

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 14, 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 special use, environmental impact assessment, and sketch plan application for a proposed market and storage facility with outdoor sales and display for a property located at 7300 Grand River Ave., Brighton, Michigan 48114, parcel # 4711-13-300-021. The request is petitioned by Simply Rock Properties, LLC.

Planning Commission recommendation of petition

- A. Recommendation of Special Use
- B. Recommendation of Environmental Impact Assessment (08-26-15)
- C. Recommendation of Sketch Plan (08-25-15)

OPEN PUBLIC HEARING #1... Review of a sketch plan application to construct four outside pavilions, located at 7000 McClements, Brighton, Michigan, 48114, parcel # 4711-12-100-002. The request is petitioned by St. Thomas Chaldean Catholic Diocese USA.

Planning Commission disposition of petition

- A. Disposition of Sketch Plan (08-25-15)

OPEN PUBLIC HEARING #3... Review of the draft Master Plan amendment affecting future land use and growth boundaries in sections 33 and 34 along Chilson Road south of Brighton Road for submittal to the Township Board for distribution and public review pursuant to the Michigan Planning Enabling Act.

Planning Commission disposition of petition

- A. Authorize submittal of the draft master plan amendment to the Township Board.

Administrative Business:

- *Staff report*
- *Approval of August 10, 2015 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

GENOA TOWNSHIP
AUG 25 2015

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

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

OWNER'S NAME & ADDRESS: Simply Rock Prop., 333 E. Grand River Ave. Brighton, MI 48116

SITE ADDRESS: 7300 Grand River Ave. Genoa Township, MI 48114 PARCEL #(s): _____

APPLICANT PHONE: (810) 227-5668 OWNER PHONE: (734) 649-3906

LOCATION AND BRIEF DESCRIPTION OF SITE: Existing party rental/small engine repair adjacent to Smede & Sons. 5,600 sq.ft. of existing building, all to remain except for a part of the mezzanine (which will be used to construct a new feature element). Parking will be restriped and clarified, including truck access.

BRIEF STATEMENT OF PROPOSED USE: A relocation of the Simply Fresh store in Brighton Township to this site will allow it to double along with bringing the related Simply Farm business for the back part of the building.

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: Reface the building and add the trellis "farm stand" outdoor sales at the front. New frontage landscaping and striping which clarifies the vehicle access.

Green features such as reclaimed lumber, LED lighting, and farm apple trees will be used.

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: David Richardson, RA #40255 Lindhout Associates architects aia pc

ADDRESS: 10465 Citation Dr., Brighton MI 48116

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

1.) John Eckstein of Lindhout Associates at jwe@lindhout.com
Name Business Affiliation Email Address

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: David A. Richardson DATE: 8-24-15

PRINT NAME: David A. Richardson, LAA PHONE: 810-227-5668



GENOA CHARTER TOWNSHIP
Special Land Use Application

GENOA TOWNSHIP
AUG 26 2015

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

APPLICANT NAME & ADDRESS: Lindhout Associates architects aia pc, 10465 Citation Dr. Brighton, MI 48116
Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (810) 227 5668 **EMAIL:** dar@lindhout.com

OWNER NAME & ADDRESS: Simply Rock Properties, 333 Grand River, Brighton MI 48116, contact: Terry Simpson

SITE ADDRESS: 7300 Grand River, Genoa Township 48114 **PARCEL #(s):** _____

OWNER PHONE: (734) 649.3906 **EMAIL:** tsimpson@rockadvisorygroup.com

Location and brief description of site and surroundings:

Where Euler Rd. meets Grand River. The site has an existing structure of 5,600 sq.ft. and an existing concrete parking lot. Smede and Sons Steel Supply is to the west, with a storage business beyond that. Community Bible Church is to the east with smaller trees along the sharged property line. No sidewalk exists at the Grand River frontage.

Proposed Use:

An organic food market and an organic food storage facility (in the rear). The special use component is open air sales at the front of the store similar to the existing Simply Fresh store near Grand River and Old US 23.

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

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

As a part of the General Commercial District, this business will serve the overall community. The outdoor sales will enhance the organic food sales and help the community catch a glance of what is in season at a given time. The GCD generally includes areas of noise and congestion but as a small scale food market this outdoor market will be clean, organized and visually pleasing.

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

The existing tenant at this building has a bounce house on display at Grand River. A nearby car business has automobiles on display. With the outdoor sales/display, our project is employing a trellis structure (made from reclaimed lumber) in order to organize the outdoor displays. Thus each square between the posts ("bay") can assist with an organized appearance of the organic products.

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

The commercial use will be similar to that of the existing facility. In terms of the outdoor sales/display area it will relate to the enclosed store and be served by the adjoining parking lot. The outdoor sales puts little or not greater strain on the public/emergency and utilities than that of the proposed store and storage facility.

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

The outdoor market will have a feeling of a miniature farmers market when operating. The noise of the customers will be less than the traffic noise along Grand River. The food displays will all be on carts so that after hours they are stored within the building and thus not attract critters.

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

Section 3.03 talks about a farm stand for farms; however our project is a commercial, organic market. The outdoor sales and display are accessory to the commercial market. The trellis structure will be permanent and lend a more organized feeling than and an open air stand or market, and at the same time remove parking from the front yard setback as current occurs onsite.

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

THE UNDERSIGNED Dave Richardson, Lindhout Associates STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: Dave Richardson, Lindhout Associates

ADDRESS: 10465 Clatton Dr. Brighton, MI 48116

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

David Richardson of Lindhout Associates architects ala pc at dar@lindhout.com
Name Business Affiliation Email

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: *David Richardson* DATE: 8-26-15

PRINT NAME: David Richardson PHONE: 810-227-5668



September 9, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

| | |
|-------------------|---|
| Attention: | Kelly Van Marter, AICP Assistant Township Manager and Community Development Director |
| Subject: | Simply Fresh Market – Special Land Use and Sketch Plan Review #1 |
| Location: | 7300 Grand River Avenue – south side of Grand River, just east of Euler Road |
| Zoning: | GCD General Commercial District |

Dear Commissioners:

At the Township’s request, we have reviewed the application for special land use and sketch plan (dated 8/8/15) proposing redevelopment of the existing building/site located at 7300 Grand River Avenue. The site and most of the surrounding properties fronting Grand River are zoned GCD.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and Master Plan.

A. Summary

1. From a planning and zoning perspective, the special land use standards are generally met.
2. Any comments/concerns raised by the Township Engineer or Fire Department must be addressed as part of this project.
3. The proposal does not meet several of the use requirements found in Section 7.02.02(d), while additional information is needed to confirm compliance with others.
4. The applicant may need to demonstrate compliance with the nonconforming provisions of Section 24.04.06.
5. The trellis structure is an allowable encroachment into the side yard setback.
6. The parking lot does not comply with side yard setbacks; however, this appears to be an existing condition.
7. The notes and plan are inconsistent in terms of the amount of parking provided.
8. A 5-foot wide sidewalk is required along Grand River.
9. So long as delivery vehicles utilize the dedicated loading area, vehicular circulation should function properly; although the angled parking and one-way drive aisles may cause some drivers to navigate the rear parking lot to exit the site.
10. The greenbelt trees likely need to be spaced farther apart.
11. The plan does not meet the parking lot or buffer zone landscaping requirements.
12. The Commission may wish to request details of existing lighting to ensure compliance with current standards.
13. Planning Commission approval is needed for the waste receptacle location and enclosure.
14. We believe additional discussion is needed for the proposed wall sign, which could be viewed as a roof sign (prohibited).



Aerial view of site and surroundings (looking south)

B. Proposal

The applicant proposes to redevelop an existing commercial building into a Simply Fresh Market. The general market element of the proposed use is permitted by right in the GCD; however, this particular business includes open air sales at the front of the building, which requires special land use approval.

C. Special Land Use Review

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

- 1. Master Plan.** The Township Master Plan and Future Land Use map identify the site as General Commercial, which is planned for “business which serve the requirement of the community at large.” The description also states that “there may be some outdoor sales or display areas.” Generally speaking, we find the proposal to be compatible with the Master Plan.
- 2. Compatibility.** The site is located amongst a number of commercial and service uses along Grand River. This particular area also includes several uses with an outdoor component. Generally speaking, the proposed use is compatible with the established uses in the area. As a side note, the proposed business will also clean-up the site, at least based on aerial photos.
- 3. Public Facilities and Services.** Given the site’s location and the nature of the proposed use, we do not expect any concerns with public facilities and services. However, we defer to the Township Engineer and Fire Department for any specific comments/concerns they may have.
- 4. Impacts.** The proposed redevelopment is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.
- 5. Mitigation.** The Township may require mitigation necessary to limit or alleviate any potential adverse impacts as a result of the proposed project.

D. Use Requirements

Section 07.02.02(d) identifies the specific requirements for commercial outdoor display sales or storage as follows:

1. Minimum lot area shall be one (1) acre.

The submittal does not identify the size of the lot. Based on our estimate, the subject site is slightly deficient and does not appear to meet this standard.

2. Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.

Given the nature of the proposed use, the outdoor sales area will be for produce and products stored in bins/containers. We do not anticipate that this element of the business will include loosely packed materials; however, the applicant should confirm this is the case.

3. All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.

The sketch plan does not identify the surface of the outdoor sales area; however, based on review of aerial photos this area appears to be paved. The applicant should confirm this standard is met.

4. No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the commercial outdoor display, sales or storage use is located. Any approved outdoor sales or display within a parking lot shall meet the required parking lot setback; provided the Planning Commission may require additional landscaping screening or ornamental fencing.

The proposed trellis structure complies with the front yard setback; however, a portion of the structure encroaches into the required 15-foot side yard setback. The color rendering also shows storage containers extending out in front of the trellis structure.

5. The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.

The submittal identifies the building as an existing 5,600 square foot structure. This requirement is met.

6. All loading and truck maneuvering shall be accommodated on-site.

Truck maneuvering will be accommodated on-site with a loading area at the rear of the building. This requirement is met.

7. All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.

The adjacent property to the west is zoned GCD; however, a buffer zone B is not included along the west side of the outdoor sales area.

- 8. The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Boats and recreational vehicles may exceed the height of the fence provided that they are setback from the fence a distance equal to their height. Storage of materials up to the height of the GENOA TOWNSHIP ZONING ORDINANCE Commercial Districts 7-8 adjacent building wall may be permitted in the rear yard if it is illustrated on the site plan, the rear yard does not abut a residential district, will not be visible from an expressway and such storage is confined to within twenty (20) feet of the building.**

As referenced above, the project does not include a buffer zone and screening is essentially limited to 3 new trees proposed in the front yard. As such, this standard does not appear to be met.

E. Sketch Plan Review

- 1. Dimensional Standards.** The existing building is nonconforming due to its reduced west side yard setback; however, it is allowed to remain and be improved so long as it is not expanded. The nonconforming provisions also limit the amount of improvement that can be made to a nonconforming building – Section 24.04.06. The applicant may need to demonstrate compliance with these restrictions.

The proposed trellis structure encroaches into the west side yard setback; however, Section 11.01.04 allows arbors and trellises to encroach into required setbacks so long as they are at least 4 feet from any lot line.

The parking east and south of the building does not meet the 10-foot side setback requirement; however, this appears to be an existing condition (based on review of aerial photos).

- 2. Parking.** The parking calculations on Sheet SP1 note that the 24 spaces required are provided. However, we find only 22 spaces on the sketch plan. The 1 required barrier free space is provided for and the drive aisles and parking spaces meet minimum dimensional standards.
- 3. Pedestrian Circulation.** The plan does not identify an existing or proposed sidewalk along Grand River. Based on review of aerial photos (which may be dated) there is a sidewalk that ends approximately 4 properties to the west. Meanwhile, a limited amount of sidewalk also appears a few properties to the east.

Section 12.05.01 requires a 5-foot wide sidewalk along both sides of Grand River Avenue, east of I-96 exit 141. As such, the applicant should provide for the required sidewalk. If there are constraints, the provisions of Section 12.05.02(h) may apply, whereby the applicant can provide a performance guarantee for future sidewalk construction.

- 4. Vehicular Circulation.** As noted above, proposed drive aisles meet Ordinance standards and vehicular circulation is expected to function properly. However, patrons exiting the site from the front parking spaces will generally be forced to drive through the back parking lot given the angled parking and mostly one-way circulation pattern.

Additionally, if a large delivery truck is on-site as depicted, the southwesterly parking spaces will be blocked from exiting the parking lot. However, the truck is shown outside of the striped loading area and were it occupy the dedicated loading space, there is likely room for vehicles to navigate the site freely.

Sheet SP1 also includes a table noting delivery truck size by day/time.

- 5. Landscaping.** The plan proposes 3 canopy trees in the front yard greenbelt, as required; however, the trees likely need to be spaced farther apart. Parking lot landscaping in the form of 3 canopy trees and 250 square feet of internal landscaped area is also required.

