

**GENOA CHARTER TOWNSHIP BOARD**  
**Regular Meeting and Public Hearing**  
**June 4, 2018**  
**6:30 p.m.**

**AGENDA**

Call to Order:

Pledge of Allegiance:

Call to the Public (Public comment will be limited to two minutes per person)\*:

**Approval of Consent Agenda:**

1. Payment of Bills.
2. Request to Approve Minutes: April 30, 2018 Joint Meeting of all Boards  
May 7, 2018 Regular Board
3. Request for approval to contract with Source Inc. to provide pre and public accuracy tests relative to the August Primary at a cost not to exceed \$3,065.00.
4. Request for approval of a fireworks application from Calvin Heckman for a display scheduled July 7, 2018 at 4127 Clifford Road in Genoa Township.
5. Request for approval of a fireworks application from Calvin Heckman for a display scheduled July 21, 2018 at Mt. Brighton, 4141 Bauer Road in Genoa Township.

**Approval of Regular Agenda:**

6. Request for approval of a rezoning (Ordinance Z-18-02) involving approximately 198 acres from Agricultural (AG) to Parks and Recreational Facilities (PRF). The property in question is located north of McClements Road both the east and west of Kellogg Road. The rezoning involves parcels 4711-02-400-004, 4711-01-300-005 and 4711-01-300-006. The request is petitioned by the Livingston County Planning Department.
7. Consideration of a request to approve the Environmental Impact Assessment dated May 2, 2018 corresponding to a site plan for the proposed phase 1 of the Fillmore County Park located at on the north side of McClements Road east of Kellogg Road on parcels 11-01-300-005 and 11-01-300-006. Phase 1 includes a driveway, parking area, vault restroom, multi-purpose field, and 5k trail. The request is petitioned by the Livingston County Planning Department.
8. Consideration of a request to approve a special use, site plan and environmental impact assessment for a proposed 30,000 sq. ft. automotive assembly building including outdoor storage and storage of hazardous materials for Truck and Trailer Specialties. The property in question is located on a vacant 10-acre parcel located on the west side of Grand Oaks Drive, south of Grand River Avenue (Parcel# 11-05-300-051). The request is petitioned by ACS Build Inc.
  - A. Disposition of Special Use Application.
  - B. Disposition of Environmental Impact Assessment (4-4-18)
  - C. Disposition of Site Plan (5-24-18)

9. Consider approval of a request to enter into contract negotiations with Advanced Disposal for refuse and recycling collection services.

10. Final review of the newsletter to be included in the summer tax billing to be mailed July 1, 2018.

Correspondence  
Member Discussion  
Adjournment

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

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: June 4, 2018

TOWNSHIP GENERAL EXPENSES: Thru June 4, 2018	\$36,000.38
06/01/2018 Bi Weekly Payroll	\$104,149.06
OPERATING EXPENSES: Thru June 4, 2018	\$12,801.40
TOTAL:	<u>\$152,950.84</u>

Check Date	Check	Vendor Name	Amount
Bank FNBCK CHECKING ACCOUNT			
05/15/2018	34452	VERIZON WIRELESS	437.25
05/18/2018	34453	EHIM, INC	8,378.79
05/18/2018	34454	LCGIS	416.00
05/18/2018	34455	LEO'S CUSTOM SPRINKLER SERVICE INC	146.50
05/18/2018	34456	AMY RUTHIG	153.75
05/18/2018	34457	US BANK EQUIPMENT FINANCE	1,765.56
05/18/2018	34458	WEST SHORE SERVICES, INC.	749.11
05/18/2018	34459	WM FLOYD MECHANICAL CONTRACTORS	1,700.00
05/22/2018	34460	CHASE CARD SERVICES	5,470.16
05/22/2018	34461	COMCAST	190.16
05/22/2018	34462	ETHAN MURPHY	50.00
05/22/2018	34463	MHOG WATER AUTHORITY	403.52
05/22/2018	34464	NEOPOST USA INC	2,500.00
05/22/2018	34465	SEWARD PECK & HENDERSON PLLC	2,591.50
05/22/2018	34466	TETRA TECH INC	2,090.00
05/22/2018	34467	WALMART COMMUNITY	245.16
05/29/2018	34468	MICHAEL ARCHINAL	500.00
05/29/2018	34469	AT&T	23.29
05/29/2018	34470	DELUXE FOR BUSINESS	61.37
05/29/2018	34471	MICHIGAN TOWNSHIP ASSOC	6,738.26
05/29/2018	34472	PERFECT MAINTENANCE CLEANING	1,390.00

FNBCK TOTALS:

Total of 21 Checks:	36,000.38
Less 0 Void Checks:	0.00
Total of 21 Disbursements:	36,000.38

Check Register Report For Genoa Charter Township  
 For Check Dates 06/01/2018 to 06/01/2018

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
06/01/2018	FNBCK	12639	CASTRO, TYLER L	907.62	700.32	0.00	Open
06/01/2018	FNBCK	12640	CIACIUCH, CAMERON M	844.62	697.55	0.00	Open
06/01/2018	FNBCK	12641	STATE OF MICHIGAN	6,941.27	6,941.27	0.00	Open
06/01/2018	FNBCK	EFT227	FLEX SPENDING (TASC)	1,495.77	1,495.77	0.00	Open
06/01/2018	FNBCK	EFT228	INTERNAL REVENUE SERVICE	22,338.21	22,338.21	0.00	Open
06/01/2018	FNBCK	EFT229	PRINCIPAL FINANCIAL	2,901.00	2,901.00	0.00	Open
06/01/2018	FNBCK	EFT230	PRINCIPAL FINANCIAL	982.80	982.80	0.00	Open

Totals:		Number of Checks: 007	36,411.29	36,056.92	0.00
	Total Physical Checks:	3		Dir. Dep.	
	Total Check Stubs:	4		<u>68,092.14</u>	

**\$104149.06**

Check Date	Check	Vendor Name	Amount
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Bank 503FN DPW-UTILITIES #503

05/18/2018	4326	SPIRIT OF LIVINGSTON	1,858.72
05/24/2018	4327	VERIZON WIRELESS	615.52
05/29/2018	4328	GREG TATARA	700.00
05/29/2018	4329	TESHA HUMPHRISS	250.00

503FN TOTALS:

Total of 4 Checks:	3,424.24
Less 0 Void Checks:	0.00
Total of 4 Disbursements:	3,424.24

Check Date	Check	Vendor Name	Amount
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Bank 592FN OAK POINTE OPERATING FUND #592

05/18/2018	4266	DON VONBUSKIRK	5,167.92
05/29/2018	4267	AT&T LONG DISTANCE	40.46

592FN TOTALS:

Total of 2 Checks:	5,208.38
Less 0 Void Checks:	0.00
Total of 2 Disbursements:	5,208.38

Check Date	Check	Vendor Name	Amount
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Bank 593FN LAKE EDGEWOOD OPERATING FUND #593

05/22/2018	3388	BRIGHTON ANALYTICAL , L.L.C.	134.00
05/29/2018	3389	BRIGHTON ANALYTICAL , L.L.C.	67.00
05/29/2018	3390	DTE ENERGY	17.78
05/29/2018	3391	GENOA OCEOLA SEWER	3,950.00

593FN TOTALS:

Total of 4 Checks:	4,168.78
Less 0 Void Checks:	0.00
Total of 4 Disbursements:	4,168.78

**GENOA CHARTER TOWNSHIP BOARD**  
**Joint Meeting with the Planning Commission and Zoning Board of Appeals**  
**April 30, 2018**

**MINUTES**

Supervisor Rogers called the joint meeting of the Genoa Charter Township Board to order at 6:30 p.m., with the Pledge of Allegiance. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Robin Hunt, Paulette Skolarus, Terry Croft, Jim Mortensen, Diana Lowe and Jean Ledford. Also present were Township Manager, Michael Archinal; Assistant Township Manager, Kelly VanMarter; Zoning Board of Appeals members Jeff Dhaenens, Marianne McCreary, Bill Rockwell and Greg Rassel; Planning Commission members Doug Brown, Jill Rickard, Chris Grajek; Township Attorney, Joe Seward and approximately 8 persons in attendance.

A Call to the Public was made with no response.

**Special Topic Work Session:**

Discussion of S. Latson Road area zoning: Ms. VanMarter gave a presentation on the proposed S. Latson Road interchange area planned zoning ordinance text amendments. Ms. VanMarter demonstrated the areas on maps featuring Interchange Campus, Interchange Commercial and the Interchange Transition area. The Planning Commission discussed this topic and tabled their decision to receive more information and input. The Master Plan was updated in 2013 to include the new interchange area on Latson Road.

Trustee Mortensen stated that he would like to see Prototype Manufacturing and Light Industrial require a special use. Mr. Brown stated that the uses would need to be fully defined. Ms. Rickard questioned what the proposed buffers would be from residential. Ms. VanMarter stated that they would follow what is already in place in the Zoning Ordinance and that the Industrial buffering would be the minimum where adjacent to residential. Discussion was had in regards to limiting access points on the main road, define where the commercial would be developed, utility service area and internet and broadband services. The members determined that medical and dental offices should be allowed in the Interchange Campus District.

Ms. VanMarter stated that Sweet Road is planned to be the primary access to the proposed Interchange Campus area with discussion about right in and right out curb cuts in other locations along S. Latson where warranted.

Ms. McCreary questioned if MDOT still owns the property west of Latson Road, north of the railroad tracks and if they planned to use the property as a car pool lot. Ms. VanMarter stated that it is unlikely given the land value and amount of excess parking north of I-96 but if requested it would need to be rezoned.

The following members of the Public spoke: Rob Vedro, 4036 Sweet Road, asked if the Township is prepared to install 4 lights on Latson Road to control traffic and if Latson Road was proposed to be widened to handle the traffic volume. Ms. VanMarter stated that as each proposed development goes through the approval process they would be required to conduct a traffic study. Mr. Vedro questioned when utilities would be available. Township Manager Archinal stated that the major sewer plant improvement would be completed in 2020. The bid was just awarded for the project.

Brenda Daniels, 1947 S. Latson Road, asked if there was a change from the proposed master plan and if utilities would be made available to the residential owners. Ms. VanMarter stated that the township will be meeting with the residents in the area in regards to their interest in utility services and cost and the township does not want to burden residents with unwanted special assessments.

Micheala Zint, 4159 Sweet Road, stated that she is troubled about this proposed change and she just recently found out about it. She had multiple issues mainly as to why her property was excluded from the proposed Interchange PUD zoning and what the landscaping buffer would be required from her property. Ms. VanMarter stated that she is available to meet with anyone to discuss this proposed text amendment. Ms. Zint stated that Ms. VanMarter has been very gracious in previous discussions.

**Discussion of Zoning Amendment to allow Planning Commission disposition of site plans and impact assessments:**

Township Manager Archinal asked the Board and Planning Commission to considered eliminating Board approval of impact assessments for site plan approvals. He stated that site plan approval is a two-step process and is considered costly and a time constraint on the developers. The board is an extra step that is not needed in the approval process as it is just often a rubber stamp. The Planning Commission does a great job. Rezoning, special uses, and PUD approvals would continue going before the Board of Trustees for approval after Planning Commission recommendation.



Treasurer Hunt stated that this would cause the trustees to become more involved in the planning process.

Rob Vedro, 4036 Sweet Road, stated that he does not see why they would want to take away the board's voice on a project.

It was received favorably by the group to eliminate board review of impact assessments on site plan projects.

**Member Discussion:**

Mr. Seward, Township Attorney addressed the members to inform them that the United States Supreme Court denied consideration Livingston Christians Schools appeal.

Ms. McCreary questioned if the ZBA variance fee amount could be increased due to the cost of the projects and to help cover the cost of the meetings. She also stated that the state legislature is proposing regulation of well and septic inspections every 10 years for point of sales.

Moved by Croft and supported by Ledford to adjourn the Joint Meeting at 8:11 p.m.



Amy Ruthig  
Zoning Official

**GENOA CHARTER TOWNSHIP BOARD**

**Regular Meeting**

**May 21, 2018**

**MINUTES**

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m., with the Pledge of Allegiance. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Robin Hunt, Jim Mortensen, Terry Croft, Diana Lowe and Jean Ledford. Also present were Township Manager, Michael Archinal and five persons in the audience.

A Call to the Public was made with the following response: Dan Wholihan – Reference is made to page 69 of the township board packet. In 2013 a road improvement plan for Cunningham Lake Road was included on the ballot. Please leave Cunningham Lake alone or you know what will happen.

**Approval of Consent Agenda:**

Moved by Hunt and supported by Lowe to approve all items listed under the Consent Agenda and move the Minutes to the Regular Agenda for further discussion. The motion carried unanimously.

**1. Payment of Bills.**

**2. Request for approval of a permit for the display of fireworks at the Oak Pointe Country Club on July 4, 2018 as submitted by Ace Pyro, LLC, Michael Freeland.**

**3. Request for approval of a proposal from K&J Electric Supply for the purchase of replacement lighting fixtures at a cost not to exceed \$1,981.**

**4. Request for approval to accept the resignation of John McManus from the Planning Commission.**

**5. Request to appoint Jeff Dhaenens to a term on the Planning Commission expiring June 30, 2019.**

**6. Request to appoint Greg Rassel to term on the Zoning Board of Appeals expiring June 30, 2019.**

**Approval of Regular Agenda:**

Moved by Mortensen and supported by Croft to approve for action all items listed under the Regular Agenda including approval of the May 7, 2018 minutes. The motion carried unanimously.

**7. Request to Approve Minutes: May 7, 2018**

Moved by Lowe and supported by Croft the removing the July 1<sup>st</sup> date for the appointments to the Planning Commission and Zoning Board of Appeals. The motion carried unanimously.

**8. Request to set the 2018 Genoa Township Millage Rate at .8009 in order to calculate the 2018 Winter Tax Rate at the direction of the Township Assessor.**

Moved by Ledford and supported by Lowe to set the 2018 millage levies at .8009 as requested by the Township Assessor. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

**9. Request for approval of a resolution No. 180521 for the March Board of Review to accept written appeals at the request of the Township Assessor. (Roll Call vote required.)**

Moved by Hunt and supported by Croft to approve the acceptance of written appeals for the March Board of Review as requested by the Assessor. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

**10. Introduction of a proposed rezoning and authorization of statutory notice for a public hearing on June 4, 2018 concerning 198 acres of land located on the north side of McClements Road, both east and west of Kellogg Road on parcels 4711-02-400-004, 11-01-300-005, and 11-01-300-006. The application is petitioned by The Livingston County Planning Department and the requested rezoning is from Agricultural (AG) to Public Recreation Facility (PRF).**

Moved by Skolarus and supported by Lowe to introduce the proposed ordinance number Z-18-02 and to set a public hearing before the Township Board on Monday, June 4, 2018 for the purpose of considering the proposed zoning map amendment. The motion carried unanimously.

**11. Consideration of a recommendation for approval of an amendment to a previously approved Planned Unit Development and a material change from previously approved site plan for the Athletic fields located at 3575 Cleary Drive, Howell (11-05-400-070). The request is petitioned by Cleary University.**

**A. Disposition of PUD Amendment.**

Moved by Ledford and supported by Lowe to approve the amendment to the Planned Unit Development Agreement with the following conditions:

1. The document shall be formatted to comply with Livingston County Register of Deeds requirements.
2. Item 1. (m.) in regard to the special event display shall specifically define and include dimensions of the area. The location of the area should also be drawn to scale on the approved site plan.
3. The Agreement shall be reviewed and approved by the Township attorney.

The motion was voted and carried unanimously.

**B. Disposition of Site Plan amendment.**

Moved by Skolarus and supported by Croft to approve the amendments to the approved site plan as submitted. The motion carried unanimously.

**12. Discussion of articles for the Township newsletter to be included in the mailing of the Summer 2018 tax bills.**

Newsletter articles were discussed with minor changes to the language. No formal action was taken by the board.

Archinal advised the board that he and the supervisor would be meeting with the Earl Lake Community on Tuesday evening to discuss a road improvement in conjunction with Oceola Township.

Skolarus advised the board that a request for payment of election costs would be included on the Consent Agenda at the next meeting. This cost is related to the new voting equipment and the public and pre-accuracy tests required by the State of Michigan.



Paulette A. Skolarus, Clerk  
Genoa Charter Township

GENOA. PRE&PUBLIC ACCURACY TESTS

VERITY SCAN MACHINES

1st. x # 255.00 255.00

15 x 135.00 2025.00

TOTAL \$ 2280.00

VOTER ASSISTED TERMINALS

1st x # 155.00 155.00

6 x 105.00 630.00

TOTAL: \$ 785.00

GRAND TOTAL \$ 3065.00

# Source

Voting Equipment. Supplies. Expertise.

## LOGIC AND ACCURACY TESTING

### FULL SERVICE TESTING

*Our full service testing provides you with the security and satisfaction that your Optical Scan machines have been properly tested and calibrated for Election Day.*

#### **We provide:**

- Creation of predetermined results chart
- Marking of official ballot test deck
- Setting of voting machine time and date
- Replacement of paper roll (you supply)
- Running of mandated preliminary test
- Check for machine and ballot errors
- Seal voting machine and memory pack
- Record preliminary test information in your poll book
- Set voting machine for election day

#### **Dominion ICP**

\$225.00 for the first precinct/ballot style and \$115.00 for each additional precinct/ballot style.

#### **DS200 and Verity Scan**

\$255.00 for the first precinct/ballot style and \$135.00 for each additional precinct plus ribbons and paper rolls.

\*Additional charge for multiple page ballots

\*Not available in all areas please call for more information

### PRELIMINARY TESTING OF VOTER ASSIST TERMINALS

- First precinct/ballot style: \$155.00
- Each additional: \$105.00

### TEST CHART AND TEST DECK ONLY

*Send us your test ballots and we will create the state mandated test chart and mark your ballots to create the test deck that is needed for you to conduct your preliminary and public test.*

- First precinct/ballot style: \$105.00
- Each additional: \$70.00

\*Additional charge for multiple page ballots

### TEST CHART ONLY

*Send, fax or email us a copy of your ballot for each precinct and we will create the test chart you will need to mark and create your own test deck*

- Each precinct/ballot style: \$65.00

### BALLOTCHART.COM

*You can also create all of your test charts quickly and easily with ballotchart.com. You will be able to create and print the chart to easily mark your test decks.*

- First chart: \$45.00
- Each additional: \$25.00
- ElectionSource Chart Printing: \$10.00

*To get on the schedule please contact us at (888) 742-8037*

*.Amy.BURNS.*

\*All testing adheres to Michigan Election Law MCL 168. 1-168.992 and MCL168.771-168.793 for optical scan voting systems.

# 2018 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY

DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256

The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

- Agricultural or Wildlife Fireworks       Articles Pyrotechnic       Display Fireworks  
 Public Display       Private Display  
 Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT <b>Calvin Heckman</b>		ADDRESS OF APPLICANT <b>4263 Clifford Rd</b>	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER <b>Calvin Heckman</b>		ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER <b>4263 Clifford Rd (RKM Fireworks)</b>	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)		ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER
NAME OF PYROTECHNIC OPERATOR <b>Calvin Heckman</b>		ADDRESS OF PYROTECHNIC OPERATOR <b>4263 Clifford Rd</b>	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NO. YEARS EXPERIENCE <b>15</b>	NO. DISPLAYS <b>45</b>	WHERE <b>Brighton, Howell, Also IN Shows</b>	
NAME OF ASSISTANT <b>Robert Pelcher</b>		ADDRESS OF ASSISTANT <b>4127 Clifford</b>	AGE OF ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF OTHER ASSISTANT		ADDRESS OF OTHER ASSISTANT	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO

EXACT LOCATION OF PROPOSED DISPLAY  
**WATERS EDGE 4127 Clifford Rd Genoa, Twp.**

DATE OF PROPOSED DISPLAY  
**July 8<sup>th</sup> 2018**

TIME OF PROPOSED DISPLAY  
**4PM - 10PM RAIN DATE July 8<sup>th</sup> 2018**

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT  
**RKM Fire works EDWARDS BERG, MI Storage Bunkers**

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT) **1,000,000**

NAME OF BONDING CORPORATION OR INSURANCE COMPANY **ALLIED SPECIALTY**  
~~LOYD OF LONDON INS INC~~

ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY  
**10451 GULFBLD. Treasure Island FL 33706-4814**

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
72	3" Aerial Shells
50	4"
36	5"
12	6"
4	8"
12	Multi shot cakes

SIGNATURE OF APPLICANT  
**Calvin Heckman**

DATE  
**5/29/2018**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
05/21/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Allied Specialty Insurance, Inc. 10451 Gulf Blvd Treasure Island, FL 33706-4814	<b>CONTACT NAME:</b> Michelle Kugler <b>PHONE (A/C, No, Ext):</b> 727-547-3070 <b>FAX (A/C, No):</b> 727-367-5895 <b>E-MAIL ADDRESS:</b> mkugler@alliedspecialty.com
	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> T.H.E. Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>
<b>INSURED</b> RKM FIREWORKS COMPANY & ST. EVANS, INC. 27383 MAY STREET EDWARDSBURG MI 49112	

**COVERAGES**

CERTIFICATE NUMBER: 386

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CPP0105870-01	10/08/2017	10/08/2018	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ N/A
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 10,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CPP0105870-01	10/08/2017	10/08/2018	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			ELP0012342-01 GL	10/08/2017	10/08/2018	EACH OCCURRENCE	\$ 9,000,000
							AGGREGATE	\$ 9,000,000
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WCP0005334-002	11/01/2017	11/01/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
				Coverage is afforded in the State(s) of:			E.L. EACH ACCIDENT	\$ 100,000
							E.L. DISEASE - EA EMPLOYEE	\$ 500,000
							E.L. DISEASE - POLICY LIMIT	\$ 100,000
A	Excess VL			ELP0012341-01	10/08/2017	10/08/2018	Each Occurrence	\$4,000,000
							Aggregate Limit	\$4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Display Date: 07/07/18

Rain Date: 07/08/18

Location: Crooked Lake

RE: General Liability, the following are named as additional insured in respects to the operation of the negligence of the named insured:

Tri Lakes Association

The above Commercial General Liability policy affords P&I, bodily injury & property damage liability coverage arising directly from a fireworks display, however, no Marine, Hull & Machinery or Pollution Liability coverage is afforded under this CGL policy arising from the use of any barge, docks, piers, wharves or floating platforms.

**CERTIFICATE HOLDER**Tri Lakes Association  
4263 Clifford  
Brighton, MI 48116

Cert 386

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.



TO GENOA TWP BOARD,

This is a contingency letter for any or all fireworks not used, or didn't fire for any reason, will be immediately removed from the site following the show and returned to RKM's BATF Registered Bunker for storage or disposal.

Thank you  
Calvin Heckman Jr  
RKM Fireworks  
Calvin Heckman Jr.



U.S. Department of Justice  
Bureau of Alcohol, Tobacco, Firearms and Explosives  
Federal Explosives Licensing Center  
244 Needy Road  
Martinsburg, West Virginia 25405

901090: CRR/FLS  
5400  
File Number: 4MI00995

12/04/2015

SUBJECT: EMPLOYEE POSSESSOR LETTER OF CLEARANCE for:

CALVIN HECKMAN

SHOOTER AND OPERATOR  
(810)227-6307

4255 CLIFFORD RD  
BRIGHTON, MI 48116

and is ONLY valid under the following Federal explosives license/permit:

BKM FIREWORKS CO  
27983 MAY ST  
EDWARDSBURG, MI 49112  
1972

Dear CALVIN HECKMAN:

You have been approved to transport, ship, receive or possess explosive materials as an employee possessor under the Federal explosive license or permit indicated above. This clearance is only valid under the license or permit referenced above.

Sincerely,

Christopher R. Reeves  
Chief, Federal Explosives Licensing Center (FELC)

FELC Customer Service. If you believe that information on your "Letter of Clearance" is incorrect, please return a COPY of the letter to the Chief, Federal Explosives Licensing Center (FELC), with a statement showing the nature of the error. The Chief, FELC, shall correct the error, and return an amended letter to you.

Mail: ATF  
Chief, FELC  
Attn.: LOC Correction  
244 Needy Road  
Martinsburg, West Virginia 25405

Fax: 1-304-616-4401  
Chief, FELC  
Attn.: LOC Correction

Call toll-free: 1-877-283-3352

WWW.ATF.GOV

CALVIN HECKMAN

Employee Possessor Letter of Clearance for:

DOR



5' the MAP for TRI Cakes Show

# 2017 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY  
DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256  
The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

- Agricultural or Wildlife Fireworks       Articles Pyrotechnic       Display Fireworks  
 Public Display       Private Display  
 Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT <b>Calvin Heckman</b>		ADDRESS OF APPLICANT <b>4263 Clifford</b>	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER <b>SAME AS ABOVE</b>		ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER <b>SAME AS ABOVE</b>	<b>(RKM Fireworks)</b>
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)		ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER
NAME OF PYROTECHNIC OPERATOR <b>Calvin Heckman</b>		ADDRESS OF PYROTECHNIC OPERATOR <b>4263 Clifford</b>	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NO. YEARS EXPERIENCE <b>15</b>	NO. DISPLAYS <b>45</b>	WHERE <b>Brighton, Howell, Also IN. Shows</b>	
NAME OF ASSISTANT <b>Robert Pelcher</b>		ADDRESS OF ASSISTANT <b>4127 Clifford Rd</b>	AGE OF ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF OTHER ASSISTANT		ADDRESS OF OTHER ASSISTANT	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO

EXACT LOCATION OF PROPOSED DISPLAY  
**MT Brighton 4141 Bauer Rd Brighton Mi Genoa TWP**

DATE OF PROPOSED DISPLAY  
**July 21 2019**

TIME OF PROPOSED DISPLAY  
**APPROX 10 PM**

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT  
**RKM Fireworks Storage Bunker Edwards Berg MI**

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT)  
**1,000,000**

NAME OF BONDING CORPORATION OR INSURANCE COMPANY  
**ALLIED SPECIALITY INS INC.**

ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY  
**10451 GULF Blvd. Treasure Island FL 33706-4814**

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
<b>72</b>	<b>3"</b>
<b>36</b>	<b>4"</b>
<b>24</b>	<b>5"</b>
<b>12</b>	<b>6"</b>
<b>15</b>	<b>MULTI shot cakes</b>

SIGNATURE OF APPLICANT  
**Calvin Heckman**

DATE  
**5/29/2018**

**313 304 0579**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
05/21/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Allied Specialty Insurance, Inc. 10451 Gulf Blvd Treasure Island, FL 33706-4814	CONTACT NAME: Michelle Kugler	FAX (A/C. No.): 727-367-5695
	PHONE (A/C. No. Ext): 727-547-3070	E-MAIL ADDRESS: mkugler@alliedspecialty.com
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: T.H.E. Insurance Company		12866
INSURED RKM FIREWORKS COMPANY & ST. EVANS, INC. 27383 MAY STREET EDWARDSBURG MI 49112	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES      CERTIFICATE NUMBER: 385      REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CPP0105870-01	10/08/2017	10/08/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ N/A PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
A	<input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CPP0105870-01	10/08/2017	10/08/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED      RETENTION \$			ELP0012342-01 GL	10/08/2017	10/08/2018	EACH OCCURRENCE \$ 9,000,000 AGGREGATE \$ 9,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WCP0005334-002 Coverage is afforded in the State(s) of:	11/01/2017	11/01/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 100,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 100,000
A	Excess VL			ELP0012341-01	10/08/2017	10/08/2018	Each Occurrence \$4,000,000 Aggregate Limit \$4,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Display Date: 07/21/18      Rain Date: 07/22/18      Location: Mt. Brighton Ski Area, 4141 Bauer Road Brighton, MI 48116RE: General Liability, the following are named as additional insured in respects to the operation of the negligence of the named insured:  
Brighton Alumni Association

The above Commercial General Liability policy affords P&amp;I, bodily injury &amp; property damage liability coverage arising directly from a fireworks display, however, no Marine, Hull &amp; Machinery or Pollution Liability coverage is afforded under this CGL policy arising from the use of any barge, docks, piers, wharves or floating platforms.

CERTIFICATE HOLDER Brighton Alumni Association 7878 Brighton Road Brighton, MI 48116  Cert 385	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  <i>Carol A. Serra</i>

✓ TO GENOA TWP BOARD,

This is a contingency letter for any or all fireworks not used, or didn't fire for any reason, will be immediately removed from the site following the show and returned to RKM's BATF Registered Bunker, for storage or disposal.

Thank you  
CALVIN HECKMAN JR  
RKM FIREWORKS  
*Calvin Heckman Jr.*



U.S. Department of Justice  
Bureau of Alcohol, Tobacco, Firearms and Explosives  
Federal Explosives Licensing Center  
244 Needy Road  
Martinsburg, West Virginia 25405

901090: CRR/FLS  
5400  
File Number: 4MI00995

12/04/2015

SUBJECT: EMPLOYEE POSSESSOR LETTER OF CLEARANCE for:

CALVIN HECKMAN

SHOOTER AND OPERATOR  
(810)227-6307

4255 CLIFFORD RD  
BRIGHTON, MI 48116

and is ONLY valid under the following Federal explosives license/permit:

BKM FIREWORKS CO  
27983 MAY ST  
EDWARDSBURG, MI 49112  
1972

Dear CALVIN HECKMAN:

You have been approved to transport, ship, receive or possess explosive materials as an employee possessor under the Federal explosive license or permit indicated above. This clearance is only valid under the license or permit referenced above.

Sincerely,

Christopher R. Reeves  
Chief, Federal Explosives Licensing Center (FELC)

FELC Customer Service. If you believe that information on your "Letter of Clearance" is incorrect, please return a COPY of the letter to the Chief, Federal Explosives Licensing Center (FELC), with a statement showing the nature of the error. The Chief, FELC, shall correct the error, and return an amended letter to you.

Mail: ATF  
Chief, FELC  
Attn.: LOC Correction  
244 Needy Road  
Martinsburg, West Virginia 25405

Fax: 1-304-616-4401  
Chief, FELC  
Attn.: LOC Correction

Call toll-free: 1-877-283-3352

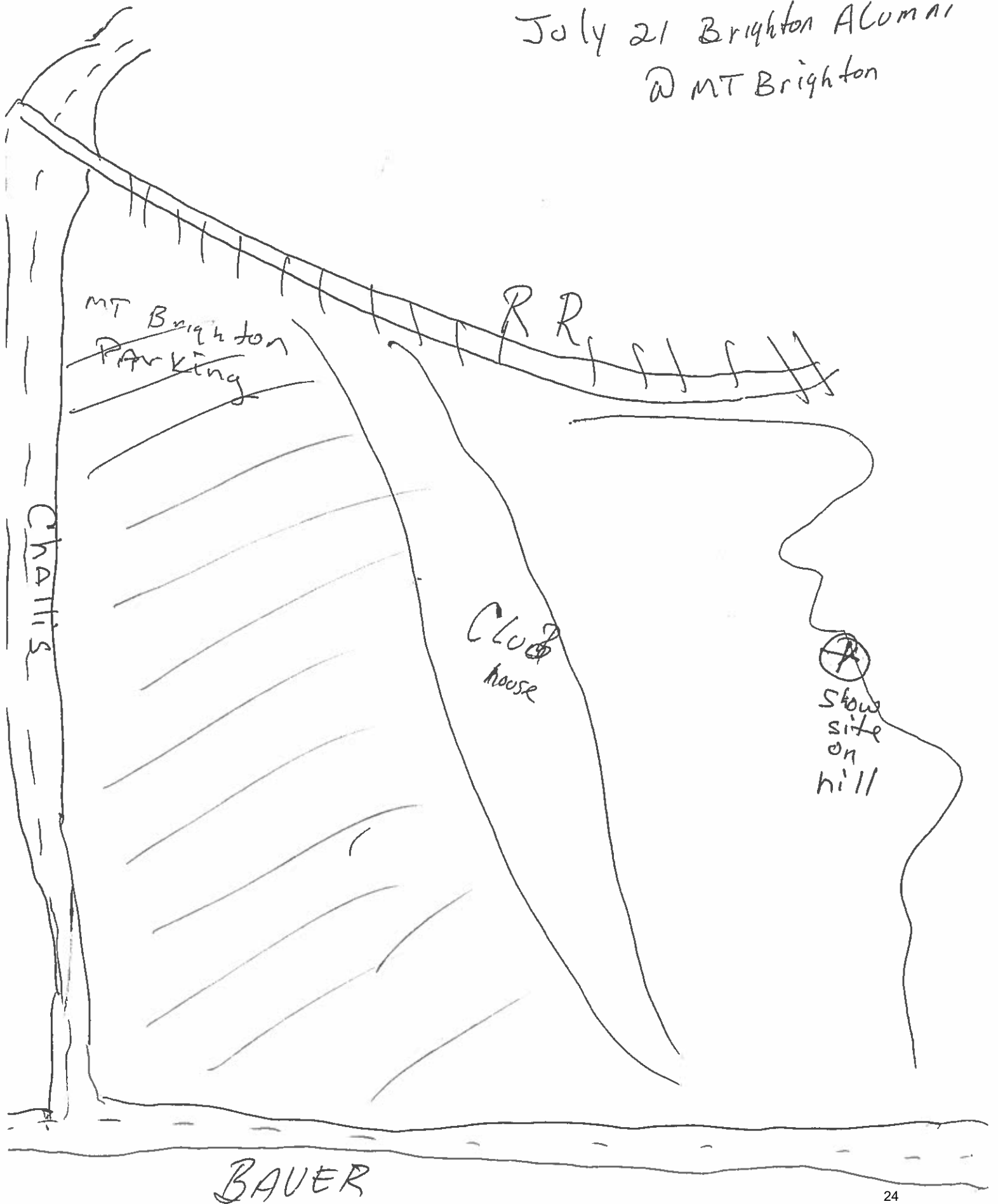
WWW.ATF.GOV

CALVIN HECKMAN

Employee Possessor Letter of Clearance for:

# Site MAP

July 21 Brighton Alumni  
@ MT Brighton



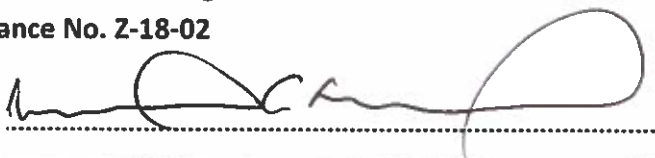




# MEMORANDUM

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

**TO:** Honorable Board of Trustees  
**FROM:** Kelly VanMarter, Assistant Manager/Community Development Director  
**DATE:** May 31, 2018  
**RE:** Fillmore Park Rezoning Ordinance No. Z-18-02

MANAGERS REVIEW: 

In consideration of the approval recommendations by the Township Planning Commission (5/14/18) and the Livingston County Planning Commission (5/16/18) please find the attached proposed Ordinance Number Z-18-02. The proposed ordinance involves a rezoning of approximately 198 acres located north of McClements Road both east and west of Kellogg Road. The proposed rezoning is to go from Agricultural (AG) to Public and Recreational Facilities (PRF) zoning district for the Livingston County Fillmore Park.

Based on the aforementioned approval recommendations and the criteria stated in the Zoning Ordinance I provide the following for your consideration:

**REZONING – REQUIRES CALL TO PUBLIC AND ROLL CALL VOTE**

Moved by \_\_\_\_\_, supported by \_\_\_\_\_ to approve and adopt Ordinance No. Z-18-02. The proposed amendment to the Zoning Map is consistent with Section 22.04 of the Township Zoning Ordinance.

**SUPERVISOR**

Bill Rogers

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

**MANAGER**

Michael C. Archinal

**ORDINANCE NO. Z-18-02**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CHARTER TOWNSHIP OF GENOA BY REZONING 198 ACRES OF LAND INVOLVING PARCELS #11-02-400-004, 11-01-300-005 AND 11-01-300-006 FROM AGRICULTURAL (AG) TO PUBLIC AND RECREATIONAL FACILITIES (PRF).**

**THE CHARTER TOWNSHIP OF GENOA HEREBY ORDAINS that the Zoning Map shall be amended as follows:**

Real property containing 198 acres with parcel ID numbers 4711-02-400-004, 11-01-300-005 and 11-01-300-006 situated on the north side of McClements Road, both east and west of Kellogg Road, which is more particularly described as follows:

- 11-02-400-004: SEC. 2 T2N, R5E, E 1/2 OF SE 1/4 80A EXCEPT COMM AT SE COR TH N01\*54'34"W 1222.92 FT TO POB TH S88\*05'26"W 295.13 FT TH N01\*54'34"W 295.16 FT TH N88\*05'26"E 295.13 FT TH S01\*54'34"E 295.16 FTO TO POB CONT. 78 AC M/L*
- 11-01-300-005: SEC. 1 T2N, R5E, SW 1/4 OF SW 1/4 40A*
- 11-01-300-006: SEC. 1 T2N, R5E, E 1/2 OF SW 1/4 80A*

Shall be rezoned from Agricultural (AG) to Public and Recreational Facilities (PRF) zoning classification. 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 Public and Recreational Facilities (PRF) District finding that such classification properly achieved the purposes of Section 22.04 of the Township’s Zoning Ordinance (as amended).

**Severability** If any provision of this Ordinance is found to be invalid, than the remaining portions of this Ordinance shall remain enforceable.

**Effective Date** This Ordinance shall be effective upon publication in a newspaper of general circulation as required by law.

On the motion to adopt the Ordinance the following vote was recorded:

**Yeas:**

**Nays:**

**Absent:**

I hereby approve the adoption of the foregoing Ordinance this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Paulette Skolarus  
Township Clerk

\_\_\_\_\_  
Bill Rogers  
Township Supervisor

Township Board First Reading: 5/21/18  
Date of Publication of Proposed Ordinance: 5/23/18  
Township Board Second Reading and Adoption: 6/4/18  
Date of Publication of Ordinance Adoption: 6/10/18  
Effective Date: 6/17/18



**GENOA CHARTER TOWNSHIP**  
**Application for Re-Zoning**

APPLICANT NAME: Livingston County Planning Department ADDRESS: 304 E. Grand River Ave., Howell

OWNER NAME: Livingston County Government ADDRESS: 304 E. Grand River Ave., Howell

PARCEL #(s): 4711-02-400-004, 4711-01-300-005, 4711-01-300-006 PRIMARY PHONE: ( 517 ) 540-8734

EMAIL 1: KKline-Hudson@livgov.com EMAIL 2: SBarb@livgov.com

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:  
Agriculture (AG) to PRF (Public and Recreational Facilities)
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 proposed rezoning is not consistent with the Master Plan designation of Agriculture/Country Estate.

Conditions regarding this property were changing concurrent with the 2013 adoption of the Genoa Township

Master Plan. The Warranty Deed for this Livingston County park property was recorded on October 22, 2013.

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, the environmental features on-site are suitable for the host of uses allowed in the PRF zoning district. The former agricultural fields are particularly suitable for the intended active recreational uses permitted in the PRF zoning district.

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?

Yes, the Trust Agreement of Raymond Fillmore states that Livingston County is to only use the land for recreation purposes as a county park. Therefore, Livingston County is unable to utilize the land for agricultural purposes as permitted by the current AG 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?

The potential uses allowed in the PRF zoning district shall be compatible with the adjacent recreational land uses and the PRF zoning of Camp Chaldean. Additionally, the future recreational uses of Fillmore County Park will not be detrimental to surrounding property values in terms of views, noise, etc. Conversely, use of the park will provide health and welfare benefits to the surrounding residential uses.

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, current infrastructure capacity and services are sufficient to accommodate the uses permitted in the requested PRF district; particularly the limited recreational uses intended for Fillmore County Park.

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.

In Northeast Genoa Charter Township there are only private recreational uses such as Camp Chaldean, Faulkwood Shores Golf Course and Roller Rama. Fillmore County Park will be the only public recreational resource in this area of the Township, thereby meeting a demand for free, public recreation.

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?

PRF zoning is the most appropriate Genoa Charter Township zoning district for the proposed municipal-owned, public recreation uses of Fillmore County Park. The Statement of Purpose for the PRF zoning district is a precise match to the intended government provided recreational uses, and recreational uses are permitted by right in the PRF zoning district.

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

The Trust Agreement of Raymond Fillmore states that Livingston  
County to only use the land for recreation purposes as a County Park.

**C. AFFIDAVIT**

The undersigned says that they are the Owner Representative (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: Donald J. Parker, Chair, Livingston County Board of Commissioners

ADDRESS: 304 East Grand River Avenue, Howell, MI, 48843

X Donald J. Parker  
SIGNATURE

The following contact should also receive review letters and correspondence:

Name: Gary Childs, Livingston County Commissioner Email: gary@southlyoncycle.com

Business Affiliation: Chair, Livingston County Parks & Open Space Advisory Committee

**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: Fillmore County Park

PROJECT LOCATON & DESCRIPTION: 7315 McClements Road, Brighton, MI 48114  
198 acres of vacant, fallow agricultural land

SIGNATURE: X Donald J. Parker DATE: 4-2-2018

PRINT NAME: Donald J. Parker PHONE: 517 546-3520

COMPANY NAME & ADDRESS: Livingston County, 304 East Grand River, Howell, MI 48843

**Legal Description, Fillmore County Park**

Tax Parcel No. 4711-01-300-005

Sec. 1 T2N, R5E, the SW 1/4 of the SW 1/4, containing 40 acres, more or less

Tax Parcel No. 4711-01-300-006 (7315 McClements Rd.)

Sec. 1 T2N, R5E, the E 1/2 of the SW 1/4, containing 80 acres, more or less

Tax Parcel No. 4711-02-400-004

Sec. 2 T2N, R5E, the E 1/2 of the SE 1/4, containing 80 acres, more or less, Excepting 2 acres, more particularly described as follows: A parcel of land located in the Southeast quarter of Section 2, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, said parcel more fully described as: Commencing at the Southeast corner of said Section 2, T2N-R5E, Genoa Township; thence North 01°54'34" West, 1222.92 feet on the East line of said section and Centerline of Kellogg Road (66' wide, public) to the Point of Beginning; thence South 88°05'26" West, 295.13 feet; thence North 01°54'34" West, 295.16 feet parallel with said East line; thence North 88°05'26" East, 295.13 feet; thence South 01°54'34" East, 295.16 feet on said East line and Centerline to the Point of Beginning, said parcel containing 2.00 acres, more or less

Subject to easements and restrictions of record, if any, including the rights of the public within the public right of way of Kellogg Road. 198 acres, more or less.

Michael Arens, P.E.  
February 1, 2017

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION PUBLIC HEARING  
MAY 14, 2018  
6:30 P.M.  
MINUTES**

**CALL TO ORDER:** The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present were Chairman Doug Brown, Eric Rauch, Chris Grajek, Jill Rickard and Marianne McCreary. Absent was Jim Mortensen. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of LSL Planning, Gary Markstrom of Tetra Tech, and an audience of approximately 20 people.

**PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited.

**APPROVAL OF AGENDA:** Moved by Commissioner Grajek, seconded by Commissioner McCreary, to approve the agenda as presented.

**CALL TO THE PUBLIC:** The call to the public was made at 6:34 pm with no response.

**OPEN PUBLIC HEARING # 1... Review of request for rezoning of approximately 198 acres from Agricultural (AG) to Parks and Recreational Facilities (PRF). The property in question is located north of McClements Road both the east and west of Kellogg Road. The rezoning involves parcels 4711-02-400-004, 4711-01-300-005 and 4711-01-300-006. The request is petitioned by the Livingston County Planning Department.**

Kathleen Kline-Hudson, Director of the Livingston County Planning Department and Mike Arens, member of the County Parks and Open Space Committee were present on behalf of the petitioner. In 2006 the County was bequeathed the nearly 199 acres of land. Since then, the County has been working to get clear title and to create a master plan the property. They have a small project they would like to implement this summer. They are asking to rezone to the PRF zoning designation in keeping with the intended use. The planning of this property was occurring at around the same time as the current Master Plan was created so the park use is not reflected in the existing Master Plan.

Brian Borden reviewed his letter dated May 7, 2018. The rezoning requires a legislative action following a recommendation from the Planning Commission. This request has been found to be generally compatible with the Master Plan. The plan identifies the site as Agricultural/Country Estate. The current zoning is most compatible with the plan, but PRF is more suitable for the proposed use. This is a predominately rural and agricultural area. Public and recreational uses are allowed in the agricultural district but since this parcel is restricted by the trust agreement to only be used for recreational purchases the PRF zoning makes the most sense.

Gary Markstrom has no concerns with the proposed rezoning. The site has good access and although they existing roads are gravel they are suitable for the proposed use.

Chairman Brown reviewed the fire department letter which indicated all concerns have been addressed.

There are no comments or questions on the Impact Assessment.

Commission McCreary questioned if they had thought about combining the existing 3 parcels into one. Ms. Kline-Hudson responded that they have not considered this and indicated that the property on the west side of Kellogg will not likely be development for some time.

A call to the public was made at 6:46pm with no response.

### **A. Recommendation of Rezoning**

**Moved** by Commissioner Grajek, seconded by Commissioner Rickard, to recommend to the Township Board approval of the rezoning of approximately 198 acres involving parcels 4711-02-400-004, 4711-01-300-005 and 4711-01-300-006 from Agricultural (AG) to Parks and Recreational Facilities (PRF). **The motion carried unanimously.**

**OPEN PUBLIC HEARING # 2... Review of an environmental impact assessment and site plan for the proposed phase 1 of the Fillmore County Park located at on the north side of McClements Road east of Kellogg Road on parcels 11-01-300-005 and 11-01-300-006. Phase 1 includes a driveway, parking area, vault restroom, multi-purpose field, and 5k trail. The request is petitioned by the Livingston County Planning Department.**

Kathleen Kline-Hudson, Director of the Livingston County Planning Department and Mike Arens, member of the County Parks and Open Space Committee were present on behalf of the petitioner. Ms. Kline-Hudson reviewed the proposed park improvement project. The County received a Land and Water Conservation Grant from the MDNR which covers 50% of development costs. The other 50% comes from donations from local communities and the County. She thanked Genoa and the other communities including Marion and Howell Township that have helped to fund the park and help provide the matching grant amount.

In response to comments received from consultants, they have increased the drive width and added a hammer head turn around. They have attempted to add everything that was requested but there is concern about the funding because these changes represent cost over-runs from the initial project.

Brian Borden reviewed his site plan review letter dated May 7, 2018. He suggested that the commission condition any action tonight on the approval of the rezoning since the PRF zoning was used as the basis for this review. The Planning Commission can allow use of gravel parking lots as a low impact alternative. Since it is not expected to be high traffic generating use and the project is low impact the Planning Commission, with a recommendation by the Township Engineer, can allow the gravel surface.

In regard to parking, Mr. Borden states that the zoning ordinance does not contain a standard for a public park facility. As a basis, they used PM peak trip generation in ITE manual to come up



**Township Planning Commission Recommendation: Approval With Conditions.** At their April 5, 2018 meeting, the Green Oak Charter Township Planning Commission recommended Approval with Conditions of the text amendment, with the condition that the private road engineering standards be updated at the same time. Minutes of the meeting and public hearing reflect that there were no public comments.

**Staff Recommendation: Approval With Conditions.** The proposed Green Oak Charter Township Zoning Ordinance amendments are reasonable and appropriate conditioned on the adoption of the new Private Road Ordinance and updated Engineering Standards.

**Commission Discussion:** Commissioners asked if the language for the Private Road Ordinance will be the same as it was in the Zoning Ordinance. Director Kline-Hudson replied that the Zoning Ordinance language regarding private roads has been revised for the general law ordinance and it will be reviewed by the Green Oak Township Attorney.

**Public Comment:** None.

**Commissioner Action:**

**Commissioner Action: IT WAS MOVED BY COMMISSIONER IKLE TO RECOMMEND APPROVAL WITH CONDITIONS. SECONDED BY COMMISSIONER ANDERSON.**

**Motion passed: 6-0**

**E. Z-20-18: GENOA CHARTER TOWNSHIP – REZONING**

**Current Zoning:** AG: Agriculture  
**Proposed Zoning:** PRF: Public Recreation Facilities  
**Section / Proponents:** Sections 1 & 2 / Livingston County

**Township Master Plan:** The Future Land Use plan and map of Genoa Township designates the site Agriculture/Country Estate. The Township Master Plan describes this area in the following manner (p. 5-3):

*Agricultural/Country Estate: These areas shall remain in agricultural use, or develop as single family residential on estate lots. Many of the areas are prime farmland or have significant natural limitations such as wetlands or severe soil limitations. As these areas are not planned for sanitary sewer, they can only support low density residential development. This classification is recommended for single family residences on lots no smaller than 5 acres.*

**County Comprehensive Plan:** The Livingston County Comprehensive Plan Map designates the site as Fillmore County Park (May 2010 Comprehensive Plan update). Other than the map designation, there is no further description in the Plan regarding future County plans for this area.

**Township Planning Commission Recommendation: Approval.** The Genoa Township Planning Commission recommended Approval of this rezoning at its May 14, 2018 Public Hearing. There were no public comments noted in the meeting minutes for this rezoning request.

**Staff Recommendation: Approval.** The rezoning is reasonable and appropriate. The Trust Agreement that originally transferred the property to the County necessitates that the subject parcels be developed and remain only in public recreational use. Therefore, the proposed rezoning to the PRF-Public and Recreation Facilities zoning district best accomplishes this endeavor and is the most compatible Township zoning designation for future development of the property. It is anticipated that the introduction of a County Park into the Township would be viewed as an amenity that would be beneficial to Genoa Township and Livingston County residents alike.

**Commission Discussion:** Commissioners discussed the site plan for the park, the recreational amenities that would be available, funding of the park development and the wonderful support from Genoa Charter Township for Fillmore County Park.

**Public Comment:** None.

**Commissioner Action:**

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER SPARKS TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER IKLE.

**Motion passed: 6-0**

## 8. OLD BUSINESS

### A. Planning Commission Vacancy

Director Kline-Hudson stated that after several weeks of trying to obtain applications from persons representing public education, the vacancy ad has been opened up to applicants with a more general representation. Applications will be excepted until May 31. The County has received two applications thus far, and there have been additional inquiries.

## 9. NEW BUSINESS: None

## 10. REPORTS

### A. County Planning Staff Reports

1. **LivON: Livingston County Outdoor Network, May 8** – Director Kline-Hudson gave an overview of the first meeting of LivON and explained the purpose of this collaborative parks and recreation group. She distributed the meeting notes from the meeting and a slide from the master plan presentation.
2. **May 30 Brown Bag Lunch** – Director Kline-Hudson noted that each Commissioner had received the flyer for this lunch in their meeting packets. She explained that this will be the third time County Planning has held a panel presentation by local municipalities and that this format is very popular.
3. **Michigan Association of Planning (MAP)** – Commissioners were asked to indicate their interest in MAP membership. Commissioners Spark, Clum, Ikle and Abramson would like to be members of this organization.
4. **Airport Zoning Board of Appeals (ZBA)** – Kline-Hudson noted that Commissioner Anderson is the only Planning Commissioner with an active term on this ZBA, and that Prokuda and Spark's terms have lapsed and Kennedy-Carrasco and Hammond must be replaced. Commissioners Prokuda and Sparks stated that they would like their terms renewed and Commissioners Ikle and Abramson indicated that they would serve as new members.
5. **Livingston County Master Plan** – Kline-Hudson reported that a digital copy of the draft master plan will be distributed to Planning Commissioners at the June 20, 2018 meeting. The Planning Commission will be asked to act on the distribution of the plan. Staff will provide a tutorial of how to use the plan. She distributed a handout on the County Master Plan process.
6. **Livingston County Comprehensive Improvement Plan** – Principal Planner Stanford provided an overview of the plan including the number of projects submitted and the total value of the projects. He showed an overhead image of some of the features of the plan. At the June 20, 2018 Planning Commission meeting, Planning Commissioners will be asked to review the final draft of the plan.

## 11. COMMISSIONERS HEARD AND CALL TO THE PUBLIC: None

## 12. ADJOURNMENT

**Commissioner Action:** IT WAS MOVED BY COMMISSIONER SPARKS TO ADJOURN THE MEETING AT 7:32 P.M., SECONDED BY COMMISSIONER ANDERSON.

**Motion passed: 6-0**

May 7, 2018

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Assistant Township Manager and Planning Director
<b>Subject:</b>	Proposed rezoning from AG to PRF Review #2
<b>Location:</b>	7315 McClements Road – north side of McClements, between Kellogg and Hacker Roads
<b>Zoning:</b>	AG Agricultural District

Dear Commissioners:

At the Township’s request, we have reviewed the proposed rezoning of a 198-acre site from AG Agricultural to PRF Public and Recreational Facilities to accommodate the creation and development of a new Livingston County Park (Fillmore Park). This proposal has been reviewed in accordance with the Genoa Township Zoning Ordinance and Master Plan. We previously reviewed this rezoning request in a letter dated April 17, 2018; this letter responds to subsequent changes to the site plan and application.

**A. SUMMARY**

1. We find the proposed rezoning consistent with the review standards of Article 22; however, we defer to the Township Engineer, Utilities Director and Fire Department for any comments related to infrastructure compatibility or capacity.
2. The Master Plan Future Land Use map identifies the site as Agriculture/Country Estate, which is consistent with the current zoning designation. However, the proposal is generally compatible with the intent of this category, as well as several goals of the Plan.
3. The 2013 Master Plan update preceded the idea of this project. As such, the case can be made that conditions have changed since adoption that warrant consideration of a rezoning to PRF.
4. The proposed rezoning to PRF is generally consistent with surrounding land uses and zoning designations.
5. The Agreement that transferred the property to the County necessitates recreational use of the property and PRF zoning is the most compatible designation for future development of the property.
6. Public parks are also allowed under AG zoning; however, in our opinion, PRF is the more appropriate designation for future development of the site.

**B. PROCESS**

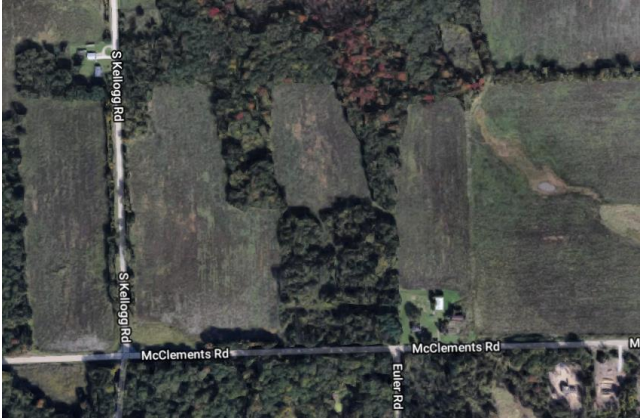
As described in Article 22 of the Zoning Ordinance, the process to amend the Official Township Zoning Map is as follows:

1. The Township Planning Commission holds a public hearing on the rezoning and makes its recommendation to the Township Board;
2. The Livingston County Planning Commission reviews the request and makes its recommendation to the Township Board; and
3. The Township Board considers the recommendations and takes action to grant or deny the rezoning request.

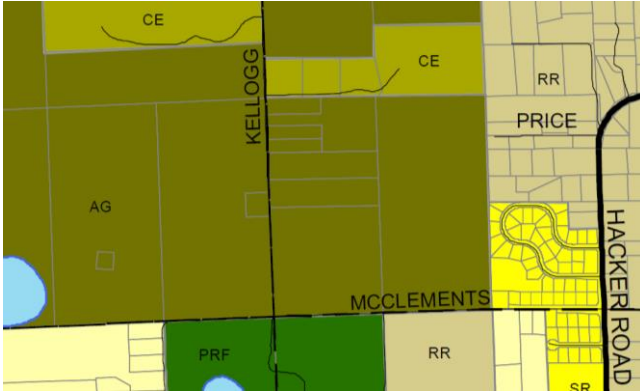
**C. AREA OVERVIEW**

The site is located on the north side of McClements Road, between Kellogg and Hacker Roads. Current zoning, as well as existing and planned land uses in the area are as follows:

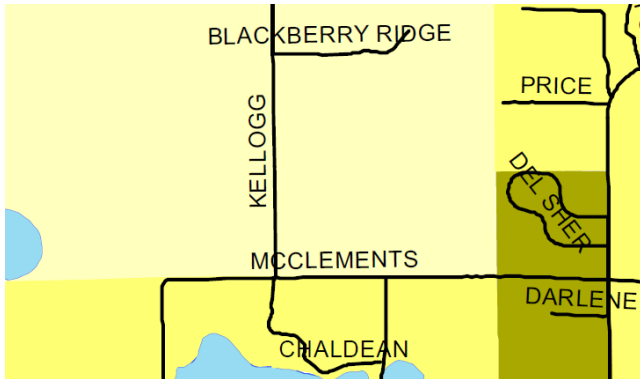
<b>Existing Land Use</b>	
<b>Site</b>	Agricultural
<b>North</b>	Agricultural and residential
<b>East</b>	Residential
<b>South</b>	Recreational
<b>West</b>	Agricultural and residential

<b>Zoning</b>	
<b>Site</b>	AG
<b>North</b>	AG and CE
<b>East</b>	RR and SR
<b>South</b>	PRF and RR
<b>West</b>	SR and PRF

<b>Master Plan</b>	
<b>Site</b>	Agriculture/Country Estate
<b>North</b>	Agriculture/Country Estate
<b>East</b>	Large Lot and Low Density Residential
<b>South</b>	Large Lot Rural Residential
<b>West</b>	Agriculture/Country Estate



## **D. REZONING REVIEW**

- 1. Consistency 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.***

The Township Master Plan and Future Land Use map identify the site and adjacent properties to the north and west and Agriculture/Country Estate. This category is intended for agricultural and residential uses on estate-sized lots (5-acre minimum).

While public parks are not identified under this category, the general intent of preserving large tracts of land is compatible. Additionally, the 2013 update of the Township Master Plan preceded this project; otherwise, consideration likely would have been given to a designation of Public/Quasi Public. As such, the case can be made that conditions have changed since 2013 that warrant consideration of a rezoning to PRF.

Furthermore, the proposal is consistent with several of the stated goals under the categories of land use, preservation of natural features and public facilities and services.

- 2. Compatibility of the site's physical, geological, hydrological and other environmental features with the host of uses permitted in the proposed zoning district.***

The submittal identifies multiple wetland areas that traverse the subject property. Use of the property as a public park under PRF zoning, where much of the land will remain undisturbed and wetlands will be preserved, would generally be viewed as compatible with these features.

- 3. The ability of the site to be reasonably developed with one (1) of the uses permitted under the current zoning.***

The proposed rezoning is tied directly to a plan to convert/develop the property into a County Park. Furthermore, the applicant notes usage limitations contained in the Trust Agreement that transferred the property to the County, whereby it may only be used for recreational purposes. As such, continuation of agricultural use or future development under the AG District would be somewhat contrary to this Agreement.

- 4. The compatibility of all the potential uses allowed in the proposed zoning district 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.***

The primary intent of the PRF District is to allow recreational uses, where more intensive active recreational uses require special land use approval. The site will have one soccer field and a 5k trail, meaning the primary recreational activities will be low-intensity uses on the trail and not subject to the special land use approval process. This district also allows governmental, civic and educational uses; however, as noted above, use of the site is confined to recreational activities per the Trust Agreement.

Development in this area of the Township is at a very low density and the subject site is located immediately north of another large tract of PRF that is developed as a private recreational facility.

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

We defer to the Township Engineer, Utilities Director and Brighton Area Fire Authority for any comments they may have under this criterion.

6. *The apparent demand for the types of uses permitted in the requested zoning district in the Township in relation to the amount of land in the Township currently zoned to accommodate the demand.*

Aside from the recent recreation additions to the Township Hall property, the Township is generally lacking in public recreational opportunities. The introduction of a County Park into the Township should generally be viewed as a benefit to Township and County residents alike.

7. *Where a rezoning is reasonable given the above criteria, a determination the requested zoning district is more appropriate than another district or amending the list of permitted or Special Land Uses within a district.*

Public parks are permitted by right in the AG District; however, the intent of this request is to ensure that future use of the property can only be recreational in nature, as required by the Trust Agreement.

8. *The request has not previously been submitted within the past one (1) year, unless conditions have changed or new information has been provided.*

We are not aware of any rezoning applications associated with this site in the past year.

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 [bborden@safebuilt.com](mailto:bborden@safebuilt.com) and [steve.hannon@safebuilt.com](mailto:steve.hannon@safebuilt.com).

Respectfully,  
SAFE BUILT STUDIO



Brian V. Borden, AICP  
Planning Manager



Stephen Hannon, AICP  
Planner

May 1, 2018

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

Re: **Fillmore County Park**  
**(Parcels #4711-02-400-004, #4711-01-300-005, #4711-01-300-006)**  
**Rezoning and Site Plan Review #2**

Dear Ms. VanMarter:

As requested, we have performed a second review of the above-referenced rezoning request and site plan as prepared by Livingston County Planning Department. The plans have a last revision date of May 1, 2018. This site is located at 7315 McClements Road. The Petitioner is proposing to rezone the site from Agriculture (AG) to Public and Recreational Facilities (PRF) and create a small park and recreation field on the site. We offer the following comments:

#### **GENERAL NOTES**

1. We understand that the proposed site plan is an initial phase for the Fillmore County Park and have taken into consideration that the configuration of the parking lot, driveway, and restroom structure may change as future development occurs. All future parking lots and internal driveways should be constructed in accordance with Genoa Township standards.

#### **TRAFFIC / ROADWAYS**

1. The zoning ordinance requires the drive to be hard surface with concrete curbing. However, the aggregate entrance drive may be considered as a Low Impact Development alternative to the zoning requirements as the park will not have high traffic. The petitioner is not intending to clear snow in the winter so the aggregate drive and parking area would be acceptable.
2. The location of the driveway on McClements Road should be reviewed and approved by the Livingston County Road Commission. Confirmation of this permit should be submitted for the Township's records.

