

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION PUBLIC HEARING
SEPTEMBER 10, 2018
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

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

OPEN PUBLIC HEARING #1...Review of a special use, site plan and environmental impact assessment for the re-use of an existing commercial building for a proposed pet day care for Dog Town – Kitty City. The property in question is located at 3557 E. Grand River Avenue Howell. The request is petitioned by Paula Vanderkarr.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment
- C. Recommendation of Site Plan.

OPEN PUBLIC HEARING #2...Review of sketch plan for the re-use of an existing commercial building for a proposed retail thrift store located at 2700 E. Grand River Avenue Howell. The request is petitioned by Volunteers of America.

- A. Disposition of Sketch Plan

OPEN PUBLIC HEARING #3...Review and discussion of a conceptual site plan for a proposed 3,360 sq. ft. credit union with three drive-through lanes for Vibe Credit Union. The property in question is located on vacant parcels located on the east side of S. Latson, south of Grand River Avenue (11-04-300-017, 11-09-100-004). The request is petitioned by Vibe Credit Union.

OPEN PUBLIC HEARING #4... Review and discussion of Zoning Ordinance Text amendments to Articles 8-9.

ADMINISTRATIVE BUSINESS:

- *Staff Report*
- *Approval of July 9, 2018 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



GENOA CHARTER TOWNSHIP

Special Land Use Application

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

APPLICANT NAME & ADDRESS: Paula Vanderkarr

Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

APPLICANT PHONE: (989) 277-1864 EMAIL: pvanderkarr@gmail.com

OWNER NAME & ADDRESS: Lula, LLC. (Lou Lucaj) 28715 Hovey Ln. New Hudson, MI 48165

SITE ADDRESS: 3557 E Grand River Ave. Howell, MI 48843 PARCEL #(s): 4711-05-300-006

OWNER PHONE: (248) 798-6226 EMAIL: loulucaj@gmail.com

Location and brief description of site and surroundings:

This site was used as banquet hall in the 1980's to mid 2000's. Then was brief home for teenage kids to hang out on Friday and Saturday nights.

To the west sets the empty Pier 1 building and behind that a set of office buildings housing everything from beauty shop ,chiropractic center, Perspectives Therapy Services,Clear Strategy and to the east Payless Shoe store, and the Grand River plaza, and across the road Discount Tire

Proposed Use:

The space will be used as an indoor dog day care with supervised play groups, Boarding and Training and

in a year or so we will be grooming and bathing dogs and cats

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.

Retail shopping is getting harder to lease with the fact you can order just about anything online and have it delivered right to your door so in comes service related business like Doggie Day Care, Boarding for both cats and dogs, and Training. By re purposing this building we are not altering the exterior but cleaning it up and keeping it maintained with the natural tree lines that are there and controlling urban sprawl. This site works in accordance to zoning 7.02.02 (W)

- 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.

There will not be significant alteration to the exterior of the building other than updating lighting fixtures on the outside and painting any exposed wood and cleaning up over grown weeds and trash in the parking lot and re stripping parking spot. A white 6' vinyl fence will be add to the back of the building so the dogs in small supervised go out and play and go to the bathroom. The outside area will have K-9 grass installed that allow urine to filter thru and become water and will not get into the drinking water and any solid waste will be picked up promptly and disposed in a lined trash can.

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

The police and fire protect will remain the same service as provided for the current existing building.

There is not a need for drainage structures and city and sewer services are currently provided to the existing building.

There will be a need for a medium dumpster that will be used for trash and to dispose of solid waste from the dogs and cats.

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?

There are only two items I can think that could be a nuisance is noise from barking dogs from the outside play area and it will be mitigated by only having 15 dogs in the outside play area that are supervised and if there is a dog that has a barking problem the will promptly brought inside. The inside of the building will be adequately sound proof in accordance to the zoning in section 7.02.02 (W-3). All other zoning ordinances in section 7.02.02 (w) will be followed to insure the public safe and wellbeing of the community.

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.

This property meets all the criteria and here is how. Hours of operation to the public will be 7am to 7pm, we will not have any individual outdoor dog runs, we will make sure the soundproofing of the building is adequate to meet and exceed the zoning requirement, the number of dogs will not exceed (1) pet per (100) square feet of gross floor area, length of stay will be limited to 14 consecutive days. Cleaning measures will be implemented to insure odor control both inside and out, the outdoor area will be made of white vinyl 6' tall and K-9 grass and will be 300 ft away from nearest residential use. No more the 15 dogs will be in outdoor play area with supervised.

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

* BY: _____
ADDRESS: 3557 E Grand River Ave Howell, Mi. 48843

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

Paula Vanderkarr of DayTown & Kitty City, LLC at p Vanderkarr@gmail.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: Paula Vanderkarr DATE: 7/31/2018

PRINT NAME: Paula Vanderkarr PHONE: 989-277-1864



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Paula VanderKarr 7692 Backer Ct. ²⁰⁵⁵⁰ _{mi. 4886}
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Lou Lucaj 28715 Hovey LN. New Hudson M. 487

SITE ADDRESS: 3557 E Grand River Ave PARCEL #(s): 4711-05-300-006

APPLICANT PHONE: (989) 277-1864 OWNER PHONE: (248) 798-6026

OWNER EMAIL: loulucaj@gmail.com / Applicant: p Vanderkarr@gmail.com

LOCATION AND BRIEF DESCRIPTION OF SITE: _____

This site used to be the home of the KofC and there are two Building on this property The front Building was where they held thier Meetings and the Back was a Banquet Hall I'm Looking to lease the Banquet Hall.

BRIEF STATEMENT OF PROPOSED USE: _____

I am looking to open a Doggie day care, w/group play, training and Boarding and down the road do ~~str~~ grooming We want to be part of this Community and help educate pet owners on the Responsibility of Pet ownership

THE FOLLOWING BUILDINGS ARE PROPOSED: _____

We would like to lease the Back building that was used as the Banquet Hall

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: Paula Vanderkarr

ADDRESS: 3555 E Grand River Ave Howell Mi. 48843

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

1.) Paula Vanderkarr of Dog Town & Kitty Cdy, LLC. at pvanderkarr@gmail.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: Paula Vanderkarr DATE: 7/31/2018
PRINT NAME: Paula Vanderkarr PHONE: 989-277-1864
ADDRESS: 7692 Badger Ct. Owosso, MI. 48867



June 6, 2018

Genoa Township – Michigan
Attn. Planning/Zoning
2911 Dorr Road
Brighton, MI 48116

RE: Use Application in favor of Paula VanderKarr (Dog Town & Kitty City)
For 3557 E. Grand River, Howell, Michigan.

To Whom it May Concern:

The undersigned is an authorized signatory of Lula, LLC, the owner of that certain parcel of real property commonly known as 3557 E. Grand River, Howell, Michigan. Paula VanderKarr is the Tenant of the property pursuant to a Lease Agreement.

This letter will confirm that Lula, LLC, has authorized Paula VanderKarr and her consultants to apply for and, obtain the necessary governmental approvals to permit Dog Town & Kitty City to operate its business at the referenced location.

Sincerely,

Lula, LLC

Lou Lucaj
Managing Partner

August 29, 2018

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Dog Town/Kitty City – Special Land Use and Site Plan Review #2
Location:	3557 East Grand River Avenue – north side of Grand River, east of intersection with Grand Oaks Drive
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township's request, we have reviewed the revised submittal for Dog Town/Kitty City, including the special land use application (dated 7/31/18) and site plan (most recently dated 7/27/18).

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. Additional information is needed to demonstrate full compliance with the use conditions of Section 7.02.02(w), including:
 - a. A noise impact study;
 - b. An indication of how the screen fence is compatible with the building;
 - c. Approvals from outside agencies; and
 - d. Additional parking details/information.
3. The pavement condition should be repaired/improved as part of this project.
4. Landscaping improvements should be required as part of this project.
5. The existing floodlights must be removed as part of this project.
6. The existing pole sign should be removed and replaced with a compliant sign as part of this project.

B. Proposal/Process

The project entails a new pet day care center within an existing commercial building. Such uses are allowed with special land use approval in accordance with Table 7.02 of the Genoa Township Zoning Ordinance. The use conditions of Section 7.02.02(w) also apply.

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.

As a side note, the existing site contains several elements that are either non-compliant with current standards or in relatively poor condition. The request for a new special land use on a developed site provides the Township with an opportunity to require improvements that bring site into (or closer to) compliance with current Ordinance standards.



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 General Commercial, which is intended for “businesses which serve the requirements of the community at large including Genoa Township, Howell, Brighton, and pass-by traffic along Grand River Avenue.”

Given the nature of the proposed business, it is in keeping with the intent of the General Commercial future land use category.

2. **Compatibility.** Grand River is the primary commercial corridor through the Township. A pet day care business is generally appropriate for this corridor/zoning designation.

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

3. **Public Facilities and Services.** As a developed property along the main commercial corridor through the Township, 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 Authority with respect to this standard.
4. **Impacts.** The use conditions of Section 7.02.02(w) are intended to limit impacts of the proposal upon the site and surrounding properties. Provided those standards are met, the proposal is not expected to adversely impact adjacent or surrounding properties and/or uses.
5. **Mitigation.** If further concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

D. Use Conditions

Pet day care centers are also subject to the use conditions of Section 7.02.02(w), as follows:

- 1. Hours of operation open to the public are limited to twelve (12) hours per day and shall not extend later than 7 p.m.**

The special land use application lists the hours of operation as 7 a.m. to 7 p.m.

- 2. There shall not be individual, outdoor dog runs.**

Based on the material submitted, there will be a group outdoor area, but no individual dog runs.

- 3. Walls, partitions and floor/ceilings assemblies separating dog daycare facilities from adjacent uses shall adequately soundproofed with a sound transmission class over sixty (60) and shall be constructed so that there will be no emission of noise detrimental to surrounding properties. The applicant shall provide a noise impact study performed by a certified acoustical engineer to ensure the noise levels produced by the pet daycare use will not exceed fifty (50) decibels above ambient noise at the outside of an exterior wall or at the opposite side of a common interior wall. The study shall also confirm compliance with the Township Noise Ordinance in regard to noise levels at the property line.**

The special land use application notes that the building will be adequately soundproofed in accordance with this standard.

The revised information provided by the applicant states that a consultant has been hired to conduct the noise impact study; however, the study is not yet complete.

- 4. The number of pets cared for at any one time shall not exceed one (1) pet per one hundred (100) square feet of gross floor area, which is subject to discretionary review by the Planning Commission.**

The Impact Assessment identifies the building as a 6,312 square foot commercial building; thus, the business can provide care for up to 63 pets at any given time.

Though the submittal does not identify the maximum number of pets to be cared for, the special land use application does state that it will not exceed 1 pet/100 square feet.

- 5. Overnight boarding of pets shall be an accessory use to the daycare center. The length of stay for boarded animals shall be limited to fourteen (14) consecutive days, and no outdoor boarding shall be permitted.**

The special land use application notes that length of stay for boarding will be limited to 14 days.

- 6. Adequate odor control measures shall be implemented so that odor from inside or outside the pet daycare center will not be discernible outside the building or unit.**

The special land use application states that cleaning measures will be implemented for odor control. The Impact Assessment includes additional details on such measures.

- 7. Any outdoor play area shall be attached to the center and shall be setback a minimum of three hundred (300) feet from the nearest residential use.**

The outdoor dog walking area is 300 feet from the residential development to the north.

- 8. The outdoor play area for the pets shall be surrounded with a masonry wall or other material that is aesthetically compatible in terms of material, color and finish with the principal and surrounding buildings. Said wall shall be at least six (6) feet in height and maintained in good condition at all times. Failure to maintain the wall in its original condition shall be considered a violation of the site plan approval.**

The revised submittal provides for a 6-foot tall vinyl privacy fence as screening around the outdoor dog area. As noted in our initial review letter, since the proposal does not include a masonry wall, the applicant must demonstrate how the proposed fence is “aesthetically compatible in terms of material, color and finish with the principal and surrounding buildings.”

- 9. Any outdoor play area is for periodic use only, and pets shall not be allowed to access the outdoor play area on their own. Not more than fifteen (15) pets shall be permitted in the outdoor play area at any one time. While in the outdoor play area, dogs shall be escorted and supervised by a dog handler who will be responsible for preventing or quickly suppressing any dog behavior that may adversely impact surrounding uses, including loud or excessive barking.**

The special land use application indicates that the proposed operation will comply with these standards.

- 10. The applicant shall provide a waste management plan detailing both indoor and outdoor waste management procedures to ensure animal waste is not discharged to surface or storm water. Outdoor animal areas shall be designated on the plan and shall consist of properly maintained lawn, special canine grass or other methods with an appropriate drainage system to control surface run-off. The outdoor area surface shall be approved by the Planning Commission following a recommendation by the Township Engineer. The outdoor play area must be maintained in a clean, sanitary manner, and adequate odor control measures shall be implemented so that odor will not be discernible beyond the area. Solid pet waste in the outdoor play area must be promptly picked up.**

The site plan proposes a 1,340 square foot outdoor area surfaced with K-9 grass. There are also statements throughout the application forms noting that waste will be picked up and properly disposed of.

The revised submittal also includes a specification sheet for the K-9 grass, with a description of the cleaning process.

- 11. Any pet and food waste shall be properly and lawfully disposed of to not create a litter, insect, rodent, vermin or offensive odor nuisance. Approval from the Utility Authority, Drain Commissioner and Health Department shall be provided as part of the special use application.**

The applicant must provide approvals from the outside agencies noted under this criterion.

- 12. The applicant shall demonstrate the proposed drop-off/pick-up pattern and shall provide one (1) parking space for each staff member and one (1) space for each 5 animals permitted at the daycare.**

The revised submittal describes the drop-off/pick-up pattern, with patrons simply parking their vehicles in the parking lot and dropping-off or picking-up their pet.

The applicant also indicates there will be 4 to 6 employees. Based on the maximum number of pets allowed, as well as the maximum number of employees expected, the proposal results in the need for 19 parking spaces.

The revised plan identifies 19 parking spaces, as well as an asphalt parking area north of the building with no striping of spaces.

If the area north of the building is to be used for parking, the proposed striping must be added to the plan. Additionally, there is another building on the property for which no parking information is provided. The applicant must provide the detail/information necessary to ensure that adequate parking is provided.

13. Applicants shall submit, at the time of special land use application, a proposed site plan and floor plan and written operating procedures including waste and noise management methods, such as those recommended by the International Boarding and Pet Services Association (IBPSA). These procedures shall be followed for the duration of the business and shall be designed to prevent or control animal behavior that may adversely impact surrounding uses, including loud or excessive barking.

The application forms and Impact Assessment include waste and noise management details, while the revised submittal includes detailed operating procedures.

E. Site Plan Review

- 1. Dimensional Requirements.** The existing building is nonconforming due to its deficient east side yard setback. However, no external changes are proposed to the building and this condition does not impact the current request.
- 2. Building Materials and Design.** Similar to the previous comments, the project does not entail any exterior building changes, although the special land use application notes that some exterior painting may be done.
- 3. Parking.** As noted under our review of the use conditions, additional information is necessary to adequately assess the amount of parking provided in comparison to that required.

Additionally, based on a visit to the site, the existing parking lot appears to be in relatively poor condition. Repair/improvement of the pavement condition should be required as part of this project.

- 4. Pedestrian Circulation.** The site plan identifies an 8-foot pathway along Grand River, though there are no apparent internal sidewalks.
- 5. Vehicular Circulation.** The proposal will utilize the existing driveway to/from Grand River.
- 6. Loading.** The site plan does not identify an area for loading/unloading; however, the applicant has noted that they do not expect any large deliveries.
- 7. Waste Receptacle and Enclosure.** The applicant proposes use of roll-away trash receptacles that will be stored within the fenced-in area and placed curbside for regular pick-up.
- 8. Landscaping.** Aside from a general indication that the northerly portion of the property contains a “mature hardwood forest area,” the submittal does not include any landscaping information.

The revised submittal describes existing plantings along the side lot lines, but no details are provided. In short, the applicant essentially states that they do not wish to provide any new landscaping due to potential redevelopment of the other building on-site and the presence of existing landscaping.

As noted in our initial review, landscaping requirements include the following:

- Front yard greenbelt – 20’ width with 1 canopy tree per 40 linear feet;
- Parking lot – 1 canopy tree and 100 square feet of internal landscaped area for each 10 spaces provided;
- Buffer zone “B” (north) – 20’ width with a 6’ wall or 3’ berm, and 1 canopy tree, 1 evergreen tree and 4 shrubs per 30 linear feet along the property line; and

- Buffer zone “C” (east and west) – 10’ width with 1 canopy tree or 1 evergreen tree or 4 shrubs per 20 linear feet.

In our opinion, landscaping improvements should be required as part of this project.

- 9. Exterior Lighting.** The special land use application notes that exterior light fixtures will be replaced, and the revised submittal includes a photometric plan and fixture details.

The plan shows the use of 11 wall mounted fixtures around the building. Proposed light intensities (6.6 footcandles maximum) and fixtures (downward directed and cut-off) comply with current Ordinance standards.

Lastly, it is our understanding that there are existing floodlight fixtures on the site. As noted in our initial review letter, these fixtures must be removed as they do not comply with current Ordinance standards.

- 10. Signs.** As noted in our initial review, the existing sign is nonconforming (pole signs are prohibited) and we are of the opinion that it should be removed and replace it with a compliant monument sign as part of this project. In response, the applicant notes that they will consult with the owner about removal of this sign.

The revised submittal does include a detail of the proposed pole sign replacement, depicting an approximately 8.5-foot tall sign structure with a 24 square foot sign and an additional 12 square feet (approximately) of changeable message copy.

- 11. Impact Assessment.** The submittal includes an Impact Assessment (dated July 30, 2018).

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 and steve.hannon@safebuilt.com.

Respectfully,
SAFEBUILT STUDIO



Brian V. Borden, AICP
Planning Manager



Stephen Hannon, AICP
Planner



August 28, 2018

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

**Re: Dog Town and Kitty City, LLC
Site Plan Review**

Dear Ms. Van Marter:

We have completed a second review of the site plan documents from Powell Engineering & Associates, LLC dated July 27, 2018, for the referenced project. The approximately 3-acre site is located at 3557 Grand River Avenue in Howell. The petitioner is proposing to modify the existing building to meet the requirements of Dog Town and Kitty City.

The petitioner has addressed most of our initial concerns, however there appear to be several concerns that we believe require additional revisions to the plans.

GENERAL NOTES

1. Site note 1 describes a wood privacy fence being installed; this should be updated to note the correct fence type.

SITE PLAN

1. The existing well raises cross-contamination concerns. A note should be included on the plans to properly abandon the existing well.
2. The following notes should be added to the plans:
 - a. The private sanitary lead between the building and grinder pump is not shown.
 - b. The building is served by a private water lead from the southern building, the private water lead between the two buildings is not shown on the plans.

We recommend the petitioner address the above comments and resubmit the site plan for review.

Please call if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary J. Markstrom', written over a blue line.

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

September 5, 2018

Amy Ruthig
Genoa Township
2911 Dorr Rd.
Brighton, MI 48116

Dog Town & Kitty City - Special Use
Pet daycare & boarding
3557 E. Grand River

Dear Kelly:

The Brighton Area Fire Authority received a revised set of plans for the above mentioned project on August 24, 2018. This office has reviewed the site plan submitted in connection with a request for change of use from an Assembly hall to Business Occupancy Pet Daycare & Boarding facility located at 3557 E. Grand River in Genoa Township.

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

1. North compass orientation is incorrect, and is facing East. **(This has been revised on the drawings)**
2. Although scale is provided, provide parking lot and drive dimensions on site plan. **(Dimensions have been provided for the parking area and appear to be in compliance with clear required widths.)**
3. Provide the location of the nearest fire hydrant to the structure on the site plan. It is believed there is a hydrant at or near the entrance to the drive that is to be shown. A hydrant shall be provided with 400' hose-lay of all parts of the building, show this distance from the hydrant. This hydrant is required to provide fire flow for the structure and with the level of alteration to the existing building and potential distance exceeding 400, and additional hydrant may be required. **(Based on the provided information, the nearest fire hydrant falls outside of the required 400' hose-lay distance from the nearest hydrant. To meet the requirement, a hydrant needs to be added on the property. The level of alteration to the building warrants this requirement. A hydrant installed within the existing water main easement will place the facility within the 400'.)**
4. Provide fire apparatus access lanes at a minimum of 26. from entrance and throughout, with exception of the area adjacent to the porte-cochere (no less than 20'). This 26' width is encroached upon by the first 4 parallel parking spaces on the entrance drive, requiring their relocation/elimination. **(Parallel parking spaces have been removed improving entrance clear width and parking has been rearranged near the porte-cochere to improve width in that area. A concern noted is that all other parking spaces have been eliminated from the drawing to the North. Parking spaces or identified access drives need to be identified on this portion of the parking lot. See item 5, related to emergency vehicle circulation.)**



September 5, 2018

Page 2

Dog Town & Kitty City

3557 E. Grand River

Site Plan Review

5. Provide an emergency vehicle circulation plan showing vehicle access and turnaround capabilities. **(This item has technically been addressed by the elimination of the parking spaces at the north end of the parking lot, however, this creates a greater problem. Without designated drive aisles and parking spaces, emergency access and turnaround can quickly become hindered by parked vehicles. Reassignment of parking spaces must be shown with proper width access drives and vehicle circulation.)**
6. Provide fire apparatus access fire lane markings along the west side of the building on columns of the porte-cochere and structure. **(With the parking rearrangement the south side of the building is open and needs to be signed as a fire lane as well.)**
7. It is recommended that the owners reference NFPA 150, Fire and Life Safety in Animal Housing Facilities for additional recommendations for these facilities. **(Owner obtained a copy from the Fire Authority as a recommendation.)**
8. Provide proper impact protection for the gas and electric meters.

If there are any questions concerning this matter, please contact the Fire Marshal at 810-229-6640.

Respectfully,

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

Rick Boisvert
Fire Marshal

RECEIVED

By Amy Ruthig at 5:08 pm, Aug 23, 2018

Impact Assessment

For
Dog Town and Kitty City, LLC

Applicant:
Paula Vanderkarr
3557 East Grand River Avenue
Howell, Michigan 48844
989-277-1864

Prepared by:
Paula Vanderkarr
In conjunction with property information provided by:
Powell Engineering & Associates, LLC
4700 Cornerstone Drive, White lake, Michigan 48383
Brian Wiggins, Architect
11315 San Jose, Redford, Michigan 48239

July 30, 2018

Introduction

This impact assessment has been prepared pursuant to Article 1.3 – Site Plan Review and Impact Assessment of Special Land Use for the Township of Genoa, Livingston County, Michigan. The assessment address the impact of the proposed internal construction of the existing 6,312 square foot commercial building at 3557 East Grand River Avenue.

- a. Name(s) and address(es) of person(s) responsible for preparation:
Paula Vanderkarr, 3557 East Grand River Avenue, Howell, Michigan.
Owner of Dog Town and Kitty City, LLC. This impact assessment has been prepared in conjunction with property information provided by Powell Engineering, LLC
4700 Cornerstone Drive, White Lake, MI 48383
Miss Dig
Garlock – Smith Land Surveying
516 E Grand River Ave, Howell MI 48844
- b. Map(s) and written description/analysis of the project site:
The existing building, pending approval on special use permit, located at 3557 East Grand River Avenue, is located behind the Knights of Columbus building and was their rental Banquet Hall for the past three decades. The building will be renovated in preparation for a pet boarding, daycare and training with grooming to be added at a later date. The site is on 2.83 acres, set back 312 feet from a residential area to the north. To the east is the Grand River Plaza Mall and to the west is the vacant Pier One Imports building. Behind these buildings are a dentist office, a hair salon and multiple small businesses. To the south is Payleess Shoe Store.
-An aerial photograph is provided for your review.
- c. Impact on natural features:
This is not applicable, as the proposed project is for the build out of the interior of a leased space in the existing building.
- d. Impact on stormwater management:
This is not applicable, as the proposed project is for the build out of the interior of a leased space in the existing building and a small exterior play area. In accordance to section 7.02.02(w) of the draft Ordinance Amendment, I have provided a sight plan and photographs of the proposed dedicated outdoor dog run area. This area will be maintained with artificial grass with a base of 1” of sand and 3” of aggregated washed limestone which the K9 Grass will be placed on. Feces will be promptly picked up and discarded in a waste contained outside the building which will be emptied by the waste collection company. The arrangement for these collections will be made by Dog Town & Kitty

City pending approval of the special use permit. Canine grass is designed to allow any liquid (waste) to pass through the sand and limestone, which filters the liquid by the time it reaches soil.

Impact on surrounding land used:

Noise is the potential impact on surrounding properties. The following methods for noise attenuation include:

- 1) Absorption – Panels will be hung on walls to absorb noise
- 2) Isolation – Provides a noise barrier. Spray foam, staggering 2x4s with insulation in between, rubber matting can be placed between the dry wall and insulation.
- 3) Masking – Calming music will be played throughout the facility to keep dogs from barking. Combining essential oils and pheromones can also be used with the calming music, to keep noise down inside the business.

There is a dense canopy of trees behind the building that combined with my proposed noise solutions, will adequately reduce any noise.

Potential for air pollution and waste nuisance can be managed by adding cedar chips to mask the smell of the feces. This method, combined with scheduled waste pick up, along with disinfecting and cleaning protocols, will adequately prevent of any potential air pollution.

The proposed business is consistent with the development of adjacent properties. Growth along the Grand River Avenue corridor has consisted of a mixture of medical, office and commercial uses.

- e. Impact on public utilities:
The property is presently supplied by municipal sewer and water systems. The construction is limited to the interior of the existing building, so impact on public utilities will be minimal. After construction, there will be minimal impact on public utilities from the proposed business. According to Miss Dig, my proposed outdoor K9 Grass will not interfere with the city sewer and water systems.
- f. Storage and handling of any hazardous materials:
Not applicable.
- g. Impact on Traffic and Pedestrians:
The business is located in the site on Grand River Avenue, east of Latson Road, west of Grand Oak Drive. Access to the site will be through the existing driveway, located at the east site of the property. Grand River Avenue at this location is a four lane road with a left turn center lane.

Weekday peak hours will be from 7:00 a.m. -8:30 a.m. and 4:00 – 7:00 p.m. The proposed business hours are 7:00 a.m – 7:00 p.m., seven days a week. (Time may change, based on customer needs.)

h. Special Provisions:
No special provisions or requirement are currently proposed for this facility.

i. List of sources:

Brian Wiggins, Architect

11315 San Jose, Redford, Michigan 48239

eNoise Control

297 North 9th Street, Noblesville, Indiana 46060

Garlock-Smith, Land Surveying

516 East Grand River Avenue, Howell, Michigan 48844

LULA, LLC

28715 Hovey Lane, New Hudson, Michigan 48165

Powell Engineering & associates, LLC

4700 Cornerstone Drive, White Lake, Michigan 48383

Soundproofing Company, INC

[HTTP://www.soundproofingcompany.com](http://www.soundproofingcompany.com)

Daily Operations

6:30 am

Employees will arrive at 6:30 and prep for the day.

Feed the dogs that boarded overnight.

7:00 am

Put the overnight guests outside to exercise (maximum of 15 dogs) - one of the employees go outside to supervise the exercise area.

Daytime dogs will begin to arrive - check in from 7:00 to 8:30. As the dogs arrive they will be taken back and put in a suite or a crate until after 8:30.

8:30 - Dogs will be taken to one of the play area based on size of the dogs. Again, each employee will be assigned to no more than 10 dogs to supervise in the play area. As the dogs play any messes will be mopped up and disinfected with a biodegradable cleaner immediately if liquid waste or collected if solid waste and disposed of in the indoor trash container lined with biodegradable trash can liner with cedar chips in the container.

9:30 - Dogs will be allowed out into the outside exercise area - one play area at a time. The assigned employee will go outside with the dogs to supervise for 20 minutes and then they will return inside to their designated play area. Any dog solid waste will be picked up immediately and disposed of in the trash receptacle lined with a biodegradable bag with cedar chips.

9:30 a.m. - An employee will be assigned to the cat room to play with the cats and clean litter boxes as needed with the waste to be put into designated trash receptacle lined with biodegradable trash bags with cedar shavings. Vacuuming and mopping of the floor/ wall areas will also be done at this time.

10:00 - The next group of dogs will be allowed outside into the outside exercise area for 20 minutes with the assigned employee to supervise them. Any solid dog waste will be picked up immediately and disposed of in the trash receptacle lined with a biodegradable bag with cedar chips.

10:30 - The last group of dogs will be allowed outside to exercise with the assigned employee for 20 minutes to supervise the dogs. Any solid dog waste will be picked up immediately and disposed of in the trash receptacle.

Daytime training sessions will be executed with the dogs that are scheduled for it. Dogs needing more exercise will be exercised indoors on the treadmills with constant supervision.

12:00 to 2:00 - will be quiet time for the dogs. They will be put into the crates or suites or in the quiet room for afternoon naps.

Employee assigned to the cat room will go back and check on the cats in the room, clean any litter boxes as needed and dispose of waste in the designated trash receptacle with

biodegradable trash can liners with cedar shavings. The cats will be offered food and water at all times and have climbing perches for them to utilize for their comfort.

At this time - the employees will take a staggered 30 minute lunch. Those not on their lunch break will sweep and mop and disinfect the play area floors with a biodegradable cleaner. One to two employees will be assigned to clean and disinfect with a biodegradable cleaner the outside grass exercise area by first vacuuming the hair up off the grass and disposing in the outside trash bins. After removing the hair - the grass area will be hosed down with a disinfect biodegradable solution for the second portion of the cleaning process. Any solid waste will be collected first if not already picked up and disposed in the outside trash receptacle lined with cedar chips and a biodegradable bag.

To control the noise volume inside the building - we will use calming music, dimmed lights and essential oil spray to help to keep the dogs calm and quiet.

Dog supplies such as food and treats will be collected in the drop off process and be immediately be put into a snap tight storage container and put in storage room.

2:00 pm to pickup time will be spent in play areas again with a maximum of 10 to 15 dogs based on their size and energy levels. Assigned employees will be with the designated play areas at all times.

2:00 p.m. - After dog quiet time the dogs groups will be put out in the outside exercise area for 20 minutes at a time with assigned employees outside with them the entire session supervising the dogs and cleaning up the waste messes immediately again by disposing in the designated trash receptacles lined with biodegradable trash bags and cedar chips. After being outside in the exercise area the group of dogs will be put into one of the inside play areas under supervision. Individual training sessions will continue with the dogs scheduled for those sessions.

2:30 p.m. - the next group of dogs will be taken out for exercise under supervision for 20 minutes with an assigned employee and then put into one of the inside play areas under supervision. Individual training sessions will continue with the dogs scheduled for those sessions.

3:00 p.m. - the last group will be taken out for exercise under supervision for 20 minutes with an assigned employee and then put into one of the inside play areas under supervision. Individual training sessions will continue with the dogs scheduled for those sessions.

3:30 - An employee will be assigned to clean the suites/crating area of the overnight boarders by vacuuming and mopping with a biodegradable disinfectant cleaner.

4:00 to 4:30 - begin getting ready for dog pickup for those going home.

4:30 - Put overnight boarding dogs into the suite/crating area to be given their evening meal. Staff will be assigned to continue with the pickup process for the day care dogs.

5:00 - First training classes will be scheduled from 5:00 to 5:50 p.m. for the public.

6:00 - Second training class session will be scheduled from 6:00 to 6:50.

7:00 - The last of the daycare dogs will be scheduled out as well as the last of the training classes will be over.

7:00 - will begin the evening cleaning and disinfecting of the indoor play area by first vacuuming the play areas and then mopping with biodegradable disinfecting product. Restrooms and kitchen area will be cleaned and disinfected as well with proper cleaning solutions.

Overnight boarding dogs will be allowed into a cleaned play area for exercise during the cleaning portion of the evening maintenance schedule.

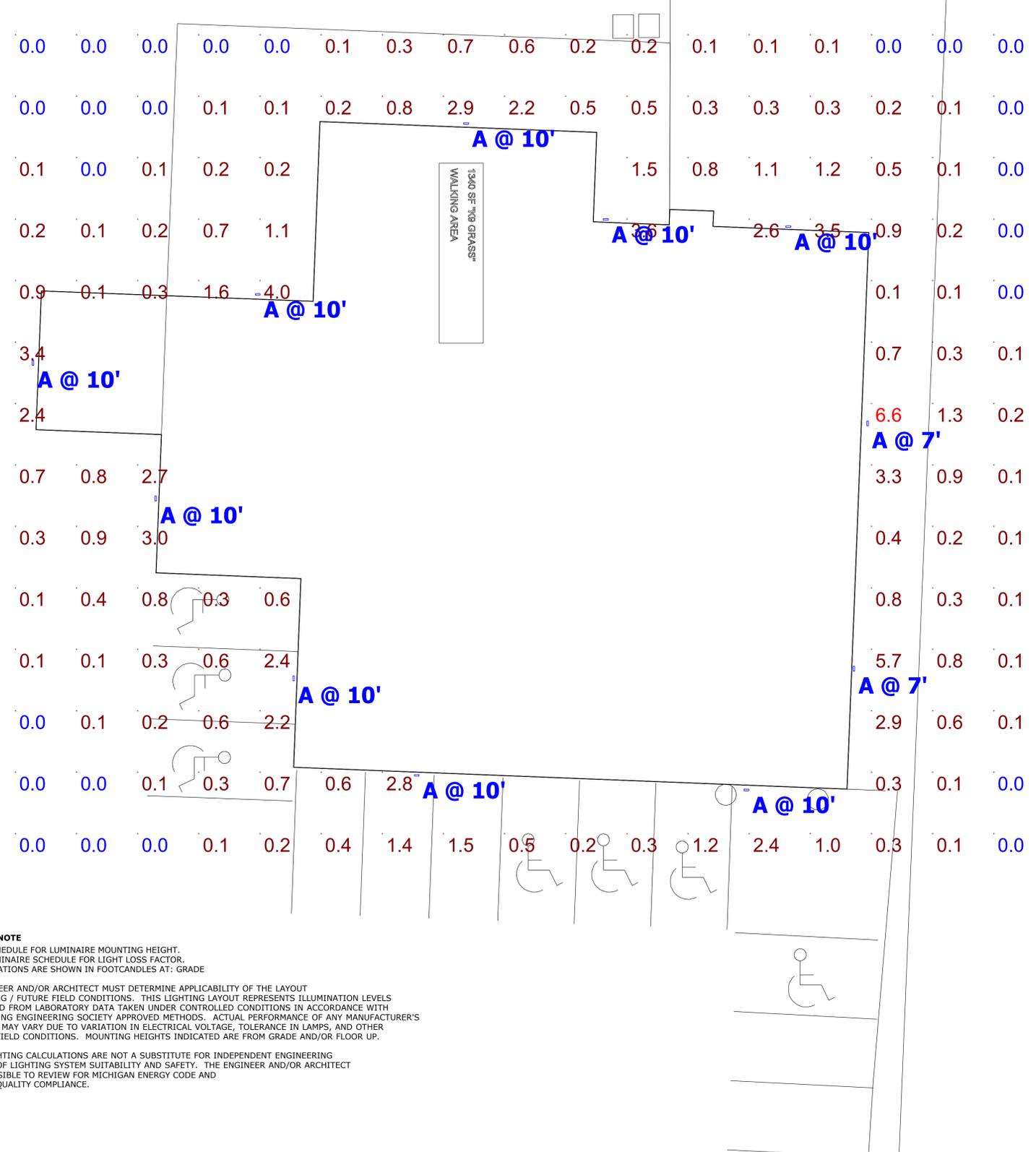
The outside exercise area will be cleaned again by vacuuming up the hair and disposing in the proper outside trash receptacle then the grass will be disinfected with biodegradable cleaner for the evening shift.

9:00 to 9:30 - The overnight boarding dogs will be let out a final time in the outside exercise area for final relief before crating for the overnight time frame. They will be outside with supervision during this time. After all dogs have had a chance to relieve themselves they will be put back in the crating/suite area for the overtime time frame.

9:30 p.m. - evening trash collection of inside receptacles will be collected and containers washed out and have a clean biodegradable lining with cedar chips put into containers. Outside receptacles will also be emptied, cleaned and a new biodegradable liner with cedar chips installed. All dirty trash bags will be put into the 96 gallon trash receptacles for trash collection on scheduled days.

10:00 -The last of the employees will be going home and the facility will be locked and alarmed for the night.

At all times - any reference to cleaning or mopping will consist of using biodegradable disinfectant cleaners designed for this purpose. All receptacles at all times will have a biodegradable liner installed with cedar chips in the bottom of the container.



GENERAL NOTE

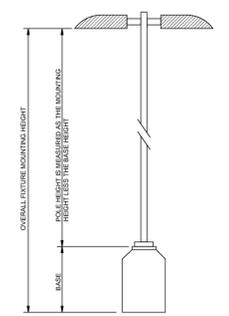
- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	A	11	Lithonia Lighting	OLWX1 LED 13W 40K DDB	13W 4000K LED WALL PACK	LED	1	OLWX1_LED_13W_40K_DDB.ies	1260	0.9	14

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Lot	+	0.7 fc	6.6 fc	0.0 fc	N/A	N/A	0.1:1



POLE NOTE:
 MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

OLWX1 LED
LED Wall Luminaire

Specifications

Width: 7-1/2" (190mm)
 Height: 8" (203mm)
 Depth: 3" (76mm)
 Weight: 5 lbs (2.3kg)

Ordering Information EXAMPLE: OLWX1 LED 20W 50K

Series	Performance Package	Color Temperature	Voltage	Controls	Finish
OLWX1 LED	10W 13 watts 20W 20 watts 40W 40 watts	40K 4000K 50K 5000K	(Blank) 120V 347 347V	(Blank) None PE 10V button photocell	(Blank) Dark bronze

Accessories

OLWX1S Slipfit - size 1
 OLWX1Y Yoke - size 1
 OLWX1BK Knuckle - size 1

NOTES

- Not available with 347V option.
- MVQC driver operates on any line voltage from 120-277V (50/60Hz).
- Specify 12V when ordering with photocell (PE option).

