

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MAY 13, 2013
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

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

OPEN PUBLIC HEARING #1...Review of a site plan application, environmental impact assessment and site plan for proposed site improvements for Mt. Brighton, located on the Southeast corner of Challis and Bauer Road in Section 25, petitioned by Tim Beck on behalf of VR US Holdings, Inc.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment.
- B. Disposition of Site Plan.

Administrative Business:

- *Staff report*
- *Approval of April 8th, 2013 Planning Commission meeting minutes*
- *Member Discussion*
- *Adjournment*

GENOA TOWNSHIP
APR 10 2013

**GENOA TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW**

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS*: VR US Holdings, Inc.

OWNER'S NAME & ADDRESS: P.O. Box 959 Avon, CO 81620

SITE ADDRESS: 4141 Bauer Road Brighton PARCEL #(s): 4711-25-100-003

APPLICANT PHONE: (970).754.2564 OWNER PHONE: (same as applicant)

LOCATION AND BRIEF DESCRIPTION OF SITE: Site is the location of the Mt Brighton Ski facility. Southeast corner of Challis and Bauer Roads.

BRIEF STATEMENT OF PROPOSED USE: Use will continue as a ski and golf facility. Proposed activities include regrading a portion of the slopes and replacement of snow making and lift systems.

THE FOLLOWING BUILDINGS ARE PROPOSED: Only building expansion anticipated is to the snow making structure on the eastern side of the hill. A 30 by 40 foot maximum additon is included in the concept. Final design is yet to be completed.

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: Tim Beck VP VR US HOLDINGS, INC

ADDRESS: P.O. Box 959 AVON, CO 81620

* If applicant is not the owner, a letter of Authorization from Property Owner is needed.

Contact Information - Review Letters and Correspondence shall be forwarded to the following:		
1.) Gary Markstrom	of Tetra Tech	at (517).484.8140
Name	Business Affiliation	Fax No.

FEE EXCEEDANCE AGREEMENT	
As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.	
SIGNATURE: <u>Timothy H. Beck</u>	DATE: <u>4.10.13</u>
PRINT NAME: <u>TIMOTHY H. BECK</u>	PHONE: <u>970-376-2249</u>
ADDRESS: <u>VR US HOLDINGS, INC. P.O. BOX 959 AVON, CO 81620</u>	



LSL Planning, Inc.

Community Planning Consultants

May 3, 2013

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Mt. Brighton Site Improvements – Site Plan Review #2
Location:	4141 Bauer Road – southeast corner of Bauer and Challis Roads
Zoning:	PRF Public and Recreational Facilities District

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan (dated 4/29/13) proposing various improvements to the 220-acre Mt. Brighton ski and golf complex. The site is located at the southeast corner of Bauer and Challis Roads and is within the PRF zoning district.

Our initial review letter (dated 4/22/13) suggested that additional information/detail on a number of site plan related items could be sought by the Commission to ensure compliance with current standards. Specifically, a lack of parking calculations, a bike path, details for waste receptacles and details for new signage were identified. In response, the revised submittal notes that the focus of this phase of the project is on the ski hill and that future projects are being prepared to address additional site elements.

Our review is based upon the applicable provisions of the Genoa Township Zoning Ordinance. Given the scope of the project and the fact that most of our initial comments do not apply at this time, we have condensed our review considerably and have excluded most of the conventional review standards.

A. Summary

1. If deemed necessary, the Commission has the authority to require a photometric plan.
2. If favorable action is considered, we suggest the Commission include a condition that the applicant must obtain necessary permits from the County Drain Commission.

B. Proposal/Process/Background

The applicant requests site plan review and approval for improvements to the existing Mt. Brighton outdoor recreation area. The overall project includes re-grading of ski hills, improvements to existing chair lifts and snow making systems, modifications to existing tow ropes and filling of a portion of a man-made pond.

Table 6.02 of the Zoning Ordinance lists golf courses with ancillary uses and ski facilities as separate special land uses in the PRF District. Since the project does not entail an expansion of either special land use, the proposal has been deemed “minor” in accordance with Section 19.06. Accordingly, the project does not warrant reconsideration of the specific use requirements listed in Section 6.02.02.

Procedurally, the Planning Commission has review and approval authority over the site plan, while the Township Board has final approval authority over the Environmental Impact Assessment following a recommendation from the Planning Commission.



Aerial view of site and surroundings (looking north)

C. Site Plan Review

1. **Dimensional Requirements.** Section 6.03 provides dimensional standards for projects in the PRF District. Front yard setbacks are based on adjacent zoning, while side and rear setbacks are dependent upon the nature of the use.

In this instance, the minimum front yard setback is 40 feet, while trails and athletic fields must be at least 50 feet from a side or rear lot line. The majority of the improvements are internal to the site and located well outside of the required setbacks.

As noted in our prior review, the modifications to tow ropes #1 and #2 encroach into the 40-foot front yard setback along Bauer Road. In response to this comment, the applicant has noted that this is an existing condition and the proposal will not result in a further encroachment into the setback. The applicant has also proposed improved screening in this area to better mitigate the encroachment.

2. **Exterior Lighting.** The submittal notes that existing lighting placed on lifts and/or poles will be relocated in accordance with the improvements proposed. However, it is also stated that the applicant may need to install additional pole mounted fixtures.

As requested in our initial review, the applicant has provided fixture details on Sheet G001, which identify shielded fixtures. If deemed necessary, the Commission has the authority to require a photometric plan as part of site review in accordance with Section 12.03.07.

3. **Impact Assessment.** The submittal includes a revised Impact Assessment (dated 4/29/13). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

As noted in the revised submittal, the MDEQ has indicated that no permit is required for the activities proposed, including the filling of a portion of a pond on the golf course. The applicant does note, however, that this item will be included in their permit to the County Drain Commission. If the Commission considers approval of the request, we suggest this item be included as a condition.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at borden@lslplanning.com.