As previously noted, a buffer zone B is required along the west side of the outdoor sales area, but is not provided.

- 6. Exterior Lighting.** A note on Sheet SP1 indicates that existing exterior site lighting is to remain. The Commission may wish to request details of existing poles/fixtures to confirm compliance with current standards.
- 7. Waste Receptacle.** A new waste receptacle and enclosure are proposed in the rear yard. we have reviewed the proposal waste receptacle per the standards of Section 12.04, as follows:
- Location: Commission approval is needed for the placement within the required side yard setback.
 - Access: there appears to be adequate access to/from the proposed waste receptacle for refuse vehicles.
 - Base: the detail on Sheet SP1 identifies the required concrete base pad.
 - Screening: Commission approval is needed for the wooden enclosure. The applicant must confirm the use of treated lumber.
- 8. Signs.** The submittal includes wall and ground signage. The proposed ground sign complies with the setback, size and height requirements of Article 16.

The proposed wall sign is placed on a tower-like structure above the trellis. The Commission could view this as an architectural feature, in which case the wall sign meets the area limitation. However, this sign could also be construed as a sign above the roof of the main building, in which case it would be prohibited. We believe additional discussion on this matter is warranted.

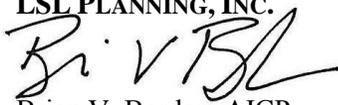
The applicant should also be aware that a sign permit is required prior to the installation of any signage.

- 9. Impact Assessment.** The submittal includes an Impact Assessment (dated 8/26/15). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

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

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Principal Planner



September 3, 2015

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

**Re: Simply Fresh Market
Sketch Plan and Special Land Use Permit Review**

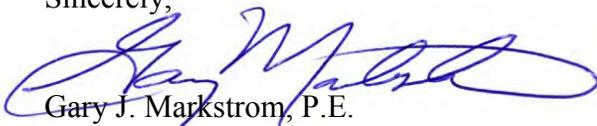
Dear Ms. VanMarter:

We have reviewed the sketch plan submittal from Lindhout Associates Architects, dated August 8, 2015. The petitioner is proposing to convert the existing property at 7300 Grand River Avenue into a Simply Fresh organic food market. The petitioner has also requested a special land use permit to allow for outdoor food stands located in a permanent shelter to be constructed on site.

The petitioner is planning to reface the existing buildings and renovate the interior to support a retail market. Our review found no sanitary sewer or water related impacts to the existing site from the proposed work as illustrated on the sketch plan. There will be an addition of a bathroom in order to meet local codes for the new intended building use, but overall, the anticipated property water usage is estimated to decrease. With minimal site impacts, we have no engineering-related objections to the proposed site conversion.

Please call if you have any questions.

Sincerely,


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


Joseph C. Siwek, P.E.
Project Engineer

copy: Lindhout Associates Architects



BRIGHTON AREA FIRE AUTHORITY

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

September 4, 2015

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Simply Fresh Market
7300 W. 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 August 27, 2015 and the drawings are dated August 25, 2015. The project is based on an existing 5,610 square foot building last occupied by a Party Rental Business and now proposed to be a Product Market. The plan review is based on the requirements of the International Fire Code (IFC) 2015 edition.

The proposed site plan and repurposing of this building appear to be in general conformity with the site plan and emergency vehicle access requirements of the adopted fire prevention code with the following conditional items being addressed.

1. Future project submittals shall include the address and street name of the project in the title block.
IFC 105.4.2
2. The building shall include the building address on the building. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.

IFC 505.1

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 "Michael Evans".

Michael Evans, EFO, CFPS
Deputy Fire Chief



Environmental Impact Assessment
7300 Grand River Ave.
8-26-15

Our Mission

Integrity
in architecture and design
in client relationships
in employee relationships
in community relationships

advancement
in all these efforts

GENOA TOWNSHIP
AUG 26 2015

A. Name and address of persons responsible for the preparation of the statement:

Lindhout Associates architects aia pc, Dave Richardson project manager.
10465 Citation Drive, Brighton MI 48116.
Our firm has completed many impact statements and and projects in the township.

B. Maps and written description/analysis of the project site:

A survey and sketch site plan are included as a part of our packet.

C. Impact on stormwater management:

No change to the existing impervious paving is proposed. Additionally the existing 5,600 sq.ft. building is to remain with no addition (other than a trellis on existing paving).

D. Impact on natural features:

There is no regulated wetland on the property nor are there 8" caliper trees. Scrub trees adjoin the property line at the east side of the property (shared with Community Bible Church). Those trees will be trimmed.

E. Impact on surrounding land use:

The proposed organic food store and farm storage will complement the religious use to the east and not affect the commercial (steel supply) use to the west. The proposed store and storage will open earlier than surrounding businesses; this means that the semi-truck traffic for this property will occur at low traffic hours. The existing sight lighting will be repaired and use the existing locations.

The only noise outside of the structure will be delivery trucks and a hi-low which off loads materials from the larger trucks. However most of the trucks are panel trucks or delivery vans (*see the delivery schedule matrix on the site plan).

F. Impact on public facilities and services:

The proposed store and storage use will be similar to the prior use in terms of needing on-call emergency services for customers and employees. In terms of public schools the organic food store will welcome opportunities to have school groups visit the store and learn about organic produce.

G. Impacts on public utilities:

There is no planned impact to runoff during construction; the carpentry work at the front of the store and east side will occur over existing concrete. The general contractor will be charged with site cleanliness and also green construction methods which take advantage of reused materials.

The sewer usage will be less than 2 R.E.U.'s per our pre-site meeting with the township. The proposed amount is below that which is already assigned to the site. However an additional, public restroom is proposed for the store which is now a building code requirement.

H. Storage and handling of any hazardous materials:

As an organic food store and storage facility no hazardous materials or substances will be stored onsite. And as an organic farm, Simply Farm does not employ fertilizers or weed killers.

I. Impact on traffic and pedestrians:

A delivery matrix is included on the sketch site plan sheet SP-1. The few larger truck deliveries will occur early in the morning, during low traffic movement hours. The proposed parking lot is 24 spaces. This will be of small impact to Grand River Ave.

J. Special Provisions:

No deed restrictions, covenants or association bylaws are attached to the parcel.

K. A list of all sources:

The purchase agreement is attached to the site packet. The truck delivery matrix times are furnished by the tenant (Simply Fresh and Simply Farm). Information about the organic nature of the business is also furnished by the tenant.





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

August 27, 2015

To Whom It May Concern:

There will be a public hearing on Monday, September 14 at 6:30 p.m. at Genoa Township Hall, located at 2911 Dorr Road, Brighton, Michigan, for a Special Land Use Permit in your general vicinity.

The property in question is located at 7300 Grand River Ave., Brighton, Michigan 48114, parcel #11-13-300-021. The Special Use is requested for a proposed market and storage facility with outdoor sales and display. The request is petitioned by Simply Rock Properties, LLC.

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) day 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

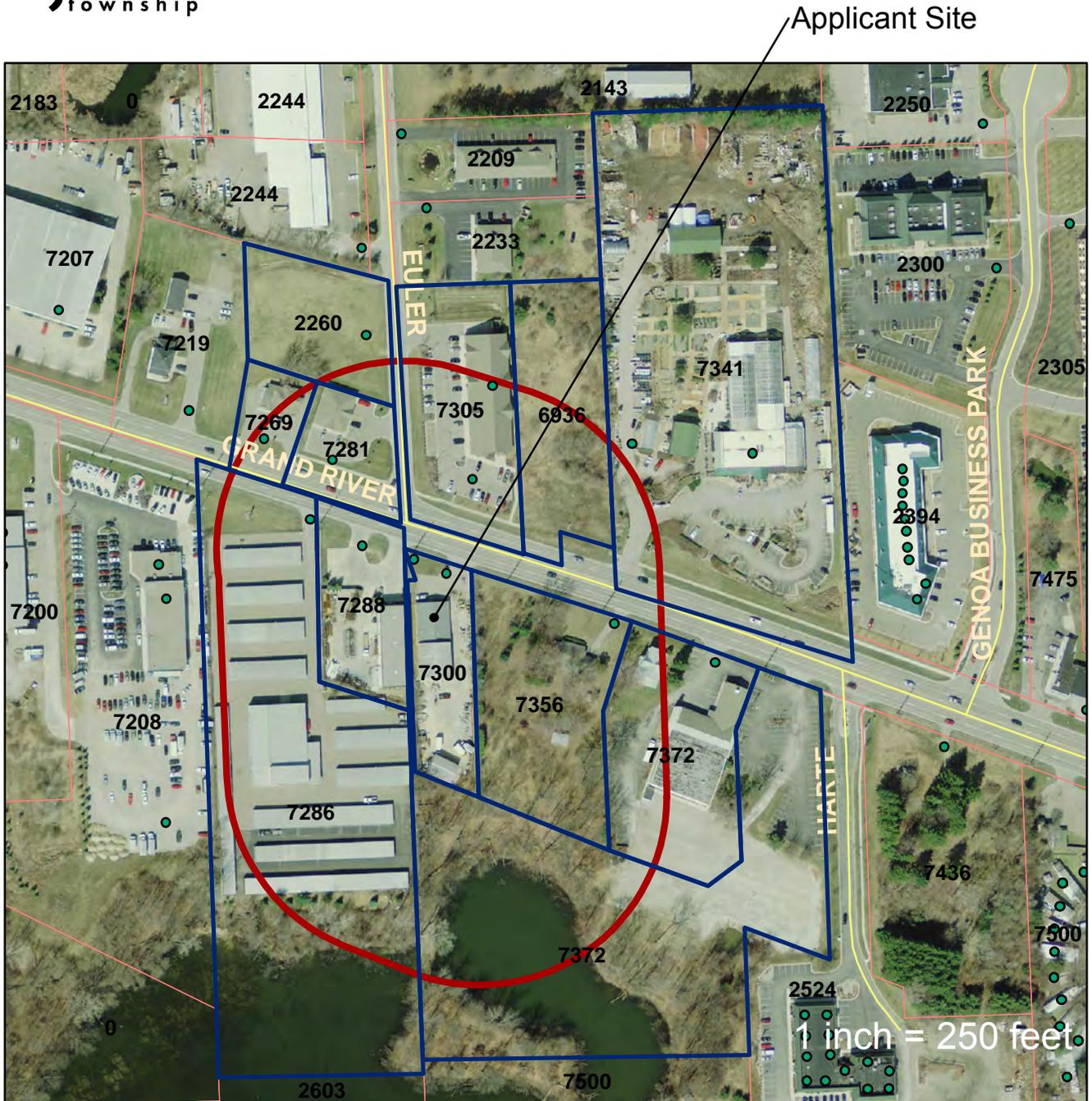
MANAGER
Michael C. Archinal

TRUSTEES
H. James Mortensen
Jean W. Ledford
Todd W. Smith
Linda Rowell

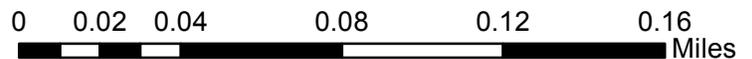


300' Buffer for Noticing

Blue outline identifies parcels which are within 300 feet.
Red outline indicates area within 300 feet of affected parcel.



Planning Commission Case #15-17
Applicant: Simply Fresh Market
Address: 7300 Grand River Ave.
Parcel ID: #4711-13-300-021
Meeting Date: September 14, 2015



LEPPEK FRANCIS W & WENDY J
2625 MUSSON RD
HOWELL, MI 48855

OWNER OR OCCUPANT
7341 W GRAND RIVER
BRIGHTON, MI 48116

COMMUNITY BIBLE CHURCH
7372 W. GRAND RIVER
BRIGHTON, MI 48116

COMMUNITY BIBLE CHURCH
7372 W. GRAND RIVER
BRIGHTON, MI 48114

COMMUNITY BIBLE CHURCH
7356 W GRAND RIVER
BRIGHTON, MI 48114

GRACE & PORTA PROPERTIES LLC
7219 W. GRAND RIVER
BRIGHTON, MI 48114

OWNER OR OCCUPANT
2260 EULER RD
BRIGHTON, MI 48114

ZAYATZ PROPERTIES LLC
1004 ALPINE DR
BRIGHTON, MI 48116

OWNER OR OCCUPANT
7281 W GRAND RIVER
BRIGHTON, MI 48114

HUYSER GRAND RIVER LLC
7288 W GRAND RIVER
BRIGHTON, MI 48114

BEST STORAGE - BRIGHTON
PO BOX 907
FENTON, MI 48430

OWNER OR OCCUPANT
7286 W GRAND RIVER
BRIGHTON, MI 48116

RODRIGUES DOLORES M LIVING TRUST
10878 REYNARD
BRIGHTON, MI 48114

OWNER OR OCCUPANT
7269 W GRAND RIVER
BRIGHTON, MI 48116

VANCE PROPERTIES LLC
7300 W GRAND RIVER
BRIGHTON, MI 48116

PRO-WAY INVESTMENTS LLC
7305 W. GRAND RIVER, #700
BRIGHTON, MI 48114

WONG JANE T
6936 W GRAND RIVER
BRIGHTON, MI 48114

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
SEPTEMBER 14, 2015
6:30 P.M.**

The Genoa Township Planning Commission will hold a public hearing at 6:30 p.m. on September 14, 2015 requesting recommendation of the following:

OPEN PUBLIC HEARING #1... Review of a special use, environmental impact assessment, and sketch plan for a proposed market and storage facility with outdoor sales and display located at 7300 Grand River Ave., Brighton, Michigan 48114, parcel #4711-13-300-021. The request is petitioned by Simply Rock Properties, LLC.