#### **DRAINAGE AND GRADING**

1. All drainage, grading, and soil erosion control measures for future improvements to the property shall be designed in compliance with the regulations established by the Livingston County Drain Commissioner's office.
2. The petitioner has added a note to the plans for ditching around the play field to control stormwater runoff from the field and adjacent lands. This ditching should be shown on the grading plan, as its location will impact the overall limits of the grading on the site.
3. The petitioner should consider crowning the field to allow drainage from the field to drain to the closest edge. As proposed, the stormwater has to drain from one corner to the other to clear the field which is inefficient and may result in ponding on the field.

4. In our previous review we requested the plan include a location for a future detention pond. The need for a detention pond at this time should be discussed and approved by the Livingston County Drain Commissioner. Typically, with any parking lot a detention pond is required along with sedimentation control provisions. A drainage review letter from the LCDC office should be submitted as part of the land use permit process.

The rezoning from AG to PRF presents minimal engineering issues and we therefore have no objections to the proposed rezoning. The site plan comments should be addressed by the petitioner to the satisfaction of the planning committee.

If you have any questions or comments, please call.

Sincerely,



Gary J. Markstrom, P.E.  
Vice President





# BRIGHTON AREA FIRE AUTHORITY

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

May 10, 2018

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Fillmore Park rezoning  
7315 McClements Rd.  
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on April 6, 2018 with revisions received on May 9, 2018. The drawings are dated January 24, 2018 with revisions dated May 1, 2018. The project is based on the proposed redevelopment of a donated fallow agricultural land into a community park. The current submittal is for the development of a multi-sport field, 5k walking path, access and parking and a waterless restroom facility.

The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

1. The dead-end access drive into the parking lot exceeds 300'. Dead ends exceeding 150' are required to be provided a means of emergency vehicle turnaround. This can be accomplished through cul-de-sac or hammerhead-style turnarounds. **(The approved dimensioned turn-around has been included in the new design at the north end of the parking area)**

IFC 503.2.5  
IFC APPENDIX D

2. The site address shall be included on the entrance sign and 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. **(The address for the park is noted to be included on the monument sign at the entrance)**

IFC 505.1

3. The access road into the site shall be a minimum of 26' wide. With a width of 26' wide, one 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 the submittal. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. **(The access road is identified on Sheet C3 as 26' wide, however, is shown at 24' wide on detail sheet C5. It is noted that fire lane signage will be provided but the "No Parking Fire Lane" signs are not indicated on any of the sheets, and there is no detail provided. Signage shall be spaced every 50' along one side of the drive and on all sides of the new hammerhead.)**

IFC D 103.3  
IFC D 103.6



May 10, 2018

Page 2

Fillmore Park rezoning

7315 McClements Rd.

Site Plan Review

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 be "R. Boisvert".

Rick Boisvert, CFPS  
Fire Marshal

cc: Amy Ruthig

# LIVINGSTON COUNTY PLANNING DEPARTMENT –REZONING REVIEW

<b>CASE NUMBER:</b> Z-20-18	<b>LOCATION:</b> Genoa Township <b>SECTION NUMBER:</b> Sections 1 & 2 <b>TOTAL ACREAGE:</b> 198 Acres	<b>APPLICANT/OWNER:</b> Livingston County, Michigan
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**CURRENT ZONING:** AG– Agriculture District

**PERMITTED / SPECIAL USES (Not all inclusive):**

**Permitted:** Including but not limited to: Single-family dwellings, accessory home occupations, accessory uses, buildings and structures customarily incidental to any permitted use, farms, adult foster care family home (6 or fewer adults).

**Special:** Including but not limited to: A second single family home or dwelling unit on a site of at least forty (40) acres for use by members of the immediate family or employees of the farm operation, bed and breakfast inns, accessory roadside stands and commercial cider mills selling produce not grown on the premises.

**MINIMUM LOT AREA:** 10 acres

**REQUESTED ZONING:** PRF – Public Recreational Facilities

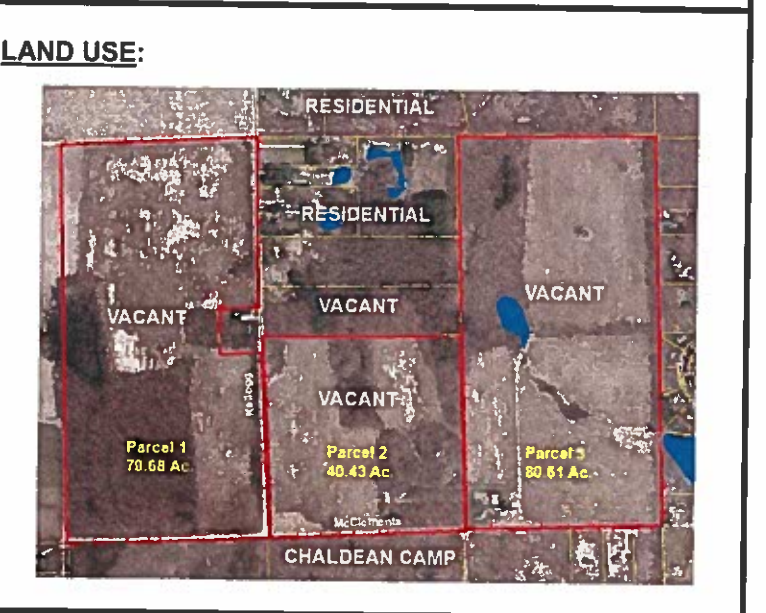
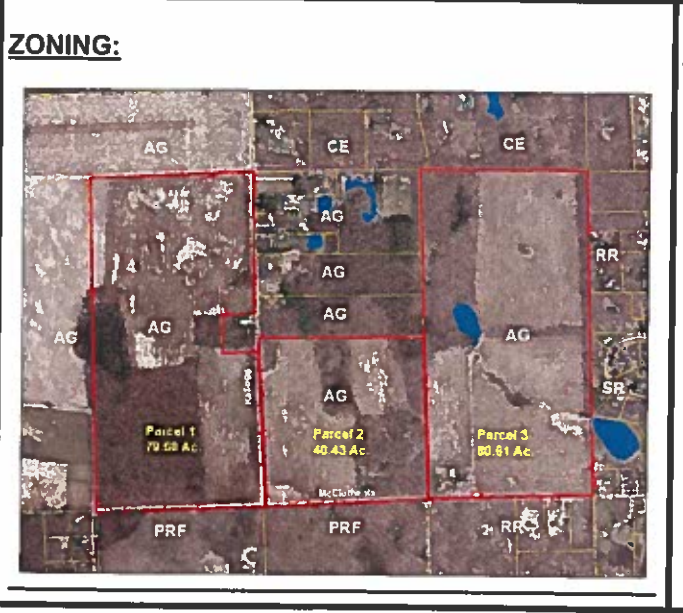
**PERMITTED / SPECIAL USES (Not all inclusive):**

**Permitted** Including but not limited to: Public parks, public open space, public recreation areas, public playgrounds, lakes, beaches, pools, public gardens and public nonprofit golf courses without driving ranges or restaurant/banquet facilities, excluding off-road vehicle courses and trails, gun and archery ranges, township, county, state and federal buildings and uses for administrative functions and uses by the general public, churches, temples and places for public assembly, art galleries, libraries, museums, memorials and monuments.

**Special:** Including but not limited to: Public farmer’s markets, general and specialty hospitals, treatment centers, health centers, and medical institutions, golf driving ranges and miniature golf courses.

**MINIMUM LOT AREA:** Varies according to use.

*Standard from Ordinance: Unless otherwise regulated by state or federal statutes, the area or parcel of land for a permitted public facility shall be not less than required to provide adequate space for the principal and accessory buildings, off-street parking and other accessory uses, yards and open spaces to accommodate the facility and maintain the character of the neighborhood.*



**TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:**

The Genoa Township Planning Commission recommended **APPROVAL** of this rezoning at its May 14, 2018 Public Hearing. There were no public comments noted in the meeting minutes for this rezoning request.

**ESSENTIAL FACILITIES:**

**SANITARY SEWER:** Serviced by private septic.

**WATER SUPPLY:** Serviced by private well.

**ACCESS ROAD(S):** The sites can be accessed east-west from McClements Road and north-south by Kellogg Road, however, as proposed, the property is planned to be accessed mainly from McClements Road.

**EXISTING CONDITIONS:**

The sites proposed for the rezoning request is located in Sections 1 and 2 of Genoa Township.

**Natural Areas:** According to the map "Livingston County's High Quality Natural Areas", there are two Priority-level 2 areas present. One is a 3.5-acre area located on the western boundary of Parcel 1. There other is a 2.1-acre area north-centrally located on Parcel 2, which also project north-easterly into the western portions of Parcel 3.

**Land Use:** The subject parcels are currently vacant.

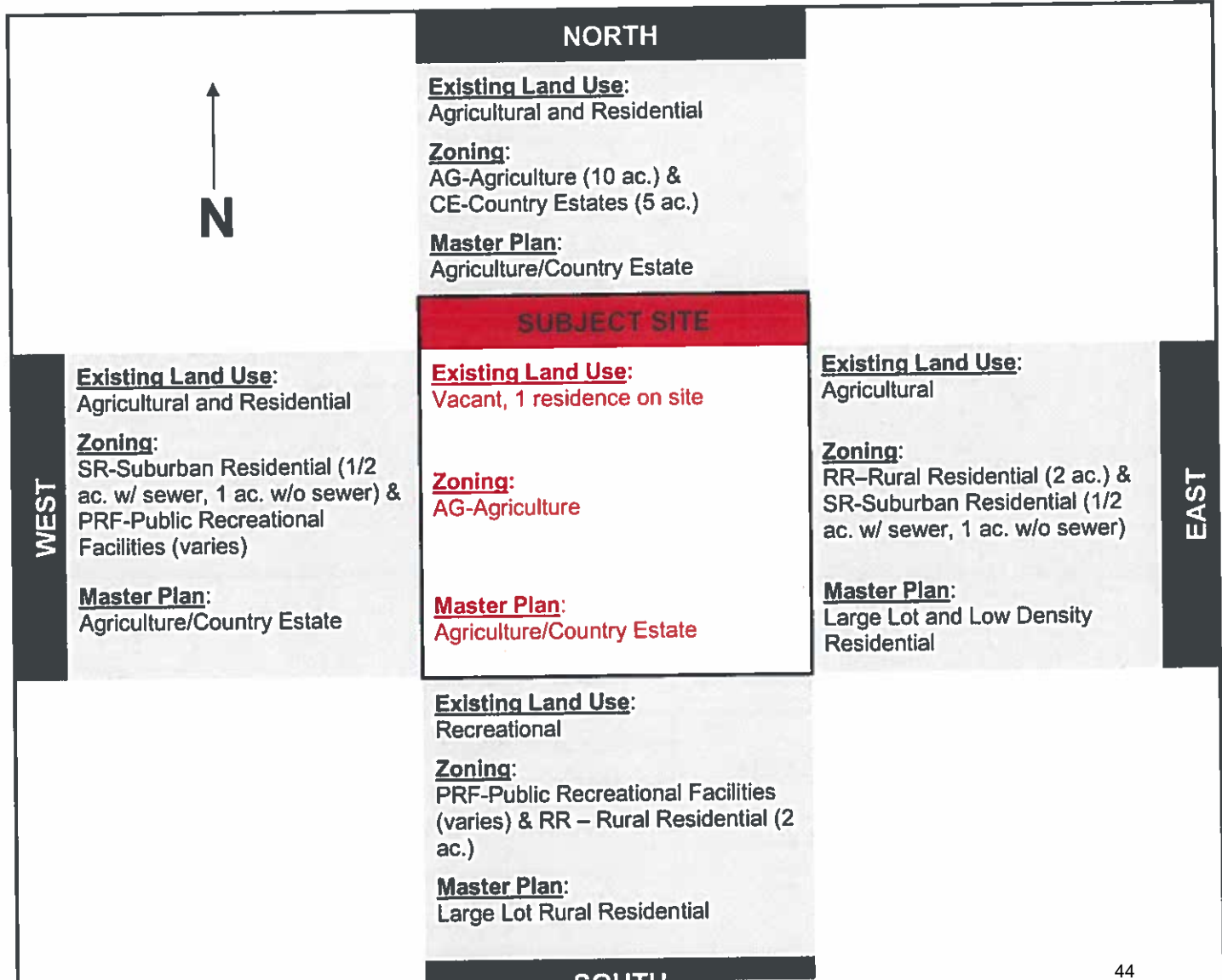
**Soils:** Soils on the sites consist of Miami loams with 0-2 percent slopes, and Fox-Boyer complex soils. Both of these soils are compatible for intensive development.

**Wetlands:** According to the National Wetlands Inventory (NWI), there are three scrub-shrub wetland areas present. The largest wetland is 31 acres in size and makes up the middle third of the sites. The next largest wetland is 11 acres in size and is located on the southwest corner of the property on Parcel 1. The last wetland is 7 acres in size located on the west edge of the property on Parcel 1.

**Topography:** The topography of the three subject parcels is generally flat.

**Vegetation:** The subject sites consist generally of vacant scrub-shrub along with some woodlands.

**CURRENT LAND USE, ZONING, AND MASTER PLANNING MATRIX:** The graphic below provides a general overview of the existing uses, zoning and future land use designations of the subject site and the immediately adjacent parcels.



**TOWNSHIP MASTER PLAN:**

The Future Land Use plan and map of Genoa Township designates the site **Agriculture/Country Estate**. The Township Master Plan describes this area in the following manner (p. 5-3):

*Agricultural/Country Estate: These areas shall remain in agricultural use, or develop as single family residential on estate lots. Many of the areas are prime farmland or have significant natural limitations such as wetlands or severe soil limitations. As these areas are not planned for sanitary sewer, they can only support low density residential development. This classification is recommended for single family residences on lots no smaller than 5 acres.*

**COUNTY COMPREHENSIVE PLAN:**

The Livingston County Comprehensive Plan Map designates the site as **Fillmore County Park (May 2010 Comprehensive Plan update)**. Other than the map designation, there is no further description in the Plan regarding future County plans for this area.

**COUNTY PLANNING STAFF COMMENTS:**

This case is associated with the proposed rezoning of an approximate 198-acre site from AG-Agricultural to PRF-Public and Recreational Facilities to accommodate the creation and development of a new Livingston County Park named Fillmore Park. Public parks are permitted by right in the AG District; however, the intent of this request is to ensure that future use of the property can only be recreational in nature, as required by the Trust Agreement.

Township Planner comments regarding this case (in a review memo dated April 19, 2018) provided the following summarized findings:

1. *We find the proposed rezoning consistent with the review standards of Article 22; however, we defer to the Township Engineer, Utilities Director and Fire Department for any comments related to infrastructure compatibility or capacity.*
2. *The Master Plan Future Land Use map identifies the site as Agriculture/Country Estate, which is consistent with the current zoning designation. However, the proposal is generally compatible with the intent of this category, as well as several goals of the Plan.*
3. *The 2013 Master Plan update preceded the idea of this project. As such, the case can be made that conditions have changed since adoption that warrant consideration of a rezoning to PRF.*
4. *The proposed rezoning to PRF is generally consistent with surrounding land uses and zoning designations.*
5. *The Agreement that transferred the property to the County necessitates recreational use of the property and PRF zoning is the most compatible designation for future development of the property.*
6. *Public parks are also allowed under AG zoning; however, in our opinion, PRF is the more appropriate designation for future development of the site.*

For this case, County Planning Staff reviewed the Genoa Township Master Plan and associated Township Future Land Use map as well as the Township Zoning Ordinance. The Township Master Plan and Map identify the site and adjacent properties to the north and west future planned as Agriculture/Country Estate. The plan states that this land use category is intended for agricultural and residential uses on estate-sized lots (5-acre minimum).

Public parks are not identified under this land use category, although the general intent of preserving large tracts of land is compatible. As stated by the Township Planner in their summarized findings presented above, the 2013 update of the Township Master Plan preceded this project. However, it is pointed out that the case can be made that since conditions have changed since 2013, a rezoning to the PRF zoning designation now merits consideration. It also appears that the proposed rezoning to PRF is consistent with many of the stated goals of the Township Master Plan under the categories of land use, preservation of natural features, and public facilities and services.

The County indicates that the proposed rezoning is tied directly to a plan to convert/develop the property into a County Park. Moreover, the County, as applicant, notes in the proposal that usage limitations contained in the Fillmore Trust Agreement that transferred the property to the County, state that the subject parcels may only be used for recreational purposes. Therefore, the County is unable to utilize the land for ag purposes as permitted by current AG zoning.

The Township Zoning Ordinance indicates that the primary intent of the PRF District is to allow recreational uses, where more intensive active recreational uses require special land use approval.

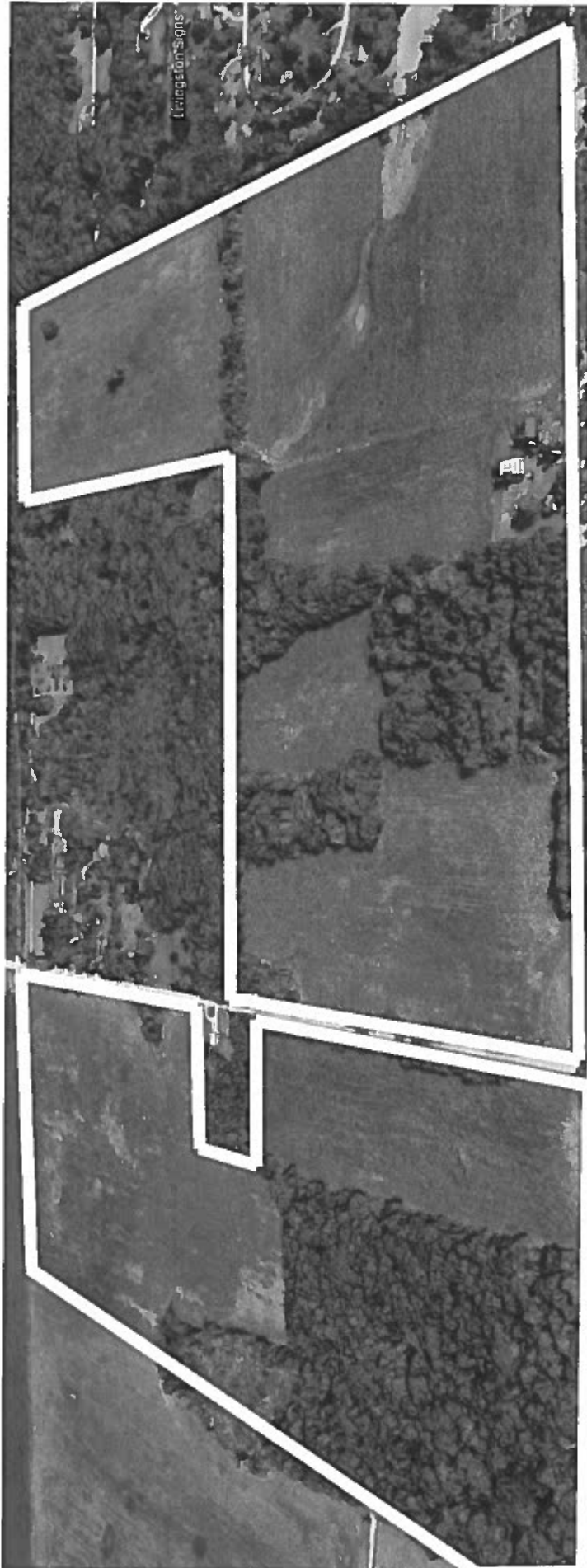
Development in this area of the Township can be characterized overall as being very low density. The three subject sites are located immediately north of McClements Road by another large tract of PRF-zoned land, that is associated with a private recreational facility, the Camp Chaldean.

The Township Planner notes that, aside from the recent recreation additions to the Township Hall property, the Township is generally lacking in public recreational opportunities. It is anticipated that the introduction of a County Park into the Township would be viewed as an amenity that would be beneficial to Genoa Township and Livingston County residents alike.

#### **STAFF RECOMMENDATION:**

**Approval.** The rezoning is reasonable and appropriate. The Trust Agreement that originally transferred the property to the County necessitates that the subject parcels be developed and remain only in public recreational use. Therefore, the proposed rezoning to the PRF-Public and Recreation Facilities zoning district best accomplishes this endeavor and is the most compatible Township zoning designation for future development of the property. It is anticipated that the introduction of a County Park into the Township would be viewed as an amenity that would be beneficial to Genoa Township and Livingston County residents alike.

Bird's Eye aerial photo of Fillmore Park property



Proposed Phase I Plan of Fillmore Park property



**EXISTING CONDITIONS**

1. EXISTING CONDITIONS

2. EXISTING CONDITIONS

3. EXISTING CONDITIONS

4. EXISTING CONDITIONS

5. EXISTING CONDITIONS

6. EXISTING CONDITIONS

7. EXISTING CONDITIONS

8. EXISTING CONDITIONS

9. EXISTING CONDITIONS

10. EXISTING CONDITIONS

**PROPOSED CONDITIONS**

1. PROPOSED CONDITIONS

2. PROPOSED CONDITIONS

3. PROPOSED CONDITIONS

4. PROPOSED CONDITIONS

5. PROPOSED CONDITIONS

6. PROPOSED CONDITIONS

7. PROPOSED CONDITIONS

8. PROPOSED CONDITIONS

9. PROPOSED CONDITIONS

10. PROPOSED CONDITIONS



# Fillmore County Park PRF Impact Assessment

Received 5-2-18

The following impact assessment follows the requirements of Section 18.07 “Written Impact Assessment Requirements” of the Genoa Township Zoning Ordinance.

## a. Preparer.

Prepared by:

Kathleen Kline-Hudson, Director  
Livingston County Planning Department  
Staff Facilitator, Livingston County Parks and Open Space Advisory Committee  
304 E. Grand River Ave.  
Howell, MI 48843

Prepared for:

Livingston County Government  
304 E. Grand River Ave.  
Howell, MI 48843

Genoa Charter Township  
2911 Dorr Road  
Brighton, MI 48116

## b. Description of the Project Site.

Fillmore County Park consists of 198 acres located in Sections 1 and 2 of the northeast quadrant of Genoa Charter Township. The land was bequeathed to Livingston County for park purposes by Raymond Fillmore. The site primarily consists of fallow agricultural land with the exception of the Fillmore farmstead located at 7315 McClements. For the near future the county intends to have the farmstead residence occupied by a park caretaker. In the future, this structure may be demolished or used for park purposes such as an interpretative center. The site is bordered by agriculture and rural residences to the north and west, Camp Chaldean to the south and Del-Sher Estates to the east.



## c. Impact on Natural Features.

The project site contains three unregulated wetlands of less than 5 acres in size (NWI), three woodland areas totaling approximately 32 acres, and open, fallow agricultural land. The land is generally low-sloped, with gently-rolling topography of 0-12%. Elevations range from a low of 975 feet USGS to a high of 1,000 feet. The USDA Soil Survey of Livingston County indicates that the soils on-site are predominately well-drained Miami Loam, Owosso Miami Sandy Loam and Fox-Boyer Complex. These soils present only slight or moderate limitations for nonfarm use. The site also contains scattered pockets of muck soils.

Livingston County’s High-Quality Natural Areas, a 2003 publication of the Livingston County Planning Department, indicates that there are two (2) Priority 2 natural areas located on site. Priority 2 natural areas are usually between 50 and 200 acres and have average scores for bio-diversity.

This project is intended to not harm the natural features on-site; to do so would be counter-productive to the park setting.

Natural features on the Fillmore County Park site have been recorded by the Huron River Watershed Council (HRWC) through a Bioreserve Site Assessment. This assessment has been submitted to the Township with the rezoning application. In summary, the HRWC ranked East Fillmore (approx. 120 acres) and West Fillmore (approx. 80 acres) for 15 ecological criteria. HRWC rankings place both areas of the park in the lower range for all the Bioreserve Sites in the watershed ranging from 25 to 1244. The main differences between the two areas were that Fillmore East got slightly more points for being better connected to other natural areas and Fillmore West got points for being less ecologically disturbed than Fillmore East (Fillmore East got zero points for this due to former farming of land).

**d. Impact on Stormwater Management.**

Grading and construction operations at the site will be very minimal for the entrance drive, parking area, playfield, restroom facility and trail, therefore, there should be little to no impact on stormwater management. The Drain Commissioner is a member of the Livingston County Parks and Open Space Advisory Committee and his expertise will be sought throughout the construction project.

**e. Impact on Surrounding Land Use.**

Phase I development of Fillmore County Park will entail the construction of: a park entrance, driveway, parking lot with ADA spaces, a restroom facility with vaulted toilet, a sidewalk that will connect parking to the restroom, a sports playfield and a 5K trail. This construction will primarily occur near the Kellogg/McClements Road intersection.

Each of these permitted uses in the PRF zoning district are compatible with the adjacent recreational land uses and the PRF zoning of Camp Chaldean. Additionally, the future recreational uses of Fillmore County Park will not be detrimental to surrounding residential property values in terms of views, light, noise and other nuisances which could negatively impact adjacent properties. Conversely, use of the park will provide health and welfare benefits to the surrounding residential areas.

Subsequent phases of the park may be planned for the future. A conceptual site plan for park development has been created and can be found in the rezoning application materials. Additionally, the site currently contains the Fillmore farmstead consisting of a residence and outbuildings at 7315 McClements Road.

The Livingston County Parks and Open Space Advisory Committee has kept residents in the immediate area and the facility manager of Camp Chaldean, regularly informed of the plans for the park since February 2014 when a public meeting was held for a Michigan Natural Resources Trust Fund grant that was being submitted by Livingston County at that time. Since the February 2014 public meeting, the committee has maintained communication through periodic visits and e-mail contact, as well as through two (2) liaison Del-Sher Estates residents that attend meetings of the Parks and Open Space Advisory Committee in order to keep informed of the plans for the park so that they can better inform their neighbors.

**f. Impact on Public Facilities and Services.**

The Park will serve the Howell, Brighton and Hartland areas, being centrally located between them. With this ideal location, Fillmore County Park should attract a modest number of visitors, primarily on the weekends. There is no anticipated impact on public schools. County employee presence will be

periodic. In collaboration with the Livingston County Parks and Open Space Advisory Committee, the Livingston County Road Commission will provide upkeep of the gravel road and lot, and the Sheriff's Department will patrol the main use area. Letters of support were obtained from both of these entities for the Land and Water Conservation Fund grant that will partially fund park development.

**g. Impact on Public Utilities.**

Fillmore County Park will not be served by municipal utilities, nor are utilities currently requested for this park usage. Sanitary services will be provided to public by a waterless vault toilet in a restroom facility.

**h. Storage and Handling of Any Hazardous Materials.**

Hazardous substances will not be used, stored or disposed of on the site.

**i. Impact on Traffic and Pedestrians.**

Access to Fillmore County Park will be from McClements Road, a gravel road on the south side of the property. The park entrance drive will be located approximately 400 feet east of the intersection of Kellogg and McClements Roads, nearest to the areas from which most traffic will arrive. Through park planning it was determined that this is the best point of entry into the park. This entrance location creates a good starting point for future phases of the park, and the location is buffered from neighboring residential areas while establishing good cross access to the neighboring Camp Chaldean.

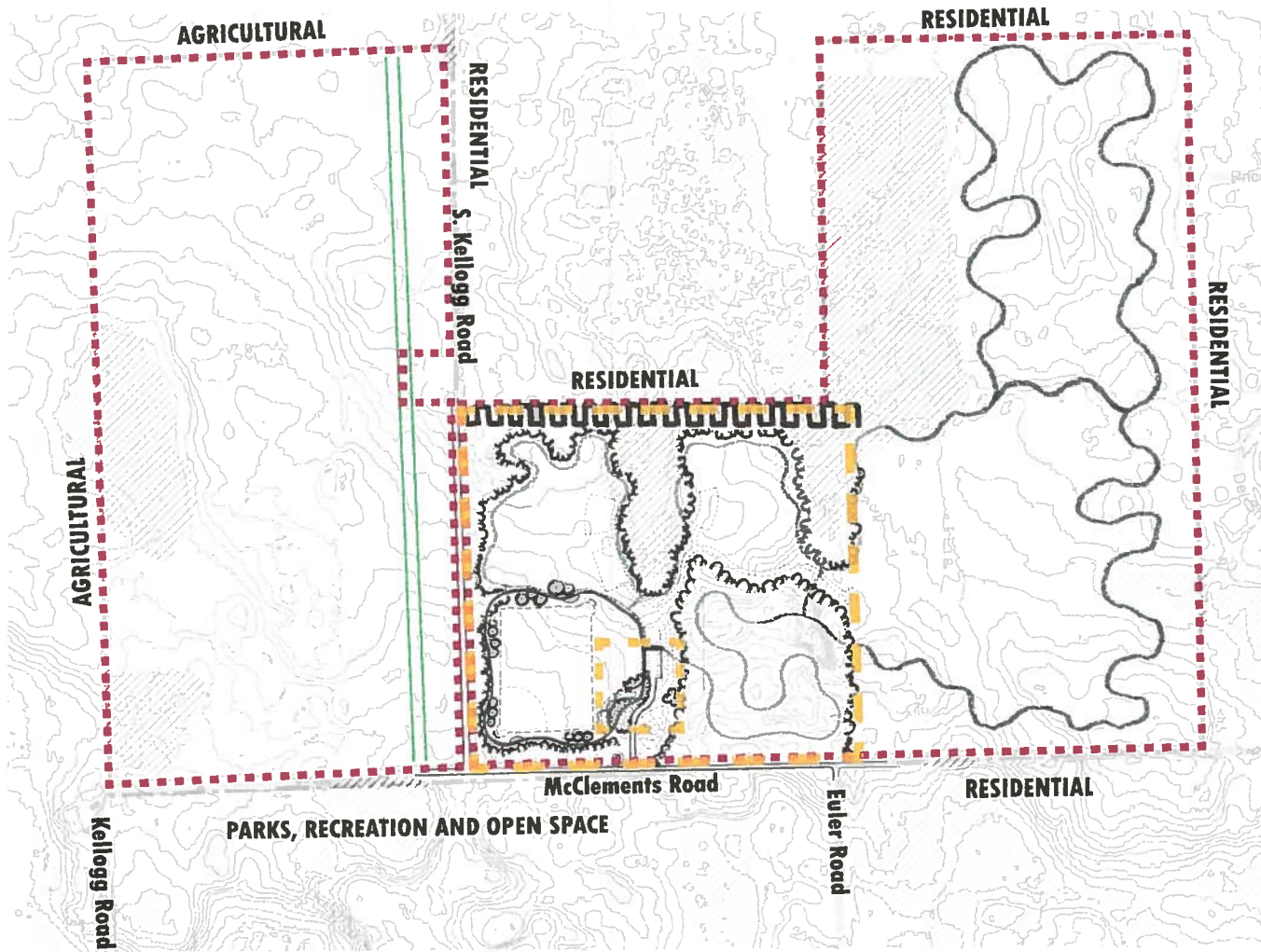
Based on the Institute of Transportation Engineers (ITE) common trip generation rates at the PM Peak Hour, a County Park of 198 acres generates 17.8 trips (.09 per unit).

**j. Special Provisions.**

The trust agreement of Raymond Fillmore states that Livingston County is to only use the land for recreation purposes as a county park. Therefore, Livingston County is unable to utilize the land for any other purpose.

**Sources:**

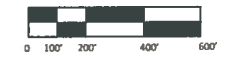
- National Wetlands Inventory Maps
- United States Geological Survey (USGS) Topographic Quadrangle Maps
- United States Department of Agriculture (USDA) Soil Conservation Service, Soil Survey of Livingston County, Michigan
- Livingston County's High-Quality Natural Areas, Livingston County Planning Department 2003
- Huron River Watershed Council, Bioreserve Site Assessment, 2014
- 9<sup>th</sup> Edition ITE Trip Generation Manual

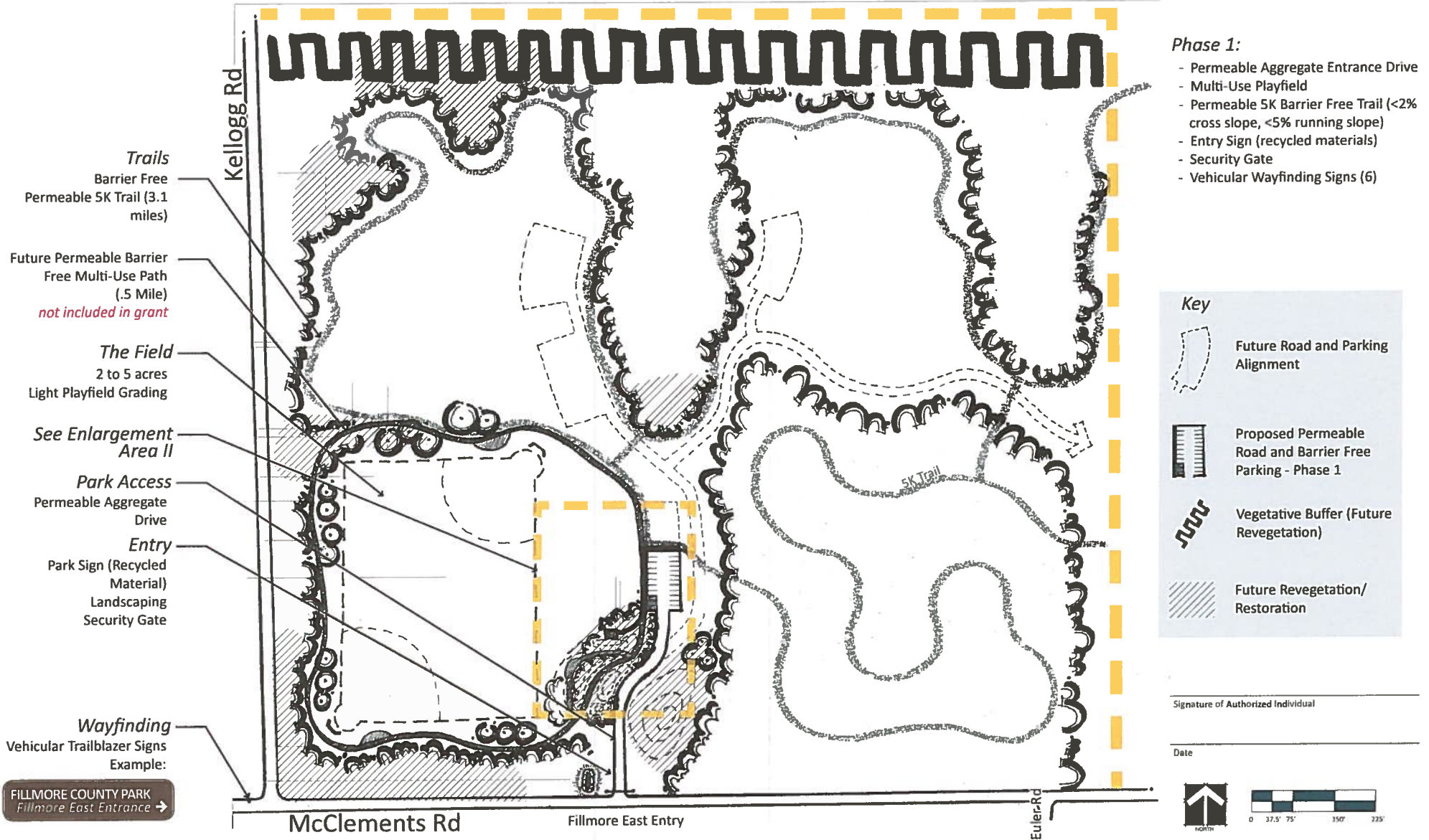


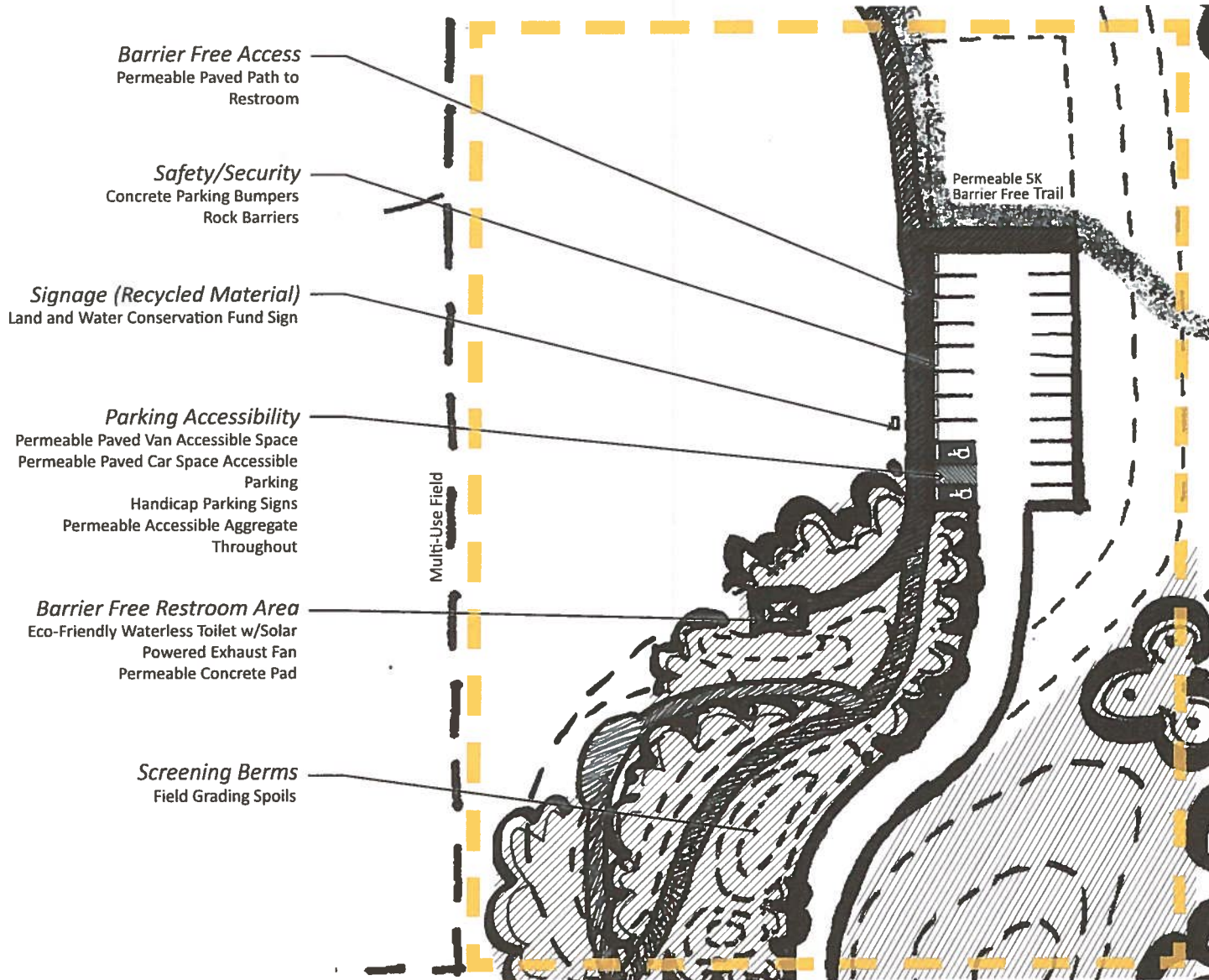
-  **Fillmore County Park Boundary**
-  **Project Enlargement Areas**
-  **Wetland**
-  **Wooded**
-  **Permeable 5K Barrier Free Trail (3.1 miles)**
-  **Vegetative Buffer (Future Revegetation)**
-  **Michigan Bell Telephone Company Easement**

\_\_\_\_\_  
 Signature of Authorized Individual

\_\_\_\_\_  
 Date










**Phase 1:**

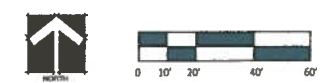
- Permeable Aggregate Parking Lot (20 spaces)
- Handicap Parking (1 permeable paved space)
- Van Accessible Parking (1 permeable paved space + loading zone)
- Handicap Parking Signs (2)
- Barrier Free, Eco-Friendly Waterless Toilet w/ Permeable Concrete Pad
- LWCF Sign on Recycled Material
- Permeable Paved Path (Asphalt or Concrete) to Restroom

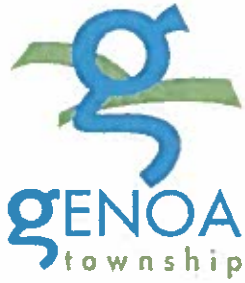
**Key**

-  Future Road and Parking Alignment
-  Proposed Permeable Road and Barrier Free Parking - Phase 1
-  Future Revegetation/Restoration

Signature of Authorized Individual \_\_\_\_\_

Date \_\_\_\_\_





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

## MEMORANDUM

**TO:** Honorable Board of Trustees  
**FROM:** Kelly VanMarter, Assistant Township Manager/Community Development Director  
**DATE:** May 31, 2018  
**RE:** Fillmore County Park – Phase 1

**MANAGER'S REVIEW:**   
\_\_\_\_\_

Attached please find the project case file for Phase 1 of the Livingston County Fillmore Park project. The project is located north of McClements Road and east of Kellogg Road. Improvements for Phase 1 include a driveway, parking area, restroom building, entry signage, an athletic field and a 5k walking/running trail.

Procedurally, the Planning Commission has authority over the site plan and issues a recommendation to the Board regarding the Environmental Impact Assessment. The Planning Commission approved the site plan and recommended Board approval of the Impact Assessment at their May 14, 2018 meeting. Based on this recommendation, I provide the following action for your consideration:

**Moved by \_\_\_\_\_, Supported by \_\_\_\_\_ to approve the Environmental Impact Assessment received May 2, 2018 as submitted.**

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

**SUPERVISOR**

Bill Rogers

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

**MANAGER**

Michael C. Archinal



**GENOA CHARTER TOWNSHIP**  
**Application for Site Plan Review**

**TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:**

APPLICANT NAME & ADDRESS: Livingston County Planning Department  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: Livingston County

SITE ADDRESS: 7315 McClements PARCEL #(s): 4711-01-300-005

APPLICANT PHONE: ( 517 ) 510-8734 OWNER PHONE: (      )

OWNER EMAIL: kkline-hudson@livgov.com

LOCATION AND BRIEF DESCRIPTION OF SITE: The site is located at the northeast corner of Kellogg Road and McClements Road and is located on fallow agricultural land.

BRIEF STATEMENT OF PROPOSED USE: Use DNR Grant award to land balance for multi-purpose field, install 5k walking trail, provide vault restroom facility, and install gravel drive and parking area.

THE FOLLOWING BUILDINGS ARE PROPOSED: 14' – 7 ½"L x 6' – 6"W ADA Accessible precast waterless vault restroom.

**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: 

ADDRESS: 304 E. Grand River, Howell, MI 48843



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

1.) Kathleen Kline-Hudson of Livingston County Planning at kcline-hudson@livgov.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: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Chairman Brown reviewed the fire department letter which indicated all concerns have been addressed.

There are no comments or questions on the Impact Assessment.

Commission McCreary questioned if they had thought about combining the existing 3 parcels into one. Ms. Kline-Hudson responded that they have not considered this and indicated that the property on the west side of Kellogg will not likely be development for some time.

A call to the public was made at 6:46pm with no response.

### **A. Recommendation of Rezoning**

**Moved** by Commissioner Grajek, seconded by Commissioner Rickard, to recommend to the Township Board approval of the rezoning of approximately 198 acres involving parcels 4711-02-400-004, 4711-01-300-005 and 4711-01-300-006 from Agricultural (AG) to Parks and Recreational Facilities (PRF). **The motion carried unanimously.**

**OPEN PUBLIC HEARING # 2... Review of an environmental impact assessment and site plan for the proposed phase 1 of the Fillmore County Park located at on the north side of McClements Road east of Kellogg Road on parcels 11-01-300-005 and 11-01-300-006. Phase 1 includes a driveway, parking area, vault restroom, multi-purpose field, and 5k trail. The request is petitioned by the Livingston County Planning Department.**

Kathleen Kline-Hudson, Director of the Livingston County Planning Department and Mike Arens, member of the County Parks and Open Space Committee were present on behalf of the petitioner. Ms. Kline-Hudson reviewed the proposed park improvement project. The County received a Land and Water Conservation Grant from the MDNR which covers 50% of development costs. The other 50% comes from donations from local communities and the County. She thanked Genoa and the other communities including Marion and Howell Township that have helped to fund the park and help provide the matching grant amount.

In response to comments received from consultants, they have increased the drive width and added a hammer head turn around. They have attempted to add everything that was requested but there is concern about the funding because these changes represent cost over-runs from the initial project.

Brian Borden reviewed his site plan review letter dated May 7, 2018. He suggested that the commission condition any action tonight on the approval of the rezoning since the PRF zoning was used as the basis for this review. The Planning Commission can allow use of gravel parking lots as a low impact alternative. Since it is not expected to be high traffic generating use and the project is low impact the Planning Commission, with a recommendation by the Township Engineer, can allow the gravel surface.

In regard to parking, Mr. Borden states that the zoning ordinance does not contain a standard for a public park facility. As a basis, they used PM peak trip generation in ITE manual to come up

with an estimated parking demand. They are required to have one paved barrier free space to meet ADA standards which is provided. The signage is proposed as a ground sign and it complies with the ordinance. They will need to get sign permits from the Township.

Gary Markstrom reviewed his letter dated May 1, 2018. The applicant has made corrections suggested in the first review. Due to the size of the proposed facility and plans for future expansion the use of gravel is appropriate. The Livingston County Road Commission shall approve the new driveway cut and a copy of the LCRC permit shall be provided to the Township for the file. Regarding storm drainage the applicant should consider adding the ditching around the field and should show the total limits of grading on the site plan. They should consider crowning the fields to avoid standing water on the fields. A location for a detention pond that is normally required should be defined on the plans. There is a long ditch along the property line along McClements Road. It is suggested that they add check dams inside the ditches to slow the water down. It should be noted that if the driveway and parking area are paved in the future, they will be required to install a detention pond.

Mike Arens responds that there is a 1.5% slope on the field and they share the concern with ponding. They added a note to the plans to address the ponding concerns. This is only phase 1 and as the park develops they hope to expand the playing field. They don't know the future plans for the property they don't want to spend too much on grading now if there is a chance it would need to be redone in the future.

Mr. Markstrom suggested they crown over the 1.5% slope based on his experience, but indicated it is just a recommendation and not a requirement. Mr. Markstrom clarified that since the park is not proposed to be used in the winter the gravel driveway and parking area can be allowed since snow plowing won't impact the gravel.

Chairman Brown reviewed the fire department letter and indicated all concerns have been addressed.

There were no questions or comments on the Impact Assessment.

Commissioner Rauch asked if the Drain Commissioners office has signed off on the lack of detention. Mike Arens responded that Brian Jonckheere is familiar with the project and supports the existing plan.

Commissioner Rickard questioned when they might pave the driveway and parking area. Mr. Arens indicated that it is unknown when the next phase will occur, but it is likely that it will be some time.

Kathleen Kline-Hudson added that there would be no user fees for the proposed park.

The call to the public was made at 7:04pm with the following response:

Mora Wilkevicz at 485 S. Kellogg Road wants to know the intention of the 5k path. Her property is open and she wants to know how they will protect the private property. She is also concerned with the noise and traffic. She doesn't want strangers or noisy people in her backyard.

Mike Arens responded that the land is planned for passive recreation. They may have recreation play but there are no plans at this time for league level athletics. They propose to mark the property lines and intend to create a buffer from the existing residential. There were public hearings with the neighbors to apply for the grant and they have heard these concerns and intent to keep this park as an amenity to the adjacent landowners. The trail is going to be a wood chip naturalized trail and will be at least 50-100 feet from the property lines. The overall project concerns they recognize are with noise, lighting and traffic. They intend to keep this a passive facility.

The call to the public was closed at 7:10pm.

### **1) Recommendation of Environmental Impact Assessment**

**Moved** by Commissioner Rauch, supported by Commissioner Grajek to recommend approval of the environmental impact assessment for the proposed phase 1 of the Fillmore County Park located on parcels 11-01-300-005 and 11-01-300-006. The recommendation is conditioned on the rezoning to PRF. **The motion carried unanimously.**

### **B. Disposition of Site Plan.**

**Moved** by Commissioner Rauch, supported by Commissioner Grajek to approve the site plan dated May 1, 2018 for the proposed phase 1 of the Fillmore County Park located on parcels 11-01-300-005 and 11-01-300-006 with the following conditions:

1. The subject property shall be rezoned to PRF.
2. The parking based on ITE trip generation peak is reasonable.
3. The signage requires a sign permit.
4. The Livingston County Road Commission shall issue a driveway permit.
5. In lieu of detention ponds, check dams shall be installed in the ditch along McClements Road to help control sedimentation.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING # 3... Review of a special use, site plan and environmental impact assessment for a proposed 30,000 sq. ft. automotive assembly building including outdoor storage and storage of hazardous materials for Truck and Trailer Specialties. The property in question is located on a vacant 10-acre parcel located on the west side of Grand Oaks Drive, south of Grand River Avenue (Parcel# 11-05-300-051). The request is petitioned by ACS Build Inc.**

Ken and Brian McQuade with ACS Build, Jesse Parkinsen, civil engineer with Greentech Engineering, Al Valentine, architect with GAV & Associates, and Dan and Brian Bouman owners of Truck and Trailer Specialties are present on behalf of the petitioner.

Ken McQuade reviewed the project. Truck and Trailer is an existing business in the Township on Victory Drive. They are proposing a 30,000 square foot crane building with 3 bays. The building

May 7, 2018

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
<b>Subject:</b>	Fillmore County Park – Site Plan Review #2
<b>Location:</b>	7315 McClements Road - north side of McClements, between Kellogg and Hacker Roads
<b>Zoning:</b>	AG Agricultural District

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan submittal (dated 5/1/18) proposing Phase 1 improvements to Fillmore County Park. We reviewed the previously submitted plans in a letter dated April 17, 2018; this letter responds to subsequent changes to the site plan and application.

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

**A. Summary**

1. Favorable consideration of the site plan should be contingent upon Township Board approval of the rezoning to PRF.
2. The Planning Commission may allow the gravel parking lot and drive as a low impact alternative to hard-surfacing given the nature and intended use of the site.
3. Since the Zoning Ordinance does not provide a parking standard for public parks, the 20 spaces proposed were based on the expected peak trip generation of 17.8 trips.
4. The applicant must obtain a sign permit prior to installation of any signage.
5. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.

**B. Proposal**

The applicant requests site plan review and approval for Phase 1 of the Fillmore County Park project. Improvements for Phase 1 include a driveway, parking area, restroom building, entry signage, an athletic field and a walking/running trail.

The applicant (Livingston County) has also applied for rezoning of the subject site to PRF Public and Recreational Facilities. (Our review of the rezoning is included in a separate letter.)

Public parks are permitted by right in both the current (AG) and proposed (PRF) zoning districts. As such, the project requires site plan review/approval by the Planning Commission.

As a side note, we have applied the PRF standards to the site plan; therefore, favorable consideration of the site plan should be contingent upon Township Board approval of the rezoning.



*Aerial view of site and surroundings (looking north)*

### **C. Site Plan Review**

- 1. Dimensional Requirements.** The PRF District requires a front yard setback equal to that of the most restrictive adjacent zoning district. In this instance, the most restrictive setback is 75 feet required by the AG District.

The proposed improvements along McClements Road easily exceed this standard and the revised site plan shows an 83.11-foot setback for the athletic field from Kellogg Road.

Side and rear setback requirements in the PRF District are 75 feet for buildings and 50 feet for trails and athletic fields. All the proposed Phase 1 improvements comply with these standards.

- 2. Building Materials and Design.** The only building proposed at this time is a relatively small restroom facility (less than 100 square feet in area).

The revised submittal includes a photograph of a building similar to the proposed restroom facility. Per a letter included with the revised submittal, “the building is clad in a vinyl siding of a brown color called *barnwood* and the roof is a cedar shake texture in a standard grey roofing color.”

- 3. Parking.** The revised site plan and response letter describe a parking lot that will accommodate 20 vehicles, including 2 barrier-free spaces. Since Section 14.04 does not identify a parking standard for public parks, the 20 spaces proposed are based on the expected peak trip generation of 17.8 trips per the ITE Trip Generation Manual. The barrier-free spaces will be hard surfaced (reinforced concrete), while the remainder of the parking lot, as well as the driveway, will be gravel.

Section 14.06 allows the Commission to grant use of low impact alternatives to hard-surfacing, based on upon review and recommendation of the Township Engineer. We defer to the Township Engineer for their recommendation; however, given the nature and intended use of the site, we are of the opinion that gravel may be an appropriate alternative in this particular instance.

- 4. Vehicular Circulation.** The site plan proposes a driveway connection to McClements Road. Given the development pattern in this area of the Township, there do not appear to be any driveway spacing/separation issues with the proposed drive. Any other comments provided by the Township Engineer with respect to driveway design/placement must be addressed.

Additionally, the plan includes gates that will restrict access to the park during off-hours. Similar to previous projects where access gates were proposed, such features can have an impact on emergency access. As such, any comments provided by the Brighton Area Fire Authority with respect to the entrance gates must be addressed.


- 5. Waste Receptacle and Enclosure.** The revised submittal states that trash receptacles will be used throughout the park, which will be periodically collected and taken to County dumpsters in Howell.
- 6. Landscaping.** The plan depicts some existing vegetation along McClements Road, some of which will be retained and some of which will be removed to accommodate the driveway. No new plantings are proposed as part of Phase 1.
- 7. Exterior Lighting.** No exterior lighting is proposed for the site as part of Phase 1. Park hours will be from dawn to dusk.
- 8. Signs.** The proposal includes a new ground sign along McClements Road. Details note a 24-square foot sign mounted at a height of 6 feet. The size and height of the proposed sign comply with the requirements of Table 16.1. The revised site plan shows the 10-foot setback from the McClements Road front lot line as required.

Upon site plan approval, the applicant must still obtain a sign permit prior to installation of any signage.

- 9. Impact Assessment.** The submittal includes an Impact Assessment (not dated). 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. We can be reached by phone at (248) 586-0505, or via e-mail at [bborden@safebuilt.com](mailto:bborden@safebuilt.com) and [steve.hannon@safebuilt.com](mailto:steve.hannon@safebuilt.com).

Respectfully,  
**SAFEBUILT STUDIO**



Brian V. Borden, AICP  
Planning Manager



Stephen Hannon, AICP  
Planner

May 1, 2018

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

Re: **Fillmore County Park**  
**(Parcels #4711-02-400-004, #4711-01-300-005, #4711-01-300-006)**  
**Rezoning and Site Plan Review #2**

Dear Ms. VanMarter:

As requested, we have performed a second review of the above-referenced rezoning request and site plan as prepared by Livingston County Planning Department. The plans have a last revision date of May 1, 2018. This site is located at 7315 McClements Road. The Petitioner is proposing to rezone the site from Agriculture (AG) to Public and Recreational Facilities (PRF) and create a small park and recreation field on the site. We offer the following comments:

#### **GENERAL NOTES**

1. We understand that the proposed site plan is an initial phase for the Fillmore County Park and have taken into consideration that the configuration of the parking lot, driveway, and restroom structure may change as future development occurs. All future parking lots and internal driveways should be constructed in accordance with Genoa Township standards.

#### **TRAFFIC / ROADWAYS**

1. The zoning ordinance requires the drive to be hard surface with concrete curbing. However, the aggregate entrance drive may be considered as a Low Impact Development alternative to the zoning requirements as the park will not have high traffic. The petitioner is not intending to clear snow in the winter so the aggregate drive and parking area would be acceptable.
2. The location of the driveway on McClements Road should be reviewed and approved by the Livingston County Road Commission. Confirmation of this permit should be submitted for the Township's records.

#### **DRAINAGE AND GRADING**

1. All drainage, grading, and soil erosion control measures for future improvements to the property shall be designed in compliance with the regulations established by the Livingston County Drain Commissioner's office.
2. The petitioner has added a note to the plans for ditching around the play field to control stormwater runoff from the field and adjacent lands. This ditching should be shown on the grading plan, as its location will impact the overall limits of the grading on the site.
3. The petitioner should consider crowning the field to allow drainage from the field to drain to the closest edge. As proposed, the stormwater has to drain from one corner to the other to clear the field which is inefficient and may result in ponding on the field.



4. In our previous review we requested the plan include a location for a future detention pond. The need for a detention pond at this time should be discussed and approved by the Livingston County Drain Commissioner. Typically, with any parking lot a detention pond is required along with sedimentation control provisions. A drainage review letter from the LCDC office should be submitted as part of the land use permit process.

The rezoning from AG to PRF presents minimal engineering issues and we therefore have no objections to the proposed rezoning. The site plan comments should be addressed by the petitioner to the satisfaction of the planning committee.

If you have any questions or comments, please call.

Sincerely,



Gary J. Markstrom, P.E.  
Vice President



# BRIGHTON AREA FIRE AUTHORITY

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

May 10, 2018

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Fillmore Park rezoning  
7315 McClements Rd.  
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on April 6, 2018 with revisions received on May 9, 2018. The drawings are dated January 24, 2018 with revisions dated May 1, 2018. The project is based on the proposed redevelopment of a donated fallow agricultural land into a community park. The current submittal is for the development of a multi-sport field, 5k walking path, access and parking and a waterless restroom facility.

The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

1. The dead-end access drive into the parking lot exceeds 300'. Dead ends exceeding 150' are required to be provided a means of emergency vehicle turnaround. This can be accomplished through cul-de-sac or hammerhead-style turnarounds. **(The approved dimensioned turn-around has been included in the new design at the north end of the parking area)**

IFC 503.2.5  
IFC APPENDIX D

2. The site address shall be included on the entrance sign and 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. **(The address for the park is noted to be included on the monument sign at the entrance)**

IFC 505.1

3. The access road into the site shall be a minimum of 26' wide. With a width of 26' wide, one 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 the submittal. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. **(The access road is identified on Sheet C3 as 26' wide, however, is shown at 24' wide on detail sheet C5. It is noted that fire lane signage will be provided but the "No Parking Fire Lane" signs are not indicated on any of the sheets, and there is no detail provided. Signage shall be spaced every 50' along one side of the drive and on all sides of the new hammerhead.)**

IFC D 103.3  
IFC D 103.6



May 10, 2018

Page 2

Fillmore Park rezoning

7315 McClements Rd.

Site Plan Review

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

Cordially,

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

Rick Boisvert, CFPS  
Fire Marshal

cc: Amy Ruthig

# Fillmore County Park PRF Impact Assessment

Received 5-2-18

The following impact assessment follows the requirements of Section 18.07 “Written Impact Assessment Requirements” of the Genoa Township Zoning Ordinance.

## a. Preparer.

Prepared by:

Kathleen Kline-Hudson, Director  
Livingston County Planning Department  
Staff Facilitator, Livingston County Parks and Open Space Advisory Committee  
304 E. Grand River Ave.  
Howell, MI 48843

Prepared for:

Livingston County Government  
304 E. Grand River Ave.  
Howell, MI 48843

Genoa Charter Township  
2911 Dorr Road  
Brighton, MI 48116

## b. Description of the Project Site.

Fillmore County Park consists of 198 acres located in Sections 1 and 2 of the northeast quadrant of Genoa Charter Township. The land was bequeathed to Livingston County for park purposes by Raymond Fillmore. The site primarily consists of fallow agricultural land with the exception of the Fillmore farmstead located at 7315 McClements. For the near future the county intends to have the farmstead residence occupied by a park caretaker. In the future, this structure may be demolished or used for park purposes such as an interpretative center. The site is bordered by agriculture and rural residences to the north and west, Camp Chaldean to the south and Del-Sher Estates to the east.



## c. Impact on Natural Features.

The project site contains three unregulated wetlands of less than 5 acres in size (NWI), three woodland areas totaling approximately 32 acres, and open, fallow agricultural land. The land is generally low-sloped, with gently-rolling topography of 0-12%. Elevations range from a low of 975 feet USGS to a high of 1,000 feet. The USDA Soil Survey of Livingston County indicates that the soils on-site are predominately well-drained Miami Loam, Owosso Miami Sandy Loam and Fox-Boyer Complex. These soils present only slight or moderate limitations for nonfarm use. The site also contains scattered pockets of muck soils.

Livingston County’s High-Quality Natural Areas, a 2003 publication of the Livingston County Planning Department, indicates that there are two (2) Priority 2 natural areas located on site. Priority 2 natural areas are usually between 50 and 200 acres and have average scores for bio-diversity.

This project is intended to not harm the natural features on-site; to do so would be counter-productive to the park setting.

Natural features on the Fillmore County Park site have been recorded by the Huron River Watershed Council (HRWC) through a Bioreserve Site Assessment. This assessment has been submitted to the Township with the rezoning application. In summary, the HRWC ranked East Fillmore (approx. 120 acres) and West Fillmore (approx. 80 acres) for 15 ecological criteria. HRWC rankings place both areas of the park in the lower range for all the Bioreserve Sites in the watershed ranging from 25 to 1244. The main differences between the two areas were that Fillmore East got slightly more points for being better connected to other natural areas and Fillmore West got points for being less ecologically disturbed than Fillmore East (Fillmore East got zero points for this due to former farming of land).

**d. Impact on Stormwater Management.**

Grading and construction operations at the site will be very minimal for the entrance drive, parking area, playfield, restroom facility and trail, therefore, there should be little to no impact on stormwater management. The Drain Commissioner is a member of the Livingston County Parks and Open Space Advisory Committee and his expertise will be sought throughout the construction project.

