

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 25, 2023
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

DECLARATION OF CONFLICT OF INTEREST:

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

OPEN PUBLIC HEARING #1...Consideration of special land use application, environmental impact assessment and site plan to convert the use and expand an existing building for an office use and event facility with outdoor entertainment. The property is located at 5311 Brighton Road, north side of Brighton Road, between Clifford Road and Oak Pointe Drive. The request is petitioned by David Richardson, Lindhout Associates.

- A. Recommendation of Special Use.
- B. Recommendation of Environmental Impact Assessment (8-24-23)
- C. Recommendation of Site Plan (8-28-23)

OPEN PUBLIC HEARING #2...Consideration of a site plan amendment for façade and parking lot revisions and additional exterior vacuums to a previously approved site plan for a car wash and oil change located at 4550 Grand River Avenue on the southwest corner of Grand River Ave. and Lawson Drive. The request is petitioned by Zaid Abro.

- A. Disposition of amended site plan.

OPEN PUBLIC HEARING #3...Consideration of a site plan amendment for façade revisions to the previously approved Westbury Phase 2 apartments located north of the intersection of Whitehorse Drive and Arundell Drive. The request is petitioned by Elevate Property Partners, LLC.

- A. Disposition of amended site plan.

ADMINISTRATIVE BUSINESS:

- *Staff Report*
- *Approval of August 14, 2023 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*

<p>*Citizen's Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented. Anyone speaking on an agenda item will be limited to 2 minutes.</p>
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GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: David Richardson, AIA. Lindhout Associates. 10465 Citation Dr.
If applicant is not the owner, a letter of Authorization from Property Owner is needed. Brighton, 48116

OWNER'S NAME & ADDRESS: Andrew Perri, Pinnacle Wealth and Tax Service.
7600 Grand River, ste. 220. Brighton, 48114

SITE ADDRESS: 5311 Brighton Road PARCEL #(s): _____

APPLICANT PHONE: (810) 227-5668 OWNER PHONE: (586) 707-0182

OWNER EMAIL: aperri
aperri@pinnaclewealthonline.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Next to the Oak Pointe Country Club, this is
an adaptive reuse and small additions to the former Burroughs Tavern. The charm of the
Burroughs Farms will be brought back, commercial kitchen rooftop equipment removed, roof
cleaned up and new landscaping added.

BRIEF STATEMENT OF PROPOSED USE: Financial planning and tax services office use.
A small event planner business will use the reduced size banquet room, patio and a warming
kitchen.

THE FOLLOWING BUILDINGS ARE PROPOSED: Refurbishment of the existing
5,440 sq.ft. building into an office building. Two small additions are proposed on the
north side of the building, 350 sq.ft. and 240 sq.ft. A small event planner will use the
reduced sized banquet room as noted above.

**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: David Richardson, AIA. Lindhout Associates

ADDRESS: 10465 Citation Drive, Brighton 48116

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

1.) David Richardson of Lindhout Associates at dar@lindhout.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.

on behalf of Pinnacle Wealth and Tax Service:

SIGNATURE: *David Richardson* DATE: 7-31-23

PRINT NAME: David Richardson, Lindhout Associates PHONE: 810-227-5668

ADDRESS: 10465 Citation Dr., Brighton 48116



GENOA CHARTER TOWNSHIP
Special Land Use Application

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

APPLICANT NAME & ADDRESS: Andrew Perri, 7600 Grand River Rd., Ste 220, Brighton, MI 48114
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (586) 707-0182 EMAIL: aperri@pinnaclewealthonline.com

OWNER NAME & ADDRESS: 7600 Grand River Rd., Ste 220, Brighton, MI 48114

SITE ADDRESS: 5311 Brighton Rd, Brighton PARCEL #(s): 4711-27-300-013

OWNER PHONE: (586)707-0182 EMAIL: aperri@pinnaclewealthonline.com

Location and brief description of site and surroundings:

The site is located on the North side of Brighton Rd. The site is in between Bauer Rd and Chilson Rd. The site is part of Oak Point PUD.

The site is the former Burroughs Roadhouse.

Proposed Use:

The use on the interior will be financial planning, tax preparation and small events with a warming kitchen. The exterior patio proposed use is small events which will include catered food and music (live and digital).

Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03):

- a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.

Please see attached supplement A

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

The facility will be renovated with a new roof line and trusses, removal of kitchen equipment through the roof, and new landscaping.

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

The building has water and sewer hook up. The building fronts Brighton Rd. The drainage is not changing. The refuse will be part of the golf course maintenance shed.

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

The patio venue is a smaller venue and due to the compact size will be limited as to the overall occupant load.

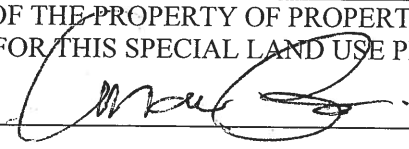
The facility manager will be on site to manage such nuisances at the venue during operation. The limited seasonal patio operation will likely only be 14 to 18 weeks a year. Thursday & Friday's 4pm-10pm, Saturday 11am-10pm, Sundays 10am-5pm

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

#2 Parking is available through the PUD agreement with Oak Point. The buffer between the facility and the residents is the golf course. #3 The building is located on a paved road. #4 An application to the ZBA is being submitted to request a variance of the 100 foot property setback requirement. #5 The site will be cleaned up after every event.

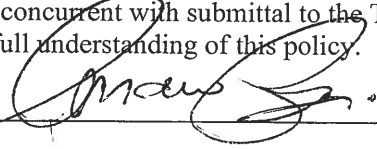
I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO DESIGN, CONSTRUCT AND OPERATE, AND MAINTAIN THESE PREMISES AND THE BUILDINGS, STRUCTURES, AND FACILITIES WHICH ARE GOVERNED BY THIS PERMIT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

THE UNDERSIGNED Andrew Perri STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: 

ADDRESS: 7600 Grand River Rd., Ste 220, Brighton, MI 48114

Contact Information - Review Letters and Correspondence shall be forwarded to the following:		
Andrew Perri	of Pinnacle Wealth Management Partners, Inc	at aperri@pinnaclewealthonline.com
Name	Business Affiliation	Email
<u>Dave Richardson, Todd TNT</u>		

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: <u></u>	DATE: <u>August 3, 2023</u>
PRINT NAME: <u>Andrew Perri</u>	PHONE: <u>586-707-0182</u>

Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03):

a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.

The outdoor small event gatherings on the patio caters to smaller celebrations and business training. The events will be seasonal and primarily on the weekends. The goals of the community, objectives are that the impacts of a business or it's use does not have adverse effect on the community, essential services, infrastructure, and neighborhoods in which they operate. The events on the patio will have low impacts due to it limited use. The use is consistent with previous uses of the property on a much-reduced scale and will meet the spirit of the ordinance.



Date : July 1, 2023
From : Andrew S. Perri- CEO and President Pinnacle Wealth
/ Member and President of 5311 Brighton Rd, LLC
Regarding : Authorization

LETTER OF AUTHORIZATION

Effective immediately, David Richardson- AIA , architect with Lindhout Associates has authority in dealing on our behalf with Genoa Township and any/all planning committees related to the property and proposed project design and development located at:

5311 Brighton Rd, Brighton, MI 48116.

These activities may include and are not limited to ; represent our interest and intent in design & developing the property, submitting payments on our behalf for services related to reviewing the project. Pinnacle Wealth & 5311 Brighton Rd , LLC. will be responsible for paying SPA fees including additional reviews if needed.

Andrew Perri

7/1/2023

Andrew Perri

July 1, 2023

7600 Grand River Ave / Suite 220/ Brighton, MI 48114
Toll Free 800-650-6322/ P 810-220-6322 / F 810- 220-8415
www.pinnaclewealthonline.com



**NOTICE OF PUBLIC HEARING – SEPTEMBER 25, 2023
(SPECIAL USE)**

September 8, 2023

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

To Whom It May Concern:

Please be advised that the Planning Commission of Genoa Charter Township will conduct a public hearing on **Monday, September 25, 2023 commencing at 6:30 p.m.** As required by state law, you are receiving this notice because you have been identified as an owner or occupant of real property within 300 feet of the subject parcels.

The property in question is located at 5311 Brighton Road on the north side of Brighton Road, between Chilson and Bauer Roads. **The applicant is requesting a special use permit to allow for commercial outdoor events for a proposed office and event center. This request is petitioned by David Richardson, Lindhout Associates.**

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

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

Sincerely,

Amy Ruthig,
Planning Director

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Kelly VanMarter



September 19, 2023

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Pinnacle Wealth Management – Special Land Use and Site Plan Review #2
Location:	5311 Brighton Road – north side of Brighton Road, between Chilson and Bauer Roads
Zoning:	MUPUD Mixed Use Planned Unit Development

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from Pinnacle Wealth to convert the use of and expand the existing building, and to hold outdoor events with music for the property at 5311 Brighton Road (engineering plans dated 8/28/23; architectural plans dated 8/1/23).

A. Summary

1. Special Land Uses (Section 19.03):

- a. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 7.02.02(q) need to be met to the Commission’s satisfaction.
- b. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Use Conditions (Section 7.02.02(q)):

- a. We request the applicant update the Environmental Impact Assessment to clarify that most of the outdoor commercial recreational uses listed are not proposed.
- b. The applicant has applied to the ZBA for dimensional variances from the 100-foot setback requirement. If the Commission puts forth a favorable recommendation, ZBA approval should be included as a condition.

3. Site Plan Review:

- a. Building materials and design are subject to review and approval by the Planning Commission.
- b. The Township may require pathway construction or accept a performance guarantee for future construction.
- c. The Commission may allow the total amount of parking provided, based on different peak hours between the uses (Section 14.02.04).
- d. A portion of an existing drive aisle is deficient in width for two-way travel. The Commission could require that the parking lot be reconfigured for compliance, or allow this to remain an existing nonconforming condition (as requested by the applicant).
- e. The Commission may accept the lighting information provided, or require submittal of a full lighting plan in accordance with Section 12.03.
- f. The revised submittal does not include a landscape plan.
- g. The applicant must obtain authorization from the property owner for the parking lot islands/trees depicted.
- h. The applicant has indicated that 1 additional greenbelt tree will be provided and that required canopy trees will be 2.5” caliper; however, these details are not depicted on the plan.
- i. The Commission may require improvement to the waste receptacle/enclosure, or allow it to remain as an existing nonconforming condition.



Aerial view of site and surroundings (looking north)

B. Proposal/Process

The applicant proposes to establish an office use and small event facility with outdoor entertainment space, including music, within the existing building at 5311 Brighton Road. The property was previously used as a restaurant.

The proposal includes 2 building additions totaling 685 square feet.

This area of the MUPUD is regulated by standards for the GCD. As such, the office use and indoor event facility are permitted by right; however, given the proposal for outdoor music, special land use review/approval is required based on the standards for commercial outdoor recreation. Such uses are also subject to the conditions of Section 7.02.02(q).

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

C. Special Land Use Review

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

- 1. Master Plan.** The Township Master Plan identifies the subject site as Neighborhood Commercial, which is planned for “retail and service establishments whose primary market area includes residents and employees from within a two-mile radius.”

Generally speaking, the proposal may be viewed as compatible with this classification.

- 2. Compatibility.** Surrounding properties are generally limited to the golf course (north, east and west) and single-family residential (south).

The primary concerns with outdoor music/entertainment are noise generation and lighting.

The revised materials note that outdoor entertaining will end by 10PM and that sound levels will not exceed 80dB, both of which are consistent with the Township’s Noise Ordinance.

Additionally, the revised submittal notes that patio lighting will be in accordance with current Ordinance standards for light intensity.

Information on noise and light has also been added to the Environmental Impact Assessment, as requested.

The use conditions of Section 7.02.02(q) are also intended to help mitigate potential impacts of such uses. These conditions must be met to the Commission's satisfaction.

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

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

- 4. Impacts.** Similar to the comments above, provided the use conditions are met to the Commission's satisfaction, surrounding properties are not expected to be adversely impacted by the proposal.
- 5. Mitigation.** If further concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

D. Use Conditions

Commercial outdoor recreation is subject to the subject to the use conditions of Section 7.02.02(q), as follows:

- 1. Such uses shall include, but need not be limited to, the following: recreational fields, rinks or courts, including football, softball, soccer, tennis, basketball, ice skating, and similar activities, swimming pools open to the general public or operated by a private non-profit organization, archery and shooting ranges, animal racing, go-cart, automobile or motorcycle tracks, music concert pavilions and band shells, amusement parks and uses accessory to the above uses, such as refreshment stands, retail shops selling items related to the above uses, maintenance buildings, office for management functions, spectator seating and service areas, including locker rooms and rest rooms.**

The only use/structures sought under this criterion are related to providing music in the outdoor entertainment space.

We request the applicant update the Environmental Impact Assessment to note that none of the other uses described above are being sought.

- 2. The site shall be adequate to accommodate the intended use(s), parking and adequate buffer areas without significant impact on nearby properties in terms of noise, traffic, lighting glare, views, odors, trespassing, dust or blowing debris, as determined by the Planning Commission. The applicant shall provide documentation the site size is adequate using national facility standards.**

The submittal states that events will be held Thursday to Sunday, with an end time of 10PM (Thursday to Saturday) and 5PM (Sunday).

The times and sound levels (previously noted) align with the Township's Noise Ordinance.

- 3. The site shall be located on a paved street which is classified as a Primary Route by the Livingston County Road Commission.**

Vehicular access is provided via Brighton Road, which is a paved Minor Arterial roadway.

4. No building or spectator seating facility shall be located within one hundred (100) feet of a property line.

The existing building and outdoor patio area, including the “covered wood platform,” are within 100 feet of each lot line. The applicant has also applied to ZBA for consideration of dimensional variances.

If the Commission considers a favorable recommendation, ZBA approval should be included as a condition.

5. The site shall be periodically cleared of debris.

The submittal notes that the site will be cleaned up after every event.

E. Site Plan Review

1. Dimensional Requirements. Aside from the 100-foot setback required by Section 7.02.02(q), the applicable dimensional requirements are met.

As previously noted, the applicant has applied to the ZBA for setback variances.

2. Building Design and Materials. The existing building is primarily faced with horizontal siding.

The smaller addition matches the existing building, though the larger addition provides a different type of siding.

Color renderings included with the initial submittal depicted a consistent color, though it is unclear whether this matches existing or is newly proposed.

Building materials and colors are subject to review and approval by the Planning Commission. As such, we request the applicant be prepared to present material and color samples to the Commission for this consideration.

3. Pedestrian Circulation. The site plan provides internal pedestrian walkways/connections between the parking lot and building entrances.

Section 12.05 requires an 8-foot wide bike path along County primary roads where designated on the Township’s Pathways Plan. The Non-Motorized Plan contained in the Township Master Plan identifies the Brighton Road frontage as a “proposed County priority route.”

The Township may require pathway construction or accept a performance guarantee for future construction since the pathway will not connect to anything and future right-of-way improvements are not known.

4. Vehicular Circulation. No changes are proposed to existing site circulation, though the project does include seal coating and striping of the existing parking lot/spaces.

5. Parking. Per Section 14.04, the office component requires 20 spaces, while the event/banquet use requires 75 spaces.

There are only 30 spaces on-site; however, 58 additional spaces are available via a shared parking easement with the golf course property/parking lot.

Typically, parking requirements are based on the sum of individual uses; however, the Planning Commission may allow a parking reduction for shared uses where peak parking demands do not conflict.

The submittal notes that the event/banquet use will only occur when the office space is not occupied. As such, the Commission may find the parking to be in accordance with the requirements of Section 14.02.04.

As previously noted, the project includes seal coating and restriping of the parking lot. In general, the plan depicts compliant dimensions (spaces and drive aisles), as well as looped (double) striping, per Ordinance requirements. However, it should be noted that there is one north/south drive aisle in the northeast portion of the property that provides a deficient width for two-way travel (19.75' provided; 24' required).

The additional drive aisle width could be accommodated with a reconfiguration of the entire parking lot (on-site and golf course property). Alternatively, the Commission may allow this as an existing nonconforming condition. The applicant has requested the latter.

- 6. Exterior Lighting.** The revised submittal includes information on lighting and statements that current Ordinance standards will be met.

The Commission may accept the materials provided, or require submittal of a full lighting plan in accordance with Section 12.03.

- 7. Landscaping.** The revised submittal does not include a landscape plan. Our initial review letter noted the need for 1 greenbelt tree and parking lot landscaping.

The revised plan depicts compliant parking lot landscaping; however, the 3 new islands (with 1 tree each) are situated in the parking easement area and not on the subject property itself. As such, the applicant must obtain authorization from the property owner for installation of these islands.

Additionally, the cover letter included with the revised submittal notes that the additional greenbelt tree has been provided and that canopy trees will be 2.5" caliper; however, these details are not depicted on the plan.

- 8. Waste Receptacle/Enclosure.** The site plan identifies an existing waste receptacle on the north side of the building, though it does not appear to fully comply with the enclosure and base pad requirements of Section 12.04.

The Commission may require improvement, or allow the existing conditions to remain.

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

Respectfully,
SAFEBUILT



Brian V. Borden, AICP
Michigan Planning Manager



September 15, 2023

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

**Re: Pinnacle Wealth Outdoor Events
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a second review of the special land use and site plan submittal for Pinnacle Wealth Outdoor Events last dated August 1, 2023. The site plan was prepared by Boss Engineering on behalf of Pinnacle Wealth and Tax Service. The improvements include updates to the existing 5,440 square foot building previously called “Burroughs Roadhouse” in order to use the building for office use and small event space. Updates include two additions to the north side of the building with a total added area of 590 square feet, and some site improvements.

Due to the small size of the patio and the elimination of the commercial kitchen, it appears that the proposed use will be less intense than the previous restaurant bar facility and this would result in a lower use of the existing parking lot and utilities.

The revised plans address our previous comments, and we have no further engineering related concern to the proposed special land use and site plan. The Petitioner should obtain approval from the Brighton Area Fire Authority prior to Township Approval. Please call or email if you have any questions.

Sincerely,

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

Shelby Byrne, P.E.
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

September 14, 2023

Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Pinnacle Wealth Outdoor Events
5311 Brighton Rd.
Genoa Twp., MI

Dear Amy,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on August 30, 2023 and the drawings are dated July 31, 2023 with latest revisions dated August 28, 2023. The project is based on an existing 1.42-acre parcel with a 5,732 square foot A-2, two story occupancy with a basement. The plan is to renovate the building which includes small additions to increase square footage to 6,166 square feet and modify to a mixed-use A-2 & B. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. A full code analysis has not been provided for occupant load of the mixed occupancy. The following items are unclear and need to be addressed:

(Some clarification has been provided on the code analysis but is still lacking for the fire authority analysis. This was requested to determine the identified scope/level of renovation/change of use. This will determine the need for a fire suppression system for the building based on occupant capacity and square footage. It appears as though the two separate use areas will not be fire-separated therefore must meet the most restrictive fire protection requirements. Additionally, the warming kitchen and break room both indicate cooking ranges which will also likely require fire suppression.)

2. The building shall include the building address on the building. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation. **(This will be enforced on final inspection.)**

IFC 505.1

3. The entrance and exit drives are existing non-conforming and are recommended to be improved to the required minimum access widths of 20-foot on each side of the one-way boulevard. **(The boulevard entrance and exit have been modified to meet current standards.)**
4. The rear parking lot layout and striping is required to be revised to accommodate emergency vehicle circulation around the center parking aisle. The drive shall be 26-feet wide and meet the turning radius listed below. **(Striping has been reconfigured to allow for emergency vehicle circulation. The Fire Marshal spoke with Boss Engineering to discuss**



September 14, 2023

Page 2

Pinnacle Wealth Outdoor Events

5311 Brighton Rd.

Site Plan Review

alternatives that improve circulation and parking by providing a designated turn around area rather than a loop drive in the parking lot.)

5. The drive immediately parallel to the building and adjacent to the building shall be a minimum 26-foot wide clear width with the building side being marked as a fire lane with approved signage. **(The drive along the building is reflected as compliant with the new parking layout. Signage has been provided.)**
6. Access roads to the site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds. **(It is noted for emergency vehicle access to be maintained during construction.)**
7. Access drives shall provide emergency vehicles with a turning radius of 50-feet outside and 30-feet inside. Vehicle circulation shall account for non-emergency traffic and maintain the vehicle within the boundary of lanes of travel. **(Vehicle circulation plan has been provided to prove compliance-.)**

IFC 503.2.4

8. A minimum vertical clearance of 13½ feet shall be maintained along the apparatus access drives. This includes but is not limited to porte-cochere's, lighting, and tree canopies. **(The proposed access revisions meet this requirement and will be maintained throughout the access drive.)**

IFC 503.2.1

9. The Knox box keys shall be updated. The current location may be required to be relocated depending on the current installed location compared to where the new occupancy main entrance is located. **(This will be enforced on final inspection.)**

IFC 506.1

10. During the construction process, the building will be evaluated for emergency responder radio signal strength. If coverage is found to be questionable or inadequate; the contractor or the building owner shall hire an approved contractor to conduct a grid test of the facility. If the signal strength coverage is found to be non-compliant, an approved emergency responder radio coverage system shall be provided in the building. **(This must be acknowledged by the owner/contractor to comply if necessary.)**

IFC 510

11. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor. **(Contact is added to the cover sheet.)**



September 14, 2023

Page 3

Pinnacle Wealth Outdoor Events

5311 Brighton Rd.

Site Plan Review

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

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

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

TNT Inspection Services

Inspections you can count on

August 23, 2023

Ms. Amy Ruthig, Planning Director
Genoa Charter Township
2911 Dorr Rd
Brighton, MI 48116

RE: 5311 Brighton Rd, Brighton, MI Site Plan Review #1 and SLU

Amy,
I am in receipt of the review letters for the Pinnacle Wealth redevelopment project.

The response comments for the Safe Built are:

A. Summary

1. Special Land Use

a. The applicant must provide information and details related to noise generation and lighting.

Applicant Response-

The noise generation will vary between live music and recorded music. The different sound systems will have a varied output. The Facility Manager of “Burroughs Social” will perform a sound check at the property line for each rental. The sound level will be maintained below 80 Decibels between the hours of 7AM and 10PM. The facility manager will check the noise level with a calibrated sound meter (see attached sound equipment) at the start of the function. The noise shall not exceed 80 db from 7 am to 10 PM at the property line in accordance to Ordinance No. #011203: Noise Ordinance

ASHI Certified

Commercial Inspections

Condo Roof Prioritization Studies

Drone Inspections

Investigation and Expert Witness Legal Cases

Home Inspections

Lender Inspections-Sworn Statements

New Construction Inspections

Radon Testing

Thermal Imaging


Water Quality Testing

Well Inspections

Washtenaw County Time of Sale Certified

The parking lot behind the building has 5 light poles that are existing and are on the site plan page 2. The light poles are 15 feet in height (see photo of the poles). The poles are not energized due to water damage to the electrical distribution system in the basement of the building. The shared parking lot behind the maintenance building has the light bases and wiring present. The lighting poles need to be re-installed. The parking lot lighting will be measured with a light meter. Coach lighting will be installed on the building. Light shall not exceed more than 0.5 footcandles at a residential lot line. The maximum light level on the site shall be ten (10) footcandles. The lights shall be shielded to reduce glare at the parking lot. We request that the Planning Commissioner's approve ornamental lighting on the building which is part of the overall architectural theme and waive downward directed lighting requirement.

Proposed Noise Meter and Calibrator Kit



MANUFACTURER: REED INSTRUMENTS
REED R8050-KIT SOUND LEVEL METER AND CALIBRATOR KIT

Condition: Brand New
Part #: R-R8050-KIT
Availability: Ships Within 3-4 Weeks

Starting at
\$391.50

[SELECT OPTIONS AND VIEW OPTIONS](#)

Boss Engineering, Site Plan Page 2

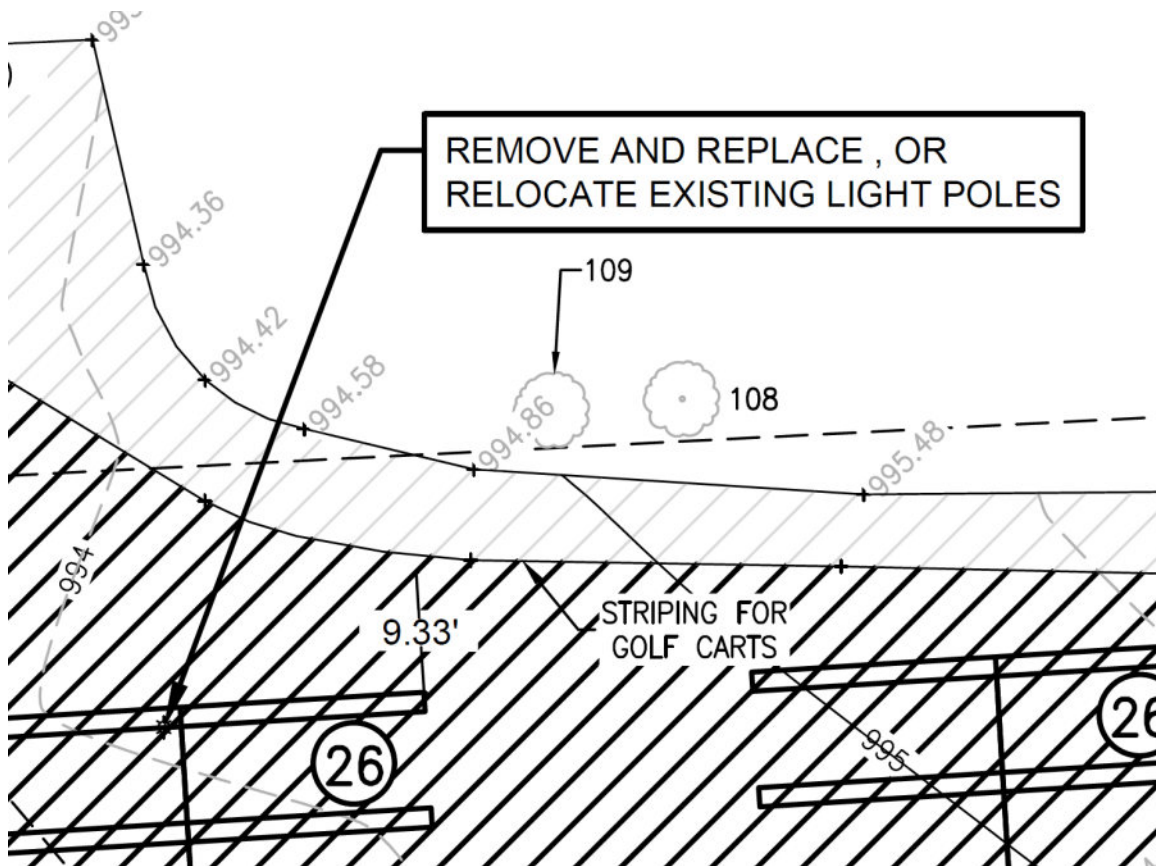


Photo of Parking lot light poles (15 feet tall).



1.b. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 7.02.02(q) need to be met to the Commission's satisfaction.

Applicants response-

Most of the approved outdoor uses listed in section 7.02.02 (q) 1. are not proposed.

1.c. The applicant must address any comments provided by the Township Engineer or Brighton Area

Applicant's Response-

All of the comments are being addressed.

2. Use Conditions (Section 7.02.02 (q))

a. We request the applicant update the Environmental Impact Assessment to clarify that most of the outdoor commercial recreational uses listed are not proposed.

Applicant's Response-

The Environmental Impact Assessment has been modified to state that most of the outdoor commercial recreational uses listed are not proposed.

b. We request the applicant provide anticipated noise levels for the Commission's consideration.

Applicant's Response-

The Facility Manager of "Burroughs Social" will perform a sound check at the property line for each rental. The sound level will be maintained below 80 Decibels between the hours of 7AM and 10PM. The facility manager will check the noise level with a calibrated sound meter (see

attached sound equipment) at the start of the function. The noise shall not exceed 80 db from 7 am to 10 PM at the property line in accordance to Ordinance No. #011203: Noise Ordinance.

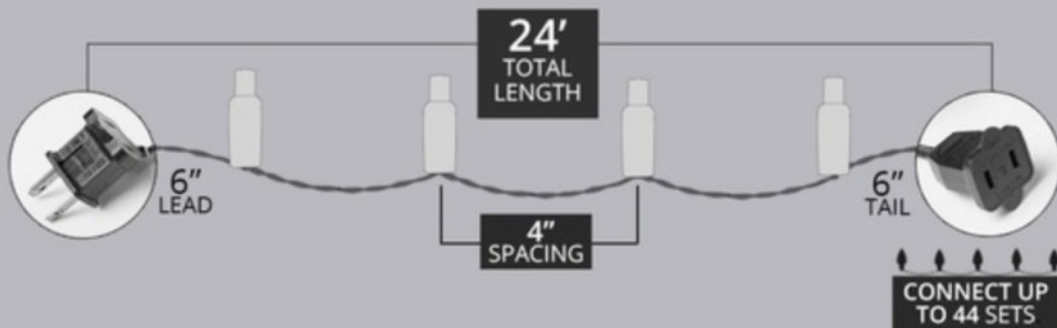
c. The applicant must provide lighting details for the outdoor patio area.

Applicant's Response-

The lighting for the patio will be twinkle lights with an output of 2 ft candles in a grid pattern similar to the previous patio lighting. The event lighting will be on the stage. The event lighting will comply with the maximum lighting output of 0.5 footcandles at a residential lot line and the maximum light level on the site shall be ten (10) footcandles.



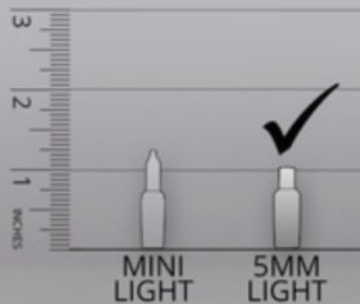
SET DIMENSIONS



BULB SIZE WIDE ANGLE 5MM



SIZE COMPARISON





- d. The applicant will seek a variance from the 100-foot setback requirement. If the Commission puts forth a favorable recommendation, this should be included as a condition.

Applicant's Response-

A Zoning Board of Appeals application has been filed with Genoa Township on August 22, 2023.

3. Site Plan Review

a. Building materials and design are subject to review and approval by the Planning Commission.

Applicant's Response-

The material review by the P.C. is understood. The building is being renovated.

b. The Township may require pathway construction or accept a performance guarantee for future construction.

Applicant's Response-

We will do what is consistent and requested of us by the Planning Commission.

c. The Commission may allow the total amount of parking provided, based on different peak hours between the uses (Section 14.02.04).

Applicant's Response-

We request that the Planning Commission provide a favorable determination and consider the different peak hours between the uses for the total parking provided.

d. A portion of an existing drive aisle is deficient in width for two-way travel. The Commission could require that the parking lot be reconfigured for compliance, or allow this to remain an existing nonconforming condition.

Applicant's Response-

We request that the Planning Commission provide a favorable determination and consider allowing the nonconforming existing drive aisle width.

e. The applicant must provide lighting information (proposed and existing) to determine compliance with the requirements of Section 12.03.

Applicant's Response-

See section A.1a. above regarding existing parking lot lighting details, and a picture of existing light poles.

- f. The landscaping plan is deficient in terms of greenbelt and parking lot tree plantings.

Applicant's Response-

A green belt and parking lot tree have been added to the landscape plan.

- g. Required canopy trees must be at least 2.5-inch caliper.

Applicant's Response-

We acknowledge the requirement and will provide 2.5 inches caliper trees where those trees are added to the site.

- h. The Commission has the authority to waive or modify landscaping requirements.

Applicant's Response-

We acknowledge that the Commission can modify the requirements for landscaping.

- i. The Commission may require improvement to the waste receptacle / enclosure or allow it to remain as an existing nonconforming condition.