FEATURES & SPECIFICATIONS

INTENDED USE
 The versatility of the OLWX1 LED combines a sleek, low profile wallpack design with energy efficient, low maintenance LEDs for replacing up to 250W metal halide fixtures. Mounting accessories are available to convert the OLWX1 LED into an energy efficient flood light.

CONSTRUCTION
 Cast aluminum housing with textured dark bronze polyester powder paint for durability. Integral heat sink optimizes thermal management through conductive and convective cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65 rated). See Lighting Facts label and photometry reports for details.

ELECTRICAL
 Light engine consists of high efficiency Chip On Board (COB) LED with integrated driver board mounted directly to the housing to maximize heat dissipation and promote long life (25,000-50,000 hours at 25°C). Electronic drivers have a power factor >90% and THD <20% and a minimum 2.5W surge rating. Flood light mounting accessories include an additional 4x6" surge protection device. LEDs are available in 4000K and 5000K CCTs.

INSTALLATION
 Easily mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry with the included junction box with 1/2" threaded conduit entry tube. Flood light mounting accessories (sold separately) include knuckle, integral slipfit and yoke mounting options. Each flood mount accessory comes with a 1/8" vent and ventral guard. Luminaires may be wall or ground mounted in downward or upward orientation.

LISTINGS
 UL Listed to U.S. and Canadian safety standards for wet locations. Rated for 40°C minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. DesignLights Consortium (DLC) qualified product. Not all variants of the product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which variants are qualified.

WARRANTY
 5-year limited warranty. Complete warranty terms located at: www.lithonia.com/Support/Service/Service%20and%20warranty.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

LITHONIA LIGHTING
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8011 • www.lithonia.com
 © 2014, 2018 Acuity Brands Lighting, Inc. All rights reserved.

Customer Name:		Job Number:	
Company:		Order Taken By:	
Street:		Order Date:	
City:		Delivery Date:	
State:	Zip:	Shipping:	
Country:		File Name:	DtownKittyCity_Sign_0818.fs
Phone:		Comments:	
Fax:		Description:	
E-mail:			

NOTE: All sales are final once proofing has begun. There are no refunds once production has begun. Jobs canceled prior to production may be subject to design fees. %50 deposit required before production to begin. Artwork & Files are owned exclusively by W4 Signs, Inc. unless originally provided by client or specifically stated. Original artwork files and rights may be purchased for an additional fee.

It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials as indicated. After the 3rd proof, each additional revision will incur an additional \$20 fee. Proof approval authorizes W4 Signs to proceed with production of the design selected. Call for specific estimated completion time, otherwise jobs will be completed within the production schedule and/or notified for installation.

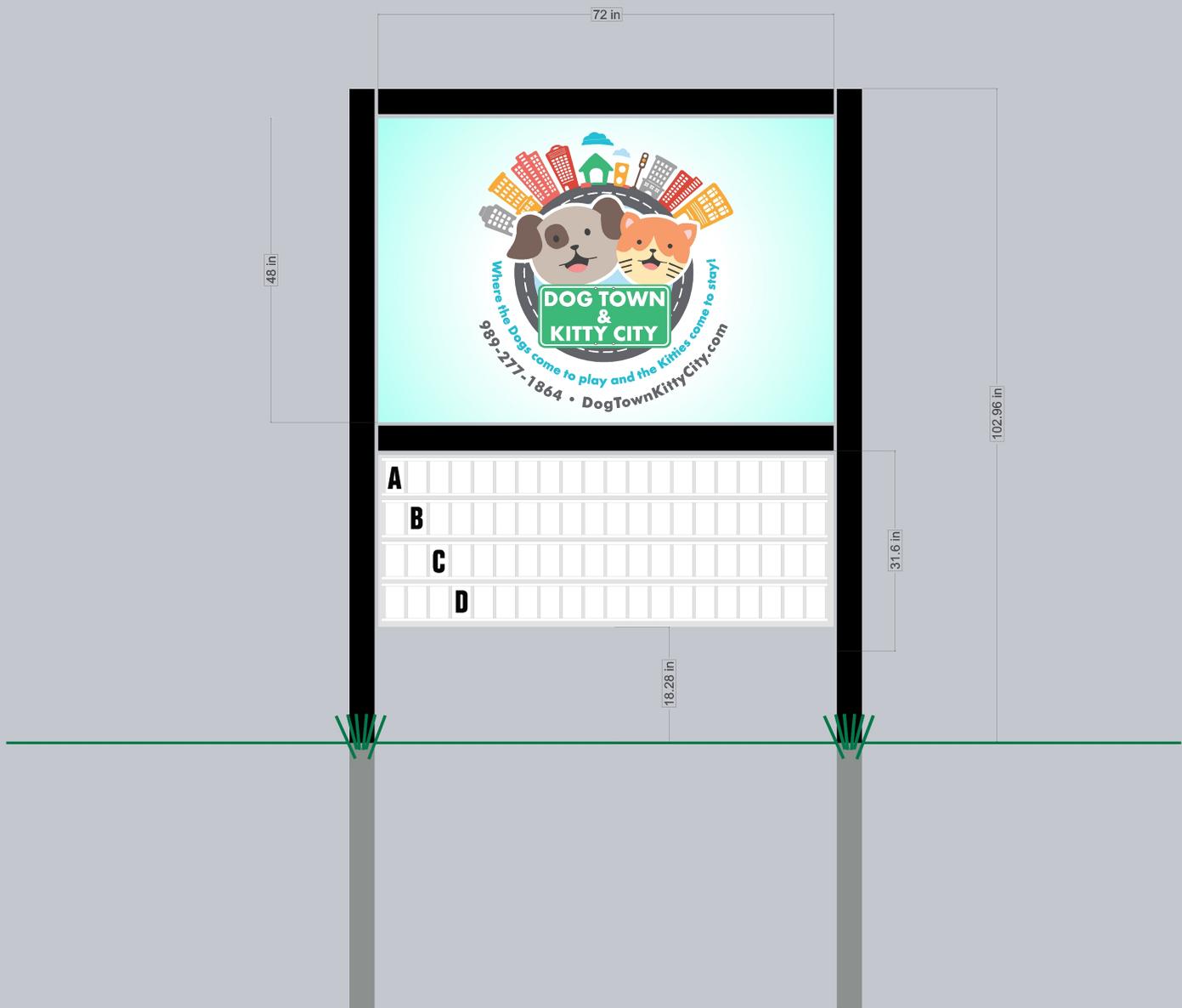
All Balances due upon completion / installation.

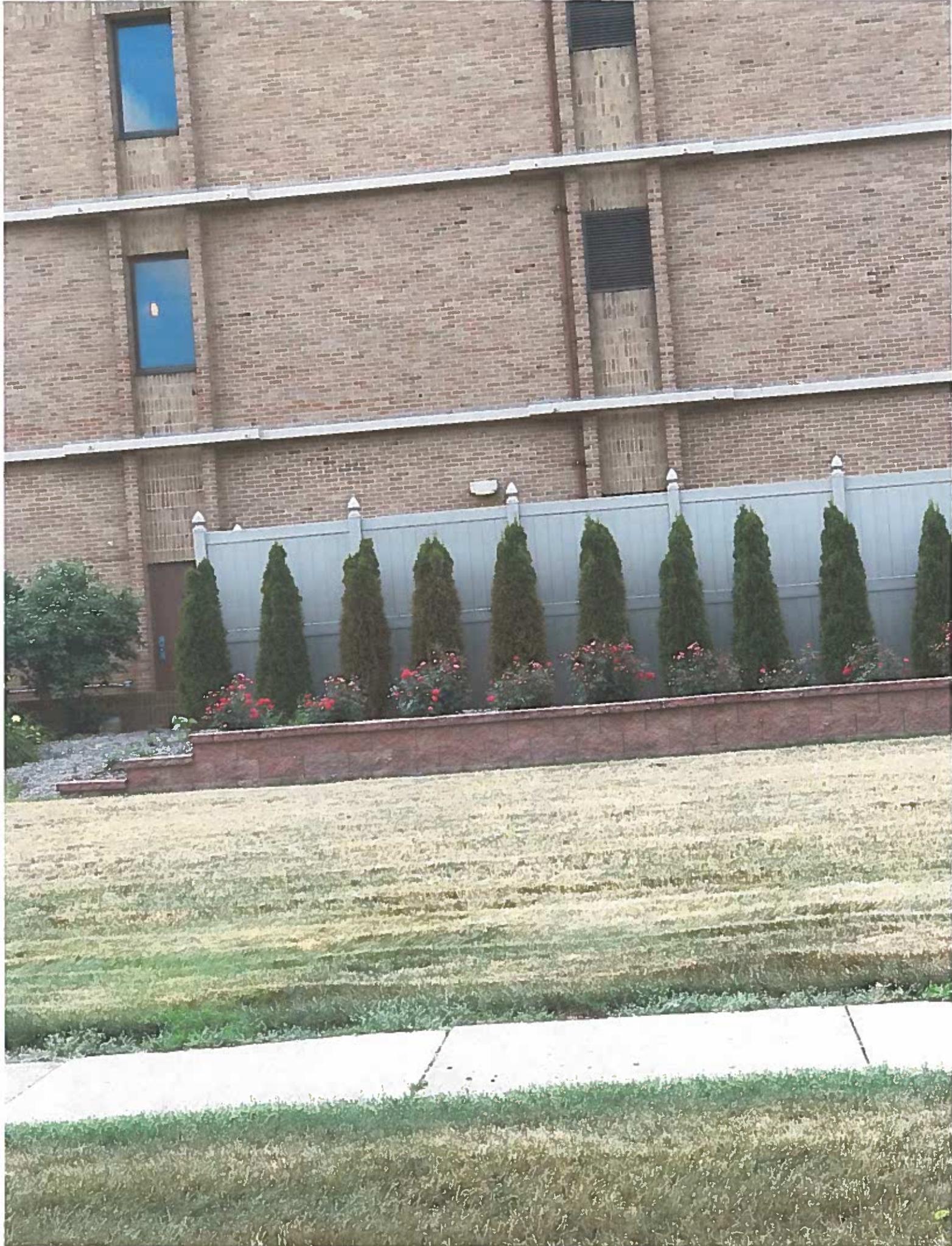
Revisions: 1 2 3 (Add. Revisions \$20 Extra Charge) 4 5 6

Please verify your proof approval or revisions have been received.

It is the responsibility of the client to ensure proof accuracy, including all spelling, colors & materials specified.

Approval Signature: _____ Date: _____ NOT APPROVED: APPROVED: APPROVED W/ REVISIONS:





K9Grass

Outdoor Maintenance Guidelines



K9Grass®

ForeverLawn®



General Guidelines - Outdoor
Maintenance requirements for K9Grass outdoor installations are typically much less than with most other surfaces. However, proper maintenance is still required and will ensure many years of pet-friendly play. The following general guidelines provide a framework for you to develop a customized protocol for your specific application and desires.

Hair and Debris Removal along with Grass Grooming

K9Grass should be regularly groomed. For smaller applications this can be done manually. However, there are options for appropriately sized equipment that will brush the blades and extract residual debris and hair. A vacuum with a rotating brush and strong suction can be an effective tool. Power brooms and wider commercial grade vacuums are more effective for larger areas. Vacuuming should occur when the grass is dry. Frequency is dependent on use and exposure to hair and debris. Recommendation: vacuum once a week and increase/decrease based on results.

Cleaning

Since K9Grass is made of non-absorbent polyethylene and nylon fibers and contains antimicrobial AlphaSan®, you can be assured that the blades will not stain or retain odor. However, the surface of the blades, the backing, and the area around the grass still needs to be kept clean. K9Grass with its short dense design is a perfect solution.

Solid waste should be removed and disposed of immediately and soiled areas rinsed regularly. It is a good practice to "spot treat" these areas with an enzyme immediately after the waste is removed. It is unwise and not recommended to wash solid waste through the grass.

Required frequency of cleaning is based on multiple variables. Factors such as the number of dogs, the type of use (play or elimination), as well as personal preference should all be considered. Regular rinsing with water will remove much of the residual waste from the blades and will rinse the base material.

Disinfectants are a classification of cleaners that are used to clean (kill germs) the grass, floor, walls, and underlayment material. While "germ kill time" may vary, it is common to leave disinfectant on the surface for 15 minutes prior to being rinsed off. Disinfectants kill germs but they typically do not necessarily eliminate the source of odors (urine and feces).

Enzymes reduce and help eliminate the source of the odor (urine and feces) and should be applied to wet grass after disinfectants have been applied and rinsed off. Enzymes should be applied and left on for anywhere from 4 to 24 hours. While enzymes break down the source of odors, they do not necessarily kill germs. Longer enzyme exposure to organic waste and water will maximize results.

Most cleaning products are safe to use with K9Grass. However, any agent that contains bleach in a solution of greater than 1:20 should not be used. (A 1:32 ratio of bleach to water is sufficient to neutralize Parvovirus). It is recommended that any cleaning product be applied in a small test area first. Water in excess of 160 degrees should not be used on the grass.

The following list is a small sampling of disinfectant cleaning products to get you started:

- Triple 2 made by HTP - Health Technology Professional Products
- WYSIWASH - Available from ForeverLawn
- KennelSol - made by Alpha Tech Pet
- Accel - Accelerated Hydrogen Peroxide
- Bleach (no stronger than 1:20)
- White Distilled Vinegar and Water

The following list is a small sampling of enzyme products to get you started:

- Odor Pet - made by Alpha Tech Pet
- Eliminator - made by HTP - Health Technology Professional Products
- Foreverzyme - available from ForeverLawn
- K9Zyme - available from ForeverLawn West
- Nature's Miracle - available at most pet stores

Other Guidelines

For additional questions regarding the care and maintenance, please contact your local authorized ForeverLawn dealer or ForeverLawn corporate office.

ADDRESS

5801 Mayfair Rd., Suite 4,
North Canton, OH 44720

PHONE

866.992.7876

WEBSITE

k9grass.com

L10090 Rev. 04/12



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

BWA
BRIAN WIGGINS
ARCHITECT
11315 SAN JOSE
REDFORD MICHIGAN 48239
(313) 937-0832
E-MAIL: BWARCHITECTURE@ATT.NET

A NEW INTERIOR BUILD-OUT FOR:
**DOGGY TOWN AND
KITTY CITY
PET DAYCARE / BOARDING
FACILITY**
XXXXX GRAND RIVER AVE.
GENOA TOWNSHIP, MI 48000

project: _____

drawing title:
FLOOR PLAN

issued for / date

owner review

site plan approval

bids

permits

construction

revisions:

SITE PLAN APPROVAL
08/15/2018

job no.
18125

drawn by: _____

checked by: _____

date: _____

sheet no.
A1
of _____ sheets

do not scale drawings
use written dimensions

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A SITE PLAN FOR "DOG TOWN & KITTY CITY, LLC" GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN TAX ID# 4711-05-300-006

LEGAL DESCRIPTION:

BEGINNING AT THE CENTER OF SECTION 5, T2N, R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN AS MONUMENTED; THENCE N88°31'51"W (PREVIOUSLY RECORDED AS S89°01'W) 177.42 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION AS PREVIOUSLY SURVEYED AND MONUMENTED; THENCE S02°24'39"W 649.99 FEET (PREVIOUSLY RECORDED AS S01°1'W 651.48 FEET) TO A POINT ON THE CENTER LINE OF GRAND RIVER AVENUE; THENCE S60°26'30"E 200.34 FEET (PREVIOUSLY RECORDED AS S62°42'E 200 FEET) ALONG SAID CENTER LINE; THENCE N02°20'38"E 744.32 FEET (PREVIOUSLY RECORDED AS N01°1'E 746.38 FEET) ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 5 AS PREVIOUSLY SURVEYED AND MONUMENTED TO THE PLACE OF BEGINNING, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 5, T2N, R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN CONTAINING 2.83 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHWESTERLY 50.00 FEET THEREOF, AS IS OCCUPIED BY GRAND RIVER AVENUE, ALSO BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

SITE NOTES:

- 1) THE APPLICANT PROPOSES TO REMOVE AN AREA OF EXISTING ASPHALT PAVEMENT AND INSTALL K-9 GRASS WITH A WOOD PRIVACY FENCE. ALL OTHER CHANGES WILL BE BUILDING RELATED.
- 2) THE CURRENT STORM DRAINAGE SHEET FLOWS TO THE WEST PROPERTY LINE AND THEN TO THE BACK OF THE PROPERTY. THE K-9 GRASS WILL DECREASE THE OVERALL AREA OF IMPERVIOUSNESS OF THE SITE.
- 3) NO CHANGE TO THE CURRENT WATER SERVICE IS PROPOSED.
- 4) NO CHANGE TO THE CURRENT SANITARY IS PROPOSED.
- 5) NO CHANGE TO THE STORM DRAINAGE SYSTEM IS PROPOSED.

UTILITY NOTES:

- 1) NO CHANGE TO THE CURRENT WATER SERVICE IS PROPOSED.
- 2) NO CHANGE TO THE CURRENT SANITARY IS PROPOSED.
- 3) NO CHANGE TO THE STORM DRAINAGE SYSTEM IS PROPOSED.

PARKING COUNT:

EXISTING SPACES = 68
PROPOSED SPACES = 60

ENVIRONMENTAL IMPACT NOTE:

THE APPLICANT PROPOSES TO REMOVE A PORTION OF THE ASPHALT PAVEMENT AND INSTALL K9 ARTIFICIAL TURF SYSTEM, REDUCING THE OVERALL STORM WATER RUNOFF FROM THE SITE. THE TURF SYSTEM IS MEANT TO COLLECT AND THEN DISPOSE OF THE LIQUID PET WASTE WITHIN THE STONE BED USING AEROBIC MICROBES. THIS PROCESS IS FASTER AND MORE EFFICIENT THAN THAT OF NATURAL MICROBIAL SOIL BREAK DOWN. ALL SOLID PET WASTE WILL BE COLLECTED AND DISPOSED OF IN THE REFUSE CONTAINERS.

OWNER:
LULA, LLC
28715 HOVEY LANE
NEW HUDSON, MI 48165
PHONE: 248-796-6226

PROPRIETOR/DEVELOPER:
PAULA VANDERKARR
7692 BADGER COURT
OWASSO, MI 48867
PHONE: 989-277-1864

SURVEYOR:
GARLOCK-SMITH
516 EAST GRAND RIVER
HOWELL, MICHIGAN 48843
PHONE: 517-546-3340

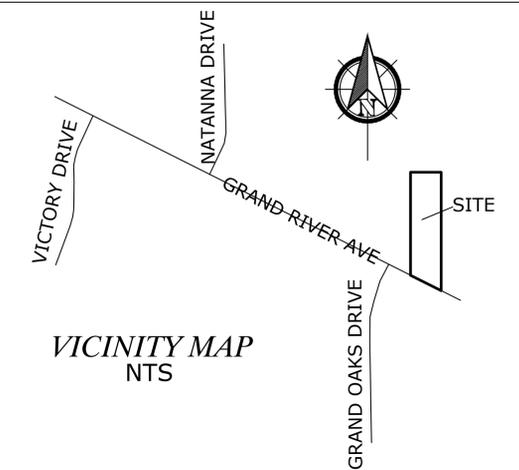
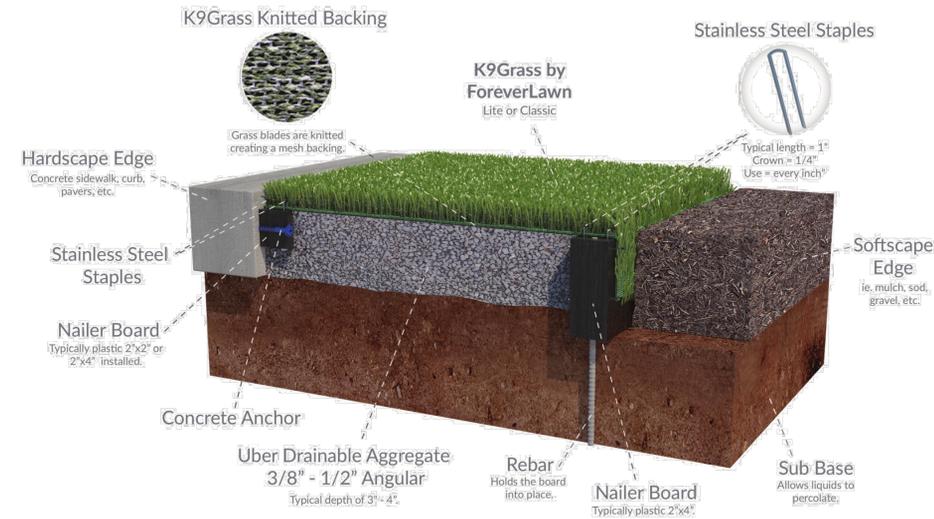
PARKING CALCULATION:

BUILDING = 6,312 SF
MAX # OF PETS ALLOWED = 6,312 SF / 100 SF/PET = 63 PETS

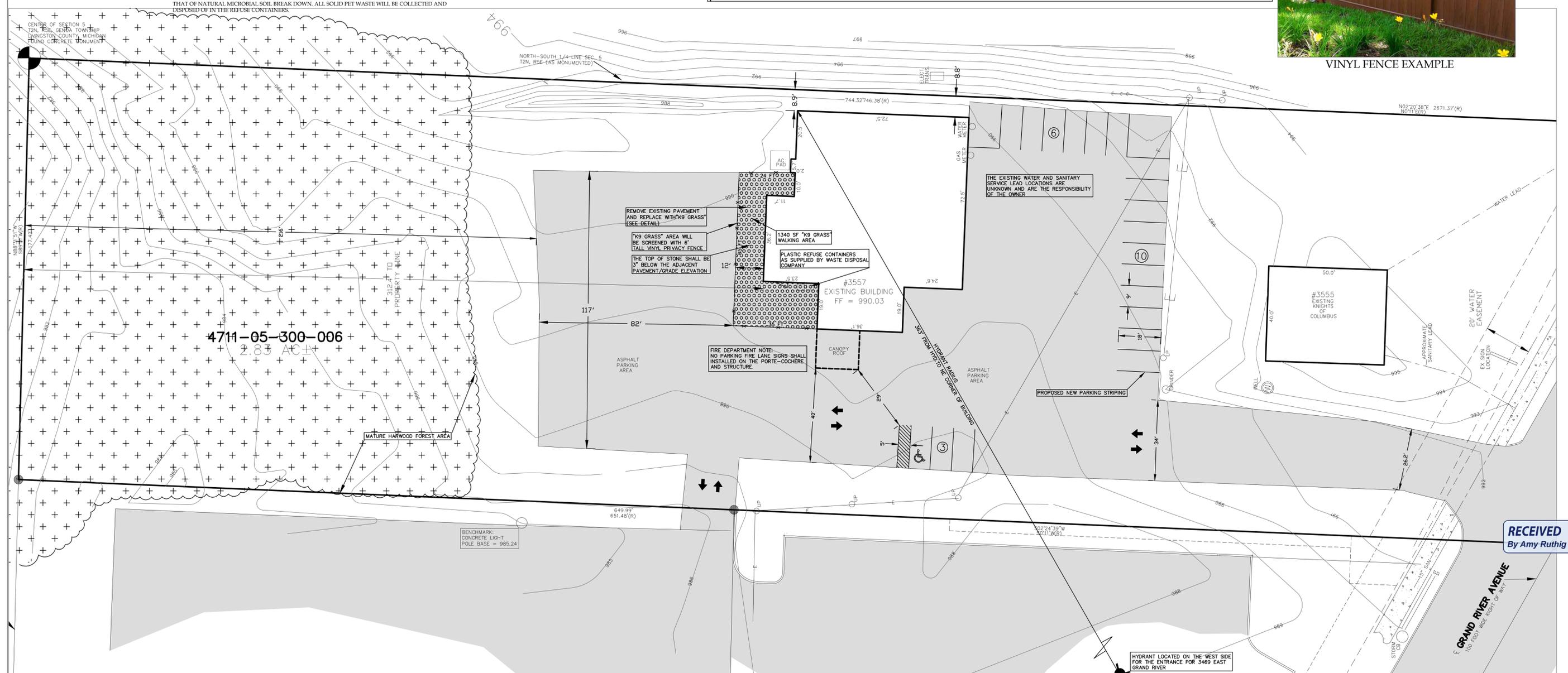
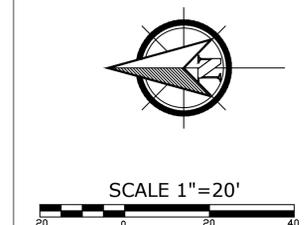
SPACES REQUIRED
1 SPACE PER STAFF MEMBER
1 SPACE PER EACH 5 ANIMALS
63 PETS / 5 ANIMALS/SPACE = 13 SPACES
5 EMPLOYEES = 5 SPACES
18 SPACES REQUIRED
19 SPACES PROVIDED

K9Grass System

Edge Detail - Installed over soil with hard and soft edges



VINYL FENCE EXAMPLE



Consulting Civil Engineers
"Engineering A Better Michigan"
Powell Engineering & Associates, LLC
4700 Cornerstone Drive, White Lake, Michigan 48383
P: 248.714.9895 info@powellengineeringllc.com

NOTE: AS AN AID TO THE CONTRACTOR, UNDERGROUND UTILITIES AND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOP AND AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE LOCATION, DEPTH OR TYPE OF ANY ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES NOT IDENTIFIED HEREON. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES / STRUCTURES LOCATED IN THESE PLANS IS NOT IDENTIFIED HEREON, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, NOTY HEREON, FROM THE START OF ANY CONSTRUCTION.

BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

**PET DAYCARE
SITE PLAN**
PET DAYCARE
GENOA TOWNSHIP

ISSUE DATES

SITE PLAN	5-16-18
SITE PLAN	7-27-18

RECEIVED
By Amy Ruthig at 5:08 pm, Aug 23, 2018

DRAWN	BBB
DESIGNED	BBB
APPROVED	MCP
P.E. JOB No.	18-454
SCALE	AS SHOWN

S1



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

GENOA

AUG 22 2018

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Volunteers of America Mt. 21415 Civic Center Drive
If applicant is not the owner, a letter of Authorization from Property Owner is needed. Southfield Mt. 48076

OWNER'S NAME & ADDRESS: _____

SITE ADDRESS: 2700 B. Gilman Blvd Howell Mt. PARCEL #(s): 11-06-200-102

APPLICANT PHONE: (248) 941-9326 OWNER PHONE: ()

LOCATION AND BRIEF DESCRIPTION OF SITE: located on lot of southeast
of Gratiot River access from the intersection of Milkenview
lane. Site has been used previously as a furniture store.

BRIEF STATEMENT OF PROPOSED USE: Retail Thrift store

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: Building will be renovated,
Parking lot to receive new asphalt, landscaping added

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: [Signature]

ADDRESS: 21415 Civic Center Drive Southfield Mt. 48076

Contact Information - Review Letters and Correspondence shall be forwarded to the following:		
<u>1) BRENT LAVANWAY</u>	of <u>BOSS ENGINEERING</u>	at <u>BRENTL@BOSSENG.COM</u>
Name	Business Affiliation	Email Address

FEE EXCEEDANCE AGREEMENT	
All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.	
SIGNATURE: <u>[Signature]</u>	DATE: <u>8/17/18</u>
PRINT NAME: <u>Brent Wilbur</u>	PHONE: <u>248-941-9326</u>

August 30, 2018

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Volunteers of America –Sketch Plan Review #1
Location:	2700 E. Grand River Avenue – south side of E. Grand River, east of Chilson Road
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the sketch plan submittal from Volunteers of America (dated 8/22/18) for re-use of and exterior improvements to an existing commercial building/site.

A. Summary

1. The Commission may reduce or waive the rear parking setback requirement given the presence of a shared access driveway.
2. We request the applicant provide a color rendering or color samples for the Commission’s consideration. If the paint is to match existing, a color photo and indication of such should be provided.
3. The Ordinance requires 2 loading spaces, though none are depicted.
4. The Ordinance requires an 8-foot wide bike path along the Grand River frontage.
5. We suggest a pedestrian connection and crosswalk striping/signage be provided across the front drive aisle.
6. We suggest the required greenbelt trees be provided, pending MDOT approval.
7. We suggest additional plantings be provided in the southeast corner of the site.
8. The proposed wall mounted light fixtures (shine outward with a visible light source) do not meet Ordinance standards (downward directed and cut-off).
9. We suggest the nonconforming pole sign be replaced with a compliant monument sign as part of this project.
10. We request the applicant provide an indication of how/when deliveries will be accepted and processed and suggest that an overflow/after hours drop-off area be added to the rear of the building.

B. Proposal/Process

The project entails re-use of an existing commercial building for a new retail thrift store.

Overall, the project includes interior renovations and exterior site improvements (parking lot and driveways, landscaping, lighting, signage and repairing/repainting portions of the building).

Procedurally, the Planning Commission has review and approval authority over sketch plans.



Aerial view of site and surroundings (looking south)

C. Sketch Plan Review

- 1. Dimensional Requirements.** The only dimensional standard impacted by the proposal is a new row of parking along the rear lot line, which does not provide the required setback (10'). However, Section 14.06.11 allows the Commission to reduce or waive this requirement given the presence of a shared access driveway.
- 2. Building Materials and Design.** The primary materials on the existing building are CMU and EIFS. The elevation drawings provided (Sheet A2) note the only changes as repair and painting of the existing building, as well as the installation of new canopies above the windows.

We request the applicant provide a color rendering or color samples for the Commission's consideration. If the paint is to match existing, a color photo and indication of such should be provided.

- 3. Parking.** The proposed parking has been reviewed for compliance with the standards of Article 14, as follows:

	Required	Proposed	Comments
Parking Spaces			
Retail (1/250 gross floor area)	81	87	In compliance
Barrier Free Spaces	4	4	In compliance
Dimensions			
Spaces (75 to 90-degree)	9' x 18'	9' x 18'	The two-way aisle on the east side of the site is slightly deficient in width; however, this is an existing condition
Drive aisle width (two-way)	24'	22.1'	
Drive aisle width (one-way)	18'	18' and 20'	
Loading			
Between 5,000 SF and 60,000 SF	2	Not depicted	The applicant will need to provide loading spaces per 14.08

- 4. Pedestrian Circulation.** The plan proposes a 6-foot wide concrete sidewalk along Grand River; however, Section 14.05 requires an 8-foot wide bike path. The plan also includes sidewalks around the building between parking/drives and the building itself.

We suggest a pedestrian connection be provided across the front drive to connect the public sidewalk with the building entrance, including crosswalk striping and signage, which will help to alert motorists to the potential of pedestrians in this area.

- 5. Vehicular Circulation.** The site has two existing shared driveways with access to/from Grand River and cross-access with the developed properties to the east and west.

There do not appear to be any changes to the circulation pattern; however, any comments provided by the Township Engineer must be addressed.

- 6. Waste Receptacle and Enclosure.** The proposed waste receptacle and enclosure have been reviewed for compliance with the standards of Section 12.04, as follows:

	Requirement	Proposed	Comments
Location	Rear yard or non-required side yard	Rear yard	Requirement met
Access	Clear access w/ out damaging buildings/vehicles	Sufficient maneuvering area for refuse removal vehicles	Requirement met
Base design	9' x 15' concrete pad	12' x 20' concrete pad	Requirement met
Enclosure	Must have lid 3-sided enclosure w/ gate Constructed of brick or wood 6' height	Lid provided 3 sides w/ vinyl gate across 4 th Brick matching building 6'-4" height	Requirements met

- 7. 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 8 canopy trees	20' width (in r-o-w) 2' tall hedge (55 shrubs)	Hedge requires authorization from MDOT Deficient by 8 canopy trees
Parking lot	870 SF landscaped area 9 canopy trees	7 landscaped islands 3 canopy trees	SF appears to be met, though calculations are not provided Deficient by 6 canopy trees
Buffer Zone C (E)	10' width 11 canopy trees OR 11 evergreen trees OR 44 shrubs	0' to 55' width 2 evergreen trees	The existing shared driveway prevents incorporation of the required buffer zone; however, there is area in the SE corner for additional plantings
Buffer Zone C (W)	10' width 11 canopy trees OR 11 evergreen trees OR 44 shrubs	0' width No plantings	The existing shared driveway prevents incorporation of the required buffer zone
Buffer Zone C (S)	10' width 16 canopy trees OR 16 evergreen trees OR 48 shrubs	1' to 4' width 1 evergreen tree	The proposed parking setback reduction prevents incorporation of the required buffer zone; however, there is area in the SE corner for additional plantings

* Section 12.02.13 gives the Commission the authority to reduce or waive planting requirements.

- 8. Exterior Lighting.** The submittal includes a photometric plan and fixture details proposing the use of 8 wall mounted fixtures.

The photometric plan complies with Ordinance requirements; however, the fixtures proposed will shine light outward instead of downward, and also have a visible light source.

The applicant must provide for new fixtures that are downward directed and cut-off, such that they shine light downward and do not have a visible light source.

- 9. Signs.** The submittal includes details of proposed signage. The proposed wall sign (35 square feet) is well within the sign area allowed for this building (100 square feet).

The proposal includes re-use of an existing nonconforming sign, by attaching a 33.3 square foot sign to an existing pole in the front yard. We suggest the nonconforming pole sign be replaced with a compliant monument sign as part of this project.

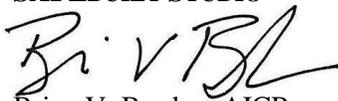
- 10. Miscellaneous.** Given the proposal for donation items to be dropped off in the front of the building, we request the applicant provide an indication of how/when deliveries will be accepted and processed.

Since it will be relatively visible from Grand River, our goal is to not have a large quantity of goods sitting in front of the building for an extended period of time.

In order to help mitigate this potential situation, we suggest the applicant provide an additional drop-off area at the rear of the building for use in the event of overflow traffic from the front of the building, or during non-business days/hours.

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 and steve.hannon@safebuilt.com.

Respectfully,
SAFEBUILT STUDIO


Brian V. Borden, AICP
Planning Manager


Stephen Hannon, AICP
Planner



September 4, 2018

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

Re: Volunteers of America Sketch Plan Review #1

Dear Ms. Van Marter:

Tetra Tech conducted a sketch plan review of the Volunteers of America plans submitted by Boss Engineering. Volunteers of America is proposing to remodel an existing building, located at 2700 E. Grand River Ave, Howell, MI, into a retail thrift store. Included in the submission were the sketch plan review application and the real estate purchase agreement. We offer the following comments:

- The sketch plan does not include the existing utilities. The petitioner should include the existing water main, sanitary sewer lead and existing well on the final plans. The connection to the existing well should be confirmed. If the connection exists, the building should be disconnected from the well and connected to the existing water main on the north side of the property. The well should be abandoned as part of the site improvements.
- The Petitioner should consider the use of diagonal parking spaces to accommodate parking in the one-way parking aisle.
- The parcel is currently draining stormwater to an off-site retention pond that is the subject of a petition for a county drain. The existing basin is part of the adjacent Maxey Ford parcel and is in need of improvements to control the erosion and facilitate a positive discharge from the basin. The LCDC is working with tributary parcels on establishing a drainage district to fund the initial improvements and ongoing maintenance of the basin and controlled outlet. The sketch plans should be sent to Livingston County Drain Commission (LCDC) for their review and approval.
- Curb and drainage structures should be included around the parking lot perimeter to control stormwater and vehicle access to the site. Placement of drainage structures shall be dependent on the response from the LCDC.

The petitioner should revise the site plan to address the above comments prior to approval. The stormwater control is the major engineering item that needs to be addressed through the LCDC.

If you have any questions, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary J. Markstrom', written over a blue circular stamp.

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

copy: Brent LaVanway, P.E. Boss Engineering
Ken Recker, Livingston County Drain Commission



BRIGHTON AREA FIRE AUTHORITY

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

September 5, 2018

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Volunteers of America
2700 E. Grand River
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on August 23, 2018 and the drawings are dated August 22, 2018. The project is based on the renovation of an existing building and site currently used as a Mercantile occupancy. The building has an overall square footage of approximately 20,170, not including the walkout basement level. The parcel is 1.85 acres and located along E. Grand River. The construction type is believed to be Type IIIB and appears to have numerous fire walls separating the structure into three fire areas that are not properly maintained. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

1. The water main location is not indicated on the submittal. Provide the location of the water main and the closest hydrant(s) to the site. A hydrant shall be located so that there is a hydrant within 400' hose-lay of all parts of the building.
2. The rear drive of the structure will be utilized for the emergency vehicle access for the site due to the front access not being capable of maintaining proper clear width under current layout. The drive along the rear shall be maintained at a minimum of 26' in width due to height of the building at the rear exceeding 30' from lowest level of emergency vehicle access. This drive width shall be maintained for the entire length (West to East) of the structure. With a width of 26' wide, the building side of the drive shall be marked as a fire lane every 25' where there are no designated parking areas. The access drive to the East of the structure is dimensioned at 22.1' and is required to be a minimum of 26' clear width and is also required to be signed with fire lane signage along the building side of the drive. Include the location of the additional proposed fire lane signage. 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.

IFC D 103.6

IFC D 103.1

IFC D 102.1

IFC D 103.3

3. Measuring from the highest to the lowest contour line and the distance between them, it is 8/58-feet or approximately 13.8% slope along this drive. The slope along this drive far exceeds the maximum 10% permitted for an emergency vehicle access drive. The slope must be revised to be within permissible limits.