**e. Impact on Surrounding Land Use.**

Phase I development of Fillmore County Park will entail the construction of: a park entrance, driveway, parking lot with ADA spaces, a restroom facility with vaulted toilet, a sidewalk that will connect parking to the restroom, a sports playfield and a 5K trail. This construction will primarily occur near the Kellogg/McClements Road intersection.

Each of these permitted uses in the PRF zoning district are compatible with the adjacent recreational land uses and the PRF zoning of Camp Chaldean. Additionally, the future recreational uses of Fillmore County Park will not be detrimental to surrounding residential property values in terms of views, light, noise and other nuisances which could negatively impact adjacent properties. Conversely, use of the park will provide health and welfare benefits to the surrounding residential areas.

Subsequent phases of the park may be planned for the future. A conceptual site plan for park development has been created and can be found in the rezoning application materials. Additionally, the site currently contains the Fillmore farmstead consisting of a residence and outbuildings at 7315 McClements Road.

The Livingston County Parks and Open Space Advisory Committee has kept residents in the immediate area and the facility manager of Camp Chaldean, regularly informed of the plans for the park since February 2014 when a public meeting was held for a Michigan Natural Resources Trust Fund grant that was being submitted by Livingston County at that time. Since the February 2014 public meeting, the committee has maintained communication through periodic visits and e-mail contact, as well as through two (2) liaison Del-Sher Estates residents that attend meetings of the Parks and Open Space Advisory Committee in order to keep informed of the plans for the park so that they can better inform their neighbors.

**f. Impact on Public Facilities and Services.**

The Park will serve the Howell, Brighton and Hartland areas, being centrally located between them. With this ideal location, Fillmore County Park should attract a modest number of visitors, primarily on the weekends. There is no anticipated impact on public schools. County employee presence will be

periodic. In collaboration with the Livingston County Parks and Open Space Advisory Committee, the Livingston County Road Commission will provide upkeep of the gravel road and lot, and the Sheriff's Department will patrol the main use area. Letters of support were obtained from both of these entities for the Land and Water Conservation Fund grant that will partially fund park development.

**g. Impact on Public Utilities.**

Fillmore County Park will not be served by municipal utilities, nor are utilities currently requested for this park usage. Sanitary services will be provided to public by a waterless vault toilet in a restroom facility.

**h. Storage and Handling of Any Hazardous Materials.**

Hazardous substances will not be used, stored or disposed of on the site.

**i. Impact on Traffic and Pedestrians.**

Access to Fillmore County Park will be from McClements Road, a gravel road on the south side of the property. The park entrance drive will be located approximately 400 feet east of the intersection of Kellogg and McClements Roads, nearest to the areas from which most traffic will arrive. Through park planning it was determined that this is the best point of entry into the park. This entrance location creates a good starting point for future phases of the park, and the location is buffered from neighboring residential areas while establishing good cross access to the neighboring Camp Chaldean.

Based on the Institute of Transportation Engineers (ITE) common trip generation rates at the PM Peak Hour, a County Park of 198 acres generates 17.8 trips (.09 per unit).

**j. Special Provisions.**

The trust agreement of Raymond Fillmore states that Livingston County is to only use the land for recreation purposes as a county park. Therefore, Livingston County is unable to utilize the land for any other purpose.

**Sources:**

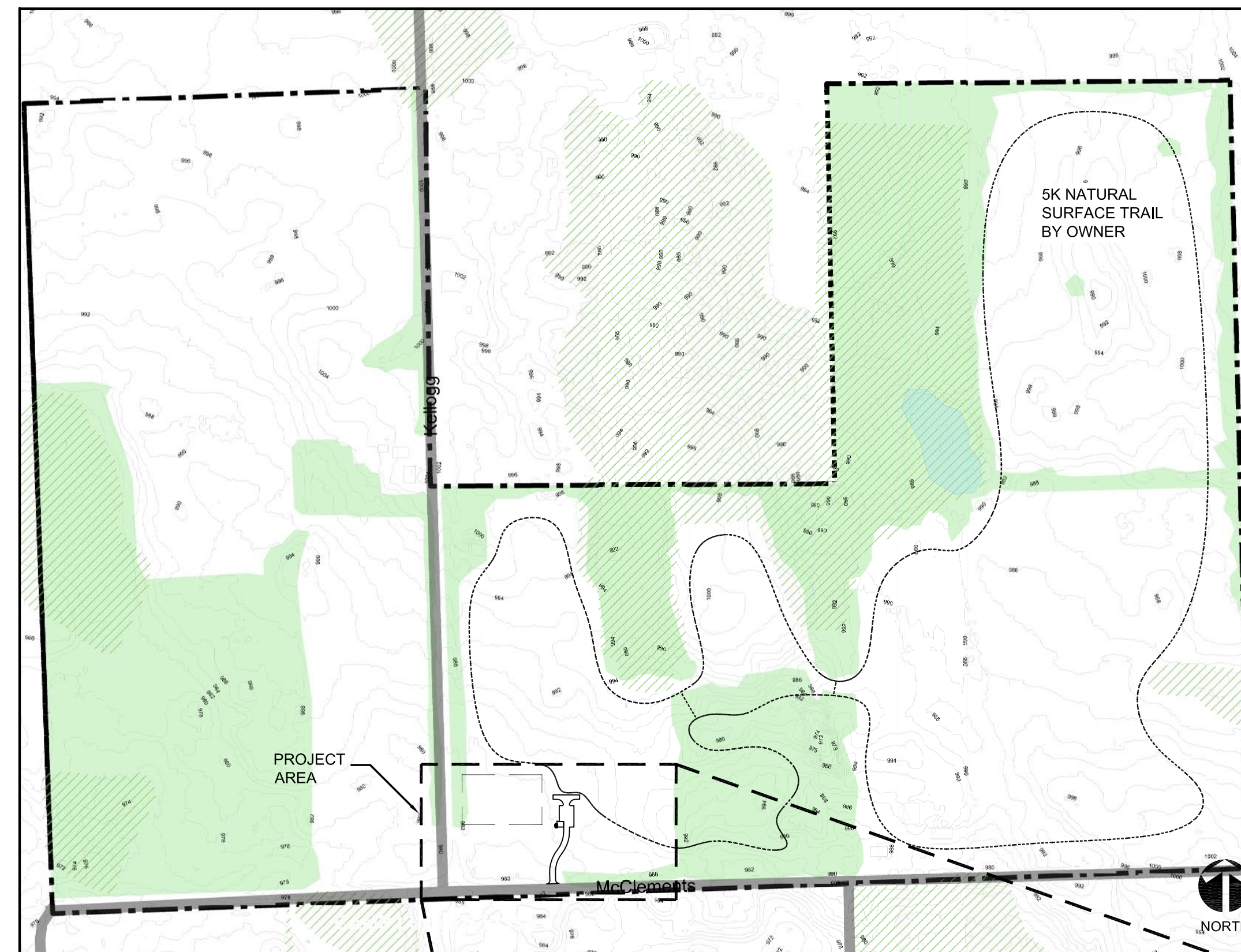
- National Wetlands Inventory Maps
- United States Geological Survey (USGS) Topographic Quadrangle Maps
- United States Department of Agriculture (USDA) Soil Conservation Service, Soil Survey of Livingston County, Michigan
- Livingston County's High-Quality Natural Areas, Livingston County Planning Department 2003
- Huron River Watershed Council, Bioreserve Site Assessment, 2014
- 9<sup>th</sup> Edition ITE Trip Generation Manual

**GENERAL PROJECT NOTES:**

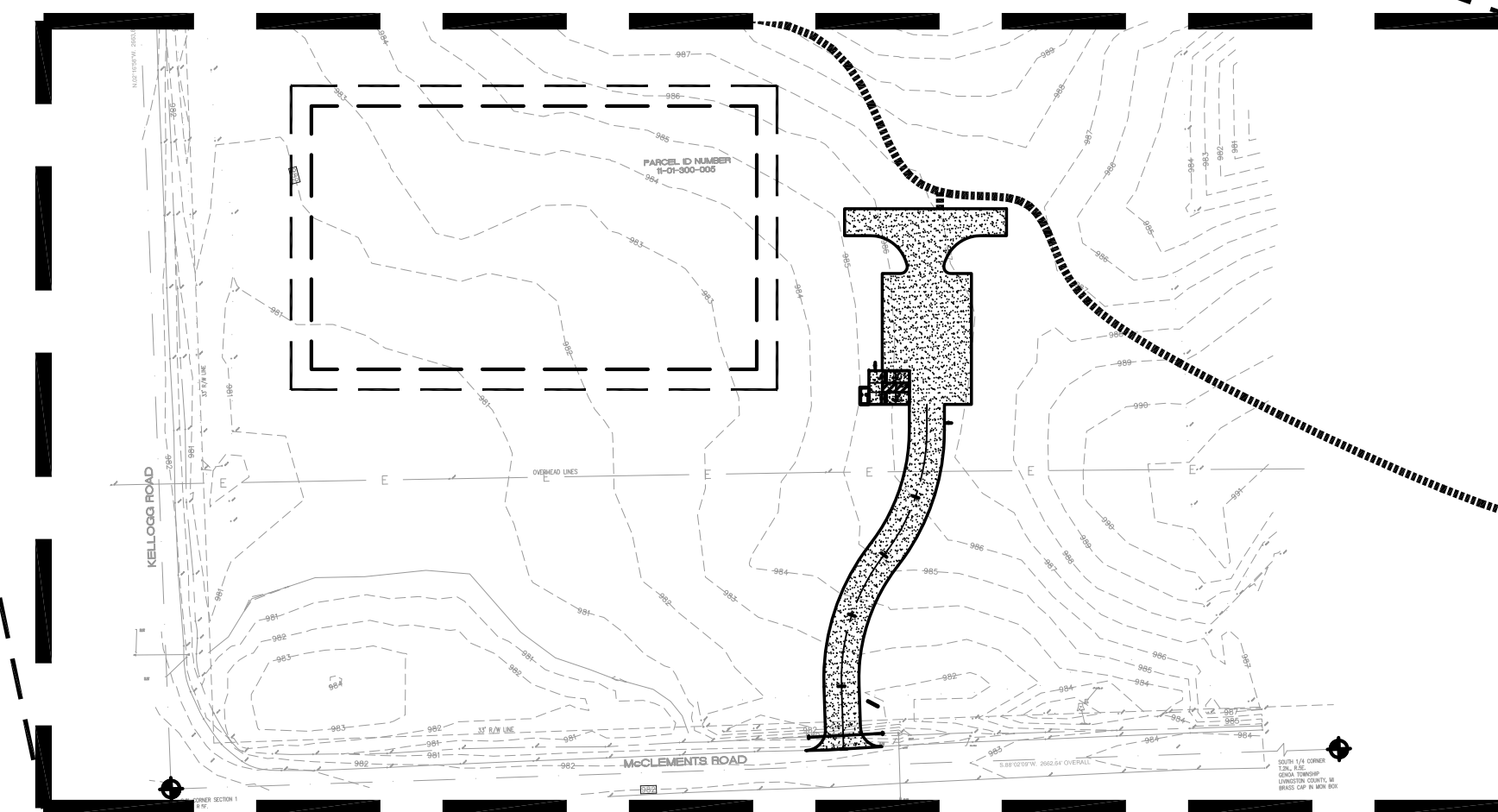
1. ORIGINAL BASE SURVEY PROVIDED BY:  
HUBBELL, ROTH & CLARK, INC. on 06/06/2017  
PH: (248) 454-6300
2. BENCHMARK: DESC. - SEE SHEET C1 - EXISTING CONDITIONS
3. ALL UNITS OF MEASURE ARE IN ENGLISH.
4. THE CONTRACTOR(S) SHALL NOTIFY ALL EXISTING UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
5. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS OF ALL STATE AND LOCAL APPLICABLE AUTHORITIES.
6. CONTRACTOR(S) TO NOTIFY LIVINGSTON COUNTY 48 HOURS PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION.
7. THE CONTRACTOR(S) SHALL OBTAIN ANY/ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES, PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR(S) IS RESPONSIBLE FOR MAINTAINING ALL PREVIOUSLY INSTALLED S.E.S.C. MEASURES INCLUDING RESTORATION OF ALL DAMAGED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. AND INSTALLING AND MAINTAINING ALL NEW S.E.S.C. MEASURES.
9. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR REPLACEMENT OR REPAIR OF ANY EXISTING UTILITIES OR OTHER SITE FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THE SATISFACTION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. OTHER EXISTING SITE ELEMENTS THAT ARE DAMAGED MUST BE REPAIRED OR REPLACED TO THE SATISFACTION AND APPROVAL OF THE OWNER.
10. NOTIFY MISS DIG AT 811 OR 1-800-482-7171, 72 HOURS PRIOR TO START OF CONSTRUCTION.
11. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS OR UTILITY COMPANIES AS REQUIRED TO ACCOMPLISH THEIR CONSTRUCTION OPERATIONS.
12. AS AN AID TO THE CONTRACTOR(S), VARIOUS UTILITIES ARE SHOWN ON THE PLAN. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLAN ARE TAKEN FROM AVAILABLE RECORDS. THE OWNER OR ARCHITECT DOES NOT GUARANTEE THEIR LOCATION AND/OR ELEVATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE EXACT LOCATIONS AND/OR ELEVATIONS OF ALL EXISTING UTILITIES AND REFLECT THAT IN THEIR BID.
13. IT IS UNDERSTOOD THAT THE CONTRACTOR(S) SHALL PERFORM ALL WORK UNDER THIS CONTRACT IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS, POLICIES, RULES AND STANDARDS OF THE MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ACT (MIOSHA) BEING ACT 154 OF THE PUBLIC ACTS OF 1974 AND AS AMENDED.
14. ANY QUANTITIES GIVEN WITHIN THESE PLANS AND SPECIFICATIONS ARE APPROXIMATIONS ONLY AND SHOULD NOT BE USED TO DETERMINE COSTS. ALL QUANTITIES SHOULD BE VERIFIED BY THE CONTRACTOR(S) FOR BIDDING PURPOSES. THIS IS A LUMP SUM BID. UNIT PRICES WILL BE TAKEN FOR SPECIFIC ITEMS THAT MAY BE NECESSARY TO ADD OR DELETE DURING PROJECT CONSTRUCTION.
15. CONTRACTOR IS RESPONSIBLE FOR ALL STAKING AND LAYOUT FOR THIS PROJECT. THIS INCLUDES GRADES AND ESTABLISHMENT OF A BENCHMARK.
16. CONTRACTOR TO PROVIDE ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROL SHALL CONFORM TO CURRENT MMUTCD STANDARDS.
17. ANY ITEMS INDICATED TO BE REMOVED ARE TO BE LEGALLY DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED.
18. ALL PERSONNEL ARE REQUIRED TO WEAR HARD HATS WITHIN WORK ZONES AND COMPLY WITH ALL MIOSHA STANDARDS.
19. CONTRACTOR SHALL PERFORM DAILY CLEAN UP OF MATERIALS AND DEBRIS GENERATED BY THEIR WORK WITHIN THE PROJECT LIMITS AND IN PUBLIC AREAS IN WHICH THEY CREATE DEBRIS AND/OR TRACKING OF SOIL MATERIALS.
20. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THEIR OWN TOOLS, EQUIPMENT, MATERIALS, ETC. TO GUARD AGAINST FIRE, THEFT, VANDALISM, AND/OR WEATHER DAMAGE.
21. CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE AND DISRUPTIONS OF NORMAL ACTIVITIES WITH OWNER.
22. THE CONTRACTOR WILL PROVIDE ALL MATERIAL TESTING.

# FILLMORE COUNTY PARK PHASE 1 IMPROVEMENTS

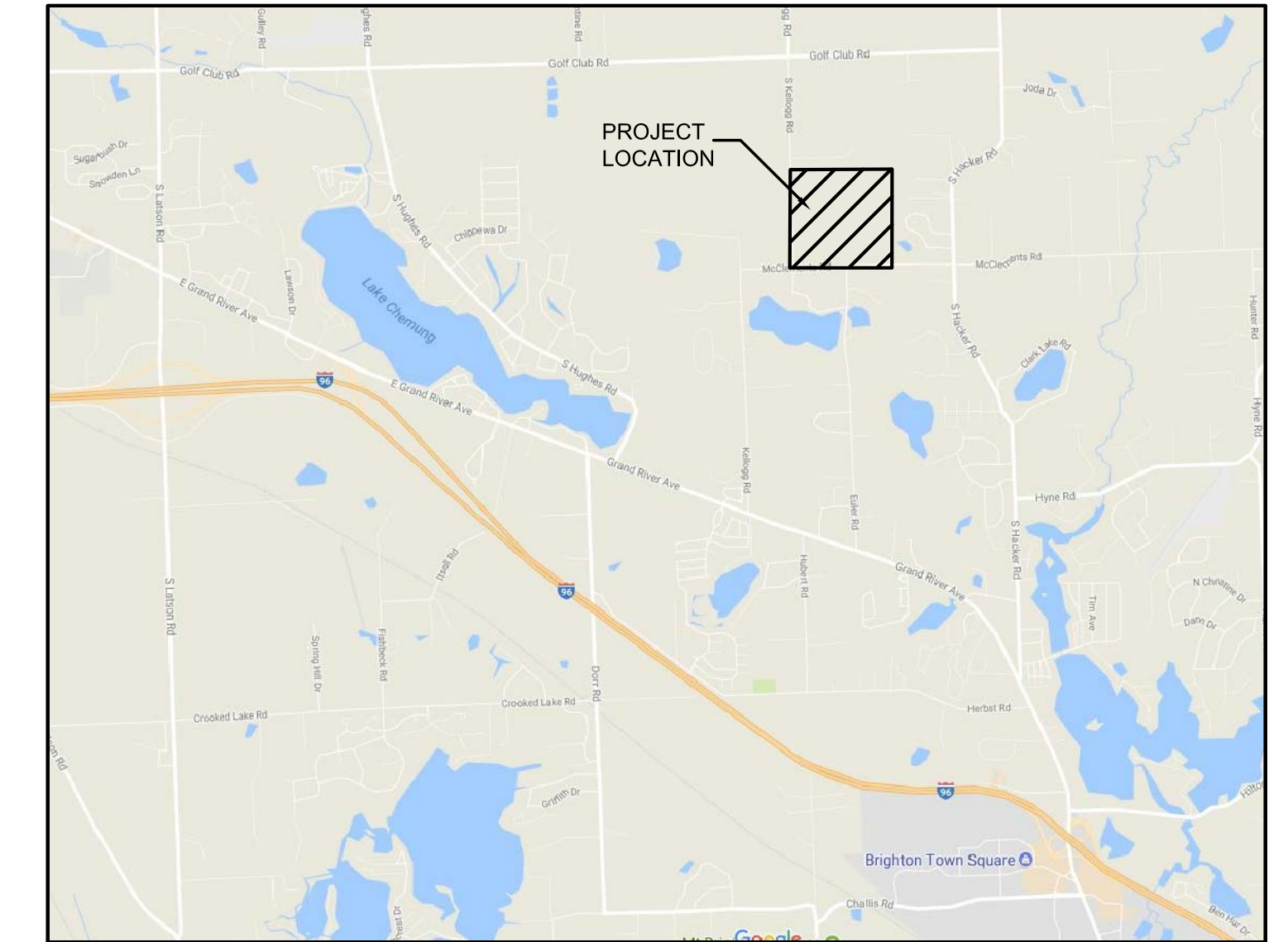
GRANT # 26-01775



**SITE MAP**  
NOT TO SCALE



**PROJECT AREA**  
NOT TO SCALE



**VICINITY LOCATION MAP**

NOT TO SCALE

7315 MC CLEMENTS RD.  
GENOA TOWNSHIP, MI 48114

**PROJECT SHEET INDEX:**

- C0 COVER
- C1 EXISTING CONDITIONS
- C2 SITE PREPARATION PLAN
- C3 SITE LAYOUT
- C3.1 5K TRAIL LAYOUT
- C4 GRADING PLAN
- C5 DETAILS
- C6 DETAILS

**LEGAL DESCRIPTION**

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, T.2N., R.5E., GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**LOCAL UTILITY CONTACTS:**

ELECTRICAL: DTE ENERGY, PAUL GANZ - (313) 702-0571, Paul.Ganz@dteenergy.com

COUNTY DRAIN: LIVINGSTON COUNTY DRAIN COMMISSIONER, (517) 546-0040, drain@livgov.com

**ADDITIONAL POINTS OF CONTACT:**

LIVINGSTON COUNTY  
PH: (517) 546-7555  
CONTACT PERSON: KATHLEEN KLINE-HUDSON  
PLANNING DIRECTOR

LANDSCAPE ARCHITECTS & PLANNERS, INC.  
(517) 485-5500  
CONTACT PERSON: PROJECT MANAGER  
LAP OTHER POC

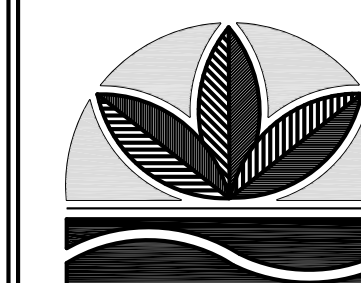
**LIVINGSTON COUNTY  
PLANNING DEPARTMENT**  
304 E. GRAND RIVER AVE. SUITE 206  
HOWELL, MI 48843  
PH: (517) 546-7555 FAX: ----



**SURVEY COMPLETED BY :**

**HRC**  
HUBBELL, ROTH & CLARK, INC.  
CONSULTING ENGINEERS SINCE 1915

HUBBELL, ROTH & CLARK, INC.  
555 HULET DRIVE, P.O. BOX 824  
BLOOMFIELD HILLS, MI 48303  
PH: (248) 454-6300 FAX: (248) 454-6312  
ON 06/06/2017



**Landscape Architects & Planners, Inc.**  
OAKLAND CENTER - 809 CENTER STREET - SUITE 1 - LANSING, MI 48906  
PH: (517) 485-5500 - FAX: (517) 485-5576 - EMAIL: INFO@LAPINC.NET

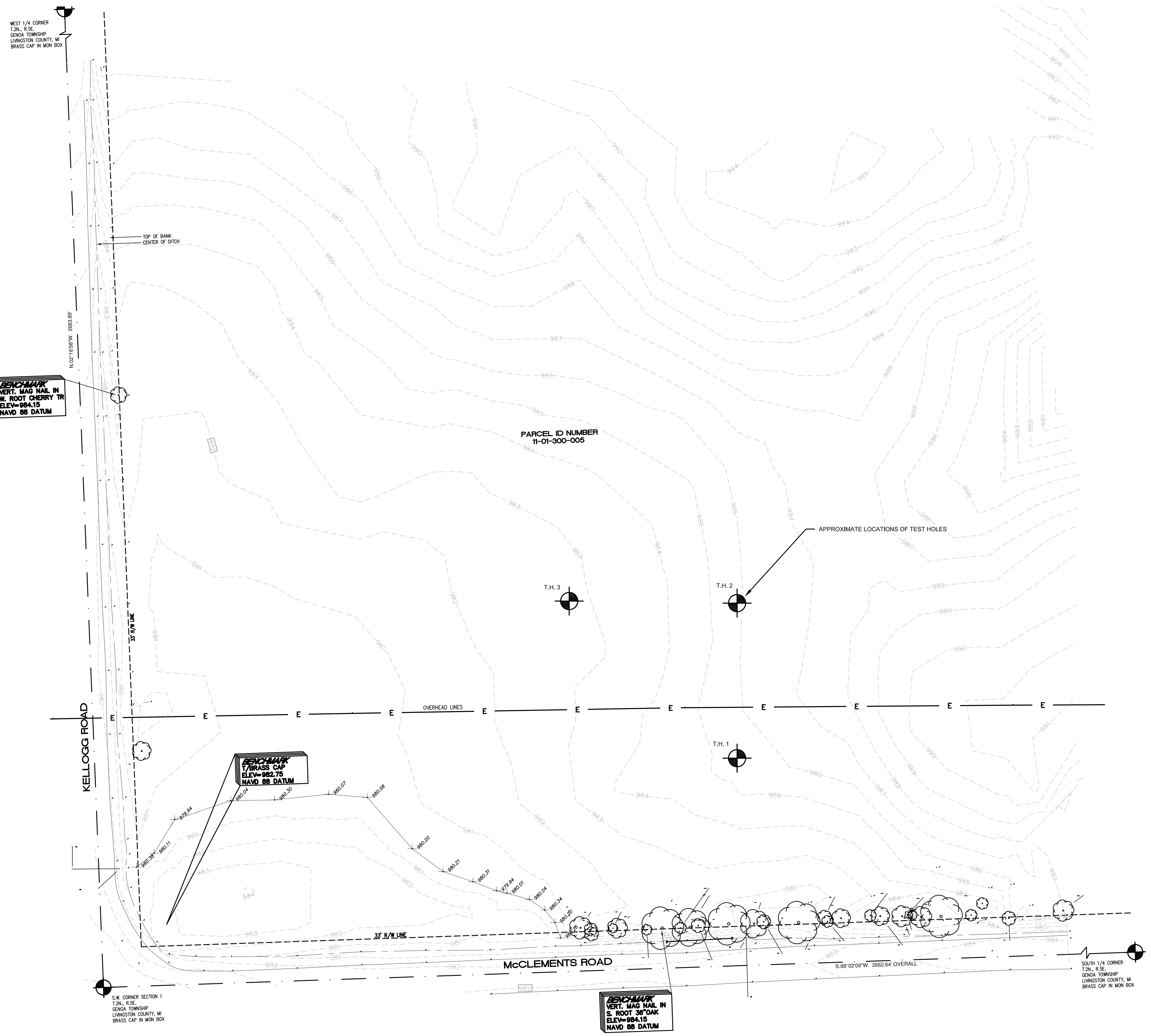
DATE: 1/24/2018  
DESIGNED BY: ---  
CHECKED BY: ---  
DRAWN BY: NRW  
PROJECT NO.: 13040.02

**SHEET  
C0**



Know what's below.  
Call before you dig.

U:\P-SERV\COMPANY\PROJECTS\PROJECTS 2018\13040.02 LIVINGSTON FILLMORE PARK CONSTRUCTION\08 PAGE LAYOUTS AND PRESENTATION BOARDS\AUTOCAD\SSHEETS\EXISTING CONDITIONS\EXISTING CONDITIONS.DWG



### TEST HOLES

- LOCATIONS ARE APPROXIMATE.  
- SOIL CHARACTERIZATIONS ARE ACCURATE ONLY AT LOCATIONS SHOWN

**T.H.1**  
0 - 8" LOAMY TOPSOIL  
8" - 24" CLAYEY SAND  
STOPPED DIGGING

**T.H.2**  
0 - 12" LOAMY TOPSOIL  
12" - 24" CLAYEY SAND  
STOPPED DIGGING

**T.H.3**  
0 - 16" LOAMY TOPSOIL  
16" - 24" CLAYEY SAND  
STOPPED DIGGING



**Landscape Architects & Planners, Inc.**  
OAKLAND CENTER  
809 CENTER STREET  
SUITE ONE  
LANSING, MI 48906  
P: (517) 485-5500  
F: (517) 485-5576  
info@lapinc.net

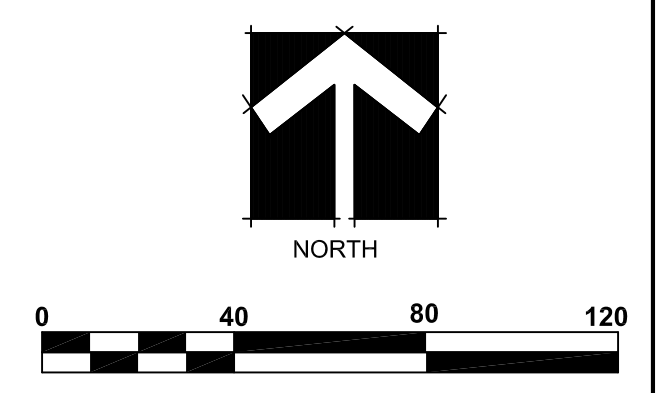
REVISIONS	DATE	COMMENTS

**LIVINGSTON COUNTY**  
PLANNING DEPARTMENT  
304 E. GRAND RIVER AVE. SUITE 206  
HOWELL, MI 48843  
P: (617) 546-7556 F: ---

FILLMORE COUNTY PARK PHASE 1 IMPROVEMENTS  
**EXISTING CONDITIONS**  
7315 MC CLEMENTS RD. GENOA TOWNSHIP, MI 48114

DATE: 1/24/2018  
DESIGNED BY: ---  
CHECKED BY: ---  
DRAWN BY: ---  
PROJECT NO.: 13040.02  
SCALE: N/A  
HORIZ: N/A  
VERT: N/A

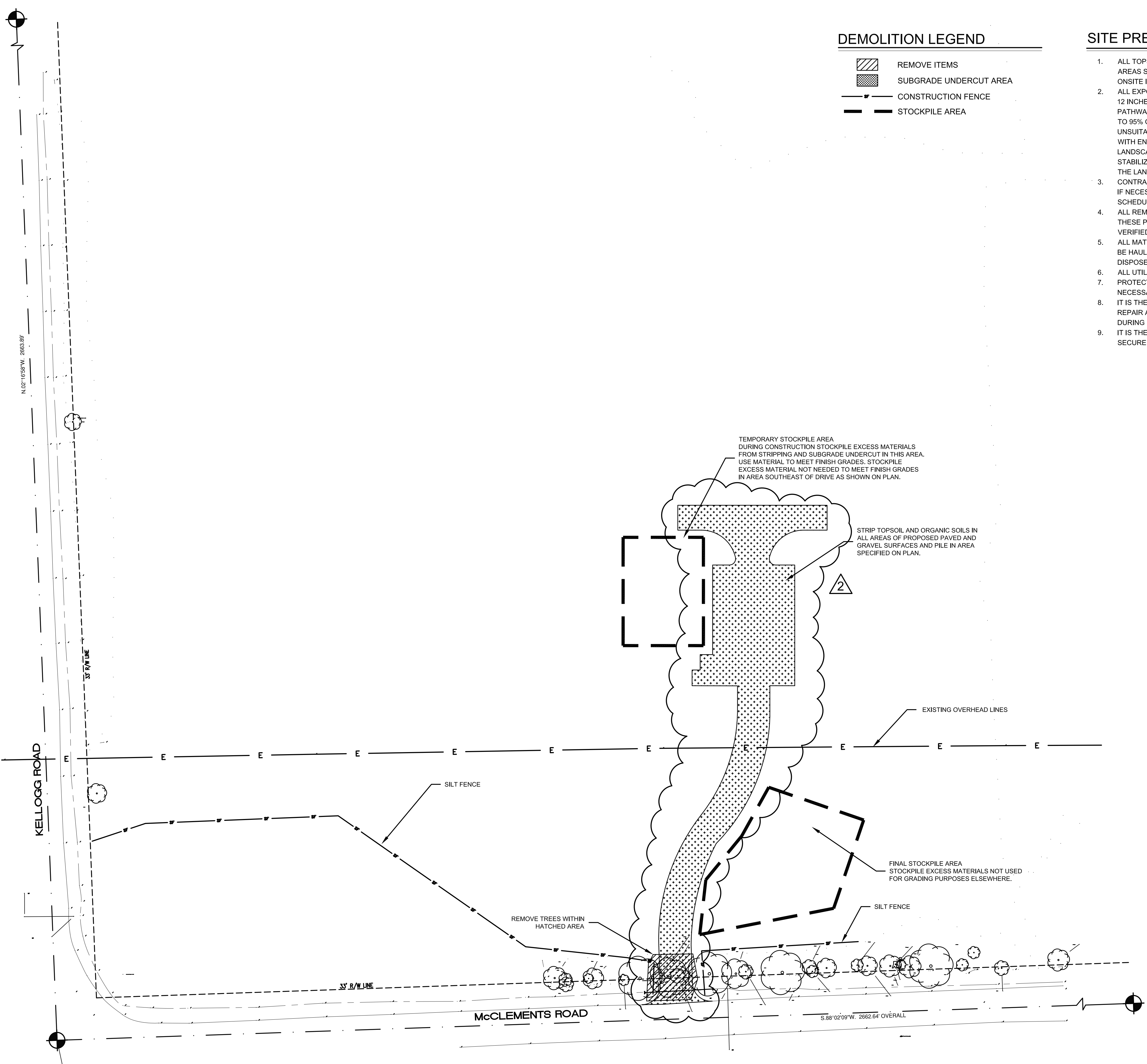
**SHEET C1**





I:\P-SERV\COMPANY\PROJECTS\PROJECTS 2013\13040.02 LIVINGSTON FILLMORE PARK CONSTRUCTION\08 PAGE LAYOUTS AND PRESENTATION BOARDS\AUTOCAD\DWG\DEMOLITION\N2 DEMOLITION PLAN.DWG

Plot Date: 4/30/2018 5:19 PM

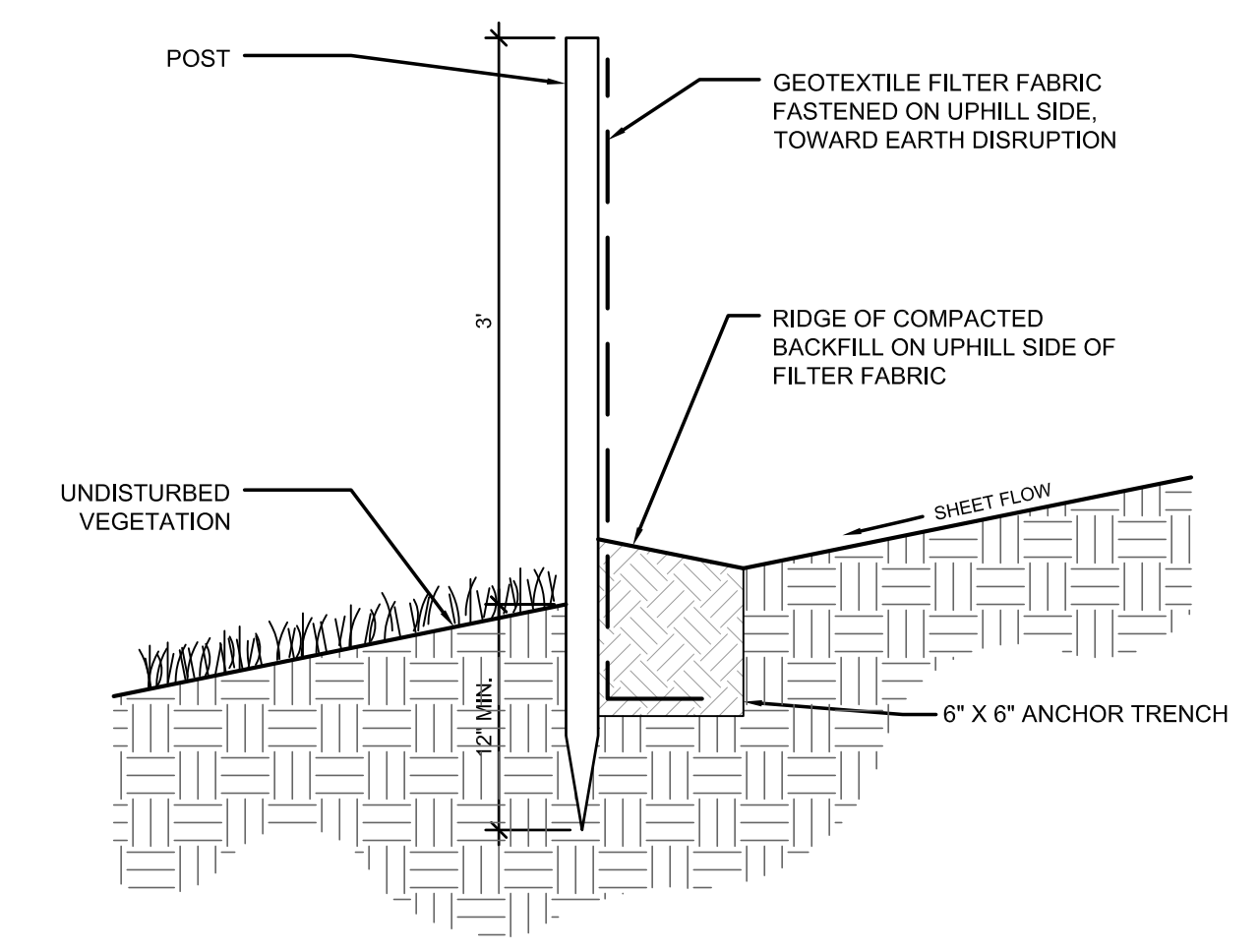


**SITE PREPARATION NOTES:**

- ALL TOPSOIL AND ORGANIC SOILS ENCOUNTERED IN AREAS SHOWN SHALL BE STRIPPED AND SPREAD ONSITE IN AN AREA AS SHOWN ON PLAN.
- ALL EXPOSED GRANULAR SUBGRADE TO A DEPTH OF 12 INCHES SCHEDULED FOR PAVEMENTS OR PATHWAYS OR STRUCTURES MUST BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY. ANY UNSUITABLE AREAS MUST BE EXCAVATED AND FILLED WITH ENGINEERED FILL AND BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL SUBGRADE STABILIZATION PRACTICES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING IF NECESSARY TO STABILIZE THE SUBGRADE FOR SCHEDULED CONSTRUCTION.
- ALL REMOVAL QUANTITIES AND AREAS NOTED ON THESE PLANS ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD PRIOR TO BIDDING.
- ALL MATERIALS CALLED OUT TO BE REMOVED SHALL BE HAULED OFF-SITE BY CONTRACTOR AND LEGALLY DISPOSED OF PROPERLY UNLESS OTHERWISE NOTED.
- ALL UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
- PROTECT TREES SCHEDULED TO REMAIN AS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY DAMAGE TO THE UTILITIES IN THIS AREA DURING CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL EQUIPMENT.

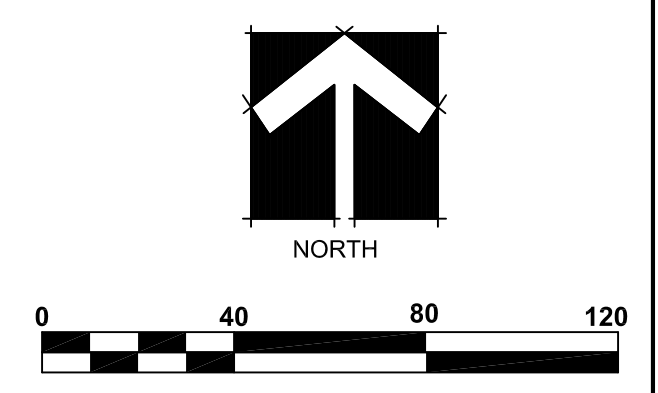
**TREE PROTECTION NOTES:**

- TREES WILL BE PROTECTED USING PROTECTION FENCE TO DRIPLINE; ORANGE SAFETY SCREEN ON STEEL T-POSTS 1.33 LB / FT. SEE DETAIL 1.
- IF PROTECTION TO THE DRIPLINE IS NOT FEASIBLE, CONTRACTOR TO SUBMIT ALTERNATE PLAN.
- TEETH ARE REQUIRED TO BE REMOVED FROM MACHINE BUCKET WHEN REMOVING MATERIALS NEAR TREE DRIPLINES.
- WHEN REMOVING MATERIAL AROUND DRIPLINE, IT MUST BE PULLED AWAY FROM THE TREE USING HAND METHODS AND WITH EXTREME CAUTION.
- NOTIFY LANDSCAPE ARCHITECT 24 HOURS PRIOR TO DEMOLITION FOR OBSERVATION TO ENSURE PROTECTION OF TREE FEEDER ROOTS.
- IF ANY QUESTIONS OR CONCERNS ARISE, CONTACT THE LANDSCAPE ARCHITECT IN ADVANCE.



**SILT FENCE INSTALLATION DETAIL**

SECTION - NOT TO SCALE



**Landscape Architects & Planners, Inc.**  
 OAKLAND CENTER  
 809 CENTER STREET  
 SUITE ONE  
 LANSING, MI 48906  
 P: (517) 485-5500  
 F: (517) 485-5576  
 info@lapinc.net

REVISIONS	INITIALS	DATE	COMMENTS
ADD 2		5/1/2018	DRIVE WIDENED TO 26'. ADD FIRE TRUCK TURNAROUND TO LOT

**LIVINGSTON COUNTY**  
 PLANNING DEPARTMENT

304 E. GRAND RIVER AVE. SUITE 206  
 HOWELL, MI 48843  
 P: (617) 546-7556 F: ---

FILLMORE COUNTY PARK PHASE 1 IMPROVEMENTS

**SITE PREPARATION PLAN**

7315 MC CLEMENTS RD. GENOA TOWNSHIP, MI 48114

DATE: 1/24/2018	DESIGNED BY: ---
CHECKED BY: ---	DRAWN BY: NRW
PROJECT NO.: 13040.02	SCALE: N/A
HORIZ: N/A	VERT: N/A

**SHEET C2**

© Copyright 2015, Landscape Architects & Planners, Inc. ALL RIGHTS RESERVED

REVISIONS	INITIALS	DATE	COMMENTS
ADD 2		5/1/2018	DRIVE WIDENED TO 26' - ADD FIRE TRUCK TURNAROUND TO LOT. ALL CONC. 4"

**LIVINGSTON COUNTY PLANNING DEPARTMENT**  
 304 E. GRAND RIVER AVE. SUITE 206  
 HOWELL, MI 48843  
 P: (617) 546-7556 F: ---

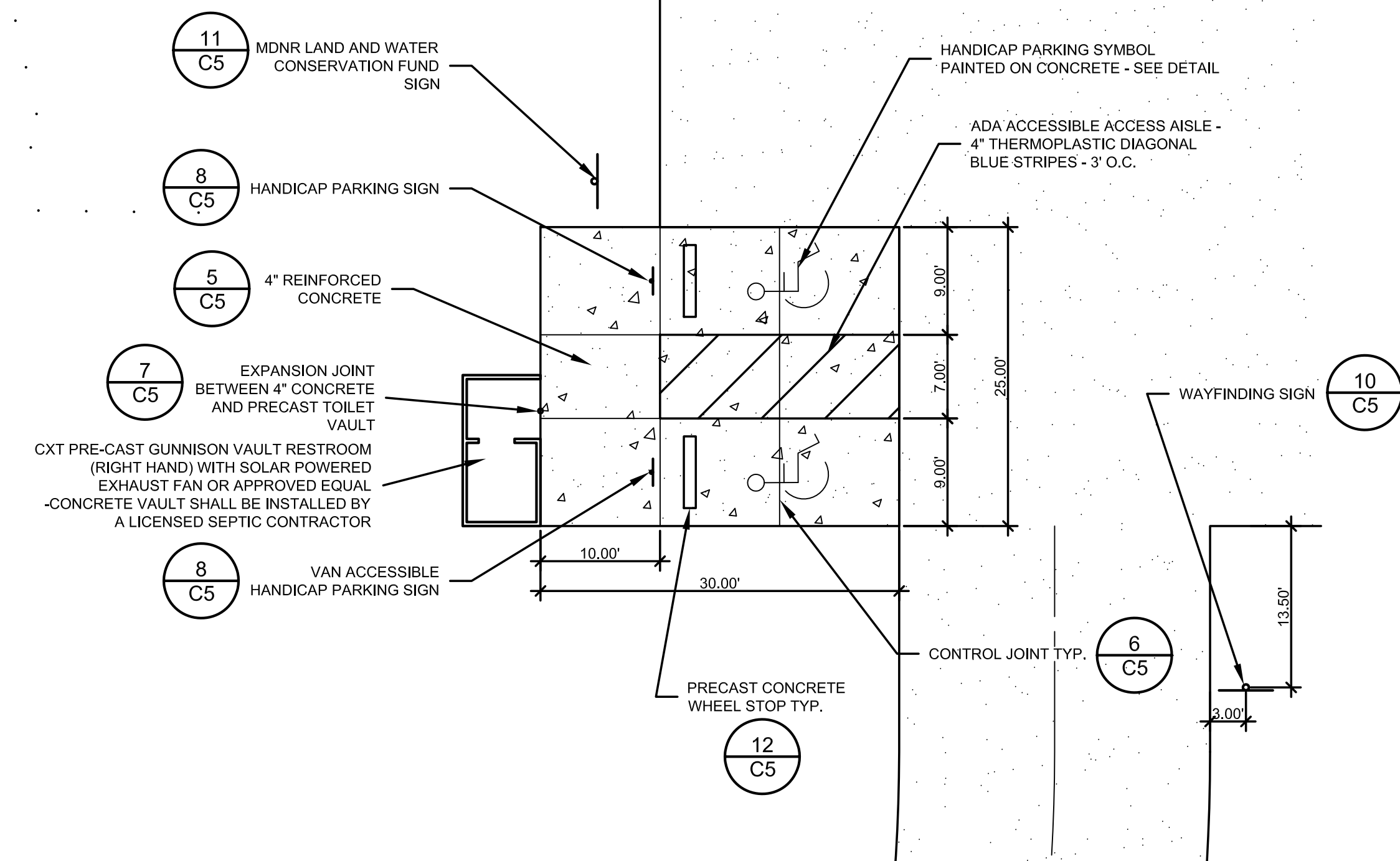
**SITE LAYOUT**  
 7315 MC CLEMENTS RD. GENOA TOWNSHIP, MI 48114

DATE: 1/24/2018  
 DESIGNED BY: ---  
 CHECKED BY: ---  
 DRAWN BY: ---  
 PROJECT NO.: 13040.02  
 SCALE: ---  
 HORIZ: N/A  
 VERT: N/A

**SHEET C3**

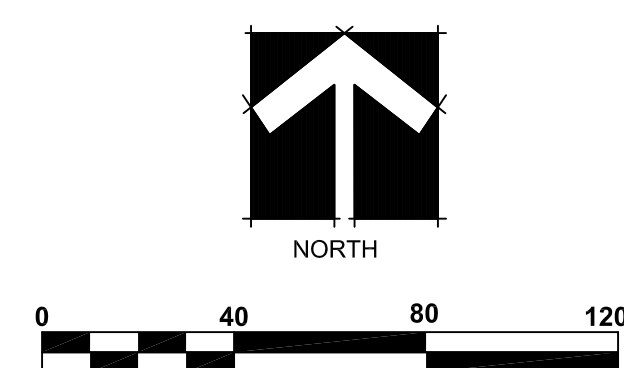
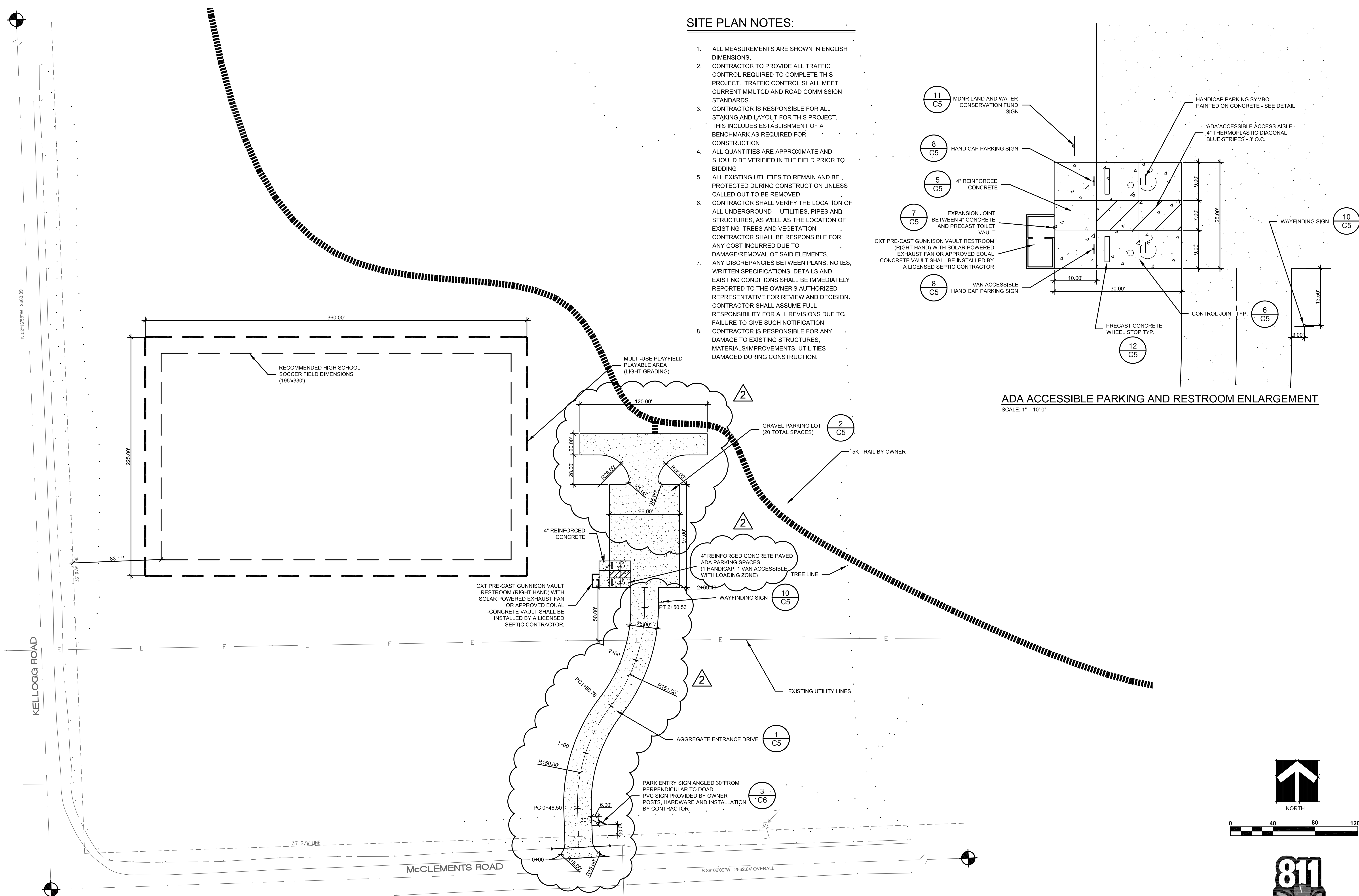
**SITE PLAN NOTES:**

- ALL MEASUREMENTS ARE SHOWN IN ENGLISH DIMENSIONS.
- CONTRACTOR TO PROVIDE ALL TRAFFIC CONTROL REQUIRED TO COMPLETE THIS PROJECT. TRAFFIC CONTROL SHALL MEET CURRENT MMUTCD AND ROAD COMMISSION STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR ALL STAKING AND LAYOUT FOR THIS PROJECT. THIS INCLUDES ESTABLISHMENT OF A BENCHMARK AS REQUIRED FOR CONSTRUCTION
- ALL QUANTITIES ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO BIDDING
- ALL EXISTING UTILITIES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION UNLESS CALLED OUT TO BE REMOVED.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
- ANY DISCREPANCIES BETWEEN PLANS, NOTES, WRITTEN SPECIFICATIONS, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES, MATERIALS/IMPROVEMENTS, UTILITIES DAMAGED DURING CONSTRUCTION.



**ADA ACCESSIBLE PARKING AND RESTROOM ENLARGEMENT**  
 SCALE: 1" = 10'-0"

I:\P-SERV\COMPANY\PROJECTS\PROJECTS 2018\13040.02 LIVINGSTON FILLMORE PARK CONSTRUCTION\08 PAGE LAYOUTS AND PRESENTATION BOARDS\AUTOCAD\SHETS\SITE LAYOUT\C2 SITE LAYOUT.DWG



\\P-SERV\COMPANY\PROJECTS\PROJECTS\2013\13040.02 LIVINGSTON FILLMORE PARK CONSTRUCTION\08 PAGE LAYOUTS AND PRESENTATION\BOARDS\AUTOCAD\SHSHEET\SITE LAYOUTS\C3.1 5K TRAIL LAYOUT.DWG

Plot Date: 4/30/2018 4:43 PM

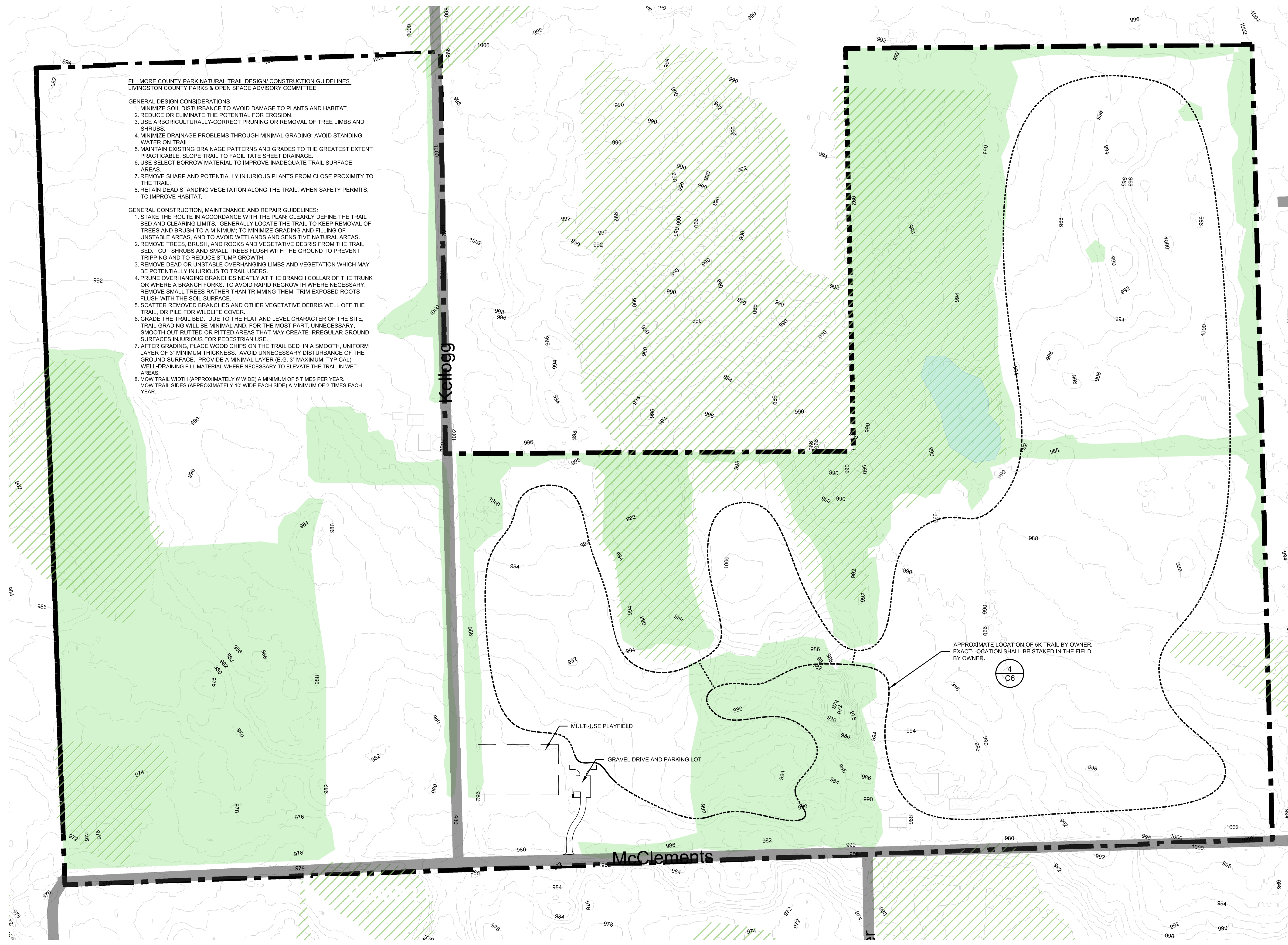
**FILLMORE COUNTY PARK NATURAL TRAIL DESIGN/ CONSTRUCTION GUIDELINES**  
LIVINGSTON COUNTY PARKS & OPEN SPACE ADVISORY COMMITTEE

**GENERAL DESIGN CONSIDERATIONS**

1. MINIMIZE SOIL DISTURBANCE TO AVOID DAMAGE TO PLANTS AND HABITAT.
2. REDUCE OR ELIMINATE THE POTENTIAL FOR EROSION.
3. USE ARBORICULTURALLY-CORRECT PRUNING OR REMOVAL OF TREE LIMBS AND SHRUBS.
4. MINIMIZE DRAINAGE PROBLEMS THROUGH MINIMAL GRADING; AVOID STANDING WATER ON TRAIL.
5. MAINTAIN EXISTING DRAINAGE PATTERNS AND GRADES TO THE GREATEST EXTENT PRACTICABLE. SLOPE TRAIL TO FACILITATE SHEET DRAINAGE.
6. USE SELECT BORROW MATERIAL TO IMPROVE INADEQUATE TRAIL SURFACE AREAS.
7. REMOVE SHARP AND POTENTIALLY INJURIOUS PLANTS FROM CLOSE PROXIMITY TO THE TRAIL.
8. RETAIN DEAD STANDING VEGETATION ALONG THE TRAIL, WHEN SAFETY PERMITS, TO IMPROVE HABITAT.

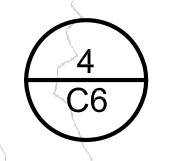
**GENERAL CONSTRUCTION, MAINTENANCE AND REPAIR GUIDELINES:**

1. STAKE THE ROUTE IN ACCORDANCE WITH THE PLAN. CLEARLY DEFINE THE TRAIL BED AND CLEARING LIMITS. GENERALLY LOCATE THE TRAIL TO KEEP REMOVAL OF TREES AND BRUSH TO A MINIMUM, TO MINIMIZE GRADING AND FILLING OF UNSTABLE AREAS, AND TO AVOID WETLANDS AND SENSITIVE NATURAL AREAS.
2. REMOVE TREES, BRUSH, AND ROCKS AND VEGETATIVE DEBRIS FROM THE TRAIL BED. CUT SHRUBS AND SMALL TREES FLUSH WITH THE GROUND TO PREVENT TRIPPING AND TO REDUCE STUMP GROWTH.
3. REMOVE DEAD OR UNSTABLE OVERHANGING LIMBS AND VEGETATION WHICH MAY BE POTENTIALLY INJURIOUS TO TRAIL USERS.
4. PRUNE OVERHANGING BRANCHES NEATLY AT THE BRANCH COLLAR OF THE TRUNK OR WHERE A BRANCH FORKS, TO AVOID RAPID REGROWTH WHERE NECESSARY. REMOVE SMALL TREES RATHER THAN TRIMMING THEM. TRIM EXPOSED ROOTS FLUSH WITH THE SOIL SURFACE.
5. SCATTER REMOVED BRANCHES AND OTHER VEGETATIVE DEBRIS WELL OFF THE TRAIL, OR PILE FOR WILDLIFE COVER.
6. GRADE THE TRAIL BED. DUE TO THE FLAT AND LEVEL CHARACTER OF THE SITE, TRAIL GRADING WILL BE MINIMAL AND, FOR THE MOST PART, UNNECESSARY. SMOOTH OUT RUTTED OR PITTED AREAS THAT MAY CREATE IRREGULAR GROUND SURFACES INJURIOUS FOR PEDESTRIAN USE.
7. AFTER GRADING, PLACE WOOD CHIPS ON THE TRAIL BED IN A SMOOTH, UNIFORM LAYER OF 3" MINIMUM THICKNESS. AVOID UNNECESSARY DISTURBANCE OF THE GROUND SURFACE. PROVIDE A MINIMAL LAYER (E.G. 3" MAXIMUM, TYPICAL) WELL-DRAINING FILL MATERIAL WHERE NECESSARY TO ELEVATE THE TRAIL IN WET AREAS.
8. MOW TRAIL WIDTH (APPROXIMATELY 6' WIDE) A MINIMUM OF 5 TIMES PER YEAR. MOW TRAIL SIDES (APPROXIMATELY 10' WIDE EACH SIDE) A MINIMUM OF 2 TIMES EACH YEAR.



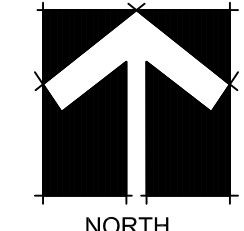
NOTE: CONSTRUCTION OF 5K TRAIL IS NOT IN CONTRACT. CONSTRUCTION BY OWNER

APPROXIMATE LOCATION OF 5K TRAIL BY OWNER. EXACT LOCATION SHALL BE STAKED IN THE FIELD BY OWNER.



MULTI-USE PLAYFIELD

GRAVEL DRIVE AND PARKING LOT



Know what's below. Call before you dig.

REVISIONS	INITIALS	DATE	COMMENTS

DATE: 1/24/2018	DESIGNED BY: ---
CHECKED BY: ---	DRAWN BY: NRW
PROJECT NO.: 13040.02	SCALE: N/A
HORIZ: N/A	VERT: N/A

REVISIONS	INITIALS	DATE	COMMENTS
ADD 2		5/1/2018	DRIVE WIDENED TO 26', ADD TURNAROUND TO LOT, REGRADE TO MEET NEW LOT CHANGES, CUTOFF DITCHING NOTE.