Applicant's Response-

We acknowledge that the Commission may allow the existing nonconforming waste receptacle. We look forward to a favorable determination and consider the nonconforming waste receptacle.

B. Proposal/Process

The applicant proposes to establish an office use and small event facility with outdoor entertainment space, including music, within the existing building at 5311 Brighton Road. The property was previously used as a restaurant.

The proposal includes 2 building additions totaling 590 square feet.

This area of the MUPUD is regulated by standards for the GCD. As such, the office use and indoor event facility are permitted by right; however, given the proposal for outdoor music, special land use review/approval is required based on the standards for commercial outdoor recreation. Such uses are also subject to the conditions of Section 7.02.02(q).

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

Applicant's Response-

We agree with the above statements, and we look forward to the board and commissions approval.

C. Special Land Use Review

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

1. **Master Plan.** The Township Master Plan identifies the subject site as Neighborhood Commercial, which is planned for “retail and service establishments whose primary market area includes residents and employees from within a two-mile radius.”

Generally speaking, the proposal may be viewed as compatible with this classification.

Applicant's Response-

No action needed.

2. **Compatibility.** Surrounding properties are generally limited to the golf course (north, east and west) and single-family residential (south).

The primary concerns with outdoor music/entertainment are noise generation and lighting.

The submittal materials note that outdoor entertaining will end by 10PM, which is consistent with the Township's Noise Ordinance.

However, the submittal does not provide an indication of the noise levels anticipated.

Applicant's Response-

The previous Section A 1.a in the first section of the response letter addresses noise levels and an operating procedure for the manager to measure the levels of all the different recorded music as well as live music.

Additionally, the submittal does not provide any details for outdoor lighting of the patio area.

Applicant's Response-

The previous Section A. 2 c in the previous section of the response letter addresses the outdoor lighting and the noise levels.

This information must be provided in order to make a clear finding under this criterion. Such information may be included in the Environmental Impact Assessment.

Applicant's Response-

The environment Impact Assessment has been updated.

The use conditions of Section 7.02.02(q) are also intended to help mitigate potential impacts of such uses. These conditions must also be met to the Commission's satisfaction.

Applicant's Response-

The Environment Impact Assessment has been updated.

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

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

Applicant's Response-

The comments have been addressed by the Architect and Engineer in the resubmittal.

- 4. Impacts.** Similar to the comments above, provided the use conditions are met to the Commission's satisfaction, surrounding properties are not expected to be adversely impacted by the proposal.

Applicant's Response-

We believe that the use conditions are satisfactory as set forth through the Zoning Ordinance.

- 5. Mitigation.** If further concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

Applicant's Response-

We understand concerns arise as more information becomes available. We will address any other additional concerns with the Commission, ZBA and or the Board of Trustees.

D. Use Conditions

Commercial outdoor recreation is subject to the subject to the use conditions of Section 7.02.02(q), as follows:

- 1. Such uses shall include, but need not be limited to, the following: recreational fields, rinks or courts, including football, softball, soccer, tennis, basketball, ice skating, and similar activities, swimming pools open to the general public or operated by a private non-profit organization, archery and shooting ranges, animal racing, go-cart, automobile or motorcycle tracks, music concert pavilions and band shells, amusement parks and uses accessory to the above uses, such as refreshment stands, retail shops selling items related to the above uses,**

maintenance buildings, office for management functions, spectator seating and service areas, including locker rooms and rest rooms.

The only use/structures sought under this criterion are related to providing music in the outdoor entertainment space.

We request the applicant update the Environmental Impact Assessment to note that none of the other uses described above are being sought.

Applicant's Response-

The Environment Impact Assessment has been updated.

2. The site shall be adequate to accommodate the intended use(s), parking and adequate buffer areas without significant impact on nearby properties in terms of noise, traffic, lighting glare, views, odors, trespassing, dust or blowing debris, as determined by the Planning Commission. The applicant shall provide documentation the site size is adequate using national facility standards.

The primary concerns under this criterion are related to noise and lighting.

Applicant's Response-

The previous Section A. 2 c in the previous section of the response letter addresses the outdoor lighting and the noise levels.

The submittal states that events will be held Thursday to Sunday, with an end time of 10PM (Thursday to Saturday) and 5PM (Sunday).

Applicant's Response-

These are the proposed hours and times for Burroughs Social.

The end times align with the Township's Noise Ordinance, though there is no indication of the noise level anticipated. We request the applicant provide this information for the Commission's consideration.

Applicant's Response-

The previous Section A. 2 c in the previous section of the response letter addresses the outdoor lighting and the noise levels.

Additionally, the submittal does not include any lighting information/details.

Applicant's Response-

The previous Section A. 2 c in the previous section of the response letter addresses the outdoor lighting and the noise levels.

3. The site shall be located on a paved street which is classified as a Primary Route by the Livingston County Road Commission.

Vehicular access is provided via Brighton Road, which is a paved Minor Arterial roadway.

Applicant's Response-

No Action is needed.

No building or spectator seating facility shall be located within one hundred (100) feet of a property line.

The existing outdoor patio area, including the “covered wood platform,” is within 100 feet of the front and side (west) lot lines. The submittal notes that the applicant will seek a variance from the ZBA.

If the Commission considers a favorable recommendation, this should be included as a condition.

Applicant's Response-

A Zoning Board of Appeals application has been filed with Genoa Township on August 22, 2023.

5. The site shall be periodically cleared of debris.

The submittal notes that the site will be cleaned up after every event.

Applicant's Response-

This is consistent with our Environmental Impact Assessment statement we filed.

E. Site Plan Review

- 1. Dimensional Requirements.** Aside from the 100-foot setback required by Section 7.02.02(q), the applicable dimensional requirements are met.

Applicant's Response-

No Action is needed.

As previously noted, the applicant intends to seek a variance from ZBA to allow reduced setbacks for outdoor entertainment space.

Applicant's Response-

A Zoning Board of Appeals application has been filed with Genoa Township on August 22, 2023.

- 2. Building Design and Materials.** The existing building is primarily faced with horizontal siding. The smaller addition matches the existing building, though the larger addition provides a different type of siding.

Color renderings depict a consistent color, though it is unclear whether this matches existing or is newly proposed.

Building materials and colors are subject to review and approval by the Planning Commission. As such, we request the applicant be prepared to present material and color samples to the Commission for this consideration.

Applicant's Response-

We will provide renderings for the Commission to review at the Planning meeting.

- 3. Pedestrian Circulation.** The site plan provides internal pedestrian walkways/connections between the parking lot and building entrances.

Section 12.05 requires an 8-foot wide bike path along County primary roads where designated on the Township's Pathways Plan. The Non-

Motorized Plan contained in the Township Master Plan identifies the Brighton Road frontage as a “proposed County priority route.”

The Township may require pathway construction or accept a performance guarantee for future construction since the pathway will not connect to anything and future right-of-way improvements are not known.

Applicant's Response-

We will do what is consistent and requested of us by the Planning Commission.

4. Vehicular Circulation. No changes are proposed to existing site circulation, though the project does include seal coating and striping of the existing parking lot/spaces.

Applicant's Response-

We intend to seal coat, repair damaged asphalt and strip the parking lot. No other action is needed.

5. Parking. Per Section 14.04, the office component requires 20 spaces, while the event/banquet use requires 75 spaces. There are only 30 spaces on-site; however, 58 additional spaces are available via a shared parking easement with the golf course property/parking lot.

Typically, parking requirements are based on the sum of individual uses; however, the Planning Commission may allow a parking reduction for shared uses where peak parking demands do not conflict.

The submittal notes that the event/banquet use will only occur when the office space is not occupied. As such, the Commission may find the parking to be in accordance with the requirements of Section 14.02.04.

As previously noted, the project includes seal coating and restriping of the parking lot. In general, the plan depicts compliant dimensions (spaces and

drive aisles), as well as looped (double) striping, per Ordinance requirements. However, it should be noted that there is one north/south drive aisle in the northeast portion of the property that provides a deficient width for two-way travel (19.75' provided; 24' required).

The additional drive aisle width could be accommodated with a reconfiguration of the entire parking lot (on-site and golf course property). Alternatively, the Commission may allow this as an existing nonconforming condition.

Applicant's Response-

We request that the Planning Commission provide a favorable determination and consider the different peak hours between the uses for the total parking provided. We ask the commission to provide a favorable determination for the nonconforming drive aisle.

6. Exterior Lighting. As previously noted, the applicant must provide lighting information (proposed and existing) to determine compliance with the requirements of Section 12.03.

Applicant's Response-

The previous Section A. 2 c in the previous section of the response letter addresses the outdoor lighting

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

Deficient by 1 canopy tree Size must be at least 2.5" caliper
Deficient by 3 canopy trees and 300 SF landscaped area

The plan includes several additional plantings around the building and as a buffer along the front (south side) of the patio area, as well as the protection/preservation of several mature trees along the patio.

The Commission has the authority to waive or modify landscaping requirements, per Section 12.02.13.

Applicant's Response-

The landscape planning is being modified to reflect compliance of the items as noted above.

8. Waste Receptacle/Enclosure. The site plan identifies an existing waste receptacle on the north side of the building, though it does not appear to fully comply with the enclosure and base pad requirements of Section 12.04.

The Commission may require improvement or allow the existing conditions to remain.

Applicant's Response-

We acknowledge that the Commission may allow the existing nonconforming waste receptacle. We look forward to a favorable determination and consider the nonconforming waste receptacle.

If you have any questions, please feel free to contact me at phone or text at 810-772-1090 or by email at Todd@TNTInspectionServices.com.

Kind Regards,

A handwritten signature in black ink that reads "Todd B. Arnold". The signature is written in a cursive style with a large, stylized 'T' and 'A'.

Todd Arnold, ACI
TNT Inspection Services, LLC

Environmental Impact Assessment, Pinnacle Wealth Management

Preparer(s): Todd Arnold for Andrew Perri
7600 Grand River, Suite 220, Brighton, MI 48114



Architect: Lindhout Associates, 10465 Citation Dr., Brighton, MI 48116

Engineer: Boss Engineering, 3121 E Grand River, Howell, MI 48843

Prepared on: August 2, 2023 Revised August 24, 2023 Review 1

Location:

The site address is 5311 Brighton Rd., Brighton, MI.

The proposed use under the zoning ordinance section 7.0 2.02 used conditions subsection q. Require special use approval for entertainment on the patio. The 5700 square-foot restaurant will be renovated, and the majority of the building will be utilized for wealth management, and tax preparation services.

The intent is to renovate the patio stage area and patio area with the renovation of the building. The commercial kitchen will be removed from the building and a warming kitchen will replace it in a smaller area.

Impact on natural features: there will be no impact.

Impact on stormwater management: there will be no impact

Impact on surrounding land use: renovating the building, and removing the blight well have a positive effect on the surrounding area. *Most of the approved outdoor uses listed in section 7.02.02 (q) 1. are not proposed.*

The noise generation will vary between live music and recorded music. The different sound systems will have a varied output. The Facility Manager of "Burroughs Social" will perform a sound check at the property line for each rental. The sound level will be maintained below 80 Decibels between the hours of 7AM and 10PM. The facility manager will check the noise level with a calibrated sound meter (see attached sound equipment) at the start of the function. The noise shall not exceed 80 db from 7 am to 10 PM at the property line in accordance to Ordinance No. #011203: Noise Ordinance

The parking lot behind the building has 5 light poles that are existing and are on the site plan page 2. The light poles are 15 feet in height (see photo of the poles). The poles are not energized due to water damage to the electrical distribution system in the basement of the building. The shared parking lot behind the maintenance building has the light bases

and wiring present. The lighting poles need to be re-installed. The parking lot lighting will be measured with a light meter. Coach lighting will be installed on the building. Light shall not exceed more than 0.5 footcandles at a residential lot line. The maximum light level on the site shall be ten (10) footcandles. The lights shall be shielded to reduce glare at the parking lot. We request that the Planning Commissioner's approve ornamental lighting on the building which is part of the overall architectural theme and waive downward directed lighting requirement.

Impact on public facilities and services:

The impact will be reduced from a restaurant operation. Pinnacle Wealth Management and tax preparation. I have a significantly lower occupant load than the daily operations of the restaurant. The small event center will also kept the occupant load and overall traffic/noise/sewer, usage, and water usage much lower than the previous restaurant.

Impact on public utilities:

The water and sewer usage will be at a lower use than the previous restaurant.

Storage and handling of any hazardous materials:

There will be no hazardous materials.

Impact on traffic and pedestrians:

Minor improvements to the entry with designated entrance and exit signs are planned. Brighton Road is a main Thorofare, and the overall traffic impact will be less than when it was a Restaurant. There is no potential for pedestrian impact.

Special provisions:

There are no known deed restrictions at this time.

Attachments:

Site plan
Floorplan
3-D renderings
Parking lot agreement

GENERAL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
- A GRADING PERMIT FOR SOIL EROSION--SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
- IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
- PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
- ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS. WHERE EXISTING CONDITIONS AND/OR THE REQUIREMENTS OF THE PLANS WILL RESULT IN FINISHED CONDITIONS THAT DO NOT MEET ADA REQUIREMENTS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO WORK COMMENCING.
- 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 PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
- 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.
- THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- 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.
- THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
- THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
- 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.
- DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
- 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.
- NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
- 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.
- 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.
- 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.
- ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT ARE INCLUDED IN THE CONTRACT, ANY ITEMS NOT SPECIFICALLY DESIGNATED IN THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF APPROVED CONSTRUCTION PLANS, WITH THE LATEST REVISION DATE, ON SITE PRIOR TO THE START OF CONSTRUCTION, IN THE EVENT OF ANY QUESTIONS PERTAINING TO THE INTENT OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR A FINAL DETERMINATION FROM THE DESIGN ENGINEER.
- THE CONTRACTOR, NOT THE OWNER OR THE ENGINEER, ARE RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR SAFE EXECUTION OF THE PROJECT SCOPE IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING CONSTRUCTION STAKING AS NECESSARY. CONTRACTOR TO NOTIFY CONSTRUCTION SURVEYOR OF REPLACEMENT STAKES NEEDED WHICH SHALL BE AT THE CONTRACTORS EXPENSE.
- THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FRANCHISE UTILITY SERVICES (CABLE, ELECTRIC, GAS, ETC.) OWNER AND/OR CONTRACTOR SHALL WORK WITH UTILITY COMPANIES ON FURNISHING SITE UTILITY LAYOUTS AND PROVIDING CONDUIT CROSSINGS AS REQUIRED.
- DAMAGE TO ANY EXISTING UTILITIES OR INFRASTRUCTURE (INCLUDING PAVEMENT, CURB, SIDEWALK, ETC.) SHALL PROMPTLY BE REPLACED IN KIND AND SHALL BE AT THE CONTRACTORS EXPENSE.
- COORDINATION OF TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND PER ALL CITY/TOWNSHIP/COUNTY REQUIREMENTS. COPIES OF ALL TEST REPORTS SHALL BE FURNISHED TO THE DESIGN ENGINEER.
- PRIOR TO THE START OF CONSTRUCTION, PROTECTION FENCING SHALL BE ERECTED AROUND THE TREE DRIPLINE OF ANY TREES INDICATED TO BE SAVED WITHIN THE LIMITS OF DISTURBANCE.
- THE CONTRACTOR SHALL MAINTAIN DRAINAGE OF THE PROJECT AREA AND ADJACENT AREAS. WHERE EXISTING DRAINAGE FACILITIES ARE IMPACTED/DISTURBED DUE TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ANY NECESSARY TEMPORARY DRAINAGE DUESIONS.
- SOIL BORING LOGS ARE REPRESENTATIVE OF SPECIFIC POINTS ON THE PROJECT SITE, AND IF PROVIDED TO THE CONTRACTOR ARE FOR INFORMATIONAL PURPOSES ONLY.
- WHERE CITY/TOWNSHIP STANDARD CONSTRUCTION DETAILS/SPECIFICATIONS ARE PROVIDED AND ARE IN CONFLICT WITH NOTES AND SPECIFICATIONS HEREIN, THE CITY/TOWNSHIP STANDARD SHALL GOVERN.

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.

GENERAL GRADING & SESC NOTES

- THE CONTRACTOR SHALL HAVE IN PLACE ALL REQUIRED EROSION CONTROL METHODS AS INDICATED ON THE CONSTRUCTION PLANS AND AS REQUIRED BY GENERAL PRACTICE. SPECIFIC MEANS, METHODS AND SEQUENCES OF CONSTRUCTION MAY DICTATE ADDITIONAL SOIL EROSION CONTROL MEASURES BE NEEDED. THE CONTRACTOR SHALL COORDINATE WITH THE DESIGN ENGINEER ON THESE ANTICIPATED METHODS. ADDITIONAL SOIL EROSION CONTROL METHODS SHALL BE INCIDENTAL TO THE SCOPE OF WORK.
- ACTUAL FIELD CONDITIONS MAY DICTATE ADDITIONAL OR ALTERNATE SOIL EROSION CONTROL MEASURES BE UTILIZED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR FIELD CONDITIONS THAT WARRANT ADDITIONAL AND/OR ALTERNATIVE SESC MEASURES BE UTILIZED.
- AT THE CLOSE OF EACH DAY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL CONSTRUCTION OPERATIONS, MATERIALS, DEBRIS, ETC ARE CONTAINED ON-SITE.
- AT THE CLOSE OF EACH WORKING DAY, ALL DRAINAGE STRUCTURES SHALL BE FREE OF DIRT AND DEBRIS AT THE FLOW LINE.
- ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE PER MDEGL REGULATIONS AND BEST PRACTICES. ALL SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR.
- THE SOIL EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL SUCH A TIME THAT THE SITE IS DETERMINED TO BE ESTABLISHED WITH ACCEPTABLE AMOUNT OF VEGETATIVE GROUND COVER.
- ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDED OR SEEDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
- AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
- 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.
- 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.
- ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. ALL STOCK SHALL BE NURSERY GROWN, CONFORMING TO ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK", AND IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. STOCK SHALL EXHIBIT NORMAL GROWTH HABIT AND BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, & DEFECTS SUCH AS KNOTS, SUN--SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT, AND SECURELY WRAPPED AND BOUND.
- ALL PLANT BED MATERIALS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS, OTHER EXTRANEANEOUS OBJECTS, AND POOR SOILS TO A MINIMUM DEPTH OF 12--INCHES AND BACKFILLED TO GRADE WITH SPECIFIED PLANTING MIX (SEE BELOW).
- PLANTING MIXTURE SHALL CONSIST OF 5 PARTS TOPSOIL FROM ON--SITE (AS APPROVED), 4 PARTS COARSE SAND, 1 PART SPHAGNUM PEAT MOSS (OR APPROVED COMPOST), AND 5 LBS OF SUPERPHOSPHATE FERTILIZER PER CU. YD. OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED FOR UNIFORM CONSISTENCY.
- ALL PLANT BEDS AND INDIVIDUAL PLANTS, NOT OTHERWISE NOTED SHALL BE MULCHED WITH A 4--INCH LAYER OF SHREDED BARK MULCH. EDGE OF MULCH BEDS AS SHOWN. DECIDUOUS TREES IN LAWN AREAS SHALL RECEIVE A 5--FT DIAMETER CIRCLE OF MULCH AND CONIFER TREES 8--FT (PLANTED CROWN OF TREE) UNLESS OTHERWISE NOTED.
- LANDSCAPE STONE SHALL BE INSTALLED WHERE NOTED OR INDICATED (HATCHED). STONE SHALL BE 3/4"--1-1/4" WASHED RIVER GRAVEL OR AS SELECTED AND SHALL BE INSTALLED TO A MINIMUM DEPTH OF 3--INCHES.
- ALL LANDSCAPE BEDS, UNLESS OTHERWISE NOTED SHALL BE INSTALLED OVER WEED BARRIER FABRIC -- WATER PERMEABLE FILTRATION FABRIC OF NON--WOVEN POLYPROPYLENE OR POLYESTER FABRIC. FABRIC SHALL BE OF SUITABLE THICKNESS FOR APPLICATION.
- ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD OF TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT, DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL SPECIFICATIONS.
- EDGING SHALL BE PROVIDED FOR ALL LANDSCAPE BEDS NOT ADJACENT TO CONCRETE PAVEMENT. EDGING SHALL BE BLACK ALUMINUM EDGING, 3/16--INCH X 4--INCH. INSTALL PER MANUFACTURER'S INSTRUCTIONS, ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
- SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUE GRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4--INCH AT TIME OF PLANTING, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10--INCHES BY 18--INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36--HOURS AFTER CUTTING.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN--OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF 1 MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.
- ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.

SEED MIXTURE SHALL BE AS FOLLOWS:
 KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES -- ADELPHI, RUGBY, GLADE, OR PARADE) 30%
 RUBY RED OR DAWSON RED FINE FESCUE 30%
 ATLANTA RED FESCUE 20%
 PENNINE PERENNIAL RYE 20%

THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 LBS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10--0--10 ANALYSIS:

10% NITROGEN -- MIN 25% FROM A UREA FORMALDEHYDE SOURCE
 0 % PHOSPHATE
 10% POTASH -- SOURCE POTASSIUM SULFATE OR POTASSIUM NITRATE

THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 LBS PER 1000 SQ FT OF BULK FERTILIZER.

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

- ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 6--INCH LAYER OF CLEAN, FRIABLE TOPSOIL. THE SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.

GENERAL UTILITY NOTES

- BEDDING SHALL EXTEND A MINIMUM OF 4" BELOW THE PIPE, UNLESS OTHERWISE NOTED ON THE PLANS. BEDDING SHALL BE OF UNIFORM GRADATION MDOT 6A4 STONE OR MDOT CLASS II GRANULAR MATERIAL FOR SANITARY AND STORM PIPE AND MDOT CLASS II GRANULAR MATERIAL ONLY FOR WATERMAIN.
- WHERE UNSTABLE GROUND CONDITIONS ARE ENCOUNTERED, STONE BEDDING SHALL BE USED AS DIRECTED BY THE ENGINEER.
- BACKFILL SHALL BE OF A SUITABLE MATERIAL AND SHALL BE FREE OF ANY ORGANIC MATERIALS AND ROCKS.
- BACKFILL ABOVE THE PIPE SHALL BE OF GRANULAR MATERIAL MDOT CLASS II TO A POINT 12" ABOVE THE TOP OF THE PIPE, WHERE THE TRENCH IS NOT WITHIN THE INFLUENCE OF THE ROAD. SUITABLE SITE MATERIAL MAY BE COMPACTED AND UTILIZED FROM A POINT 12" ABOVE THE PIPE TO GRADE, WHERE THE TRENCH IS WITHIN A 1:1 INFLUENCE OF THE ROAD, GRANULAR MATERIAL, MDOT CLASS II OR III, IS TO BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 12" IN THICKNESS. COMPACTION SHALL BE 95% AS DETERMINED BY AASHTO T99.
- 18" MINIMUM VERTICAL SEPARATION AND 10" HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATERMAIN AND SANITARY/STORM SEWER TO THE MAXIMUM EXTENT POSSIBLE.

LINES & HATCHES LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
900	900	CONTOUR
900	+ 922.08	SPOT ELEVATION
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
X	X	FENCE
---	---	SILT FENCE
---	---	WETLAND BOUNDARY
---	---	LIMITS OF GRADING/CLEARING
---	---	LIMITS OF DRAINAGE
---	---	MODIFIED CURB
---	---	CONCRETE
---	---	HIGH STRENGTH CONCRETE
---	---	ASPHALT
---	---	HIGH STRENGTH ASPHALT
---	---	WETLAND
SN	SN	SANITARY SEWER LABEL
ST	ST	STORM SEWER LABEL
WM	WM	WATER MAIN LABEL
---	---	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)

LIGHTING LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
---	---	DOUBLE FIXTURE LIGHT POLE
---	---	SINGLE FIXTURE LIGHT FIXTURE
---	---	WALL MOUNTED LIGHT FIXTURE
---	---	GROUND LIGHT FIXTURE
---	---	FOOT CANDLES ON SITE
---	---	FOOT CANDLES OFF SITE
---	---	FOOT CANDLES CONTOURS
---	---	CANOPY MOUNTED LIGHT FIXTURE

LANDSCAPE LEGEND

EXISTING CONIFER TREE	EXISTING DECIDUOUS TREE
PROPOSED CONIFER TREE	PROPOSED DECIDUOUS TREE
PROPOSED TREE PROTECTION	PROPOSED ORNAMENTAL TREE
PROPOSED SHRUBS	PROPOSED GRASSES & PERENNIALS
SOD	PROPOSED LANDSCAPE BOULDER
SEED	
MULCH	

SYMBOL LEGEND

---	STORM DRAINAGE FLOW
---	GUY WIRE
---	POWER POLE
---	TRANSFORMER PAD
---	ELECTRICAL RISER
---	U.G. ELECTRICAL MARKER
---	ELECTRICAL METER
---	AIR CONDITIONING UNIT
---	TELEPHONE RISER
---	U.G. TELEPHONE MARKER
---	GAS RISER
---	U.G. GAS MARKER
---	GAS METER
---	CABLE TV RISER
---	U.G. CABLE TV MARKER
---	MAILBOX
---	WELL
---	WATER MANHOLE
---	GATE VALVE (EXISTING)
---	GATE VALVE (PROPOSED)
---	HYDRANT (EXISTING)
---	HYDRANT (PROPOSED)
---	CATCH BASIN (EXISTING)
---	YARD CATCH BASIN (EXISTING)
---	CATCH BASIN (PROPOSED)
---	STORM MANHOLE (EXISTING)
---	STORM MANHOLE (PROPOSED)
---	END SECTION (EXISTING)
---	END SECTION (PROPOSED)
---	SANITARY MANHOLE (EXISTING)
---	SANITARY MANHOLE (PROPOSED)
---	PUMP CHAMBER
---	TRAFFIC SIGN
---	SIGN (EXISTING)
---	SIGN (PROPOSED)
---	SOIL BORING
---	STEEL ROD SET
---	STEEL ROD OR PIPE FOUND
---	WOOD LATH SET
---	HUB SET
---	MONUMENT FOUND
---	SECTION CORNER
---	GAS PUMP
---	ANTENNA
---	SATELLITE DISH
---	NEWSPAPER BOX
---	PARKING METER
---	PHONE BOOTH
---	HANDICAP SYMBOL
---	BENCHMARK
---	LIGHT POLE

ABBREVIATIONS

FFE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
FG	FINISHED GRADE
T/A	TOP OF ASPHALT
T/C	TOP OF CONCRETE/CURB
T/W	TOP OF WALK
T/P	TOP OF PIPE
B/P	BOTTOM OF PIPE
F/L	FLOW LINE
RIM	RIM ELEVATION (AT FLOW LINE)
INV	INVERT ELEVATION
MH	MANHOLE
CB	CATCH BASIN
RY	REAR YARD
YD	YARD DRAIN
RD	ROOF DRAIN
FES	FLARED END SECTION
CMP	CORRUGATED METAL PIPE
GPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE
GV	GATE VALVE
GVW	GATE VALVE IN WELL
QVB	GATE VALVE IN BOX
HYD	HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
UP	UTILITY POLE
NFV	NOT FIELD VERIFIED
TR	TO BE REMOVED
L	LIBER
P	PAGE
L.C.R.	LIVINGSTON COUNTY RECORDS
(M&R)	MEASURED AND RECORD
L.O.B.	POINT OF BEGINNING

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACTED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

BEFORE ANY DIG CALL M.S.S. DIG 1-800-487-7171

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

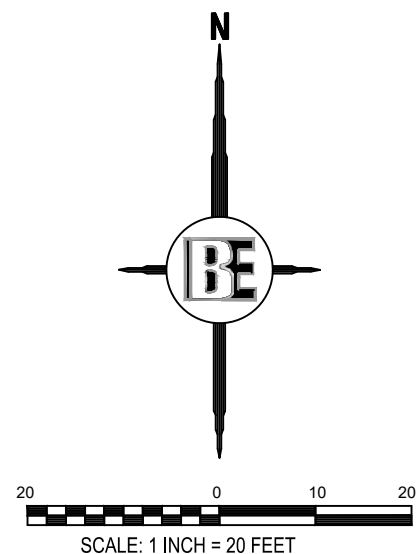
5311 BRIGHTON ROAD FACILITY UPDATES
 PROJECT
 PREPARED FOR
 5311 BRIGHTON ROAD, LLC
 4684 CLIFFORD ROAD
 BRIGHTON, MI 48116
 (981) 707-0182

NO	BY	DATE	REVISION PER
1	BL	08/29/23	SITE PLAN REVISION PER TOWNSHIP
2	JP	08/17/23	ZONING VARIANCE PER TOWNSHIP
1	BL		NO SCALE
NO	BY	DATE	REVISION PER

DESIGNED BY: BL
 DRAWN BY: JP
 CHECKED BY:
 SCALE: NO SCALE
 JOB NO: 23-201
 DATE: 07/31/23
 SHEET NO. 2



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



GENERAL SURVEY NOTES:

- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
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- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED WITH GPS USING OPUS GPS POST-PROCESSING. (NAVD88 DATUM)
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN ON THIS DRAWING ARE APPROXIMATE. THE LOCATIONS ARE BASED ON PHYSICAL FIELD LOCATIONS OF STRUCTURES ALONG WITH PREVIOUS DRAWINGS PREPARED BY BOSS ENGINEERING.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
- ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

NRCS EXISTING SOILS DATA:
 FoA FOX SANDY LOAM 0-2% SLOPES
 FID FOX-BOYER COMPLEX 12-18% SLOPES

PARCEL INFORMATION:
 PARCEL ID: #4711-27-300-013
 ZONING: MUPUD
 ADDRESS: 5311 BRIGHTON ROAD, BRIGHTON, MI 48116

PROPERTY DESCRIPTION PER LIVINGSTON COUNTY TAX ROLL:
 LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
 SEC 27 T2N R5E COMM S 1/4 COR SEC TH S87°W 935.84 FT TO POB TH S87°W 251.72 FT TH N02°W 243.02 FT TH N86°E 251.73 FT TH S02°E 245.86 FT TO POB CONT 1.41 AC M/L SPLIT 5/92 FR 003

SITE BENCHMARKS (NAVD88 DATUM):
 -BM #200 = BM BNT E/SIDE 15" PINE ELEV.=995.54
 -BM #201 = BM BNT W/SIDE ENTRANCE SIGN ELEV.=992.51

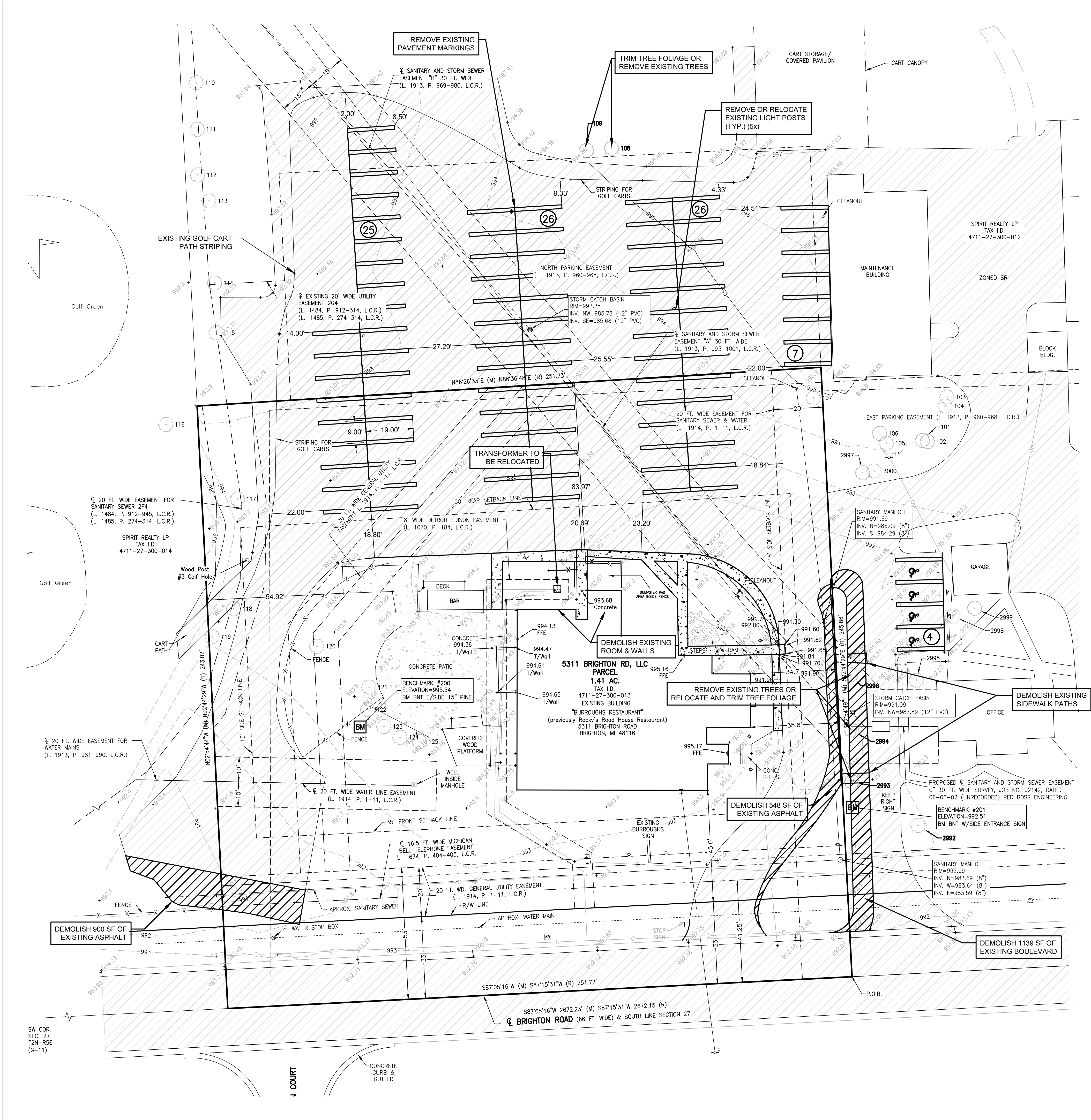
EXISTING PARKING SPACE INFORMATION:
 (2) STANDARD 9' x 19' SPACES
 (4) BARRIER-FREE HANDICAP 9' x 19' SPACES

Tree Inventory List

Job Number: 23-201
 Job Location: 5311 Brighton Road Brighton, MI 48116
 Date: Wednesday, June 28, 2023
 Performed By: Jennifer M. Austin, PLA

Condition Description Notes:
 "Good" - no observed structural defects*
 "Fair" - minor structural defects, marginal form, or some insect activity noted*
 "Poor" - major structural defects, poor form, or insect infested*
 *Structural defects may include decayed wood, cracks, root problems, weak branch unions cankers, poor tree architecture, dead/failed branches due to various causes.

