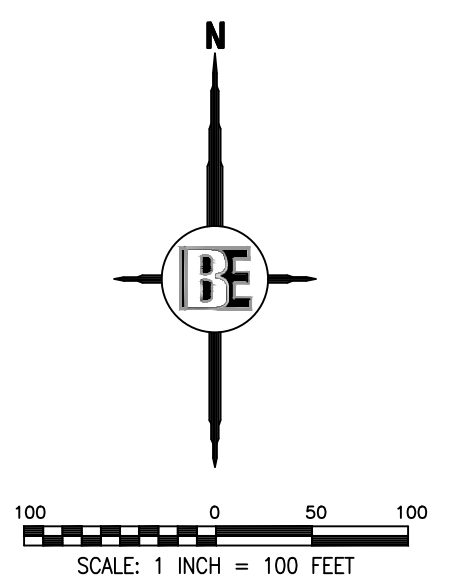
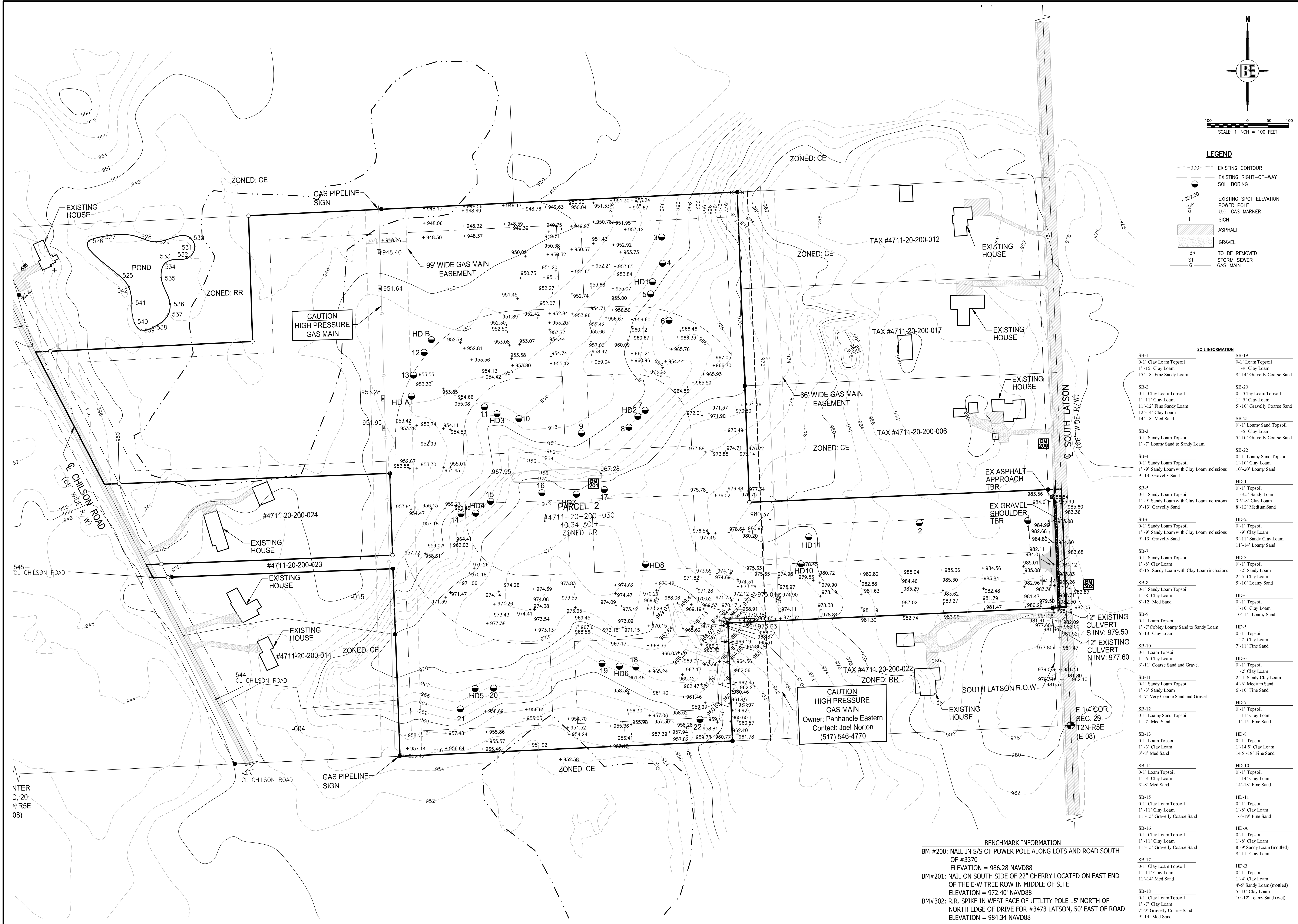
BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects

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

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.

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	DATE



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	SB-19	0-1' Loam Topsoil
	1'-9' Clay Loam		1'-5' Clay Loam
	15'-18' Fine Sandy Loam		9'-14' Gravely Coarse Sand
SB-2	0-1' Clay Loam Topsoil	SB-20	0-1' Clay Loam Topsoil
	1'-11' Clay Loam		1'-5' Clay Loam
	11'-12' Fine Sandy Loam		5'-10' Gravely Coarse Sand
	12'-14' Clay Loam		14'-18' Med Sand
	14'-18' Med Sand	SB-21	0-1' Loamy Sand Topsoil
SB-3	0-1' Sandy Loam Topsoil		1'-5' Clay Loam
	1'-7' Loamy Sand to Sandy Loam		5'-10' Gravely Coarse Sand
SB-4	0-1' Sandy Loam Topsoil	SB-22	0-1' Loamy Sand Topsoil
	1'-9' Sandy Loam with Clay Loam inclusions		1'-10' Clay Loam
	9'-13' Gravelly Sand		10'-20' Loamy Sand
SB-5	0-1' Sandy Loam Topsoil	HD-1	0-1' Topsoil
	1'-9' Sandy Loam with Clay Loam inclusions		1'-3' Sandy Loam
	9'-13' Gravelly Sand		1'-5' Clay Loam
			8'-12' Medium Sand
SB-6	0-1' Sandy Loam Topsoil	HD-2	0-1' Topsoil
	1'-9' Sandy Loam with Clay Loam inclusions		1'-2' Sandy Loam
	9'-13' Gravelly Sand		9'-11' Sandy Clay Loam
			11'-14' Loamy Sand
SB-7	0-1' Sandy Loam Topsoil	HD-3	0-1' Topsoil
	1'-8' Clay Loam		1'-2' Sandy Loam
	8'-15' Sandy Loam with Clay Loam inclusions		8'-12' Clay Loam
			5'-10' Loamy Sand
SB-8	0-1' Sandy Loam Topsoil	HD-4	0-1' Topsoil
	1'-8' Clay Loam		1'-10' Clay Loam
	8'-12' Med Sand		10'-14' Loamy Sand
SB-9	0-1' Loam Topsoil	HD-5	0-1' Topsoil
	1'-7' Cobble Loam Sand to Sandy Loam		1'-7' Clay Loam
	6'-13' Clay Loam		7'-11' Fine Sand
SB-10	0-1' Loam Topsoil	HD-6	0-1' Topsoil
	1'-6' Clay Loam		1'-2' Clay Loam
	6'-11' Coarse Sand and Gravel		2'-4' Sandy Clay Loam
SB-11	0-1' Sandy Loam Topsoil	HD-7	0-1' Topsoil
	1'-3' Sandy Loam		1'-14' Clay Loam
	3'-7' Very Coarse Sand and Gravel		14'-18' Fine Sand
SB-12	0-1' Topsoil	HD-8	0-1' Topsoil
	0-1' Clay Loam		1'-14' Clay Loam
	1'-7' Med Sand		14'-18' Fine Sand
SB-13	0-1' Loam Topsoil	HD-9	0-1' Topsoil
	1'-3' Clay Loam		4'-5' Sandy Loam (mottled)
	3'-8' Med Sand		5'-10' Clay Loam
SB-14	0-1' Loam Topsoil	HD-10	0-1' Topsoil
	1'-3' Clay Loam		1'-4' Clay Loam
	3'-8' Med Sand		14'-18' Fine Sand
SB-15	0-1' Clay Loam Topsoil	HD-11	0-1' Topsoil
	1'-11' Clay Loam		1'-8' Clay Loam
	11'-15' Gravely Coarse Sand		16'-19' Fine Sand
SB-16	0-1' Clay Loam Topsoil	HD-A	0-1' Topsoil
	1'-11' Clay Loam		1'-8' Clay Loam
	11'-15' Gravely Coarse Sand		8'-9' Sandy Loam (mottled)
SB-17	0-1' Clay Loam Topsoil	HD-B	0-1' Topsoil
	1'-11' Clay Loam		1'-4' Clay Loam
	11'-14' Med Sand		4'-5' Sandy Loam (mottled)
SB-18	0-1' Clay Loam Topsoil	HD-C	0-1' Topsoil
	1'-7' Clay Loam		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. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE LOCATION OR DEPTH OFFERS SUBMITTED FROM THE PLANS.

BEFORE YOU DIG
 CALL 800-4-A-SAFE
 1-800-482-7171

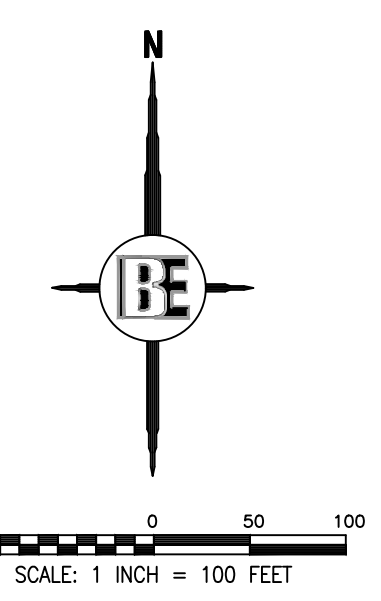
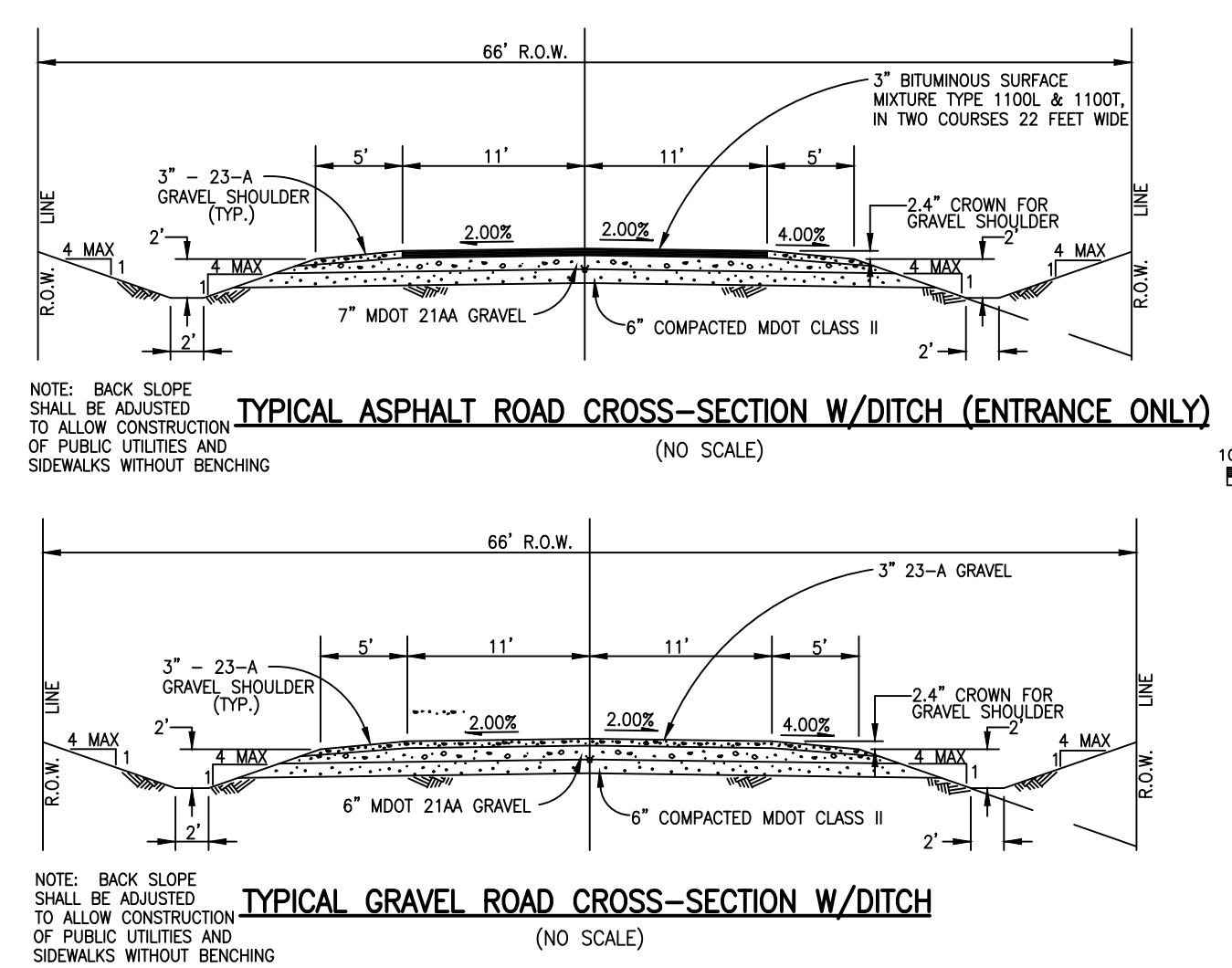
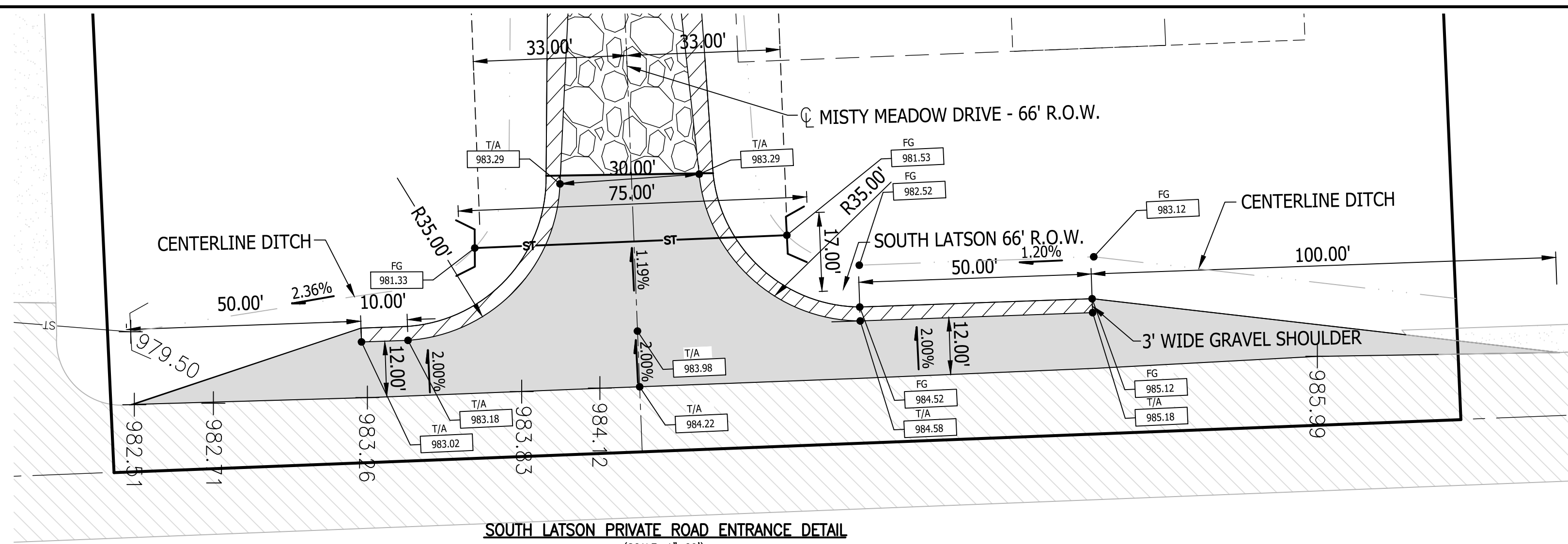
BEBOSS
 Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

MISTY MEADOW
 PREPARED FOR
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



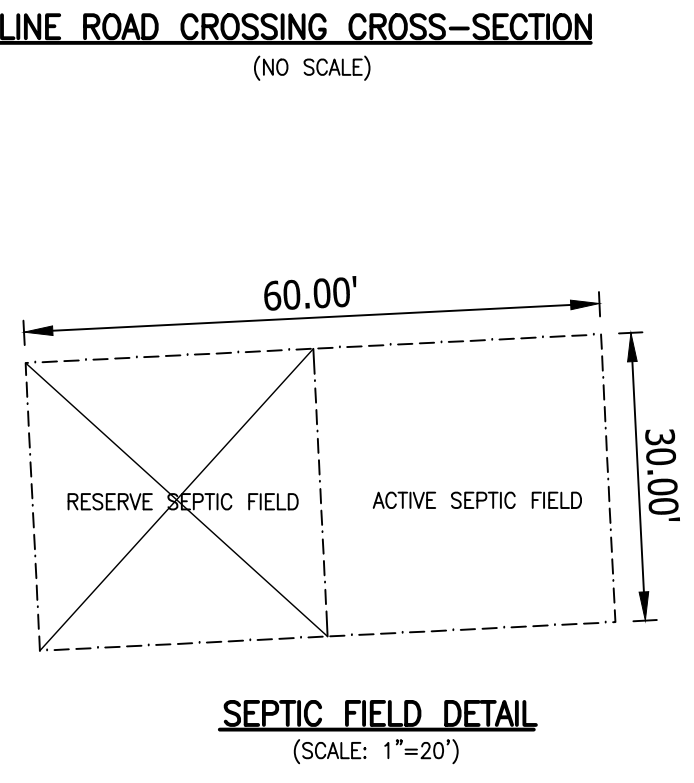
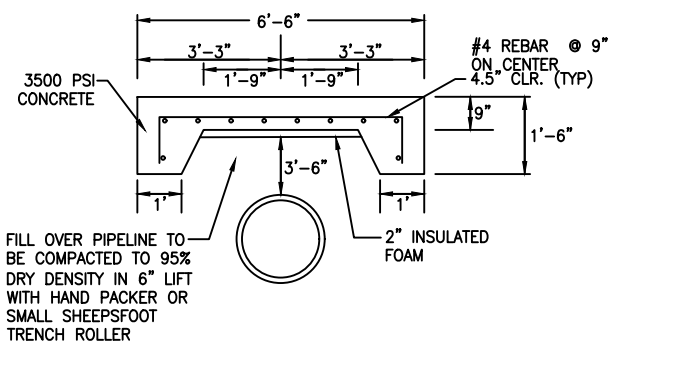
LEGEND

PROPOSED (PR)	EXISTING (EX)	(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

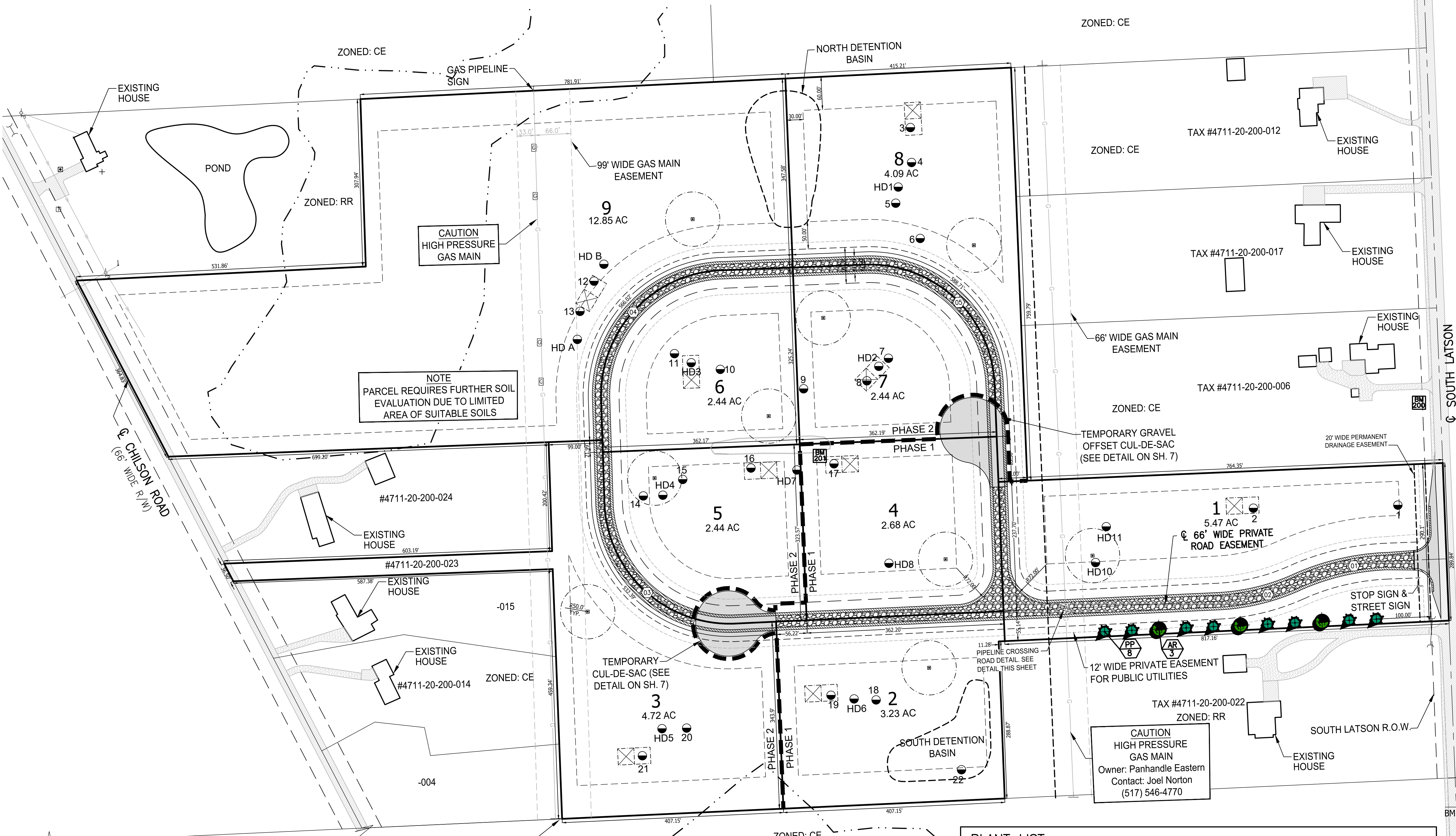
E 1/4 COR. SEC. 20 T2N-R5E (E-08)

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

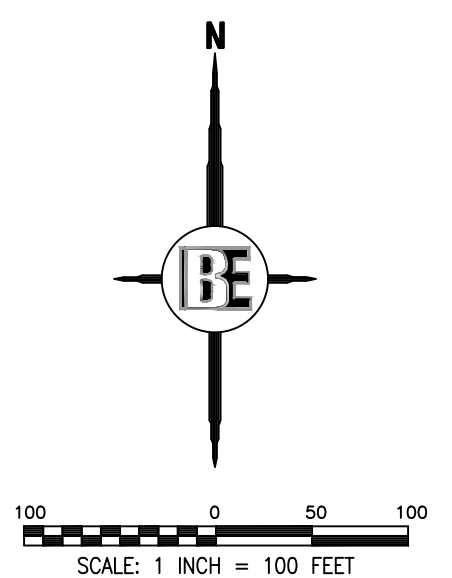
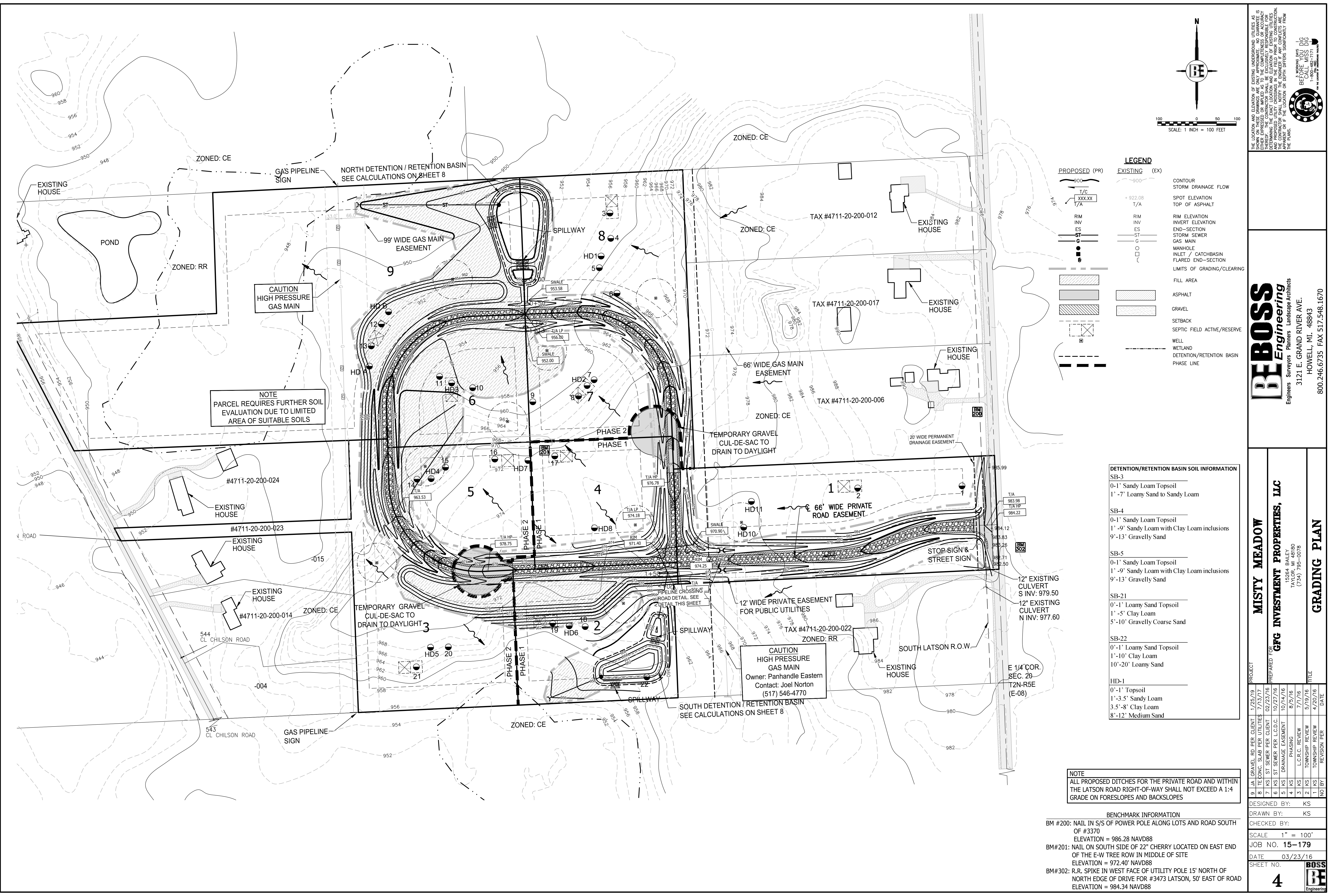
MISTY MEADOW
PREPARED FOR: **GFG INVESTMENT PROPERTIES, LLC**
15264 BAILEY TAYLOR, MI 48180 (734) 795-0078

SITE PLAN

NO.	DESCRIPTION	DATE
10	NO. TOWNSHIP REVIEW PH. 2	10/22/24
9	NO. TOWNSHIP REVIEW PH. 1	1/25/19
8	NO. TOWNSHIP REVIEW PH. 1	10/27/16
7	NO. TOWNSHIP REVIEW PH. 1	10/14/16
6	NO. TOWNSHIP REVIEW PH. 1	8/5/16
5	NO. TOWNSHIP REVIEW PH. 1	7/1/16
4	NO. TOWNSHIP REVIEW PH. 1	5/7/16
3	NO. TOWNSHIP REVIEW PH. 1	4/20/16
2	NO. TOWNSHIP REVIEW PH. 1	4/20/16
1	NO. TOWNSHIP REVIEW PH. 1	4/20/16

DESIGNED BY: KS
DRAWN BY: KS
CHECKED BY: KS

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	0'-1' Sandy Loam Topsoil
	1'-7' Loamy Sand to Sandy Loam
SB-4	0'-1' Sandy Loam Topsoil
	1'-9' Sandy Loam with Clay Loam inclusions
	9'-13' Gravelly Sand
SB-5	0'-1' Sandy Loam Topsoil
	1'-9' Sandy Loam with Clay Loam inclusions
	9'-13' Gravelly Sand
SB-21	0'-1' Loamy Sand Topsoil
	1'-5' Clay Loam
	5'-10' Gravelly Coarse Sand
SB-22	0'-1' Loamy Sand Topsoil
	1'-10' Clay Loam
	10'-20' Loamy Sand
HD-1	0'-1' Topsoil
	1'-3.5' Sandy Loam
	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
 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. 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 OR BEITR UPFERS SOLELY RESPONSIBILITY FROM THE PLANS.

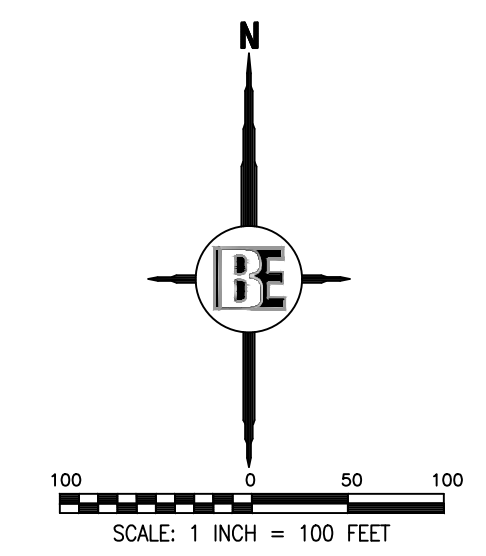
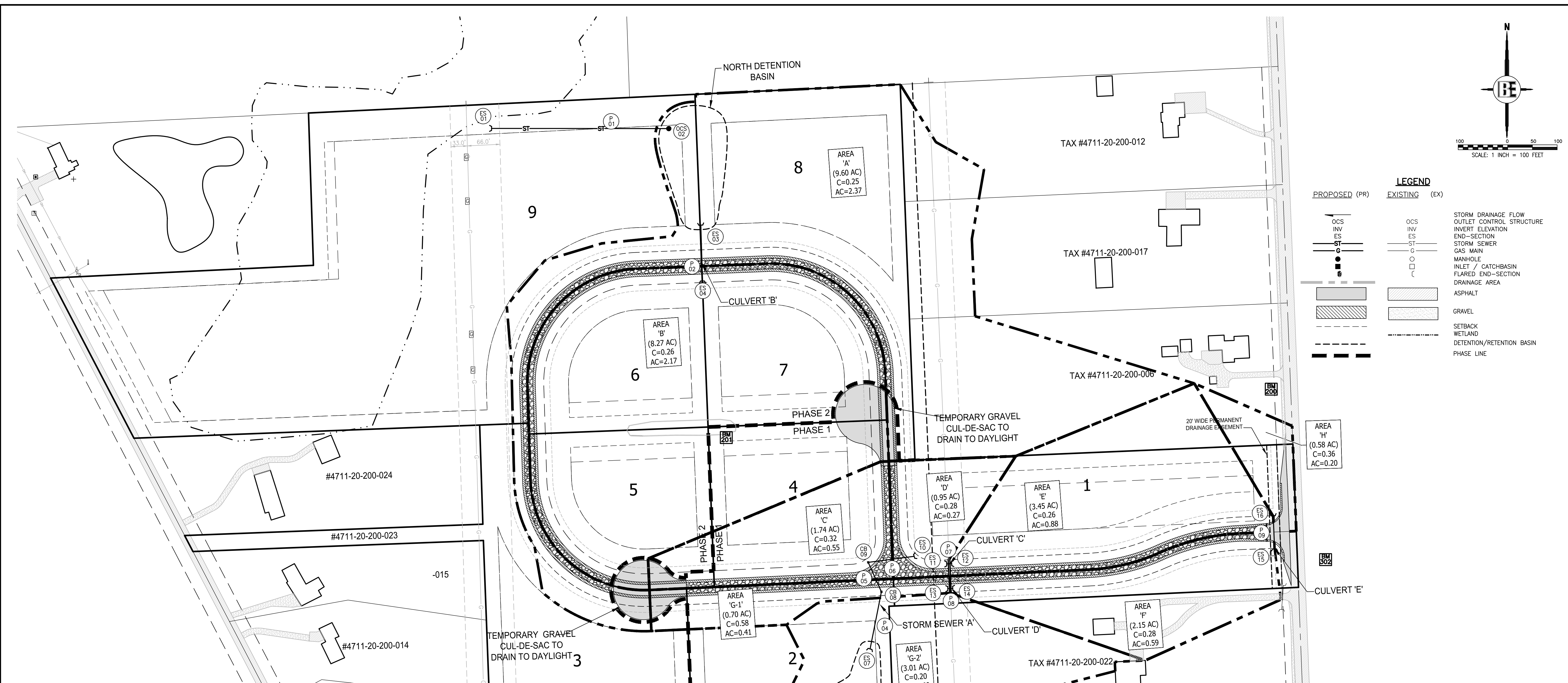
BEFORE YOU DIG
 1-800-482-7171
 BESS ENGINEERING

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

PROJECT	DATE
9 1/4" GRAVEL RD PER CLIENT	1/25/19
8 TELECOM. SUB PER CLIENT	7/13/17
7 1/2" ST SEWER PER L.C.D.C.	02/23/16
6 1/2" ST SEWER PER L.C.D.C.	10/27/16
5 1/2" DRAINAGE EASEMENT	10/11/16
4 1/2" PHASING	8/5/16
3 1/2" L.C.R.C. REVIEW	7/1/16
2 1/2" TOWNSHIP REVIEW	5/7/16
1 1/2" TOWNSHIP REVIEW	4/20/16
NO BY	REVISION PER

DESIGNED BY: KS
 DRAWN BY: KS
 CHECKED BY:
 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
— C	— C	GAS MAIN
— M	— M	MANHOLE
— I	— I	INLET / CATCHBASIN
— F	— F	FLARED END-SECTION
— D	— D	DRAINAGE AREA
— A	— A	ASPHALT
— G	— G	GRAVEL
— S	— S	SETBACK
— W	— W	WETLAND
— D	— D	DETENTION/RETENTION BASIN
— P	— P	PHASE LINE

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 ARE FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

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

STORM STRUCTURE SCHEDULE

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

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

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

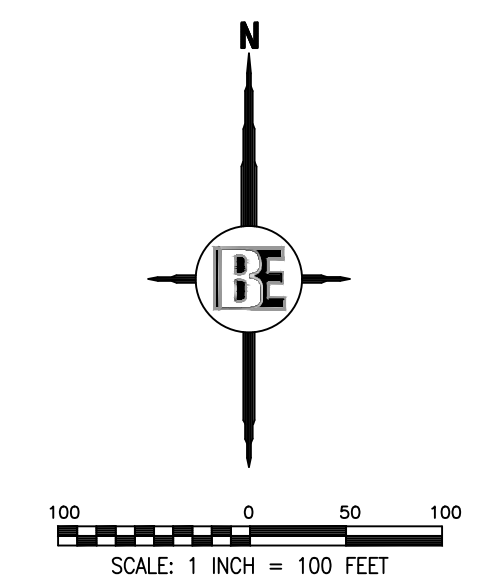
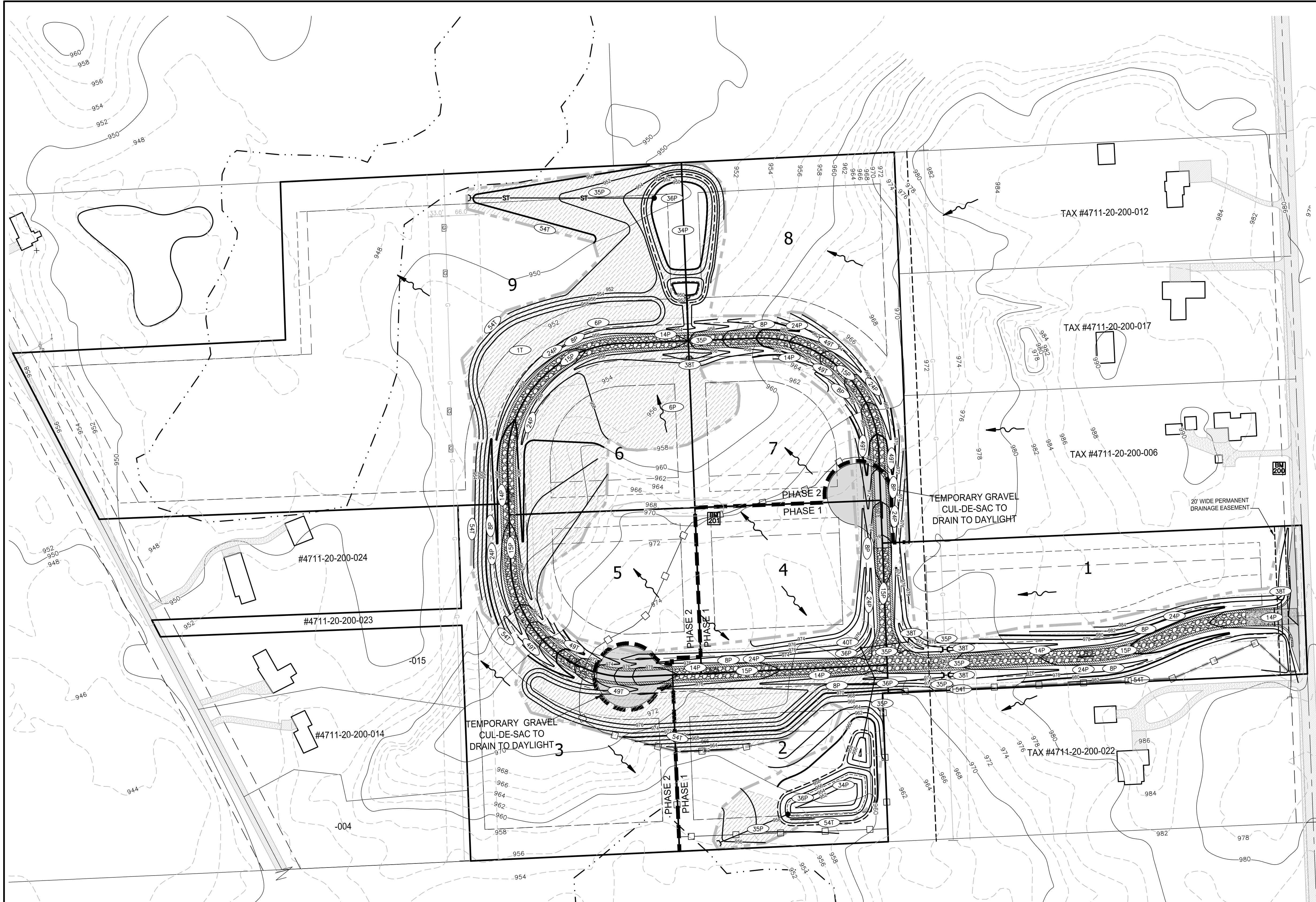
MISTY MEADOW
GFG INVESTMENT PROPERTIES, LLC
DRAINAGE AREAS

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	LC.R.C. 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		7/13/17
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: KS
SCALE: 1" = 100'
JOB NO.: 15-179
DATE: 03/23/16
SHEET NO.: 5



LEGEND

PROPOSED (PR)	EXISTING (EX)	
900	900	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

NO.	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 SHOULD BE 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 TOPS 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 SOIL IMPACTS
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 BASIN TO COLLECT SEDIMENT
36	CATCH BASIN (DOWN INLET)	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF MAY USE FILTER CLOTH OVER INLET
38	STORM DRAIN FILTER	NONPERSISTENT 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

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

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).