**LIVINGSTON COUNTY PLANNING DEPARTMENT**

304 E. GRAND RIVER AVE. SUITE 206  
HOWELL, MI 48843  
P: (617) 546-7556 F: ---

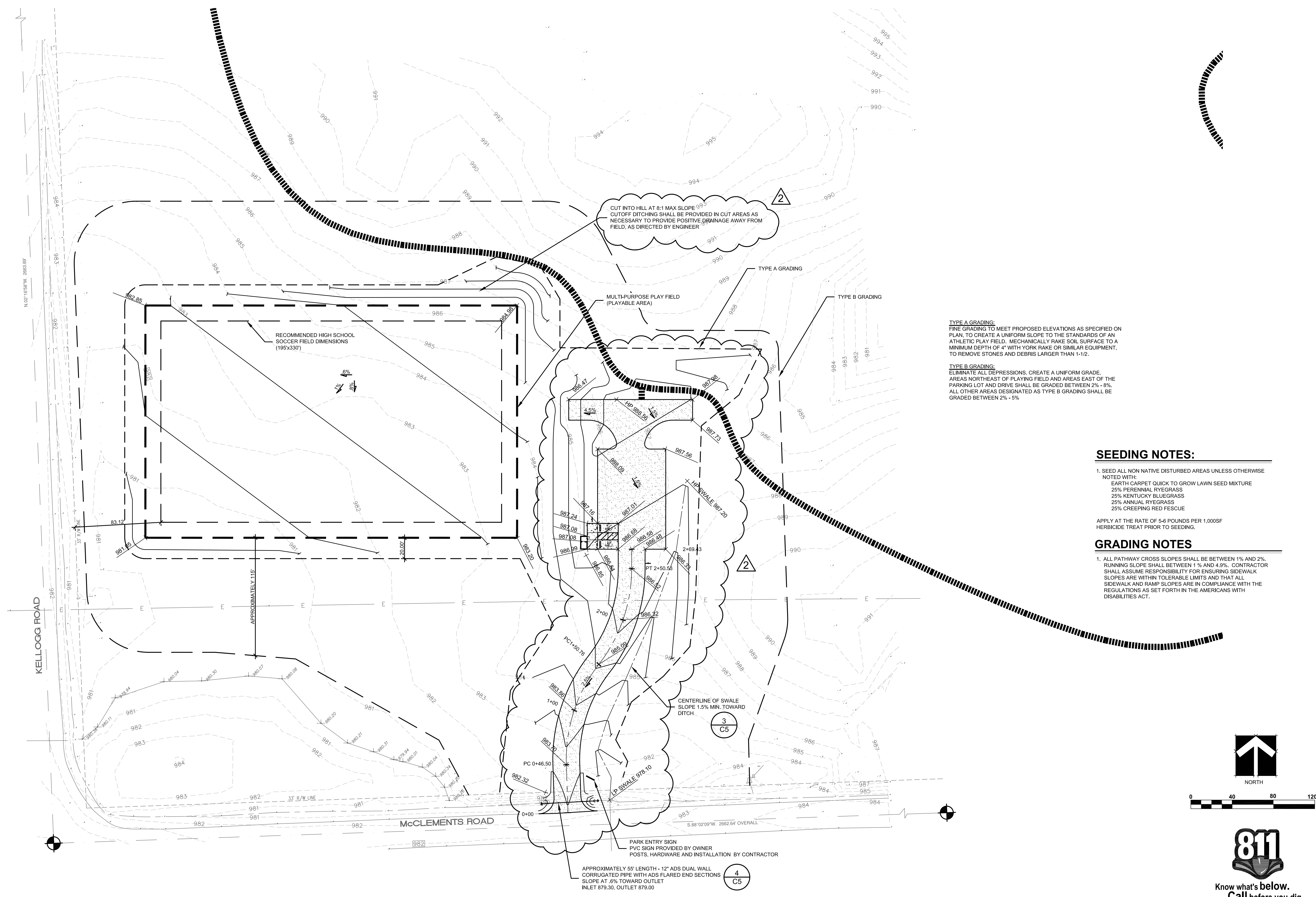
**FILLMORE COUNTY PARK PHASE 1 IMPROVEMENTS GRADING PLAN**

7315 MC CLEMENTS RD. GENOA TOWNSHIP, MI 48114

DATE: 1/24/2018  
DESIGNED BY: ---  
CHECKED BY: ---  
DRAWN BY: NRW  
PROJECT NO.: 13040.02  
SCALE: ---  
HORIZ: N/A  
VERT: N/A

**SHEET C4**

U:\P-SERV\COMPANY\PROJECTS\PROJECTS 2013\13040.02 LIVINGSTON FILLMORE PARK CONSTRUCTION\08 PAGE LAYOUTS AND PRESENTATION BOARDS\AUTOCAD\SHETS\SET\GRADING\03 GRADING PLAN.DWG



**TYPE A GRADING:**  
FINE GRADING TO MEET PROPOSED ELEVATIONS AS SPECIFIED ON PLAN, TO CREATE A UNIFORM SLOPE TO THE STANDARDS OF AN ATHLETIC PLAY FIELD. MECHANICALLY RAKE SOIL SURFACE TO A MINIMUM DEPTH OF 4" WITH YORK RAKE OR SIMILAR EQUIPMENT, TO REMOVE STONES AND DEBRIS LARGER THAN 1-1/2".

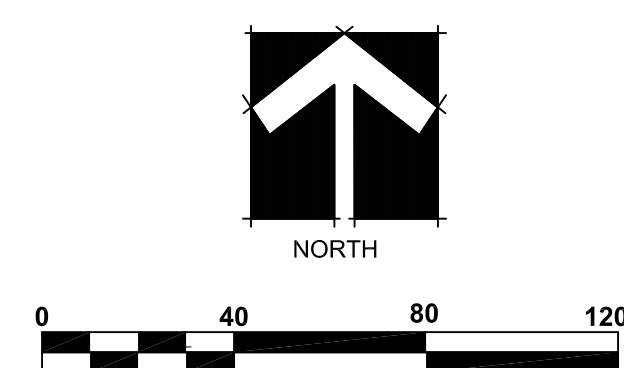
**TYPE B GRADING:**  
ELIMINATE ALL DEPRESSIONS. CREATE A UNIFORM GRADE. AREAS NORTHEAST OF PLAYING FIELD AND AREAS EAST OF THE PARKING LOT AND DRIVE SHALL BE GRADED BETWEEN 2% - 8%. ALL OTHER AREAS DESIGNATED AS TYPE B GRADING SHALL BE GRADED BETWEEN 2% - 5%.

**SEEDING NOTES:**

- SEED ALL NON NATIVE DISTURBED AREAS UNLESS OTHERWISE NOTED WITH:  
EARTH CARPET QUICK TO GROW LAWN SEED MIXTURE  
25% PERENNIAL RYEGRASS  
25% KENTUCKY BLUEGRASS  
25% ANNUAL RYEGRASS  
25% CREEPING RED FESCUE
- APPLY AT THE RATE OF 5-6 POUNDS PER 1,000SF  
HERBICIDE TREAT PRIOR TO SEEDING.

**GRADING NOTES**

- ALL PATHWAY CROSS SLOPES SHALL BE BETWEEN 1% AND 2%. RUNNING SLOPE SHALL BETWEEN 1% AND 4.9%. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ENSURING SIDEWALK SLOPES ARE WITHIN TOLERABLE LIMITS AND THAT ALL SIDEWALK AND RAMP SLOPES ARE IN COMPLIANCE WITH THE REGULATIONS AS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.

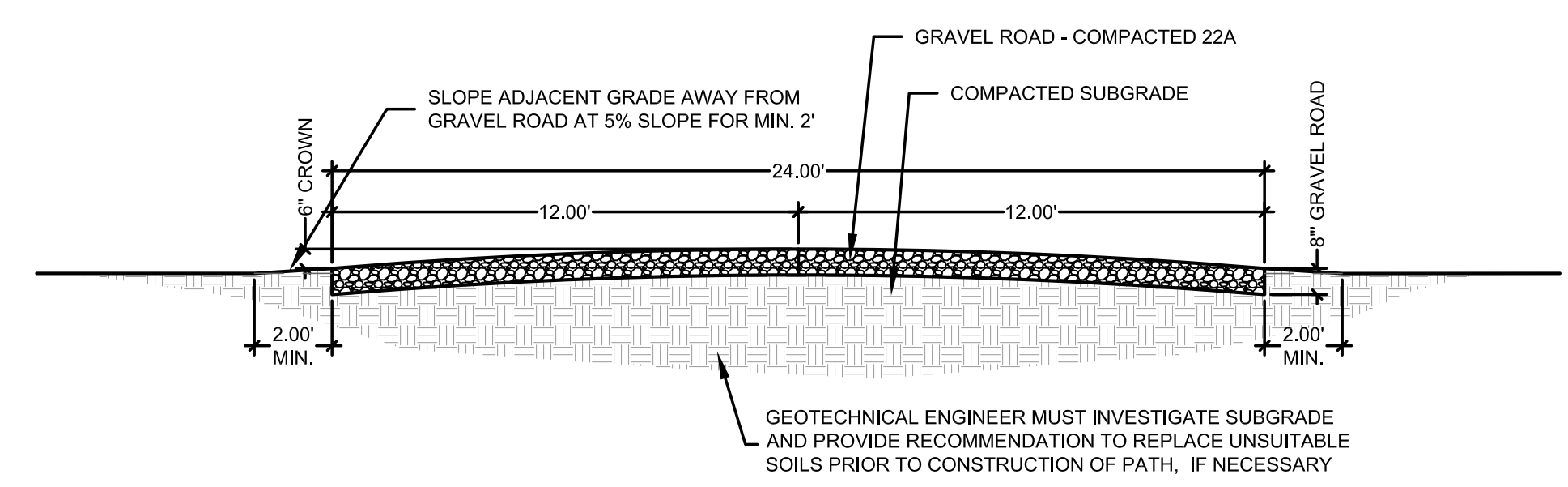


CUT INTO HILL AT 8:1 MAX SLOPE  
CUTOFF DITCHING SHALL BE PROVIDED IN CUT AREAS AS NECESSARY TO PROVIDE POSITIVE DRAINAGE AWAY FROM FIELD, AS DIRECTED BY ENGINEER

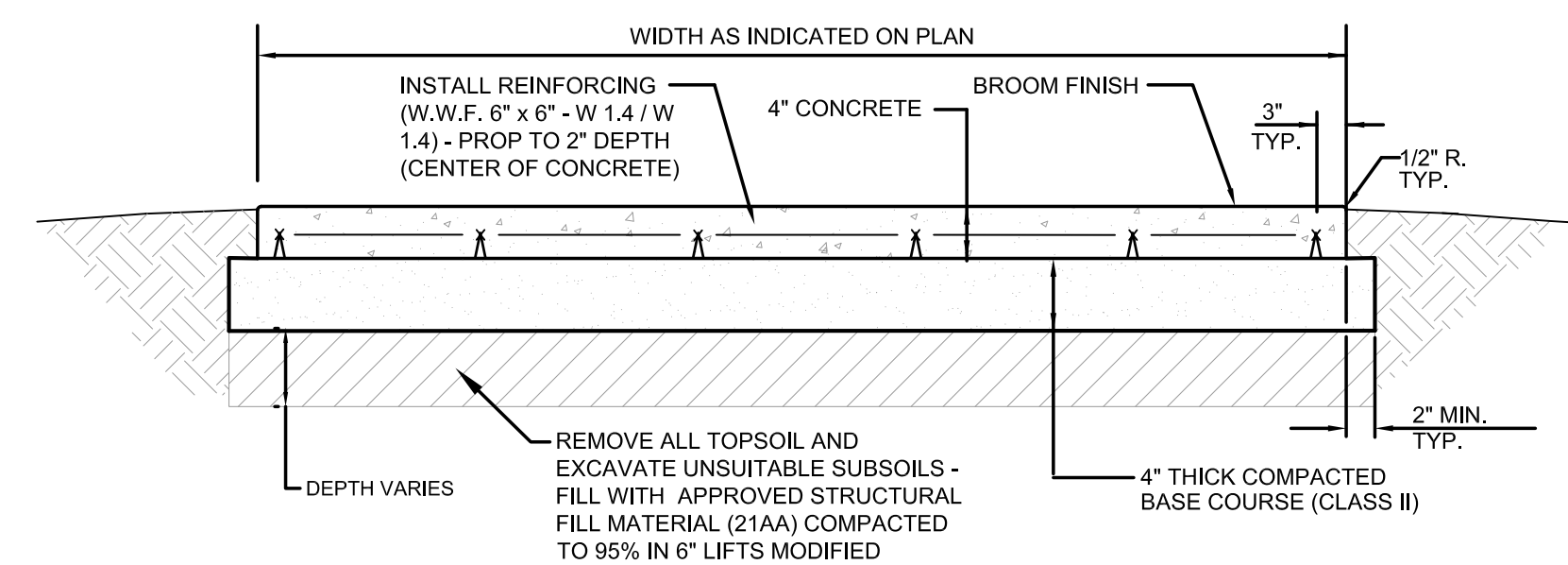
APPROXIMATELY 55' LENGTH - 12" ADS DUAL WALL CORRUGATED PIPE WITH ADS FLARED END SECTIONS  
SLOPE AT .6% TOWARD OUTLET  
INLET 879.30, OUTLET 879.00

3  
C5

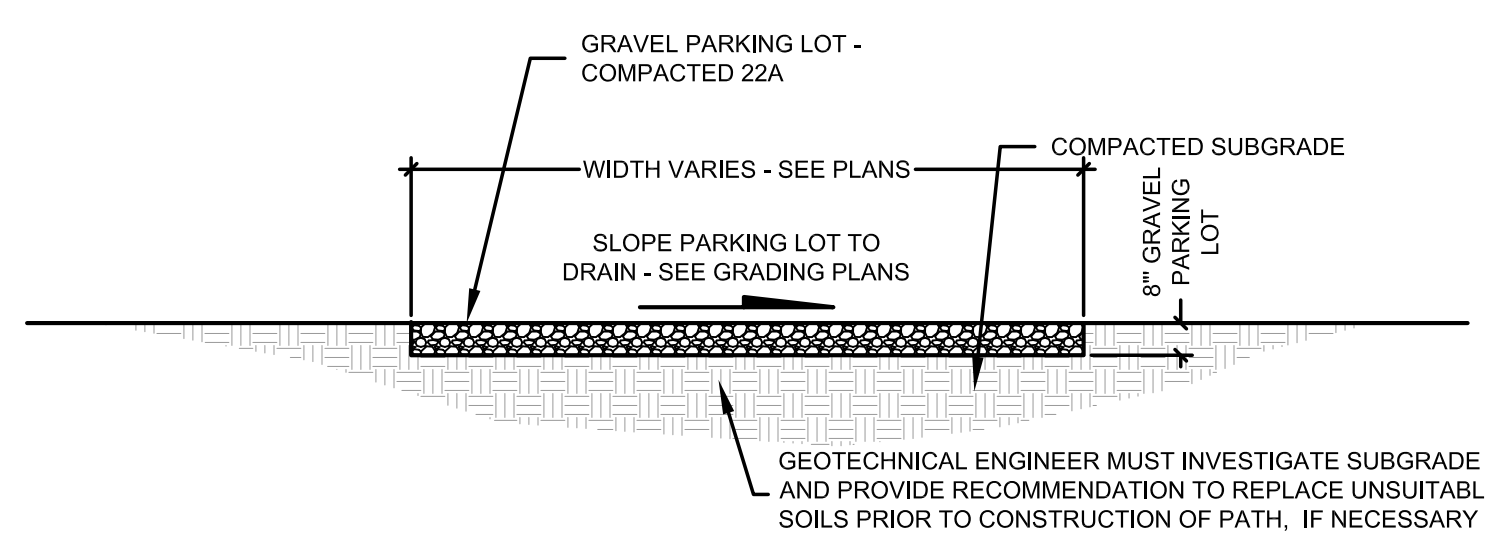
4  
C5



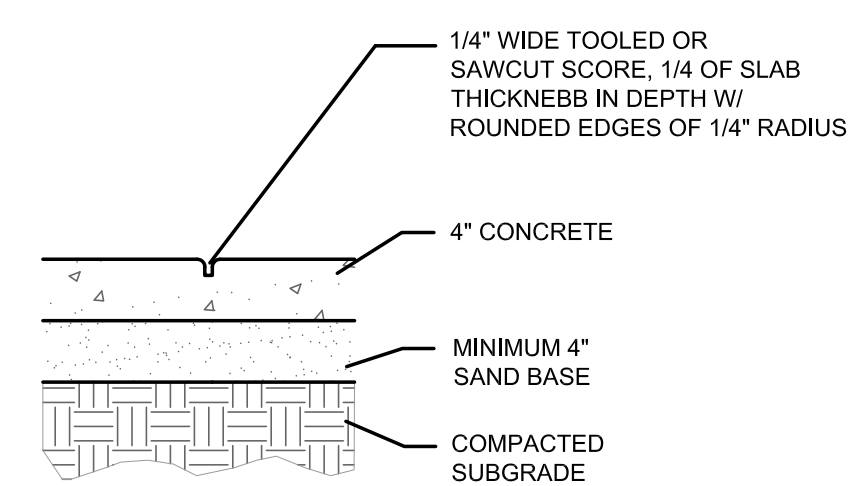
**1 22A GRAVEL ROAD**  
 SCALE: NOT TO SCALE



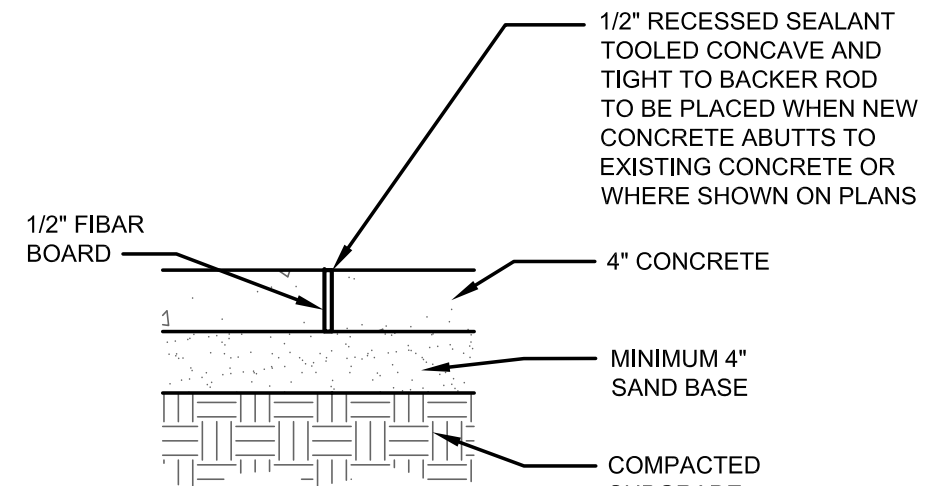
**5 4 INCH REINFORCED CONCRETE**  
 SCALE: NOT TO SCALE



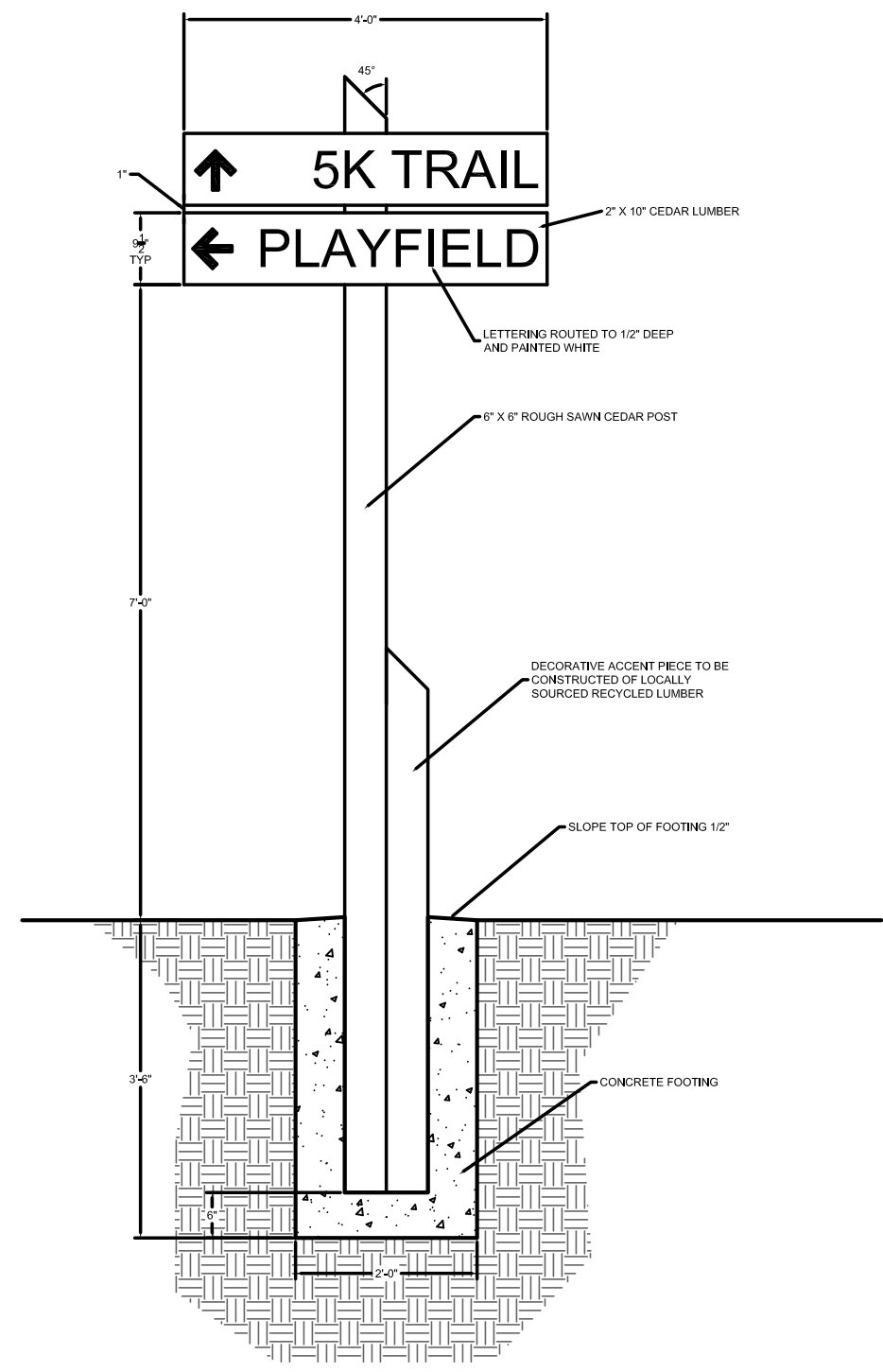
**2 22A GRAVEL PARKING LOT**  
 SCALE: NOT TO SCALE



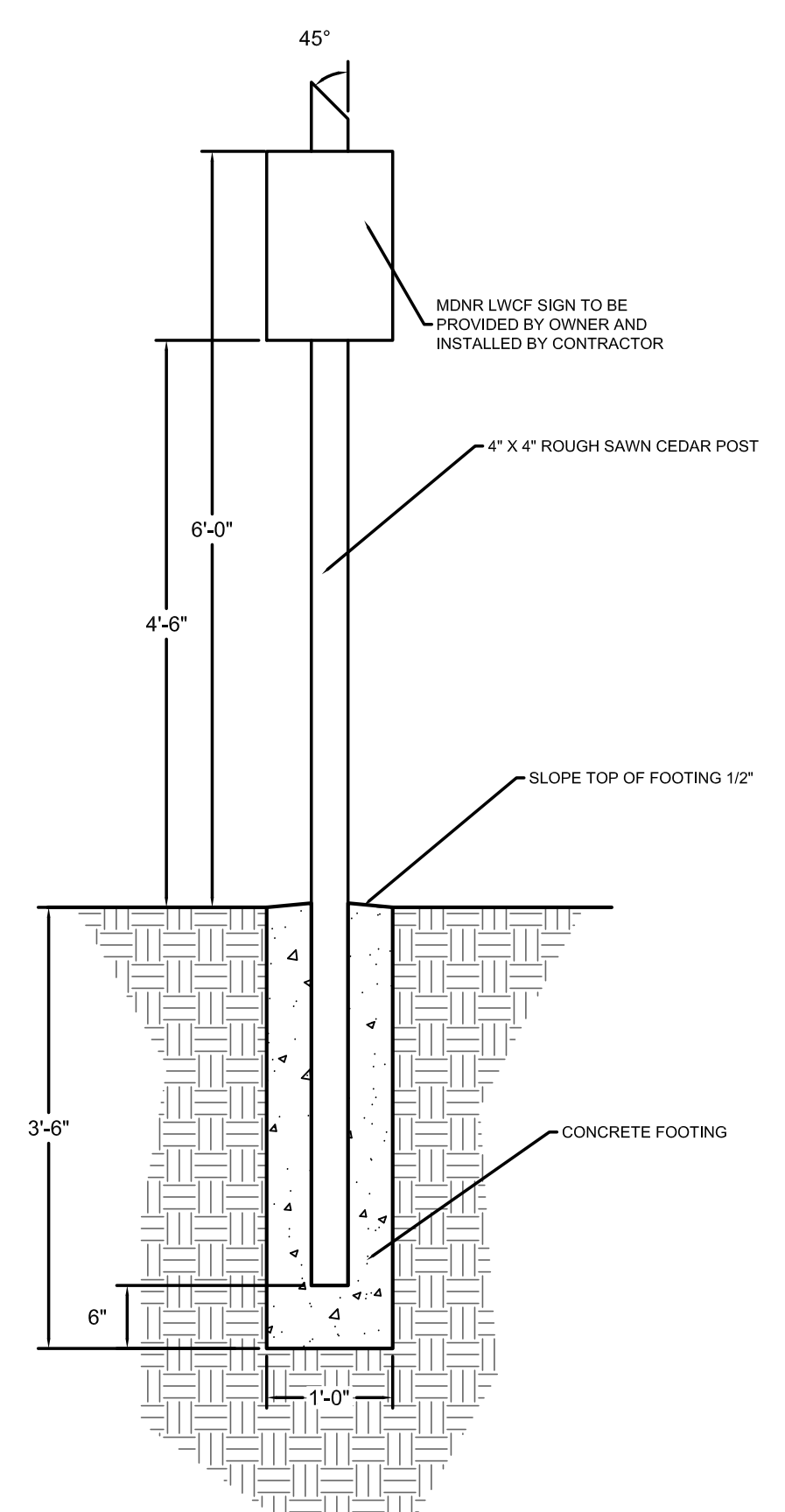
**6 CONTROL JOINTS**  
 SCALE: NOT TO SCALE



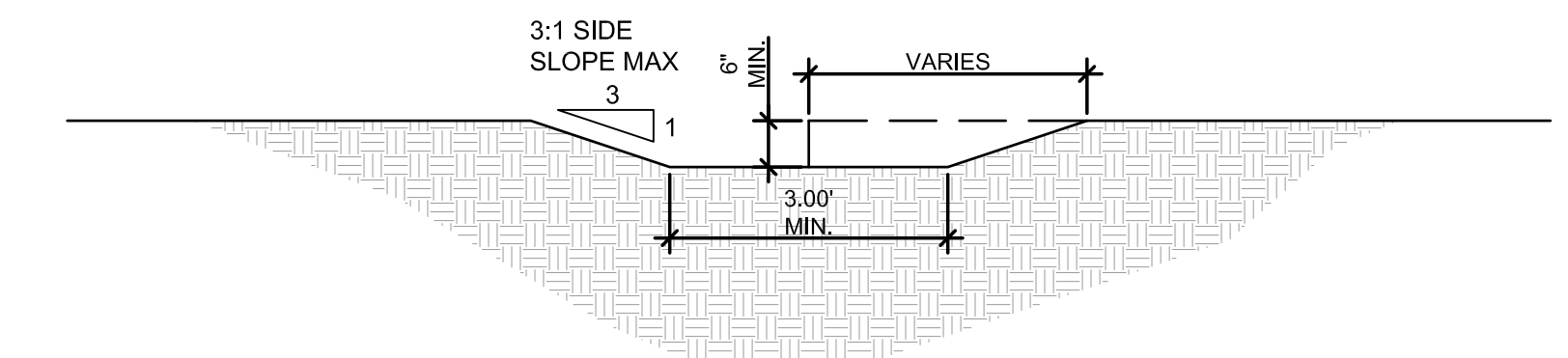
**7 EXPANSION JOINTS**  
 SCALE: NOT TO SCALE



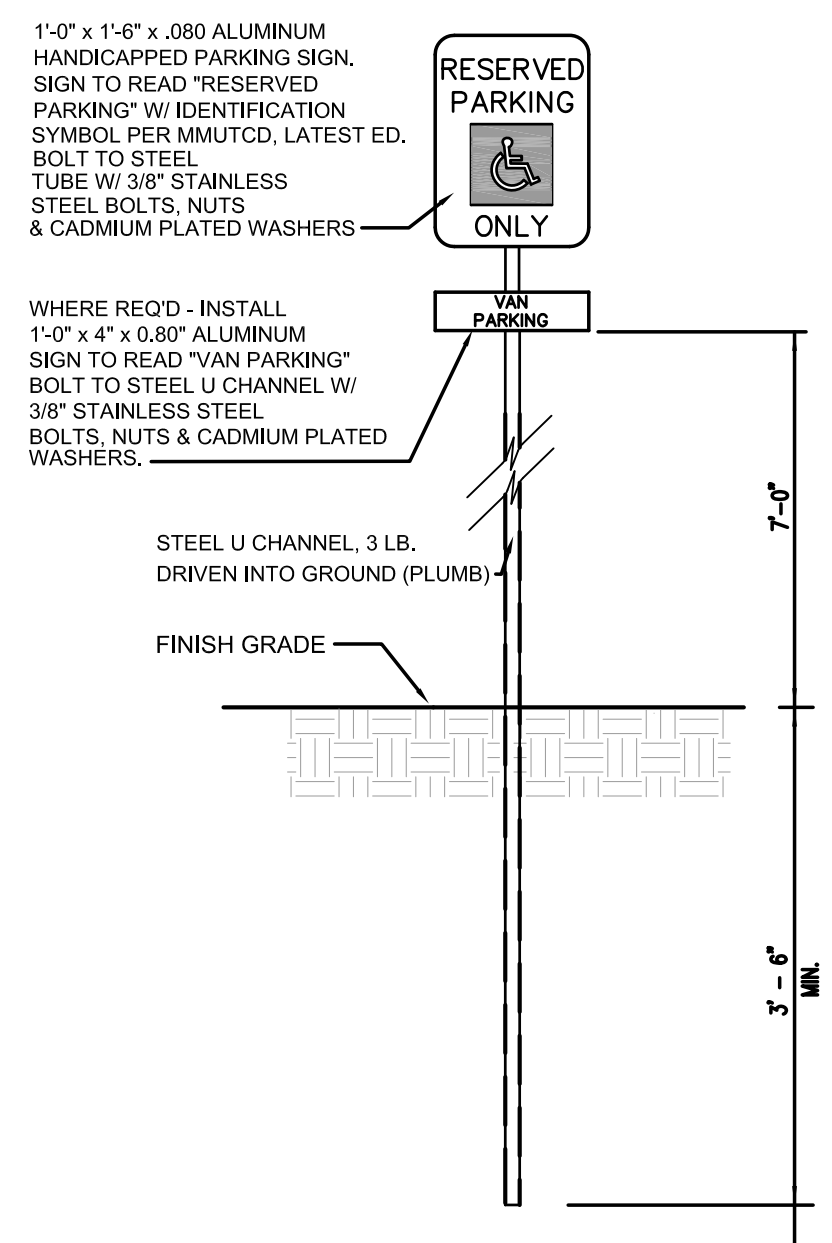
**10 WAYFINDING SIGN**  
 SCALE: 1/2" = 1'-0"



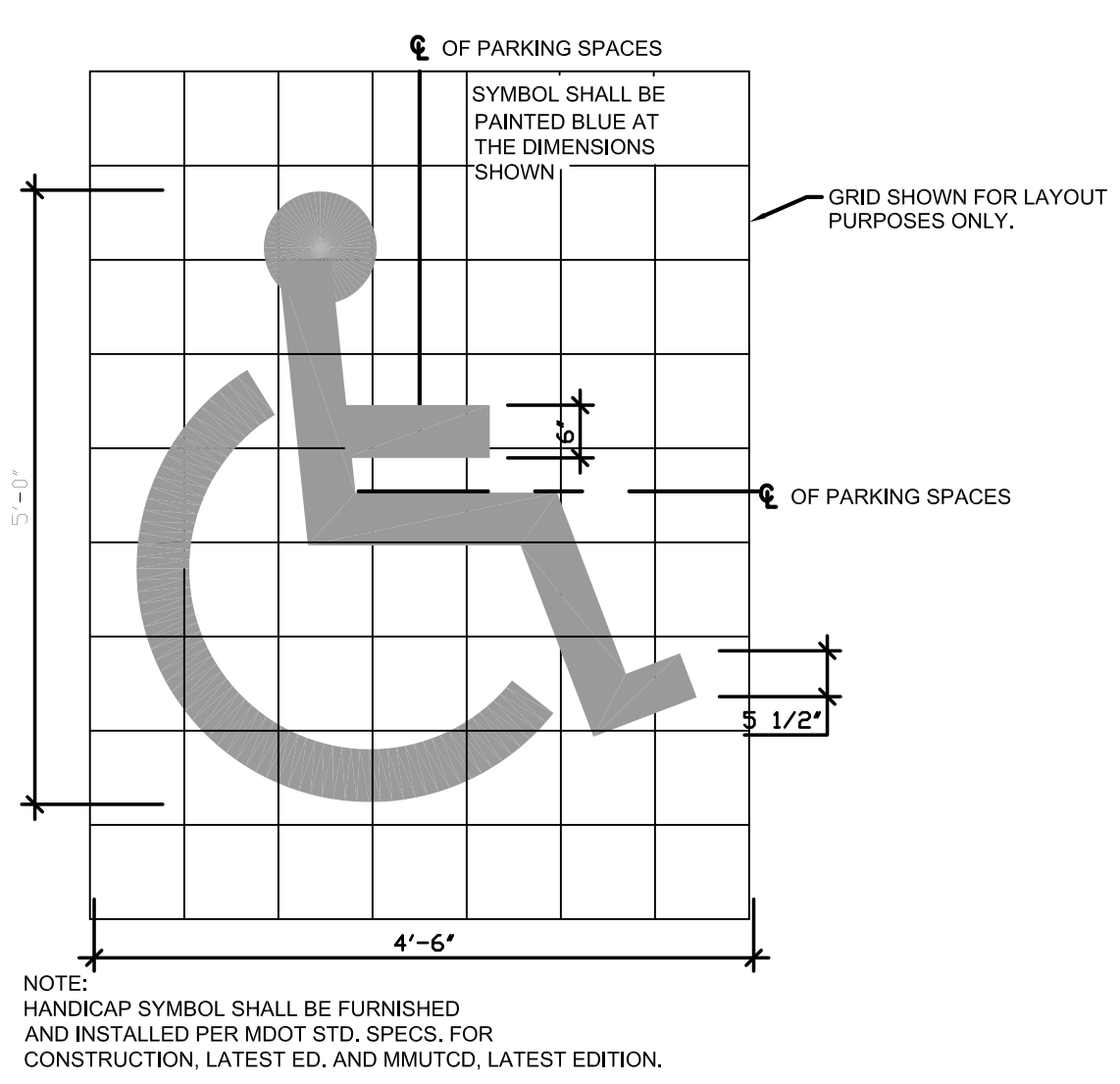
**11 MDNR LWCF SIGN**  
 SCALE: 3/4" = 1'-0"



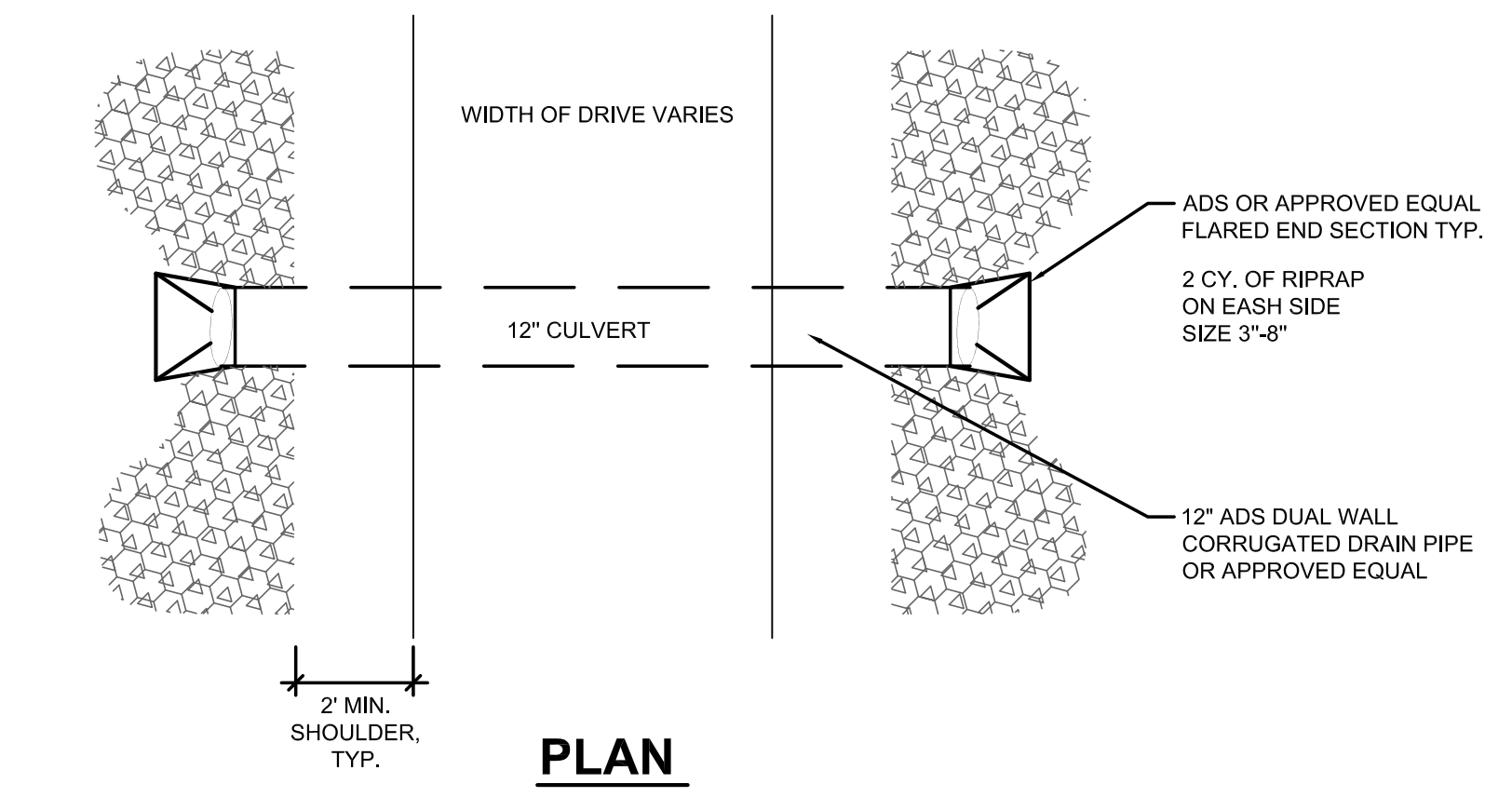
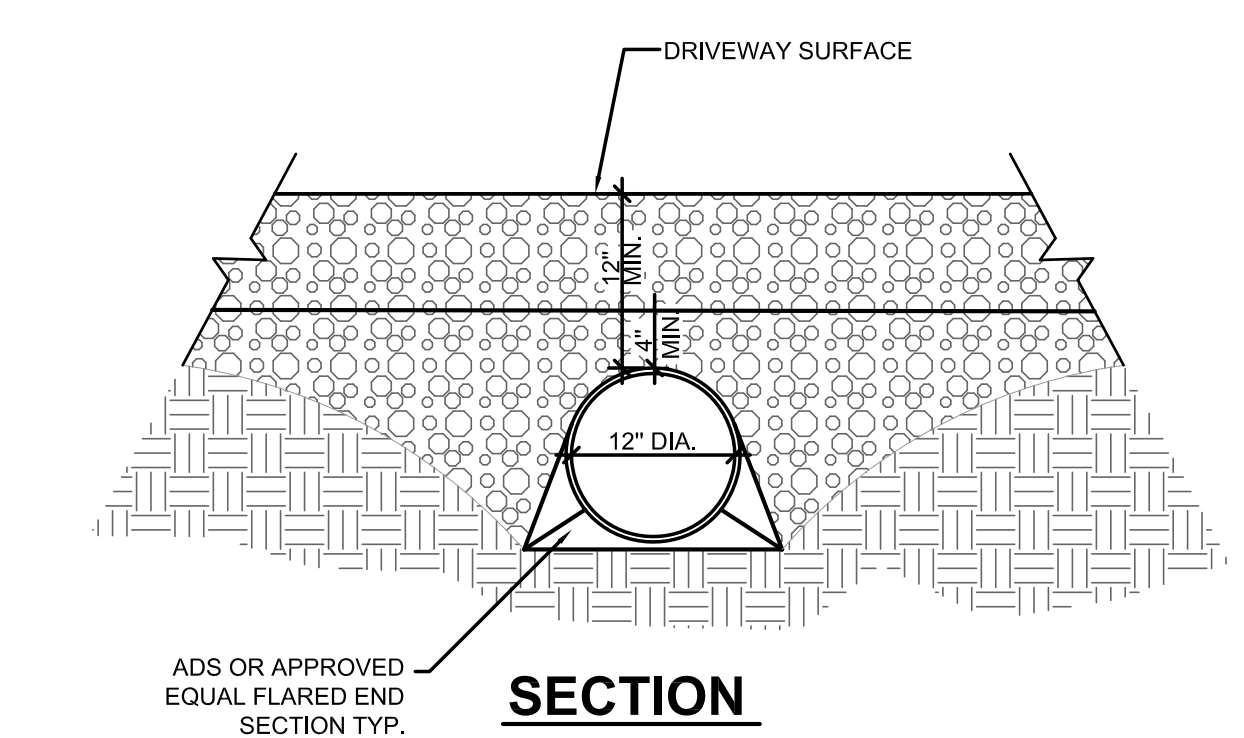
**3 LAWN SWALE**  
 SCALE: NOT TO SCALE



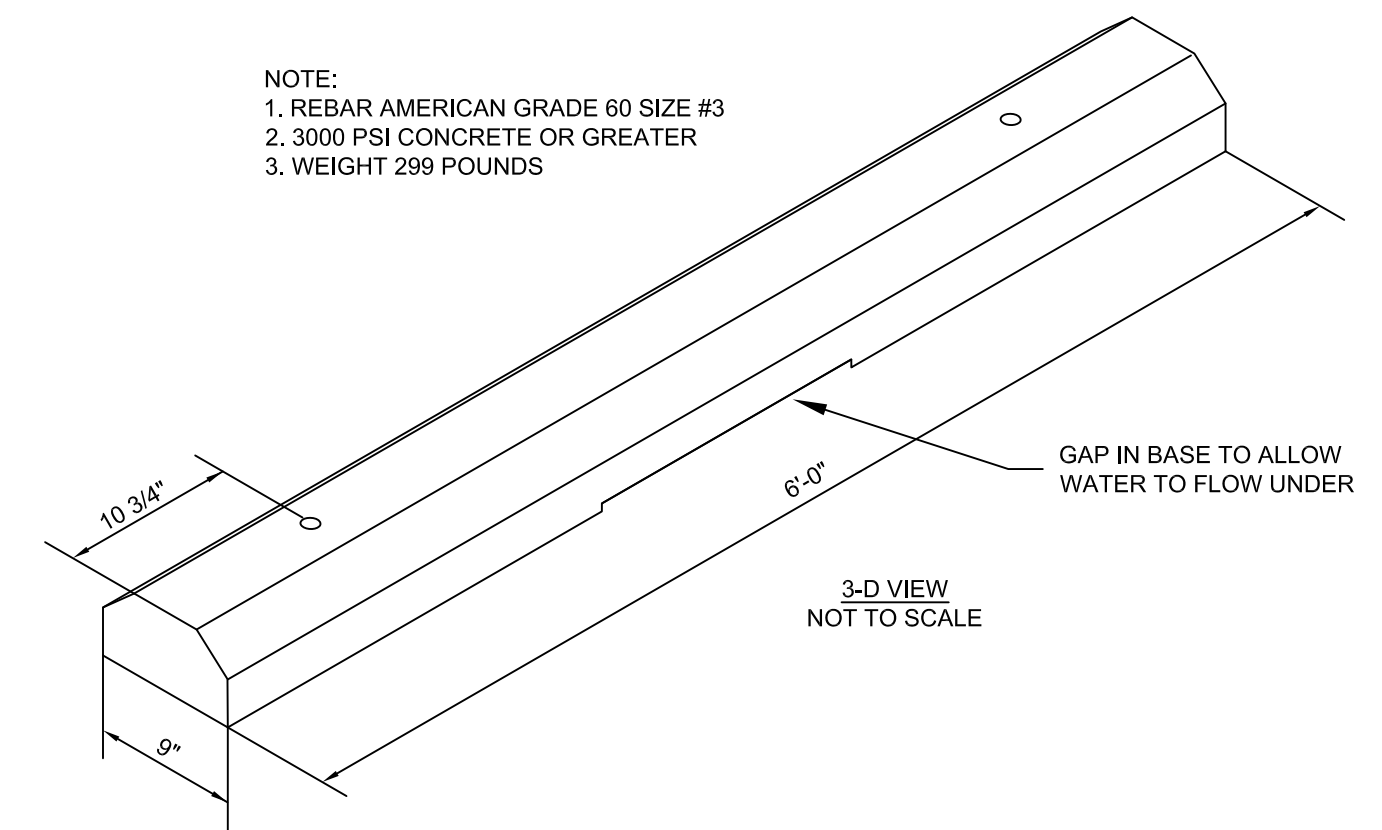
**8 SIGN - HANDICAP PARKING**  
 SCALE: NOT TO SCALE



**9 HANDICAP SYMBOL PAINT**  
 SCALE: 1:1



**4 DRIVE CULVERT TYP.**  
 SCALE: NOT TO SCALE



**12 CONCRETE WHEEL STOP DETAIL**  
 SCALE: 1:1

REVISIONS	INITIALS	DATE	COMMENTS

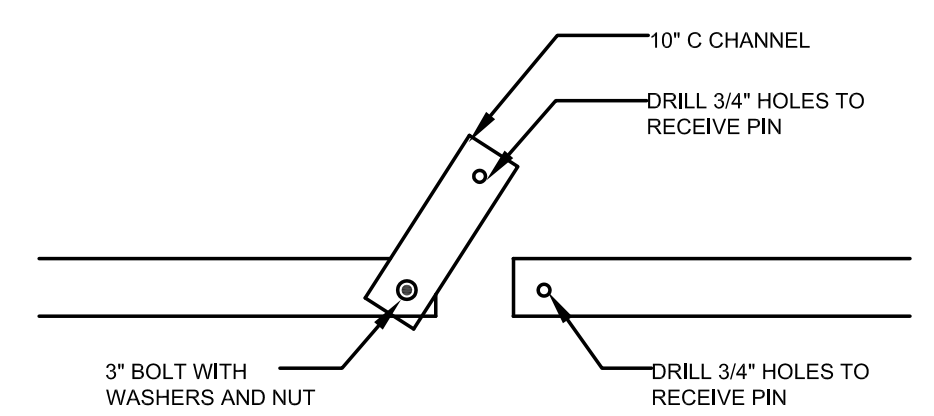
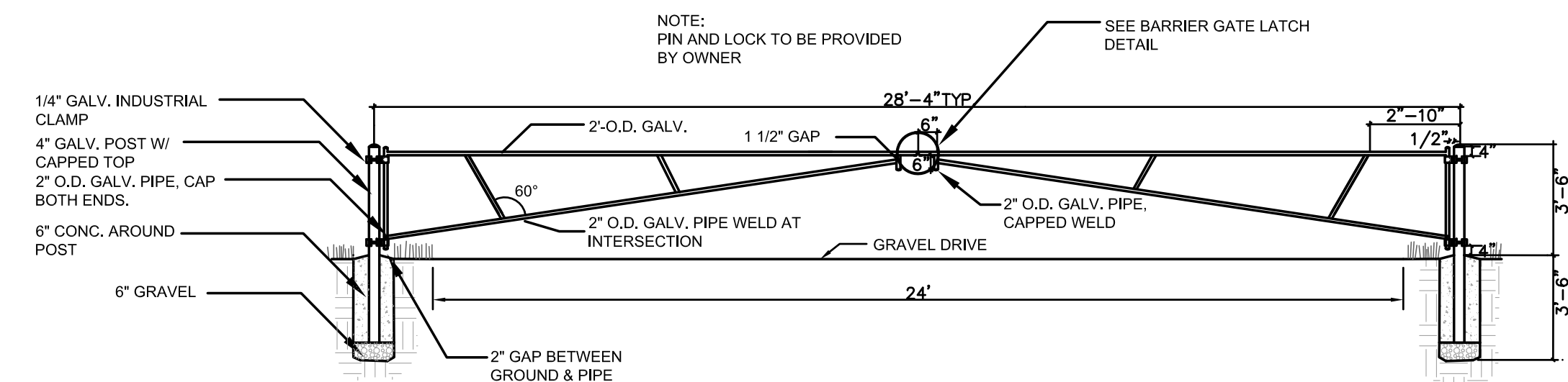
**LIVINGSTON COUNTY**  
 PLANNING DEPARTMENT  
 304 E. GRAND RIVER AVE. SUITE 206  
 HOWELL, MI 48843  
 P: (617) 546-7556 F: ---

**FILLMORE COUNTY PARK PHASE 1 IMPROVEMENTS**  
**DETAILS**  
 7315 MC CLEMENTS RD. GENOA TOWNSHIP, MI 48114

DATE: 1/24/2018  
 DESIGNED BY: ---  
 CHECKED BY: ---  
 DRAWN BY: NRW  
 PROJECT NO.: 13040.02  
 SCALE: ---  
 HORIZ: N/A  
 VERT: N/A

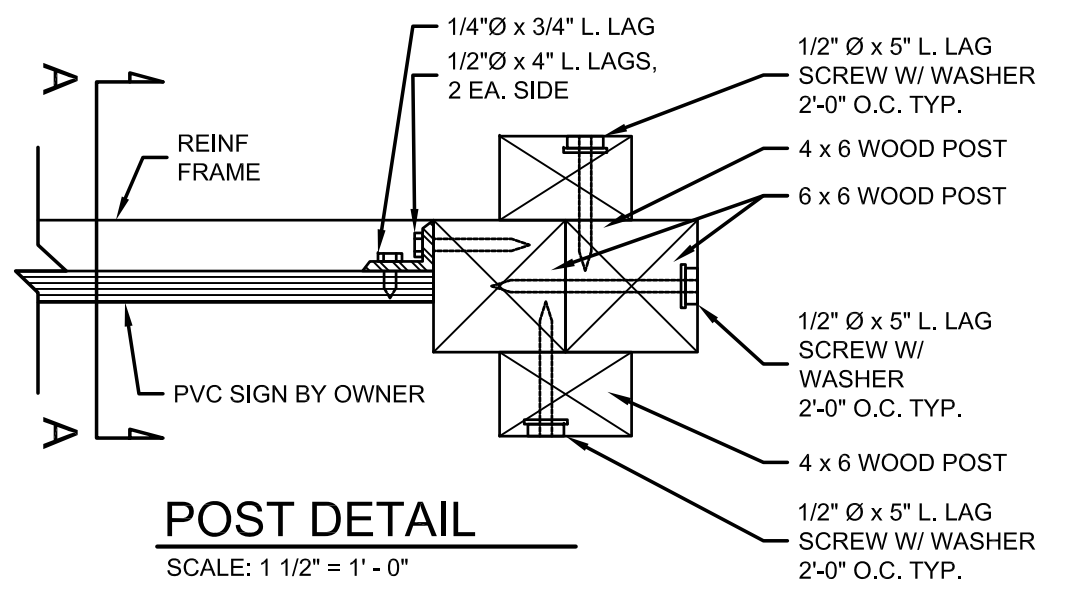
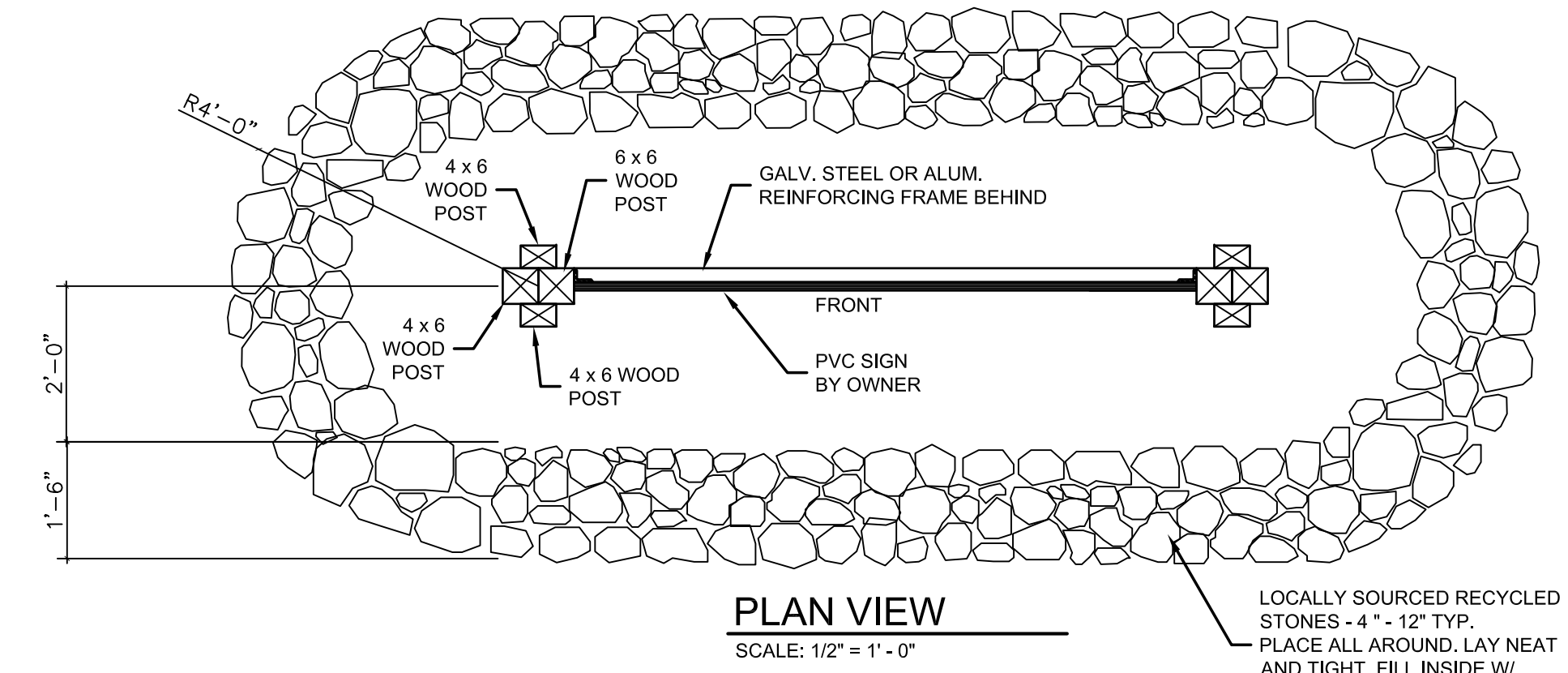
**SHEET**  
**C5**

I:\P-SERV\COMPANY\PROJECTS\PROJECTS\2013\13040.02\LIVINGSTON FILLMORE PARK CONSTRUCTION\08 PAGE LAYOUTS AND PRESENTATION\BOARDS\AUTOCAD\SHETS\DETAILS\DETAILS.DWG



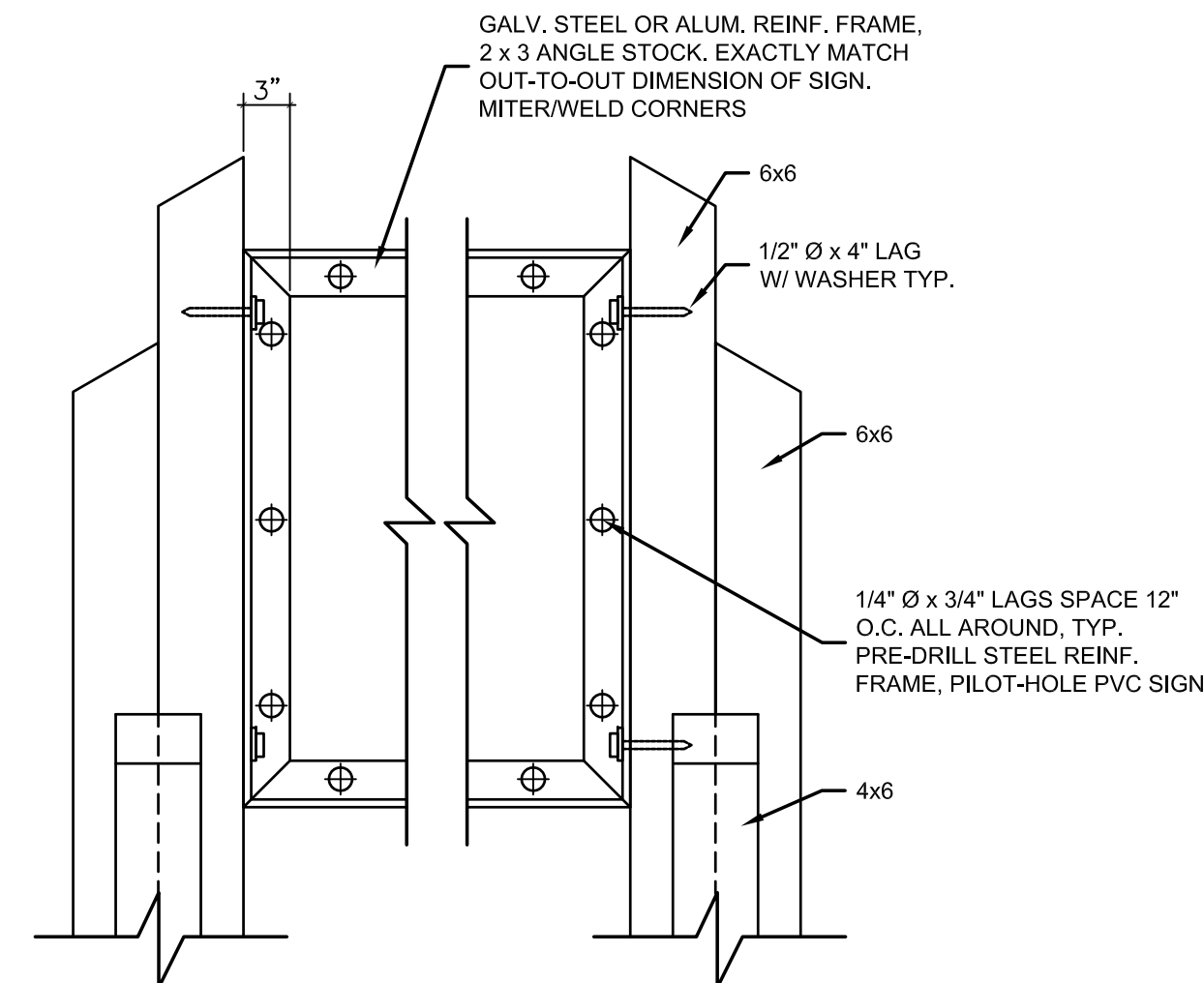
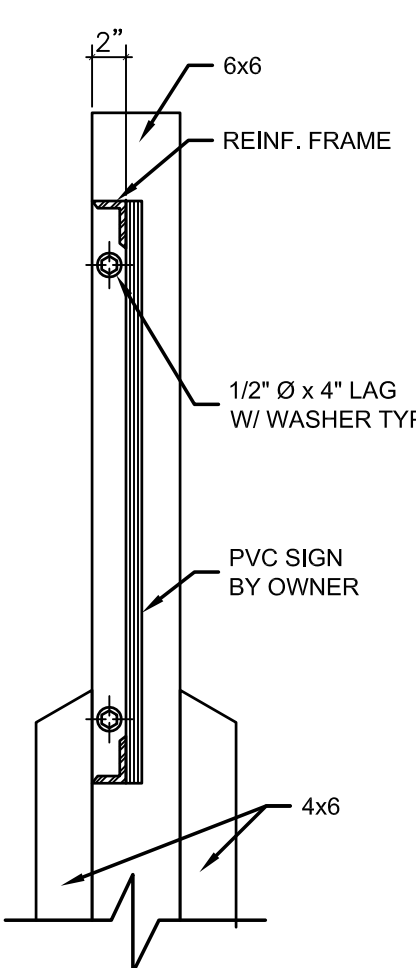
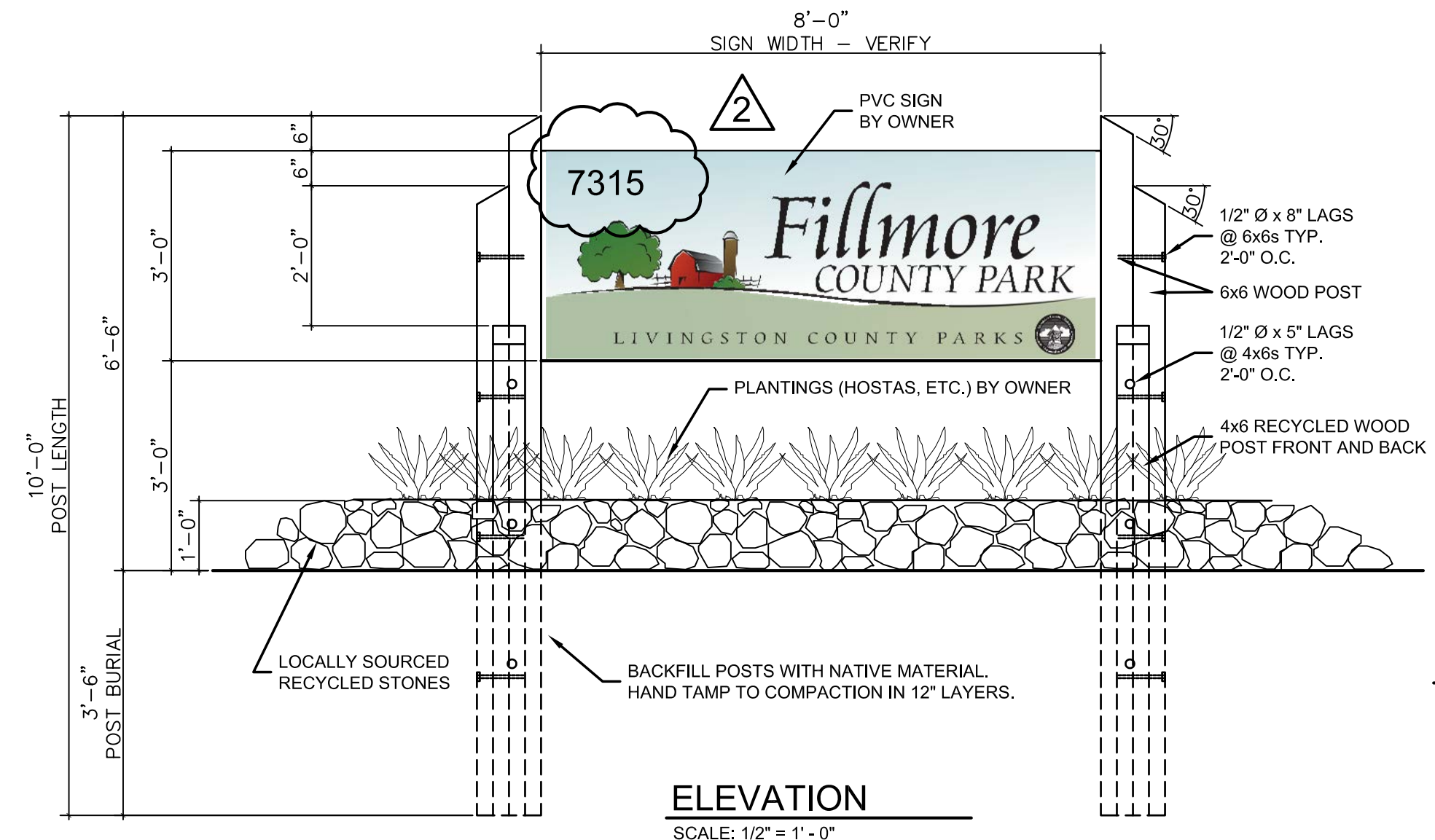
**1 VEHICULAR BARRIER GATE (BY OWNER)**  
 SCALE: NOT TO SCALE