Tree #	Botanical Name	Common Name	Dia.	Other Dia.	Condition
2992	Abies Concolor	White Fir	15"		Good
2993	Gleditsia Triacanthos	Honey Locust	19"		Good
2994	Gleditsia Triacanthos	Honey Locust	19"		Good
2995	Acer Rubrum	Red Maple	9.5"		Good
2996	Gleditsia Triacanthos	Honey Locust	23"		Good
2997	Pinus Strobus	Eastern White Pine	60" Tall		Good
2998	Thuja occidentalis	Arborvitae	10.5"		Fair
2999	Thuja occidentalis	Arborvitae	9"		Fair
3000	Pinus Strobus	Eastern White Pine	65" Tall		Good
101	Pinus Strobus	Eastern White Pine	65" Tall		Good
102	Pinus Strobus	Eastern White Pine	65" Tall		Poor
103	Pinus Strobus	Eastern White Pine	65" Tall		Good
104	Pinus Strobus	Eastern White Pine	65" Tall		Good
105	Pinus Strobus	Eastern White Pine	65" Tall		Good
106	Pinus Strobus	Eastern White Pine	65" Tall		Good
107	Pinus Sylvesteris	Scotch Pine	60" Tall		Good
108	Pinus Strobus	Eastern White Pine	65" Tall		Good
109	Pinus Strobus	Eastern White Pine	65" Tall		Good
110	Pinus Strobus	Eastern White Pine	65" Tall		Good
111	Pinus Strobus	Eastern White Pine	65" Tall		Good
112	Pinus Strobus	Eastern White Pine	65" Tall		Good
113	Pinus Strobus	Eastern White Pine	65" Tall		Good
114	Pinus Strobus	Eastern White Pine	65" Tall		Good
115	Pinus Strobus	Eastern White Pine	65" Tall		Good
116	Acer Rubrum	Red Maple	10"		Good
117	Acer Platanoides	Norway Maple	12"		Good
118	Acer Rubrum	Red Maple	13"		Good
119	Acer Rubrum	Red Maple	12"		Good
120	Gleditsia Triacanthos	Honey Locust	21"		Good
121	Pinus Strobus	Eastern White Pine	65" Tall		Good
122	Pinus Strobus	Eastern White Pine	65" Tall		Good
123	Pinus Strobus	Eastern White Pine	65" Tall		Good
124	Pinus Strobus	Eastern White Pine	65" Tall		Good
125	Pinus Strobus	Eastern White Pine	65" Tall		Good



BOSS Engineering
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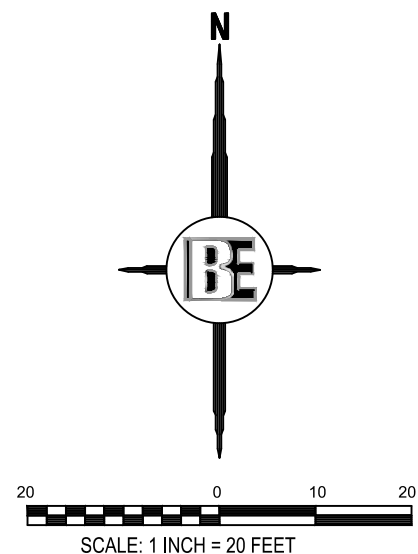
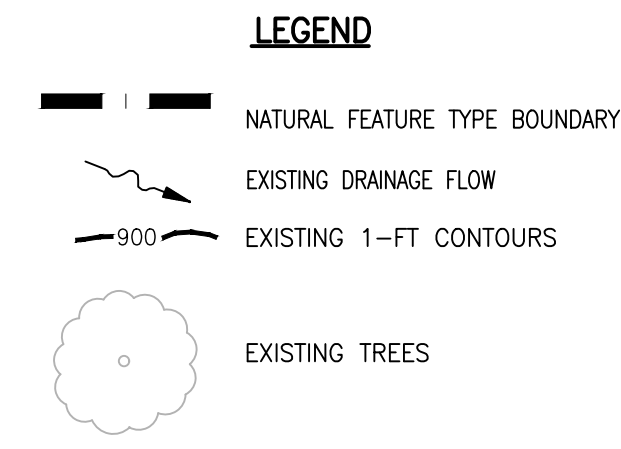
5311 BRIGHTON ROAD FACILITY UPDATES
 PREPARED FOR: 5311 BRIGHTON ROAD, LLC
 4684 CLIFFORD ROAD BRIGHTON, MI 48116 (586) 707-0182

EXISTING CONDITIONS & DEMOLITION PLAN

NO	BY	REVISION PER	DATE
1	UP	SITE PLAN REVISION PER TOWNSHIP	08/29/23
2	UP	ZONING VARIANCE PER TOWNSHIP	08/17/23

DESIGNED BY: BL
 DRAWN BY: JP
 CHECKED BY:
 SCALE: 1" = 20'
 JOB NO: 23-201
 DATE: 07/31/23
 SHEET NO. **3**

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



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 FID FOX-BOYER COMPLEX 12-18% SLOPES

PARCEL INFORMATION:
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 ZONING: MUPUD
 ADDRESS: 5311 BRIGHTON ROAD, BRIGHTON, MI 48116

PROPERTY DESCRIPTION PER LIVINGSTON COUNTY TAX ROLL:

LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

SEC 27 T2N R5E COMM S 1/4 COR SEC TH S87*W 935.84 FT TO POB TH S87*W 251.72 FT TH N02*W 243.02 FT TH N86*E 251.73 FT TH S02*E 245.86 FT TO POB CONT 1.41 AC M/L SPLIT 5/92 FR 003

NATURAL FEATURES NARRATIVE:

NATURAL FEATURES WERE IDENTIFIED DURING AN ON-SITE VISIT TO THE PROPERTY ON JUNE 29, 2023. SITE IS DEVELOPED AS A PRIVATE GOLF COURSE RESTAURANT AND MAINTENANCE AREA PARKING LOT. TREES IN THIS AREA ARE PART OF A PLANTED LANDSCAPE. ARE IDENTIFIED IN THE TREE INVENTORY LIST, AND NONE ARE PLANNED TO BE REMOVED.

THIS PARCEL IS FLAT WITH SOILS IDENTIFIED BY USDA NRCS AS MAINLY FOX SANDY LOAM AND A SMALL AREA OF FOX-BOYER COMPLEX AT THE WEST PROPERTY LINE.

Tree Inventory List						
Tree #	Botanical Name	Common Name	Dia.	Other Dia.	Condition	
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114	Pinus Strobus	Eastern White Pine	65" Tall		Good	
115	Pinus Strobus	Eastern White Pine	65" Tall		Good	
116	Acer Rubrum	Red Maple	10"		Good	
117	Acer Platanoides	Norway Maple	12"		Good	
118	Acer Rubrum	Red Maple	13"		Good	
119	Acer Rubrum	Red Maple	12"		Good	
120	Gleditsia Triacanthos	Honey Locust	21"		Good	
121	Pinus Strobus	Eastern White Pine	65" Tall		Good	
122	Pinus Strobus	Eastern White Pine	65" Tall		Good	
123	Pinus Strobus	Eastern White Pine	65" Tall		Good	
124	Pinus Strobus	Eastern White Pine	65" Tall		Good	
125	Pinus Strobus	Eastern White Pine	65" Tall		Good	

Condition Description Notes:
 "Good" - no observed structural defects*
 "Fair" - minor structural defects, marginal form, or some insect activity noted*
 "Poor" - major structural defects, poor form, or insect infested*
 *Structural defects may include decayed wood, cracks, root problems, weak branch unions cankers, poor tree architecture, dead/failed branches due to various causes.

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

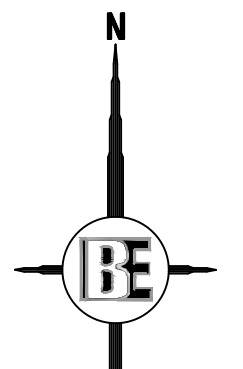
5311 BRIGHTON ROAD FACILITY UPDATES
 PREPARED FOR
 5311 BRIGHTON ROAD, LLC
 4684 CLIFFORD ROAD
 BRIGHTON, MI 48116
 (586) 707-0182

NO	BY	REVISION PER	DATE
2	JP	SITE PLAN REVISION PER TOWNSHIP	08/29/23
1	JP	ZONING VARIANCE PER TOWNSHIP	08/17/23

DESIGNED BY: BL
 DRAWN BY: JP
 CHECKED BY:
 SCALE: 1" = 20'
 JOB NO: 23-201
 DATE: 07/31/23
 SHEET NO. 4



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



SCALE: 1 INCH = 20 FEET

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, OR ELEVATION OF ANY UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL EXISTING UTILITIES AND STRUCTURES TO ORIGINAL OR BETTER CONDITION AFTER CONSTRUCTION.

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

PROJECT: 5311 BRIGHTON ROAD FACILITY UPDATES
PREPARED FOR: 5311 BRIGHTON ROAD, LLC
4684 CLIFFORD ROAD
BRIGHTON, MI 48116
(981) 707-0182
TITLE: SITE PLAN

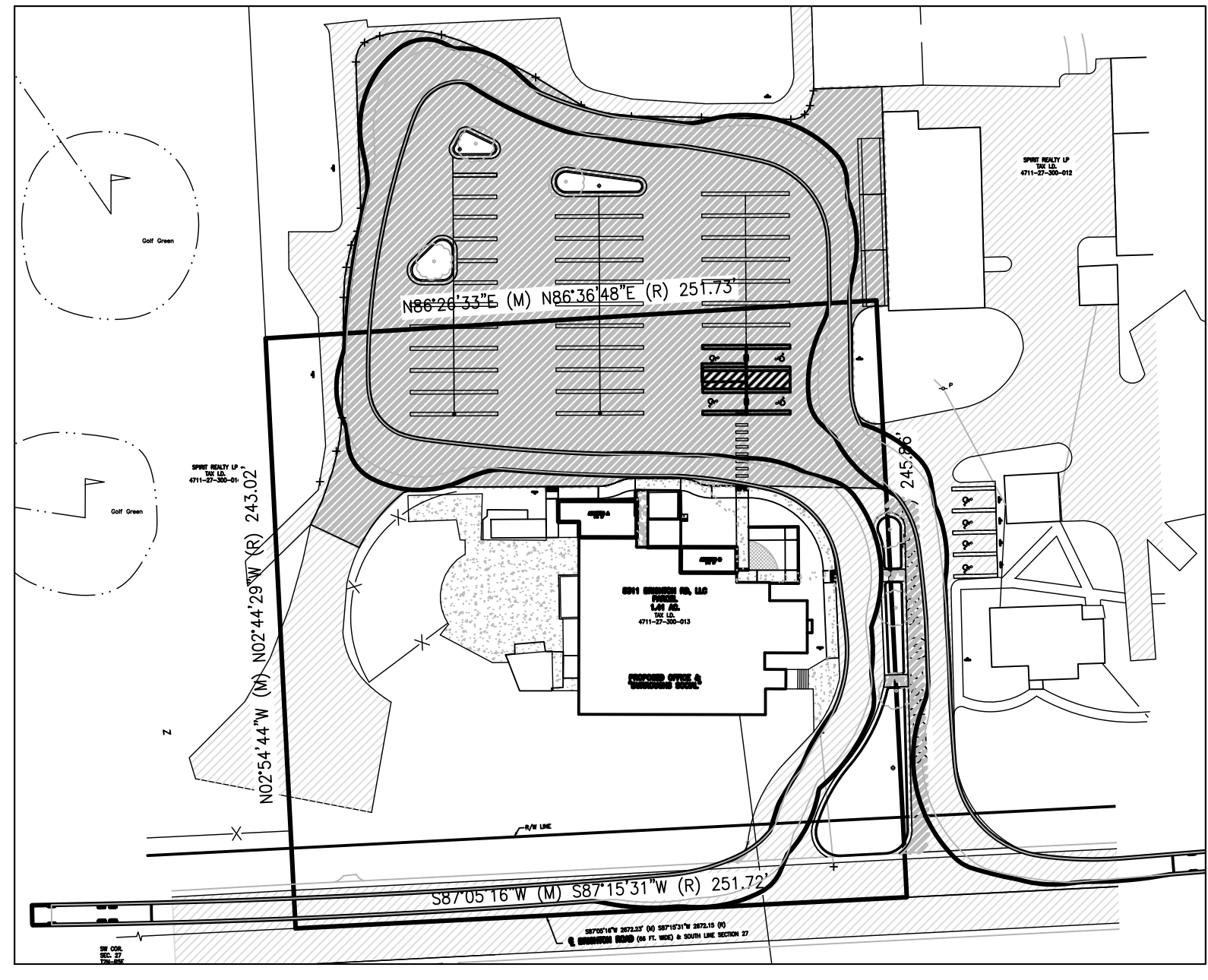
NO	BY	REVISION PER	DATE
2	JP	SITE PLAN REVISION PER TOWNSHIP	08/29/23
1	JP	ZONING VARIANCE PER TOWNSHIP	08/17/23
NO	BY	REVISION PER	DATE

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DRAWN BY: JP
CHECKED BY:
SCALE: 1" = 20'
JOB NO: 23-201
DATE: 07/31/23
SHEET NO. 5

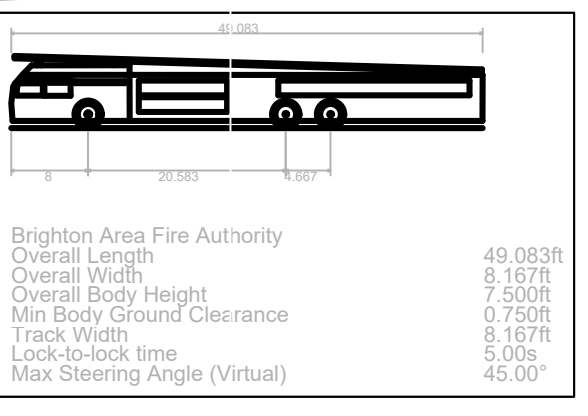
PARKING DEMAND STATEMENT:
THE REQUIRED PARKING CALCULATIONS ARE EXCLUSIVE TO EACH USE. THE DAILY DEMAND IS THE OFFICE USE WITH 20 SPACES. ONLY DURING THE MEMORIAL DAY TO LABOR DAY SEASON WOULD A MAXIMUM DEMAND OF 50 SPACES EXIST. THE PROVIDED NUMBER OF SPACES IS 63 WITH 59 TYPICAL PARKING SPACES AND 4 ADA ACCESSIBLE SPACES ONSITE.

SEE LANDSCAPE PLANS FOR NEW SIGN DETAIL.

SITE DATA:
GENOA TOWNSHIP
PARCEL # 4711-27-300-013
5311 BRIGHTON ROAD, BRIGHTON, MI 48116
1.42 AC ±
ZONING: MIXED USE PLANNED URBAN DEVELOPMENT (MUPUD)
EXISTING OFFICE BUILDING SF: 5,732 GSF ±
EXISTING BUILDING USE: RESTAURANT
PROPOSED OFFICE & BANQUET BUILDING SF: 6,166 GSF ±
PROPOSED BUILDING USE: OFFICE & BANQUET BUILDING
LIVE ENTERTAINMENT (BANQUET ROOM & PATIO TITLED, "BURROUGHS SOCIAL")
BETWEEN MEMORIAL DAY & LABOR DAY. THURSDAY - SATURDAY
PATIO MUSIC OFF AT 10:45PM
PATIO LIGHTS OFF AT 11:00PM
MIN. LOT AREA REQUIRED FOR ZONING: 1 ACRE
EX. LOT AREA: 1.42 AC ± (61,856 SQ FT)
TOTAL EX. WORKING AREA: 1.91 AC ± (83,069 SQ FT)
MIN. LOT WIDTH: 150 FT TOTAL EXISTING LOT WIDTH: 251.73 FT
MAX. LOT COVERAGE: 40.0% BLDG, 85.0% IMPERVIOUS
EXISTING LOT COVERAGE: 6.90% BLDG, 66.6% IMPERVIOUS
PROPOSED LOT COVERAGE: 7.42% BLDG, 77.7% IMPERVIOUS
IMPERVIOUS AREAS =
EXISTING ASPHALT PARKING 16,905 SF (0.39 AC)
PROPOSED ASPHALT PARKING 36,250 SF (0.83 AC)
EXISTING CONCRETE WALK 3,021 SF (0.07 AC)
PROPOSED CONCRETE WALK 1,541 SF (0.03 AC)
PROPOSED BUILDING 6,166 SF (0.14 AC)
PERVIOUS AREAS =
EXISTING LAWN/VEGETATION 19,186 SF (.44 AC)
MIN. SETBACKS REQUIRED: EXISTING SETBACKS:
RIGHT-OF-WAY: 33-FT 33-FT
FRONT: 35-FT 35-FT
SIDE: 15-FT 15-FT
REAR: 50-FT 50-FT
MAX BLDG HGT: 30-FT (ND) 30-FT (2-STORY)
PARKING CALCULATION:
BANQUET AREA WILL INCLUDE A LIVE ENTERTAINMENT COMPONENT. MAXIMUM OCCUPANCY FOR BANQUET ROOM & PATIO IS 150 PEOPLE. REQUIRED PARKING FOR RESTAURANT/SOCIAL ROOM USE IS 1 SPACE PER 3 OCCUPANTS = 50 SPACES REQUIRED. (THIS USE WILL OCCUR DURING HOURS THE OFFICE IS NOT OCCUPIED.)
PROFESSIONAL OFFICE = 1 SPACE + BLDG/300 GSF = 1 + 5,732/300 = 20 TOTAL SPACES REQUIRED INCLUDING 1 BARRIER-FREE SPACE.
PROVIDED PARKING: 63 SPACES INCLUDING 4 BARRIER-FREE SPACES (PER TOWNSHIP REQUIREMENTS)

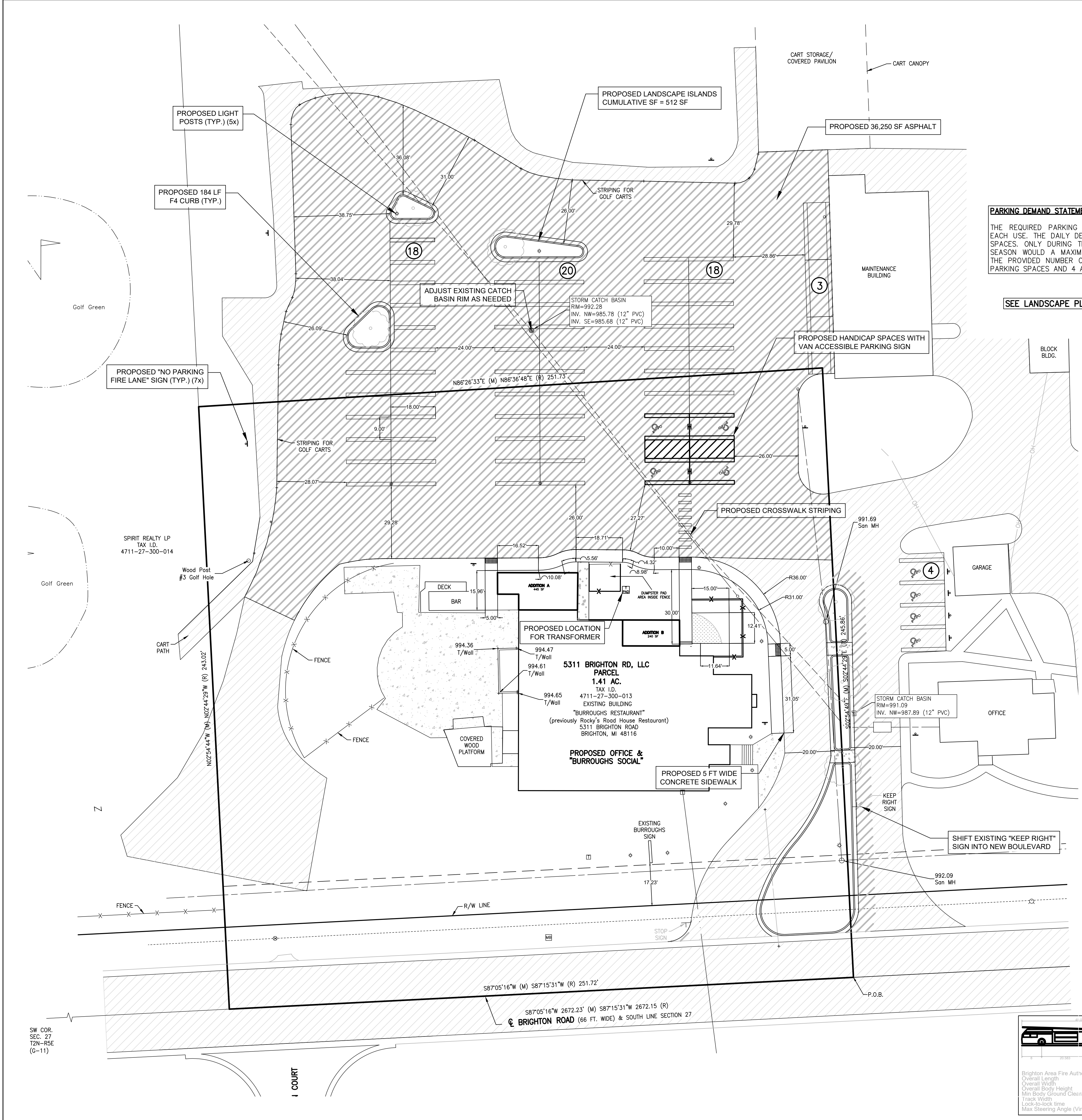


EMERGENCY VEHICLE CIRCULATION PATH
(SCALE: 1" = 60')



SCALE: 1 INCH = 60 FEET

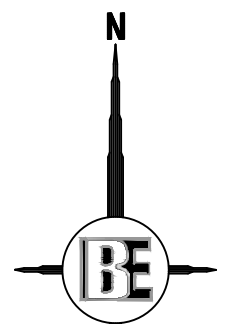
FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION



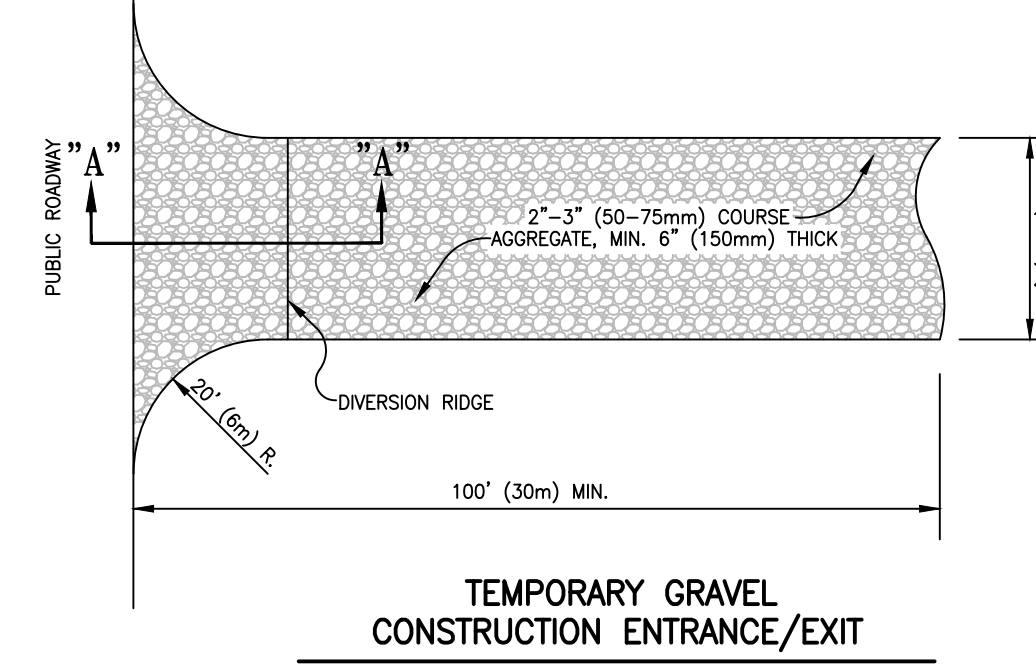
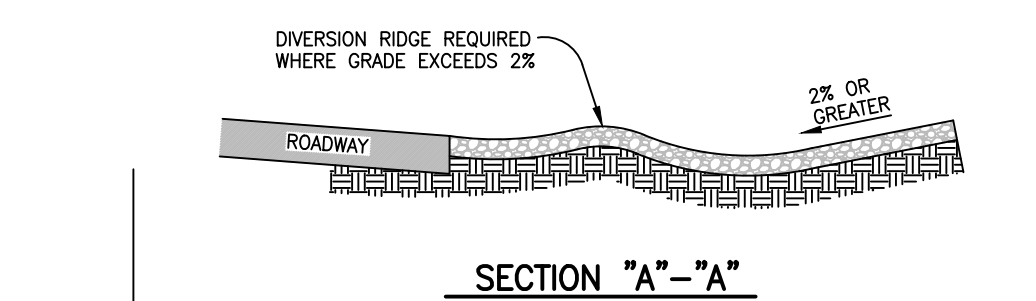
SW. COR. SEC. 27 12N-R5E (6-11)

I COURT

SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



SCALE: 1" = 20 FEET



STORMWATER NARRATIVE:
BASED ON THE PROPOSED CHANGES, THERE WILL BE A NEGLIGIBLE INCREASE TO THE IMPERVIOUS SURFACE.

PROPOSED CONST. SCHEDULE FOR THE YEAR 2023

ACTIVITY	JULY	AUG	SEPT	OCT	NOV	DEC
DEMO & CLEAR						
PAVING						
FINAL GRADING						
SEED & MULCH						

CONTROLS & MEASURES NARRATIVE

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

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

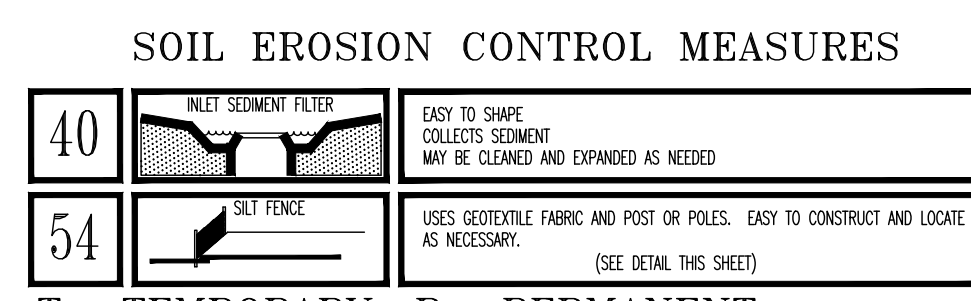
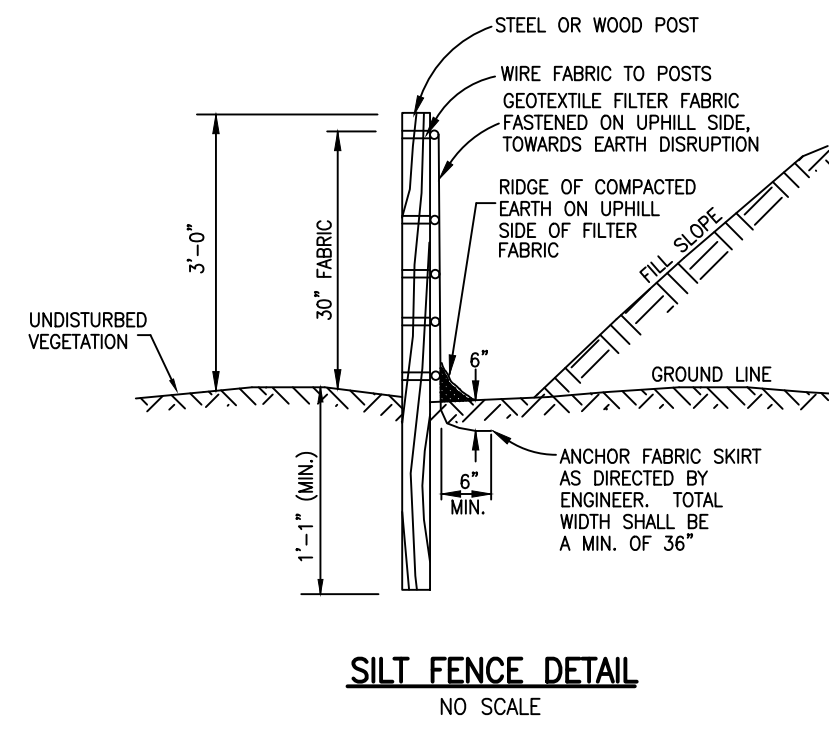
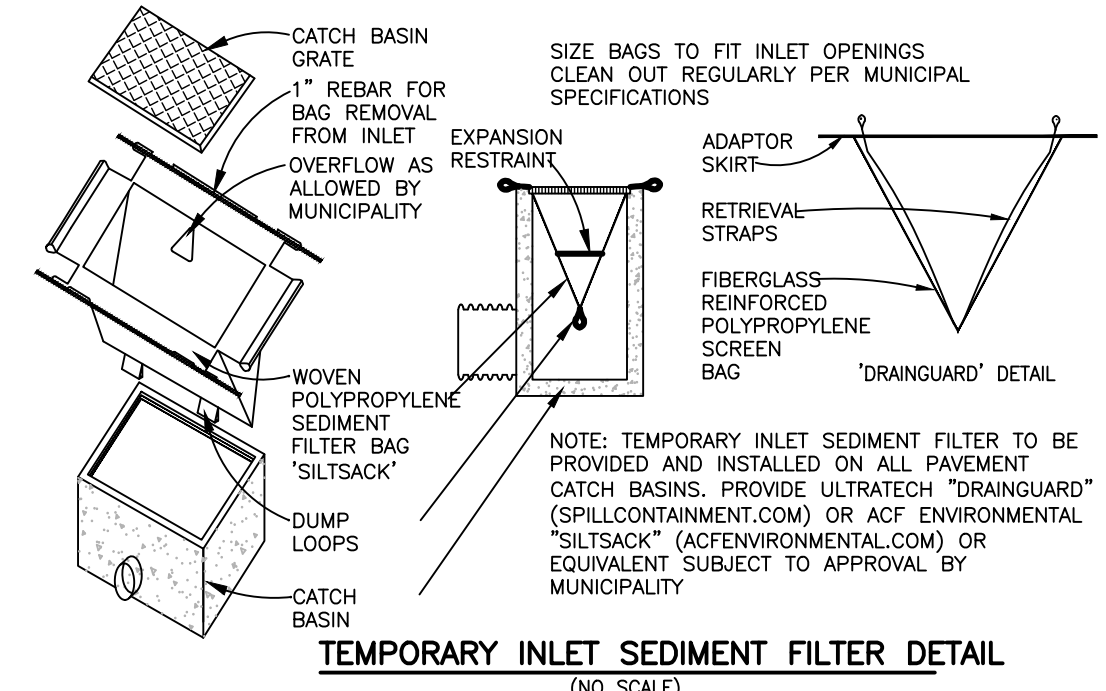
ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH	X	X	X
CLEAN INLETS		X	X
COLLECT LITTER	X		X
SWEEP PARKING LOT		X	X

SURFACE WATER & COUNTY DRAINS
WETLAND LAKES - APPROXIMATELY 2000 FT NORTHEAST TO SCRUB WETLAND
 - APPROXIMATELY 3000 FT NORTHWEST TO WEST CROOKED LAKE
STREAMS - APPROXIMATELY 1900 FT SOUTHWEST TO MYSTIC LAKE DR
BASINS - APPROXIMATELY 1300 FT WEST TO 4981 BRIGHTON ROAD
DRAINS - APPROXIMATELY 1150 FT EAST TO OAK POINT HILLS
PONDS - APPROXIMATELY 170 FT NORTHWEST TO FOUNTAIN

CONSTRUCTION SEQUENCE

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

1 DAY	1. INSTALL SILT FENCE AS SHOWN ON PLANS.
1 DAY	2. REMOVAL OF EXISTING PARKING LOT PAVEMENT.
1 DAY	3. INSTALL NEW PARKING LOT ASPHALT.
2 DAYS	4. FINE GRADE AROUND BUILDING, SPREAD TOPSOIL, SEED OR SOD AS APPLICABLE.
1 DAY	5. REMOVE ALL EROSION CONTROL STRUCTURES.
1 DAY	6. REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.