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.

(08-30-2015 DAILY 255484)



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

MEMORANDUM

TO: Dave Richardson

FROM: Kelly VanMarter, Assistant Township Manager/Community Development Director

DATE: September 10, 2015

RE: Simply Fresh Market Connection Fees

This memo will describe the water and sewer connection fee status for the proposed Simply Fresh Market to be located at 7300 W. Grand River Avenue, Brighton.

ANALYSIS OF PROPOSED USE:

| | |
|--|-----------------------|
| 3,091 sq. ft. of organic market at 0.26 REU per 1,000 sq. ft. = | 0.8 REU |
| <u>4,493 sq. ft. of warehouse/storage (w/barn) at 0.05 REU per 1,000 sq. ft. =</u> | <u>0.2 REU</u> |
| TOTAL REU'S | 1.0 REU |

PREVIOUSLY PAID:

2 REU'S ALLOCATED FOR BOTH WATER AND SEWER IN THE LAKE EDGWOOD WEST SPECIAL ASSESSMENT DISTRICT

NO ADDITIONAL TAP FEES DUE AT THIS TIME.

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

BUILDING RENOVATION FOR: SIMPLY FRESH MARKET GENOA TWP., MI



VIEW LOOKING EAST



BIRDS-EYE VIEW



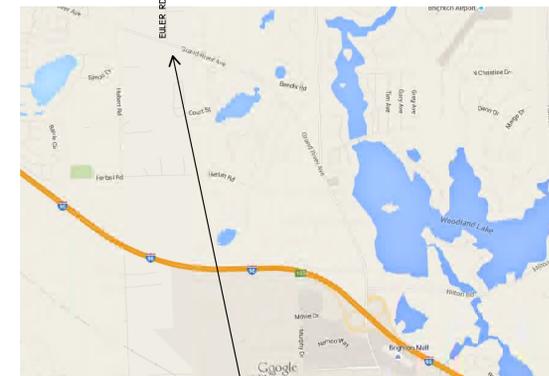
GRAND RIVER ENTRY FACADE



WEST ENTRY PERSPECTIVE



ROAD SIGN



LOCATION MAP

PROJECT LOCATION:
1300 E. GRAND RIVER AVE.
BRIGHTON, MI 48114

| SHEET INDEX | | SECTION |
|-------------|---------------|---------|
| AO.0 | COVER SHEET | |
| CI | ARCHITECTURAL | |
| SI | SITE SURVEY | |
| SP | SITE PLAN | |
| AI | FLOOR PLANS | |
| | | |
| | | |
| | | |
| | | |
| | | |

FILE LOCATION: H:\1545_Simply_Fresh_Genoa\1545\cover sheet
 DATE PLOTTED: 8/25/2015
 PLOTTED BY: amlg
 COPYRIGHT © 2013
 LINDHOUT ASSOCIATES architects aia pc
 THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL



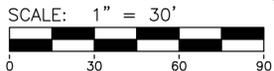
Lindhout Associates
 architects aia pc
 10465 citation drive brighton, MI 48116
 www.lindhout.com (810)227-5668 fax: (810)227-5855

dr: mrl
 ck'd: dar
 app'd:
 8-25-2015
 date
 SKETCH PLAN REVIEW
 issued for

BUILDING RENOVATION for:
SIMPLY FRESH, MKT.
 GENOA TWP., MI
COVER SHEET

AO.0
1565

Copyright © 2015 Midwestern Consulting L.L.C. All rights reserved. No part of this drawing may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without prior permission of Midwestern Consulting L.L.C.



NOTES

1. THIS SURVEY WAS PREPARED USING CHICAGO TITLE INSURANCE COMPANY, FILE NO. CM23940, WITH AN EFFECTIVE DATE OF JUNE 30, 2015.
2. BEARINGS ARE BASED ON TITLE COMMITMENT FILE NO. CM23940, WITH AN EFFECTIVE DATE OF JUNE 30, 2015.

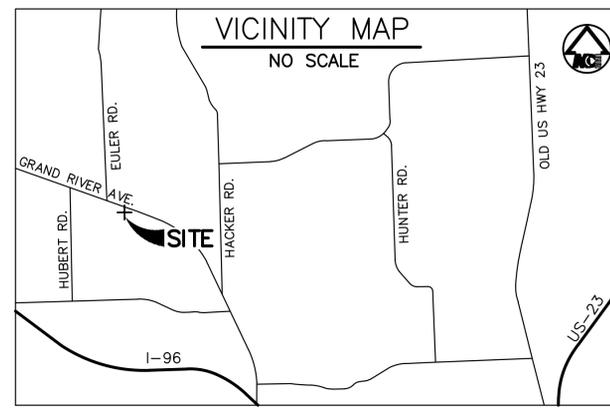
SITE ADDRESS

7300 GRAND RIVER ROAD
BRIGHTON, MICHIGAN 48816

REFERENCE POINT "B"
TO N 1/4 COR.
SECTION 13 T2N, R5E
(130' N89°15'36"W
OF N 1/4 CORNER)

N 1/4 COR.
SECTION 13
T2N, R5E

REFERENCE POINT "A"
TO N 1/4 COR.
SECTION 13
T2N, R5E
(130' SOUTH OF
N 1/4 CORNER)



LEGAL DESCRIPTION

(from Title Commitment File No. CM23940, Effective Date June 30, 2015)

The land referred to in this Commitment is located in the Township of Genoa, County of Livingston, State of Michigan, and described as follows:

A part of the Southeast 1/4 of the Northwest 1/4 of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as: Commencing at the center of said Section 13; thence North 01 degrees 18' West 314.82 feet along the 1/4 line; thence North 68 degrees 46' 30" West 1062.05 feet along the Southerly right of way line of Grand River Road; thence North 71 degrees 08' 30" West 3.42 feet along said right of way line; thence North 71 degrees 02' 45" West 272.00 feet along said right of way line to the POINT OF BEGINNING of the land to be described; running thence North 71 degrees 02' 45" West 110.00 feet along the Southerly right of way line of Grand River Road; thence South 16 degrees 41' 30" East 51.92 feet; thence South 88 degrees 57' 15" West 14.00 feet; thence South 01 degrees 02' 45" East 305.64 feet; thence South 66 degrees 58' 50" East 110.00 feet; thence North 00 degrees 34' 55" West 362.88 feet to the POINT OF BEGINNING.

Being more particularly described as the following:

Commencing at the Center of Section 13, T2N, R5E, Genoa Township, Livingston County, Michigan; thence N01°22'36"W 315.47 feet (N01°18'00"W 314.82 feet recorded) along the N-S 1/4 line of said Section 13; thence N68°46'30"W 1062.05 feet (1062.05 feet recorded) along the Southerly right-of-way line of Grand River Road; thence N71°08'30"W 3.42 feet along said Southerly right-of-way line; thence N71°02'45"W 272.00 feet along said right-of-way line to the Point of Beginning; thence continuing along said Southerly right-of-way line of Grand River Road N71°02'45"W 110.00 feet; thence S16°41'30"E 51.92 feet; thence S88°57'15"W 14.00 feet; thence S01°02'45"E 305.64 feet; thence S66°58'50"E 110.00 feet; thence N00°34'55"W 362.88 feet to the Point of Beginning. Being a part of NW 1/4 of Section 13, T2N, R5E, Genoa Township, Livingston County, Michigan, and containing 0.83 acres, more or less. Being subject to any restrictions or easements, if any.

EXCEPTIONS

5. Permanent Utility Easement in favor of the Township of Genoa, as recorded in Liber 2722, page 74, Livingston County Records.
6. Easement in favor of Michigan Bell Telephone Company, a Michigan corporation dba AT&T Michigan, as recorded in Instrument No. 2007R-035080, Livingston County Records.
7. Release of Right of Way and the terms, conditions and provisions as contained therein, as recorded in Liber 165, page 217, Livingston County Records.

SURVEYORS CERTIFICATE

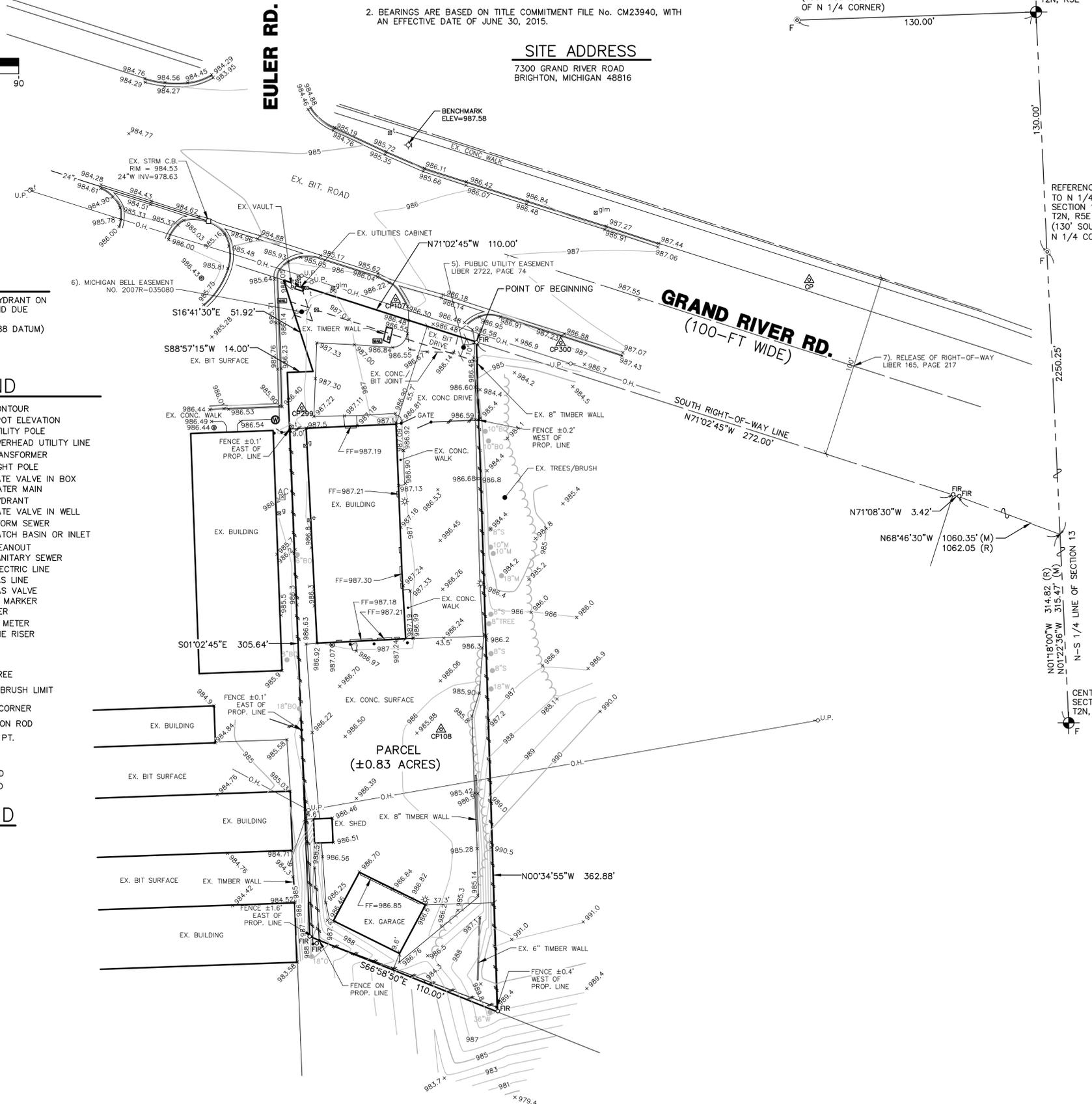
To: Chicago Title Insurance Company; and...

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes none of the items of Table A thereof. The field work was completed on August 7, 2015.