September 5, 2018

Page 2

Volunteers of America

2700 E. Grand River

Site Plan Review

4. Access around building shall provide emergency vehicles with a minimum turning radius 30'-inside and 50'-outside.
5. A minimum vertical clearance of 13 ½ feet shall be maintained throughout the site.
6. The structure is an existing nonconforming. It appears to be provided with two firewalls that originally separated the structure into three fire areas. Over time these fire walls have been penetrated and opened without approval or permitting. Based on the square footage, occupancy classification and construction type, the building exceeds allowable square footage. There are numerous options to bring the structure back into code compliance that are required to be evaluated by an architect. It is recommended that the building be provided with fire sprinklers in lieu of repairing the fire separations to maintain the open space desired for the layout. The fire sprinkler system will also permit the reduction of the rear aerial access drive width from 26' to 20' as originally proposed.
7. Provide architectural drawings to the fire authority for review of egress and emergency access to the structure. Provide for all levels of the building including the basement.
8. The building shall include the building address on the building. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.

IFC 505.1
9. The location of a key box (Knox Box) shall be indicated on future submittals. The Knox box will be located adjacent to the front door of the structure.

IFC 506.1
10. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor.

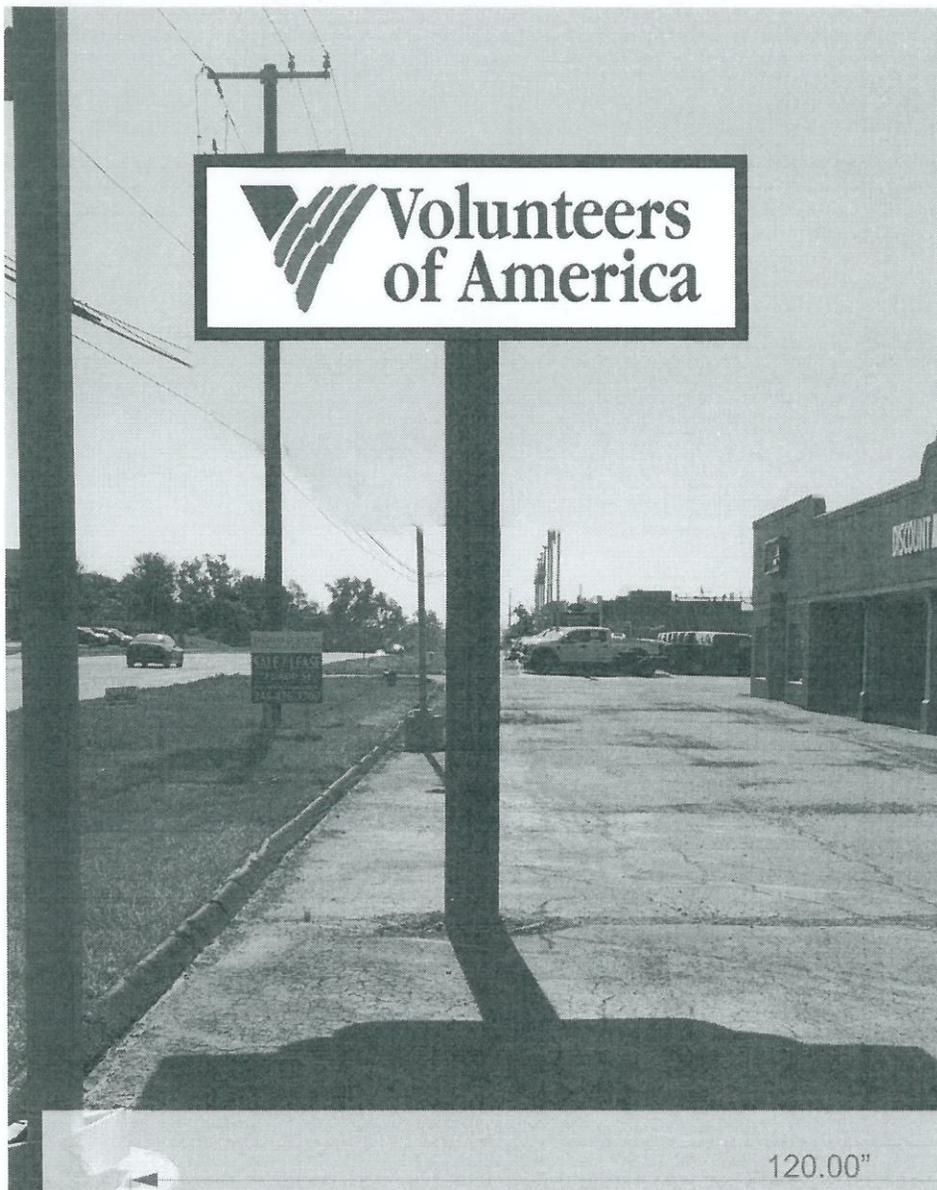
Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review any fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that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

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

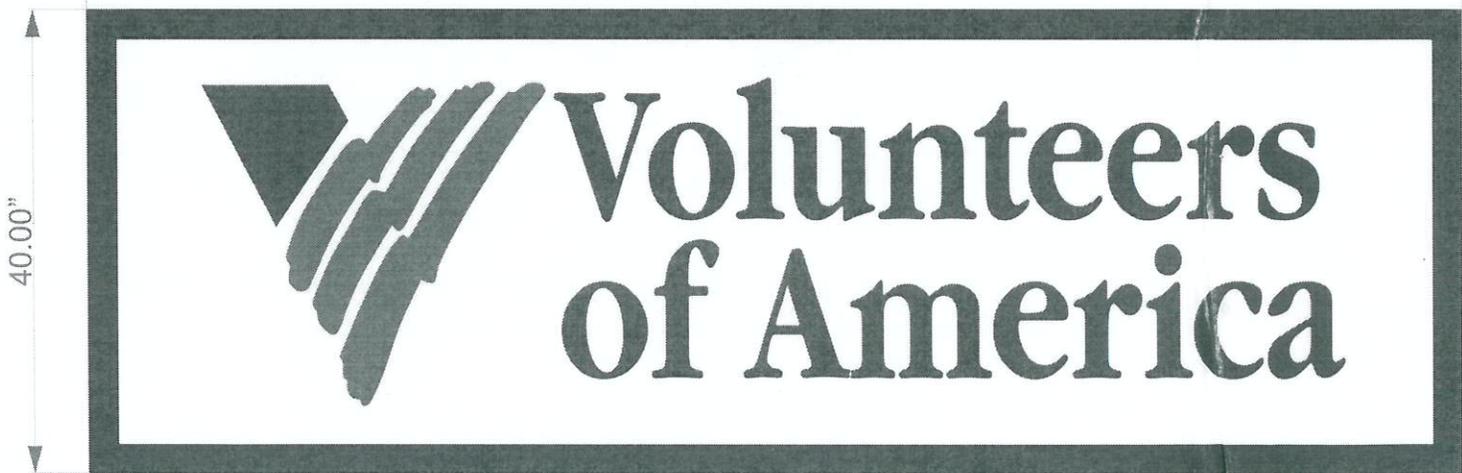
Cordially,

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

Rick Boisvert, CFPS
Fire Marshal



120.00"



40.00"

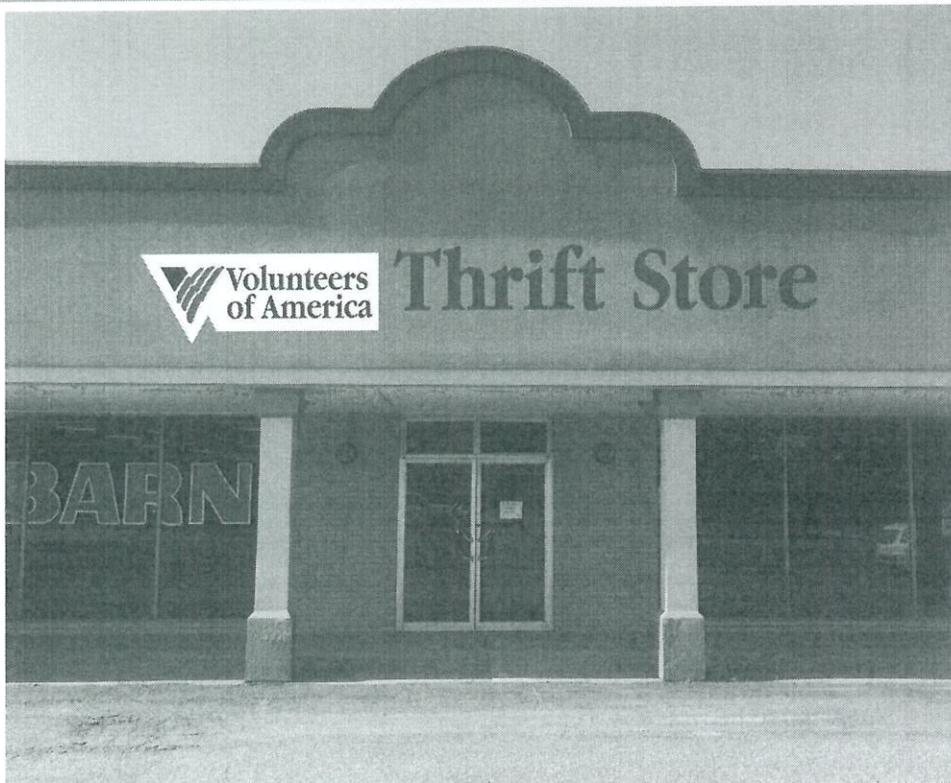
Double Sided 11.75" Wide Cabinet
 Face: 3/16" White Polycarbonate
 Retainer: 1.25"
 Decoration: Digital Print as Shown Above
 Material: White Translucent
 Laminate: Avery 2080 Matte



CUSTOMER APPROVAL: _____ DATE: _____
Distribution or exhibition of this design other than personnel of your company is expressly forbidden under stated agreement. In the event that such an exhibition should occur, Bill Carr Signs will be compensated for a minimum of \$300 to 15% of the proposed sign project.

Salesperson: Sean Africo
 COMPUTER CODE: Volunteers of America - Pole Sign
 DRAWING SCALE: NA DATE: 8.15.2018 DESIGNED BY: AMP





New Front Lit Channel Letters
 Face: 3/16" Red Acrylic
 Trim: 3/4" Red
 Returns: 4" Red Aluminum
 LED Lit

Mounted on Raceway
 Raceway Painted to Match Building

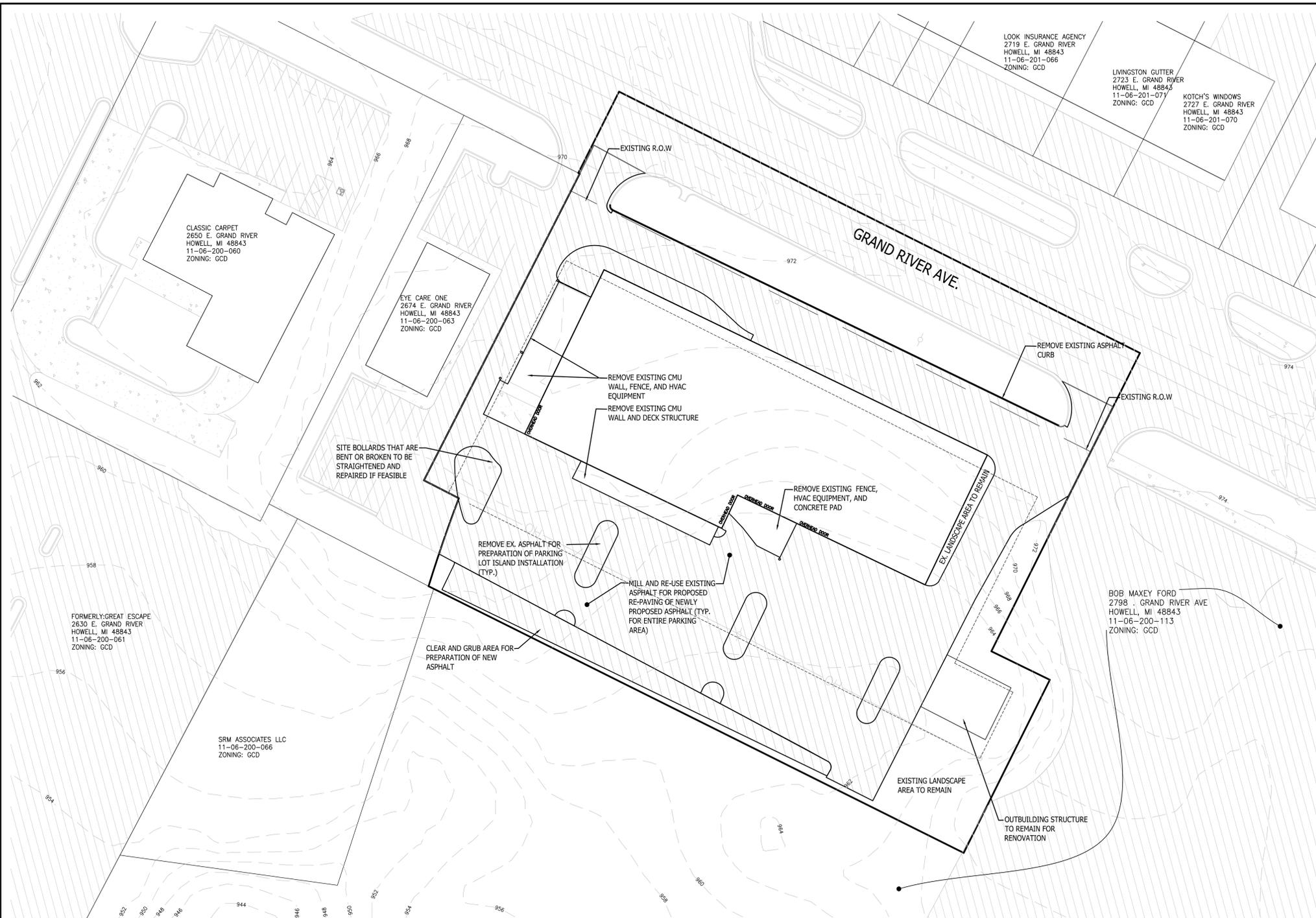
Capsule
 Face: 3/16" White Polycarbonate
 Trim: 3/4" White
 Returns: 4" White Aluminum
 LED Lit
 Mounted on Raceway
 Raceway Painted to Match Building



CUSTOMER APPROVAL: _____ DATE: _____
Distribution or exhibition of this design other than personnel of your company is expressly forbidden under stated agreement. In the event that such an exhibition should occur, Bill Carr Signs will be compensated for minimum of \$400 to 15% of the proposed sign project.

Salesperson Sean Africa
 COMPUTER CODE: Volunteers of America - Channel Letters
 DRAWING SCALE: NA DATE: 8.15.2018 DESIGNED BY: AMD



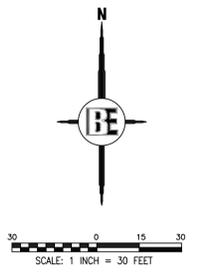


LOOK INSURANCE AGENCY
2719 E. GRAND RIVER
HOWELL, MI 48843
11-06-201-066
ZONING: GCD

LIVINGSTON CUTLER
2723 E. GRAND RIVER
HOWELL, MI 48843
11-06-201-071
ZONING: GCD

KOTCH'S WINDOWS
2727 E. GRAND RIVER
HOWELL, MI 48843
11-06-201-070
ZONING: GCD

- GENERAL SURVEY NOTES:**
- CURRENT ZONING: GCD (GENERAL COMMERCIAL DISTRICT)
 - MINIMUM SETBACK REQUIREMENTS:
FRONT = 70 FEET/ 35 FEET NO PARKING IN FRONT
SIDES = 10 FEET
REAR = 50 FEET
 - SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
 - EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
 - CONTOURS ARE SHOWN AT 2 FOOT INTERVALS.
 - SUBJECT PROPERTY IS DESIGNATED AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN (ZONE X) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), FOR THE TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, MAP NUMBER 260930307D, PANEL 307 OF 495, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
 - ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.



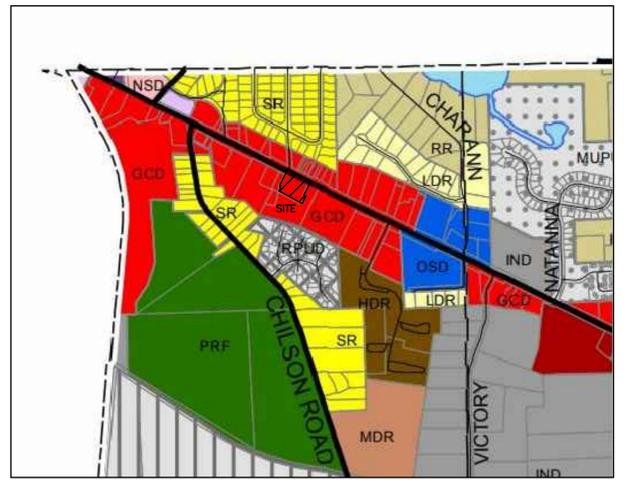
THE LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONDITIONS ARE FOUND THAT DIFFER SIGNIFICANTLY FROM THE PLAN.

BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

SOILS INFORMATION:
MoB- MIAMI LOAM; 2%-6% SLOPES



SITE AERIAL
(NO SCALE)



GENOA ZONING MAP
(NO SCALE)

LEGEND

<ul style="list-style-type: none"> — 900 — EXISTING CONTOUR • 921.00 EXISTING SPOT ELEVATION — S — STORM DRAINAGE FLOW — P — POWER POLE — G — GUY WIRE — H — HYDRANT — V — GATE VALVE — M — WATER MANHOLE — O — MANHOLE — B — STORM CATCH BASIN (BEEHIVE) — S — STORM CATCH BASIN (SQUARE) — I — STORM INVERT — W — WELL — T — TRANSFORMER PAD — R — TELEPHONE RISER — M — U.G. TELEPHONE MARKER — G — GAS METER — R — GAS RISER — M — U.G. GAS MARKER — R — ELECTRICAL RISER — M — U.G. ELECTRICAL MARKER — R — CABLE TV RISER — M — U.G. CABLE TV MARKER 	<ul style="list-style-type: none"> — M — MAILBOX — A — AIR CONDITIONING UNIT — L — LIGHT POLE — O — ORNAMENTAL LIGHT — S — SIGN — T — DECIDUOUS TREE — C — CONIFEROUS TREE — B — SOIL BORING — O — IRON SET — F — IRON FOUND — M — MONUMENT — C — SECTION CORNER — S — MARSH SYMBOL — SN — SANITARY SEWER — WM — WATER MAIN — ST — STORM SEWER — C — GAS MAIN — E — ELECTRIC — T — TELEPHONE — OH — OVERHEAD WIRES — X — FENCE 	<ul style="list-style-type: none"> — G — GAS PUMP — A — ANTENNA — D — SATELLITE DISH — B — NEWSPAPER BOX — M — PARKING METER — B — PHONE BOOTH — C — PUMP CHAMBER — C — CONC. — SAN MH — SANITARY MANHOLE — ST MH — STORM MANHOLE — C — CENTERLINE — L — LIBER — P — PAGE — L.C.R. — LIVINGSTON COUNTY RECORDS — (R&M) — RECORD AND MEASURED — P.O.B. — POINT OF BEGINNING — H — HANDICAP SYMBOL — H — HUB — W — WOOD LATH SET
---	---	---

EXISTING SITE NARRATIVE

EXISTING SITE IS LOCATED AT 2700 E. GRAND RIVER AVE HOWELL, MI AND IS IDENTIFIED BY TAX ID # 11-06-200-102. THE PROPOSED SITE PREVIOUSLY EXISTED AS TENPENNY FURNITURE. THE SITE CURRENTLY HAS ANGLED PARKING ALONG THE FRONTAGE OF THE PROPERTY WITH NO LANDSCAPING EXCEPT FOR THE MOWED AREA WITHIN THE MDOT RIGHT OF WAY. THE MAJORITY OF THE SITE CONSISTS OF ASPHALT PARKING AND AISLES THAT RANGES FROM MODERATE TO POOR CONDITION. THE EXISTING POLE MOUNTED SIGN IS CURRENTLY LOCATED IN FRONT OF THE BUILDING WITHIN THE ASPHALT PARKING LOT. ON THE WEST SIDE OF THE EXISTING BUILDING IS A SCREENING WALL AND CHAINLINK FENCE THAT ENCOMPASSES SOME MECHANICAL EQUIPMENT. THE REAR OF THE BUILDING HAS A WOODEN DECK STRUCTURE THAT IS IN POOR CONDITION ALONG WITH A CMU WALL AND ANOTHER CHAINLINK FENCE AREA THAT CONTAINS SOME ADDITIONAL MECHANICAL EQUIPMENT. THE LOWER LEVEL OF THE BUILDING AS WELL AS THE OUTBUILDING STRUCTURE USED TO FUNCTION AS A SEPARATE BUSINESS (CAR DETAILING) BUT, THAT TENANT HAS ALSO MOVED OUT OF THE BUILDING. NO LANDSCAPING EXISTS IN THE REAR OF SITE EXCEPT FOR SOME GRASSED AREAS TOWARDS THE SOUTH AND EAST SIDES. SITE LIGHTING APPEARS TO BE ABSENT FROM THE EXISTING SITE EXCEPT FOR SOME BUILDING MOUNTED LIGHTS. THE SITE APPEARS TO CONTAIN A WELL FROM WHICH IT DRAWS IT'S WATER AND IS CONNECTED TO M.H.O.G SANITARY SEWER. THE ELEVATIONS OF SITE VARY FROM RELATIVELY FLAT IN THE FRONT OF THE BUILDING TO HAVING SOME MILD TO MODERATE SLOPES IN THE BACK.

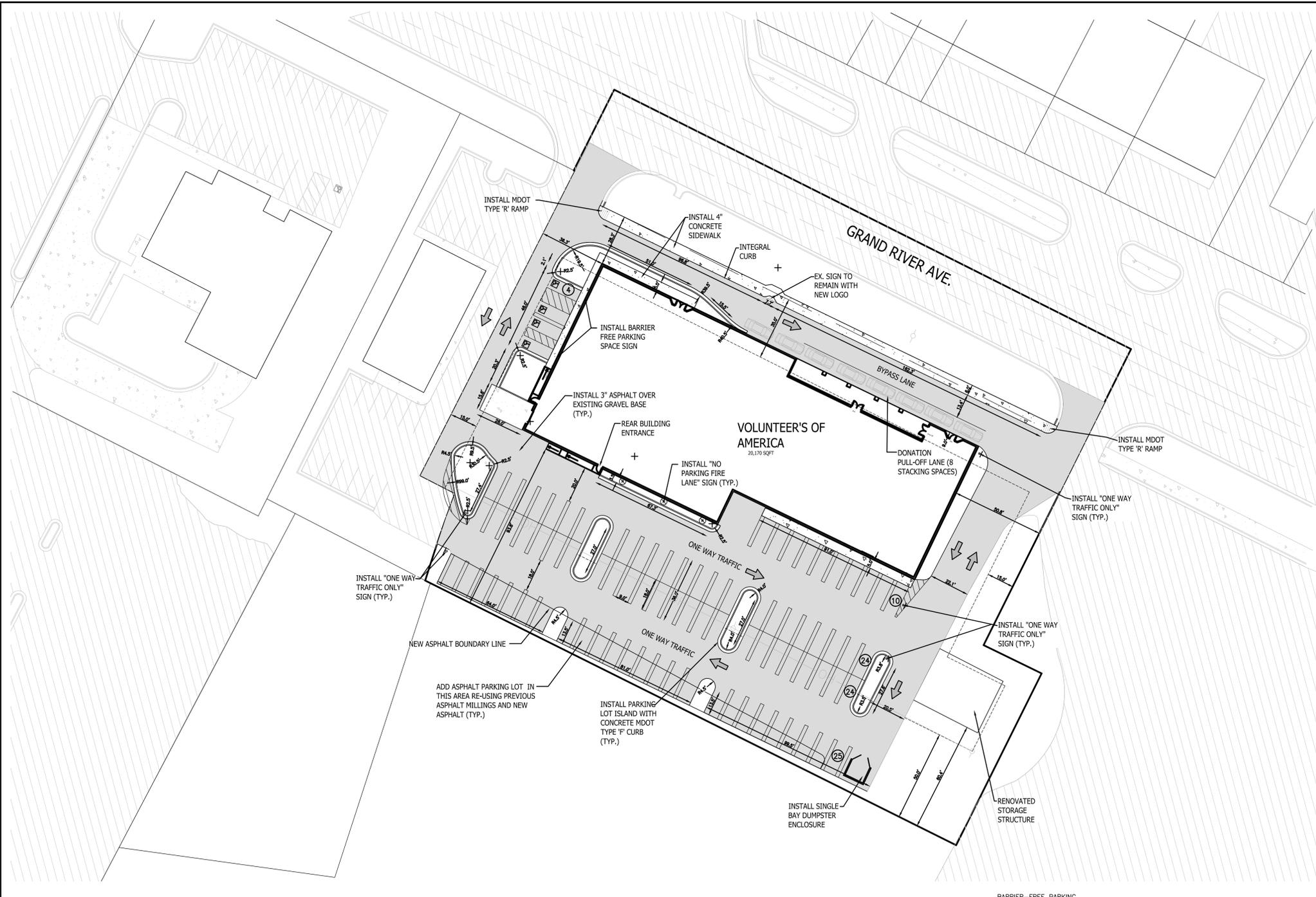
BEBOSS
Engineering
Planners Landscape Architects
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
800.246.6735 FAX 517.548.1670

VOLUNTEERS OF AMERICA
PREPARED FOR
VOLUNTEERS OF AMERICA
618 E. WALTON BLVD.
PONTIAC, MI 48340
800.552.1515

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT	NO. BY	DATE
PREPARED FOR	REVISION PER	
TITLE		
DESIGNED BY: CH		
DRAWN BY: CH		
CHECKED BY:		
SCALE 1" = 30'		
JOB NO. 18-307		
DATE 8-22-18		
SHEET NO.		





SITE IMPROVEMENTS NARRATIVE

AS PREVIOUSLY DESCRIBED ON SHEET 2 UNDER THE EXISTING CONDITIONS NARRATIVE CERTAIN ELEMENTS OF THE PROPOSED SITE PLAN WOULD INCLUDE MILLING OF THE EXISTING ASPHALT TO BE RE-USED IN RE-PAVING PORTIONS OF THE SITE THAT REQUIRE NEW ASPHALT, REMOVING THE WOODEN DECK STRUCTURE ALONG WITH SOME OF THE CMU SCREENING WALLS THAT ARE IN POOR CONDITION, ADDING LANDSCAPING TO BUILDING FRONTAGE AS WELL AS REAR PARKING LOT, ADDING A CONCRETE SIDEWALK ALONG THE FRONTAGE OF THE SITE ESSENTIALLY CONTINUING THE SIDEWALK RECENTLY INSTALLED TO THE PROPERTY ON THE EAST, AND IMPROVING SITE CIRCULATION. INTERIOR RENOVATIONS WILL ALSO BE MADE TO HELP IMPROVE THE OVERALL APPEARANCE OF THE BUILDING. THE PROPOSED USE WILL REMAIN SIMILAR IN THAT THE BUILDING WILL STILL FUNCTION AS A RETAIL STORE THAT HAS AREAS FOR SORTING AND STORAGE. THE LOWER LEVEL AND OUTBUILDING WILL BE THE AREAS DEDICATED TO STORAGE PURPOSES.



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN ARE ACCURATE. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES BEFORE ANY EXCAVATION OR INSTALLATION OF NEW UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONDITIONS ARE FOUND THAT DIFFER FROM THE INFORMATION SHOWN ON THESE DRAWINGS.

BE
BEFORE YOU DIG
CALL 811
OR VISIT
1-800-4-A-DAWG

SITE NOTES

- BUILDING MOUNTED LIGHTS WILL BE PLACED STRATEGICALLY AROUND THE BUILDING TO PROVIDE SUFFICIENT ILLUMINATION FOR THE DESIGNATED PARKING AREAS.
- MECHANICAL EQUIPMENT IF GROUND MOUNTED WILL BE ADEQUATELY SCREENED OR BE MOVED TO THE ROOF.
- LOWER LEVEL OF BUILDING WILL BE USED STRICTLY AS STORAGE SPACE ALONG WITH THE OUTBUILDING STRUCTURE AFTER RENOVATED.
- MDOT RIGHT OF WAY PERMIT WILL BE OBTAINED PRIOR TO INSTALLING SIDEWALK AND LANDSCAPING ADJACENT TO PROPOSED BYPASS LANE.
- SIDEWALK AND LANDSCAPING ALONG BYPASS LANE ARE DEPENDENT UPON MDOT APPROVAL OF PERMIT TO WORK WITHIN RIGHT OF WAY.
- SEE SHEET 7 FOR ANY DETAILS NOT SHOWN ON THIS SHEET.
- BUILDING WILL UTILIZE EXISTING SANITARY LEADS AND WATER LINE FROM ON-SITE WELL. NO CHANGES ARE PROPOSED TO ANY EXISTING UTILITIES.

LEGEND

PROPOSED (PR)	EXISTING (EX)	
900	900	CONTOUR
T/C		STORM DRAINAGE FLOW
XXX.XX	+922.08	SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
FG	FG	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RIM	RIM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARYARD STRUCTURE
ES	ES	END-SECTION
GV	GV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
MANHOLE	MANHOLE	MANHOLE
INLET / CATCHBASIN	INLET / CATCHBASIN	INLET / CATCHBASIN
FLARED END-SECTION	FLARED END-SECTION	FLARED END-SECTION
GATE VALVE	GATE VALVE	GATE VALVE
HYDRANT	HYDRANT	HYDRANT
UTILITY POLE	UTILITY POLE	UTILITY POLE
FENCE	FENCE	FENCE
SIGN	SIGN	SIGN
NOT FIELD VERIFIED TO BE REMOVED	NFV	NOT FIELD VERIFIED TO BE REMOVED
COMPACTED SAND BACKFILL		COMPACTED SAND BACKFILL
SANITARY SEWER LABEL		SANITARY SEWER LABEL
STORM SEWER LABEL		STORM SEWER LABEL
WATER MAIN LABEL		WATER MAIN LABEL
SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)		SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
SILT FENCE		SILT FENCE
LIMITS OF GRADING/CLEARING		LIMITS OF GRADING/CLEARING
WETLAND BOUNDARY		WETLAND BOUNDARY

SITE IMPERVIOUS/PERVIOUS NARRATIVE

IN ORDER TO ACCOMMODATE THE SOUTHERN MOST ROW OF PARKING ON THE SITE, EXISTING VEGETATED OR SOFTSCAPE AREAS NEEDED TO BE CLEARED AND REPLACED WITH ASPHALT. ONE OF THE GOALS OF THIS OCCUPATION OF THE SITE BY THE PROPOSED APPLICANT IS TO KEEP THE EXISTING STORMWATER DRAINAGE PATTERNS INTACT AND THE AMOUNT OF RUN-OFF THE SAME. BELOW IS THE CALCULATION SHOWING HOW THIS SITE ACHIEVES THAT GOAL:

EXISTING AMOUNT OF PERVIOUS/SOFTSCAPE AREA CHANGED TO IMPERVIOUS : 2,780 SQFT (ADDITION TO PARKING LOT TO ACCOMMODATE SOUTHERN MOST ROW OF PARKING)

PERVIOUS/SOFTSCAPE AREA ADDED TO THE PLAN:

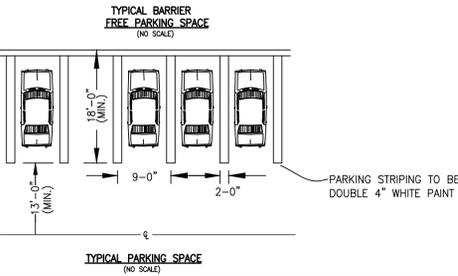
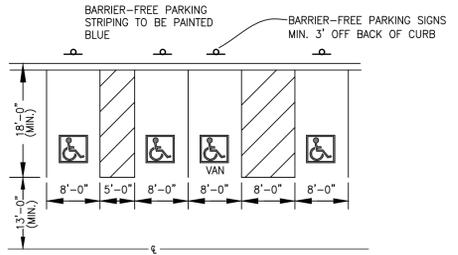
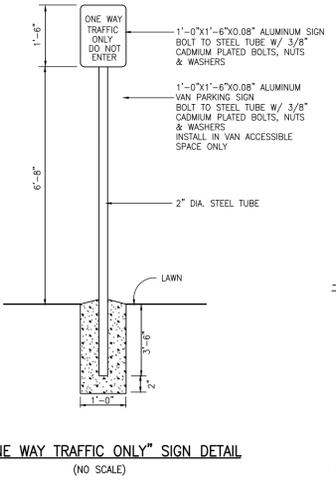
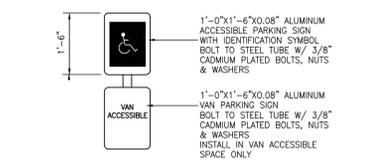
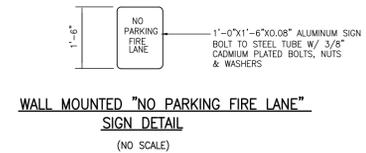
- 2 PARKING PENINSULAS IN SOUTHERN MOST ROW OF PARKING = 270 SQFT
- 3 PARKING LOT ISLANDS (LINEAR SHAPE) = 775 SQFT
- 1 PARKING LOT ISLAND TOWARDS WEST PROPERTY LINE = 536 SQFT
- PLANT BED AGAINST THE BUILDING NEAR REAR ENTRANCE = 243 SQFT
- SQUARE PLANT BED NEAR HANDICAPPED PARKING = 394 SQFT
- NORTHWEST BUILDING CORNER PLANT BED = 598 SQFT

TOTAL PERVIOUS AREA ADDED = 2,816 SQFT

NET PERVIOUS/IMPERVIOUS

PERVIOUS ADDED = 2,816 SQFT
PERVIOUS DELETED = 2,780 SQFT

NET GAIN IN PERVIOUS AREA ON SITE = 36 SQFT



SITE DATA

- ZONING : GCD - GENERAL COMMERCIAL DISTRICT
 - SITE AREA - 1.85 AC
 - MAX. BLDG. HT. ALLOWED - 35 FT/2 STORIES PROVIDED: NO CHANGE
 - MAX LOT COVERAGE - 35% BUILDING, 75% IMPERVIOUS PROVIDED:
 - SETBACKS PROVIDED
FRONT - 70 FT., 35 FT IF NO PARKING 28.5 FT. (EXISTING)
SIDE - 15 FT. 36.3 FT.
REAR - 50 FT. 60.4 FT.
 - PARKING:
RETAIL - 1 SPACE PER 250 SQ. FT. GROSS LEASABLE FLOOR SPACE.
PARKING REQUIRED = 20,170 SQ. FT. / 250 SQFT = 81 SPACES
PARKING PROVIDED = 87 SPACES (INCLUDING 4 BARRIER FREE SPACES)
 - ALL BUILDING SIGNAGE SHALL COMPLY WITH THE GENOA TOWNSHIP ZONING ORDINANCE. THE EXISTING POLE MOUNTED SIGN IS TO REMAIN AND WILL REFLECT THE NEW TENANT'S BUSINESS NAME.
- EMERGENCY ACCESS ROUTE NOTE:**
THE EMERGENCY ACCESS ROUTE AROUND THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO MAINTAIN A MINIMUM TURNING RADIUS OF 30' INSIDE AND 50' OUTSIDE AND SHALL ALLOW A MINIMUM VERTICAL CLEARANCE OF 13.5 FT.
- BUILDING ADDRESS NOTE:**
THE BUILDING IS TO HAVE THE ADDRESS NUMBERS ON THE BUILDING. THE NUMBERS ARE TO BE A MINIMUM OF 6" HIGH AND OF CONTRASTING COLORS AND BE CLEARLY VISIBLE FROM THE STREET (LATSON ROAD). THE LOCATION AND SIZE SHALL BE VERIFIED PRIOR TO INSTALLATION.

BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects

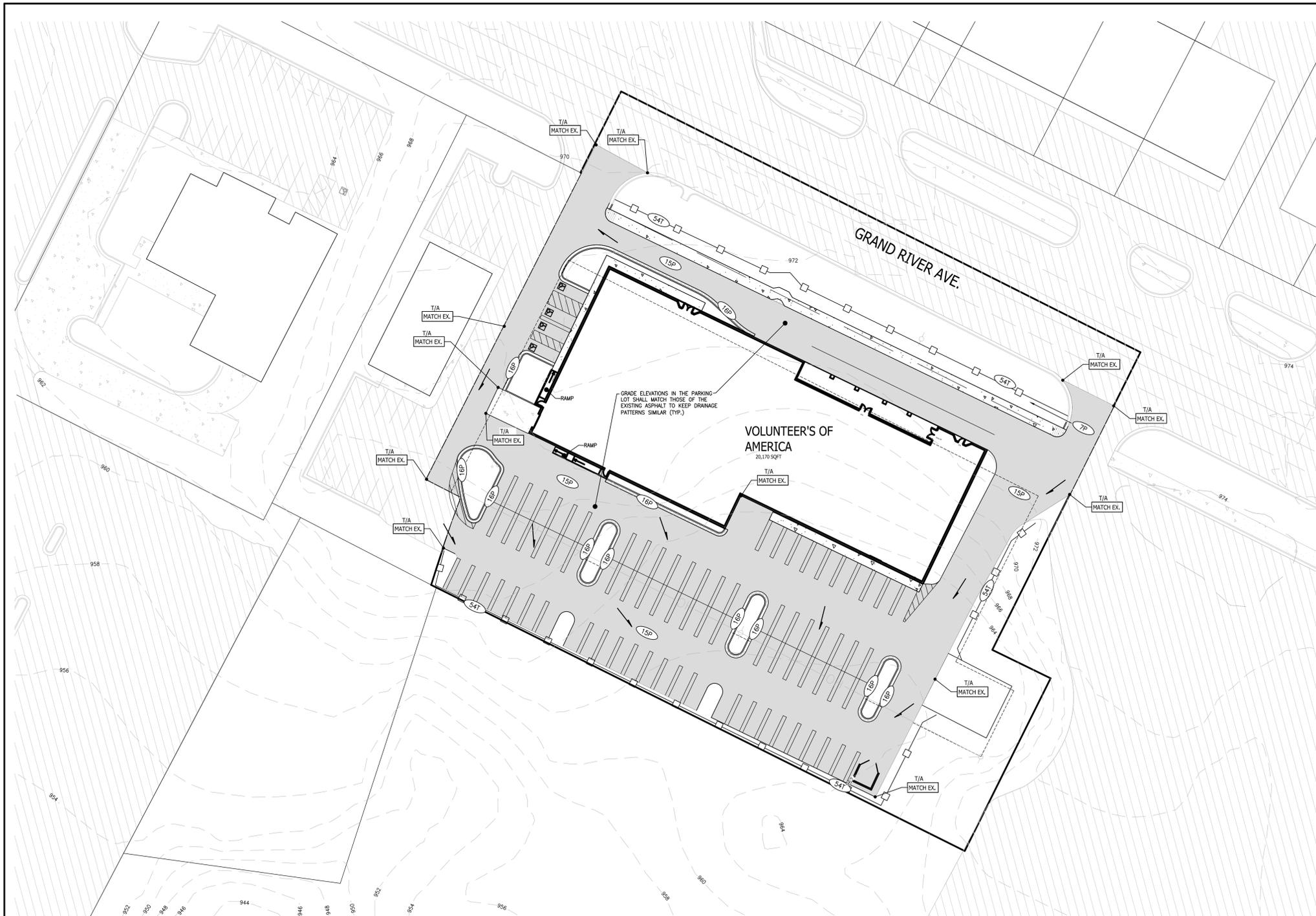
VOLUNTEERS OF AMERICA
VOLUNTEERS OF AMERICA
618 E. WALTON BLVD.
PONTIAC, MI 48340
800.552.1515

PROJECT: VOLUNTEERS OF AMERICA
PREPARED FOR: VOLUNTEERS OF AMERICA
TITLE: SITE PLAN

NO	BY	REVISION	DATE

DESIGNED BY: CH
DRAWN BY: CH
CHECKED BY:
SCALE: 1" = 30'
JOB NO. 18-307
DATE: 8-22-18
SHEET NO. 3





7		HYDRO SEEDING	EFFECTIVE ON LARGE AREAS. MULCH TACKING AGENT USED TO PROVIDE IMMEDIATE PROTECTION UNTIL GRASS IS ROOTED. SHOULD INCLUDE PREPARED TOPSOIL BED.
15		PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY. IRREGULAR SURFACE WILL KEEP SLOW VELOCITY.
16		CURB & GUTTER	KEEPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE. COLLECTS AND CONDUCTS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY.
54		USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)	

T= TEMPORARY, P = PERMANENT
 TOTAL AREA TO BE DISTURBED = 71,092S.F. (1.63 AC.)



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE FOUND. THE ENGINEER SHALL NOTIFY THE CONTRACTOR OF ANY CONFLICTS FOUND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS FOUND. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS FOUND.

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

STORMWATER NARRATIVE-EXISTING CONDITIONS

STORMWATER FOR THE EXISTING SITE SHEET FLOWS TOWARDS THE REAR OF THE PROPERTY WHICH IS THE LOWEST POINT ON THE SITE. THE ADJACENT PROPERTY TO THE EAST UTILIZES A LARGE BASIN THAT MANAGES ITS STORMWATER BUT ALSO THE STORMWATER FROM A NUMBER OF ADJACENT PROPERTIES INCLUDING THE PROPOSED SITE. IT APPEARS THAT A PORTION OF THE FRONT OF THE SITE MAY SHEET FLOW OUT INTO GRAND RIVER. * PLEASE NOTE NO STORM STRUCTURES CURRENTLY EXIST ON-SITE.

STORMWATER NARRATIVE-PROPOSED LAYOUT

THE PROPOSED STORMWATER MANAGEMENT PLAN WILL NOT DIFFER FROM THE CURRENT DRAINAGE PATTERNS ON-SITE. THE PARKING LOT WILL BE RE-PAVED TO MATCH/MEET EXISTING GRADES AND CURB ISLANDS WILL BE ADDED. OVERALL THE SITE WILL CONTINUE TO SHEET FLOW TOWARDS THE REAR OF THE SITE AND DRAIN INTO THE ADJACENT BASIN LOCATED TO THE SOUTH.

**LIVINGSTON COUNTY SOIL EROSION PERMIT TEMPLATE
 TEMPORARY CONTROLS AND SEQUENCE**

- NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.
- IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974 THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK. PERMITTING STANDARDS
- 36" M.D.Q.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
- ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.
- PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET. SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.

STORM DRAINS

- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER BALE INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
- BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFFLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
- ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
- IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.

STABILIZATION

- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
- IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.
- PERMIT FEES DURING THE WINTER PERIOD OF NON-CONSTRUCTION, (DECEMBER 1 THROUGH MARCH 31), SHALL NOT BE IMPOSED IF THE PERMIT HOLDER TEMPORARILY STABILIZES THE EXPOSED AREAS WITH STRAW MATTING, AND OTHER APPROVED CONTROLS, AND OBTAINS A WINTER STABILIZATION CERTIFICATE FROM THIS OFFICE.
- PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
- THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.
- THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.
- PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:
 3" IN DEPTH
 GRASS SEED 210 LBS. PER ACRE
 FERTILIZER 150 LBS. PER ACRE
 STRAW MULCH 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)

- HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

SOIL EROSION CONTROL

CUTTING, FILLING AND GRADING SHALL BE MINIMIZED AND THE NATURAL TOPOGRAPHY OF THE SITE SHALL BE PRESERVED TO THE MAXIMUM POSSIBLE EXTENT, EXCEPT WHERE SPECIFIC FINDINGS DEMONSTRATE THAT MAJOR ALTERATIONS WILL STILL MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE.

DEVELOPMENT SHALL BE STAGED TO KEEP THE EXPOSED AREAS OF SOIL AS SMALL AS PRACTICABLE.

SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED BETWEEN THE DISTURBED AREA AND ANY WATERCOURSES, INCLUDING RIVERS, STREAMS, CREEKS, LAKES, PONDS AND OTHER WATERCOURSES; WETLANDS; OR ROADWAYS ON OR NEAR THE SITE.

SEDIMENT RESULTING FROM ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE THAT WATER LEAVES THE SITE.

TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR AWAY FROM THE SITE SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.

TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AFTER PERMANENT SOIL EROSION CONTROL MEASURES HAVE BEEN IMPLEMENTED. ALL SITES SHALL BE STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES.

IF LAKES, PONDS, CREEKS, STREAMS, OR WETLANDS ARE LOCATED ON OR NEAR THE SITE, EROSION CONTROL MEASURES WHICH DIVERT RUNOFF AND TRAP SEDIMENT MUST BE PROVIDED AT STRATEGIC LOCATIONS. STRAW BALE BERMS MAY BE USED AS TEMPORARY STORMWATER DIVERSION STRUCTURES, BUT WILL NOT BE CONSIDERED SUFFICIENT FOR TRAPPING SEDIMENT. THE USE OF SEDIMENT BASINS, FILTER FABRIC, VEGETATED BUFFER STRIPS, AND ROCK FILTERS IN LIEU OF STRAW BALE BERMS SHALL BE STRONGLY ENCOURAGED. OTHER MEASURES MAY BE REQUIRED IF REASONABLY DETERMINED TO BE NECESSARY TO PROTECT A WATERCOURSE OR WETLAND.

WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHEN SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED.

PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 15 (FIFTEEN) CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

VEGETATED BUFFER STRIPS SHALL BE CREATED OR RETAINED ALONG THE EDGES OF ALL LAKES, PONDS, CREEKS, STREAMS, OTHER WATERCOURSES, OR WETLANDS.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL RECEIVE REGULAR MAINTENANCE TO ASSURE PROPER FUNCTIONING.

THE PERMANENT SOIL EROSION CONTROLS WILL BE MAINTAINED BY USA 2 GO.

SOIL EROSION CONTROL - SEQUENCE OF OPERATION (NEW CONSTRUCTION)

INSTALL CRUSHED CONCRETE ACCESS DRIVE AND TEMPORARY CULVERTS AT THE SITE ENTRANCE AS INDICATED ON THE PLANS. (ONE DAY)

INSTALL SILT FENCE OR SIMILAR APPROVED SILT BARRIER ALONG PROPERTY LINES AND AROUND SENSITIVE NATURAL FEATURES AS INDICATED ON THE PLANS. (ONE DAY)

IF INDICATED ON CONSTRUCTION PLANS, SEDIMENTATION BASINS, DETENTION POND, ETC., SHALL BE CONSTRUCTED PRIOR TO THE INSTALLATION OF ANY OTHER WORK.

STRIP EXISTING TOPSOIL, VEGETATION AND ORGANIC MATTER FROM BUILDING PAD AND PARKING AREAS. COMMENCE LAND BALANCE AND MASS GRADING OPERATIONS. MAINTAIN A MINIMUM BUFFER OF 15' OF EXISTING VEGETATION WHEREVER POSSIBLE AROUND SITE PERIMETER. STOCK PILES SHOULD BE LOCATED AWAY FROM EXISTING DRAINAGE FACILITIES. (TWO DAYS)

EXCAVATE AND INSTALL UNDERGROUND UTILITIES. INSTALL PEASTONE INLET FILTERS AROUND ALL NEW STORM SEWER FACILITIES AS INDICATED ON THE PLANS. EXISTING AND PROPOSED STORM SEWER FACILITIES SHALL BE PROTECTED FROM EROSION AND SEDIMENT INFILTRATION AT ALL TIMES. (FOUR DAYS)

COMMENCE FINAL GRADING AND TRIMMING OPERATIONS. PREPARE SUBGRADE FOR INSTALLATION OF PROPOSED PAVEMENT. (TWO DAYS)

SEED AND MULCH ALL DISTURBED SITE AREAS AND INSTALLED SITE LANDSCAPING. (ONE DAY)

REMOVE CONSTRUCTION DEBRIS AND JET VAC NEWLY INSTALLED STORM SEWER SYSTEM AS REQUIRED BY THE MUNICIPALITY. (TWO DAYS)

REMOVE ALL REMAINING TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PERMANENT MEASURES ARE ESTABLISHED. (ONE DAY)

WHenever possible, the site shall be graded to within six inches (6") of the proposed finish grade prior to installation of underground facilities.

STAGING OF PROPOSED WORK SHALL BE COMPLETED BY THE CONTRACTOR AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.

THE TEMPORARY SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY RSP CONSTRUCTION AT PHONE NUMBER (248) 747-3773.

CONSTRUCTION SEQUENCE

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

1 DAY	1. INSTALL SILT FENCE AND STORM DRAINAGE PROTECTION.
5 DAYS	2. ASPHALT MILLING
120 DAYS	3. BEGIN BUILDING RENOVATIONS
7 DAYS	4. INSTALL PAVEMENT, CURB, AND WALKS
3 DAY	5. FINE GRADE, SPREAD TOPSOIL AND SEED.
1 DAY	6. REMOVE ALL EROSION CONTROL STRUCTURES.

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

ACTIVITY	DAILY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH		X	X	X
CLEAN INLETS		X	X	X
COLLECT LITTER		X	X	X
SWEEP PAVED AREAS		X	X	X
SCRAPE PAVED AREAS	X			X

CONTROLS & MEASURES NARRATIVE

ACTIVITY	DESCRIPTION
MAINTAIN LANDSCAPING, REPLACE MULCH	COLLECT GRASS, TREE, AND SHRUB CLIPPINGS. DISPOSE IN APPROVED CONTAINER. REPLACE DEAD SO2, TREES AND SHRUBS.
CLEAN INLETS	REMOVE LITTER, SEDIMENT, AND DEBRIS. DISPOSE OF IN APPROVED LANDFILL.
COLLECT LITTER	DISPOSE OF WITH INLET DEBRIS.
SWEEP PARKING LOT	REMOVE MUD, DIRT, GREASE AND OIL WITH PERIODIC SWEEPING.
DUST CONTROL	SPRINKLE WATER AS NEEDED

LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
		CONTOUR
		STORM DRAINAGE FLOW
		SPOT ELEVATION
		MODIFIED CURB

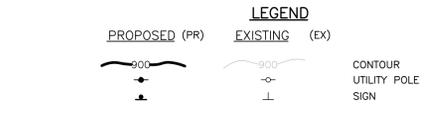
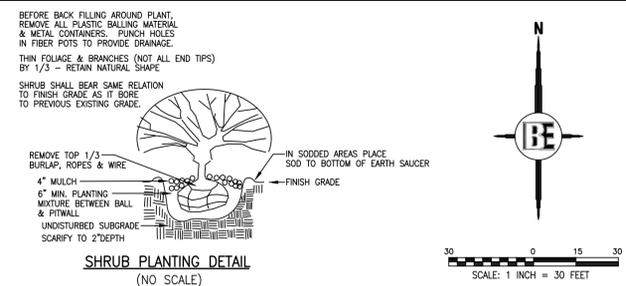
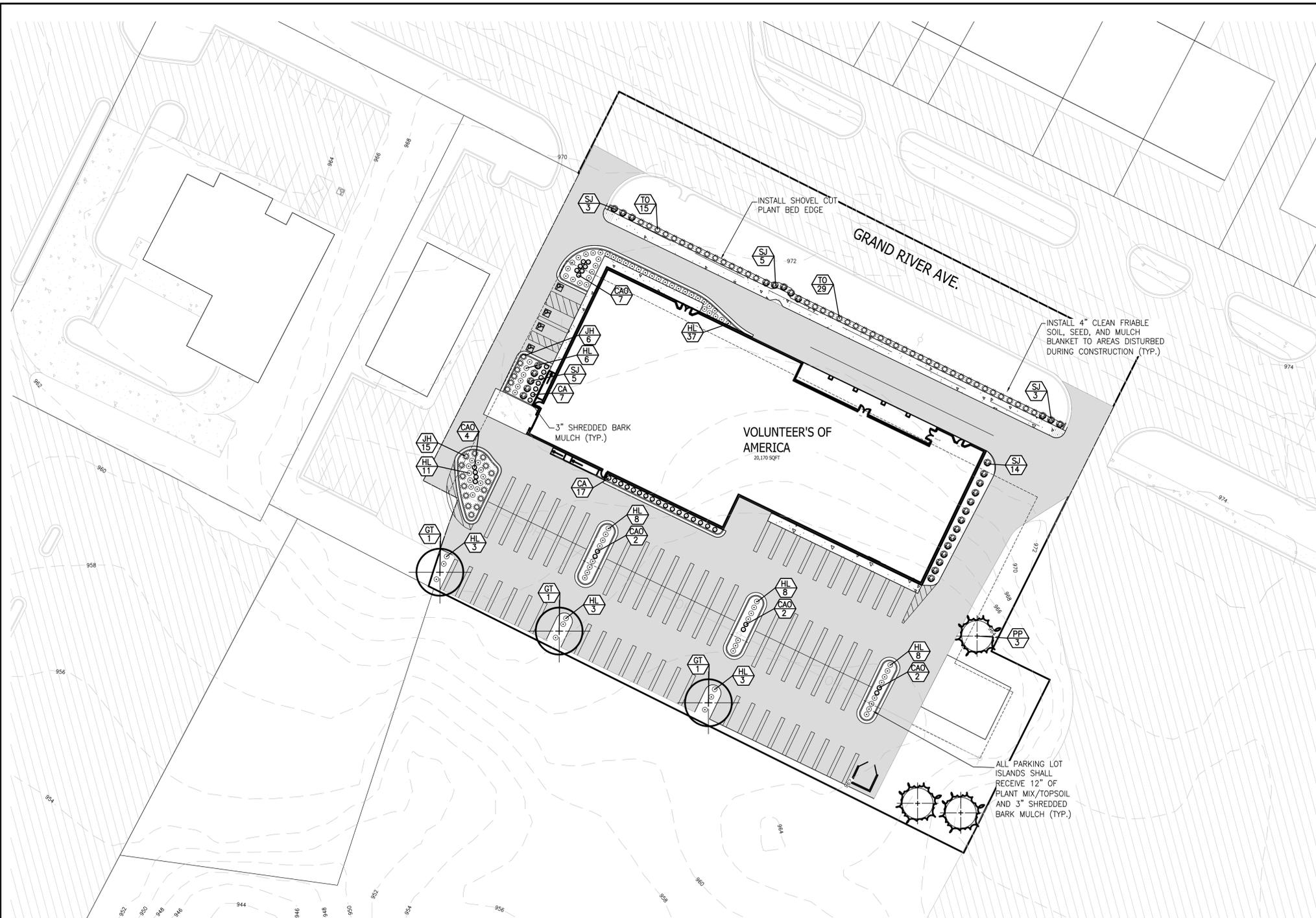
NOTES:
 -THE TIMING IN THE CONSTRUCTION SEQUENCE IS AN APPROXIMATION OF THE AMOUNT OF TIME NEEDED FOR EACH STEP/PROCESS. SOME STEPS WILL BE GOING ON CONCURRENTLY WITH OTHERS (E.G. THE BUILDING WILL BE AMIDST CONSTRUCTION WHILE CURB AND CUTTER WILL BE INSTALLED). BUT THE OVERALL ORDER OF EVENTS WILL BE AS LISTED TO ENSURE PROPER SITE CONSTRUCTION ACTIVITY MAINTENANCE.
 -STRUCTURAL SEDIMENT CONTROLS NEED TO BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS AS WELL AS WITHIN 24 HOURS AFTER A STORM EVENT.

PROJECT: VOLUNTEERS OF AMERICA
 PREPARED FOR: VOLUNTEERS OF AMERICA
 TITLE: GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN

NO.	DATE	REVISION	BY

DESIGNED BY: CH
 DRAWN BY: CH
 CHECKED BY:
 SCALE: 1" = 30'
 JOB NO. 18-307
 DATE: 8-22-18
 SHEET NO. 4

BOSS
 ENGINEERS ARCHITECTS



GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY AND SHALL BE NURSERY GROWN. ALL SIZES AND MEASUREMENTS SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRM, INTACT AND SECURELY WRAPPED AND BOUND.
3. ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF 12 INCHES AND BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
4. PLANTING MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL FROM ON SITE, 1 PART PEAT, AND 5 POUNDS OF SUPERPHOSPHATE PER CUBIC YARD OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED TO A UNIFORM CONSISTENCY.
5. ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A 4 INCH LAYER OF SHREDDED BARK MULCH.
6. ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
7. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.
8. EDGING, WHERE NOTED ON THE PLANS, SHALL BE BLACK ALUMINUM EDGING, 3/16" X 4". INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
9. SOD SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPRISED OF A BLEND OF AT LEAST TWO KENTUCKY BLUEGRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4 INCH, AND CUT IN UNIFORM STRIPS NOT LESS THAN 10 INCHES BY 18 INCHES. SOD SHALL BE KEPT MOIST AND LAID WITHIN 36 HOURS AFTER CUTTING.
10. ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.

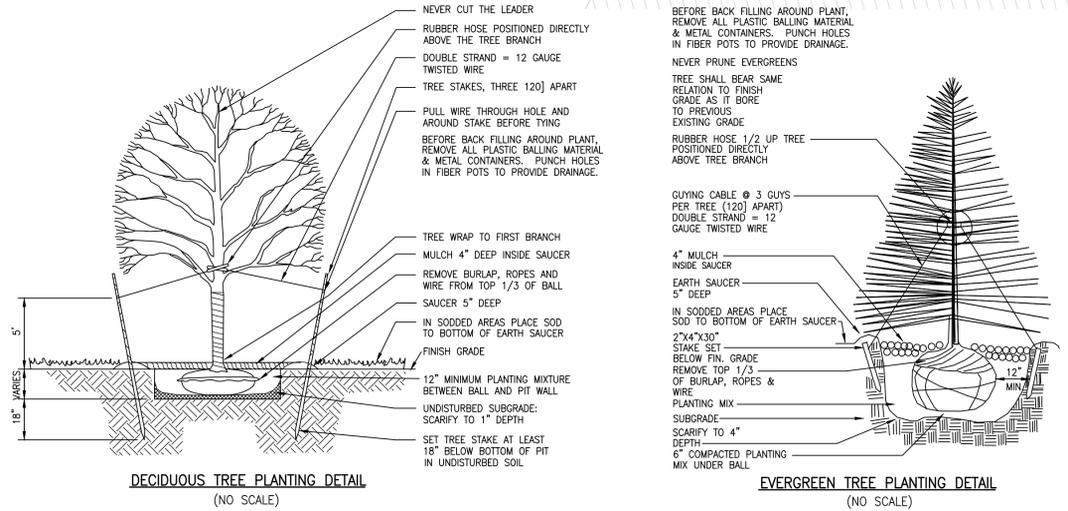
SEED MIXTURE SHALL BE AS FOLLOWS:
 KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES:
 ADELPHI, RUGBY, GLADE OR PARADE) 30%
 RUBY RED OR DAWSON RED FINE FESCUE 30%
 ATLANTA RED FESCUE 20%
 PENNFINE PERENNIAL RYE 20%

THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 POUNDS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL LAYER SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-20-10 ANALYSIS:
 10% NITROGEN: A MINIMUM OF 25% FROM A UREA-FORMALDEHYDE SOURCE
 20% PHOSPHATE
 10% POTASH: SOURCE TO BE POTASSIUM SULFATE OR POTASSIUM NITRATE.

THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 POUNDS OF BULK FERTILIZER PER 1000 SQUARE FEET.

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEED AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDED AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
11. ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 4 INCH LAYER OF CLEAN, FRIABLE TOPSOIL. THIS SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.
 12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.
 13. ALL PLANT MATERIALS SHALL BE FREE OF WEEDS, INSECTS AND DISEASE.

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
TREES					
GT	3	Gleditsia tricanthos var. inermis	Thornless Honeylocust	2.5" cal.	B - B
PP	3	Picea pungens	Colorado Blue Spruce	6' ht.	B - B
SHRUBS					
JH	21	Juniperus horizontalis	Creeping Juniper	24" sprd.	Cont.
SJ	30	Spirea japonica 'Double Play'	Double Play Spirea	24" ht.	Cont.
TO	44	Thuja occidentalis 'Mr. Bowling Ball'	Mr. Bowling Ball Arborvitae	24" ht.	Cont.
PERENNIALS					
CA	24	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Reed Grass	3 gal.	Cont.
CAO	17	Calamagrostis acutiflora 'Overdam'	Overdam Reed Grass	3 gal.	Cont.
HL	87	Hemerocallis 'Little Business'	Little Business Daylily	2 gal.	Cont.



BEFORE BACK FILLING AROUND PLANT, REMOVE ALL PLASTIC BALLING MATERIAL & METAL CONTAINERS. PUNCH HOLES IN FIBER POTS TO PROVIDE DRAINAGE. THIS FOLIAGE & BRANCHES (NOT ALL END TIPS) BY 1/3 - RETAIN NATURAL SHAPE. SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

THE LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE EXACT LOCATION AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY UTILITIES ARE ENCOUNTERED OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

BEFORE YOU DIG CALL ALL UTILITIES 800.485.4848

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

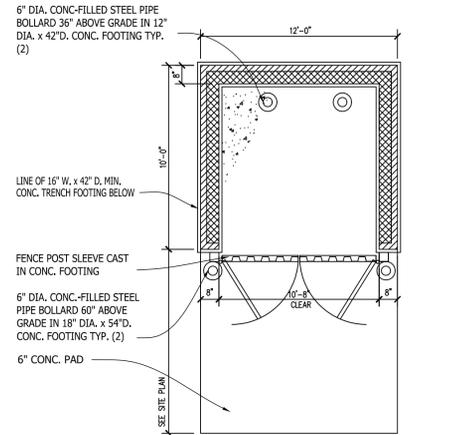
VOLUNTEERS OF AMERICA
VOLUNTEERS OF AMERICA
 618 E. WALTON BLVD.
 PONTIAC, MI 48340
 800.552.1515

LANDSCAPE PLAN

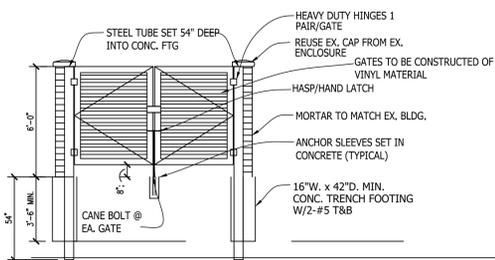
PROJECT	PREPARED FOR	TITLE	DATE

NO.	BY	REVISION PER	DATE

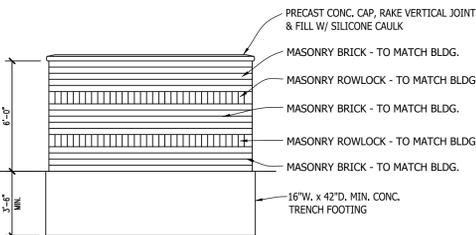
DESIGNED BY: CH
 DRAWN BY: CH
 CHECKED BY:
 SCALE: 1" = 30'
 JOB NO. 18-307
 DATE: 8-22-18
 SHEET NO. 5



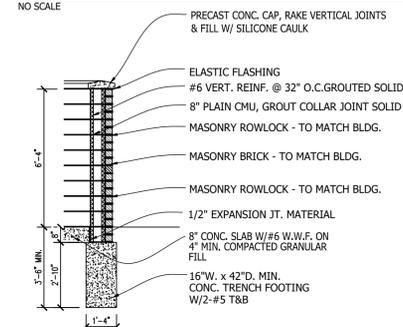
REFUSE ENCLOSURE PLAN
NO SCALE



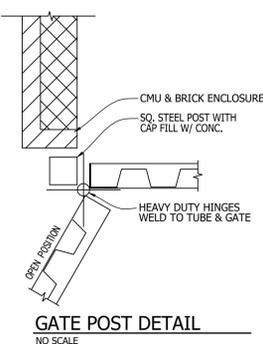
REFUSE ENCLOSURE FRONT ELEVATION
NO SCALE



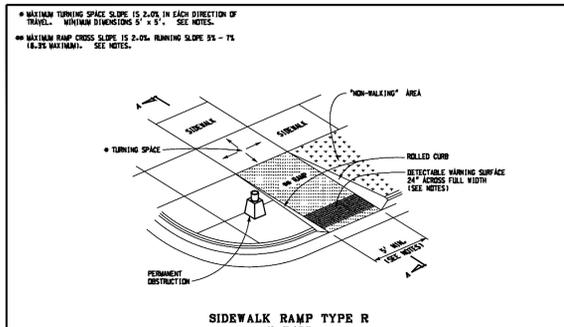
REFUSE ENCLOSURE REAR ELEVATION
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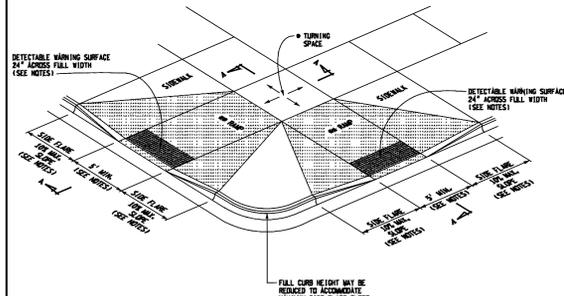
REFUSE ENCLOSURE WALL SECTION
NO SCALE



GATE POST DETAIL
NO SCALE

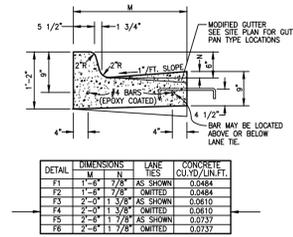


SIDEWALK RAMP TYPE R
(ROLLED SIDES)

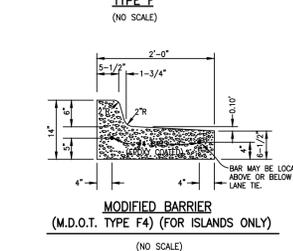


SIDEWALK RAMP TYPE F
(FLARED SIDES, TWO RAMP SHOTS)

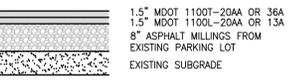
	DEPARTMENT DIRECTOR	MICHIGAN DEPARTMENT OF TRANSPORTATION
	APPROVED BY: DIRECTOR, BUREAU OF FIELD SERVICES	BUREAU OF HIGHWAY DEVELOPMENT DIVISION PLAN FOR
SIDEWALK RAMP AND DETECTABLE WARNING DETAILS		
PREPARED BY: DESIGN DIVISION DRAWN BY: J.S.L.L. CHECKED BY: J.S.L.L.	APPROVED BY: DIRECTOR, BUREAU OF HIGHWAY DEVELOPMENT	8-29-2014 7-1-2014 8-28-1 1 OF 7



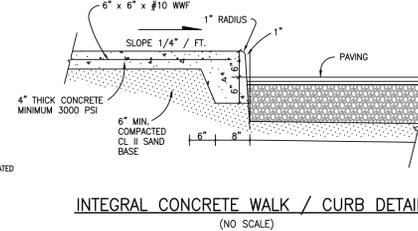
CONCRETE CURB & GUTTER
TYPE F
(NO SCALE)



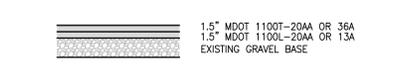
MODIFIED BARRIER
(M.D.O.T. TYPE F4) FOR ISLANDS ONLY
(NO SCALE)



NEW ASPHALT SECTION
(NO SCALE)

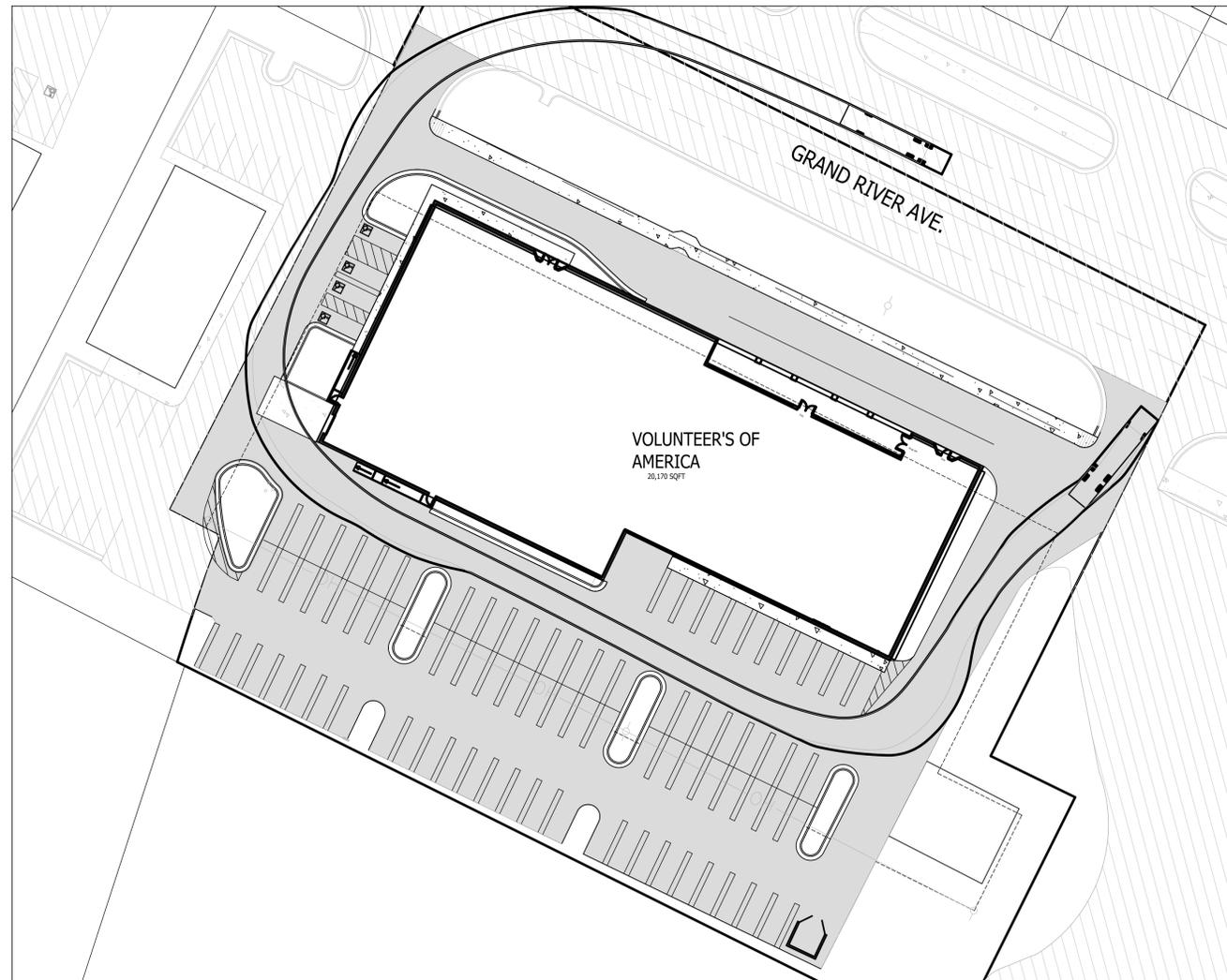
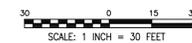


INTEGRAL CONCRETE WALK / CURB DETAIL
(NO SCALE)

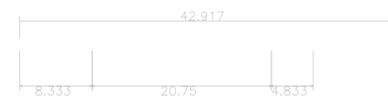


RE-PAVING ASPHALT SECTION
(NO SCALE)

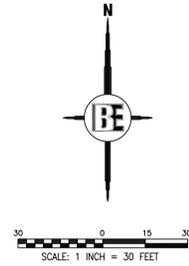
SITE CIRCULATION - EMERGENCY VEHICLES



EMERGENCY VEHICLE PROFILE



E-ONE Heavy Non Walkin Rescue
 Overall Length 42.917ft
 Overall Width 8.333ft
 Overall Body Height 11.000ft
 Min Body Ground Clearance 1.393ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Max Wheel Angle 45.00°



BEBOSS Engineering
 ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

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

PROJECT: VOLUNTEERS OF AMERICA
 PREPARED FOR: VOLUNTEERS OF AMERICA
 618 E. WALTON BLVD.
 PONTIAC, MI 48340
 800.552.1515

DESIGNED BY:	CH
DRAWN BY:	CH
CHECKED BY:	
SCALE:	N/A
JOB NO.:	18-307
DATE:	8-22-18
SHEET NO.:	7

GENOA TOWNSHIP
APPLICATION FOR CONCEPTUAL SITE PLAN REVIEW

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

GENOA TOWNSHIP

APPLICANT: VIBE CREDIT UNION

AUG 22 2018

OWNER'S ADDRESS: 44575 W. TWELVE MILE RD., NOVI, MI 48377

RECEIVED

SITE ADDRESS: 1015 AND 1111 S. LATSON RD., GENOA TWP

TAX CODE NUMBER: 38-1093900

PHONE: 248-735-9500

LOCATION AND BRIEF DESCRIPTION OF SITE:

2.89 ACRES AT 1015 S. LATSON RD. AND 0.5 ACRES AT 1111 S. LATSON RD. SITE IS CURRENTLY VACANT. SITE HAS 814.87 FEET OF FRONTAGE ON S. LATSON RD, HOWEVER IS SHALLOW IN DEPTH - 150.45 FEET @ N. & 223 FEET @ S.

THE PROPERTY IS OWNED BY: _____

BRIEF STATEMENT OF PROPOSED USE:

APPROX. 1.5 ACRES OF THE COMBINED PROPERTIES TO BE DEVELOPED FOR A BRANCH (FULL SERVICE) CREDIT UNION - REMAINING SITE TO BE SOLD

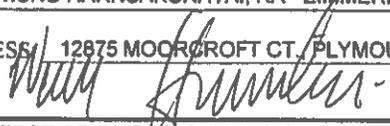
THE FOLLOWING BUILDINGS ARE PROPOSED:

A SINGLE STORY 3500 SQ FT CREDIT UNION BUILDING WITH ONE DRIVE UP ATM LANE AND 2 FULL SERVICE DRIVE UP TELLER LANES. THE BUILDING IS VIBE CREDIT UNION'S TYPICAL "BRAND - SPECIFIC DESIGN"

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: WISNU HARNAKUNATAI, RA - ZIMMERMAN DESIGN, LLC

ADDRESS: 12875 MOORCROFT CT, PLYMOUTH, MI 48170


ARCHITECT OR ENGINEER'S SIGNATURE

*AGENT (acting for owner) SIGNATURE

**A letter of Authorization from Property Owner is needed.*

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

1.) MARK ZIMMERMAN

of ZIMMERMAN DESIGN, LLC

MZIMMERMAN19@GMAIL.COM

Name

Business Affiliation

at ()

Fax No.

Date:

To: Genoa Township

Re: 1111 S. Latson Road

The undersigned being the fee simple owners of the above property hereby authorize Vibe Credit Union, and/or its architect, Mark Zimmerman, to submit an application for site plan review/approval in connection with the above property.



James Ritz



Pamela Ritz

Date: August 23, 2018

To: Genoa Township

Re: 1015 S. Latson Road

The undersigned being the fee simple owners of the above property hereby authorize Vibe Credit Union, and/or its architect, Mark Zimmerman, to submit an application for site plan review/approval in connection with the above property.



Consumers Energy

By: Julie C. Nau

Its: Real Estate Analyst

LIBER 391 PAGE 382

2635

RECORDED IN DEEDS

Recorded April 4th, 1961
at 9:30 o'clock A.M.
Liber 391 of Deeds, Page 382

William L. Haack
Register of Deeds.