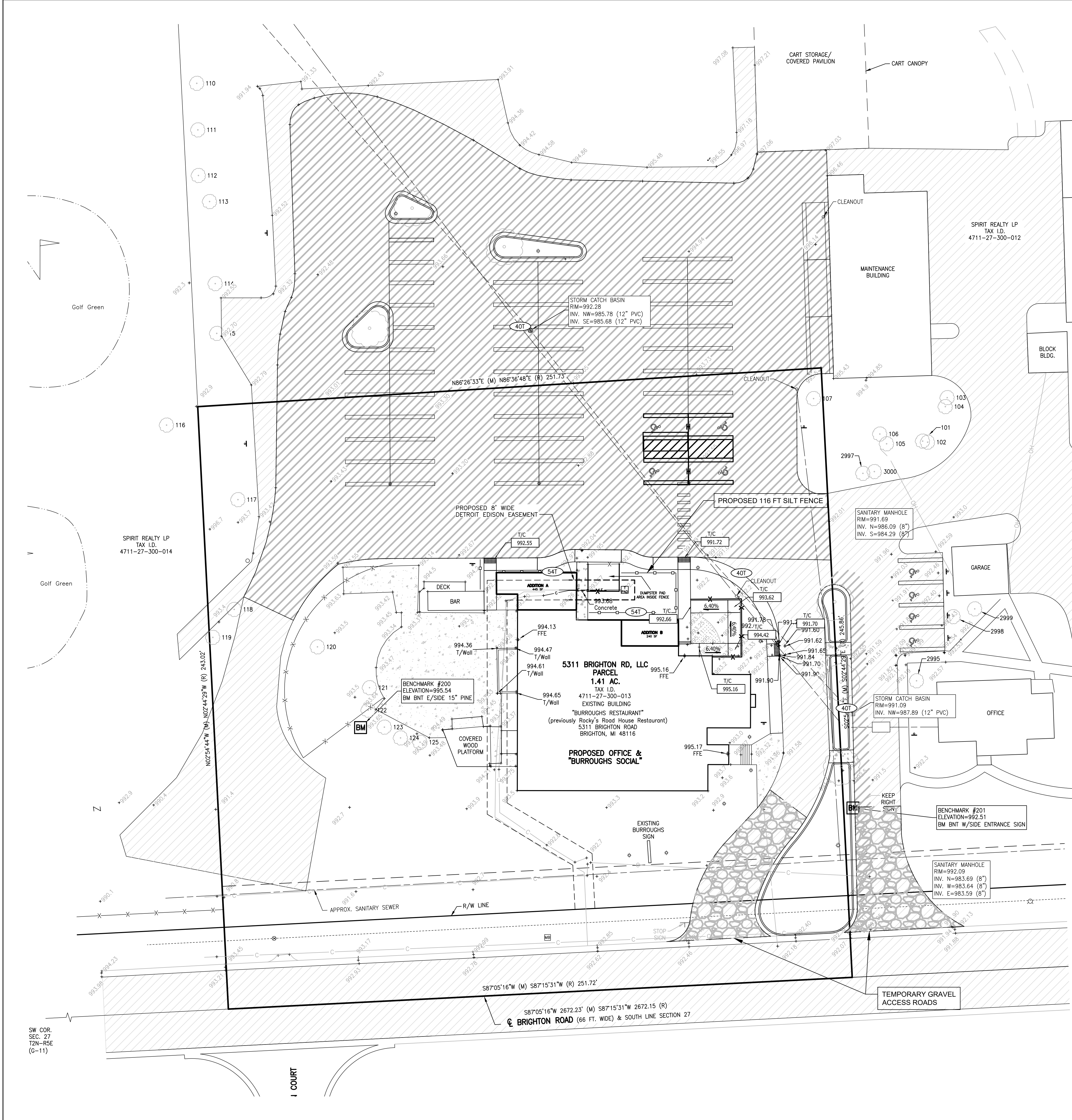
T = TEMPORARY, P = PERMANENT
TOTAL DISTURBED AREA = 0.92 AC.

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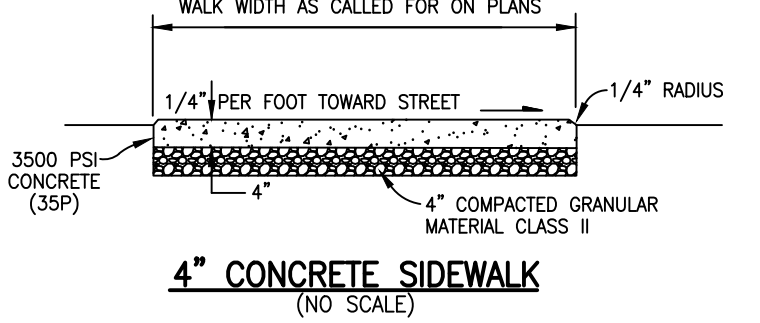
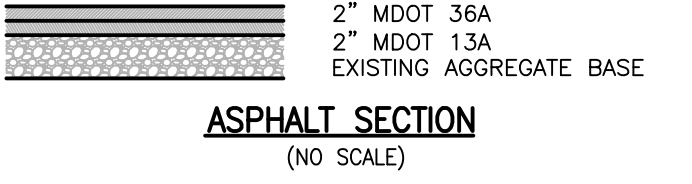
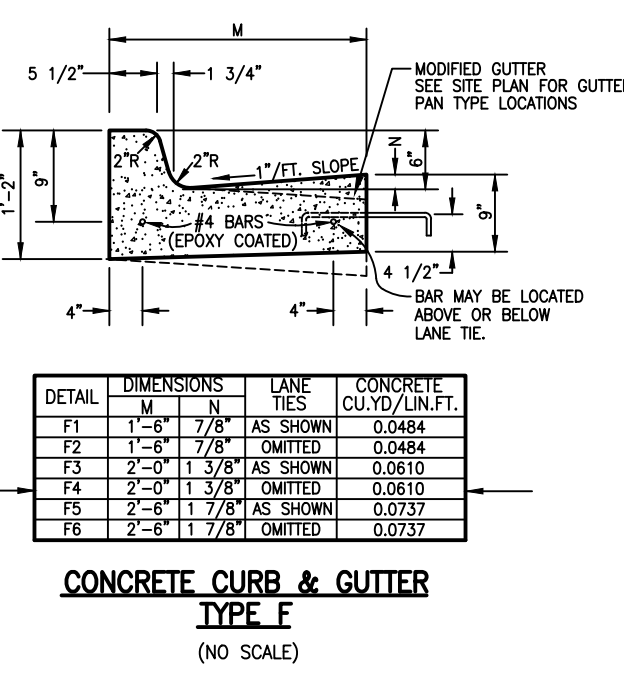
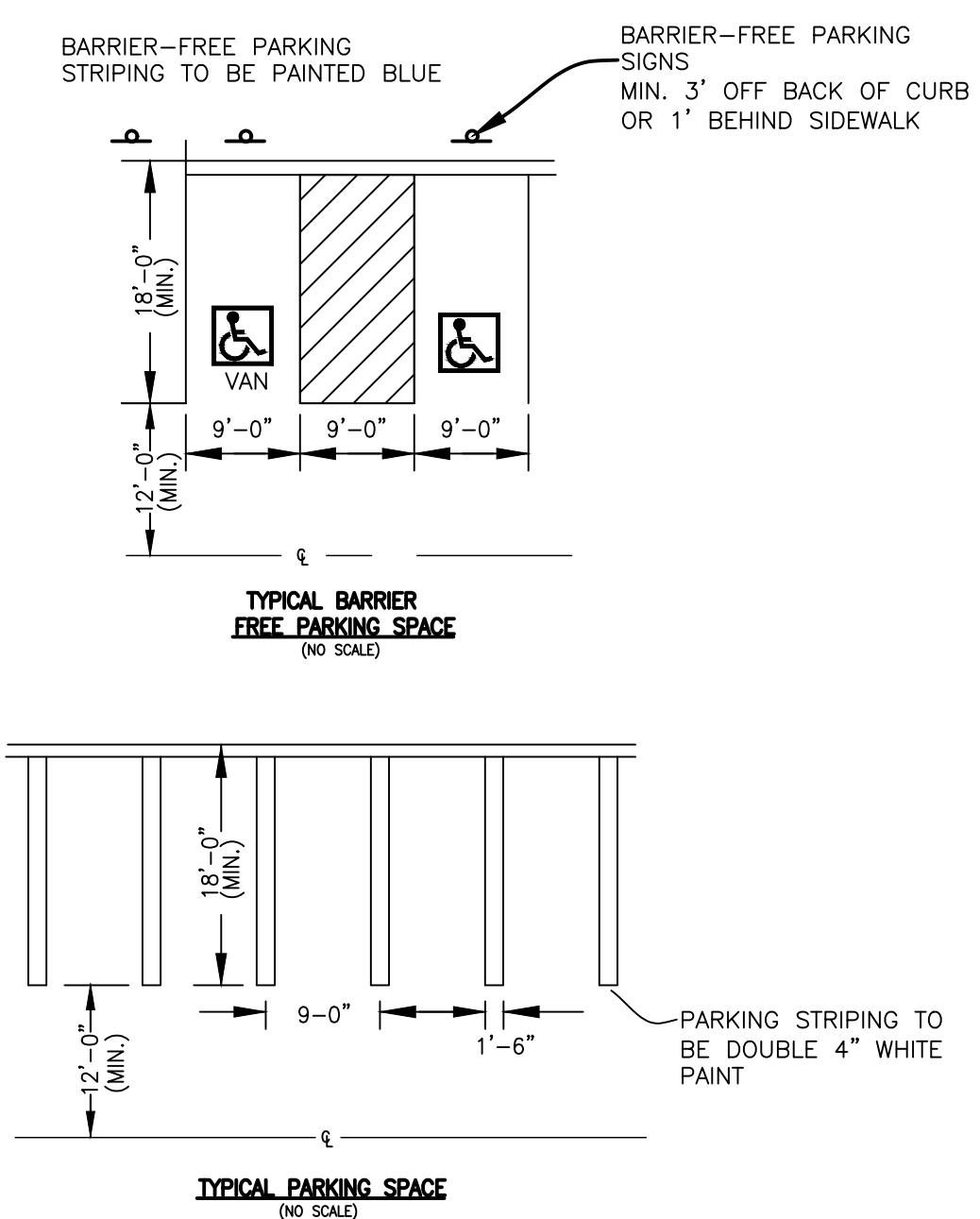
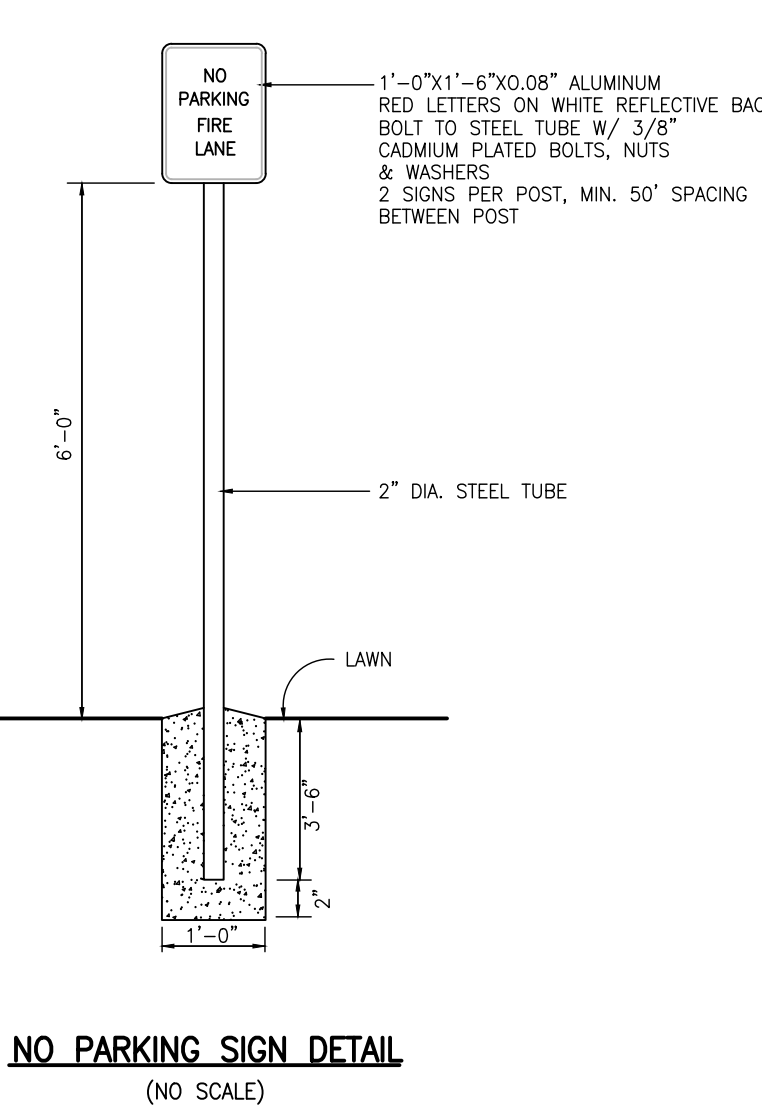
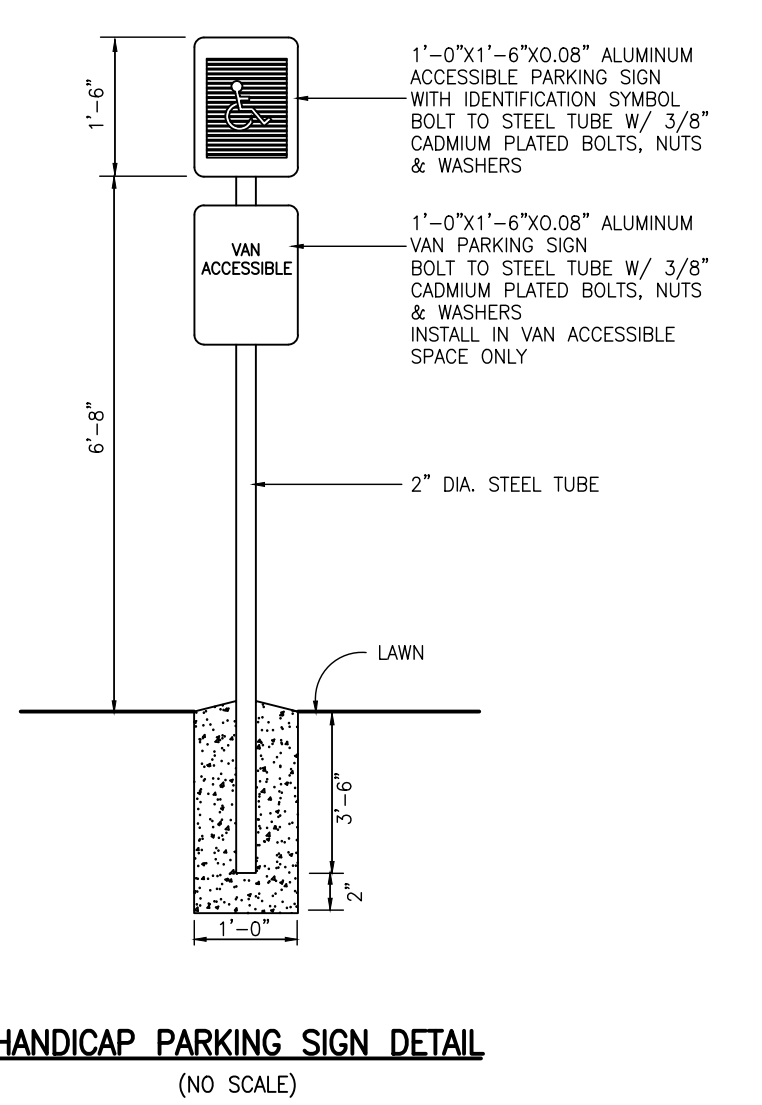
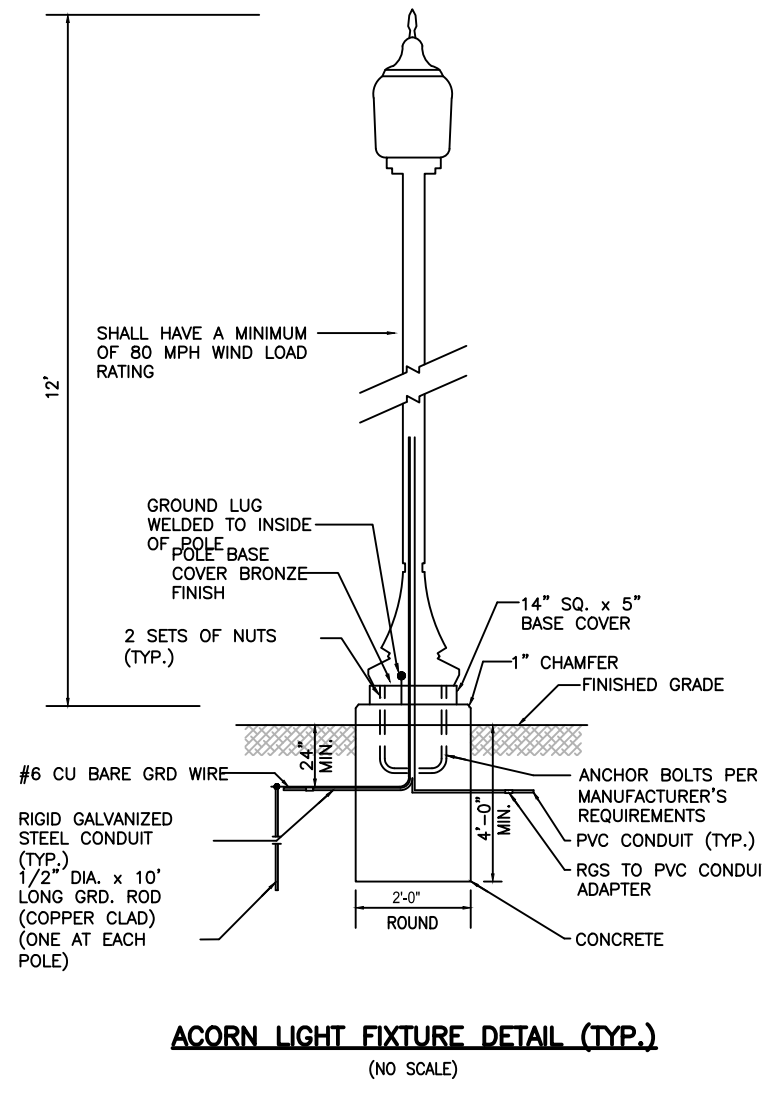
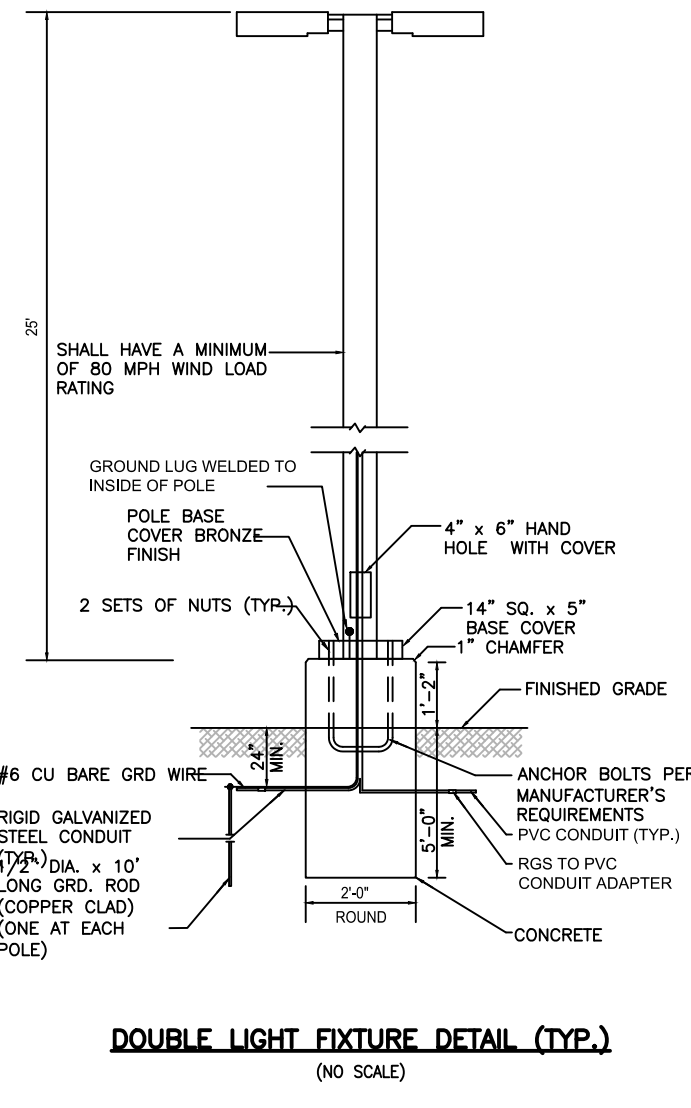
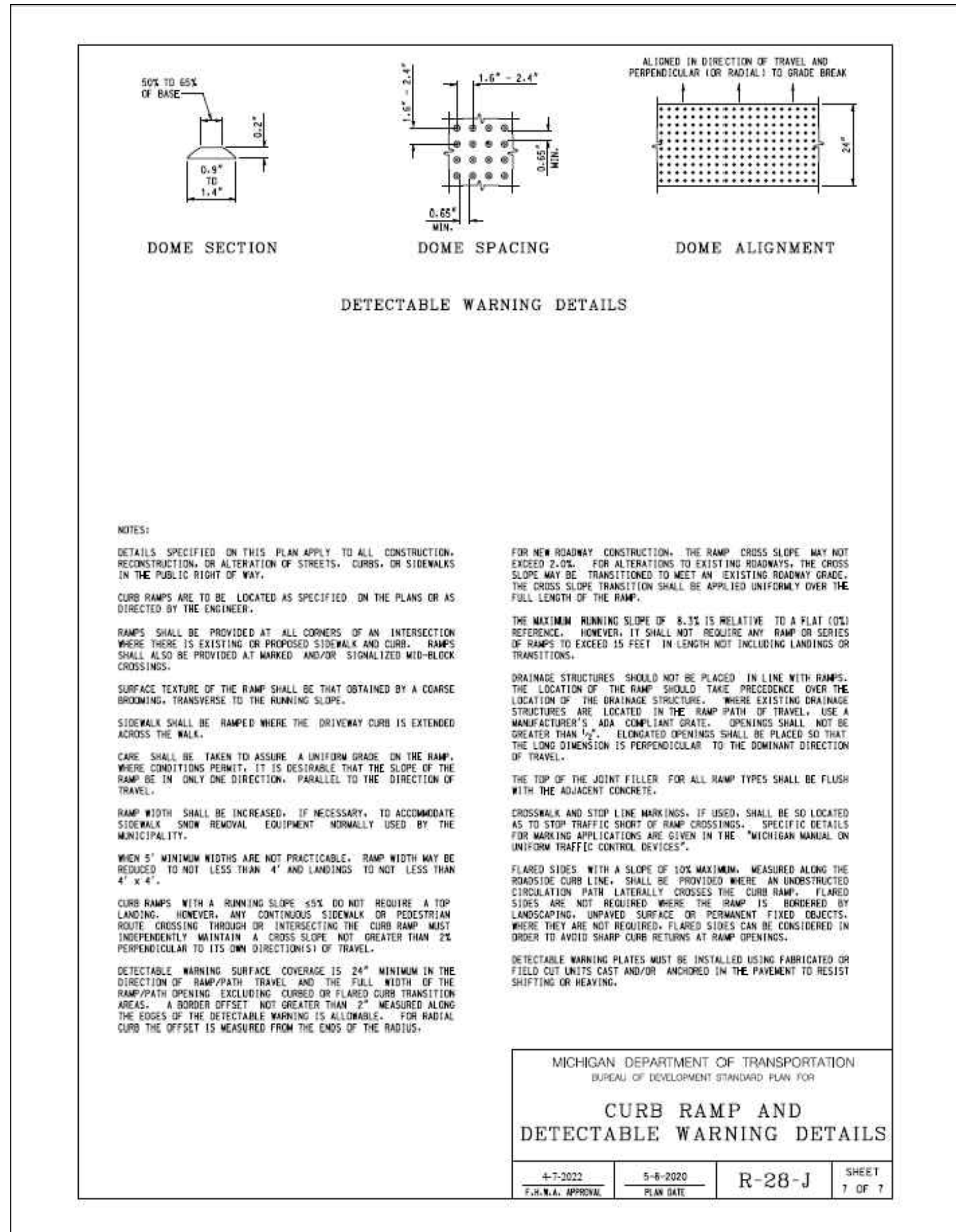
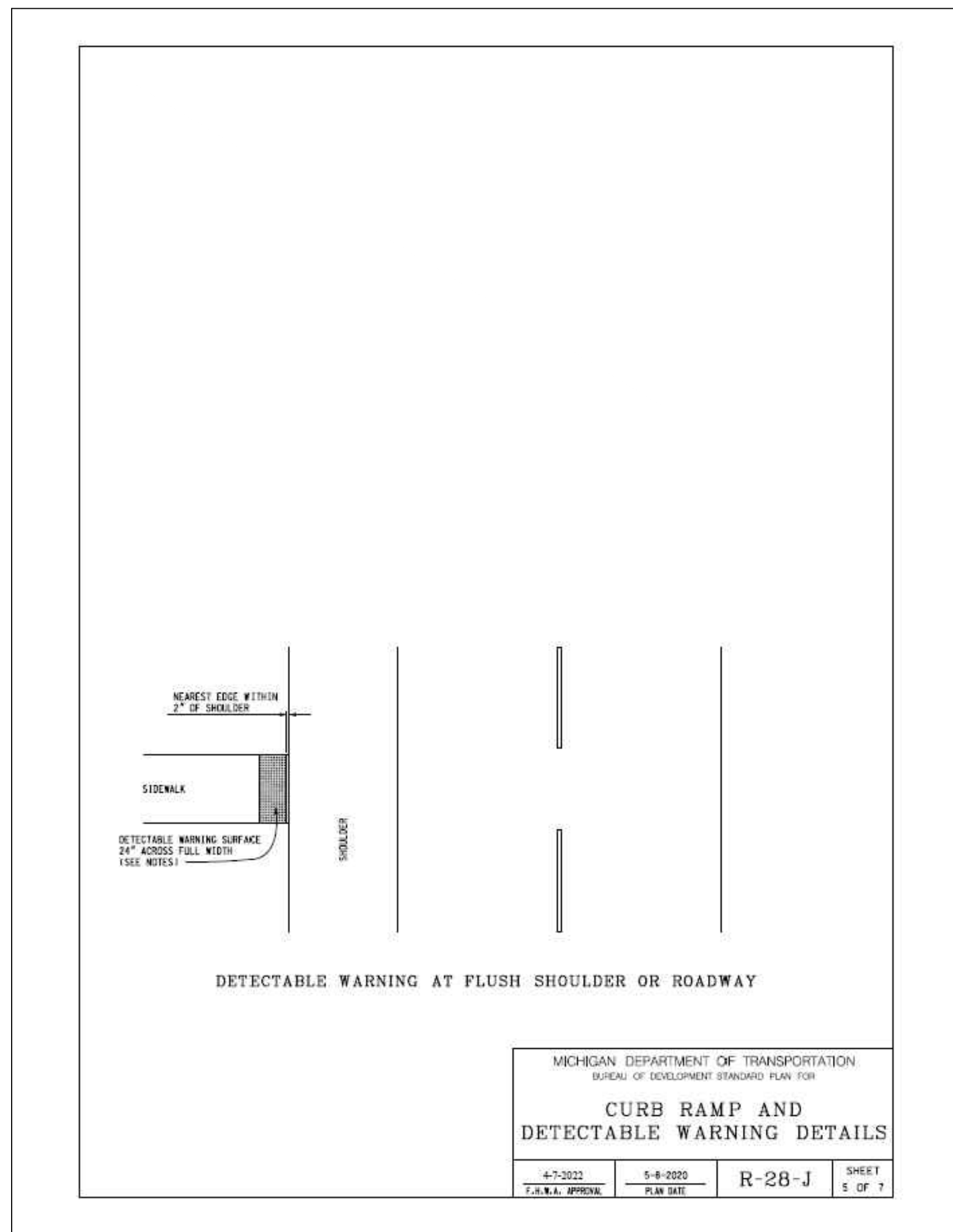
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Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

5311 BRIGHTON ROAD FACILITY UPDATES
PREPARED FOR
5311 BRIGHTON ROAD, LLC
4684 CLIFFORD ROAD
BRIGHTON, MI 48116
(981) 707-0182

PROJECT: 5311 BRIGHTON ROAD FACILITY UPDATES
TITLE: GRADING, DRAINAGE, & SECC PLAN
DESIGNED BY: BL
DRAWN BY: JP
CHECKED BY:
SCALE: 1" = 20'
JOB NO: 23-201
DATE: 07/31/23
SHEET NO. 6



SEE SHEET 2 FOR GENERAL NOTES AND LEGEND



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, OR ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, OR ELEVATION OF EXISTING UTILITIES. CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

BEFORE ANY WORK BEGINS, THE CONTRACTOR SHALL CALL M.S.S. DIG AT 1-800-487-7171 TO LOCATE ALL UTILITIES.