MIDWESTERN CONSULTING, LLC

By: Mark Vander Veen, P.S. No. 56788

Date: _____



BENCHMARK
TOP MAIN STEAMER VALVE TO HYDRANT ON NORTH SIDE OF GRAND RIVER AND DUE NORTH OF SITE.
ELEVATION: 987.58 (NAVD 88 DATUM)

LEGEND

- 838 EXIST. CONTOUR
- ×836.2 EXIST. SPOT ELEVATION
- o- U.P.
- O.H.- EXIST. OVERHEAD UTILITY LINE
- ⊠ EXLEC. TRANSFORMER
- ⊛ EXIST. LIGHT POLE
- ⊞ EXIST. GATE VALVE IN BOX
- w- EXIST. WATER MAIN
- ⊕ EXIST. HYDRANT
- ⊖ EXIST. GATE VALVE IN WELL
- ⊗ EXIST. STORM SEWER
- ⊘ EXIST. CATCH BASIN OR INLET
- ⊙ EXIST. CLEANOUT
- s- EXIST. SANITARY SEWER
- e- EXIST. ELECTRICAL LINE
- g- EXIST. GAS LINE
- ⊕ EXIST. GAS VALVE
- ⊗ GAS LINE MARKER
- ⊘ GAS METER
- ⊙ ELECTRIC METER
- ⊗ TELEPHONE RISER
- ⊘ SIGN
- ⊙ POST
- ⊗ FENCE
- ⊘ SINGLE TREE
- ⊙ TREE OR BRUSH LIMIT
- ⊙ SECTION CORNER
- ⊙ FOUND IRON ROD
- ⊙ CONTROL PT.
- ⊙ MAILBOX
- ⊙ WELL
- (M) MEASURED
- (R) RECORDED

TREE LEGEND

- ⊙ BO BOX ELDER
- ⊙ M MAPLE
- ⊙ O OAK
- ⊙ S SPRUCE
- ⊙ W WALNUT

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

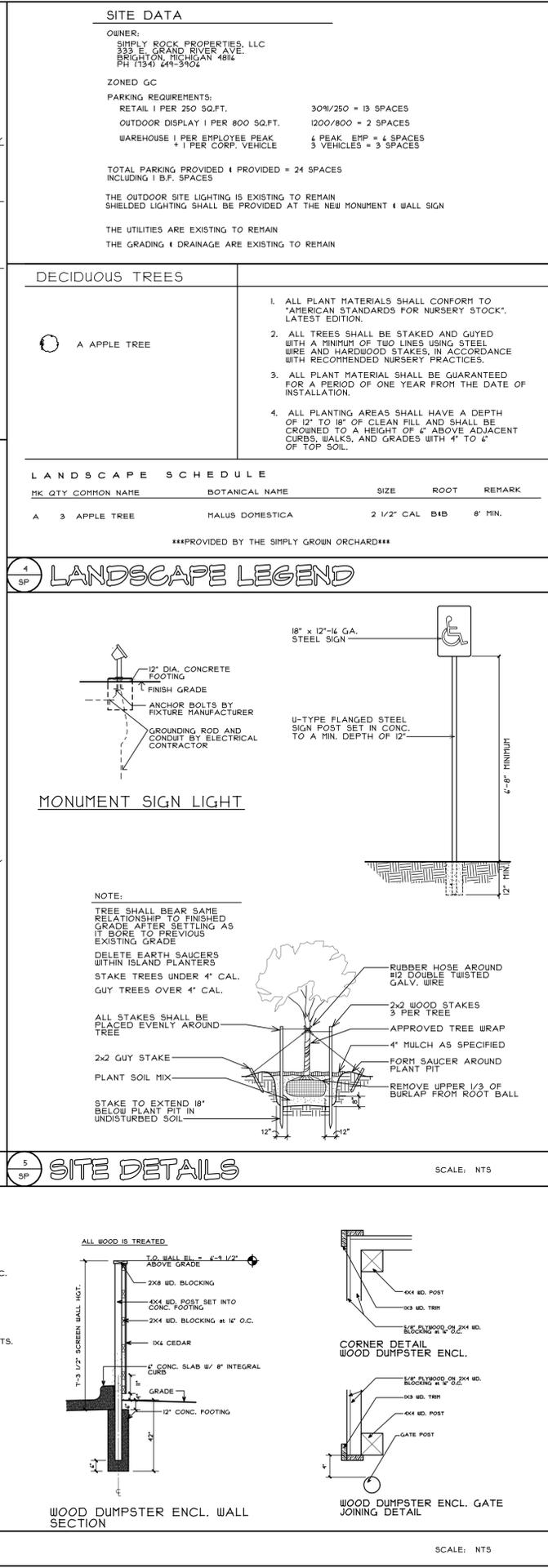
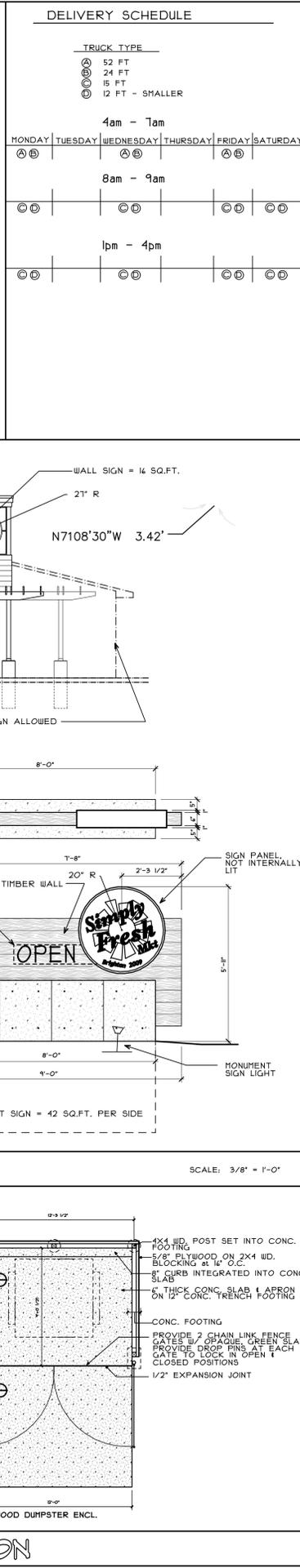
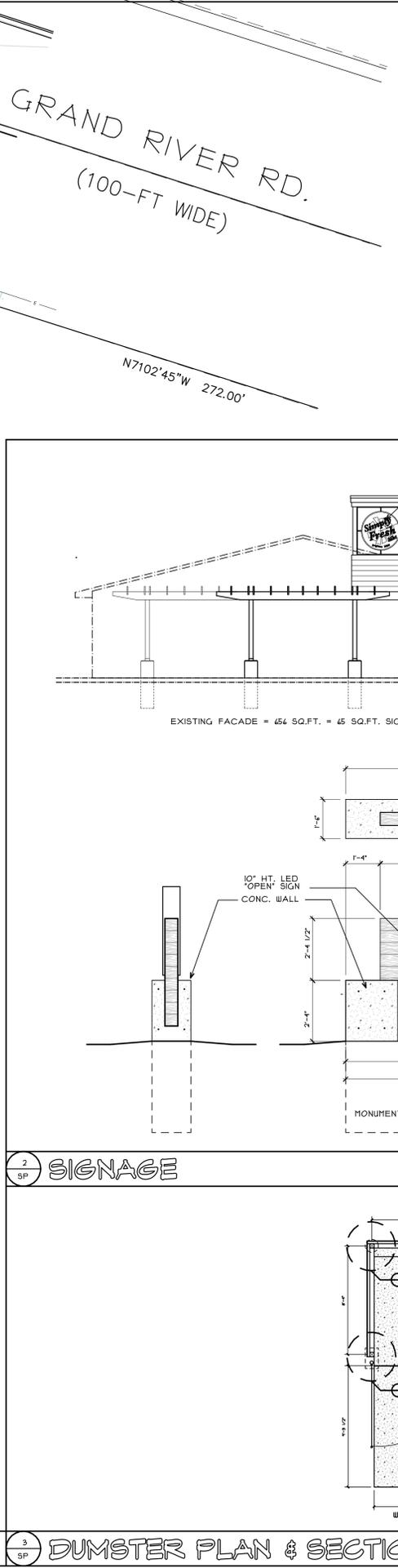
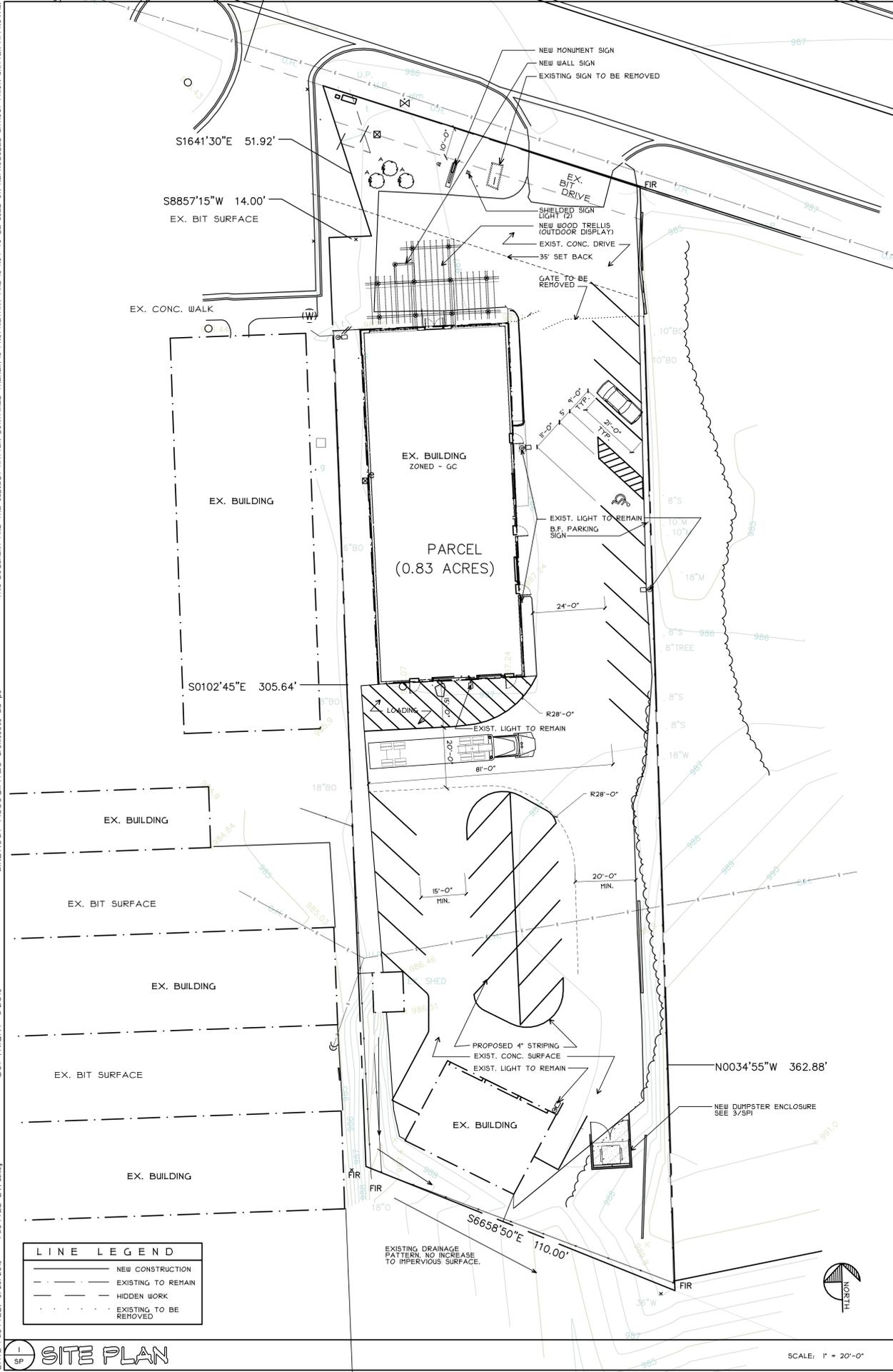
MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax: 734.995.0599

CLIENT
SIMPLY ROCK PROPERTIES, LLC.
333 E. GRAND RIVER AVENUE
BRIGHTON, MI 48116
ATTN: TERRY SIMPSON

SIMPLY ROCK PROPERTIES
ALTA/ACSM LAND TITLE SURVEY OF A PARCEL OF LAND
LOCATED IN SECTION 13, T2S, R5E
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

| | |
|----------------|-----------|
| JOB No. | 15164 |
| REVISIONS: | |
| DATE: 08/08/15 | REV. DATE |
| SHEET 1 OF 1 | |
| CADD: G.L.S. | |
| ENG: M.V.V. | |
| PK: M.V.V. | |
| TECH: G.V.V. | |
| FILE: 15164 | |

THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL.