**2 VEHICULAR BARRIER GATE LATCH (BY OWNER)**  
 SCALE: NOT TO SCALE



**PLAN VIEW**  
 SCALE: 1/2" = 1' - 0"

**POST DETAIL**  
 SCALE: 1 1/2" = 1' - 0"

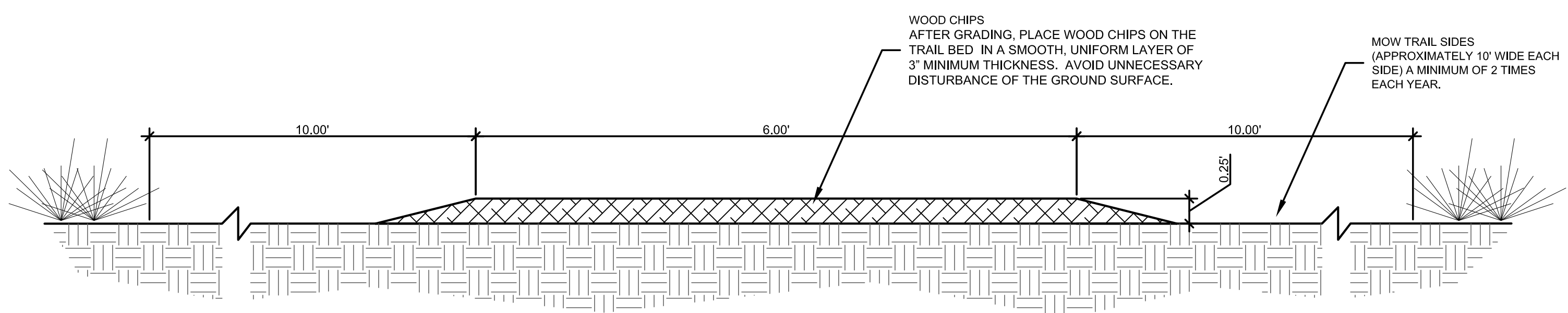


**ELEVATION**  
 SCALE: 1/2" = 1' - 0"

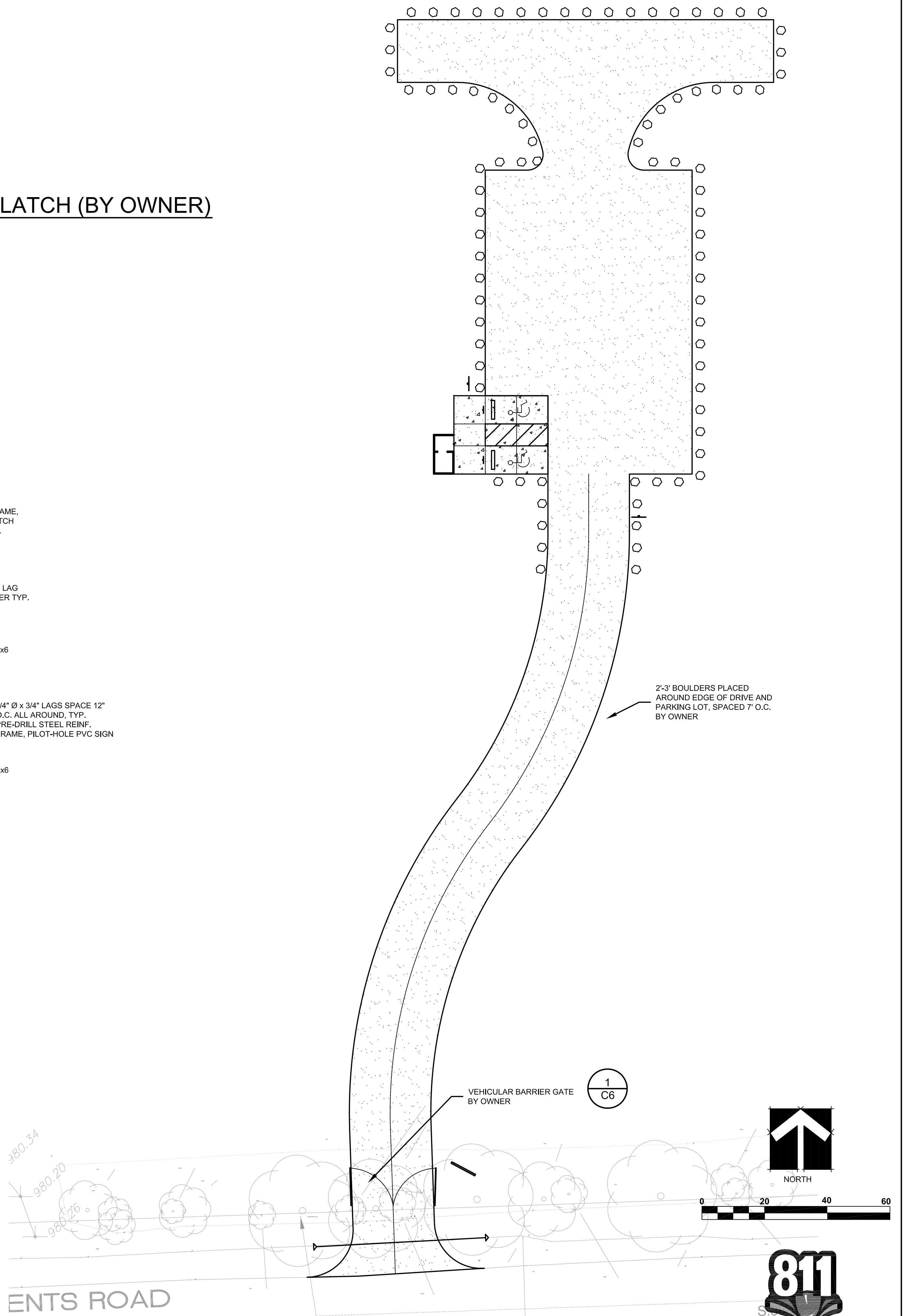
**SECTION A-A**  
 SCALE: 1" = 1' - 0"

**SIGN ELEV. (BACK)**  
 SCALE: 1" = 1' - 0"

**3 FILLMORE COUNTY PARK ENTRY SIGN**  
 SCALE: 1/2" = 1'-0"



**4 5K TRAIL SECTION**  
 SCALE: 1:1



**5 BOULDER LAYOUT PLAN (BY OWNER)**  
 SCALE: 1" = 20' - 0"

REVISIONS	INITIALS	DATE	COMMENTS
ADD.2		5/1/2018	ADDRESS ADDED TO SIGN

**LIVINGSTON COUNTY**  
 PLANNING DEPARTMENT  
 304 E. GRAND RIVER AVE. SUITE 206  
 HOWELL, MI 48843  
 P: (517) 546-7556 F: ---

FILLMORE COUNTY PARK PHASE 1 IMPROVEMENTS  
**DETAILS**  
 7315 MC CLEMENTS RD. GENOA TOWNSHIP, MI 48114

DATE: 1/24/2018  
 DESIGNED BY: ---  
 CHECKED BY: ---  
 DRAWN BY: NRW  
 PROJECT NO.: 13040.02  
 SCALE: ---  
 HORIZ: N/A  
 VERT: N/A

**SHEET C6**



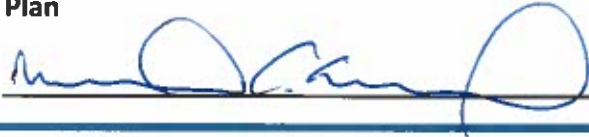
I:\P-SERV\COMPANY\PROJECTS\PROJECTS\2013\13040.02 LIVINGSTON FILLMORE PARK CONSTRUCTION\08 PAGE LAYOUTS AND PRESENTATION BOARDS\AUTOCAD\DETAILS\06 DETAILS.DWG



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

## MEMORANDUM

**TO:** Honorable Board of Trustees  
**FROM:** Kelly VanMarter, Assistant Manager/Community Development Director  
**DATE:** May 31, 2018  
**RE:** Truck and Trailer Specialties – Special Land Use, Impact Assessment, Site Plan

*Managers Review:* 

Attached please find the project case file for a new 30,000 square foot industrial building on a vacant 10-acre parcel on the west side of Grand Oaks Drive for Truck and Trailer Specialties. This project requests special land use approval for: automotive assembly, outdoor equipment/material storage and accessory storage/use of hazardous materials. The property is within the industrial zoning district (IND) and the request is petitioned by ACS Build, Inc.

Procedurally, the Planning Commission is to make a recommendation to the Township Board on the special land use, site plan and impact assessment. The Township Board has the final review/approval authority over the proposal. The Planning Commission recommended conditional approval on May 14, 2018.

As required as a condition of the Planning Commission recommendation, the applicant has submitted revised materials for review prior to submittal to the Township Board. Based on the action of the Planning Commission and in response to the revised materials I suggest Board consideration of the following actions:

**Moved by \_\_\_\_\_, Supported by \_\_\_\_\_ to APPROVE the special use permit for automotive assembly, outdoor equipment/material storage, and accessory storage/use of hazardous material because it has been found that the request meets the requirements of Section 19.03 of the Township Ordinance.**

**Moved by \_\_\_\_\_, Supported by \_\_\_\_\_ to APPROVE the Environmental Impact Assessment received May 29, 2018 with the following conditions:**

**SUPERVISOR**

Bill Rogers

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

**MANAGER**

Michael C. Archinal

1. Item H shall refer to a revised PIP Plan which shall be submitted that addresses the concerns identified by the Planning Commission. This revised PIP Plan and Impact Assessment shall be reviewed and approved by Township staff prior to submittal for a Land Use Permit.
2. A statement about dust control measures to be utilized on-site shall be added to Item E and submitted prior to issuance of a land use permit.

Moved by \_\_\_\_\_, Supported by \_\_\_\_\_ to APPROVE the site plan dated May 24, 2018 with the following conditions:

1. The applicant shall return to the Planning Commission for review and approval of a more decorative/attractive fence material for the portion of the fence which is visible from Grand Oaks Drive.
2. The final construction plans shall not have any floor drains in the shop area.
3. The requirements of the Brighton Area Fire Authority shall be met.
4. The applicant shall work with the MHOG Utility Authority on the construction plan review phase.
5. Utility easements shall be provided prior to Certificate for Occupancy.
6. Any signage proposed will require a permit from the Township prior to installation.

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

Sincerely,



Kelly VanMarter  
Assistant Township Manager/Community Development Director





**GENOA CHARTER TOWNSHIP**  
**Special Land Use Application**

**GENOA TOWNSHIP**

**APR - 4 2018**

**RECEIVED**

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: Ken McQuade, ACS Build, Inc., 28525 Beck Road, Suite 118, Wixom, MI 48393  
*Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.*

APPLICANT PHONE: ( 248 ) 348-9911 EMAIL: kmcquade@acsbuild.com

OWNER NAME & ADDRESS: Truck & Traller Specialties

SITE ADDRESS: Vacant Land, Grand Oaks Drive PARCEL #(s): 4711-05-300-054

OWNER PHONE: (616) 734-4968 EMAIL: bbouwman@ttspec.com

Location and brief description of site and surroundings:  
Parcel is located on the west side of Grand Oaks Drive, south of Grand River. Parcel is vacant and wooded, approximately 10.03 Acres.

\_\_\_\_\_  
\_\_\_\_\_

Proposed Use:  
The proposed use is a new 30,000 S.F. building, specializing in Truck and Snow Equipment.

\_\_\_\_\_

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.

Site is being used for industrial purpose in industrial zoning. Adjacent properties outdoor storage.

\_\_\_\_\_  
\_\_\_\_\_

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.

Design in accordance with Genoa Township requirements.

\_\_\_\_\_  
\_\_\_\_\_

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?

Site will provide entrance from Grand Oaks Drive and tie into existing public utilities. Storm water detained per requirements and outlet to wetland.

\_\_\_\_\_

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?

No

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.

yes, Snowplow, truck fabrication and repair.

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 *Daniel Bouwman* STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: Daniel Bouwman, Truck & Trailer Specialties, Inc.

ADDRESS: 3286 Hanna Lake Industrial Park Drive, Dutton, MI 49316

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

Ken McQuade of ACS Build, Inc. at kmcquade@acsbuild.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: *Ken McQuade* DATE: 4/4/2018

PRINT NAME: Ken McQuade, ACS Build, Inc. PHONE: (248) 348-9911



**GENOA CHARTER TOWNSHIP**  
**Application for Site Plan Review**

**TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:**

APPLICANT NAME & ADDRESS: Ken McQuade, ACS Build, Inc., 28525 Beck Road, Suite 118, Wixom, MI 48393  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: Truck & Trailer Specialties, Inc.

SITE ADDRESS: Vacant Land, Grand Oaks Dr. PARCEL #(s): 4711-05-300-051

APPLICANT PHONE: (248) 348-9911 OWNER PHONE: (616) 734-4968

OWNER EMAIL: bbouwman@tt-spec.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Parcel is located on the west side of Grand Oaks Drive,  
south of Grand River. Parcel is vacant and wooded, approximately 10.03 Acres.

BRIEF STATEMENT OF PROPOSED USE: The proposed use is a new 30,000 S.F. building,  
specializing in Truck and Snow Equipment.

THE FOLLOWING BUILDINGS ARE PROPOSED: New 30,000 S.F. Building

**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:  Ken McQuade, ACS Build, Inc.


ADDRESS: 28525 Beck Road, Suite 118, Wixom, MI 48393

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

1.) Ken McQuade of ACS Build, Inc. at kmcquade@acsbuild.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:  DATE: 4/4/2018  
PRINT NAME: Ken McQuade, ACS Build, Inc. PHONE: (248) 348-9911  
ADDRESS: 28525 Beck Road, Suite 118, Wixom, MI 48393

April 23, 2018

Amy Ruthig  
Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

### **Truck & Trailer Specialties – Addendum to Site Plan Application**

For: Professional Engineering  
Grand Oaks Drive – Vacant Parcel  
Genoa Township, Livingston County, Michigan

In response to your email dated April 13, 2018, please find below a detailed description of the proposed use and a list of the Special Land Uses that the applicant is seeking:


Truck & Trailer Specialties, with three Michigan locations, has been serving the public works and commercial trucking industry since 1974. The focus of their work is to fabricate and equip trucks for snow plowing services needed by City, County and private snow clearing operations. Truck & Trailer Specialties originated and remains in the small west Michigan town of Dutton, Michigan, located just south of Grand Rapids. The company was founded by the father & son team of Cal and Dan Bouwman. In 1996, the Boyne Falls Truck & Trailer Specialties location was opened under the direction of Butch Cone, former longtime employee of Hyde Equipment in Petoskey, Michigan. The goal of the Boyne Falls store is to serve northern Lower Michigan and the Upper Peninsula. Spring of 2013 saw the opening of the newest Truck & Trailer facility in Howell, Michigan. Truck & Trailer Specialties prides itself on extraordinary craftsmanship, ingenuity, and loyal long time customers. The Truck & Trailer locations feature full service, truck set-up facilities including body & paint shops, welding & fabricating capabilities, complete line of truck bodies & attachments, and mobile hydraulic system expertise specializing in closed center systems with load sense piston pumps, Bosch Rexroth being the premier supplier. The Howell, Michigan (Grand Oaks) location will have 20 employees. The hours of operation are Monday through Friday 7AM to 5 PM, Saturday 8AM to 12PM, and closed on Sunday. Typical loading/unloading procedures will occur at the west side of the building, as indicated on the plans.

The special uses could be:

- 1) Automotive Assembly or Manufacturing
- 2) Any use with outdoor equipment/material storage and all other open air businesses.
- 3) Accessory fuel storage or use of hazardous materials

If additional information is needed prior to publication, please let us know. If you have any questions, please do not hesitate to contact me.

Sincerely,  
GreenTech Engineering, Inc.



Jesse Parkinson  
Project Manager

Attachments

Mike Arens responded that the land is planned for passive recreation. They may have recreation play but there are no plans at this time for league level athletics. They propose to mark the property lines and intend to create a buffer from the existing residential. There were public hearings with the neighbors to apply for the grant and they have heard these concerns and intent to keep this park as an amenity to the adjacent landowners. The trail is going to be a wood chip naturalized trail and will be at least 50-100 feet from the property lines. The overall project concerns they recognize are with noise, lighting and traffic. They intend to keep this a passive facility.

The call to the public was closed at 7:10pm.

### **1) Recommendation of Environmental Impact Assessment**

**Moved** by Commissioner Rauch, supported by Commissioner Grajek to recommend approval of the environmental impact assessment for the proposed phase 1 of the Fillmore County Park located on parcels 11-01-300-005 and 11-01-300-006. The recommendation is conditioned on the rezoning to PRF. **The motion carried unanimously.**

#### **B. Disposition of Site Plan.**

**Moved** by Commissioner Rauch, supported by Commissioner Grajek to approve the site plan dated May 1, 2018 for the proposed phase 1 of the Fillmore County Park located on parcels 11-01-300-005 and 11-01-300-006 with the following conditions:

1. The subject property shall be rezoned to PRF.
2. The parking based on ITE trip generation peak is reasonable.
3. The signage requires a sign permit.
4. The Livingston County Road Commission shall issue a driveway permit.
5. In lieu of detention ponds, check dams shall be installed in the ditch along McClements Road to help control sedimentation.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING # 3... Review of a special use, site plan and environmental impact assessment for a proposed 30,000 sq. ft. automotive assembly building including outdoor storage and storage of hazardous materials for Truck and Trailer Specialties. The property in question is located on a vacant 10-acre parcel located on the west side of Grand Oaks Drive, south of Grand River Avenue (Parcel# 11-05-300-051). The request is petitioned by ACS Build Inc.**

Ken and Brian McQuade with ACS Build, Jesse Parkinsen, civil engineer with Greentech Engineering, Al Valentine, architect with GAV & Associates, and Dan and Brian Bouman owners of Truck and Trailer Specialties are present on behalf of the petitioner.

Ken McQuade reviewed the project. Truck and Trailer is an existing business in the Township on Victory Drive. They are proposing a 30,000 square foot crane building with 3 bays. The building

is 200 feet deep and there would be 2 crane weights inside the building. The business takes production heavy duty chassis to make snow plow trucks. They add boxes, blades, plows, etc. to the trucks. Cranes are needed to lift up the heavy plow equipment.

Items needing special consideration this evening include asking for gravel to accommodate the large parts. The large parts include shipments of truck beds and plow blades. These items are not on pallets and are maneuvered on-site using a mobile yard crane.

Additional consideration is requested from the requirement for masonry exterior building materials. Since this is crane building the walls need to move and the masonry doesn't work with the movement of the building. In addition, the new energy code requires more energy efficiency and it is very difficult to do with a masonry building. They are requesting approval to allow an insulated metal panel.

Brian Borden reviews his letter dated May 9, 2018. The request involves special land use and site plan review. The Township Board has authority so the Planning Commission makes recommendations this evening. In general, they have found that the special land use conditions are met with the following caveats:

- 1.) The applicant will need to confirm that no loosely packaged material will be used in the outdoor storage and display areas.

Mr. Ken McQuade responded that there are no loose materials. Only heavy components are stored outside.

- 2.) They are proposing a gravel storage area on the west of the site which must be approved by the Planning Commission following a recommendation by the Township Engineer.
- 3.) They are showing a vehicle display area in the northeast corner of the property which does not meet setbacks and is a bit unusual for a non vehicle sales use. Also, outdoor display is not allowed in the front yard and the building setback would need to be met. Commissioner Rauch questioned if they could move the vehicle display to the area southeast of the building to meet the setback requirements.

Ken McQuade responded that they could move the area to meet the setback. The purpose of the display area is to park the new trucks that are ready for pick-up in a position of prominence. This area would only be used when a client is coming to pick up their vehicle order. Kelly VanMarter asked for the applicant to clarify the use of the display area as discussed this evening in the impact assessment.

- 4.) The applicant is requesting approval to allow 6 foot tall privacy screening in lieu of the landscaping. They are proposing a chain link fence with privacy slats. Mr. Borden has concerns with both aesthetics and maintenance of a vinyl slat chain link fence. The slats can end up in disrepair and are unattractive and may not age well. The applicant may consider a mesh backing similar to a wind screen.

Mr. Brian McQuade distributed hand-outs to the Commissioners showing the proposed fence.



Commissioner Rauch requests consideration for the fence facing Grand Oaks Drive to be made of a nicer product. Since this fence runs parallel with the front of the building it will be part of the look of the building. Perhaps they could they eliminate the fence along the rear (west) in exchange for a nicer fence along the front. They should screen the rear outdoor storage area.

Mr. Ken McQuade states that there is a 3' berm in the front and then it drops off. There is around 5 feet from the edge of asphalt to the back of gravel so you won't see the storage area. The fence material needs to be able to hold up on the proposed 26' rolling gate.

Commissioner Rickard would like to see a decorative fence instead of the chain link fence. The Township Planner could approve the upgraded fence material.

Commissioner Grajek expressed concern with the durability of a vinyl fence on a rolling gate that is moving in the cold. He asked if there is something more substantial that could be decorative but not have maintenance issues.

Mr. Ken McQuade states that the fence they are proposing is the new generation. It is a heavy duty PVC two layer slat that is stronger and resistant to fade. They would like to use this produce because it is low maintenance and durable.

Chairman Brown would like to see the fence product in place somewhere. Mr. McQuade indicated that Etna Industries in Wixom and Detroit Axel on west 8 mile has it.

Commissioner Rauch appreciates the comments and discussion. He understands the maintenance concerns and appreciates its value for that but it is a look that he would like to stay away from.

Mr. Ken McQuade suggests that they submit something for approval between the Planning Commission action and the Township Board.

Mr. Borden suggests that just the fence component comes back. The project can move forward but the fence materials should come back for a Planning Commission review.

Jesse Parkinson adds to the discussion that the proposed landscaping will soften the look of the proposed fence. He suggests that they could change the landscaping plan to provide arborvitae rather than juniper to further help break up the look of the fence.

Commissioner Grajek is not as concerned with the fence. There are a number of other similar type fences along Grand Oaks Drive.

Mr. Borden notes that the gates will be open during business hours.

- 5.) The applicant shall confirm that outdoor storage does not exceed the height of screening. Mr. Ken McQuade confirmed there will not be materials stored taller than the 6' fence.

- 6.) The PIP Plan for the use of hazardous materials is outdated and it is unclear what types of materials will be stored or handled. We need a little more information of what the hazardous materials are to determine if the standards are met. Secondary containment shall be provided for all hazardous materials. Mr. Ken McQuade states there will not be any fuel tanks and they did provide an update PIP Plan which Mr. Borden did not receive. They will provide the necessary information.
- 7.) The building design and materials must be reviewed and approved by the Planning Commission.
- 8.) The applicant is asking for relief from having to landscape the detention pond because the site is so large and is well screened from adjacent properties due to existing woodlands and wetlands. None of the Commissioners expressed any concern with that.

Chairman Brown requested that the applicant talk about the stress of the machines inside the building that is dictating the building materials. Mr. Ken McQuade explained that industrial buildings with cranes typically have metal siding because as the cranes move it racks the steel of the building. The building needs to be able to flex and move. In addition, the new energy code which has been on the books for a couple of years requires that buildings be more energy efficient which is another reason why the insulated metal panel system is preferred. The cranes in the building are 5 ton.

Mr. Al Valentine stated that because of the crane this must be a steel frame building. Steel that is attached to masonry will cause the masonry to crack because of the shifting. The building needs to be insulated to R25 and the roof must be insulated to R38 value.

The applicant distributes the building materials and brochures to the Commission members.

Commissioner Grajek asked if they can't build this building to comply with the ordinance standards to meet the energy code. Mr. Valentine responds that is correct.

Gary Markstrom indicates he has no issues with the gravel storage and he suggests that the applicant use asphalt millings to keep the dust down. Mr. Ken McQuade stated that millings are preferred and would be a cost savings.

Commissioner Grajek questions if there are any concerns with elevation on the site for drainage? Mr. Markstrom responds that there are no drainage concerns due to the elevation and all surface water drains to the back of the property. They have sized the basin for the area.

Commission Rickard questioned the 1:3 slopes on the pond and if there is 33% ditch going back. Mr. Markstrom responded to the affirmative and stated that it meets the ordinance. He added that they raised their finish floor elevation to get gravity.

Commission Rickard asked if the outlet for the pond would be better directed towards the wetland rather than off-site and she suggested the outlet be turned to the north. Mr. Markstrom agreed that is a good suggestion.

Chairman Brown reviewed the Fire Department review letter and Mr. Ken McQuade responded that they will meet the requirements.

In regard to the Impact Assessment, Chairman Brown asked if trucks will unload on the property and not Grand Oaks. Mr. Ken McQuade responded that all truck loading and unloading will occur on site.

Commission Grajek asked if the outdoor storage for staging equipment is temporary. Mr. Bouman responded that all of the equipment on site has been sold and is temporarily stored until it is placed on the vehicle.

Commissioner Rickard questioned if they really need that much area for storage? Mr. Bouman responded that yes it is necessary for our business.

Chairman Brown reviewed the PIP Plan and offered the following suggested corrections:

Page 2 – misspelled truck;

Page 4 - correct fire department to Brighton;

Page 5 - change “should” to “will” for emergency response coordinator;

Page 7 - fence storage year should be yard; 2 references to no floor drain;

Page 10 – reference to no floor drains;

Page 11 - reference to open drains should be removed, - the plan needs to be consistent in regard to the floor drains.

Page 11 - storage area to be inspected regularly and frequently.

Page 13 - employers should be employees.

Chairman Brown asked if the floor would be sealed and Mr. Ken McQuade responded that the floor would be sealed. Chairman Brown asked that language about the sealed floor be added to the Impact Assessment.

Gary Markstrom questioned if there will be floor drains in the building and if so where do they drain. Mr. McQuade responded that they do have floor drains and they will be tied to the sanitary sewer. Mr. Markstrom indicates that the floor drains cannot drain to sanitary sewer and there will need to be details shown on the plans to confirm there is external tank for pump and haul.

The call to the public was made at 8:21pm with the following response:

Bob Kubinec owns the business directly across the street. He asked if there are components that need to be painted as part of the process. Mr. Bouman states that some components are pre-painted but there are also some that are painted on-site. The on-site paint shop mostly does touch up because the material used is mostly stainless steel. Mr. Kubinec asked how many components are delivered each day and he wanted to know where the trucks will park. Mr. Bouman responded that the component deliveries are not every day and they trucks making the deliveries will park in the back.

Dave Howard with Cleary University has concern of hazardous material and airborne particulates. Mr. Bouman stated that they use hydraulic oils mostly and a little bit of paint for touch up. The OSHA tests for air quality are well above standards. They will have 800 gallons of oil. Everything

else is maybe a case of spray lubricant or other small items like that. They have paint in an approved container.

Matt Bennett with Cleary University adds that the University is trying to provide a center of performance and health in the area and Grand Oaks Drive is a main artery for these elements. There will be lots of students and events happening so there is some concern for this.

Chairman Brown asked if all truck movements will be on-site. Mr. Bouman states that all trucks are maneuvered on site and they get 2 trucks each day.

The call to the public was closed at 8:29pm

### **A. Recommendation of Special Use Application.**

**Moved** by Commissioner Grajek, supported by Commissioner Rauch to recommend approval of the special use permit corresponding to the impact assessment and site plan for automotive assembly, outdoor storage, and storage of hazardous material for a proposed 30,000 sq. ft. building for Truck and Trailer Specialties located on Grand Oaks Drive on parcel 11-05-300-051 with the following conditions:

- 1) The special land uses include automotive assembly, gravel outdoor storage area, and hazardous material storage as identified in the PIP Plan;
- 2) The Special Land Uses have been found to comply with the criteria established in Section 19.03.
- 3) The 6' screen fence is allowed in lieu of the buffer zone or berm requirements.
- 4) This recommendation is contingent on approval of the site plan and impact assessment by the Township Board.

**The motion carried unanimously.**

### **B. Recommendation of Environmental Impact Assessment**

**Moved** by Commissioner Grajek, supported by Commissioner Rickard to recommend approval of the environmental impact assessment corresponding to the special land use and site plan for a proposed 30,000 sq. ft. building for Truck and Trailer Specialties located on Grand Oaks Drive on parcel 11-05-300-051 with the following conditions:

- 1.) A revised PIP Plan as discussed this evening will be provided prior to the Township Board.
- 2.) Dust control measures shall be added.
- 3.) A description regarding the use of the relocated vehicle display pod shall be added.
- 4.) This recommendation is contingent on approval of the special use and site plan by the Township Board.

**The motion carried unanimously.**

### **C. Recommendation of Site Plan**

**Moved** by Commissioner Grajek, supported by Commissioner McCreary to recommend approval of the site plan corresponding to the special land use and environmental impact assessment for a proposed 30,000 sq. ft. building for Truck and Trailer Specialties located on Grand Oaks Drive on parcel 11-05-300-051 with the following conditions:

- 1.) The detention outlet will be relocated towards the north wetland on their site.
- 2.) The applicant shall return to the Planning Commission for fence material review and approval related to the front section of the fence which would be visible from Grand Oaks Drive.
- 3.) The fence along the western side of the storage yard can be eliminated.
- 4.) The gravel outdoor storage area can be constructed with asphalt millings to reduce dust.
- 5.) The floor drains in the shop area shall be eliminated from the plans.
- 6.) The alternative building materials are recommended for approval because of the nature of the business. The commission recommends allowing high quality metal panels because of the inability of masonry to satisfy the energy code requirements and the incompatibility of the cranes to flex on a masonry structure.
- 7.) The requirements of the Brighton Area Fire Authority shall be met
- 8.) Construction plan review and easements shall be provided.
- 9.) The vehicle display pod shall be relocated to comply with the setback requirements.
- 10.) The required detention pond landscaping shall be relocated to the front of the site in a matching quantity.
- 11.) This recommendation is contingent on approval of the special use and site plan by the Township Board.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING # 4... Review of an amendment to a previously approved Planned Unit Development and a material change from previously approved site plan for the Athletic fields located at 3575 Cleary Drive, Howell (11-05-400-070). The request is petitioned by Cleary University.**

Matt Bennett and Dave Howard with Cleary University and Brent LaVanway with Boss Engineering were present on behalf of the petitioner.

Brent LaVanway gave a brief land history and reviewed the process of creating the Planned Unit Development (PUD) for the University a number of years ago. The signage for the stadium was not well addressed as part of the initial PUD so they are requesting amendments in that regard. The other item requested is building material changes for the stadium site plan project. The site plan was previously approved and they are asking for approval to change some the approved materials.

Matt Bennett with Cleary University addressed the Commission and presented the requested material changes for the site given the use. The proposed new building materials will also accommodate self-contained advertising. The change in materials is to a more decorative sturdy brick material. They are also requesting to install brick with a smooth finish to brand the stadium. Mr. Bennett reviewed presentation renderings and samples of the proposed brick material. He introduced Lake Trust Credit Union as the stadium sponsor. The press box and concession stand will be the "Manchester" cast brick. The stadium will be fully enclosed and the Manchester brick will be carried to the dug outs to keep the consistent theme. The proposed wall will be smooth block to allow for branding to "collegiate up" the facilities.

May 9, 2018

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
<b>Subject:</b>	Truck and Trailer Specialties – Special Land Use and Site Plan Review #2
<b>Location:</b>	Grand Oaks Drive – west side of Grand Oaks, south of Grand River Avenue
<b>Zoning:</b>	IND Industrial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from Truck and Trailer Specialties for special land use (application dated 4/4/18) and site plan (plans most recently dated 4/25/18) review and approval.

**A. Summary**

1. In our opinion, the special land use standards of Section 19.03 are generally met; however, the use conditions must also be met and any comments by the Township Engineer or Brighton Area Fire Authority must be addressed.
2. Outdoor storage/display comments:
  - a. The applicant must confirm that there will be no loosely packaged materials stored outdoors;
  - b. The Commission may allow gravel for a portion of the outdoor storage area;
  - c. The vehicle display area does not comply with the required setback;
  - d. The Commission may allow use of a 6-foot privacy fence as the required screening; however, we request additional detail on the proposed use of “privacy slats.”
  - e. The applicant must confirm that the height of equipment/material to be stored outdoors will not exceed the height of the screening provided.
3. The submittal includes a PIPP but does not provide sufficient information to verify compliance with Section 13.07. The applicant must provide additional information demonstrating compliance or that certain conditions do not apply to their request
4. Building elevations are subject to review and approval by the Planning Commission.
5. The applicant should be prepared to present building material and color samples to the Commission.
6. The applicant requests relief from the building material requirements of Section 12.01 for an increased amount of metal siding.
7. The applicant requests Commission approval to relocate the landscaping required for the detention pond to the front of the building/site.
8. Given that the PIPP submitted is from 2015, we request the applicant confirm that all of the information provided is up to date.

**B. Proposal/Process**

The project entails a new 30,000 square foot industrial building on the front portion of a vacant 10-acre parcel. Based on the revised submittal, special land use approval is needed for: automotive assembly, outdoor equipment/material storage and accessory fuel storage/use of hazardous materials.

Procedurally, the Planning Commission is to review the requests for special land use, site plan and impact assessment and provide a recommendation on each to the Township Board following a public hearing.



*Aerial view of site and surroundings (looking north)*

### **C. Special Land Use Review**

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

- 1. Master Plan.** The Township Master Plan identifies the subject site, as well as many of the properties along Grand Oaks, as Industrial. This category is intended for “industrial uses such as research, wholesale and warehouse activities and light industrial operations which manufacture, compounding, process, package, assemble and/or treat finished or semi-finished products from previously prepared material.”

Based on the use description provided by the applicant, the proposal is generally consistent with the Master Plan.

- 2. Compatibility.** Grand Oaks is primarily developed with light industrial uses, many of which include some amount of outdoor storage.

Provided the applicable use conditions are met, the proposal is generally expected to be compatible with the existing and planned character of the area.

- 3. Public Facilities and Services.** As an undeveloped lot surrounded by several developed sites, we anticipate necessary public facilities and services are in place; however, the Commission should consider any comments provided by the Township Engineer and Brighton Area Fire Department with respect to this standard.

- 4. Impacts.** The use conditions are intended to limit on- or off-site impacts of the proposal. Provided those standards are met, the proposal is not expected to adversely impact adjacent or surrounding properties and/or uses.

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

#### **D. Use Conditions**

Accessory outdoor equipment/material storage uses are subject to the following use conditions of Section 8.02.02(b):

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

The subject site contains 10 acres.

**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, we do not believe the outdoor storage will entail the use of loosely packaged materials that need containment; however, we request the applicant 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 area surrounding the building is paved, while the area adjacent to the pavement at the rear of the site is proposed as gravel. Pending input from the Township Engineer, the Commission may allow the use of gravel in accordance with this standard.

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

The outdoor storage area is located within the rear yard and complies with all setback requirements of the IND.

However, the request also includes a vehicle display area in the front yard that does not comply with setback requirements.

**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 30,000 square foot building includes 4,400 square feet of office space.

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

Sheet 8 includes a circulation plan demonstrating that large vehicles (a fire truck is depicted) can navigate the site without impacting traffic along Grand Oaks.

**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 applicant proposes use of a 6-foot screen fence around the outdoor storage area at the rear of the site.



A detail on Sheet 7 identifies the proposed chain link fencing and notes that “privacy slats” are to be used. We request the applicant provide additional detail on the “privacy slats.” If this entails plastic strips woven into the chain link fence, we question their appropriateness and durability and suggest an alternative method of screening.

- 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 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 or face an expressway, and such storage is confined to within twenty (20) feet of the building.**

We request the applicant confirm that this standard will be met.

#### **E. Use Conditions**

Accessory fuel storage/use of hazardous materials is subject to the following use conditions of Section 13.07:

- 1. Above Ground Storage Tanks: Above ground storage tanks shall be limited to three hundred (300) gallon capacity, shall be located not less than seventy-five (75) feet from any occupied building or any lot line and shall be mounted on a solid concrete slab to prevent overturn and spilling;**
- 2. Below Ground Fuel Storage Tanks: Below ground fuel storage tanks shall be at least two thousand (2,000) feet from any drinking water well serving two or more residential units.**
- 3. Secondary Containment: Uses utilizing, storing or handling hazardous material have provided secondary containment facilities and provide documentation of compliance with state and federal regulations, as required.**
- 4. Pollution Incident Prevention Plan: A Pollution Incident Prevention Plan (PIPP) shall be submitted that provides documentation for the following, with appropriate correspondence from the MDEQ, Michigan State Police Fire Marshall, local fire department, and Livingston County Health Department:**
  - (a) Description of any discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland, other surface water body or into the groundwater;**
  - (b) Description of storage of any salt, oil or other potentially hazardous materials including common name, name of chemical components, location, maximum quantity expected on hand at any time, type of storage containers or base material, and anticipated procedure for use and handling;**
  - (c) Description of any transportation, on-site treatment, storage or disposal of hazardous waste generated in quantities of 250 gallons or 2200 pounds per month;**
  - (d) Description of any secondary containment measures proposed including design, construction materials and specifications, volume and security measures;**
  - (e) Name and phone number(s) of person(s) responsible for materials and available 24 hours, in case of detected spill.**
- 5. Permits: Any discharge of wastewater to a storm sewer, drain, lake, stream or other surface water shall be documented and appropriate permits obtained from the MDEQ, Surface Water Quality Division. Any discharge of liquids, sludge, wastewater and/or wastewater residuals into or onto the ground shall be documented and appropriate permits obtained from the MDEQ, Waste Management Division. If flammable or combustible liquids are to be stored in fixed**

**aboveground storage containers with a capacity greater than 1,100 gallons, this shall be documented and appropriate permits obtained from the State Police Fire Marshal Division. Storage of pesticide or fertilizer in quantities greater than 55 gallons or 100 pounds shall be documented and appropriate permits obtained from the Michigan Department of Agriculture, Pesticide and Plant Pest Division.**

The submittal includes a PIPP but does not provide sufficient information to verify compliance with the required of Section 13.07. The applicant must provide additional information demonstrating compliance or noting that certain conditions do not apply to their request.

**F. Site Plan Review**

- 1. Dimensional Requirements.** As shown in the table below, the proposed project complies with the dimensional standards of the IND:

District	Lot Size		Minimum Setbacks (feet)				Max. Height	Lot Coverage
	Lot Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking		
IND	1	150	85	25	40	20 front 10 side/rear	30' 2 stories	40% building 85% impervious
Proposal	10	331	98	62.5 (N) 118.5 (S)	1,000	20 front 10 side (N) 25 side (S)	30' 1 story	6.9% building 28.4% impervious

- 2. Building Materials and Design.** The proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission. The applicant should be prepared to present material and color samples to the Commission at the upcoming meeting for their consideration.

Building materials include face brick and metal siding with a standing seam metal roof. The entrance canopy is constructed of aluminum clad columns and a metal roof.

The revised submittal does not include material calculations; however, the amount of metal siding clearly exceeds the 25% limitation of Section 12.01.

In response, the applicant states that they “will be seeking relief from this requirement at the Planning Commission meeting.”

- 3. Parking.** The Ordinance requires 40 parking spaces, while 49 are proposed, including the 2 required barrier free spaces.

The parking spaces and drive aisles meet or exceed the dimensional standards of Section 14.06 and the use of looped striping is proposed (as required).

- 4. Pedestrian Circulation.** As an industrial property, a public sidewalk is not required along the site’s frontage. The project does include a 7-foot wide concrete sidewalk along the front of the building providing pedestrian access between the parking lot and main building entrance.

- 5. Vehicular Circulation.** The site will have direct access to Grand Oaks via a proposed curb cut. The proposed driveway is situated a good distance from the nearest drives on the same side of the roadway and is 270 feet from the nearest driveway on the opposite side.

Based on our review, the proposed location complies with the access management standards of Section 15.06; however, any comments provided by the Township Engineer with respect to the proposed driveway design must be addressed.

The project includes a fence enclosure around the rear and sides of the building, including gates across both driveways, that restricts access to the side/rear of the site/building.

In the revised submittal, the applicant states that the gates will remain open during business hours and a Knox Box has been added to both sets of gates for emergency access

- 6. **Loading.** The sides and rear of the building contain several overhead doors (6 in total) for deliveries and loading and a dedicated loading zone has been added at the rear of the building. As noted above, the gates are to remain open during business hours, so delivery vehicles will have access to the rear of the building without causing back-up or delays at the entry gates.
- 7. **Waste Receptacle and Enclosure.** The site plan proposes a new waste receptacle and enclosure on the south side of the property. The proposed location, enclosure and base pad comply with the standards of Section 12.04.
- 8. **Landscaping.** The revised landscape plan (Sheet L-1) has been reviewed for compliance with the standards of Section 12.02, as noted in the following table:

Location	Requirements	Proposed	Comments
Greenbelt	20' width 9 canopy trees	20' width 9 canopy trees	Requirements met
Parking lot	490 SF landscaped area 5 canopy trees	503 SF landscaped area 5 canopy trees	Requirements met
Detention pond	8 trees 77 shrubs	8 trees 67 shrubs 11 ornamental grasses	The applicant requests relocation of the required plantings to the front of the building/site, as opposed to surrounding the detention pond

- 9. **Exterior Lighting.** The submittal includes a revised lighting plan (Sheet SD.101), which includes 2 light poles in the parking lot and 16 wall mounted fixtures around the building.

The proposed pole heights and light intensities comply with Ordinance standards. Additionally, the proposed metal halide (wall mounted) and LED (pole mounted) fixtures are also compliant.

- 10. **Signs.** The site plan notes a proposed monument sign on the north side of the driveway. The proposed location and setback meet current Ordinance standards.

A depiction of the sign is not provided, though the applicant notes that such details will be provided with a sign permit application at a later date.

- 11. **Impact Assessment.** The submittal includes an Impact Assessment (dated April 4, 2018), a Wetland Delineation report (dated April 2, 2018) and a Pollution Incident Prevention Plan (dated October 20, 2015).

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 Wetland Delineation report identifies a regulated wetland at the rear of the site. The required 25-foot natural feature setback is also depicted on the plan and the proposed development area is approximately 500 feet from the near edge of the wetland.

The PIPP appears to include all of the information required by Section 13.07.04; however, given its date, we request the applicant confirm that all of the information is up to date.

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 [bborden@safebuilt.com](mailto:bborden@safebuilt.com) and [steve.hannon@safebuilt.com](mailto:steve.hannon@safebuilt.com).

Respectfully,  
**SAFEBUILT STUDIO**



Brian V. Borden, AICP  
Planning Manager



Stephen Hannon, AICP  
Planner

May 10, 2018

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

**Re: Truck & Trailer Specialties, Inc.  
Site Plan Review 3**

Dear Ms. VanMarter:

We have reviewed the site plan documents from Greentech Engineering, Inc. dated May 7, 2018, for the referenced project. The approximately 10-acre site, located on Grand Oaks Drive just north of the Grand Oaks Ice Arena, is proposed for a 30,000-square-foot structure.

The petitioner has satisfactorily addressed our previous comments with the following comment requiring input from the Planning Commission.

1. Genoa Township design standards require the parking area to be provided with hard surface and concrete curbing. The west side of the parking lot is proposed as a gravel surface without curbing. The Township needs to determine if this gravel area will be permitted as proposed or whether it needs to be hard surfaced in accordance with the Township design standards.

From an engineering stand point we have no objection to site plan approval provided the petitioner and planning commission resolve the gravel parking lot issue above.

If you have any questions please call.

Sincerely,



Gary J. Markstrom, P.E.  
Vice President

copy: Tesha Humphriss, P.E.



# BRIGHTON AREA FIRE AUTHORITY

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

May 9, 2018

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Truck & Trailer Specialties  
Vacant land on Grand Oaks Dr.  
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on April 6, 2018 and the drawings are dated April 4, 2018. The revised plans were received for review on May 3, 2018 and are dated April 25, 2018. The project is for the proposed construction of a new Type IIB, 30,000 square foot S-1/B non-separated mixed-use building. (Revised utility and dimension/paving plans were received by email on Saturday May 5, prior to hard copy. This review covers both sets, however comments may be incomplete due to timing and receipt of submittal.)

The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

1. A fire hydrant shall be located within 100' of the fire department connection. **(The hydrant shown to be located within 100' of the FDC on the most recent drawing (May 5) is approved in that location, however, the FDC must be relocated to the front (East face of the Northeast corner) of the building)**  

**IFC 912**
2. To provide for proper hydrant spacing and required fire flow a new fire hydrant must be added to the rear of the proposed development. It shall be located to the northwest corner of the building at the corner of the employee parking area. This hydrant run will also provide required water supply in the event the identified future 6.9 acre parcel is developed. **(The additional hydrant has been located on the site in the location requested.)**
3. The building is shown to be provided with an automatic sprinkler system as required. The system shall be designed and installed in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems*. **(Indicated to be complied by FDC and Fire Lead location)**  

**IFC 903**
4. The address shall be located on the building and 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 to be provided when assigned.)**

**IFC105.4.2**  
**IFC 505.1**



May 9, 2018

Page 2

Truck & Trailer Specialties  
Vacant land on Grand Oaks Dr.  
Site Plan Review

- 5. The access drives onto and throughout the site shall be a minimum of 26' wide. With a width of 26' wide, the building side of the drive shall be marked as a fire lane. In addition to the front drive, signage is required on all three sides of the rear of the structure spaced every 50'. Include the location of the proposed fire lane signage and include a detail of the fire lane sign in the submittal. 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. **(The surface is identified as heavy duty construction.) (The width of the drives have been revised to a 26' minimum, however, the north gate is indicated at 25' wide, on a 26' clear width drive. This must be corrected to 26' minimum to maintain 26' clear width.) (No Parking Fire Lane Signs are noted to be located as described on the North, West and South sides of the building.)**

IFC D 103.6  
IFC D 103.1  
IFC D 102.1  
IFC D 103.3

- 6. Access around building shall provide emergency vehicles with a turning radius of 30' inside and 50' outside, with a minimum vertical clearance of 13½ feet. Provide an emergency vehicle circulation plan. **(Radii has been improved and vehicle circulation has been provided. Red Maple (AR) located at the northeast corner of building on landscape sheet must be pulled back to not overhang the drive to prevent encroachment on clear height and width)**

- 7. The location of a key box (Knox Box) shall be indicated on future submittals. The Knox box shall be located adjacent to the main entrance of the structure. Each side gate shall also be provided with a Knox Padlock secured to the owner lock to permit emergency access security. **(Knox padlocks are noted to be provided on both gates, however, the knox box location is not identified at the main entrance.)**

IFC 506.1

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

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department. If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

Rick Boisvert, CFPS  
Fire Marshal

cc: Amy Ruthig

**IMPACT ASSESSMENT FOR SITE PLAN APPROVAL**

**Truck & Trailer Specialties, LLC**  
Genoa Township, Livingston County, Michigan

**GENOA TOWNSHIP**

April 4, 2018

**MAY 29 2018**

Prepared for:

**RECEIVED**

Ken McQuade  
ACS Build, Inc.  
28525 Beck Road, Suite 118  
Wixom, MI 48393  
(248) 348-9911

**A. Names and addresses of persons responsible for preparation of impact assessment and brief statement of qualifications.**

Prepared by:

GreenTech Engineering, Inc.  
51147 W. Pontiac Trail  
Wixom, MI 48393  
(248) 668-0700  
Civil Engineerings & Land Surveyors

ACS Build, Inc.  
28525 Beck Road, Suite 118  
Wixom, MI 48393  
(248) 348-9911  
Contractor

G.A.V. Associates  
24001 Orchard Lake Rd. Suite 180A  
Farmington, Michigan 48336  
(248) 985-9101 Ext 1003  
Architects

**B. Map(s) and written description/analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 10 feet of the property. An aerial photograph or drawing may be used to delineate these areas.**

- 1) See drawings in SPA Application and submission for property description and location.
  - a. Site is located south of Grand River on the west side of Grand Oaks Drive

**C. Impact on natural features: A written description of the environmental characteristics of the site prior to development and following development, i.e., topography, soils, wildlife, woodlands,**



mature trees (eight-inch caliper or greater), wetlands, drainage, lakes, streams, creeks or ponds. Documentation by a qualified wetland specialist shall be required wherever the Township determines that there is a potential regulated wetland. Reduced copies of the Existing Conditions Map(s) or aerial photographs may accompany written material.

The property size is approximately 10.03 acres which was recently split off of the parent parcel. The site is vacant and wooded with wetlands at the west side of the property.

The existing topography on the site has ground elevations ranging from 945 to 994 the site is lower than Grand Oaks Drive and slopes from east to west with the storm water sheet flowing overland. The ultimate outlet for the storm water is a proposed stormwater pond at the west side and wetland soils per attached existing condition plan of the property.

- D. **Impact on stormwater management:** Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the Livingston County Drain Commission at (517) 546-0040.

Surface runoff during periods of construction will be controlled by property methods set forth by the Livingston County Drain Commissioner, including silt fences, check dams, tree protection fence, stormwater detention pond and a mud mat.

- E. **Impact on surrounding land used:** Description of the types of proposed uses and other man-made facilities, including any project phasing, and an indication of how the proposed use conforms or conflicts with existing and potential development patterns. A description shall be provided of any increases of light, noise or air pollution which could negatively impact adjacent properties.

The applicant if proposing a Truck and Snow Equipment facility. This development shall have the required parking, lighting and storm water management, environmental impact management associated with this type of development. Applicant will have 1 entrance to the property via an access drive off of Grand Oaks Drive.

- F. **Impact on public facilities and services:** Describe the number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection. Letters from the appropriate agencies may be provided, as appropriate.

There is no negative impact on public facilities or services. This project is part of the overall development of the immediate and surrounding area and has been anticipated with regards to public services.

- G. **Impact on public utilities:** Describe the method to be used to service the development with water and sanitary sewer facilities, the method to be used to control drainage on the site and from the site, including runoff control during periods of construction. For sites serviced with sanitary sewer, calculations for pre- and post development flows shall be provided in comparison with sewer line capacity. Expected sewage rates shall be provided in equivalents to a single family home. Where septic systems are proposed, documentation or permits from the Livingston County Health Department shall be provided.

The development will be serviced by both public water and sanitary sewer that are located at the east property line (Grand Oaks Drive).

- H. **Storage and handling of any hazardous materials:** A description of any hazardous substances expected to be used, stored or disposed of on the site. The information shall describe the type of materials, location within the site and method of containment. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted, as appropriate.

The development will have a list of all hazardous substances expected to be used, stored or disposed of on the site. MSDS sheets will be kept on each material with the location within the site and the method of containment. A PIPP will be submitted at a later date and within a reasonable time table.

- I. **Impact on Traffic and Pedestrians:** A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the *Institute of Transportation Engineers Trip Generation Manual*, other published studies or actual counts of similar uses in Michigan. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets. The contents of the detailed study shall include:

There will be 20 employees and minimal deliveries daily. This will have little impact on traffic for Grand Oaks Drive.

- J. **Special Provisions:** General description of any deed restrictions, protective covenants, master deed or association bylaws.

None at this time

- K. **A list of all sources shall be provided.**

Genoa Twp submittal requirements for impact study  
Genoa Twp zoning ordinance

**POLLUTION INCIDENT PREVENTION PLAN  
AND  
HAZARDOUS WASTE CONTINGENCY PLAN**

for

Truck & Trailer Specialties, Inc.  
Howell Store Location  
Parcel #4711-05-300-054  
Grand Oaks Drive  
Howell, Michigan 48843  
Telephone: 517-552-3855

**PRIMARY EMERGENCY COORDINATOR**

Brian Bouwman  
Work: 517-552-3855  
Cell: 616-734-4968

**ALTERNATE EMERGENCY COORDINATOR**

Dan Bouwman  
Work: 616-698-8215  
Cell: 616-889-7495

\*\*\*\*\*  
\* IN CASE OF EMERGENCY CALL THE \*  
\* \* \* \* \*  
\* DEQ POLLUTION EMERGENCY ALERTING \*  
\* \* \* \* \*  
\* SYSTEM (PEAS) 1-800-292-4706 \*  
\*\*\*\*\*

DATE: May 15, 2018

## **STATUTORY AUTHORITY**

This Pollution Incident Prevention Plan (PIPP) has been prepared in accordance with Part 5 of the General Rules established by the Michigan Water Resources Commission under the authority of Act 245 of the Public Acts of 1929 as amended.

This facility is a small quantity generator of hazardous wastes and is therefore required to maintain and follow a hazardous waste contingency plan. This PIPP has been amended to incorporate hazardous waste management provisions sufficient to comply with the Resource Conservation and Recovery Act (40 CFR 265 Subpart D) and the Michigan Hazardous Waste Management Act (Act 64). Copies of this plan have been placed on file with the appropriate agencies.

This plan is to be kept on file in the facility waste notebook. Its content must be familiar to each employee. The plan is to be reviewed and amended as required by changes in operations or failure of the plan in an emergency.

A formal training program on hazardous waste and polluting materials management has been developed by Tuck & Trailer Specialties. This training will be required for all emergency coordinators, their alternates and any employee who manages polluting materials and hazardous wastes as part of day to day operations.

An outline of this training program is on file in the Waste Management Notebook at this facility.

\* NOTE - Although the statute and rules refer to the Part 5 of the General Rules of the Water Resource Commission, promulgated pursuant to Act 245, P.A. 1929, as amended (Act 245), and to the Water Resources Commission (WRC), the decision making authority formerly held by the WRC was delegated to the DEQ through Executive Orders signed by the governor. In addition, Act 245 has been incorporated as Part 31. Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Act 451) MCL 324.3101 et seq. **Please be aware that these rules are currently under revision.**

## EMERGENCY RESPONSE AGENCIES

### POLICE

State - Brighton 810-227-1051

County - Livingston/Sheriff 517-546-2440

City - Howell Police Dept. 517-546-1330

### FIRE

Brighton 517-552-2302

### HOSPITAL

St. Joseph Mercy 517-545-6000

### AMBULANCE

Livingston Co. EMS 517-546-6220

### HEALTH DEPT- Livingston Co.

Environmental 517-546-9858

Public 517-546-9850

### MDEQ OFFICE

Lansing Office 517-284-6651

**CALL 911 FOR EMERGENCIES**

## **POLLUTION INCIDENT RESPONSE**

If a spill or leak of salt, oil or polluting material occurs, the Emergency Response Actions posted near the telephones are to be followed. These are given here in more detail. The emergency response coordinator and alternates should become familiar with these steps.

1. Assess the situation; follow all health and safety precautions warranted by the material and circumstances.
2. If there is reason to believe that the release of polluting material threatens the health or safety of employees or of surrounding residents or properties evacuate the facility, notify the local emergency response agencies listed in this plan and follow their instructions.
3. If there is reason to believe that the polluting material has or may reach the waters of this state via the drains, sewers, surface runoff or soils at the facility, immediately contact the DEQ Pollution Emergency Alerting System (PEAS) at the number on the front of this plan. Follow their instructions for containing or cleaning up the material.
4. Take steps to minimize the release of polluting material to the environment. This can include but is in no way limited to the following measures:
  - a. DO NOT FLUSH WITH WATER UNLESS DIRECTED TO DO SO.
  - b. Shut off valves, plug leaks, pump tanks etc. to stop the release.
  - c. Dike or absorb the material using sand or other material.
  - d. Redirect flows to a holding area.
  - e. Excavate contaminated soils.
5. Clean up all contaminated material. Follow instructions given by DEQ staff for final clean up action.
6. Properly store, label and document the wastes for disposal.

7. Notify Truck & Trailer Specialties Management that a spill or leak has occurred. Make arrangements for disposal of waste material.
8. Clean and service all emergency equipment. Replenish supplies of absorbent material, etc. Recommend and perform maintenance on containment systems.
9. Enter into the waste notebook, a full account of the incident including date, time, volume, material and response taken.



10. If the DEQ PEAS staff has not been notified, do so within 10 days of the incident with the following information:
  - a. Facility name and location.
  - b. Description and volume of material involved.
  - c. Time and date of spill or leak.
  - d. Assessment of damage and response taken.
  - e. Remedial action planned or assistance needed.
11. Review PIPP/HWCP for changes needed to make it more effective and realistic.

## **PHYSICAL DESCRIPTION OF THE FACILITY**

This is a new facility that was built by Truck & Trailer Specialties in 2018 for the purpose of truck buildups which encompasses body installation, plows, material distributors, hydraulic and lighting systems, etc. The sole structure incorporates the offices and shop areas. There are no floor drains within the facility or catch basins within the paved lot.

This facility will be tied into the municipal water system for a fresh water source. The building is connected to the sanitary sewer. Roof and surface drainage is routed into catch basins which outlet into the lagoon. There are no floor drains within the structure.

For security and safety reasons, this facility has a fenced storage area. During off duty hours the gate is closed and locked.

## EMERGENCY EQUIPMENT

This facility will be maintained and operated to minimize the possibility of a fire, explosion or release of polluting materials. The following communications, fire protection, spill control and clean up equipment are available on site in case of an emergency. This equipment will be inspected and maintained as necessary to assure its proper operation if a pollution incident should occur.

<u>Description</u>	<u>Testing/Maintenance</u>
1. Portable Fire Extinguishers	Inspect annually or as needed
11. Eye Wash	Inspect monthly
15. Telephone/PA System	Test monthly
Absorbent Material	Replenish supply as needed
Hand Shovels and water hose	

\* Numbers correspond to the site plan in the Attachments Section.

## **POLLUTING MATERIALS STORED OR USED AT THIS FACILITY**

Listed below are the materials currently stored or used at the Truck & Trailer Specialties Howell facility that have the potential of causing environmental damage in the event of accidental spills or leakage. Following is a discussion of the type of material, how it is stored and pollution incident prevention measures.

Vehicle Fluids

Waste Oil

Solvents

Small Quantity Chemical Products

The locations of these materials are shown on the Hazardous Material Site Plan found in the Attachments Section. Complete information regarding the physical properties and required safety precautions can be found in the Safety Data Sheets (SDS) posted at this facility.

## **Vehicle Fluids**

The Truck & Trailer Specialties Howell facility uses varying quantities of lubricating oil, gear oil, automatic transmission fluid, hydraulic fluid and antifreeze. Bulk vehicle fluids are stored inside the main shop. The shop has no floor drains which renders the shop itself as the containment area. Vehicle fluids are pumped directly from their original containers as needed.

## **Pollution Incident Prevention Measures**

If a large spill were to occur, it would be contained as quickly as possible. Absorbent material is available in the storage and use areas for cleaning up small spills. Care will be taken to avoid and clean up spills which may occur. The vehicle fluid storage and dispensing areas will be inspected regularly for signs of spills or leaking containers. In the event of the release of a large or unknown volume of material the POLLUTION INCIDENT RESPONSE STEPS presented in this plan and posted in the facility are to be followed.

