

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
AUGUST 10, 2015
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 rezoning (OSD & IND to MUPUD), Planned Unit Development Agreement, environmental impact assessment, and site plan for property located at 3750 Cleary Drive, Howell, Michigan 48843, involving parcels #11-05-400-012, 024, 062; 11-05-301-004; 11-05-302-005, 011. The request is petitioned by Cleary University.

Planning Commission recommendation of petition

- A. Recommendation of Rezoning
- B. Recommendation of Planned Unit Development Agreement
- C. Recommendation of Environmental Impact Assessment (07-23-15)
- D. Recommendation of Site Plan (07-22-15)

OPEN PUBLIC HEARING #2... Review of a sketch plan application for parking lot improvements at Riverbend office complex, located at 7743 Grand River Avenue, Brighton, Michigan, parcel # 4711-13-400-020. The request is petitioned by Lion Investment Group.

Planning Commission disposition of petition

- A. Disposition of Sketch Plan (07-08-15)

Administrative Business:

- *Staff report*
- *Approval of July 13, 2015 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



GENOA CHARTER TOWNSHIP
Application for Re-Zoning

GENOA TOWNSHIP

JUN 03 2015

APPLICANT NAME: Cleary University ADDRESS: 3750 Cleary Drive

OWNER NAME: Cleary University ADDRESS: 3750 Cleary Drive

PARCEL #(s): 4711-05-400-12,400-24,400-62,301-04, 301-05, 302-11 PRIMARY PHONE: 517 548 3670

EMAIL 1: gbachman@cleary.edu EMAIL 2: jwalker@cleary.edu

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

A. REQUIRED SUBMITTAL INFORMATION

1. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties;
2. The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, and proof of consent from the property owner;
3. It is desired and requested that the foregoing property be rezoned from:

OSD & IND to MUPUD

4. A site plan illustrating existing conditions on the site and adjacent properties; such as woodlands, wetlands, soil conditions, steep slope, drainage patterns, views, existing buildings, sight distance limitations, relationship to other developed sites, and access points in the vicinity;
5. A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers access spacing, any requested service drives and other site design factors;
6. A written environmental assessment, a map of existing site features as described in Article 18 describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district;
7. A written description of how the requested rezoning meets Sec. 22.04 "Criteria for Amendment of the Official Zoning Map."
8. The property in question shall be staked prior to the Planning Commission Public Hearing.

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

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

The Genoa Township Master Plan supports development of the campus with
the multiple current and Campus Master Plan proposed future uses of the land.

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

Yes, open land, surface drainage, two current points of access to the campus from Grand River and Grand Oaks, soils appropriate for further development all are suitable for the uses permitted with MU-PUD.

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

Range of current and planned uses for a college campus cannot be accommodated with of of the uses permitted under current zoning.

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

All landscape requirements followed and maintained, no noise, air quality or negative environmental impact. No known negative impact on property values. Possible occasional increase in traffic with attendance at intercollegiate sports but reduces traffic on and off campus with housing on campus.

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

Yes

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

Yes, University already exists but with vacant land and buildings governed by current zoning of OSD and IND

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

No, another zoning district is not more appropriate.

Application for zoning change is at the recommendation of the Township.

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

No deed restrictions.

C. AFFIDAVIT

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

BY: Cleary University

ADDRESS: 3750 Cleary Dr. Howell MI 48843

SIGNATURE: Gary Bachman
GARY BACHMAN

The following contact should also receive review letters and correspondence:

Name: Brent LaVanway - Boss Eng. Email: brentlebosseng-com

Business Affiliation: Engineer / Landscape Architects

FEE EXCEEDANCE AGREEMENT

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

PROJECT NAME: Cleary University PUD

PROJECT LOCATON & DESCRIPTION: 3750 Cleary Drive, Howell, MI
37.97 acres of contiguous land

SIGNATURE: Gary Bachman DATE: 6-2-15

PRINT NAME: Gary Bachman PHONE: 517 548 3670

COMPANY NAME & ADDRESS: Cleary University, 3750 Cleary Drive, Howell, MI



GENOA CHARTER TOWNSHIP APPLICATION
Planned Unit Development (PUD)

GENOA TOWNSHIP

JUN 03 2015

APPLICANT NAME: Cleary University

APPLICANT EMAIL: gbachman@cleary .edu

APPLICANT ADDRESS & PHONE: 3750 Cleary Dr., Howell, MI (517) 548-3670

OWNER'S NAME: Cleary University

OWNER ADDRESS & PHONE: 3750 Cleary Dr., Howell, MI 48843 (517) 548-3670

TAX CODE(S): 4711-05-400-12,400-24,400-62,301-04, 301-05, 302-11

QUALIFYING CONDITIONS (To be filled out by applicant)

1. A PUD zoning classification may be initiated only by a petition.
2. It is desired and requested that the foregoing property be rezoned to the following type of PUD designation:

- Residential Planned Unit Development (RPUD)
- Planned Industrial District (PID)
- Mixed Use Planned Unit Development (MUPUD)
- Redevelopment Planned Unit Development (RDPUD)
- Non-residential Planned Unit Development (NRPUD)
- Town Center Planned Unit Development (TCPUD)

3. The planned unit development site shall be under the control of one owner or group of owners and shall be capable of being planned and developed as one integral unit.

EXPLAIN All parcels are owned by Cleary University and form a single campus
with 5 existing buildings and another building currently under construction.

Future development will follow a campus master plan

4. The site shall have a minimum area of twenty (20) acres of contiguous land, provided such minimum may be reduced by the Township Board as follows:
 - A. The minimum area requirement may be reduced to five (5) acres for sites served by both public water and public sewer.
 - B. The minimum lot area may be waived for sites zoned for commercial use (NSD, GCD or RCD) where the site is occupied by a nonconforming commercial, office or industrial building, all buildings on such site are proposed to be removed and a new use permitted within the underlying zoning district is to be established. The Township Board shall only permit the PUD on the smaller site where it finds that the flexibility in dimensional standards is necessary to allow for innovative design in redeveloping the site and an existing blighted situation will be eliminated. A parallel plan shall be provided showing how the site could be redeveloped without the use of the PUD to allow the Planning Commission to evaluate whether the modifications to dimensional standards are the

minimum necessary to allow redevelopment of the site, while still meeting the spirit and intent of the ordinance.

- C. The PUD site plan shall provide one or more of the following benefits not possible under the standards of another zoning district, as determined by the Planning Commission:
- preservation of significant natural or historic features
 - a complementary mixture of uses or a variety of housing types
 - common open space for passive or active recreational use
 - mitigation to offset impacts
 - redevelopment of a nonconforming site where creative design can address unique site constraints.
- D. The site shall be served by public sewer and water. The Township may approve a residential PUD that is not served by public sewer or water, provided all lots shall be at least one (1) acre in area and the requirements of the County Health Department shall be met.

Size of property is 37.97 acres.

DESCRIBE BELOW HOW THE REQUESTED PUD DESIGNATION COMPLIES WITH AFOREMENTIONED MINIMUM LOT SIZE REQUIREMENTS.

6 parcels, all contiguous, exceed the 20 acre minimum, and comprise an existing and planned complementary mixture of uses

STANDARDS FOR REZONING TO PLANNED UNIT DEVELOPMENT (RESPOND HERE OR WITHIN THE IMPACT STATEMENT)

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

Response within impact statement

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

Response within impact statement

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

Infrastructure is in place for all current uses and capacity exists for additional build out as it occurs.

4. The apparent demand for the types of uses permitted in the PUD;

Cleary University is growing, adding additional intercollegiate sports requiring athletic fields.

The University is also responding to student and parent demand for on-campus housing.

With growth in student enrollment there will also be a need for additional classroom, faculty and administrative office space.

AFFIDAVIT

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

BY: Gary Bachman, Asst. VP Auxiliary Services, Cleary University

ADDRESS: 3750 Cleary Drive, Howell, MI 48843

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

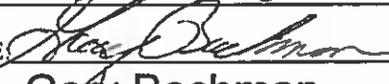
Gary Bachman of Cleary University at gbachman@cleary.edu
Name Business Affiliation E-mail

FEE EXCEEDANCE AGREEMENT

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

PROJECT NAME: Cleary University PUD

PROJECT LOCATON & DESCRIPTION: 3750 Cleary Drive, Howell, MI
37.97 acres of contiguous land

SIGNATURE:  DATE: 6-2-15

PRINT NAME: Gary Bachman PHONE: 517054803670

COMPANY NAME & ADDRESS: Cleary University, 3750 Cleary Drive, Howell, MI



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP

JUN 03 2015

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Cleary University, 3750 Cleary Dr., Howell, MI
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Cleary University, 3750 Cleary Dr., Howell, MI

SITE ADDRESS: 3750 Cleary Dr., Howell, MI PARCEL #(s): 4711-05-400-12, 400-24, 400-62, 301-04, 301-05, 302-11

APPLICANT PHONE: (517) 548 3670 OWNER PHONE: (517) 548 3670

OWNER EMAIL: gbachman@cleary.edu

LOCATION AND BRIEF DESCRIPTION OF SITE: Cleary Dr. & E. Grand River, west of Latson Road
37.97 acres of contiguous land with 5 existing buildings and an apartment
building under construction. Current parcel numbers are
4711-05-400-12, 400-24, 400-62, 301-04, 301-05, 302-11

BRIEF STATEMENT OF PROPOSED USE: University campus

THE FOLLOWING BUILDINGS ARE PROPOSED: no additional buildings proposed at this time
Master plan calls for addition of additional student housing, athletic fields, regional
detention pond, additional classroom and administration buildings

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: Gary Bachman, Cleary University
GARY BACHMAN
ADDRESS: 3750 Cleary Dr., Howell, MI 48843

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

1.) Brent Lakeinway of Boss Eng. at brent@lebosseng.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: 6-2-15
 PRINT NAME: Brent Lakeinway PHONE: 517 548 3670
 ADDRESS: 3750 Clear Dr., Howell, MI 48843



August 4, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly VanMarter, AICP Assistant Township Manager/Community Development Director
Subject:	Cleary University – PUD Rezoning and Concept Plan Review #2
Location:	3750 Cleary Drive – south side of Grand River, between Grand Oaks and Latson Road
Zoning:	OSD Office Service District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal for the proposed rezoning, conceptual site plan (dated 7/22/15), PUD Agreement and revised Impact Assessment (dated 7/23/15) proposing a campus master plan for Cleary University.

The 37.97-acre site is currently developed with Cleary’s Livingston Campus. The site is zoned OSD, while surrounding zoning designations include RCD, NR-PUD and IND. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and Master Plan.

A. Summary

1. In our opinion, the proposal meets the PUD qualifying conditions.
2. The applicant must address any comments raised by the Township Engineer or Brighton Area Fire Department.
3. The host of uses proposed include a compatible mixture consistent with the idea/intent of a college campus.
4. Parking calculations will be required with each Final PUD Site Plan submittal.
5. The proposed project complies with the open space requirements of Sections 10.03.03(a) and (c).
6. Site design details, including landscaping, lighting and signage, will be required with each Final PUD Site Plan submittal.
7. Any deviations should be better described in the PUD Agreement.
8. The draft PUD Agreement should be reviewed by the Township Attorney prior to consideration by the Township Board.

B. Proposal

The applicant requests rezoning to a Mixed Use PUD and conceptual site plan review/approval for Cleary University’s campus master plan. The proposed campus plan includes student housing, recreational facilities, educational facilities, retail, parking, and open space.

C. Process

The review and approval process is outlined below. The applicant is at Step 1 in the process.

1. The Township Planning Commission makes a recommendation to the Township Board on the MUPUD rezoning, Concept Plan and PUD Agreement following a public hearing.
2. The County Planning Commission reviews the MUPUD rezoning and provides comments for consideration by the Township Board.
3. The Township Board acts on the MUPUD rezoning, Concept Plan and PUD Agreement.



Aerial view of site and surroundings (looking north)

D. Planned Unit Development Qualifying Conditions

Section 10.02 identifies the following qualification requirements for all planned unit developments.

- 1. Single Ownership.** The PUD and site plan review applications submitted indicate that the site is under the control of one owner – Cleary University.
- 2. Initiated by Petition.** The request has been initiated by the submittal of applications for both PUD and Site Plan Review.
- 3. Minimum Site Area.** The minimum lot area to qualify for a PUD is 20 acres, while the site contains 37.97 acres.
- 4. Benefits.** The PUD site plan shall provide one or more of the following benefits not possible under the standards of the OSD or another zoning district, as determined by the Planning Commission:
 - preservation of significant natural or historic features;
 - a complementary mixture of uses or a variety of housing types;
 - common open space for passive or active recreational use;
 - mitigation to offset impacts; or
 - redevelopment of a nonconforming site where creative design can address unique site constraints.

In our opinion, the proposal provides a complementary mixture of uses. Additionally, the applicant has indicated that they will make every effort to preserve or relocate as many of the existing, quality trees as possible – noting their history of relocating mature trees during construction of the Johnson Center.

5. Sewer and Water. We will defer to the Township Engineer for any specific comments; however, the site has access to both the public water and sanitary services.

6. Rezoning Standards.

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

The Master Plan identifies the area as Research and Development, which is to be developed as a research and development, industrial or office park with high quality architecture and enhanced landscaping.

PUDs are intended to provide flexible design, better coordination for larger sites, preservation of significant natural features and the opportunity to mix compatible land uses. Though a college campus is not a research and development or office park specifically, there are similarities promoting a campus-like setting with compatible uses and quality design.

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

The site abuts Grand River Avenue and RCD, NRPUD and IND zoning districts. The draft PUD Agreement lists the potential uses proposed, which are outlined in a table below under section E(2) of this review letter.

The host of uses proposed generally conform to the existing and potential land development patterns in the area. Placement of residential uses near the adjacent industrial districts should be designed carefully to prevent/mitigate any negative impacts.

c. The capacity of infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the “health, safety, and welfare” of the Township.

Specific impacts will be addressed by the applicant with each final site plan submittal, as noted in the Impact Assessment.

For example, new water, sanitary, and storm sewer drainage services are proposed as part of the new student housing project, while a new water main, storm sewer, and detention basin are proposed as part of the overall master plan.

The potential uses should be served adequately by infrastructure and services based on the proposed improvements, the location, and the existing infrastructure; however, the applicant must address any comments provided by the Township Engineer and Brighton Area Fire Department.

d. The apparent demand for the types of uses permitted in the PUD.

As noted in the submittal, Cleary is a growing university in need of additional buildings, services, and amenities for its campus and growing student population (particularly on-campus).

E. Conceptual PUD Site Plan Review

1. Qualification Requirements. As described above, we are of the opinion that the proposed project meets the qualifying conditions for designation as a PUD.

- 2. Uses Permitted.** A Mixed Use PUD shall include a mixture of uses that are considered by the Planning Commission to be consistent with the Master Plan. The submittal notes that the project will include a mix of educational, recreational, retail, office and residential uses.

The Planning Commission shall determine the appropriate mixture of uses based upon the concept plan’s ability to provide an integrated mixture of uses, maintain compatibility with surrounding uses, and meet the standards of the PUD approval criteria.