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

5311 BRIGHTON ROAD FACILITY UPDATES

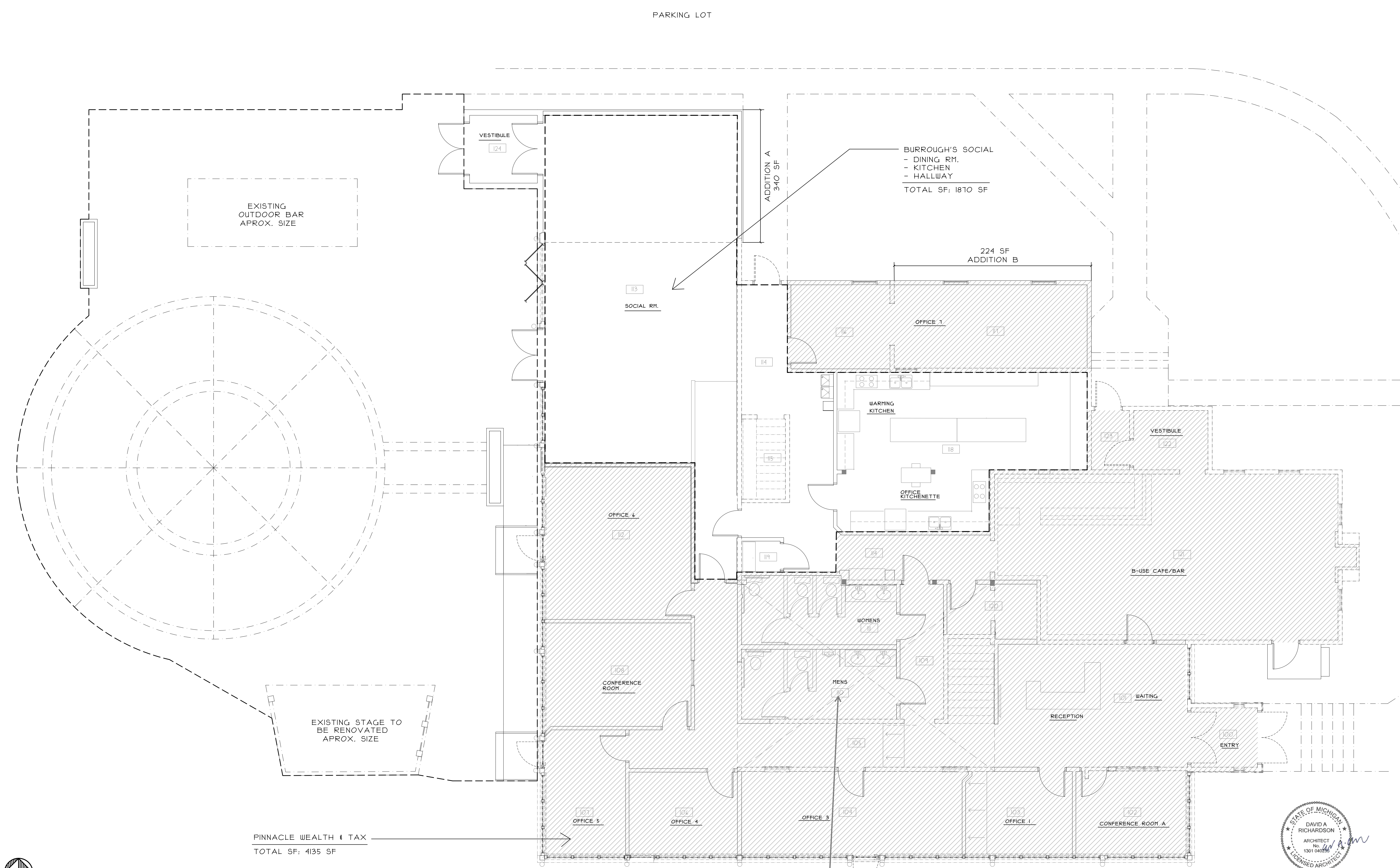
PROJECT: 5311 BRIGHTON ROAD, LLC
PREPARED FOR: 4684 CLIFFORD ROAD, BRIGHTON, MI 48116 (586) 707-0182

TITLE: CONSTRUCTION DETAILS

NO.	BY	DATE	REVISION
1	UP	08/17/23	ZONING VARIANCE PER TOWNSHIP
2	UP	08/29/23	SITE PLAN REVISION PER TOWNSHIP

DESIGNED BY: BL
 DRAWN BY: JP
 CHECKED BY:
 SCALE: NO SCALE
 JOB NO: 23-201
 DATE: 07/31/23
 SHEET NO. 7

FILE LOCATION: H:\2114 - Pinnacle Wealth Bureau\dwg\cd\Simplified Floor Plan.dwg
 DATE PLOTTED: 5/1/2023
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LINE LEGEND

—	NEW CONSTRUCTION
- - -	EXISTING TO REMAIN
---	HIDDEN WORK
.....	EXISTING TO BE REMOVED

1 FLOOR PLAN

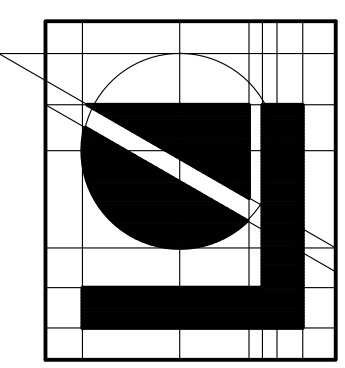
5311 BRIGHTON ROAD

EXISTING AREA	5,440 SF
ADDITION A AREA	340 SF
ADDITION B AREA	225 SF
NEW TOTAL AREA	6,005 SF



SHEET INDEX
 (CIVIL PACKET BY BOSS ENGINEERING)
 A1.1 FLOOR PLAN
 A3.1 FLOOR PLAN
 L-1 ELEVATIONS
 L-1 LANDSCAPE PLAN
 MOD.3D VIEWS AND NOTES

SCALE: 3/16" = 1'-0"



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 architects aia pc
 10465 Clinton Drive, Brighton, Michigan 48116-9510
 www.lindhout.com fax: (810)227-5855 (810)227-5688

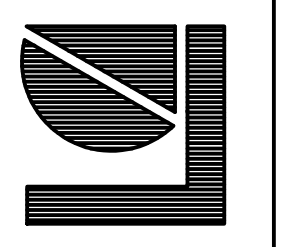
consultant

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 ck d: DAR
 app d: xxx
 06-01-23
 date

NEW OFFICES AND ADDITION for:
PINNACLE WEALTH MANAGEMENT
 BRIGHTON, MICHIGAN
FLOOR PLAN

A1.1
21114



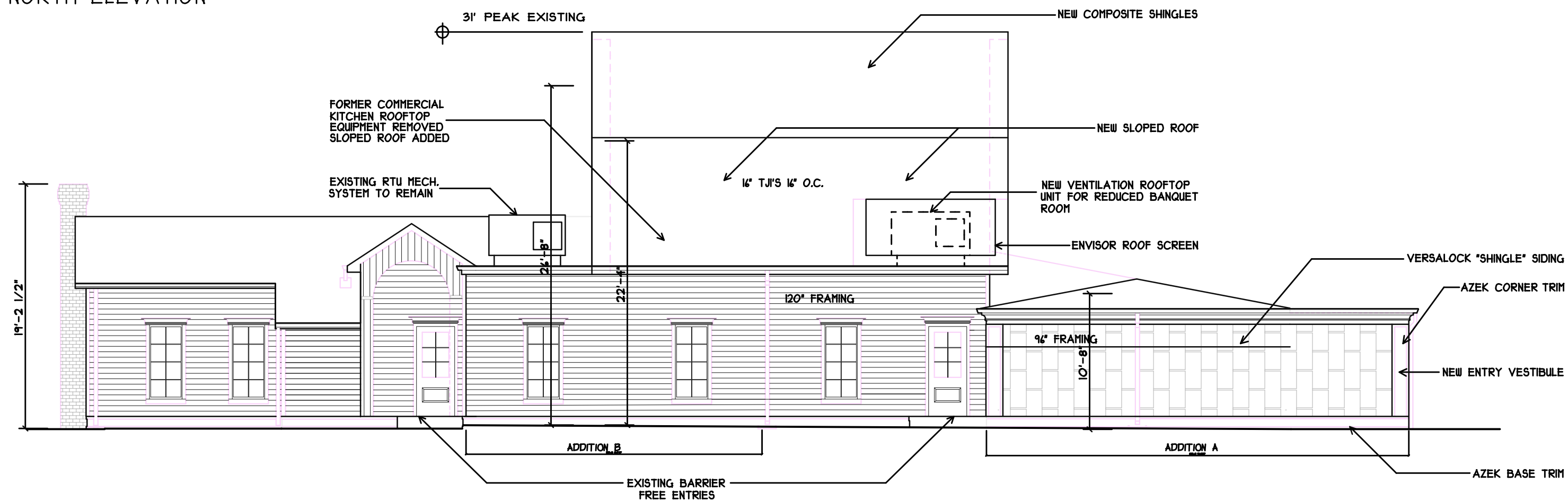
Lindhout Associates architects aia pc
 39201 seven mile road, livonia, michigan 48152-094 (313) 462-0700
 10315 e. grand river, suite 300, brighton, michigan 48116-9510 (810) 227-5668

NEW OFFICES AND RENOVATION FOR:
PINNACLE WEALTH MANAGEMENT
 BIRMGTON, MI
EXTERIOR ELEVATIONS

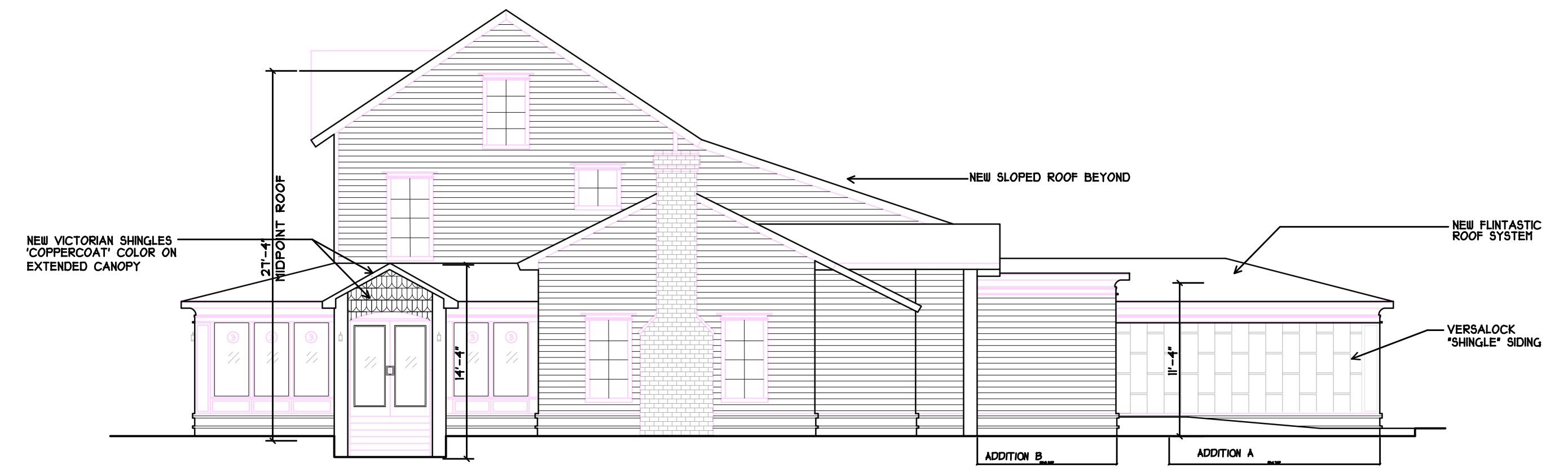
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 ck: dr DAR
 08-01-23
 05-14-22
 date
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 issued for

sheet no.
A3.1
 21114

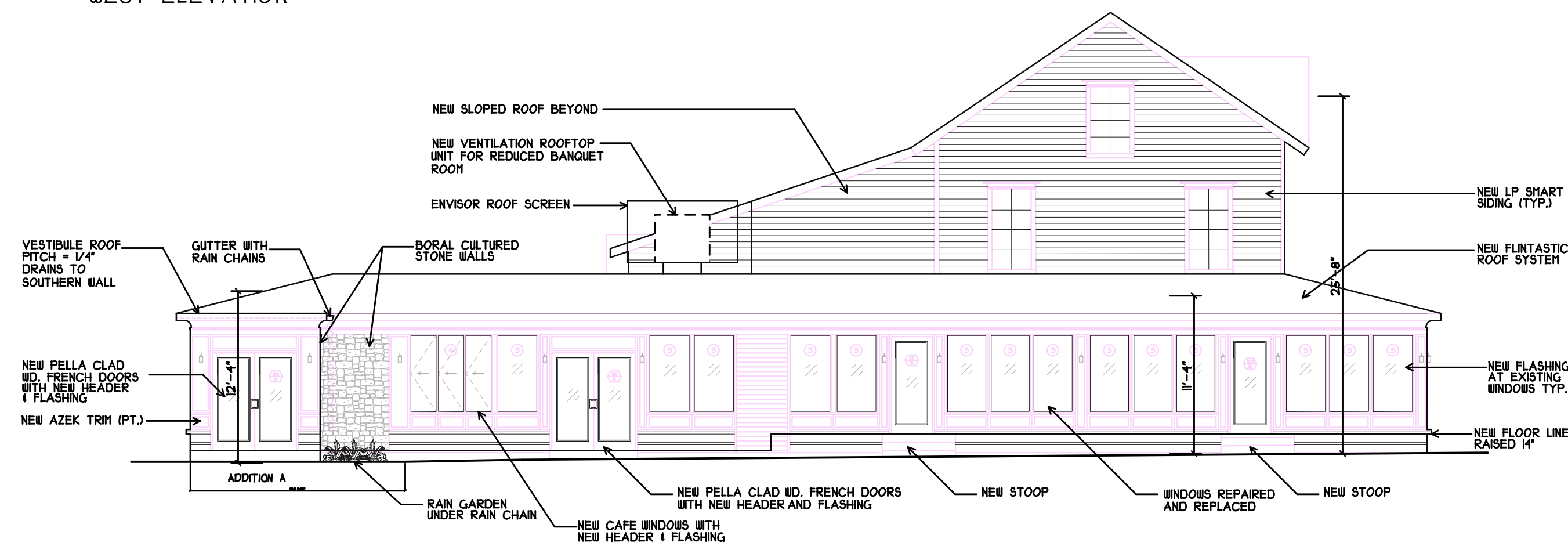
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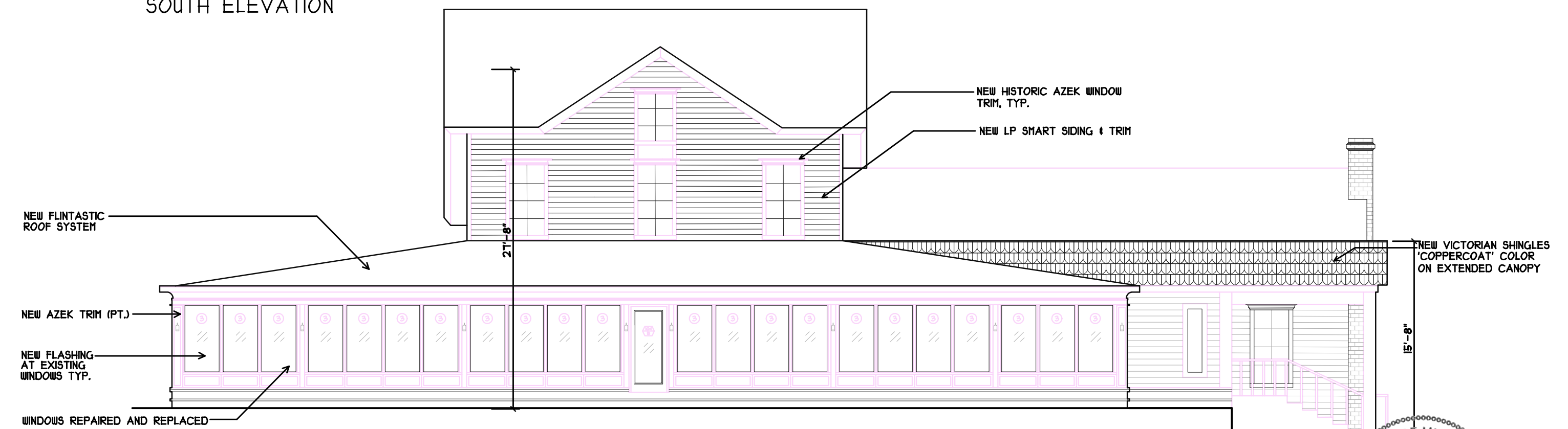
EAST ELEVATION



WEST ELEVATION

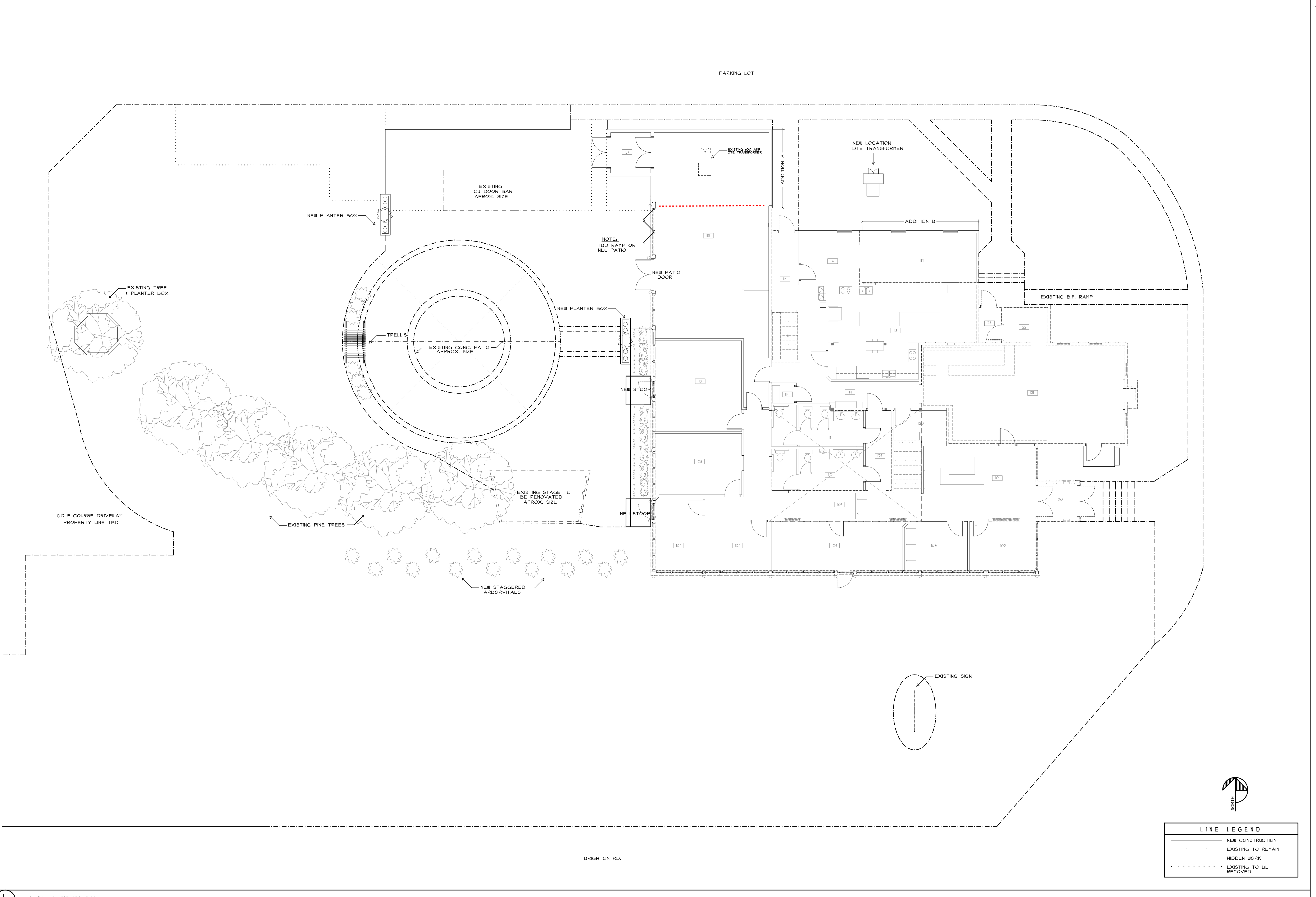


SOUTH ELEVATION



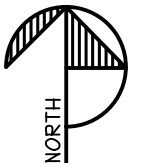
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 DATE PLOTTED: 4/28/2023
 PLOTTED BY: mtern
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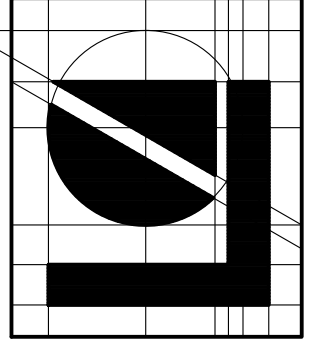
LINE LEGEND

—	NEW CONSTRUCTION
- - -	EXISTING TO REMAIN
---	HIDDEN WORK
.....	EXISTING TO BE REMOVED



CX1 CIVIL SITE PLAN

SCALE: 3/16" = 1'-0"



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 10465 cation drive brighton, michigan 48116-9510
 www.lindhout.com fax: (810)227-5855 (810)227-5688

consultant

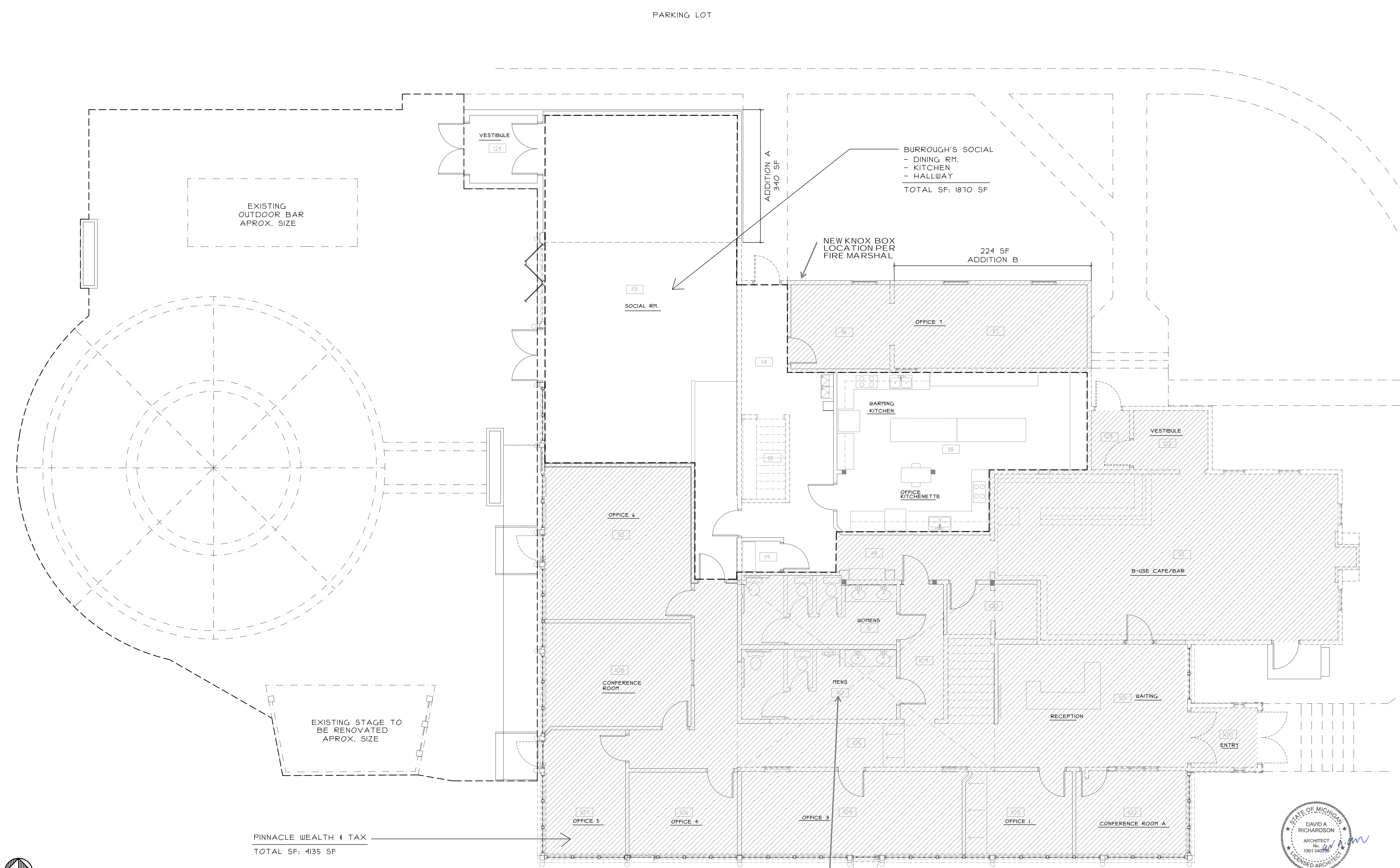
PLOTTING
 issued for

dr: ARP
 ck d: DAR
 app d: xxx
 4-28-23
 date

NEW OFFICES AND RENOVATION FOR:
PINNACLE WEALTH MANAGEMENT
 BRIGHTON, MICHIGAN
CIVIL SITE PLAN

CX1
 21114

FILE LOCATION: H:\2114 - Pinnacle Wealth Bureau\dwg\cd\Simplified Floor Plan.dwg
 DATE PLOTTED: 5/1/2023
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LINE LEGEND

—	NEW CONSTRUCTION
- - -	EXISTING TO REMAIN
---	HIDDEN WORK
.....	EXISTING TO BE REMOVED

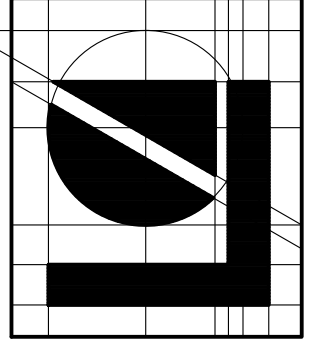
1 FLOOR PLAN

5311 BRIGHTON ROAD

EXISTING AREA	5,440 SF
ADDITION A AREA	340 SF
ADDITION B AREA	225 SF
NEW TOTAL AREA	6,005 SF

SHEET INDEX
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 A1.1 FLOOR PLAN
 A3.1 ELEVATIONS
 L-1 LANDSCAPE PLAN
 MOD.3D VIEWS AND NOTES

SCALE: 3/16" = 1'-0"



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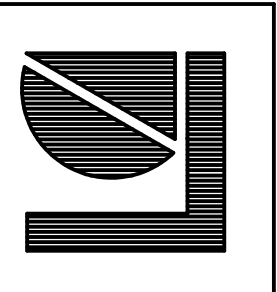
consultant

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 ck d: DAR
 app d: xxx
 06-01-23
 date

NEW OFFICES AND ADDITION FOR:
PINNACLE WEALTH MANAGEMENT
 BRIGHTON, MICHIGAN
FLOOR PLAN

A1.1
2114



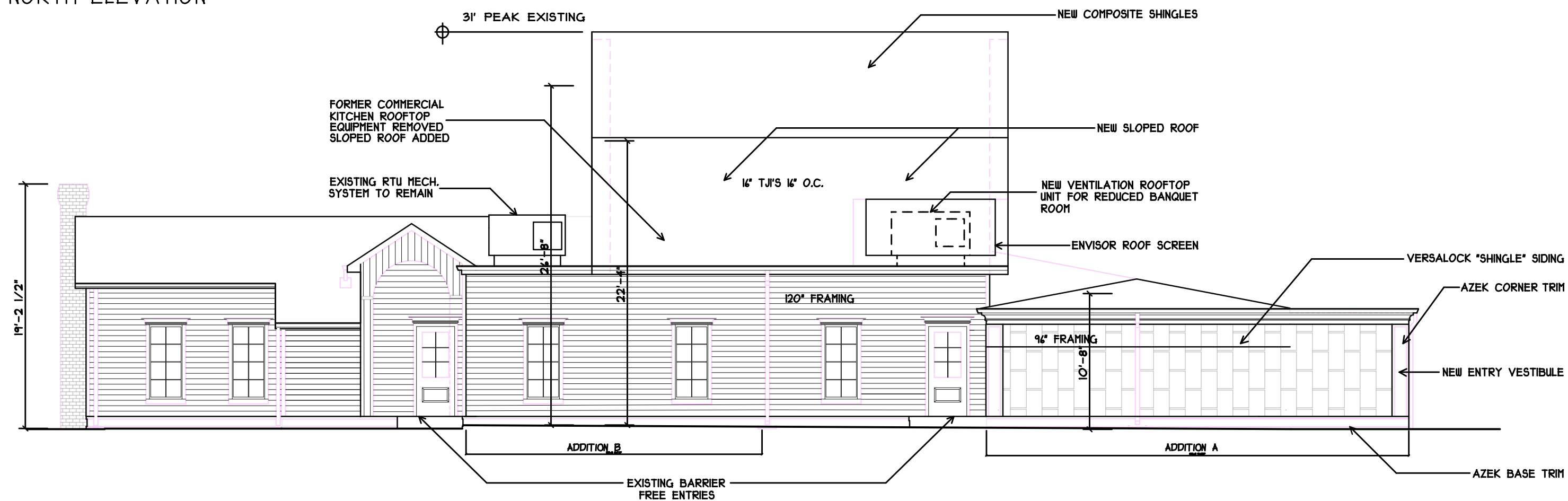
Lindhout Associates architects aia pc
 39201 seven mile road, livonia, michigan 48152-1094 (313) 462-0700
 10315 e. grand river, suite 300, brighton, michigan 48116-9510 (810) 227-5668