Sincerely,

LSL PLANNING, INC.

A handwritten signature in black ink, appearing to read "B. V. Borden". The signature is stylized and written over the printed name below.

Brian V. Borden, AICP
Senior Planner



HUBBELL, ROTH & CLARK, INC
Consulting Engineers

Principals

George E. Hubbell
Thomas E. Biehl
Walter H. Alix
Peter T. Roth
Michael D. Waring
Keith D. McCormack
Nancy M.D. Faight
Daniel W. Mitchell

Associates

Jonathan E. Booth
Michael C. MacDonald
Marvin A. Olane
William R. Davis
Jesse B. VanDeCreek
Robert F. DeFrain
Marshall J. Grazioli
Thomas D. LaCross
Dennis J. Benoit
James F. Burton
Jane M. Graham
Donna M. Martin
Charles E. Hart

Senior Associates

Gary J. Tressel
Kenneth A. Melchior
Randal L. Ford
Timothy H. Sullivan

May 6, 2013

Genoa Township
2911 Dorr Road
Brighton, MI 48116

Attn: Ms. Kelly VanMarter, Planning Director

Re: Site Plan Review – 2nd Review
Mount Brighton Site Improvements
Section 25, Genoa Township

HRC Job No. 20130289.02

Dear Ms. VanMarter:

As requested, Hubbell, Roth & Clark (HRC) has reviewed the revised site plans submitted for the above project as prepared by Tetra Tech (dated April 29, 2013). Our review also included the applicants updated Environmental Impact Assessment (dated April 29, 2013) and the Tetra Tech response letter (dated April 29, 2013).

We find the items in our previous site plan review letter have been satisfactorily addressed. Therefore, based on the engineering relate aspects, this office would recommend that this project receive site plan approval from the Township.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

Jonathan Booth, P.E.

JB/jb

pc: Genoa Twp: K. Poppy
TT: G. Markstrom
HRC; N. Faight, M. Darga, file

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105 W. Grand River
Howell, Michigan 48843
Telephone 517 552 9199 Fax 517 552 6099
www.hrc-engr.com

Engineering. Environment. Excellence.



Brighton Area Fire Department

615 W. Grand River

Brighton, Michigan 48116

810-229-6640 Fax: 810-229-1619

May 3, 2013

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Mt. Brighton Ski Resort
4141 Bauer Rd.
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on May 1, 2013. The project is based on an existing ski area. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition. This submittal provides a response letter from Tetra Tech on behalf of the applicant addressing the previous items noted by the Fire Department in the April 24, 2013 letter.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). 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 "M. O'Brian".

Michael O'Brian
Fire Chief

**MOUNT BRIGHTON SITE IMPROVEMENTS
VAIL RESORT DEVELOPMENT
4141 BAUER ROAD, BRIGHTON MI. 48116**

ENVIRONMENTAL IMPACT ASSESSMENT

Dated: April 8, 2013

REVISED April 29, 2013

A. Name(s) and address(es) of person(s) responsible for preparation:

Gary J. Markstrom, P.E.
Tetra Tech
401 S. Washington Square, Suite 100
Lansing, MI 48933

B. Map(s) and written description/analysis of the project site: The Mt. Brighton ski area located in the Charter Township of Genoa consist of 220 acres of ski terrain and an 18 hole golf course. The site is located on the south east corner of Challis and Bauer Roads adjacent to the railroad tracks. The owner of the facility proposes to undertake the following improvements to the existing conditions at the area. The improvements are described below with locations depicted on the site plan:

1. **Replacement of the Blue and Green double chair lifts with a new fixed grip quad lift.** The work will entail the removal of two double chair lifts and the installation of a more efficient and a modern 4 passenger fixed grip lift. The line equipment of the removed lifts including the towers, terminals on the Blue and Green lifts will be recycled as scrap metal. The foundations will be reduced in height to below grade or buried, disturbed ground will be re-vegetated leaving no exposed foundations. Minimal grading will be required to accommodate the bottom and top terminals and a new electrical service will be installed.
2. **Rope tows 1 and 2 (beginners runs)** will be removed and the terrain under the tows will be re-graded to accommodate an 8% grade suitable for beginner skiers. Currently the terrain serving these rope tows is not ideal for beginners given the excessive grades. Material from the existing dirt pile located in the main parking lot will be used to assist in achieving the 8% grade. It is anticipated, based on the grading plan, that we will need approximately 3,500 cubic yards of imported material to complete the grading. To service this terrain a carpet lift will be installed. The carpet is a modern conveyor, similar to an escalator without the stairs. Skiers stand on a carpet conveyor belt with their skis on to reach the summit of the trail. It has no foundations, and sits on pedestals requiring minimal earth disturbance. Any disturbed areas will adhere to best management practices (BMP's) for erosion control protection and be re-vegetated as shown on the site plan.