QUIT-CLAIM DEED--SHORT--893
(PHOTO COPY FORM) EXERCISE AUTH. R.C. 23.04, 23.05, 23.06

This Indenture, made the 29th day of January 19 57
BETWEEN C. K. Wallace and Helen W. Wallace, his wife,

and Consumers Power Company, a corporation duly authorized to do business in Michigan,
with its principal office therein at 212 West Michigan Avenue, Jackson, Michigan,

Witnesseth, That the said parties of the first part, for and in consideration of the sum of
One Dollar and other valuable consideration to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents grant, bargain, sell, remise, release and forever QUIT-CLAIM unto the said party of the second part, and to its successors and assigns, forever, all that certain place or parcel of land situated in the Township of Genoa in Livingston County, and State of Michigan, and described as follows:

A parcel of land in the Southwest one-quarter (SW¹/₄) of Section four (4) and the Northwest one-quarter (NW¹/₄) of Section nine (9), Township two (2) North, Range five (5) East, described as follows: Beginning on the West Section line common to said Sections four (4) and nine (9) at a point five hundred seventy (570) feet South of the center line of Highway U.S.-16, running thence North along said Section line fifty-five (55) feet, thence East two hundred twenty-three (223) feet, thence South parallel with said Section line five hundred eighty-nine and thirty-three hundredths (589.33) feet, thence West two hundred twenty-three (223) feet to said Section line, thence North along said Section line five hundred thirty-four and thirty-three hundredths (534.33) feet to the place of beginning.

Together with all and singular the hereditaments and appurtenances thereunto belonging of in anywise appertaining: To Have and to Hold the said above described premises to the said party of the second part, and to its successors and assigns, to the sole and only proper use, benefit and behoof of the said party of the second part its successors and assigns, forever.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed and Delivered in Presence of

C. K. Wallace
C. K. Wallace
Helen W. Wallace
Helen W. Wallace
E. J. O'Connor
E. J. O'Connor

STATE OF MICHIGAN, } ss. On this 29th day of January 1957
COUNTY OF Jackson } before me, a Notary Public,
in and for said County, personally appeared C. K. Wallace and Helen W. Wallace

to me known to be the same persons described in and who executed the within instrument, who each acknowledged the same to be their free act and deed.

Edward J. O'Connor
Edward J. O'Connor Notary Public,
Jackson County, Michigan,
My commission expires Nov. 21st 1959

1. See Act No. 179, of the Public Acts of 1911, requiring the address of each of the Grantees in each Deed of Conveyance or Assignment of Real Estate, including the Street Number, where such Numbers are in common use, or, if not, the Post-office address shall be legibly printed, typewritten, or stamped in such instrument.
2. When conveyance is made to Corporation or Partnership, the following may be inserted, "its successors", and draw a line through the word "heirs."
* PRINT, TYPEWRITE OR STAMP names of persons executing this instrument, also names of the Witnesses and Notary Public immediately underneath such signatures.

No Revenue

APPROXIMATE WORD AND CHARACTER COUNT 270

LIVINGSTON COUNTY TREASURER'S CERTIFICATE
 I hereby certify that there are no TAX
 LIENS or TITLES held by the state or any
 individual against the within description,
 and all TAXES are same as paid for five
 years previous to the date of this instrument
 or appear on the records in the
 office except as stated,
 2-26-08 *[Signature]* 13876
 P. Mark Accettura, Treasurer
 Sec. 180 Act 204, 1993 as Amended
 Taxes not excluded



* 2 0 0 8 R - 0 0 5 2 5 1 *
2008R-005251
 RECORDED ON
 02/26/2008 01:39:30PM
 SALLY REYNOLDS
 REGISTER OF DEEDS
 LIVINGSTON COUNTY, MI 48843
 RECORDING: 10.00
 RENOV: 4.00
 PAGES: 1

HOMESTEAD DEMANDS NOT EXAMINED

198

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That James C. Ritz and Pamela D. Ritz, husband and wife
 whose address is 5526 Mountain Road, Brighton, MI 48116

Convey(s) and Warrant(s) to James C. Ritz und Pamela D. Ritz, husband and wife, as tenants by the entireties for their
 joint lifetimes coupled with an unrestricted power to convey the premises during their lifetimes or the lifetime of the
 survivor. This power shall include the power to sell, gift, mortgage, lease or otherwise dispose of the property described
 below, in fee simple absolute, during their lifetime, without joinder by remaindermen, and to keep any and all proceeds
 derived therefrom. Upon the death of the Grantors, if the premises have not been previously conveyed, then an
 undivided one-half (1/2) interest to James C. Ritz, or his successor(s), as Trustee of the James C. Ritz Trust dated
 February 2, 1996, as amended and an undivided one-half (1/2) interest to Pamela D. Ritz or her successor(s), as
 trustee of the Pamela D. Ritz Trust dated February 2, 1996, as amended

whose address is 5526 Mountain Road, Brighton, MI 48116

the following described premises situated in the Township of Genoa, County of Livingston, and State of Michigan, to
 wit:

A part of the Northwest 1/4 of the Northwest 1/4 of Section 9, Town 2 North, Range 5 East, Michigan, described as:
 Beginning 632 feet South of the Northwest corner of the Northwest 1/4, thence East 223.00 feet; thence North
 97.67 feet; thence West 223.00 feet; thence South 97.67 feet to the point of beginning

Commonly known as: 1111 S. Latson Road
 Tax Parcel # 4711-09-100-004

together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise
 appertaining, as an Exempt transfer pursuant to MCLA 207.505(a) & MCLA 207.526(a)

Dated this 15th day of February, 2008

Signed by:
[Signature]
 JAMES C. RITZ
[Signature]
 PAMELA D. RITZ

STATE OF MICHIGAN }
 COUNTY OF OAKLAND } SS.

The foregoing instrument was acknowledged before me this 15th day of February, 2008, by James C. Ritz and Pamela
 D. Ritz, husband and wife

[Signature]
 KIMBERLY G. RAPP
 Notary Public, State of Michigan, County of Oakland
 My Commission Expires: 12/09/2014
 Acting in Oakland County

02-25-08 12:20 RCVD

County Treasure's Certificate	City Treasurer's Certificate	
When Recorded Return to: P. MARK ACCETTURA 35055 W. 12 Mile Rd., Suite 132 Farmington Hills, MI 48331	Send Subsequent Tax Bills To: GRANTEE	Drafted By: P. MARK ACCETTURA 35055 W. 12 Mile Rd., Suite 132 Farmington Hills, MI 48331

Drafter has not examined title to the property

Tax Parcel # _____ Recording Fee \$ _____ Revenue Stamps _____



August 29, 2018

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Vibe Credit Union – Conceptual Site Plan Review
Location:	1015 and 1111 S. Latson Road – east side of S. Latson, south of Grand River Avenue
Zoning:	GCD General Commercial District

Dear Commissioners:

As requested, we have reviewed the conceptual site plan (dated 8/22/18) for Vibe Credit Union. The applicant requests conceptual plan review of a 3,360 square foot credit union with 3 drive through lanes.

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

A. Summary

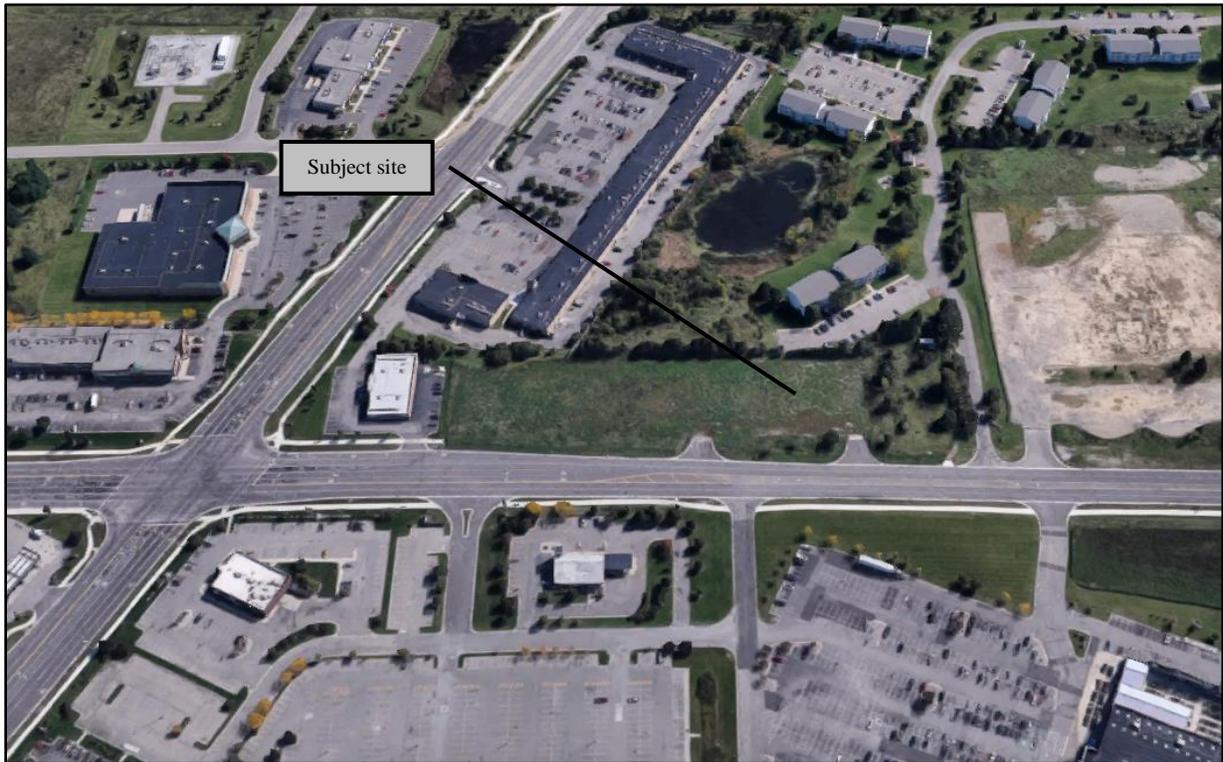
1. The proposed building (43') does not meet the required rear yard setback (50').
2. Impervious surface calculations are not provided. The GCD allows a maximum coverage of 75%.
3. The proposed building materials appear to exceed the maximum amount of metal allowed. As a conceptual plan review, building design and materials should be discussed with the Commission.
4. Parking spaces must be double striped, and a loading space must be provided.
5. The applicant may wish to provide a pedestrian connection between the public bike path and private sidewalk along the front of the building, with crosswalk striping through the parking lot.
6. A slight shift of the driveway would directly align it with the existing driveway across S. Latson.
7. We suggest a cross-access easement be provided for vehicular access to the commercial development north of proposed Parcel B.
8. If a formal site plan is submitted in the future, the information required by Article 18 must be provided, including the following:
 - a. A landscape plan;
 - b. Details of a waste receptacle and enclosure (if proposed);
 - c. A lighting plan;
 - d. Sign details; and
 - e. An Environmental Impact Assessment.

B. Proposal/Process

The applicant proposes development of a 3,360 square foot credit union with 3 drive through lanes. Such uses are permitted by right in the GCD and are also subject to the use conditions of Section 7.02.02(m) must be met.

Section 18.03.01 provides for a conceptual plan review whereby the Planning Commission and staff can provide direction to the applicant; however, no formal action is to be taken.

If the project comes to fruition, a full site plan review will need to be conducted by the Planning Commission.



Aerial view of site and surroundings (looking east)

C. Use Conditions

Section 7.02.02(m) identifies the follow condition for banks/credit unions:

- 1. Banks, credit unions, savings and loan institutions with drive-through facilities shall only be permitted one (1) ingress/egress driveway, or one (1) pair of one-way driveways along any street.**

The concept plan includes a shared access drive to/from S. Latson for use by the credit union and a future development to the north. This condition is met.

D. Site Plan Review

- 1. Dimensional Requirements.** As shown in the table below, the proposed project complies with most of the dimensional standards for the GCD; however, the rear yard setback is not met, and impervious surface calculations are not provided.

District	Lot Size		Minimum Setbacks (feet)				Max. Height	Lot Coverage
	Lot Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking		
GCD	1	150	70	15	50	20 front 10 side/rear	35' 2 stories	35% building 75% impervious
Proposal	1.64	330	73.9	147 (N) 110 (S)	43	20 front 10 rear 78 side (N) 16 side (S)	21' 1 story	4.7% building Impervious calcs not provided

- 2. Building Materials and Design.** Building materials include metal panels, limestone panels and glass. Though material calculations are not provided, it appears the amount of metal exceeds the 25% limitation of Section 12.01 for buildings in the GCD.

Ultimately, the proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission. The proposed materials should be a point of discussion at the upcoming meeting.

- 3. Parking.** As shown in the table below, the proposal has been reviewed for compliance with the parking, stacking and loading requirements of Article 14:

	Required	Proposed	Comments
Parking Spaces			
Banks, credit union or savings and loans (1/200 gross floor area)	17		
2 spaces for each ATM	2		
Total	19	23	In compliance
Barrier Free Spaces	1	2	In compliance
Dimensions			
Spaces (75 to 90-degree)	9' x 18'	9' x 18' (9' x 16' where adjacent to 7' sidewalk)	In compliance; though spaces must be double-striped
Drive aisle width (two-way)	24'	24'	
Drive aisle width (one-way)	15'	15'	
Stacking			
4 spaces for the 1 st window; 3 for each subsequent window	4 3 3	4 5 5	In compliance
Loading			
1 space up to 5,000 SF	1	Not depicted	The applicant will need to provide 1 loading space per 14.08

- 4. Pedestrian Circulation.** Section 12.05 requires an 8-foot bike path along S. Latson, which is depicted on the plan.

The plan also includes 7-foot sidewalks along the front and side of the building providing pedestrian access between the parking lot and main building entrance, as well as proper overhang for parked vehicles.

The applicant may wish to provide a pedestrian connection between the public bike path and private sidewalk along the front of the building, with crosswalk striping through the parking lot.

- 5. Vehicular Circulation.** The site will have direct access to S. Latson via a shared driveway with the undeveloped parcel to the north. We defer to the Township Engineer for a detailed review of the driveway; however, a slight shift to the north would directly align the proposed driveway with the existing drive across S. Latson.

Internal circulation meets the dimensional standards of Article 14 and we do not foresee any vehicular conflict with the proposed design. However, we suggest that a cross-access easement be provided for vehicular access to the commercial development north of proposed Parcel B.

6. **Waste Receptacle and Enclosure.** The conceptual plan does not identify a waste receptacle/enclosure. If a formal site plan is submitted and a waste receptacle is necessary, details must be provided per the standards of Section 12.04.
7. **Landscaping.** The conceptual plan depicts plantings and landscaped areas, though no details are provided.

The applicable planting requirements of Section 12.02 are outlined below for the applicant's consideration should the project move forward to a formal site plan review.

Location	Requirements
Greenbelt (along S. Latson)	20' width 9 canopy trees
Parking lot	230 SF landscaped area 3 canopy trees
Buffer Zone C (along rear property line)	10' width 17 canopy trees OR 17 evergreen trees OR 66 shrubs

8. **Exterior Lighting.** The conceptual plan does not include a lighting plan. If a formal site plan is submitted, a full lighting plan meeting the standards of Section 12.03 must be provided.
9. **Signs.** The conceptual plan depicts a wall sign on the building elevation drawings and a ground sign in the front yard. If a formal site plan is submitted, sign details meeting the standards of Article 16 must be provided.
10. **Impact Assessment.** If a formal site plan is submitted, an Environmental Impact Assessment will be required per Section 18.07.

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 and steve.hannon@safebuilt.com.

Respectfully,
SAFEBUILT STUDIO



Brian V. Borden, AICP
Planning Manager



Stephen Hannon, AICP
Planner



September 6, 2018

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

Re: Vibe Credit Union Conceptual Site Plan Review #1

Dear Ms. Van Marter:

Tetra Tech conducted a conceptual site plan review of the Vibe Credit Union plans submitted by Zimmerman Design, LLC. Vibe Credit Union is proposing to combine the two vacant commercial properties at 1015 and 1111 S. Latson Road, Genoa Township. They are proposing to construct a 3,360 square foot building on 1.5 acres of the combined properties and to market the remaining property. Included in the submission were the conceptual site plan review application and the Vibe Credit Union brand specific design example. We offer the following comments:

- The petitioner will need to complete storm drainage and underground detention design calculations prior to submitting a site plan for review. The concept of an underground detention should be further discussed with the Township prior to submitting the site plan.
- The Petitioner should consider a shared storm water system with the future property that will be created north of Vibe Credit Union.
- The proposed parking dimensions are incorrect. Parking spaces shall be 18 feet long and the driving aisle must be 26 feet wide.
- The petitioner will need to show existing utilities, easements, and proposed water main service connection on the final site plans for review.
- Sidewalk ramps should be provided on both sides of the proposed shared drive entrance to be completed as part of the sidewalk improvements.

Overall the concept of a banking facility on the site is acceptable. A number of dimensional issues need to be addressed as part of the site plan submittal. The biggest issue with such a small site is stormwater detention. The petitioner should meet with the Township and discuss alternatives for the method of detention prior to site plan submittal.

Please call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gary Markstrom'.

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

copy: Wisnu Harnsakuntai, Zimmerman Design, LCC



BRIGHTON AREA FIRE AUTHORITY

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

September 5, 2018

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Vibe Credit Union
1015 S. Latson
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on August 23, 2018 and the drawings are dated August 22, 2018. The project is for a proposed new 3,360 Sq. ft. Type IIB, Business-use Occupancy (Bank) to be constructed on a vacant parcel. The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

1. The nearest water main location is indicated only on the survey documents and not the new proposed site plan sheet. Provide the location of the water main(s) nearest the site on a Utility Plan sheet.
2. Provide the location of the nearest fire hydrant(s) to the site on a Utility Plan sheet.
3. The building shall be provided with a fire hydrant within 400-foot hose-lay distance of all parts of the building. The hydrant must be accessible from the parcel. To accomplish this, a new fire hydrant needs to be installed in the landscape greenbelt area located to the north of the Underground Detention, preferably in the peninsula at the northeast corner.
4. Future project submittals shall include the actual given address and street name of the project in the title block.

IFC 105.4.2

5. The building shall include the building address on the building. The address shall be a **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation.

IFC 505.1

6. The access drives throughout the site shall be a minimum of 26' wide for two-way traffic and 20' wide for one-way traffic. The outside curb along the West and Southern portions of the drive shall be marked as a fire lane. The one-way drive shall be marked on both sides as such. Include the location of the proposed fire lane signage (every 50') 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.

IFC D 103.6

IFC D 103.1

IFC D 102.1

IFC D 103.3



September 5, 2018

Page 2

Vibe Credit Union

1015 S. Latson

Site Plan Review

7. Access around building shall provide emergency vehicles with a minimum turning radius up to 30-degree inside and 50-degree outside. This shall be reflected on an emergency vehicle circulation plan.
8. A minimum vertical clearance of 13½ feet shall be maintained at all times throughout the site. The drive-thru lanes are exempt due to the bypass lane being installed, as long as they meet dimension requirements.
9. The location of a key box (Knox Box) shall be indicated on future submittals. The Knox box will be located adjacent to the front door of the structure.
IFC 506.1
10. 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,

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

Rick Boisvert, CFPS
Fire Marshal



Zimmerman Design, LLC
 12875 Moorcroft Ct.
 Plymouth, MI 48170
 Tel: 734.358.6607

Issued For Conceptual Site Plan Review Ref drawing	Project Title Vibe Credit Union Genoa Twp Branch 1015 & 1111 Latson Rd Genoa Twp, Michigan	Project No. GN-1818 <hr/> Sketch No. SK-1
Date 8-22-18		



Zimmerman Design, LLC
 12875 Moorcroft Ct.
 Plymouth, MI 48170
 Tel: 734.358.6607

Issued For Conceptual Site Plan Review Ref drawing	Project Title Vibe Credit Union Genoa Twp Branch	Project No. GN-1818
Date 8-22-18	1015 & 1111 Latson Rd Genoa Twp, Michigan	Sketch No. SK-2



Zimmerman Design, LLC
 12875 Moorcroft Ct.
 Plymouth, MI 48170
 Tel: 734.358.6607

The ideas and design concepts expressed herein and the graphically displayed arrangement of their components represented by this drawing have been developed for the exclusive use of the specified project and are the sole property of the Architects and Engineers. Any conveyance or disclosure of the ideas or design concepts or use of any graphically displayed arrangements of their components shall be at the discretion of and only through the expressed written consent of the Architects and Engineers.

*** DO NOT SCALE DRAWINGS ***
 All dimensions are in feet and inches unless otherwise noted. Use figured dimensions only and immediately report any discrepancies in writing to the architect.

Consultant

Seal

Signature

Date

Owner

Project

**Vibe Credit Union
 Genoa Twp Branch
 1015 & 1111 S. Latson Rd
 Genoa Twp, Michigan**

Sheet Title

Floor Plan

Issues/Revisions

8-22-18 Conceptual Site Plan Review

Project Administrator

M.Z.

Designed By

M.Z., W.H.

Drawn By

W.H.

Checked By

M.Z.

Approved For Construction By

M.Z.

Scale

1/4" = 1'-0" As Noted

Project No.

GN-1818

Sheet No.

Cover

Vibe Credit Union Genoa Twp Branch

**1015 & 1111 S. Latson Rd
 Genoa Twp, Michigan**

Conceptual Site Plan Review

List of Drawings

ARCHITECTURE

- C1.0 SURVEY
- C2.1 ARCHITECTURAL REFERENCE INFORMATION
- SK-1 PICTURES (8.5x11)
- SK-2 PICTURES (8.5x11)

Code Information

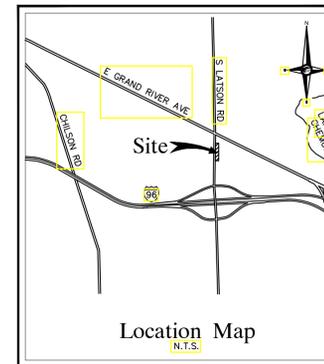
APPLICABLE CONSTRUCTION CODES AND STANDARDS

BUILDING:	MICHIGAN DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, 2012 MICHIGAN BUILDING CODE
BARRIER FREE:	2009 MICHIGAN BARRIER FREE DESIGN, INCORPORATING THE ACCESSIBILITY PROVISION OF THE 2012 MICHIGAN BUILDING CODE CURRENT AMERICANS WITH DISABILITIES ACT (ADA), ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES
STRUCTURAL:	MICHIGAN DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, 2012 MICHIGAN BUILDING CODE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-11) AS PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301-10) AS PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE MASONRY STANDARDS JOINT COMMITTEE (MSJC) BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530/ASCE 620)
MECHANICAL:	MICHIGAN DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, 2012 MICHIGAN MECHANICAL CODE
PLUMBING:	MICHIGAN DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, 2012 MICHIGAN PLUMBING CODE
ELECTRICAL:	MICHIGAN DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, ELECTRICAL CODE RULES, PART 8, 1999 INCORPORATING THE 2014 EDITION OF THE NATIONAL ELECTRICAL CODE

BUILDING INFORMATION

ZONING:	GC - GENERAL COMMERCIAL
USE GROUP(S) CLASSIFICATION:	B
CONSTRUCTION TYPE:	III B
FIRE SUPPRESSION SYSTEM:	NONE
BUILDING HEIGHT:	1 STORIES 20 FEET
BUILDING AREA:	3,360 GROSS SF
AREA ALLOWANCE FROM TABLE 503	
B	19,000 SF/PER FLR
OCCUPANCY:	
ACTUAL	14
EXIT CAPACITY:	720
EXIT ACCESS TRAVEL DISTANCE (TABLE 1015.1)	
WITHOUT SPRINKLER SYSTEM	200 FEET
EXIT ACCESS TRAVEL DISTANCE W/ ONE EXIT AND LESS THAN 30 OCCUPANTS	
WITHOUT SPRINKLER SYSTEM	75 FEET





TITLE NOTES (1111 S. LATSON)

PER FIDELITY NATIONAL TITLE COMMITMENT FILE NO.: C-149938
DATED: MAY 31, 2018

A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
B. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND.
C. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS AND EXISTING WATER, MINERAL, OIL AND EXPLORATION RIGHTS.
E. ANY AND ALL OIL, GAS, MINERAL, MINING RIGHTS AND/OR RESERVATIONS THEREOF.
H. INTEREST OF OTHERS IN OIL, GAS AND MINERAL RIGHTS, IF ANY, RECORDED IN THE PUBLIC RECORDS.
I. INTEREST, IF ANY, OF THE UNITED STATES, STATE OF MICHIGAN OR ANY POLITICAL SUBDIVISION THEREOF, IN THE OIL, GAS AND MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE CAPTIONED LAND.
J. RELEASE OF RIGHT OF WAY AS RECORDED IN LIBER 153, PAGE 66, LIVINGSTON COUNTY RECORDS. [SAID RELEASE OF R.O.W. IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND].
L. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL AGENCY IN ANY PART OF THE LAND THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

LEGAL DESCRIPTION PARCELS 1 & 2 (AS SURVEYED)

LAND IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 4, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, SAID CORNER BEING NORTH 01 DEGREES 48 MINUTES 11 SECONDS WEST 19.43 FEET FROM A POINT REFERENCED IN QUIT CLAIM DEED DATED JANUARY 29, 1957, RECORDED APRIL 4, 1961 IN LIBER 391, PAGE 392, LIVINGSTON COUNTY RECORDS; THENCE NORTH 87 DEGREES 18 MINUTES 40 SECONDS EAST 56.81 FEET ALONG THE NORTH LINE OF SAID SECTION 9 AND THE SOUTH LINE OF SAID SECTION 4 AS ESTABLISHED AND APPROVED BY THE LIVINGSTON COUNTY REMONUMENTATION PEER GROUP, DATED JUNE 6, 2002 AND RECORDED IN LSC# 1718M, LIVINGSTON COUNTY RECORDS TO THE POINT OF BEGINNING; THENCE 159.36 FEET ALONG THE ARC OF A 10,060.00 FOOT RADIUS NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90 DEGREES 54 MINUTES 27 SECONDS HAVING A CHORD WHICH BEARS NORTH 00 DEGREES 15 MINUTES 46 SECONDS WEST 159.36 FEET ALONG THE EAST LINE OF SAID SECTION 4 AS RECORDED IN INSTRUMENT 2011R-023812, LIVINGSTON COUNTY RECORDS; THENCE NORTH 88 DEGREES 33 MINUTES 52 SECONDS EAST 150.45 FEET ALONG THE SOUTH LINE OF SAID SECTION 4 AS RECORDED IN A WARRANTY DEED RECORDED JUNE 6, 2016, IN INSTRUMENT # 2016R-02184 AND THE NORTH LINE OF THE CONSUMERS POWER COMPANY LAND PER WARRANTY DEED RECORDED IN 539, PAGE 13, LIVINGSTON COUNTY RECORDS; THENCE SOUTH 01 DEGREE 15 MINUTES 22 SECONDS EAST 125.00 FEET ALONG SAID CONSUMERS POWER COMPANY LAND AND PARALLEL WITH THE WEST LINE OF SAID SECTION 4; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTH LINE OF SAID SECTION 4: (1) NORTH 88 DEGREES 33 MINUTES 52 SECONDS EAST 12.94 FEET RECORDED AS 13.00 FEET; (2) SOUTH 01 DEGREE 15 MINUTES 18 SECONDS EAST 30.69 FEET TO THE SOUTH LINE OF SAID SECTION 4; (3) SOUTH 01 DEGREE 48 MINUTES 21 SECONDS EAST 557.91 FEET AND (4) SOUTH 88 DEGREES 08 MINUTES 19 SECONDS WEST 223.00 FEET ALONG THE NORTH LINE OF SAID SECTION 4 AS RECORDED IN INSTRUMENT 2011R-023812, LIVINGSTON COUNTY RECORDS; THENCE NORTH 01 DEGREE 46 MINUTES 11 SECONDS WEST 61.11 FEET ALONG THE WEST LINE OF SAID SECTION 9 AND WITHIN THE RIGHT-OF-WAY OF LATSON ROAD (VARIABLE WIDTH); THENCE SOUTH 88 DEGREE 52 MINUTES 35 SECONDS EAST 331.0 FEET ALONG THE SOUTH LINE OF MDT RIGHT-OF-WAY AS RECORDED IN INSTRUMENT # 2011R-023812; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID RIGHT-OF-WAY: (1) NORTH 01 DEGREE 07 MINUTES 25 SECONDS EAST 333.00 FEET AND (2) 163.72 FEET ALONG THE ARC OF A 10,060.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 90 DEGREES 54 MINUTES 27 SECONDS, HAVING A CHORD WHICH BEARS NORTH 00 DEGREE 39 MINUTES 26 SECONDS EAST 163.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2.89 ACRES OF LAND, MORE OR LESS, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 4 AND PART OF THE 1/4 OF SECTION 9, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, SUBJECT TO THE RIGHT OF THE PUBLIC OVER THE WEST 33.00 FEET THEREOF, AS OCCUPIED BY LATSON ROAD (VARIABLE WIDTH), BEING SUBJECT TO ANY OTHER EASEMENT AND RESTRICTIONS OF RECORD, IF ANY.

TITLE NOTES (1015 S. LATSON)

PER FIDELITY NATIONAL TITLE COMMITMENT FILE NO.: C-149937
DATED: MAY 31, 2018

A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
C. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS AND EXISTING WATER, MINERAL, OIL AND EXPLORATION RIGHTS.
E. ANY AND ALL OIL, GAS, MINERAL, MINING RIGHTS AND/OR RESERVATIONS THEREOF.
I. INTEREST, IF ANY, OF THE UNITED STATES, STATE OF MICHIGAN, OR ANY POLITICAL SUBDIVISION THEREOF, IN THE OIL, GAS AND MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE CAPTIONED LAND.
J. TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND RIGHT OF REVERTER AS EVIDENCED IN QUIT CLAIM DEED RECORDED IN LIBER 1549, PAGE 951 AND INSTRUMENT NO. 2011R-023812, LIVINGSTON COUNTY RECORDS. [SAID DEEDED PORTIONS TO MDT ARE PLOTTED HEREON].
K. RELEASE OF RIGHT OF WAY RECORDED IN LIBER 153, PAGE 66, LIVINGSTON COUNTY RECORDS. [SAID RELEASE OF R.O.W. IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND].
L. EASEMENT FOR A WATER MAIN AS RECORDED IN LIBER 1847, PAGE 808, LIVINGSTON COUNTY RECORDS. [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND].
M. EASEMENT AS RECORDED IN LIBER 2254, PAGE 599, LIVINGSTON COUNTY RECORDS. [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND].
N. NOTICE OF CLAIM UNDER THE MARKETABLE RECORD TITLE ACT AS RECORDED IN LIBER 1776, PAGE 658 AND LIBER 5072, PAGE 538, LIVINGSTON COUNTY RECORDS. [NOTICE OF CLAIM PLOTTED HEREON].
O. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL AGENCY IN ANY PART OF THE LAND THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

MISS DIG / UTILITY DISCLAIMER NOTE

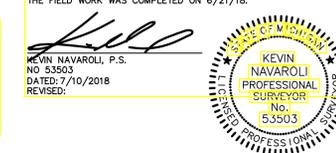
A MISS DIG TICKET NUMBER B81572353, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY, DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 7/10/2018. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNER AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

SURVEYOR'S CERTIFICATION

TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
VIBE CREDIT UNION, A MICHIGAN STATE CHARTERED CREDIT UNION

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B), 7(C), 8, 9, 11, 13, 16, 17, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 6/21/18.



SITE DATA

GROSS LAND AREA:
1015 S. LATSON 125849.52 SQUARE FEET OR 2.89 ACRES.
1111 S. LATSON 21760.85 SQUARE FEET OR 0.50 ACRES.
ZONED: GCD - GENERAL COMMERCIAL DISTRICT
BUILDING SETBACKS:
FRONT: 7'-3" IF NO PARKING IN FRONT YARD
SIDES= 15', EACH
REAR= 50'

MAX. BUILDING HEIGHT PERMITTED: 2 STORIES/35'
TOTAL PARKING: 0 SPACES.

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE TOWNSHIP OF GENOA ZONING ORDINANCE.

A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENDORSEMENT LETTER SHOULD BE OBTAINED FROM THE TOWNSHIP OF GENOA TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE PER MICHIGAN STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH ZONE - NAD83 2012A REFERENCED TO THE BRIGHTON CORNERS

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEEDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26083C03300 BEARING AN EFFECTIVE DATE OF 09/17/2008.

LEGAL DESCRIPTION (1015 S. LATSON)

PER FIDELITY NATIONAL TITLE COMMITMENT FILE NO.: C-149937
DATED: MAY 31, 2018

LAND DESCRIBED AS FOLLOWS:

PARCEL 1: A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 4 AND NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 5 EAST, DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST SECTION LINE COMMON TO SAID SECTIONS 4 AND 9 AT A POINT 570 FEET SOUTH OF THE CENTER LINE OF HIGHWAY U.S.-16, RUNNING THENCE NORTH ALONG SAID SECTION LINE 55 FEET; THENCE EAST 223 FEET; THENCE SOUTH PARALLEL WITH SAID SECTION LINE 589.33 FEET; THENCE WEST 223 FEET TO SAID SECTION LINE; THENCE NORTH ALONG SAID SECTION LINE 534.33 FEET TO THE PLACE OF BEGINNING.

PARCEL 2: A PARCEL OF LAND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 4, T 2 N, R 5 E, DESCRIBED AS FOLLOWS: TO FIND THE PLACE OF BEGINNING OF THIS DESCRIPTION COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 4, T2N, R5E, AS SURVEYED AND ESTABLISHED, WHICH SAID POINT IS 570 FEET DISTANT SOUTH OF THE CENTER LINE OF HIGHWAY U.S.-16, SAID DISTANCE BEING MEASURED ALONG THE WEST LINE OF SAID SECTION 55 FEET TO THE NORTHWEST CORNER LAND OWNED BY CONSUMERS POWER COMPANY AND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED DATED JANUARY 29, 1957 AND RECORDED APRIL 4, 1961 IN LIBER 391, PAGE 392, LIVINGSTON COUNTY RECORDS WHICH IS ALSO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREE 49 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID LAND NOW OWNED BY CONSUMERS POWER COMPANY 210 FEET; THENCE NORTH 129 FEET; THENCE SOUTH 89 DEGREE 49 MINUTES 17 SECONDS WEST 210 FEET TO THE WEST LINE SAID SECTION; THENCE SOUTH ALONG THE WEST OF SECTION 125 FEET TO THE PLACE OF BEGINNING.

TITLE NOTES (1111 S. LATSON)

PER FIDELITY NATIONAL TITLE COMMITMENT FILE NO.: C-149937
DATED: MAY 31, 2018

A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
C. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS AND EXISTING WATER, MINERAL, OIL AND EXPLORATION RIGHTS.
E. ANY AND ALL OIL, GAS, MINERAL, MINING RIGHTS AND/OR RESERVATIONS THEREOF.
I. INTEREST, IF ANY, OF THE UNITED STATES, STATE OF MICHIGAN, OR ANY POLITICAL SUBDIVISION THEREOF, IN THE OIL, GAS AND MINERALS IN AND UNDER AND THAT MAY BE PRODUCED FROM THE CAPTIONED LAND.
J. TERMS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND RIGHT OF REVERTER AS EVIDENCED IN QUIT CLAIM DEED RECORDED IN LIBER 1549, PAGE 951 AND INSTRUMENT NO. 2011R-023812, LIVINGSTON COUNTY RECORDS. [SAID DEEDED PORTIONS TO MDT ARE PLOTTED HEREON].
K. RELEASE OF RIGHT OF WAY RECORDED IN LIBER 153, PAGE 66, LIVINGSTON COUNTY RECORDS. [SAID RELEASE OF R.O.W. IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND].
L. EASEMENT FOR A WATER MAIN AS RECORDED IN LIBER 1847, PAGE 808, LIVINGSTON COUNTY RECORDS. [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND].
M. EASEMENT AS RECORDED IN LIBER 2254, PAGE 599, LIVINGSTON COUNTY RECORDS. [SAID EASEMENT IS NOT ON, OR DOES NOT TOUCH THE SURVEYED LAND].
N. NOTICE OF CLAIM UNDER THE MARKETABLE RECORD TITLE ACT AS RECORDED IN LIBER 1776, PAGE 658 AND LIBER 5072, PAGE 538, LIVINGSTON COUNTY RECORDS. [NOTICE OF CLAIM PLOTTED HEREON].
O. SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL AGENCY IN ANY PART OF THE LAND THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

LEGAL DESCRIPTION (1111 S. LATSON)

PER FIDELITY NATIONAL TITLE COMMITMENT FILE NO.: C-149938
DATED: MAY 31, 2018

LAND IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 2 NORTH, RANGE 5 EAST, DESCRIBED AS: BEGINNING 632 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4, THENCE EAST 223.00 FEET; THENCE NORTH 97.67 FEET; THENCE WEST 223.00 FEET; THENCE SOUTH 97.67 FEET TO THE POINT OF BEGINNING.

TABLE A NOTES

- 16. THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 17. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 19. IMPROVEMENTS WITHIN OFFSITE EASEMENTS OR SERVICUTES AS PROVIDED BY THE TITLE COMPANY ARE SHOWN WITHIN 25 FEET OF THE SUBJECT LAND ONLY.