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE AS TO THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS ARE FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF EXISTING UTILITIES.

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

MISTY MEADOW
PROJECT

GFG INVESTMENT PROPERTIES, LLC
PREPARED FOR

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

SOIL EROSION CONTROL PLAN
TITLE

NO.	BY	DATE
1	KS	1/25/19
2	KS	10/27/16
3	KS	10/14/16
4	KS	8/5/16
5	KS	7/1/16
6	KS	5/19/16
7	KS	4/20/16
8	KS	
9	KS	
10	KS	
11	KS	
12	KS	
13	KS	
14	KS	
15	KS	
16	KS	
17	KS	
18	KS	
19	KS	
20	KS	
21	KS	
22	KS	
23	KS	
24	KS	
25	KS	
26	KS	
27	KS	
28	KS	
29	KS	
30	KS	
31	KS	
32	KS	
33	KS	
34	KS	
35	KS	
36	KS	
37	KS	
38	KS	
39	KS	
40	KS	
41	KS	
42	KS	
43	KS	
44	KS	
45	KS	
46	KS	
47	KS	
48	KS	
49	KS	
50	KS	
51	KS	
52	KS	
53	KS	
54	KS	
55	KS	
56	KS	
57	KS	
58	KS	
59	KS	
60	KS	
61	KS	
62	KS	
63	KS	
64	KS	
65	KS	
66	KS	
67	KS	
68	KS	
69	KS	
70	KS	
71	KS	
72	KS	
73	KS	
74	KS	
75	KS	
76	KS	
77	KS	
78	KS	
79	KS	
80	KS	
81	KS	
82	KS	
83	KS	
84	KS	
85	KS	
86	KS	
87	KS	
88	KS	
89	KS	
90	KS	
91	KS	
92	KS	
93	KS	
94	KS	
95	KS	
96	KS	
97	KS	
98	KS	
99	KS	
100	KS	

DESIGNED BY: KS
DRAWN BY: KS
CHECKED BY:
SCALE 1" = 100'
JOB NO. 15-179
DATE 03/23/16
SHEET NO. 6

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

1. NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.
2. IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974 THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK.

PERMITTING STANDARDS

3. (IMPORTANT NOTICE) RETENTION/DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.

4. 36" M.D.O.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.

5. ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.

6. PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.

RETENTION PONDS

7. RETENTION/DETENTION/SEDIMENTATION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION.

8. DETENTION POND OUTLETS SHALL BE OF THE STANDPIPE AND STONE FILTER SYSTEM, WITH TRASH SCREEN. OUTLET FLOW SHALL NOT EXCEED 0.20 CUBIC FEET OF WATER PER SECOND/PER ACRE. POND DIKES SHALL HAVE A MINIMUM OF ONE (1) FOOT OF FREEBOARD. AN EMERGENCY SPILLWAY SHALL BE CONSTRUCTED WITHIN THE FREEBOARD LEVEL.

9. THE EMERGENCY SPILLWAY FROM THE DETENTION POND SHALL BE SODDED AND REGGED, OR RIP RAPPED, 15 FEET PAST THE TOE OF THE SLOPE OF THE BERM.

10. DIKES AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER.

11. RETENTION/DETENTION PONDS SHALL BE FENCED WITH A 4' CHAIN LINK FENCE, INCLUDING A 12' ACCESS GATE FOR MAINTENANCE UNLESS MINIMUM 5 FT. HORIZONTAL TO 1 FT. VERTICAL SIDE SLOPES ARE PROVIDED. THE FENCE SHALL BE INSTALLED AT THE OUTER PORTION OF THE BERM, TO ALLOW FOR MAINTENANCE WORK TO BE DONE INSIDE THE FENCE.

12. ALL UNIMPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL WHICH WILL BE STORED ONSITE DURING THE EXCAVATING STAGE. TOPSOIL PILES SHALL BE SEEDED AND MULCHED, OR MATTED WITH STRAW IN THE NON-GROWING SEASON, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION.

13. SOIL EROSION CONTROLS SHALL BE MONITORED DAILY BY THE ON-SITE ENGINEER, OR CONTRACTOR, WHICHEVER CASE APPLIES.

SLOPES AND DITCHES

14. ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM WIDTH OF 2' WITH A MINIMUM OF 4 HORIZONTAL TO 1 VERTICAL SIDE SLOPES, 4:1.

15. DITCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURING OF THE DITCH BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR INSPECTOR.

16. SLOPES IN EXCESS OF 4 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.

17. ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.

18. STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.

19. BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.

20. COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFFLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.

21. ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.

22. ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE RETENTION/DETENTION POND SHALL HAVE A TEMPORARY 5'X10'X3' SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH COBBLE STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.

23. STORM WATER OUTLETS DO DENOTE RIP RAP. ALL OUTLETS SHALL BE RIP RAPPED OVER KEYED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.

24. RIP RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION, WIDTH SHALL INCREASE AS DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.

25. RIP RAP SHALL BE OF COBBLE STONE, 6" IN DIAMETER OR LARGER. GROUTING MAY BE NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.

26. STORM WATER OUTLET IS IN NEED OF A SPLASH BLOCK WHICH IS NOT NOTED ON THE PLAN. INSTALL SPLASH BLOCK IF SLOPE OF THE PIPE IS 4% OR GREATER.

27. IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.

STABILIZATION

28. ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.

29. IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.

30. PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.

31. THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.

32. THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.

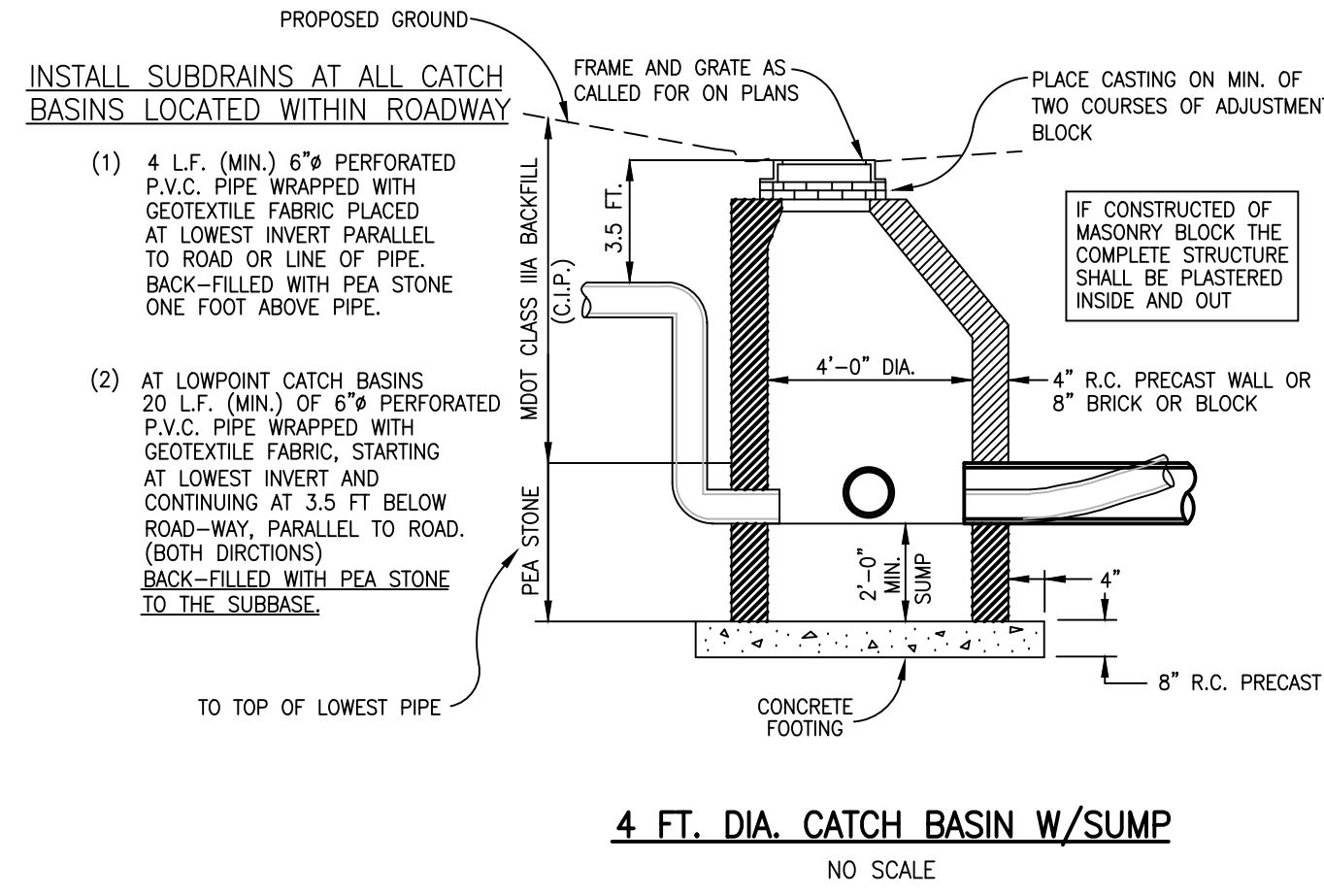
33. PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:

- TOP-SOIL 3" IN DEPTH
- GRASS SEED 210 LBS. PER ACRE
- FERTILIZER 150 LBS. PER ACRE
- STRAW MULCH 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)

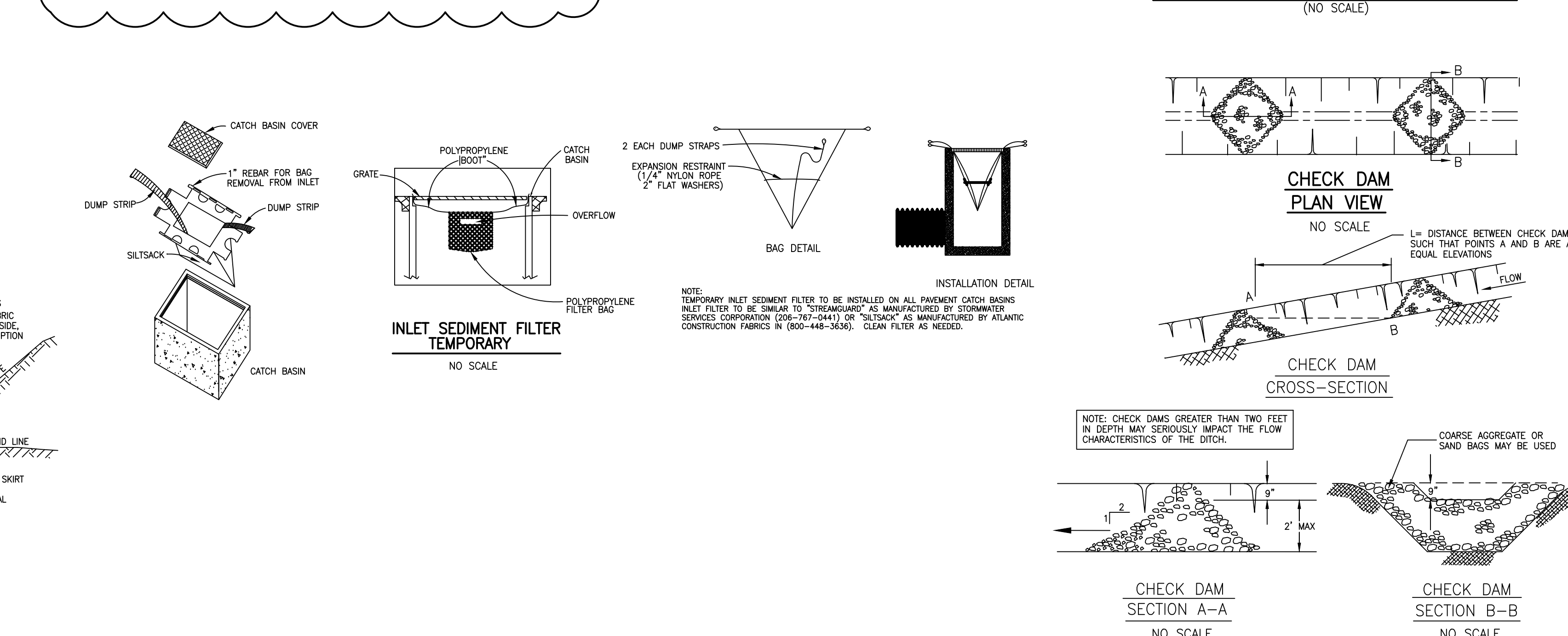
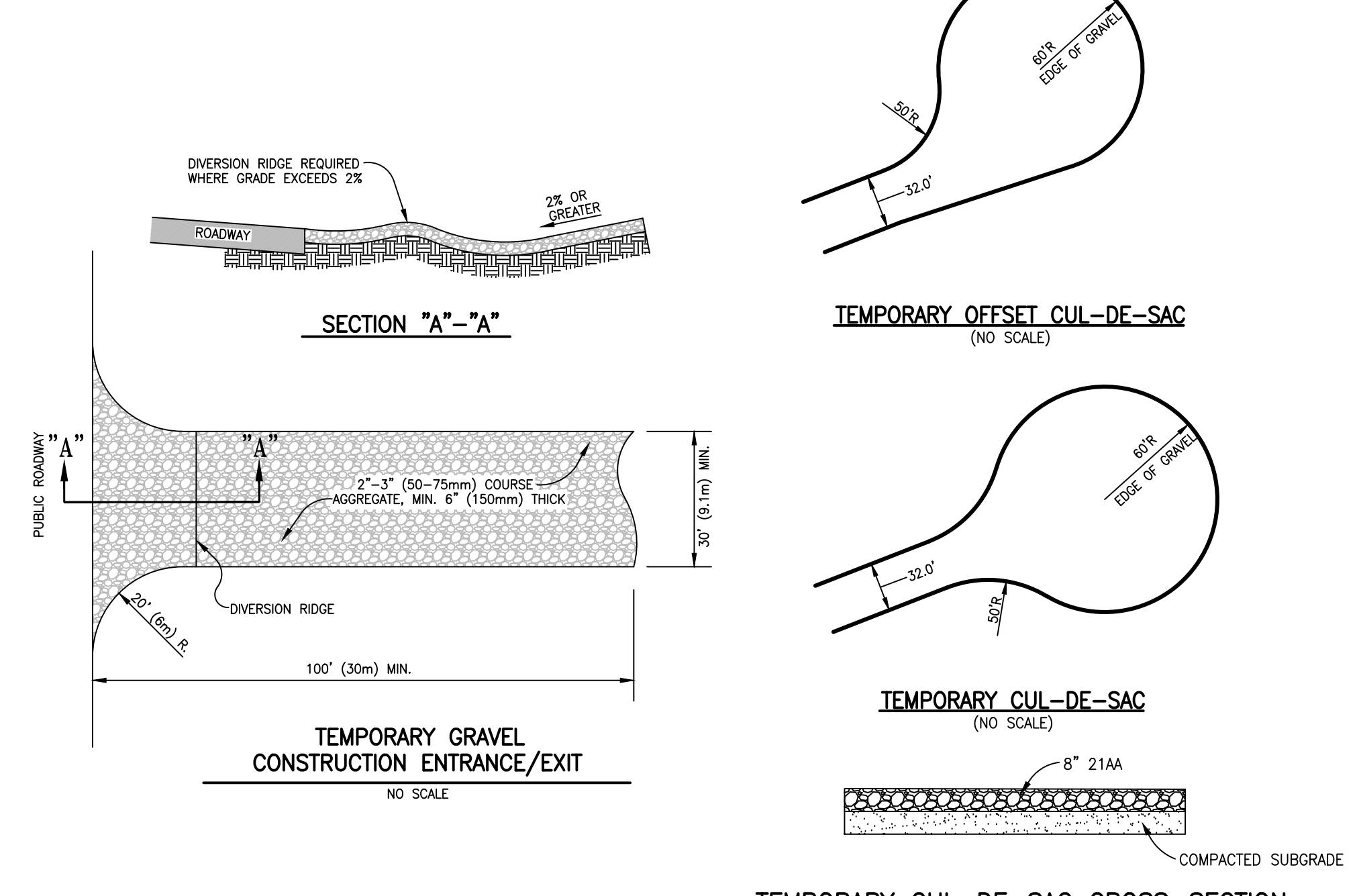
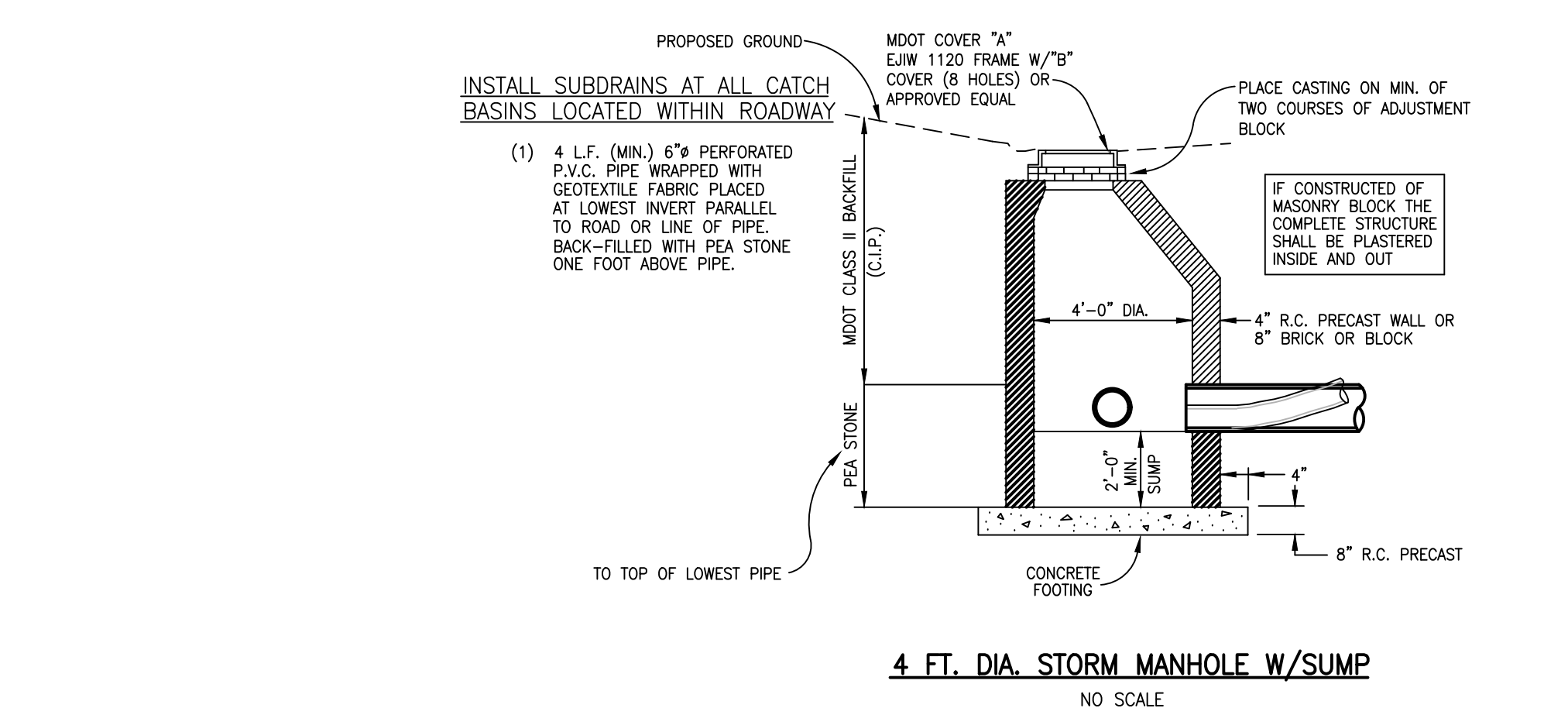
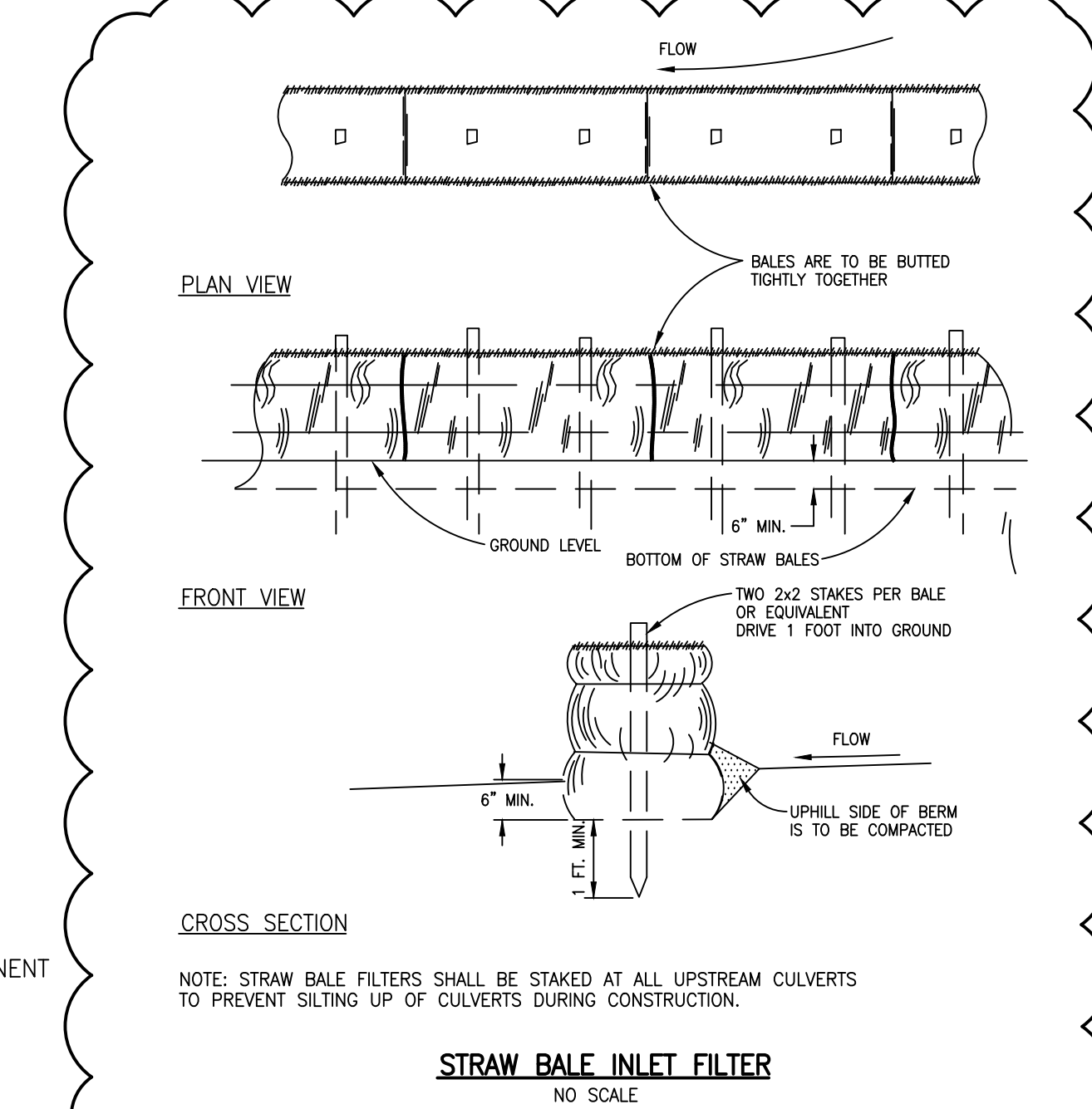
- HYDRO-SEEDING HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS

1. SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE REMOVAL OF ACCUMULATED SILT AND REPLACEMENT OF TORN SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
2. TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT. TRACKING PAD SHALL BE REPLACED WHEN THE STONES ARE CHOKED WITH DIRT. TRACKING PAD SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FIRST COURSE OF ASPHALT BEING LAID.
3. DETENTION/RETENTION POND SHALL BE INSPECTED QUARTERLY ON A PERMANENT BASIS. MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL, EMBANKMENT STABILIZATION AND MAINTAINING THE OUTLET STRUCTURE IN GOOD CONDITION. NO TREES SHALL BE ALLOWED TO GROW ON THE EMBANKMENT.
4. COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS AFTER GRADE WORK, PURSUANT TO RULE 1709 (5).
5. CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF SEDIMENT. ALL SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY WHEN THE SUMP IS FULL.

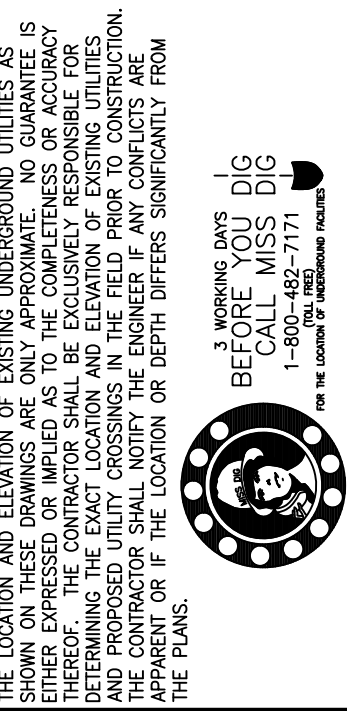


STRUCTURE FRAMES & COVERS					
COVER	TYPE	USE	MANUFACTURER OR EQUAL		TYPE OF COVER OR GRATE
			EAST JORDAN	NEENAH	
A	MH	ALL	1120	R-1415	SANITARY-SELF SEALING STORM-VENTED
E	CB & INLET	LAWN AREA OR DITCH	1020-01		BEEHIVE GRATE 4" HIGH



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

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE				
ACTIVITY	DAILY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH		X	X	X
CLEAN INLETS		X	X	X
COLLECT LITTER		X	X	X
SWEEP PAVED AREAS		X	X	X
SCRAPE PAVED AREAS	X			

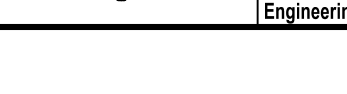


BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

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

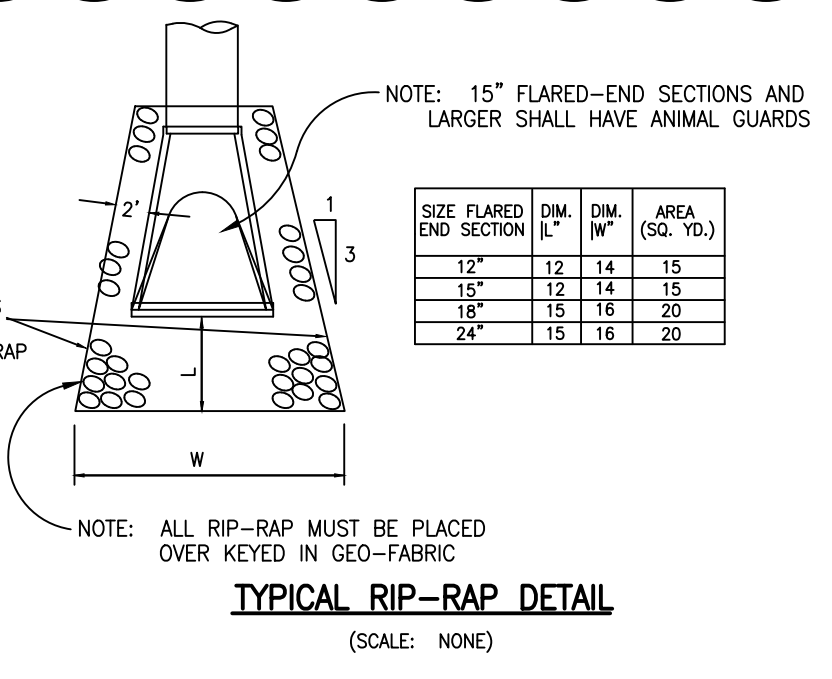
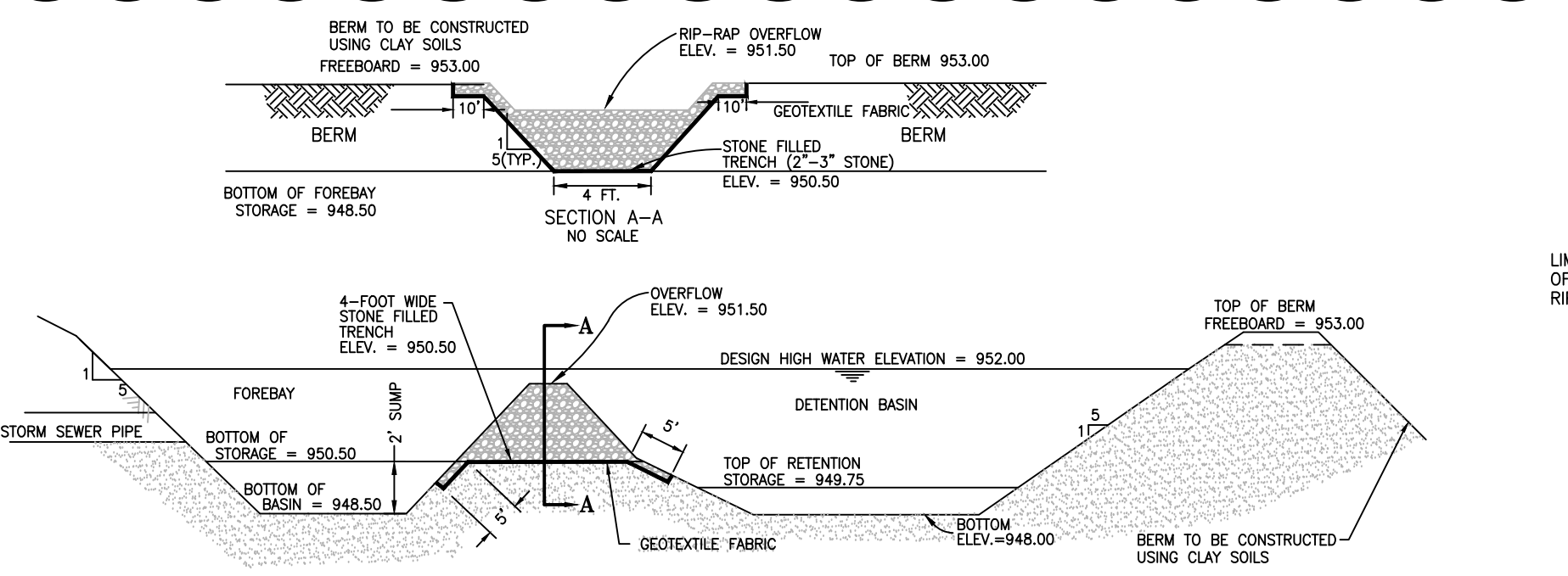
NO.	BY	REVISION PER	DATE
6	KS	ST SEWER PER L.C.D.C.	10/27/16
4	KS	PHASING	8/5/16
3	KS	L.C.R.C. REVIEW	7/17/16
2	KS	TOWNSHIP REVIEW	5/19/16
1	KS	TOWNSHIP REVIEW	4/20/16
NO	BY	REVISION PER	DATE