The draft PUD Agreement includes the following uses within this proposed MUPUD:

Multiple family residential
Child care centers
Commercial indoor recreational facilities
Recreation indoor golf or softball
Health clubs, fitness centers, gyms and aerobic clubs
Parks, common greens, plazas, public gathering places and open space
Private non-commercial institutional or community recreation facilities
Public arenas, stadiums and skating rinks
Art galleries, libraries, museums, memorials and monuments
Colleges
Dormitories or student apartments accessory to a college
Offices up to 55,000 square feet gross floor area
Retail uses up to 15,000 square feet gross floor area
Banquet halls, assembly halls
Conference Centers
Restaurants with outdoor seating
Standard restaurants and coffee shops

Generally speaking, we find this list to include a compatible mixture of land uses consistent with a college campus.

- 3. Preservation of Natural Features.** The site contains a heavily wooded area south of Cleary Drive. The Impact Assessment and concept plan indicate that the wooded area will be cleared to accommodate the project; however, the applicant has also indicated that every effort will be made to preserve, protect and/or relocate quality, mature trees within this wooded area.
- 4. Vehicular and Pedestrian Circulation.** Access is provided to all uses in the site by extending Cleary Drive to the south of the property. This provides unified access throughout the PUD. Development and location of future drives will be reviewed/approved with each site plan as stated in the PUD Agreement.

Pedestrian paths connect the campus uses and a connection to the existing Grand River sidewalk is included on the Concept Plan.

- 5. Parking.** Several new parking lots are proposed as part of the overall development. The revised plan identifies 235 existing spaces on campus with an additional 521 proposed through full development of the project (756 total).

If the rezoning and Concept Plan are approved, the applicant will be responsible for demonstrating that sufficient parking will be provided with each subsequent Final PUD Site Plan.

Given the nature of uses proposed, it is likely that there will be different peak demands for different parking lots/uses, which can be taken into consideration with the overall amount of parking ultimately provided.

6. **Open Space.** Section 10.03.03(c) requires a minimum 25% of the site shall be open space; half of which must be upland. Additionally, Section 10.03.03(a) requires that a minimum of 50% of the MUPUD be open space, preserved natural feature, or residential. Sheet 6 of the revised submittal indicates that 50.88% of the site will be open space; the majority (88.2%) of which is usable upland space.
7. **Landscaping.** The Concept Plan includes a general indication of landscaping to be provided throughout campus; however, there are no details for size, type or quantities of plantings proposed. Such details will be required with each Final PUD Site Plan submitted.
8. **Lighting.** The Concept Plan does not include details of exterior site lighting. Lighting details and photometric plans will be required with each Final PUD Site Plan submitted, although it should be noted that the athletic fields will likely require lighting outside of current Ordinance requirements. This is referenced in the draft PUD Agreement, though more specific information should be included in the form of a deviation from current Ordinance standards.
9. **Signage.** The Concept Plan and draft PUD Agreement describe wayfinding and building signage. Specific details will be required with each Final PUD Site Plan submittal.
10. **PUD Agreement.** The suggestions put forth in our first review letter have been incorporated into the current draft of the PUD Agreement. Our only remaining comment is the need to better describe any deviations sought from the Zoning Ordinance. Specifically, there are references to lighting and building height that will likely exceed what is allowed by Ordinance. Typically, when deviations are sought, a specific standard is established.
11. **Impact Assessment.** The submittal includes a revised Impact Assessment (dated 7/23/15). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

The draft PUD Agreement states that traffic studies will be provided prior to future construction, with the exception of the two student apartment buildings currently under construction.

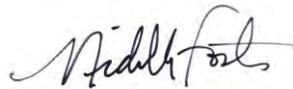
Should you have any questions concerning this matter, please do not hesitate to contact our office. We can be reached by phone at (248) 586-0505, or via e-mail at borden@lslplanning.com and foster@lslplanning.com.

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Principal Planner



Michelle Foster
Project Planner



July 27, 2015

Ms. Kelly Van Marter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Re: Cleary University PUD Rezoning Site Plan Review #2

Dear Ms. Van Marter:

We have reviewed the resubmitted package for the Cleary University Mixed Use Planned Unit Development (MUPUD) dated July 22, 2015, prepared by Boss Engineering. The site is located on the south side of Grand River Avenue between Grand Oaks and Cleary Drives. The petitioner has requested rezoning of the parcels, and provided plans for a new MUPUD for the site to coincide with their university master plan and corresponding site plan and impact assessment documents. Tetra Tech has reviewed the updated documents and has the following comments for Township consideration:

Summary

1. Development utility usage will require the preparation of an Impact Determination Study.
2. Clarification of interim water main connect for project phasing concern.

Impact Statement / PUD Agreement

1. Per the MHOG connection manual, any new user or group of contiguous new users that is anticipated to have an equivalent usage of 100 REUs or greater shall go through the Impact Determination Process. It is recommended that the petitioner be required to complete this process as part of Site Plan approval for the second phase of student housing. It should be noted that impacts to the system may result in the requirement to install additional upgrades beyond the scope of the proposed project to ensure reliable service for the entire development. The approval of the PUD does not release the petitioner from this requirement.
2. The response to the previous comment about project phasing did not adequately address the issue. During the construction plan review process for the student housing complex, one stipulation was to provide a looped connection with the existing water main to the east at the adjacent development. This interim connection point should be reflected on the PUD, particularly if there is no immediate construction planned beyond the two phases of student housing.

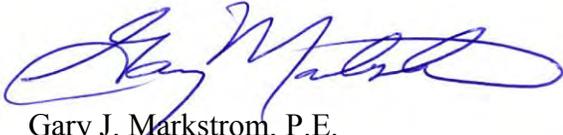
Tetra Tech

401 South Washington Square, Suite 100, Lansing, MI 48933
Tel 517.316.3930 Fax 517.484.8140 www.tetrattech.com

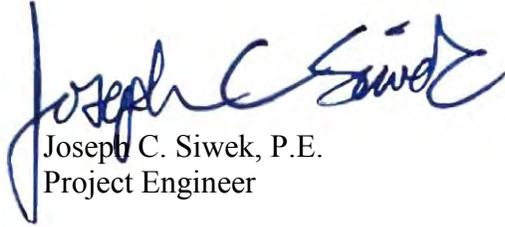
Ms. Kelly Van Marter
Cleary University PUD Rezoning Site Plan Review
July 27, 2015
Page 2

The outstanding comment is a technical clarification that should be addressed on the site plan before final acceptance. Aside from this correction, we have no engineering related objections to approval of the PUD.

Sincerely,



Gary J. Markstrom, P.E.
Unit Vice President



Joseph C. Siwek, P.E.
Project Engineer

copy: Brent LaVanway P.E., Boss Engineering



BRIGHTON AREA FIRE AUTHORITY

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

July 31, 2015

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Cleary University PUD
3750 Cleary Drive
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on July 24, 2015 and the drawings are dated June 2, 2015 with revisions dated July 22, 2015. The project is for the rezoning of the Cleary University Campus property. The planned site revision will include numerous new buildings, roads and athletic facilities. This plan review is based on the requirements of the International Fire Code (IFC) 2012 edition.

All comments included are general in nature, based upon the provided drawings. Additional comments will be further provided as new site plans are submitted. The Brighton Area Fire Authority has no objection to the PUD revision.

The Brighton Area Fire Department has no further comments until additional individual plans are submitted.

1. Additional water mains may be required, as well as additional hydrants to provide fire flow for the new structures, and to provide appropriate spacing. A fire hydrant shall be located within 100' of each fire department connection, for each fire suppressed structure. **Noted on plans**
IFC 912.2
2. Buildings required to be provided with an automatic sprinkler system shall be done in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems*
IFC 903
 - A. The FDC to each building shall be on the street side (Cleary Dr.) of the building. **Noted on plans**
 - B. The location, size, gate valve, and connection of the fire protection leads shall be indicated on the utility site plan. **Noted on plans**
3. All buildings 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. **Noted on plans**
IFC 505.1



July 31, 2015

Page 2

Cleary University PUD

3750 Cleary Drive

Site Plan Review

4. The access roads throughout the site shall be a minimum of 26' wide. With a width of 26' wide, the building side of the street shall be marked as a fire lane. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in future submittals. Access roads to 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. **Noted on plans**

IFC D 103.6

IFC D 103.1

IFC D 102.1

IFC D 103.3

5. Access roads shall provide emergency vehicles with a turning radius up to 55' wall to wall and a minimum vertical clearance of 13 ½ feet. All planned landscape that may grow to obstruct this clearance shall be planted in a way to minimize obstruction of emergency vehicle access. **Noted on plans**

6. A key box (Knox Box) shall be indicated on future submittals for each new structure. The Knox box will be located adjacent to the front door of the structure, as approved by the fire authority and in accordance with manufacturer's instructions. **Noted on plans**

IFC 506.1

7. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor. **Noted on plans**

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 "D Bunge".

Derrick Bunge
Lieutenant - Fire Inspector

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
AUGUST 10, 2015
6:30 P.M.**

The Genoa Township Planning Commission will hold a public hearing at 6:30 p.m. on August 10, 2015 requesting recommendation of the following:

OPEN PUBLIC HEARING #1... Review of a rezoning (OSD & IND to MUPUD), Planned Unit Development Agreement, environmental impact assessment, and site plan for property located at 3750 Cleary Drive, Howell, Michigan 48843, involving parcels #11-05-400-012, 11-05-400-024, 11-05-400-062, 11-05-301-004, 11-05-301-005, 11-05-302-011.

The request is petitioned by Cleary University.

Please address any written comments to the Genoa Township Planning Commission at 2911 Dorr Rd, Brighton, MI 48116 or via email at kathryn@genoa.org. All materials relating to this request are available for public inspection at the Genoa Township Hall prior to the hearing.

Genoa Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Genoa Township Hall at (810) 227-5225 in advance of the meeting if you need assistance.

(07-26-2015 DAILY 250526)



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

**CORRECTED LETTER:
Meeting Date is August 10**

**NOTICE OF PUBLIC HEARING
(REZONING)**

July 17, 2015

To Whom It May Concern:

Please be advised that the Planning Commission of Genoa Charter Township will conduct a public hearing on Monday, August 10, 2015, commencing at 6:30 p.m. at the Genoa Charter Township Hall, 2911 Dorr Road, Brighton, Michigan, as required under the provisions of the Michigan Zoning Enabling Act.

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 parcel. The property in question is located at 3750 Cleary Drive, Howell, Michigan 48843, involving parcels #11-05-400-012, 11-05-400-024, 11-05-400-062, 11-05-301-004, 11-05-301-005, and 11-05-302-011.

The applicant has requested a rezoning from office service district and industrial (OSD/IND) to a mixed use planned unit development (MUPUD). This request is petitioned by Cleary University.

You are invited to attend this hearing. If you are unable to attend, written comments may be submitted by writing to the Planning Commission at the Genoa Township Hall, 2911 Dorr Road, Brighton, MI 48116 or via email at kathryn@genoa.org up to the date of the hearing and may be further received by the Planning Commission at said hearing. In addition, all materials relating to these requests may be examined at the Township Hall during normal business hours.

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,

Kelly VanMarter
Assistant Township Manager / Community Development Director
KKV/kp