Lindhout Associates architects aia pc

10465 citation drive, brighton, michigan 48116-9510
www.lindhout.com (810)227-5668 fax:(810)227-5855

CONSULTANT

SKETCH PLAN REVIEW
OWNER REVIEW
ISSUED FOR

DATE: 8-25-15
DAR: 8-21-15
DATE

APP'D:

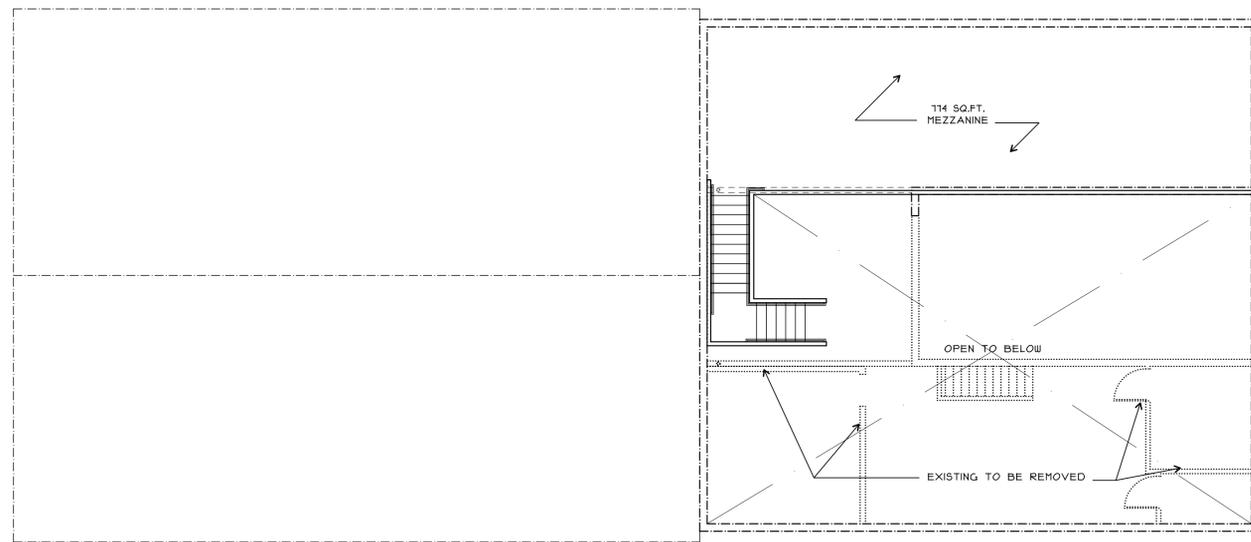
BUILDING RENOVATION FOR:
SIMPLY FRESH
GENOA TWP., MICHIGAN

SITE PLAN

SP1

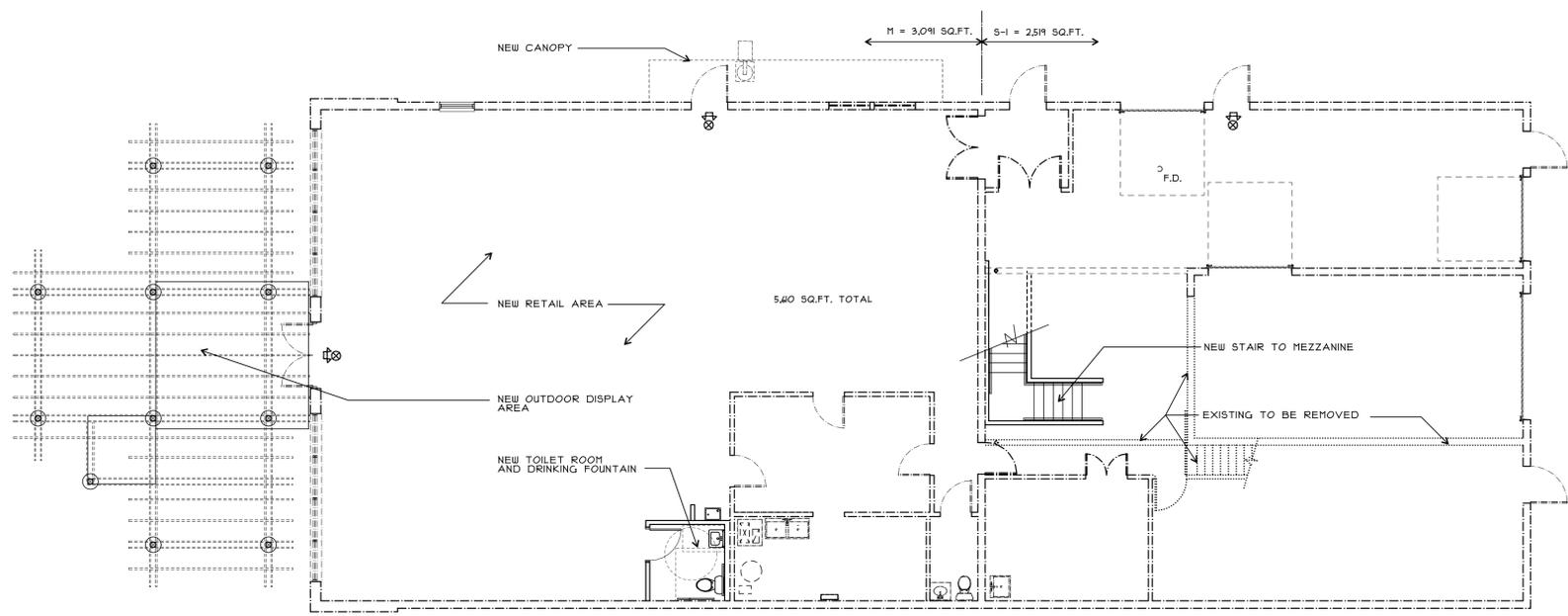
1565

FILE LOCATION: H:\B5_Sch\Proj\Genoa\Tasking\DATE PLOTTED: 8/25/2015 11:29AM
 LINDHOUT ASSOCIATES architects, aia pc
 COPYRIGHT © 2015
 THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY, AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL.



2 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



| LINE LEGEND | |
|-------------|------------------------|
| — | NEW CONSTRUCTION |
| - - - | EXISTING TO REMAIN |
| --- | HIDDEN WORK |
| · · · · · | EXISTING TO BE REMOVED |

APPLICABLE CODES:
 2012 MICHIGAN BUILDING CODE 2003 ICC/ANSI A117-1998 2012 MICHIGAN PLUMBING CODE
 2012 MICHIGAN UNIFORM ENERGY CODE 2012 MICHIGAN MECHANICAL CODE 2011 MICHIGAN ELECTRIC CODE

ALLOWABLE HEIGHT & AREA:
 PROPOSED CONST. TYPE — TYPE VB
 PROPOSED USE GROUP:
 SEPARATED, MIXED USE (MFG. SEC. 508.4) — MERCANTILE (M)
 — STORAGE (S-1)

| ALLOWABLE HEIGHT: | MERCANTILE (M) | STORAGE (S-1) |
|-------------------|----------------------------|------------------------------|
| | H = 40 FEET S = 1 STORY | H = 40 FEET S = 1 STORIES |

| ALLOWABLE AREA: | MERCANTILE (M) | STORAGE (S-2) |
|-----------------|----------------|---------------|
| | 9,000 S.F. | 9,000 S.F. |

EXISTING HEIGHT & AREA:
 EXISTING HEIGHT — 2 STORIES / +/- 25'
 PROPOSED AREA — 1ST FLR. 3,091 (M) + 2,519 (S-2) = 5,410 S.F.
 — MEZZANINE (S-1) — 114 S.F.

ALLOWABLE AREA PER STORY
 1ST FLOOR
 ALLOWABLE AREA USE M: 9,000 sf
 ALLOWABLE AREA USE S-1: 9,000 sf
 PROPOSED SF M = 3,091 / 9,000 = .34
 PROPOSED SF S-2 = 2,519 / 9,000 = .28
 .62 < 1.0

FIRE SEPARATIONS
 OCCUPANCY FIRE SEPERATION - TABLE 508.4
 M & S-1 — 0 HRS. REQUIRED

FIRE RESISTANCE RATING - TYPE IIB CONSTRUCTION

| | |
|-----------------------------|--------|
| STRUCTURAL FRAME | 0 HRS. |
| INT. BEARING WALLS | 0 HRS. |
| EXT. BEARING WALLS | 0 HRS. |
| INT.-EXT. NON-BEARING WALLS | 0 HRS. |
| FLOOR CONSTRUCTION | 0 HRS. |
| ROOF CONSTRUCTION | 0 HRS. |

OCCUPANT LOAD CALCULATIONS (B & SI OCCUPANCIES):

| | |
|-------------------------------------|----------------------------|
| FIRST FLOOR M: | 3,091 / 30 = 103 OCC. (M) |
| FIRST FLOOR S-1: | 2,519 / 300 = 9 OCC. (S-1) |
| TOTAL FIRST FLOOR | 112 OCCUPANTS |
| SECOND FLOOR: | 124 / 300 = 3 OCC. (S-1) |
| TOTAL BUILDING OCCUPANT LOAD | 115 OCCUPANTS |

REQUIRED EGRESS COMPONENTS:

| | 1ST FLOOR | MEZZANINE |
|--|-----------|------------------------|
| MIN. ALLOWABLE EXITS PER FLOOR | 2 | 1 W/ COMMON PATH (100' |
| PROPOSED EXITS PER FLOOR | 5 | 1 |
| REQUIRED EXIT COMPONENT WIDTH: # OCCUPANTS x .20' | 22.5' | 4' |
| DOOR WIDTH | 188" | |
| REQUIRED STAIR WIDTH: # OCCUPANTS x .30' (36" MIN. (50) (44" MIN. OTHERWISE) | | 36" |
| PROPOSED STAIR WIDTH | | 44" |
| MIN. ALLOWABLE DOOR WIDTH: 32" | | |
| PROPOSED MIN. DOOR WIDTH: 34.5" | | |
| MAX. ALLOWABLE EXIT TRAVEL DISTANCE | 200' | |
| MAX. PROPOSED EXIT TRAVEL DISTANCE | +/- 80' | |

PLUMBING FIXTURE REQUIREMENTS, PER MICHIGAN LABOR PLUMBING CODE, TABLE 403.1

| REQUIRED: | WC's | UR's | LAV's | DF's | SS | PROPOSED: | WC's | UR's | LAV's | DF's | SS |
|---------------|--------|----------|-------|------|----|-------------------|------|------|-------|------|--------------|
| OCCUPANT LOAD | 58 MEN | 58 WOMEN | | | | MEN | 1 | 1 | | | |
| | | | | | | WOMEN | | | | | |
| | | | | | | DRINKING FOUNTAIN | | | 1 + 1 | | WATER COOLER |
| | | | | | | SERVICE SINK | | | | | EXISTING |

3 CODE



Lindhout Associates
architects aia pc

10465 citation drive, brighton, michigan 48116-9510
www.lindhout.com (810)227-5668 fax: (810)227-5855

consultant

SKETCH PLAN REVIEW
OWNER REVIEW
issued for

8-25-15
8-21-15
date

JHE
ck'd: DAR
app'd:

BUILDING RENOVATION for:
SIMPLY FRESH
GENOA TWP., MICHIGAN
FLOOR PLANS

A1

1565

\$ 200.00



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

GENOA TOWNSHIP
AUG 26 2015

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Sami Herfy 7000 McClements Brighton
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: ST Thomas Chaldean Catholic Diocese USA

SITE ADDRESS: 7000 McClements PARCEL #(s): 11-12-100-002

APPLICANT PHONE: (248) 376-1819 OWNER PHONE: ()

LOCATION AND BRIEF DESCRIPTION OF SITE: CAMP ~~and~~ and Church

BRIEF STATEMENT OF PROPOSED USE: shelter from elements

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: Build Four pavilion

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: Sami Herfy

ADDRESS: 7000 McClements Brighton MI 48114

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

1) Sami Herfy of Camp Chaldean at Samherfy@thecon
Name Business Affiliation Email Address

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: Sami Herfy DATE: 8-26-15
PRINT NAME: Sami Herfy PHONE: 248 376-1819



September 10, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

| | |
|-------------------|---|
| Attention: | Kelly Van Marter, AICP Assistant Township Manager and Planning Director |
| Subject: | Camp Chaldean – Sketch Plan Review #1 |
| Location: | 391 Kellogg Road – south side of McClements Road, between Kellogg and Euler Roads |
| Zoning: | PRF Public and Recreational Facilities District |

Dear Commissioners:

As requested, we have reviewed the sketch plan (dated 8/25/15) proposing 4 new pavilions for the existing Camp Chaldean located around Euler Lake, between Kellogg and Euler Roads.