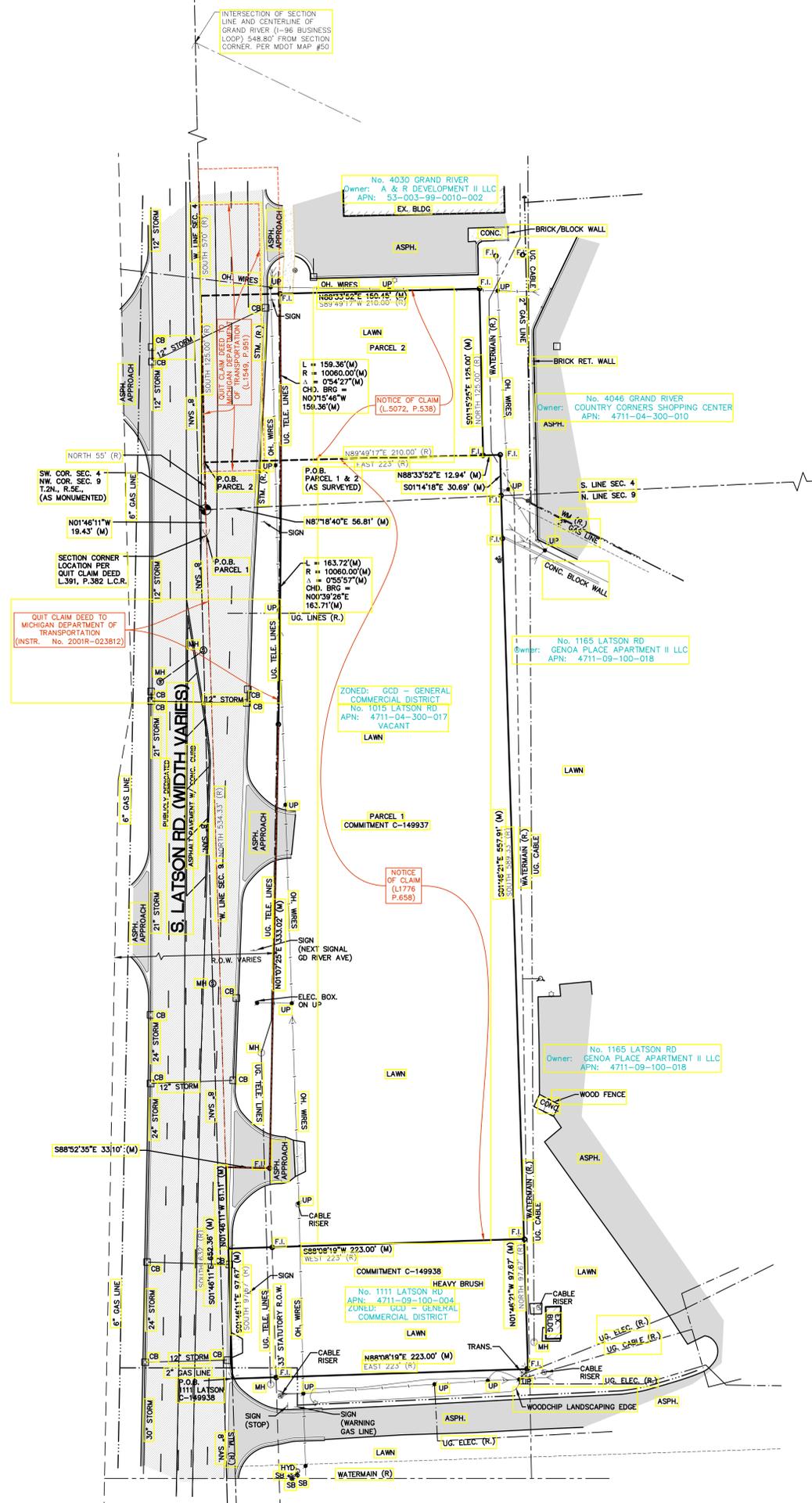
TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

SEE SHEETS 2 OF 4 THROUGH 4 OF 4 FOR DETAILED TOPOGRAPHY.



LEGEND

LABEL	SYMBOL	DESCRIPTION
ASPH	[Symbol]	= Asphalt
C	[Symbol]	= Cable
CATV	[Symbol]	= Phone/Fiber Optic/Misc. Riser
CB	[Symbol]	= Catch Basin/Beehive Catch Basin
CO	[Symbol]	= Clean Urn
CONC	[Symbol]	= Concrete
DS	[Symbol]	= Downspout
E	[Symbol]	= Electric
EM	[Symbol]	= Electric Meter
ES	[Symbol]	= Electric Conduit/Riser
ED	[Symbol]	= End Section
F.I.	[Symbol]	= Found Iron
FND. MON.	[Symbol]	= Found Monument
G	[Symbol]	= Gas Meter/Gas Main
GL	[Symbol]	= Ground Light
GP	[Symbol]	= Guard Post
GV	[Symbol]	= Gate Valve
HYD	[Symbol]	= Hydrant
LP	[Symbol]	= Light Pole
L/S	[Symbol]	= Landscape
MH	[Symbol]	= Manhole (Miscellaneous)
MW	[Symbol]	= Monitor Well
OH	[Symbol]	= Overhead Lines
PH	[Symbol]	= Physically Handicapped
PIV	[Symbol]	= Post Indicator Valve
P/L	[Symbol]	= Property Line
PM	[Symbol]	= Parking Meter
R/W	[Symbol]	= Right of Way
SAN	[Symbol]	= Sanitary Manhole/Pipe
SB	[Symbol]	= Stop Box (Water)
SC	[Symbol]	= Section Corner
SI	[Symbol]	= Set Iron
SO	[Symbol]	= Shutoff (Water)
STM	[Symbol]	= Storm Drain Manhole/Pipe
MHT	[Symbol]	= Telephone Manhole
TRANS	[Symbol]	= Transformer
UP	[Symbol]	= Utility Pole
WM	[Symbol]	= Water Meter
(R)	[Symbol]	= Record Measurement
(M)	[Symbol]	= Surveyed Measurement
(C)	[Symbol]	= Calculated



Zimmerman Design, LLC
 12875 Moorcroft Ct.
 Plymouth, MI 48170
 Tel: 734.358.6607

The ideas and design concepts expressed herein and the graphically displayed arrangement of their components represented by this drawing have been developed for the exclusive use of the specified project and are the sole property of the Architects and Engineers. Any conveyance or disclosure of the ideas or design concepts or use of any graphically displayed arrangements of their components shall be at the discretion of and only through the expressed written consent of the Architects and Engineers.

*** DO NOT SCALE DRAWINGS ***
 All dimensions are in feet and inches unless otherwise noted. Use figured dimensions only and immediately report any discrepancies in writing to the architect.

Consultant

Seal

Signature

Date

Owner

Project

**Vibe Credit Union
 Genoa Twp Branch**
 1015 & 1111 S. Latson Rd
 Genoa Twp, Michigan

Sheet Title

**Proposed
 Site Plan**

Issues/Revisions

8-22-18 Conceptual Site Plan Review

Project Administrator

M.Z.

Designed By

W.H.M.Z.

Drawn By

W.H.

Checked By

W.H.

Approved For Construction By

M.Z.

Scale

As Noted

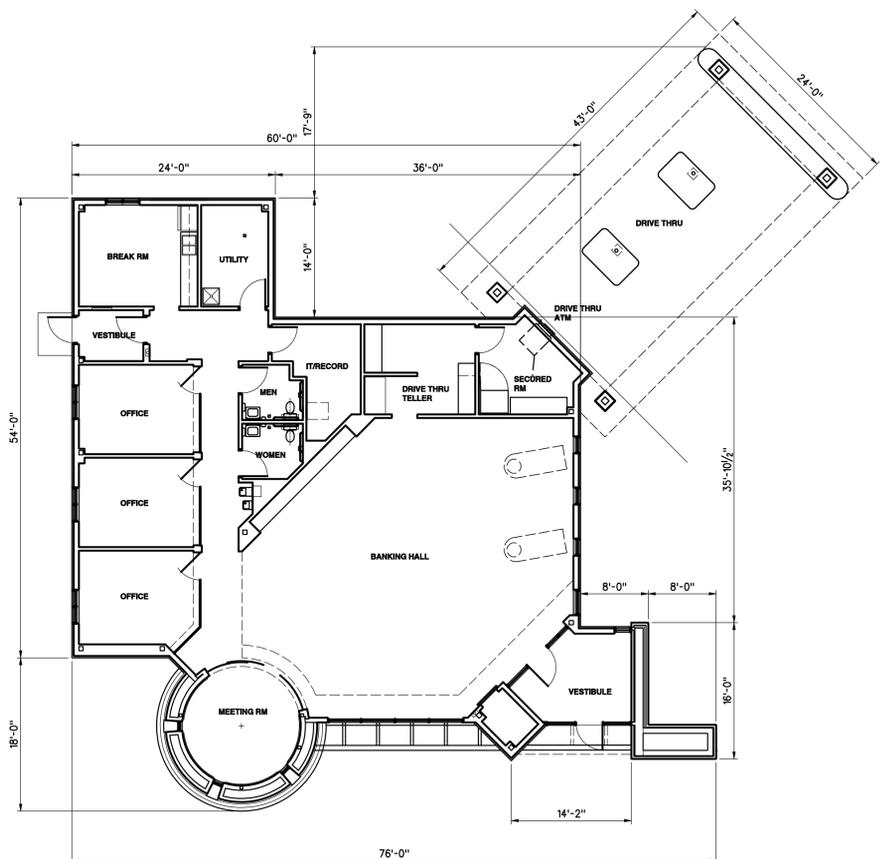
Project No.

GN-1818

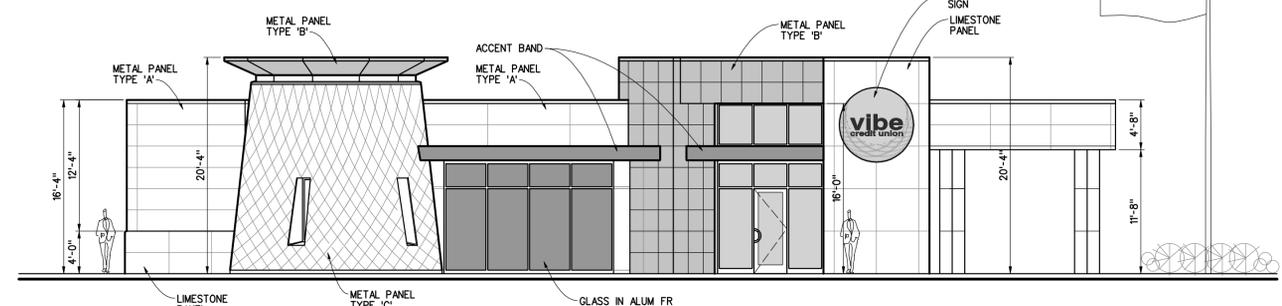
Sheet No.

C2.1

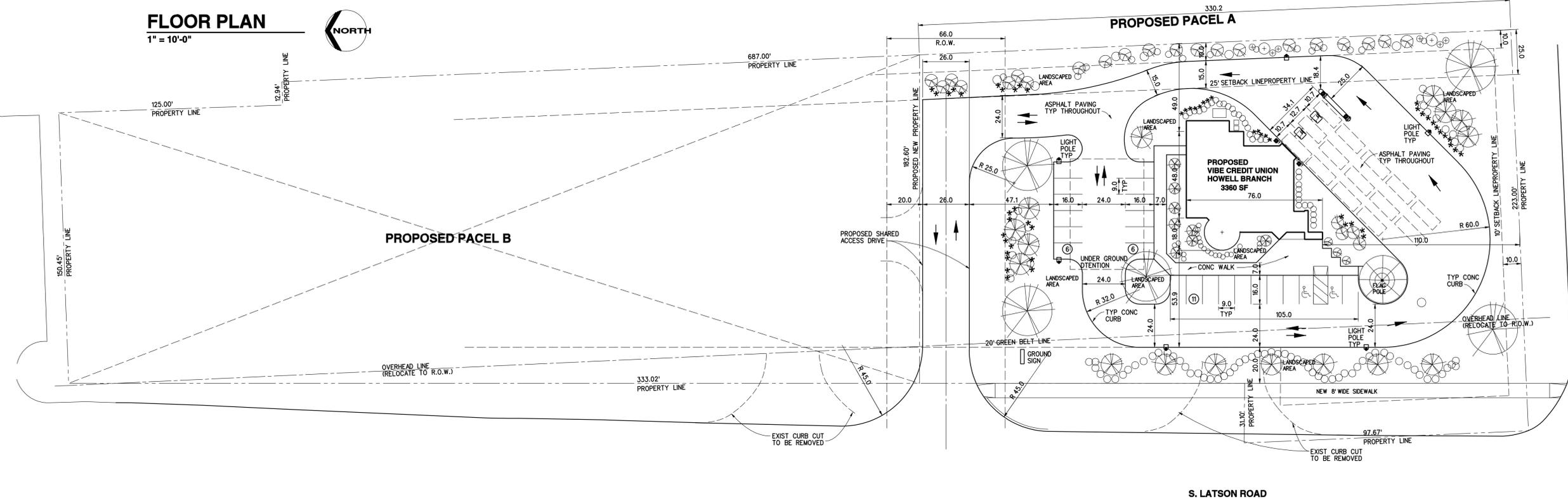
- 40 GRAPHIC SCALES
- 1" = 20'
- 1"
- 3" = 1'-0"
- 2"
- 11/2" = 1'-0"
- 2"
- 3/4" = 1'-0"
- 4"
- 1/2" = 1'-0"
- 8"
- 1/4" = 1'-0"
- 16"
- 11/8" = 1'-0"



FLOOR PLAN
 1" = 10'-0"



WEST ELEVATION
 1/8" = 1'-0"



PROPOSED SITE PLAN
 1" = 30'-0"



NOTE:
 LANDSCAPE MATERIAL TO BE DETERMINED

SITE INFO

ZONED: GC - GENERAL COMERCIAL	
PARCEL A	1.64 ACRES
PARCEL B	2.47 ACRES
TOTAL A+B	4.11 ACRES
BUILDING	3360 SF
PARKING REQUIREMENT	21
PARKING PROVIDE	23
DRIVE THRU STACKING SPACE	4+4+3

**ARTICLE 8
INDUSTRIAL DISTRICT**

Sec. 8.01 STATEMENT OF PURPOSE

8.01.01 **Industrial District:** The Industrial (IND) District is intended to primarily accommodate research, wholesale and warehouse activities and light industrial operations whose external, physical effects are restricted to the district and in no manner affect in a detrimental way any of the surrounding districts. The Industrial District is intended for the manufacturing, compounding, processing, packaging, assembly and/or treatment of finished or semi-finished products from previously prepared material. The processing of raw material for shipment in bulk form, to be used in an industrial operation at another location, shall not be permitted, except as provided for as Special Land Uses.

Sec. 8.02 PERMITTED AND SPECIAL LAND USES

8.02.01 **List of Uses:** In the industrial district, land, buildings and structures shall be used only for one or more of the following uses. Land and/or buildings in the districts indicated at the top of Table 8.02 may be used for the purposes denoted by a “P” in the column below by right. Land and/or buildings in the districts indicated at the top of Table 8.02 may be used for the purposes denoted by “S” after special land use approval in accordance with the general and specific standards of Article 19 Special Land Uses. A notation of “- -” indicates that the use is not permitted within the district. The “Req.” column indicates additional requirements or conditions applicable to the use.

Table 8.02 Schedule of Industrial Uses		
	IND	Req.
Manufacturing		
Manufacturing, fabricating, processing, packaging and/or assembling of products indoors from previously prepared materials, such as; bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, paper, plastics, rubber, precious or semiprecious metal or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood (excluding saw mills) and yarns, excluding leather and food processing, with a floor area under 40,000 square feet	P	
Automotive assembly or manufacturing	S	
Bakeries	P	
Bottling and packaging except canning	S	
Breweries, distilleries and wineries	S	
Cement, concrete, gypsum, plaster and nonmetallic mineral products manufacturing	S	8.02.02(a)
Cement and concrete product or ready-mix operations requiring elevator storage tanks, conveyors and batching equipment and asphalt batch plant, asphalt mixing, batching or paving plants	S	8.02.02(a)
Chemicals and allied products manufacturing including chemical compounding, plastics manufacturing, the manufacturing of paint, lacquer, enamel, or varnish	S	
Contractors offices and buildings with only indoor storage of equipment and machinery	P	
Contractors yards with outdoor storage of equipment and machinery	S	8.02.02(b)
Electronic equipment manufacturing	P	

GENOA TOWNSHIP ZONING ORDINANCE

Table 8.02 Schedule of Industrial Uses		
	IND	Req.
Extractive uses, such as sand and gravel mining	S	8.02.02(c)
Food processing including canning, meat and dairy products processing	S	
Foundry, smelting or refining of metals or ores, wrought iron, annealing or heat treating plants	S	
Freezer locker plants and cold storage	S	
Furniture and fixtures manufacturing	P	
Landfills	S	8.02.02(d)
Lumber mills	S	
Metal work involving the use of grinding or cutting tools such as manufacturing tools, dyes, jigs, automatic screw machines, arc welding, acetylene torch cutting, brazing or similar processes	S	
Paper and allied products manufacturing	S	
Petroleum refineries or storage facilities	S	
Plastics manufacturing, molding and extrusion	S	
Print shops and book publishing	P	
Research and development facilities, testing laboratories	P	
Salvage yard or junk yard	S	8.02.02(e)
Textile mills and apparel production	P	
Truck terminals	S	
Warehousing establishments	P	
Wood product manufacturing, including pattern making, millwork, cabinet making, Formica counters, prefabricated wood trusses, pallets, skids, and similar products.	P	
Any permitted use over 40,000 square feet of total floor area	S	
Any manufacturing use involving wet processes or the use of water in processing	S	8.02.02(f)
Commercial		
Adult regulated uses	S	8.02.02(g)
Auto repair establishments (major and minor) including accessory retail of new auto parts, but not including salvage yards	P	8.02.02(h)
Automobile body repair	P	
Business services (mailing, copying, data processing, etc.)	P	
Central dry cleaning plants	S	
Child care centers, pre-school, commercial day care	S	
Commercial outdoor display, sales and storage of building/lumber supplies and similar materials	S	8.02.02(b)
Indoor retail sales and storage of building/lumber supplies, home improvement items and similar materials	P	
Outdoor display, sales and storage of building/lumber supplies, landscaping and similar materials	S	8.02.02(b)
Health clubs/fitness centers	S	
Indoor commercial recreation (skating, bowling, soccer, dance academies, arcades, indoor shooting/archery ranges)	S	8.02.02(i)
Indoor commercial storage (including boat storage)	P	
Kennels, commercial	S	8.02.02(m)

Table 8.02 Schedule of Industrial Uses		
	IND	Req.
Leasing and rental of automobiles, truck and trailers, which may include outdoor storage or display of vehicles	S	8.02.02(b)
Mini-storage <u>—</u> indoors	P	8.02.02(j)
Mini-storage with outdoor storage	S	8.02.02(j)
Professional or corporate offices	P	
Personal service, retail and restaurants within office or industrial building or within an office park	S	8.02.02(k)
Retail sales of goods assembled, manufactured, compounded, processed, packaged or treated from previously prepared materials, or repaired or stored, on the premises	S	8.02.02(l)
Radio and television studios	P	
Public or Institutional		
Animal Shelters	S	8.02.02(m)
<u>Banquet halls, assembly halls, dance halls, private clubs, fraternal order halls, lodge halls or other similar places of assembly, gaming establishments</u>	<u>P</u>	
Shelters and rehabilitation centers for philanthropic or non-profit institutions	S	8.02.02(n)
<u>Churches, temples and similar places of worship and related facilities</u>	<u>P</u>	
Composting centers	P	8.02.02(o)
Electric power stations and heating plants	S	
Essential public services, public service buildings and public service storage yards	P	8.02.02(p)
Public parks/open space/boat launches	P	
Urgent care, medical centers/clinics	S	
Vocational/technical training facilities	P	
Office Service and Medical Uses		
<u>Dog day care</u>	<u>P</u>	<u>8.02.02(m)</u>
<u>Kennel</u>	<u>P</u>	<u>8.02.02(m)</u>
<u>Medical offices of doctors, dentists, optometrists, chiropractors, psychiatrists, psychologists and similar or allied professions, including clinics, and urgent care centers</u>	<u>P</u>	
Accessory Uses		
Any use with outdoor equipment/material storage and all other open air businesses	S	8.02.02(b)
Accessory fuel storage or use of hazardous materials	S	13.07
Accessory uses, buildings and structures customarily incidental to any of the above	P	

(as amended 12/31/06 and 3/5/10)

8.02.02 Use Conditions: Uses noted above shall only be allowed where the following requirements are complied with:

- (a) Cement and concrete product or ready-mix operations requiring elevator storage tanks, conveyors and batching equipment and asphalt batch plant, asphalt mixing, batching or paving plants shall comply with the following requirements:

- (1) All structures, vehicle, and equipment storage and stockpiles of materials shall meet the setback requirements of the district. No outdoor storage shall be permitted in any required yard (setback).
 - (2) All property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. All buildings, operations and storage areas shall be setback a minimum of six hundred (600) feet from the property line of all residential uses and all residential zoning districts.
 - (3) A buffer zone B shall be provided on all sides adjoining non-residential uses, including the road frontage.
 - (4) A transportation plan shall be provided showing access to the site and detailing the projected amount of truck traffic. All means of access to the property shall be from primary roads as classified by the Livingston County Road Commission as a Primary Road or having a right-of-way of at least eight six (86) feet. The applicant shall submit the proposed routings to the Livingston County Road Commission for their review relative to the physical and design capabilities of these routes to accommodate the truck traffic. Correspondence from the Livingston County Road Commission indicating their comments shall be included as part of this application. The truck routes shall not traverse through residential neighborhoods to access county primary roads or highways.
 - (5) All loading and truck maneuvering shall be accommodated on-site. All private access roads, truck storage and staging areas shall be treated so as to create a dust-free surface. The access drive from the site shall be paved with a surface of asphalt or concrete for a distance of at least one hundred (100) feet from the right-of-way of the public road. Provisions shall also be made to remove aggregates, fillers, dirt, dust, mud, sludge, or other debris from the vehicles before they leave the site.
 - (6) Provisions shall be made for the on-site reduction and containment of dust and other particulate matter. Emissions from operation and material handling (i.e., loading; unloading, storage, transfer or hauling) shall be controlled at all times by the periodic or routine application of water to the surface of materials unless natural moisture is sufficient to control emissions. All emissions shall be in accordance with the requirements of Section 13.05. (as amended 3/5/10)
- (b) Outdoor Sales or Storage (as a permitted or accessory use, including sales or storage of: building/lumber supply, contractors yards, garden/landscape supplies, nurseries, greenhouses, stone, farm implements, automobiles, trucks, recreational vehicles, mobile homes, boats, jet skis, mowing equipment, construction equipment and similar materials or equipment) shall comply with the following requirements:
- (1) Minimum lot area shall be one (1) acre.
 - (2) Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.
 - (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.

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

(c) Extractive Uses, such as sand and gravel mining

Sand and gravel deposits represent nonrenewable natural resources that may be necessary and beneficial to the economy of the Township and the regional area about it shall comply with the following requirements. The basic nature of such removal operations must, however, be conducted in such a manner that will insure compatibility with existing and proposed development and insure the proper restoration of the land. It is, therefore, the intent of this section to provide procedures and requirements for reviewing such requests that will reflect both the existing and future needs of the Township and its residents.

- (1) Application, review and permit renewal procedures shall be in accordance with the special land use requirements of Article 19.
- (2) The following additional information shall be included with the site plan material required by Article 18:
 - a. Report by a qualified soil scientist, soils engineer or geologist regarding the effect the proposed operation will have upon the watershed of the area, with particular attention being devoted to the water table, and, if water bodies are to be created, the anticipated permanence of such.
 - b. A detailed description of the method of operation including an operations and restoration plan for the extraction of the natural resources deposits. The operations and restoration plan shall include the following:

1. A progressive cell unit mining plan: a plan that divides the mining area into section and delineates the progressive mining proposal on the extractive resources available.
2. A transportation plan showing access to the site, proposed truck traffic and planned on-site roads. The applicant shall submit these proposed routings to the Livingston County Road Commission for their review relative to the physical and design capabilities of these routes to accommodate the potential traffic. Correspondence from the Livingston County Road Commission indicating their comments shall be included as part of this application.
3. An overburden and stockpiling plan: a plan which shows how the top soil will be stripped and stored on the site as well as the stockpiling of the extracted sand or gravel.
4. A re-vegetation plan: a plan which shows the staging of restoration through the grading process as well as replacing the top soil and the planting of grasses, trees and shrubs.
5. End Use Plan: a plan which shows the ultimate use of the property once restored to assure the Township the site is being restored in accordance with the Township Master Plan.
6. A detailed explanation of how the applicant intends to comply with the operating requirements of this section.

(3) Operating Requirements:

- a. Basic Conditions: The removal of sand, gravel, limestone or similar materials by excavation, stripping, mining or otherwise taking, and including on-site operations appurtenant to the taking, including washing, grading, sorting, (excluding grinding operations) shall be carried on within the limits of an area approved for such activities. All extractions from new pits begun subsequent to the effective date of this Ordinance shall be washed, graded, and further processed and/or stored within the limits of the area approved, and no natural resource extracted outside the limits of this area shall be brought in for washing, grading, or further processing, excepting the event of a public emergency as declared by the Township Board of the Township of Genoa, requiring the use of said natural resource. Resource related industries including, but not limited to: gravel grinding operations, concrete mixing plants and asphalt batching plants shall not be permitted as a part of the operation unless the activity is located in a Zoning District which would permit such a use.
- b. Setbacks: Excavation, washing and stockpiling of extract-ed material shall not be conducted closer than fifty (50) feet to the outer boundary of the area approved for extractive operation. The setback area shall not be used for any use in conjunction with the extractive operation, except access roads, public notice signs identifying occupation. Greenbelt plantings and landscaping shall be provided in the setback area as required by the Township Board.

Said setback may be varied by the Board of Appeals when the outer boundary of the area approved for extractive activities abuts a body of water. In granting said variance, the Board of Appeals shall establish a specific setback so as to secure public safety. To reduce the effects of airborne dust, dirt, and noise, all equipment for loading, weighing, and other operations structures shall not be built closer than three hundred (300) feet from any public street right-of-way or from any adjoining residentially zoned district.

- c. Minimum frontage along a primary road: Each tract of land for extractive development shall have a minimum frontage of two hundred and fifty (250) feet along a primary road as classified by the Livingston County Road Commission, or a roadway with a right-of-way of at least eighty six (86) feet. The Township Board may waive this standard if the tract has no frontage but is fronted by an active extractive operation, whose timetable for development would not be in conflict with the proposed operation then written permission for access to major or secondary thoroughfare must be secured from owner in fee and leaseholder, if any.
- d. Access: All means of access to the property shall be from primary roads as classified by the Livingston County Road Commission as a Primary Road or have a right-of-way of at least eight six (86) feet. No access shall be allowed from residential streets. All private access roads shall be treated so as to create dust-free surface for a distance of three hundred (300) feet from any public access road. Arrangements shall also be made to minimize dust on public access routes traveled in the Township.
- e. Fencing: Any excavation which operation results in, or produces for a period of at least one (1) month during the year, collections of water or slopes as described below shall be subject to the following safety requirements:
 - 1. Where slopes steeper than thirty (30) degrees exist for a period of one (1) month or more, access to such slopes shall be barred by a cyclone fence or similarly effective barrier at least six (6) feet high; at least fifty (50) feet outside the edge of the excavation, with suitable gates controlling access to the excavation area.
 - 2. Where collections of water are one (1) foot or more in depth for any period of at least one (1) month, and occupying an area of two hundred (200) square feet or more, access to such collections shall be similarly fenced, as required in (a) above, for slopes.
 - 3. In those instances where the extractive area is situated in marginal land areas consisting of swamp land, or is bounded by natural bodies of water, the fence shall be required only on those sides accessible to public rights-of-way or as the Township Board may determine as requiring fencing so as to secure safety. The Township Board may require the posting of signs "KEEP OUT - DANGER" as needed.
- f. Slopes: Finished slopes of the banks of the excavation shall in no event exceed a minimum of five (5) feet to one (1) foot (five feet horizontal to one foot vertical) and where ponded water results from the operations, this slope must be maintained and extended into the water to a depth of five (5) feet.

in a manner which prevents leakage of battery fluid. No fluids removed from vehicles shall be applied as a dust control method.

- (7) The front obscuring fence shall be setback the same distance as a building in the industrial zoning district, and all such fences shall be setback a minimum of five-hundred (500) feet from any residential use or district.
 - (8) In order to protect surrounding areas, the crushing of vehicles or any part thereof shall be limited to daylight hours, provided that such activities shall not be conducted on Sundays or federally recognized holidays.
 - (9) The applicant must demonstrate that the activities of the salvage yard will comply with all state and federal regulations.
 - (10) The Planning Commission may impose other conditions which have a reasonable relationship to the health, safety and general welfare of Genoa Township. These conditions can include a provision for an annual inspection by the Zoning Administrator to ensure continuing compliance with the above standards.
- (f) Industrial use involving wet processes or the use of water in processing shall comply with the following requirements:
- (1) Such uses shall demonstrate to the satisfaction of the Township Engineer that there will be no impact to public water and sanitary sewer capacity.
 - (2) Industrial pretreatment of all waste discharges shall be provided on-site.
- (g) Adult regulated uses shall comply with the following requirements:
- (1) In the development and execution of this section, it is recognized that there are some uses which, because of their nature, are recognized as having serious objectionable, operations characteristics, particularly when several of them are concentrated under certain circumstances, thereby having deleterious effect upon adjacent areas. Special regulations of these uses are necessary to insure that these adverse effects will not contribute to the blighting, deteriorating, and/or down grading of the area and the adjacent areas. The Township believes control or regulation is for the purpose of preventing the overcrowding of such uses into a particular location and requires, instead, their dispersal throughout the industrial zones of the Township to thereby minimize their adverse impact on any specific neighborhood.
 - (2) The prohibition against the establishment of more than one adult regulated use, within 1,000 feet of each other and other incompatible uses, serves to avoid the clustering of such uses, avoids the deleterious effects of blight and devaluation of both business and residential property values, and prevents the deleterious effect of blight and devaluation of recreation, educational and/or religious uses.
 - (3) Distance limitations shall be measured along a straight line forming the shortest distance between any portion of the subject parcel and parcels zoned residential or occupied by uses specified herein.

- (4) Concern for, and pride in, the orderly planning and development of the neighborhood and area should be encouraged and fostered in those persons who comprise the business and residential segments of that neighborhood and area.
- (5) Unless and until approval is obtained, it shall be unlawful to hereafter establish any adult regulated use as defined herein.
- (6) Any adult regulated use/building shall be at least 1,000 feet from any of the following, except as otherwise provided by item (9) below.
 - a. Another existing adult regulated use
 - b. Public, private or parochial school
 - c. Library
 - d. Park, playground or other recreation facility which admits minors
 - e. Day care center or nursery schools
 - f. Church, convent, monastery, synagogue or other similar place of worship
 - g. Any Class C establishment licensed by the Michigan Liquor Control Commission
 - h. Specially designated dealer's or specially designated merchant's establishments as defined in this ordinance
 - i. Pool or billiard halls
 - j. Arcades
 - k. Pawn shops
 - l. Hotels, motels or bed and breakfast inns
 - m. Dance clubs catering primarily to teenagers, ice or roller skating rinks, movie theaters and other similar uses which typically cater to teenagers
 - n. Any residential district
- (7) Any adult regulated use/building offering material described in this ordinance shall comply with the following performance standards:
 - a. That any display of adult oriented material be shielded from public view either placed behind a counter, or by providing a separately established room which would have restricted access controlled by the owner or employees;
 - b. That all access to adult orientated material be restricted to person 18 years of age or older;
 - c. That signage be posted regarding the restrictions to this type of material; and
 - d. That the location of the counter or room be limited to an area away from the main entry.
- (8) Site and building requirements:
 - a. Building size shall not exceed 5,000 square feet of gross floor area.
 - b. The building and site shall be designed, constructed and maintained so material such as a display, decoration or sign depicting, describing, or relating to specific sexual activities or specified anatomical areas, as defined in this ordinance, cannot be observed by pedestrians or motorists on a public right of way or from an adjacent land use. No exterior door or window on the premises shall be kept open at any time while the business is in operation.
 - c. Use shall be located within a freestanding building. A shared/common wall or shopping center shall not be considered to be a freestanding building.

- d. The building shall provide sufficient sound absorbing insulation so noise generated inside said premises shall not be audible anywhere on any adjacent property or public right of way.
 - e. The Township Board may require a wall, fence or berm in conjunction with landscaping to provide an appropriate screen in consideration of views from public streets, distance and surrounding land uses.
 - f. The hours of operation shall be approved by the Township Board.
 - g. Access shall be from a major thoroughfare.
 - h. Any adult regulated use, which allows customers to remain on the premises while viewing live, filmed or recorded entertainment or while using or consuming the products or services supplied on the premises, shall provide at least one security guard on duty outside the premises. Security guard provided will patrol the grounds and parking areas at all times while the business is in operation.
 - i. A license is required.
- (9) The Township Board may waive the location provision requiring minimum distances between adult regulated uses and those uses identified in item (6) above. Waiver exceptions from the location provision would be from any residential zoning district, public, private, or parochial school or church, convent, monastery, synagogue or other similar place of worship if all of the following findings are made after a public hearing:
- a. The proposed use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this ordinance will be observed.
 - b. The proposed use will not contribute to, create, enlarge and/or encourage a blighted or deteriorated area.
 - c. All applicable regulations of this ordinance will be observed.
 - d. There is no other reasonable location in the township at which the use is suited.
 - e. It shall be unlawful to hereafter establish any regulated use if the proposed regulated use will be within a 1,000 foot radius of any residential zoning district, public, private, or parochial school or church, convent, monastery, synagogue or other similar place of worship. This prohibition relative to the establishment of a regulated use near residential zoning district shall be waived upon the presentation to the Township Board of a validated petition requesting such waiver, signed by 51 % of those persons owning, residing or doing business within 1,000 feet of the proposed location. The Township Board shall adopt rules and regulations governing the procedure for securing any petition of consent which may be provided for in this section of the ordinance. The rules shall provide that the circulator of the petition requesting a waiver shall subscribe to an affidavit attesting to the fact that the petition was circulated in accordance with said rules and that the circulator personally witnessed the signatures on the petition and that the same were affixed to the petition by the person whose name appeared thereon. The Township Board shall not consider the waiver of location requirements until the above-described petition, if required, shall have been filed and verified.
- (10) Prior to granting a permit for any adult regulated use, the Township Board may impose any such conditions or limitations authorized by law in connection with the grant of special uses.

- (11) An adult regulated use granted pursuant to the terms of this ordinance may not be re-established after discontinuance for a period of 90 consecutive days without a new grant of approval by the township. (as amended 8/6/03)

- (h) Automobile repair establishments shall comply with the following requirements:
 - (1) Access driveways shall meet the standards of Article 15; turning movements may be restricted in consideration of traffic conditions. Only one driveway shall be permitted from each street unless the Planning Commission determines additional driveways will be consistent with the purpose of Article 15.
 - (2) Where adjoining residentially zoned or used property, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may approve a landscaped berm as an alternative.
 - (3) All repair work shall be conducted completely within an enclosed building. Garage doors shall not face any public roadway except as approved by the Planning Commission under the following circumstances:
 - a. For through garages where doors are provided on the front and rear of the building;
 - b. Garages located on corner or through lots; and,
 - c. Where the Planning Commission determines that a rear garage would have a negative impact on an abutting residential district.

Under these circumstances the Planning Commission may require additional landscape screening above and beyond what is required for street frontage landscaping.
 - (4) There shall be no outdoor storage or display of vehicle components and parts, supplies or equipment, except within an area defined on the site plan approved by the Planning Commission and which extends no more than ten (10) feet beyond the building.
 - (5) Storage of wrecked, partially dismantled, or other derelict vehicles is prohibited, unless such storage is required under police or court order. Vehicles shall not be stored outdoors for more than seven (7) days in any thirty (30) day period.
 - (6) The applicant shall submit a Pollution Incidence Protection Plan (PIPP) as part of the Impact Assessment. The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as: special check valves, drain back catch basins and automatic shut off valves.

- (i) Recreation: Indoor commercial recreation: bowling alleys, ice arenas, skating rinks, cinemas, theaters, etc.) shall comply with the following requirements:
 - (1) The principal and accessory buildings and structures shall be not be located within one-hundred (100) feet of any residential district or permitted use.