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

TOMISLAV POPOVSKI
PO BOX 806
HOWELL MI 48844

OWNER OR OCCUPANT
3560 E GRAND RIVER
HOWELL MI 48843

ATTG, LLC
31700 W 13 MILE RD STE 105
FARMINGTON MI 48334

OWNER OR OCCUPANT
3500 E GRAND RIVER
HOWELL MI 48843

FLEUR DE LYS APARTMENTS
30100 TELEGRAPH RD STE 403
FRANKLIN MI 48025

OWNER OR OCCUPANT
887 GRAND OAKS DR
HOWELL MI 48843

RNS HOWELL LLC
5215 OLD ORCHARD RD STE #760
SKOKIE IL 60077

OWNER OR OCCUPANT
3780 E GRAND RIVER
HOWELL MI 48843

RSK COMPANIES LLC
4777 NEWHAVEN DR
HOWELL MI 48843

OWNER OR OCCUPANT
895 GRAND OAKS DR
HOWELL MI 48843

CLEARY UNIVERSITY
3601 PLYMOUTH ROAD
ANN ARBOR MI 48105

SCHMALZRIED PROPERTIES
PO BOX 208
UNION LAKE MI 48387

OWNER OR OCCUPANT
3600 E GRAND RIVER
HOWELL MI 48843

LIV CNTY ROAD COMMISSION - EMS
3535 GRAND OAKS DR
HOWELL MI 48843

CLEARY UNIVERSITY
3750 CLEARY DR
HOWELL MI 48843

OWNER OR OCCUPANT
955 GRAND OAKS DR
HOWELL MI 48843

L & H REALTY ENTERPRISES LLC
1172 FENDT DR #100
HOWELL MI 48843

LULA LLC
3555 E GRAND RIVER
HOWELL MI 48843

R&K ENTERPRISES OF HOWELL LLC
1167 FENDT DR
HOWELL MI 48843

RHODES DON & SHIRLEY
1247 FENDT DR.
HOWELL MI 48843

OWNER OR OCCUPANT
1183 FENDT DR
HOWELL MI 48843

BAYCREST, LLC
5265 MYSTIC LAKE DR
BRIGHTON MI 48116

OWNER OR OCCUPANT
1201 FENDT DR
HOWELL MI 48843

KIEFER INVESTMENT
3550 CEDAR LAKE RD
HOWELL MI 48843

OWNER OR OCCUPANT
1105 GRAND OAKS DR
HOWELL MI 48843

KIEFER INVESTMENTS
3550 CEDAR LAKE RD
HOWELL MI 48843

OWNER OR OCCUPANT
1125 GRAND OAKS DR
HOWELL MI 48843

CLEARY UNIVERSITY
3750 CLEARY DRIVE
HOWELL MI 48843

OWNER OR OCCUPANT
955 GRAND OAKS DR
HOWELL MI 48843

CONSUMERS ENERGY COMPANY
ONE ENERGY PLAZA
JACKSON MI 49201

OWNER OR OCCUPANT
1000 GRAND OAKS DR
HOWELL MI 48843

MCM PROPERTIES, LLC
6728 ROBB RD
FOWLerville MI 48836

OWNER OR OCCUPANT
1085 GRAND OAKS DR
HOWELL MI 48843

CLEARY UNIVERSITY
3750 CLEARY DR
HOWELL MI 48843

OWNER OR OCCUPANT
3768 E GRAND RIVER
HOWELL MI 48843

BRIGGS & ALLISON HOWELL LLC
751 S LATSON UNIT C
HOWELL MI 48843

OWNER OR OCCUPANT
1212 FENDT DR
HOWELL MI 48843

HIGHLAND ENGINEERING, INC.
1153 GRAND OAKS DR
HOWELL MI 48843

EAST GRAND RIVER LLC
4244 MACQUEEN DR
W. BLOOMFIELD MI 48323

OWNER OR OCCUPANT
3477 E GRAND RIVER
HOWELL MI 48843

SPEEDWAY LLC - PROP TAX DEPT
539 S MAIN STREET
FINDLAY OH 45840

OWNER OR OCCUPANT
3598 E GRAND RIVER
HOWELL MI 48843

CLEARY UNIVERSITY
3750 CLEARY DR.
HOWELL MI 48843

OWNER OR OCCUPANT
3760 CLEARY DR
HOWELL MI 48843

PKJJ LLC
1051 ANN ARBOR RD.
PLYMOUTH MI 48170

OWNER OR OCCUPANT
3838 E GRAND RIVER
HOWELL MI 48843

CHATA 256 LLC
714 W MICHIGAN
JACKSON MI 49201

OWNER OR OCCUPANT
3667 E GRAND RIVER
HOWELL MI 48843

TACO BELL CORP - DUCHARME
PO BOX 80615
INDIANAPOLIS IN 46280

OWNER OR OCCUPANT
3653 E GRAND RIVER
HOWELL MI 48843

J & J MANAGEMENT
3639 E GRAND RIVER
HOWELL MI 48843

PAYLESS SHOESOURCE #5260
PO BOX 3560
TOPEKA KS 66601

OWNER OR OCCUPANT
3625 E GRAND RIVER
HOWELL MI 48843

GR PLAZA LLC
199 LEE AVE, STE 305
BROOKLYN NY 11211

OWNER OR OCCUPANT
3599 E GRAND RIVER
HOWELL MI 48843

GR PLAZA LLC
199 LEE AVE, STE 305
BROOKLYN NY 11211

OWNER OR OCCUPANT
3669 E GRAND RIVER
HOWELL MI 48843

RAND ASSOC | HERBERT RICKERT
1270 RICKETT RD
BRIGHTON MI 48116

OWNER OR OCCUPANT
3652 E GRAND RIVER
HOWELL MI 48843

RDC ENTERPRISES III LLC
PO BOX 469
PINCKNEY MI 48169

OWNER OR OCCUPANT
3670 E GRAND RIVER
HOWELL MI 48843

MHOG | GO WATER TOWER
2911 DORR RD
BRIGHTON MI 48116

MC DONALD'S CORP. 21-1123
PO BOX 182571
COLUMBUS OH 43218

OWNER OR OCCUPANT
3781 E GRAND RIVER
HOWELL MI 48843

CONSUMERS ENERGY COMPANY
ONE ENERGY PLAZA
JACKSON MI 49201

OWNER OR OCCUPANT
1000 GRAND OAKS DR
HOWELL MI 48843

WHITE CASTLE MICHIGAN LLC
555 W GOODALE STREET
COLUMBUS OH 43215

OWNER OR OCCUPANT
3832 E GRAND RIVER
HOWELL MI 48843

LIV COUNTY HOCKEY ASSOC
970 GRAND OAKS DR
HOWELL MI 48843

WAL-MART STORES #DIV #1754, 0555
PO BOX 8050 MS 0555
BENTONVILLE AR 72712

OWNER OR OCCUPANT
3850 E GRAND RIVER
HOWELL MI 48843

DECHRIS LIMITED PARTNERSHIP
1145 GRAND RIDGE
PETOSKEY MI 49770

OWNER OR OCCUPANT
830 GRAND OAKS DR
HOWELL MI 48843

CLEARY COLLEGE/LIVINGSTON
3750 CLEARY DR
HOWELL MI 48843

OWNER OR OCCUPANT
3725 CLEARY DR
HOWELL MI 48843

MEIJER INC | PROP TAX DEPT
2929 WALKER AVE NW
GRAND RAPIDS MI 49544

OWNER OR OCCUPANT
3883 E GRAND RIVER
HOWELL MI 48843

SOUTHWIND RESTAURANTS LLC
109 EAST BROADWAY
MT PLEASANT MI 48858

OWNER OR OCCUPANT
3825 E GRAND RIVER
HOWELL MI 48843

STATE OF MICHIGAN
COUNTY OF LIVINGSTON
TOWNSHIP OF GENOA

Draft

PLANNED UNIT DEVELOPMENT AGREEMENT

THIS PLANNED UNIT DEVELOPMENT AGREEMENT is made and entered into on this ____ day of _____, 2015, by CLEARY UNIVERSITY, a Michigan non-profit corporation, 3750 Cleary Drive, Howell, Michigan 48843,(referred to as "Owner"), and the TOWNSHIP OF GENOA, a Michigan municipal corporation, 2911 Dorr Road, Brighton, Michigan 48116 (referred to as "Township").

RECITATIONS

The Owner possesses certain real property, identified by six (6) parcel identifications, situated in the Township of Genoa, County of Livingston, State of Michigan, more particularly described on Planned Unit Development Site Plan, Property Description (Schedule A).

The Owner currently occupies 5 buildings on the Property and is constructing a sixth building to house student apartments.

The Township desires the establishment of a land use plan setting forth authorized land uses, and the Owner likewise desires to establish a plan setting forth the manner in which the Property may be developed in the future.

The Owner has submitted a proposal for a preliminary conceptual land use plan for the future development of the Property. Township has reviewed and recommended revisions, which have been incorporated in the general land use plan by Owner. The Township Planning Commission approved the preliminary conceptual land use plan on the ____ day of _____, 2015. The Genoa Township Board approved the preliminary land use plan on the ____ day of _____, 2015.

The Township Planning Commission and Township Board, in strict compliance with the Township Zoning Ordinance and with Act 184 of the Public Acts of 1943, as amended, reclassified the Property as a Mixed Use Planned Unit Development (MUPUD) District, finding that such classification properly achieved the purposes of Article 10 of the Genoa Township Zoning Ordinance (as amended), including the encouragement of innovation in land use, the preservation of open space in areas in order to achieve compatibility with adjacent uses, the promotion of efficient provision of public services and utilities, the reduction of adverse traffic impacts, and the provision of adequate employment. Further, the Township Planning Commission and Township Board find the Mixed Use Planned Use Development District and the PUD Plan are consistent with the adopted Corridor Plan and Master Plan.

The Township has found and concluded that the uses and future development plans and conditions shown on the approved PUD Concept Plan, attached as Schedule B ("PUD Plan"), are reasonable and promote the public health, safety and welfare of the Township, and that they are consistent with the plans and objectives of the Township and consistent with surrounding uses of land.

NOW, THEREFORE, OWNER AND TOWNSHIP, in consideration of the mutual promises contained in the Agreement, HEREBY AGREE AS FOLLOWS:

ARTICLE I. GENERAL TERMS OF AGREEMENT

- 1.1 The Township and the Owner acknowledge and represent that the recitations set forth above are true, accurate and binding.
- 1.2 The Township acknowledges and represents that this Agreement may be relied upon for future land use and development of the Property by Owner's, successors, assigns and transferees.
- 1.3 The PUD Plan, attached as Schedule B, has been duly approved by Township in accordance with all applicable Township ordinances, and depicts the land uses which will be permitted and which may be developed on the Property. All formal actions necessary or expedient to carry out this Agreement shall be taken by the parties without undue delay.
- 1.4 Except as specifically provided for in this Agreement, final site plans will comply with applicable Zoning Ordinance requirements. However, at the time of review of respective site plans for the development of various portions of the Property, deviations from ordinance regulations may be agreed upon by the Township and the Owner. Changes to the PUD Concept Plan or PUD Agreement should be processed as outlined in the Ordinance.
- 1.5 The PUD Plan identifies the location and configuration of the authorized land uses that may be developed on the Property.
 - A. All uses authorized in the respective zoning classifications of the Genoa Township Zoning Ordinance on the date of this Agreement set forth in the PUD plan are authorized.
 - B. The Owner shall be permitted to adjust the size or shape of the various parcels, provided the adjustment does not alter the land use designation for any area of the Property or increase the intensity and/or density of use. All development shall be subject to Final PUD Site Plan and land division approval. In addition:
 1. The Owner shall not be entitled to modification which substantially increases the impact upon adjoining properties or facilities without approval of the Township.
 2. The Owner shall not be entitled to make other substantial changes without the approval of the Township.
- 1.6 This Agreement, including the uses approved on the PUD Plan, are for the benefit of the Property, and shall run with the Property, and shall bind and inure to the benefit of the successors, assigns and transferees of the parties to this Agreement. Zoning

classifications provided for in this PUD are: PRF – Public & Recreational Facilities; HDR – Heavy Density Residential; OSD – Commercial and Service Districts; NSD – Neighborhood Services District; and GCD – General Commercial District.

ARTICLE II. LAND USE AUTHORIZATIONS

- 2.1 The Planned Unit Development shall include a land use authorization for the uses described in Schedule “C” attached:
- 2.2 The Property is intended to be developed in stages or phases. The Owner shall determine the timing and order of development. At the time the Owner is prepared to develop each portion or phase of the Property, a plan prepared in the form required by applicable ordinance and law, including impact assessments (including how traffic will differ from the original projected traffic) required by the Township, and consistent with this Agreement, shall be submitted for review and approval. The Township shall review each of such plans within a reasonable time. Site plan and other review requirements shall not be subject to any subsequent enactments or amendments of the “Zoning Ordinance” (as defined in the Original Agreement) which are inconsistent with this Agreement unless the concept plan as set forth herein is materially altered at the request of the Owner.
- 2.3 A minimum twenty five percent (25%) of the site shall be open space. Such open space shall be dispersed throughout the site and linked through greenway or pedestrian corridors or located along road frontages. A minimum of 50% of the required open space shall be usable upland area. (Zoning: 10.03.03(b))
- 2.4 If a use authorized under the Genoa Township Zoning Ordinance as a special land use is proposed on the Property, such use must be applied for and authorized as provided in the Zoning Ordinance.
- 2.5 Nothing whatsoever provided in the Agreement shall be constructed so as to prevent Owner from seeking major and/or minor changes to the PUD Plan in accordance with the applicable provisions of the Zoning Ordinance.

ARTICLE III. CURB CUTS AND OFF-SITE TRANSPORTATION IMPROVEMENTS

- 3.1 The establishment of curb cuts and driveways to public thoroughfares from the PUD Property shall be limited and restricted for the purpose of reducing the number of turning movements to and from the Property. Therefore, the number and general location of entrances to the site from adjacent public thoroughfares shall be fixed in the manner specified on the PUD Plan unless property acquisition affords the opportunity for additional access points.
- 3.2 Off-Site Improvements in Public Right of Way.

The recently opened Latson Road interchange at I-96, the proposed rebuilding of Grand Oaks Drive and additional commercial development of properties adjacent to the Property may all have impact on traffic, access points and pedestrian access to and through the Property. Therefore,

- A. A traffic impact study shall be conducted prior to any proposed new construction beyond the two student apartment buildings currently under construction and proposed, to evaluate the impact of construction within the scope of the campus master plan at each access point and existing adjacent major intersections. The traffic study shall include methods to mitigate impacts acceptable to the Township.
- B. Access shall be limited to the two existing major entrances on Grand River and Grand Oaks unless property acquisition affords the opportunity for additional access points .
- C. Interior drives shall provide circulation between the various uses.
- D. Stacking or queuing depth at site access points shall be sufficient to accommodate expected peak hour volumes to minimize conflict with inbound and internal circulation.
- E. An internal pedestrian circulation system shall be provided along internal road network within the PUD and along Grand River.

ARTICLE IV. INTERNAL ROAD NETWORK

- 4.1 An internal system of vehicular private roads shall be planned and established throughout the PUD as approval of the development of respective portions take place. Internal roads shall be designed to permit vehicular access between and among users of the Property and minimize traffic movements onto adjoining public roads. The precise location and design of the overall system of private roads shall be reviewed and authorized as each site plan for a portion of the overall PUD is proposed for development. Such review shall be based upon the objective of establishing a workable plan for the entire property.

ARTICLE V. DRAINAGE

- 5.1 The system of drainage on the Property, including drainage detention, as applicable, shall be designed so as to be coordinated throughout the PUD and shall be subject to Township and Livingston County Drain Commission review and approval. Any ponds in view from the public right-of-way shall be designed to have a naturalistic appearance or be enhanced to be maintained as ornamental ponds.

ARTICLE VI. SITE IMPROVEMENTS

- 6.1 There shall be a coordination of site improvements within the overall Property, with the objective of creating site improvements that are integrated and mutually supportive among the respective portions of the development, including the utilities, landscaping

and lighting. Landscaping and signage at entry points shall be designed and maintained to present “gateway” entries to campus.

- 6.2 A pedestrian network shall be constructed as each phase of development on the Property is constructed, with the intent of connecting all pedestrian components of the PUD on the Property, and connecting walkways at the property line.
- 6.3 Development shall be undertaken with underground electrical service to the buildings on the property. Public utility lines in existing or future easements shall be permitted overhead so long as the buildings are services from underground.
- 6.4 The following site elements shall be provided:
 - A. Site design and landscaping shall diminish the prominence of parking lots as viewed from public roads.
 - B. The parking lot configuration, sizes and quantities of stalls, shall be accepted as shown on the final site plan as approved by the Township.
 - C. Pedestrian pathways and open spaces shall incorporate ornamental lighting where appropriate and conducive to safety and security on campus.

ARTICLE VII. DESIGN OF BUILDING AND SIGNS

- 7.1 The architecture, building materials, colors and shapes of all buildings shall promote and encourage a development that incorporates varying building lines, natural earth tone construction materials and other elements to promote an aesthetically pleasing, cohesive environment and shall comply with zoning ordinance. Large walls shall include varying building lines, setbacks, color accents, windows or other elements. Each site plan will include a narrative or illustration(s) that demonstrate the design will be consistent with, or complement architecture of the other sites. Brick facades or brick face panels or other natural materials (i.e., brick, stone, decorative block, etc.) shall be used for certain building faces.
- 7.2 Structure Height: The campus master plan includes construction of a central clock and/or bell tower that may exceed the current structure height limitation. Future administration and/or student housing structures may also be proposed to exceed current height limitations. These buildings will be located more than 500' from the two public roads adjacent to campus and set among tall, mature trees.
- 7.3 Signage: Wayfinding signage shall be uniformly designed and Cleary University branded, providing direction and information. Building signage shall have individual letters (not panels). To facilitate building recognition when there are multiple vehicle routes of approach a building, appropriate building signage may be affixed to more than one façade. Signs on each façade will comply with zoning ordinance requirements relating to height, area and design. The nature of student and visitors events and activities in buildings and at athletic venues may necessitate installation of digital

signage to inform and direct vehicle and pedestrian traffic on and approaching the campus.

- 7.4 Landscaping and site lighting: The landscaping within the PUD shall demonstrate consistency in terms of design and materials. Parking lot lighting shall be consistent throughout the PUD. Street and walkway lighting shall be consistent throughout the PUD and comply with zoning ordinance. Athletic field lighting will be designed and installed to light appropriate venues and limit spread of lighting beyond the athletic field venues.

ARTICLE VIII. UTILITIES

- 8.1 Each commercial and residential parcel/use must connect to the community water system. The internal water main plan shall be completed prior to or concurrent with the approval of any site plan.
- 8.2 All buildings constructed on the Property shall, as developed, be connected to and served by public sanitary sewer. The Township represents that there is adequate municipal wastewater treatment capacity to serve the approved use of the Property, and the adequacy of wastewater treatment capacity shall not limit the type of use or density of the development based upon the Concept Plan attached hereto.
- 8.3 Fees, charges and costs for utilities shall be as set forth in the Genoa Township Equivalent User which may be amended from time to time.