DESIGNED BY: KS
DRAWN BY: KS
CHECKED BY:
SCALE
JOB NO. 15-179
DATE 03/23/16
SHEET NO. 7



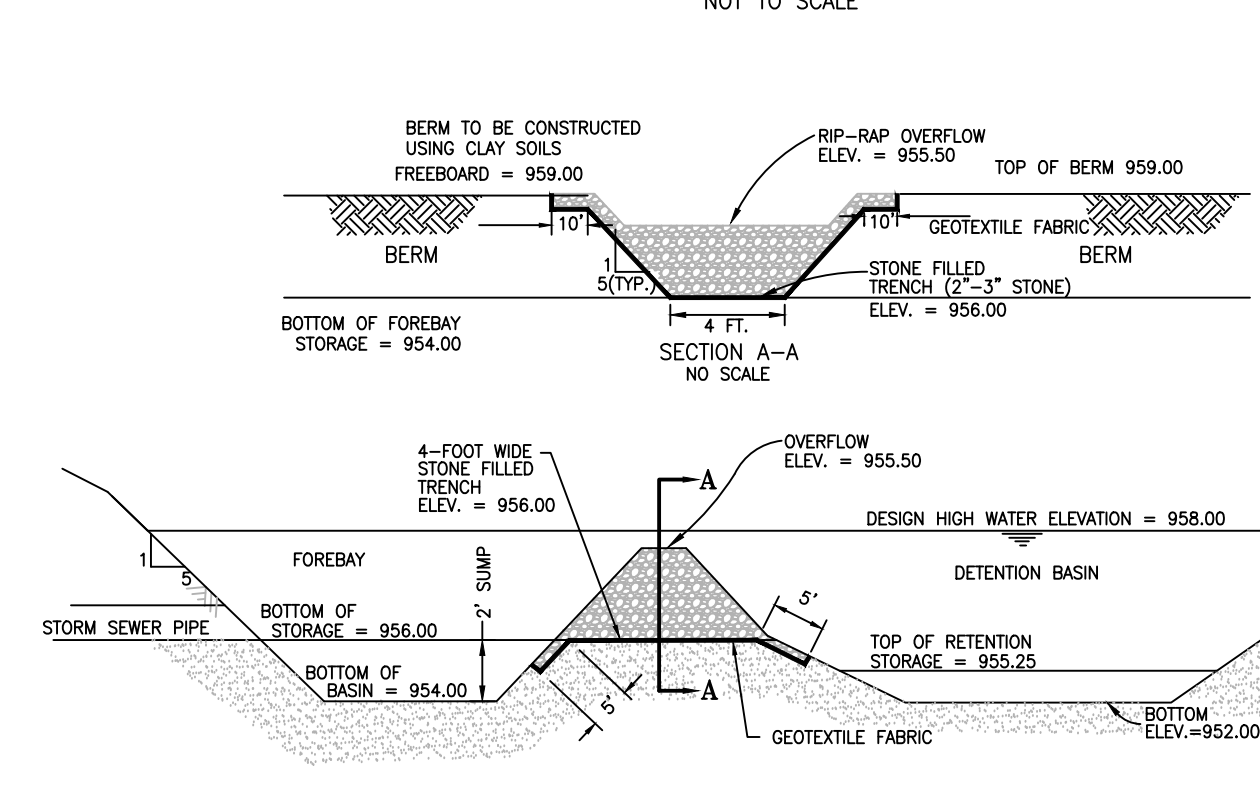
STORM SEWER DESIGN CALCULATIONS

FROM	TO	DRAIN AREA	ACRES	AREA IMPERV	AREA PERV	RUNOFF COEFF	EQUIV. AREA	INTENS. I	TIME OF TRC	ADDF. RUNOFF Q	RUNOFF (CFS) Q	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	0.75	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	0.75	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	1.25	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	1.75	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	1.21	1.40	

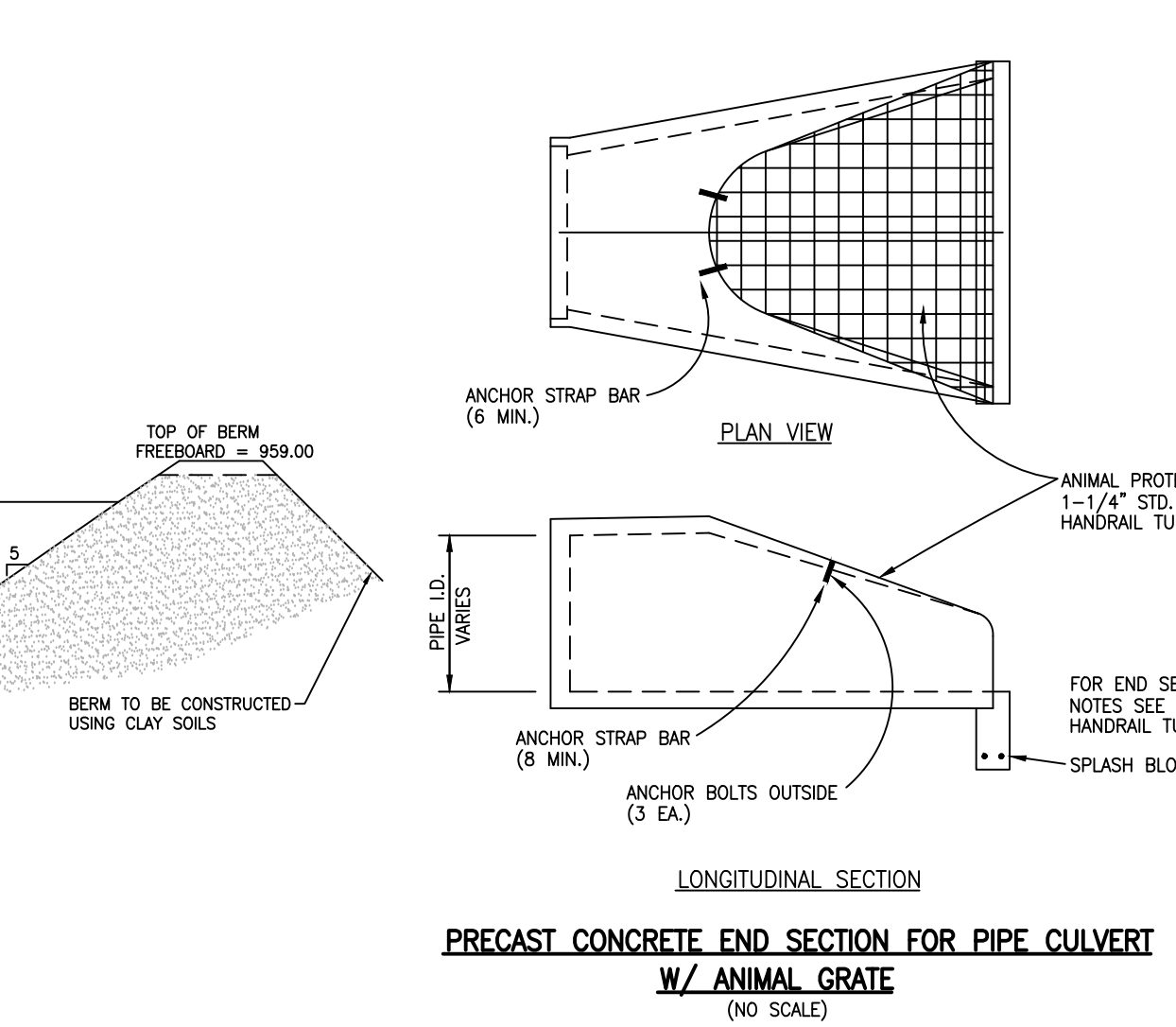


DIA. (MIN.)	A (MIN.)	B*	C*	D*	E*	G	R1	R2	X	Y	APPROX. WT. LBS.
12"	2"	5"	23"	51"	74"	24"	2"	10-1/8"	9"	8"	800
15"	2-1/4"	7"	27"	48"	75"	30"	2-1/4"	12-1/2"	11"	8"	1100
18"	2-1/2"	11"	28"	49"	74"	36"	2-1/2"	15-1/2"	12"	8"	1300
24"	3"	12"	43"	32"	75"	48"	3"	16-3/16"	14"	8"	1800

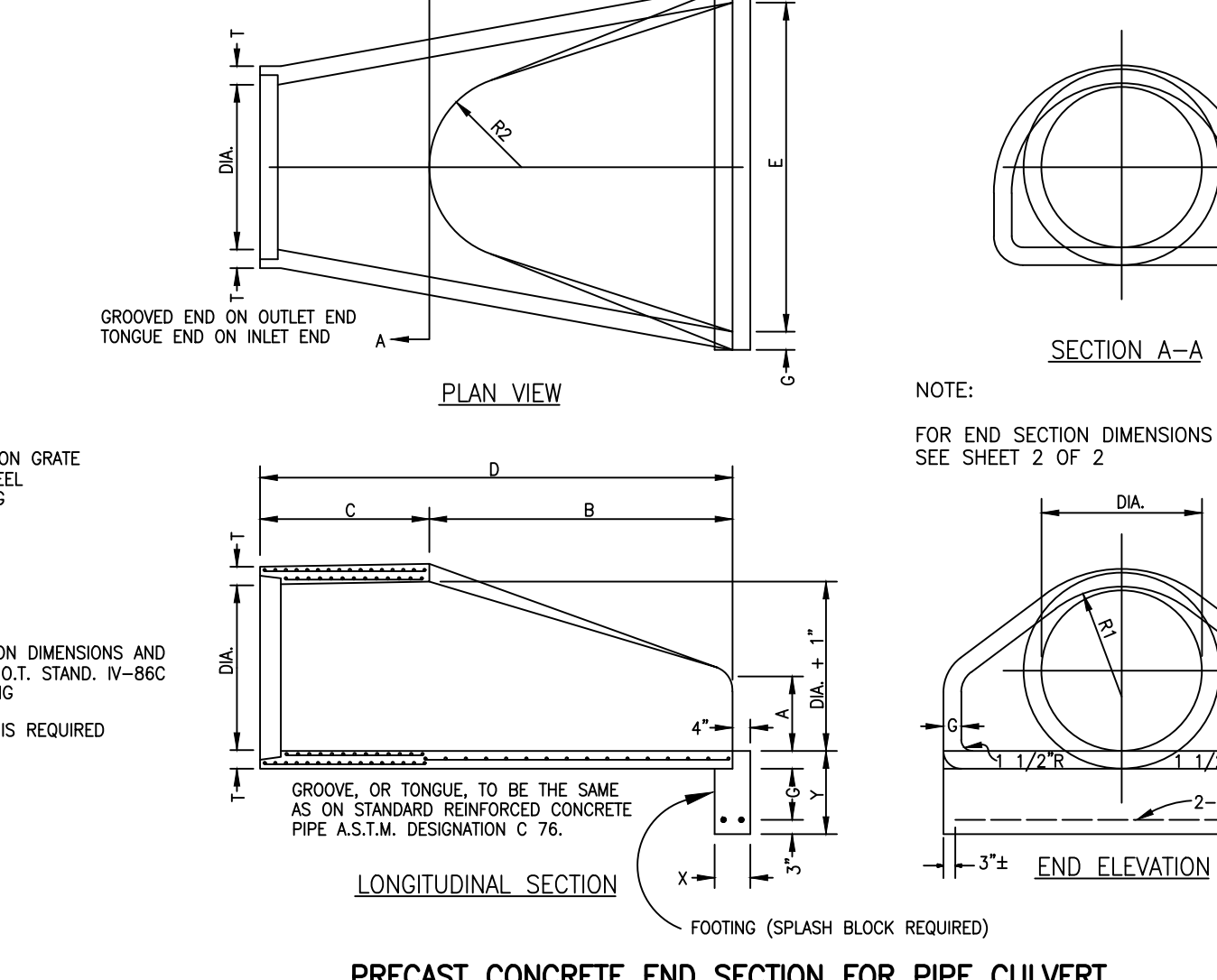
NORTH DETENTION/RETENTION BASIN CROSS SECTION



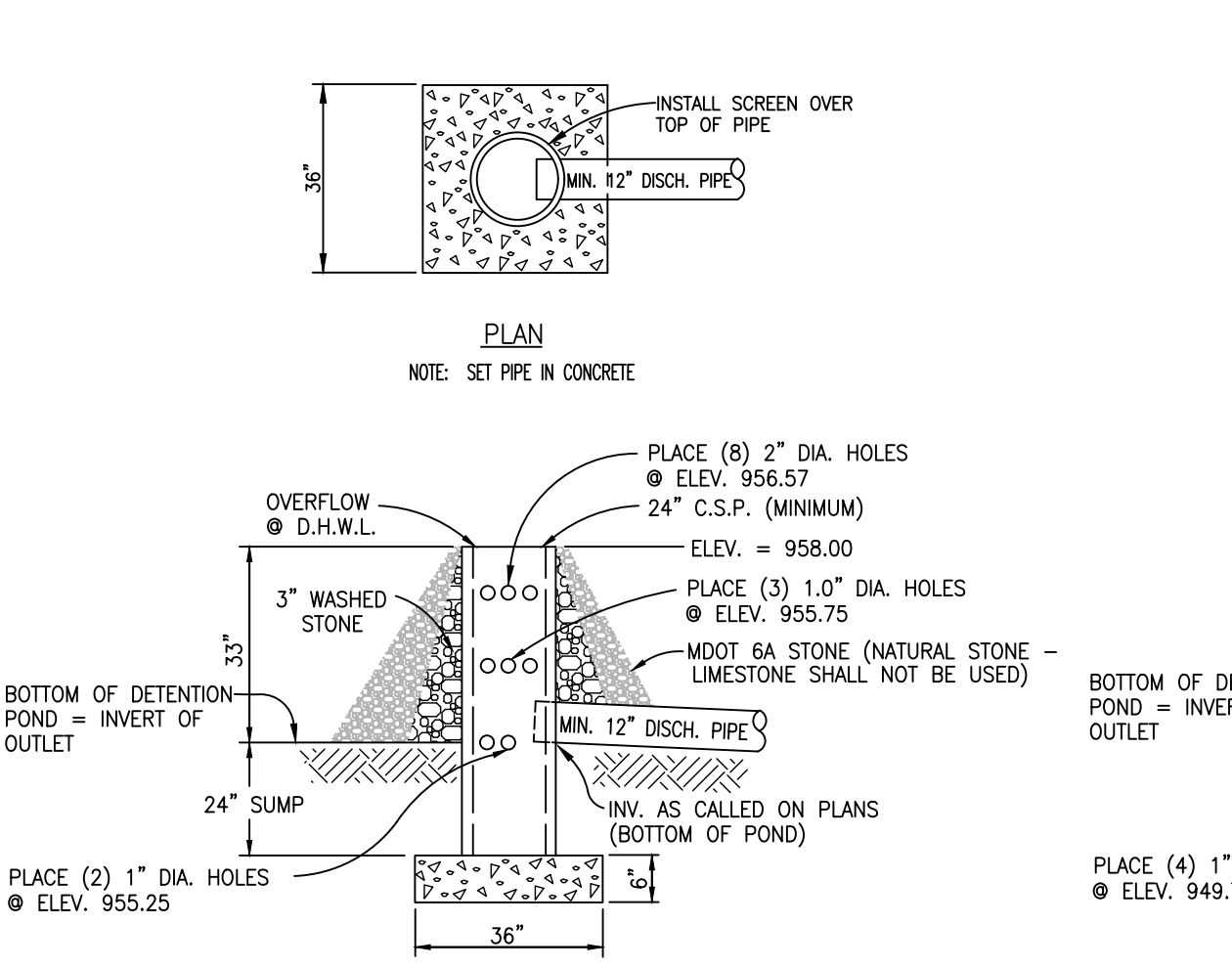
PRECAST CONCRETE END SECTION FOR PIPE CULVERT W/ ANIMAL GRATE



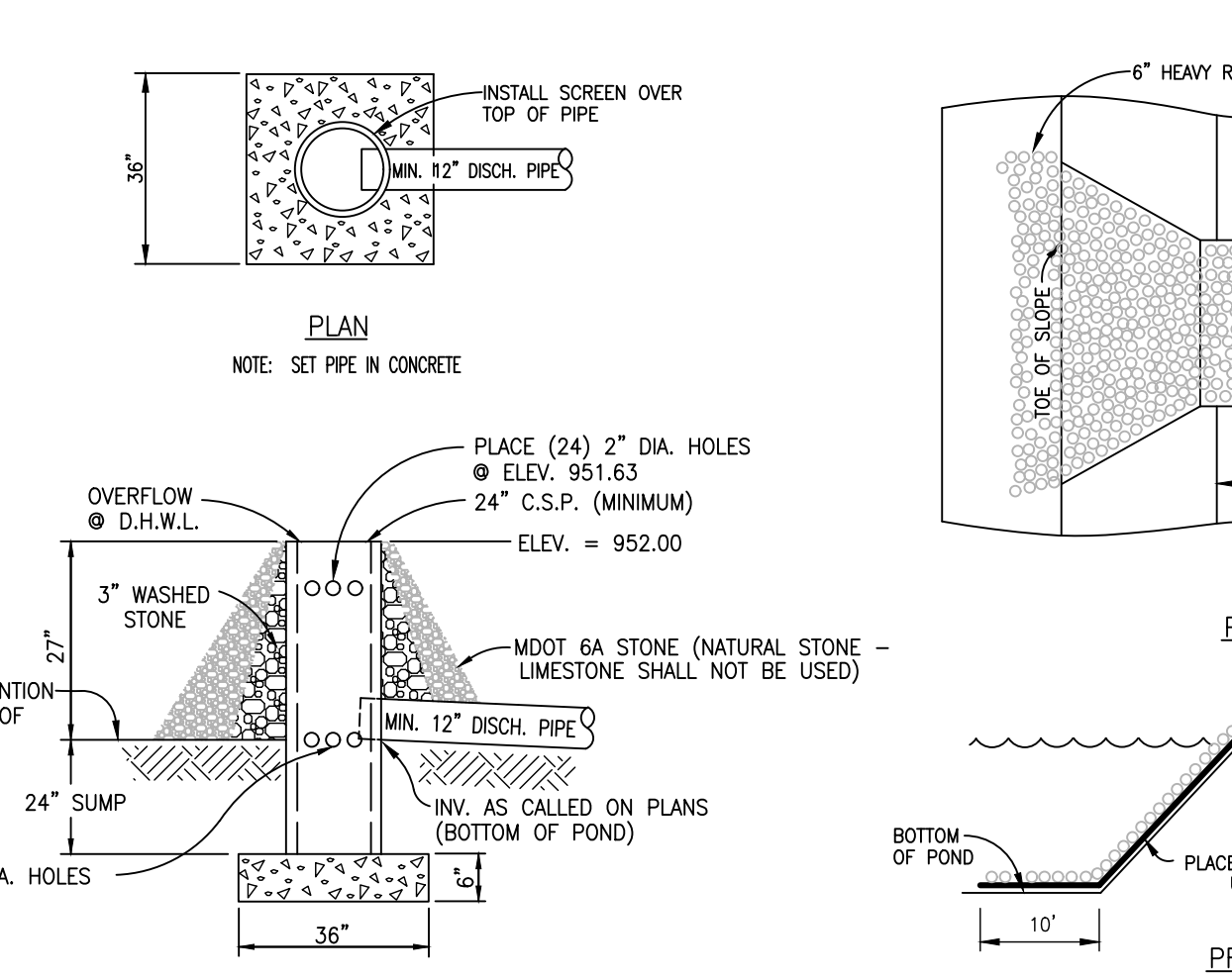
PRECAST CONCRETE END SECTION FOR PIPE CULVERT



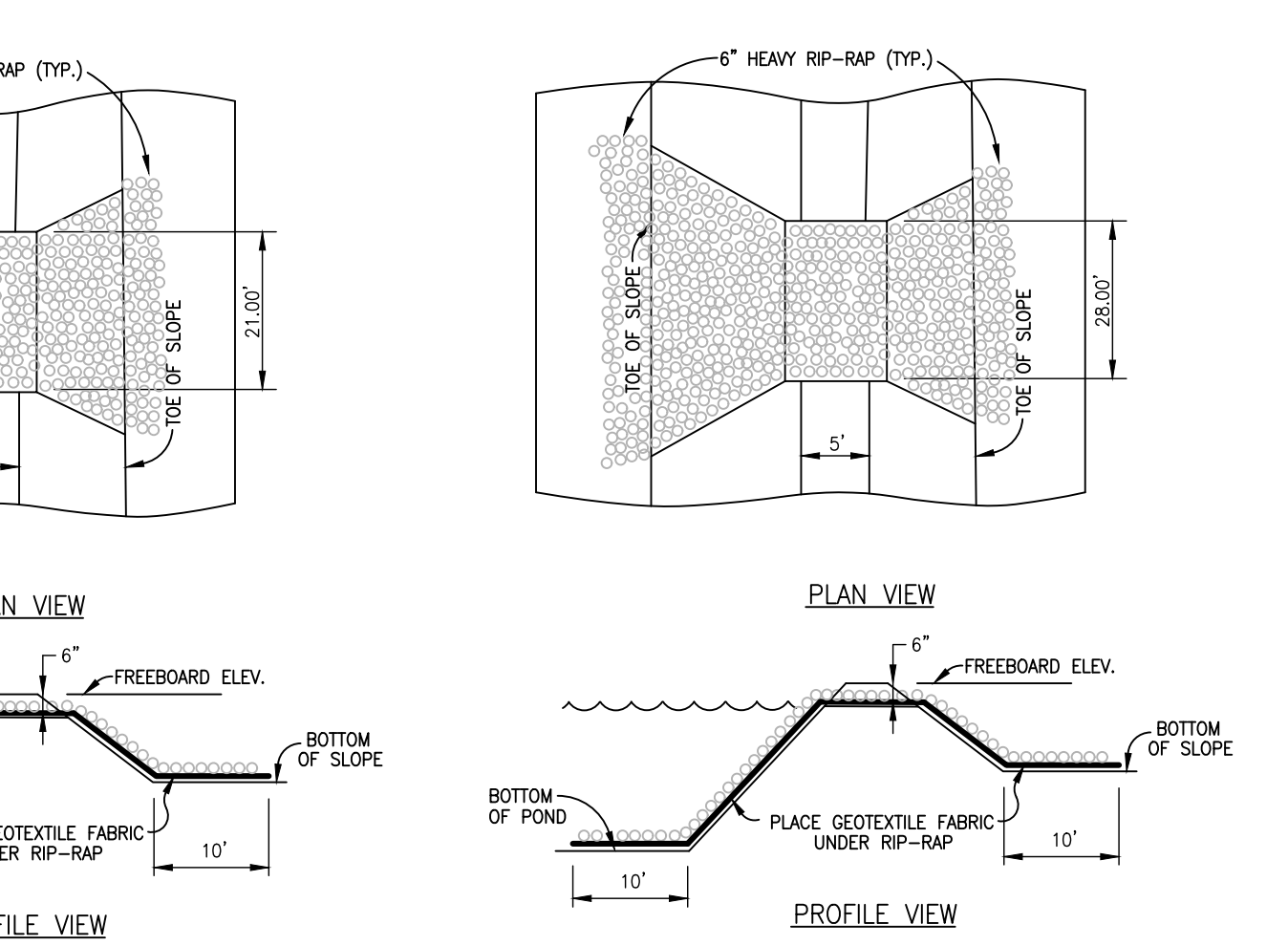
SOUTH DETENTION/RETENTION POND OUTLET CONTROL STRUCTURE



NORTH DETENTION/RETENTION POND OUTLET CONTROL STRUCTURE



SOUTH DETENTION/RETENTION POND EMERGENCY SPILLWAY



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 x C (Design Constant) = 3.874

Qb = MAX ALLOW OUTFLOW (0.10 CFS / ACRE) = 1.787 CFS

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME (CU FT)	OUTFLOW (CU FT)	STORAGE VOLUME (CU FT)
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 x C (Design Constant) = 4.682

Qb = MAX ALLOW OUTFLOW (0.10 CFS / ACRE) = 1.787 CFS

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME (CU FT)	OUTFLOW (CU FT)	STORAGE VOLUME (CU FT)
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	42621	3217	39404
60	3600	3.24	11647	54115	6433	47681
90	5400	2.39	12913	59927	9650	50277
120	7200	1.90	13655	63445	12866	50579
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	2888	2941	3391
951	1793	1799	1150
950.5	1404	351	351
948.5	0	0	0

BANKFULL FLOOD VOLUME: 29164 CF

FIRST FLUSH VOLUME: 6487 CF

BASIN STORAGE PROVIDED:

ELEV.	AREA	DEPTH (FT)	VOLUME (FT³)	TOTAL VOLUME (FT³)
953	29227	1	29227	62473
952	20119	1	18847	38590
951	17975	1	16388	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: X₁₀ = 950.17

BANKFULL: X₁₀₀ = 951.48

100 YEAR: X₁₀₀ = 951.87

EXTENDED DETENTION OUTLET RATE

V₁₀₀ = 6.897(A/P) = 32045 FT³

Q₁₀₀ = V₁₀₀(48H) = 0.185 CFS

H₁₀₀ = V₁₀₀(A/800)(H) = 4.0 1" HOLES

H = 2.25 FT

ELEV₁₀₀ = 951.63 FT

Q₁₀₀ ACTUAL = 0.0218 CFS

Q₁₀₀ ACTUAL = (A₁₀₀)(0.62 x (2 x 32.2 x H)^{1/2}) = 0.163 CFS

Q₁₀₀ OUTLET = 1.624 CFS

A₁₀₀ = Q₁₀₀ ACTUAL / (0.62 x (2 x 32.2 x H)^{1/2}) = 0.539 FT²

AREA OF 2 INCH DIAMETER ORIFICE = 0.022 FT²

ORIFICES = A₁₀₀ / 0.022 = 24.0 ORIFICES

SUMMARY OF REQUIRED STANDPIPE HOLES:

ELEVATION	# OF HOLES	DIAMETER OF HOLES (INCHES)
951.75	8	2
951.63	24	2

SOUTH DETENTION/RETENTION BASIN CALCULATIONS

EXISTING CONDITIONS

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
0.11	0.9	0.10
0.00	0.7	0.00
11.82	0.2	2.36

COMPOUND C: 0.21

TOTAL DRAINAGE AREA: 11.93 ACRES

K1 = A x C (Design Constant) = 2.503

Qb = MAX ALLOW OUTFLOW (0.10 CFS / ACRE) = 1.193 CFS

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME (CU FT)	OUTFLOW (CU FT)	STORAGE VOLUME (CU FT)
5	300	9.17	2750	8890	338	8552
10	600	7.86	4714	15811	676	15135
15	900	6.88	6188	20506	1074	19432
20	1200	6.11	7333	24665	1422	23243
30	1800	5.00	9000	29548	2147	27401
60	3600	3.24	11647	37199	4295	32904
90	5400	2.39	12913	40641	6442	34199
120	7200	1.90	13655	42610	8590	34020
180	10800	1.34	14488	45266	12884	32382

EXISTING 100 YEAR DETENTION VOLUME = 25909 CF

PROPOSED CONDITIONS

AREA (ACRES)	IMPERVIOUS FACTOR	ACRE IMPERVIOUS
1.39	0.9	1.25
0.30	0.7	0.21
10.15	0.2	2.03

COMPOUND C: 0.30

TOTAL DRAINAGE AREA: 11.93 ACRES

K1 = A x C (Design Constant) = 3.578

Qb = MAX ALLOW OUTFLOW (0.10 CFS / ACRE) = 1.193 CFS

DURATION (MINUTES)	DURATION (SECONDS)	INTENSITY (IN/HR)	INCHES	INFLOW VOLUME (CU FT)	OUTFLOW (CU FT)	STORAGE VOLUME (CU FT)
5	300	9.17	2750	8842	358	8484
10	600	7.86	4714	15872	716	15157
15	900	6.88	6188	21445	1074	20371
20	1200	6.11	7333	26242	1422	24820
30	1800	5.00	9000	32111	2147	29964
60	3600	3.24	11647	40295	4295	36000
90	5400	2.39	12913	42616	6442	36174
120	7200	1.90	13655	43872	8590	35282
180	10800	1.34	14488	45822	12884	32938

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	2888	1059	2397
957	1967	1208	3605
956	929	465	4070
955	0	0	0
954	0	0	0

BANKFULL FLOOD VOLUME: 12927 CF

FIRST FLUSH VOLUME: 4547 CF

BASIN STORAGE PROVIDED:

ELEV.	AREA	DEPTH (FT)	VOLUME (FT³)	TOTAL VOLUME (FT³)
959	20335	1	17303	48300
958	14270	1	13107	35193
957	11943	1	10850	24343
956	976	0.75	732	732
955.25	8256	0	0	0
955.25	8256	0.25	2063	16306
955	7766	1	6841	14447
954	6176	1	5167	9280
953	4333	1	2117	2117
952	0	0	0	0

BOTTOM OF BASIN = 955.25

FIRST FLUSH: X₁₀ = 955.75

BANKFULL: X₁₀₀ = 956.57

100 YEAR: X₁₀₀ = 957.63

EXTENDED DETENTION OUTLET RATE

V₁₀₀ = 6.897(A/P) = 32045 FT³

Q₁₀₀ = V₁₀₀(48H) = 0.185 CFS

H₁₀₀ = V₁₀₀(A/800)(H) = 4.0 1" HOLES

H = 2.25 FT

ELEV₁₀₀ = 951.63 FT

Q₁₀₀ ACTUAL = 0.0218 CFS

Q₁₀₀ ACTUAL = (A₁₀₀)(0.62 x (2 x 32.2 x H)^{1/2}) = 0.163 CFS

Q₁₀₀ OUTLET = 1.624 CFS

A₁₀₀ = Q₁₀₀ ACTUAL / (0.62 x (2 x 32.2 x H)^{1/2}) = 0.539 FT²

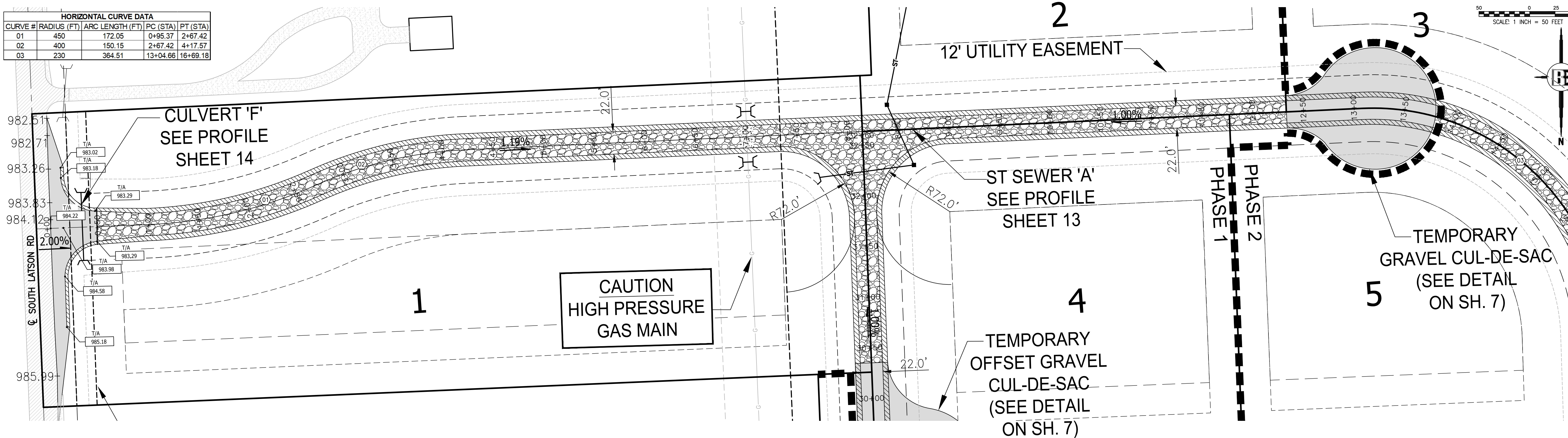
AREA OF 2 INCH DIAMETER ORIFICE = 0.022 FT²

ORIFICES = A₁₀₀ / 0.022 = 24.0 ORIFICES

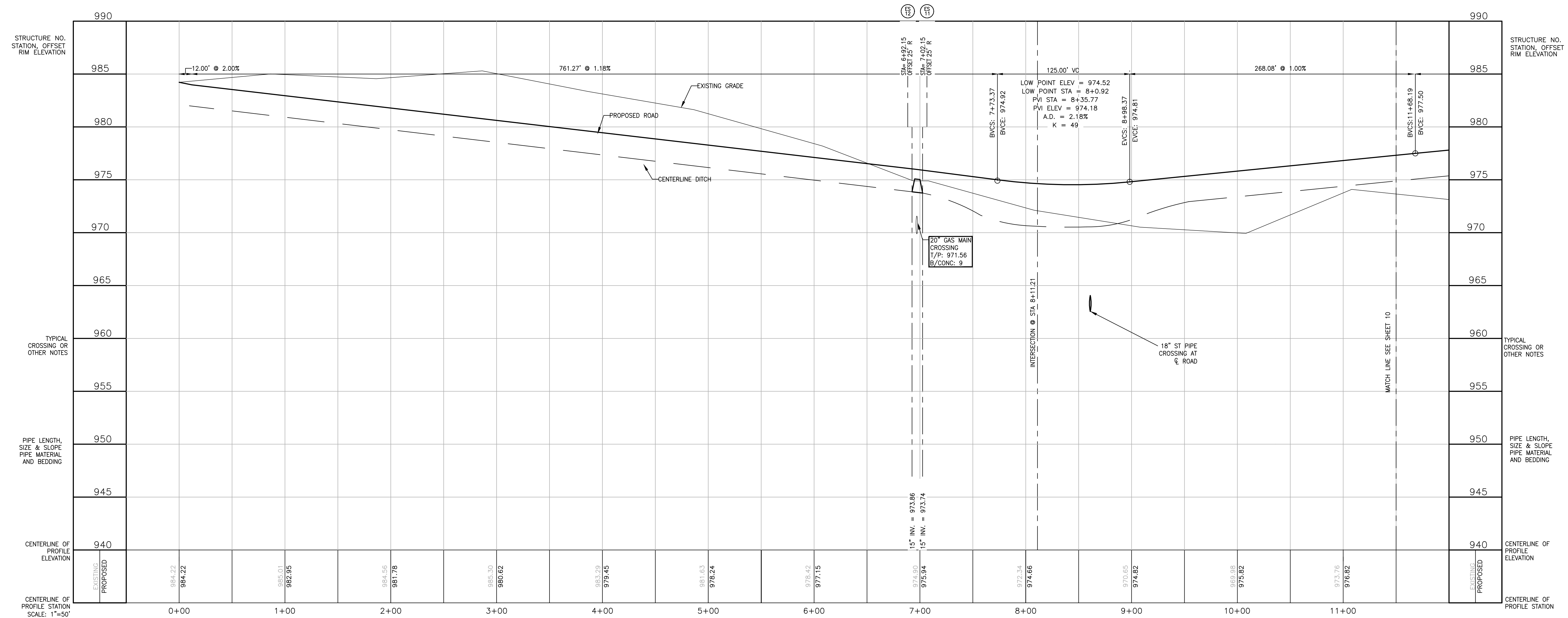
SUMMARY OF REQUIRED STANDPIPE HOLES:

ELEVATION	# OF HOLES	DIAMETER OF HOLES (INCHES)
-----------	------------	----------------------------

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



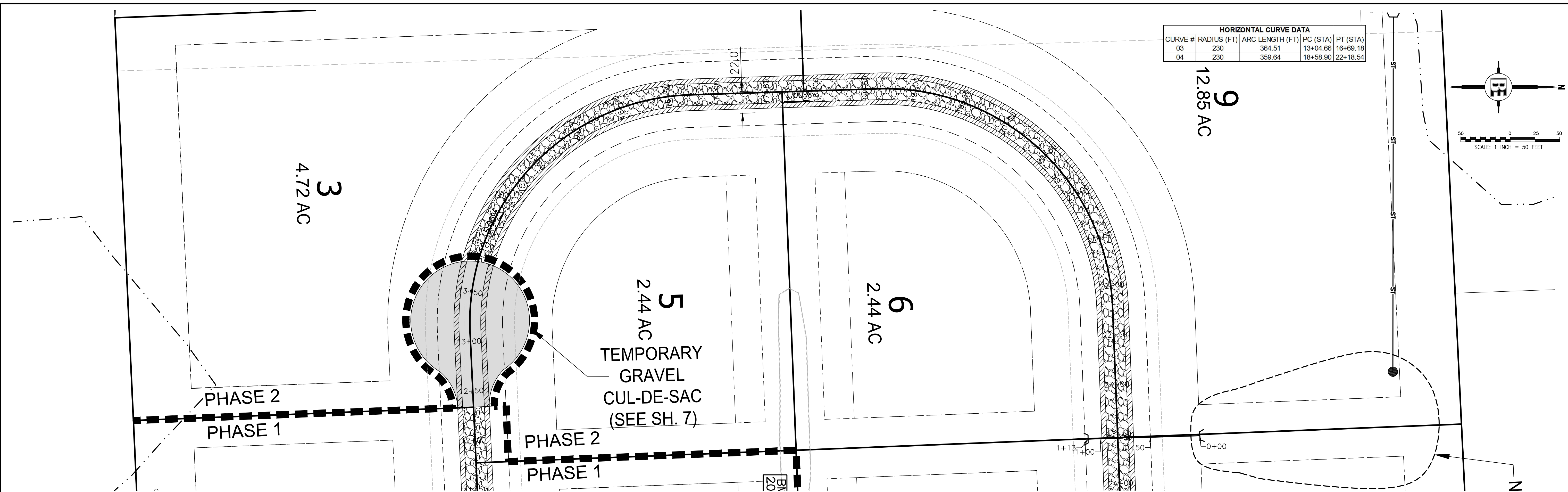
MISTY MEADOW DRIVE - STA 0+00 TO 11+50



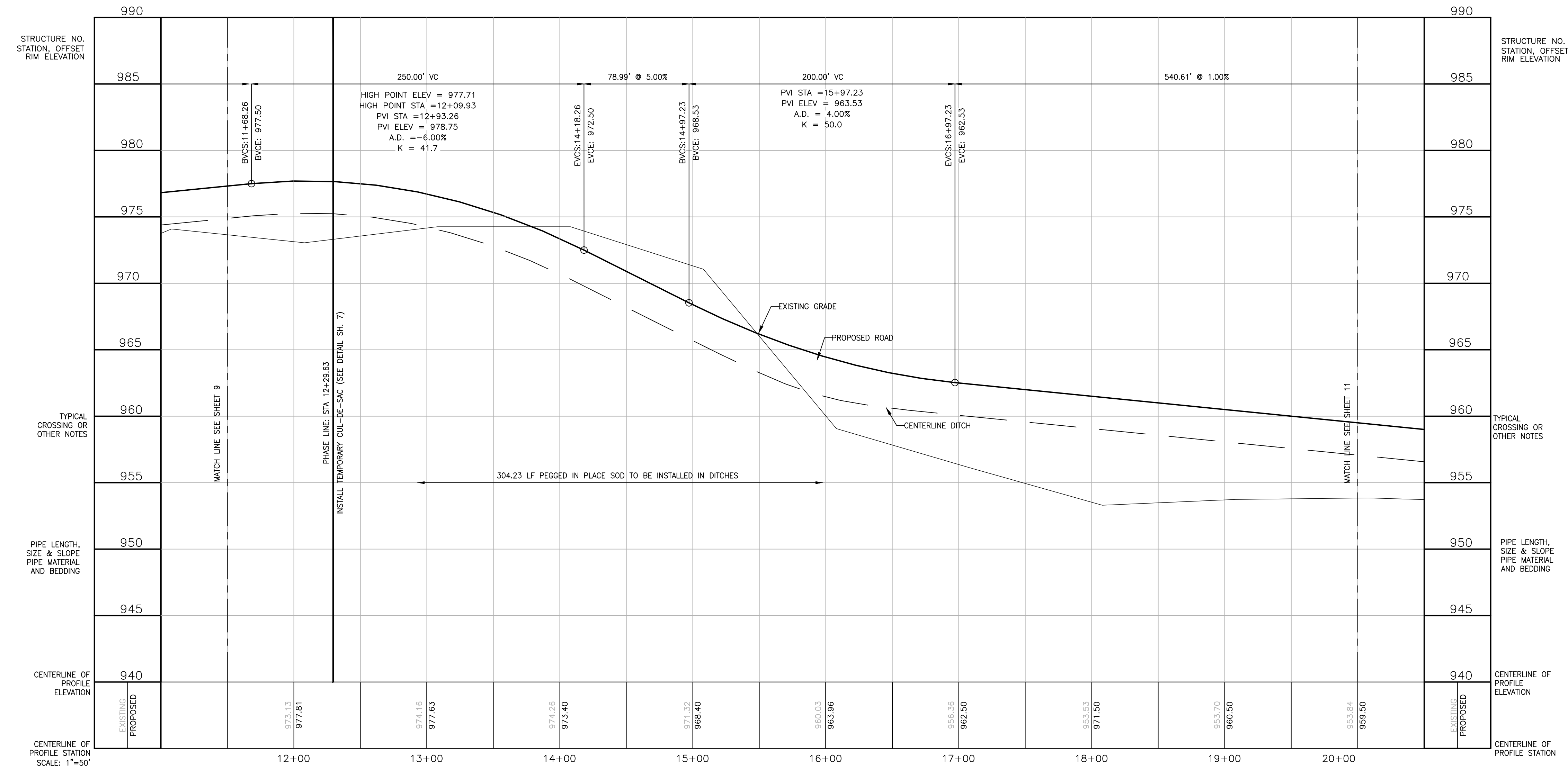
BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

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	
PREPARED BY		15264 BAILEY TAYLOR, MI 48180 (734) 795-0078	
TITLE		PRIVATE ROAD PROFILE	
9	1A	CRANFORD PER CLIENT	1/26/19
8	KS	ST SEWER PER L.C.C.	10/27/16
4	KS	PHASING	8/5/16
2	KS	L.C.R.C. REVIEW	7/1/16
1	KS	TOWNSHIP REVIEW	5/19/16
NO	BY	REVISION PER	DATE
DESIGNED BY:		KS	
DRAWN BY:		KS	
CHECKED BY:		KS	
SCALE		1" = 50'	
JOB NO.		15-179	
DATE		3/23/2016	
SHEET NO.		9	



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



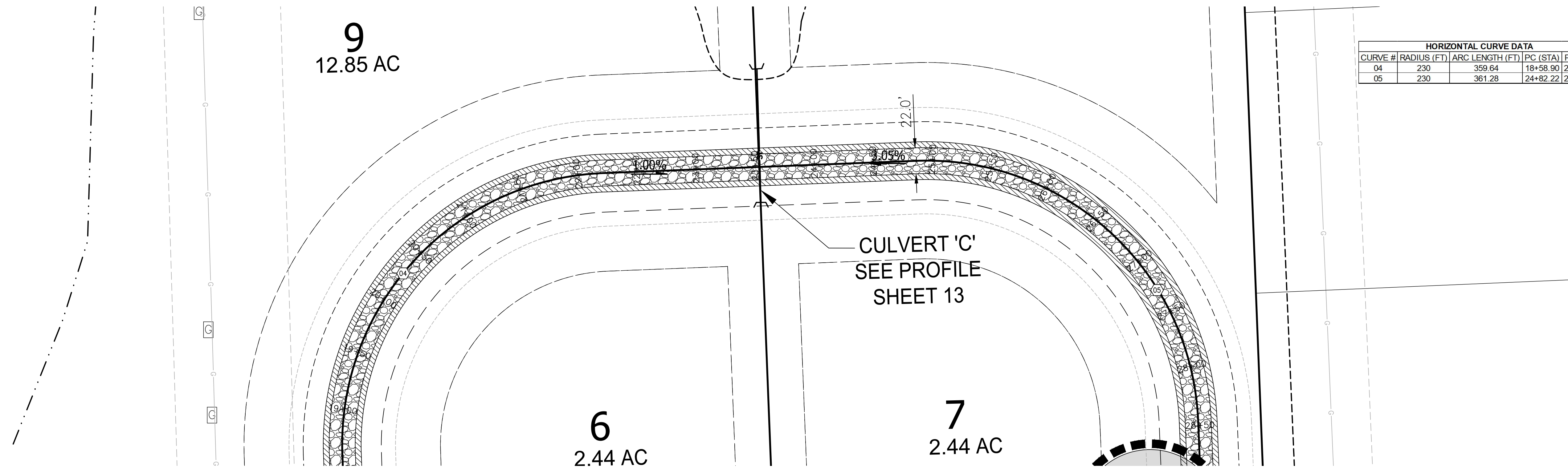
BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

MISTY MEADOW
GFG INVESTMENT PROPERTIES, LLC
 15264 BAILEY TAYLOR, MI 48160 (734) 795-0078

PRIVATE ROAD PROFILE

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
NO	BY	REVISION PER	DATE

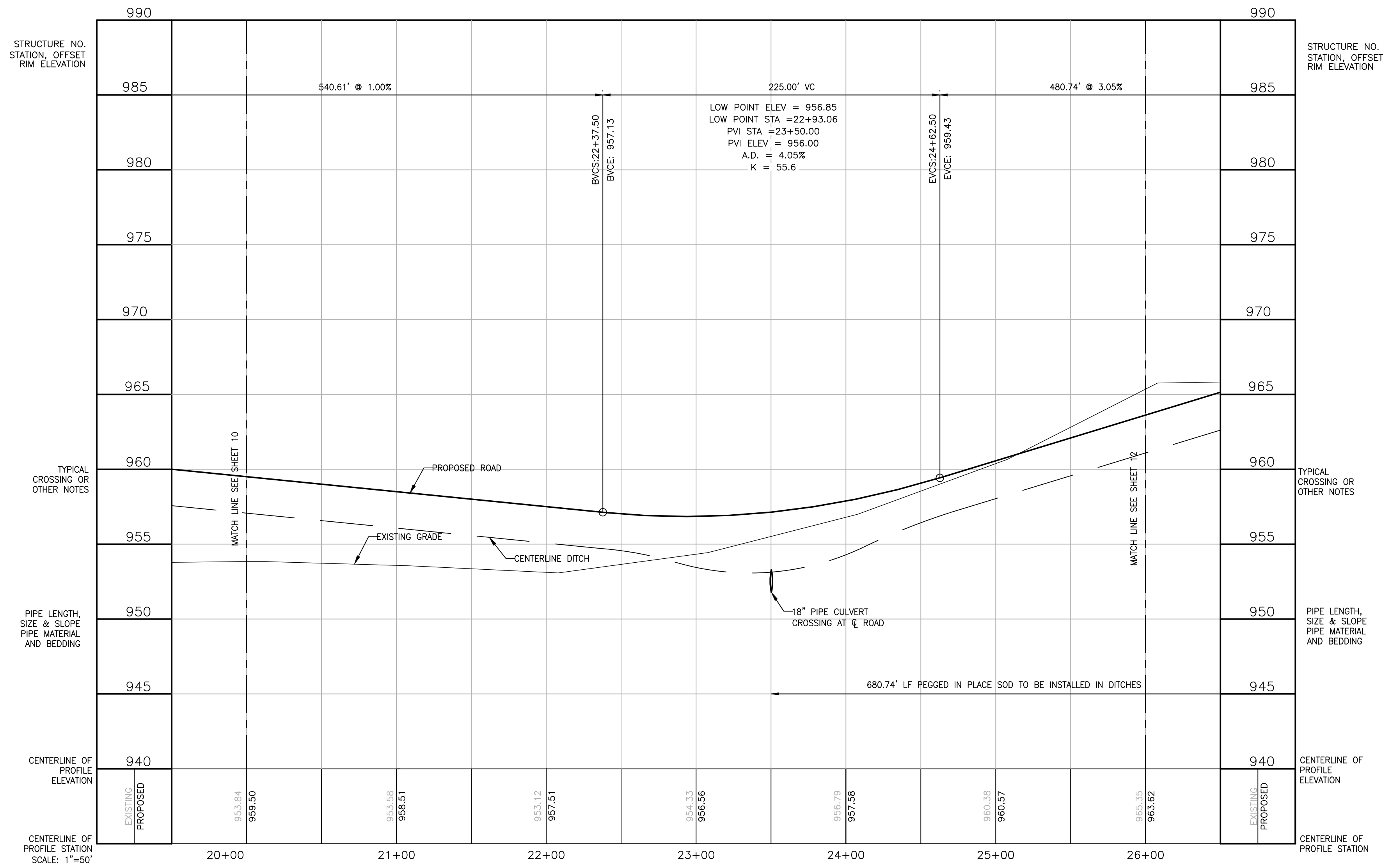
DESIGNED BY: KS
 DRAWN BY: KS
 CHECKED BY:
 SCALE 1" = 50'
 JOB NO. 15-179
 DATE 3/23/2016
 SHEET NO. 10



BEFORE YOU DIG
CALL 811
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

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

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
	NO	BY	REVISION	PER

DESIGNED BY: KS
DRAWN BY: KS
CHECKED BY:
SCALE: 1" = 50'
JOB NO. 15-179
DATE 3/23/2016
SHEET NO. **11**



RETENTION
BASIN

8
4.09 AC

7
2.44 AC

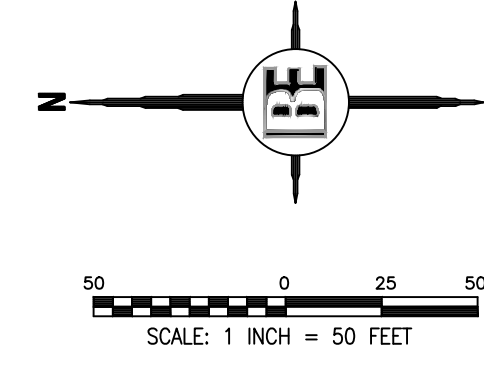
PHASE 2
PHASE 1

4
2.68 AC
TEMPORARY
OFFSET GRAVEL
CUL-DE-SAC
(SEE DETAIL
ON SH. 7)

2
3.23 AC

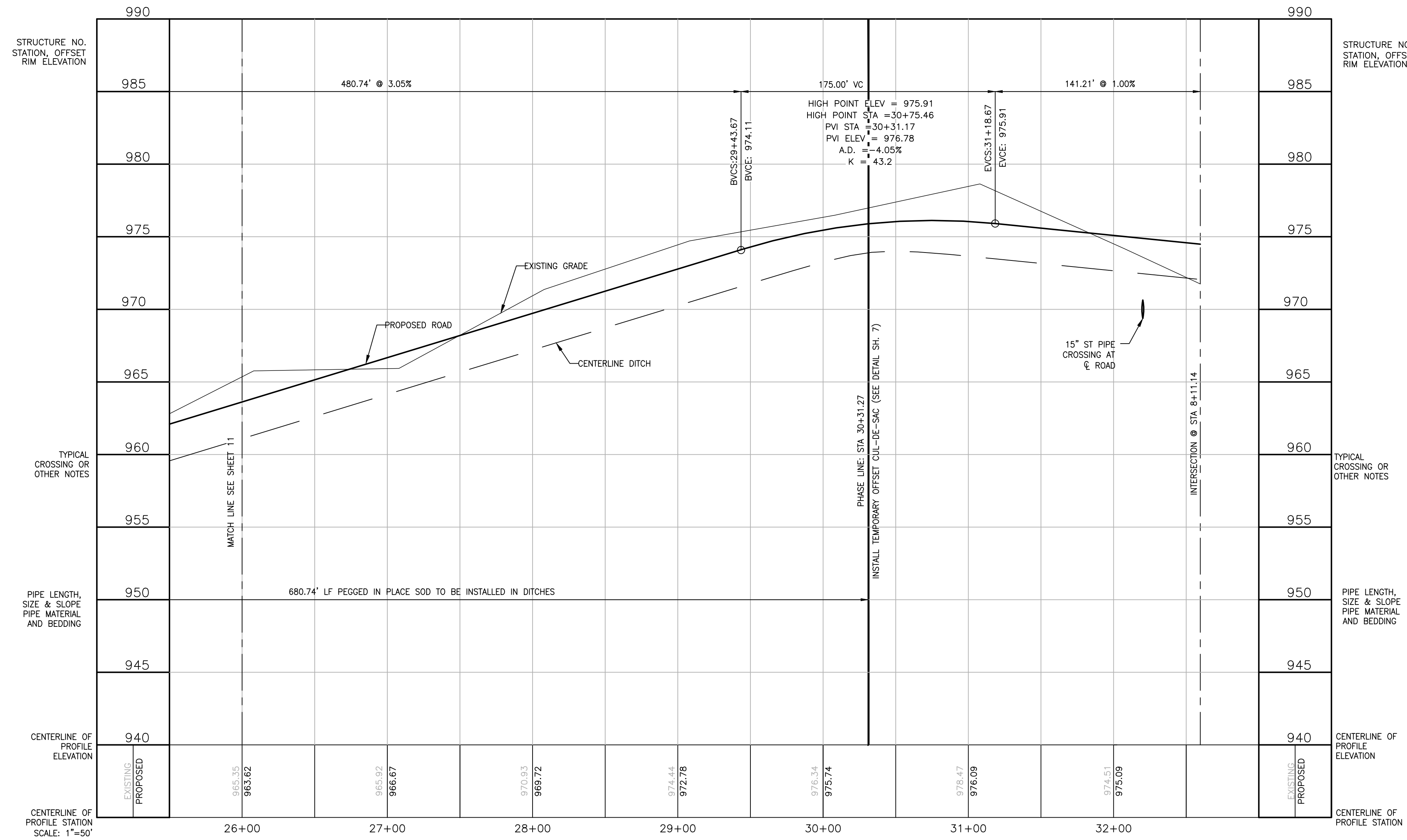
SOUTH
RETENTION
BASIN

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



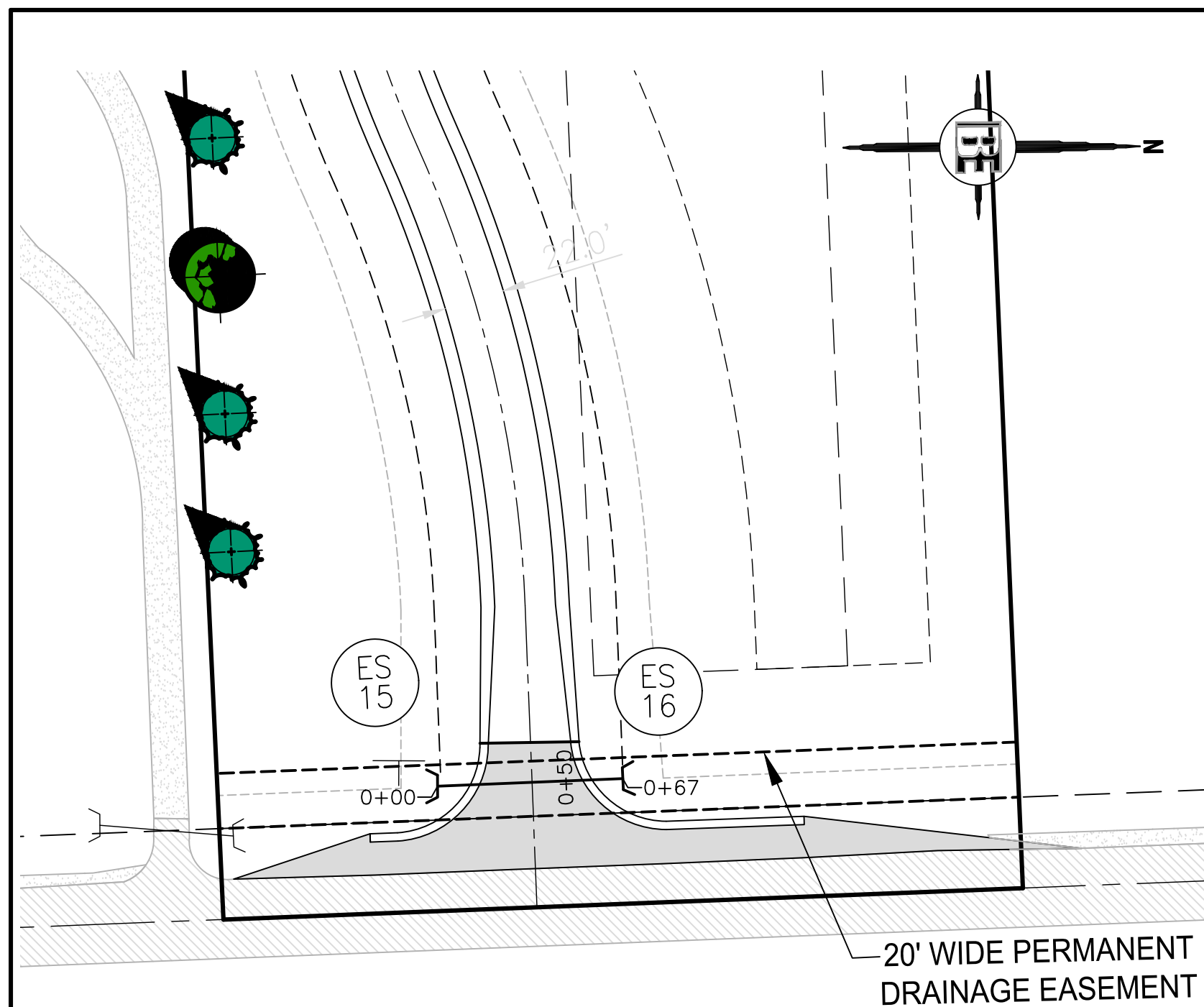
PROJECT: **MISTY MEADOW**
PREPARED FOR: **GFG INVESTMENT PROPERTIES, LLC**
15264 BAILEY TAYLOR, MI 48180 (734) 795-0078

NO	BY	REVISION	PER	DATE
9	JM	GR	RD PER CLIENT	1/25/19
4	KS	PHASING		8/5/16
3	KS	LC.R.C. REVIEW		7/1/16
2	KS	TOWNSHIP REVIEW		5/19/16
1	KS	TOWNSHIP REVIEW		4/20/16

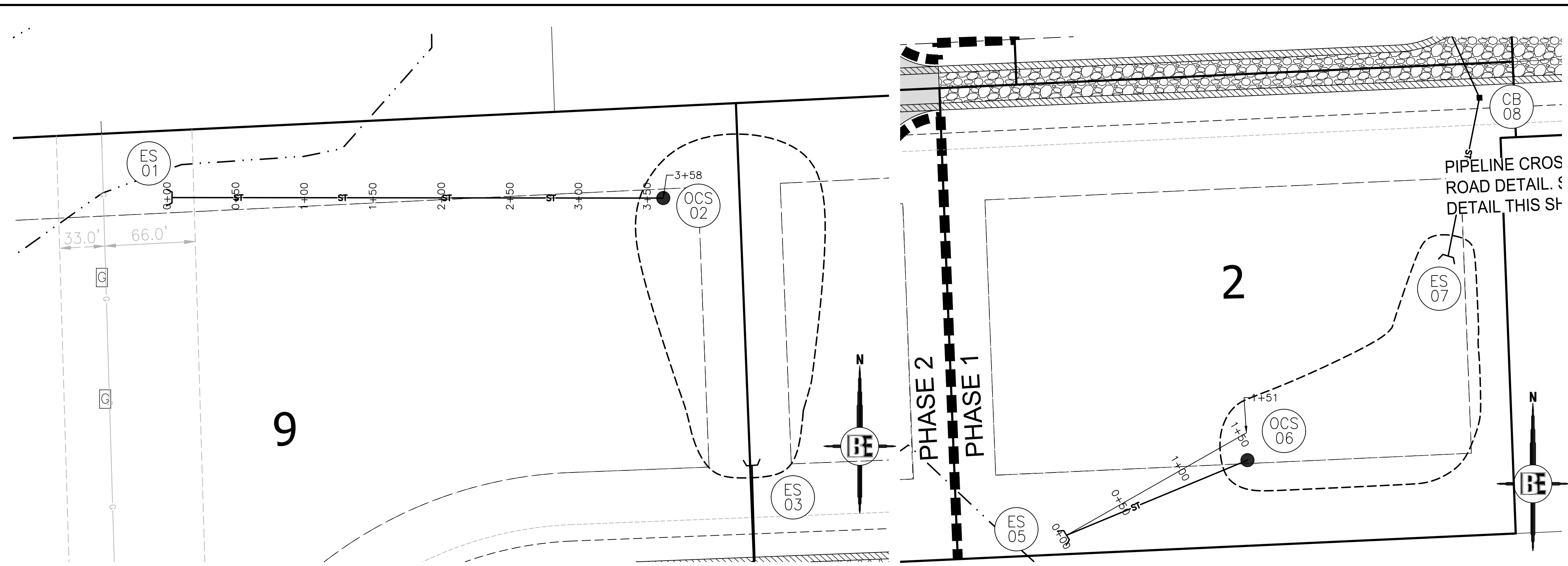
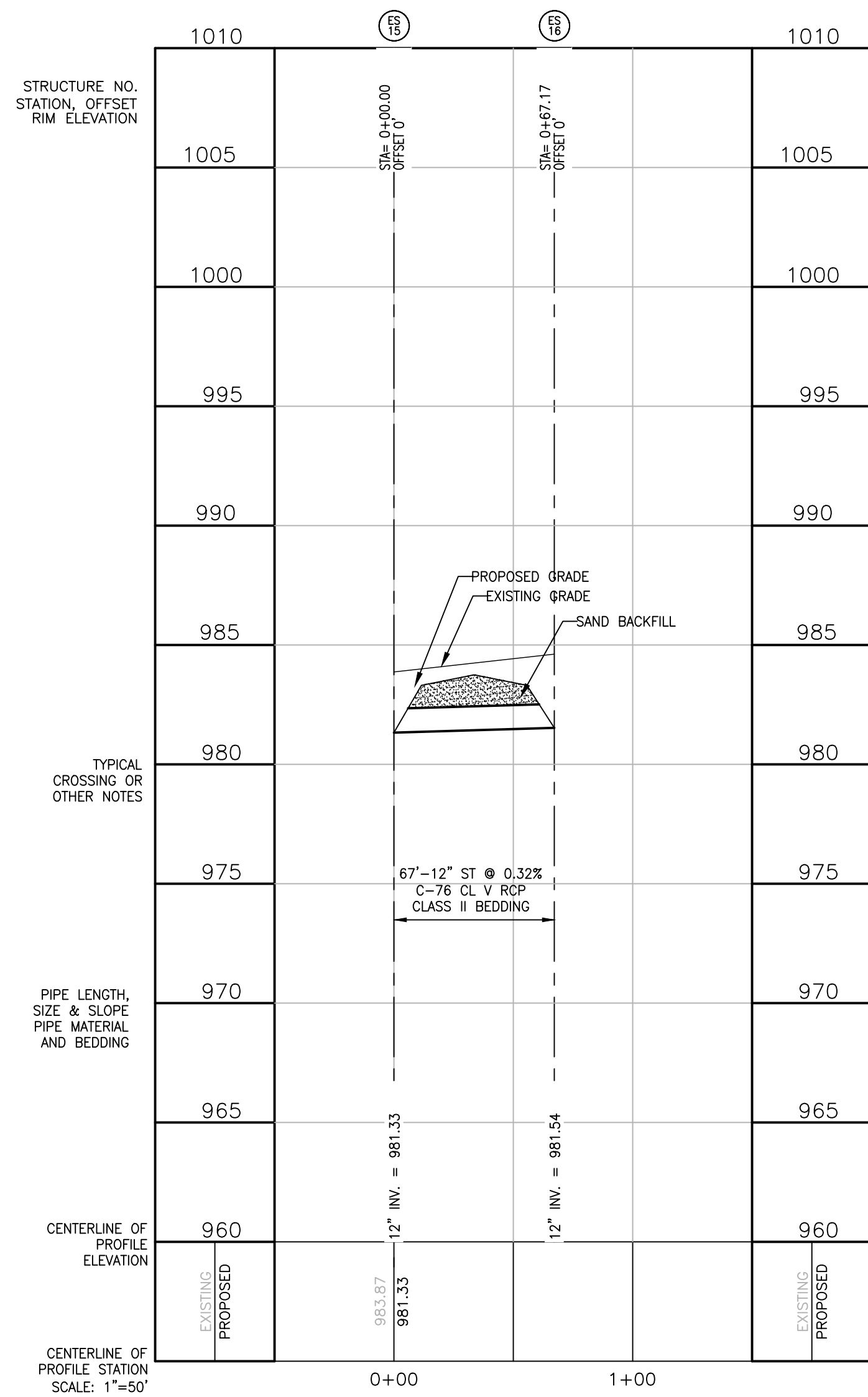
DESIGNED BY: KS
DRAWN BY: KS
CHECKED BY:
SCALE: 1" = 50'
JOB NO. 15-179
DATE: 03/23/16
SHEET NO. 12

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

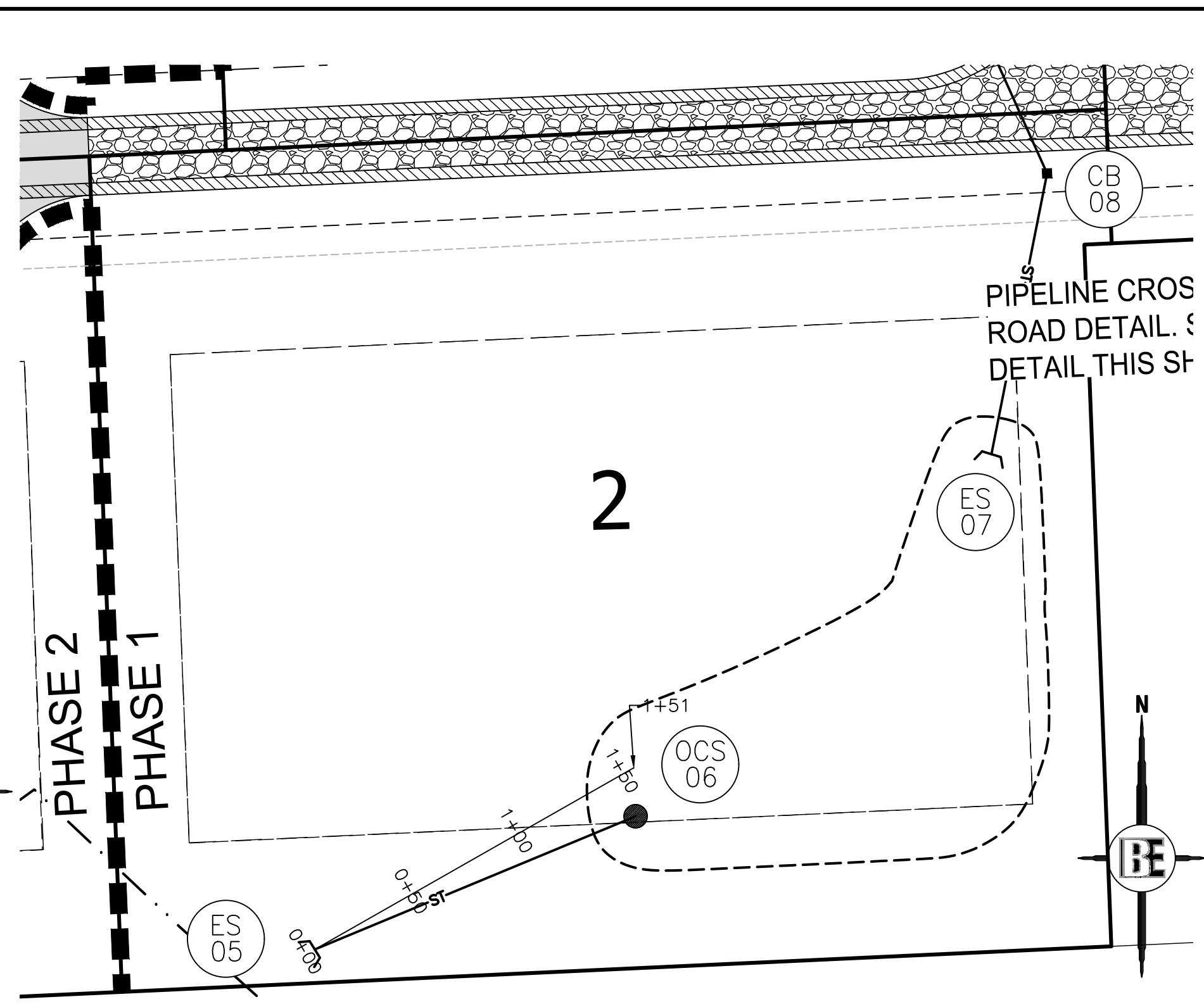
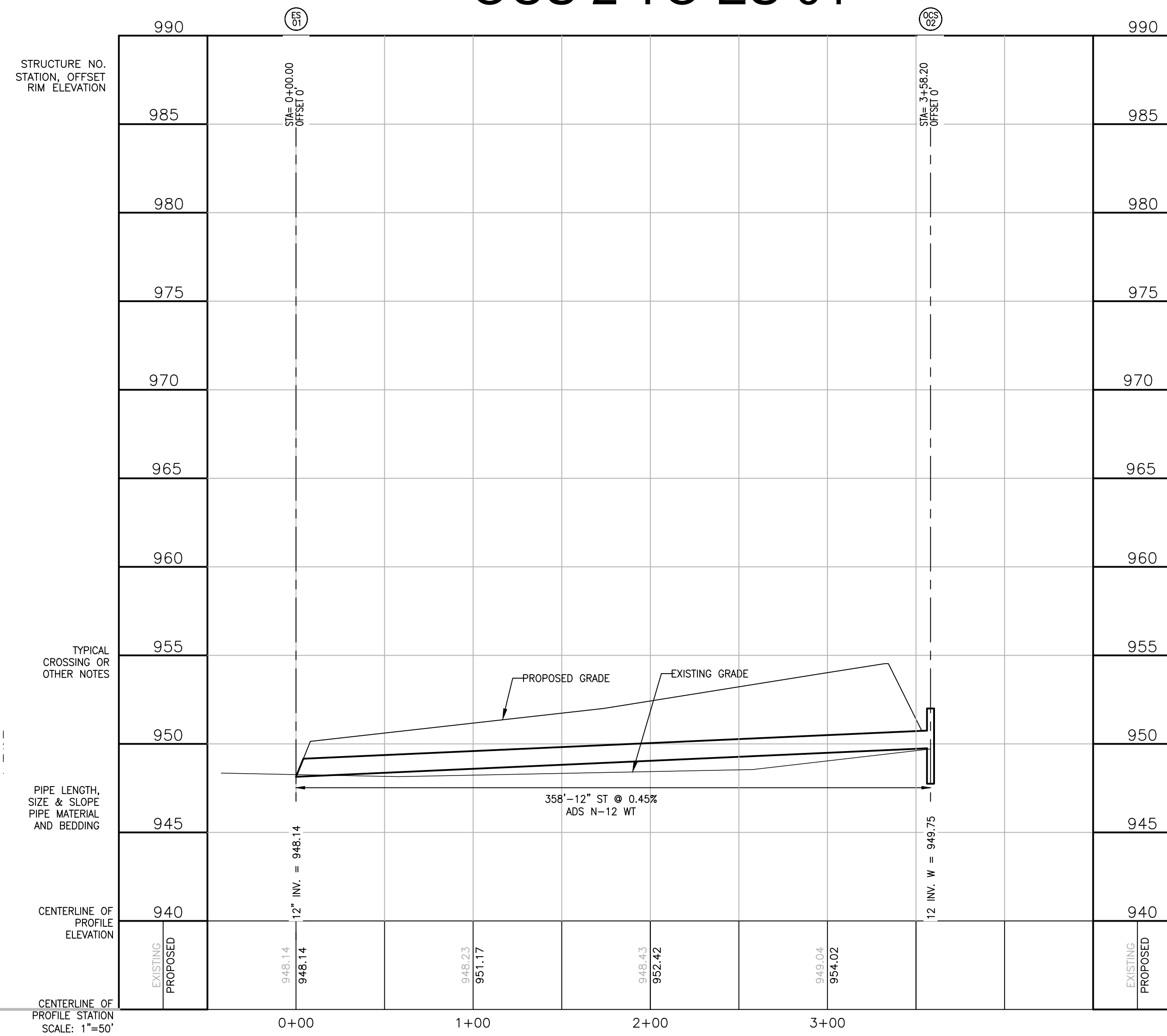
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE AS TO THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THEREFORE, THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION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



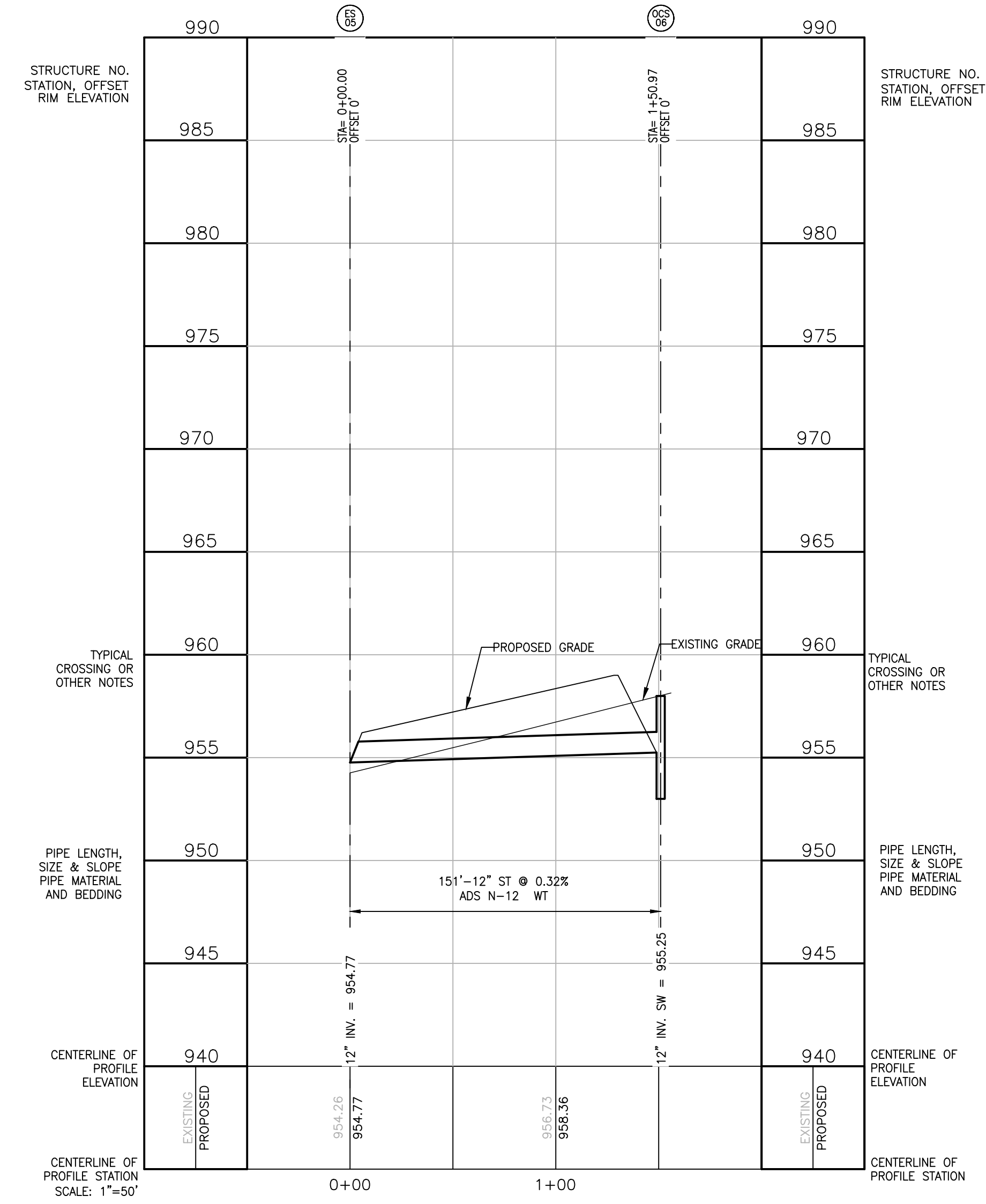
**CULVERT 'E'
ES 16 TO ES 15**



OCS 2 TO ES 01



OCS 06 TO ES 05



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 ARE FOUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

BEBOSS
Engineering
SUPERVISORS: BOBBERG, LARSEN, ARTHUR
3121 E. GRAND RIVER AVE.
HOWELL, MI: 48843
800.246.6739 FAX 517.948.1670

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

STORM SEWER PROFILE

NO	BY	REVISION	PER	DATE
9	JM	GRAVEL RD PER CLIENT		1/25/19
4	KS	PHASING		6/7/16
3	KS	LCR.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
SHEET NO. **14**



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

MEMORANDUM

TO: Board of Trustees
FROM: Kevin Spicher, Supervisor
DATE: 11/26/2024
RE: **Appointment of Bill Reiber to Planning Commission**

I ask the that the board of trustees approve my appointment of Bill Reiber as our liaison to the Genoa Township planning commission for the term expiring 11/20/2028.