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. Though the standard is likely met, the submittal does not provide setbacks from property lines for 3 of the 4 structures.
2. While the standard is likely met, the submittal does not provide shoreline setbacks for all 4 structures.
3. The Commission may wish to require setback measurements for all 4 structures from both property lines and the shoreline, particularly given the inconsistencies in dimensions shown on the plan.
4. The structures must be at least 125' from any wetland area surrounding the lake. The Commission may wish to require the applicant to demonstrate compliance or provide evidence that there are no wetland areas.
5. The height of the pavilions is compliant with standards for accessory structures.
6. In our opinion, the Ordinance does not restrict the size or number of accessory structures allowed in PRF.
7. If lighting is proposed, details must be provided.
8. The applicant may wish to include trash cans within or near each pavilion.
9. It is unclear how pedestrians will access the pavilions and/or if there will be difficult terrain to navigate in the absence of a dedicated path.

B. Proposal/Process

The applicant requests sketch plan review/approval for the construction of 4 new covered, but unenclosed, pavilions around the property – 3 on the north side of the lake and the other on the south. The pavilions are 34' x 54' (1,836 square feet) in area with a height of approximately 13 feet to the midpoint of a pitched roof.

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.



Aerial view of site and surroundings (looking north)

C. Sketch Plan Review

Given the nature of the request, there are only a few applicable Ordinance requirements. More specifically, Section 6.02.02(1) provides regulations for accessory structures within a campground, while Section 11.04 provides additional provisions for accessory structures; however, the latter is primarily intended for residential uses/districts.

The primary regulations come from 6.02.02(1) with respect to setbacks from property lines and shorelines:

- 125' from any property line – the proposed structures are generally internal to the site, although an actual setback dimension is provided only for *location #1*, which is noted as being 500' from the Kellogg Road front lot line.

The remaining structures certainly appear to comply with this requirement; however, the Commission may wish to request additional details from the applicant.

- 125' from any shoreline (including a wetland) – dimensions to the shoreline are provided only for *locations #1* and *#3*; with former being 300' from the shoreline and the latter 400'. Provided these distances are accurate, the standard is met; however, it should be noted that the dimensions on the sketch are rather inconsistent.

For instance, the measurement between *location #1* and the shoreline is 300' and the spacing from an existing building is noted as 100' despite the fact that the 100' length is much larger than the 300' length.

Additionally, since the requirement includes spacing from a wetland, the applicant should provide an indication of whether there are wetland areas around the lake and demonstrate compliance.

As referenced above, Section 11.04 also regulates accessory structures; however, these provisions are generally noted as being for residential districts. Nonetheless, we have applied the following provisions, as they are generally applicable:

- 14' maximum height – while this requirement is noted for accessory buildings (as opposed to structures), it is the closest fit to a height restriction for the proposed pavilions, which are approximately 13' to the midpoint of a pitched roof.
- Maximum size and number – there are restrictions on the total square footage and number of accessory structures allowed in a residential district; however, there is an exemption for lots within the AG and CE Districts. Since there is no regulation specific to this request, we have interpreted this exemption to apply to PRF, as well, given the nature and intent of the district.

Additional considerations are as follows:

- We request that the applicant provide an indication of whether the proposed structures will include lighting. If lighting is proposed, details will need to be provided.
- The applicant may wish to include trash cans within or near each structure to ensure containment of any refuse generated by use of the structures.
- Given the lack of detail on the plan, it is unclear how visitors will access the pavilions. There appear to be some existing paths and drives throughout the site, but none directly connect to the proposed pavilions. Given the natural condition of the property, there may be some terrain that is difficult to navigate for use of the pavilions.

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

Sincerely,

LSL PLANNING, INC.



Brian V. Borden, AICP
Principal Planner



September 3, 2015

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

**Re: Cam Chaldean Pavilions
Sketch Plan Review**

Dear Ms. VanMarter:

We have reviewed the sketch plan submittal from Lindhout Associates Architects, dated August 25, 2015. The petitioner is proposing to construct 4 approximately 34' x 54' pavilions consisting of concrete slabs with rook shelters on the north and south sides of Euler Lake spanning two individual lots owned by the Chaldean Catholic Church. The pavilions are to provide shelter from the elements for campers.

The proposed pavilions, as illustrated on the sketch plan, will not be provided with water or sanitary sewer service. There will be a minor increase in site impervious area due to the construction of the pavilions in currently undeveloped areas, however, given the small size of the structures and the locations in relationship to the on-site lakes the storm water impact will be minimal and contained on the petitioner's property. Therefore, we do not believe additional stormwater calculations are required. There are no proposed gutters and downspouts on the structures, so the runoff will shed off the eaves. It is recommended the petitioner account for this increase in flow with grading adjacent to the structures, utilizing BMPs to address runoff volume and quality and reduce the potential for erosion.

With minimal site impacts, and no proposed water or sewer utilities, we have no objections to the proposed addition.

Please call if you have any questions.

Sincerely,


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


Joseph C. Siwek, P.E.
Project Engineer

copy: Lindhout Associates Architects



BRIGHTON AREA FIRE AUTHORITY

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

September 4, 2015

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Camp Chaldean
7000 McClements Rd.
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on August 27, 2015 and the drawings are dated August 25, 2015. The project is based on building three (3) 1,500 square foot Pavilion Shelters at three locations on the property around Euler Lake. The plan review is based on the requirements of the International Fire Code (IFC) 2012 edition.

The proposed site plan appears to be in general conformity with the site plan requirements of the adopted fire prevention code.

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 "Michael Evans".

Michael Evans
Deputy Fire Chief

FILE LOCATION: H:\1519 - Camp Chaldea Pavilion.dwg \cd\5659-A11.pln 1.dwg
 DATE PLOTTED: 6/25/2015
 LINDHOUT ASSOCIATES architects aa pc
 COPYRIGHT © 2015
 THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL.



Lindhout Associates
 architects aia pc
 10465 citation drive, brighton, michigan 48116-9510
 www.lindhout.com (810)227-5668 fax: (810)227-5855

consultant

BIDDING / PERMIT DRAWINGS
 issued for

08-25-2015
 date

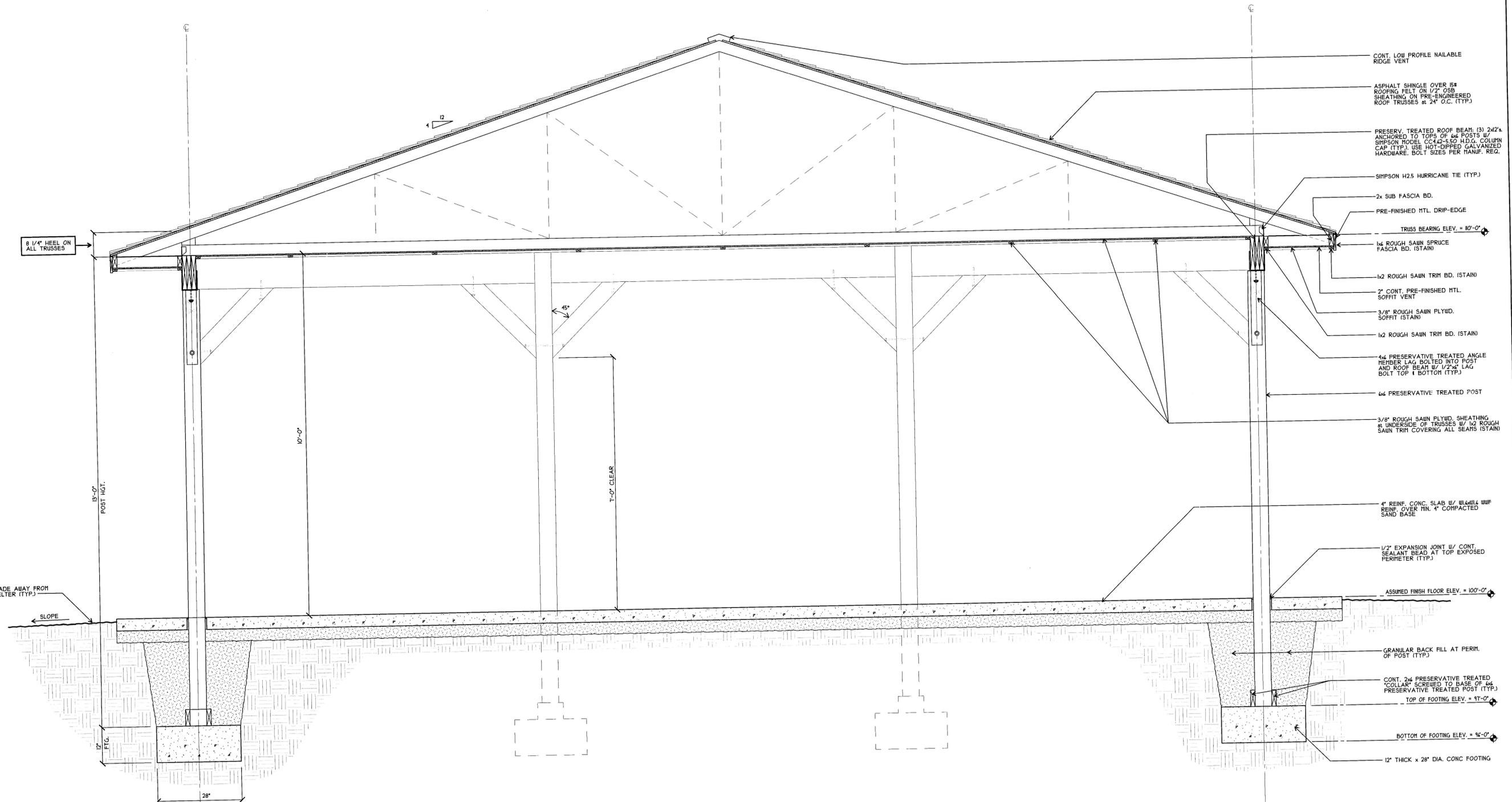
lms
 dr:
 lms
 ck:
 lms
 app'd:

NEW PICNIC PAVILION FOR:
CAMP CHALDEAN
 1391 KELLOGG RD., BRIGHTON, MI 48114
BUILDING SECTION

A2.0
1578

| LINE LEGEND | |
|-------------|------------------------|
| --- | NEW CONSTRUCTION |
| - - - - | EXISTING TO REMAIN |
| ---- | HIDDEN WORK |
| | EXISTING TO BE REMOVED |

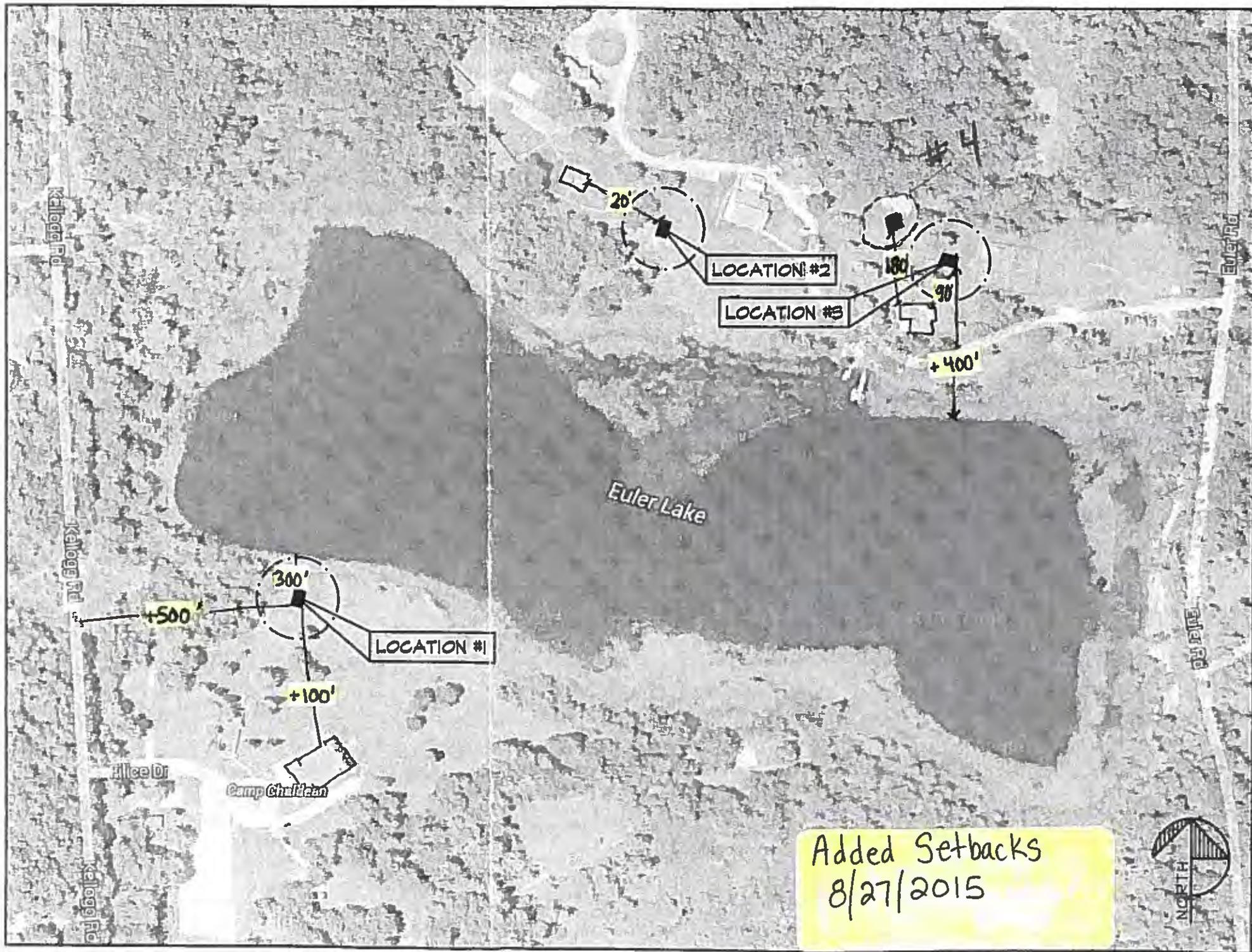
- NOTES:
- ALL FRAMING LUMBER SHALL BE PRESERVATIVE TREATED MATERIAL.
 - ALL HARDWARE IN CONTACT WITH PRESERVATIVE TREATED WOOD, SHALL BE HOT-DIPPED GALVANIZED.