ARTICLE IX. MISCELLANEOUS

- 9.1 This Agreement may not be modified, replaced, amended or terminated without the prior written consent of the parties to this Agreement. The Owner and the Township shall be entitled to modify, replace or amend this Agreement without the consent of any other person or entity, regardless of whether such person or entity now or hereafter has any interest in any part of the Property, including subsequent purchasers, or their tenant, mortgagees, or others.
- 9.2 Reference in this Agreement to activities by the Owner in relation to development is intended to include Owner's transferees and assigns unless context dictates to the contrary.
- 9.3 In the event of any direct conflict between the specific terms and provisions of this Agreement (including the attached PUD Plan) and the provisions of the Zoning Ordinance, or other Township ordinances, rules or regulations, the provisions of the Agreement shall control.
- 9.4 In the event a portion of the Property is submitted for site plan approval, and such approval is denied, the party submitting such site plan shall be entitled to appeal such decision to the Zoning Board of Appeals as provided by law, and all parties shall agree to proceed expeditiously to final resolution.

9.5 The undersigned parties acknowledge that the conditions imposed upon the development of the property are reasonable conditions necessary to ensure that public services and facilities affected by the proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Further, it is acknowledged that the conditions meet all of the requirements of MSA 125.286(d).

THE PARTIES have executed this Planned Unit Development Agreement on the dates set below their names, to be effective on the date set on the first page of this agreement.

CLEARY UNIVERSITY

TOWNSHIP OF GENOA

By _____

By _____

It's _____

It's _____

Schedule A

Property Description

see Planned Unit Development Site Plan

Schedule B

PUD Concept Plan

see Planned Unit Development Site Plan

Schedule C: Land Uses

Cleary University PUD Agreement

Description	Zoning
Multiple Family Residential	HRD
Child Care Centers	OSD
Commercial Indoor recreational facilities	PRF
Recreation indoor golf or softball	GCD
Health clubs, fitness centered, gyms and aerobic clubs	GCD
Parks, common greens, plazas, public gathering places and open space	OSD
Private non-commercial institutional or community recreation facilities	PRF
Public Arenas, stadiums and skating rinks	PRF
Art galleries, libraries, museums, memorials and monuments	PRF
Colleges	PRF
Dormitories or student apartments accessory to a college	PRF
Offices up to 55,000 square feet of gross floor space	OSD
Retail uses up to 15,000 square feet gross floor area	NSD
Banquet halls, assembly halls	GCD
Conference Centers	RCD
Restaurants with outdoor seating	GCD
Standard restaurants and coffee shops	NSD

**IMPACT ASSESSMENT
FOR
“CLEARY UNIVERSITY MIXED USE PLANNED UNIT DEVELOPMENT”
GENOA TOWNSHIP
LIVINGSTON COUNTY, MI**

Prepared for:

**CLEARY UNIVERSITY
c/o Mr. Gary Bachman
3750 Cleary Drive
Howell, MI 48843**

Prepared by:

**BOSS ENGINEERING COMPANY
3121 E. GRAND RIVER
HOWELL, MICHIGAN 48843
517-546-4836
BE Project No. 14-325**

June 1, 2015
Revised: July 23, 2015

INTRODUCTION

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed development has on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the *Submittal Requirements For Impact Assessment/Impact Statement* guidelines in accordance with Section 13.05 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

DISCUSSION ITEMS

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

Prepared By :
BOSS ENGINEERING COMPANY
3121 E. Grand River
Howell, Michigan 48843
Phone: 517-546-4836

Prepared For:
Mr. Gary Bachman
Cleary University
3750 Cleary Drive
Howell, MI 48843

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

The subject site is located on the south side of Grand River Avenue, surrounding Cleary Drive and east of Grand Oaks Drive. The site improvements are located on parts of 6 properties all owned by Cleary University. The parcel numbers are: 4711-05-400-12, 4711-05-400-024, 4711-05-400-062, 4711-05-301-004, 4711-05-300-005, & 4711-05-302-011. The overall acreage of the site is 37.97 acres. The properties are located in the Northwest ¼ of Section 5, T2N-R5E, Genoa Township, Livingston County, Michigan. Current zoning of the site is OSD (Office Service District) and IND (Industrial District).

Currently on site is the existing Chrysler classroom building, the Johnson Center building, the Lyons building, and CIE building, and the existing bookstore. A student housing Apartment is currently being constructed and is expected to be completed in the fall of 2015.

The site is gently rolling with areas of steeper slopes and generally slopes from the Southeast to Northwest. Elevations vary between 1010.0± and 986.0±, respectively. Stormwater management for the site includes sheet flow drainage to multiple existing stormwater detention areas.

Adjacent properties include:

- South – GenTech Industrial Park (zoned IND) / Livingston County Road Commission
- North – Belle Tire, Aco Hardware, KFC, SWAT Elite sports, Speedway (zoned RCD)
- East – Wal-Mart (zoned NRPUD)
- West – Industrial Buildings (zoned IND)

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

As previously mentioned, subject site is gently rolling and generally slopes from the Southeast to the Northwest. Site elevations vary between 1010.0± and 986.0±. The USDA Soil Conservation Service "Soil Survey of Livingston County, Michigan", indicates native site soils consist of:

1. MIAMI LOAM (MoB), 2% to 6% slopes. Surface runoff is slow, permeability is moderate, and erosion hazard is slight.
2. MIAMI LOAM (MoC), 6% to 12% slopes. Surface runoff is medium, permeability is moderate, and erosion hazard is moderate.
3. MIAMI LOAM (MoD), 12% to 18% slopes. Surface runoff is rapid, permeability is moderate, and erosion hazard is severe.
4. MIAMI LOAM (MoE), 18% to 25% slopes. Surface runoff is rapid, permeability is moderate, and erosion hazard is severe.

Vegetative cover for the site includes lawn, heavy woods, and low brush cover. There are areas currently occupied by tree growth and there is a small amount of existing landscaping on the site. The area south of Cleary drive is comprised of heavy woods that will need to be cleared for construction. It shall be an objective of each future site plan to preserve as many trees as possible on site, within reason, and incorporated into the landscape plan. The clearing of existing trees will be addressed with each future site plan.

The National Wetland Inventory Plan prepared by the United States Department of the Interior, Fish and Wildlife Service indicates that there are no wetlands located on the site.

Site drainage from the proposed site will utilize both swales and storm sewer. All site drainage will be directed into multiple existing & proposed detention basins on site. The outlet of the existing detention basin alongside the northern part of Cleary Drive will maintain its outlet south of Cleary Drive. The existing detention basin north of the site approach on Grand Oaks Drive will overflow into the ditch in the Right Of Way of Grand Oaks Drive and travel south under Cleary Drive. The proposed Detention basin South of Cleary Drive will outlet to the Southwest into the wooded area.

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

Surface runoff during periods of construction will be controlled by proper methods set forth by the Livingston County Drain Commissioner. These methods shall include silt fence, silt sacks, and seeding with mulch and/or matting.

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

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

The applicant is proposing to construct new buildings, athletic fields, and parking lots. The New buildings may consist of student housing Apartments, dormitories, offices, classrooms, and an expansion of the existing Johnson Center. The athletic complex will be comprised of baseball, softball, tennis courts, and a turf field for soccer and lacrosse. The property on which the site

development is located is OSD (Office Service District). The proposed buildings, parking lots, and fields conform to the existing and potential land development patterns in the area.

Proposed improvements will enhance current site conditions. There is an existing parking lot on site that services the existing Chrysler building, with a primary use for university classes for Cleary University. The parking lot is in poor condition and will be replaced with an improved lot. There is a significant amount of trees/brush south of the existing parking lot that will need to be cleared. Site improvements planned with the various buildings, athletic fields, and parking lots, include the establishment of an open lawn space and landscaped areas. The landscaping shown is a representation. Actual landscaping plans will be generated for each project to ensure it meets the Genoa Township standards.

Cleary Drive presently experiences a medium volume of traffic along with associated noise level generated from commercial vehicles. The proposed buildings are expected to accommodate some of the growth of the student enrollment as well as some of the existing students whom commute. The classrooms and other university facilities are centrally located and within close proximity which will reduce the use of vehicles by the residences. There will be no increase in the amount of noise or odor emanating from the site due to the proposed site improvements. Traffic will be addressed with each individual site plan.

Additional lighting is proposed on site and is to be directed away from adjacent properties to limit adverse affects of lighting. Existing and proposed landscaping along the property boundary will help serve as a visual buffer and as a noise buffer. Additional noise created by the residence will be minimal and due to the nature of the adjacent properties, rear of Wal-Mart building to the east and Industrial facilities to the south, there will be no impact. There will be no increase in the amount of odor emanating from the site. Lighting Photometrics will be addressed with each individual site plan.

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

Specific impacts to public facilities and services will be addressed with each individual site plan.

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

There are new water, sanitary, and storm sewer drainage services proposed for the student housing apartment, offices/ classrooms, and parking lots. A new watermain service is proposed to tie into the existing watermain that is currently being constructed for the Student Housing Apartment #1 (to be completed fall 2015) and continue easterly along the proposed road and then northerly and tie into the existing watermain to the West of the proposed Johnson Center expansion. The existing watermain south of the existing Johnson Center will be rerouted south of the proposed Johnson Center expansion. A new storm sewer system is proposed North of Cleary Drive and outlet into the proposed central detention basin. Additional storm sewer will be needed south of the Johnson center expansion and outlet into the proposed central detention basin south of Cleary drive. A system of storm sewers will run from the proposed Student Housing Apartments and outlet into the proposed detention basin south of Cleary drive. Approximate REU calculations have been done for the entire site (See the Cleary University Mixed Use PUD plans).

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

Cleary University will not be storing or handling any hazardous materials.

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

The proposed student housing apartments and dormitory will house students who live in the surrounding community. This will reduce the number of trips generated to and from the campus. The classrooms/ offices will cause no significant increase in traffic other than the commuter traffic to and from class. An assessment on traffic impacts will be needed for the site plan submittal of each project on site.

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

There are no special provisions for this development.

K. Description of all sources:

- Genoa Township Zoning Ordinance
- "Soil Survey of Livingston County, Michigan" Soil Conservation Services, U.S.D.A.
- National Wetlands Inventory, U.S. Department of Interior, Fish and Wildlife Service
- Cleary University Topographic Surveys (BE #04148 - April 2004) (BE #14-175 – July 2014)

REU CALCULATIONS									
E/P	#	BUILDING	USE 1	REU FACTOR	REU	USE 2	REU FACTOR	REU	REU'S
EXISTING	AC	WELCOME CENTER	2700 SFT	0.14 PER 1000 SFT	0.38				0.38
EXISTING	AD	CIE BUILDING	9300 SFT	0.14 PER 1000 SFT	1.30				1.30
EXISTING	I	JOHNSON CENTER	26900 SFT	0.75 PER 1000 SFT	20.18				20.18
EXISTING	L	CHRYSLER BUILDING	7000 SFT	0.14 PER 1000 SFT	0.98	13 CLASSES	0.37/CLASSROOM	4.81	5.79
EXISTING	N	STUDENT HOUSING APARTMENT #1	86 BEDS	0.25 PER BED	21.50				21.50
EXISTING	X	BOOKSTORE	29100 SFT	0.14 PER 1000 SFT	4.07				4.07
PROPOSED	J	JOHNSON CENTER EXPANSION	15700 SFT	0.14 PER 1000 SFT	2.20				2.20
PROPOSED	O	STUDENT HOUSING APARTMENT #2	86 BEDS	0.25 PER BED	21.50				21.50
PROPOSED	R	STUDENT HOUSING APARTMENT #3	134 BEDS	0.25 PER BED	33.50				33.50
PROPOSED	U	STUDENT HOUSING APARTMENT #4	46 BEDS	0.25 PER BED	11.50				11.50
PROPOSED	V	OFFICE & CLASSROOM #1	34 CLASSES	0.37/CLASSROOM	12.58	25200 SFT	0.14 PER 1000 SFT	3.53	16.11
PROPOSED	W	OFFICE & CLASSROOM #2	25 CLASSES	0.37/CLASSROOM	9.25	19700 SFT	0.14 PER 1000 SFT	2.76	12.01
TOTAL:									150.0

PARKING CAACLULATIONS	
EXISTING PARKING SPACES	235
PROPOSED PARKING SPACES	521
TOTAL PARKING SPACES	756

PLANNED UNIT DEVELOPMENT FOR CLEARY UNIVERSITY MIXED USE P.U.D. PART OF SE 1/4, SECTION 5, T2N-R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

PROPERTY DESCRIPTION:

SEC 5 T2N R5E BEG AT S 1/4 COR THENCE N02°17'10"E 577.70 FT THENCE N87°47'35"W 397.93 FT THENCE N02°10'02"E 687.00 FT THENCE S87°50'52"E 399.00 FT THENCE S02°10'07"W 170.56 FT THENCE S88°40'22"E 352.37 FT THENCE S01°15'00"W 200 FT THENCE S88°31'00"E 243.35 FT THENCE N01°27'55"E 72 FT THENCE S60°51'00"E 137.35 FT THENCE N28°12'13"E 522.97 FT THENCE S80°48'55"E 215.44 FT THENCE S20°42'05"W 133.37 FT THENCE S'LY ON AN ARC LEFT CHORD BEARING S11°02'04"W 77.24 FT THENCE S01°22'04"W 358.87 FT THENCE S60°51'00"E 193.29 FT THENCE S01°32'54"W 598.48 FT THENCE N89°16'17"W 1282.22 FT TO POB. CONT. 35.93 AC M/L

Lyons Building, 3760 Cleary Drive, 11-05-400-024 1.38 acres

SEC 5 T2N R5E COM SE COR, TH N1°E 583.87 FT, TH N64°W 1422.26 FT TH S1°W 209.94 FT TO POB, TH S1°W 380.84 FT, TH N60°W 194.49 FT, TH N1°E 358.12 FT, TH N4°E 22.18 FT, TH S60°E 193.63 FT TO POB 1.4 AC M/L COMB 3/90 FROM 016 & 017

CIE building, 3768 E. Grand River, 11-05-400-12 0.7 acres

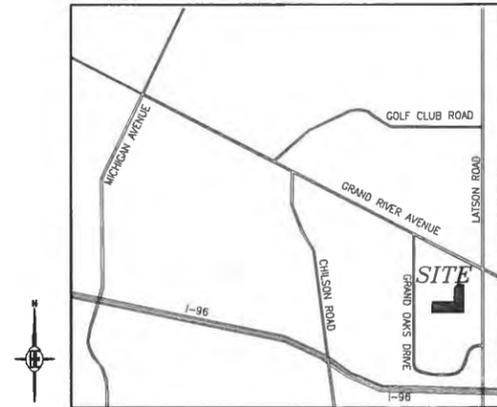
SEC 5 T2N R5E COM AT THE SE COR OF S40 SEC TH N 583.87 FT TH N 64°04'39"W ALONG S'LY R/W GR RIVER AVE. 1422.26 FT TO POB TH S 210 FT, TH N 60°51'00"W 193.36 FT NE'LY ON ARC RIGHT, ARC LENGTH OF 56.19 FT A RADIUS OF 230 FT CENTRAL ANGLE OF 13°59' 53" & CHORD BEARS N 13°49'02"E, 56.05 FT TH N 20°49'00"E 133.3 FT TO S'LY ROW LINE OF GR. RR. AVE. TH S 60°41'00"E 130.00 FT TO POB .70AC M/L

CONSTRUCTION NOTES

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

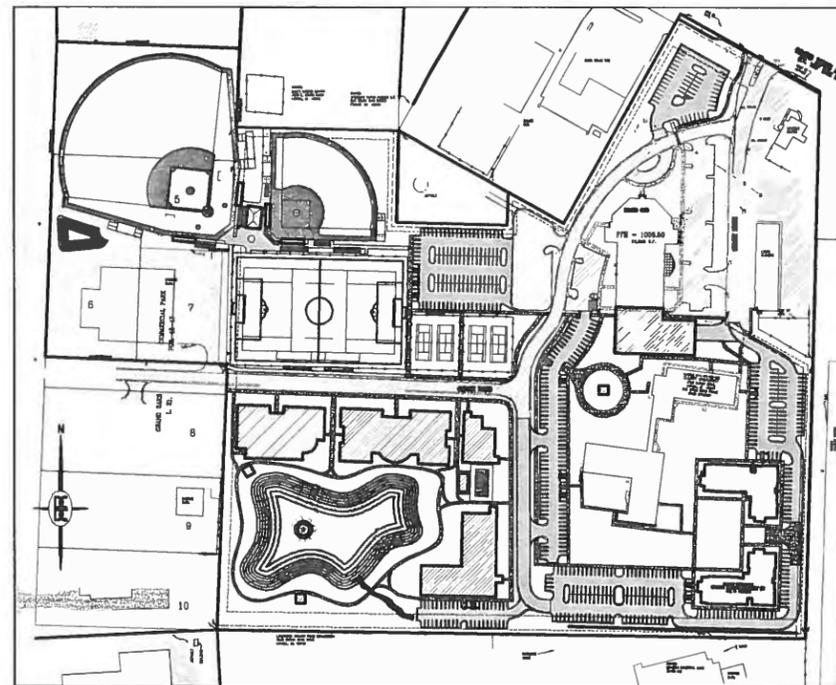
INDEMNIFICATION STATEMENT

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.