SUPERVISOR

Kevin Spicher

CLERK

Janene Deaton

TREASURER

Robin L. Hunt

TRUSTEES

Rick Soucy

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Genoa Township Officials

Amended: December 2, 2024

PLANNING COMMISSION (3-year term) Generally meets the 2nd Monday of each month.

Chris Grajek	06/30/26
Marianne McCreary	06/30/27
Tim Chouinard	06/30/26
Greg Rassel	06/30/25
Bill Reiber (4-year term)	11/20/28
Glynis McBain	06/30/27
Eric Rauch	06/30/25

ZONING BOARD OF APPEALS (3-year term) Generally meets the 3rd Tuesday of each month.

Bill Rockwell	06/30/27
Marianne McCreary	06/30/27
Craig Fons	06/30/25
Rick Soucy (4-year term)	11/20/28
Michele Kreutzberg	06/30/26
Matt Hurley (alternate)	06/30/25

BOARD OF REVIEW (2-year term) – Generally meets the Tuesday following the first Monday in March, the second Monday and Tuesday in March, the Tuesday after the third Monday in July and the Tuesday following the second Monday in December.

Chris Grajek	12/31/24
Ron Matkin	12/31/24
Marianne McCreary	12/31/24
Joann Fellwock (alternate)	12/31/24

SEMCOG (4-year term) – Executive Committee meets monthly at 1pm on the last Friday of each month in Detroit.

Todd Walker	11/20/28
Rick Soucy (alternate)	11/20/28

GENOA/OCEOLA SEWER AND WATER AUTHORITY (4-year term) – Generally meets 3rd Wednesday of each month at Oceola Township Hall at 4:00pm

Robin Hunt	11/20/28
Kevin Spicher	11/20/28

HOWELL PARKS AND RECREATION (4-year term) – Generally meets 3rd Tuesday of each month at 6:30pm at Oceola Community Center.

Candie Hovarter	11/20/28
Todd Walker (alternate)	11/20/28

MHOG (Marion, Howell, Oceola and Genoa) (4-year term) - Generally meets 3rd Wednesday of each month at Oceola Township Hall at 5:00pm

Robin Hunt	11/20/28
Kevin Spicher	11/20/28

FOIA COORDINATOR (4-year term)

Kelly VanMarter	11/20/28
-----------------	----------

BRIGHTON FIRE AUTHORITY (4-year term) – Generally meets 2nd Thursday of each month at 8:00am

Kevin Spicher	11/20/28
Todd Walker	11/20/28

ELECTION COMMISSION (4-year term) – Generally meets at least once no less than 21 days and no more than 40 days before each election.

Rick Soucy	11/20/28
Candie Hovarter	11/20/28



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

MEMORANDUM

TO: Board of Trustees
FROM: Kevin Spicher, Supervisor
DATE: 11/26/2024
RE: Board Appointment Recommendations

I would like to recommend the following appointments for open board positions:

ZONING BOARD OF APPEALS:

Rick Soucy expires 11/20/2028

SEMCOG:

Todd Walker expires 11/20/2028
Alternate Rick Soucy expires 11/20/2028

GENOA/OCEOLA SEWER AND WATER AUTHORITY:

Robin Hunt expires 11/20/2028
Kevin Spicher expires 11/20/2028

HOWELL PARKS AND RECREATION:

Candie Hovarter expires 11/20/2028
Alternate Todd Walker expires 11/20/2028

MHOG (Marion, Howell, Oceola and Genoa):

Robin Hunt expires 11/20/2028
Kevin Spicher expires 11/20/2028

SUPERVISOR

Kevin Spicher

CLERK

Janene Deaton

TREASURER

Robin L. Hunt

TRUSTEES

Rick Soucy
Bill Reiber
Candie Hovarter
Todd Walker

MANAGER

Kelly VanMarter

FOIA COORDINATOR:

Kelly VanMarter expires 11/20/2028

BRIGHTON FIRE AUTHORITY:

Kevin Spicher expires 11/20/2028

Todd Walker expires 11/20/2028

ELECTION COMMISSION:

Rick Soucy expires 11/20/2028

Candie Hovarter expires 11/20/2028

Genoa Township Officials

Amended: December 2, 2024

PLANNING COMMISSION (3-year term) Generally meets the 2nd Monday of each month.

Chris Grajek	06/30/26
Marianne McCreary	06/30/27
Tim Chouinard	06/30/26
Greg Rassel	06/30/25
Bill Reiber (4-year term)	11/20/28
Glynis McBain	06/30/27
Eric Rauch	06/30/25

ZONING BOARD OF APPEALS (3-year term) Generally meets the 3rd Tuesday of each month.

Bill Rockwell	06/30/27
Marianne McCreary	06/30/27
Craig Fons	06/30/25
Rick Soucy (4-year term)	11/20/28
Michele Kreuzberg	06/30/26
Matt Hurley (alternate)	06/30/25

BOARD OF REVIEW (2-year term) – Generally meets the Tuesday following the first Monday in March, the second Monday and Tuesday in March, the Tuesday after the third Monday in July and the Tuesday following the second Monday in December.

Chris Grajek	12/31/24
Ron Matkin	12/31/24
Marianne McCreary	12/31/24
Joann Fellwock (alternate)	12/31/24

SEMCOG (4-year term) – Executive Committee meets monthly at 1pm on the last Friday of each month in Detroit.

Todd Walker	11/20/28
Rick Soucy (alternate)	11/20/28

GENOA/OCEOLA SEWER AND WATER AUTHORITY (4-year term) – Generally meets 3rd Wednesday of each month at Oceola Township Hall at 4:00pm

Robin Hunt	11/20/28
Kevin Spicher	11/20/28

HOWELL PARKS AND RECREATION (4-year term) – Generally meets 3rd Tuesday of each month at 6:30pm at Oceola Community Center.

Candie Hovarter	11/20/28
Todd Walker (alternate)	11/20/28

MHOG (Marion, Howell, Oceola and Genoa) (4-year term) - Generally meets 3rd Wednesday of each month at Oceola Township Hall at 5:00pm

Robin Hunt	11/20/28
Kevin Spicher	11/20/28

FOIA COORDINATOR (4-year term)

Kelly VanMarter	11/20/28
-----------------	----------

BRIGHTON FIRE AUTHORITY (4-year term) – Generally meets 2nd Thursday of each month at 8:00am

Kevin Spicher	11/20/28
Todd Walker	11/20/28

ELECTION COMMISSION (4-year term) – Generally meets at least once no less than 21 days and no more than 40 days before each election.

Rick Soucy	11/20/28
Candie Hovarter	11/20/28



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

MEMORANDUM

TO: Board of Trustees
FROM: Kevin Spicher, Supervisor
DATE: 11/25/2024
RE: Clerk Pay

Please find the attached resolution to restore the salary of newly elected Clerk, Janene Deaton, to be equal to that of the Treasurer. This change reflects a return of staff who perform the duties and responsibilities to the new clerk that had previously been removed from the department.

SUPERVISOR

Kevin Spicher

CLERK

Janene Deaton

TREASURER

Robin L. Hunt

TRUSTEES

Rick Soucy

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

**GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

RESOLUTION 241202A

At a regular meeting of the Board of Trustees of Genoa Charter Township, Livingston County, Michigan, (the "Township") held at 6:30pm at the Township Hall on Monday, December 2, 2024 there were:

PRESENT:

ABSENT:

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

RESOLUTION TO INCREASE THE SALARY FOR THE TOWNSHIP CLERK

NOW THEREFORE, BE IT RESOLVED that effective retroactively at 12:00 p.m. on Wednesday, November 20, 2024, the base wage salary* for the Township Clerk shall be increased from \$57,505 to \$67,254.

*(base wage salaries do not include pay for longevity, cell phone reimbursement or medical opt out)

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

AYES:

NAYS:

ABSENT:

The resolution was declared _____.

CERTIFICATION OF CLERK

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

Janene Deaton, Genoa Charter Township Clerk

Date



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

MEMORANDUM

TO: Board of Trustees
FROM: Kevin Spicher, Supervisor
DATE: 11/25/2025
RE: **Foster Swift PA233 Appeal**

Please find attached the engagement letter to join with other Townships from across Michigan in the Foster Swift Appeal/Litigation against the MPSC regarding its' recent Order in regard to application instructions and procedures that electric providers must follow when seeking approval for utility scale renewable energy projects under PA 233. While this specific order deals with renewable energy projects, the broader goal of this action is to protect local control in decision making as it pertains to projects within a local jurisdiction.

SUPERVISOR

Kevin Spicher

CLERK

Janene Deaton

TREASURER

Robin L. Hunt

TRUSTEES

Rick Soucy

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

Lansing
313 S. Washington Square
Lansing MI 48933

Detroit
333 W. Fort Street – Suite 1400
Detroit MI 48226

Walter S. Foster
1878-1961
Richard B. Foster
1908-1996
Theodore W. Swift
1928-2000
John L. Collins
1926-2001

Webb A. Smith - *Retired*

Charles A. Janssen
Charles E. Barbieri
Scott L. Mandel
Michael D. Sanders
Brent A. Titus
Brian G. Goodenough
Matt G. Hrebec
Deanna Swisher

Thomas R. Meagher
Douglas A. Mielock
Scott A. Chernich
Paul J. Millenbach
Dirk H. Beckwith
Brian J. Renaud
Lynwood P. VandenBosch
Lawrence Korolewicz
James B. Doezema
Anne M. Seurynek
Michael D. Homier
Scott H. Hogan
Benjamin J. Price
Michael R. Blum
Jonathan J. David
Andrew C. Vredenburg
Julie I. Fershtman
Todd W. Hoppe
Jennifer B. Van Regenmorter

Southfield
28411 Northwestern Highway – Suite 500
Southfield MI 48034

Holland
151 Central Avenue – Suite 260
Holland MI 49423

Thomas R. TerMaat
Frederick D. Dilley
David R. Russell
Joel C. Farrar
Laura J. Genovich
Karl W. Butterer, Jr.
Mindi M. Johnson
Ray H. Littleton, II
Jack L. Van Coevering
Anna K. Gibson
Nicholas M. Oertel
Alicia W. Birach
Adam A. Fadly
Michael J. Liddane
Ryan E. Lamb
Clifford L. Hammond
Matthew S. Fedor
Andrea Badalucco
Stefania Gismondi

Leslie A. Abdo
Julie L. Hamlet
Michael C. Zahrt
Mark T. Koerner
Warren H. Krueger, III
Taylor A. Gast
Thomas K. Dillon
Robert A. Hamor
Jacquelyn A. Dupler
Dora A. Brantley
James F. Anderton, V
Sara L. Cunningham
Michael A. Cassar
Alexander S. Rusek
Steven J. Tjapkes
Erica E.L. Huddas
Jennifer L. Montasir
Bryan Cermak
Mikhail Murshak

Kevin J. Roragen
Courtney G. Agrusa
Rachael Kuilema Klein
Michael R. Kluck
Gabrielle C. Lawrence
Kelly Reed Lucas
Paula K. Manis
James R. Neal
Michael G. Oliva
Michael H. Rhodes
Jeffrey S. Theuer
Amanda J. Dermovshek
Brandon M. H. Schumacher
Alaina M. Nelson
Anthony M. Dalimonte
Benjamin C. Dilley
Nicholas J. Stock, II
Keith T. Brown
Mallory E. Reader

Grand Rapids
1700 E. Beltline NE – Suite 200
Grand Rapids MI 49525

Benjamin M. Williams
Reed K. Powers
Dina D. Kashat
Danielle N. Romano
Lindsey M. Mead
Destiny R. Hughes
Nathan J. Wood
Samantha L. Diamond
McKenna S. Rivers
Melanie A. Assad
Matthew C. Murray

Writer's Direct Phone: 616.726.2230 **Fax:** 517.367.7120 **Reply To:** Grand Rapids **Email:** MHomier@fosterswift.com

November 6, 2024

Email: kelly@genoa.org

Supervisor
Genoa Charter Township
2911 Dorr Road
Brighton, MI 48116

Dear Supervisor:

We are pleased Genoa Township (the "Township") wishes to engage Foster Swift (the "Firm") to represent the Township's interests in an appeal of an Order issued by the MPSC regarding PA 233. It is customary in the legal profession to initiate a relationship between an attorney and client through an engagement letter. This engagement letter will serve as an agreement about the nature and scope of our relationship with the Township.

Our services to the Township will be billed on the basis of hourly rates for the time incurred. Hourly rates differ between attorneys and subject matter but are generally in the range of \$245 per hour to \$550 per hour. My standard hourly rate is \$505 per hour. However, we are sensitive to governmental budgets and offer our municipal clients a substantial reduction for public work. **Thus, the hourly rate for services provided to the Township will be capped at \$295 per hour, meaning that regardless of the attorney working on matters, the Township will not be billed more than \$295 per hour, except as otherwise provided in this engagement letter. Moreover, the total costs incurred during the entire course of the appeal beginning October 11 when we began work on the appeal will be equally divided amongst all of the municipalities on a monthly basis that have jointly agreed to join the appeal. We do not expect to issue any invoices until the first week of December because after November 8, no additional municipalities can be added as parties.**

Supervisor
November 6, 2024
Page 2

The hourly rate for legal services we provide to the Township will remain in effect until December 31, 2024, after which the Firm may adjust its rate annually, but not by more than 5% unless otherwise agreed upon. The Township will also be billed for photocopies and other out-of-pocket expenses by the Firm on the Township's behalf. The costs and attorney fees will be billed monthly. **Our invoices will be sent by e-mail, unless you direct us to send them in some other fashion.** If an invoice is not timely paid, a late charge may be added to any portion not paid within thirty (30) days. The late charge will be computed at the rate of .58% per month (7% annual) starting thirty (30) days after the date of the invoice.

Based on the information you have provided, the Firm believes that its representation of the Township complies with the Michigan Rules of Professional Conduct. However, if we determine that a conflict of interest arises during this engagement, the Firm may take appropriate steps to remedy the conflict, including withdrawal.

Our responsibility in representing the Township is, of course, to do so in a manner that is consistent with the customary professional practices and requirements for handling the Township's legal matters. In sum, we will need the Township's full and timely cooperation. This will likely include providing us with various materials relating to the matters for which the Township is utilizing our services. Further, the Township agrees that our work may be authorized and directed by any individual, officer, or agent of the Township, unless the Township advises us to the contrary in writing.

The Firm will pursue the Township's legal matters conscientiously and without delay, but with regard for the Firm's workload and the nature of the legal system. The Firm will keep the Township reasonably informed about the status of this matter and welcomes requests for information.

We intend to establish a mutually rewarding and enduring relationship with the Township as its legal counsel. Nevertheless, the Township is free to terminate our services at any time by written notice to us to that effect. We may also terminate our services to the Township, by written notice to the Township to that effect, if the Township unreasonably fails to cooperate with us, if our monthly statements are not paid in a timely manner, or if we determine that our continued representation of the Township would violate the rules of professional responsibility applicable to lawyers or would otherwise be impractical.

If the Township terminates our representation, the Firm will return to the Township any original materials in the Firm's files that belong to the Township. The Firm will dispose of its files (including the Firm's work product) related to Township matters as it sees fit.

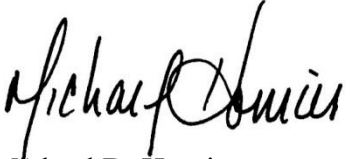
This engagement letter is intended to govern all of the legal services that we may render to the Township unless and until the Firm and the Township mutually agree in writing to a different arrangement with respect to providing our legal services to the Township.

Supervisor
November 6, 2024
Page 3

Should you have any questions, please do not hesitate to call us. If the Township agrees with the above, please execute this engagement letter at the bottom on behalf of the Township. We look forward to working with you on this important local control issue.

Sincerely,

FOSTER SWIFT COLLINS & SMITH PC



Michael D. Homier

MDH:als

Genoa Township Supervisor

Date

Supervisor
November 6, 2024
Page 4

Additional Terms of Engagement

Scope of Engagement:

Our engagement is on behalf of the parties expressly named in our agreement. As way of example, our representation of an entity does not include a representation of the interests of the individuals that are directors, shareholders, or officers of that entity.

Cooperation:

You agree to fully, accurately, and truthfully disclose to us all facts that may be relevant to the matter or that we may otherwise request to keep us apprised of developments relating to the matter. You agree to cooperate fully with us in all matters related to the preparation and presentation of your claims. We will be relying on the completeness and accuracy of the information you provide when we perform our services.

No Promise or Guarantee of Results:

You agree that we have made no promises or guarantees regarding the outcome of your case. Either at the beginning or during the course of our representation, we may express our opinions or beliefs concerning the matter or various courses of action and the results that might be anticipated. Any such statement made by any attorney, employee, or agent of our firm is intended to be an expression of opinion only, based on information available to us at the time, and must not be construed by you as a promise or guarantee of any particular result. In addition, the advice, and communications we render on your behalf are not intended to be disseminated to or relied on by any other parties without our prior written consent.

Consultations with Internal and Outside Counsel to the Firm:

We represent a large number of clients on a wide variety of complex matters. In the course of our representation, we may consult with the firm's internal counsel with expertise in legal ethics issues and in the past have considered such consultations to be attorney-client privileged. Recent court rulings have indicated that in some circumstances such consultations may not be deemed privileged. Our firm believes that expert advice and analysis regarding legal ethics issues would positively benefit our clients.

You agree that if we determine during the course of the representation that it is either necessary or appropriate to consult with our firm's internal counsel or outside counsel to the firm, we have your

Supervisor
November 6, 2024
Page 5

consent to do so and that our representation of you shall not, thereby, waive any attorney-client privilege.

E-mail Policy:

Our firm's attorneys, employees, and agents may utilize e-mail for communications in this matter unless you notify us, in writing, not to use this means of communication. Unless you request in writing that we encrypt out-going e-mail and we have agreed in writing to reasonable and mutually acceptable protocols, documents sent to you by e-mail will not be encrypted.

Our firm expends reasonable efforts to exclude any virus or other defect that might affect any computer or IT system from our e-mails and electronic documents. We do not accept liability for any loss or damage resulting from the use of commercial software, or the receipt or use of electronic communications from us containing a virus or defect that was not created by us.

Circular 230 Notices:

Congress has passed legislation imposing reporting requirements and penalties, which the IRS has implemented by amending Circular 230 and setting forth various rules about written tax advice. As a result, you may notice that we will often have a Circular 230 statement on written communications about reliance on what you receive.

Attorney's Lien:

All payments by way of recovery, award, judgment, or settlement to you from third parties shall be made jointly payable to you and us. If you obtain a monetary judgment or award, we shall have a lien on the proceeds to the extent of any of our unpaid fees, disbursements, or other charges.

Relationship Term:

When we have completed the specific professional legal services agreed to in this engagement, our attorney-client relationship shall end, regardless of the date you are billed or pay for our services.

Any agreement to provide non-professional services (facilities use, file storage, copies of old client files) does not revive the attorney-client relationship. The newsletters, e-mails, or other publications that we may occasionally send to you containing general updates on areas of the law of interest to you do not revive an attorney-client relationship.

Future Representation:

If our attorney-client relationship has ended, we have no obligation to represent you in connection with related matters unless we have agreed to do so in writing in our engagement agreement. Regardless of

Supervisor
November 6, 2024
Page 6

whether we are representing you in other matters, we have no duty to accept new engagements from you unless mutually agreed.

89561:00001:200971767-1

Lansing
313 S. Washington Square
Lansing MI 48933

Detroit
333 W. Fort Street – Suite 1400
Detroit MI 48226

Walter S. Foster
1878-1961
Richard B. Foster
1908-1996
Theodore W. Swift
1928-2000
John L. Collins
1926-2001

Webb A. Smith - *Retired*

Charles A. Janssen
Charles E. Barbieri
Scott L. Mandel
Michael D. Sanders
Brent A. Titus
Brian G. Goodenough
Matt G. Hrebec
Deanna Swisher

Thomas R. Meagher
Douglas A. Mielock
Scott A. Chernich
Paul J. Millenbach
Dirk H. Beckwith
Brian J. Renaud
Lynwood P. VandenBosch
Lawrence Korolewicz
James B. Doezema
Anne M. Seurnyck
Michael D. Homier
Scott H. Hogan
Benjamin J. Price
Michael R. Blum
Jonathan J. David
Andrew C. Vredenburg
Julie I. Fershtman
Todd W. Hoppe
Jennifer B. Van Regenmorter

Southfield
28411 Northwestern Highway – Suite 500
Southfield MI 48034

Holland
151 Central Avenue – Suite 260
Holland MI 49423

Thomas R. TerMaat
Frederick D. Dilley
David R. Russell
Joel C. Farrar
Laura J. Genovitch
Karl W. Butterer, Jr.
Mindi M. Johnson
Ray H. Littleton, II
Jack L. Van Coevering
Anna K. Gibson
Nicholas M. Oertel
Alicia W. Birach
Adam A. Fadly
Michael J. Liddane
Ryan E. Lamb
Clifford L. Hammond
Matthew S. Fedor
Andrea Badalucco
Stefania Gismondi

Leslie A. Abdo
Julie L. Hamlet
Michael C. Zahrt
Mark T. Koerner
Warren H. Krueger, III
Taylor A. Gast
Thomas K. Dillon
Robert A. Hamor
Jacquelyn A. Dupler
Dora A. Brantley
James F. Anderton, V
Sara L. Cunningham
Michael A. Cassar
Alexander S. Rusek
Steven J. Tjapkes
Erica E.L. Huddas
Jennifer L. Montasir
Bryan Cermak
Mikhail Murshak

Kevin J. Roragen
Courtney G. Agrusa
Rachael Kuilema Klein
Michael R. Kluck
Gabrielle C. Lawrence
Kelly Reed Lucas
Paula K. Manis
James R. Neal
Michael G. Oliva
Michael H. Rhodes
Jeffrey S. Theuer
Lino A. Taormina
Amanda J. Dernovshek
Brandon M. H. Schumacher
Alaina M. Nelson
Anthony M. Nelson
Benjamin C. Dilley
Nicholas J. Stock, II
Keith T. Brown

Grand Rapids
1700 E. Beltline NE – Suite 200
Grand Rapids MI 49525

Mallory E. Reader
Benjamin M. Williams
Reed K. Powers
Dina D. Kashat
Danielle N. Romano
Lindsey M. Mead
Destiny R. Hughes
Nathan J. Wood
Samantha L. Diamond
McKenna S. Rivers
Melanie A. Assad
Matthew C. Murray

Writer's Direct Phone: 616.726.2230 **Fax:** 517.367.7120 **Reply To:** Grand Rapids **Email:** mhomier@fosterswift.com

October 16, 2024

For Immediate Release

Municipalities to Challenge Michigan Public Service Commission's Interpretation of PA 233

Lansing, MI — Foster Swift Collins & Smith, PC, representing municipal clients across Michigan, announces its intent to challenge the Michigan Public Service Commission's (MPSC) recent Order regarding Public Act 233 of 2023 (PA 233). This legal action arises from the MPSC's erroneous interpretation of local authority over renewable energy projects, which, according to the municipalities and their legal counsel, oversteps the commission's authority and undermines local governance.

The MPSC's 168-page Order outlines application procedures for siting utility-scale renewable energy projects. However, the commission's interpretation of key provisions within PA 233, particularly its definition of a Compatible Renewable Energy Ordinance (CREO), has sparked significant concern and outrage amongst local municipalities, who were repeatedly assured by the legislature that they would retain local control.

Municipalities strongly disagree with this interpretation, noting that the MPSC's order appears to limit local municipalities' ability to impose any other zoning regulations, even those not prohibited by PA 233. Moreover, the MPSC's attempt to redefine the term "affected local unit" as only those municipalities exercising zoning jurisdiction is directly contrary to the plain language of the statute.

"The MPSC has overstepped its administrative authority," said Michael Homier, Chair of the Administrative and Municipal Practice Group at Foster Swift. "PA 233 grants limited powers to the MPSC, and we believe its recent actions are inconsistent with the law. We intend to contest this overreach on behalf of our clients to preserve local control."

Municipalities across Michigan are encouraged to join the legal appeal, which will be filed in the Michigan Court of Appeals before the November 8, 2024 deadline.

For more information or to join the legal challenge, please contact Foster Swift Collins & Smith, PC.

Michael D. Homier

Shareholder
Foster Swift Collins & Smith PC
1700 East Beltline, N.E., Suite 200
Grand Rapids, MI 49525-7044
Phone: 616.726.2230;
517.371.8120
Mobile: 517.285.4251
Fax: 517.367.7120
mhomier@fosterswift.com
www.fosterswift.com

Laura J. Genovich

Shareholder
Foster Swift Collins & Smith PC
1700 East Beltline, N.E., Suite 200
Grand Rapids, MI 49525-7044
Phone: 616.726.2238
Mobile: 616.560.5509 – *voice or text*
Fax: 616.726.6813
lgenovich@fosterswift.com
www.fosterswift.com

Leslie A. Abdo

Shareholder
Foster Swift Collins & Smith PC
1700 East Beltline, NE, Suite 200
Grand Rapids, MI 49525-7044
Phone: 616.726.2232
Fax: 616.726.6832
labdo@fosterswift.com
www.fosterswift.com

STATE OF MICHIGAN
IN THE COURT OF APPEALS

In the matter, on the Commission's own motion,
to open a docket to implement the provisions of
Public Act 223 of 2023

PSC Case No. U-21547

ALMER CHARTER TOWNSHIP; ARGENTINE
TOWNSHIP; AUGUSTA CHARTER
TOWNSHIP; BEAVER TOWNSHIP (BAY
COUNTY); BENGAL TOWNSHIP; BINGHAM
TOWNSHIP (CLINTON COUNTY);
BLISSFIELD TOWNSHIP;
BRIDGEHAMPTON TOWNSHIP;
BROCKWAY TOWNSHIP; CASCADE
CHARTER TOWNSHIP; CATO TOWNSHIP;
CLINTON COUNTY; COHOCTAH
TOWNSHIP; COLUMBIA TOWNSHIP (VAN
BUREN COUNTY); COLUMBUS TOWNSHIP
(ST CLAIR COUNTY); CONWAY TOWNSHIP;
COOPER CHARTER TOWNSHIP; DALLAS
TOWNSHIP; DEERFIELD TOWNSHIP
(LENAWEE COUNTY); DENMARK
TOWNSHIP; DOUGLASS TOWNSHIP;
DUPLAIN TOWNSHIP; EAGLE TOWNSHIP;
EASTON TOWNSHIP; ELLINGTON
TOWNSHIP; ELMWOOD TOWNSHIP;
ESCANABA TOWNSHIP; FRANKENLUST
TOWNSHIP; FREMONT TOWNSHIP
(SANILAC COUNTY); GARDEN TOWNSHIP;
GARFIELD TOWNSHIP (BAY COUNTY);
GENOA TOWNSHIP; HANDY TOWNSHIP;
IDA TOWNSHIP; INGHAM TOWNSHIP;
IONIA COUNTY; IOSCO TOWNSHIP;
ISABELLA TOWNSHIP; JOYFIELD
TOWNSHIP; JUNIATA TOWNSHIP;
KAWKAWLIN TOWNSHIP; KEENE
TOWNSHIP; KIMBALL TOWNSHIP; LAKE
TOWNSHIP (HURON COUNTY); LEROY
TOWNSHIP (INGHAM COUNTY); MARION
TOWNSHIP (LIVINGSTON COUNTY);
MARION TOWNSHIP (SANILAC COUNTY);
MILAN TOWNSHIP; MONITOR CHARTER

Court of Appeals No. _____

CLAIM OF APPEAL

ORAL ARGUMENT REQUESTED

TOWNSHIP; MONTAGUE TOWNSHIP;
MONTCALM TOWNSHIP; MOORE
TOWNSHIP; NORTH BRANCH TOWNSHIP;
OGDEN TOWNSHIP; ORLEANS TOWNSHIP;
RIGA TOWNSHIP; SANILAC COUNTY;
SCHOOLCRAFT COUNTY; SEVILLE
TOWNSHIP; SHIAWASSEE COUNTY;
SIDNEY TOWNSHIP; SPEAKER TOWNSHIP;
STOCKBRIDGE TOWNSHIP;
SUMMERFIELD TOWNSHIP (MONROE
COUNTY); TUSCOLA COUNTY; TYRONE
TOWNSHIP (LIVINGSTON COUNTY);
VENICE TOWNSHIP; WALES TOWNSHIP;
WATERLOO TOWNSHIP; WATERTOWN
TOWNSHIP (SANILAC COUNTY); WHITE
OAK TOWNSHIP; WHITE RIVER
TOWNSHIP; WILLIAMS CHARTER
TOWNSHIP; WORTH TOWNSHIP; AND
YORK CHARTER TOWNSHIP

Appellants,

v.

MICHIGAN PUBLIC SERVICE COMMISSION

Appellee.

Michael D. Homier (P60318)
Laura J. Genovich (P72278)
Leslie A. Abdo (P78850)
FOSTER, SWIFT, COLLINS & SMITH, PC
Attorneys for Appellants
1700 E. Beltline Ave. NE, Suite 200
Grand Rapids, MI 49525
(616) 726-2200
mhomier@fosterswift.com
lgenovich@fosterswift.com
labdoo@fosterswift.com

CLAIM OF APPEAL

THE APPEAL INVOLVES A RULING THAT A PROVISION OF THE CONSTITUTION, A STATUTE, RULE OR REGULATION, OR OTHER STATE GOVERNMENTAL ACTION IS INVALID.

Dated: November 8, 2024.

Appellants, through their counsel, FOSTER, SWIFT, COLLINS & SMITH, P.C., state as follows, pursuant to MCL 462.26:

Introduction

1. Appellants claim an appeal from the October 10, 2024 order (the “Order”) of the Public Service Commission (the “PSC”) implementing the provisions of Public Act 233 of 2023 (“PA 233”). The Order is attached as **Exhibit A**.

2. PA 233 confers powers and duties to the PSC regarding the siting of utility-scale solar energy facilities, wind energy facilities, and energy storage facilities—allowing developers, under limited circumstances, to bypass local zoning authorities when proposing qualifying developments.

3. The Order attempts to vastly expand the PSC’s limited and enumerated jurisdiction in PA 233 and is both unlawful and unreasonable under MCL 462.26(8).

4. The Order is unlawful and unreasonable because, among other reasons:

a. The PSC’s issuance of the Order violates the Administrative Procedures Act, MCL 24.201 *et seq*;

b. The Order unlawfully and unreasonably redefines key terms and concepts and creates processes and procedures that violate the Legislature’s express and unambiguous intent.

5. This Court has jurisdiction over this appeal, filed within 30 days of the issuance of the PSC’s Order. MCL 462.26(1).

PSC's Authority

6. PA 233 adds a new Part 8 to the Clean and Renewable Energy and Energy Waste Reduction Act, Public Act 295 of 2008.

7. Under Section 230 of PA 233, “[i]n administering this part, the [PSC] has only those powers and duties granted to the [PSC] under this part.” Section 230 further provides that PA 233 controls in any conflict between it and any other Michigan law.

8. PA 233 gives the PSC the following specific powers:

- a. prescribe the format and content of the notice required for certain public meetings. Section 223(1).
- b. establish application filing requirements. Section 224(1).
- c. reasonably require information to be contained in an application. Section 225(s).
- d. conduct proceedings on applications. Section 226(3).
- e. assess reasonable application fees. Section 226(4).
- f. grant or deny applications and issue certificates. Section 226(5).
- g. issue orders to protect the confidentiality of certain information. Section 228(2).
- h. consolidate proceedings. Section 230(2).

9. More broadly, to promulgate rules or orders pursuant to the powers identified in Paragraph 8, the PSC must follow the Administrative Procedures Act, MCL 24.201 *et seq.* (the “APA”).

10. An agency is obligated to employ formal APA rulemaking when establishing policies that “do not merely interpret or explain the statute or rules from which the agency derives its authority,” but rather “establish the substantive standards implementing the program.” *Faircloth v Family Independence Agency*, 232 Mich App 391, 404; 591 NW2d 314 (1998).

11. Under the APA, a rule is “an agency regulation, statement, standard, policy, ruling, or instruction of general applicability that implements or applies law enforced or administered by the agency, or that prescribes the organization, procedure, or practice of the agency, including the amendment, suspension, or rescission of the law enforced or administered by the agency.” MCL 24.207.

12. Although there is an exception to the above-quoted definition for “[a] determination, decision, or order in a contested case,” the Order does not arise from a contested case.

13. A “contested case” is a “a proceeding, including rate-making, price-fixing, and licensing, in which a determination of the legal rights, duties, or privileges of a named party is required by law to be made by an agency after an opportunity for an evidentiary hearing.” MCL 24.203(3).

14. Here, there are no named parties and there was no opportunity for an evidentiary hearing.

15. The Order is simply a rule by another name that did not go through the rulemaking process as required by the APA.

16. Because it is a rule that was not promulgated under the APA, was not entered in a contested case, and adjudicates matters outside of the PSC’s limited jurisdiction granted to it in PA 233, the Order is not authorized by law.

Definition of “CREO”

17. In addition to these procedural problems, several substantive provisions of the Order are not authorized by law.

18. Among other things, PA 233 allows a local zoning jurisdiction to retain control over relevant siting decisions if the jurisdiction has a “compatible renewable energy ordinance,” or “CREO.” A CREO is defined by PA 233 as “an ordinance that provides for the development of energy facilities within the local unit of government, the requirements of which are no more restrictive than the provisions included in section 226(8).”

19. In its Order, the PSC redefined “CREO”. The PSC found that:

[A] CREO under Act 233 means an ordinance that provides for the development of energy facilities within a local unit of government, the requirements of which are no more restrictive than the provisions included in Section 226(8). The Commission further specifies that a CREO may only contain the setback, fencing, height, sound, and other applicable requirements expressly outlined in Section 226(8) of Act 233 and may not contain additional requirements more restrictive than those specifically identified in that section. [**Order**, 18.]