## **Solvents**

There is no inventory of bulk solvents maintained at this site. Small quantities are kept for immediate use. Flammable type solvents are kept in flammable liquid storage cabinet indicated as #8 on site plan.

## **Waste Oil Disposal**

At the Truck & Trailer Specialties Howell location, waste oil is poured into a 55 gallon above ground holding drum (with containment), located in the shop facility. When the tank is full, a licensed hauler will pump out the tank and dispose of the waste oil. In the event that substances other than oil are deposited in the waste oil tank, the contents are analyzed to determine if it must be treated as a hazardous waste.

## **Pollution Incident Prevention Measures**

Only oil may be deposited in the waste oil tank. The area around the tank will be checked weekly for irregularities. Leakage from the waste oil tank can be detected by regularly checking around the tank.

In the event of the release of a large or unknown volume of material, the POLLUTION INCIDENT RESPONSE STEPS presented in this plan and posted in the facility are to be followed.

### **Polluting Materials Stored in Small Quantities**

The Truck & Trailer Specialties Howell location stores small quantities of several chemical products. Among these are tar removers, cleaners, paints and paint thinners. These are stored in their original containers in a designated storage area away from open drains. Each product's label and Material Safety Data Sheet (MSDS) will be consulted for proper use and disposal.

### **Hazardous Waste**

This facility is a small quantity generator of hazardous wastes and is regulated under both the Federal Resource Conservation and Recovery Act and the Michigan Hazardous Waste Management Act (Act 64).

Typically the only hazardous waste generated by this facility is waste oil. This plan includes hazardous waste training for all employees, weekly inspection and documentation of any spills or leaking hazardous waste containers, and measures to reduce the volumes of waste generated at this facility. All hazardous waste will be accumulated and manifested for disposal as required by law.

### **Pollution Incident Prevention Measures**

Small spills of hazardous wastes will be blotted with absorbent material and placed in a separate, labeled container and disposed of as solid hazardous waste.

In the event of the release of a large or unknown volume of material the POLLUTION INCIDENT RESPONSE STEPS presented in this plan and posted at the facility are to be followed.

## EMERGENCY RESPONSE ACTIONS

(To be posted near telephone and in material storage areas)

1. Quickly assess the situation.
2. Call emergency response agencies and/or evacuate if necessary.
4. Notify the DEQ PEAS if a polluting material does or may reach water resources through sewers, ditches or soil.

**PEAS: 1-800-292-4706**

5. Minimize the damage
  - Take reasonable actions to control fire or limit the damage
  - DO NOT FLUSH HAZARDOUS MATERIAL WITH WATER UNLESS DIRECTED TO DO SO BY AN AGENCY REPRESENTATIVE
  - Shut off valves, pump tanks, plug inlets/outlets
  - Dike or redirect flows to a holding area
  - Absorb with sand or other material
  - Excavate contaminated soils
  - Clean out oil skimmer catch basins
7. Clean up and properly dispose of all recovered or contaminated material.
8. Make full report to DEQ PEAS within 10 days.
9. Evaluate the Plan and response actions for adequacy.

## **EVACUATION PLAN**

(To be posted at the facility)

1. Employers will be given notification verbally \*intercom\*
2. All employees will be evacuated to an area outside the front gate.
3. An employee will be assigned to the front of the property to keep out unauthorized persons.
4. The front gate will be locked after all employees have been accounted for.
5. A sign will be placed on the front gate declaring the area contaminated.

**BENCHMARKS:**

**SITE BM #1**  
ARROW ON HYDRANT 35 FEET  
NORTH OF THE SOUTHEAST CORNER  
OF PARCEL #4711-05-300-054  
ELEVATION: 995.96  
DATUM (NAVD 88)

**SITE BM #2**  
ARROW ON HYDRANT 94 FEET  
NORTH OF THE NORTHEAST CORNER  
OF PARCEL #4711-05-300-054  
ELEVATION: 993.98  
DATUM (NAVD 88)

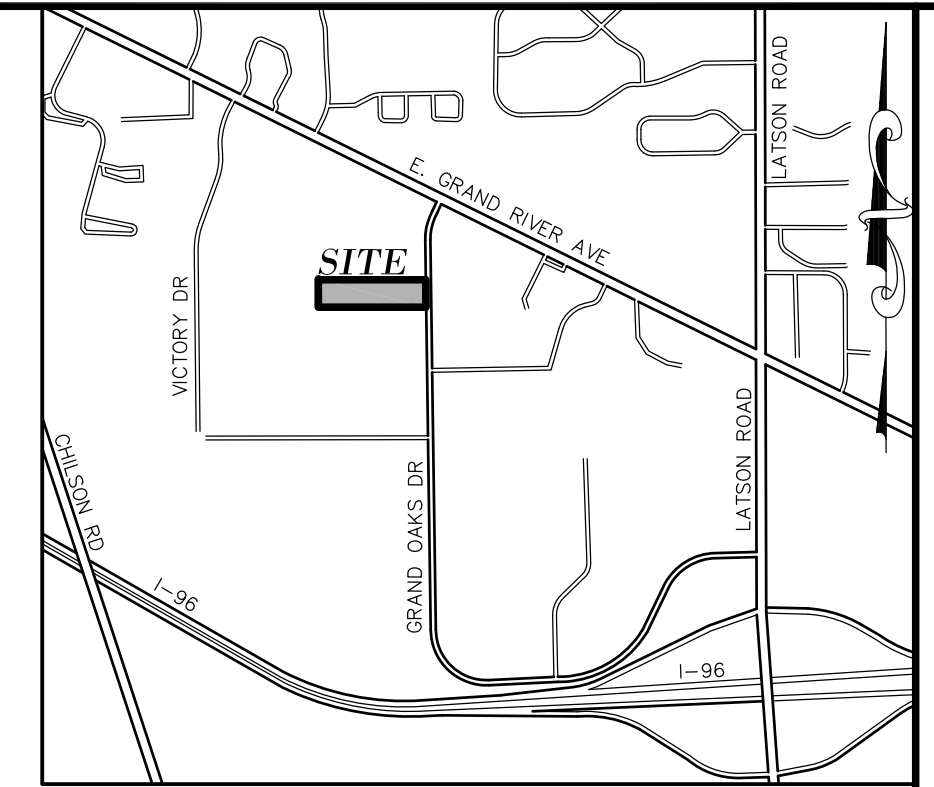
# SITE PLANS

for

# TRUCK & TRAILER SPECIALTIES, INC.

## GRAND OAKS DRIVE

## GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail, Wixom, MI 48393  
Phone: (248) 668-0700 Fax: (248) 668-0701

RESIDENTIAL: Site Condominium, Site Family Plot Plans  
COMMERCIAL: Site Planning, Site Grading, Industrial & Multi-Unit Land Surveying  
SURVEYING: Boundary, Survey, Industrial, Precast, Construction Staking

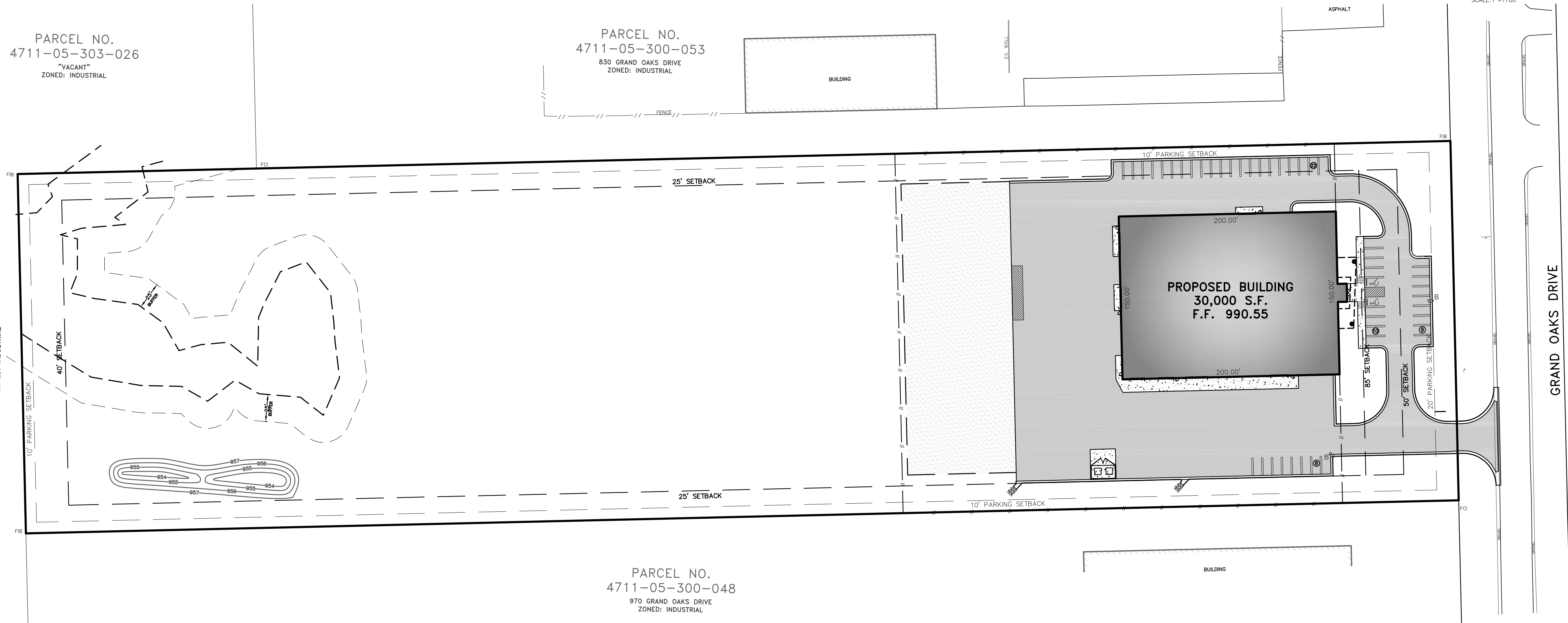


PARCEL NO.  
4711-05-303-026  
"VACANT"  
ZONED: INDUSTRIAL

PARCEL NO.  
4711-05-300-053  
830 GRAND OAKS DRIVE  
ZONED: INDUSTRIAL

PARCEL NO.  
4711-05-300-048  
970 GRAND OAKS DRIVE  
ZONED: INDUSTRIAL

PARCEL NO.  
4711-05-303-026  
"VACANT"  
ZONED: INDUSTRIAL



**GENERAL NOTES:**

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF GENOA TOWNSHIP.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
3. EXISTING EASEMENTS WILL BE SHOWN PER TITLE WORK, ONCE RECEIVED.
4. CONTRACTOR TO OBTAIN ALL REQUIRED APPROVALS AND PERMITS PRIOR TO THE START OF CONSTRUCTION.

**NOTE:**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**DESCRIPTION: PARCEL #4711-05-300-054**

PART OF THE SOUTHWEST 1/4 OF SECTION 5, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SECTION 5, S 88°01'06" W, 497.04 FEET (RECORDED AS S 87°12'58" W, 496.99 FEET); THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF GRAND OAKS DRIVE (100-FOOT WIDE), N 01°18'58" W, 1025.95 FEET (RECORDED AS N 02°06'23" W, 1026.06 FEET), TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE S 88°40'50" W, 1320.04 FEET (RECORDED AS S 87°53'37" E, 1320.00 FEET); THENCE ALONG THE EAST LINE OF GRAND OAKS WEST INDUSTRIAL PARK, A SUBDIVISION RECORDED IN LIBER 30 OF PLATS, PAGES 1 THROUGH 5, LIVINGSTON COUNTY RECORDS, N 01°20'08" W, 331.04 FEET (RECORDED AS N 02°06'23" W, 331.00 FEET); THENCE N 88°41'03" E, 1320.15 FEET (RECORDED AS N 87°53'37" E, 1320.00 FEET); THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF GRAND OAKS DRIVE, S 01°18'58" E, 330.96 FEET (RECORDED AS S 02°06'23" E, 331.00 FEET) TO THE POINT OF BEGINNING, CONTAINING 10.03 ACRES, MORE OR LESS, AND INCLUDING THE USE OF GRAND OAKS DRIVE. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

**NOTICE:**

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**SHEET INDEX:**

- 1 COVER SHEET
- 2 TOPOGRAPHIC SURVEY
- 3 DEMOLITION PLAN
- 4 DIMENSION & PAVING PLAN
- 5A GRADING & SESC PLAN (EAST)
- 5B GRADING & SESC PLAN (WEST)
- 6 UTILITY AND STORMWATER MANAGEMENT PLAN
- 7 SITE DETAILS
- 8 TRUCK TURNING PLAN
- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS
- A.101 FLOOR PLAN (MAIN LEVEL)
- A.102 FLOOR PLAN (MEZZANINE LEVEL)
- A.201 EXTERIOR ELEVATIONS
- SD.101 PHOTOMETRIC PLAN

**OWNER:**

TRUCK & TRAILER SPECIALTIES, INC.  
3286 HANNA LAKE INDUSTRIAL DRIVE  
DUTTON, MI 49316  
CONTACT: DANIEL BOUWMAN  
PHONE: (888) 200-8146

**APPLICANT:**

ACS BUILD, INC.  
28525 BECK ROAD, SUITE 118  
WIXOM, MI 48393  
CONTACT: KEN MCQUADE  
PHONE: (248) 348-9911

**ENGINEER/SURVEYOR:**

GREENTECH ENGINEERING, INC.  
51147 WEST PONTIAC TRIAL  
WIXOM, MI 48393  
CONTACT: JASON FLEIS, P.E.  
(248) 668-0700

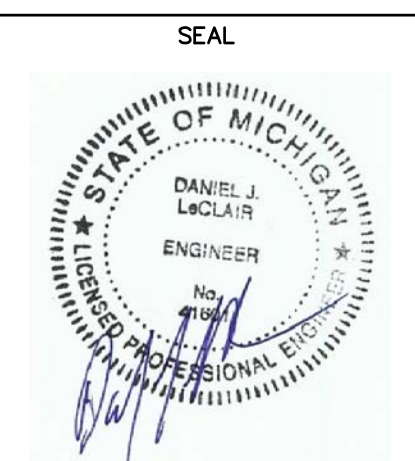


CLIENT: ACS BUILD, INC.

**COVER SHEET**

GRAND OAKS DRIVE - PARCEL NO 4711-05-300-054  
SECTION: 5 TOWNSHIP: 2 N RANGE: 5 E  
CHARTER TOWNSHIP OF GENOA LIVINGSTON COUNTY MICHIGAN

REVISION
2018-4-25 PER REVIEW
2018-5-7 PER REVIEW
2018-5-24 PER REVIEW



DATE: 4-4-2018  
DRAWN BY: RMS  
CHECKED BY: JMF

FBK: ---  
CHF: MM  
SCALE: HOR 1"=50 FT.  
VER 1"=-- FT.

**NOT FOR CONSTRUCTION**



**SURVEY LEGEND**

- EX. SECTION CORNER
- FIB/FCI/FIP/MON
- EX. MAILBOX
- EX. SOIL BORE
- EX. SIGN
- EX. FIBER MARKER
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. HYDRANT
- EX. GATE VALVE & WELL
- EX. WATER SHUT-OFF
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. PEDISTAL
- EX. HAND HOLE
- EX. UTILITY FLAG
- EX. COMMUNICATIONS
- EX. SANITARY SEWER
- EX. GAS LINE
- EX. WATER MAIN
- EX. OVERHEAD UTILITIES
- EX. FENCE
- EX. SWALE
- WETLAND BOUNDARY
- CONTOUR MAJOR
- CONTOUR MINOR
- EX. ZONING
- EX. TREELINE
- EX. CONIFEROUS
- EX. DECIDUOUS



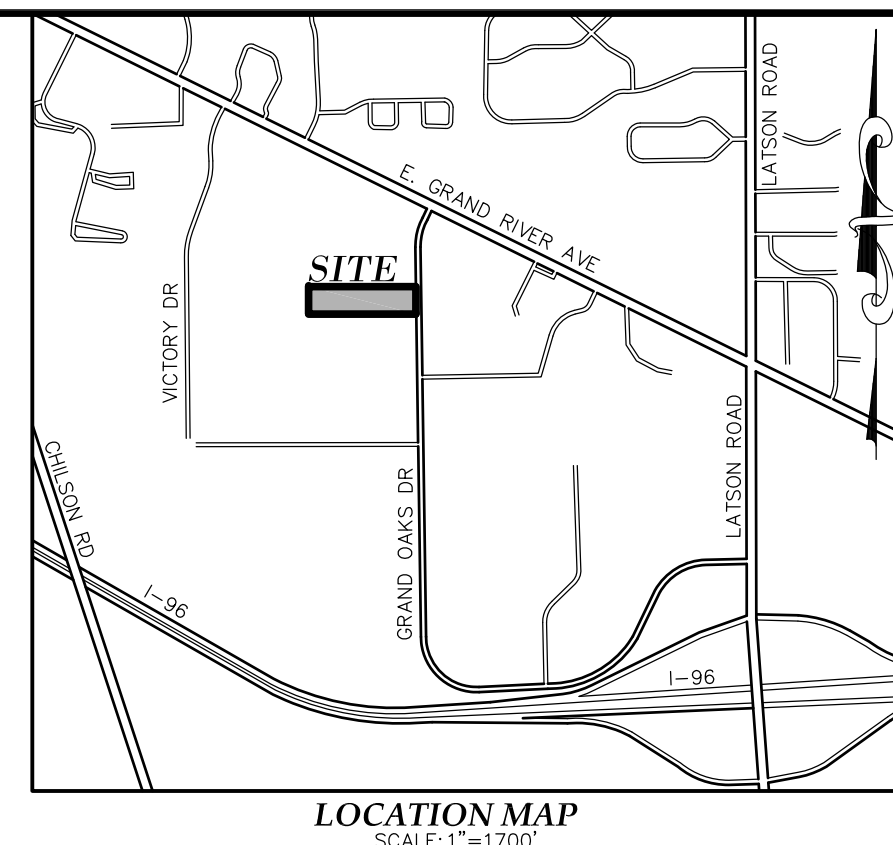
**FLOOD HAZARD STATEMENT:**

THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26093C0309D (COMMUNITY ID NO. 260843 - TOWNSHIP OF GENOA, MI). PROPERTY IS LOCATED ON A PANEL THAT WAS NOT PRINTED. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**BENCHMARKS:**

**SITE BM #1**  
ARROW ON HYDRANT 35 FEET NORTH OF THE SOUTHEAST CORNER OF PARCEL #4711-05-300-054  
ELEVATION: 995.96  
DATUM (NAVD 88)

**SITE BM #2**  
ARROW ON HYDRANT 94 FEET NORTH OF THE NORTHEAST CORNER OF PARCEL #4711-05-300-054  
ELEVATION: 993.98  
DATUM (NAVD 88)



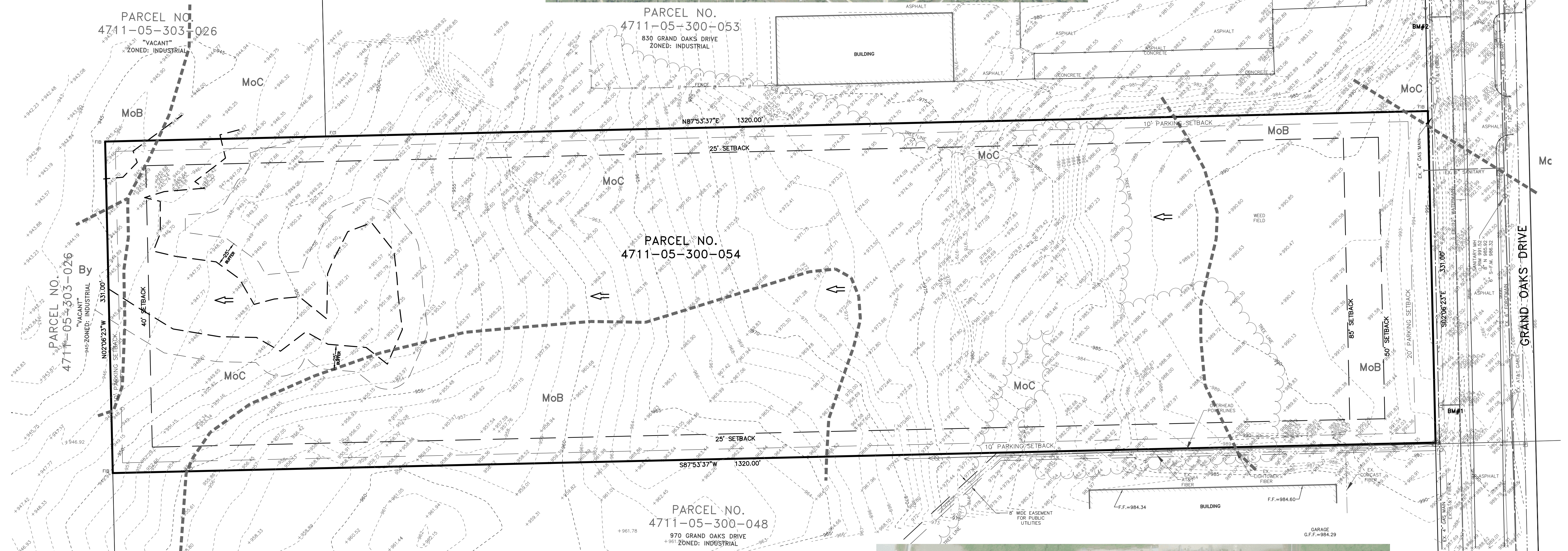
**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
51111 W. Pentacore Trail, Wixom, MI 48393  
Phone: (248) 668-0700 Fax: (248) 668-0701



Know what's below  
Call before you dig.

**TOPOGRAPHIC SURVEY**  
ACS BUILD, INC.  
GRAND OAKS DRIVE - PARCEL NO. 4711-05-300-054  
SECTION: 5 CHARTER TOWNSHIP OF GENOA LIVINGSTON COUNTY MICHIGAN  
RANGE: 5 E.

CLIENT: ACS BUILD, INC.  
REVISED  
2018-4-25 PER REVIEW  
2018-5-7 PER REVIEW  
2018-5-24 PER REVIEW  
DATE: 4-4-2018  
DRAWN BY: TSL  
CHECKED BY: JPP  
FBK: --  
CHF: MM  
SCALE: HOR 1"=50 FT. VER 1"=-- FT.  
2  
17-420



**DESCRIPTION: PARCEL #4711-05-300-054**

PART OF THE SOUTHWEST 1/4 OF SECTION 5, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5; THENCE ALONG THE SOUTH LINE OF SECTION 5, S 88°01'06" W, 497.04 FEET (RECORDED AS S 87°12'58" W, 496.99 FEET); THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF GRAND OAKS DRIVE (100'-FOOT WIDE), N 01°19'59" W, 1025.95 FEET (RECORDED AS N 02°06'23" W, 1026.06 FEET); TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE S 88°40'50" W, 1320.04 FEET (RECORDED AS S 87°53'37" W, 1320.00 FEET); THENCE ALONG THE EAST LINE OF GRAND OAKS WEST INDUSTRIAL PARK, A SUBDIVISION RECORDED IN LIBER 30 OF PLATS, PAGES 1 THROUGH 5, LIVINGSTON COUNTY RECORDS, N 01°20'08" W, 331.04 FEET (RECORDED AS N 02°06'23" W, 331.00 FEET); THENCE N 88°41'03" E, 1320.15 FEET (RECORDED AS N 87°53'37" E, 1320.00 FEET); THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF GRAND OAKS DRIVE, S 01°18'58" E, 330.96 FEET (RECORDED AS S 02°06'23" E, 331.00 FEET) TO THE POINT OF BEGINNING, CONTAINING 10.03 ACRES, MORE OR LESS, AND INCLUDING THE USE OF GRAND OAKS DRIVE. SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

**NOTE:**  
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**ZONING:**

INDUSTRIAL DISTRICT

**SETBACKS:**

FRONT: 50 OR 85 FEET  
EAST SIDE: 25 FEET  
WEST SIDE: 25 FEET  
REAR: 40 FEET

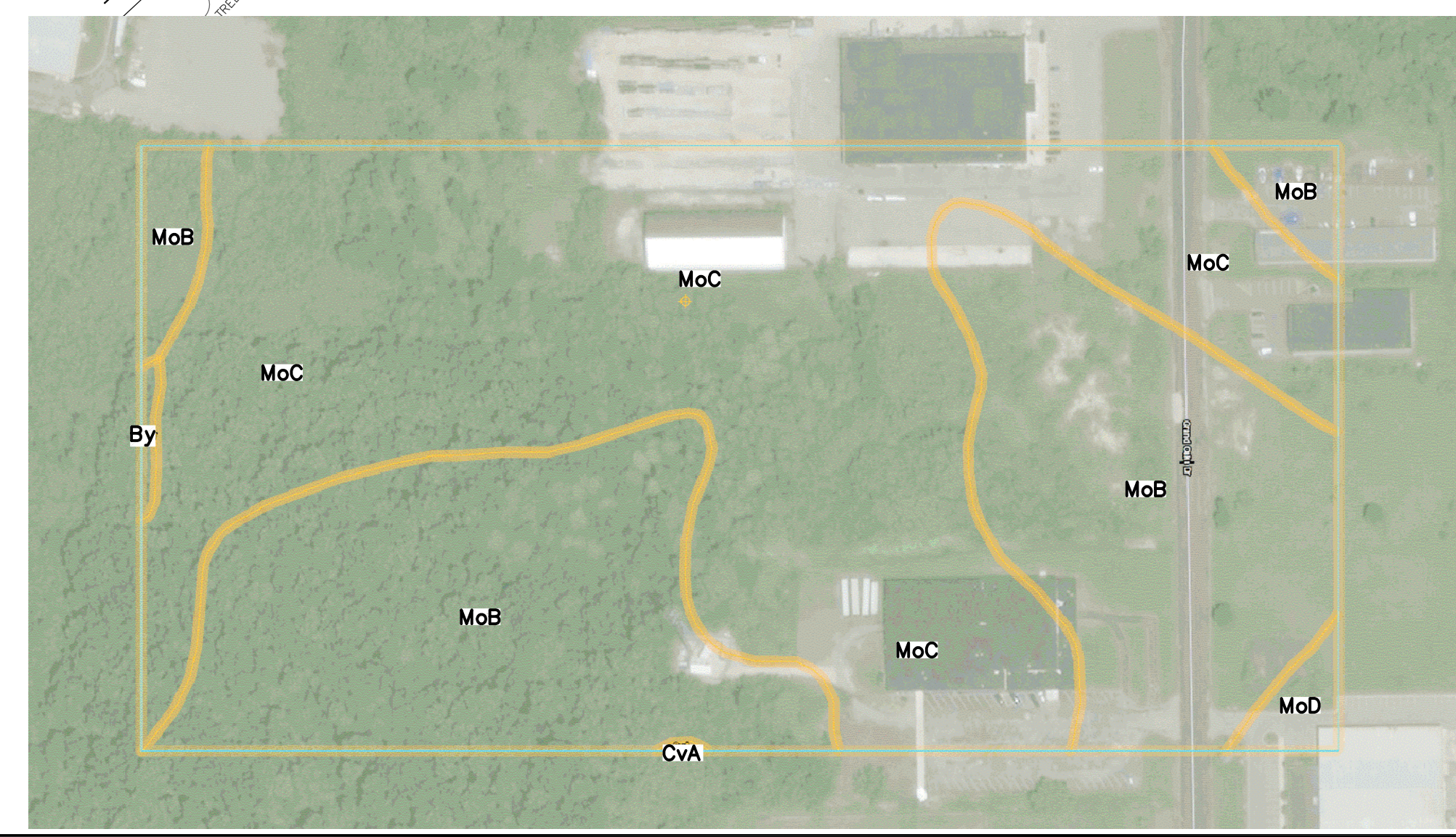
**SURVEY NOTES:**

- PARTIAL TITLE WORK WAS PROVIDED (BY OWNER). PERTINENT EASEMENTS AS LISTED BELOW.
- BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).
- GROUND WAS SNOW COVERED AT TIME OF SURVEY.

**TITLE COMMITMENT NOTES:**

- SCHEDULE B II EXCEPTIONS FROM VANGUARD TITLE COMPANY, FILE NUMBER VGL208036.
- OIL, GAS AND/OR MINERAL INTERESTS GRANTED OR RESERVED BY INSTRUMENT RECORDED IN LIBER 778, PAGE 192, LIVINGSTON COUNTY RECORDS AND ANY SUBSEQUENT INSTRUMENTS PERTINENT THERETO. (BLANKET EASEMENT, NOTHING TO PLOT)
  - AFFIDAVIT OF PIPE LINE LOCATION BY PANHANDLE EASTERN PIPE LINE COMPANY LIBER 1598, PAGE 437, LIVINGSTON COUNTY RECORDS. (BLANKET EASEMENT, NOTHING TO PLOT)
  - GRANT OF RIGHT OF WAY IN FAVOR OF PANHANDLE EASTERN PIPE LINE COMPANY AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER456, PAGE 618, LIVINGSTON COUNTY RECORDS. (BLANKET EASEMENT, NOTHING TO PLOT)

Map Unit Symbol	Map Unit Name	Acres in AOT	Percent of AOT
By	Brookston loam, 0 to 2 percent slopes	0.1	0.3%
CvA	Covener loam, 0 to 2 percent slopes	0.0	0.0%
MoB	Miami loam, 2 to 6 percent slopes	12.3	43.5%
MoC	Miami loam, 6 to 12 percent slopes	15.6	55.1%
MoD	Miami loam, 12 to 18 percent slopes	0.3	1.1%
<b>Totals for Area of Interest</b>		<b>28.3</b>	<b>100.0%</b>



**BENCHMARKS:**

**SITE BM #1**  
 ARROW ON HYDRANT 35 FEET  
 NORTH OF THE SOUTHEAST CORNER  
 OF PARCEL #4711-05-300-054  
 ELEVATION: 995.96  
 DATUM (NAVD 88)

**SITE BM #2**  
 ARROW ON HYDRANT 94 FEET  
 NORTH OF THE NORTHEAST CORNER  
 OF PARCEL #4711-05-300-054  
 ELEVATION: 993.98  
 DATUM (NAVD 88)

PARCEL NO.  
 4711-05-303-026  
 "VACANT"  
 ZONED: INDUSTRIAL

PARCEL NO.  
 4711-05-300-053  
 830 GRAND OAKS DRIVE  
 ZONED: INDUSTRIAL

PARCEL NO.  
 4711-05-300-054

PARCEL NO.  
 4711-05-300-048  
 970 GRAND OAKS DRIVE  
 ZONED: INDUSTRIAL

**DEMOLITION NOTES:**

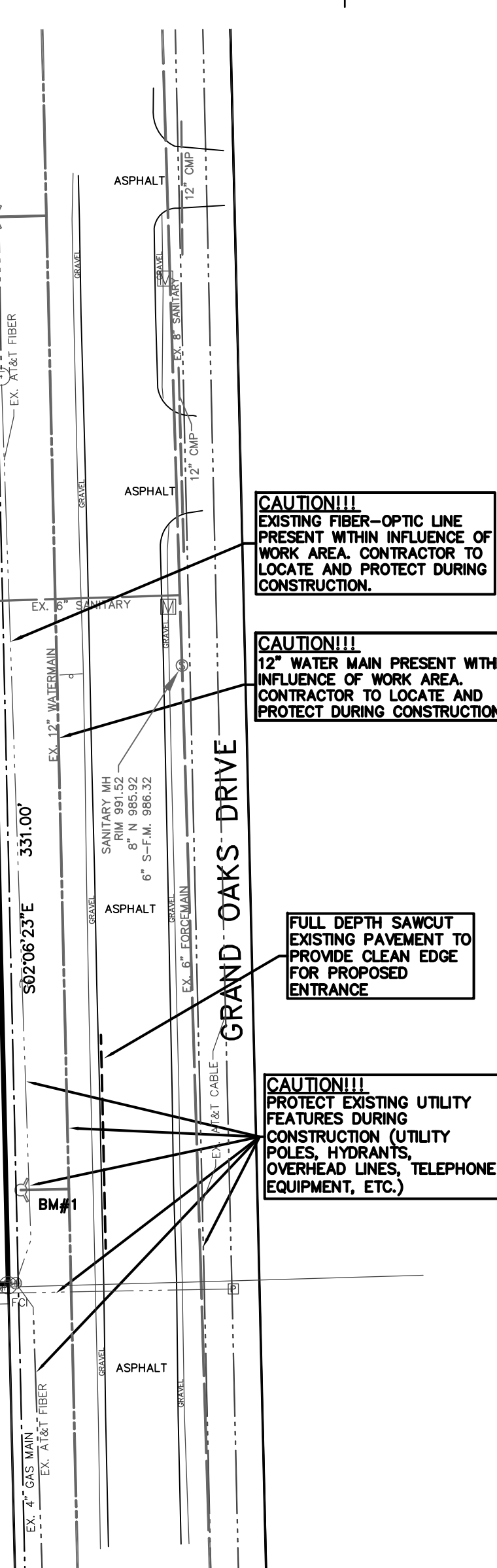
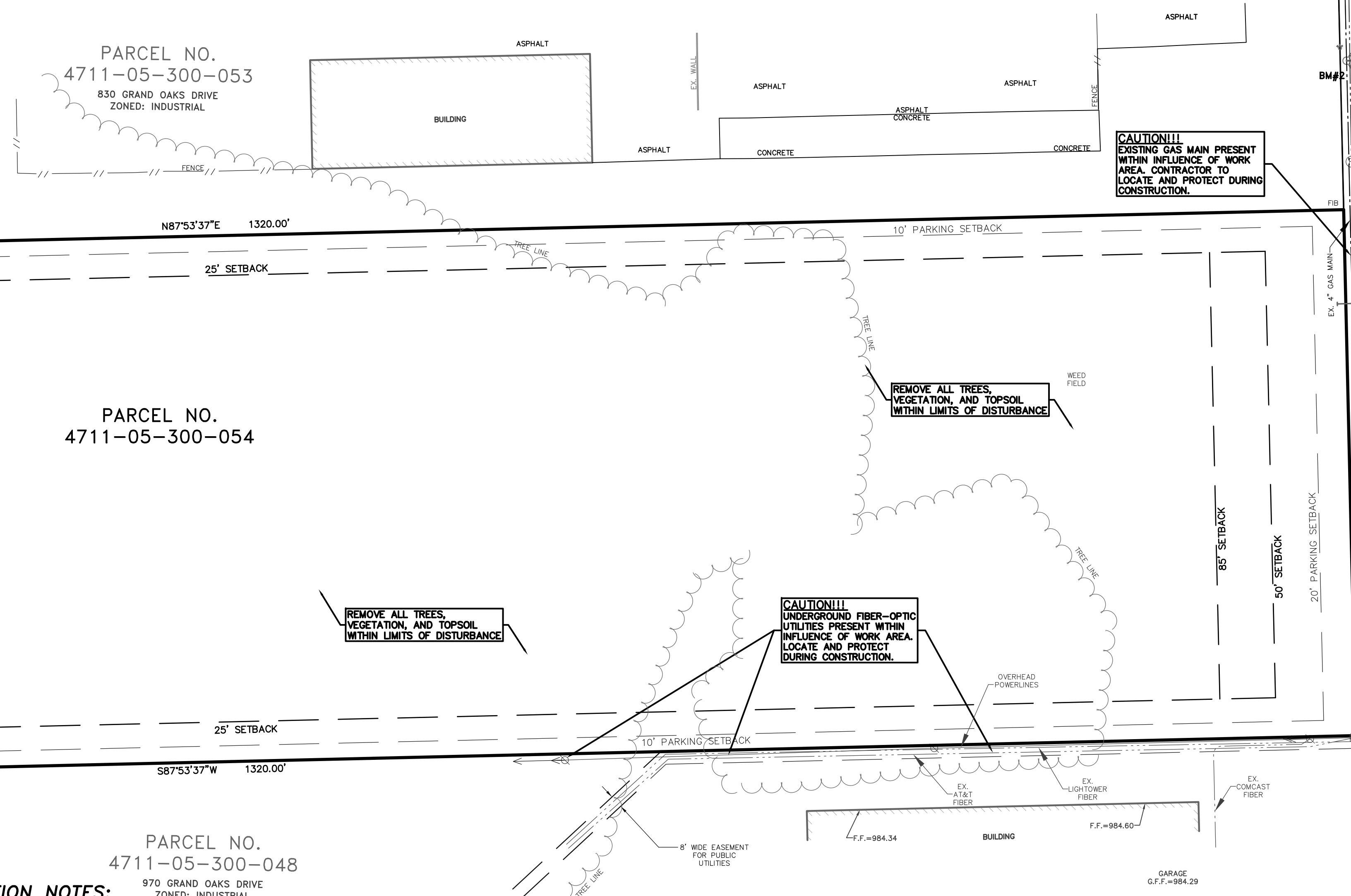
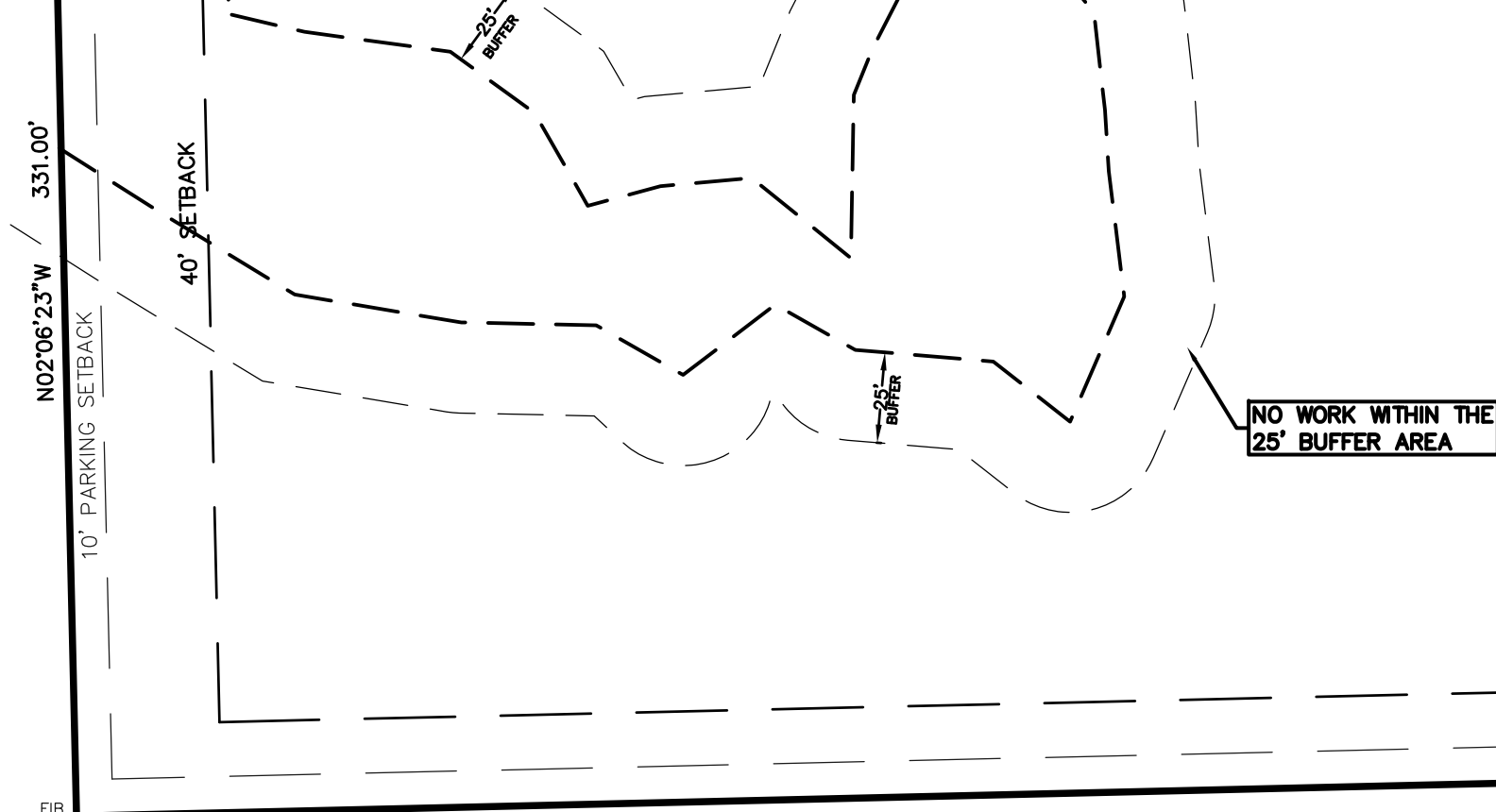
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:
- ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
  - ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
  - STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
  - SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
  - REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
  - REFER TO LANDSCAPE PLANS FOR TREE PROTECTION DETAILS.
  - THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15' OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
  - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.

- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
- ALL BUILDING GAS LEADS, METERS AND ASSOCIATED EQUIPMENT SHALL BE REMOVED AS SHOWN ON THE PLANS. COORDINATE ALL ASSOCIATED WORK WITH THE APPROPRIATE UTILITY COMPANY.
- REMOVE ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS. COORDINATE SHUTDOWNS AND REMOVALS WITH DETROIT EDISON OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY MISS DIG, GENOA TOWNSHIP ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

**DEMOLITION LEGEND:**

ITEM TO BE REMOVED	
ASPHALT TO BE MILLED IN PLACE FULL DEPTH. MILLINGS TO BE MIXED WITH EXISTING SUBBASE MATERIAL	
ASPHALT REMOVAL	
CONCRETE PAVEMENT AND SIDEWALK REMOVAL	
GRAVEL REMOVAL	

PARCEL NO.  
 4711-05-303-026  
 "VACANT"  
 ZONED: INDUSTRIAL



**GREENTECH ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 51147 W. Pontiac Trail, Wixom, MI 48393  
 Phone: (248) 668-0700 Fax: (248) 668-0701

**811**  
 Know what's below  
 Call before you dig.

CLIENT: ACS BUILD, INC.  
**DEMOLITION PLAN**  
 GRAND OAKS DRIVE - PARCEL NO 4711-05-300-054  
 SECTION: 5 TOWNSHIP: 2 N RANGE: 5 E.  
 CHARTER TOWNSHIP OF GENOA  
 LIVINGSTON COUNTY  
 MICHIGAN

REVISED	
2018-4-25 PER REVIEW	
2018-5-7 PER REVIEW	
2018-5-24 PER REVIEW	
DATE: 4-4-2018	
DRAWN BY: RMS	
CHECKED BY: JMF	
0 25 50	
FBK: ---	
CHF: MM	
SCALE: HOR 1"=50 FT. VER 1"= 10 FT.	<b>3</b>
	17-420

**NOT FOR CONSTRUCTION**

**BENCHMARKS:**

**SITE BM #1**  
ARROW ON HYDRANT 35 FEET  
NORTH OF THE SOUTHEAST CORNER  
OF PARCEL #4711-05-300-054  
ELEVATION: 995.96  
DATUM (NAVD 88)

**SITE BM #2**  
ARROW ON HYDRANT 94 FEET  
NORTH OF THE NORTHEAST CORNER  
OF PARCEL #4711-05-300-054  
ELEVATION: 993.98  
DATUM (NAVD 88)



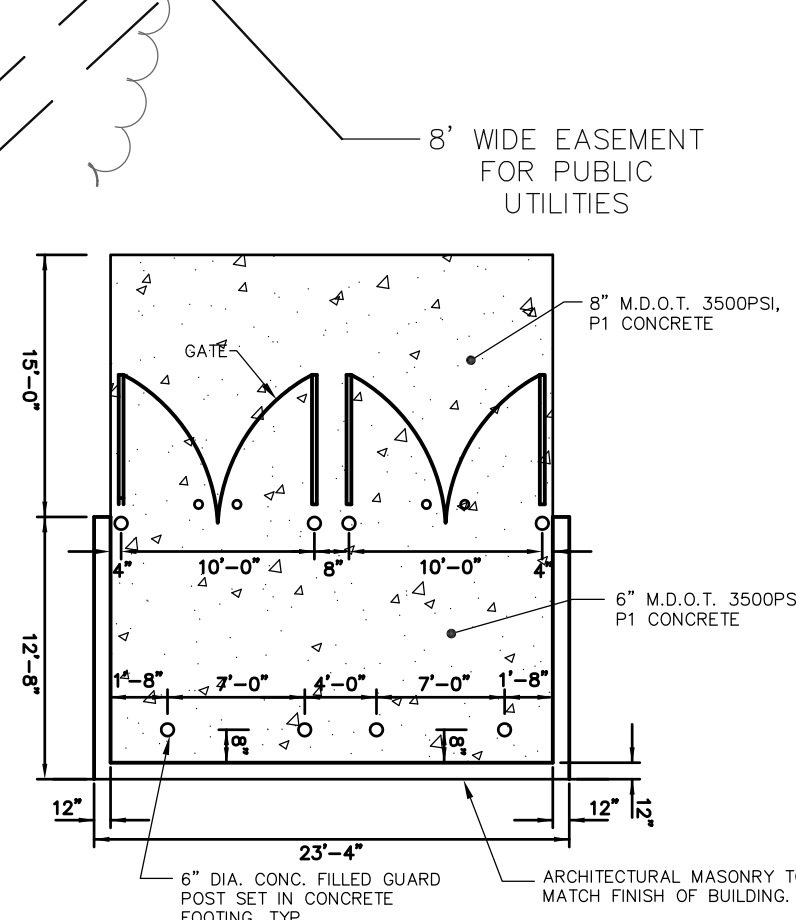
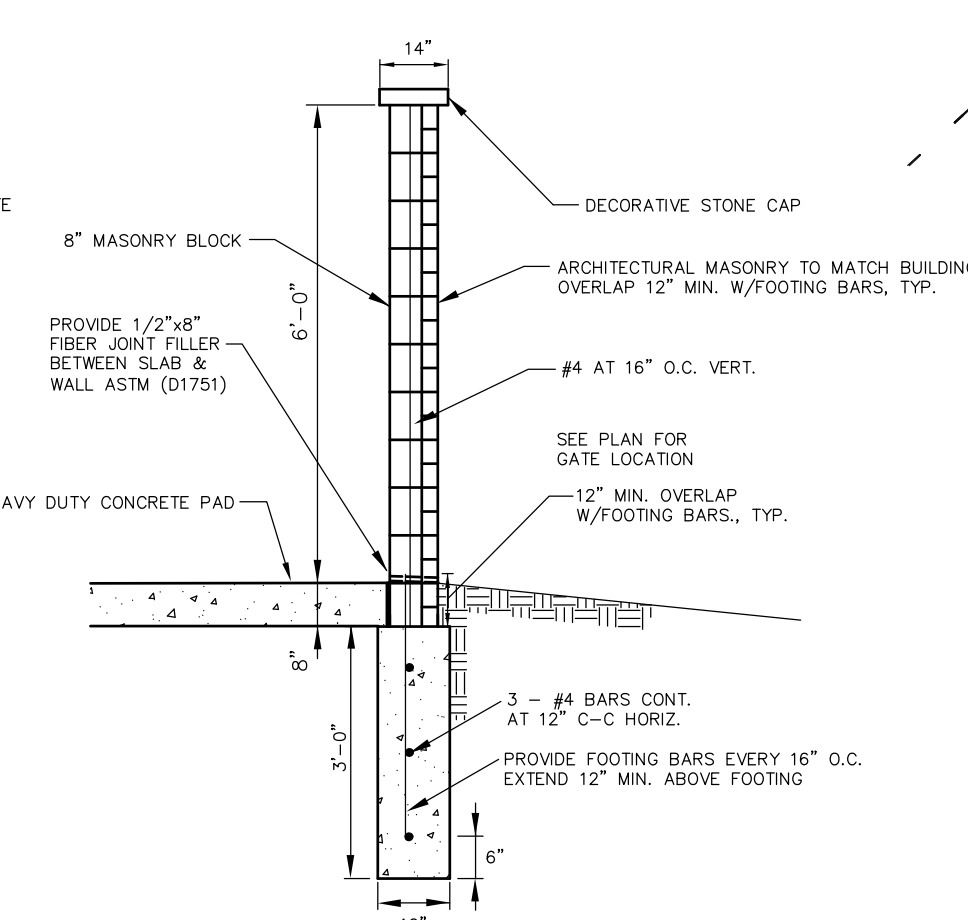
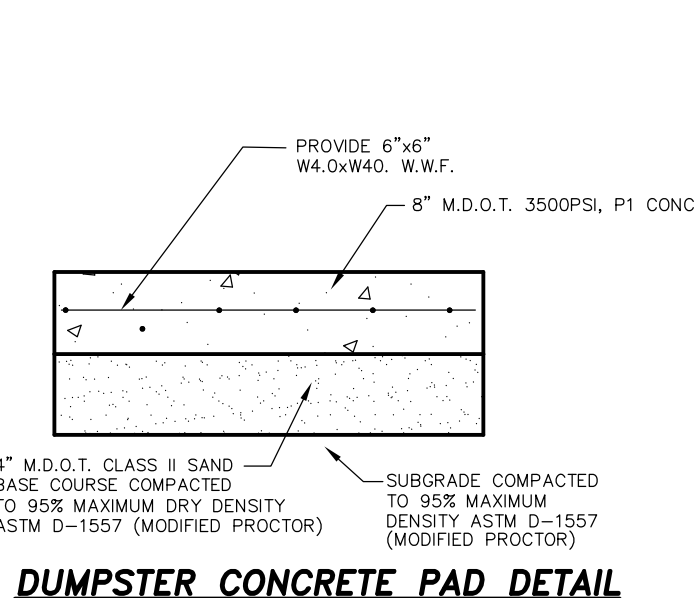
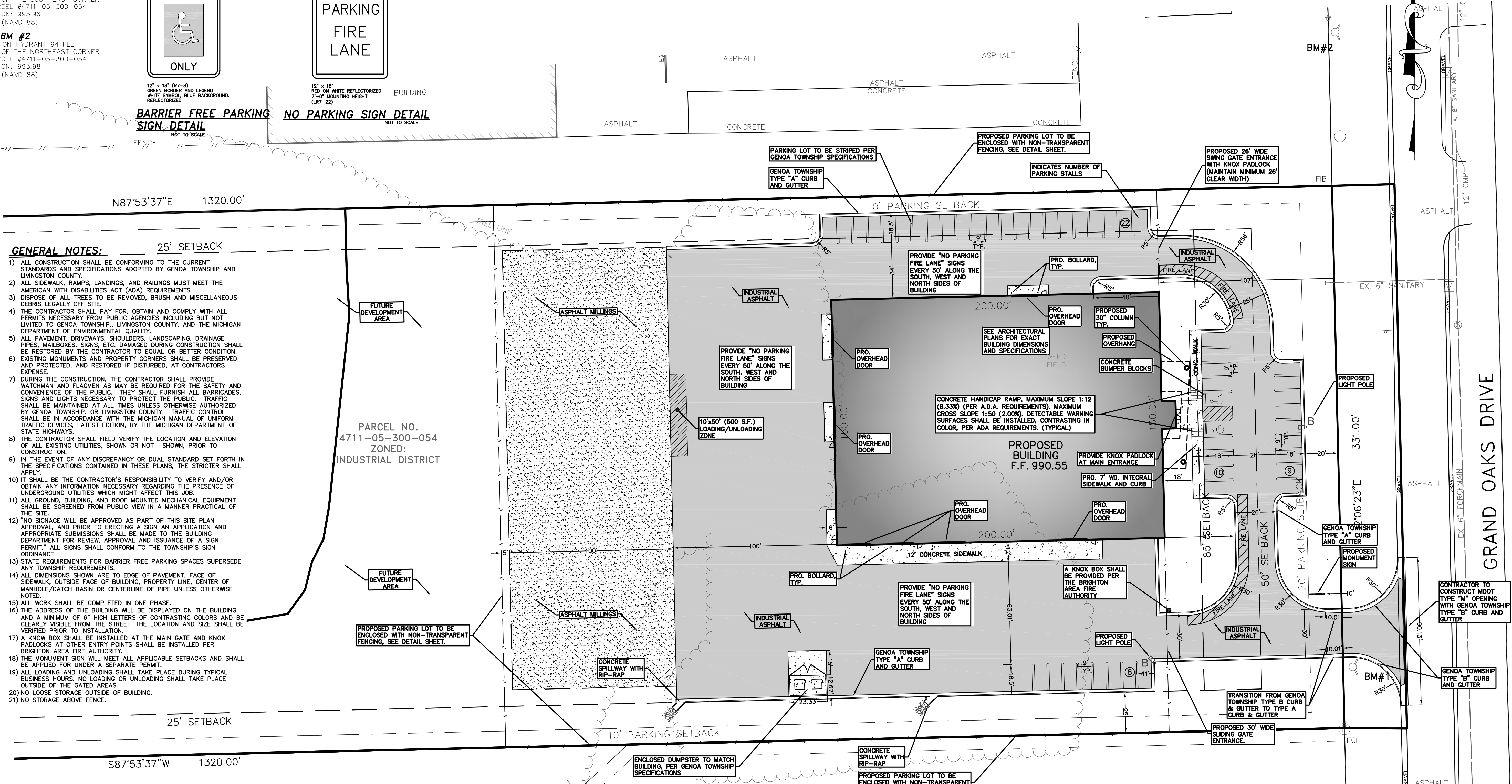
**BARrier FREE PARKING SIGN DETAIL**  
NOT TO SCALE

**NO PARKING SIGN DETAIL**  
NOT TO SCALE

**GENERAL NOTES:**

- 1) ALL CONSTRUCTION SHALL BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY GENOA TOWNSHIP AND LIVINGSTON COUNTY.
- 2) ALL SIDEWALK, RAMPS, LANDINGS, AND RAILINGS MUST MEET THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS.
- 3) DISPOSE OF ALL TREES TO BE REMOVED, BRUSH AND MISCELLANEOUS DEBRIS LEGALLY OFF SITE.
- 4) THE CONTRACTOR SHALL PAY FOR, OBTAIN AND COMPLY WITH ALL PERMITS NECESSARY FROM PUBLIC AGENCIES INCLUDING BUT NOT LIMITED TO GENOA TOWNSHIP, LIVINGSTON COUNTY, AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY.
- 5) ALL PAVEMENT, DRIVEWAYS, SHOULDERS, LANDSCAPING, DRAINAGE PIPES, MAILBOXES, SIGNS, ETC. DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO EQUAL OR BETTER CONDITION.
- 6) EXISTING MONUMENTS AND PROPERTY CORNERS SHALL BE PRESERVED AND PROTECTED, AND RESTORED IF DISTURBED, AT CONTRACTORS EXPENSE.
- 7) DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE WATCHMAN AND FLAGMEN AS MAY BE REQUIRED FOR THE SAFETY AND CONVENIENCE OF THE PUBLIC. THEY SHALL FURNISH ALL BARRICADES, SIGNS AND LIGHTS NECESSARY TO PROTECT THE PUBLIC. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE AUTHORIZED BY GENOA TOWNSHIP OR LIVINGSTON COUNTY. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC DEVICES, LATEST EDITION, BY THE MICHIGAN DEPARTMENT OF STATE HIGHWAYS.
- 8) THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN, PRIOR TO CONSTRUCTION.
- 9) IN THE EVENT OF ANY DISCREPANCY OR DUAL STANDARD SET FORTH IN THE SPECIFICATIONS CONTAINED IN THESE PLANS, THE STRICTER SHALL APPLY.
- 10) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
- 11) ALL GROUND, BUILDING, AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN A MANNER PRACTICAL OF THE SITE.
- 12) "NO SIGNAGE WILL BE APPROVED AS PART OF THIS SITE PLAN APPROVAL AND PRIOR TO ERECTING A SIGN AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT." ALL SIGNS SHALL CONFORM TO THE TOWNSHIP'S SIGN ORDINANCE.
- 13) STATE REQUIREMENTS FOR BARRIER FREE PARKING SPACES SUPERSEDE ANY TOWNSHIP REQUIREMENTS.
- 14) ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- 15) ALL WORK SHALL BE COMPLETED IN ONE PHASE.
- 16) THE ADDRESS OF THE BUILDING WILL BE DISPLAYED ON THE BUILDING AND 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.
- 17) A KNOW BOX SHALL BE INSTALLED AT THE MAIN GATE AND KNOX PADLOCKS AT OTHER ENTRY POINTS SHALL BE INSTALLED PER BRIGHTON AREA FIRE AUTHORITY.
- 18) THE MONUMENT SIGN WILL MEET ALL APPLICABLE SETBACKS AND SHALL BE APPLIED FOR UNDER A SEPARATE PERMIT.
- 19) ALL LOADING AND UNLOADING SHALL TAKE PLACE DURING TYPICAL BUSINESS HOURS. NO LOADING OR UNLOADING SHALL TAKE PLACE OUTSIDE OF THE GATED AREAS.
- 20) NO LOOSE STORAGE OUTSIDE OF BUILDING.
- 21) NO STORAGE ABOVE FENCE.

PARCEL NO.  
4711-05-300-054  
ZONED:  
INDUSTRIAL DISTRICT



**HATCH LEGEND**

[Hatch Pattern]	INDUSTRIAL ASPHALT
[Hatch Pattern]	ASPHALT MILLINGS
[Hatch Pattern]	CONCRETE
[Hatch Pattern]	PROPOSED BUILDING
[Hatch Pattern]	EXISTING BUILDING

**CURRENT ZONING:**  
INDUSTRIAL DISTRICT

**BUILDING SETBACKS:**  
FRONT: 50 FEET (85' WITH PARKING IN FRONT)  
REAR: 40 FEET (80' ADJACENT TO RESIDENTIAL)  
SIDES: 25 FEET (50' ADJACENT TO RESIDENTIAL)  
PER GENOA TOWNSHIP ORDINANCE

**PARKING SETBACKS:**  
FRONT: 20 FEET  
REAR: 10 FEET  
SIDES: 10 FEET  
PER GENOA TOWNSHIP ORDINANCE

**SITE AREA:**  
TOTAL ACRES: 10.03 ACRES (436,920 SF)  
IMPERVIOUS AREA: 124,299 SF  
PERCENT IMPERVIOUS COVERAGE: 28.4%

**WOODLANDS NOTES:**  
1. ONSITE SOILS ARE AS FOLLOWS (PER U.S. SOIL SURVEY)  
M@B MIAMI LOAM, 2 TO 6% SLOPES  
M@C MIAMI LOAM, 6 TO 12% SLOPES

**PARKING DATA:**  
PROPOSED PARKING REQUIRED:  
1 SPACE / 300 S.F. (OFFICE)  
1 SPACE / 300 S.F. \* 4,400 SF = 14.7 = 15 SPACES REQUIRED  
1.2 SPACES / EMPLOYEE @ PEAK  
1.2 SPACES \* 20 EMPLOYEES @ PEAK = 24 SPACES REQUIRED  
1 SPACE / CORPORATION VEHICLE  
1 SPACE \* 1 CORPORATION VEHICLE = 1 SPACES REQUIRED  
TOTAL PARKING REQUIRED: 40 SPACES, 2 BARRIER-FREE  
TOTAL PARKING PROVIDED: 49 SPACES, 2 BARRIER-FREE

**WETLANDS NOTES:**  
1. WETLAND BOUNDARIES LOCATED AND DELINEATED BY OTHERS. REFER TO REPORT BY BROOKS WILLIAMSON DATED: APRIL 2, 2018.  
2. WETLANDS TO BE PROTECTED WITH SOIL EROSION CONTROL MEASURES DURING CONSTRUCTION. SEDIMENT BASIN SHALL TREAT RUNOFF PRIOR TO DRAINING TO WETLAND PRIOR TO PROJECT CONSTRUCTION.

**NOTE:**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
51147 W. Pontiac Trail, Wixom, MI 48393  
Phone: (248) 668-0700 Fax: (248) 668-0701

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Know what's Below  
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CLIENT: ACS BUILD, INC.