NEW OFFICES AND RENOVATION FOR:
PINNACLE WEALTH MANAGEMENT
 BIRHGTON, MI
EXTERIOR ELEVATIONS

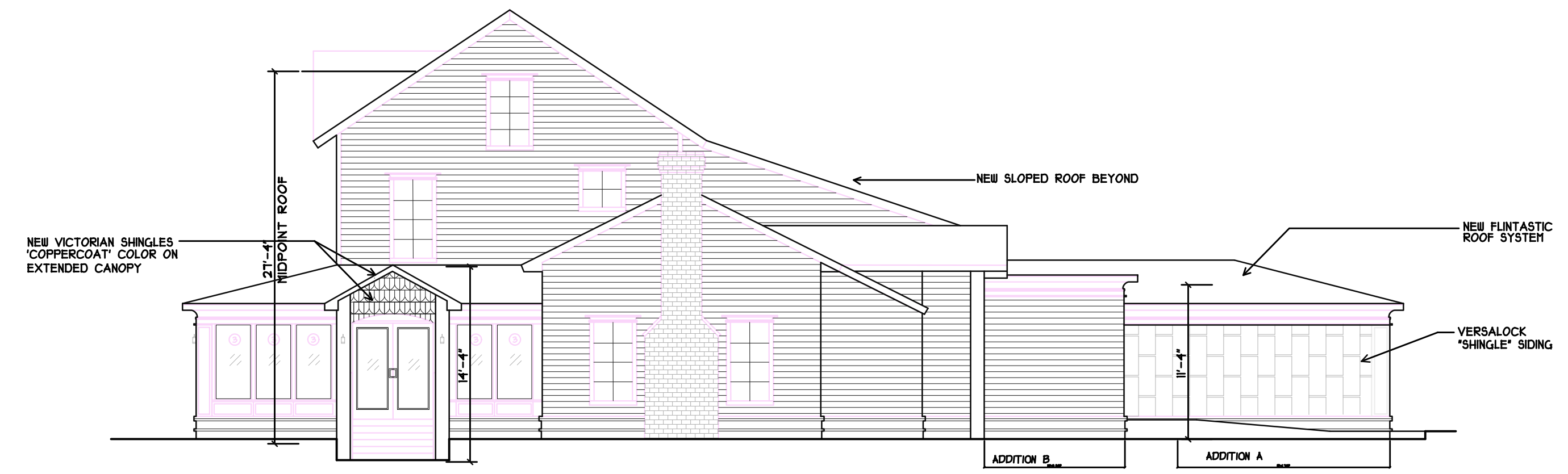
dwg/ ARP
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 08-01-23
 05-14-22
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 SPA REVIEW
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sheet no.
A3.1
 21114

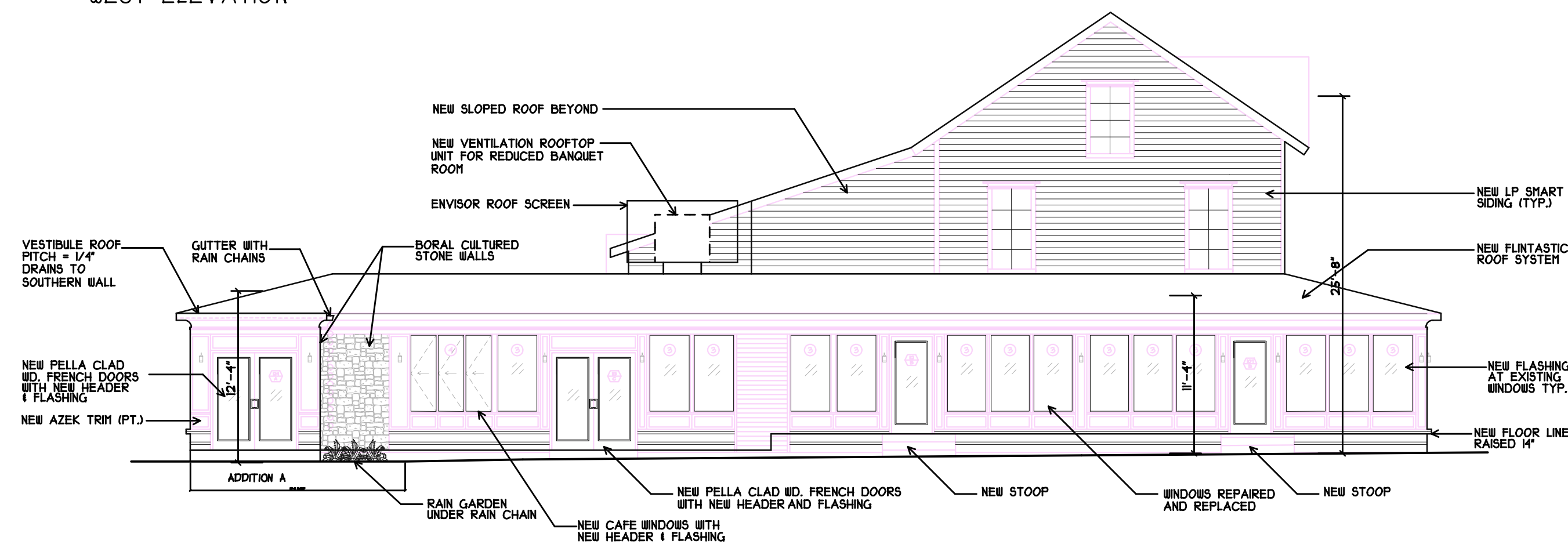
NORTH ELEVATION



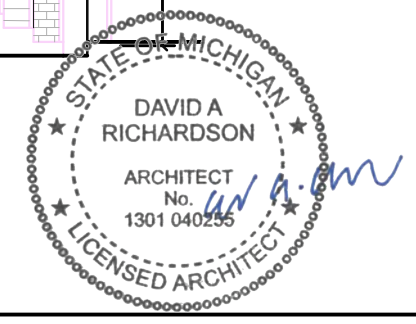
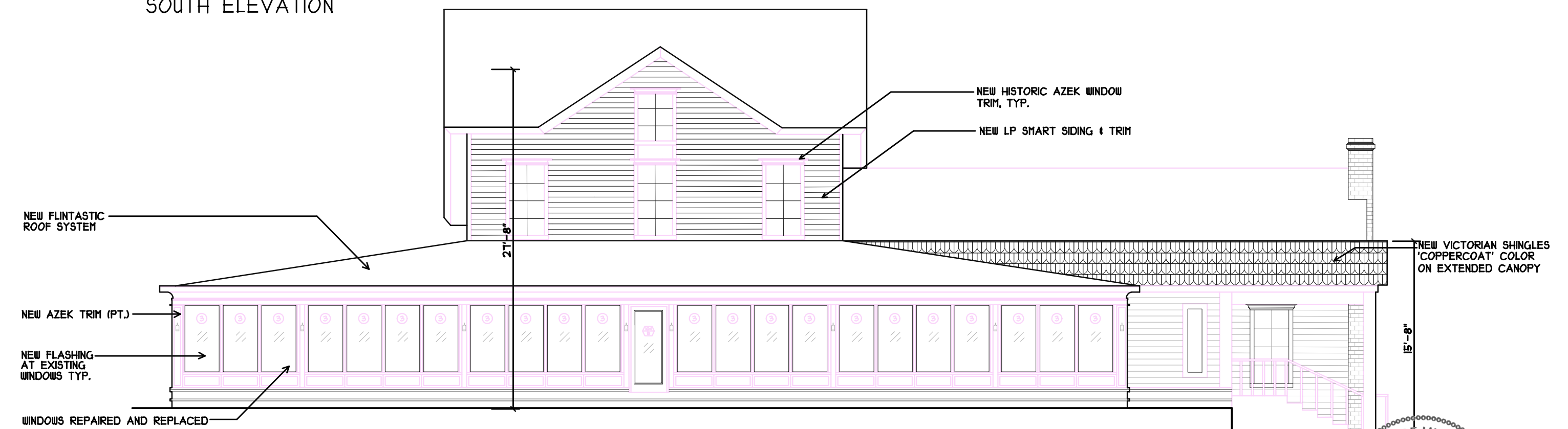
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



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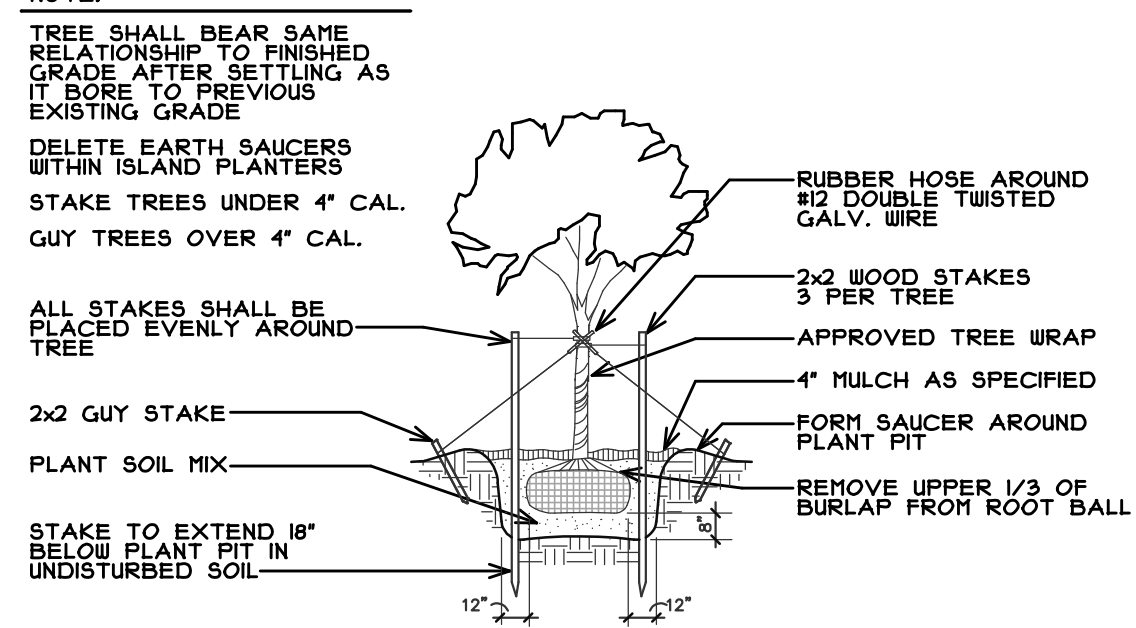
1
 A3.1

EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

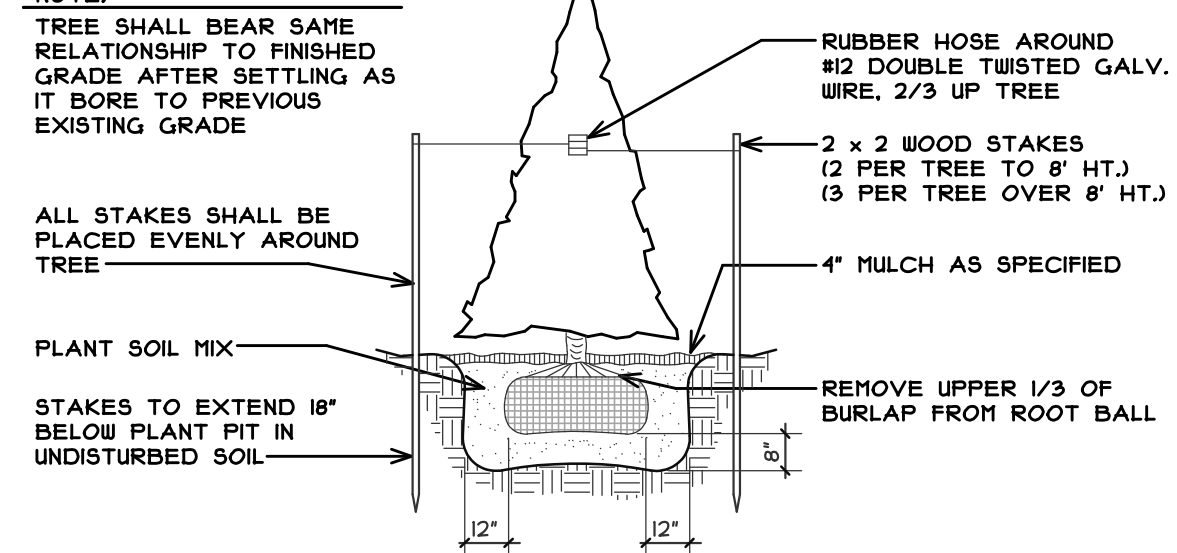
DATE PLOTTED: 4-4-2023 THE PLOTTED: 38 Pgs. FILE LOCATION: J:\FRED\DEF\ARCHITECT\1\1-2\ARC.DCS COPYRIGHT © 2010 LINDHOUT ASSOCIATES ARCHITECTS AND PC THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL

NOTE:



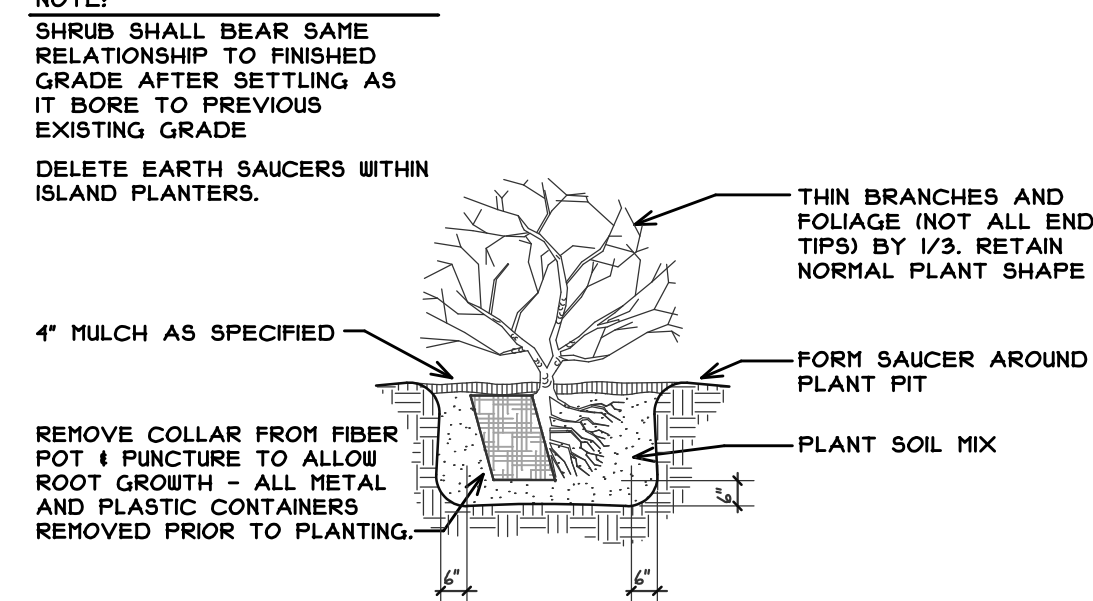
2 LI DECIDUOUS TREE DETAIL

NOTE:



3 LI EVERGREEN TREE DETAIL

NOTE:

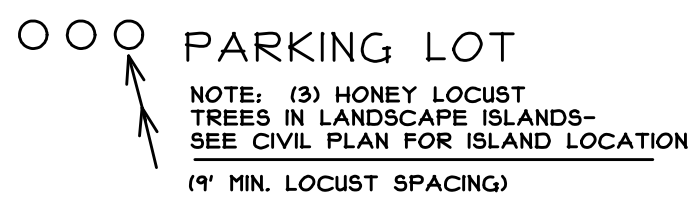


4 LI SHRUB DETAIL

NOTES:

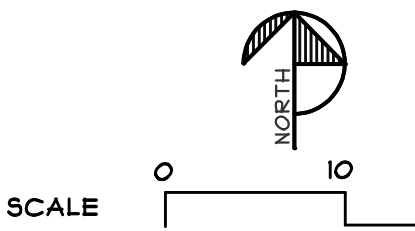
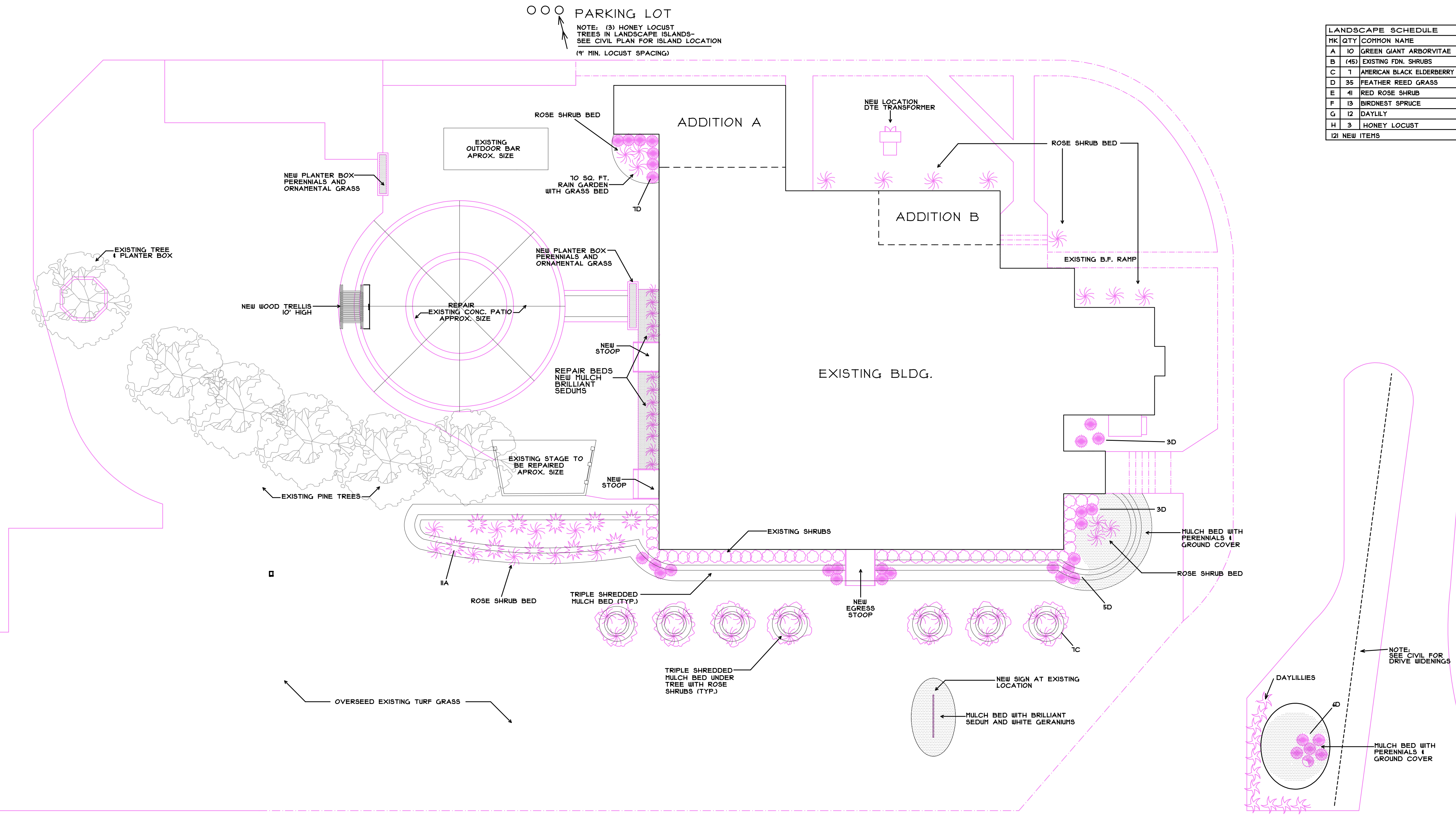
ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK

ALL BEDS NOT BORDERED BY PAVING OR BUILDING SHALL BE EDGED WITH HEAVY DUTY BLACK DIAMOND EDGING

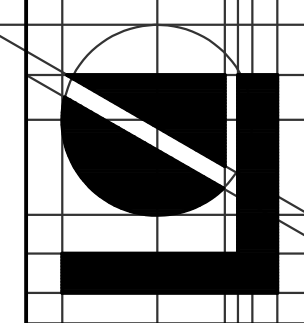


MARK	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT
A	10	GREEN GIANT ARBORVITAE	THUJA STANDISHI X PLICATA	5' HT.	B I B
B	(45)	EXISTING FDN. SHRUBS			
C	1	AMERICAN BLACK ELDERBERRY	SAMBUCUS CANADENSIS	2.5" C.	B I B
D	35	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA	1.5 GA.	
E	4	RED ROSE SHRUB	ROSA MEIPEPORA	1 GA.	
F	13	BIRDNEST SPRUCE	PICEA ABIES 'NIDIFORMIS'	2.5 GA.	
G	12	DAYLILY	HEMEROCALLIS	1 GA.	
H	3	HONEY LOCUST	GLEDTISIA TRIACANTHOS	2.5" C.	B I B
I	2	NEW ITEMS			

- LANDSCAPE LEGEND**
- A DK. GREEN ARBORVITAE
 - B BOXWOOD SHRUB
 - C AMERICAN BLACK ELDERBERRY
 - D FEATHER REED GRASS
 - E RED ROSE SHRUB
 - F BIRDNEST SPRUCE
 - G DAYLILY
 - H HONEY LOCUST



1 LI LANDSCAPE PLAN



Lindhout Associates
architects aia pc
Brighton, Michigan 48116-0510
10465 Station Drive, Brighton, Michigan 48116-5668
www.lindhout.com (810)227-5668

consultant

issued for
SPA RE-REVIEW
PLOTTING

date
8-24-23
8-02-23

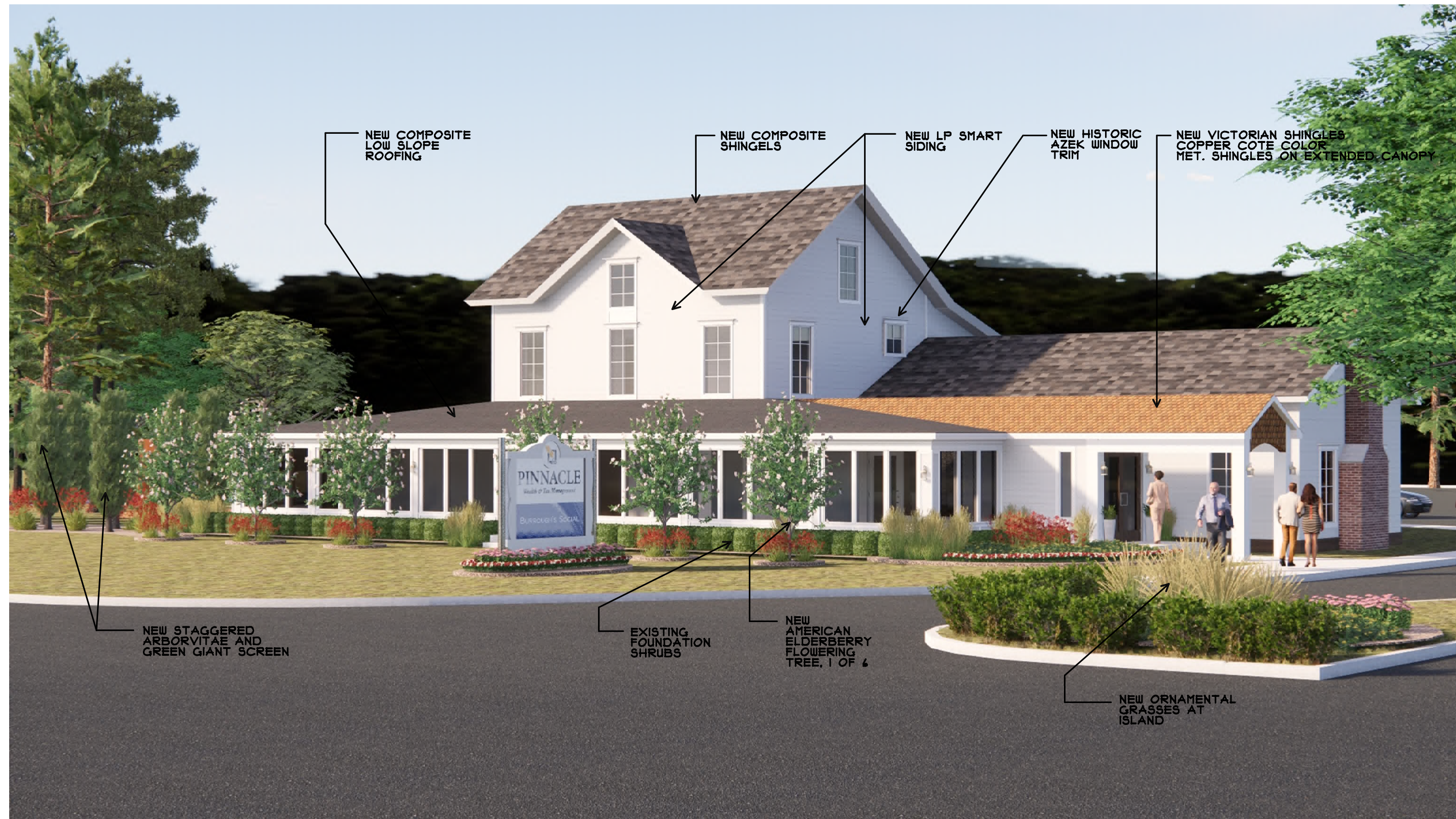
NEW OFFICES AND RENOVATION FOR:
Pinnacle Wealth Management
BRIGHTON, MICHIGAN
LANDSCAPE PLAN

11
2114

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LINDHOUT ASSOCIATES architects aia pc

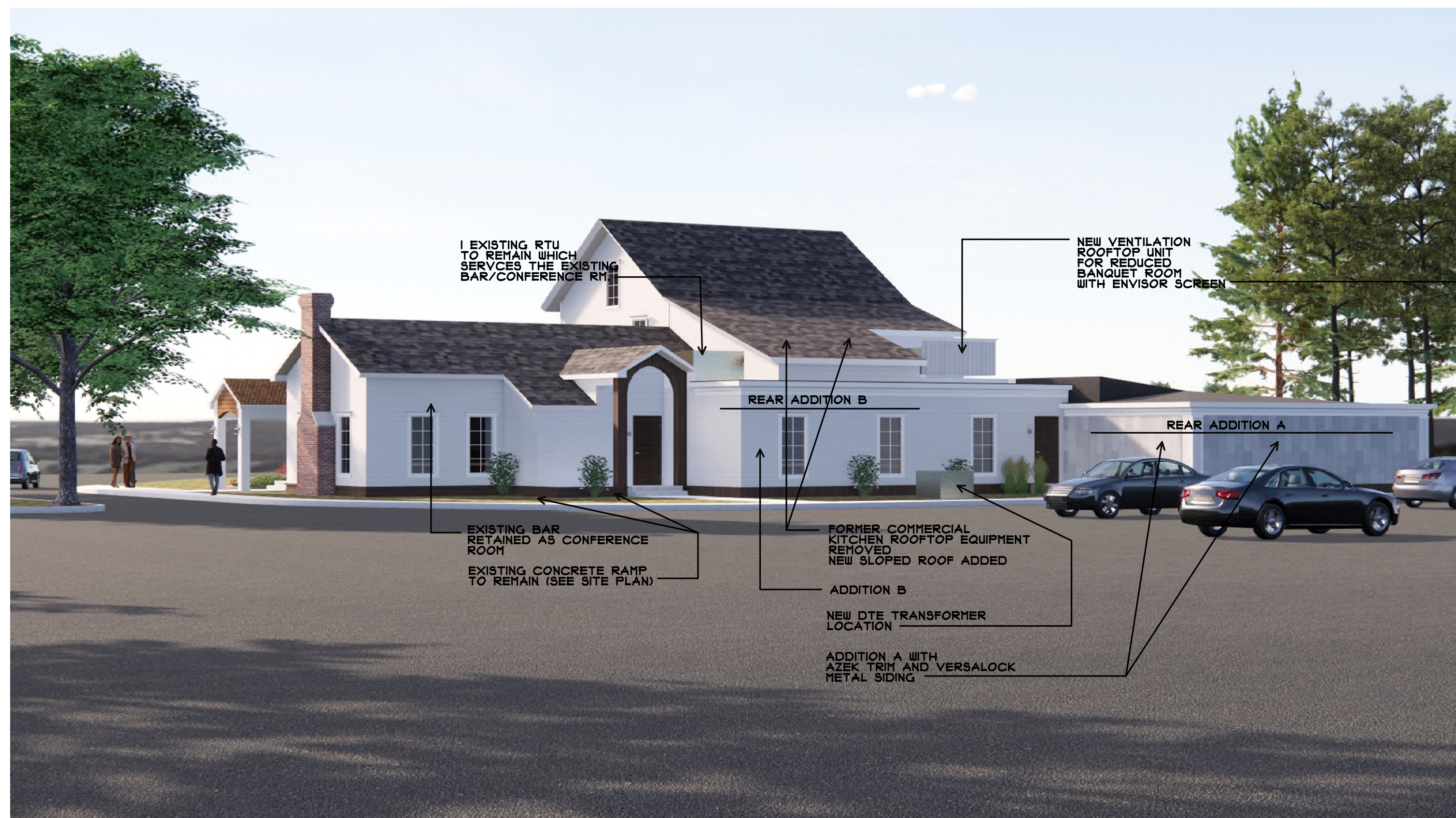
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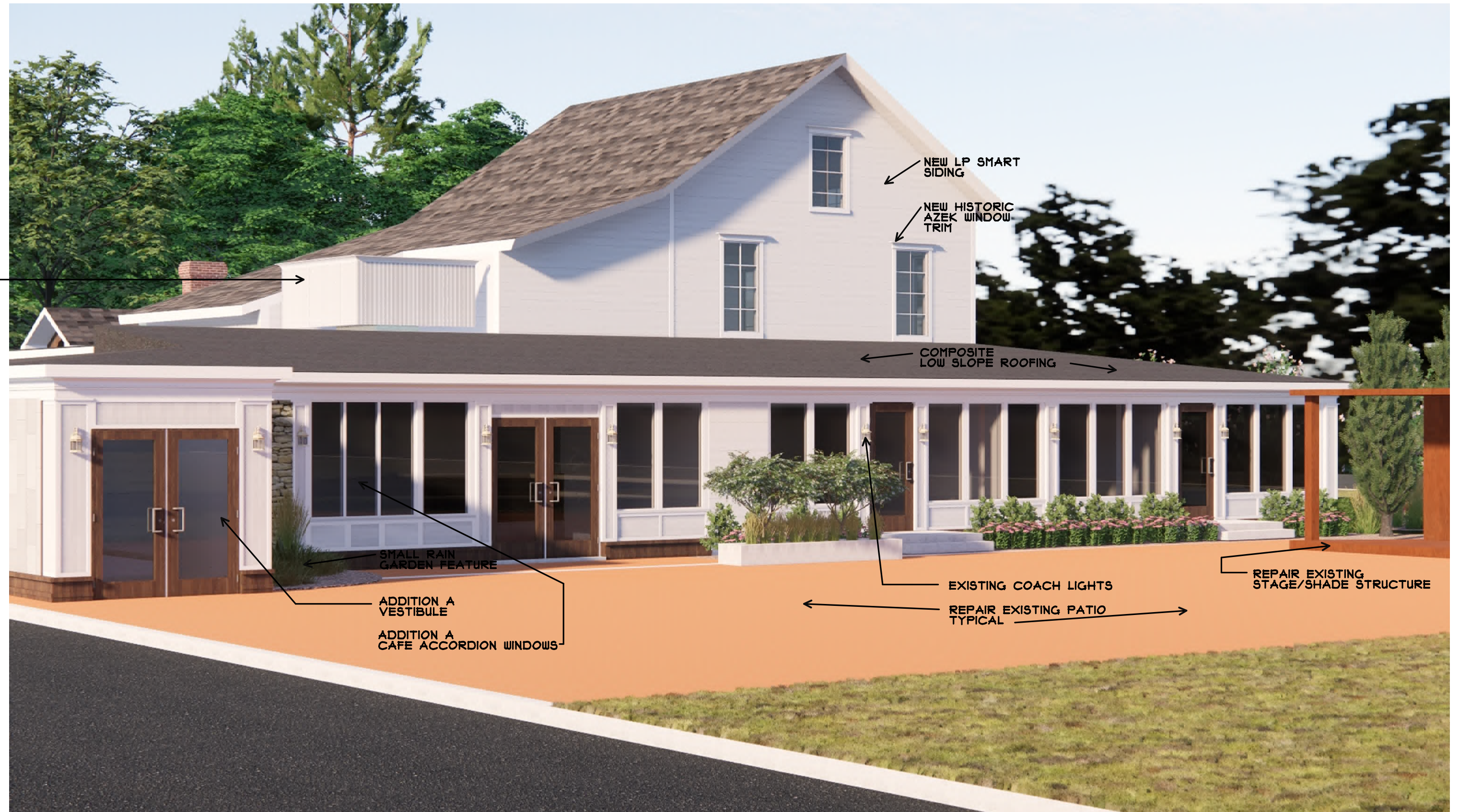
VIEW FROM BRIGHTON ROAD



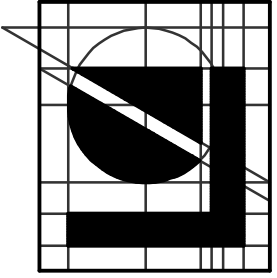
VIEW OF ENTRY FROM ENTRY DRIVE



VIEW OF NORTH ELEVATION FROM PARKING LOT



VIEW OF PATIO AND WEST ELEVATION

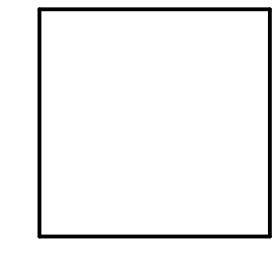


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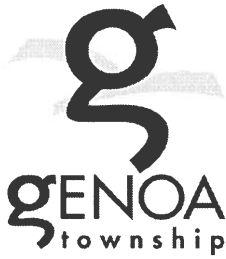
consultant

dt: HRL, ARF DAR DAK
sk: E SK: E
app: E
08/09/2023
date
SITE PLAN REVIEW
Issued for

New Offices & Renovation for:
PINNACLE HEALTH MANAGEMENT
5911 BRIGHTON RD, BRIGHTON, MI 48116
3D VIEWS



MOD
21114



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

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

OWNER'S NAME & ADDRESS: 4550 E Grand river Howell

SITE ADDRESS: 4550 E Grand river PARCEL #(s): _____

APPLICANT PHONE: (248) 872 9818 OWNER PHONE: (248)-872-9818

OWNER EMAIL: Zaid.Abro44@yahoo.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Replacing car vacuum and add 6 vacuums and paving the 7' walkway behind them

BRIEF STATEMENT OF PROPOSED USE: _____

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: Larry Merazj PE

ADDRESS: 32969 Hamilton Ct. Farmington Hills, MI
Ste. 120 48334

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

1. Zaid Abro of Drip Car Wash at Zaid.Abro44@yahoo.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: 7/24/2023
PRINT NAME: Zaid Abro PHONE: 248-872-9818
ADDRESS: 4550 E Grand river Howell



September 19, 2023

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Drip Car Wash – Amendment to approved site plan (2 nd Review)
Location:	4550 Grand River Avenue – southwest corner of Grand River and Lawson Drive
Zoning:	NRPUD Non-Residential Planned Unit Development

Dear Commissioners:

At the Township’s request, we have reviewed the request for an amendment to a previously approved site plan (revised plans dated 8/21/23).