20. In other words, under the Order’s definition, a CREO may only contain the exact requirements listed in Section 226(8) of Act 233 *and nothing else*.

21. Section 226(8) provides the maximum restrictions local units can place on specific topics including setbacks, fencing, height, noise, lighting, and environmental regulations. Neither section 226(8) nor any other section of PA 233 prohibits local units from imposing additional reasonable regulations on energy facilities.

22. This redefining of “CREO” violates the Legislature’s intent.

23. The PSC acted outside its authority when it redefined “CREO” and its action is not authorized by law.

24. The PSC’s redefining of “CREO” is unreasonable, as it entirely eliminates any local input in the regulation of energy facilities.

Definition of “Affected Local Unit”

25. The Order also purports to redefine “affected local unit,” or “ALU.” **Order**, 10.

26. Under PA 233, “‘affected local unit’ means a unit of local government in which all or part of a proposed energy facility will be located.” Section 221(a).

27. The Act also defines “local unit of government” or “local unit” as a “county, township, city or village.” Section 221(n).

28. The Order revises this definition by limiting “affected local units” to “include only those local units of government that exercise zoning jurisdiction.”

29. The Legislature chose a specific and expansive definition of “affected local unit.” The PSC’s Order defies the Legislature’s intent by attempting to narrow that definition.

30. The PSC acted outside its authority when it redefined “affected local unit” and its action is not authorized by law.

31. The PSC’s redefining of “affected local” is unreasonable because it prohibits unzoned communities from adopting and enforcing CREOs by police power.

Definition of “Hybrid Facility”

32. Additionally, the Order purports to illegally expand the PSC’s jurisdiction to include applications for so-called “hybrid facilities.” See **Order**, 5-6.

33. PA 233 contains explicit definitions for “solar energy facility,” “wind energy facility,” and “energy storage facility.” Section 221(j), (w), and (x).

34. Under PA 233, an “energy storage facility” may be a component of a “solar energy facility” or a “wind energy facility.” Section 221(w), (x).

35. According to Section 222(1), PA 233 applies to:

- a. “Any solar facility with a nameplate capacity of 50 megawatts or more.”
- b. “Any wind facility with a nameplate capacity of 100 megawatts or more.”

- c. “Any energy storage facility with a nameplate capacity of 50 megawatts or more and an energy discharge capability of 200 megawatt hours or more.”

36. The phrase “hybrid facility,” or any similar phrase, does not appear in PA 233. PA 233 does not confer jurisdiction to the PSC over projects that combine different facilities to reach the threshold requirements.

37. Yet the Order purports to expand the PSC’s limited jurisdiction to projects that only “meet the statutory thresholds when multiple technologies are combined for siting,” in a so-called “hybrid facility.” **Order**, 4.

38. This expansion of the PSC’s jurisdiction violates the Legislature’s intent and is not authorized by law.

Conclusion

39. Appellants request the following relief:

- a. That this court vacate the PSC’s October 10, 2024 Order, or parts thereof;
- b. That this court permanently enjoin the PSC from enforcing its October 10, 2024 Order, or parts thereof;
- c. That this court preliminarily enjoin the PSC from enforcing its October 10, 2024 Order pending the outcome of this appeal; and
- d. Any other relief the Court finds just and equitable.

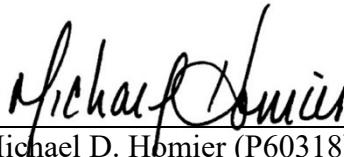
40. No bond is required by this appeal.

41. In this appeal as of right, Appellants reserve the right to bring forth additional arguments that may entitle Appellants to relief.

Respectfully Submitted,

FOSTER, SWIFT, COLLINS & SMITH, P.C.
Attorneys for Appellants

Dated: November 8, 2024

By: 
Michael D. Homier (P60318)
Laura J. Genovich (P72278)
Leslie A. Abdoo (P78850)
1700 E. Beltline Ave. NE, Suite 200
Grand Rapids, MI 49525
(616) 726-2200
mhomier@fosterswift.com
lgenovich@fosterswift.com
labdoo@fosterswift.com

88770:00001:7168463-3

89561:00001:200972222-7

EXHIBIT A

There are over 160 pages of Exhibits. To keep the packet size manageable, the exhibits have been removed. Please contact staff to review the exhibits. -- KV



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: November 25, 2024
RE: Meeting and Holiday Schedule

Attached please find the proposed Township Holiday and Meeting schedules for the upcoming 2025 year. The Charter Township Act (MCL 42.7) requires that the Board adopt a resolution for the time, date and place of its regular meetings. I have provided the attached Resolution 241202B to fulfil this requirement. I have also provided the schedule of meetings for all Boards and Commissions and a proposed holiday schedule for your approval.

Suggested motion for Item #8 (Resolution requires ROLL CALL vote):

Moved by _____ **and Supported by** _____ to approve **Resolution 241202B** establishing the 2025 regular meeting dates for the Board of Trustees. (Roll Call)

Suggested motion for Item #9:

Moved by _____ **and Supported by** _____ to approve the 2025 Township Meetings and Holiday Schedule.

If you have questions prior to Monday night's meeting please let me know.

Sincerely,

Kelly VanMarter

SUPERVISOR

Kevin Spicher

CLERK

Janene Deaton

TREASURER

Robin L. Hunt

TRUSTEES

Rick Soucy

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

**GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

RESOLUTION 241202B

At a regular meeting of the Board of Trustees of Genoa Charter Township, Livingston County, Michigan, (the "Township") held at 6:30pm at the Township Hall on Monday, December 2, 2024 there were:

PRESENT:

ABSENT:

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

**RESOLUTION TO ESTABLISH THE MEETING DATES OF GENOA CHARTER TOWNSHIP
BOARD OF TRUSTEES FOR THE YEAR 2025**

NOW THEREFORE, BE IT RESOLVED that the Township Board of Genoa Charter Township, Livingston County, Michigan, does hereby establish that there will generally be two regular meetings per month unless disrupted by a holiday or election, held by the Township Board as follows:

- Meetings will generally be held on the first and third Monday of each month unless the Board meeting falls on a holiday or conflicts with a presidential or gubernatorial election in which case the meeting shall be held at the same location and time on an alternate day as determined by the Board. Meeting dates disrupted by holidays or elections are noted with an asterisk (*) in the schedule below.
- Meetings will be held at the Genoa Township Hall located at 2911 Dorr Road, Brighton, MI 48116 unless capacity concerns cause the meeting to be relocated to a larger venue.
- The Township Board meets at 6:30 p.m.
- All meetings will be held in compliance with the Open Meetings Act.
- Special meetings may be called with proper notice given as prescribed by law.
- The 2025 regular meeting schedule is as follows:

January 6 & 21, 2025*(21 st is Tuesday)	July 7 & 21, 2025
February 3 & 17, 2025	August 4 & 18, 2025
March 3 & 17, 2025	September 2 & 15, 2025* (2 nd is Tuesday)
April 7 & 21, 2025	October 6 & 20, 2025
May 5 & 19, 2025	November 3 & 17, 2025
June 2 & 16, 2025	December 1 & 15, 2025

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

AYES:

NAYS:

ABSENT:

The resolution was declared _____.

CERTIFICATION OF CLERK

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

Janene Deaton, Genoa Charter Township Clerk

Dated: December 2, 2024

(Notice Posted in Front Display Case: December 3, 2024 thru Dec. 31, 2025)



GENOA CHARTER TOWNSHIP
SCHEDULE OF MEETINGS
January 1, 2025 thru December 31, 2025

Meetings will be held at the Genoa Township Hall located at 2911 Dorr Road. The Township Board meets at 6:30 p.m., the Zoning Board of Appeals meet at 6:30 p.m. The Planning Commission meets at 6:30 p.m.

Regular meetings of the Township Board are generally scheduled for the first and third Monday of every month. The Planning Commission generally meets the second and if necessary, the fourth Monday; and the Zoning Board of Appeals usually meets the third Tuesday of each month. Holidays will occasionally disrupt the meeting schedules.

TOWNSHIP BOARD SCHEDULE

January 6 & 21, 2025*(21 st is Tuesday)	July 7 & 21, 2025
February 3 & 17, 2025	August 4 & 18, 2025
March 3 & 17, 2025	September 2 & 15, 2025* (2 nd is Tuesday)
April 7 & 21, 2025	October 6 & 20, 2025
May 5 & 19, 2025	November 3 & 17, 2025
June 2 & 16, 2025	December 1 & 15, 2025

PLANNING COMMISSION SCHEDULE

January 13, 2025	July 14, 2025
February 10, 2025	August 11, 2025
March 10, 2025	September 8, 2025
April 14, 2025	October 14, 2025* (Tuesday)
May 12, 2025	November 10, 2025
June 9, 2025	December 8, 2025

ZONING BOARD OF APPEALS SCHEDULE

January 14, 2025* (2 nd Tuesday)	July 15, 2025
February 18, 2025	August 19, 2025
March 18, 2025	September 16, 2025
April 15, 2025	October 21, 2025
May 20, 2025	November 18, 2025
June 17, 2025	December 16, 2025

BOARD OF REVIEW SCHEDULE

March 4, 2025	July 22, 2025
March 10 & 11, 2025	Dec. 9, 2025

**denotes meeting date disrupted by a holiday or conflict.*

Notice Posted on Front Display - Dec. 3, 2024 thru Dec. 31, 2025



GENOA CHARTER TOWNSHIP
SCHEDULE OF HOLIDAYS
January 1, 2025 thru December 31, 2025

HOLIDAY	DATE OBSERVED 2025
New Year's Day	January 1, 2025
Martin Luther King Day	January 20, 2025
Good Friday	April 18, 2025
Memorial Day	May 26, 2025
Independence Day	July 4, 2025
Labor Day	September 1, 2025
Columbus Day	October 13, 2025
Veterans Day	November 11, 2025
Thanksgiving	November 27, 2025
Post-Thanksgiving	November 28, 2025
Christmas Eve	December 24, 2025
Christmas Day	December 25, 2025
Floating Holiday	December 26, 2025
New Year's Eve	December 31, 2025

As designated in the Employee Handbook, all regular full time and part time employees receive time off with pay for designated holidays. Temporary employees will receive holiday time off without pay. Part time employees are compensated at a percentage determined by hours worked during the previous year.

The holidays designated in the employee handbook are shown in Table I at right.

If a holiday falls on a Saturday, the preceding day will be recognized as the holiday. If the holiday falls on a Sunday, the following Monday will be recognized as the holiday.

If the preceding Friday or the following Monday is also a holiday, then the preceding Thursday or following Tuesday will be recognized as the holiday, provided, however, by mutual consent of the Township Board or the Township Manager and a majority of the affected employees, the holiday days may be changed to allow the Township Hall to remain open for normal business.

Table I.

HOLIDAY	DATE
New Year's Day	January 1
Martin Luther King Day	Third Monday in January
Good Friday	Friday before Easter
Memorial Day	Last Monday in May
Independence Day	July 4
Labor Day	First Monday in September
Columbus Day	Second Monday in October
Veterans Day	November 11
Thanksgiving	Fourth Thursday in November
Post-Thanksgiving	Friday after Thanksgiving
Christmas Eve	December 24
Christmas Day	December 25
New Year's Eve	December 31
Election Day or Floating Holiday	Presidential and Gubernatorial



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: November 25, 2024
RE: First Draft – Preliminary 2025-2026 Budget

Please see attached draft preliminary budget for the April 1, 2025 through March 31, 2026 fiscal year. The Charter Township Act requires that the first draft preliminary budget for the 2025-2026 Fiscal Year be submitted to the Board no later than December 1st (120 days prior to the commencement of the Fiscal Year). In accordance with this law, the packet including the budget was transmitted to the Board on November 26, 2024.

There is no action on the draft budget required for Monday's meeting. Individual board members are encouraged to review the document and contact staff with any questions or concerns. The budget will continue to be refined and presented to the Board as we enter the new year. Prior to adoption, we are required to publish notice and hold a budget public hearing.

Sincerely,



Kelly VanMarter

SUPERVISOR

Kevin Spicher

CLERK

Janene Deaton

TREASURER

Robin L. Hunt

TRUSTEES

Rick Soucy

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
Fund 101 - GENERAL FUND				
ESTIMATED REVENUES				
Dept 000 - REVENUE				
101-000-402-001	CURRENT REAL PROP TAX	2,181	1,220,000	1,312,000
101-000-411-001	DELINQ TAX - PERSONAL & REAL	0	1,000	1,000
101-000-434-002	TRAILER FEES	2,474	3,600	3,600
101-000-448-001	COLLECT FEES/EXCESS OF ROLL	298,271	430,000	451,000
101-000-448-002	COLLECTION FEE - SCHOOLS	24,498	25,000	25,000
101-000-451-024	ADMIN FEE/UTILITY-OPERATING	29,680	59,359	61,171
101-000-452-001	INTEREST-SPECIAL ASSESSMENTS	0	15,494	31,647
101-000-476-001	CABLE FRANCHISE	248,915	390,000	320,000
101-000-476-002	LICENSE & PERMITS	13,316	20,000	20,000
101-000-476-004	CABLE FRANCHISE PEG FUND	5,898	0	11,600
101-000-567-001	CEMETERY REVENUE	0	400	400
101-000-572-001	METRO ACT REVENUE	17,488	21,700	21,700
101-000-573-001	LCSA-PPT REIMBURSEMENT	17,839	20,200	20,400
101-000-574-002	STATE SHARED REVENUE	1,532,962	2,346,759	2,326,732
101-000-608-000	CHARGES FOR SERV-APPL FEES	57,970	60,000	60,000
101-000-609-000	CHARGES FOR SERVICES- FOIA/PRINTING	725	500	500
101-000-626-032	ADM FEE LIQUOR LAW	1,803	3,790	3,790
101-000-631-000	REFUSE COLLECTION FEES	44,221	1,348,457	1,370,660
101-000-657-001	ORDINANCE FINES	0	1,500	1,000
101-000-665-001	INTEREST	34,087	65,000	70,000
101-000-671-000	OTHER REVENUE	(780)	1,000	1,000
101-000-672-000	TAXES ON LAND TRANSFER	5,062	145,000	148,000
101-000-682-000	ELECTION REIMBURSEMENTS	122,861	0	0
101-000-698-202	TRANSFER IN - SAD RESIDUAL BALANCE	0	500	0
101-000-699-249	MMRMA REIMBURSEMENT	10,186	10,000	11,000
101-000-699-464	TRANSFER IN FROM ARPA FUND #464	0	266,683	0
Totals for dept 000 - REVENUE		2,469,657	6,455,942	6,272,200
TOTAL ESTIMATED REVENUES		2,469,657	6,455,942	6,272,200
APPROPRIATIONS				
Dept 101 - TOWNSHIP BOARD				
101-101-702-014	TRUSTEES/SECRETARY WAGES & SALARIES	22,917	40,000	41,600
101-101-861-000	TRUSTEES MILEAGE & TRAVEL EXPENSE	1,384	3,000	3,000
101-101-910-000	TRUSTEES PRO DEV/CONFERENCE/DUES	11,808	15,000	20,000
101-101-955-000	TRUSTEES MISCELLANEOUS	46	100	500
Totals for dept 101 - TOWNSHIP BOARD		36,155	58,100	65,100

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
Dept 171 - TOWNSHIP SUPERVISOR				
101-171-702-014	TWP SUPERVISOR SALARY	44,746	70,000	72,800
101-171-861-000	SUPERVISOR MILEAGE & TRAVEL EXPENSE	44	500	500
101-171-910-000	SUPERVISOR PRO DEV/CONFERENCE/DUES	369	500	500
101-171-955-000	SUPERVISOR MISCELLANEOUS	11	500	500
Totals for dept 171 - TOWNSHIP SUPERVISOR		45,170	71,500	74,300
Dept 172 - TOWNSHIP MANAGER				
101-172-702-014	TWP MANAGER SALARY	103,442	160,000	166,400
101-172-703-000	MANAGER DEPT WAGES & SALARIES	32,002	48,500	50,440
101-172-861-000	MANAGER DEPT MILEAGE & TRAVEL EXPENS	0	1,000	1,000
101-172-910-000	MANAGER DEPT PRO DEV/CONFERENCE/DU	1,799	4,000	4,000
101-172-955-000	MANAGER DEPT MISCELLANEOUS	0	1,000	1,000
Totals for dept 172 - TOWNSHIP MANAGER		137,243	214,500	222,840
Dept 191 - ACCOUNTING & FINANCE				
101-191-703-000	ACCT DEPT WAGES & SALARIES	53,078	91,000	94,640
101-191-801-000	ACCOUNTING CONSULTANT (PHP)	7,500	30,000	30,000
101-191-801-001	FINANCIAL CONSULTING (PFM)	0	1,200	1,200
101-191-861-000	ACCT DEPT MILEAGE & TRAVEL EXPENSE	0	100	100
101-191-910-000	ACCT DEPT PRO DEV/CONFERENCE/DUES	0	100	100
101-191-955-000	ACCT DEPT MISCELLANEOUS	1,200	500	2,000
Totals for dept 191 - ACCOUNTING & FINANCE		61,778	122,900	128,040
Dept 215 - TOWNSHIP CLERK				
101-215-702-014	TWP CLERK SALARY	38,849	58,755	71,760
101-215-703-000	CLERKS DEPT WAGES & SALARIES	37,846	65,000	67,600
101-215-861-000	CLERKS DEPT MILEAGE & TRAVEL EXPENSE	0	0	500
101-215-910-000	CLERKS DEPT PRO DEV/CONFERENCE/DUES	205	700	700
101-215-955-000	CLERKS DEPT MISCELLANEOUS	0	100	100
Totals for dept 215 - TOWNSHIP CLERK		76,900	124,555	140,660
Dept 223 - AUDIT				
101-223-801-000	AUDIT SERVICES (MANER COSTERISAN)	33,900	34,000	34,000
Totals for dept 223 - AUDIT		33,900	34,000	34,000
Dept 228 - INFORMATION TECHNOLOGY				
101-228-703-000	IT DEPT WAGES & SALARIES	51,548	81,000	84,240
101-228-861-000	IT DEPT MILEAGE & TRAVEL EXPENSE	0	500	500
101-228-910-000	IT DEPT PRO DEV/CONFERENCE/DUES	0	200	200
101-228-955-000	IT DEPT MISCELLANEOUS	0	500	500
Totals for dept 228 - INFORMATION TECHNOLOGY		51,548	82,200	85,440

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
Dept 247 - BOARD OF REVIEW				
101-247-702-014	BOARD OF REVIEW SALARIES	268	4,000	4,160
101-247-791-000	BD OF REV PUBLICATIONS	288	1,100	1,500
101-247-861-000	BD OF REV MILEAGE & TRAVEL EXPENSE	0	100	100
101-247-910-000	BD OF REV PRO DEV/CONFERENCE/DUES	0	540	540
101-247-955-000	BD OF REV MISCELLANEOUS	0	500	500
101-247-964-000	REFUNDS & CHARGEBACKS	3,625	5,000	8,000
Totals for dept 247 - BOARD OF REVIEW		4,181	11,240	14,800
Dept 253 - TOWNSHIP TREASURER				
101-253-702-014	TREASURER SALARY	45,174	69,000	71,760
101-253-703-000	TREASURERS DEPT WAGES & SALARIES	72,136	110,000	114,400
101-253-861-000	TREASURERS DEPT MILEAGE & TRAVEL EXPE	259	750	500
101-253-910-000	TREASURERS DEPT PRO DEV/CONFERENCE/C	10	500	500
101-253-955-000	TREASURERS DEPT MISCELLANEOUS	98	500	250
Totals for dept 253 - TOWNSHIP TREASURER		117,677	180,750	187,410
Dept 257 - ASSESSING DEPARTMENT				
101-257-702-014	ASSESSING SALARIES	168,859	266,000	276,640
101-257-703-000	ASSESSING WAGES & SALARIES INTERN	2,280	10,000	10,000
101-257-803-000	ASSESSING LEGAL	12,965	15,000	20,000
101-257-861-000	ASSESSING MILEAGE & TRAVEL EXPENSE	0	500	500
101-257-910-000	ASSESSING PRO DEV/CONFER/DUES/SUB	1,233	5,000	5,000
101-257-955-000	ASSESSING MISCELLANEOUS	21	500	500
Totals for dept 257 - ASSESSING DEPARTMENT		185,358	297,000	312,640
Dept 261 - GENERAL GOVERNMENT				
101-261-703-000	UNALLOCATED WAGES & SALARIES	0	2,000	2,000
101-261-709-000	EMPLOYER'S SHARE SS & MEDICARE	69,206	110,000	110,000
101-261-709-001	CELLPHONE REIMBURSEMENT	2,147	5,800	10,620
101-261-709-002	WORKERS COMP	14,186	11,000	15,000
101-261-718-001	RETIREMENT	61,857	155,000	160,000
101-261-718-002	HEALTH/LIFE INSURANCE	251,677	320,000	320,000
101-261-718-003	WELLNESS	379	8,000	8,000
101-261-718-004	EHIM RESERVE	0	50,000	50,000
101-261-750-000	SUPPLIES	14,228	25,000	30,000
101-261-750-001	POSTAGE	7,733	30,000	30,000
101-261-751-000	EQUIP / SOFTWARE / SOFTWARE MAINTENA	64,965	125,000	140,000
101-261-752-000	WEBSITE MAINTENANCE	1,750	20,000	30,000
101-261-791-000	SUBSCRI/PUBLICATIONS/MEMBERS	5,951	6,000	6,000
101-261-802-000	CONTRACTUAL SERVICES / CONSULTING	814	10,000	20,000
101-261-802-001	TWP VEHICLE EXPENSES	77	2,000	2,000
101-261-861-000	UNALLOCATED MILEAGE & TRAVEL EXPENSE	0	100	100

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
101-261-941-000	CONTINGENCY	0	30,000	30,000
101-261-955-000	UNALLOCATED MISCELLANEOUS	2,654	3,000	5,000
Totals for dept 261 - GENERAL GOVERNMENT		497,624	912,900	968,720
Dept 262 - ELECTIONS				
101-262-703-001	WAGES- PART TIME OFFICE WORKERS	60,203	40,000	7,500
101-262-703-002	SCANNERS, CHAIRPERSON & POLL WORKERS	59,700	40,000	0
101-262-703-004	TRAINING: \$45<4 HRS - \$90>4 HRS	3,690	5,000	0
101-262-703-005	WAGES - RECEIVING BOARD- \$200 PER DIEM	1,200	1,600	0
101-262-751-001	ELECTION OFFICE SUPPLIES/EQUIPMENT	20,212	17,000	0
101-262-791-000	ELECTION PUBLICATIONS	288	1,500	0
101-262-802-001	ELECTION MEETING FEES	750	1,200	0
101-262-802-002	BALLOT TESTING	5,450	10,000	2,000
101-262-802-003	LIVINGSTON COUNTY CLERK	17,899	9,000	2,000
101-262-802-004	CHURCH / SCHOOL CLEANUP/SETUP/ TAKE D	5,100	5,500	2,500
101-262-802-005	ELECTION BREAKFAST / DINNER	1,683	1,800	0
101-262-861-001	ELECTION MILEAGE & TRAVEL	876	500	0
101-262-901-001	POSTAGE FOR APPLICATIONS	0	0	500
101-262-901-002	POSTAGE FOR MAILING BALLOTS	6,172	8,000	500
101-262-901-003	POSTAGE FOR MAILING NEW I.D. CARDS	0	300	0
101-262-955-000	ELECTION MISCELLANEOUS	3,344	1,500	0
Totals for dept 262 - ELECTIONS		186,567	142,900	15,000
Dept 265 - BUILDING & GROUNDS				
101-265-740-000	INSURANCE - PROP LIAB/VEHICLE	39,460	53,000	55,000
101-265-802-000	BUILDING & GROUNDS CONTRACTUAL SERV	0	1,000	1,000
101-265-850-000	PHONE/INTERNT/CABLE/ALARM	19,215	30,000	27,500
101-265-920-001	UTIL:ELECTRICITY & NAT.GAS	13,516	23,000	25,000
101-265-934-060	REPAIRS & MAINTENANCE	38,545	130,000	130,000
101-265-955-000	BUILDING & GROUNDS MISCELLANEOUS	34	5,000	5,000
Totals for dept 265 - BUILDING & GROUNDS		110,770	242,000	243,500
Dept 266 - LEGAL SERVICES				
101-266-803-000	GENERAL TOWNSHIP LEGAL FEES	32,026	50,000	50,000
101-266-803-001	LITIGATION LEGAL FEES	32,007	100,000	150,000
Totals for dept 266 - LEGAL SERVICES		64,033	150,000	200,000
Dept 270 - HUMAN RESOURCES				
101-270-703-000	HR WAGES & SALARIES	13,357	20,500	21,320
101-270-802-000	HR CONTRACTUAL SERVICES	0	1,500	1,500
101-270-861-000	HR MILEAGE & TRAVEL EXPENSE	0	100	100
101-270-910-000	HR PRO DEV/CONFERENCE/DUES	0	500	100
101-270-955-000	HR MISCELLANEOUS	0	500	100

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
Totals for dept 270 - HUMAN RESOURCES		13,357	23,100	23,120
Dept 445 - DRAINS AT LARGE				
101-445-802-000	CONTRACTUAL SERVICES - LIVINGSTON COU	0	25,000	34,500
Totals for dept 445 - DRAINS AT LARGE		0	25,000	34,500
Dept 521 - REFUSE COLLECTION				
101-521-802-000	REFUSE CONTRACTUAL SERVICES	909,324	1,557,576	1,635,000
Totals for dept 521 - REFUSE COLLECTION		909,324	1,557,576	1,635,000
Dept 567 - CEMETERY				
101-567-703-002	CEMETERY MAINTENANCE	7,474	8,000	10,000
Totals for dept 567 - CEMETERY		7,474	8,000	10,000
Dept 701 - PLANNING & ZONING				
101-701-702-014	PLANNING COMMISSION SALARIES	13,134	27,563	28,666
101-701-702-015	ZONING BOARD WAGES	8,140	16,538	17,200
101-701-703-000	PLANNING & ZONING WAGES & SALARIES	121,752	254,100	223,600
101-701-791-000	PLANNING & ZONING PUBLICATIONS	3,079	3,000	3,000
101-701-802-000	PLANNING & ZONING CONTRACTUAL SERVIC	14,546	30,000	25,000
101-701-861-000	PLANNING & ZONING MILEAGE & TRAVEL EX	0	2,500	2,000
101-701-910-000	PLANNING & ZONING PRO DEV/CONFERENC	2,010	10,000	8,000
101-701-946-001	REVIEW SERVICES - PLANNING	28,285	45,000	40,000
101-701-946-002	REVIEW SERVICES - ENGINEERING	25,316	40,000	40,000
101-701-946-003	REVIEW SERVICES - PUBLICATIONS/POSTAGE	952	3,000	3,000
101-701-946-004	REVIEW SERVICES - ROUTING	640	2,000	2,000
101-701-946-005	REVIEW SERVICES - LEGAL/RECORDING FEES	10,563	10,000	12,000
101-701-955-000	PLANNING & ZONING MISCELLANEOUS	20	1,000	1,000
Totals for dept 701 - PLANNING & ZONING		228,437	444,701	405,466
Dept 728 - ECONOMIC DEVELOPMENT				
101-728-880-000	COMMUNITY PROMOTION - CONTRIBUTION	23,283	24,000	24,000
101-728-880-001	COMMUNITY OUTREACH	0	0	20,000
Totals for dept 728 - ECONOMIC DEVELOPMENT		23,283	24,000	44,000
Dept 900 - CAPITAL OUTLAY FUNCTION				
101-900-970-000	CAPITAL OUTLAY > \$5,000	14,300	50,000	50,000
101-900-975-000	CAPITAL OUTLAY < \$5,000	7,590	10,000	10,000
Totals for dept 900 - CAPITAL OUTLAY FUNCTION		21,890	60,000	60,000
Dept 965 - TRANSFERS OUT & OTHER FINANCING USES				
101-965-995-208	TRANSFER OUT- FUND #208 - PARKS & REC	0	850,000	250,000
101-965-995-249	TRANSFER OUT- FUND #249 - BLDG RESERVE	0	550,000	200,000

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
101-965-995-401	TRANSFER OUT- FUND #401 - ROAD IMPROV	1,000,000	1,000,000	850,000
Totals for dept 965 - TRANSFERS OUT & OTHER FINANCING USES		1,000,000	2,400,000	1,300,000
TOTAL APPROPRIATIONS		3,812,669	7,186,922	6,204,536
NET OF REVENUES/APPROPRIATIONS - FUND 101		(1,343,012)	(730,980)	67,664
BEGINNING FUND BALANCE		3,715,692	3,715,692	2,984,712
ENDING FUND BALANCE		2,372,680	2,984,712	3,052,376

Fund 202 - SAD ROADS AND LAKES

ESTIMATED REVENUES

Dept 000 - REVENUE

202-000-452-001	INTEREST	47,714	45,000	25,000
202-000-699-000	TRANSFER IN - FUND # 101	0	0	200,000
Totals for dept 000 - REVENUE		47,714	45,000	225,000

Dept 448 - STREETLIGHTS

202-448-628-005	WHITE PINES LIGHTING -SAD PRINCIPAL	39	795	995
Totals for dept 448 - STREETLIGHTS		39	795	995

Dept 478

202-478-628-005	HOMESTEAD (S22-31) -SAD PRINCIPAL	0	13,986	13,986
202-478-665-001	HOMESTEAD (S22-31) -INTEREST	290	2,238	1,958
Totals for dept 478 -		290	16,224	15,944

Dept 484

202-484-628-005	EARL LAKE (W18-25) -SAD PRINCIPAL	710	18,803	18,803
Totals for dept 484 -		710	18,803	18,803

Dept 485

202-485-628-005	NOVEL ESTATES (W18-25) -SAD PRINCIPAL	0	10,964	10,964
Totals for dept 485 -		0	10,964	10,964

Dept 489

202-489-628-005	BLACK OAKS (W21-30) -SAD PRINCIPAL	0	922	922
202-489-665-001	BLACK OAKS (W21-30) -INTEREST	0	129	111
Totals for dept 489 -		0	1,051	1,033

Dept 490

202-490-628-005	DARLENE DR (W21-30) -SAD PRINCIPAL	0	2,867	2,867
202-490-665-001	DARLENE DR (W21-30) -INTEREST	370	402	344
Totals for dept 490 -		370	3,269	3,211

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
Dept 491				
202-491-628-005	ELMHURST (S20-26) -SAD PRINCIPAL	0	7,612	7,612
202-491-665-001	ELMHURST (S20-26) -INTEREST	514	457	304
Totals for dept 491 -		514	8,069	7,916
Dept 492				
202-492-628-005	MCNAMARA (S23-32) -SAD PRINCIPAL	0	13,947	14,132
202-492-665-001	MCNAMARA (S23-32) -INTEREST	0	2,546	2,261
Totals for dept 492 -		0	16,493	16,393
Dept 493				
202-493-628-005	PINE CREEK -SAD PRINCIPAL	42,991	0	0
Totals for dept 493 -		42,991	0	0
Dept 494				
202-494-628-005	STILLRIVER (S23-32) -SAD PRINCIPAL	0	9,220	9,220
202-494-665-001	STILLRIVER (S23-32) -INTEREST	0	1,659	1,475
Totals for dept 494 -		0	10,879	10,695
Dept 495				
202-495-628-005	TIMBERVIEW PRIV (W23-32)-SAD PRINCIPLE	0	3,795	3,795
202-495-665-001	TIMBERVIEW PRIV (W23-32)-INTEREST	0	683	607
Totals for dept 495 -		0	4,478	4,402
Dept 496				
202-496-628-005	CRYSTAL VALLEY (S24-33) - SAD PRINCIPLE	13,284	36,900	33,948
202-496-665-001	CRYSTAL VALLEY (S24-33) - INTEREST	0	7,380	6,111
Totals for dept 496 -		13,284	44,280	40,059
Dept 497				
202-497-628-005	GRAND RAVINE (W24-38) -SAD PRINCIPLE	6,610	12,276	11,804
202-497-665-001	GRAND RAVINE (W24-38) -INTEREST	44	1,535	3,305
Totals for dept 497 -		6,654	13,811	15,109
Dept 498				
202-498-628-005	LAKWOOD KNOLL (W24-38) -SAD PRINCIPLE	55,722	57,900	54,183
202-498-665-001	LAKWOOD KNOLL (W24-38) -INTEREST	104	5,790	15,171
Totals for dept 498 -		55,826	63,690	69,354
Dept 499				
202-499-628-005	MILROY MYSTIC LK (W24-34) - SAD PRINC	0	55,600	65,608
202-499-665-001	MILROY MYSTIC LK (W24-34) - INTEREST	0	2,780	10,008

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
Totals for dept 499 -		0	58,380	75,616
Dept 570 - LAKE IMPROVEMENTS				
202-570-628-005	LK CHEMUNG (W23-27) -SAD PRINCIPAL	4,193	48,222	45,034
Totals for dept 570 - LAKE IMPROVEMENTS		4,193	48,222	45,034
Dept 571				
202-571-628-005	PARDEE LK (W21-25) -SAD PRINCIPAL	2,083	22,396	22,396
Totals for dept 571 -		2,083	22,396	22,396
Dept 572				
202-572-628-005	GRAND BEACH (W21-25) -SAD PRINCIPAL	249	14,125	14,105
Totals for dept 572 -		249	14,125	14,105
Dept 573				
202-573-628-005	E/W CROOKED LK (S23-27) -SAD PRINCIPAL	52	18,414	17,888
Totals for dept 573 -		52	18,414	17,888
Dept 575				
202-575-628-005	BAETCKE LK (S23-27) -SAD PRINCIPAL	0	7,600	7,600
Totals for dept 575 -		0	7,600	7,600
Dept 576				
202-576-628-005	EARL LAKE (W24-29) - SAD PRINCIPLE	0	2,789	2,789
Totals for dept 576 -		0	2,789	2,789
TOTAL ESTIMATED REVENUES		174,969	429,732	625,306
APPROPRIATIONS				
Dept 223 - AUDIT				
202-223-801-000	AUDIT	2,500	5,000	5,000
Totals for dept 223 - AUDIT		2,500	5,000	5,000
Dept 448 - STREETLIGHTS				
202-448-801-075	WHITE PINES LIGHTING -PROJECT EXPENSE	506	895	915
Totals for dept 448 - STREETLIGHTS		506	895	915
Dept 478				
202-478-802-000	HOMESTEAD (S22-31) -ANNUAL MAINT. EXP	0	3,100	3,200
Totals for dept 478 -		0	3,100	3,200
Dept 487				

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
202-487-801-075	EDWIN DR (S19-23) -PROJECT EXPENSE	2,245	3,800	2,081
Totals for dept 487 -		2,245	3,800	2,081
Dept 496				
202-496-801-075	CRYSTAL VALLEY (S24-33) - PROJECT EXP	132,920	134,920	0
Totals for dept 496 -		132,920	134,920	0
Dept 497				
202-497-801-075	GRAND RAVINE (W24-38) -PROJECT EXP	223,004	223,136	0
Totals for dept 497 -		223,004	223,136	0
Dept 498				
202-498-801-075	LAKWOOD KNOLL (S24-38) -PROJECT EXP	3,019	1,014,000	0
Totals for dept 498 -		3,019	1,014,000	0
Dept 499				
202-499-801-075	MILROY MYSTIC LK (W24-34) - PROJECT EXP	970	619,000	0
Totals for dept 499 -		970	619,000	0
Dept 570 - LAKE IMPROVEMENTS				
202-570-801-075	LK CHEMUNG (W23-27) -PROJECT EXPENSE	40,432	55,000	55,000
Totals for dept 570 - LAKE IMPROVEMENTS		40,432	55,000	55,000
Dept 571				
202-571-801-075	PARDEE LK (W21-25) -PROJECT EXPENSE	16,574	22,700	24,000
Totals for dept 571 -		16,574	22,700	24,000
Dept 572				
202-572-801-075	GRAND BEACH (W21-25) -PROJECT EXPENSE	11,101	13,508	14,800
Totals for dept 572 -		11,101	13,508	14,800
Dept 573				
202-573-801-075	E/W CROOKED LK (S23-27) -PROJECT EXPENSE	15,268	15,000	15,500
Totals for dept 573 -		15,268	15,000	15,500
Dept 575				
202-575-801-075	BAETCKE LK (S23-27) -PROJECT EXPENSE	7,000	7,000	7,250
Totals for dept 575 -		7,000	7,000	7,250
Dept 576				
202-576-801-075	EARL LAKE (W24-29) - PROJECT EXPENSE	1,366	2,264	2,265
Totals for dept 576 -		1,366	2,264	2,265