The proposed improvements at the beginner slope will also include the removal of the existing rope tows #1 and #2 apparatus that currently is located within the setback of the parcel. The fence currently angles out towards the road way to enclose these structures. These will be removed and the fence will be relocated to the property line. Based on the LATA ?? ALTA survey the existing fence is constructed within the Bauer Road right of way. The replacement fence will be constructed of wood to shield the slope from the vision of the neighboring parcels. Furthermore the new "carpet" lift is a significantly lower profile system that will be screened by the fence. The top of the new lift will terminate in the 40 foot side yard setback and therefore the petitioner is requesting consideration from the planning commission for this system given the screening being provided and the existing use taking place

3. **Wire rope tow #4** will be removed to accommodate the proposed trail improvements as described in #5 below and as shown on the site plan.
4. **Rope tows #5 and #6** will be relocated as shown on the plan.
5. **Trail grading and reshaping** on the terrain to the NE of the Black lift will take place as shown using suitable fill brought to the site and existing material stockpiled onsite in the parking lot. The projected amount of fill required to reshape the trail is approximately 26,000 cubic yards. It is anticipated that the fill will be trucked to a staging area in the parking lot and then used to reshape the trail. This trail work will provide a more suitable run for the terrain park features and the boarder cross course. The total area disturbed will be approximately 8.5 acres. The trail work and stock pile of fill will be protected with necessary BMP's and re-vegetated as shown on the site plan.
6. **The Orange chair**, which has not run for several years, will be removed and foundations will be reduced in height to below grade or buried. Any disturbed areas will be re-vegetated with no exposed foundations. The current towers have lights on them and are used for lighting the run. We will be replacing the lift tower lighting with standard wooden telephone poles or galvanized/painted steel poles and lights serviced by buried electrical connectivity.
7. **The Existing Silver chair** will be relocated and shortened to improve the skiing terrain in this area. Currently the chair towers run up the main ski run which reduces the amount of useable skiing terrain. The existing towers and terminal will be reused and new foundations will be required. The old foundations will be reduced in height or buried to below grade and re-vegetated where disturbed leaving no exposed foundations. Isolated and minimal grading to accommodate the terminals will be required. Any exposed or disturbed soil will be re-vegetated. Given the new lift alignment we need to relocate the four tee boxes on golf hole #7.

8. **The Yellow triple chair** will be replaced with either a reconditioned or new fixed grip triple or quad chair in the same alignment. The base terminal will be raised with fill material given that it currently exists in a depressed area that collects water and makes it difficult for skiers to access the loading area. The top terminal will be graded to accommodate the new upper terminal. Any disturbed ground will be re-vegetated as detailed on the site plan.
9. **The man made pond** near the base of the Yellow lift will be filled in part as shown on the attached plan to accommodate an increased and improved finish area that is ~~safer~~ ~~and~~ more user friendly for the race arena. Any permitting required by the MDEQ will be obtained as part of the construction phase.
10. **Storm water improvements** in the base area in front of the lodge will be upgraded with a new buried pump to accommodate storm water runoff from the hill. If determined necessary, due to deteriorated condition, we will replace the out fall line from the pumps to the existing snowmaking pond near the maintenance facility.
11. **Snowmaking** – currently the area has 53 acres of snowmaking which has low pressures, poor distribution of water, poor pipe line conditions, outdated snow gun inventory and uses compressed air which is inefficient and expensive to operate. The plan is to replace the existing system pipes with new ductile iron lines and replace as needed the direct buried electrical lines. The new upgrades will provide the ability to use new and more efficient fan gun technology resulting in improved and more efficient operations leading to better early season coverage and quicker recovery given weather events. In addition the old pump station located at the snowmaking pond by the maintenance building will be removed from service. To accommodate the newly renovated system a new pump house by the large pond near hole #7 will be constructed.
12. **New signage at entrances** –All signage for the site will be submitted to the Township for review as a separate submittal.

Signage improvements are not proposed with this phase of the site improvements.

13. **The lighting** at Brighton for the skiing covers all 53 acres and in many cases is either located on existing lifts or individual poles. In some areas such as on the racing hill there is a need to relocate light poles that conflict with the racing terrain and a need to add additional poles to gain coverage of shadowed spots. Given that we are relocating lifts we will continue to have lighting on the lifts. However, we may need to relocate existing poles or add poles based upon the final layout and minimum light coverage requirements. The design will be very similar to existing conditions with the final design a field fit utilizing lights on lift towers and wooden telephone poles or galvanized/painted steel poles with buried electrical service.

Currently there are approximately 154 1000 watt lamps on the hill. The majority of these lights are affixed to the existing ski lifts. Several lifts are being either relocated and/or replaced with newer and more reliable systems and with this the lighting coverage may need to be adjusted to eliminate shadow areas. Light fixtures similar to the existing system will be added on wood poles or galvanized/painted steel poles to mitigate any shadow areas that currently exist or are created by the removal/relocation of the existing lift structures. A detail of a proposed fixture is included on the site plan. The precise location of the individual lights is being reviewed by a lighting consultant with expertise in ski facilities. It is anticipated that the overall brightness and appearance of the hill will be unchanged as the total number of fixtures should remain consistent.

- C. **Impact on natural features:** The grading and lift improvements on the ski hill will not impact any natural features. However the proposed filling of the golf course pond at the base of the hill is an impact to an existing man made water feature, which was added at the time of the golf course construction. This work will be coordinated through the MDEQ and LCDC offices for appropriate permitting. There will be no impact on any other natural features. Any construction of the new snowmaking building will maintain the 24' natural barrier around the existing ponds/wetland.

The MDEQ has issued their finding that the golf course pond is not a regulated wetland and as such will not be required to obtain a permit through their agency. This finding is included in the attached email from the MDEQ representative. The work in the pond area will be included in the soil erosion and sedimentation control permit application to the LCDC office for the entire site.

- D. **Impact on storm water management:** Soil erosion control measures shall be incorporated as shown and noted on the plan. Existing storm water drainage patterns will be preserved. No additional impervious area is anticipated in this project and therefore no additional detention or sediment control systems are anticipated.
- E. **Impact on surrounding land used:** The current use is for a ski and golf facility that has served the region for decades. The facility has snow making equipment which is being maintained along with the slope lighting. Given the historic use of the site and the anticipation to continue this use, no additional impacts on surrounding land uses are anticipated. Construction and grading activities will create dust. Care will be taken to minimize the dust generation by employing water trucks during the grading operation.
- F. **Impact on public facilities and services:** Since the improvements proposed are related to the enhancement and maintenance of existing facilities and not an expansion of services there will be no resultant impact on public facilities or services.
- G. **Impact on public utilities:** The site is served with on-site septic and well systems; therefore, there will be no impact on public utilities from the proposed activities.