- CONT. LOW PROFILE NAILABLE RIDGE VENT
- ASPHALT SHINGLE OVER 15# ROOFING FELT ON 1/2" OSB SHEATHING ON PRE-ENGINEERED ROOF TRUSSES AT 24" O.C. (TYP.)
- PRESERV. TREATED ROOF BEAM: (3) 2x12" ANCHORED TO TOP OF 6x6 POSTS W/ SIMPSON MODEL CC-42-550 H.D.G. COLUMN CAP (TYP.). USE HOT-DIPPED GALVANIZED HARDWARE. BOLT SIZES PER MANUF. REQ.
- SIMPSON H2.5 HURRICANE TIE (TYP.)
- 2x SUB FASCIA BD.
- PRE-FINISHED MTL. DRIP-EDGE
- TRUSS BEARING ELEV. = 10'-0"
- 1/2" ROUGH SAUN SPRUCE FASCIA BD. (STAIN)
- 1/2" ROUGH SAUN TRIM BD. (STAIN)
- 2" CONT. PRE-FINISHED MTL. SOFFIT VENT
- 3/8" ROUGH SAUN PLYBD. SOFFIT (STAIN)
- 1/2" ROUGH SAUN TRIM BD. (STAIN)
- 1/4" PRESERVATIVE TREATED ANGLE MEMBER LAG BOLTED INTO POST AND ROOF BEAM W/ 1/2" LAG BOLT TOP & BOTTOM (TYP.)
- 6x6 PRESERVATIVE TREATED POST
- 3/8" ROUGH SAUN PLYBD. SHEATHING @ UNDERSIDE OF TRUSSES W/ 1/2" ROUGH SAUN TRIM COVERING ALL SEARS (STAIN)
- 4" REINF. CONC. SLAB @ 1/4" UNIF REINF. OVER MIN. 4" COMPACTED SAND BASE
- 1/2" EXPANSION JOINT @ CONT. SEALANT BEAD AT TOP EXPOSED PERIMETER (TYP.)
- ASSUMED FINISH FLOOR ELEV. = 100'-0"
- GRANULAR BACK FILL AT PERIM. OF POST (TYP.)
- CONT. 2x4 PRESERVATIVE TREATED "COLLAR" SCREWED TO BASE OF 6x6 PRESERVATIVE TREATED POST (TYP.)
- TOP OF FOOTING ELEV. = 91'-0"
- BOTTOM OF FOOTING ELEV. = 90'-0"
- 12" THICK x 28" DIA. CONC FOOTING

BUILDING SECTION

SCALE: 3/4" = 1'-0"



1
A10

SCHEMATIC SITE PLAN

NOT TO SCALE



September 9, 2015

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

| | |
|-------------------|--|
| Attention: | Kelly Van Marter, AICP Assistant Township Manager and Planning Director |
| Subject: | Proposed Amendment to the 2013 Township Master Plan |

The Township asked for our assistance with a minor amendment to the Township's Master Plan.

More specifically, following the adoption of your 2013 plan, the Township Engineer determined that the Oak Pointe Municipal Water and Sanitary Sewer system is nearing capacity (please see attached memo from Greg Tatara).

In order to limit future impacts on this system, we have proposed to amend both the future land use and growth boundary categories for the subject area (please see attached page highlighting the area changed).

On Map 7: Future Land Use, the area has been changed from Small Lot Single Family (2 to 3 units per acre) to Low Density Single Family (1 acre per unit) residential. The corresponding area has also been changed on Map 8: Growth Boundary, from a Primary Growth Area to a Secondary Growth Area.

Since this area is not referenced specifically in the text, only these two maps have changed and the rest of the plan would remain as adopted in 2013.

The anticipated process to adopt this amendment is as follows:

- September 14: Planning Commission review and action to forward draft plan amendment to the Township Board.
- September 21: Township Board to take action authorizing distribution of the draft plan amendment to adjacent communities, county, and agencies per the Michigan Planning Enabling Act for 42-day review period.
- November 9: Following the 42-day review period, Planning Commission conducts a public hearing, reviews any comments received, adopts the amended plan, and forwards to Township Board for their approval
- December 7: Township Board adopts amended plan.

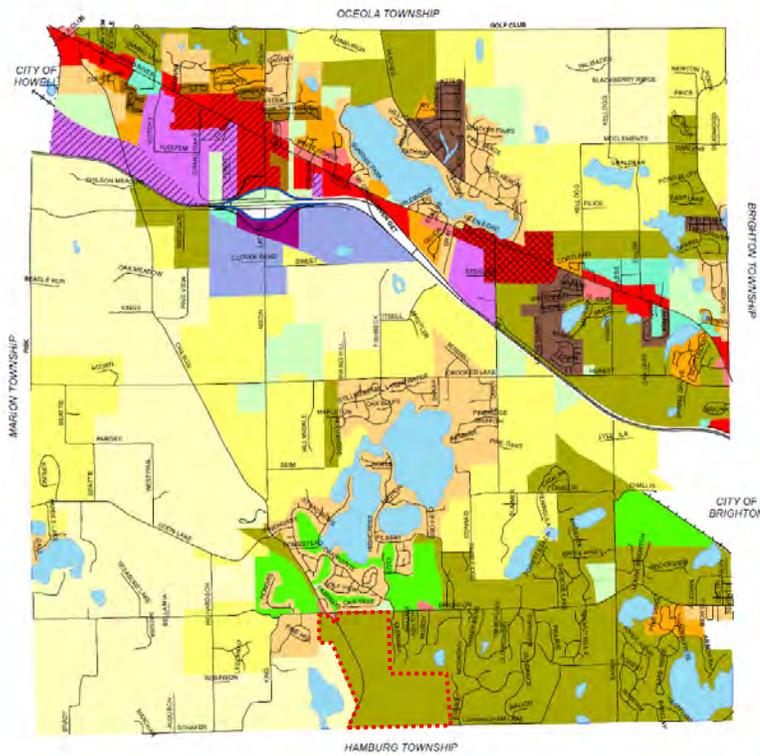
Should you have any questions concerning this matter, please do not hesitate to contact our office. We can be reached by phone at (248) 586-0505, or via e-mail at borden@lslplanning.com and duffy@lslplanning.com.

Sincerely,

LSL PLANNING, INC.

Brian V. Borden, AICP
Principal Planner

Kathleen Duffy, AICP
Project Planner II



MAP 7
Future Land Use

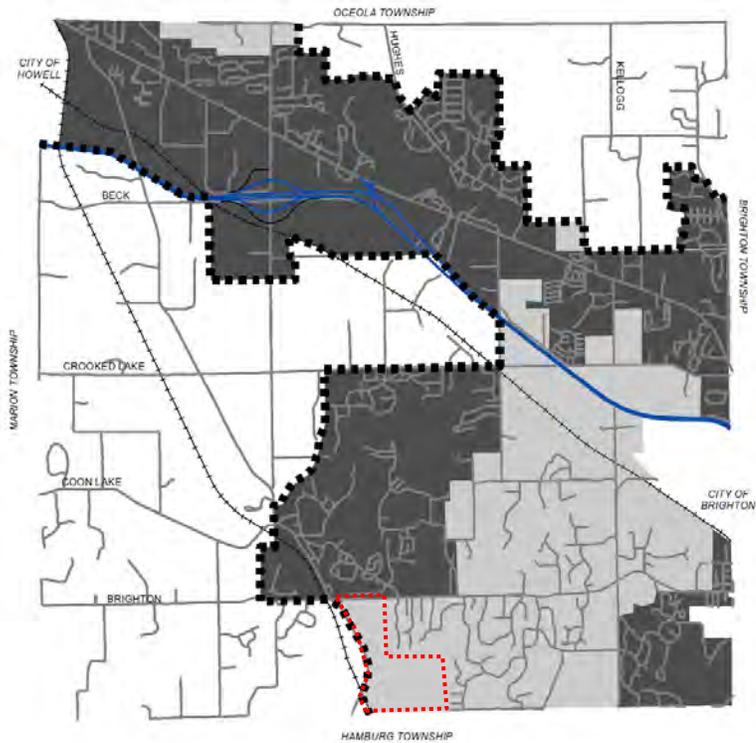
Master Plan Update
 Genoa Township
 Livingston County, MI

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

August 2015

0 0.25 0.5 1 1.5 Miles

Sources: MCOI, Livingston County, Genoa Twp.



MAP 8
Growth Boundary

Master Plan Update
 Genoa Township
 Livingston County, MI

- Growth Boundary
- Primary Growth Areas
- Secondary Growth Areas
- Rural Reserve Areas

August 2015

0 0.25 0.5 1 1.5 Miles

Sources: MCOI, Livingston County, Genoa Twp.



MEMO

TO: Kelly VanMarter, Assistant Township Manager
FROM: Greg Tatara, Utility Director
DATE: August 27, 2015
RE: Extension of the Oak Pointe Municipal Water and Sanitary Sewer Boundaries

.....

Per your request, I have prepared this Memo outlining the available capacity with the existing Oak Pointe municipal water and sanitary sewer systems.

Oak Pointe Municipal Water System

The current maximum day demand in the Oak Pointe municipal water system is near the capacity of our wells and exceeds the treatment capacity of the plant. In fact, during periods of high irrigation and demand, we have had to implement water use restrictions to assure that enough water would be available for fire and public safety measures. Current customers also experience diurnal low pressure periods due to high peak demand and the inability of the distribution and production systems to meet these demands.



Currently, the water system has a maximum daily production capability of 1,100 gallons per minute. This equates, when backwash and service water is taken into account, to a maximum daily production amount of 1.45 million gallons per day (MGD). The production capability of Oak Pointe Water System compared to actual demand data from the past several years is at 90%. The Michigan Department of Environmental Quality (MDEQ) recommends that this amount be near 75%, which means that the Oak Pointe Water System is at production capacity and cannot serve additional developments.

In addition, the water treatment process is over capacity. The existing iron removal filters operate at a flow rate of 8 gpm/sft during peak flow, which is significantly over what the recommend 10 State Standards of 3 gpm/sft. Since the facility only removes iron and manganese, there is not as strong regulatory guidelines for iron removal equipment due to the fact that public health is not in danger if the treatment process doesn't function appropriately. However, the existing customers of Oak Pointe expect high

quality water to be supplied at all times. As a result of this over capacity issue, numerous operational measures are taken to ensure we can reliability remove iron during peak summer demand with our current customers, and any expansion of the system will only exacerbate this issue.

Oak Pointe Municipal Wastewater System

The Oak Pointe Wastewater Plant was converted to a pump station and was taken off line in January of 2015, with the wastewater being pumped approximately 5 miles away to the Genoa-Oceola WWTP for treatment. The Sewage Treatment Agreement between Genoa Township and the Genoa Oceola Sewer and Water Authority includes a figure showing the existing Oak Pointe Sanitary Sewer Service Area (Exhibit 1 of the Agreement) and states the following in regards to the future expansion of the district within Genoa Township:

“The line constructed to connect Oak Pointe to the GO WWTP shall be dedicated for the sole purpose of transporting Oak Pointe Flows to the GO Plant and shall not be utilized to transport other flows originated in Genoa Township to the GO WWTP without amendment of this agreement by both Governing Boards.”