Specifically, the applicant seeks to modify the vacuum area and building facades for the existing development at 4550 Grand River Avenue, which includes a car wash and oil change establishment.

A. Summary

1. The Commission should consider any comments provided by the Township’s engineering consultant with respect to the increase in impervious surface.
2. Aside from the new impervious surface area around the vacuum stations, we suggest the Commission require that the site be brought into compliance with the approved landscape plan (2002).
3. The PUD Agreement requires natural earth tone construction materials and states that building design must be consistent with or complement architecture throughout the PUD. In our opinion, neither the color scheme nor metal roofing comply with the requirements of the PUD Agreement.
4. We suggest the Commission require the applicant to correct light fixtures for compliance with current Ordinance standards (downward directed, cut-off).

B. Background/Proposal/Process

The site is part of the Genoa 24 Grand PUD, which was originally approved in 2002 as a Non-Residential Planned Unit Development (NRPUD).

The host of permissible uses in this PUD includes the existing car wash and auto service establishment (oil change).

At this time, the applicant seeks to amend the approved site plan by adding 7 new vacuum stations (in place of 2 that have been removed), painting the building facades, and replacing the existing shingled roofs with metal.

Procedurally, Section 10.11 requires review of the amended site plan by the Planning Commission.



Aerial view of site and surroundings (looking west)

C. Review

The project does not entail any change in use or building expansion. As previously noted, the proposal is to modify the vacuum stations and remodel the building facades (car wash building and oil change building).

Vacuum Stations

Prior to their recent removal, the east side of the car wash building provided 2 stations that could serve up to 4 vehicles.

The revised proposal includes 7 new vacuum stations in the same area of the property. Current Ordinance standards do not permit vacuum stations within the required front yard (this PUD is subject to the dimensional standards of the GCD, so a 75-foot front yard setback is required).

The revised plan complies with this standard.

Additionally, the modifications to this area include expanded impervious surface area.

The notes on the plan identify an impervious surface ratio of 67.6%, which is within that allowed for the GCD (75% maximum).

We defer to the Township's engineering consultant for review and comment on any impacts related to the expanded impervious surface area.

Similar to comments in our initial review letter, the landscaping depicted on the amended plan provides significantly fewer plantings than the originally approved site plan. Additionally, the plan does not identify the type or size of plantings proposed.

Aside from the new impervious surface area around the vacuum stations, we suggest the Commission require that the site be brought into compliance with the approved landscape plan.

Building Design and Materials

The existing buildings are generally faced with block and brick. Previously, the color scheme included earth tone colors (shades of brown/tan).

The color rendering depicts a white building with dark gray and bright blue accents.

The PUD Agreement requires natural earth tone construction materials and states that building design must be consistent with or complement architecture throughout the PUD.

As noted in our initial review letter, neither the color scheme nor proposal for metal roofs comply with the PUD Agreement.

Lighting

Based on photos provided by Township staff, it appears the light fixtures have also been changed/altered from the original site plan approval.

As such, we suggest the Commission require the applicant to correct light fixtures for compliance with current Ordinance standards (downward directed, cut-off).

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

Respectfully,

SAFEBUILT

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

Brian V. Borden, AICP
Michigan Planning Manager



September 15, 2023

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

**Re: Drip Car Wash Amendment
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a second review of the site plan submittal for Drip Car Wash last dated August 21, 2023. The site plan was prepared by Bearing Construction and Consulting LLC. The improvements include updates to the exterior of both existing buildings on site, the addition of seven car vacuums, and approximately 1,400 square feet of additional paved area.

The revised plans address all of our previous comments, and we have no further engineering related concern with the proposed improvements. 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

From: [Rick Boisvert](#)
To: [Amy Ruthig](#)
Subject: Re: Drip Car Wash Site Plan Amendment
Date: Wednesday, August 2, 2023 4:24:38 PM
Attachments: [image001.png](#)

Amy, I don't have any comments on this one. The work they are doing doesn't impact fire, it's actually an improvement on what was going on there.

Cordially,

Rick Boisvert, FM, CFPS
Fire Marshal
Brighton Area Fire Authority
615 W. Grand River
Brighton, MI 48116
O:(810)229-6640 D:(810)299-0033
F:(810)229-1619 C:(248)762-7929
rboisvert@brightonareafire.com



On Wed, Aug 2, 2023 at 3:58 PM Amy Ruthig <amy@genoa.org> wrote:

Good Afternoon,

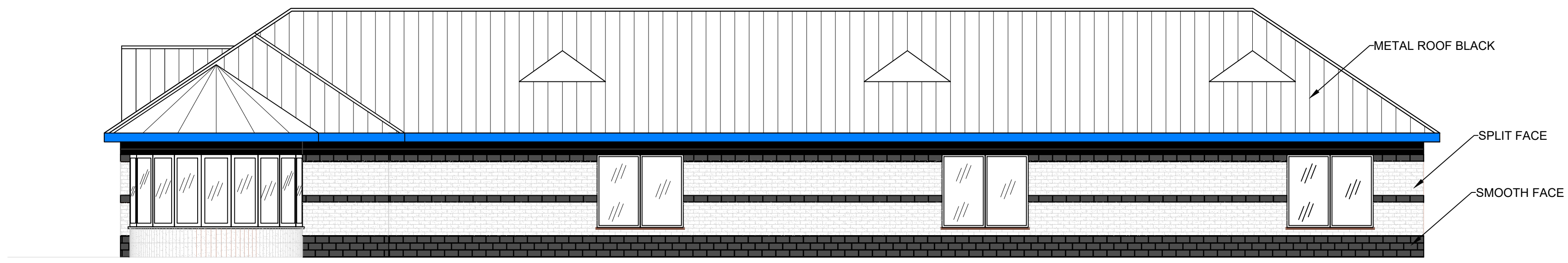
Attached is the submittal the Drip Car Site Plan Amendment (formally Lake Effect Car Wash)

The Review is due August 16, 2023.

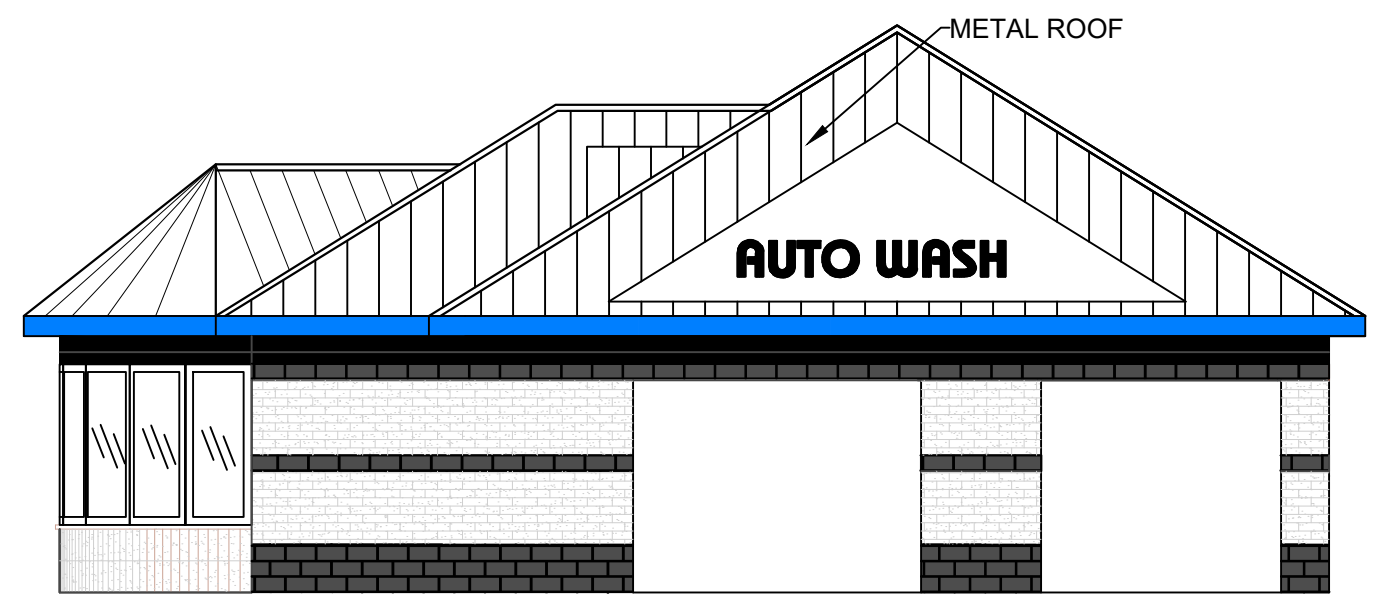
Any questions, please contact me.



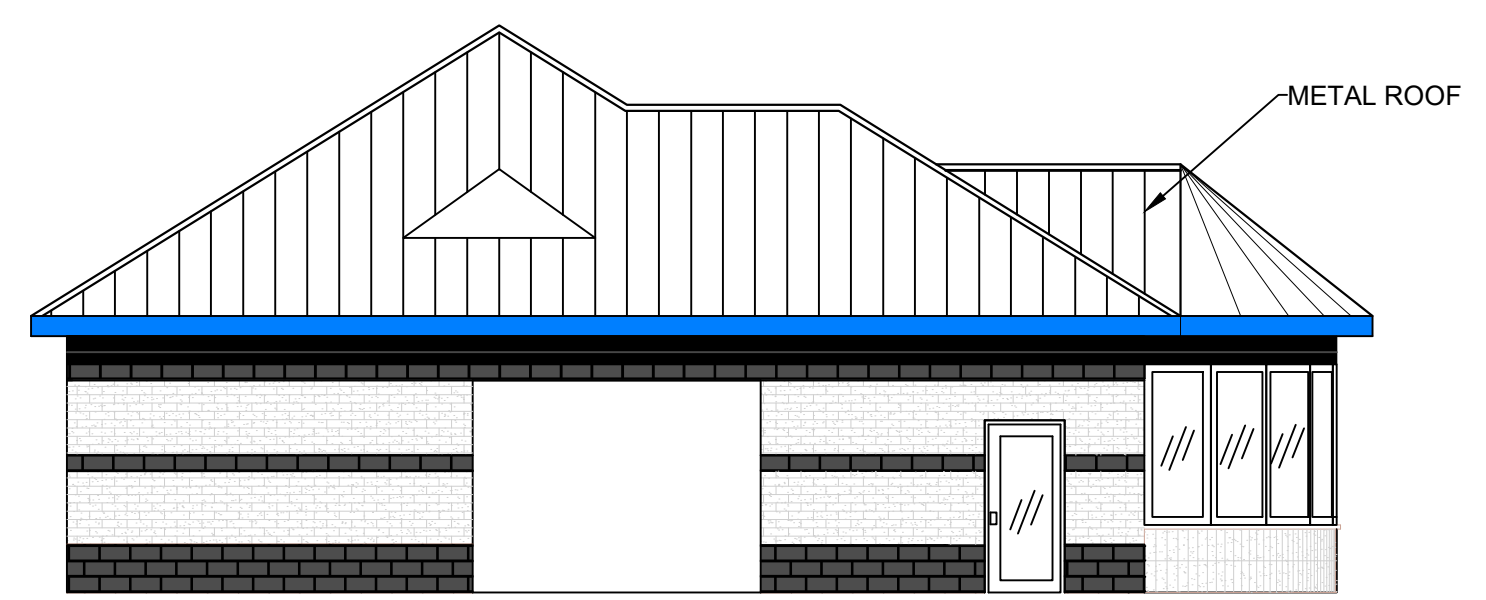
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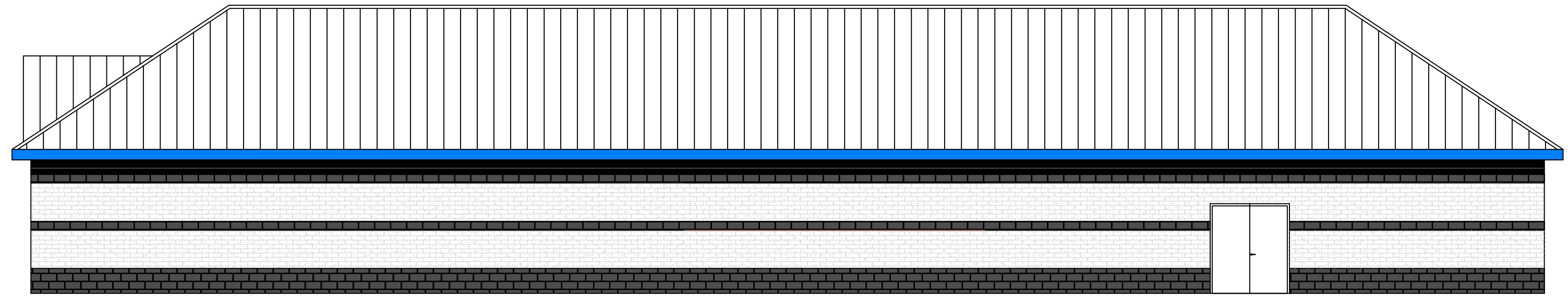
EAST ELEVATION AUTO WASH
SCALE: 1/8"=1.0'



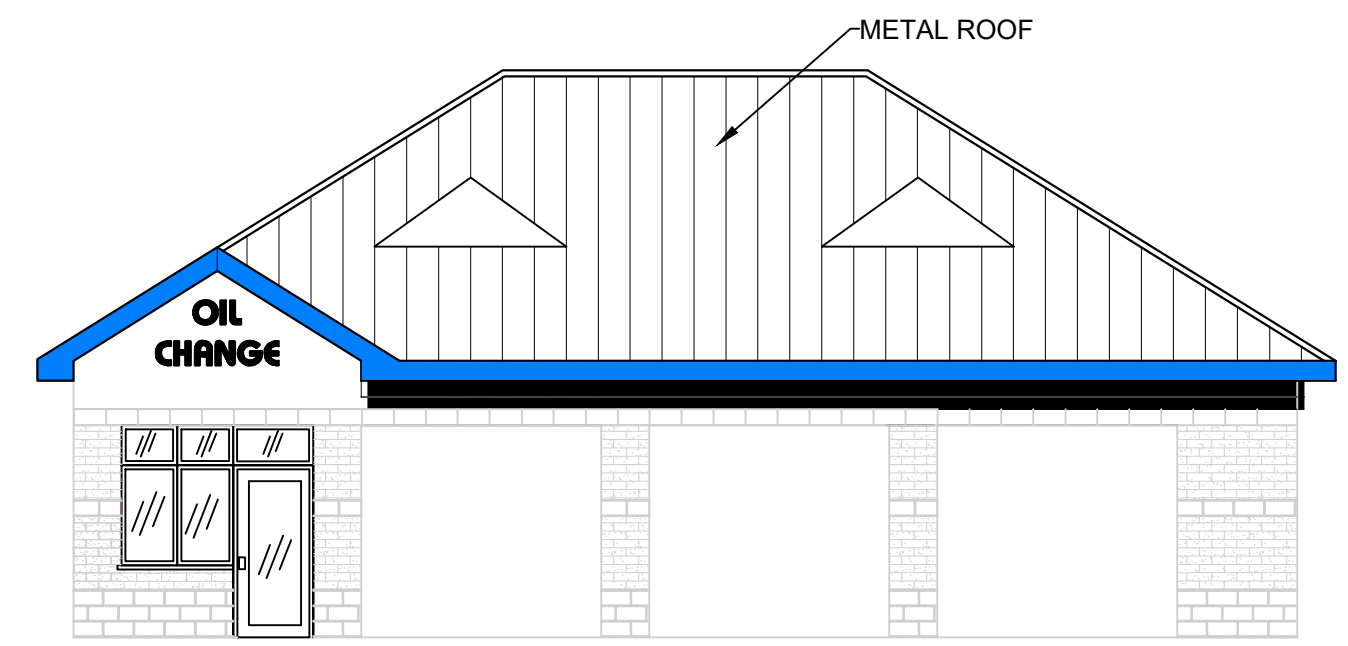
NORTH ELEVATION AUTO WASH
SCALE: 1/8"=1.0'



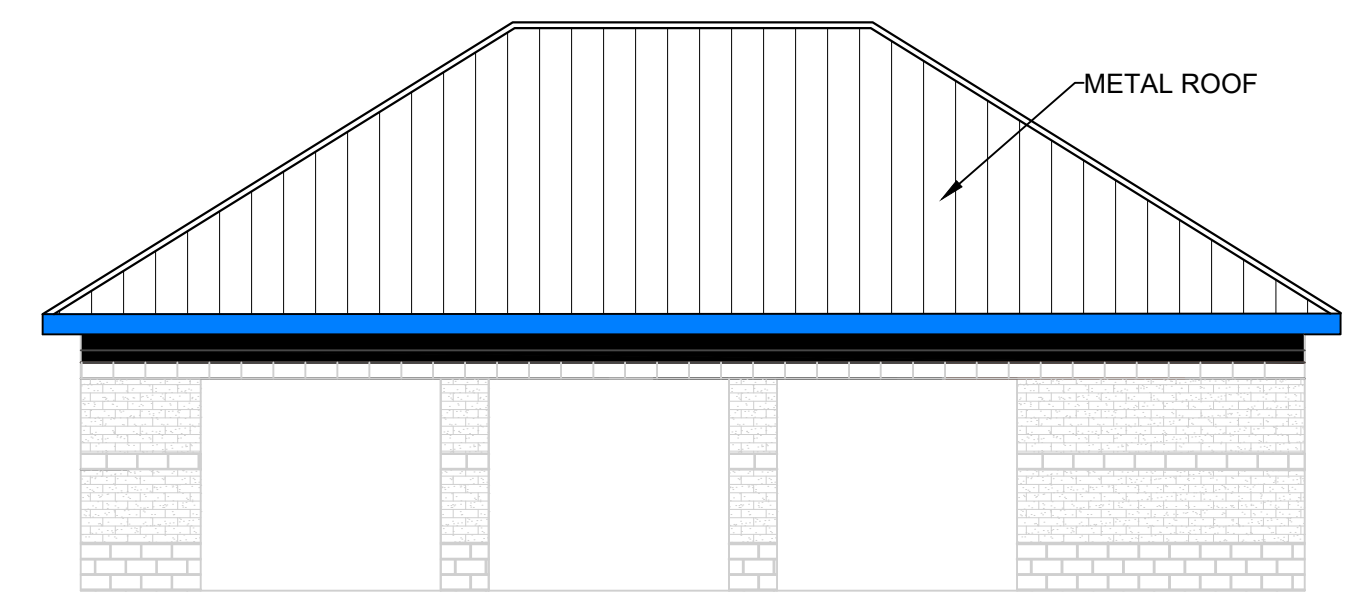
SOUTH ELEVATION AUTO WASH
SCALE: 1/8"=1.0'



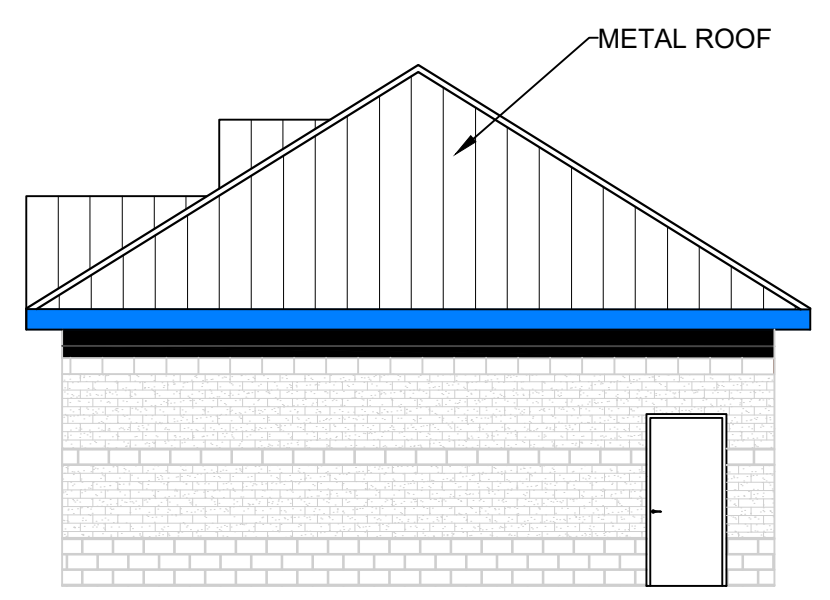
WEST ELEVATION AUTO WASH
SCALE: 1/8"=1.0'



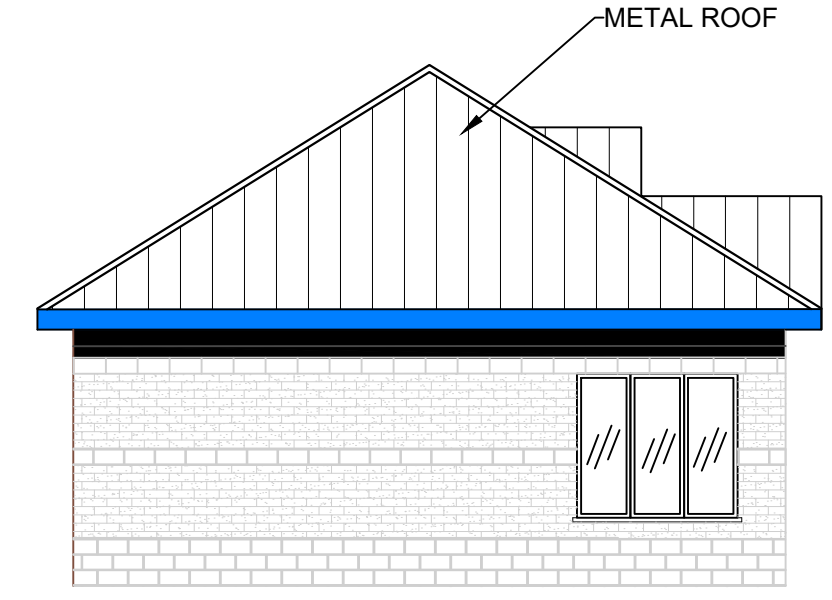
NORTH ELEVATION OIL CHANGE
SCALE: 1/8"=1.0'



SOUTH ELEVATION OIL CHANGE
SCALE: 1/8"=1.0'



WEST ELEVATION OIL CHANGE
SCALE: 1/8"=1.0'



EAST ELEVATION OIL CHANGE
SCALE: 1/8"=1.0'



LOCATION MAP
N.T.S.

RECEIVED 8-13-23

**BEARING
CONSTRUCTION
AND
CONSULTING
L.L.C**
32969 HAMILTON CT.
STE. 120
FARMINGTON HILLS, MI
PH:(248) 470-9057

PROJECT
PROPOSED
AUTO WASH
RENOVATION
4550 E. GRAND RIVER
GENOA, MI

CLIENT

REVISIONS
8/8/2023

NOTES

APPROVED BY
LARRY MEROGI

SEAL

SCALE:
AS NOTED

DATE
7/19/2023

SHEET TITLE
ELEVATIONS

SHEET
A-1





06 September 2023

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

RE: Westbury Phase 2 Elevation Revisions

Amy,

This letter is in response to your email requesting an explanation of our proposed revisions to Westbury Phase 2. Our proposal is to slightly modify the exterior elevations and finishes. The proposed modifications include a slightly different brick, elimination of the cupolas, and a distinct siding color.

The brick used for Phase 1 is no longer in production. The brick we are proposing is very similar with only a slight variation in hue and slightly darker mottling. Similarly, the cupolas are no longer in production. We brainstormed on ways to build them on-site but were met with resistance as well as an excessive price tag to custom fabricate. The siding color modification will help differentiate Phase 1 from Phase 2, allowing us to independently market Phase 2 and not confuse potential tenants. Should there ever be a merger in ownership between the two phases in the future, repainting the siding in a uniform color is an option.

We feel the proposed modifications keep continuity of the overall community while allowing us to address the discontinuation of materials specified 20 years ago, provide a modernized exterior elevation, and keep marketing efforts on target.

Should you have any questions or would like to discuss further, please don't hesitate to contact me. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Matt Lyons". The signature is fluid and cursive, with a large loop at the end of the last name.

Matt Lyons
Elevate Property Partners
mattl@elevate-property.com
Cell: 248-924-4437

Regular Agenda

Moved by Lowe, supported by Ledford, to approve for action all items listed under the Regular Agenda with the addition of Item #2. The motion carried as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

2. Request to Approve Minutes: April 18, 2022

Ms. Hunt stated that her motion for Item 8 should have the words, “and an overview by the Clerk” removed as that was not part of her motion. The item regarding the HIPAA violation under Member Discussion should be changed to “Seward - the Township is not a healthcare provider and is not covered by HIPAA”. Mr. Seward agreed with Ms. Hunt.

Moved by Hunt, seconded by Croft, to approve the minutes of the April 18, 2022 Township Board meeting as amended. The motion carried as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

4. Request for approval of a resolution adopting the Livingston County Hazard Mitigation Plan.

Moved by Lowe, seconded by Croft, to adopt the Livingston County Hazard Mitigation Plan. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

5. Request for approval of a resolution to approve the Assessor’s Affidavit of the 2022 Millage Levies for Genoa Township establishing the millage rate at 0.7774.

Moved by Hunt, seconded by Lowe, to approve the Assessor’s Affidavit of the 2022 Millage Levies for Genoa Township establishing the millage rate at 0.7774. The motion carried by roll call vote as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

6. Consideration of a recommendation for approval of the Westbury Phase 2 site plan and environmental impact assessment requesting 136 apartment units within 17 buildings located north of the intersection of Whitehorse Drive and Arundell Drive. The property is located within the Lorenzen Planned Unit Development and was previously approved for 137 apartment units. The request is petitioned by Elevate Property Partners, LLC.

Mr. Robert Langan of Elevate Property Partners, LLC provided a review of the proposed project and showed samples of the building materials. They will be matching the architecture and materials from Phase 1. The Planning Commission has recommended approval.

Ms. Skolarus questioned if there would be sufficient parking. Mr. Langan stated they have exceeded the maximum parking requirements of the Township Ordinance. Ms. Skolarus is concerned that there is not sufficient parking near each residence for visitors. **With one bedroom and two persons living in the unit, there is only a one-car garage, which means that the second person would need to park in the driveway and there would be no room for anyone visiting to park near the entrance.**

A. Disposition of Environmental Impact Assessment (1-17-22)

Moved by Hunt, seconded by Lowe, to approve the Environmental Impact Assessment dated January 17, 2022 for Westbury Phase 2 as submitted. The motion carried as follows: Ayes – Ledford, Croft, Hunt, Lowe, Skolarus and Rogers. Nays – None. Absent – Mortensen.

B. Disposition of Site Plan (3-23-22)

Moved by Hunt, seconded by Lowe, to approve the Site Plan dated March 23, 2022 for Westbury Phase 2, with the following conditions:

1. The requirements of the Township Engineer's letter dated April 7, 2022 and the Brighton Fire Authority Fire Marshal letter dated April 6, 2022 shall be satisfied before issuance of a land use permit.
2. The deteriorated existing paving on Arundel Avenue shall be replaced with at least a base course of asphalt prior to issuance of a permit for any new buildings. The final top course shall thereafter be installed when doing the final paving of phase 2.
3. **The architecture and materials of Phase 2 shall match phase 1.**

The motion carried (Ledford - no; Croft - yes; Hunt - yes; Lowe - yes; Skolarus - no; Rogers - yes).

7. **Consideration of a recommendation for approval of two special use applications, environmental impact assessment and site plan for a proposed 19,843 sq. ft. church and sports field in the Low Density Residential (LDR) district with an additional special land use for encroachment into the wetland protection setback. The site is located at 3850 Golf Club Road, southwest corner of Golf Club Road and Latson Road. The request is petitioned by Bible Baptist Church.**

Pastor Tim of Bible Baptist Church spoke about his church and provided a review of the project. He confirmed that the easement agreement that Mr. Siterlet questioned in the call to the public this evening will continue to be in place.

Mr. Scott Tousignant from Boss Engineering provided an engineering review of the site and the project.

Supervisor Rogers asked Mr. Siterlet if he was satisfied with what was said this evening. Mr. Siterlet stated he appreciates that Pastor Tim has worked with him and his wife and understands how important the lake is to them.

affordable housing in this community, but he does not want the continuity of this neighborhood to be broken.

Commissioner McBain knows that different associations can work well together and suggested the applicant propose and present complimentary architectural and building materials; however, she does not believe the single-family homes should be on the same side of Lawson as the existing condominiums. She is not in favor of the density. She agrees that these new residents will be driving down Aster Avenue and that should be addressed.

Mr. Healy stated that the density would be higher if they stayed with the original PUD of 140 units.

Chairman Grajek is not in favor of the size of the lots.

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board denial of the Summerfield Point Estates PUD Agreement Amendment because the lot size and setbacks are not acceptable and do not meet the ordinance in terms of MDR zoning. Moreover, the proposed plan for single-family homes on individual lots is inconsistent with neighboring properties. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board denial of the Environmental Impact Assessment dated March 9, 2022 because the lot size and setbacks are not acceptable and do not meet the ordinance in terms of MDR zoning. Moreover, the proposed plan for single-family homes on individual lots is inconsistent with neighboring properties. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board denial of the Preliminary Site Condominium Plan for Summerfield Point Estates dated March 23, 2022 because the lot size and setbacks are not acceptable and do not meet the ordinance in terms of MDR zoning. Moreover, the proposed plan for single-family homes on individual lots is inconsistent with neighboring properties. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board denial of the private road for Summerfield Point Estates because the lot size and setbacks are not acceptable and do not meet the ordinance in terms of MDR zoning. Moreover, the proposed plan for single-family homes on individual lots is inconsistent with neighboring properties. In addition, there is insufficient information to determine whether the Township may allow variation from public roadway standards, the submittal does not include a Private Road Maintenance Agreement, the required easement width is not provided, the dimensional requirements for medians do not appear to be met, and the plans do not identify any street signs.