LOCATION MAP

NO SCALE



OVERALL SITE MAP

NO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	OVERALL SITE PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN
6	OPEN SPACE PLAN
7	DRAINAGE PLAN

CLEARY UNIVERSITY MIXED USE P.U.D.

PREPARED FOR:

CLEARY UNIVERSITY
3750 CLEARY DRIVE
HOWELL, MI 48843
CONTACT: MR. GARY BACHMAN
734.717.6298

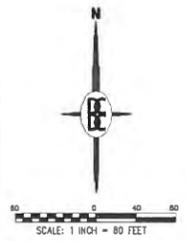
PREPARED BY:

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects

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



				1
1	ST	PER TOWNSHIP REVIEW	7/22/15	ISSUE DATE: 6/2/2015
NO	BY	CK	REVISION	DATE



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS MADE A VISUAL CHECK OF THE RECORD DRAWINGS AND FIELD SURVEY TO VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND HAS PROVIDED A REASONABLE ASSURANCE THAT THE UTILITIES ARE LOCATED AS SHOWN ON THIS PLAN. THE ENGINEER HAS NOT CONDUCTED ANY DEPTH SURVEYS NEARBY FROM THE PLAN.

3 WORKING DAYS BEFORE YOU DIG
1-800-487-7171

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects

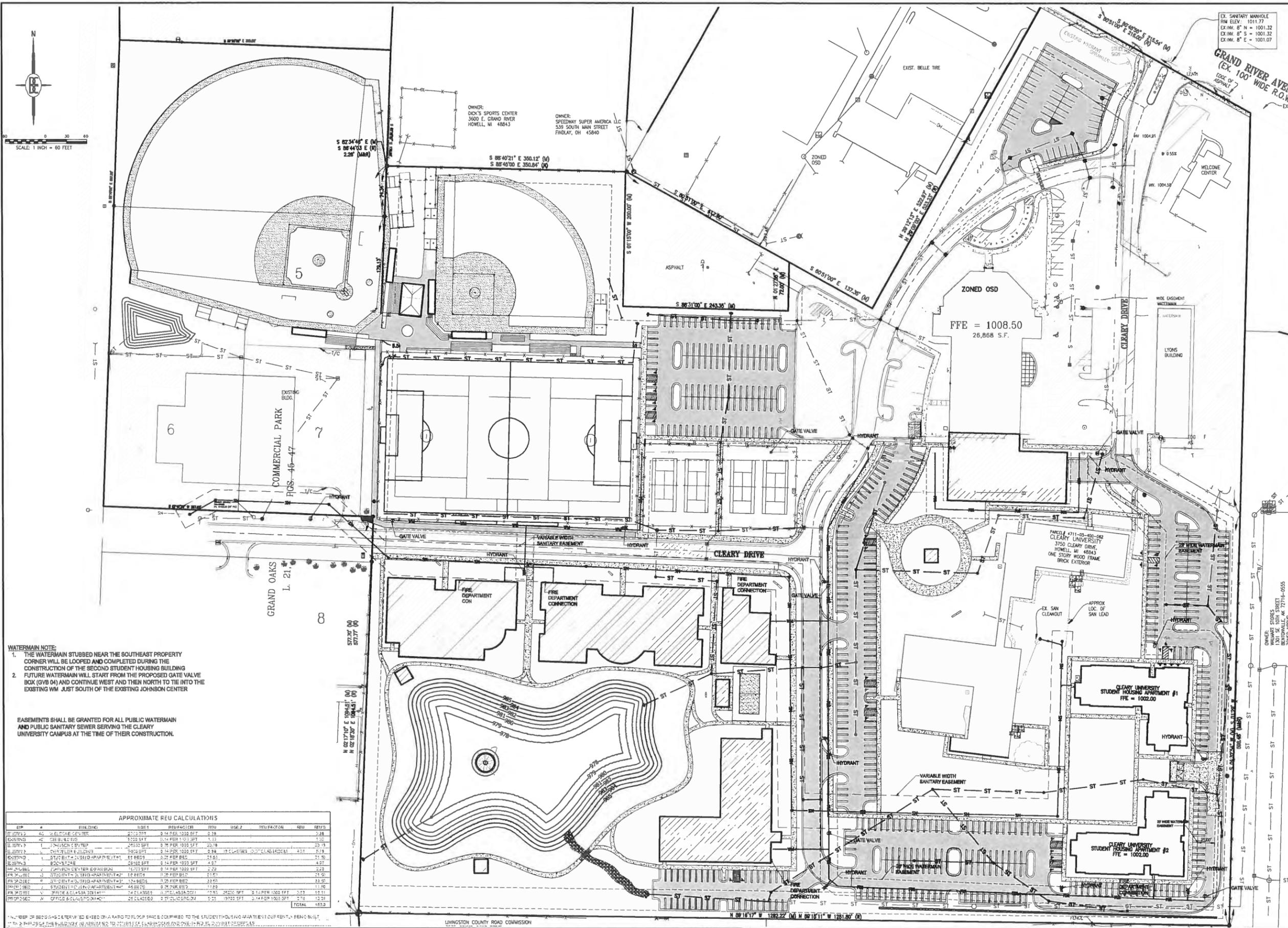
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

PROJECT: **CLEARY UNIVERSITY MIXED USE P.U.D.**
PREPARED FOR: **CLEARY UNIVERSITY**
3750 CLEARY DRIVE
HOWELL, MI 48843
(734) 717-6298

TITLE: **EXISTING CONDITIONS & DEMOLITION PLAN**

NO	BY	PER TOWNSHIP REVIEW	DATE
1	ST	REVISION PER	7/22/15

DESIGNED BY: ST
DRAWN BY: ST
CHECKED BY:
SCALE: 1" = 80'
JOB NO. 14-325
DATE: 6/2/2015
SHEET NO. **2**



EX. SANITARY MANHOLE
 FIN. ELEV. 1011.77
 EX. INV. 8" N = 1001.32
 EX. INV. 8" S = 1001.32
 EX. INV. 8" E = 1001.07

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

CLEARY UNIVERSITY MIXED USE P.U.D.
CLEARY UNIVERSITY
 3750 CLEARY DRIVE
 HOWELL, MI 48843
 (734) 317-6298

PROJECT: **CLEARY UNIVERSITY MIXED USE P.U.D.**
 PREPARED FOR: **CLEARY UNIVERSITY**

NO.	BY	PER	TOWNSHIP REVIEW	REVISION	DATE
1	ST	PER	TOWNSHIP REVIEW		7/22/15
2	ST	PER	TOWNSHIP REVIEW		
3	ST	PER	TOWNSHIP REVIEW		
4	ST	PER	TOWNSHIP REVIEW		
5	ST	PER	TOWNSHIP REVIEW		
6	ST	PER	TOWNSHIP REVIEW		
7	ST	PER	TOWNSHIP REVIEW		
8	ST	PER	TOWNSHIP REVIEW		
9	ST	PER	TOWNSHIP REVIEW		
10	ST	PER	TOWNSHIP REVIEW		

DESIGNED BY: ST
 DRAWN BY: ST
 CHECKED BY: ST
 SCALE: 1" = 60'
 JOB NO. 14-325
 DATE 6/2/2015
 SHEET NO. 4

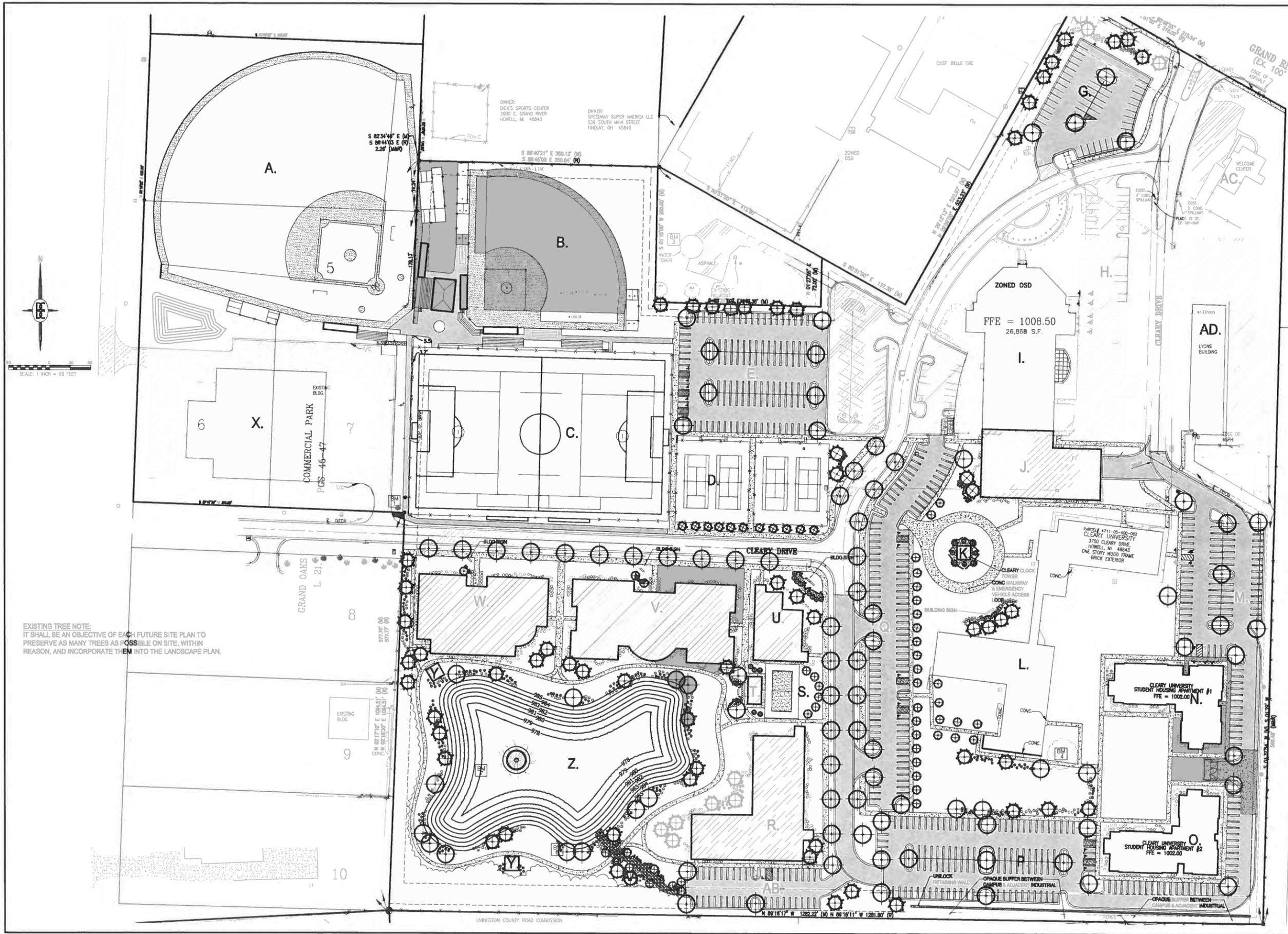
WATERMAIN NOTE:
 1. THE WATERMAIN STUBBED NEAR THE SOUTHEAST PROPERTY CORNER WILL BE LOOPED AND COMPLETED DURING THE CONSTRUCTION OF THE SECOND STUDENT HOUSING BUILDING.
 2. FUTURE WATERMAIN WILL START FROM THE PROPOSED GATE VALVE BOX (GVB 04) AND CONTINUE WEST AND THEN NORTH TO TIE INTO THE EXISTING WM JUST SOUTH OF THE EXISTING JOHNSON CENTER.

EASEMENTS SHALL BE GRANTED FOR ALL PUBLIC WATERMAIN AND PUBLIC SANITARY SEWER SERVING THE CLEARY UNIVERSITY CAMPUS AT THE TIME OF THEIR CONSTRUCTION.

APPROXIMATE REU CALCULATIONS

ITEM #	DESCRIPTION	REU	REU FACTOR	REU	REU
1	STUDENT HOUSING APARTMENT #1	10000	0.14 PER 1000 S.F.	1400	1400
2	STUDENT HOUSING APARTMENT #2	10000	0.14 PER 1000 S.F.	1400	1400
3	COMMERCIAL PARK	10000	0.14 PER 1000 S.F.	1400	1400
4	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
5	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
6	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
7	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
8	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
9	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
10	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
11	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
12	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
13	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
14	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
15	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
16	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
17	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
18	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
19	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
20	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
21	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
22	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
23	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
24	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
25	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
26	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
27	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
28	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
29	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
30	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
31	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
32	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
33	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
34	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
35	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
36	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
37	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
38	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
39	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
40	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
41	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
42	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
43	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
44	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
45	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
46	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
47	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
48	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
49	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400
50	EXISTING BLDG.	10000	0.14 PER 1000 S.F.	1400	1400

ALL REU OF BEDDINGS DETERMINED BASED ON A RATIO TO FLOOR SPACE COMPARED TO THE STUDENT HOUSING APARTMENT UNIT RATIO. BEING BUILT FOR 2-1/2 PER 1000 S.F. OF FLOOR SPACE. BEING BUILT TO 2 PER 1000 S.F. OF FLOOR SPACE. BEING BUILT TO 1 PER 1000 S.F. OF FLOOR SPACE.



EXISTING TREE NOTE:
IT SHALL BE AN OBJECTIVE OF EACH FUTURE SITE PLAN TO PRESERVE AS MANY TREES AS POSSIBLE ON SITE, WITHIN REASON, AND INCORPORATE THEM INTO THE LANDSCAPE PLAN.