In addition to modifications to the existing Sewer Treatment Agreement, if the Township wishes to expand the Oak Pointe sanitary sewer district modifications will be necessary to the Oak Pointe pump station, including, but not limited to modification of the pump flow rates and additional covered equalization and odor control measures at the Oak Pointe pump station.



As outlined above, expanding the existing Oak Pointe municipal water and sanitary sewer presents numerous challenges. Please let me know if you need any further information or have any questions on the above information

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

CALL TO ORDER: The meeting of the Genoa Township Planning Commission was called to order at 6:30p.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 John McManus and support by Barbara Figurski, the agenda was approved as submitted. **Motion carried unanimously.**

CALL TO THE PUBLIC:

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.

Mr. Gary Bachman of Cleary University and Brent LaVanway of Boss Engineering addressed the Planning Commission on behalf of the petitioner. At the recommendation of Township staff, Cleary University is requesting that zoning districts on campus be consolidated. This would combine the industrial property along Grand Oaks Drive and with the OSD zoned properties. They are making this request in anticipation of growth in classrooms, housing, and athletics.

Mr. Mortensen asked how close Grand Oaks Drive would be to the eventual athletic fields. How might woodlands on campus be affected by future projects? Mr. LaVanway indicated the athletic fields are currently being considered for property on Grand Oaks Drive. Mr. Bachman indicated that woodlands will likely be affected by the multi-phase student housing project.

Mr. Borden addressed the Planning Commission. Qualifying conditions within the ordinance, such as minimum lot size and public benefit, appear to be met. Conditions support the idea of a MUPUD. It appears there would be a positive impact on the Township overall. The petitioner would approach the Township as each conceptualized project grew closer to implementation. Residential, office, retail, recreational, institutional uses are proposed. Each fits well in a college campus.

Mr. Brown asked about why all of the uses would be needed. Mr. Bachman stated that he included an exhaustive list within the application as he wished to cover many potentialities based on 20-year growth potential and the arrival of new president. Mr. Brown asked how this zoning might be utilized if the university sold the property at

some time in the future. Mr. Bachman stated that the intention is that the property will remain a university. Mr. Mortensen stated that the resolution might state a condition that the MUPUD applies as long as the property remains a university. Mr. Borden stated that any future property owner would have the opportunity for modifications.

Mr. Borden continued saying that Section 10.03 has requirements for open spaces. The request complies with the open spaces paragraphs of the ordinance. Parking needs to support any phases of future growth but it does appear that the proposed plans will accommodate the requirements. Lighting, landscaping, and signage details would be reviewed with follow-up site plan applications. The Township attorney might look at the PUD Agreement to make sure that he is comfortable. There are references to increases in lighting intensity and building heights, with specifics not yet known. There might be deviations requested at a future time for athletic offerings and student housing. Materials are laid out in the draft agreement and appear to comply with ordinance requirements. Mr. Brown asked if the size of the baseball field is known. Mr. Bachman stated that college baseball associations have specific space requirements. Lighting requirements might be needed more for soccer than baseball. Baseball is a spring sport and longer days factor into that season. Mr. Borden stated that perhaps a limit could be placed in the agreement, a type of cap, kept general, a statement that ensures that these areas are not limitless. There is a height exception for school and institutional settings which does permit additional height. There was consensus that decisions would be made as future projects are presented to the commission and that decisions could be made at that time.

Mr. Markstrom addressed the Planning Commission. This project meets a threshold in water/sewer of 100 REUs, meaning additional infrastructure needs are likely. Local pump station might need to be upgraded. A small master plan might be done at the next site plan approval stage to determine what might need to be done upstream and downstream. The costs of this accommodation would be the responsibility of the petitioner. It is approximately a 30-day process to complete the study and the study is usually approximately 15 pages. Water problems are not anticipated. Sewer usage is more of a concern. MHOG would commission the study. The petitioner usually pays for the study through an escrow.

Mr. Bachman said that approx. 70 additional REU's are needed to complete the build out. Less than 100 are proposed in addition to what already exists.

Mr. Markstrom stated that they are looking at it as an entire development as meeting the 100 REU threshold. Completing the study would eliminate future surprises. The cost of the study is likely within the \$5,000-10,000 range. This is a group of continuous uses. It includes what is already there. Mr. McManus asked if it is 100 REU total or 100 REU more which triggers the threshold. Mr. Markstrom stated that it's about planning for the impact on the system. Mr. Brown asked whether the cost of the study would be onerous for the university. Mr. Bachman stated that if the study is not necessary at this time, the university would prefer not to spend the money. However, if the study is mandated, it's mandated. The existing REU is 53. There is less than 100 REUs which is new. At this time the real future development is unknown.

Mr. Mortensen stated that Cleary University is asking the Township to agree to a major change within the Township. Mr. McManus asked what projects are clearly taking place. Mr. Bachman stated that the dormitory under construction is 21 REU. The university is

currently 53. The university would still be under the 100 REU mark. The next project would be some or all of the athletic fields. Mr. McManus asked whether the agreement could state that over and above a certain number of REU's, then the study would need to be completed. Mr. Markstrom stated that conducting the study now would prevent future construction delays as the study requires 30-45 days.

Mr. Rauch stated that the PUD forms a framework for the future and the infrastructure which is able to support that is a major part of the plan. This is a significant component of understanding the available framework. Increasing load on the system could incur significant costs and knowing those potential costs will help the university understand the real financial impacts that would occur as they choose projects to roll out.

Mr. Bachman stated that the future is unknown and that each project should be based on its own merit as the university sees need to implement each project. Mr. Bachman stated that Genoa Township staff requested that the PUD be applied for so that the entire campus could be put under one multi-use zoning to facilitate future development and future site plan approvals. Ms. VanMarter indicated that perhaps the study would be completed with the next site plan approval and/or the application for the second student housing building. Mr. Markstrom indicated this was the recommendation in his letter.

Mr. Markstrom stated that sharing easements will be a consideration in future projects and that an adjacent property, Livingston Commons, is also zoned PUD.

Mr. Brown read the Brighton Area Fire Department letter and asked Mr. Bachman if he understood their requirements. Mr. Bachman indicated that he did.

Mr. Brown asked about statements made in the PUD agreement. Mr. Borden indicated that the phrases match the ordinance. Mr. Rauch asked if there was a Grand River Corridor plan. Ms. VanMarter stated the plan was done years ago and has now been incorporated into the ordinance.

Commissioners drew attention to various phrases within the PUD document, agreeing:

1. On page one, paragraph five, the word "approved" should read "recommended."
2. On page four, paragraph two, before the words "currently under construction" the phrase "one of which is" should be added. The words "and proposed" should be removed.
3. In section 5.1, the word "Commission" should read "Commissioner."
4. In section 6.3, the word "services" should read "serviced."
5. In section 7.1, the last sentence should be removed.
6. In section 7.3, the phrase should read "routes of approach *to a building*." And the last sentence of that section should be removed.
7. In section 8.1, the phrase "Each commercial and residential parcel/use must" should read "All buildings must." At the end of the paragraph, add the sentence "The Township does not guarantee public utility availability without adequate planning and approval of the Township engineer."
8. Remove section 8.2.
9. In section 8.3 (now 8.2), remove "which may be" and add "Table as applicable and as may be."
10. In section 9.5, the phrase "MSA 125.286(d)" should read "Michigan Compiled Law 125.3503." This section will be reviewed by the Township Attorney.

Mr. Brown gave opportunity for the Impact Assessment to be discussed. Ms. VanMarter indicated that one tax code was incorrect. It should read 302-005 not 301-005.

A call to the public was made with no response.

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)

Mr. Bachman asked about next steps on the PUD agreement. Ms. VanMarter indicated that the Cleary attorney will make any changes recommended by the planning commission then the Township attorney would review the PUD Agreement.

Motion by Mortensen to recommend approval of the request from Cleary University for a rezoning (from OSD & IND to MUPUD) of 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, that the request is found consistent with section 10 of the Township ordinance, the master plan, and local zoning and consolidates a variety of uses into one consolidated zoning.

Support by Diana Lowe. **Motion carried unanimously.**

Motion by Mortensen to approve the Planned Unit Development (PUD) Agreement, subject to the following conditions:

1. Approval by the Township Board of rezoning, environmental impact assessment, and concept PUD plan.
2. Approval by the Township Attorney.
3. Language changes recommended in this evening's discussion.
4. Items 4 and 6 of the LSL consultants review letter related to parking calculations and landscape/site details shall be required.
5. The Township ordinance regarding building height and lighting shall be complied with providing for any deviation to be requested at the time of site plan review as development progresses.
6. The Township makes no guarantee at this time that public utilities will be available.
7. In connection with the next site plan application request, a utility impact determination study will be conducted and paid for by the petitioner.
8. The Township makes no guarantee that an easement will be obtained from neighboring property, relative to a water main connection.

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

Motion by Ms. Figurski to recommend the environmental impact assessment dated 07-23-15, with the revised tax code number from 301-005 to 302-005, subject to approval of the rezoning, PUD Agreement, and site plan by the Township board.

Support by Jim Mortensen. **Motion carried unanimously.**

Motion by Mr. Mortensen to recommend the conceptual site plan dated 07-22-15, subject to approval of the Township Board of the rezoning, PUD Agreement, and environmental impact assessment.

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

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.

Mr. Moses Fram addressed the Planning Commission on behalf of the petitioner. The property in question is a two building office complex, just south of the hospital on the east side of Grand River. Complaints were received from tenants and the snow removal and waste disposal companies, indicating that a nuisance was present. Communication was lost with contractors and an island has been removed, the dumpster pad relocated, and five parking spaces have been added. Subsequently, the waste removal company has found it easier to remove waste. Mr. Fram indicated that he acquired the property in 2012. No other work has been completed. Existing shrub beds are being cleaning, mulch is being added.

Mr. Borden addressed the Planning Commission. Commission has approval authority. This is an after-the-fact approval. The work has already been completed. The improvements do bring the site better into compliance. There appears to be a slight encroachment into the minimum 24' wide drive aisle on the plan.

Mr. Fram indicated that he spoke with the contractor who did the work. The contractor did say that the measurement is 25' which exceeds the ordinance. Mr. Borden recommended that the parking space be field verified by Township staff and if it is not in compliance, they make it a non-parking zone. Currently, the landscaping requirements are not met and requirements for landscaping is at the discretion of the Planning Commission.

Mr. Grajek recommended sending staff out. Mr. Borden indicated that the largest issue appears to be that the new location of the waste receptacle does not meet location requirements. Because it is residential zoning next door it could be a variance issue. The receptacle is not to be less than 20 feet adjacent to the residential area. It is currently approx. 12 feet. Outdoor storage was discussed. Mr. Mortensen asked about placing the dumpster near the storage buildings.

Mr. Fram indicated that the current placing of the dumpster provides for safer movement of the waste management trucks. Mr. Borden indicated that when parking spaces are occupied, the waste pick up is more complex. If waste is picked up after hours, it is a non-issue. The dumpster may or may not be an existing non-conformity. Was a land use permit issued? Was it approved to go there? It would require staff review.

Mr. Markstrom addressed the Planning Commission. Storm water increase is less than one percent. There is a retention basin already. There are no engineering related concerns with the sketch plan.

Mr. Brown reviewed the fire department letter. There was no issue with the site plan; however, Mr. Brown noted that an accessory building exists which is not on the site plan. The accessory building is extremely close to the building and includes a garage door. Mr. Fram indicated that he believes there is drywall on the inside of the the garage door and the garage door is not usable.

Mr. Rauch asked if cross striping is required within a painted outline. Mr. Borden indicated that it is not required in the ordinance.

A call to the public was made with no response.

Planning Commission disposition of petition

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

Motion by Mortensen to approve the request from Lion Investment Group for a sketch plan, dated 07-08-15, for parking lot improvements at Riverbend office complex, located at 7743 Grand River Avenue, Brighton, Michigan, parcel # 4711-13-400-020, subject to the following conditions:

1. Township staff will examine the drive aisle to ensure 24' width.
2. Township staff will work with petitioner on improving landscaping up to or near Township requirements.
3. Township staff will examine the history of the site to determine whether the location of the dumpster was approved and if not, whether a submittal to the Zoning Board of Appeals will be considered.
4. The accessory building will be added to the site plan.

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

Administrative Business:

- *Staff report. There are no agenda items confirmed yet for the September meeting. Ron Akers, the Genoa Township Zoning Official, has accepted a new position as Community Development Director in another community. The Township is currently recruiting for his replacement. A change has been made to packet so that sections are more easily delineated for readers. Culver's was approved by the Township Board.*
- *Approval of July 13, 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 Barb Figurski to adjourn at 8:52 p.m. Support by Diana Lowe. **Motion carried unanimously.***