The motion carried unanimously.

OPEN PUBLIC HEARING #3...Consideration of a site plan and environmental impact assessment for 136 apartment units within 17 buildings located north of the intersection of Whitehorse Drive and Arundell Drive. The property is located within the Lorenzen Planned Unit Development and was previously approved for 137 apartment units. The request is petitioned by Elevate Property Partners, LLC.

Genoa Township Planning Commission

April 11, 2022

Approved Minutes

- A. Recommendation of Environmental Impact Assessment (1-17-22)
- B. Recommendation of Site Plan (3-23-22)

Mr. Robert Langan of Elevate Property Partners, LLC and Mr. Robert Emerine of Seiber Keast, Inc. the engineer, were present.

Mr. Langan addressed the comments in the planner's letter dated April 7. The residents of the new phase will have the same amenities as the first phase and the building materials are the same as what was done in Phase I. They will duplicate what was built for Phase I; however, some of the light fixtures may be slightly different. They will redo the road as requested by the Township Engineer.

They have more parking than what is required, but that is because they have attached garages and then a parking space in front of the garage, so the garage and those spaces in front are considered parking spaces.

Mr. Borden reviewed his letter dated April 7, 2022.

- He noted that Mr. Langan addressed his request to explain how Phase 1 amenities apply to Phase 2 units
- Building materials and colors are subject to review and approval by the Planning Commission. He suggested making a condition of any approval to state that they will be the same as Phase I. Mr. Langan noted that it has been 15 years since Phase I was built; however, they will be of the same architecture and the material colors will be as close as can be.
- The applicant should be prepared to present building material and color samples, and/or a color rendering, to the Commission as part of its review.
- Per Section 14.02.06, the applicant must provide evidence in support of the amount of parking proposed, which Mr. Langan provided this evening.
- If exterior site lighting is proposed, a detailed lighting plan must be provided.
- The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

Ms. Shelby Byrne reviewed her letter dated April 7, 2022.

- Parking dimensions should be added to typical parking details on Sheet ND3.
- Approval should be obtained by the Brighton Area Fire Authority prior to site plan approval.
- The petitioner has submitted water main and sanitary sewer plans to MHOG Sewer and Water Authority for review and received comments. After final site plan approval, the Petitioner will need to re-submit final construction plans to MHOG for re-review and approval.
- The proposed site plan is being reviewed by the Livingston County Drain Commissioner. Approval from the Drain Commissioner should be provided to the Township prior to approval.
- The petitioner is proposing to extend the two existing private roads of Arundell Avenue and Westbury Boulevard. After site plan approval, the petitioner must submit private road construction plans for review.
- The proposed road cross section shown on the plan notes a 50-foot-wide road ROW. The Township's Engineering Design Standards require that local roads have a minimum road ROW of 66 feet. The 50-foot-wide road ROW matches the previously approved road ROW in Westbury Phase I, so she has no concerns.

Genoa Township Planning Commission

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Approved Minutes

- As requested, the site plan has been revised to show the existing asphalt paving on Arundel Avenue as being replaced. The note says that the existing asphalt will be replaced after construction of Westbury Phase II. Due to the poor existing condition of Arundel Avenue, the Planning Commission may wish to require that the Petitioner complete the base of the proposed asphalt prior to construction, then apply the top course when doing final paving of the Westbury Phase II, as construction will only further degrade the current condition of the road.

Brighton Area Fire Authority Fire Marshal's letter dated April 6, 2022 states most of their previous comments have been addressed; however, two items are still outstanding:

- The applicant shall provide no parking fire lane signage every 50-feet along on the hydranted side of the access roads.
- He recommends that the sprinkler riser rooms be provided with separate addresses from the building units.

Mr. Langan stated they will address his concerns.

The call to the public was made at 10:23 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 17, 2022 for Westbury Phase II. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner McCreary, to recommend to the Township Board approval of the Site Plan dated March 23, 2022 for Westbury Phase II, subject to the following:

- Township Staff will review the documents to ensure the amenities of Phase I apply to Phase II, with the assistance of the Township Attorney, if necessary.
- The building materials and colors are to be consistent with Phase I and will be reviewed by Township Staff prior to submission to the Township Board.
- The requirements of the Township Engineer's letter dated April 7 and the Brighton Area Fire Authority Fire Marshal's letter dated April 6 shall be met.

The motion carried unanimously.

ADMINISTRATIVE BUSINESS

Staff Report

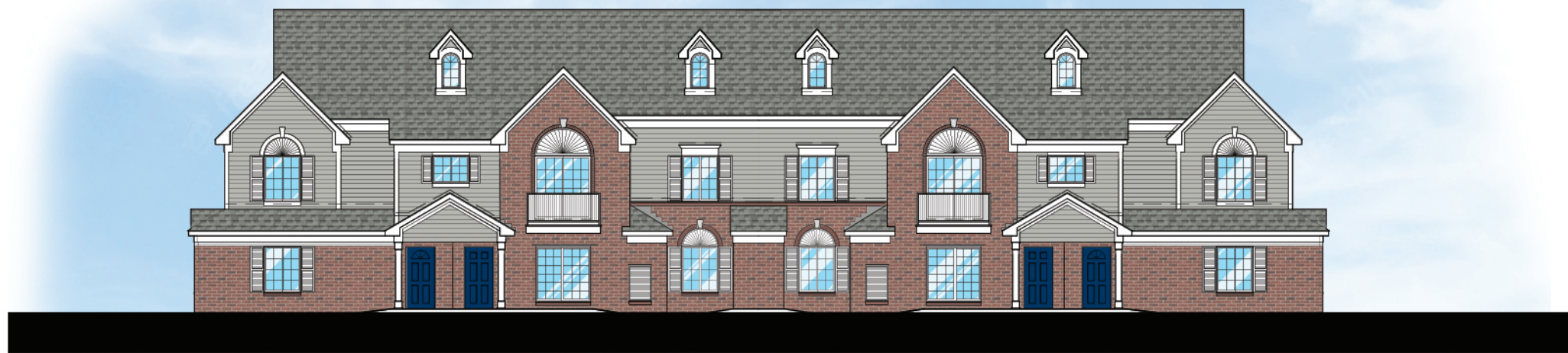
Ms. VanMarter stated there will be a second Planning Commission meeting in April. It is scheduled for April 25. There are five cases scheduled for the May 9 meeting so she may be scheduling a second May meeting.

Approval of the March 28, 2022 Planning Commission meeting minutes

Moved by Commissioner McCreary, seconded by Commissioner Chouinard, to approve the minutes of the March 28, 2022 Planning Commission Meeting as submitted. **The motion carried unanimously.**



FRONT ELEVATION - EXISTING



FRONT ELEVATION - PROPOSED

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
August 14, 2023**

MINUTES

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

It was noted that Open Public Hearing #1, Item C should say "Site Plan" and not "Environmental Impact Assessment."

Moved by Commissioner Dhaenens, seconded by Commissioner Lowe, to approve the agenda as presented. **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST: None

CALL TO THE PUBLIC:

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

Ms. Colleen Quinn, Precinct 1 Delegate lives in the Grand River Latson Road area and has seen the development since 1996. She is opposed to the proposed PUD development. This will increase the traffic. She requested that the area be kept zoned as Country Estates. She is also concerned that a battery plant could be built in the area. She is concerned with the environmental effects if this is developed. She requested the request be denied and the current CAPUD south of Beck Road be removed.

Ms. Susan Nichols of 4935 Fairways Drive, Precinct 6 Delegate read a portion of the Township's website speaking to the rural nature of the township. None of the proposed development is country living. She is asking that the property that has been rezoned be rezoned back to Country Estates.

Ms. Tracy Pardiac has been a resident of this area for more than 45 years. This PUD is a slap in the face to the residents. Their family legacies will be gone due to a greedy, out of town developer. The residents will not back down ever.

Mr. Mack Miller of 5171 River Ridge Drive has lived here for 45 years. The current plan allows for most of the development to be north of I-96 and he would like it to be kept that way. This is not a benefit to the township or the residents. He would like to see the redevelopment of property that is already zoned for it instead of taking existing green space

Ms. Denise Pollicella of 4200 Sweet Road stated there are many residents who were not aware of this item and those that did, did not understand it. The existing PUD expired last August and at that time it was not extended. The developer has now requested an extension. She would like the township to look at redevelopment.

Ms. Deb Towles of 3210 Pineview Trail stated her road backs up the already-approved rezoning on Latson as well as the proposed rezoning. The first rezoning approval occurred during the global pandemic. While a certain range of people are notified, it affects others. All the residents now have little trust in the township to protect the residents. The initial property rezoning was unethical and she strongly opposes other rezonings on Latson Road.

She provided letters from four of her residents. Linda Byer of 2627 Chilson Road, Val Cummings of 2521 Chilson and Larie Shirley of 3278 Pineview, and Ralph Berz of 3093 Pineview Trail are against this rezoning.

Ms. Linda Byer of 2627 Chilson Road stated that she backs up all of what has been said tonight. She and her husband moved from California and chose to live here due to the lifestyle. She is not in favor of urban development in this area. It is not appropriate.

Ms. Jane Locke of 3401 Pineview Trail is the Precinct 2 Delegate. The approval back on June 10, 2020 was illegal and the Open Meetings Act was violated. The township is ruining the property values of the neighbors. In 2024, the voters are not going to forget.

Mr. William Martin of 3947 S. Latson Road stated it is difficult to get out of his driveway due to the traffic. This will decrease his property values and increase his taxes. He questioned who is going to pay for the water and sewer improvements.

Mr. Rick Rattai of 3901 S. Latson Road has lived here for 38 years. The vehicles drive very fast on Latson Road. He has seen the changes with the zoning and widening of Latson Road, but this is too far.

Mr. Matthew Samar of 4587 Mt. Brighton asked why this wasn't put on a ballot.

Ms. Jeanine Iyer of 2396 Brighton Road echoed what other residents have stated this evening. She moved to the township six years ago. She lives within three miles of the development and it will affect the traffic and the wildlife. There are empty buildings along Grand River and those should be used first.

Mr. Doug McCray of 5962 Audubon Trail has lived here for 14 years. The purported benefits of this development are high paying jobs and high-end commercial development, etc. There could be a battery plant. The only people who are going to benefit from this are the predatory, greedy developers.

Mr. Tom Bebbe of 1749 Westgate Drive moved to the area 25 years ago. He used to live on Gray Road but moved from there due to development. He does not want a low-income or industrial district. There are other areas in the county where this can be built. The current industrial buildings are vacant.

Ms. Veronica Godwin of 2482 S. Latson Road has the county drain on her property and she has worked very hard to plant flowers. There will be an access drive next to her property, Latson Road will be five lanes, and there will be multiple developments.

Mr. Marcus of 2821 Russell Drive grew up in this county and bought a house here. He would hate to see it turn into Oakland County. He thanked his neighbors for coming tonight.

Mr. Terry Zbiczo of 4107 Summer Hill stated he is privileged to live in a beautiful area. Putting a large industrial development in this area is inappropriate.

Ms. Mallory Wilson of 3400 Beattie Road has lived in many places in the country, the world, and Michigan. They have lived here for 1 ½ years and has spoken to Marion Township about the solar farm and is now here. She has spoken to her neighbors and 80 percent of them only knew about this development when a sign was put up. This development will not benefit the residents. Developers should invest on Grand River Avenue.

Ms. Beverly Hamilton of 4769 Stillmeadow Drive has lived here for five years. They left Canton due to the development. She is concerned about the traffic. She agrees with what was said this evening.

Mr. Reiber of 3154 of Stillriver Drive, is a precinct delegate. The residents are here because they do not support this development. There are posters, fliers and signs and the community is united.

Ms. Deborah Jones of 3533 Westphall is representing her street. There is an elementary school across from their street and this type of development brings crime. The township should start listening to the residents.

Ms. Madeline Thomas of 4260 Pleasant Valley Road, Brighton Township stated this area needs to be protected. If there is a mistake at this factory, it could affect the water supply. She does not want to get rid of farmland.

Mr. Wayne Jewel is not a resident of Genoa Township; however, he is a resident of Livingston County, stated that the current PUD is expired. The township has an obligation to listen to the residents. Battery plants cause fires and they cannot be put out with water. He asked if the Brighton Area Fire Authority is prepared for this. He requested the township stay with the Master Plan.

Mr. Jerome Washburn of 4537 Kingswood Drive urged the Planning Commission to visit a battery plant to see what it is doing to communities. If this is approved, it will change the landscape of this area forever.

Ms. Betty Nelson is a 30-year resident of Livingston County. She is concerned that the country atmosphere is going to be gone and once it's gone, it cannot be brought back. This will cause light pollution.

Ms. Debbie Quinn of 1018 Pinecone Drive agrees with what was said this evening. She asked the commission to listen to the residents and to work in their best interests.

Mr. Thomas Jatkowski of 3414 Pineview Trail moved here in 1981. He moved here to get away from the City. He is against what is being considered. He would have liked a mailed letter to the residents so they were aware of the project. He agrees with what was said this evening. He does not want this development

The call to the public was closed at 7:26 pm.

OLD BUSINESS:

OPEN PUBLIC HEARING #1... Consideration of a special use application, environmental impact assessment and site plan to allow for commercial outdoor recreational events at the existing Mt. Brighton facility. The property is located at 4141 Bauer Road on the south-east corner of Bauer and Challis Roads. The request is petitioned by VR US Holdings, Inc.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (6-28-23)
- C. Recommendation of Site Plan (7-27-23)

Mr. Mike Giorgio, the general manager of Mt. Brighton, stated they are not proposing any changes to the property, such as additional buildings, etc. They want to renaturalize the area that was the golf course. They were preparing to host the Chamber's Yellowstone Event, they realized they needed a permit for other events they had held in the past. Having this special use approval will allow them to hold those outdoor events.

Mr. Borden reviewed his letter dated August 9, 2023.

1. Special Land Uses (Section 19.03):

- a. The proposal is generally compatible with the Master Plan classification of Private Recreation.
 - b. The Township may wish to seek input from the Road Commission to help mitigate any potential traffic concerns.
 - c. The Township may wish to require an earlier end time for events. 12AM is proposed; 10PM would be consistent with the Noise Ordinance. Alternatively, the Township may wish to set decibel limits for events that may extend past 10PM.
 - d. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 6.02.02(g) need to be met to the Planning Commission's satisfaction.
 - e. The applicant must address any comments provided by the Township Engineer or Brighton area Fire Authority regarding public facilities and services.
 - f. Any event expected to include more than 1,000 patrons will be subject to the procedures and requirements of the Township's Assembly Ordinance.
2. Use Conditions (Section 6.02.02(g)):
 - a. The entire parking lot does not appear to be improved. The Township may require improvements based on the request for a new special land use.
 3. Sketch Plan Review:
 - a. The Township may wish to require additional plantings to bring the site into compliance with the approved site plan or improvements to any additional site deficiencies identified as part of this review process.

Ms. Byrne reviewed her letter dated August 7, 2023.

1. The Petitioner should obtain approval from the Brighton Area Fire Authority prior to Township approval.
2. A more detailed traffic plan should be provided for how event traffic will be managed. Both Bauer Road and Challis Road are maintained by the Livingston County Road Commission, and they should review and approve of the proposed traffic management plan.

The Brighton Area Fire Inspector's letter dated July 17, 2023 states:

1. In section C of the outline submitted, there is reference to the driving distance from "Brighton Sheriff Department". Police response to this area would be provided by the Livingston County Sheriff Department. It is unknown what the response time would be to this area and would depend on the staffing levels of the sheriff department.
2. Also found in section C of the submitted outline is the fire department response. The Brighton Area Fire Authority has two fire stations similar distances from Mt. Brighton. If fire apparatus are in quarters at the time of an emergency response times would be between four and seven minutes.

3. Lastly, section C references that when emergency responders are required to be on site that emergency vehicles must be parked by ski patrol. Whenever emergency vehicles are required to be on site for an event, the location of emergency vehicles will be determined through event planning meetings.
4. In various locations of the submitted outline it is stated that when an emergency arises staff is to call the sheriff department or the fire department. If emergency services are on site and an emergency occurs, emergency services will be contacted by radio when available or via face to face. If emergency services are not on site, or if the above modes of communication are not available, staff shall call 911.

Commissioner Rauch thanked Mt. Brighton for filling the need for the community this year due to the construction downtown Brighton. He would only approve activities being done by 10 pm and not 12 am. The events that have been held there are appropriate for this site, but he does not believe concerts would be. Mr. Giorgio stated that if this special use is approved for the qualifying events, then they will work within the Assembly Ordinance for other events.

Commissioner Dhaenens asked what the capacity of the site is when it is a busy ski day. Mr. Giorgio stated they have 300 parking spaces and they estimate that cars will have three people each so when they are full, they have more than 1,000 people on a busy day.

Mr. Giorgio stated they have held events such as 5K's for veterans, Warriors for Hope, first responder training, the Winter Event, Duct Tape Derby, where families and kids build racing units out of duct tape and cardboard, and other fundraisers that support the community. They have live music in the winter and they close at 9 pm.

Mr. Dhaenens stated the parking lot could use improvement. Mr. Giorgio stated they spent \$87,000 repaving the front of the parking lot. They put those millings in other areas of the lot. They are purchasing grading equipment to help keep it smooth during the winter. They have a capital plan to complete the parking lot, which costs approximately \$700,000. He added that they are agreeable to increase the landscaping, and have plans in place for this.

Commissioner McCreary questioned what events would be approved with this special land use. Mr. Borden stated they would be able to have these events without the need to obtain approval each time; however, if they have an event with over 1,000 people, the Assembly Ordinance would apply and they would need additional approval.

Commissioner McCreary questioned the Use Conditions of the Special Land Use, specifically "..... and shooting ranges, animal racing, go-cart, automobile or motorcycle tracks....". Mr. Giorgio stated they do not allow weapons on their property and they do not allow motorized vehicles as it ruins their turf.

Commissioner McCreary questioned the statement that Vail Resorts' goal is to "achieve a zero net operating footprint by 2030". Mr. Giorgio stated they are environmentally conscious and that is one of their goals.

The call to the public was made at 8:09 pm.

Ms. Jordan Sellek of 4686 Kingswood Drive is an avid concert and festival attendee; however, she is concerned with the vagueness of the proposal. She is concerned with the traffic on Bauer Road and people parking on their neighborhood streets. Their roads are narrow and they do not have sidewalks. There is access to Mt. Brighton properties from the cul de sac at the end of their street and people park there and access the property. She wants to ensure that attendees will not park on their street and access the property from there. There is traffic from the two schools, and the high school, and these festivals will just increase this. She asked for a plan on how the traffic will affect her neighborhood.

Ms. Jana Damsky of 4518 Kingswood Drive agrees with Ms. Sellek about the traffic in their subdivision. She is concerned with the noise. The concert this summer was very loud. She stated that long exposure to high decibels can affect hearing. She wants to ensure that their well water is not negatively affected. She asked how having these events will affect their property values, and how many concerns will be held.

Mr. Jerome Washburn of 4537 Kingswood Drive stated that since the golf course has been closed, the maintenance of the property has gone down. There is overgrown vegetation. He would also like to know how many events will be held and how many people will attend. This will affect traffic as people will all arrive and leave at the same time. He agrees with his neighbor that people access Mt. Brighton from their street.

Mr. Craig Lytle of 4162 Bauer Road is concerned with the vague proposal. He appreciated the clarifications this evening; however, he would like them put into writing. He wants to ensure that they meet the lighting ordinance. The neighbors should be notified when larger events are going to occur.

Ms. Michelle Miller of 7515 Brookview Drive reiterated Ms. Sellek's concerns in that the proposal was vague. She would also like to see the clarifications put in writing.

Mr. Mark Finley of 4567 Mt. Brighton Road stated many vehicles drive down their road and then turn around because they are trying to find the ski hill. He is concerned about the traffic, what will be occurring in the parking lot before and after events, water and sewer contamination, lighting, and off-site parking. He wants to ensure that as time goes on, the number of events will not continue to increase each year.

Ms. Alana Bennett of 4673 Brookview Drive did not receive a letter, but her neighbors shared it with her. She agrees with what has been said today. She would like to ensure that the 10 pm

end time is adhered to. She is concerned with the light pollution and the increased traffic. She suggested left-turn lanes be put on Bauer and Challis for this property.

Ms. Coral Addis of 4514 Kingswood Drive has lived here for 50 years. She appreciates what Mt. Brighton does for charity but the concert was too loud. Her house was vibrating.

Mr. Roy Yapple of 4704 Mt. Brighton Drive agrees with the events stopping at 10 pm, he believes these events will increase revenue for Vail and the surrounding area. He is concerned with alcohol consumption and suggested an early last call for alcohol.

Ms. Sherry Graenser of 7272 Brookview Drive asked what two events have already been approved. She was not notified of this item. She learned of it from her neighbors. She is concerned with the noise and the light. She also asked if the neighbors will know when events will be held.

The call to the public was closed at 8:37 pm.

Mr. Giorgio appreciates the feedback from the neighbors this evening. Their events would not have more than 1,000 attendees and there is enough parking for that amount of people. These events are in the summer so the school traffic will not affect them, they had security at the previous event and no one was able to get onto their property from Kingwood, the property is beautiful as there is wildflowers and wildlife, they will not have people staying overnight, Vail is very committed to the environment, they will be having the events from May through September, if it's desired, he will notify each of the residents when there will be events, they do have an early last call an hour before the end of the event. He wants to be able to do the recreational events that they have always been doing and if they are not allowed to have concerts, then he will abide by that.

Commissioner Rauch would like to see a schedule of the proposed event uses, the times of those events, and the maximum number of events per year; they do not have to be the specific events, but the types of events. He does not feel comfortable recommending approval of outdoor concerts to the Township Board. It is not a good fit in this part of the community.

Commissioner Dhaenens agrees with Commissioner Ruach; however, he is not opposed to allowing the outdoor concerts.

Commissioner Lowe is not opposed to allowing the outdoor concerts.

Commissioner Chouinard questioned the Planning Commission regarding the parking lot and tree plantings noted by the planner. Mr. Giorgio stated that if they must redo the parking lot to have their small events, then they will not be able to have them. They do not have the funding now. Ms. Ruthig stated that in 2019 the gravel parking lot was approved.

Moved by Commissioner Rauch, supported by Commissioner McCreary, to table Open Public Hearing #1 for 4141 Bauer Road to give the applicant an opportunity to create a schedule of non-skiing events to present to the Planning Commission. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2...Consideration of a special use application, environmental impact assessment and sketch plan to allow for used vehicle sales. The property in question is located at 7949 Grand River Avenue, located west of Hacker Road. The request is petitioned by Aric Wilson.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (7-19-23)
- C. Recommendation of Sketch Plan (7-19-23)

Mr. Wilson stated would like to open a small used auto dealership. He will be buying and selling specialized vehicles. He believes this is an appropriate location for this business.

Mr. Borden reviewed his letter dated August 10, 2023.

1. Special Land Uses (Section 19.03):
 - a. Given the presence of existing auto-oriented businesses in the immediate area, the proposal is generally compatible with the Master Plan classification of Mixed-Use-East Grand River.
 - b. In order to make favorable findings related to compatibility and impacts, the applicant must provide lighting details and the use conditions of Section 7.02.02(c) need to be met to the Commission's satisfaction.
 - c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
2. Use Conditions (Section 7.02.02(c)):
 - a. Pending input from the Township Engineer, the Commission may allow the existing gravel surfacing to remain or may require that it be paved.
3. Sketch Plan Review:
 - a. The Township may require improvement to the existing gravel surfacing.
 - b. The applicant must provide lighting details.
 - c. The site does not fully meet current Ordinance standards with respect to landscaping; they are one tree deficient along the Grand River greenbelt; signage does not meet the 10-foot setback and encroaches into the ROW; and the number of customer parking spaces, barrier-free space striping, and looped striping.
 - d. The Township may require improvement to any additional site deficiencies identified as part of this review process.

Ms. Byrne reviewed her letter dated August 8, 2023.

1. The bar scale on the sketch plan is incorrect. The sketch plan is drawn at 1" = 30', but the graphic scale is shown as 1/30"=1'.
2. The existing parking spaces are not striped per the Township's Zoning Ordinance. The parking lot and access drive between Grand River Avenue and the existing building is paved, but the area to the east of the existing brick wall is gravel parking lot and vehicle display area. Section 7.02.02 of the Zoning Ordinance requires that outdoor storage areas be hard surface unless approved otherwise. Since the gravel surface is existing and proposed activities are of a low intensity, she has no concern with the vehicle display area being gravel, but the petitioner should consider at least paving the proposed customer parking spaces.
3. The two parking spaces shown near the existing gate in the northeast corner of the site are not accessible and should not be considered parking spaces.
4. The sketch plan should include parking calculations based on the parking space numerical requirements in section 14.04 of the Township's Zoning Ordinance.
5. Since the barrier free parking space is not detailed, it is unclear if the space meets the township's requirements. The barrier free parking space needs to be signed and marked.

The Brighton Area Fire Inspector's letter August 3, 2023 states:

1. The building shall include the building address on the building. The address shall be a minimum of 6" high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.
2. The location of a Knox Box shall be indicated on future submittals. The Knox box shall be located adjacent to the main entrance of the structure, in a location coordinated with the fire authority.

Commissioner Rauch stated that if the chain link fence was upgraded so the back of the property is not visible from the front, he would be agreeable to allow the gravel parking lot. He would also like to see improved landscaping on the Grand River greenbelt, such as low lying plantings or flowers, but not trees.

Mr. Wilson will be upgrading the landscaping in the front and is agreeable to upgrading the fence, but it would be open during business hours. In response to the review letters, he will not have lights on overnight; he is willing to paint the parking spaces however, he does not want to paint the existing brick pavers; he will be cleaning up the rear of the lot; and he will plant another tree in the greenbelt if required, but he agrees with Commission Rauch that plants should be installed. The sign and its location are existing. He will comply with the two requirements of the Brighton Area Fire Authority.

Commissioner Rauch agrees with Mr. Wilson regarding not painting the parking spaces on the brick pavers; however, the ADA parking space must be delineated.

Chairman Grajek would like to limit the number of cars that are allowed to be displayed in both the front and rear lots. Mr. Wilson agrees and will abide by the limits set by the township.

The call to the public was made at 9:30 pm

Mr. Doug Hamborsky, who represents Brighton Champion Buick at 7885 Grand River stated they are concerned that a business similar to theirs will be next door to them as this is supposed to be a "mixed use" area, there are deficiencies with the project scope such as stormwater management, customer and staff parking, no building and site details, the drawing is not complete, etc. He provided a hard copy of his list of his concerns to the Planning Commission this evening.

Mr. John Folio, who also represented Brighton Champion Buick, stated there are 10 used car dealerships in the area and there does not need to be another one.

The call to the public was closed at 9:44 pm.

Mr. Borden stated that many of the details that Mr. Hamborsky noted would be needed for a full scale site plan; however, that is not what is required by the township for this project.

Moved by Commissioner Rauch, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Special Use Application for Aric Wilson to allow for used vehicle sales at 7949 Grand River Avenue, with the following conditions:

- The lighting details will be submitted to staff for review and approval of compliance with the township ordinance.
- The petitioner will meet all requirements of the Brighton Area Fire Authority and Township Engineer.
- There shall be no more than three display vehicles parked in the front lot and on hard surfaces only.
- Petitioner shall update the sketch plan to show the location of three display vehicles parking spots and the location of customer and ADA parking spaces for review and approval by Township staff.

The motion carried unanimously.

Moved by Commissioner Rauch, supported by Commissioner Lowe, to recommend to the Township Board approval of the Environmental Impact Assessment dated July 1, 2023 for Aric Wilson to allow for used vehicle sales at 7949 Grand River Avenue. **The motion carried unanimously.**

Moved by Commissioner Rauch, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Sketch Plan dated July 19, 2023 for Aric Wilson to allow for used vehicle sales at 7949 Grand River Avenue, with the following conditions:

- Petitioner shall update the sketch plan to show the location of three display vehicles spots and location of customer and ADA parking spaces for review and approval by Township staff.
- The fence gate shall be updated so it is opaque and the rear parking lot cannot be seen from the front.
- Fifteen low line shrubs shall be planted in the Grand River frontage.
- This Planning Commission finds the gravel parking lot to be sufficient with the addition of the opaque gate.

The motion carried unanimously.

OPEN PUBLIC HEARING #3...Consideration of an amendment to a previously approved site plan for an expansion of a parking lot for an existing office/medical building located at 3399 E. Grand River Avenue on the north side of Grand River Avenue, west of Grand Oaks Drive. The request is petitioned by KULOL LLC.

A. Disposition of amended site plan. (7-19-22)

Mr. David Burcon of KULOL, LLC provided a review of his project and why he would like to plant four arborvitae instead of the ninety plants that are required. These trees will help provide privacy to the adjacent condominiums. If the township requires additional landscaping, then he will comply with their request.

Mr. Borden reviewed his letter dated August 9, 2023.

1. The proposed amendment to an approved site plan is subject to Planning Commission review and approval.
2. The applicant proposes to remove 90 shrubs and add 4 Arborvitae.
3. The stated rationale for this change is tied to financial considerations and suitability of the land around the detention pond to support shrub plantings.
4. Simply based on quantities, the proposed change does not appear entirely equitable.
5. We suggest the applicant identify alternative locations that can accommodate additional plantings to offset the significant difference in quantities.
6. Section 12.02.13 allows the Planning Commission to waive or modify landscaping requirements.

Commissioner McBain wants to ensure that the applicant is not over landscaping, which could cause some of the plantings to die.

Mr. Ruthig stated that the applicant had to grade part of the property which removed some of the screening to the condominiums.

The call to the public was made at 10:13 pm.

Mr. Jim Strand who is president of the homeowner's association behind this property stated there is ample screening from the detention pond, but there were trees and shrubs that were removed that provided screening and security from the parking lot. What Mr. Burcon is proposing would provide this screening year-round.

The call to the public was closed at 10:19 pm.

After a discussion, it was decided to permit the petitioner plant 15 arborvitae.

Moved by Commissioner Rauch, supported by Commissioner Dhaenens, to recommend to the Township Board approval of the Amended Site Plan dated July 19, 2023 to allow for the relocation of three existing, alive evergreen trees to a location on the property as deemed appropriate by the owner and in its place install 15 arborvitae from the northwest corner of the parking lot to the dumpster area and not be required to plant the 90 shrubs around the detention pond as previously required. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated that she, Mr. Borden and Commission Rauch attended a meeting with a potential applicant who would like a drive thru that would not be allowed due to it being too close to another drive thru. It was suggested to amend the zoning ordinance to remove this restriction.

Approval of the July 10, 2023 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Lowe, to approve the minutes of the June 12, 2023 Planning Commission Meeting as corrected. **The motion carried unanimously.**

Member Discussion

Commissioner Rauch addressed the comment at the call to the public that stated the township violated the Open Meetings Act in 2020; however, the OPA was amended for COVID and that meeting was legal. Ms. Ruthig confirmed this is correct.

Adjournment

Moved by Commissioner McBain, seconded by Commissioner Lowe, to adjourn the meeting at 10:32 pm. **The motion carried unanimously.**

Respectfully Submitted,

Genoa Township Planning Commission
August 14, 2023
Unapproved Minutes

Patty Thomas, Recording Secretary

DRAFT