**DIMENSION & PAVING PLAN**

GRAND OAKS DRIVE - PARCEL NO 4711-05-300-054  
SECTION: 5 TOWNSHIP: 2 N RANGE: 5 E.  
CHARTER TOWNSHIP OF GENOA  
LIVINGSTON COUNTY  
MICHIGAN

REVISED  
2018-4-25 PER REVIEW  
2018-5-7 PER REVIEW  
2018-5-24 PER REVIEW

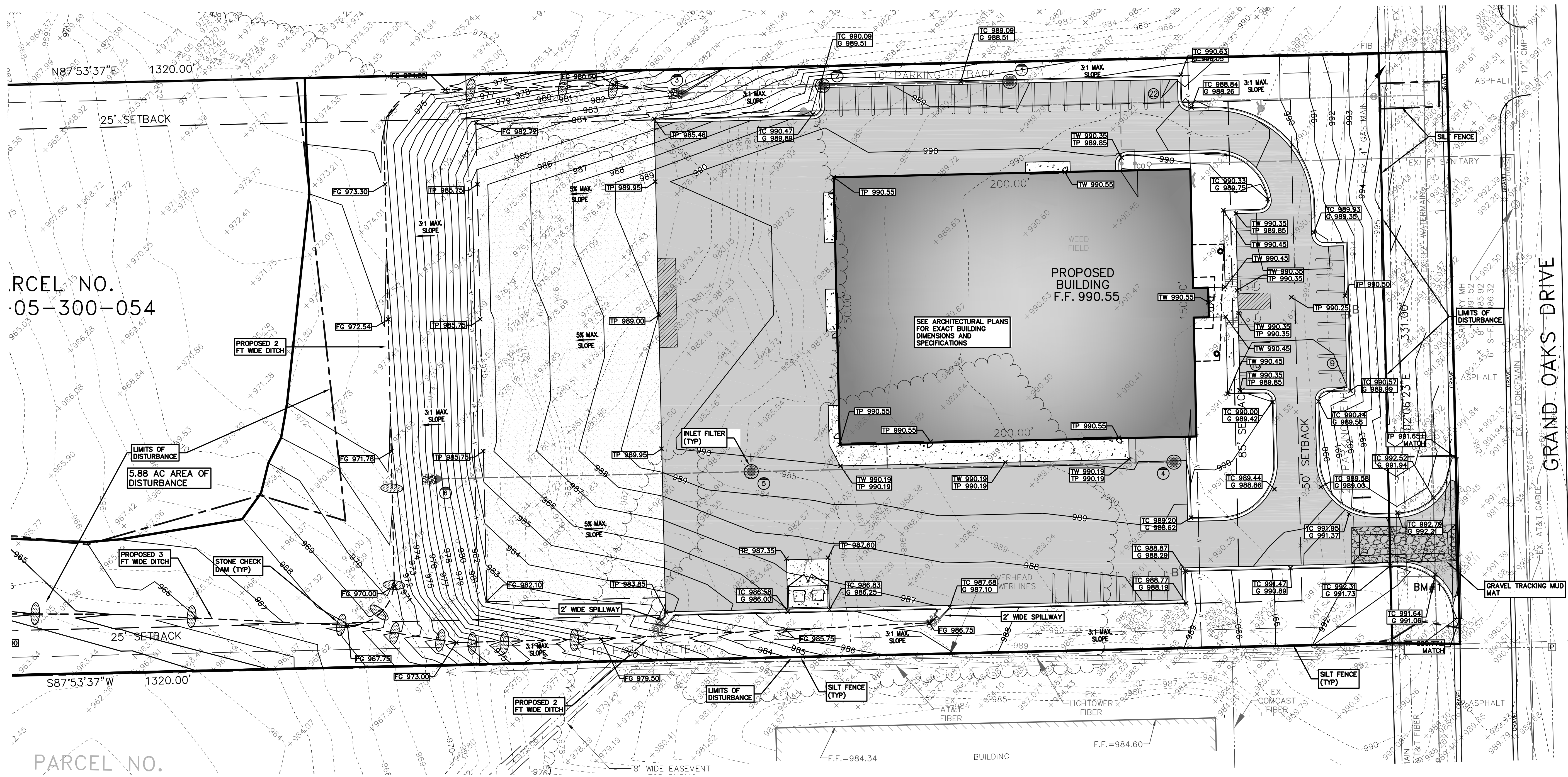
DATE: 4-4-2018  
DRAWN BY: RMS  
CHECKED BY: JMF

FBK: ---  
CHF: MM  
SCALE: HOR 1"=30 FT.  
VER 1"= 4 FT.

**4**

17-420

**NOT FOR CONSTRUCTION**



RCEL NO.  
05-300-054

PARCEL NO.

**LEGEND**

- |     |                     |   |                             |
|-----|---------------------|---|-----------------------------|
| --- | EXISTING STORM      | ● | PROP. CATCH BASIN           |
| --- | EXISTING WATER MAIN | ● | PROP. MANHOLE               |
| --- | EXISTING SANITARY   | ● | PROP. END SECTION           |
| --- | EXISTING GAS        | ● | PROP. SANITARY CLEANOUT     |
| --- | FD. IRON PIPE/ROD   | ● | PROP. ROW                   |
| --- | UTILITY POLE        | ● | PROP. STORM SEWER           |
| ○   | EX. MANHOLE         | ● | PROP. SANITARY SEWER        |
| ○   | EX. CATCH BASIN     | ● | PROP. WATER MAIN            |
| ○   | EX. CLEAN OUT       | ● | PROP. GATE VALVE            |
| ○   | EX. HYDRANT         | ● | PROP. HYDRANT               |
| +   | EX. WATER SHUTOFF   | ● | DOWNSPOUT CONNECTION        |
| +   | EX. LIGHT POLE      | ● | SURFACE DISCHARGE DOWNSPOUT |
| +   | EX. END SECTION     | ● | EXISTING RIGHT-OF-WAY       |
| +   | EX. SIGN            | ● | PROPOSED RIGHT-OF-WAY       |

**GRADING AND DRAINAGE LEGEND:**

- 725.00' + PROPOSED SPOT GRADE ELEVATION
- TP = TOP OF PAVEMENT  
TW = TOP OF WALK  
TC = TOP OF CURB  
G = GUTTER  
FG = FINISH GRADE  
FF = FINISH FLOOR  
→ = OVERLAND FLOW DIRECTION

**SOIL EROSION LEGEND**

- INLET FILTER    --- SILT FENCE  
○ STONE CHECK DAM

**GRADING NOTES**

- SUBGRADE PREPARATION FOR PAVEMENT AND UTILITIES SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER.
- ACCEPTABLE MATERIAL FROM UNDERCUTTING MAY BE USED AS ENGINEERED FILL AS APPROVED BY SOILS ENGINEER.
- CONTRACTOR SHALL TEMPORARILY STOCKPILE TOP SOIL TO BE USED FOR FINAL GRADING.
- REMOVE ANY EXISTING TOPSOIL, ORGANIC SOILS, VEGETATION, TREES AND OTHER DELETERIOUS MATERIALS TO EXPOSE THE SUBGRADE. TREES SHOULD BE COMPLETELY REMOVED.
- THE TOP 12 INCHES OF THE EXPOSED SUBGRADE AS WELL AS INDIVIDUAL FILL LAYERS SHOULD BE COMPACTED TO ACHIEVE A 95% COMPACTION LEVEL. (MODIFIED PROCTOR - ASTM D1557).
- THE FINAL SUBGRADE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CAN NOT BE MECHANICALLY STABILIZED SHOULD BE REMOVED AND REPLACED WITH ENGINEERED FILL.
- THE AGGREGATE BASE SHOULD BE COMPACTED TO ACHIEVE A 95% PERCENT COMPACTION LEVEL. (MODIFIED PROCTOR - ASTM D1557). THE BASE AND SUBGRADE COMPACTION SHOULD EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVED EDGE.
- ALL BITUMINOUS MATERIAL SHOULD BE COMPACTED TO A DENSITY OF 97% OF THE MAXIMUM DENSITY AS DETERMINED BY THE MARSHALL METHOD.
- SAWCUT AND REMOVE EXISTING CURBS AND PAVEMENT AS NECESSARY FOR CONSTRUCTION.
- FIELD VERIFY EXISTING PAVEMENT AND CURB ELEVATIONS WHERE PROPOSED PAVEMENT AND CURB MEETS EXISTING PAVEMENT AND CURB PRIOR TO CONSTRUCTION. PAVING CONTRACTOR SHALL TAKE EXTRA CARE TO ENSURE 1% MINIMUM PAVEMENT SLOPE IS ACHIEVED AND SHALL CONTACT DESIGN ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT IS APPARENT.
- ADJUST MANHOLE COVERS AS REQUIRED TO MATCH FINAL GRADES AND PROVIDE POSITIVE DRAINAGE.

**RESTORATION NOTE:**

THE CONTRACTOR SHALL RESTORE AREAS DISTURBED FROM HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER, AND TO THE SATISFACTION OF THE OWNER. LANDSCAPE AREAS REQUIRING RESTORATION SHALL INCLUDE MIN. 3" TOPSOIL AND SOD. PAVEMENT AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION WITH THE APPLICABLE CROSS-SECTION TO MATCH EXISTING.

**EARTHWORK BALANCING NOTE:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

**NOTICE:**

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**NOTES:**

- NO GRADING TO TAKE PLACE ON ADJACENT PROPERTIES
- ALL SIDEWALKS TO BE ADA COMPLIANT.
- ALL SPOT GRADES SHOWN ON THIS PLANS ARE PROPOSED TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES MUST BE SHOWN AND MAINTAINED DURING GRADING AND CONSTRUCTION OPERATIONS OR UNTIL A PERMANENT GROUND COVER IS ESTABLISHED.
- CONSTRUCT THE PROPOSED SIDEWALK WITH 4-INCH NON-REINFORCED CONCRETE WITH 2% MAXIMUM TRAVERSE SLOPE TOWARD THE ROAD OR AS DIRECTED BY THE COUNTY ENGINEER.

**MAINTENANCE REQUIREMENTS (EROSION CONTROL)**

**SILT FENCE:**  
SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVE AND DISPOSED OF IN A STABLE UPLAND SITE. THE SOIL CAN BE ADDED TO THE SPOIL PILE. IF THE FABRIC IS BEING UNDERCUT (I.E. IF THE WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE GIVEN PROCEDURES. FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND SAVED WITH NEW FILTER FABRIC IMMEDIATELY. FILTER FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED AND THE UP-SLOPE IS FULLY STABILIZED OR UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

**ACCESS ROADS (HAUL ROADS):**  
PROPER MAINTENANCE MAY INCLUDE ADDING ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. AFTER EACH STORM EVENT, INSPECT THE ROAD FOR EROSION AND MAKE ANY NECESSARY REPAIRS. IT IS ALSO IMPORTANT TO CHECK AND MAINTAIN ANY BMP'S WHICH ARE USED IN CONJUNCTION WITH THIS BMP, ESPECIALLY THOSE FOR DRAINAGE. ALL SEDIMENT DROPPED OR ERODED ONTO PUBLIC RIGHT-OF-WAYS SHOULD BE REMOVED IMMEDIATELY BY SWEEPING.

**SEEDING, SODDING & MULCHING:**  
SEED, SODDED OR MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAIN TO ENSURE THE MATERIAL IS STAYING IN PLACE. ADDITIONAL TACKLING MATERIALS OR NETTING MAY NEED TO BE APPLIED TO HOLD THE AFOREMENTIONED MATERIALS IN PLACE. MAINTENANCE PROCEDURES SHOULD ALSO BE FOLLOWED FOR THE BMP'S WHICH WERE IMPLEMENTED TO KEEP ERODED SOIL OR CONCENTRATED RUNOFF AWAY FROM THESE TARGET AREAS.

**SOIL EROSION CONTROL NOTES:**

CONTRACTOR TO PLACE EROSION CONTROL MATS IN ALL DISTURBED AREAS WHICH HAVE A 3 ON 1 SLOPE OR STEEPER.

PERMANENT SOIL EROSION CONTROLS ARE REQUIRED TO BE INSTALLED WITHIN FIVE (5) DAYS AFTER FINAL GRADING OR FINAL EARTH CHANGE.

INTERNAL AND EXTERNAL STREETS SHALL BE CLEANED OF ANY TRACKED MUD IMMEDIATELY FOLLOWING EACH MUD-TRACKING OCCURRENCE.

THIS SITE WILL REQUIRE A NPDES/NOC PERMIT FROM THE STATE OF MICHIGAN. PER THE REQUIREMENTS OF THE NPDES PERMIT, INSPECTIONS WILL BE PERFORMED BY A CERTIFIED MDEQ STORMWATER OPERATOR AT LEAST ONCE A WEEK AND IMMEDIATELY FOLLOWING EACH PRECIPITATION EVENT. THE WRITTEN REPORTS MUST BE MAINTAINED ONSITE.

**SEQUENCE CONSTRUCTION:**

- SOIL EROSION AND SEDIMENTATION CONTROL PRE-GRADING MEETING.
- STAKE TREE CLEARING LIMITS AND INSTALL NATURAL FEATURES PROTECTION FENCING.
- REMOVE TREE STEMS (NOT ROOT SYSTEMS).
- INSTALL ALL PERIMETER SOIL EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING MUD TRACKING SURFACES.
- GRUB (REMOVE TREE ROOT SYSTEMS) AND ROUGH GRADE SITE, STOCKPILE TOPSOIL (INSTALL TEMPORARY EROSION CONTROLS AROUND STOCKPILE PILES), INSTALL SWALE AND/OR CHANNEL EROSION CONTROLS.
- INSTALL DETENTION PONDS WITH INLET AND OUTLET CONTROL STRUCTURES, RIP-RAP, AND REINFORCED OVERFLOW.
- STABILIZE THE ENTIRE DETENTION PONDS INCLUDING THE BOTTOM, SIDE SLOPES, AND BERMS WITH TEMPORARY OR PERMANENT VEGETATION.
- INSTALL ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES TO PROTECT STABILIZED AREAS FROM SEDIMENTATION.
- INSTALL STORM SEWER SYSTEM WITH INLET FILTER CONTROLS.
- INSTALL WATER MAIN, FIRE HYDRANTS AND OTHER UTILITIES.
- INSTALL CURBING AND SUB-BASE OF AREAS TO BE PAVED, THEN INSTALL WEAR COAT OF ASPHALT.
- BEGIN BUILDING CONSTRUCTION.
- FINAL GRADE SITE AND REDISTRIBUTE TOPSOIL. STABILIZE ALL DISTURBED WITH SOD, HYDROSEED APPLICATION, OR SEEDING UNDER A CRIMPED STRAW MULCH.
- MONITOR AND MAINTAIN ALL EROSION CONTROLS THROUGH CONSTRUCTION SEQUENCE.
- REMOVE AND REPLACE GRAVEL FILTERS SURROUNDING STANDPIPES IN DETENTION AREAS. CLEAN OUT MECHANICAL WATER QUALITY DEVICES, REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROLS AFTER VEGETATION HAS ROOTED TO THE POINT OF PERMANENTLY STABILIZING THE SOILS.
- PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY, DESIGN ENGINEER TO FURNISH THE TOWNSHIP, IN WRITING VERIFICATION THAT THE PONDS AND ACCOMPANYING STRUCTURES HAVE BEEN BUILT AND WILL FUNCTION PER PLAN.

NOTE: SCHEDULE SUBJECT TO LYON TOWNSHIP APPROVAL AND WEATHER.

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**811**  
Know what's Below  
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CLIENT: ACS BUILD, INC.  
**GRADING & SESC PLAN (EAST)**  
GRAND OAKS DRIVE - PARCEL NO 4711-05-300-054  
SECTION: 5  
TOWNSHIP: 2 N  
RANGE: 5 E  
CHARTER TOWNSHIP OF GENOA  
LIVINGSTON COUNTY  
MICHIGAN

REVISED	2018-4-25 PER REVIEW
2018-5-7 PER REVIEW	
2018-5-24 PER REVIEW	
DATE: 4-4-2018	
DRAWN BY: RMS	
CHECKED BY: JMF	
FBK: ---	
CHF: MM	
SCALE: HOR 1"=30 FT. VER 1"= 40 FT.	

**5A**  
17-420

**NOT FOR CONSTRUCTION**



**BENCHMARKS:**

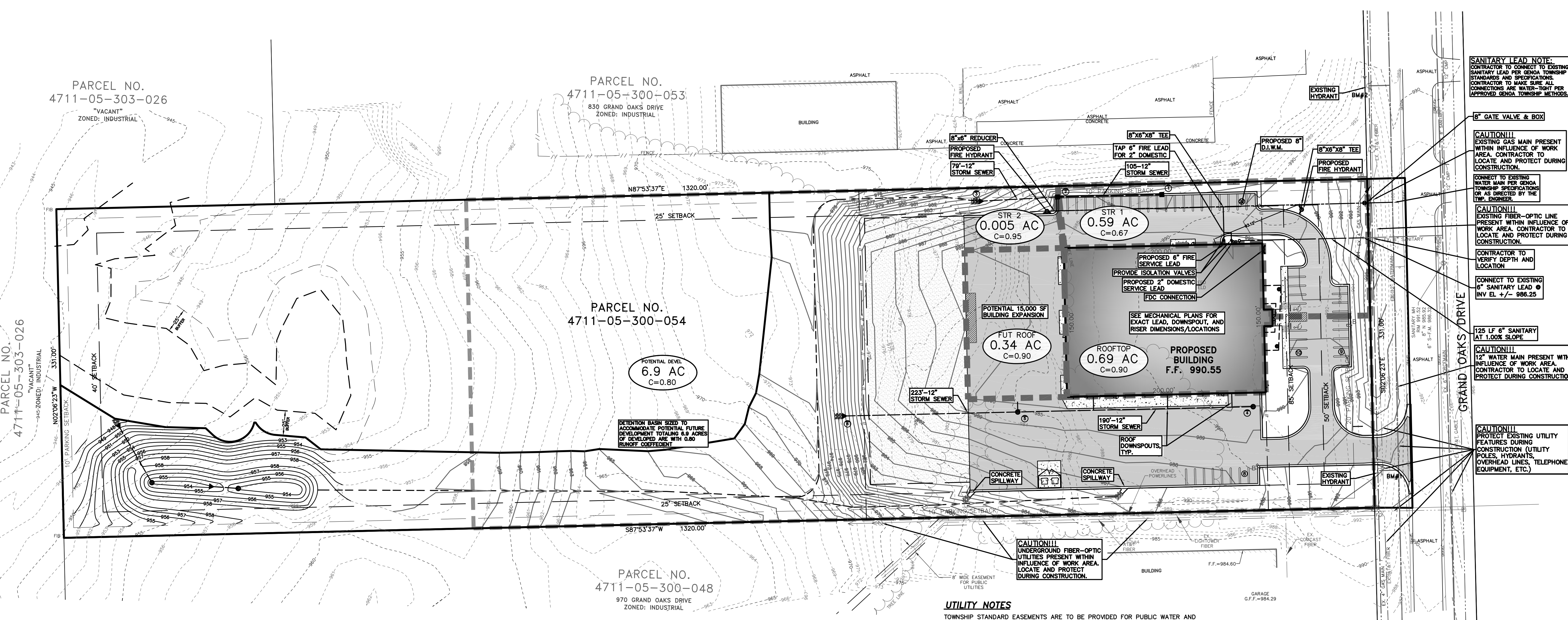
**SITE BM #1**  
ARROW ON HYDRANT 35 FEET NORTH OF THE SOUTHEAST CORNER OF PARCEL #4711-05-300-054 ELEVATION: 995.96 DATUM (NAVD 88)

**SITE BM #2**  
ARROW ON HYDRANT 94 FEET NORTH OF THE NORTHEAST CORNER OF PARCEL #4711-05-300-054 ELEVATION: 993.98 DATUM (NAVD 88)

I =  $\frac{175}{(T+25)}$  C = 0.67 T = 15 MIN.

PROJECT: TRUCK & TRAILER SPECIALTIES, INC. JOB NO. 17-420 COMMUNITY: CHARTER TOWNSHIP OF GENOA COUNTY: LIVINGSTON

FROM MH	TO MH	INCRE- MENT (A)	C	EQUIV. AREA 100% ACRES CA	TOTAL AREA 100% ACRES SUM CA	T TIME (MIN.)	I (IN PER HOUR)	Q=CIA C.F.S. FLOW	CAPAC- ITY OF SEWER (C.F.S.)	DIAM. OF PIPE (IN.)	LENGTH OF LINE (FT.)	SLOPE OF PIPE (%)	MIN HG BASED ON "Q" (%)	HG FOR 2.5 FPS LIVEN "D" (%)	ACTUAL HG (%)	VEL. FLOW FULL (FT./ SEC.)	TIME OF FLOW (MIN.)	H.G. ELEV. UPPER END	H.G. ELEV. LOWER END	GROUND ELEV.		INVERT ELEV.		UPPER H.G. COVER TO RIM	LOWER H.G. COVER TO RIM	COVER END RIM - INV	COVER END RIM - INV
																				UPPER END	LOWER END	UPPER END	LOWER END				
1	2	0.59	0.67	0.40	0.40	15.00	4.38	1.73	2.52	12	105	0.50	0.24	0.30	0.50	3.2	0.5	984.57	984.05	988.85	989.51	983.77	983.25	4.3	5.5	4.00	5.18
2	3	0.005	0.95	0.00	0.40	15.50	4.32	1.73	2.52	12	79	0.50	0.24	0.30	0.50	3.2	0.4	984.05	983.65	989.51		983.25	982.85	5.5		5.18	
4	5	0.69	0.9	0.62	0.62	15.00	4.38	2.72	4.36	12	190	1.50	0.58	0.30	1.50	5.6	0.6	986.16	983.31	990.44	987.69	985.36	982.51	4.3	4.4	4.00	4.10
5	6	0.34	0.9	0.31	0.93	15.60	4.31	4.00	6.17	12	223	3.00	1.26	0.30	3.00	7.9	0.5	983.31	976.62	987.69		982.51	975.82	4.4		4.10	



**SANITARY LEAD NOTE:**  
CONTRACTOR TO CONNECT TO EXISTING SANITARY LEAD PER GENOA TOWNSHIP STANDARDS AND SPECIFICATIONS. CONTRACTOR TO MAKE SURE ALL CONNECTIONS ARE WATER-TIGHT PER APPROVED GENOA TOWNSHIP METHODS.

**8" GATE VALVE & BOX**

**CAUTION!!!**  
EXISTING GAS MAIN PRESENT WITHIN INFLUENCE OF WORK AREA. CONTRACTOR TO LOCATE AND PROTECT DURING CONSTRUCTION.

**CONNECT TO EXISTING WATER MAIN PER GENOA TOWNSHIP SPECIFICATIONS OR AS DIRECTED BY THE TWP. ENGINEER.**

**CAUTION!!!**  
EXISTING FIBER-OPTIC LINE PRESENT WITHIN INFLUENCE OF WORK AREA. CONTRACTOR TO LOCATE AND PROTECT DURING CONSTRUCTION.

**CONTRACTOR TO VERIFY DEPTH AND LOCATION**

**CONNECT TO EXISTING 6" SANITARY LEAD @ INV EL +/- 986.25**

**125 LF 6" SANITARY @ 1.00% SLOPE**

**CAUTION!!!**  
12" WATER MAIN PRESENT WITHIN INFLUENCE OF WORK AREA. CONTRACTOR TO LOCATE AND PROTECT DURING CONSTRUCTION.

**CAUTION!!!**  
PROTECT EXISTING UTILITY FEATURES DURING CONSTRUCTION (UTILITY POLES, HYDRANTS, OVERHEAD LINES, TELEPHONE EQUIPMENT, ETC.)

**SAND BACKFILL NOTE:**  
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45' LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

**NOTE:**  
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**Determination of Required Volume for Detention Basins**

Tributary Area (A) = 6.9 Acres  
Run-off Coefficient\* (C) = 0.8  
Design Constant (K<sub>1</sub>) = A X C = 5.52  
Allowable Outflow Rate (Q<sub>0</sub>) = 0.2 cfs/acre x A = 1.38 cfs

Duration (min)	Duration (sec)	Intensity (100-yr Storm: I=275/(t+25) (in/hr)	Col. #2 x Col. #3 (in)	Inflow Volume = Col. #4 x K <sub>1</sub> (CF)	Outflow Volume = Col. #2 x Q <sub>0</sub> (CF)	Storage Volume = Col. #5 - Col. #6 (CF)
5	300	9.17	2,751	2,201	414	1,787
10	600	7.86	4,716	3,773	828	2,945
15	900	6.88	6,192	4,954	1,242	3,712
20	1,200	6.11	7,332	5,866	1,656	4,210
30	1,800	5.00	9,000	7,200	2,484	4,716
60	3,600	3.24	11,664	9,331	4,968	4,363
90	5,400	2.39	12,906	10,325	7,452	2,873
120	7,200	1.90	13,680	10,944	9,936	1,008
180	10,800	1.34	14,472	11,578	14,904	-3,326

**DETENTION BASIN SIZING**

ELEVATION	AREA	AVG. AREA	HEIGHT	VOLUME	CUM. VOLUME
954.0	800				
		1,420	1.0	1,420	1,420
955.0	2,040				
		2,781	1.0	2,781	4,201
956.0	3,521				
		4,261	1.0	4,261	8,461
957.0	5,000				
					Req Vol
958.0	Freeboard				4716

**FOREBAY SIZING**

ELEVATION	AREA	AVG. AREA	HEIGHT	VOLUME	CUM. VOLUME
954.0	574				
		895	1.0	895	895
955.0	1,216				
					Req Vol (5% Total)
					423

**UTILITIES NOTES**  
TOWNSHIP STANDARD EASEMENTS ARE TO BE PROVIDED FOR PUBLIC WATER AND SANITARY SEWER.

ALL PROPOSED FIRE SERVICE WATER LEAD IS CLASS 54 DUCTILE IRON PIPE.  
REVIEWS AND APPROVAL OF THE STORM SEWER SYSTEM BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER AND GENOA TOWNSHIP.  
MAINTENANCE OF THE STORMWATER DETENTION FACILITIES WILL BE THE RESPONSIBILITY OF THE OWNER.  
CALL MISS DIG 72 HOURS PRIOR TO ANY EXCAVATION ON THE SITE.  
ALL FOOTING LEADS TO BE CONNECTED TO THE ON-SITE STORM SYSTEM.  
ALL END SECTIONS TO HAVE A SAFETY GRATE.  
FRANCHISE EASEMENTS WILL BE INDICATED ON THE FINAL SITE PLAN AS DETERMINED BY DTE ENERGY DURING THEIR SERVICE PLANNING DESIGN.  
THE PROPOSED BUILDING SHALL HAVE FIRE SUPPRESSION SYSTEM INSTALLED.

**GENERAL UTILITY NOTES**

- ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF GENOA TOWNSHIP.
- NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE TOWNSHIP.
- WATER MAIN SERVICE LEADS SHALL BE TYPE "K" ANNEALED SEAMLESS COPPER WITH COMPRESSION FITTINGS, UNLESS OTHERWISE NOTED.
- ALL WATER MAIN SHALL BE PROVIDED WITH 5.5" OF COVER UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
- THERE ARE NO PROPOSED FLOOR DRAINS IN SHOP AND WAREHOUSE AREA OF BUILDING, ONLY BATHROOM.

**SANITARY SEWER NOTES:**

- ALL NEW SANITARY SEWER SYSTEMS INSTALLED ARE SUBJECT TO GENOA TWP. OR LIVINGSTON COUNTY INSPECTION.
- ROAD SHOULDERS, ROAD PAVEMENT, PARKING PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, DITCHES, DRAINAGE PIPES AND STRUCTURES, FENCES, LAWNS, TREES, BUSHES, MAILBOXES, STREET AND PUBLIC INFORMATION SIGNS, ADVERTISEMENT SIGNS, AND ITEMS NOT LISTED, DAMAGED DURING CONSTRUCTION SHALL BE RESTORED AND/OR REPLACED TO NEW OR SIMILAR CONDITION.
- ALL SANITARY SEWERS UNDER PROPOSED PAVEMENT OR WITHIN A 1 TO 1 INFLUENCE OF PAVEMENT SHALL BE BACKFILLED WITH SAND AND COMPACTED TO 95% OPTIMUM DENSITY.
- MAINTAIN 10 FEET OF MINIMUM HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT STANDARDS AND SPECIFICATIONS OF GENOA TOWNSHIP.
- CALL MISS DIG (1-800-482-7171) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- NO CONNECTIONS SHALL BE MADE TO THE EXISTING SANITARY SEWER SYSTEM UNTIL FINAL PRESSURE TESTING HAS BEEN ACCEPTED BY TOWNSHIP SANITARY SEWER SYSTEM OPERATOR OR SUCCESSOR OPERATOR OF THE SANITARY SEWER SYSTEM AND THE TOWNSHIP ENGINEER.
- SEE GENOA TOWNSHIP DETAILS FOR PIPE BEDDING.
- NO CONNECTION TO RECEIVING STORM WATER, SURFACE WATER, WATER SOFTENER BACKWASH DISCHARGE, OR GROUND WATER SHALL BE MADE TO SANITARY SEWERS.

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Phone: (248) 668-0700 Fax: (248) 668-0701

**811**  
Know what's Below  
Call before you dig.

**UTILITY AND STORMWATER MANAGEMENT PLAN**

CLIENT: ACS BUILD, INC.

REVISIONS:

2018-4-25	PER REVIEW
2018-5-7	PER REVIEW
2018-5-24	PER REVIEW

DATE: 4-4-2018  
DRAWN BY: RMS  
CHECKED BY: JMF

SCALE: HOR 1"=50 FT. VER 1"=5 FT.

**6**

17-420

**NOT FOR CONSTRUCTION**

MAN-HOLE FRAME & COVER & CATCH BASIN INLETS					
TYPE	LOCATION	MANUFACTURER OR EQUAL	TYPE OF COVER OR INLET	MAXIMUM DRAINAGE AREA (ACRES)	
MH	ALL	1040	R-1916 F1	SANITARY-SOLID SELF-SEALING STORM-VENTED	
CB	TYPE A CURB	7000-T1-M1	R-3070	FLAT GRATE WITH VERT. OPEN BACK	0.71
CB	TYPE B CURB	7065-T1-M1	R-3034-B	FLAT GRATE WITH ROLL BACK	0.87
CB	PAVEMENT/SHOULDER	1020-M1	R-2090-D	FLAT GRATE	0.66
CB	OPEN AREA	1020-01	R-2560-D	BEEHIVE GRATE 4" HIGH	0.63
CB	GUTTER	5100	R-3238	CONCAVE INLET	0.96

**NOTE:**  
TYPE A-1 EQUAL TO TYPE "A" EXCLUDING 24" SUMP BUT ADD ON BOTTOM CONC. FILLET.  
TYPE B-1 EQUAL TO TYPE "B" EXCLUDING 24" SUMP BUT ADD ON BOTTOM CONC. FILLET.

Genoa Charter Township  
CATCH BASIN  
Date: APRIL 2010  
R-1

**WELD 1/2" BARS AT 3" O.C. AND WELD GRID TO 3"x14" ANGLE. SECURE TO CMP WITH 1/4" STAINLESS STEEL SCREWS. WELDS TO CONFORM TO CURRENT ANS. STANDARDS**

**BACKFILL WITH 3" WASHED STONE, THEN CHOKE WITH MDOT 2A STONE WRAP STRUCTURE WITH NON WOVEN POLYESTER OR POLYPROPYLENE GEOTEXTILE FABRIC AMOCO 4500 OR 2000 SERIES OR EQUAL**

Genoa Charter Township  
OUTLET CONTROL STRUCTURE  
Date: APRIL 2010  
R-2

**NOTES:**  
1. COMPACTION PRESENTED AS STANDARD PROCTOR VALUES.  
2. SOIL TYPES  
GRAVEL SANDY (SW) ASTHO DESIG. A1, A3  
SANDY SILTY (ML) A2, A4  
SILTY CLAY (CL) A5, A6, A7  
3. SOIL IN HAUNCH AND LOWER SIDE ZONES OUTSIDE OF D<sub>0.6</sub> FROM SPRING LINE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS THE SOIL IN THE OVERFILL ZONE.

Genoa Charter Township  
TRENCH EXCAVATION & BACKFILL  
Date: APRIL 2010  
R-3

Genoa Charter Township  
CONCRETE CURB & GUTTER  
Date: APRIL 2010  
G-1

Genoa Charter Township  
CONCRETE CURB SPILLOUT  
Date: APRIL 2010  
G-2

**NOTE: SEE MDT R-28-F SIDEWALK RAMP AND DETECTABLE WARNING DETAILS FOR ADDITIONAL INFORMATION.**

Genoa Charter Township  
SIDEWALK RAMP  
Date: APRIL 2010  
G-3

Genoa Charter Township  
PARKING LOT CROSS SECTIONS  
Date: APRIL 2010  
G-6

Genoa Charter Township  
CHECK DAM DETAIL  
NO SCALE

**NOTE: PROVIDE 1/2" JOINT PAPER AT BUILDING SIDEWALK INTERFACE**

Genoa Charter Township  
INTEGRAL SIDEWALK AND CURB  
TO BE USED ALONG THE FRONT OF PROPOSED BUILDING  
NOT TO SCALE  
**NOTE: SIDEWALK AT RAMP AND OVERHEAD DOOR TO BE THICKENED TO 6"**

Genoa Charter Township  
ASPHALT MILLINGS CROSS SECTION  
NO SCALE

Genoa Charter Township  
SECURITY FENCE PROFILE

MINIMUM BASE SIZES		
TYPE	DEPTH	DIA
LINE POSTS	39"	10"
PULL & END POSTS	42"	15"
CORNER, & GATE POSTS	54"	18"

**NOTE:**  
CONTRACTOR TO PROVIDE SHOP DRAWINGS TO THE CITY/TOWNSHIP FOR APPROVAL PRIOR TO CONSTRUCTION.

Genoa Charter Township  
CHAIN LINK SWING GATE  
NOT TO SCALE

Genoa Charter Township  
CHAIN LINK FENCE DETAIL  
NOT TO SCALE

Genoa Charter Township  
BOLLARD DETAIL  
NO SCALE

**NOT FOR CONSTRUCTION**

**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
51147 W. Pontiac Trail, Wixom, MI 48393  
Phone: (248) 668-0700 Fax: (248) 668-0701

**811**  
Know what's Below  
Call before you dig.

ACS BUILD, INC.  
**SITE DETAILS**  
GRAND OAKS DRIVE - PARCEL NO 4711-05-300-054  
SECTION: 5  
TOWNSHIP: 2 N  
CHARTER TOWNSHIP OF GENOA  
LIVINGSTON COUNTY MICHIGAN

CLIENT: ACS BUILD, INC.

REVISIONS:  
2018-4-25 REVISED  
2018-5-7 PER REVIEW  
2018-5-24 PER REVIEW

DATE: 4-4-2018  
DRAWN BY: RMS  
CHECKED BY: JMF

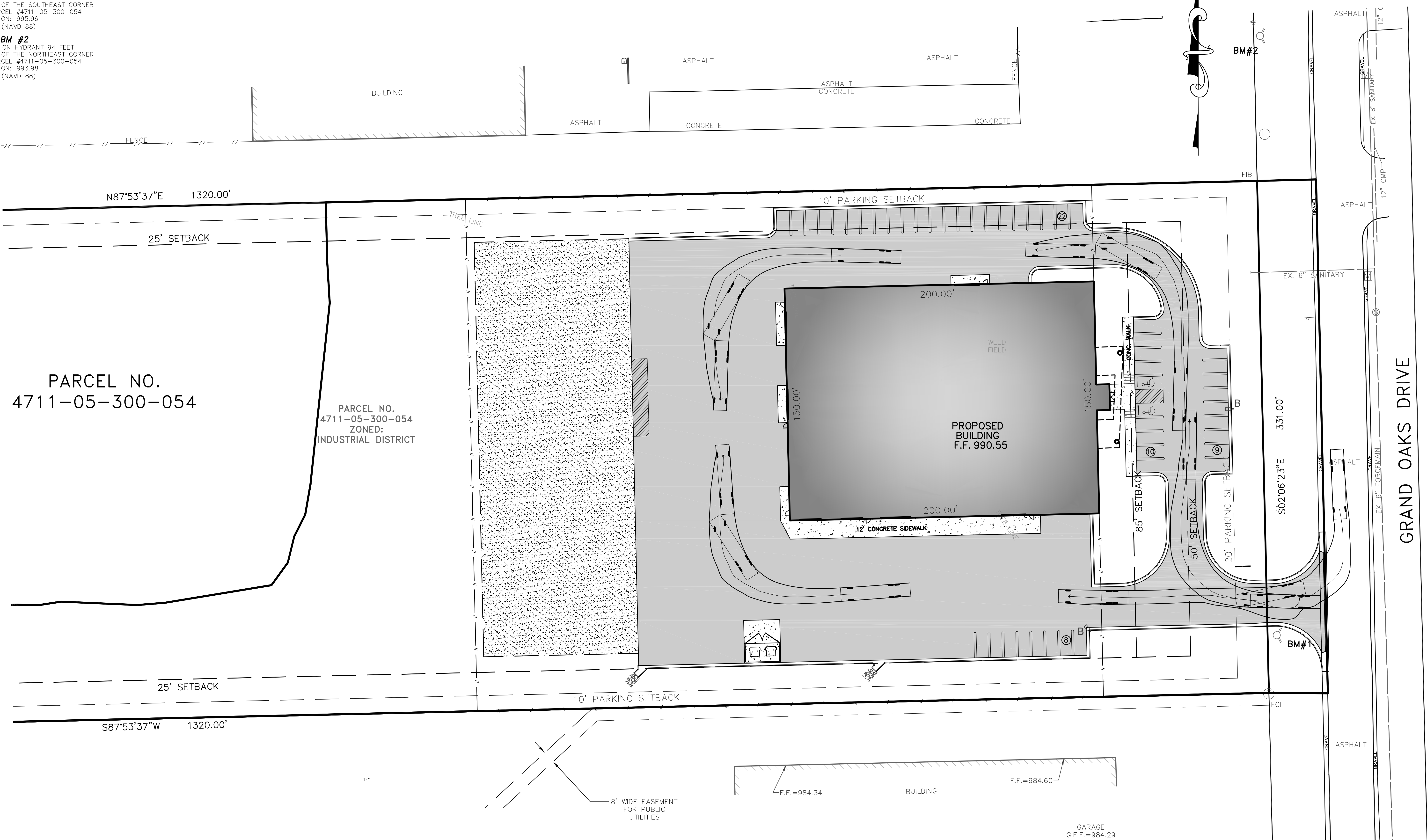
FBK: ---  
CHF: MM  
SCALE: HOR 1" = 10' FT.  
VER 1" = 10' FT.

7

**BENCHMARKS:**

**SITE BM #1**  
 ARROW ON HYDRANT 35 FEET  
 NORTH OF THE SOUTHEAST CORNER  
 OF PARCEL #4711-05-300-054  
 ELEVATION: 995.96  
 DATUM (NAVD 88)

**SITE BM #2**  
 ARROW ON HYDRANT 94 FEET  
 NORTH OF THE NORTHEAST CORNER  
 OF PARCEL #4711-05-300-054  
 ELEVATION: 993.98  
 DATUM (NAVD 88)



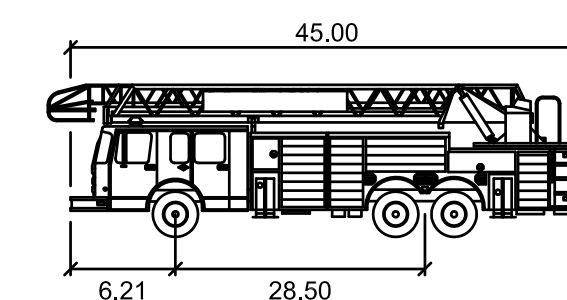
PARCEL NO.  
 4711-05-300-054

PARCEL NO.  
 4711-05-300-054  
 ZONED:  
 INDUSTRIAL DISTRICT

PROPOSED  
 BUILDING  
 F.F. 990.55

**NOTE:**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



GTE FIRE-TRUCK feet  
 Width : 8.50  
 Track : 8.50  
 Lock to Lock Time : 6.00  
 Steering Angle : 44.30

**NOT FOR CONSTRUCTION**

RESIDENTIAL  
 Site Condominium  
 Survey  
 Plot Plans  
 COMMERCIAL  
 Site Planning  
 Survey  
 Industrial & Utility  
 Land Surveying  
**GREENTECH**  
 ENGINEERING, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 51147 W. Pontiac Trail, Wixom, MI 48393  
 Phone: (248) 668-0700 Fax: (248) 668-0701

**811**  
 Know what's Below  
 Call before you dig.

CLIENT: ACS BUILD, INC.  
**TRUCK TURNING PLAN**  
 GRAND OAKS DRIVE - PARCEL NO 4711-05-300-054  
 SECTION: 5 TOWNSHIP: 2 N RANGE: 5 E.  
 CHARTER TOWNSHIP OF GENOA  
 LIVINGSTON COUNTY  
 MICHIGAN

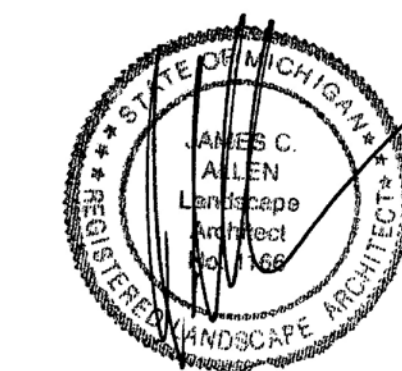
REVISION
2018-4-25 PER REVIEW
2018-5-7 PER REVIEW
2018-5-24 PER REVIEW

DATE: 4-4-2018  
 DRAWN BY: RMS  
 CHECKED BY: JMF

FBK: ---
CHF: MM
SCALE: HOR 1"=30 FT.
VER 1"= FT.



Seal:



Title:  
**Landscape Plan**

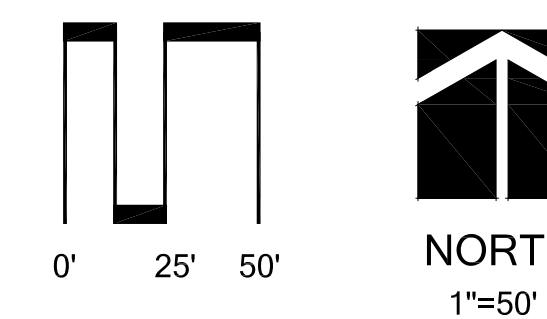
Project:  
**Truck & Trailer Specialties  
 Genoa Township, Michigan**

Prepared for:  
 Greentech Engineering, INC  
 51147 Pontiac Trail  
 Wixom, Michigan 48393  
 248.668.0700

Revision: Issued:  
 Submission April 25, 2018  
 Revised May 24, 2018

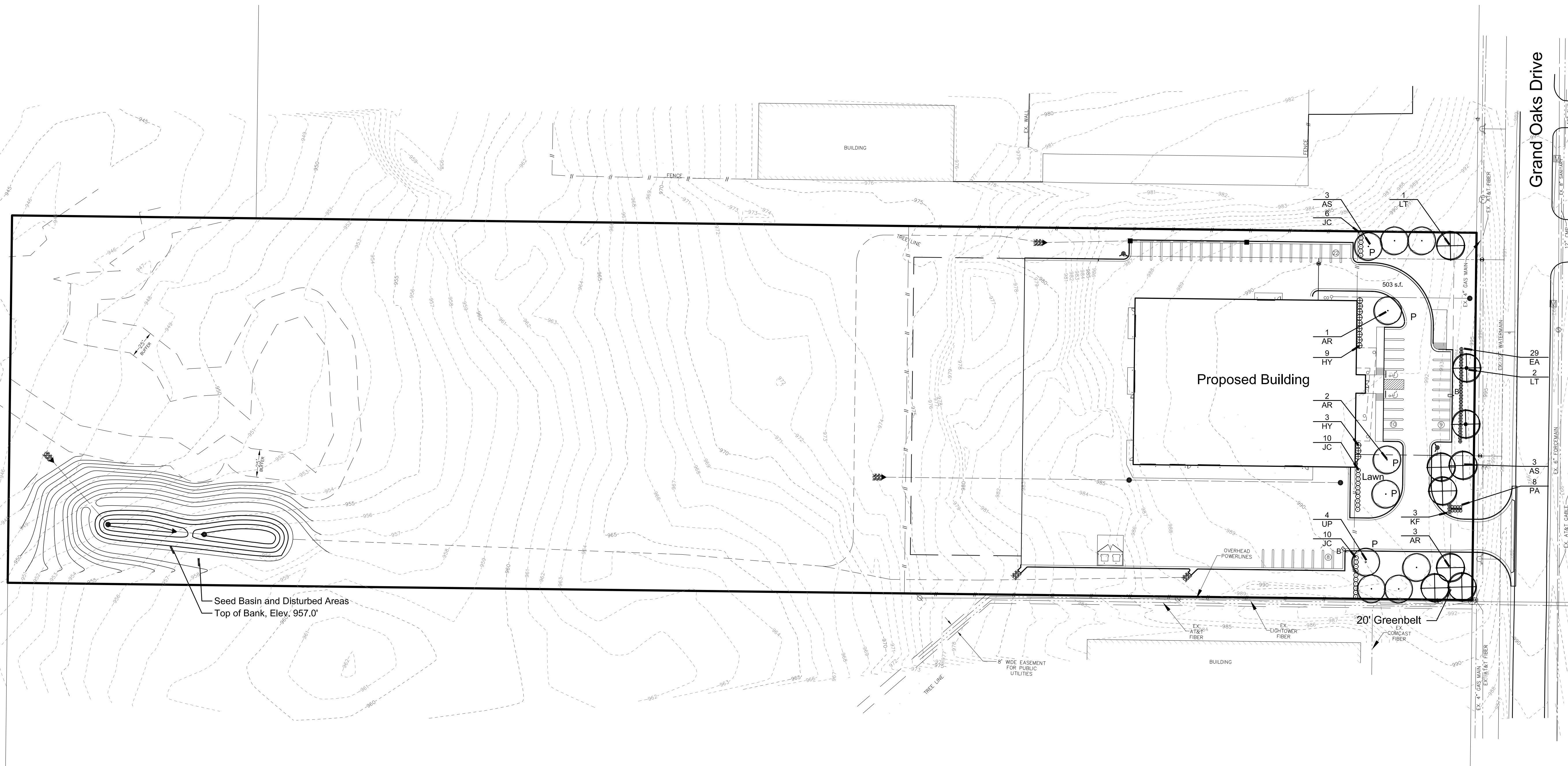
Job Number:  
 18-029

Drawn By: Checked By:  
 jca jca



Sheet No.

L-1



**Landscape Summary**

	Greenbelt	
	Greenbelt Length	331'
	Trees Required	9 Trees (331' / 40')
	Trees Provided	x Trees
	<b>Parking Lot Landscaping</b>	
	Total Proposed Spaces	49 Spaces
	Landscape Area Required	490 s.f. (49 / 10) x 100
"P"	Landscape Area Proposed	503 s.f.
	Trees Required	5 Trees (49 / 10)
	Trees Provided	5 Trees
	<b>Detention Pond - Plantings Relocated to Front of Building</b>	
	Top of Bank Length	385 l.f.
	Trees Required	8 Trees (1 per 50')
	Trees Provided	5 Trees
	Shrubs Required	77 Shrubs (10 per 50')
	Shrubs Provided	77 Shrubs

**Plant List**

sym.	qty.	botanical name	common name	caliper	spacing	root	height
AR	6	Acer rubrum	Red Maple	2.5"	as shown	B&B	
AS	6	Acer saccharum	Sugar Maple	2.5"	as shown	B&B	
EA	29	Euonymus alata 'Compacta'	Compact Burning Bush		as shown		24"
HY	12	Hydrangea 'Little Quick Fire'	Little Quick Fire Hydrangea		as shown		24"
JC	26	Juniperus c. 'Keteleeri'	Keteleer Juniper		as shown	B&B	5'
KF	3	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass		as shown		#2 Cont.
LT	3	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
PA	8	Pennisetum a. 'Hameln'	Dwarf Fountain Grass		as shown		#2 Cont.
UP	4	Ulmus 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	

Notes:  
 All Landscaped Areas Shall be Provided with an Automatic Underground Irrigation System



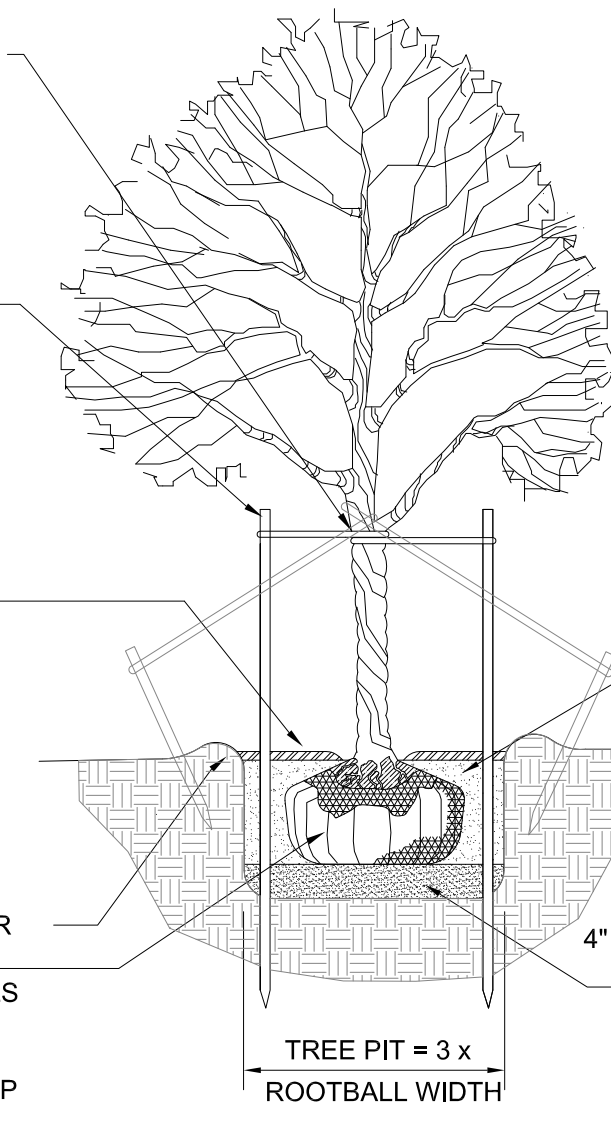
NOTE:  
 GUY DECIDUOUS TREES ABOVE  
 3" CAL. STAKE DECIDUOUS  
 TREES BELOW 3" CAL.

STAKE TREES AT FIRST BRANCH  
 USING 2"-3" WIDE BELT-LIKE  
 NYLON OR PLASTIC STRAPS.  
 ALLOW FOR SOME MINIMAL  
 FLEXING OF THE TREE.  
 REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,  
 MIN. 36" ABOVE GROUND FOR  
 UPRIGHT, 18" IF ANGLED. DRIVE  
 STAKES A MIN. 18" INTO  
 UNDISTURBED GROUND  
 OUTSIDE ROOTBALL. REMOVE  
 AFTER ONE YEAR.

MULCH 4" DEPTH WITH  
 SHREDDED HARDWOOD BARK,  
 NATURAL IN COLOR. LEAVE 3"  
 CIRCLE OF BARE SOIL AT BASE  
 OF TREE TRUNK. PULL ANY  
 ROOT BALL DIRT EXTENDING  
 ABOVE THE ROOT FLARE AWAY  
 FROM THE TRUNK SO THE ROOT  
 FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER  
 REMOVE ALL  
 NON-BIODEGRADABLE MATERIALS  
 COMPLETELY FROM THE  
 ROOTBALL. CUT DOWN WIRE  
 BASKET AND FOLD DOWN BURLAP  
 FROM TOP 1/2 OF THE ROOTBALL.



NOTE:  
 TREE SHALL BEAR SAME  
 RELATION TO FINISH GRADE AS  
 IT BORE ORIGINALLY OR  
 SLIGHTLY HIGHER THAN FINISH  
 GRADE UP TO 6" ABOVE GRADE,  
 IF DIRECTED BY LANDSCAPE  
 ARCHITECT FOR HEAVY CLAY  
 SOIL AREAS.

DO NOT PRUNE TERMINAL  
 LEADER. PRUNE ONLY DEAD OR  
 BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,  
 PLASTICS AND OTHER  
 MATERIALS THAT ARE  
 UNSIGHTLY OR COULD CAUSE  
 GIRDLING.

PLANTING MIXTURE:  
 AMEND SOILS PER  
 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.

SCARIFY SUBGRADE  
 AND PLANTING PIT  
 SIDES. RECOMPACT  
 BASE OF TO 4"  
 DEPTH.

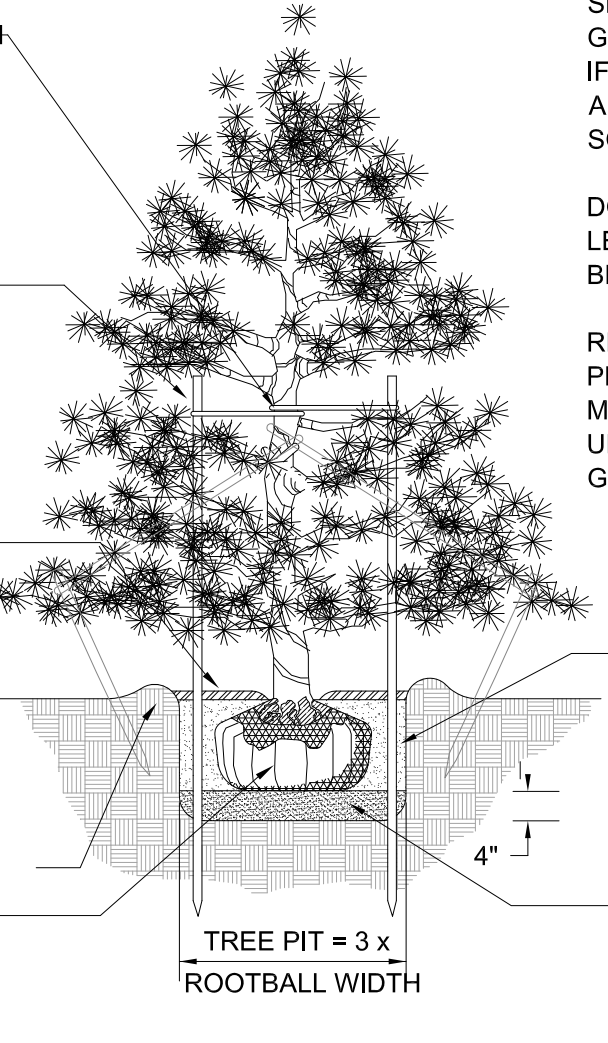
NOTE:  
 GUY EVERGREEN TREES ABOVE  
 12' HEIGHT. STAKE EVERGREEN  
 TREE BELOW 12' HEIGHT.

STAKE TREES AT FIRST BRANCH  
 USING 2"-3" WIDE BELT-LIKE  
 NYLON OR PLASTIC STRAPS.  
 ALLOW FOR SOME MINIMAL  
 FLEXING OF THE TREE.  
 REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES,  
 MIN. 36" ABOVE GROUND FOR  
 UPRIGHT, 18" IF ANGLED. DRIVE  
 STAKES A MIN. 18" INTO  
 UNDISTURBED GROUND  
 OUTSIDE ROOTBALL. REMOVE  
 AFTER ONE YEAR.

MULCH 4" DEPTH WITH  
 SHREDDED HARDWOOD BARK,  
 NATURAL IN COLOR. LEAVE 3"  
 CIRCLE OF BARE SOIL AT BASE  
 OF TREE TRUNK. PULL ANY  
 ROOT BALL DIRT EXTENDING  
 ABOVE THE ROOT FLARE AWAY  
 FROM THE TRUNK SO THE ROOT  
 FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER  
 REMOVE ALL  
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 ROOTBALL. CUT DOWN WIRE  
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 GRADE UP TO 6" ABOVE GRADE,  
 IF DIRECTED BY LANDSCAPE  
 ARCHITECT FOR HEAVY CLAY  
 SOIL AREAS.

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 LEADER. PRUNE ONLY DEAD OR  
 BROKEN BRANCHES.

REMOVE ALL TAGS, STRING,  
 PLASTICS AND OTHER  
 MATERIALS THAT ARE  
 UNSIGHTLY OR COULD CAUSE  
 GIRDLING.

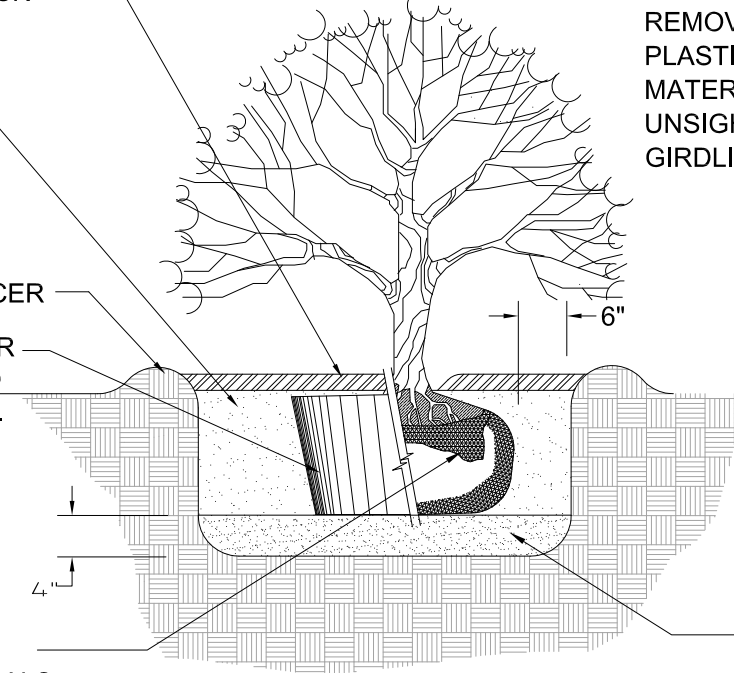
PLANTING MIXTURE:  
 AMEND SOILS PER  
 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.

SCARIFY SUBGRADE  
 AND PLANTING PIT  
 SIDES. RECOMPACT  
 BASE OF TO 4"  
 DEPTH.

MULCH 3" DEPTH WITH  
 SHREDDED HARDWOOD BARK,  
 NATURAL IN COLOR. PULL BACK  
 3" FROM TRUNK.

PLANTING MIXTURE:  
 AMEND SOILS PER  
 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.  
 MOUND EARTH TO FORM SAUCER

REMOVE ALL  
 NON-BIODEGRADABLE MATERIALS  
 COMPLETELY FROM THE  
 ROOTBALL. FOLD DOWN BURLAP  
 FROM TOP 1/2 OF THE ROOTBALL.



NOTE:  
 TREE SHALL BEAR SAME  
 RELATION TO FINISH GRADE AS  
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 IF DIRECTED BY LANDSCAPE  
 ARCHITECT FOR HEAVY CLAY  
 SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN  
 BRANCHES.

REMOVE ALL TAGS, STRING,  
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 MATERIALS THAT ARE  
 UNSIGHTLY OR COULD CAUSE  
 GIRDLING.

PLANTING MIXTURE:  
 AMEND SOILS PER  
 SITE CONDITIONS  
 AND REQUIREMENTS  
 OF THE PLANT  
 MATERIAL.  
 MOUND EARTH TO FORM SAUCER

REMOVE ALL  
 NON-BIODEGRADABLE MATERIALS  
 COMPLETELY FROM THE  
 ROOTBALL. FOLD DOWN BURLAP  
 FROM TOP 1/2 OF THE ROOTBALL.

## DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

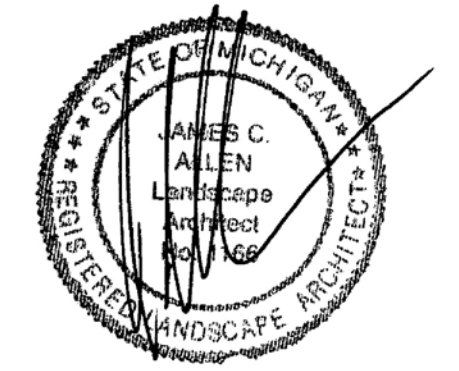
## EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

## SHRUB PLANTING DETAIL

NOT TO SCALE

Seal:



Title:

Landscape Details

Project:

Truck & Trailer Specialties  
 Genoa Township, Michigan

Prepared for:

Greentech Engineering, INC  
 51147 Pontiac Trail  
 Wixom, Michigan 48393  
 248.668.0700

Revision:

Submission  
 Revised

Issued:

April 25, 2018  
 May 24, 2018

Job Number:

18-029

Drawn By:

jca

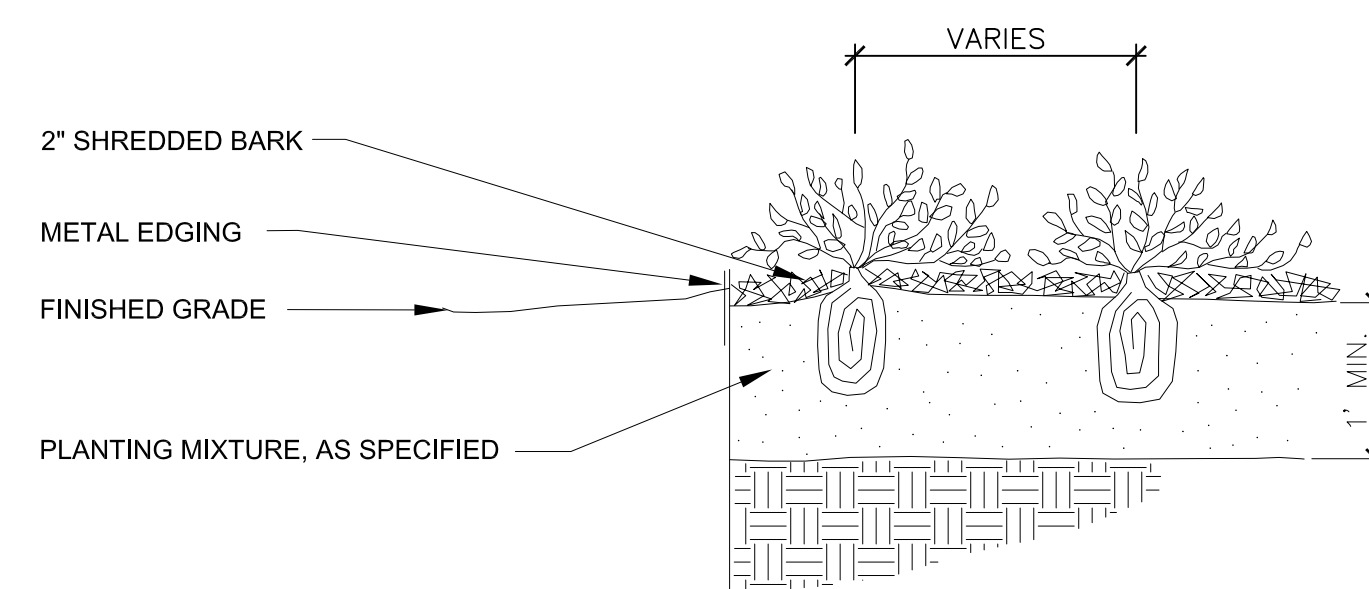
Checked By:

jca

Sheet No.