The applicant has reviewed the proposed improvements included in this site plan with the City of Brighton to determine any impacts to the City's municipal well field and well head protection zone. Since the improvements are predominantly grading related and further that the snowmaking improvements anticipated have peak demand periods opposite that of the City, there was no impact anticipated with the City's facilities or WHPP area. Future discussions with the City of Brighton will be held as future phases of the site improvements are planned to assure the protection of the regional public drinking water resource.

H. Storage and handling of any hazardous materials: There will be no storage or handling of hazardous material.

I. Impact on Traffic and Pedestrians: The site is immediately adjacent to Challis and Bauer Roads. The proposed work is grading and replacement of existing systems and therefore will not impact any adjacent roadways. The site is served by two existing driveways that are proposed to be maintained. At this time, there is no expansion of services at the site therefore no traffic study is needed.

The Township's shared use pathway system runs along the western side of Bauer Road to the intersection with Challis Road. No pathway currently exists along Challis Road in Genoa or the City of Brighton. Township policy is for new developments to continue these pathways along the road frontages of their developments. Vail Resorts believes that a shared use path connecting Bauer and the City of Brighton along Challis Road is practical and beneficial to the area. However given the anticipated roadway improvements to the intersection of Bauer and Challis (LCRC round about) it is pre mature to plan and implement this link. Further the nature of this portion of the site improvements is limited to necessary improvements on the hill. It is anticipated that a future site plan submittals will be necessary for potential building and parking improvements and as part of a subsequent submittal the pathways issue should-be addressed.

J. Special Provisions: General: There are no special provisions proposed.

MT. BRIGHTON SKI RESORT PROJECT IMPROVEMENT PLAN SITE PLAN

401 S. WASHINGTON SQUARE, SUITE 100
LANSING, MICHIGAN 48933
PHONE: (517) 396-3930 FAX (517) 484-8140



TETRA TECH

www.tetra-tech.com

PROJECT LOCATION:

GENOA TOWNSHIP, MICHIGAN

CLIENT INFORMATION:

VR US HOLDINGS, INC.
C/O VAIL RESORTS DEVELOPMENT COMPANY
P.O. BOX 959 AVON, CO. 81620

Tt PROJECT No.:

200-23503-13001

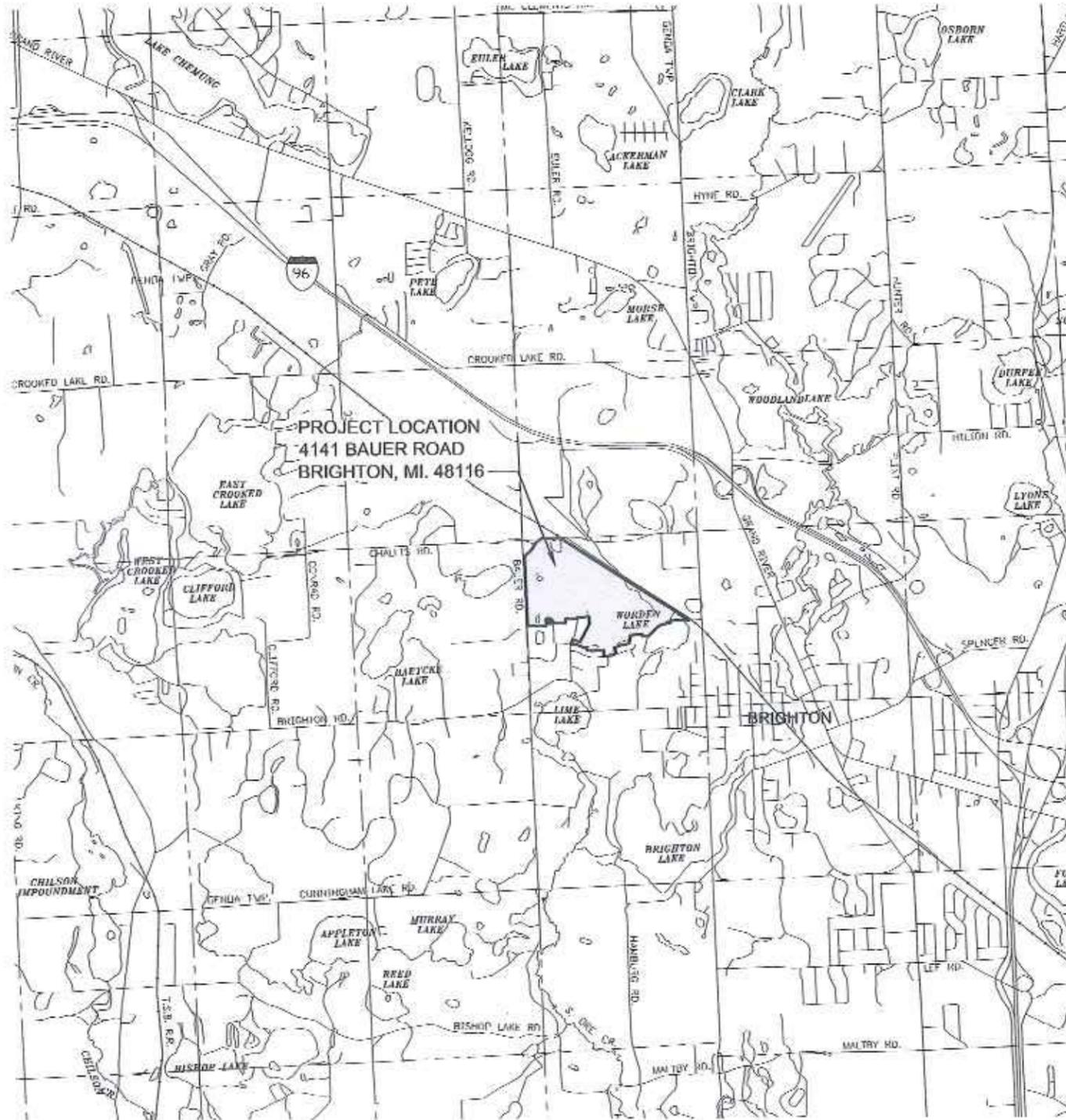
CLIENT PROJECT No.:

PROJECT DESCRIPTION / NOTES:

ISSUED:

4-10-13 TWP SITE PLAN SUBMITTAL
4-29-13 TWP SITE PLAN SUBMITTAL - REVIEW

VICINITY MAP:



LOCATION MAP
SCALE: 1"=800'



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
G000	COVER SHEET
G001	GENERAL NOTES AND DETAILS
C101	LEGAL DESCRIPTION AND EXISTING CONDITIONS PLAN
C102	PROPOSED SKI LIFT PLAN
C103	PROPOSED SNOW MAKING SYSTEM
C104	GRADING AND SESC PLAN



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TETRA TECH
 www.tetra-tech.com
 401 SOUTH WASHINGTON SQUARE SUITE 400
 WASHINGTON, DC 20004
 PHONE (877) 3-3333 FAX (877) 484-1140

MARK	DATE	DESCRIPTION	BY
	4/16/13	TWP SUBMITTAL	
	4/25/13	TWP SUBMITTAL - REVIEW	

VR HOLDINGS INC. - VAIL DEVELOPMENT COMPANY
 MT. BRIGHTON SKI RESORT
 PROJECT IMPROVEMENT PLAN
PROPOSED SKI LIFT PLAN

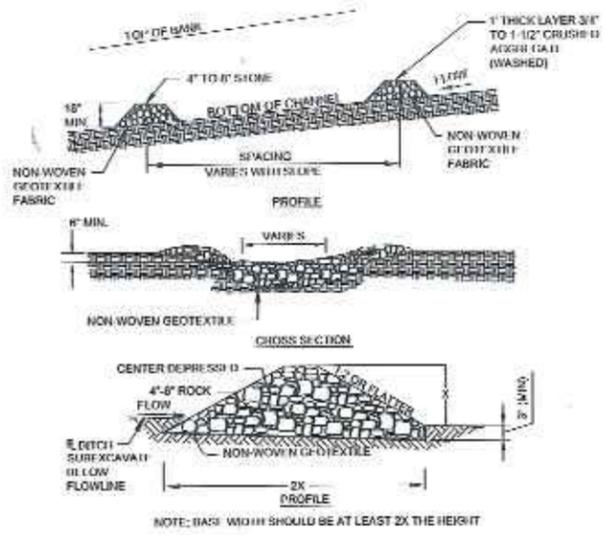
Project No.: 206-17719-3385-02
 Designed By:
 Drawn By: TAH
 Checked By: GJM

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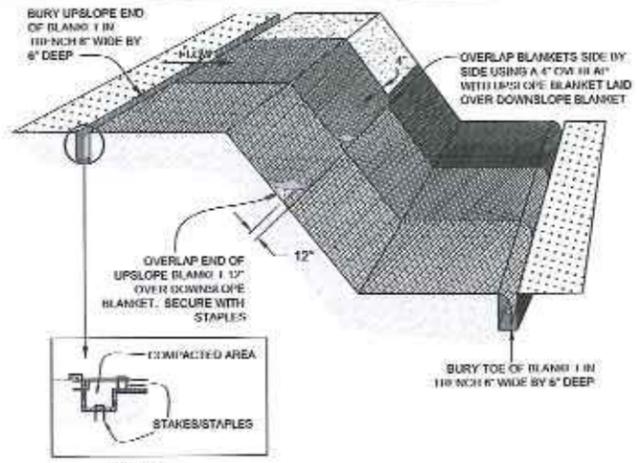
Copyright Tetra Tech
 05/2013

GENERAL NOTES

- UNDERGROUND UTILITIES AS SHOWN HEREIN WERE TAKEN FROM EXISTING PLANS AND ARE APPROXIMATE LOCATIONS ONLY. UNDERGROUND UTILITY LOCATIONS HAVE NOT BEEN FIELD VERIFIED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES.
- BENCHMARKS ARE BASED ON NAVD 83 DATUM.
- CONTRACTOR SHALL NOT USE ANY PAVED ROADWAYS FOR TRACK EQUIPMENT OPERATION OR STORAGE.
- THE CONTRACTOR AND SUBCONTRACTOR SHALL MAKE A PERSONAL INVESTIGATION OF THE SITE AND EXISTING SURFACE AND SUBSURFACE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO ACKNOWLEDGE THEMSELVES WITH CONDITIONS OF THE WORK AREA. THE CONTRACTOR IS ADVISED TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN ALL NECESSARY INFORMATION FROM THE LOCAL GOVERNMENT. DEVIATIONS, IF DETERMINED BY THE CONTRACTOR AND IF NOT SPECIFICALLY CALLED OUT IN THE CONTRACT DOCUMENTS, WILL BE INCIDENTAL TO THE COST OF INSTALLATION.
- ALL EXISTING SITE CONDITIONS SHOWN ON TETRA TECH PLANS ARE FOR REFERENCE ONLY.
- ALL EARTHWORK FILL SHALL BE GRADED AND COMPACTED IN LAYERS NOT EXCEEDING 12 INCHES TO A MINIMUM 95% DRY DENSITY.
- CONTRACTOR SHALL CONTROL DUST GENERATION BY APPROPRIATE MEANS SUCH AS A WATER TRUCK ON SITE.
- FILLING OF POND DOES NOT REQUIRE A MDEQ PERMIT PURSUANT TO CORRESPONDING 11.01 CMR REGULATORY DATED 4-18-13.
- GRADING AND FILLING OF THE POND SHALL BE PERFORMED IN ACCORDANCE WITH LCDC AND MDEQ PERMITS AS APPLICABLE.