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
Dept 852 - TRANSFER TO OTHER FUNDS				
202-852-995-101	SAD INTEREST TRANSFER OUT TO 101	0	8,000	0
202-852-999-402	TRANFER OUT TO PINE CREEK RD IMPROVEM	413,550	413,550	0
Totals for dept 852 - TRANSFER TO OTHER FUNDS		413,550	421,550	0
Dept 906				
202-906-956-000	MISC EXPENSE	410	600	1,000
Totals for dept 906 -		410	600	1,000
TOTAL APPROPRIATIONS		870,865	2,541,473	131,011
NET OF REVENUES/APPROPRIATIONS - FUND 202		(695,896)	(2,111,741)	494,295
BEGINNING FUND BALANCE		2,446,247	2,446,247	334,506
ENDING FUND BALANCE		1,750,351	334,506	828,801
Fund 208 - PARK/RECREATION FUND				
ESTIMATED REVENUES				
Dept 000 - REVENUE				
208-000-434-001	FARM LEASE REVENUE	0	2,800	2,800
208-000-665-001	INTEREST	14,823	6,000	12,000
208-000-699-101	TRANSFER IN FROM GF #101 OPERATING	0	850,000	250,000
Totals for dept 000 - REVENUE		14,823	858,800	264,800
TOTAL ESTIMATED REVENUES		14,823	858,800	264,800
APPROPRIATIONS				
Dept 223 - AUDIT				
208-223-801-000	AUDIT	200	500	500
Totals for dept 223 - AUDIT		200	500	500
Dept 536				
208-536-972-100	LAND FOR RECREATION	354,425	355,000	0
Totals for dept 536 -		354,425	355,000	0
Dept 751 - PARKS & RECREATION				
208-751-934-006	PARK PLANNING/ENGINEERING	0	100,000	20,000
208-751-934-007	HAPRA	93,375	124,500	0
208-751-934-010	B-BALL BENCHES PICNIC TABLE CHARGERS	0	0	0
208-751-934-011	BOARDWALK/RAILING IMPROVEMENTS	15,106	30,000	0
208-751-934-013	SECURITY UPGRADES	12,302	50,000	25,000
208-751-934-015	REPAIR/REPLACE RUBBER- POUR IN PLACE	0	13,200	0

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
208-751-934-017	NORTH SOCCER FIELD DRAINAGE REPAIR	0	60,000	0
208-751-934-019	WAYFINDING SIGNAGE	0	2,000	2,000
208-751-934-020	BRIGHTON ROAD CLEANUP	0	0	50,000
208-751-934-060	PATH / PARK MAINTENANCE	73,087	175,000	175,000
208-751-934-061	EQUIPMENT REPLACEMENT	3,020	5,000	5,000
Totals for dept 751 - PARKS & RECREATION		196,890	559,700	277,000
Dept 906				
208-906-956-000	MISC EXPENSE	713	1,000	1,000
Totals for dept 906 -		713	1,000	1,000
TOTAL APPROPRIATIONS		552,228	916,200	278,500
NET OF REVENUES/APPROPRIATIONS - FUND 208		(537,405)	(57,400)	(13,700)
BEGINNING FUND BALANCE		813,904	813,904	756,504
ENDING FUND BALANCE		276,499	756,504	742,804
Fund 212 - LIQUOR LAW ENFORCEMENT				
ESTIMATED REVENUES				
Dept 000 - REVENUE				
212-000-574-001	STATE SHARED REV LIQUOR LAW	17,909	16,700	16,700
212-000-665-001	INTEREST	46	20	20
Totals for dept 000 - REVENUE		17,955	16,720	16,720
TOTAL ESTIMATED REVENUES		17,955	16,720	16,720
APPROPRIATIONS				
Dept 330 - LIQUOR LAW ENFORCEMENT				
212-330-702-013	LIQUOR LAW ENF WAGES	4,668	9,336	9,336
212-330-709-009	EMPLOYER'S SHARE FICA	362	724	724
212-330-715-002	RETIREMENT	467	933	933
212-330-801-070	AUDITING EXPENSE	200	500	500
212-330-803-070	LIQUOR LAW ADM FEE/GENOA TWP.	1,803	3,605	3,605
212-330-860-070	VEHICLE EXPENSE	0	1,545	1,545
Totals for dept 330 - LIQUOR LAW ENFORCEMENT		7,500	16,643	16,643
TOTAL APPROPRIATIONS		7,500	16,643	16,643
NET OF REVENUES/APPROPRIATIONS - FUND 212		10,455	77	77
BEGINNING FUND BALANCE		5,064	5,064	5,141
ENDING FUND BALANCE		15,519	5,141	5,218

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
Fund 249 - BUILDING AND GROUNDS FUND				
ESTIMATED REVENUES				
Dept 000 - REVENUE				
249-000-665-001	INTEREST	7,931	1,440	2,000
249-000-699-000	OPERATING TRANSFER IN #101	0	550,000	200,000
Totals for dept 000 - REVENUE		7,931	551,440	202,000
TOTAL ESTIMATED REVENUES		7,931	551,440	202,000
APPROPRIATIONS				
Dept 265 - BUILDING & GROUNDS				
249-265-801-000	AUDIT	0	250	250
249-265-955-000	MISCELLANEOUS EXP	699	1,500	1,000
249-265-981-007	ASPHALT REPLACE, REPAIRS & RESEALING	0	50,000	50,000
249-265-981-008	SECURITY UPGRADES	3,158	100,000	20,000
249-265-981-012	TWP BOARD ROOM UPGRADES	5,580	50,000	50,000
249-265-981-013	TWP HALL CUBICLE/CARPET DESIGN	0	10,000	10,000
249-265-981-014	HERBST HOME OFFICE RENOVATION	136,115	400,000	30,000
249-265-981-015	WAYFINDING SIGNS	0	3,000	3,000
Totals for dept 265 - BUILDING & GROUNDS		145,552	614,750	164,250
TOTAL APPROPRIATIONS		145,552	614,750	164,250
NET OF REVENUES/APPROPRIATIONS - FUND 249		(137,621)	(63,310)	37,750
BEGINNING FUND BALANCE		480,571	480,571	417,261
ENDING FUND BALANCE		342,950	417,261	455,011
Fund 401 - ROAD IMPROVEMENT FUND				
ESTIMATED REVENUES				
Dept 000 - REVENUE				
401-000-665-001	INTEREST	21,309	22,800	10,000
401-000-699-000	OPERATING TRANSFER IN	1,000,000	1,000,000	850,000
Totals for dept 000 - REVENUE		1,021,309	1,022,800	860,000
TOTAL ESTIMATED REVENUES		1,021,309	1,022,800	860,000
APPROPRIATIONS				
Dept 223 - AUDIT				
401-223-801-000	AUDIT	200	500	500

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
Totals for dept 223 - AUDIT		200	500	500
Dept 446 - ROAD PROJECTS				
401-446-804-000	DUST CONTROL/CHLORIDE	80,034	95,000	100,000
401-446-812-002	KELLOGG - LIMESTONE G.C. TO MCCLEMENS	125,000	125,000	0
401-446-812-003	KELLOGG - GRAVEL G.R. TO MCCLEMENS	105,000	105,000	0
401-446-812-004	EULER GRAVEL	90,000	90,000	0
401-446-812-005	MCCLEMENS LIMESTONE	127,000	127,000	0
401-446-812-006	CHALLIS/BAUER ROUNDABOUT	500,000	500,000	0
401-446-812-007	CHILSON ROAD-BECK TO GRAND RIVER	310,885	600,000	0
401-446-812-008	EULER ROAD - REPAVE	0	0	150,000
401-446-812-009	BRIGHTON RD WEST OF CHILSON-REPAVE	0	0	150,000
401-446-812-010	BECK RD WEST OF CHILSON-GRAVEL	0	0	147,000
401-446-812-011	CROOKED LAKE RD W OF CHILSON-GRAVEL	0	0	181,000
401-446-812-013	HERBST RD-REPAVE	0	0	250,000
Totals for dept 446 - ROAD PROJECTS		1,337,919	1,642,000	978,000
Dept 906				
401-906-956-000	MISC EXPENSE	400	600	780
Totals for dept 906 -		400	600	780
TOTAL APPROPRIATIONS		1,338,519	1,643,100	979,280
NET OF REVENUES/APPROPRIATIONS - FUND 401		(317,210)	(620,300)	(119,280)
BEGINNING FUND BALANCE		996,973	996,973	376,673
ENDING FUND BALANCE		679,763	376,673	257,393
Fund 402 - PINE CREEK CONSTRUCTION FUND				
ESTIMATED REVENUES				
Dept 000 - REVENUE				
402-000-665-001	INTEREST	50,108	0	25,000
402-000-671-000	PREPAID ASSESSMENTS	1,088,138	0	0
402-000-671-001	LAKE VILLAS/TWP CONTRIBUTION	457,198	0	0
402-000-699-202	TRANSFER OUT SAD ROAD & LAKES	2,861,704	0	0
Totals for dept 000 - REVENUE		4,457,148	0	25,000
TOTAL ESTIMATED REVENUES		4,457,148	0	25,000
APPROPRIATIONS				
Dept 441 - PUBLIC WORKS				
402-441-801-076	BONDING EXPENSE	88,093	0	0

11/26/2024

BUDGET REPORT FOR GENOA TOWNSHIP

GL NUMBER	DESCRIPTION	2024-25 ACTIVITY THRU 03/31/25	2024-25 AMENDED BUDGET	2025-26 RECOMMENDED BUDGET
Totals for dept 441 - PUBLIC WORKS		88,093	0	0
Dept 906				
402-906-956-000	MISC EXPENSE	631	0	2,000
402-906-991-001	PRINCIPAL ON LONG TERM DEBT	0	0	75,000
402-906-992-001	INTERST ON LONG TERM DEBT	0	0	158,750
Totals for dept 906 -		631	0	235,750
TOTAL APPROPRIATIONS		88,724	0	235,750
NET OF REVENUES/APPROPRIATIONS - FUND 402		4,368,424	0	(210,750)
BEGINNING FUND BALANCE		45,551	45,551	45,551
ENDING FUND BALANCE		4,413,975	45,551	(165,199)
Fund 532 - GENOA OP-GO CONVERSION DEBT				
ESTIMATED REVENUES				
Dept 000 - REVENUE				
532-000-665-001	INTEREST	11,554	15,000	8,000
532-000-699-592	TRANSFER IN OP OPER # 592	179,110	358,000	358,000
Totals for dept 000 - REVENUE		190,664	373,000	366,000
TOTAL ESTIMATED REVENUES		190,664	373,000	366,000
APPROPRIATIONS				
Dept 223 - AUDIT				
532-223-801-000	AUDIT	0	1,000	1,000
Totals for dept 223 - AUDIT		0	1,000	1,000
Dept 906				
532-906-956-000	AGENT FEES	0	550	550
532-906-956-001	MISC EXPENSE	400	450	600
532-906-991-001	PRINCIPAL ON LONG TERM DEBT	330,000	330,000	340,000
532-906-992-001	INTEREST ON LONG TERM DEBT	38,994	79,987	71,388
Totals for dept 906 -		369,394	410,987	412,538
TOTAL APPROPRIATIONS		369,394	411,987	413,538
NET OF REVENUES/APPROPRIATIONS - FUND 532		(178,730)	(38,987)	(47,538)
BEGINNING FUND BALANCE		(4,035,095)	(4,035,095)	(4,074,082)
ENDING FUND BALANCE		(4,213,825)	(4,074,082)	(4,121,620)



NOTE - the original version of the packet included the incorrect Q2 report from 2023. The corrected 2024 Q2 report was handed out at the meeting and this packet was updated after the meeting to include the correct report. (KV)

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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: November 25, 2024
RE: Q2 Budget to Actual Reports

Attached please find the second quarter budget to actual reports prepared by Township staff. The second quarter report represents the first 6 months of the fiscal year from April 1st through September 30, 2024. If you have questions prior to Monday night's meeting please let me know.

Sincerely,



Kelly VanMarter

SUPERVISOR

Kevin Spicher

CLERK

Janene Deaton

TREASURER

Robin L. Hunt

TRUSTEES

Rick Soucy

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Revenues						
Dept 000 - REVENUE						
101-000-402-001	CURRENT REAL PROP TAX	1,220,000.00	1,016.04	0.00	1,218,983.96	0.08
101-000-411-001	DELINQ TAX - PERSONAL & REAL	1,000.00	0.00	0.00	1,000.00	0.00
101-000-434-002	TRAILER FEES	3,600.00	1,856.50	309.00	1,743.50	51.57
101-000-448-001	COLLECT FEES/EXCESS OF ROLL	430,000.00	291,744.55	238,176.24	138,255.45	67.85
101-000-448-002	COLLECTION FEE - SCHOOLS	25,000.00	24,498.00	0.00	502.00	97.99
101-000-451-024	ADMIN FEE/UTILITY-OPERATING	59,359.00	29,680.00	29,680.00	29,679.00	50.00
101-000-452-001	INTEREST-SPECIAL ASSESSMENTS	15,494.00	0.00	0.00	15,494.00	0.00
101-000-476-001	CABLE FRANCHISE	390,000.00	169,500.53	0.00	220,499.47	43.46
101-000-476-002	LICENSE & PERMITS	20,000.00	10,551.50	1,791.50	9,448.50	52.76
101-000-476-004	CABLE FRANCHISE PEG FUND	0.00	2,992.76	0.00	(2,992.76)	100.00
101-000-567-001	CEMETERY REVENUE	400.00	0.00	0.00	400.00	0.00
101-000-572-001	METRO ACT REVENUE	21,700.00	17,487.67	0.00	4,212.33	80.59
101-000-573-001	LCSA-PPT REIMBURSEMENT	20,200.00	17,838.69	0.00	2,361.31	88.31
101-000-574-002	STATE SHARED REVENUE	2,346,759.00	1,117,900.00	0.00	1,228,859.00	47.64
101-000-608-000	CHARGES FOR SERV-APPL FEES	60,000.00	52,686.30	14,304.50	7,313.70	87.81
101-000-609-000	CHARGES FOR SERVICES- FOIA/PRINTING	500.00	725.00	0.00	(225.00)	145.00
101-000-626-032	ADM FEE LIQUOR LAW	3,790.00	1,803.00	1,803.00	1,987.00	47.57
101-000-631-000	REFUSE COLLECTION FEES	1,348,457.00	43,812.06	29.18	1,304,644.94	3.25
101-000-657-001	ORDINANCE FINES	1,500.00	0.00	0.00	1,500.00	0.00
101-000-665-001	INTEREST	65,000.00	30,453.29	4,572.72	34,546.71	46.85
101-000-671-000	OTHER REVENUE	1,000.00	(780.00)	0.00	1,780.00	(78.00)
101-000-672-000	TAXES ON LAND TRANSFER	145,000.00	5,061.74	5,061.74	139,938.26	3.49
101-000-682-000	ELECTION REIMBURSEMENTS	0.00	10,000.00	0.00	(10,000.00)	100.00
101-000-698-202	TRANSFER IN - SAD RESIDUAL BALANCE	500.00	0.00	0.00	500.00	0.00
101-000-699-249	MMRMA REIMBURSEMENT	10,000.00	10,186.08	0.00	(186.08)	101.86
101-000-699-464	TRANSFER IN FROM ARPA FUND #464	266,683.00	0.00	0.00	266,683.00	0.00
Total Dept 000 - REVENUE		6,455,942.00	1,839,013.71	295,727.88	4,616,928.29	28.49
TOTAL REVENUES		6,455,942.00	1,839,013.71	295,727.88	4,616,928.29	28.49
Expenditures						
Dept 101 - TOWNSHIP BOARD						
101-101-702-014	TRUSTEES/SECRETARY WAGES & SALARIES	40,000.00	19,333.33	1,668.75	20,666.67	48.33
101-101-861-000	TRUSTEES MILEAGE & TRAVEL EXPENSE	3,000.00	976.69	0.00	2,023.31	32.56
101-101-910-000	TRUSTEES PRO DEV/CONFERENCE/DUES	15,000.00	10,774.87	636.00	4,225.13	71.83
101-101-955-000	TRUSTEES MISCELLANEOUS	100.00	0.00	0.00	100.00	0.00
Total Dept 101 - TOWNSHIP BOARD		58,100.00	31,084.89	2,304.75	27,015.11	53.50
Dept 171 - TOWNSHIP SUPERVISOR						
101-171-702-014	TWP SUPERVISOR SALARY	70,000.00	34,205.49	5,270.16	35,794.51	48.86
101-171-861-000	SUPERVISOR MILEAGE & TRAVEL EXPENSE	500.00	44.22	0.00	455.78	8.84
101-171-910-000	SUPERVISOR PRO DEV/CONFERENCE/DUES	500.00	219.00	159.00	281.00	43.80
101-171-955-000	SUPERVISOR MISCELLANEOUS	500.00	0.00	0.00	500.00	0.00
Total Dept 171 - TOWNSHIP SUPERVISOR		71,500.00	34,468.71	5,429.16	37,031.29	48.21
Dept 172 - TOWNSHIP MANAGER						
101-172-702-014	TWP MANAGER SALARY	160,000.00	78,115.36	12,038.46	81,884.64	48.82
101-172-703-000	MANAGER DEPT WAGES & SALARIES	48,500.00	24,078.00	3,712.00	24,422.00	49.65

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-172-861-000	MANAGER DEPT MILEAGE & TRAVEL EXPENSE	1,000.00	0.00	0.00	1,000.00	0.00
101-172-910-000	MANAGER DEPT PRO DEV/CONFERENCE/DUES	4,000.00	1,773.75	25.00	2,226.25	44.34
101-172-955-000	MANAGER DEPT MISCELLANEOUS	1,000.00	0.00	0.00	1,000.00	0.00
Total Dept 172 - TOWNSHIP MANAGER		214,500.00	103,967.11	15,775.46	110,532.89	48.47
Dept 191 - ACCOUNTING & FINANCE						
101-191-703-000	ACCT DEPT WAGES & SALARIES	91,000.00	39,508.48	5,798.87	51,491.52	43.42
101-191-801-000	ACCOUNTING CONSULTANT (PHP)	30,000.00	7,500.00	0.00	22,500.00	25.00
101-191-801-001	FINANCIAL CONSULTING (PFM)	1,200.00	0.00	0.00	1,200.00	0.00
101-191-861-000	ACCT DEPT MILEAGE & TRAVEL EXPENSE	100.00	0.00	0.00	100.00	0.00
101-191-910-000	ACCT DEPT PRO DEV/CONFERENCE/DUES	100.00	0.00	0.00	100.00	0.00
101-191-955-000	ACCT DEPT MISCELLANEOUS	500.00	1,200.00	0.00	(700.00)	240.00
Total Dept 191 - ACCOUNTING & FINANCE		122,900.00	48,208.48	5,798.87	74,691.52	39.23
Dept 215 - TOWNSHIP CLERK						
101-215-702-014	TWP CLERK SALARY	58,755.00	28,752.49	4,423.46	30,002.51	48.94
101-215-703-000	CLERKS DEPT WAGES & SALARIES	65,000.00	26,794.52	3,964.79	38,205.48	41.22
101-215-910-000	CLERKS DEPT PRO DEV/CONFERENCE/DUES	700.00	159.00	159.00	541.00	22.71
101-215-955-000	CLERKS DEPT MISCELLANEOUS	100.00	0.00	0.00	100.00	0.00
Total Dept 215 - TOWNSHIP CLERK		124,555.00	55,706.01	8,547.25	68,848.99	44.72
Dept 223 - AUDIT						
101-223-801-000	AUDIT SERVICES (MANER COSTERISAN)	34,000.00	31,900.00	0.00	2,100.00	93.82
Total Dept 223 - AUDIT		34,000.00	31,900.00	0.00	2,100.00	93.82
Dept 228 - INFORMATION TECHNOLOGY						
101-228-703-000	IT DEPT WAGES & SALARIES	81,000.00	38,451.94	5,923.08	42,548.06	47.47
101-228-861-000	IT DEPT MILEAGE & TRAVEL EXPENSE	500.00	0.00	0.00	500.00	0.00
101-228-910-000	IT DEPT PRO DEV/CONFERENCE/DUES	200.00	0.00	0.00	200.00	0.00
101-228-955-000	IT DEPT MISCELLANEOUS	500.00	0.00	0.00	500.00	0.00
Total Dept 228 - INFORMATION TECHNOLOGY		82,200.00	38,451.94	5,923.08	43,748.06	46.78
Dept 247 - BOARD OF REVIEW						
101-247-702-014	BOARD OF REVIEW SALARIES	4,000.00	268.29	0.00	3,731.71	6.71
101-247-791-000	BD OF REV PUBLICATIONS	1,100.00	287.52	0.00	812.48	26.14
101-247-861-000	BD OF REV MILEAGE & TRAVEL EXPENSE	100.00	0.00	0.00	100.00	0.00
101-247-910-000	BD OF REV PRO DEV/CONFERENCE/DUES	540.00	0.00	0.00	540.00	0.00
101-247-955-000	BD OF REV MISCELLANEOUS	500.00	0.00	0.00	500.00	0.00
101-247-964-000	REFUNDS & CHARGEBACKS	5,000.00	3,624.64	0.00	1,375.36	72.49
Total Dept 247 - BOARD OF REVIEW		11,240.00	4,180.45	0.00	7,059.55	37.19
Dept 253 - TOWNSHIP TREASURER						
101-253-702-014	TREASURER SALARY	69,000.00	33,577.23	5,173.38	35,422.77	48.66
101-253-703-000	TREASURERS DEPT WAGES & SALARIES	110,000.00	53,756.58	8,355.98	56,243.42	48.87

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-253-861-000	TREASURERS DEPT MILEAGE & TRAVEL EXPENSE	750.00	259.29	0.00	490.71	34.57
101-253-910-000	TREASURERS DEPT PRO DEV/CONFERENCE/DUES	500.00	0.00	0.00	500.00	0.00
101-253-955-000	TREASURERS DEPT MISCELLANEOUS	500.00	10.78	0.00	489.22	2.16
Total Dept 253 - TOWNSHIP TREASURER		180,750.00	87,603.88	13,529.36	93,146.12	48.47
Dept 257 - ASSESSING DEPARTMENT						
101-257-702-014	ASSESSING SALARIES	266,000.00	127,359.14	19,624.96	138,640.86	47.88
101-257-703-000	ASSESSING WAGES & SALARIES INTERN	10,000.00	2,280.00	0.00	7,720.00	22.80
101-257-803-000	ASSESSING LEGAL	15,000.00	10,993.50	3,504.00	4,006.50	73.29
101-257-861-000	ASSESSING MILEAGE & TRAVEL EXPENSE	500.00	0.00	0.00	500.00	0.00
101-257-910-000	ASSESSING PRO DEV/CONFER/DUES/SUB	5,000.00	511.00	280.00	4,489.00	10.22
101-257-955-000	ASSESSING MISCELLANEOUS	500.00	21.17	21.17	478.83	4.23
Total Dept 257 - ASSESSING DEPARTMENT		297,000.00	141,164.81	23,430.13	155,835.19	47.53
Dept 261 - GENERAL GOVERNMENT						
101-261-703-000	UNALLOCATED WAGES & SALARIES	2,000.00	0.00	0.00	2,000.00	0.00
101-261-709-000	EMPLOYER'S SHARE SS & MEDICARE	110,000.00	44,509.92	6,318.64	65,490.08	40.46
101-261-709-001	CELLPHONE REIMBURSEMENT	5,800.00	1,542.32	237.28	4,257.68	26.59
101-261-709-002	WORKERS COMP	11,000.00	0.00	0.00	11,000.00	0.00
101-261-718-001	RETIREMENT	155,000.00	61,314.50	31,923.51	93,685.50	39.56
101-261-718-002	HEALTH/LIFE INSURANCE	320,000.00	190,604.89	25,871.75	129,395.11	59.56
101-261-718-003	WELLNESS	8,000.00	0.00	0.00	8,000.00	0.00
101-261-718-004	EHIM RESERVE	50,000.00	0.00	0.00	50,000.00	0.00
101-261-750-000	SUPPLIES	25,000.00	11,244.60	994.05	13,755.40	44.98
101-261-750-001	POSTAGE	30,000.00	10,500.00	3,500.00	19,500.00	35.00
101-261-751-000	EQUIP / SOFTWARE / SOFTWARE MAINTENANCE	125,000.00	56,281.79	5,424.51	68,718.21	45.03
101-261-752-000	WEBSITE MAINTENANCE	20,000.00	1,750.00	1,750.00	18,250.00	8.75
101-261-791-000	SUBSCRI/PUBLICATIONS/MEMBERS	6,000.00	315.08	83.40	5,684.92	5.25
101-261-802-000	CONTRACTUAL SERVICES / CONSULTING	10,000.00	814.32	0.00	9,185.68	8.14
101-261-802-001	TWP VEHICLE EXPENSES	2,000.00	76.85	0.00	1,923.15	3.84
101-261-861-000	UNALLOCATED MILEAGE & TRAVEL EXPENSE	100.00	0.00	0.00	100.00	0.00
101-261-941-000	CONTINGENCY	30,000.00	0.00	0.00	30,000.00	0.00
101-261-955-000	UNALLOCATED MISCELLANEOUS	3,000.00	2,568.40	123.95	431.60	85.61
Total Dept 261 - GENERAL GOVERNMENT		912,900.00	381,522.67	76,227.09	531,377.33	41.79
Dept 262 - ELECTIONS						
101-262-703-001	WAGES- PART TIME OFFICE WORKERS	40,000.00	33,779.40	2,060.00	6,220.60	84.45
101-262-703-002	SCANNERS, CHAIRPERSON & POLL WORKERS	40,000.00	26,850.00	(175.00)	13,150.00	67.13
101-262-703-004	TRAINING: \$45<4 HRS - \$90>4 HRS	5,000.00	3,195.00	90.00	1,805.00	63.90
101-262-703-005	WAGES - RECEIVING BOARD- \$200 PER DIEM	1,600.00	600.00	0.00	1,000.00	37.50
101-262-751-001	ELECTION OFFICE SUPPLIES/EQUIPMENT	17,000.00	18,788.40	1,011.12	(1,788.40)	110.52
101-262-791-000	ELECTION PUBLICATIONS	1,500.00	287.52	0.00	1,212.48	19.17
101-262-802-001	ELECTION MEETING FEES	1,200.00	450.00	0.00	750.00	37.50
101-262-802-002	BALLOT TESTING	10,000.00	5,450.34	95.84	4,549.66	54.50
101-262-802-003	LIVINGSTON COUNTY CLERK	9,000.00	3,441.46	3,441.46	5,558.54	38.24
101-262-802-004	CHURCH / SCHOOL CLEANUP/SETUP/ TAKE DOWN	5,500.00	2,400.00	0.00	3,100.00	43.64
101-262-802-005	ELECTION BREAKFAST / DINNER	1,800.00	888.28	566.77	911.72	49.35
101-262-861-001	ELECTION MILEAGE & TRAVEL	500.00	540.09	23.85	(40.09)	108.02
101-262-901-002	POSTAGE FOR MAILING BALLOTS	8,000.00	320.00	0.00	7,680.00	4.00
101-262-901-003	POSTAGE FOR MAILING NEW I.D. CARDS	300.00	0.00	0.00	300.00	0.00

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-262-955-000	ELECTION MISCELLANEOUS	1,500.00	3,332.44	0.00	(1,832.44)	222.16
Total Dept 262 - ELECTIONS		142,900.00	100,322.93	7,114.04	42,577.07	70.20
Dept 265 - BUILDING & GROUNDS						
101-265-740-000	INSURANCE - PROP LIAB/VEHICLE	53,000.00	39,460.22	13,153.41	13,539.78	74.45
101-265-802-000	BUILDING & GROUNDS CONTRACTUAL SERVICES	1,000.00	0.00	0.00	1,000.00	0.00
101-265-850-000	PHONE/INTERNT/CABLE/ALARM	30,000.00	13,334.66	1,967.47	16,665.34	44.45
101-265-920-001	UTIL:ELECTRICITY & NAT.GAS	23,000.00	11,226.05	2,841.84	11,773.95	48.81
101-265-934-060	REPAIRS & MAINTENANCE	130,000.00	30,808.25	6,519.07	99,191.75	23.70
101-265-955-000	BUILDING & GROUNDS MISCELLANEOUS	5,000.00	33.81	0.00	4,966.19	0.68
Total Dept 265 - BUILDING & GROUNDS		242,000.00	94,862.99	24,481.79	147,137.01	39.20
Dept 266 - LEGAL SERVICES						
101-266-803-000	GENERAL TOWNSHIP LEGAL FEES	50,000.00	23,116.00	2,684.00	26,884.00	46.23
101-266-803-001	LITIGATION LEGAL FEES	100,000.00	15,343.00	0.00	84,657.00	15.34
Total Dept 266 - LEGAL SERVICES		150,000.00	38,459.00	2,684.00	111,541.00	25.64
Dept 270 - HUMAN RESOURCES						
101-270-703-000	HR WAGES & SALARIES	20,500.00	10,115.99	1,558.18	10,384.01	49.35
101-270-802-000	HR CONTRACTUAL SERVICES	1,500.00	0.00	0.00	1,500.00	0.00
101-270-861-000	HR MILEAGE & TRAVEL EXPENSE	100.00	0.00	0.00	100.00	0.00
101-270-910-000	HR PRO DEV/CONFERENCE/DUES	500.00	0.00	0.00	500.00	0.00
101-270-955-000	HR MISCELLANEOUS	500.00	0.00	0.00	500.00	0.00
Total Dept 270 - HUMAN RESOURCES		23,100.00	10,115.99	1,558.18	12,984.01	43.79
Dept 445 - DRAINS AT LARGE						
101-445-802-000	CONTRACTUAL SERVICES - LIVINGSTON COUNTY	25,000.00	0.00	0.00	25,000.00	0.00
Total Dept 445 - DRAINS AT LARGE		25,000.00	0.00	0.00	25,000.00	0.00
Dept 521 - REFUSE COLLECTION						
101-521-802-000	REFUSE CONTRACTUAL SERVICES	1,557,576.00	779,400.00	259,830.00	778,176.00	50.04
Total Dept 521 - REFUSE COLLECTION		1,557,576.00	779,400.00	259,830.00	778,176.00	50.04
Dept 567 - CEMETERY						
101-567-703-002	CEMETERY MAINTENANCE	8,000.00	5,183.50	320.00	2,816.50	64.79
Total Dept 567 - CEMETERY		8,000.00	5,183.50	320.00	2,816.50	64.79
Dept 701 - PLANNING & ZONING						
101-701-702-014	PLANNING COMMISSION SALARIES	27,563.00	9,507.41	2,750.20	18,055.59	34.49
101-701-702-015	ZONING BOARD WAGES	16,538.00	7,095.03	1,234.14	9,442.97	42.90
101-701-703-000	PLANNING & ZONING WAGES & SALARIES	254,100.00	88,802.46	11,181.54	165,297.54	34.95
101-701-791-000	PLANNING & ZONING PUBLICATIONS	3,000.00	3,078.86	1,713.14	(78.86)	102.63

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 101 - GENERAL FUND						
Expenditures						
101-701-802-000	PLANNING & ZONING CONTRACTUAL SERVICES	30,000.00	9,442.10	3,237.62	20,557.90	31.47
101-701-861-000	PLANNING & ZONING MILEAGE & TRAVEL EXP	2,500.00	0.00	0.00	2,500.00	0.00
101-701-910-000	PLANNING & ZONING PRO DEV/CONFERENCE/DUE	10,000.00	2,010.00	440.00	7,990.00	20.10
101-701-946-001	REVIEW SERVICES - PLANNING	45,000.00	21,872.18	5,696.58	23,127.82	48.60
101-701-946-002	REVIEW SERVICES - ENGINEERING	40,000.00	20,531.00	3,010.00	19,469.00	51.33
101-701-946-003	REVIEW SERVICES - PUBLICATIONS/POSTAGE	3,000.00	856.57	353.41	2,143.43	28.55
101-701-946-004	REVIEW SERVICES - ROUTING	2,000.00	515.75	181.99	1,484.25	25.79
101-701-946-005	REVIEW SERVICES - LEGAL/RECORDING FEES	10,000.00	6,317.00	2,376.00	3,683.00	63.17
101-701-955-000	PLANNING & ZONING MISCELLANEOUS	1,000.00	20.00	20.00	980.00	2.00
Total Dept 701 - PLANNING & ZONING		444,701.00	170,048.36	32,194.62	274,652.64	38.24
Dept 728 - ECONOMIC DEVELOPMENT						
101-728-880-000	COMMUNITY PROMOTION - CONTRIBUTION	24,000.00	23,283.09	0.00	716.91	97.01
Total Dept 728 - ECONOMIC DEVELOPMENT		24,000.00	23,283.09	0.00	716.91	97.01
Dept 900 - CAPITAL OUTLAY FUNCTION						
101-900-970-000	CAPITAL OUTLAY > \$5,000	50,000.00	14,300.00	14,300.00	35,700.00	28.60
101-900-975-000	CAPITAL OUTLAY < \$5,000	10,000.00	7,589.60	0.00	2,410.40	75.90
Total Dept 900 - CAPITAL OUTLAY FUNCTION		60,000.00	21,889.60	14,300.00	38,110.40	36.48
Dept 965 - TRANSFERS OUT & OTHER FINANCING USES						
101-965-995-208	TRANSFER OUT- FUND #208 - PARKS & REC	850,000.00	0.00	0.00	850,000.00	0.00
101-965-995-249	TRANSFER OUT- FUND #249 - BLDG RESERVE	550,000.00	0.00	0.00	550,000.00	0.00
101-965-995-401	TRANSFER OUT- FUND #401 - ROAD IMPROVE	1,000,000.00	1,000,000.00	1,000,000.00	0.00	100.00
Total Dept 965 - TRANSFERS OUT & OTHER FINANCING USES		2,400,000.00	1,000,000.00	1,000,000.00	1,400,000.00	41.67
TOTAL EXPENDITURES		7,186,922.00	3,201,824.41	1,499,447.78	3,985,097.59	44.55
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		6,455,942.00	1,839,013.71	295,727.88	4,616,928.29	28.49
TOTAL EXPENDITURES		7,186,922.00	3,201,824.41	1,499,447.78	3,985,097.59	44.55
NET OF REVENUES & EXPENDITURES		(730,980.00)	(1,362,810.70)	(1,203,719.90)	631,830.70	186.44

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 202 - SAD ROADS AND LAKES						
Revenues						
Dept 000 - REVENUE						
202-000-452-001	INTEREST	45,000.00	42,803.47	6,068.77	2,196.53	95.12
Total Dept 000 - REVENUE		45,000.00	42,803.47	6,068.77	2,196.53	95.12
Dept 448 - STREETLIGHTS						
202-448-628-005	WHITE PINES LIGHTING -SAD PRINCIPAL	795.00	38.80	0.00	756.20	4.88
Total Dept 448 - STREETLIGHTS		795.00	38.80	0.00	756.20	4.88
Dept 478						
202-478-628-005	HOMESTEAD (S22-31) -SAD PRINCIPAL	13,986.00	0.00	0.00	13,986.00	0.00
202-478-665-001	HOMESTEAD (S22-31) -INTEREST	2,238.00	289.54	0.00	1,948.46	12.94
Total Dept 478		16,224.00	289.54	0.00	15,934.46	1.78
Dept 484						
202-484-628-005	EARL LAKE (W18-25) -SAD PRINCIPAL	18,803.00	709.56	0.00	18,093.44	3.77
Total Dept 484		18,803.00	709.56	0.00	18,093.44	3.77
Dept 485						
202-485-628-005	NOVEL ESTATES (W18-25) -SAD PRINCIPAL	10,964.00	0.00	0.00	10,964.00	0.00
Total Dept 485		10,964.00	0.00	0.00	10,964.00	0.00
Dept 489						
202-489-628-005	BLACK OAKS (W21-30) -SAD PRINCIPAL	922.00	0.00	0.00	922.00	0.00
202-489-665-001	BLACK OAKS (W21-30) -INTEREST	129.00	0.00	0.00	129.00	0.00
Total Dept 489		1,051.00	0.00	0.00	1,051.00	0.00
Dept 490						
202-490-628-005	DARLENE DR (W21-30) -SAD PRINCIPAL	2,867.00	0.00	0.00	2,867.00	0.00
202-490-665-001	DARLENE DR (W21-30) -INTEREST	402.00	369.59	0.00	32.41	91.94
Total Dept 490		3,269.00	369.59	0.00	2,899.41	11.31
Dept 491						
202-491-628-005	ELMHURST (S20-26) -SAD PRINCIPAL	7,612.00	0.00	0.00	7,612.00	0.00
202-491-665-001	ELMHURST (S20-26) -INTEREST	457.00	513.86	0.00	(56.86)	112.44
Total Dept 491		8,069.00	513.86	0.00	7,555.14	6.37
Dept 492						
202-492-628-005	MCNAMARA (S23-32) -SAD PRINCIPAL	13,947.00	0.00	0.00	13,947.00	0.00
202-492-665-001	MCNAMARA (S23-32) -INTEREST	2,546.00	0.00	0.00	2,546.00	0.00