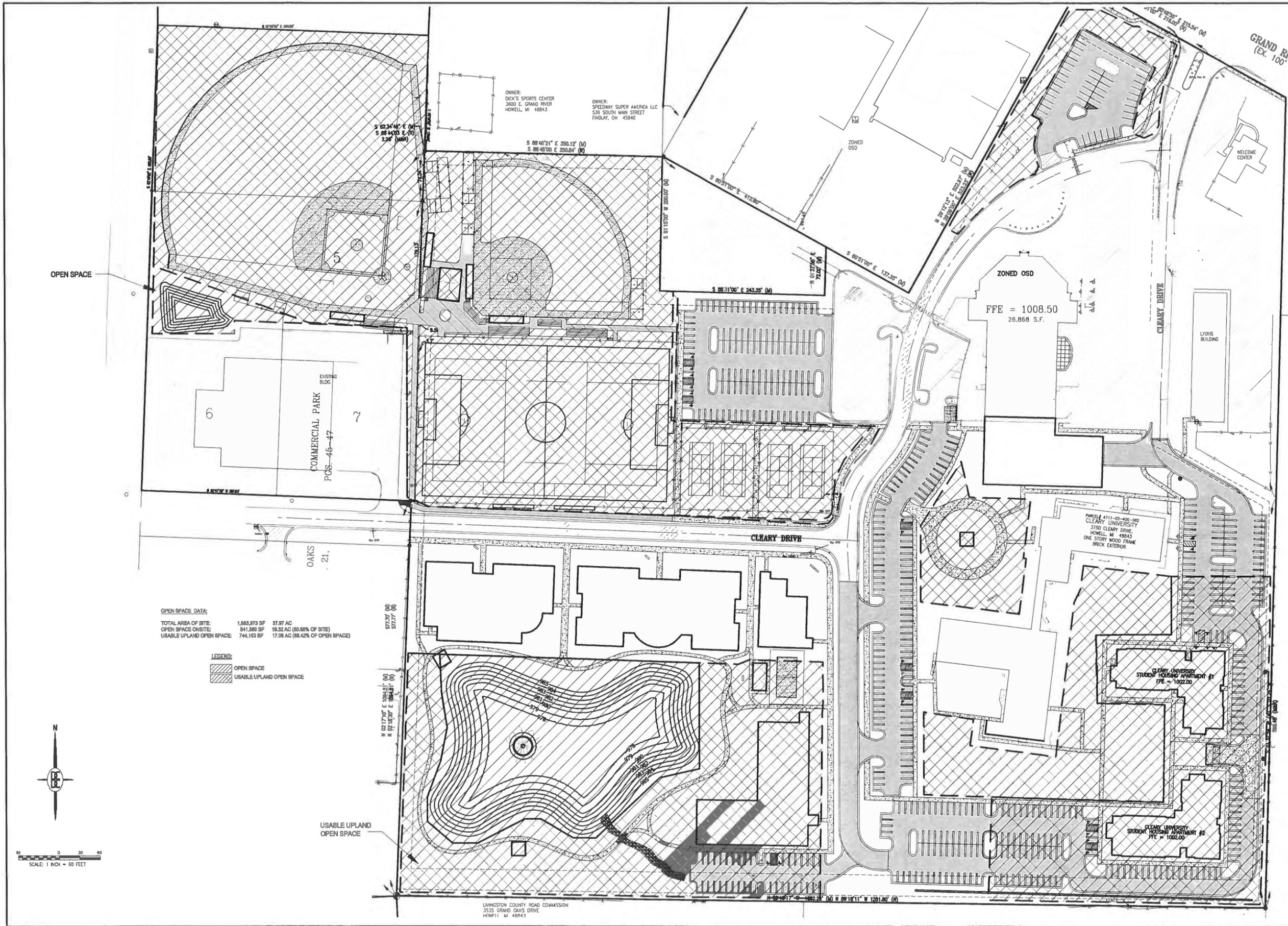
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS MADE A REASONABLE ATTEMPT TO LOCATE AND IDENTIFY THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND HAS PROVIDED THAT INFORMATION TO THE BEST OF HIS ABILITY. THE USER OF THIS PLAN SHALL VERIFY THE LOCATION AND ELEVATION OF ANY UTILITIES THAT MAY BE DEEPER THAN SHOWN FROM THE PLAN.

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

CLEARLY UNIVERSITY MIXED USE P.U.D.
PREPARED FOR
CLEARLY UNIVERSITY
3750 CLEARLY DRIVE
HOWELL, MI 48843
(734) 717-6598

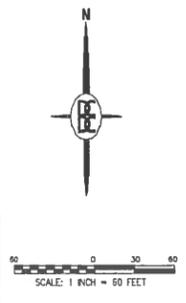
NO.	BY	REVISION PER.	DATE
1	ST	TOWNSHIP REVIEW	7/22/15
2	ST	PER TOWNSHIP REVIEW	7/22/15
3	ST	REVISION PER.	7/22/15
4	ST	REVISION PER.	7/22/15
5	ST	REVISION PER.	7/22/15

DESIGNED BY: ST
DRAWN BY: ST
CHECKED BY:
SCALE: 1" = 60'
JOB NO. 14-325
DATE 6/2/2015
SHEET NO. 5



OPEN SPACE DATA:
 TOTAL AREA OF SITE: 1,663,873 SF 37.97 AC
 OPEN SPACE ON-SITE: 841,599 SF 19.32 AC (50.88% OF SITE)
 USABLE UPLAND OPEN SPACE: 744,163 SF 17.08 AC (88.42% OF OPEN SPACE)

LEGEND:
 OPEN SPACE
 USABLE UPLAND OPEN SPACE



OWNER:
 DICK'S SPORTS CENTER
 3600 E. GRAND RIVER
 HOWELL, MI 48843

OWNER:
 SPEEDWAY SUPER AMERICA LLC
 539 SOUTH MAIN STREET
 FINDLAY, OH 45840

ZONED OSD
 FFE = 1008.50
 26,868 S.F.

PARCELS 4111-05-400-002
 CLEARLY UNIVERSITY
 3750 CLEARLY DRIVE,
 HOWELL, MI 48843
 ONE STORY WOOD FRAME
 BRICK EXTERIOR

CLEARLY UNIVERSITY
 STUDENT HOUSING APARTMENT #1
 FFE = 1002.00

CLEARLY UNIVERSITY
 STUDENT HOUSING APARTMENT #2
 FFE = 1002.00

LIVINGSTON COUNTY ROAD COMMISSION
 3535 GRAND OAKS DRIVE
 HOWELL, MI 48843

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS MADE A REASONABLE ATTEMPT TO LOCATE AND IDENTIFY ALL EXISTING UTILITIES AND HAS INDICATED THEIR LOCATION AND ELEVATION ON THIS PLAN. THE ENGINEER DOES NOT WARRANT THE LOCATION OR DEPTH OF UTILITIES SHOWN ON THIS PLAN. THE USER OF THIS PLAN SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR OTHER PROPERTY CAUSED BY THE LOCATION OR DEPTH OF UTILITIES SHOWN ON THIS PLAN.

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

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

PROJECT: CLEARLY UNIVERSITY MIXED USE P.U.D.
 PREPARED FOR: CLEARLY UNIVERSITY
 3750 CLEARLY DRIVE
 HOWELL, MI 48843
 (734) 717-6298

TITLE: OPEN SPACE PLAN

NO.	BY	REVISION	DATE
1	ST	PER TOWNSHIP REVIEW	7/22/15

DESIGNED BY: ST
 DRAWN BY: ST
 CHECKED BY:
 SCALE: 1" = 60'
 JOB NO. 14-325
 DATE: 6/2/2015
 SHEET NO. 6





GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

GENOA TOWNSHIP
JUL 23 2015

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Moses K. Fram, 31313 Northwestern Highway Suite 201 Farmington Hills, MI 48334
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Moses K. Fram, 31313 Northwestern Highway Suite 201 Farmington Hills, MI 48334

SITE ADDRESS: 7743 Grand River Avenue, Brighton MI PARCEL #(s): 47111340002C

APPLICANT PHONE: (248) 461-3636 OWNER PHONE: (248) 461-3636

LOCATION AND BRIEF DESCRIPTION OF SITE: Located off of Grand River Avenue in Brighton, MI just west of Hacker Rd. The site has two professional office buildings and associated parking.

BRIEF STATEMENT OF PROPOSED USE: No change in use.

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: The landscape island and sidewalk located in the middle of the parking lot is being removed, along with the relocation of the dumpster pad.

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: Kevin Staley, PEA

ADDRESS: 2900 E. Grand River Avenue, Howell MI 48843

Contact Information - Review Letters and Correspondence shall be forwarded to the following:
1.) MOSES K. FRAM of NON INVESTMENT GROUP at moes.fram@framinginvestment.com

FEE EXCEEDANCE AGREEMENT
All sketch plans are allocated one (1) consultant review 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 for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.
SIGNATURE: [Signature] DATE: 7/21/2015
PRINT NAME: MOSES FRAM PHONE: 248-824-3636



August 4, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
Subject:	Riverbend Office Center – Sketch Plan Review #1
Location:	7743 Grand River Avenue – east side of Grand River, south of Bendix Road
Zoning:	OSD Office Service District

Dear Commissioners:

As requested, we have reviewed the sketch plan (dated 7/8/15) proposing modifications to the existing parking lot and waste receptacle area for the office center at 7743 Grand River Avenue.

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

A. Summary

1. Given the limited scope of the project, it is eligible for sketch plan review (as opposed to a full site plan review).
2. The project has already been completed.
3. The proposal complies with the dimensional standards of Section 7.03 for the OSD (only impact is impervious surface).
4. The proposal will bring the site into compliance with the minimum amount of parking required (96 spaces versus the 94 currently provided).
5. The drive aisle along the new parking spaces appears to be slightly deficient in width (24-foot minimum).
6. The plan does not include sufficient detail to determine whether applicable landscaping requirements are met (buffer zones, parking lot landscaping and landscape screening around waste receptacles).
7. The proposed waste receptacle location does not comply with the requirements of Section 12.04.
8. Access to the proposed waste receptacle will be difficult if adjacent parking spaces are occupied.
9. Additional information is needed to demonstrate compliance with the base pad and screen enclosure requirements of Section 12.04.

B. Proposal/Process

The applicant requests sketch plan review/approval for exterior modifications to a developed site. The plan identifies the removal of a sidewalk and landscape island, which are to be replaced with additional parking, as well as a relocated waste receptacle area.

Given the limited scope of the project, it is eligible for sketch plan review (as opposed to full site plan review) in accordance with Article 18 of the Township Zoning Ordinance.

Complicating review of this proposal is the fact the project has already been completed.



Aerial view of site and surroundings (looking north)

C. Sketch Plan Review

- 1. Dimensional Requirements.** With respect to the dimensional requirements of Section 7.03, the proposal only impacts the limitations on impervious surface. The OSD provides a 60% maximum for impervious surface coverage. As a result of the proposal, the site will be at 59.04%.
- 2. Parking.** Provided the two office buildings are occupied by business or professional office uses (non-medical), Section 14.04 requires a total of 96 parking spaces. The proposed plan would increase the parking capacity from 94 spaces to 96 (including 5 barrier free spaces, which is one more than the minimum required).
- 3. Pedestrian Circulation.** The proposal would eliminate an existing internal sidewalk and replace it with parking. The result is that there will no longer be a dedicated pedestrian space amongst the parking spaces, thus forcing pedestrians to walk within the drive aisle.

While such a sidewalk is not technically required, it does provide a safer approach for pedestrians walking to/from the east side of the site.

- 4. Vehicular Circulation.** The only change to on-site vehicular circulation is the drive aisle width near the newly proposed parking spaces. Based on our review, it appears that the proposed drive aisle width will be slightly deficient for at least one of the newly proposed spaces.
- 5. Landscaping.** Based on review of aerial photos, it appears that 3 parking lot trees need to be removed to accommodate the project.

Applicable Ordinance requirements of Section 12.02 include:

- A buffer zone “B” along a portion of the north side lot line and rear lot line;
- Parking lot landscaping in the form of 10 canopy trees and 960 square feet of landscaped area internal to the parking lot; and
- Landscape screening for waste receptacles, which may be required by the Planning Commission.

The plan provided does not include sufficient details to determine whether or not such standards are met.

6. Waste Receptacles. The plan proposes a newly relocated waste receptacle in the northerly side yard. Section 12.04 provides the following requirements:

- Location – Rear or non-required side yard. Where a commercial site is adjacent to a residential district, it shall be no less than 20 feet from the residential district. As proposed, the relocated waste receptacle is approximately 12 feet from the adjacent MDR zoning to the north. This standard is not met.
- Access – Easily accessed by refuse removal vehicles without the potential to damage parked vehicles. If the spaces immediately adjacent to the proposed waste receptacle are occupied, access could prove difficult. The applicant should be required to arrange for refuse removal during off-peak business hours (or when the offices are closed).
- Base design – A minimum 9' x 15' reinforced concrete base pad is required. The plan does not identify the required base pad.
- Screening – Required to have a lid and be enclosed on 3 sides, with a gate across the 4th side. Enclosures are to be constructed of masonry at least 1-foot taller than the receptacle itself. The plan does not identify the required enclosure.

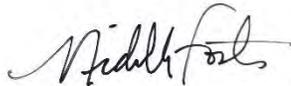
Should you have any questions concerning this matter, please do not hesitate to contact our office. We can be reached by phone at (248) 586-0505, or via e-mail at borden@lslplanning.com and foster@lslplanning.com.

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Principal Planner



Michelle Foster
Project Planner



July 27, 2015

Ms. Kelly Van Marter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Re: Riverbend Parking Lot Improvements Sketch Plan Review

Dear Ms. Van Marter:

We have reviewed the site plan documents for the Riverbend Parking Lot Improvements dated July 8, 2015, and delivered to the Township on July 23, 2015. The site is located at 7743 Grand River Avenue, just west of Hacker Road. The petitioner is planning to modify the existing parking lot to relocate the dumpster pad and eliminate some landscaping islands. The proposed addition will minimally increase the net impervious area on the site by less than 1%, and for a site plan review will need to show stormwater calculations showing the increase will have no impact on the existing detention basin operation. Additional spot elevations should be provided in the area of pavement replacement indicating positive drainage towards the existing drainage structures.

Our review found no engineering related impacts to the existing site from the proposed improvements as illustrated on the site plan. Therefore, we have no objections to the proposed project.

Sincerely,

A blue ink signature of Gary J. Markstrom, written in a cursive style.

Gary J. Markstrom, P.E.
Unit Vice President

A blue ink signature of Joseph C. Siwek, written in a cursive style.

Joseph C. Siwek, P.E.
Project Engineer

Copy: Moses Fram, Lion Investment Group, John Stewart Architects



BRIGHTON AREA FIRE AUTHORITY

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

July 31, 2015

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Riverbend Parking Lot Improvement
7743 Grand River
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on July 24, 2015 and the drawings are dated July 8, 2015. The project is based on the removal of a landscaped island and sidewalk currently located in the middle of the parking lot. The dumpster pad in the middle of the parking lot is also being relocated to the northeast corner of the parking lot. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition.

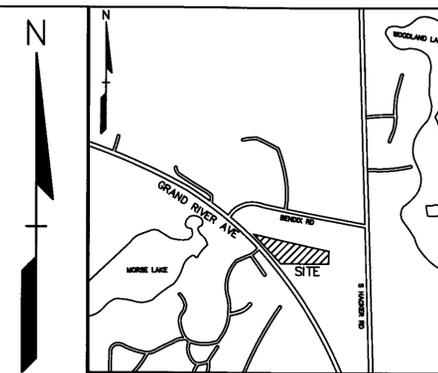
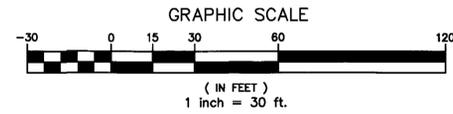
1. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

The Brighton Area Fire Department has no additional comments or requirements based on the submitted site plan. 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 that reads "D Bunge".