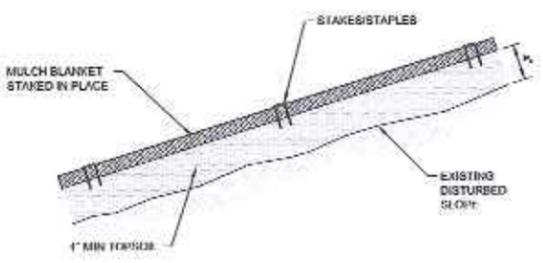


CHECK DAM
NO SCALE

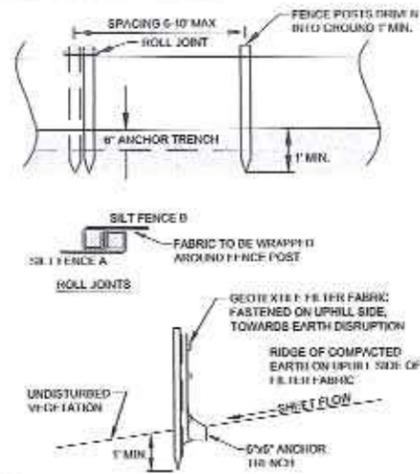


- NOTES:**
- PLACE MULCH BLANKET PARALLEL TO FLOW AND ANCHOR SECURELY.
 - WHEN BLANKETS ARE USED IN LEAVING DITCH, BLANKETS SHOULD NOT OVERLAP IN DITCH CENTER PARALLEL TO FLOW.
 - STAPLES INSTALLED/SECURED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 - WHERE POSSIBLE, CONSTRUCT WITH ROCK-GRADABLE MATERIAL.

MULCH BLANKET
NO SCALE

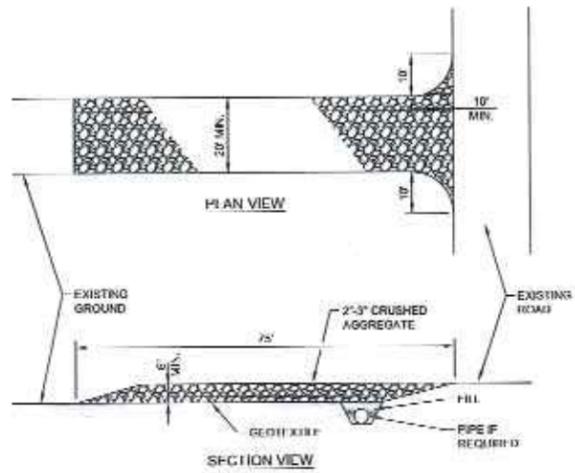


RESTORATION DETAIL
NO SCALE



MAINTENANCE NOTE:
SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND WEEKLY BY CERTIFIED STORM WATER MANAGEMENT OPERATOR. IF REPAIRS OR REPLACEMENT ARE NECESSARY, THEY SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACKFILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. IF SEDIMENT ACCUMULATES 1/2 THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RE-TRENCH, OR RE-ANCHOR SILT FENCE IF IT FAILS. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO RE-INSTALL IF ANY PORTION OF THE FENCING IS DAMAGED BY CONSTRUCTION MACHINERY.

SILT FENCE
SCALE: NONE



NOTE:
GEOTEXTILE SHALL HAVE MINIMUM TENSILE STRENGTH OF AT LEAST 200LB AND A MINIMUM TENSILE ELONGATION OF AT LEAST 150LB.

TRACKING MAT DETAIL
SCALE: NONE

Light-Structure Green™

A complete sports lighting system designed and manufactured from available to pole-top to Easy-Fluores™.

Unrequired performance... for your budget, for the environment.

- Tube operating costs in half
- Reduces light pollution 50%
- Includes system monitoring and remote control
- Includes guaranteed Constant Light™

Easy-Fluores™

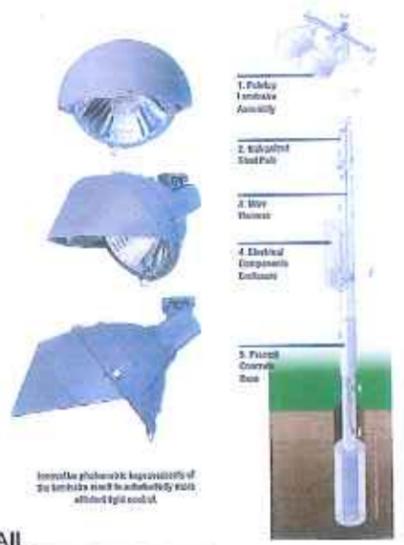
- Complete system from foundation to lighting
- Factory wired, wired and tested
- Fast trouble-free installation
- Complete in one crate package

Warranty

Shower's Constant Light™ - 25 year product warranty and warranty program.

Includes 25 years of trouble-free lighting equipment operation, including parts, labor, and programming/adjustment.

Request more information



Intuitive photo-sensor technology of the sensors react to ambient light and adjust light output.