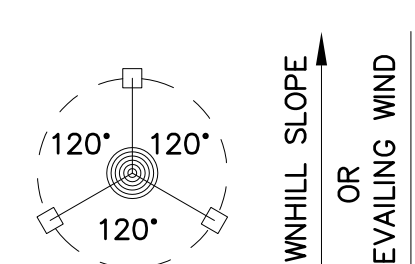


L-2



## PERENNIAL PLANTING DETAIL

Not to scale



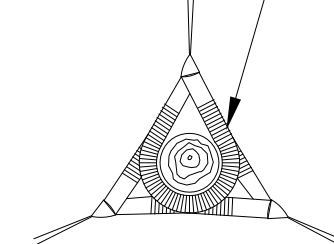
STAKING/GUYING LOCATION

DOWNHILL SLOPE  
 OR  
 PREVAILING WIND

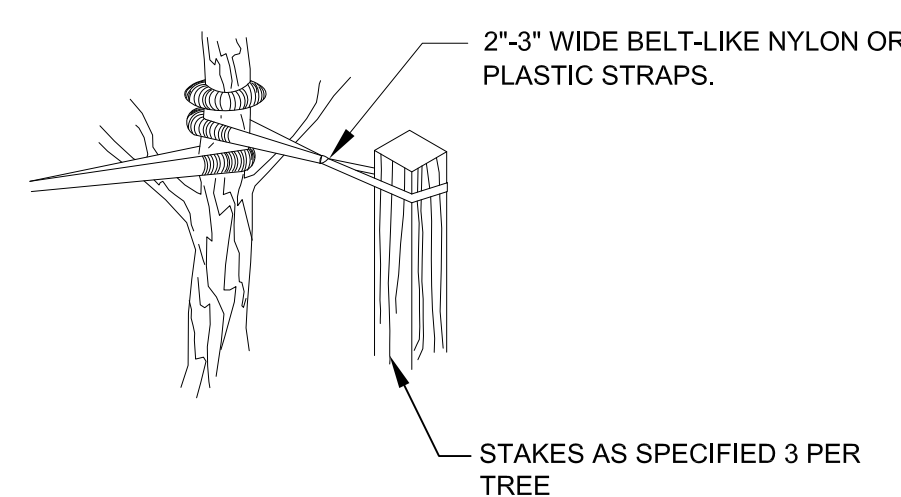
NOTE:  
 ORIENT STAKING/GUYING TO PREVAILING  
 WINDS, EXCEPT ON SLOPES GREATER  
 THAN 3:1 ORIENT TO SLOPE.

USE SAME STAKING/GUYING  
 ORIENTATION FOR ALL PLANTS WITHIN  
 EACH GROUPING OR AREA

2"-3" WIDE BELT-LIKE NYLON OR  
 PLASTIC STRAPS.



GUYING DETAIL



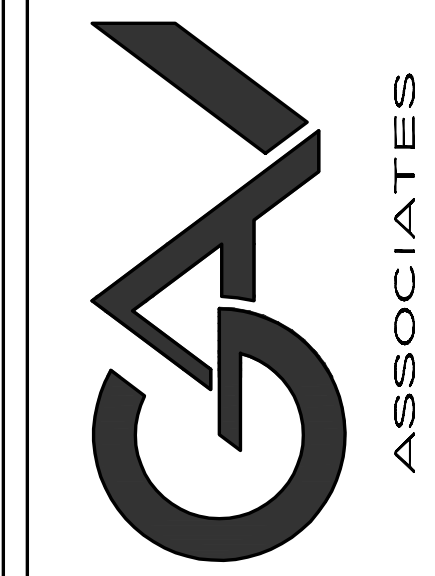
STAKING DETAIL

## TREE STAKING DETAIL

Not to scale

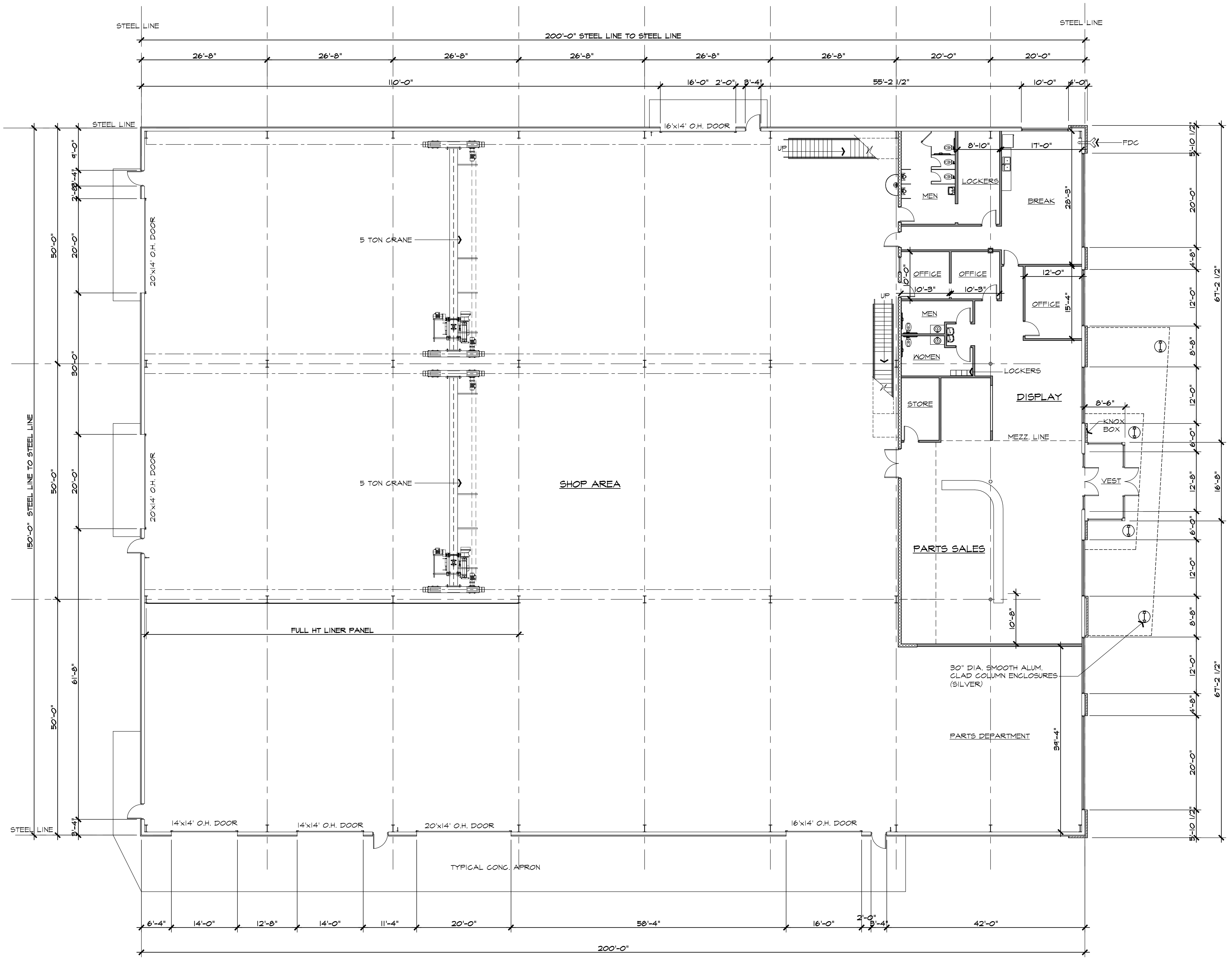
ISSUED FOR	DATE
PRELIM	3.20.18
	3.21.18
SPA	4.3.18
	4.25.18
	5.23.18

**ARCHITECTURAL DESIGN**  
 RESIDENTIAL COMMERCIAL INDUSTRIAL  
 G.A.V. ASSOCIATES, INC.  
 24001 ORCHARD LAKE RD., STE. 180A  
 FARMINGTON, MICHIGAN 48336  
 PH: (248) 988-9191  
 WEB: WWW.GAVASSOCIATES.COM



PROPOSED NEW FACILITY FOR:  
 TRUCK and TRAILER  
 GENOA TOWNSHIP, MI.

DRAWN:	DESIGNED:	CHECKED:
SCALE : 3/32" = 1'-0"		
FILE NAME :		
JOB # : 18027		
SHEET TITLE FLOOR PLAN		
SHEET # A.101		



**DESIGN DATA**

**NOTE:**  
 PLANS BEING SUBMITTED BY ARE FOR SITE PLAN APPROVAL OF THE PROPOSED NEW BUILDING.

**BUILDING DATA**

TOTAL BUILDING AREA MAIN LEVEL: 76,865 GROSS S.F.

USE GROUP: B / S-1 / F-1

CONSTRUCTION CLASS: IIB

FULLY FIRE SUPPRESSED BUILDING. FIRE SUPPRESSION CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CITY REVIEW OF PROPOSED ADDITION.

**CODE REFERENCE**

- \*MICHIGAN BUILDING CODE 2015
- \*MICHIGAN BARRIER FREE CODE & ICC/ANSI A117.1 2009
- \*MICHIGAN BARRIER FREE DESIGN LAW P.A. 1 OF 1966 AS AMENDED
- \*MICHIGAN MECHANICAL CODE 2015 (M.M.C.)
- \*MICHIGAN PLUMBING CODE 2015 (M.P.C.)
- \*INTERNATIONAL FUEL GAS CODE 2015 (I.F.G.C.)
- \*MBC 2012 CHAPTER 13 & MICHIGAN UNIFORM ENERGY CODE 2012 CHAPTER 5 AND PART 10a RULES (ANSI/ASHRAE/IESNA STANDARD 90.1 2009)
- \*NATIONAL ELECTRICAL CODE 2014 N.E.C. W/ PART B AMENDMENTS (M.E.C.)
- \*INTERNATIONAL FIRE CODE 2015 (I.F.C.)
- \*PROJECT SHALL COMPLY W/ MBC 2015 CHP. 35

**ALLOWED BUILDING AREA SECTION 506**

**At VALUES**

S-1 USE BASE AREA: 17,500 S.F.  
 F-1 USE BASE AREA: 15,500 S.F.  
 B USE BASE AREA: 23,000 S.F.

**FRONTAGE INCREASE (506.3)**

$I_f = [ F/P - 0.25 ] W/30$   
 $= [ 100 / 100 - 0.25 ] W/30$   
 $= .75$

**MAX. AREA (506.2.1)**

USE F-1 WORST CASE SINGLE OCCUPANCY, ONE STORY, FIRE SUPPRESSED  
 $A_d = A_t + (NS \times I_f)$   
 $= 15,500 + (15,500 \times .75)$   
 $= 21,125 S.F.$   
 $A_t (S1 TABLE 506.2) = 62,000 S.F.$   
 $A_d = 62,000 + 21,125 = 83,125 S.F.$   
 PROPOSED = 30,000 S.F.



**MAIN LEVEL FLOOR PLAN**

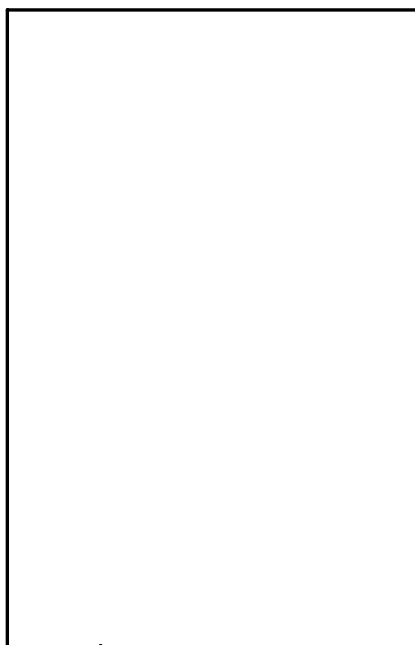
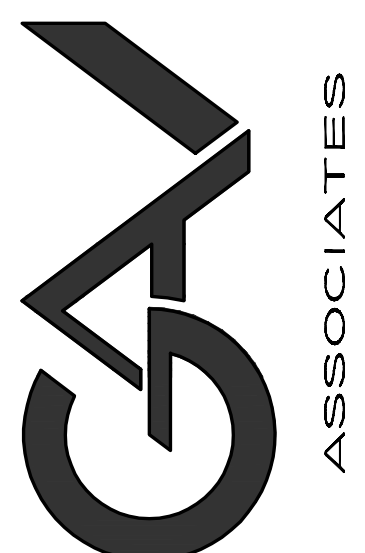
SHOP / WAREHOUSE: 25,643 S.F. SCALE: 3/32" = 1'-0"  
 MAIN FLOOR OFFICE: 4,357 S.F.



ISSUED FOR	DATE
PRELIM	3.20.18
	3.21.18
SPA	4.3.18
	4.25.18
	5.23.18

**ARCHITECTURAL DESIGN**  
RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. ASSOCIATES, INC  
24001 ORCHARD LAKE RD., STE. 180A  
FARMINGTON, MICHIGAN 48336  
PH: (248) 988-9191  
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PROPOSED NEW FACILITY FOR:  
TRUCK and TRAILER  
GENOA TOWNSHIP, MI.

DRAWN: DESIGNED: CHECKED:

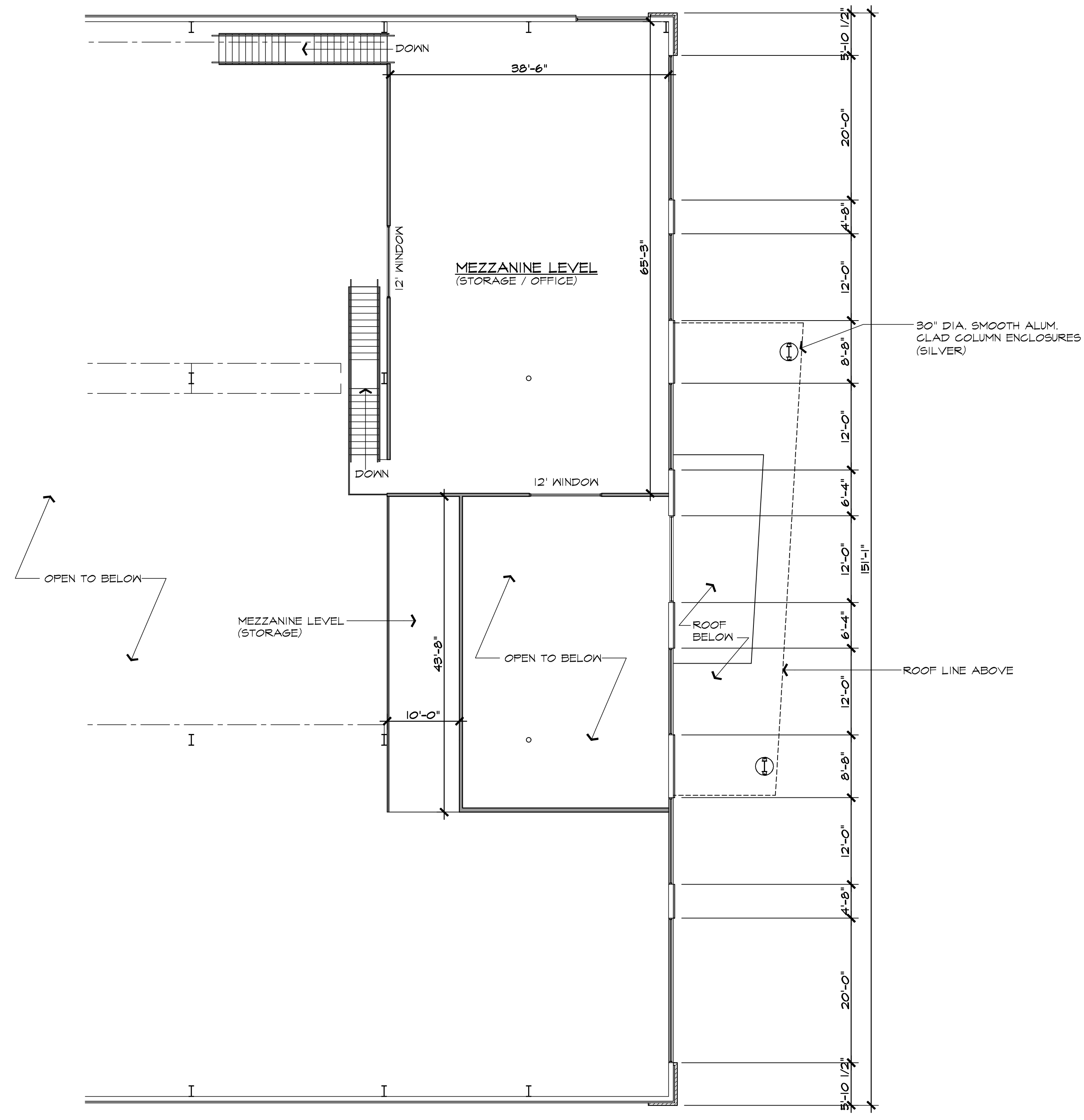
SCALE : 3/32" = 1'-0"

FILE NAME :

JOB # : 18027

SHEET TITLE  
FLOOR PLAN

SHEET #  
**A.102**



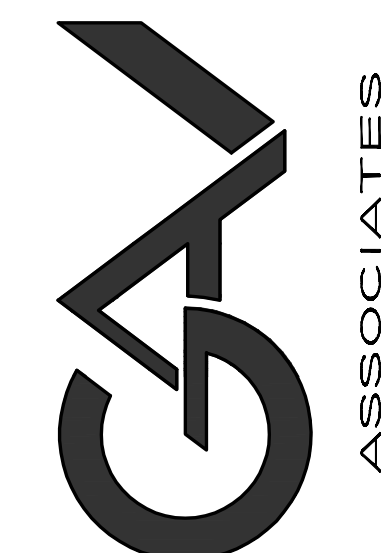
**MEZZANINE LEVEL FLOOR PLAN**  
2,955 S.F. SCALE: 3/32" = 1'-0"



ISSUED FOR	DATE
PRELIM	3.4.10
	3.30.10
SFA	4.3.10
	4.25.10
	5.23.10

**ARCHITECTURAL DESIGN**  
 RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

G.A.V. ASSOCIATES, INC.  
 24001 ORCHARD LAKE RD., STE. 180A  
 FARMINGTON, MICHIGAN 48336  
 PH: (248) 988-9191  
 WEB: WWW.GAVASSOCIATES.COM



**ACSBUILD, INC.**  
 28525 Beck Road  
 Wyom, Mich. 48393  
 Ph: 248-348-9911  
 Fax: 248-348-9922

PROPOSED NEW FACILITY FOR:  
 TRUCK and TRAILER  
 GENOA TOWNSHIP, MI.

DRAWN: DESIGNED: CHECKED:

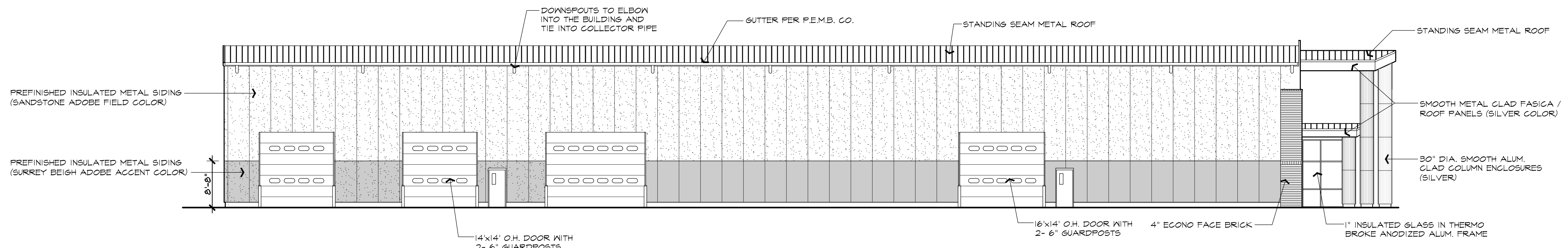
SCALE: 1/8" = 1'-0"

FILE NAME:

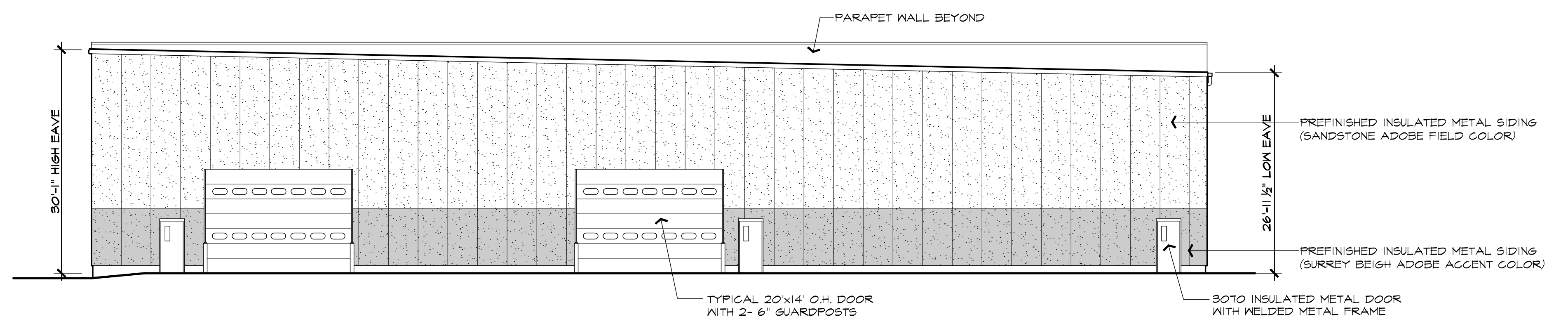
JOB #: 18027

SHEET TITLE  
 EXTERIOR  
 ELEVATION

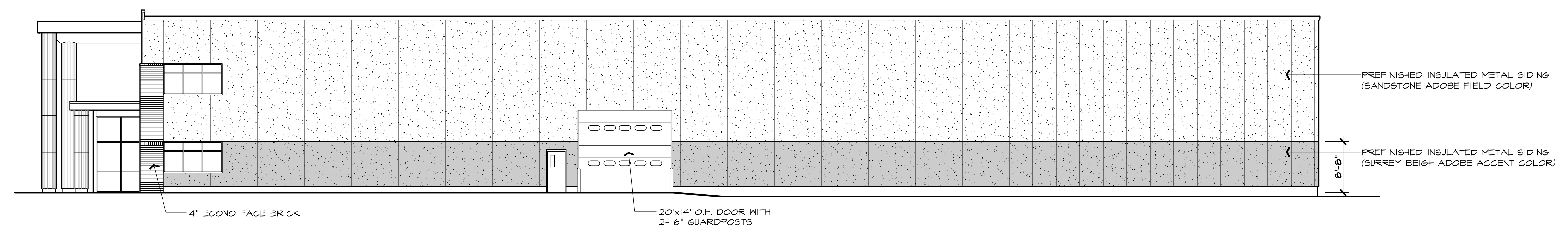
SHEET #  
**A.201**



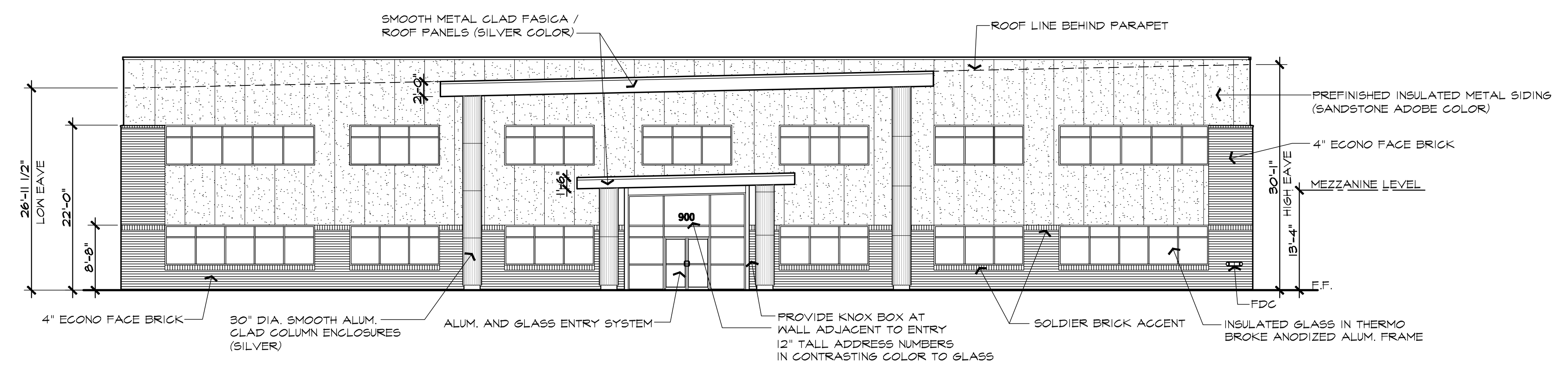
**SOUTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



**WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



**EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"



Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	Watts
	A	16	LITHONIA TWR2 250M	DIE-CAST GENERAL PURPOSE WALLPACK WITH GLASS REFRACTOR	ONE 250-WATT ED28 PULSE START METAL HALIDE, HORIZONTAL POS. 14' AFF	22000	0.81	288
	B	2	LITHONIA KAD LED 30C 700 30K R3 MVOLT	KAD LED, 30 LED, 700mA MVOLT DRIVER, 3000K, TYPE 3 OPTICS.	LED 15' POLE	Absolute	0.95	69

Description	Symbol	Avg	Max	Min
Calc Zone #1	+	1.0 fc	10.0 fc	0.0 fc



### KAD LED LED Area Luminaire

**Specifications**  
 EPA: 1.2 ft<sup>2</sup> (0.11 m<sup>2</sup>)  
 Length: 17-1/2" (44.3 cm)  
 Width: 17-1/2" (44.3 cm)  
 Height: 7-1/8" (18.1 cm)



**Capable Luminaire**  
 This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.  
 • All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency  
 • This luminaire is A+ Certified when ordered with I controls marked by a shaded background. DTL D equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!  
 • This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers control options marked by a shaded background

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting
KAD LED	20C 20 LEDs	530 530mA	50K 5000K	R3 Type II	120V	277'
	30C 30 LEDs	700 700mA	40K 4000K	R3 Type II	120V	347'
	40C 40 LEDs	1000 1000mA	50K 5000K	R4 Type IV	208V	480'
	60C 60 LEDs	1500 1500mA	50K 5000K	R5 Type V	240V	480'

### LIGHT FIXTURE "B"



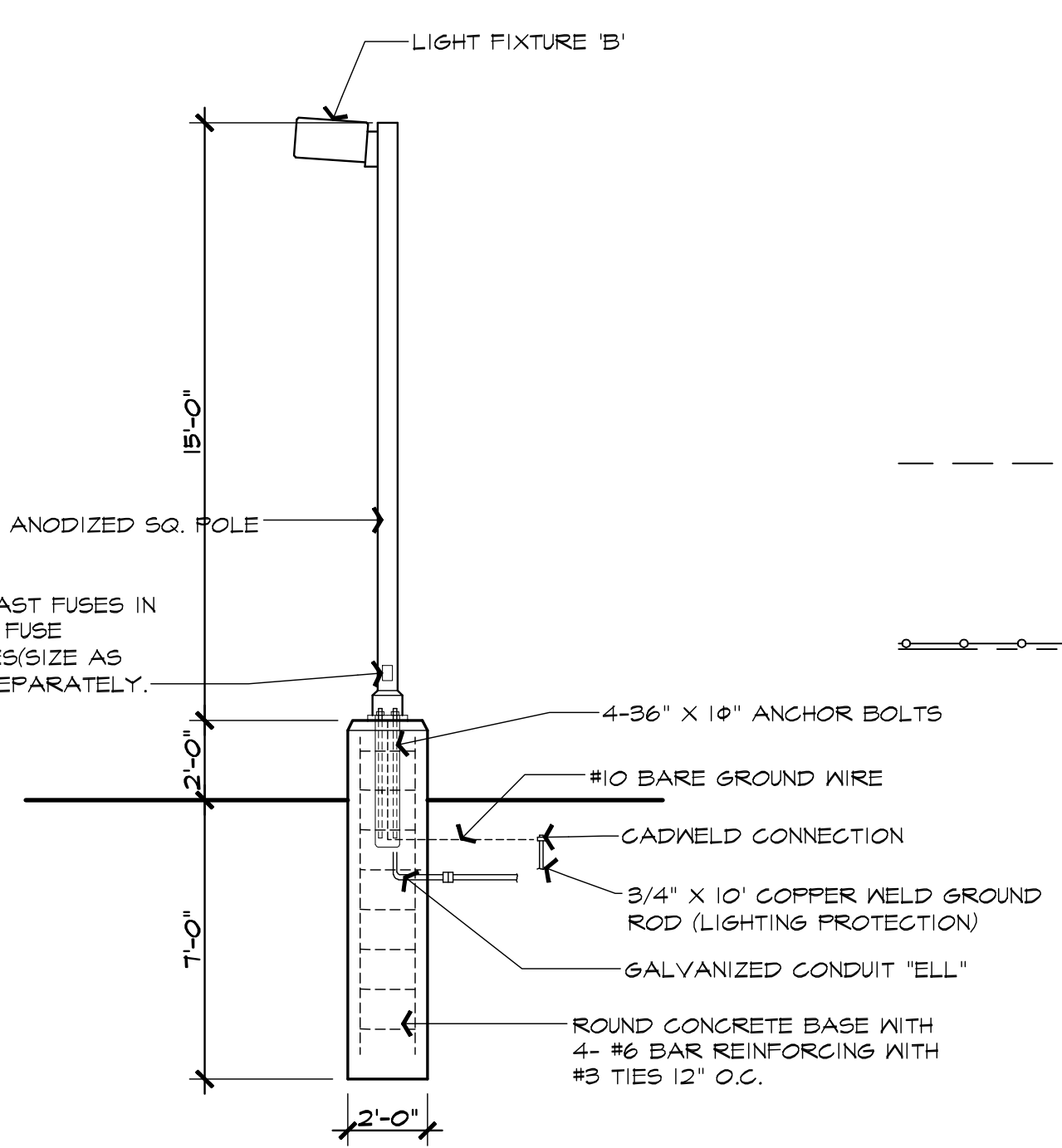
### CSXW LED LED Wall Luminaire

**Specifications**  
 Height: 7-1/8" (18.1 cm)  
 Width: 16-3/8" (41.6 cm)  
 Depth: 9-5/16" (23.8 cm)

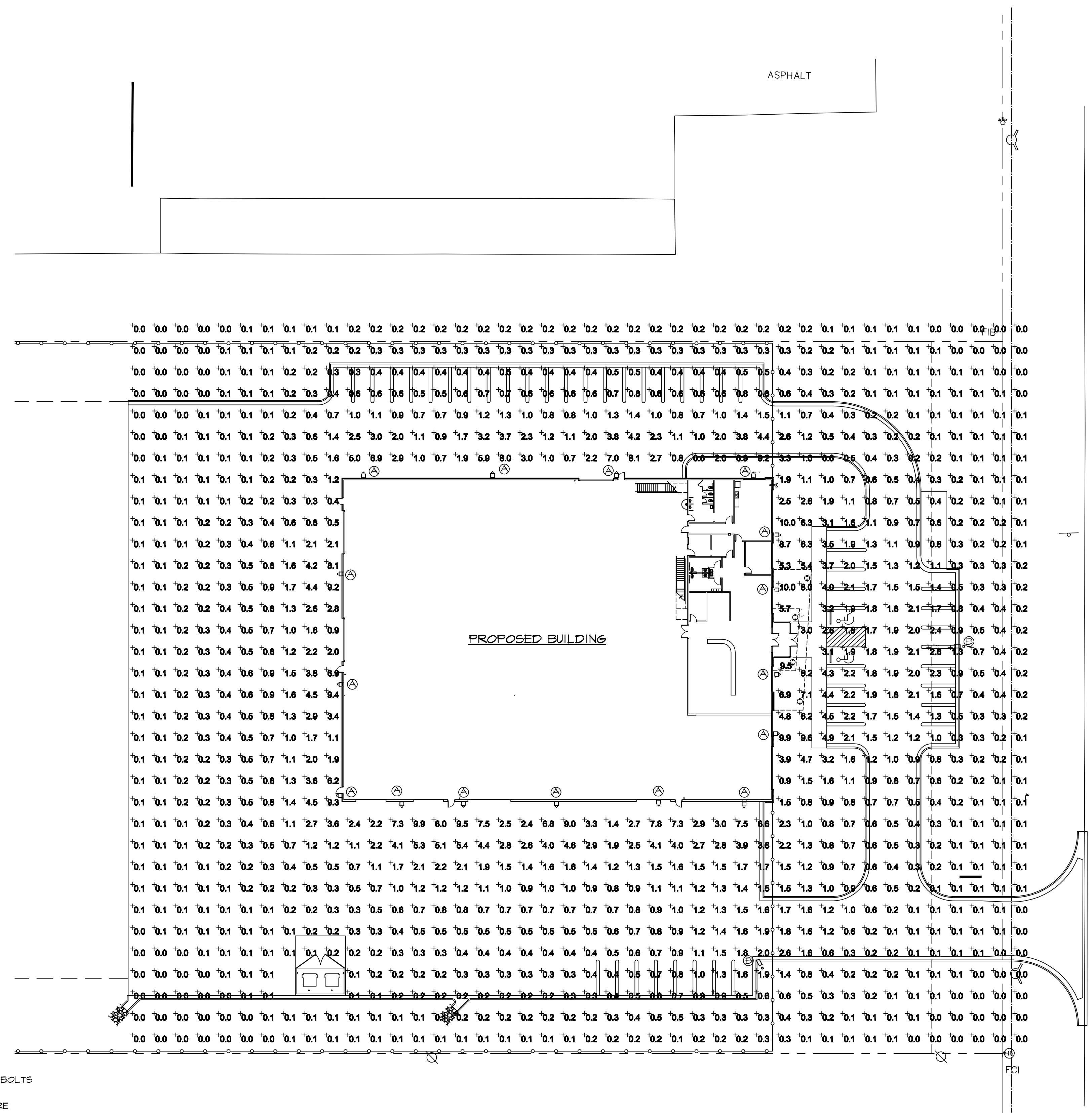
**Introduction**  
 The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.  
 The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish (standard)
CSXW LED	30C 30 LEDs	700 mA	4000K	T2M Type II, medium	120V	Surface mount (stand)	Shipped installed	0080D Dark bronze
	40C 40 LEDs	1000 mA	5000K	T3M Type III, medium	208V	Surface mount	Shipped installed	0080D Black
	50C 50 LEDs	1500 mA	5000K	T4M Type IV, medium	240V	Surface mount	Shipped installed	0080D Natural aluminum
	60C 60 LEDs	2000 mA	5000K	T5M Type V, medium	277V	Surface mount	Shipped installed	0080D White

### LIGHT FIXTURE "A"



FURNISH AND INSTALL IN-LINE BALLAST FUSES IN BUSSMANN "TRON" WEATHERPROOF FUSE HOLDERS #HEB-AD WITH #KTK FUSES (SIZE AS REQUIRED). FUSE EACH LUMINAIRE SEPARATELY.



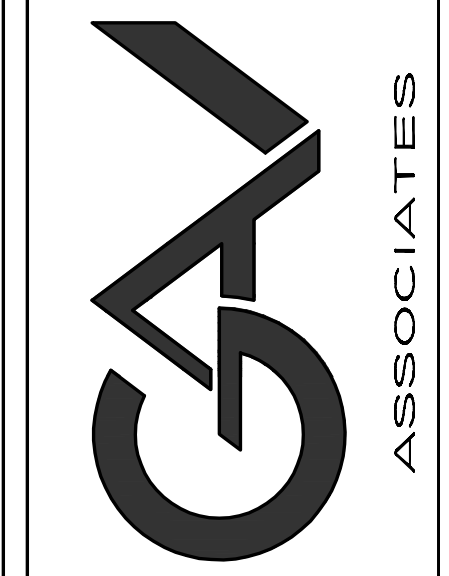
### NORTH SITE LIGHTING PHOTOMETRIC PLAN

ISSUED FOR	DATE
SFA	4.3.18
	4.25.18

### ARCHITECTURAL DESIGN

RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

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PROPOSED NEW FACILITY FOR:  
 TRUCK and TRAILOR  
 GENOA TOWNSHIP, MI.

DRAWN:	DESIGNED:	CHECKED:

SCALE : 1" = 30'

FILE NAME :

JOB # : 18027


SHEET TITLE  
 PHOTOMETRIC PLAN

SHEET #  
 SD.101



## MEMORANDUM

TO: Township Board

FROM: Michael Archinal 

DATE: 5/31/2018

RE: Refuse and Recycling Collection Services

As you are aware the transition from Duncan to Rizzo to GFL has not been an easy one. Due to continued complaints we have sought proposals from two different, highly regarded companies: Advanced Disposal and Granger. After significant review and analysis by the Administrative Committee I am proposing that the Township Board authorize staff to enter into contract negotiations with Advanced Disposal.

Our current contract includes weekly recycling and refuse collection. Curb carts are rented directly from GFL by our residents for \$36 per year. Utilization of rented carts is estimated to be around 50%. Residents are provided 18 gallon recycle bins. Yard waste collection is through a fairly cumbersome subscription system and is not included in the Township contract. Bulk items require a sticker available at the Township Hall. The first sticker per year is free for the customer (\$10 paid by the Township) and \$10 each thereafter. The Township pays \$12 per month for each of our approximately 7,000 accounts and subsidizes bulk sticker at approximately \$8,000 per year. The contract expires July 1, 2018.

Advanced Disposal is proposing a program with new trucks that are not rear loaded. A single driver operates a mechanical arm that dumps the curb cart into a front loaded hopper. This provides for much greater efficiency and dramatically improves safety as the driver usually does not have to leave the cab of the truck. This system requires uniform curb carts which are included for all residents as part of the Advanced proposal. The current 18 gallon recycle bin usually proves to be inadequate and causes a mess especially on windy days. Many of our residents currently rent larger recycle bins from GFL. The Advanced proposal includes every other week recycling with a 64 gallon cart also included in the cost.

Currently residents subscribe directly with GFL for yard waste pick-up. The system is not user friendly and costs \$1 per bag or bundle with a minimum of 10 bags per pick-up. Advanced is proposing a season long subscription plan for \$80 with twice monthly pick-up on regularly scheduled days of up to 15 bags or bundles each pick-up. The Township Hall also hosts drop-off collections four times per year. I propose that the Township Hall collection days be phased out if we enter into a contract with Advanced. Many of our residents live on large lots or in condominium associations. Township wide yard waste collection is expensive and does not provide viable a cost-benefit.

Bulk items currently require a sticker. The first sticker is free and \$10 each thereafter. Approximately 20% of our walk-in customers are for bulk item stickers. The Advanced proposal includes one bulk item per customer per week with no scheduling required. The customer simply places the item at the curb on their regular pick-up day.

The Advanced proposal includes a map showing their current collection sites. You will note a large square hole in the middle that is Genoa Township. Additional service in the area provides redundancy and efficiency. If a truck breaks down or misses a pick-up there are other resources in the area that can assure adequate service. Advanced currently provides service to the City of Howell and comes highly recommended. Upon your approval they will order carts and new trucks. Cost for the Advanced proposal is \$12.32 in year one with a 3% CPI annual adjustment as part of a five year contract. The inclusion of weekly bulk pick-up, savings to our residents for cart subscriptions and the subscription yard waste program justify this marginal increase. They are proposing an October 1, 2018 start date. GFL is aware that we are considering a change. I have a meeting scheduled with them next week to discuss continued service through the transition period.

Please consider the following action:

**Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to enter into contract negotiations with Advanced Disposal for refuse and recycling collection services.**





**DRIVEN  
TO DELIVER!**

**GENOA TOWNSHIP PRESENTATION**

**Chris Preston & Nadeem Syed**

**June 4, 2018**





## **OUR MISSION:**

Every day, Driven to Deliver Service First, Safety Always.

## **OUR VISION:**

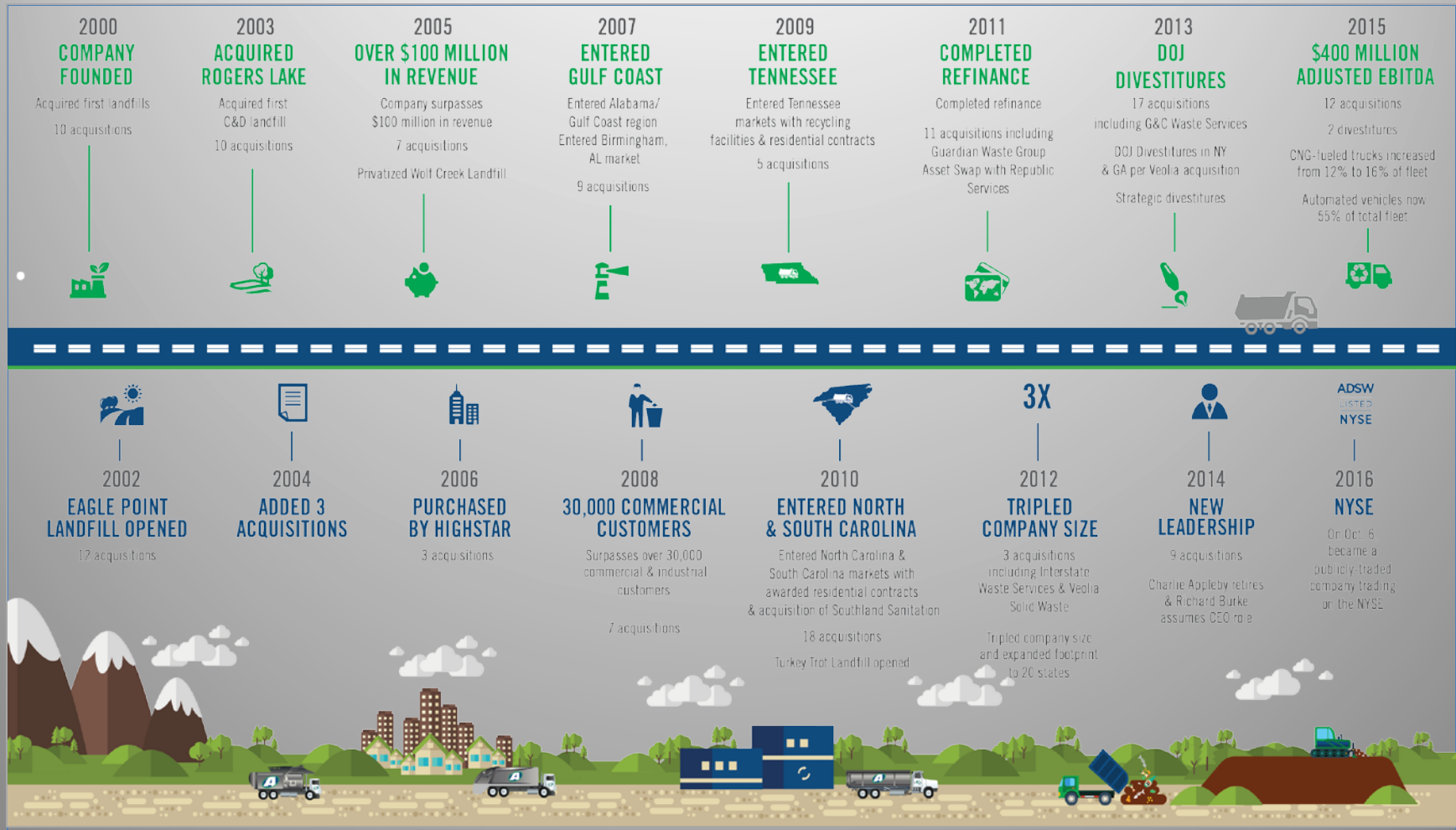
We will become THE leader in our industry for customer loyalty and employee engagement.

## **WE WILL DELIVER:**

Integrity in everything we do  
Service First for our customers  
Safety Always: Every day, every action  
Accountability for our actions  
Ownership of our responsibilities

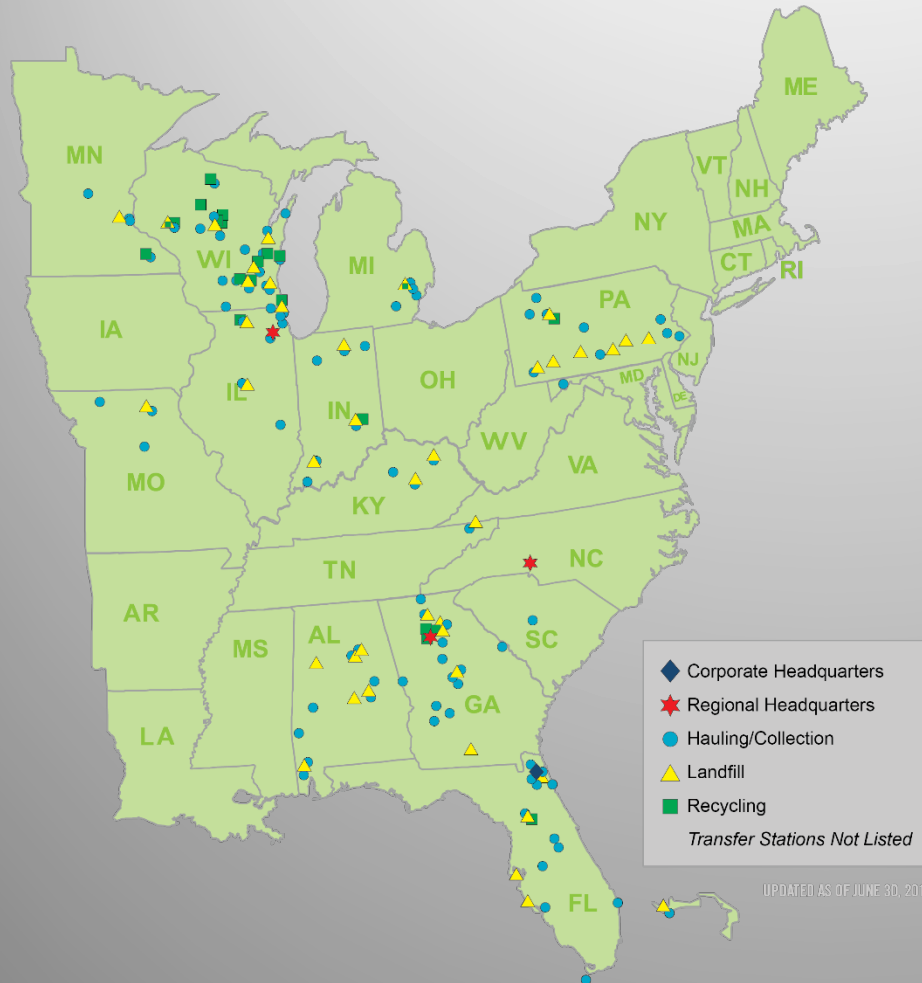


# Company Overview





# Company Overview



**99 Collection Facilities**

**73 Transfer Stations**

**40 MSW & C&D Landfills**

**22 Material Recycling Facilities**

**17 Gas to Energy Facilities**

**5,700 Employees**



# Advanced Disposal Municipal Agreements in Place

- 800 Agreements over 16 States
- Over 63% of our municipal agreements have been in place over 5 years
- 2.8 Million Residential Customers
- Over 3,100 Vehicles running daily routes

## Closer to Home: Michigan and No. Indiana

- 22 Agreements
- 172, 682 Residential Customers
- From Claypool IN (155) residents to Detroit MI (120,000) residents

# Tracking and Routing

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## Drive Cam

- Is the cornerstone of our safety program
- Allows us to view and hear the actions that occur in the cab and outside the vehicle by mounted cameras
- Measures sudden movements such as rapid deceleration or other forces
- Records continuously, but only saves audio and video if there is an event such as hard braking, sudden deceleration, or sway
- The event is then reviewed by the supervisor and driver for coaching purposes
- Drive cam allows us to address real and specific issues that impact the safety of our drivers, helps reduce incidents and make the streets we service safer for everyone



# Tracking and Routing

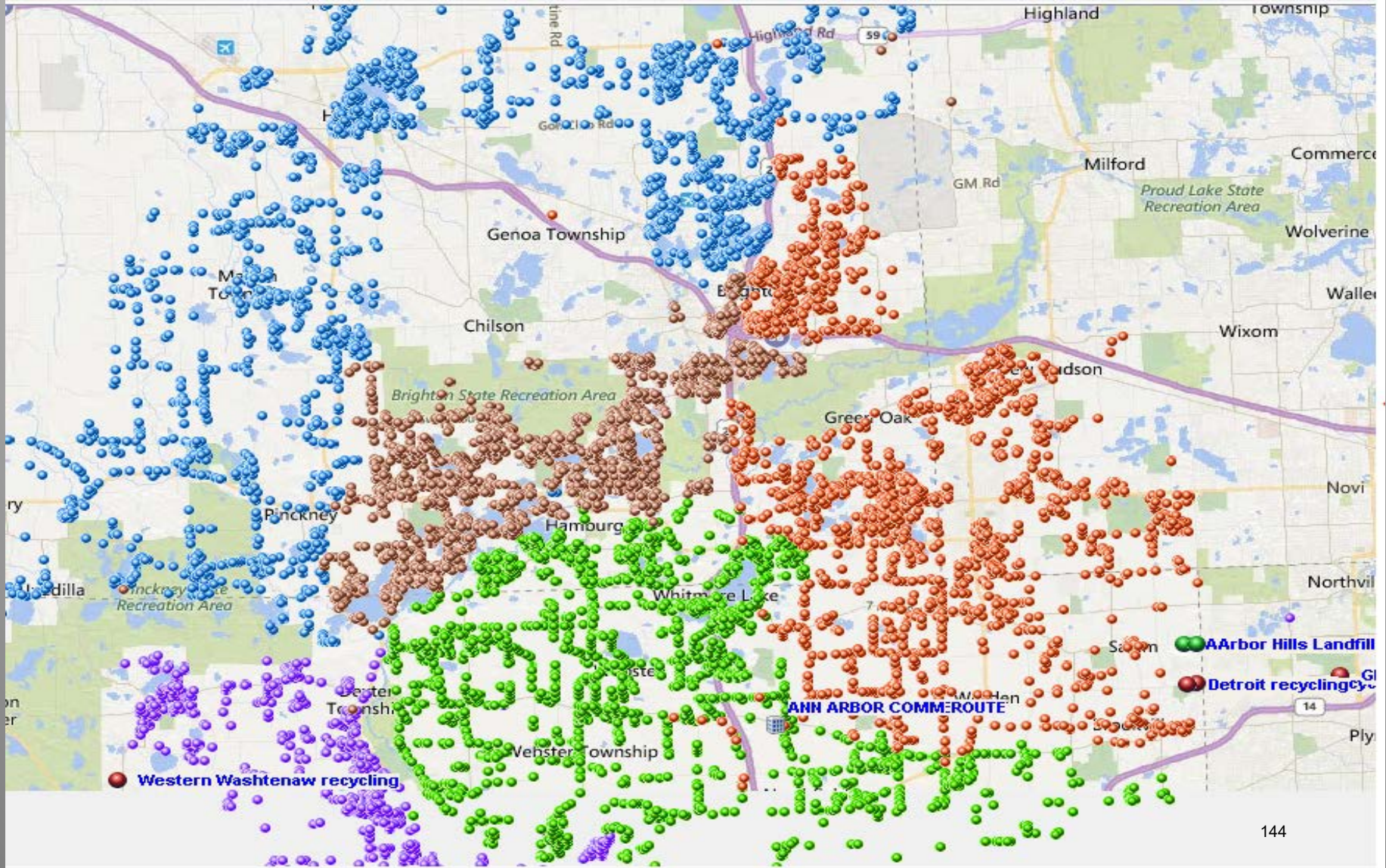
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## GPS Fleet Tracker

- Gives real time and historical information about a truck's location
- Provides a date and time a truck was at a particular stop as well as...
- Provides a graphic “breadcrumb” trail showing the route taken by the truck
- Helps with the traditional question “what time was the truck there” and “they missed my whole street”



# Current Routes





# Customer Service Overview

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- All Customer Service personnel are local in Northville
- All call takers in the center will have Genoa specific service guidelines at their desks for easy reference
- Issues that need additional attention are easily escalated to management
- Personnel available as early as 7 AM for calls
- Email also available if needed to request service or ask questions

# Communication Options (App)

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- Enhanced Web and mobile communications
- Collection Calendar – view collection schedule
- Receive twitter or text message reminders
- Reminders shift for holidays
- Residents can print collection calendar
- Search collection schedule by address
- Emergency messaging – alert residents to weather delays or mechanical issues that may delay their service

# Current Overview of Service..



- **7,000 Homes**
- **Trash is combination of bags + carts, carts are rented**
- **Recycle is collected in 18 gallon bins**
- **Yard Waste is once a month subscription service \$1.00 per bag**
- **Bulk is \$10 per sticker, residents call in to schedule**
- **No commercial locations**
- **Private roads can prove to be service challenge**



# Current & Proposed State

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## Current:

Trash in bags and carts

Recycle in 18 gallon bins

Yard waste 1X/Mo. (sub)

Bulk \$10 Stickers @ Twp. Hall

Bulk P/U has to be called in

Missed P/U's on private roads

Residents call Twp. Hall for updates on service

## Proposed:

96 gallon carts (cleaner look)

64 gallon carts (EOW) collection

Remain subscription

Once a week P/U no more stickers

Set out (1) item per week for P/U no call

Scheduled P/U's tracked by drive cam

Have access to app on phone for alerts service updates and reminders

# Service Overview:

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- **Proposed offering:**
  - Trash weekly in 96 gallon carts Inc.
  - Recycle EOW in 64 gallon carts Inc.
  - Yard Waste – **Stay subscription**
  - Bulk items (1) per week Inc.
  - App for Residents Inc.
  
  - Additional Carts: \$5.00 per month

**Yard waste \$10.00 per month for EOW pickup** – up to 15 bags per pickup. Flat rate not \$1 per bag as before



# Pricing - Per Home per Month

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Year One:	\$12.32
Year Two:	\$12.68
Year Three:	\$13.07
Year Four:	\$13.46
Year Five:	\$13.87

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- **Questions...?**

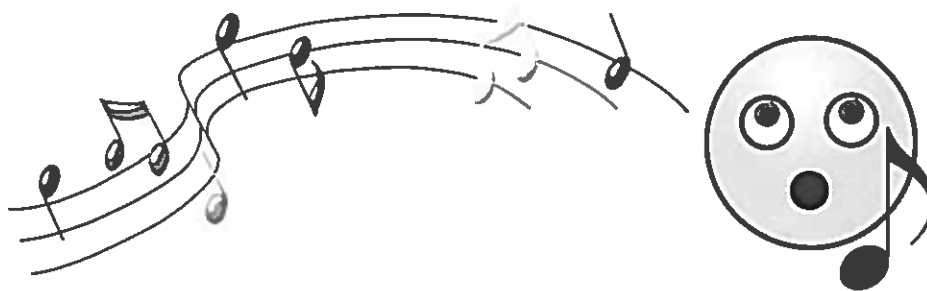


*From the Desk of Township Clerk, Polly Skolarus*

### **Notice of a Change in Polling Location for Precinct 3**

Community Bible Church has advised the township that a Bible School has been scheduled at their church the week of August 6<sup>th</sup> through the 19<sup>th</sup>. As a result they will not be able to accommodate the Primary Election schedule for August 7, 2018. The polling location for this special election will instead be held at the Genoa Township Hall located at 2911 Dorr Road, Brighton, MI (located just south of Grand River Ave. and I-96). This is a temporary move just for the August election. Voters will again be welcomed back to Community Bible on November 2018 for the General Election.

### **Now I'm a Believer Linda Gallerani**



"I want to know if my absent voter ballot is counted? As a Genoa Township resident and a long time voter, I was told by a friend that absent voter ballots were not counted unless it was a close race. I wanted to make sure my vote was counted and to make certain I contacted my Township Clerk. Upon stepping into the Genoa Township Hall I was assured that every ballot was counted, but I wasn't convinced until I was extended an invitation to work on the Presidential Election counting absent voter ballots. I can assure you that my ballot, along with the nearly 4183 ballots that were submitted for the Presidential Election, was counted. I worked from 6:00 in the morning until 10:30 that night tabulating and verifying every person who chose to vote an absent voter ballot that day. The process is detailed with not one person knowing how any single person voted."

**Hats off to Michigan Election Law – a thorough and well-tuned process!"**

### **Recycling Did You Know?**

**Plastic grocery bags should never be placed in with your recycling. Never wrap your newspapers or other recycling products in plastic grocery or retail plastic shopping bags. Plastic bags are a great concern to recycling companies. They get caught in the conveyors and damage the equipment. Help us to help save the planet.**



### **The August Primary**

This summer will begin the election process to choose a new Governor and other elected officials for the State of Michigan and the Federal Government. As a registered voter in the State of Michigan the opportunity to pick your candidate from the two major parties is available to you. Since this is a closed primary you may only vote for a single party – either Democratic or Republican or Libertarian. However, you may choose from a list of people who are running for that specific office. The candidate receiving the most votes will then be placed on the November ballot. In November you may choose between all of the parties and do not need to vote the party line. If you feel that candidates from a different party meet your criteria then feel free to cross over and vote for whoever will be the better person to represent you in Michigan and Washington.

### ***From the Desk of Township Treasurer, Robin Hunt***

**The 2018 Summer Taxes** are billed July 1<sup>st</sup> and are payable without penalty thru September 14<sup>th</sup>. Beginning September 15<sup>th</sup> a 1% per month interest charge will be assessed on unpaid summer taxes. Postmarks are not accepted as the date paid. Once you receive your tax bill you can begin making payments toward your taxes due. Partial payments can be made as often as you like and for any dollar amount.

**Tax Bill Payment Options:** Tax payments can be made online with a credit card or electronic check, by mail with a check or at the Township offices by cash or check. For your convenience there are two drop boxes located at the Township offices for after hour payments. All payments paid by mail or put in the drop box will be mailed a paid receipt.

With online banking becoming more prevalent, we wanted to bring a few items to your attention. Most banks use a third party to process checks requested through their online bill payment system. This means that your money is deducted from your account and then sent to a third party processor, not directly to the designated payee. **Bills paid through your on-line banking system may take up to 15 business days to be received.**

### **Watch for Important Tax Mailings Three Times a Year**

- Mid February – The Township Assessor’s Office mails to all property owners the Assessment Notice that tells you what they are proposing your Taxable and Assessed Values to be for the upcoming tax year. The March Board of Review is your opportunity to appeal the values if you do not agree.
- July 1<sup>st</sup> - Summer taxes are mailed to all Township property owners and are payable without penalty through Sept. 14<sup>th</sup>
- December 1<sup>st</sup> - Winter taxes are mailed to all Township property owners and are payable without penalty through Feb. 28<sup>th</sup>

**Please contact the Township Office’s at 810-227-5225 if you do not receive any of the above mailings.**

### **Oak Wilt - A Quick Reminder**

Oak Wilt is a very real danger to Michigan's ecosystem. Please don't transport firewood or trim your oak trees during the growing season. A wound or cut on your oak tree will allow this invasive species to move into your tree and kill it in a matter of six to eight weeks. This fungus poses a threat to other nearby oaks as it moves through the root system of the host tree and spreads through the root system to nearby oaks. The infection risk has already begun in Michigan and will last until the end of summer. The above ground route for the fungus is spread by beetles. They love to feed on anything that ferments. If your oak is damaged just seal the wound with a pruning sealant or a latex-based paint. Please don't go out and spray your whole oak trees for bugs as they are home to 550 different caterpillar types that provide the ecosystem to keep our planet healthy.

### **DID YOU KNOW?**

**Livingston Educational Service Agency offers no-cost preschool for eligible 3 and 4 year olds.** Enrollment is open for the 2018-2019 school years. This program is open to income eligible or children "at risk" who qualify under federal and state guidelines. Families meeting eligibility guidelines have access to learning opportunities, health and wellness, social and disability services, and other community resources. Children of all abilities are encouraged to apply. To find out more information about applying and to see if you are eligible, call 517-548-2100 or go to [www.LivingstonESA.org](http://www.LivingstonESA.org).

### **Other Business:**

- On April 16<sup>th</sup> Genoa Township granted a Liquor License to Arta's Italian in Genoa Township. Arta's (Great Food) is located at 2394 Genoa Business Park Drive – right off Grand River – near St. Joe's.
- An application from Family Farm and Home was approved by the Township Board to locate in the old T.J. Maxx retail space off Latson Road and Grand River.
- A new 101 room four story hotel for Hampton Inn and Suites was approved for the southwest corner of Grand Oaks Drive and Latson Road.
- Clear University will now include a multi-use athletic field with concessions – Congratulations to Cleary on their expansion.
- A new traffic signal was finally installed at Latson Road near Meijer's to aid our residents and the neighboring community of Hampton Ridge.

# **Board Correspondence**

27 April 2018

Dear Genoa township board,

Hello, My husband and I recently moved to the area and have 2 little ones at the moment. We really want/need to put in a 6' privacy fence at the back of our property. We back onto Don Rd. and it worries me to have my kids go and play by themselves with such a busy road so close. Putting in a privacy fence would block a lot of the noise and prevent the kids from chasing a stray ball or toy into the road. At the moment with only a 4' fence allowed it does not help. Please allow this change to happen.

GENOA TOWNSHIP

JUN 04 REC'D

RECEIVED

Residents of 3205  
Old Carriage TRL