Derrick Bunge
Lieutenant - Fire Inspector



NO.	BY	CHK	DESCRIPTION	DATE

LEGAL DESCRIPTION
 LAND IN THE TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS:
 PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN; THENCE N 01° 13' 11" E 1804.80 FEET ALONG THE EAST LINE OF SAID SECTION, SAME BEING THE GENOA AND BRIGHTON TOWNSHIP LINE; THENCE N 88° 42' 25" W 332.09 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING N 88° 42' 25" W 464.66 FEET; THENCE NORTHWESTERLY, NON-TANGENTIALLY 394.05 FEET ALONG THE ARC OF A 3453.82 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06° 32' 13" AND HAVING A CHORD BEARING N 38° 40' 36" W 393.84 FEET ALONG THE EASTERLY RIGHT OF WAY OF THE RELOCATED GRAND RIVER AVENUE; THENCE S 75° 24' 03" E 737.45 FEET; THENCE S 01° 17' 35" W 132.10 FEET TO THE PLACE OF BEGINNING. PARCEL CONTAINS 2.66 ACRES

TABLE 1: PARKING CALCULATIONS

	REQUIRED	EXISTING	PROPOSED
PARKING SPACES	92	90	91
HANDICAP PARKING SPACES	4	4	5
TOTAL	96	94	96

TABLE 2: IMPERVIOUS & PERVIOUS PERCENTAGES

	EXISTING	PROPOSED
IMPERVIOUS %	58.25%	59.04%
PERVIOUS %	41.75%	40.96%

- GENERAL NOTES:**
- NO UTILITY IMPROVEMENTS PROPOSED.
 - NO CHANGES TO SITE LANDSCAPE PROPOSED.
 - NO GRADING CHANGES PROPOSED.
 - NO BUILDING CHANGES PROPOSED.

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊕ SEC. CORNER FOUND
⊙ IRON SET	⊗ MONUMENT FOUND	⊗ RECORDED
⊙ NAIL FOUND	⊗ MONUMENT SET	⊗ MEASURED
⊙ NAIL & CAP SET		○ CALCULATED

EXISTING

- OH-ELEC-W-O ELEC. PHONE OR CABLE TV OIL LINE, POLE & GUY WIRE
- UG-CATV TELEPHONE CABLE TV, CATTY PEDESTAL
- UG-PHONE TELEPHONE U.S. CABLE, PEDESTAL & HANDLE
- UG-ELEC-ELEC. U.S. CABLE, HANDLE, METER & HANDLE
- WATERMARK, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN, INLET, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX, HYDRANT VALVE BOX, SERVICE SHUTOFF
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTR. LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN

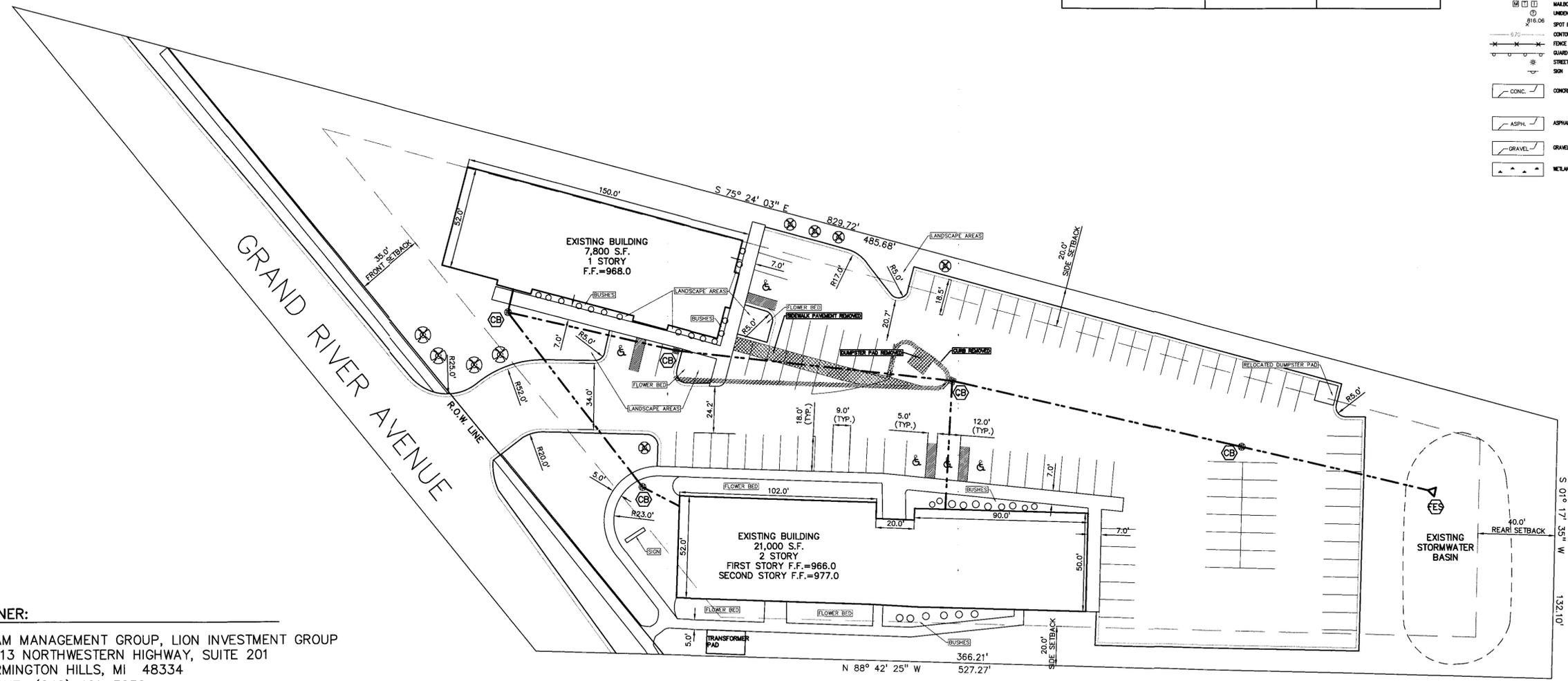
PROPOSED

- CONC. CONCRETE
- ASPH. ASPHALT
- GRAVEL GRAVEL SHOULDER
- MELAND

CAUTION!!
 THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE CORRECTNESS OF ANY INFORMATION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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OWNER:
 FRAM MANAGEMENT GROUP, LION INVESTMENT GROUP
 31313 NORTHWESTERN HIGHWAY, SUITE 201
 FARMINGTON HILLS, MI 48334
 PHONE: (248) 461-3636
 FAX: (248) 485-6485
 CONTACT: MOSES K. FRAM

CIVIL ENGINEER, LAND SURVEYOR & LANDSCAPE ARCHITECT
 PROFESSIONAL ENGINEERING ASSOCIATES, INC.
 2900 E. GRAND RIVER AVE.
 HOWELL, MI 48843
 PHONE: (517) 546-8583 EXT.
 FAX: (517) 546-8973
 CONTACT: KEVIN STALEY, P.E. SENIOR PROJECT MANAGER

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PROFESSIONAL ENGINEERING ASSOCIATES
 2900 E. Grand River Avenue
 Howell, MI 48843
 Phone: (517) 546-8583
 Fax: (517) 546-8973
 website www.peainc.com

RIVER BEND OFFICE CENTER
 7743 GRAND RIVER AVENUE
 BRIGHTON MICHIGAN - 48114

SITE PLAN AND DEMOLITION PLAN
 RIVER BEND OFFICE CENTER
 7743 GRAND RIVER AVENUE
 BRIGHTON TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

DES. AN LDN AN SUR P.M. KCS
 © 2015 PROFESSIONAL ENGINEERING ASSOCIATES, INC. ALL RIGHTS RESERVED. DATE PLOTTED: 7/8/15

ORIGINAL ISSUE DATE: 7/8/15
 PEA JOB NO. 2015-169
 SCALE: 1" = 30'
 DRAWING NUMBER: C-1.0

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JULY 13, 2015
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Township Planning Commission was called to order at 6:31 p.m. Present were Barbara Figurski, James Mortensen, Chairman Brown, Chris Grajek, Diana Lowe, Eric Rauch, and John McManus. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager; Gary Markstrom of Tetra Tech; and Brian Borden of LSL.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Upon motion by Diana Lowe and support by Barbara Figurski, the agenda was approved as submitted. **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 special use, sketch plan, and environmental impact assessment for a proposed K-12 Livingston Christian School to be located within the Brighton Church of the Nazarene, located at 7669 Brighton Rd., Brighton, Michigan, parcel # 4711-25-400-058. The request is petitioned by Brighton Nazarene Church.

Motion by Diana Lowe to recuse Eric Rauch from the open public hearing. Support by Barbara Figurski. **Motion carried unanimously.**

Steve Morgan addressed the Planning Commission on behalf of the petitioner. He referred the Planning Commission to Brian Borden's letter outlining the outstanding issues. The issue regarding landscaping was discussed. The required landscaping from the 2013 project has been placed with the exception of the arbor vitae on the west side of the property. The petitioner has filed a petition with the Township for permission to install a fence on the east property line. A sample of the proposed fencing was shown to the Planning Commission.

The vehicular and pedestrian concerns were addressed. The traffic study was reviewed. Mr. Morgan explained how the traffic patterns would flow through the parking lot for the morning drop-off and afternoon pick-up of the children. Mr. Labadie discussed his report.

Mr. Borden addressed the Planning Commission. He believes the petitioner has addressed the major concerns that he had with the prior plans. Mr. Markstrom addressed the Planning Commission, as well. He suggested that the petitioner blatantly designate the drop off and pick up zones. The sidewalk could possibly be widened in the wider drop off/pick up zones. Striping should be redone, as well. It is currently a mess. The concept, he believes, is acceptable. He believes the concerns about traffic on Brighton Road have been adequately addressed. The petitioner will ask Boss Engineering to update the plan to reflect proper striping, etc.

Mr. Borden addressed extending the pedestrian connection to the bike path. He believes it may assist those who walk and/or bike to the site. The petitioner suggested that this be made a part of the motion as it has already been discussed and approved by the church.

Pastor Ben Walls addressed the Planning Commission. He indicated that Steve Morgan has been asked to address the Planning Commission on behalf of the whole of the congregation and/or school.

Chairman Brown inquired as to the ownership of the school. Ted Nast, superintendent of the school, addressed the Planning Commission. It is a Michigan corporation with a 503-C exception.

Chairman Brown indicated it has been an onerous petition. The Township Attorney has indicated that the testing facility is not legal and should not be permitted to continue on the property. The letter from Charles Robert Hensley was discussed. Chairman Brown explained the delay was not a tactic, but rather the requirements of the ordinance had not been met.

James Mortensen indicated that his concern has been traffic and he feels ready to support the petition at this point. John McManus expressed his concern about the lack of follow-through on the part of the church. Barbara Figurski expressed her disappointment in the manner this has transpired. She read the following statement:

I cannot in good conscience vote to approve this proposal as submitted. I feel it is not the right place for a school of this size off of Brighton Road. The increase in traffic will become a detriment to the area and a hardship on all adjacent residents. I also am very much afraid this approval will come back to the Township as a problem in the future.

Also, may I add that I was disappointed with the church going ahead with the school and architectural changes prior to being fully approved.

I feel the Township has been very patient with the petitioner throughout this procedure.

Chris Grajek also expressed concern about the lack of follow-through. He thinks a time frame should be required if there is an approval. Diana Lowe feels that the petitioner has met the criteria and her own life experience shows her that this traffic queue works.

Planning Commission recommendation of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (06-15-15)
- C. Recommendation of Sketch Plan (05-20-15)

After the following motion was brought, but prior to support, Chairman Brown allowed Andy Koch to address the Planning Commission. He asked for a year to relocate from the site.

Brian Borden addressed the Planning Commission and indicated that the Planning Commission does not have the authority to grant an extension because it's a violation of the ordinance.

Chris Grajek addressed the Planning Commission.

Amended motion by James Mortensen, supported by Diana Lowe, that the Planning Commission recommends that the Township Board approve the special land use request for inclusion of the Livingston Christian School as an accessory use for the church's property at 7669 Brighton Road, based upon consistency with the standards of section 19.02 of the zoning ordinance. Furthermore, this recommendation is made conditioned upon the following:

1. That the applicant obtains Board approval of the sketch plan and environmental impact assessment;
2. Implementation of an annual traffic control plan that provides safe and adequate onsite circulation and driveway egress. A written report shall be provided to the Township annually;
3. The school will have no more than 32 employees and 250 students;
4. The church is responsible for coordination of uses and events to ensure that peak church and school uses do not overlap;
5. The special use permit expires following the 2016-17 school year;
6. The disposition of the driver's training operation shall be handled by Township Administration.

Ayes: Lowe, Mortensen, Grajek, Brown, McManus

Nays: Figurski

Motion carried.

Motion by James Mortensen to approve the environmental impact assessment dated 6/15/15, subject to:

1. Approval of the Township Board of the sketch plan and special use permit and a correction to 3 lane road in existing conditions.

Support by John McManus.

Ayes: Lowe, Mortensen, Grajek, Brown, McManus

Nays: Figurski

Motion carried.

Motion by James Mortensen to approve the sketch plan, subject to:

1. Approval by the Township Board of the special use permit and environmental impact assessment;
2. A six foot vinyl fence stretching the eastern length of the property for approximately 700 feet will be added. The materials for the fence reviewed this evening will become Township property.
3. The sketch plan will be modified before the land use permit is granted and prior to the board meeting reflecting the extension of the sidewalk from the church to the Brighton Road bike path along the western edge of the church driveway;
4. Re-striping of the parking lot and sidewalk for pedestrian paths will be accomplished and coordinated with and approved by the Township Engineer;

5. Any other requirements of the Township Engineer in his letter of 7/7/15 and the Brighton Fire Authority in their letter of 7/2/15 will be complied with.

Support by Diana Lowe.

Ayes: Lowe, Mortensen, Grajek, Brown, McManus

Nays: Figurski

Motion carried.

OPEN PUBLIC HEARING #2... Review of a sketch plan application for an amendment to the approved building elevations for Brighton Church of the Nazarene, located at 7669 Brighton Rd., Brighton, Michigan, parcel # 4711-25-400-058. The request is petitioned by Brighton Nazarene Church.

Gary Anscombe addressed the Planning Commission. There is no sample of the proposed brick because it has yet to be made. So essentially, the brick on the existing building is the sample.

The blue siding will be changed to the same color as the color on the roof and eaves trim that currently exists.

Brian Borden indicated he's comfortable now that he knows the materials and colors will match the rendering. Also, he is pleased with the contrast of the entrance canopy color. The petitioner requests that the canopy say "children's entrance." Mr. Markstrom inquired about the handrail in the front as shown in the rendering and how it conflicts with the school loading zone. Stairs could be utilized.

Eric Rauch inquired if the petitioner considered a metal canopy rather than the cloth canopy. The petitioner felt the texture added an architectural feel to it, but could put a metal one on.