LIGHTING DETAIL
SCALE: NONE

TETRA TECH
www.tetra-tech.com
401 SOUTH WASHINGTON SQUARE SUITE 100
LANING, MICHIGAN 48133
PHONE: (817) 375-1827 FAX: (817) 375-1840

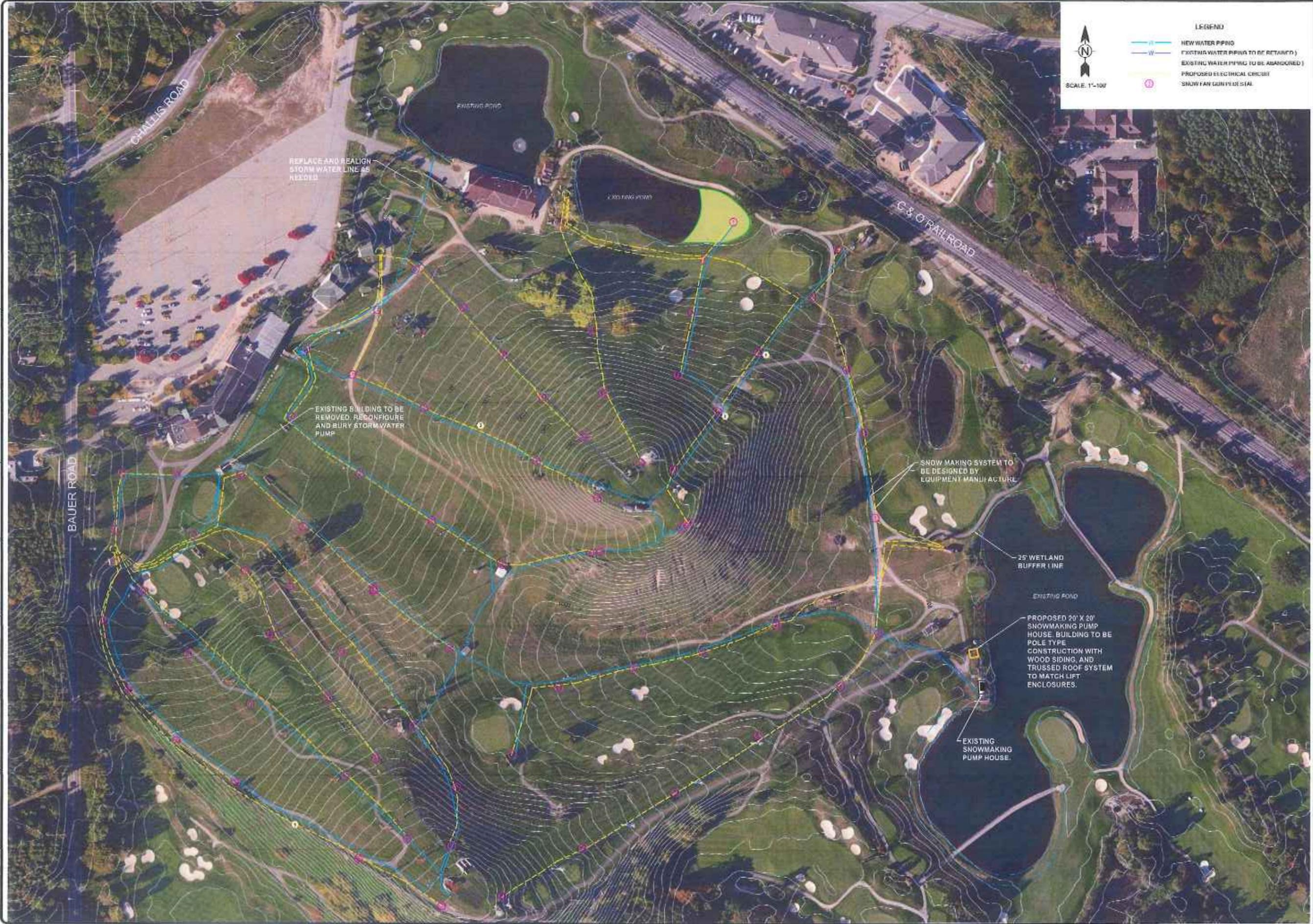
MARK	DATE	DESCRIPTION
4-15-13	4/15/13	1 ST SUBMITTAL
4-25-13	4/25/13	2 ND SUBMITTAL - REVISED

VR US HO., DRAGS INC., - VAL DEVELOPMENT COMPANY
MT. BRIGHTON SKI RESORT
PROJECT IMPROVEMENT PLAN
GENERAL NOTES AND DETAILS

Project No: 200-23504-10011
Designed By: TA
Drawn By: G.M
Checked By: G.M

G001

4/28/2013 11:28:05 AM - P:\EPC\2010\200\33600-1\2010\CAD\DWG\FILES\C103-1M.DWG - SHANKI.JAGDA



LEGEND

- NEW WATER PIPING
- EXISTING WATER PIPING (TO BE RETAINED)
- - - EXISTING WATER PIPING (TO BE ABANDONED)
- PROPOSED ELECTRICAL CIRCUIT
- SNOW MAKING EQUIPMENT

SCALE: 1"=100'

TETRA TECH

www.tetra-tech.com

40' SOUTH WASHINGTON SQUARE, SUITE 100
LANSING, MICHIGAN 48226
PHONE: 577.316.3332 FAX: 577.316.4140

DATE	DESCRIPTION	BY
4-10-13	TAP SUBMITTAL	
4-29-13	TAP SUBMITTAL - REVIEW	

VAI US HOLDINGS, INC. - VAI DEVELOPMENT COMPANY

MT. BRIGHTON SKI RESORT

PROJECT IMPROVEMENT PLAN

PROPOSED SNOW MAKING SYSTEM

Project No: 200-12/15-1005-01-2

Designed By: TAH

Drawn By: GJM

Checked By: GJM

C103

Scale: Maximum 1 inch

4/26/2013 11:31:16 AM - P:\BK\25092500-21803-13001\CAD\SP\SETTLESC105.104.DWG - SHANK, JASON



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- GRADING LIMITS
- FUNCTIONAL LIMITS
- SECC LIMITS

SCALE: 1"=100'