- (2) All uses shall be conducted completely within a fully enclosed building.
- (j) Mini- or Self Storage Warehouses shall comply with the following requirements:
 - (1) Minimum lot size shall be three (3) acres.
 - (2) Minimum building and parking setback shall be fifty (50) feet from any public street right-of-way line, fifty (50) feet setback from any residential district and twenty-five (25) feet from any non-residential zoning district.
 - (3) The front yard and any side yards adjacent to residential districts shall include wrought iron or similar decorative fencing and evergreen plantings spaced a maximum of ten (10) feet apart on center.
 - (4) All storage shall be completely within enclosed buildings or structures, unless a separate Special Land Use Permit is granted for commercial outdoor storage on the premises.
 - (5) A structure for a resident manager may be allowed on the site.
 - (6) The use shall be limited to storage only.
- (k) Personal service, retail and restaurants within office or industrial building or within an office park provided the combined floor area is a minimum twenty-five percent (25%) of the building's gross floor area and all pedestrian access is from inside the building, and any exterior sign shall have a maximum size of ten (10) square feet
- (l) Retail sales of goods assembled, manufactured, compounded, processed, packaged or treated from previously prepared materials, or repaired or stored, on the premises, provided the building floor area devoted to retail sales comprises no more than twenty-five percent (25%) of principal building floor area and the outdoor sales area comprises no more than twenty-five percent (25%) of the minimum required lot area

~~(m) Animal Shelters and Commercial Kennels shall comply with the following requirements:~~

~~(m) Kennels, animal shelters, and dog day care shall comply with the following requirements:~~

- ~~(1) For kennels housing dogs, the minimum lot size shall be two (2) acres for the first four (4) dogs and an additional one-third (1/3) acre for each one (1) additional dog.~~
- ~~(2) Building wherein dogs are kept, dog runs, and/or exercise areas shall not be located nearer than one hundred and fifty (150) feet to any lot line and two hundred (200) feet from the road right-of-way and any residential zoning district.~~
- ~~(3) Such facilities shall be subject to other conditions and requirements necessary to ensure against the occurrence of any possible nuisance (i.e., fencing, sound-proofing, sanitary requirements). Such facilities shall be subject to other conditions and requirements necessary to ensure against the occurrence of any possible nuisance (i.e., fencing, sound-proofing, sanitary requirements). The application shall include a floor plan for the facility that indicates noise insulation measures.~~

- ~~(4) All enclosures for breeding, rearing, shelter, or other uses in connection with harboring of animals, shall be hard surfaces and provided with proper drains for washing with water pressure.~~
- ~~(6) All animals shall be kept indoors between the hours of 10:00 PM and 6:00 AM.~~
- ~~(7) An operations/management plan must be submitted for review.~~
- ~~(8) All shelters shall be operated in conformance with all applicable county and state regulations and operated by a licensed operator.~~
- ~~(9) All enclosures for breeding, rearing, shelter, or other uses in connection with harboring of animals, shall be hard surfaces and provided with proper drains for washing with water pressure.~~
- ~~(10) The applicant may be required to post a financial guarantee, the amount of which to be determined by the Township board, before a permit is granted or renewed.~~
- ~~(11) The Planning Commission may reduce these requirements for use of existing buildings if impacts to neighboring properties and tenants can be mitigated.~~
- ~~(1) Building wherein animals are kept, dog runs, cat cages, and/or exercise areas shall not be located nearer than one hundred (150) feet from any lot line and two hundred (200) feet from the road right of way and any residential zoning district.~~
- ~~(2) An operations/management plan must be submitted for review.~~
- ~~(3) All shelters shall be operated in conformance with all applicable county and state regulations and operated by a licensed operator.~~
- ~~(4) The application shall include a floor plan for the facility that indicates noise insulation measures.~~
- ~~(5) All enclosures for breeding, rearing, shelter, or other uses in connection with harboring of animals, shall be hard surfaces and provided with proper drains for washing with water pressure.~~
- ~~(6) Such facilities shall be subject to other conditions and requirements necessary to ensure against the occurrence of any possible nuisance (i.e., fencing, sound proofing, sanitary requirements).~~
- (n) Shelters and rehabilitation centers for philanthropic or non-profit institutions shall comply with the following requirement:
 - (1) The site shall not be located within five hundred (500) feet of a residential zoning district. (as amended 12/31/06)
- (o) Composting Centers shall comply with the following requirements:
 - (1) The site plan and Impact Assessment shall clearly illustrate the layout of composting operation, including: buildings, staging area, parking, on-site truck maneuvering

- (truck turning radii shall be illustrated), curing area, landscaped buffers, sales area and fencing.
- (2) Commercial composting operations shall be at least five hundred (500) feet from any residential district.
 - (3) All composting operations shall be at least two hundred (200) feet from the boundary of any lake, stream, drain, wetland or other surface water body. The applicant shall describe procedures for managing stormwater runoff and preventing pollution of surface water bodies or groundwater. Groundwater quality monitoring devices shall be provided.
 - (4) Documentation shall be provided indicating soils percolate and are not characterized by a high water table.
 - (5) The applicant shall describe acceptable details on control of odors.
 - (6) A landscaped buffer zone A, as described in Section 12.02, shall be provided on all sides adjacent to a residential district. A landscaped buffer zone B shall be provided on all other sides unless specifically waived by the Planning Commission in consideration of adjacent uses and topographic features.
 - (7) Access shall be provided solely on Class A truck routes.
 - (8) All storage areas shall be enclosed in a building.
 - (9) Temporary signs shall be prohibited.
- (p) Essential Public Service Buildings, Structures and Storage Yards shall comply with the following requirements:
- (1) The minimum lot size shall be three (3) acres.
 - (2) An open air fence six (6) feet in height shall be constructed on the boundary property lines.
 - (3) Electric or gas regulator equipment and apparatus shall be setback a minimum of thirty (30) feet from all lot lines.
 - (4) Essential Public Service Storage Yards shall be screened from any adjacent residential district by a buffer zone B, as described in section 12.02.

Sec. 8.03 DIMENSIONAL STANDARDS

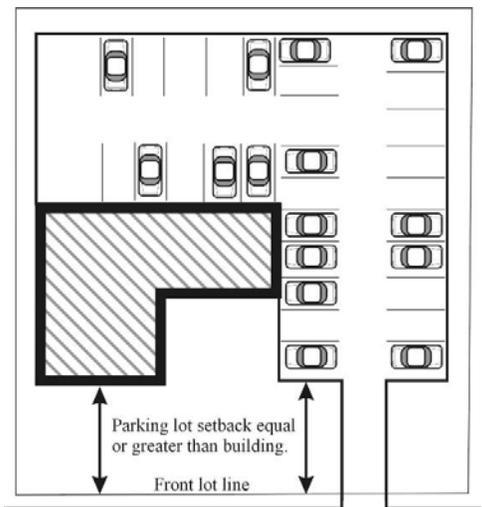
8.03.01 **Industrial Schedule of Area and Bulk Requirements.** All lots, buildings, structures and parking areas shall comply with the area height and bulk requirements in Table 8.03.01:

Table 8.03.01 DIMENSIONAL STANDARDS – INDUSTRIAL DISTRICT								
District	Min. Lot Area ^(a)	Min. Lot Width ^{(b)(c)}	Minimum Yard Setbacks Required Yard ^{(d)(e)(f)}				Max. Lot Coverage ^(k)	Max. Height ^(l)
			Front Yard ^{(g)(h)(i)(j)}	Side Yard	Rear Yard	Parking Lot		
Industrial District (IND)	1 acre	150 ft.	85 ft. if parking in the front yard 50 ft. if no parking in the front yard	25 ft. 50 ft. if adjacent to residential district	40 ft. 80 ft. if adjacent to residential district	20 ft. 10 ft. side and rear	40% bldg. 85% impervious surface	30 ft. 2 stories

(as amended 12/31/06)

8.03.02 Footnotes to Table 8.03.01:

- (a) **Lot Area with Shared Access:** The Planning Commission may allow the lot area and width to be reduced to 20,000 square feet and 80 foot lot width where:
 - (1) The Planning Commission determines that the use will not adversely impact surrounding land uses and there is sufficient area to provide the buffers required by section 12.02; and,
 - (2) The site has shared driveways with adjacent uses, and all access management requirements of section 15.06 are complied with or the lot is within an industrial park with access to a road that only serves the industrial park.
- (b) **Lot Width:** Minimum lot width is measured at the required front yard setback distance from right-of-way. Measurement for flag shaped lots shall be at the point where the narrow access strip joins the larger section of the lot, as determined by the Zoning Administrator.
- (c) **Depth to Width Ratio:** Lot Depth shall be no greater than four (4) times the width.
- (d) **Landscape Buffers:** See landscape buffer zone and screening requirement in section 12.02 based on adjacent zoning.
- (e) **Natural Features Setback:** All structures shall be setback a minimum of twenty five (25) feet from an MDEQ regulated wetland and seventy (70) feet from the shoreline of a lake.
- (f) **Projections into Yards:** Projections into required yards are permitted for certain architectural features as described in section 11.01.04.
- (g) **Use of Front Yard:** Except for necessary drives, walks and approved signs, or as authorized by Special Land Use, the required front yard shall not be used for loading, storage or accessory structures.
- (h) **Landscape Greenbelt:** The front yard shall include a landscaped greenbelt as required by section 12.02.
- (i) **Detention Ponds:** Detention ponds shall be prohibited in the front yard, unless the Township Engineer determines there is no reasonable alternative due to existing topography and natural drainage problems or the pond is incorporated into a natural landscaped area and approved by the Planning Commission.
- (j) **Front Yard Setback Reduction:** The reduced front yard setback is allowed for sites that do not have parking in the front yard. The parking lot, including parking spaces and drive aisles must be located in the rear yard or the side yard where the parking lot is located no closer to the front lot line than the front wall of the building, with the exception of driveways providing access from the road and service drives or frontage roads providing cross-access to adjacent lots.



(as amended 12/31/06)

- (k) **Impervious surface:** Impervious surface shall be determined as the total ground square footage of the building footprint plus the total of all paved surfaces.
- (l) **Exceptions to Height Limitations:** See exceptions to maximum height required for mechanical equipment; cornices; spires; cupolas; for institutional uses etc. in section 11.01.05.

Sec. 8.04 ADDITIONAL SITE DEVELOPMENT STANDARDS

8.04.01 All Permitted and Special Land Uses shall comply with all applicable provisions of this Zoning Ordinance including those listed below.

- (a) Article 11, General Provisions, shall be adhered to for general dimensional standards, calculation of (buildable) lot area, access to dedicated streets, projections into yards, supplementary height regulations, principal building, structure or use, determination of "similar uses", changes in tenancy/ownership, voting place, temporary buildings and structures, open storage, parking and repair of vehicles, essential public services, wireless communication facilities, fences, walls and screens, reception antennas and towers and wind energy conversion systems. (as amended 3/5/10)
- (b) Article 12, Site Development Regulations, shall be adhered to for commercial, office and industrial architecture, greenbelts, landscape materials and screening, exterior lighting, waste receptacles and non-motorized pathways and sidewalks.
- (c) Article 13, Environmental Protection Regulations, shall be adhered to for, clearing of woodlands and earth changes prior to development, wetland protection standards, floor drains, stormwater management and performance standards. (as amended 12/31/06)
- (d) Article 14, Parking and Loading-Unloading Standards, shall be adhered to for all parking.
- (e) Article 15, Access Management and Private Road Standards, shall be adhered to for all commercial driveways, shared driveways and private roads.
- (f) Article 16, Sign Standards, shall be adhered to for all signage.
- (g) Article 18, Site Plan Review and Impact Statement, shall be adhered to for the submission, review and approval of site plans for non-single family residential uses.
- (h) Article 19, Special Land Uses, shall be adhered to for the submission, review and approval of all special land uses.
- (i) Article 20, Land Divisions, shall be adhered to for all applications to divide land. Where a subdivision plat is required, the requirements of the Township Subdivision Control Ordinance shall be followed.

**ARTICLE 9
GENOA TOWN CENTER OVERLAY DISTRICT**

Sec. 9.01 PURPOSE

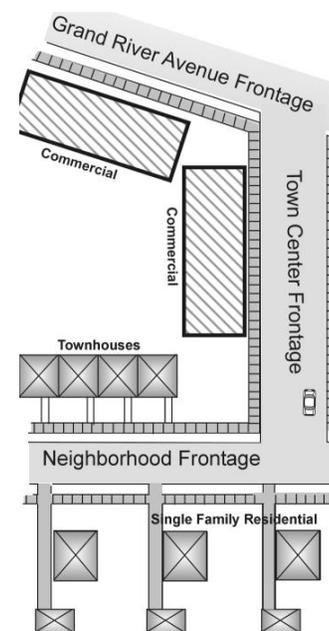
9.01.01 The Genoa Town Center Overlay District is provided specifically for the development or redevelopment of land within the Town Center Area designated in the Master Plan surrounding the intersection of Grand River Avenue and Dorr Road. The intent is to facilitate the development of a traditional, pedestrian-oriented town center with mixed-use buildings containing retail and service uses on the first floor and residential or office on upper floors, similar to the traditional downtown character of Brighton and Howell. The commercial components are to be complemented by surrounding residential development within a walkable distance consisting of townhouses and single family residential that follow traditional neighborhood design principles, with pedestrian oriented streetscapes and a system of neighborhood open spaces. Development shall be in accordance with the guidelines outlined in the Genoa Township Master Plan.

Sec. 9.02 SCOPE OF APPLICATION AND ESTABLISHMENT OF FRONTAGE ZONES

9.02.01 **Establishment of Genoa Town Center Overlay Zone.** The Genoa Town Center Overlay District is established as an overlay district with the boundaries depicted on the official Zoning Map.

9.02.02 **Frontage Zones.** Within the Genoa Town Center Overlay District frontage zones shall be established for the purpose of prescribing requirements for building form, lot dimensions, architectural design, parking lot location and streetscape treatments. Each site shall be regulated based upon its frontage as follows:

- (a) Requirements shall be established for all sites that front on Grand River Avenue or Dorr Road. These frontages are intended to be commercial and mixed-use in nature. Because of the function of these roads as county primary roadways, specific treatment is necessary for these frontages.
- (b) Requirements shall be established for uses that are non-residential or mixed use and front on a street other than Grand River Avenue or Dorr Road, including any new public or private roads proposed as part of a development. These frontages are intended to be commercial and mixed-use in nature with on-street parking and a strong pedestrian orientation. This shall be referred to Town Center Street Frontages.
- (c) Requirements shall be established for uses that front on a residential street. A residential street shall be a block where the majority of frontage is occupied by single family residences or townhouses. This shall be referred to Neighborhood Street Frontages.
- (d) Street frontage zones shall be established on a block-by-block basis. A single street may be divided along its length with separate Town Center and Neighborhood blocks. Opposing sides of the street shall have the same street frontage zone designation. For lots located on the corner of an intersection of two street types, the Town Center Street Frontage may wrap around the corner onto the other street frontage for the building located on the corner. (e.g. at the intersection of a Town Center Street Frontage and Neighborhood street frontage, the building on the corner may be designed to the requirements of the Town Center Street Frontage on both street frontages.)



9.02.03 **Scope of Application.** The Genoa Town Center Overlay District is established as an overlay district that is applied over the existing zoning districts. Use and development of land within the overlay district shall be regulated as follows:

- (a) Any existing use shall be permitted to continue and as long as no physical changes requiring site plan approval are proposed, the continued use of the site shall be allowed subject to the underlying zoning requirements. If any major change or expansion to the use is proposed, as defined by the site plan applicability section of Article 18, then the site shall be brought into compliance with the requirements of the Genoa Town Center Overlay District to the maximum extent practical, as determined by the Planning Commission.
- (b) Where a new use is established on a site within an existing building, the use and site shall be subject to the requirements of the Genoa Town Center Overlay District. Where there are existing buildings or structures that do not comply with all of the requirements of this overlay district, then the site shall be brought into compliance with the requirements of the overlay district to the maximum extent practical, as determined by the Planning Commission.
- (c) Where a new building is proposed, the use and site shall be subject to the requirements of the Genoa Town Center Overlay District.

Sec. 9.03 TYPES OF BUILDINGS AND USES PERMITTED

9.03.01 Buildings and uses shall be permitted based upon the site’s frontage zone as follows:

Frontage Zones:	Grand River Avenue and Dorr Road Frontages	Town Center Street Frontage	Neighborhood Street Frontage
Residential Uses			
Single family residential and two family residential, including accessory apartments	Not permitted to front on, but may back towards Grand River or Dorr with a greenbelt and frontage on an internal street.	Not permitted	Permitted
Townhouses, row houses, and similar attached dwellings with individual entrances and garages	Not permitted to front on, but may back towards Grand River or Dorr with a greenbelt and frontage on an internal street	Permitted	Permitted
Multiple family residential with common entrances	Permitted above the first floor in mixed-use buildings with a commercial use on the first floor at up to 28 units/acre	Permitted above the first floor in mixed-use buildings with a commercial use on the first floor at up to 28 units/acre	Not permitted
Live/work units with a dwelling unit on the upper floor above a first floor space under the same ownership that can be used for a commercial use	Permitted	Permitted	Special land use

GENOA TOWNSHIP ZONING ORDINANCE

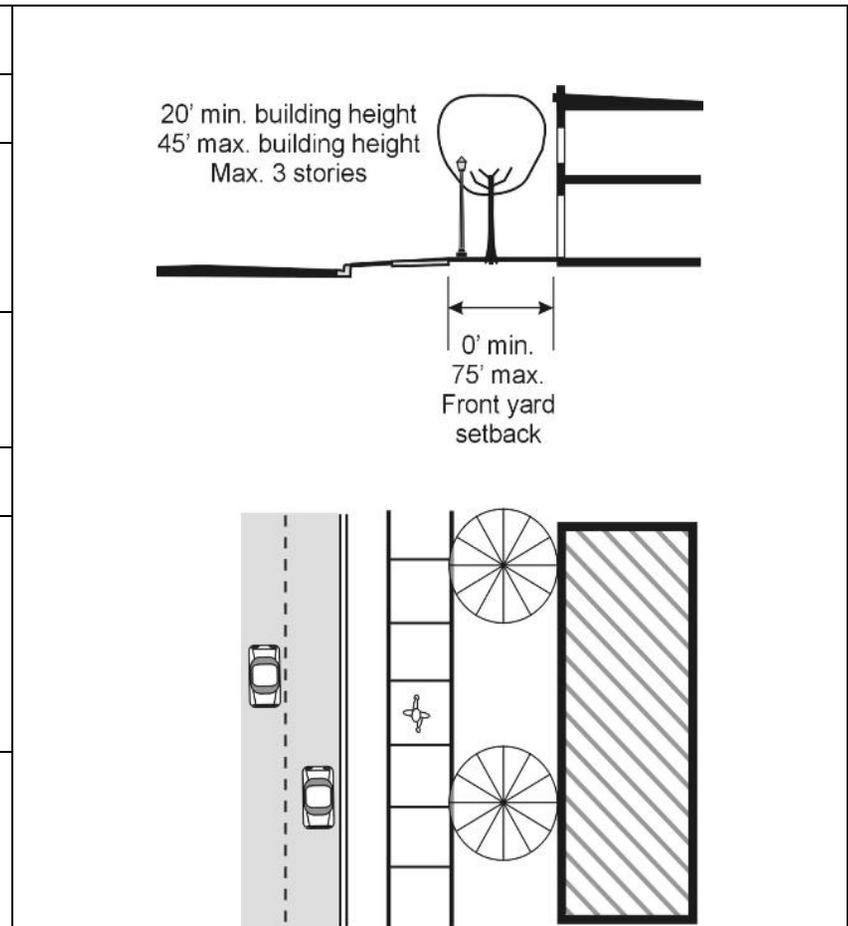
Frontage Zones:		Grand River Avenue and Dorr Road Frontages	Town Center Street Frontage	Neighborhood Street Frontage
Civic Uses				
Churches, temples and similar places of worship		Permitted	Permitted	Permitted
Elementary schools, public, private or parochial, including latch-key and other accessory programs		Permitted	Permitted	Permitted
Public/government buildings such as; township/state/county offices, public museums, libraries and community centers		Permitted	Permitted	Permitted
Farmers market		Permitted	Permitted	Not permitted
Parks, common greens, plazas, public gathering places and open space		Permitted	Permitted	Permitted
Essential public services		Permitted	Permitted	Permitted
Commercial Uses				
Retail establishments	Floor area 30,000 sq. ft. or less	Permitted	Permitted	Not permitted
	Floor area between 30,000 sq. ft. and 60,000 sq. ft.	Special land use	Special land use	Not permitted
Boat and recreational vehicle sales		Special land use	Not permitted	Not permitted
Banquet halls, assembly halls, dance halls, private clubs, fraternal order halls, lodge halls or other similar places of assembly		Permitted	Permitted	Not permitted
Child care centers, preschool and commercial day care		Permitted	Permitted	See 9.03.04 below
Personal service establishments		Permitted	Permitted	Not permitted
Health clubs, fitness centers, gyms and aerobic clubs		Permitted	Permitted	Not permitted
Dry cleaning drop-off stations		Permitted	Permitted	Not permitted
Banks		Permitted	Permitted	Not permitted
Offices		Permitted	Permitted	Not permitted
Medical offices		Permitted	Permitted	Not permitted
Restaurants, taverns, bars, delicatessen, food carryout, and similar establishments serving food or beverages, including sidewalk cafes, but excluding drive-in and drive-through.		Permitted	Permitted	Not permitted
Bed and breakfast inns		Permitted	Permitted	Special land use
Hotels		Permitted	Permitted	Not permitted
Accessory home occupations		Permitted	Permitted	Permitted
<u>Outdoor recreation</u>		<u>Special land use</u>	<u>Special land use</u>	<u>Special land use</u>

- 9.03.02 **Commercial Use Standards.** The commercial uses listed above shall be subject to the applicable use conditions of section 7.02.02.
- 9.03.03 **Drive-Through Windows.** Accessory drive-through windows may only be permitted with special land use approval for pharmacies and banks; provided there shall be no more than one drive-through window and the drive-through shall be located on the rear of the building where it is not visible from a public street. All other drive-through uses are prohibited.
- 9.03.04 **Residential Care Facilities.** Adult and child residential care facilities that are permitted or allowed as special land uses shall be allowed, subject to the requirements contained in Article 3.
- 9.03.05 **Live/work Units.** Live/work units shall be dwelling units attached with common side walls wherein the main floor of each unit is designed to accommodate a small business with upper floors utilized for dwelling purposes. The first floor space of each unit shall be designed to be utilized as an office or retail store with a commercial storefront that is at grade with the sidewalk. The upper floors shall include a dwelling unit with the unit designed to be under single occupancy as an integral unit. Live/work units shall meet the design standards applicable to mixed-use buildings.
- 9.03.06 **Mixed Use Required for Large Sites.** Any site that is larger than 20 acres shall provide a mixture of uses, such that no less than 30% of the total land area contains commercial and no less than 30% of the total land area is residential. Any site where the underlying zoning is residential shall be at least 60% residential, or in the case of split zoning, that portion of the site with an underlying residential zoning shall be at least 60% residential. For the purpose of this section, a site shall constitute a single parcel or multiple adjacent parcels under single ownership and shall include sites that are developed in phases or subdivided for separate development.

Sec. 9.04 DIMENSIONAL REQUIREMENTS

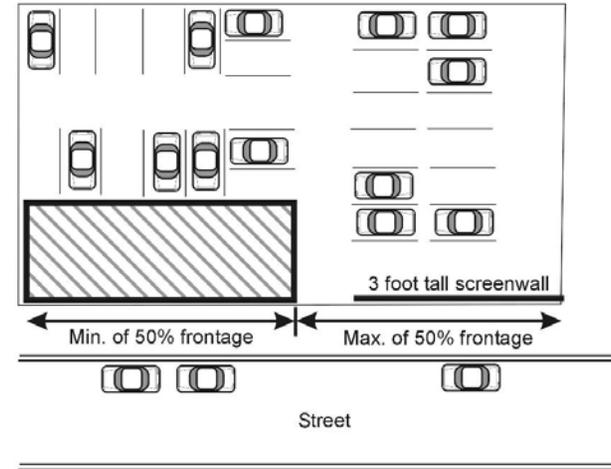
9.04.01 **Grand River Avenue and Dorr Road Frontages.** Sites with frontage along Grand River Avenue or Dorr Road shall meet the following dimensional requirements:

Lot Area	None.
Lot Width	None.
Front Yard and Building Frontage Requirements	Minimum 0-foot front yard setback. Maximum 75-foot front yard setback. Building façade shall occupy a minimum of 40% of the frontage length between the min. and max. setback.
Side Yard	A zero side setback may be permitted where a fire wall is provided along the side lot line. Where a fire wall is not provided, buildings shall be spaced a minimum of 10 feet.
Rear Yard	Minimum 25-foot rear yard setback.
Building Height	Minimum 20-foot building height. Maximum 45-foot building height; except buildings lots adjoining Lake Chemung shall have a maximum 35 foot building height Maximum 3 stories. The first story shall be a minimum of 12 feet in height.
Accessory Buildings	Accessory buildings shall be located in the side or rear yard and shall meet at least 5 feet behind the principal setbacks applicable to principal building.

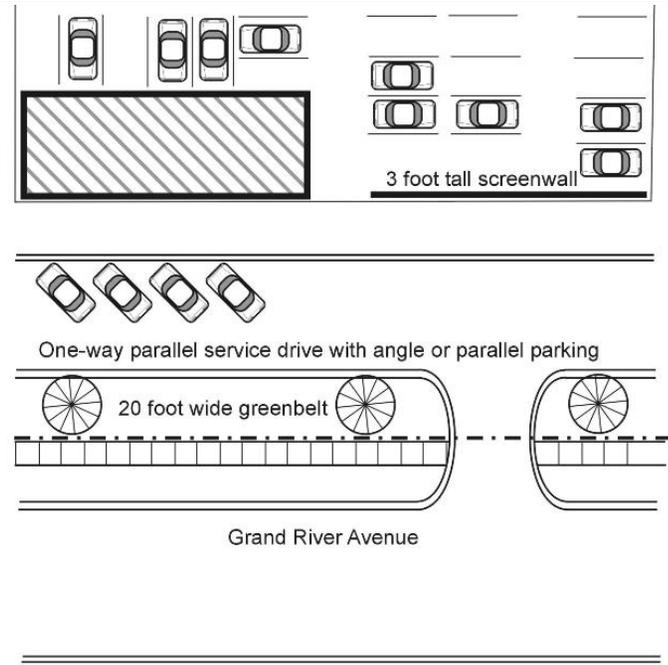


Parking Lot Location

- (a) Parking shall be permitted in the side or rear yards.
- (b) Parking in the side yard shall be set back at least a distance equal to the building.
- (c) A 3 foot high screenwall shall be provided between the parking and public sidewalk. Openings may be provided for vehicular and pedestrian access. The openings shall not be greater than 24 feet for vehicles and 6 feet for pedestrians.
- (d) Parking areas shall not occupy more than 50% of the lot frontage. The frontage shall be calculated based upon the width of the lot.

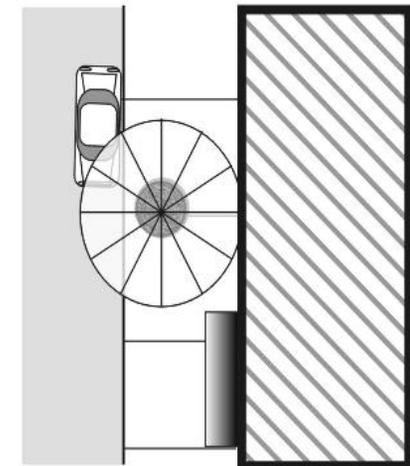
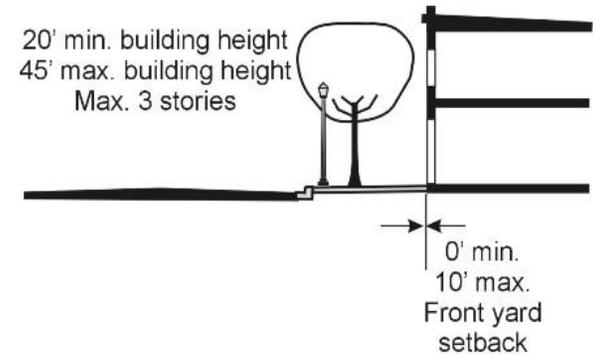


- (e) A single row of parking shall be permitted in the front yard along Grand River Avenue only with a parallel service drive and a 20-foot deep greenbelt along Grand River Avenue. This parking shall not be counted against the 50% maximum parking lot frontage above.
- (f) Parking shall not be permitted between the building façade and the front lot line within 30 feet of the corner of any roadway intersection.



9.04.02 **Town Center Street Frontage.** Sites with frontage along Town Center Streets shall meet the following dimensional requirements:

Lot Area	None.
Lot Width	None.
Front Yard and Building Frontage Requirements	Minimum 0-foot front yard setback. Maximum 10-foot front yard setback. The building façade shall occupy no less than 60% of the frontage length. The building façade shall be built to the minimum front setback within 30 feet of any block corner.
Building Frontage Exceptions	Exceptions to the maximum front yard setback and building frontage requirements may be granted by the planning commission when the front yard area is used for the following purposes listed below. (a) Providing a public gathering area or plaza that offers seating, landscape enhancements, public information and displays, fountains, outdoor seating or other pedestrian amenities. (b) Intersection clear distance. (c) The building is used for public or quasi-public/institutional purposes with a plaza or open space area provided in the front yard.
Side Yard	A zero side setback may be permitted where a fire wall is provided along the side lot line. Where a fire wall is not provided, buildings shall be spaced a minimum of 10 feet.
Rear Yard	Minimum 25-foot rear yard setback.
Building Height	Minimum 20-foot and 2 story building height. Maximum 45-foot and 3 stories building height. The first story shall be a minimum of 12 feet in height.



<p>Accessory Buildings</p>	<p>Accessory buildings shall be located in the side or rear yard and shall meet at least 5 feet behind the principal setbacks applicable to principal building.</p>	
<p>Parking Lot Location</p>	<p>(a) On-street parking spaces located along the frontage of the lot shall be included in calculating the number of parking spaces required. At least 51% of the length of the space must be within the lot frontage in order to be counted for that building.</p> <p>(b) Parking shall be permitted in the rear yard.</p> <p>(c) Parking in the side yard shall be set back a distance at least to the principal building. A 3 foot high screenwall shall be provided between the parking and public sidewalk. Openings may be provided for vehicular and pedestrian access. The openings shall not be greater than 24 feet for vehicles and 6 feet for pedestrians.</p> <p>(d) Parking areas shall not occupy more than 40% of the lot frontage. The frontage shall be calculated based upon the width of the lot.</p>	<p>Parking permitted in side and rear yard</p> <p>3 foot tall screenwall</p> <p>Min. of 60% frontage Max. of 40% frontage</p> <p>Street</p>

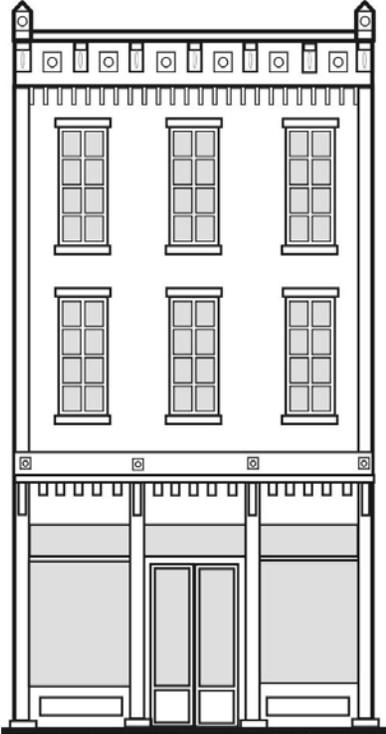
9.04.03 **Neighborhood Street Frontage.** Sites with frontage along Neighborhood Streets shall meet the following dimensional requirements:

<p>Lot Area/Density</p>	<p>Single family: Minimum 5,000 square foot lot area; minimum 4,500 square feet for lots with rear alley. Townhouses: Up to 14 units per acre permitted-by-right; the Township Board may grant special land use approval for up to 28 units per acre.</p>	<p style="text-align: center;">Single family residential placement</p>
<p>Lot Width</p>	<p>Single family: Minimum 50-foot lot width; minimum 45 foot lot width for lots with driveway access to a rear alley. Townhouses: No minimum.</p>	
<p>Front Yard Requirements</p>	<p>Single family: Minimum 20-foot front yard setback. Townhouses: Minimum 5-foot front yard setback.</p>	
<p>Building length</p>	<p>Maximum 180 feet.</p>	
<p>Side Yard</p>	<p>Single family: Minimum 5-foot side yard setback with a total of 15 feet on both sides; a total of 10 feet on both sides where garage access is from a rear alley. Townhouses: No side yard between units. Minimum 15-foot setback from single family lot and 15 foot spacing between groups of buildings.</p>	
<p>Rear Yard</p>	<p>Minimum 25-foot rear yard setback for principal buildings.</p>	
<p>Building Height</p>	<p>Minimum 2 stories. Maximum 3 stories – not including ½ stories. Maximum 35-foot building height.</p>	<p style="text-align: center;">Townhouse building placement</p>
<p>Accessory Buildings</p>	<p>Detached garages and other accessory buildings shall be located in the rear yard only and shall be setback a minimum of 3 feet from the rear and side lot lines. Attached garages shall be permitted; provided the garage is setback at least 5 feet behind the front building line of the living portion of the dwelling and the garage wall facing the street is less than 50% of the total length of the street-facing building façade. Accessory buildings shall be subject to the regulations of section 11.04; except accessory buildings may be up to 2 stories, and 20 feet in height and may include an accessory apartment in the second floor.</p>	
<p>Parking Lot Location</p>	<p>On-street parking shall be permitted and may be credited towards meeting off-street parking requirements. Parking shall be in the side or rear yard. For single family residential, parking shall be permitted in a front yard driveway; provided the garage does not project into the front yard.</p>	

- 9.04.04 **Corner/Through Lots.** Sites that are located at the corner of the intersection of two different street frontage sites shall be required to meet the dimensional requirements of each frontage on the respective sides of the building. Sites that have face and back towards two different street frontage sites shall be required to meet the dimensional requirements of each frontage on the respective sides of the building.
- 9.04.05 **Civic Uses.** Sites developed with civic uses such as schools, churches, libraries, government offices and parks require specific architectural treatment and design that is unique from other uses. The Planning Commission may permit modifications to the dimensional and building height requirements as part of the site plan review. In considering the modifications, the Planning Commission shall determine that the design of the building, location of the building, and parking and the relationship of the site design to the streetscape, and adjacent buildings are in keeping with the intended character of the Genoa Town Center.
- 9.04.06 **Greenbelts and Buffer Zones.** The greenbelt requirements of Article 12 shall not be required in the Genoa Town Center Overlay District, except at the outer perimeter of the Overlay District. The street tree requirement of section 9.06.01 and the screening wall requirements of section 9.07.05 and 9.07.06 shall apply in instead of the landscape buffer requirements of Article 12. Where a use within the Genoa Town Center Overlay District adjoins a use that is outside of the Genoa Town Center Overlay District, then the buffer zone requirements of Article 12 shall be met. Within the Genoa Town Center Overlay District, where a non-residential use adjoins a residential use, the Planning Commission may require a fence or hedge row between the non-residential use and the residential use, in addition to any screening wall requirements of section 9.07.

Sec. 9.05 ARCHITECTURAL REQUIREMENTS

9.05.01 **Commercial architecture.** Non-residential buildings and mixed-use buildings (with residential in upper floors) shall meet the following architectural design requirements:

<p>Building types permitted</p>	<p>Nonresidential and mixed-use buildings shall be designed with traditional styles of architecture, similar to that found in downtown Brighton and Howell. Buildings shall front onto the sidewalk with windows, doors, and architectural detailing customary of traditional storefronts and contain varying materials, and appearances.</p>	 <p>Traditional architectural styles similar to downtown Brighton and Howell.</p> <p>Mixed use building with retail on main level and office or residential on upper floors.</p> <p>Main pedestrian entrance located on street front.</p>
<p>Front façade requirements</p>	<p>All buildings shall have a main entrance that is located on at least one street front. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas. For buildings longer than 100 feet, there shall be a minimum of one usable entrance every full 50 feet of frontage along the Town Center Street Front and shall provide architectural variation to visually break the building up.</p>	
<p>Corner buildings</p>	<p>Buildings situated at a corner shall possess a level of architectural design that incorporates accents and details that accentuate its prominent location. This can be accomplished through height projections incorporated into a design feature such as additional height, a building peak, tower, or similar accent with the highest point located at the intersecting corner. Alternatively, a pedestrian plaza may be provided at the corner of the intersecting streets. A main entrance must be on a street-facing wall and either at the corner or within 25 feet of the corner.</p>	
<p>Building materials</p>	<p>The following exterior finish materials are required on the front façade and any façade facing a street, or parking area. These requirements do not include areas devoted to windows and doors.</p> <ul style="list-style-type: none"> (a) All walls exposed to public view from the street, or parking area shall be constructed of not less than 75% modular brick or stone. Panel brick and tilt-up brick textured paneling shall not be permitted. (b) The remaining façade may include wood siding or fiber cement siding. Exterior insulation finish systems (EFIS) may be used for architectural detailing above the first floor. (c) Buildings that have upper stories shall be designed to create a distinct and separated ground floor area through the use of accent such as a cornice, change in material or textures, or an awning or canopy between the first and second stories. 	

Windows and doors

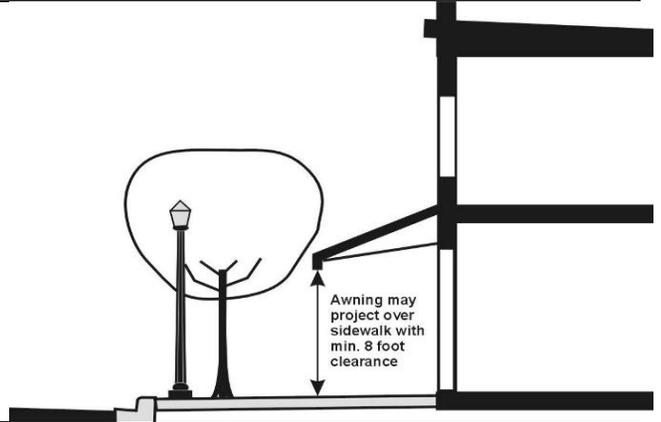
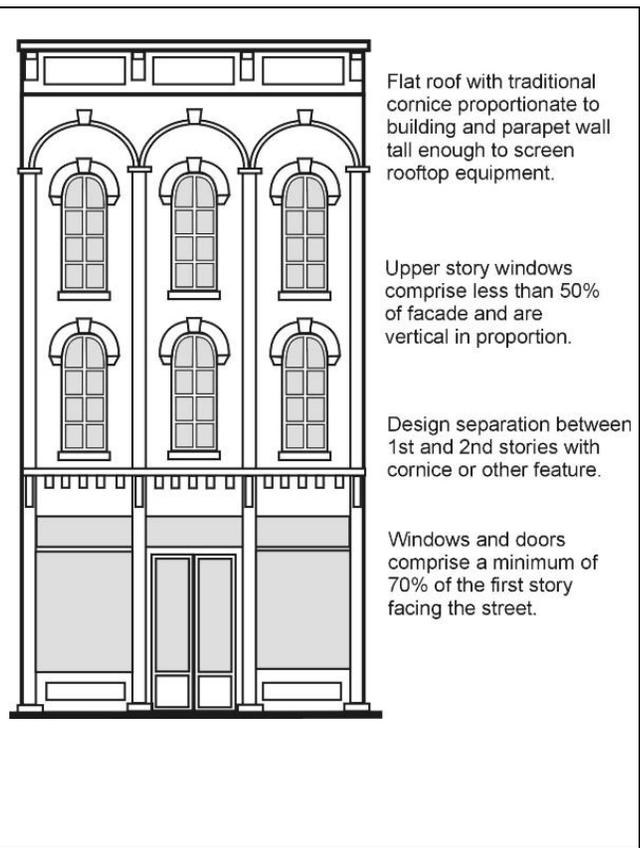
- (a) Storefront/Ground Floor. No less than 70% of the storefront/ground floor façade shall be clear glass panels and doorway. Required window areas shall be either windows that allow views into retail space, working areas or lobbies, pedestrian entrances, or display windows set into the wall. Windows shall not be blocked with opaque materials or the back of shelving units. The bottom of the window must be no more than 4 feet above the adjacent exterior grade.
- (b) The front entranceway shall be inset a minimum of three feet from the front building wall.
- (c) Upper Story. Openings above the first story shall be a maximum of 50% of the total façade area. Windows shall be vertical in proportion.