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 202 - SAD ROADS AND LAKES						
Revenues						
Total Dept 492		16,493.00	0.00	0.00	16,493.00	0.00
Dept 493						
202-493-628-005	PINE CREEK -SAD PRINCIPAL	0.00	15,118.23	15,118.23	(15,118.23)	100.00
Total Dept 493		0.00	15,118.23	15,118.23	(15,118.23)	100.00
Dept 494						
202-494-628-005	STILLRIVER (S23-32) -SAD PRINCIPAL	9,220.00	0.00	0.00	9,220.00	0.00
202-494-665-001	STILLRIVER (S23-32) -INTEREST	1,659.00	0.00	0.00	1,659.00	0.00
Total Dept 494		10,879.00	0.00	0.00	10,879.00	0.00
Dept 495						
202-495-628-005	TIMBERVIEW PRIV (W23-32)-SAD PRINCIPLE	3,795.00	0.00	0.00	3,795.00	0.00
202-495-665-001	TIMBERVIEW PRIV (W23-32)-INTEREST	683.00	0.00	0.00	683.00	0.00
Total Dept 495		4,478.00	0.00	0.00	4,478.00	0.00
Dept 496						
202-496-628-005	CRYSTAL VALLEY (S24-33) - SAD PRINCIPLE	36,900.00	13,283.99	0.00	23,616.01	36.00
202-496-665-001	CRYSTAL VALLEY (S24-33) - INTEREST	7,380.00	0.00	0.00	7,380.00	0.00
Total Dept 496		44,280.00	13,283.99	0.00	30,996.01	30.00
Dept 497						
202-497-628-005	GRAND RAVINE (W24-38) -SAD PRINCIPLE	12,276.00	0.00	0.00	12,276.00	0.00
202-497-665-001	GRAND RAVINE (W24-38) -INTEREST	1,535.00	0.00	0.00	1,535.00	0.00
Total Dept 497		13,811.00	0.00	0.00	13,811.00	0.00
Dept 498						
202-498-628-005	LAKWOOD KNOLL (W24-38) -SAD PRINCIPLE	57,900.00	55,221.60	55,221.60	2,678.40	95.37
202-498-665-001	LAKWOOD KNOLL (W24-38) -INTEREST	5,790.00	104.45	104.45	5,685.55	1.80
Total Dept 498		63,690.00	55,326.05	55,326.05	8,363.95	86.87
Dept 499						
202-499-628-005	MILROY MYSTIC LK (W24-34) - SAD PRINC	55,600.00	0.00	0.00	55,600.00	0.00
202-499-665-001	MILROY MYSTIC LK (W24-34) - INTEREST	2,780.00	0.00	0.00	2,780.00	0.00
Total Dept 499		58,380.00	0.00	0.00	58,380.00	0.00
Dept 570 - LAKE IMPROVEMENTS						
202-570-628-005	LK CHEMUNG (W23-27) -SAD PRINCIPAL	48,222.00	3,960.05	0.00	44,261.95	8.21
Total Dept 570 - LAKE IMPROVEMENTS		48,222.00	3,960.05	0.00	44,261.95	8.21

REVENUE AND EXPENDITURE REPORT FOR GENOA TOWNSHIP
 PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 202 - SAD ROADS AND LAKES						
Revenues						
Dept 571						
202-571-628-005	PARDEE LK (W21-25) -SAD PRINCIPAL	22,396.00	2,083.36	0.00	20,312.64	9.30
Total Dept 571		22,396.00	2,083.36	0.00	20,312.64	9.30
Dept 572						
202-572-628-005	GRAND BEACH (W21-25) -SAD PRINCIPAL	14,125.00	249.27	0.00	13,875.73	1.76
Total Dept 572		14,125.00	249.27	0.00	13,875.73	1.76
Dept 573						
202-573-628-005	E/W CROOKED LK (S23-27) -SAD PRINCIPAL	18,414.00	51.91	0.00	18,362.09	0.28
Total Dept 573		18,414.00	51.91	0.00	18,362.09	0.28
Dept 575						
202-575-628-005	BAETCKE LK (S23-27) -SAD PRINCIPAL	7,600.00	0.00	0.00	7,600.00	0.00
Total Dept 575		7,600.00	0.00	0.00	7,600.00	0.00
Dept 576						
202-576-628-005	EARL LAKE (W24-29) - SAD PRINCIPLE	2,789.00	0.00	0.00	2,789.00	0.00
Total Dept 576		2,789.00	0.00	0.00	2,789.00	0.00
TOTAL REVENUES		429,732.00	134,797.68	76,513.05	294,934.32	31.37
Expenditures						
Dept 223 - AUDIT						
202-223-801-000	AUDIT	5,000.00	2,500.00	2,500.00	2,500.00	50.00
Total Dept 223 - AUDIT		5,000.00	2,500.00	2,500.00	2,500.00	50.00
Dept 448 - STREETLIGHTS						
202-448-801-075	WHITE PINES LIGHTING -PROJECT EXPENSE	895.00	432.37	144.46	462.63	48.31
Total Dept 448 - STREETLIGHTS		895.00	432.37	144.46	462.63	48.31
Dept 478						
202-478-802-000	HOMESTEAD (S22-31) -ANNUAL MAINT. EXP	3,100.00	0.00	0.00	3,100.00	0.00
Total Dept 478		3,100.00	0.00	0.00	3,100.00	0.00
Dept 487						
202-487-801-075	EDWIN DR (S19-23) -PROJECT EXPENSE	3,800.00	1,495.00	450.00	2,305.00	39.34

REVENUE AND EXPENDITURE REPORT FOR GENOA TOWNSHIP
 PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 202 - SAD ROADS AND LAKES						
Expenditures						
Total Dept 487		3,800.00	1,495.00	450.00	2,305.00	39.34
Dept 496						
202-496-801-075	CRYSTAL VALLEY (S24-33) - PROJECT EXP	134,920.00	0.00	0.00	134,920.00	0.00
Total Dept 496		134,920.00	0.00	0.00	134,920.00	0.00
Dept 497						
202-497-801-075	GRAND RAVINE (W24-38) -PROJECT EXP	223,136.00	223,004.24	221,135.36	131.76	99.94
Total Dept 497		223,136.00	223,004.24	221,135.36	131.76	99.94
Dept 498						
202-498-801-075	LAKEWOOD KNOLL (S24-38) -PROJECT EXP	1,014,000.00	3,018.96	718.80	1,010,981.04	0.30
Total Dept 498		1,014,000.00	3,018.96	718.80	1,010,981.04	0.30
Dept 499						
202-499-801-075	MILROY MYSTIC LK (W24-34) - PROJECT EXP	619,000.00	970.38	970.38	618,029.62	0.16
Total Dept 499		619,000.00	970.38	970.38	618,029.62	0.16
Dept 570 - LAKE IMPROVEMENTS						
202-570-801-075	LK CHEMUNG (W23-27) -PROJECT EXPENSE	55,000.00	40,432.12	6,999.30	14,567.88	73.51
Total Dept 570 - LAKE IMPROVEMENTS		55,000.00	40,432.12	6,999.30	14,567.88	73.51
Dept 571						
202-571-801-075	PARDEE LK (W21-25) -PROJECT EXPENSE	22,700.00	16,573.75	3,714.25	6,126.25	73.01
Total Dept 571		22,700.00	16,573.75	3,714.25	6,126.25	73.01
Dept 572						
202-572-801-075	GRAND BEACH (W21-25) -PROJECT EXPENSE	13,508.00	10,100.85	0.00	3,407.15	74.78
Total Dept 572		13,508.00	10,100.85	0.00	3,407.15	74.78
Dept 573						
202-573-801-075	E/W CROOKED LK (S23-27) -PROJECT EXPENSE	15,000.00	15,267.59	0.00	(267.59)	101.78
Total Dept 573		15,000.00	15,267.59	0.00	(267.59)	101.78
Dept 575						
202-575-801-075	BAETCKE LK (S23-27) -PROJECT EXPENSE	7,000.00	7,000.00	0.00	0.00	100.00
Total Dept 575		7,000.00	7,000.00	0.00	0.00	100.00

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 202 - SAD ROADS AND LAKES						
Expenditures						
Dept 576						
202-576-801-075	EARL LAKE (W24-29) - PROJECT EXPENSE	2,264.00	1,365.72	1,365.72	898.28	60.32
Total Dept 576		2,264.00	1,365.72	1,365.72	898.28	60.32
Dept 852 - TRANSFER TO OTHER FUNDS						
202-852-995-101	SAD INTEREST TRANSFER OUT TO 101	8,000.00	0.00	0.00	8,000.00	0.00
202-852-999-402	TRANFER OUT TO PINE CREEK RD IMPROVEMENT	413,550.00	413,549.52	0.00	0.48	100.00
Total Dept 852 - TRANSFER TO OTHER FUNDS		421,550.00	413,549.52	0.00	8,000.48	98.10
Dept 906						
202-906-956-000	MISC EXPENSE	600.00	360.00	60.00	240.00	60.00
Total Dept 906		600.00	360.00	60.00	240.00	60.00
TOTAL EXPENDITURES		2,541,473.00	736,070.50	238,058.27	1,805,402.50	28.96
Fund 202 - SAD ROADS AND LAKES:						
TOTAL REVENUES		429,732.00	134,797.68	76,513.05	294,934.32	31.37
TOTAL EXPENDITURES		2,541,473.00	736,070.50	238,058.27	1,805,402.50	28.96
NET OF REVENUES & EXPENDITURES		(2,111,741.00)	(601,272.82)	(161,545.22)	(1,510,468.18)	28.47

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 208 - PARK/RECREATION FUND						
Revenues						
Dept 000 - REVENUE						
208-000-434-001	FARM LEASE REVENUE	2,800.00	0.00	0.00	2,800.00	0.00
208-000-665-001	INTEREST	6,000.00	13,920.59	2,085.46	(7,920.59)	232.01
208-000-699-101	TRANSFER IN FROM GF #101 OPERATING	850,000.00	0.00	0.00	850,000.00	0.00
Total Dept 000 - REVENUE		858,800.00	13,920.59	2,085.46	844,879.41	1.62
TOTAL REVENUES		858,800.00	13,920.59	2,085.46	844,879.41	1.62
Expenditures						
Dept 223 - AUDIT						
208-223-801-000	AUDIT	500.00	200.00	200.00	300.00	40.00
Total Dept 223 - AUDIT		500.00	200.00	200.00	300.00	40.00
Dept 536						
208-536-972-100	LAND FOR RECREATION	355,000.00	354,425.00	354,425.00	575.00	99.84
Total Dept 536		355,000.00	354,425.00	354,425.00	575.00	99.84
Dept 751 - PARKS & RECREATION						
208-751-934-006	PARK PLANNING/ENGINEERING	100,000.00	0.00	0.00	100,000.00	0.00
208-751-934-007	HAPRA	124,500.00	62,250.00	0.00	62,250.00	50.00
208-751-934-011	BOARDWALK/RAILING IMPROVEMENTS	30,000.00	15,105.50	0.00	14,894.50	50.35
208-751-934-013	SECURITY UPGRADES	50,000.00	12,302.13	0.00	37,697.87	24.60
208-751-934-015	REPAIR/REPLACE RUBBER- POUR IN PLACE	13,200.00	0.00	0.00	13,200.00	0.00
208-751-934-017	NORTH SOCCER FIELD DRAINAGE REPAIR	60,000.00	0.00	0.00	60,000.00	0.00
208-751-934-019	WAYFINDING SIGNAGE	2,000.00	0.00	0.00	2,000.00	0.00
208-751-934-060	PATH / PARK MAINTENANCE	175,000.00	53,375.15	9,236.90	121,624.85	30.50
208-751-934-061	EQUIPMENT REPLACEMENT	5,000.00	3,020.00	3,020.00	1,980.00	60.40
Total Dept 751 - PARKS & RECREATION		559,700.00	146,052.78	12,256.90	413,647.22	26.09
Dept 906						
208-906-956-000	MISC EXPENSE	1,000.00	632.10	50.00	367.90	63.21
Total Dept 906		1,000.00	632.10	50.00	367.90	63.21
TOTAL EXPENDITURES		916,200.00	501,309.88	366,931.90	414,890.12	54.72
Fund 208 - PARK/RECREATION FUND:						
TOTAL REVENUES		858,800.00	13,920.59	2,085.46	844,879.41	1.62
TOTAL EXPENDITURES		916,200.00	501,309.88	366,931.90	414,890.12	54.72
NET OF REVENUES & EXPENDITURES		(57,400.00)	(487,389.29)	(364,846.44)	429,989.29	849.11

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 212 - LIQUOR LAW ENFORCEMENT						
Revenues						
Dept 000 - REVENUE						
212-000-574-001	STATE SHARED REV LIQUOR LAW	16,700.00	17,909.10	0.00	(1,209.10)	107.24
212-000-665-001	INTEREST	20.00	36.14	10.06	(16.14)	180.70
Total Dept 000 - REVENUE		16,720.00	17,945.24	10.06	(1,225.24)	107.33
TOTAL REVENUES		16,720.00	17,945.24	10.06	(1,225.24)	107.33
Expenditures						
Dept 330 - LIQUOR LAW ENFORCEMENT						
212-330-702-013	LIQUOR LAW ENF WAGES	9,336.00	4,668.00	4,668.00	4,668.00	50.00
212-330-709-009	EMPLOYER'S SHARE FICA	724.00	362.00	362.00	362.00	50.00
212-330-715-002	RETIREMENT	933.00	467.00	467.00	466.00	50.05
212-330-801-070	AUDITING EXPENSE	500.00	200.00	200.00	300.00	40.00
212-330-803-070	LIQUOR LAW ADM FEE/GENOA TWP.	3,605.00	1,803.00	1,803.00	1,802.00	50.01
212-330-860-070	VEHICLE EXPENSE	1,545.00	0.00	0.00	1,545.00	0.00
Total Dept 330 - LIQUOR LAW ENFORCEMENT		16,643.00	7,500.00	7,500.00	9,143.00	45.06
TOTAL EXPENDITURES		16,643.00	7,500.00	7,500.00	9,143.00	45.06
Fund 212 - LIQUOR LAW ENFORCEMENT:						
TOTAL REVENUES		16,720.00	17,945.24	10.06	(1,225.24)	107.33
TOTAL EXPENDITURES		16,643.00	7,500.00	7,500.00	9,143.00	45.06
NET OF REVENUES & EXPENDITURES		77.00	10,445.24	(7,489.94)	(10,368.24)	3,565.25

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 249 - BUILDING AND GROUNDS FUND						
Revenues						
Dept 000 - REVENUE						
249-000-665-001	INTEREST	1,440.00	6,960.56	1,082.11	(5,520.56)	483.37
249-000-699-000	OPERATING TRANSFER IN #101	550,000.00	0.00	0.00	550,000.00	0.00
Total Dept 000 - REVENUE		551,440.00	6,960.56	1,082.11	544,479.44	1.26
TOTAL REVENUES		551,440.00	6,960.56	1,082.11	544,479.44	1.26
Expenditures						
Dept 265 - BUILDING & GROUNDS						
249-265-801-000	AUDIT	250.00	0.00	0.00	250.00	0.00
249-265-955-000	MISCELLANEOUS EXP	1,500.00	648.81	50.00	851.19	43.25
249-265-981-007	ASPHALT REPLACE, REPAIRS & RESEALING	50,000.00	0.00	0.00	50,000.00	0.00
249-265-981-008	SECURITY UPGRADES	100,000.00	1,532.50	0.00	98,467.50	1.53
249-265-981-012	TWP BOARD ROOM UPGRADES	50,000.00	5,580.00	5,580.00	44,420.00	11.16
249-265-981-013	TWP HALL CUBICLE/CARPET DESIGN	10,000.00	0.00	0.00	10,000.00	0.00
249-265-981-014	HERBST HOME OFFICE RENOVATION	400,000.00	93,430.68	41,141.71	306,569.32	23.36
249-265-981-015	WAYFINDING SIGNS	3,000.00	0.00	0.00	3,000.00	0.00
Total Dept 265 - BUILDING & GROUNDS		614,750.00	101,191.99	46,771.71	513,558.01	16.46
TOTAL EXPENDITURES		614,750.00	101,191.99	46,771.71	513,558.01	16.46
Fund 249 - BUILDING AND GROUNDS FUND:						
TOTAL REVENUES		551,440.00	6,960.56	1,082.11	544,479.44	1.26
TOTAL EXPENDITURES		614,750.00	101,191.99	46,771.71	513,558.01	16.46
NET OF REVENUES & EXPENDITURES		(63,310.00)	(94,231.43)	(45,689.60)	30,921.43	148.84

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 401 - ROAD IMPROVEMENT FUND						
Revenues						
Dept 000 - REVENUE						
401-000-665-001	INTEREST	22,800.00	18,288.80	2,409.96	4,511.20	80.21
401-000-699-000	OPERATING TRANSFER IN	1,000,000.00	1,000,000.00	1,000,000.00	0.00	100.00
Total Dept 000 - REVENUE		1,022,800.00	1,018,288.80	1,002,409.96	4,511.20	99.56
TOTAL REVENUES		1,022,800.00	1,018,288.80	1,002,409.96	4,511.20	99.56
Expenditures						
Dept 223 - AUDIT						
401-223-801-000	AUDIT	500.00	200.00	200.00	300.00	40.00
Total Dept 223 - AUDIT		500.00	200.00	200.00	300.00	40.00
Dept 446 - ROAD PROJECTS						
401-446-804-000	DUST CONTROL/CHLORIDE	95,000.00	77,550.84	22,634.58	17,449.16	81.63
401-446-812-002	KELLOGG - LIMESTONE G.C. TO MCCLEMENS	125,000.00	125,000.00	125,000.00	0.00	100.00
401-446-812-003	KELLOGG - GRAVEL G.R. TO MCCLEMENS	105,000.00	105,000.00	105,000.00	0.00	100.00
401-446-812-004	EULER GRAVEL	90,000.00	90,000.00	90,000.00	0.00	100.00
401-446-812-005	MCCLEMENS LIMESTONE	127,000.00	127,000.00	127,000.00	0.00	100.00
401-446-812-006	CHALLIS/BAUER ROUNDABOUT	500,000.00	500,000.00	500,000.00	0.00	100.00
401-446-812-007	CHILSON ROAD-BECK TO GRAND RIVER	600,000.00	310,884.72	310,884.72	289,115.28	51.81
Total Dept 446 - ROAD PROJECTS		1,642,000.00	1,335,435.56	1,280,519.30	306,564.44	81.33
Dept 906						
401-906-956-000	MISC EXPENSE	600.00	350.00	50.00	250.00	58.33
Total Dept 906		600.00	350.00	50.00	250.00	58.33
TOTAL EXPENDITURES		1,643,100.00	1,335,985.56	1,280,769.30	307,114.44	81.31
Fund 401 - ROAD IMPROVEMENT FUND:						
TOTAL REVENUES		1,022,800.00	1,018,288.80	1,002,409.96	4,511.20	99.56
TOTAL EXPENDITURES		1,643,100.00	1,335,985.56	1,280,769.30	307,114.44	81.31
NET OF REVENUES & EXPENDITURES		(620,300.00)	(317,696.76)	(278,359.34)	(302,603.24)	51.22

PERIOD ENDING 09/30/2024

GL NUMBER	DESCRIPTION	2024-25 AMENDED BUDGET	YTD BALANCE 09/30/2024	ACTIVITY FOR MONTH 09/30/2024	AVAILABLE BALANCE	% BDGT USED
Fund 464 - GENOA TOWNSHIP ARPA						
Revenues						
Dept 000 - REVENUE						
464-000-665-001	INTEREST	1,000.00	7,482.38	1,204.13	(6,482.38)	748.24
Total Dept 000 - REVENUE		1,000.00	7,482.38	1,204.13	(6,482.38)	748.24
TOTAL REVENUES		1,000.00	7,482.38	1,204.13	(6,482.38)	748.24
Expenditures						
Dept 521 - REFUSE COLLECTION						
464-521-802-000	ADDITIONAL RECYCLING EXPENSES	224,000.00	0.00	0.00	224,000.00	0.00
Total Dept 521 - REFUSE COLLECTION		224,000.00	0.00	0.00	224,000.00	0.00
Dept 900 - CAPITAL OUTLAY FUNCTION						
464-900-977-001	BROADBAND	112,500.00	0.00	0.00	112,500.00	0.00
Total Dept 900 - CAPITAL OUTLAY FUNCTION		112,500.00	0.00	0.00	112,500.00	0.00
Dept 906						
464-906-956-000	MISC EXPENSE	600.00	350.00	50.00	250.00	58.33
Total Dept 906		600.00	350.00	50.00	250.00	58.33
Dept 965 - TRANSFERS OUT & OTHER FINANCING USES						
464-965-995-101	TRANSFER OUT - FUND #101 - GENERAL FUND	34,631.00	0.00	0.00	34,631.00	0.00
Total Dept 965 - TRANSFERS OUT & OTHER FINANCING USES		34,631.00	0.00	0.00	34,631.00	0.00
TOTAL EXPENDITURES		371,731.00	350.00	50.00	371,381.00	0.09
Fund 464 - GENOA TOWNSHIP ARPA:						
TOTAL REVENUES		1,000.00	7,482.38	1,204.13	(6,482.38)	748.24
TOTAL EXPENDITURES		371,731.00	350.00	50.00	371,381.00	0.09
NET OF REVENUES & EXPENDITURES		(370,731.00)	7,132.38	1,154.13	(377,863.38)	1.92
TOTAL REVENUES - ALL FUNDS						
		9,336,434.00	3,038,408.96	1,379,032.65	6,298,025.04	32.54
TOTAL EXPENDITURES - ALL FUNDS						
		13,290,819.00	5,884,232.34	3,439,528.96	7,406,586.66	44.27
NET OF REVENUES & EXPENDITURES						
		(3,954,385.00)	(2,845,823.38)	(2,060,496.31)	(1,108,561.62)	71.97



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: November 25, 2024
RE: Request to Broadcast Meetings

Agenda Item #12 is a request to broadcast Township Board Meetings. Please come prepared with your thoughts and opinions regarding recording and/or broadcasting the meetings.

Sincerely,



Kelly VanMarter

SUPERVISOR

Kevin Spicher

CLERK

Janene Deaton

TREASURER

Robin L. Hunt

TRUSTEES

Rick Soucy

Bill Reiber

Candie Hovarter

Todd Walker

MANAGER

Kelly VanMarter



MEMO

TO: Members of the Genoa Charter Township Board

FROM: Kim Lane, Human Resources

DATE: December 2, 2024

RE: Clarification of Terms and Access to the Election Storage Room

.....

Dear Members of the Board:

The Township Clerk has requested Board Approval of the following clarifications as it pertains to the Employee Handbook:

1. Exempt vs Non-Exempt Employees

The following definitions are provided:

Exempt Employees are those whose positions are classified and stated as an annual salary and are not paid overtime.

Non-Exempt Employees are those whose positions are classified and stated as an hourly wage and are eligible for overtime pay. Appointed Deputies are classified as non-exempt.

2. Election Storage Room Security

Keys to the Election Storage Room, Clerk’s office, Deputy Clerk’s office, and ballot storage room in the basement will be limited to the Clerk and Deputy Clerk to protect the integrity of the Election files and equipment.

During an election cycle, any sworn in temporary election employees shall have access to the Election Storage Room at the discretion of the Clerk and Deputy Clerk.

Action: Approval of the Clarification of Terms and Access to the Election of Storage Room

Moved by _____, supported by _____ to approve the Clarification of Employee Handbook terms and Election Storage Room Security on December 2, 2024.

Board Correspondence

Nov. 15, 2024

More local preemption bills introduced on mining operations

Four bills were introduced in the House this week to significantly reduce local authority on aggregate mining sites. [House Bills 6108](#) and [6109](#) would establish a centralizing decision-making process at the state level—with minimal input allowed from local jurisdictions. HB 6108 would establish a statewide permitting process for sand and gravel mining, preempting local ordinances and granting the Michigan Department of Environment, Great Lakes, and Energy authority over mining permits—including environmental impact assessments and mining operation plans. While it would allow local input on site-specific conditions to mitigate nuisances, townships would be preempted from enforcing ordinances that conflict with state law. HB 6109 would amend the Michigan Zoning Enabling Act to limit township and county regulation of the location and operation of mining activities by placing significant restrictions on zoning decisions. Finally, [HB 6110](#) would promote the use of recycled materials in highway projects funded by MI Transportation Fund and [HB 6111](#) would establish criminal penalties for submitting false information that endangers the public (i.e., falsifying mining permit applications). MTA encourages members to [contact your state representative](#) to oppose the bills preempting your township's authority, as action is anticipated in late November/early December.



Litigation filed seeking injunction on MPSC PA 233 implementation order

Last week, litigation was filed with the state Court of Appeals on the Michigan Public Service Commission's (MPSC) October order regarding the implementation of Public Act 233 of 2023 on siting of large-scale renewable energy facilities. The litigation seeks an injunction on the MPSC order. MTA's legal counsel is currently reviewing the claim of appeal filing.

MTA offers essential training for newly elected township officials

New to township office? MTA's comprehensive [New Officials Training](#), available at 13 in-person locations and online in December and January, will help you step confidently into your new role. Learn the essential "hows and whys" of township government—from what townships do (and don't do) to who's in

Plante Moran Cresa is now



Comprehensive real estate solutions.

LEARN MORE

Property & Casualty Insurance
Risk Control Support Programs



Michigan Township Participating Plan
Safeguarding Michigan Public Entities Since 1985

theaparplan.com

Upcoming MTA Training & Events

[Now You Know lunchtime webinars](#)

Dec. 13: [Legislative Wrap-up](#)

[Treasurers' Guide to Tax Collection](#)

Nov. 19: [Marquette](#)
Nov. 20: [Gaylord](#)
Nov. 21: [Kalamazoo](#)
Nov. 25: [Frankenmuth](#)

[New Officials Training](#)

Dec. 10: [Muskegon](#)
Dec. 11: [Lansing](#)
Dec. 12: [Kalamazoo](#)
Dec. 17: [Frankenmuth](#)
Dec. 18: [Hale](#)
Dec. 19: [Thompsonville](#)
Jan. 6: [Houghton](#)
Jan. 7: [Harris](#)
Jan. 8: [Sault Ste. Marie](#)
Jan. 14: [Port Huron](#)
Jan. 15: [Gaylord](#)
Jan. 16: [Mt. Pleasant](#)
Jan. 17: [Ann Arbor](#)
[Online version](#)

charge, and key insights into township spending—plus get real-life knowledge and skills to help you master your role as a board member. Afternoon breakout sessions cover the duties and responsibilities of your specific office, so you can hit the ground running. Registration is now open and space is filling up fast—[get the full brochure here](#) or [register today](#) to secure your spot!

THE ENTIRE MONTH OF NOVEMBER
50% OFF MTA WEBCASTS FOR MEMBERS!

GIVE thanks

[CLICK HERE TO LEARN MORE!](#)

Vote on minimum staffing bill postponed

For townships with police and fire department employees **subject to collective bargaining**, thank you for your outreach to your state representatives this week in opposition to [House Bill 4688](#). The bill to require minimum staffing levels as a mandatory subject of collective bargaining between a public employer and the representatives of its employees was successfully removed from the House agenda this week. In addition to wages, hours, and other terms and conditions of employment, minimum staffing would also be subject to arbitration for labor disputes involving public police and fire departments. Minimum staffing levels for police and fire departments would be considered a condition of employment with respect to a bargaining representative's collective bargaining responsibilities. MTA, the Michigan Municipal League and Michigan Association of Counties [oppose the legislation](#) due anticipated increased staffing costs at a time when many municipalities are facing staff shortages. The House returns to session on Nov. 26 and HB 4688 can be added to the agenda any time prior to final legislative adjournment.

OMA measure would expand allowed reasons for closed session

MTA testified in support of a bill to expand the reasons a public body could hold a closed session before the Senate Local Government this week. [Senate Bill 1023](#), sponsored by Sen. Veronica Klinefelt (D-Eastpointe) and approved by the committee, would permit a public body to hold a closed session to consult with its attorney on the attorney's legal opinion and to consider a demand made of the public body, among other things. Currently, the Open Meetings Act (OMA) permits public bodies to meet in closed session for specified reasons, such as meeting with a body's attorney concerning litigation involving the public body. However, it does not permit the public body to meet in closed session to discuss potential litigation or demands made of the body without the presence of an attorney. MTA supports expanding the reasons a public body could meet in closed session to allow productive conversations about current or potential judicial matters involving the body. The bill will next be considered by the full Senate.

Early voting clean-up bills reported

MICHIGAN TOWNSHIPS ASSOCIATION

SAVE THE DATE
2025 MTA CAPITAL CONFERENCE
MARCH 4
LANSING CENTER

MTA QUICK LINKS

- [Answer Center](#)
- [Training](#)
- [Advocacy](#)
- [Classifieds](#)
- [Community Connection](#)
- [Webcasts](#)
- [Store](#)
- [Township Governance Academy](#)
- [Allied Service Providers](#)
- [NATaT](#)

ALLIED SERVICE PROVIDERS

ACRISURE

www.Acrisure.com/GreatLakes

MICHIGAN TOWNSHIP PARTICIPATING PLAN

PROPERTY & CASUALTY DIVIDEND PROGRAM

www.theparplan.com

MERS

Medical Employers' Estimation System

www.mersofmich.com

* [Bauckham, Thall, Seeber Kaufman & Koches PC](#)

* [Consumers Energy](#)

* [Fahey Schultz Burzych Rhodes PLC](#)

* [Foster Swift Collins &](#)

With the beginning of early voting this election year, certain deficiencies in the law were identified by clerks and the Secretary of State. [House Bills 6054](#) and [6055](#), sponsored by Rep. Penelope Tsernoglou (D-East Lansing), amend various provisions of the early voting law to address these deficiencies. Changes include providing more flexibility regarding municipal and county agreements once they are in place. HB 6055 would allow municipalities to enter into a different municipal or county agreement after the presidential primary and allow municipalities to enter into municipal agreements if they are part of a county agreement and the county withdraws. It also sets specific timelines for notifying the Michigan Bureau of Elections regarding the days, hours and locations of early voting sites, and allows early voting sites to serve only a portion of the county or municipality if every voter is served by at least one voting site. Additional changes address the permanent absent voter (AV) list, processing AV ballots, the number of voting booths required at a polling place, electronic pollbooks, and the reporting of election results. Both bills will next be considered by the full House.

House bill would expand use of on-demand ballots

A bill to expand the use of on-demand ballots was approved by a House committee this week. [House Bill 6052](#), sponsored by Rep. Penelope Tsernoglou (D-East Lansing), would expand the use of on-demand ballots to: 1) absent voter (AV) ballots issued to voters who register to vote at the clerk's office on Election Day, 2) ballots issued to voters who register to vote at an Election Day vote center and 3) ballots translated to a language other than English to AV ballots issued to voters who register to vote at the clerk's office on Election Day. Currently, ballots on-demand can only be used at early voting sites. The bill now moves to the full House for action.

Hate crimes bills pass House

Bills making it a hate crime to take certain actions against another individual based in whole or in part on an actual or perceived characteristic of that individual passed the House this week. [House Bills 5400](#) and [5401](#), sponsored by Reps. Noah Arbit (D-West Bloomfield) and Kristain Grant (D-Grand Rapids), would make it a hate crime to use force or violence, cause bodily injury, stalk, damage or destroy personal property, or make a true threat to take any of these actions against an individual because of race, religion, sex, sexual orientation and gender identity, among other characteristics. The penalties increase based on number of violations and other factors. The bills also allow a civil action to be filed against the perpetrator. The bills move to the Senate for further consideration.

BOE reminders

Post-election audits. The state Bureau of Elections (BOE) will be conducting a statewide ballot audit of one statewide race in conjunction with post-election procedural audits. These audits will follow the same process as the audits conducted after the November 2022 election. State and county post-election audits will occur after election results are certified at the county and state levels and after any recounts are completed. BOE will provide more details regarding audits and schedules at a later date.

[Smith, PC](#)

* [Hartleb Agency](#)

* [ITC Holdings Corp.](#)

* [Rosati, Schultz, Joppich & Amtsbuechler, P.C.](#)

* [Mika Meyers, PLC](#)



New clerks or elections staff. As new clerks and staff come on board in the coming months, remember to complete the [Election Account/Update Request Form](#) to report these additions, deletions and/or changes. New local clerk accounts will not be processed until they take the oath of office starting on Nov. 20.

Reminder on treasurer's office hours

The township treasurer, or their designee, must be in his or her office from 9 a.m. to 5 p.m. to receive tax payments on Feb. 28, the last day taxes are due and payable before being returned as delinquent under MCL 211.55. (MCL 211.44(2)(b)) In addition, the treasurer (or designee) must be in his or her office from 9 a.m. to 5 p.m. one business day between Dec. 25 and Dec. 31. However, the requirement to hold hours in December is waived if the township has an agreement with a local financial institution to collect taxes on behalf of the township, and the township provides timely notification to the taxpayers of their ability to pay their taxes at this financial institution. For 2024, the available days for required December office hours are Thursday, Dec. 26, Friday, Dec. 27, and Monday, Dec. 30. Treasurers must choose one day (unless a bank assists in collection). *(Please note: Incorrect dates appeared in the November Township Focus. We regret the error, and apologize for any confusion or inconvenience.)*

We Listen to Our Clients

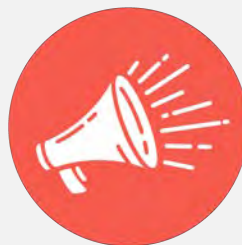
Check out our Cemetery Plot Finder!

[See Example](#)



Nominations open for 2025 'Spirit of MTA' award

Local leadership that honors the unique individuality of one's community, yet works as a united effort to strengthen township government throughout the state is something to be celebrated! Is there an elected official in your township who leads with a "Unique and United" approach to public service? Nominate them for the 2025 "Spirit of MTA" award by completing [this online form](#) (a nomination form was also included in the November *Township Focus*). Nominations are due by Jan. 6. We'll honor the award recipient at [our Annual Conference in April](#). Our Conference theme of "Unique and United" encapsulates the nature—and strength—of township government, and nominations should highlight how the nominee's public service reflects this philosophy. *(Only current elected township board members are eligible for nomination; to avoid duplication, please consolidate nominations for the same individual from one township.)*



Webinar explores "How to Effectively Navigate BEAD Letters of Support"

With \$1.5 billion in federal funds entering the state, local governments are increasingly approached by providers seeking Broadband Equity, Access, and Deployment (BEAD) Letters of Support. To help you navigate these requests effectively, Merit Network has developed tailored guidance for local governments to help you through the process. Learn more during a free webinar, held Nov. 20 from noon to 12:45 p.m. [RSVP here.](#)



Help MTA ensure our database is up to date for new and returning officials

MTA needs your help! With the November election complete, we are seeking updated information for all **NEW** and **RETURNING** officials in your township to update our

Association database. A paper roster was mailed to each township this week listing the names of all officials and personnel in your township currently in MTA's database. **Please provide any updates (or an "OK as is") with us as quickly as possible so that all newly elected officials in your township begin to receive their MTA benefits**—including important information on workshops, publications and additional resources to acquaint them with their new roles and responsibilities serving your community. The **clerk** or **treasurer** [may make changes online](#) to the township's overall contact information as well as for all individuals in the township. Individual officials can also [update their own information](#) on MTA's website (login is required), and [new officials can share their information](#) to be added using an online form. *Thank you for your assistance in helping us serve your township!*



Federal update for week of Nov. 12

Check out the National Association of Towns and Townships [Weekly Legislative Update](#) for an update on federal actions impacting townships.



[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email marketing for free today!