TETRA TECH

401 SOUTH WASHINGTON SQUARE SUITE 100
LANSING, MICHIGAN 48233
PHONE: (877) 375-3832 FAX: (313) 774-8140

MARK	DATE	DESCRIPTION
	4-29-13	TAP SUBMITTAL
	4-29-13	TAP SUBMITTAL - REVIEW

VR US HOLDINGS, INC. - VAI DEVELOPMENT COMPANY:
MT. BRIGHTON SKI RESORT
PROJECT IMPROVEMENT PLAN
GRADING AND SECC PLAN

Project No.: 205-12418-10005-W-2
Designed By: TAH
Drawn By: GJM
Checked By: GJM

C104

Copyright: Tetra Tech

Bar Measures 1 inch

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
APRIL 8, 2013
6:30 P.M.
AGENDA**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present were Barbara Figurski, Lauren Brookins, James Mortensen, John McManus, Chairman Doug Brown, Dean Tengel and Diana Lowe. Also present were Kelly VanMarter, Assistant Township Manager, Brian Borden of LSL; and Gary Markstrom of Tetra Tech.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: The agenda was approved with the change that no new business would begin after 9:15 a.m. **Motion** to approve the agenda subject to that change by Diana Lowe. Support by Barbara Figurski. **Motion carried unanimously.**

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

OPEN PUBLIC HEARING #1...Review of a site plan application, environmental impact assessment and site plan for a proposed site excavation and stockpile related to the Latson Road Interchange Project, located on the Northwest corner of Nixon and Crooked Lake Road in Section 17, petitioned by Rudolph C. Hauss.

Carl Hauss, Rudolph Hauss and Mike Boss of Boss Engineering addressed the Planning Commission. Mike Boss gave a brief description of the proposed project. When the interchange construction is complete, this project will be concluded. He suggests there is not a conflict caused by traffic on Nixon Road. The contractor will have access to site.

Brian Borden discussed the proposal with the Planning Commission. He advises that a performance guarantee may be requested. James Mortensen suggested the performance guarantee/bond be \$12,400.00 if approved. Mr. Boss indicated that is not appropriate because the contractor will be required to post the bond.

Gary Markstrom is unsure whether MDOT required a performance bond. If so, that bond would be many millions. Kelly is not comfortable without a letter from MDOT indicating they would be willing to work with the Township.

Brian Borden discussed the fact that some trees would need to be removed. He also addressed issues regarding maneuverability of trucks on the site.

Gary Markstrom addressed the Planning Commission regarding his letter of March 21st, which the petitioner has full addressed, and his subsequent letter. He believes the berm in section AA should be continued to a swale to address emergency erosion. The soil erosion controls should stay in for a year so wetlands are protected for a season to allow things to take hold.

The Brighton Fire Department letter was satisfactory.

Dust control measures should be addressed in the petitioner's statement.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment.
- B. Disposition of Site Plan.

Motion by Barbara Figurski to improve the environment impact assessment of 3/27/13 subject to:

1. To include changes to item F as discussed by Mike Boss;
2. To include dust control.

Support by James Mortensen subject to a bond by petitioner in the amount of \$12,400.00 in a form satisfactory to the Township Attorney unless Township is satisfied that the restoration will be provided and funded by other sources such as the highway contractor, State of Michigan, etcetera. **Motion carried unanimously.**

Motion by James Mortensen that the site plan for the property located at Nixon Road and Crooked Lake be approved by this committee dated March 27, 2013, subject to:

1. Compliance with the requirements of the Township Engineer as stated in their letter of April 4, 2013;
2. Approval by the Township Board of Trustees of the Environmental Impact Assessment.

Motion carried unanimously.

OPEN PUBLIC HEARING #2...Review of sketch plan application for approval of Chaldean Camp prayer houses, located at 1311 Kellogg Road, Brighton, petitioned by Sami Herfy on behalf of Chaldean Catholic Diocese USA.

Sami Herfy addressed the Planning Commission. He is proposing to add prayer houses at the camp. They need four – one for each of four saints.

Brian Borden addressed the Planning Commission. Due to the nature of the principle use of the property, the standards were reviewed. There has been no change in the standards at this site. The two drawings submitted do not match.

The plan that has been submitted is the correct one per the petitioner. The petitioner will work with Township staff to clean up the documents to make them consistent. The petitioner will endeavor to match the colors of the chapel building. The path to the prayer houses will be open and navigable. It is an open field.

Gary Markstrom indicated his only request is that the trees lines and meadows should be more clearly marked in the drawings.

A. Disposition of Sketch Plan.

Motion by James Mortensen that the sketch plan dated March 22, 2013, subject to:

1. The supplemental plan's details should be amended to be consistent regarding the location of the prayer houses;
2. The color of the four structures will match the church;
3. Pedestrian access to the proposed structures will be generally across open grass fields and these four structures will be used periodically during the four months of summer weather;
4. No exterior lighting will be provided;
5. The Application has confirmed that the four structures are not located within 25 feet of the wetland;
6. The requirements of the Township Engineer of his 4/3/13 letter will be complied with particularly with reference to showing the limits of tree clearing on the plan;
7. The requirements of the 3/28/13 Brighton Fire Department letter regarding obtaining a building permit will be complied with.

Support by Barbara Figurski. **Motion carried unanimously.**

Administrative Business:

- *Staff report. A staff report was given by Kelly VanMarter.*
- *Approval of March 25th, 2013 Planning Commission meeting minutes. Upon motion by Barbara Figurski and support by John McManus, the minutes of the 3/25/13 meeting were approved. **Motion carried unanimously.***
- *Member Discussion. Diana Lowe discussed the Dorr Road construction.*
- *Adjournment. Upon motion by Barbara Figurski and support by Dean Tengal, the meeting was adjourned at 7:28 p.m. **Motion carried unanimously.***