Barbara Figurski inquired as to the height of the cross on the front of the building. It's 32' according to the petitioner.

Planning Commission disposition of petition

A. Disposition of Amended Site Plan Building Elevations (06-23-15)

Motion by James Mortensen to approve the site plan, subject to:

1. The pictures and renderings reviewed this evening will become Township property;
2. Prior to completion, the applicant will work with the Township Engineer to coordinate the re-stripping of the pedestrian area in view of the installation of handrails.

Support by John McManus. **Motion carried unanimously.**

OPEN PUBLIC HEARING #3... Review of a site plan and environmental impact assessment for a proposed 3,954 sq ft restaurant building, located on a vacant lot south of Grand River Avenue and west of Latson Rd., Howell, Michigan, parcel # 4711-05-400-066. The request is petitioned by Metro Design & Build, Inc.

Ron Nelson of Metro Design and Charles Paisley, the franchisee addressed the Planning Commission. They reviewed the proposed site plan, which was very similar to what was approved in 2011 as tweaked in the Panera plan.

Chris Grajek inquired about expanding the use of the cultured stone, particularly around the drive-thru and sides of the building. The percentage of stone to siding is 32% is stone. The ordinance requires 80%. Mr. Mortensen indicated he did not feel this site plan is the same as that in 2011.

Brian Borden addressed his letter of July 8, 2015.

The petitioner is willing to increase the field stone use on the sides of the building near the ring road and the drive-thru, specifically the drive-thru tower and rear elevation. The cornice will be bronze.

The petitioner has demonstrated that the 2 stacking spaces that are deficient would not be required anyway.

The east-west drive aisle was discussed. The width is deficient on the west. Matt Swanko of Landmark Commercial indicated the island near there could be modified, but parking spots may not be eliminated. The petitioner will modify the island.

The landscape plan is deficient by five canopy trees. The petitioner has agreed to provide them, but the landscape architect has been out of the country. The waste receptacle area will be minimized. The pole mounted fixtures will remain the same. Signage was discussed. There is more wall signage than permitted by ordinance. One is permitted. A second may be granted. The petitioner seeks four total. The petitioner will reduce it to two--the north and south sides of the building. The petitioner is to provide a written acknowledgment that they will comply with the electronic sign ordinance. A note on the site plan on the page with the signs would be appropriate.

Menu boards are permitted. Eric Rauch indicated the sizes proposed are what is industry standard, although larger than the ordinance permits.

Gary Markstrom requested a plan that sets forth the easement width. Additionally, he addressed the utility plan. There are two taps on the existing main: a 6" and a 2" tap. He indicated that a 6" would be permissible, split outside of the building. This would be more economical for the petitioner. The details on the sheet should be cleaned up and those that are not applicable should be crossed out.

The letter from the Brighton Fire Authority dated July 1, 2015 was addressed. The petitioner will comply with the requirements outlined therein.

Planning Commission disposition of petition

- A. Recommendation of Environmental Impact Assessment (06-01-15)
- B. Recommendation of Site Plan (06-25-15)

Motion by Barbara Figurski to recommend approval of the environmental impact assessment, subject to the addition of dust control measures.

Support by John McManus.

Motion by James Mortensen to recommend approval of the site plan, subject to:

1. The building materials will be revised to add cultured stone to the drive-thru tower and the entire south of the facility facing Ring Road;
2. The samples viewed this evening will become Township property;
3. The island will be reduced in order to increase the drive aisle to 24';
4. Culvers' experience indicates that the queuing for the drive-thru can be reduced by two from Township standards and that is recommended for approval;
5. In order to avoid driving over the curbs to navigate the site, deliveries will be made off hours and use of smaller trailers will be encouraged;
6. Five additional canopy trees will be provided;
7. The waste receptacle will be reduced and the shed shown there will be eliminated;
8. Lighting on the pole mounted fixtures matching those existing elsewhere on the site will be added to the site plan;
9. Two wall signs will be permitted--one on the north and one on the south side of the facility;
10. A note will be added to the site plan acknowledging compliance with ordinance 16.07.02e for electronic changeable message signs;
11. The menu boards as shown on the site plan are acceptable;
12. The requirements of the Township Engineer addressed in his letter of July 8, 2015 shall be complied with;
13. The requirements of the Brighton Area Fire Authority addressed in their letter of July 1, 2015 shall be complied with;
14. The awnings will be solid colored and the cornice shall be bronze.

Support by John McManus. **Motion carried unanimously.**

Administrative Business:

- *Staff report*
- *Approval of June 8, 2015 Planning Commission meeting minutes. Motion by Barbara Figurski to approve the minutes of June 8, 2015 as corrected. Support by Diana Lowe. **Motion carried unanimously.***
- *Member discussion*
- *Adjournment. Motion by Diana Lowe to adjourn at 9:15 p.m. Support by Barbara Figurski. **Motion carried unanimously.***

Kathryn Poppy

From: Dan Wholihan <dwhol@sbcglobal.net>
Sent: Friday, August 07, 2015 5:03 PM
To: Kathryn Poppy
Subject: The LCS and LOTWA Schools

Categories: Blue Category

The following pages of
correspondence were handed
out at the 08-10-15
Planning Commission Meeting.

Hi Kathryn:

Can you pass this along to the planning commission and thank them for doing the right thing? I'd appreciate it.

Thank you:

Dan Wholihan
PO Box 1182
Brighton, MI 48116
(Genoa Twp, Cunningham Lake neighborhood)

Dear Planning Commission:

My name is Dan Wholihan. I am a lifelong Livingston County resident and a current resident of Genoa Township where I have spent a total of 25 years of my life. I wear many different hats in our community, and am mostly known for being the current Chair of Livingston County Republicans. I speak as a Cunningham Lake resident and not in my chair capacity here, but in my position, I receive a phone calls and emails about matters in our community, including members of my party who have asked for my help. After attending many township board meetings, reading the packets, and talking to individuals in my community, I feel compelled to write to the Planning Commission and a separate correspondence to the Township Board of Trustees.

I first would like to thank the planning commission for approving the school. I think Trustee Jim Mortensen and the rest of the planning commission did a very good job addressing the issues that need to be taken care of with The Brighton Church of the Nazarene (The Naz). There are issues The Naz needs to resolve and that was made clear. On that same note, you all (except one individual) saw the big picture and did not punish two schools in our county for a dispute involving a third party. The traffic impact was deemed minimal by the LC Road Commission. I am not stranger to Brighton Road as it is the main road to my neighborhood. Latson alleviated much of the Howell traffic away from eastern Brighton Road. The other matters including buffer zones between The Naz and Worden Lake are issues that can be fixed. In fact, I'm sure many of the parents of the new school will be willing to help with the fixes if that really is the issue. Good leadership more than anything else can solve that.

The actions of four Township Board of Trustees did not punish The Naz. They punished and traumatized parents, teachers, and kids for actions outside of their control. Some of those punished

live here in our township. That's not right. This made the news, and I've received calls and correspondence about this. Our community should be in the news for being a good and welcoming place to live and do business, not for traumatizing kids, parents, and teachers. When these four township officials cause my township to make the news for denying a school, it embarrasses my township, my community, my county, and my party. All seven board members who ran for office ran as Republicans. There is a responsibility that comes with running under that banner. Republicans are supposed to be for limited government, school choice, and competent leadership. Good leadership would approve the school, while at the same time making sure the appropriate issues regarding the church are resolved. As GOP Chair, If I can keep the tea party, traditional center-right conservatives like myself, social conservative/fiscal moderates and fiscal conservative/social moderates together in our county, our board can approve the school and make sure the Naz are also good neighbors. This isn't an either/or matter.

It isn't too late for our trustees to fix this problem. As planning commission members, you all have some influence with our board. I encourage you to ask our board to reverse its decision and to approve the plan approved by your commission. Is "killing the school" what Supervisor Gary McCririe or Trustee Jean Ledford want as their legacy of their long service to our township? That's the perception right now. I remember them being on the ballot in one of my first elections years ago. Is "killing the school" what Trustees Todd Smith or Linda Rowell want as a shadow over them if they want to replace Supervisor McCririe when he retires? I am also concerned that individuals I respect like Jim Mortensen or Robin Hunt (I've been a treasurer) will be punished by the voters because of others' decisions. A lot of this can be avoided with reconsideration of this issue and a reversal of the board's decision.

Thank You for your time:

Dan Wholihan

Kathryn Poppy

From: Kathy Moorehouse <kathy@lightoftheworldacademy.org>
Sent: Friday, August 07, 2015 2:53 PM
To: Kathryn Poppy
Subject: Thank you to the Planning Commission

Categories: Blue Category

(Please forward this e-mail to the members of the Planning Commission. Thank you!)

Dear Members of the Genoa Township Planning Commission:

As you've no doubt seen over the past few days, the decision of the Genoa Township Board to deny a special use permit for Livingston Christian Schools has devastated families from two schools. As the director of Light of the World Academy, I have seen and felt the pain of our parents and students. They're trying desperately to save their school.

As we rally to save our school, it occurred to me that we needed to thank you - the members of the Planning Commission - for doing the right thing in recommending this proposal to go forward. You were professional and diligent, and you made sure this project would be in the best interest of Genoa Township residents. You did everything that a Planning Commission is supposed to do, and you did it extraordinarily well. I only wish the majority of the Township Board had listened to you. Please join me in wishing all the best for our families. And thank you for doing your job so well.

Kathy Moorehouse
Director, Light of the World Academy

Kathryn Poppy

From: Jennifer Tucker <tucker.jennifer45@gmail.com>
Sent: Friday, August 07, 2015 11:38 AM
To: Kathryn Poppy
Subject: Genoa Township Planning Commission Memembers

Categories: Blue Category

Dear Member of the Planning Commission,

I want to thank you for the support you have shown Livingston Christian and Light of the World Academy. My son attends Light of the World Academy, and we are so afraid the board's vote will mean he loses his school.

The decision of the the board not follow through with your recommendations was very surprising. As you know the truth behind how the traffic will be affected by Livingston Christian's move to Brighton Nazarene, I hope that you will continue to help us work that change the board's mind. Please use your influence to properly educate the citizens of your township regarding the affect this move will have upon traffic. Might I suggest writing a letter to the editor of the Livingston Daily?

Again, I want to stress my gratitude for the work you have done and your support for our children.

Best Regards,
Jenny Tucker

Kathryn Poppy

From: Crystal Walter <crystalwalter29@gmail.com>
Sent: Friday, August 07, 2015 12:20 PM
To: Kathryn Poppy
Subject: Genoa Planning Commission

Categories: Blue Category

Dear Members of the Genoa Planning Commission,

Given all the scrutiny Genoa Township has been receiving after the vote to deny the use permit for Livingston Christian, I felt it was important to make sure I thank all of you on the Planning Commission for the support you have shown Livingston Christian and Light of the World Academy. My family is devastated by this vote and so worried about what this means for my daughter's education. Alexandra loves Light of the World Academy, and I feel like I have found a family within that school. The idea that this school and its community will dissolve is terrifying for us.

Please know how much my family and I appreciate your efforts. Because keeping our children in this school is so important, we need to work hard to change the board's mind. Knowing we have you for allies means the world to us.

Sincerely,
Crystal

Sent from My iPhone

Kathryn Poppy

From: Beth Smith <bethvsmith@gmail.com>
Sent: Friday, August 07, 2015 11:48 AM
To: Kathryn Poppy
Subject: Thank you for your support!

Categories: Blue Category

Dear Genoa Township Planning Commission Members:

My name is Beth Smith. My son Elijah will be starting third grade this year at Light of The World Academy (LOTWA). I wanted to make sure to let you know how much my family and the other families at LOTWA appreciate your efforts and the work that went into determining the traffic revolving around The Naz and Livingston Christian's special use permit. We are grateful for the decision you made and we are very thankful for the support you are providing.

With Appreciation,
Beth Smith

Dear planning commission,
thank you for your help
and support for Livingston
Christians' move to the
naz. Your support helps
get me one step closer
to moving into my new
school building!

Elijan
3rd grade at Loty

Kathryn Poppy

From: Barefield <b.barefield@sbcglobal.net>
Sent: Friday, August 07, 2015 11:28 AM
To: Kathryn Poppy
Subject: Please Forward to Planning Commission

Categories: Blue Category

Dear Genoa Township Planning Commission Members:

My name is Jessica Barefield. I have two children who attend Light Of The World Academy, Connor will be in 1st grade and Olivia in preK). I wanted to take a moment to thank you all for your time, efforts, and hard work when considering the traffic revolving around the Naz and Livingston Christian's special use permit. I know that you did your due diligence and made your decisions based on your expertise and fact finding. Your efforts and hard work have not gone unnoticed and we are grateful for all of your help and continued support.

With Much Appreciation,
The Barefield Family

To all Genoa Township Planning Commission and
Board of trustees

I would like to provide a simple analysis of the traffic study as submitted with the special use request of the Church of the Nazarene. I know some of you had a gut feeling that there would be an impact on traffic yet the studies implied minimal impact. I have done some simple analysis of the traffic study and found a significant flaw in the data used. As we all know with computer models and math equations, garbage in garbage out. My purpose for writing this is to help all of us understand that there will be more of an impact than the study indicates. Please take this as a vote of confidence on the denial and hopefully the whole lawsuit thing can go away for other reasons. I know Eric has had to recuse himself but maybe he can collaborate my interpretation of the report.

The memo dated June 23, 2015, from Fleis & Vandenbrink projects (page 2 of the report) 127 pick-ups for the future student enrollment of 250. □ This may be an accurate projection for the drop off and pick up process to determine if the parking lot can handle the flow however the impact on Brighton Road is based on flawed data. That same projection indicates 180 total ingress. To determine how the current enrollment driving patterns would relate to the future enrollment they used enrollment of 134 plus 18 staff. With those numbers they determined of 71 drop off and pick up cycles. This is a fact that does not include the 12 student drivers and 18 staff. There are in fact 101 vehicles involved during a normal day at the school. $101 \text{ cars} / 152 \text{ students} + \text{staff} = .665 \text{ cars per individual}$. They used of 71 as a baseline for the traffic issue is faulty. A more accurate baseline needs to include the total vehicle count as it pertains to the overall impact on Brighton road and the parking lot ability to support this use. With the proposed increase to 250 students and 32 staff a more accurate indication of traffic flow should be run using 187 (282 times .665 as in the earlier calculation) vehicles. The model they used for the study assumed 127 (their number) vehicles. If 187 (or even the 180 the trip generation program indicates) is placed into the model I suspect there would be a drastically different impact study. Their focus on ingress

and egress for the drop off and pick up plan caused them to miss the need to access the total impact on Brighton road traffic. I believe running the model with 127 cars is far from realistic for a school population that has 282 total occupants plus the church staff and members that may happen to show up at the busy times. This modeling process assumes the only use of the facility is the school and as such does not include any church related traffic during the critical time periods.

Please trust in your thoughts and concerns for the community as a whole and do not let the intimidation of a group who did not plan for contingency allow you to doubt yourselves. Those of you who voted for the petition will hopefully understand that there has been some data interpretation that may have been faulty. I am not implying any malice in the process. I believe the report was developed to help create a flow for the parking area and as such I think it has merit and there was no data included for church activity during the critical times. Again, garbage in garbage out. Thankyou for your time and consideration.

Jay Johnston

810-772-1128