Roof design

- (a) Unless otherwise approved by the planning commission, buildings should have flat roof appearance from the street with a decorative cornice that is designed proportionate to the size of the building and length of the wall.
- (b) The planning commission may permit a pitched roof. Mansard roofs shall not be permitted on single story buildings. Pitched and mansard roofs shall not be permitted with eaves below a height of 20 feet. All roof edges shall be accentuated in a manner proportionate to the size of the building and length of the wall.
- (c) Flat roofs shall be enclosed by parapets.
- (d) All rooftop mounted equipment shall be screened from view on all sides of the building.
- (e) Parapets and other screening treatment shall use high quality building materials and shall blend with the design of the building in terms of color, materials, scale and height.

Awnings

- (a) Awnings may project over the public sidewalk with a minimum 8 foot clearance provided from the sidewalk, but may not extend beyond the street curb.
- (b) Awnings shall be are positioned immediately above the ground floor window area of the façade and have a straight shed that projects from the building at a straight angle with open sides.
- (c) Awnings shall be constructed of a durable, material such as canvas or steel. High-gloss or plasticized awnings are prohibited.
- (d) Awnings shall not be internally illuminated and any signs shall be illuminated by fixtures located above the awning and directed downward.



9.05.02 **Residential architecture.** Townhouses and single family residential dwellings shall meet the following architectural design requirements:

<p>Building design</p>	<p>Residential buildings shall utilize high-quality traditional architecture, such as but not limited to: Arts & Crafts, Colonial, Gothic Revival, Italianate, Tudor, Victorian and other traditional styles characteristic of the Mid-western United States and with historic buildings characteristic of Livingston County. Typical elevations shall be approved by the Planning Commission as part of the development’s design guidelines or a pattern book. Identical or similar buildings or elevations may not be repeated more frequently than every sixth house along the same side of any street.</p>	<p>Townhouses with traditional architectural style.</p> <p>Pedestrian orientation towards street with front porch or front stoop.</p> <p>Garages located to rear or side not visible from street frontage.</p>
<p>Front façade</p>	<p>All residential units shall provide a pedestrian door facing the front lot line. A stoop or porch (plus steps) shall not extend any nearer than 3 feet to the sidewalk in front of the lot. All dwellings shall include a front porch or front stoop with steps. The front façade of all residential units shall be at least 15% windows or doors. The finished floor elevation shall be no less than 2 feet and no more than 7 feet above the exterior sidewalk elevation in front of the building or from the ground elevation once construction is complete. ADA accessible ramps may project into all yard setbacks.</p>	
<p>Building material</p>	<p>All buildings shall utilize high-quality building materials that are in keeping with traditional architectural styles. Permitted wall materials include, brick, stone, wood and fiber cement siding. Vinyl siding shall not be utilized, except the Planning Commission may permit limited use of vinyl siding on facades not visible from the street.</p>	
<p>Garages</p>	<p>Detached garages shall be located in the rear yard and may be accessed by a rear alley or in single family dwellings by a driveway that runs from the front yard to the rear along the side of the dwelling. Attached garages may be permitted; provided the garage is setback at least 5 feet behind the front building line of the living portion of the dwelling and the garage wall facing the street is less than 50% of the total length of the street-facing building façade.</p>	

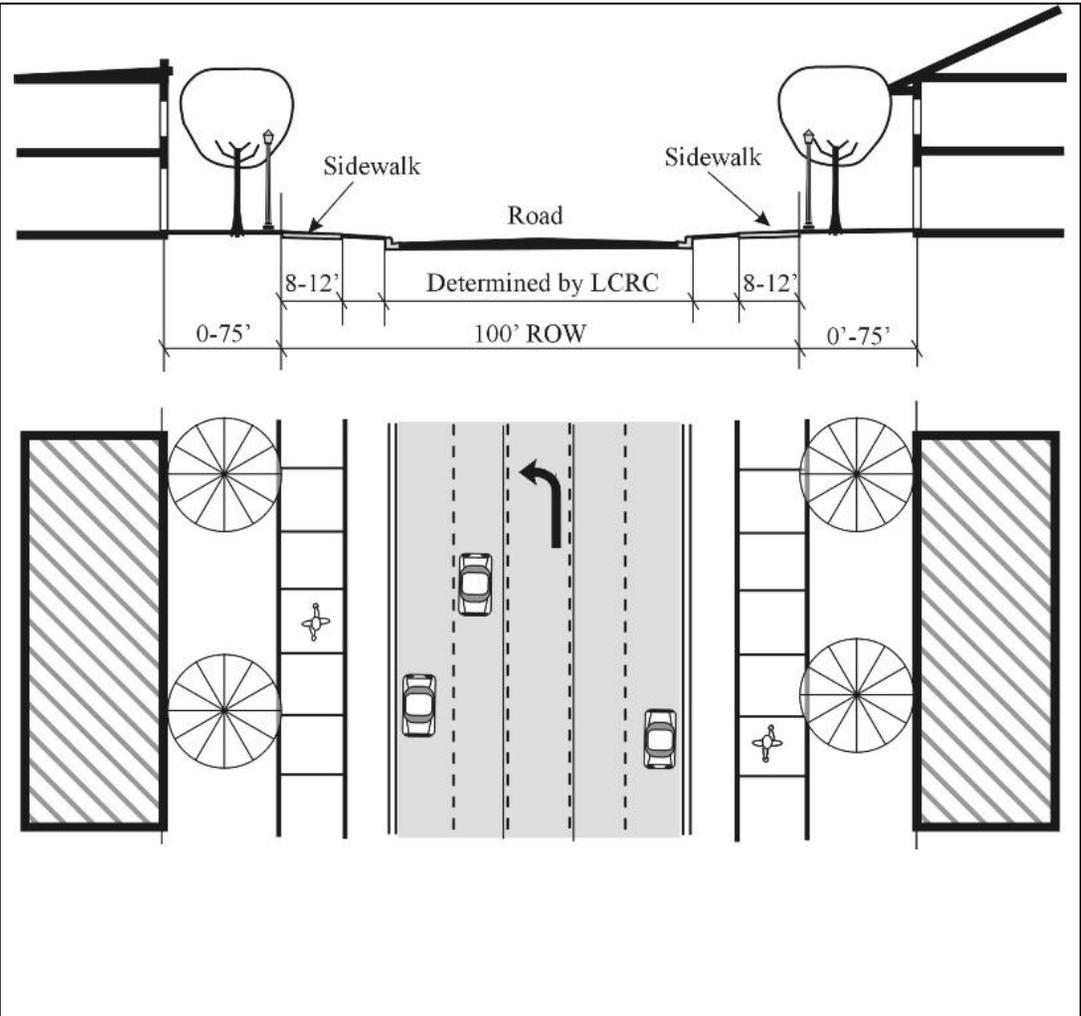
(as amended 3/5/10)

- 9.05.03 **Modifications.** The ~~Township Board~~Planning Commission may approve deviations to the architectural requirements of this section, ~~following the recommendation of the Planning Commission~~, in order to achieve the objectives of this article through the use of creativity and flexibility in development and design. Each deviation shall require a finding that the design standard sought to be deviated from would, if no deviation was permitted, prohibit an enhancement that would be in the public interest. A front elevation drawing of the proposed building shall be provided superimposed on a color drawing or photograph of the entire block showing the relation of the proposed building design to other buildings along the block, which shall be utilized to evaluate the proposed building design based upon all of the following criteria:
- (a) Innovations in architectural design may be permitted, provided the building design shall be in keeping with the desired character of the Town Center, as articulated in the Master Plan, and the proposed building fits within the context of adjacent buildings along the block.
 - (b) The building shall be oriented towards the front sidewalk and maintain or enhance the continuity of the pedestrian oriented environment.
 - (c) The roof design shall not be out of character with other buildings along the block and shall be within the minimum and maximum height requirements of the overlay district.
 - (d) The exterior finish materials shall be of equal or better quality and durability as those permitted herein, with the intent to allow for new technologies in building material while maintaining the desired character of the Town Center.
 - (e) Ground floor windows shall be provided along the front sidewalk to maintain the pedestrian orientation of the streetscape and upper story windows shall not be incompatible with the rhythm and proportions of windows on other buildings along the block.

Sec. 9.06 STREETScape REQUIREMENTS

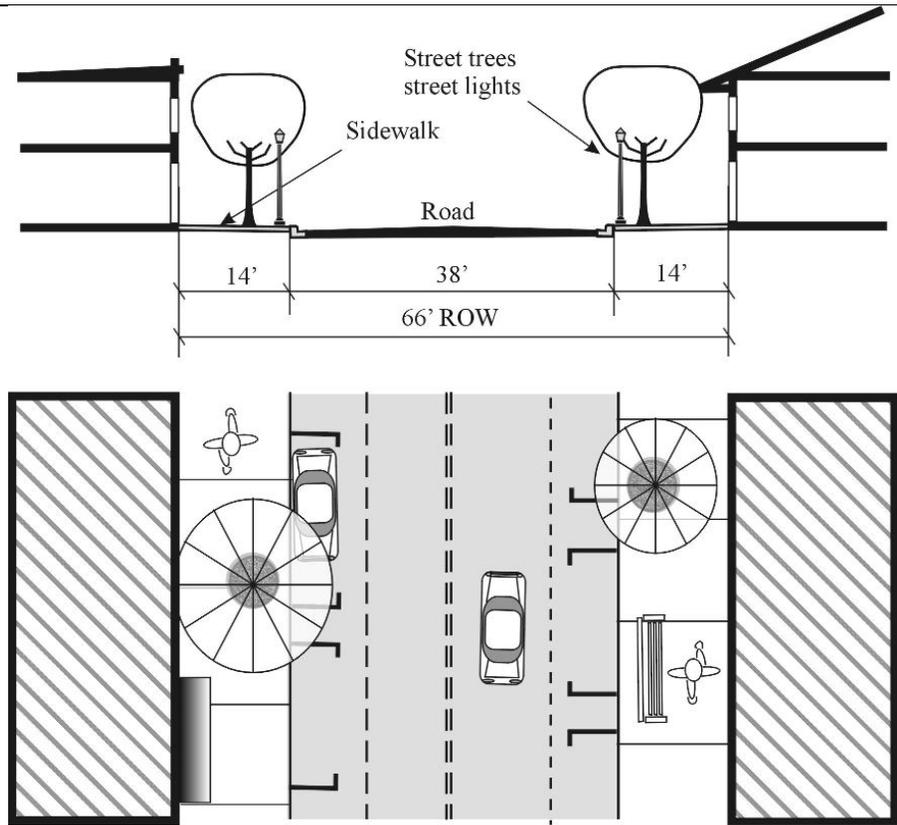
9.06.01 **Streets:** An interconnected street and sidewalk network shall be provided to unify neighborhoods and provide more convenient access to businesses and community facilities. Streets shall be designed to meet the following requirements based upon the frontage of the site:

Grand River Avenue and Dorr Road Frontages	
Street width	As determined by Road Commission.
Right-of-Way width	As determined by Road Commission.
On-street parking	Permitted with Road Commission approval. Permitted on parallel service drives.
Sidewalks	Sidewalks shall be a minimum of 12 feet wide concrete and provided on both sides of the street. The planning commission may allow the sidewalk width to be reduced to not less than 8 feet for frontages that will not be occupied by uses having sidewalk cafes.
Street trees	One canopy tree for every 40 feet of frontage planted within a 20 foot wide greenbelt.
Street lights	Pedestrian scale ornamental street lighting shall be provided along all sidewalks and within parking areas. Street lighting shall be spaced no more than 80 feet. The Planning Commission, based on a recommendation from the Township Planner, shall approve the street light fixture type and intensity.



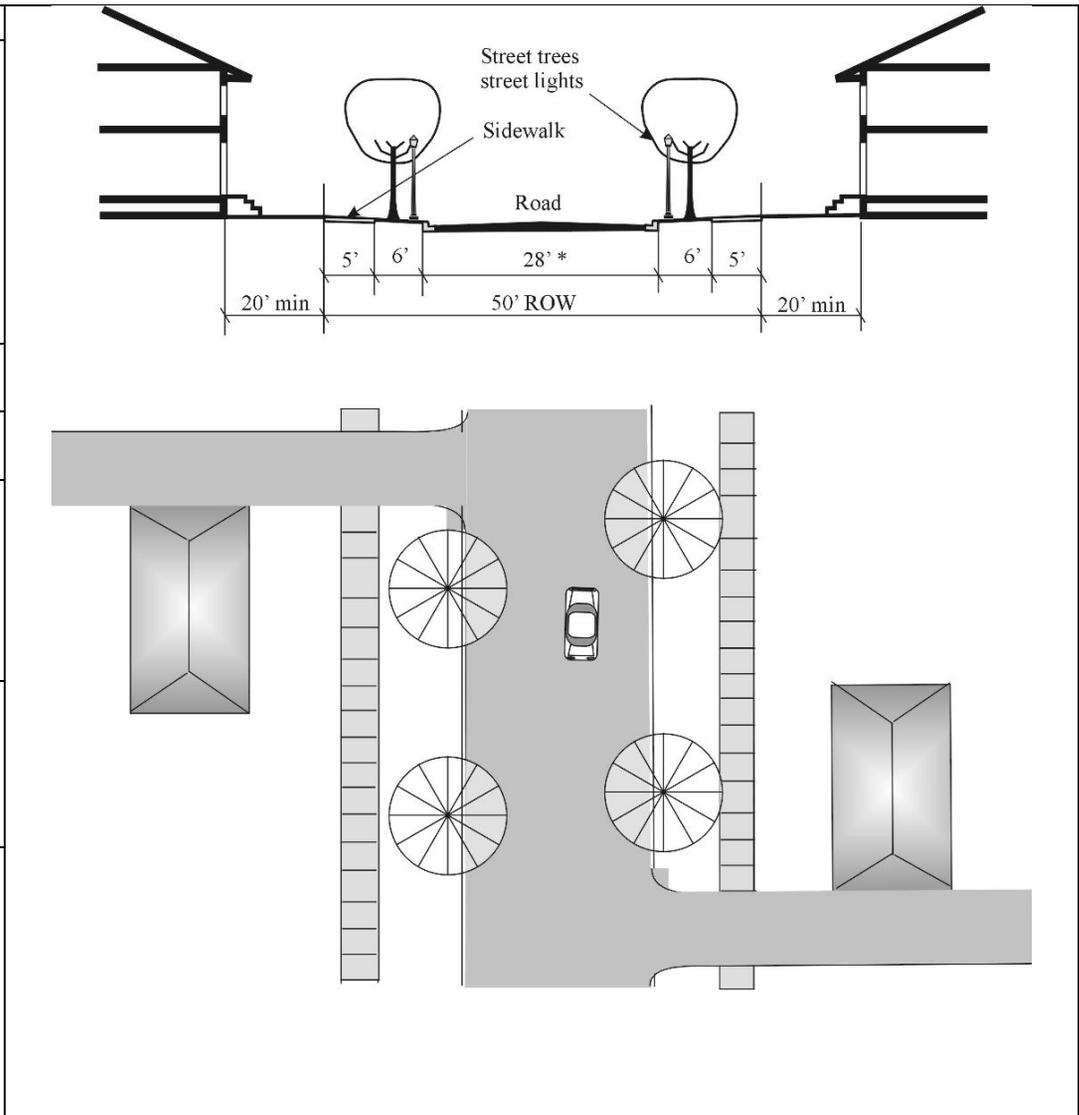
(as amended 3/5/10)

Town Center Street Frontage	
Street width	Minimum 38 feet wide measured back to back of curb.
Right-of-Way width	Minimum 66 feet.
On-street parking	Permitted on both sides.
Sidewalks	Sidewalks shall be a minimum of 14 feet wide concrete and provided on both sides of the street. The planning commission may allow the sidewalk width to be reduced to not less than 8 feet for frontages that will not be occupied by uses having sidewalk cafes.
Street trees	One canopy tree for every 40 feet of frontage planted within a planters or tree grates within sidewalk.
Street lights	Pedestrian scale ornamental street lighting shall be provided along all sidewalks and within parking areas. Street lighting shall be spaced no more than 80 feet. The Planning Commission, based on a recommendation from the Township Planner, shall approve the street light fixture type and intensity.



(as amended 3/5/10)

Neighborhood Street Frontage	
Street width	Minimum 28 feet wide measured back to back of curb * The Planning Commission may reduce the width of a street serving only single family residential uses to no less than 24 feet where parking is only allowed on one side of the street and no parking signs are posted on the other side of the street.
Right-of-Way width	Minimum 50 feet
On-street parking	Permitted on both sides
Sidewalks	Sidewalks shall be a minimum of 5 feet wide concrete and provided on both sides of the street. Sidewalks shall be 7 feet wide where abutting a parking space or a road curb
Street trees	One canopy tree for every 40 feet of frontage planted within a 5 foot wide green planting strip located between the curb and sidewalk
Street lights	Pedestrian scale ornamental street lighting shall be provided along all sidewalks and within parking areas. Street lighting shall be spaced no more than 300 feet. The Planning Commission, based on a recommendation from the Township Planner, shall approve the street light fixture type and intensity.



(as amended 3/5/10)

9.06.02 **Street Design Standards.** All streets shall be constructed to meet the requirements of the Livingston County Road Commission or the Genoa Township private road standards of Article 15, except as provided for in this Article. Streets shall meet the width requirements noted in the tables above; provided, bump-outs may be permitted at intersections, crosswalks and at intermediate points along long blocks to enhance pedestrian safety. Sidewalks shall be constructed to meet the requirements of 12.05, except as provided for in this Article.

9.06.03 **Traffic Calming.** ~~The use of traffic e~~Calming devices such as raised intersections, lateral shifts, and traffic circles are encouraged as alternatives to conventional traffic control measures. Whenever an irreconcilable conflict exists among vehicular and pedestrian usage, the conflict should be resolved in favor of the pedestrian unless in the best interest of public safety.

9.06.04 **Alleys.** Alleys shall be permitted in all areas of the Genoa Town Center Overlay Zone and shall be required where necessary to provide access to parking lots, loading areas and garages on the rear of dwelling units. Alleys serving as access to residential garages shall have a minimum pavement width of 20 feet and be located within a 30 foot wide easement. Alleys accessing commercial parking lots and loading areas shall have a minimum width of 28 feet.

9.06.05 **Sidewalk Cafes.** For uses with outdoor seating or temporary display areas a minimum of 5 feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained. Pedestrian circulation and access to the building entrance shall not be impaired by tables, chairs, and other encumbrances.

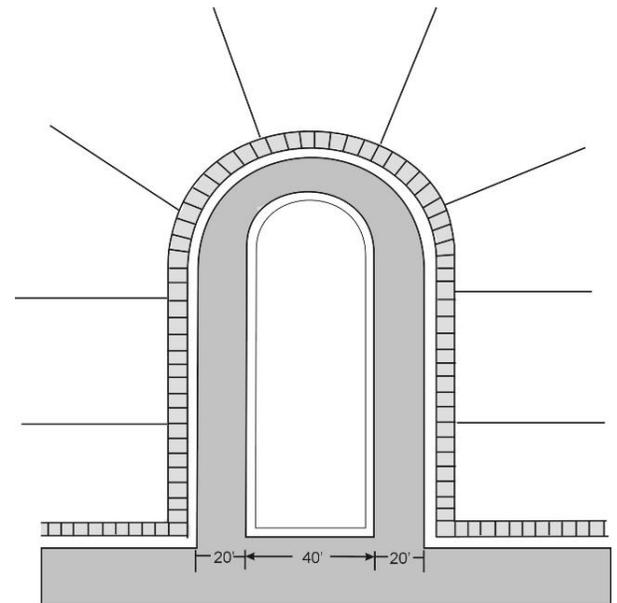
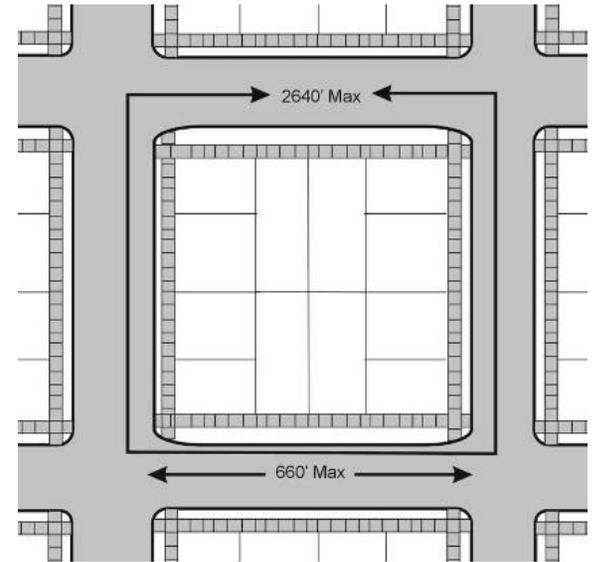
9.06.06 **Maximum Block Size.** The maximum length of any block shall be 660 feet and the maximum perimeter of any block shall be 2,640 feet, measured along the right-of-way lines. The Planning Commission may allow larger block sizes where a block will contain recreational areas or natural features that would be impacted by road crossings. (as amended 8/24/07)

9.06.07 **Street Connections.** The Genoa Town Center Overlay District shall be developed as an integrated area with an interconnected street network. Street connections shall be provided to all adjacent parcels within the Overlay Districts. The use of cul-de-sacs and dead-end streets shall be prohibited. In locations where it is not possible to provide a through street, the Planning Commission may allow a looped drive with a common green in the center. The circular drive around the green shall be at least 20 feet wide, measured face to face of curb. The green shall be no less than 40 feet at its narrowest dimension.

9.06.08 **Street Furniture.** Benches and trash receptacles shall be provided in park, and plaza areas and along sidewalks where the Planning Commission determines that pedestrian activity will benefit from these facilities.

9.06.09 **Bicycle Facilities.** Developments shall be designed to accommodate bicycle travel, including the provision of bike paths, bike lanes and bike racks at destination points such as shopping and recreational facilities.

9.06.10 **Street Trees.** Streets shall be designed with street trees planted in a manner appropriate to their function. Commercial streets shall have trees which ~~complement~~complement the face of the buildings and which shade the sidewalk. Residential streets shall provide for an appropriate canopy, which shades both the street and sidewalk, and serves as a visual buffer between the street and the home. Street trees shall meet the landscape plant material and size requirements of Article 12.



Sec. 9.07 PARKING AND LOADING

- 9.07.01. **Parking Requirements.** Parking lots shall conform to the requirements of Article 14, Off-street Parking and Loading. Because the regulations of this section are intended to encourage pedestrian/transit friendly design and compact mixed-use development that requires less reliance on automobiles, the Planning Commission shall have the discretion to reduce the number of parking spaces required by Article 14 by up to 30%.
- 9.07.02 **On-street Parking.** On-street parking shall be permitted in all areas of the Genoa Town Center and may be credited towards meeting off-street parking requirements of Article 14.
- 9.07.03 **Location.** Off-street parking shall be located ~~in the rear yard to the maximum extent practical. Parking may be permitted in the side yard where it is setback a distance equal to the building, does not occupy more than 40% of the frontage along a single block (50% along Grand River or Dorr) and a 3 foot tall brick screenwall that serves as an extension of the adjacent building is provided between the parking and the sidewalk~~according to the requirements of section 9.04.
- ~~9.07.04 **Grand River Avenue.** A single (1) row of parking may be provided along the Grand River Avenue frontage. This parking shall be along a parallel service drive that is separated from Grand River Avenue by a 20 foot deep greenbelt.~~
- 9.07.~~05~~04 **Screening & Landscaping.** Where parking is visible from a street, it shall be screened by a 3 foot tall brick screenwall located between the parking lot and the sidewalk. Where a parking lot for a non-residential use is adjacent to a residential use, a 6 foot tall brick screen wall shall be provided between the parking lot, including drives, and the residential use instead of the greenbelt required by Article 12. Where the commercial parking lot is separated from the residential use by an alley, then the screenwall may be reduced to 3 feet in height; provided however, the Planning Commission may also require a 6 foot tall brick wall or wood/vinyl fence on the residential side of the alley. Parking lot landscaping shall be provided as required by Article 12, except the area of landscape islands and number of parking lot trees may be reduced to half the normal requirement for parking that is located in the rear yard.
- 9.07.~~06~~05 **Loading Areas.** Loading areas shall be provided for uses required to have loading areas by Article 14, Off-street Parking and Loading. The Planning Commission may allow shared loading areas and waste receptacles between adjacent uses where shared use and maintenance easements are provided. All loading areas shall be screened from any adjacent residential areas and from view of any street by a 6 foot tall brick wall. Waste receptacle enclosures shall meet the requirements of Article 13.

Sec. 9.08 OPEN SPACE REQUIREMENTS

The proposed development shall be designed to create cohesive community neighborhoods through a network of spaces such as parks, plazas and common open space areas for passive or active recreation and resident interaction. All site plan submissions shall include an open space and landscape plan that provides all of the following:

- 9.08.01. **Residential Open Space.** Areas dedicated to or associated with residential uses shall set aside a minimum of 25% of the land area for open space, which shall contain some form of active recreational facility such as a park or play-area. Each open space area shall be of a design, shape, size and

location with street frontage to allow for use by residents for both active and passive recreation. Recreational improvements such as playground equipment, benches, picnic tables, gazebos and pathways shall be provided.

- 9.08.02 **Non-residential Open Space.** Areas dedicated to non-residential or mixed-use shall set aside a minimum of 15% of the land area for open spaces such as plazas, common greens or parks; provided the Planning Commission may permit a portion of this open space to be transferred into an adjacent residential area that is part of the same development. The Township Board may approve use of open plaza areas for temporary open air markets, bandshells or ice-skating rinks. Where open space is provided for public events, the Township Board may require the provision of public restroom facilities.
- 9.08.03 **Common Green Focal Point.** Open space needs to include at least one area that provides a focal point for the neighborhood and town center, such as the provision of one or more central squares or common greens.
- 9.08.04 **Natural Areas.** The Planning Commission shall require any natural areas with significant mature woodlands or landmark trees to be preserved as open space or otherwise incorporated into the development's design to ensure the preservation of these natural features.
- 9.08.05 **Public Art.** Art shall be incorporated in the form of sculptures, fountains or murals as part of the open space system, within plazas and along sidewalks at key, highly visible locations.

Sec. 9.09 OTHER REQUIREMENTS AND REVIEW PROCESS

- 9.09.01 **Other Regulations.** The proposed development shall be in accordance with all other applicable regulations of this ordinance. Where there is a conflict between the requirements of the Genoa Town Center Overlay District and the requirements of another article of the Zoning Ordinance, then the requirements of the Genoa Town Center Overlay District shall govern.
- 9.09.02 **Fences.** The fence requirements of section 11.04.04 shall apply to all residential uses, except that maximum 6-foot tall privacy fences may be permitted on the side and rear lot lines of any residential lot behind the front building line of the dwelling. All fencing shall be constructed of wood, vinyl with the appearance of painted wood, wrought iron or aluminum with the appearance of wrought iron. Brick or stone walls shall also be permitted in locations and to the height of permitted fencing. As part of the approval for any residential development, the Planning Commission shall approve a pattern book that illustrates typical fencing types, materials and colors that will be used for individual lots.
- 9.09.03 **Signs.** The sign requirements of Article 16 shall apply to all uses, except marquee signs, blade or projecting signs and sandwich board signs (or A-frame signs) may be permitted instead of free standing monument signs. Marquee, blade and projecting signs may project over the public sidewalk with a minimum 8 foot vertical clearance provided from the sidewalk, but may not extend beyond the street curb. Sandwich board signs (or A-frame signs) may be placed on the sidewalk; provided they do not block pedestrian passage on the sidewalk.
- 9.09.04 **Review Process.** The site plan review procedures and requirements of Article 18 shall be followed for all development proposals within the Genoa Town Center Overlay District, except all final site plans shall be approved by the Township Board, based upon the recommendation of the Planning Commission. All special land uses shall be reviewed following the procedures and requirements of Article 19.

9.09.05 **Allowed Flexibility.** It is recognized that certain existing site conditions may prohibit full compliance with this Section. The Planning Commission may modify the standards of this Section, after considering the criteria below:

1. Demonstration by the applicant that there is a unique situation with the property that makes it impractical to fully comply with the standards herein.
2. The proposed development is consistent with the Genoa Township Master Plan, as amended.
3. The proposed development is consistent with the Intent of this District.
4. The proposed modification will not prevent or complicate logical extensions of streets, infrastructure, parking, open space, or development of adjacent properties.
5. The modification is the minimum necessary to allow reasonable development that is consistent with the intent of the Zoning Ordinance and the Genoa Township Master Plan.
6. The proposed development will not impair public safety.
7. The modification is not simply for convenience of the development.
8. The design will improve compatibility with adjacent residential uses.
9. Seek modification where property conditions limit applicability of a standard.

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING**

July 9, 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, Jim Mortensen, Chris Grajek, Marianne McCreary, Eric Rauch and Jeff Dhaenens. Absent was Jill Rickard. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Joe Siwek of Tetra Teach, Brian Borden of Safebuilt Studio, and an audience of three.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner Grajek, seconded by Commissioner Mortensen, to approve the agenda as presented.

CALL TO THE PUBLIC: The call to the public was made at 6:32 pm with no response.

OLD BUSINESS

OPEN PUBLIC HEARING # 1... Review of fence material change from the previously-approved site plan 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 Site Plan Amendment

Ken McQuade and Brian McQuade of ACS Build, Inc. were present. They showed colored renderings of the building, including the proposed fence and additional landscaping.

Mr. Borden recommended the Planning Commission discuss the possibility of requiring some form of visual screening within the decorative front fencing to screen the rear of the site. Additionally, the amended landscape plan is deficient by three trees. The applicants advised they will add the three missing trees. They advised that their building sits below grade of the road and there is a berm in the front. They feel this will shield the rear of the site so no visual screening should be needed as noted by Mr. Borden.

Commissioner Mortensen likes the proposed fencing and does not believe there is additional screening needed.

The Call to the Public was made at 6:44 pm with no response.

Moved by Commissioner Grajek, seconded by Commissioner Rauch, to approve the proposed alternate fence, which is different than what was originally proposed, conditioned upon:

1. The planting of three additional trees

2. The new plan shall remove the display area that is still shown.

The motion carried unanimously.

OPEN PUBLIC HEARING #2... Review of a request of a site plan and impact assessment requesting preliminary site condominium approval for a proposed 25-unit site condominium. The property in question is located on approximately 74.8 acres involving Parcels #11-33-400-003 and #11-34-300-005 on the east side of Chilson Road, south of Brighton Road, along the southern Township boundary with Hamburg Township. The request is petitioned by Chestnut Development, LLC.

- A. Recommendation of Environmental Impact Assessment**
- B. Recommendation of Preliminary Site Plan**

Mike Bearman of Livingston Engineering and Steve Gronow, the owner, were present.

Mr. Bearman reviewed the changes they made based on the comments made at the previous Planning Commission meeting. The information regarding the groundwater has not been received as of yet. They are requesting to have this information submitted during final site plan approval. He stated that the DEQ has determined that Wetland C is not regulated.

Mr. Borden stated the applicant has addressed many of his concerns. He reviewed his additional comments from his June 26, 2018 letter.

1. The site plan approval is contingent upon the Township Board's approval of the rezoning
2. Condominium documents are required. Mr. Borden is recommending that the areas that are to be undisturbed and remain natural, as well as their maintenance plan, be clearly noted in these documents.
3. He would still like the building envelope shown for Lot #25.
4. There are encroachments into the 25-foot natural feature setback around the wetland areas, which will require special land use approval. It is also likely that building construction will result in at least temporary encroachment due to the configuration of several building envelopes. He encourages the applicant to minimize the number of units that encroach, even if temporarily, and requests that any such areas be repaired/restored to their prior condition.
5. The applicant should provide a copy of the MDEQ permit to the Township.
6. The applicant must provide a Private Road Maintenance Agreement, which includes the financial and maintenance assurances required by the Ordinance
7. The applicant shall provide proof that the park/open space requirements are met and their preservation must be shown in the condominium documents.

Mr. Siwek reviewed his letter from June 26, 2018. The applicant has addressed some of his concerns and others can be addressed during final site plan approval.

1. A final grading and site development plan must be submitted and comply with the Livingston County Drain Commissioner
2. They agree to allowing the 1,900 foot road. The natural features on this site would make it impossible to loop the road back to the entrance.
3. All drainage, grading, and soil erosion control measures must be approved by the Livingston County Drain Commissioner.
4. The applicant shall obtain an MDEQ permit to use the wetland as a detention pond.
5. A permit for the private road intersection with Chilson Road must be obtained from the Livingston County Road Commission.

He believes that preliminary site plan approval can be granted without the groundwater testing information being provided. This will be addressed during final site plan approval.

It was noted that the applicant has addressed all of the concerns of the Brighton Area Fire Authority's concerns.

Ms. VanMarter stated that although Wetland C is not regulated, it connects to Wetland E which is regulated. She has asked the DEQ for clarification if it changes the status Wetland C. If that is the case, then the same requirements for all wetlands shall also apply to Wetland C.

The call to the public was made at 7:39 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Impact Assessment dated June 19, 2018 for Chestnut Springs, subject to the following:

1. Approval by the Township Board of the rezoning of the property from Agriculture to Low Density Residential
2. Approval by the Township Board of the preliminary site plan dated June 20, 2018.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the preliminary site plan dated June 20, 2018 for Chestnut Springs, conditioned upon the following:

- 1) Approval by the Township Board of rezoning the property to Low Density Residential.
- 2) Approval of the Impact Assessment dated June 19, 2018.
- 3) Clarification to the Township Board regarding the location of the building envelope and setbacks for Lot #25.
- 4) Further acknowledgement by the petitioner of the following:
 - a) The requirements for the final site plan will, at a minimum, include the following:
 - i) Following all procedures of Article 13 of the Township Zoning Ordinance.
 - ii) Obtaining all other governmental regulatory approvals, including water quality from the Livingston County Health Department.
 - iii) Providing access easements for water testing and sampling by the Township.
 - iv) Providing an access easement for a groundwater monitoring well at a location determined by the Township Engineer.
 - v) Approval by the Township Attorney of the Master Deed, Bylaws, and covenants covering maintenance including, but not limited to, rights for Township inspection of wells, maintenance agreements of common areas, including a Private Road Maintenance Agreement, which includes the financial and maintenance assurances, and educating the property owners on the potential harm of using salt on paved areas.
 - vi) The condominium Master Deed and covenants shall clearly note the protected areas that are to be undisturbed and remain natural so the residents do not encroach.
- 5) Requirements of Tetra Tech's letter dated June 26, 2018 will be met.
- 6) Requirements of the Brighton Area Fire Authority's letter dated June 22, 2018 shall be met.

The motion carried unanimously.

OPEN PUBLIC HEARING #3... Consideration of Zoning Ordinance Text amendments to Article 10 of the Zoning Ordinance, entitled "Planned Unit Development" and Article 25, entitled "Definitions". The ordinance is proposed to be amended to add standards and definitions related to "Interchange Commercial PUD" and "Interchange Campus PUD".

A. Recommendation of Text Amendments

Ms. VanMarter reviewed the changes that she made based on feedback from the Planning Commission last month.

She added a new section entitled "Compatible Uses", which explains that uses which are not specifically listed in the ordinance will be considered based on the use, traffic impact, building specifications, etc.

The call to the public was made at 8:21 pm.

Rob Vedro of 4036 Sweet Road complimented Ms. VanMarter and the Planning Commission for the hard work that was done on the development of this zoning area.

Ms. VanMarter stated this item will go before the Livingston County Planning Commission for their recommendation to the Township Board.

Moved by Commissioner Grajek, seconded by Commissioner McCreary, to recommend to the Township Board and Livingston County Planning Commission approval of the Text Amendments to Article 10 of the Zoning Ordinance. **The motion carried unanimously.**

NEW BUSINESS

OPEN PUBLIC HEARING #4... Review and Discussion of Zoning Ordinance Text amendments to Articles 1-6.

Mr. Borden stated he and staff have been working on updating the entire zoning ordinance. They will be presenting it to the Planning Commission in small sections at this and future Planning Commission meetings.

Commissioners and staff discussed the proposed changes. Amendments will be made based on recommendations and brought back before the Commission.

ADMINISTRATIVE BUSINESS

Staff Report: Ms. VanMarter had nothing to report.

Approval of the June 11, 2018 Planning Commission meeting minutes:

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to approve the minutes of the June 11, 2018 Planning Commission Meeting with changes noted by Commissioner McCreary. **The motion carried unanimously.**

Member Discussion: There were no items discussed.

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Rauch, to adjourn the meeting at 9:28 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary