

**GENOA CHARTER TOWNSHIP BOARD**  
**Regular Meeting**  
**April 7, 2025**  
**6:30 p.m.**

**AGENDA**

Call to Order:

Invocation:

Pledge of Allegiance:

Roll Call:

Call to the Public (Public comment must be addressed to the Chairperson and will be limited to three minutes per person) \*:

**Approval of Consent Agenda:**

- 1) Payment of Bills: April 7, 2025
- 2) Request to approve the March 17, 2025 meeting minutes

**Approval of Regular Agenda:**

- 3) Presentation by Brighton Area Fire Authority.
- 4) Public hearing and consideration of recommendations for approval of the rezoning Ordinance Number Z-25-04, environmental impact assessment, planned unit development (PUD) agreement, and conceptual PUD plan to rezone 127.57 acres from Agriculture (AG) to Low-Density Residential (LDR) with Residential Planned Unit Development overlay (RPUD) to allow for a proposed 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road. The proposed rezoning is for the following parcels: 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003 and the request is submitted by Pulte Homes of Michigan.
  - A) Call to the Public
  - B) Disposition of Rezoning Ordinance Number Z-25-04 (Roll Call, requires 2/3 vote)
  - C) Disposition of Environmental Impact Assessment (3-05-25)
  - D) Disposition of PUD Agreement
  - E) Disposition of Conceptual PUD plan (3-05-25)
- 5) Consideration of a recommendation for approval of a special use, site plan and environmental impact assessment for a proposed 15,231 building addition and parking lot of improvements for Three 60 Roto. The property is located at 741 Victory Drive, on the east side of Victory

Drive, south of Grand River Avenue. The request is submitted by Neil Ganshorn, Rand Construction.

A. Disposition of Special Use Application

B. Disposition of Environmental Impact Assessment (01-21-25)

C. Disposition of Site Plan (02-18-25)

- 6) Request for approval of **Resolution #1** to Proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the **Edwin Drive Road Maintenance** Special Assessment Project (Summer tax 2025). (Roll Call)
- 7) Request for approval of **Resolution #2** to Approve the Project, Schedule the First Hearing for April 21, 2025, and Direct Issuance of Statutory Notices for the **Edwin Drive Road Maintenance** Special Assessment Project (Summer tax 2025). (Roll Call)
- 8) Request for approval of a fireworks display on Lake Chemung on Saturday, June 28, 2025 as submitted by Celebrate Lake Chemung for AMS Displays, LLC.
- 9) Consideration of a request to approve Emergency Management **Resolution 250407** to acknowledge and adopt the Livingston County Hazard Mitigation Plan and to approve the Support Emergency Operations Plan, General Emergency Management Guidelines, and Emergency Management Response Procedures and Emergency Action Guidelines. (Roll Call)
- 10) Consideration of a request to approve the Property Tax Administration Fee Certification.

Board Comments

Adjournment

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



BOARD PACKET

|  |
|--|
| CHECK REGISTERS FOR TOWNSHIP BOARD MEETING |
|--|

MEETING DATE: April 7, 2025

All information below through April 2, 2025

|  |    |            |
|--|----|------------|
| March 28, 2025 Bi Weekly Payroll         | \$ | 126,303.91 |
| TOWNSHIP GENERAL EXPENSES                | \$ | 107,622.64 |
| OPERATING EXPENSES DPW (503 FN)          | \$ | 25,103.57  |
| OPERATING EXPENSES Oak Pointe (592FN)    | \$ | 77,755.07  |
| OPERATING EXPENSES Lake Edgewood (593FN) | \$ | 29,578.40  |
| TOTAL                                    | \$ | 366,363.59 |

# March 28, 2025 Bi Weekly Payroll

|  |        |  |          |                             |                     |                |
|--|--------|--|----------|-----------------------------|---------------------|----------------|
| 04/02/2025 02:08 PM  |        | PAYROLL REGISTER REPORT FOR GENOA CHARTER TOWNSHIP |          |                             |                     | Page 36 of 36  |
|  |        | Payroll ID: 311                                    |          |                             |                     |                |
|  |        | Pay Period End Date: 03/21/2025                    |          | Check Post Date: 03/28/2025 |                     | Bank ID: FNBCK |
| * YTD values reflect values AS OF the check date based on all current adjustments, checks, void checks |        |  |          |                             |                     |                |
| -----  |        |  |          |                             |                     |                |
| UNIFORM ALLOW  | 0.00   | 0.00   | 0.00     | 0.00                        |                     |                |
| VACATION PAY   | 175.25 | 0.00   | 5,397.05 | 46,377.76                   |                     |                |
| VACATION PTIME   | 0.00   | 0.00   | 0.00     | 1,108.78                    |                     |                |
| WELL IQ  | 0.00   | 0.00   | 0.00     | 3,772.38                    |                     |                |
| ZBA CHAIR  | 1.00   | 0.00   | 221.58   | 886.32                      |                     |                |
| ZBA MINUTES  | 1.00   | 0.00   | 188.91   | 755.64                      |                     |                |
| ZBA MINUTES OT   | 0.00   | 0.00   | 0.00     | 0.00                        |                     |                |
| ZBA PER DIEM   | 4.00   | 0.00   | 846.32   | 2,538.96                    |                     |                |
| ZO   | 80.00  | 0.00   | 2,500.00 | 15,250.00                   |                     |                |
| -----  |        |  |          |                             |                     |                |
| Gross Pay This Period  |        | Deduction Refund                                   |          | Ded. This Period            | Net Pay This Period | Gross Pay YTD  |
| 127,234.15   |        | 0.00   |          | 35,763.82                   | 91,470.33           | 887,068.06     |
|  |        |  |          |                             |                     | 89,585.37      |

| 04/02/2025 02:11 PM                      |       | Check Register Report For Genoa Charter Township |                          |             |                       |                | Page 1 of 1 |
|--|-------|--|--------------------------|-------------|-----------------------|----------------|-------------|
| For Check Dates 03/28/2025 to 03/28/2025 |       |  |                          |             |                       |                |             |
| Check Date                               | Bank  | Check Number                                     | Name                     | Check Gross | Physical Check Amount | Direct Deposit | Status      |
| 03/28/2025                               | FNBCK | EFT1034  | FLEX SPENDING (TASC)     | 1,122.48    | 1,122.48              | 0.00           | Cleared     |
| 03/28/2025                               | FNBCK | EFT1035  | INTERNAL REVENUE SERVICE | 28,985.22   | 28,985.22             | 0.00           | Cleared     |
| 03/28/2025                               | FNBCK | EFT1036  | PRINCIPAL FINANCIAL      | 4,661.00    | 4,661.00              | 0.00           | Cleared     |
| 03/28/2025                               | FNBCK | EFT1037  | PRINCIPAL FINANCIAL      | 1,949.84    | 1,949.84              | 0.00           | Cleared     |
| Totals:                                  |       |  | Number of Checks: 004    | 36,718.54   | 36,718.54             | 0.00           |             |
| Total Physical Checks:                   |       |  |                          |             |                       |                |             |
| Total Check Stubs: 4                     |       |  |                          |             |                       |                |             |

Direct Deposit      \$89,585.37  
 Physical Check    \$36,718.54  
 TOTAL              \$126,303.91

# FNBCK Check Register

| 04/02/2025 02:13 PM         |       | CHECK REGISTER FOR GENOA TOWNSHIP   | Page: 1/1  |
|-----------------------------|-------|-------------------------------------|------------|
| User: denise                |       | CHECK NUMBERS 39484 - 40000         |            |
| DB: Genoa Township          |       |                                     |            |
| Check Date                  | Check | Vendor Name                         | Amount     |
| Bank FNBCK CHECKING ACCOUNT |       |                                     |            |
| 03/13/2025                  | 39484 | DTE ENERGY                          | 291.03     |
| 03/14/2025                  | 39485 | EHIM, INC                           | 630.00     |
| 03/17/2025                  | 39486 | COMCAST                             | 1,357.19   |
| 03/17/2025                  | 39487 | COMCAST                             | 717.10     |
| 03/17/2025                  | 39488 | CONSUMERS ENERGY                    | 676.71     |
| 03/17/2025                  | 39489 | DEBRA ROJEWSKI                      | 228.44     |
| 03/17/2025                  | 39490 | VERIZON WIRELESS                    | 80.02      |
| 03/18/2025                  | 39491 | ALLSTAR ALARM LLC                   | 163.00     |
| 03/18/2025                  | 39492 | BLUE CROSS & BLUE SHIELD OF MI      | 61,267.63  |
| 03/18/2025                  | 39493 | COMCAST                             | 226.79     |
| 03/18/2025                  | 39494 | ETNA SUPPLY COMPANY                 | 7,696.16   |
| 03/18/2025                  | 39495 | MICHIGAN STATE UNIVERSITY           | 20.00      |
| 03/18/2025                  | 39496 | MICHIGAN TOWNSHIP ASSOC             | 215.00     |
| 03/18/2025                  | 39497 | TAMMY LINDBERG                      | 166.95     |
| 03/20/2025                  | 39498 | EHIM, INC                           | 18,558.11  |
| 03/24/2025                  | 39499 | COMCAST                             | 330.05     |
| 03/24/2025                  | 39500 | EVOLVING TECHNOLOGIES INC           | 950.00     |
| 03/24/2025                  | 39501 | GANNETT MICHIGAN LOCALIQ            | 892.76     |
| 03/24/2025                  | 39502 | PACKERLAND RECORDS MANAGEMENT       | 150.00     |
| 03/24/2025                  | 39503 | STAPLES                             | 277.97     |
| 03/24/2025                  | 39504 | ALLSTAR ALARM LLC                   | 25.00      |
| 03/24/2025                  | 39505 | SEWARD HENDERSON PLLC               | 5,302.00   |
| 03/28/2025                  | 39506 | AMERICAN AQUA                       | 63.90      |
| 03/28/2025                  | 39507 | DYKEMA GOSSETT PLLC                 | 5,166.00   |
| 03/28/2025                  | 39508 | FEDERAL EXPRESS CORP                | 84.91      |
| 03/28/2025                  | 39509 | MICHIGAN OFFICE SOLUTIONS           | 365.05     |
| 03/28/2025                  | 39510 | STAPLES                             | 49.75      |
| 03/28/2025                  | 39511 | TODD WALKER                         | 67.20      |
| 03/31/2025                  | 39512 | TETRA TECH, INC.                    | 400.00     |
| 03/31/2025                  | 39513 | TOSHIBA AMERICAN BUSINESS SOLUTIONS | 1,203.92   |
| FNBCK TOTALS:               |       |                                     |            |
| Total of 30 Checks:         |       |                                     | 107,622.64 |
| Less 0 Void Checks:         |       |                                     | 0.00       |
| Total of 30 Disbursements:  |       |                                     | 107,622.64 |

# 503FN Check Register

| 04/02/2025 02:14 PM           |       | CHECK REGISTER FOR GENOA TOWNSHIP   | Page: 1/1 |
|-------------------------------|-------|-------------------------------------|-----------|
| User: denise                  |       | CHECK NUMBERS 6291 - 6600           |           |
| DB: Genoa Township            |       |                                     |           |
| Check Date                    | Check | Vendor Name                         | Amount    |
| Bank 503FN DPW-UTILITIES #233 |       |                                     |           |
| 03/17/2025                    | 6291  | PFEFFER, HANNIFORD, PALKA           | 1,900.00  |
| 03/18/2025                    | 6292  | AUTO ZONE                           | 179.52    |
| 03/18/2025                    | 6293  | CENTRAL SQUARE TECHNOLOGIES         | 225.00    |
| 03/18/2025                    | 6294  | CHASE CARD SERVICES                 | 3,147.23  |
| 03/18/2025                    | 6295  | COMPLETE BATTERY SOURCE             | 279.90    |
| 03/18/2025                    | 6296  | JACK DOHENY COMPANIES, INC          | 5,482.93  |
| 03/18/2025                    | 6297  | MARSHALL'S EXPRESS                  | 163.90    |
| 03/18/2025                    | 6298  | RED WING BUSINESS ADVANTAGE ACCOUNT | 225.00    |
| 03/18/2025                    | 6299  | SENSUS USA, INC                     | 3,700.00  |
| 03/18/2025                    | 6300  | TETRA TECH INC                      | 5,462.50  |
| 03/18/2025                    | 6301  | TRUCK & TRAILER SPECIALTIES INC     | 650.63    |
| 03/20/2025                    | 6302  | ULINE                               | 662.94    |
| 03/21/2025                    | 6303  | HOME DEPOT CREDIT SERVICES          | 1,080.04  |
| 03/24/2025                    | 6304  | PORT CITY COMMUNICATIONS, INC.      | 256.13    |
| 03/28/2025                    | 6305  | VERIZON WIRELESS                    | 638.67    |
| 03/28/2025                    | 6306  | CAPITAL ONE                         | 1,049.18  |
| 503FN TOTALS:                 |       |                                     |           |
| Total of 16 Checks:           |       |                                     | 25,103.57 |
| Less 0 Void Checks:           |       |                                     | 0.00      |
| Total of 16 Disbursements:    |       |                                     | 25,103.57 |

## 592FN Check Register

| 04/02/2025 02:16 PM                       |       | CHECK REGISTER FOR GENOA TOWNSHIP   | Page: 1/1 |
|---|-------|-------------------------------------|-----------|
| User: denise                              |       | CHECK NUMBERS 6297 - 6600           |           |
| DB: Genoa Township                        |       |                                     |           |
| Check Date                                | Check | Vendor Name                         | Amount    |
| Bank 592FN OAK POINTE OPERATING FUND #592 |       |                                     |           |
| 03/12/2025                                | 6297  | DTE ENERGY                          | 2,382.58  |
| 03/12/2025                                | 6298  | DTE ENERGY                          | 2,305.08  |
| 03/17/2025                                | 6299  | AT&T LONG DISTANCE                  | 123.90    |
| 03/17/2025                                | 6300  | CONSUMERS ENERGY                    | 389.99    |
| 03/17/2025                                | 6301  | PFEFFER, HANNIFORD, PALKA           | 3,900.00  |
| 03/19/2025                                | 6302  | AT&T                                | 250.34    |
| 03/19/2025                                | 6303  | BRIGHTON ANALYTICAL LLC             | 440.00    |
| 03/19/2025                                | 6304  | CONSUMERS ENERGY                    | 504.29    |
| 03/19/2025                                | 6305  | DUBOIS-COOPER                       | 2,370.00  |
| 03/19/2025                                | 6306  | GANNETT MICHIGAN LOCALIQ            | 348.46    |
| 03/19/2025                                | 6307  | GENOA TOWNSHIP DPW FUND             | 22,357.74 |
| 03/19/2025                                | 6308  | GENOA TOWNSHIP DPW FUND             | 27,716.30 |
| 03/19/2025                                | 6309  | GRAINGER                            | 740.40    |
| 03/19/2025                                | 6310  | HAVILAND PRODUCTS COMPANY           | 7,588.05  |
| 03/19/2025                                | 6311  | HYDROCORP                           | 299.25    |
| 03/19/2025                                | 6312  | K & J ELECTRIC, INC.                | 125.00    |
| 03/19/2025                                | 6313  | K/E ELECTRIC SUPPLY CORP            | 24.88     |
| 03/19/2025                                | 6314  | NELSON TANK ENGINEERING & CONSULTIN | 816.66    |
| 03/19/2025                                | 6315  | STANDARD ELECTRIC                   | 10.40     |
| 03/19/2025                                | 6316  | UIS SCADA                           | 2,846.75  |
| 03/19/2025                                | 6317  | WATER SOLUTIONS UNLIMITED, INC      | 2,185.00  |
| 03/24/2025                                | 6318  | LIVINGSTON COUNTY REGISTER OF DEEDS | 30.00     |
| 592FN TOTALS:                             |       |                                     |           |
| Total of 22 Checks:                       |       |                                     | 77,755.07 |
| Less 0 Void Checks:                       |       |                                     | 0.00      |
| Total of 22 Disbursements:                |       |                                     | 77,755.07 |

## 593FN Check Register

| 04/02/2025 02:17 PM                          |       | CHECK REGISTER FOR GENOA TOWNSHIP | Page: 1/1 |
|--|-------|-----------------------------------|-----------|
| User: denise                                 |       | CHECK NUMBERS 4595 - 5000         |           |
| DB: Genoa Township                           |       |                                   |           |
| Check Date                                   | Check | Vendor Name                       | Amount    |
| Bank 593FN LAKE EDGEWOOD OPERATING FUND #590 |       |                                   |           |
| 03/12/2025                                   | 4595  | CONSUMERS ENERGY                  | 407.64    |
| 03/12/2025                                   | 4596  | DTE ENERGY                        | 2,556.74  |
| 03/17/2025                                   | 4597  | CONSUMERS ENERGY                  | 18.00     |
| 03/17/2025                                   | 4598  | PFEFFER, HANNIFORD, PALKA         | 2,550.00  |
| 03/18/2025                                   | 4599  | GANNETT MICHIGAN LOCALIQ          | 120.84    |
| 03/18/2025                                   | 4600  | GENOA TOWNSHIP DPW FUND           | 12,382.00 |
| 03/18/2025                                   | 4601  | GENOA TOWNSHIP DPW FUND           | 1,022.95  |
| 03/31/2025                                   | 4602  | KENNEDY INDUSTRIES                | 6,233.00  |
| 03/31/2025                                   | 4603  | KENNEDY INDUSTRIES                | 4,287.23  |
| 593FN TOTALS:                                |       |                                   |           |
| Total of 9 Checks:                           |       |                                   | 29,578.40 |
| Less 0 Void Checks:                          |       |                                   | 0.00      |
| Total of 9 Disbursements:                    |       |                                   | 29,578.40 |





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| April 2025 |    |    |    |    |    |    |
|------------|----|----|----|----|----|----|
| S          | M  | T  | W  | T  | F  | S  |
| 30         | 31 | 1  | 2  | 3  | 4  | 5  |
| 6          | 7  | 8  | 9  | 10 | 11 | 12 |
| 13         | 14 | 15 | 16 | 17 | 18 | 19 |
| 20         | 21 | 22 | 23 | 24 | 25 | 26 |
| 27         | 28 | 29 | 30 | 1  | 2  | 3  |
| 4          | 5  | 6  | 7  | 8  | 9  | 10 |

New Balance  
**\$3,186.11**  
Minimum Payment Due  
**\$70.00**  
Payment Due Date  
**04/01/25**

### INK CASH(SM) POINT SUMMARY

|  |              |
|--|--------------|
| Previous points balance                          | 26,190       |
| + 1 Point per \$1 earned on all purchases        | 2,326        |
| + 2Pts/\$1 gas stns, reprints, o/c sply, tm impr | 329          |
| - Points redeemed this statement period          | 26,190       |
| <b>Total points available for redemption</b>     | <b>2,655</b> |

**Late Payment Warning:** If we do not receive your minimum payment by the due date, you may have to pay a late fee, and existing and new balances may become subject to the Default APR.

**Minimum Payment Warning:** Enroll in Auto-Pay and avoid missing a payment. To enroll, go to [www.chase.com](http://www.chase.com)

### ACCOUNT SUMMARY

|                                      |                     |
|--------------------------------------|---------------------|
| <b>Account Number:</b> [REDACTED]    |                     |
| Previous Balance                     | \$2,770.20          |
| Payment, Credits                     | -\$1,948.84         |
| Purchases                            | +\$2,325.87         |
| Cash Advances                        | \$0.00              |
| Balance Transfers                    | \$0.00              |
| Fees Charged                         | \$0.00              |
| Interest Charged                     | +\$38.88            |
| <b>New Balance</b>                   | <b>\$3,186.11</b>   |
| Opening/Closing Date                 | 02/08/25 - 03/07/25 |
| Credit Limit                         | \$45,500            |
| Available Credit                     | \$42,313            |
| Cash Access Line                     | \$2,275             |
| Available for Cash                   | \$2,275             |
| <b>Past Due Amount</b>               | <b>\$0.00</b>       |
| <b>Balance over the Credit Limit</b> | <b>\$0.00</b>       |

*Bill Sep -*  
UTILITY DEPT.

MAR 13 2025

RECEIVED

0000001 FIS33338 C 1  
0908

N Z 07 25/03/07

Page 1 of 2

05698

MA DA 19916

05610000010491991801



P.O. BOX 15123  
WILMINGTON, DE 19850-5123  
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Make your payment at  
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Payment Due Date: **04/01/25**  
New Balance: **\$3,186.11**  
Minimum Payment Due: **\$70.00**

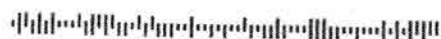
Account number: [REDACTED]

\$ \_\_\_\_\_ Amount Enclosed  
Make/Mail to Chase Card Services at the address below:



CARDMEMBER SERVICE  
PO BOX 6294  
CAROL STREAM IL 60197-6294

19916 DEX Z 06626 C  
GREG TATARA  
MHOQ SEWER & WATER AUTH  
2911 DORR RD  
BRIGHTON MI 48116-9436



5000 160 28:9869 10 27 2804 1 11



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## ACCOUNT ACTIVITY

*should owe*  
*\$3,147.23*

| Date of Transaction | Merchant Name or Transaction Description                                 | \$ Amount        |
|---------------------|--|------------------|
| 03/05               | EGLE DW TRAIN AND CERT 517-7533850 MI Prof dev                           | 70.00 ✓          |
| 03/05               | EGLE DW TRAIN AND CERT 517-7533850 MI Prof dev                           | 70.00 ✓          |
| 03/05               | EGLE DW TRAIN AND CERT 517-7533850 MI Prof dev                           | 70.00 ✓          |
|                     | DAVE ESTRADA   |                  |
|                     | TRANSACTIONS THIS CYCLE (CARD  \$210.00                                  |                  |
| 02/14               | STAPLES 00107730 BRIGHTON MI <i>HHOG</i>                                 | 147.29 ✓         |
| 02/20               | AMAZON MKTPL*125X0103 Amzn.com/bill WA                                   | 35.97 ✓          |
| 02/22               | AMAZON MKTPL*W101G91G3 Amzn.com/bill WA                                  | 20.70 ✓          |
| 03/01               | AMAZON MKTPL*LD7NV8HP3 Amzn.com/bill WA <i>HHOG</i>                      | 17.60 ✓          |
| 03/02               | AMAZON MKTPL*NS9DE2P83 Amzn.com/bill WA                                  | 143.56 ✓         |
| 03/03               | AMAZON MKTPL*3F3M511Q3 Amzn.com/bill WA                                  | 13.04 ✓          |
|                     | ALEX CHIMPOURAS  |                  |
|                     | TRANSACTIONS THIS CYCLE (CARD  \$378.16                                  |                  |
| 02/19               | X STAMPER SHACHIHATA 310-5304445 CA                                      | 16.72            |
| 02/22               | WWW.DOODLE.COM ZURICH  | 83.40            |
| 02/24               | ADOBE *800-833-6687 800-833-6687 CA                                      | 14.21            |
| 02/25               | AMAZON MKTPL*2Z09M9DP3 Amzn.com/bill WA                                  | 21.58            |
| 03/04               | GoToCom*GoToConnect goto.com MA  | 1,284.42         |
|                     | KELLY VANMARTER  |                  |
|                     | TRANSACTIONS THIS CYCLE (CARD  \$1420.33                                 |                  |
| 02/18               | Statement Credit Adjustment - Rewards                                    | -261.90          |
| 03/01               | Payment ThankYou Image Check   | -1,586.00        |
| 03/01               | Payment ThankYou Image Check   | -.94             |
| 02/10               | GoToCom*GoToConnect goto.com MA <i>HHOG</i>                              | 250.40 ✓         |
| 03/04               | RINGCENTRAL INC. 888-898-4591 CA <i>DPW-phone</i>                        | 66.98 ✓          |
| 03/07               | PURCHASE INTEREST CHARGE   | <del>38.88</del> |
|                     | GREG TATARA  |                  |
|                     | TRANSACTIONS THIS CYCLE (CARD  \$1592.58-<br>INCLUDING PAYMENTS RECEIVED |                  |

*Removed per*  
*phone conversation*  
*with Chase 3/14/25*

| 2025 Totals Year-to-Date       |         |
|--------------------------------|---------|
| Total fees charged in 2025     | \$0.00  |
| Total interest charged in 2025 | \$38.88 |

Year-to-date totals do not reflect any fee or interest refunds  
you may have received.

## INTEREST CHARGES

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

| Balance Type             | Annual Percentage Rate (APR) | Balance Subject To Interest Rate | Interest Charges |
|--------------------------|------------------------------|----------------------------------|------------------|
| <b>PURCHASES</b>         |                              |                                  |                  |
| Purchases                | 17.49%(v)(d)                 | \$2,897.91                       | \$38.88          |
| <b>CASH ADVANCES</b>     |                              |                                  |                  |
| Cash Advances            | 29.24%(v)(d)                 | - 0 -                            | - 0 -            |
| <b>BALANCE TRANSFERS</b> |                              |                                  |                  |
| Balance Transfers        | 17.49%(v)(d)                 | - 0 -                            | - 0 -            |

(v) = Variable Rate

(d) = Daily Balance Method (including new transactions)

(a) = Average Daily Balance Method (including new transactions)

Please see Information About Your Account section for the Calculation of Balance Subject to Interest Rate, Annual Renewal Notice, How to Avoid Interest on Purchases, and other important information, as applicable.

28 Days in Billing Period

**GENOA CHARTER TOWNSHIP BOARD**  
**Regular Meeting**  
**March 17, 2025**

**MINUTES**

**Call to Order**

Supervisor Spicher called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall.

**Invocation**

Supervisor Spicher led the invocation for the Board and the members of the public.

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**Roll Call**

The following members were present constituting a quorum for the transaction of business: Kevin Spicher, Janene Deaton, Candie Hovarter, Robin Hunt, Bill Reiber, Rick Soucy, and Todd Walker.

Also present was Township Manager Kelly VanMarter, Township Attorney Joe Seward, and 28 people in the audience.

**Call to the Public**

The call to the public was opened at 6:31 pm.

Ms. Sandy Coutcher of 6960 Challis is concerned about the water. She asked where the sidewalk will be installed, will there be trees left in front of her house, and will there be an entrance by her house?

Mr. Michael Green of 6545 Catalpa Drive spoke regarding the subdivision going in next to his. The Planning Commission said it would be 55 single-family homes, but the agenda says 55 site condominiums and that is different.

Mr. Blake Harrity of 6702 Challis Road is representing his family who live on Challis. He asked the Board to deny the rezoning request. Genoa Township continues to be built up and that hurts property values. This development will increase traffic, decrease safety on the roads, increase air pollution, and decrease wildlife. He asked where the water for the wells will come from. There will be little untouched land left. He does not want it to turn into Novi or Farmington Hills.

Mr. Dan Kashian of 6585 Grand Circle is representing the residents in Mountain View subdivision. They are concerned about their wells drying up, the increased traffic and the safety on Challis Road.

Ms. Debra Beattie of 3109 Pineview Trail stated the developer tweaked the plan and it is better. All of the houses in that area are going to be on the same aquifer and there are concerns. Are there assurances from Pulte that the 100-foot setback of natural growth will remain. They should be held accountable if there are problems with wells in this area. She wants to ensure this subdivision doesn't cause any problems for the wetlands. At the Planning Commission meeting, some neighbors spoke about already having flooding issues in their yards and that should be addressed because there will be more.

Evan, who lives on Grand Circle in one of the homes that abuts the wetland pond, is also concerned with the wells because many of the homes in the area do not have deep wells. They live in the low point of the existing subdivision, and he is concerned about the detention pond and its runoff. Will the wetland be affected? He is concerned about construction vehicles driving on Grand Circle. The light pollution has been increasing, and this will increase traffic in the area. Challis Road is getting increasingly dangerous. This increased traffic will make it more unsafe.

Ms. Elaine Samson of 6280 Sundance Trail agrees with the concerns of the other members of the public. It was originally homes and now it is condominiums so that is more people and traffic. She has lived here 50 years and has seen a drastic change in Brighton. She would like to see it stay a rural area and not another Novi.

Mr. Hubert Winkelbauer of 3844 Bauer Road has lived here for 55 years and has had the same well since 1970. He had to have a new one dug in September. There was a lot of rust in the water. When the City of Brighton installed their well on Challis Road, his water quality went down so people should anticipate that.

The call to the public was closed at 6:48 pm.

**Approval of Consent Agenda:**

**Moved** by Hunt, supported by Soucy, to approve the Consent Agenda as presented. **The motion carried unanimously.**

- 1. Payment of Bills: March 17, 2025**
- 2. Request to approve the March 3, 2025 regular meeting minutes**



**Approval of Regular Agenda:**

**Moved** by Reiber, supported by Walker, to approve the Regular Agenda as presented. **The motion carried unanimously.**

- 3. Public hearing and consideration of recommendations for approval of the rezoning Ordinance Number Z-25-04, environmental impact assessment, planned unit development (PUD) agreement, and conceptual PUD plan to rezone 127.57 acres from Agriculture (AG) to Low- Density Residential (LDR) with Residential Planned Unit Development overlay (RPUD) to allow for a proposed 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road. The proposed rezoning is for the following parcels: 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003 and the request is submitted by Pulte Homes of Michigan.**
- A) Call to the Public**
  - B) Disposition of Rezoning Ordinance Number Z-25-04 (Roll Call, requires 2/3 vote)**
  - C) Disposition of Environmental Impact Assessment (3-05-25)**
  - D) Disposition of PUD Agreement**
  - E) Disposition of Conceptual PUD plan (3-05-25)**

Supervisor Spicher addressed the issue of site condos vs. homes. It is a way that developers can develop the property more quickly. It is not a condominium complex; they will be single-family homes.

Mr. Mike Noles and Mr. Brian Biskner of The Umlor Group, the engineering firm representing Pulte Homes, were present. Mr. Noles stated they have received a unanimous recommendation of approval from the Township Planning Commission, Township staff, the consultants, and Livingston County Planning Commission. They met with the residents and have amended the original plan as a result of this meeting to address some of their concerns. It is consistent with the Master Plan and Future Land Use Map.

He showed the plan if this development were built per the ordinance and then what they are proposing with the PUD Plan. They will be saving approximately 5,000 trees and preserving other natural features, they are installing an offsite path from their entrance west to the Mountain View entrance and then east to meet the existing path at the roundabout and adding additional buffering at the detention basin where it abuts the neighboring homes. They are requesting deviations for lot widths, the overall lot square footage, side yard setbacks, the buffer at the wetland, and the length of the road to the cul-de-sac.

He explained that they need to clear the interior of the development area. It is not possible to save specific trees. The trees that will remain are in the buffer zones and in the preservation area.

There will be a second entrance to the site, but it is for emergency access only. It will be gated and not used. They will also install landscaping in this area.

Mr. Reiber asked about the concern of the residents regarding the availability of water and runoff. Mr. Noles stated they have done a hydrogeological study of the site, submitted it to the

Livingston County Health Department and the study showed the aquifers at this site can support this development without affecting the neighboring wells. They will have a modern stormwater system on the site that must meet the stormwater requirements of the Township. Their system will decrease the amount of runoff to other properties and increase the water quality.

Ms. VanMarter stated that this site plan will need to be brought before the Planning Commission and Township Board for final approval. At that time, additional studies are required, one is a hydrologic impact assessment.

Ms. Deaton asked if the septic systems will be standard or engineered. Mr. Biskner explained their findings from their tests. They may have three or four that may need to be engineered. She asked if they will be testing for Radon because it is so close to the wetlands. Mr. Biskner stated they do not have plans for that. She asked that this be done. She also asked about the discharge from the water softeners. Mr. Biskner stated it is against code to discharge it into the septic system. It is typically entered into a dry well. Ms. Deaton is concerned with this discharge entering into the protected wetlands. He stated that the amount of discharge will not leave the yard and make it into the wetland.

Her other concern is the shared access for Lots 13 through 16 and 30, 31 and 32. This could cause fighting with the neighbors. She would like to see these lots eliminated. She is not in favor of this project with these shared driveways.

Mr. Biskner stated the Fire Marshall has approved the shared driveways and they comply with the zoning ordinance. The width will allow two cars to pass each other and there will be fire suppression in the middle of both of those cul-de-sacs. These private driveways are 20 feet wide, which is 4 feet narrower than the other roads in the development.

Mr. Soucy asked who owns the property and requested clarification on the buffer zones. He is requesting that penalties be put in place so that if any trees are removed that were to be saved and for encroaching into the wetlands. Mr. Noles stated that Lautrec owns the property. They have entered into a contract with Pulte Homes of Michigan. There are penalties from the State for encroaching into the wetlands.

Ms. Hunt stated the offsite sidewalk is a huge benefit to the residents. She asked about the construction traffic route. Mr. Noles stated they can keep the construction traffic off of Challis Road.

Supervisor Spicher asked if there will be penalties stated in the master deed and by-laws for encroaching onto the wetlands. Mr. Noles stated that EGLE will address the compliance for encroaching into the wetlands, which could fall on the builder or the homeowner. The Township oversees the wetland buffer compliance. Supervisor Spicher would like to see language regarding this in the documents. Mr. Noles agreed to include it. Mr. Soucy suggested a penalty of \$25,000.

Supervisor Spicher noted other developments in the area that had trees saved inside the development area. There are 104 landmark trees there. Mr. Noles reiterated that they will be clear cutting the development area. They are only removing 30 percent of the trees on the site.

Mr. Reiber asked the applicant to address the traffic concerns of the public. Mr. Noles stated a traffic impact assessment was done and it concluded that this development will not negatively affect the traffic in the area.

Mr. Walker does not want the Township to have to repair the path and it should be the developer's responsibility. Mr. Noles stated that the sidewalk will be given to the Township so they will maintain it in perpetuity. This is a significant improvement for public benefit. Mr. Reiber stated that if the developer is installing this at the residents' and the Township's request, the Township should maintain it and plan for its replacement. Ms. Hunt agrees.

Ms. VanMarter stated that Ms. Ruthig is recommending postponing approval of the PUD Agreement; however, she would also recommend postponing the rezoning because the properties should not be rezoned without a PUD Agreement in place. Mr. Noles stated that they can comply with all five conditions recommended by Ms. Ruthig; however, he would like it to state that they can remove oak trees at any time, but they will not prune them from April through October.

Mr. Noles noted that the items discussed this evening should be resolved at final PUD Agreement review. He would like to have the rezoning approved so they can begin their engineering. If the Board is open to 55 units on 127 acres, then that can be approved. Mr. Seward noted that if the properties are rezoned, the new zoning stays with the properties.

Mr. Seward asked for direction of what penalty the Board would like to see for encroaching into the wetland buffer and landscape buffer as well as the fertilizer restrictions. Ms. VanMarter noted that other items were discussed to be added, such as Radon testing, softener discharge, dry wells, construction traffic on Challis, etc.

The Board took a 10-minute break from 9:00 to 9:10 pm.

Mr. Soucy asked if the homeowner's association will be responsible for maintaining the grass, etc. Mr. Noles stated they only maintain the common areas. Each homeowner will maintain their own property.

The call to the public was opened at 9:19 pm.

Ms. Bonnie Spicher of 5606 Mountain Road has lived here for 45 years. When the property was purchased, they knew the zoning. She disagrees with it. People moved here for the open land.

A resident from 2411 Sundance Trail thanked Ms. Deaton for clarifying site condo vs. regular build. When they moved here, they wanted property larger than one acre, and this development is a large house on small lots. She would like to see it spread out more. She thanked the developer for the presentation. She would like to keep more green areas.

Ms. Sandy Coutcher is concerned about the sidewalk that is going to cross over the road where there is a hill. That road gets slippery in the winter and cars will slide and could hit the people walking. She is very concerned about the wells.

Mr. Blake Harrity stated this development does not benefit the current residents. He is an urban forester, and he would like to see any tree ordinances, and what trees are going to be removed. This land should be left as agriculture. This area is being developed too much.

Mr. Dan Kashian asked for clarification with the wells. There was a study done saying that the new wells will not affect the wells in Mountain View. Did that study model a reduction in recharge?

Evan of Grand Circle is concerned with the runoff from the grading of the property and the detention basin and the fertilization.

Mr. Jeff Dhaenens of 5494 Sharp Drive thanked the developer, Amy, Kelly, Brian and the Planning Commission for working on this and bringing it to this point in the process. The developer is preserving 58 acres of land, EGLE monitors the wetlands and has a fine of \$37,000 per day for encroaching, they are proposing to double the landscaping requirements for the homes on Grand Circle, adding additional buffers for the detention pond, a sidewalk for the public, etc. They have agreed to all of the requests of the Township and the residents. They could have connected their roads to the public road in the adjacent subdivision, but they are not. This development will benefit the residents.

Ms. Debra Beattie stated the existing wells are a concern. The four homes near the wetland would save trees and protect the wetland. The building of the path was in exchange for not doing something inside the development. The aerial view does not represent the property as it is today; now it is completely green. Trees can be saved inside the development area. The homes near the wetlands will have their septic tanks and the softeners go onto the ground and make its way down toward the wetland.

Ms. Melanie Johnson of 3990 Chilson Road appreciates the developer for his presentations. The original plan for this site was into the wetlands with seven homes in that area. They never wanted to save the wetlands. They are doing this because the Township requested it.

The call to the public was closed at 9:38 pm.

Mr. Noles stated that the parallel plan is what can be done with straight zoning. They did that to determine what density is allowed. Also, there is a 50-foot buffer between the property and the wetlands. The same items continue to be discussed this evening. Tonight's item is for the rezoning, this is not the final site plan review. All of these issues will be addressed with the final site plan. The rezoning is the item for discussion this evening. They are complying with the Township ordinance for a residential PUD.

Ms. Hunt agrees. A denial or approval can only be based on the Township Ordinance. Supervisor Spicher agrees and noted that the only commitment tonight is the rezoning. They are not agreeing to 55 homes, etc.

**Moved by Soucy**, supported by Hovarter, to postpone the rezoning of Ordinance Z-25-04 until the April 7, 2025 Township Board Meeting because of the additional information needed for the PUD, the Environmental Impact Assessment and Site Plan is too vague and needs further review. **The motion carried with a roll call vote (Walker - yes; Hovarter - no; Soucy - yes; Deaton - no; Spicher - yes; Hunt - yes; Reiber - no)**

Ms. VanMarter stated that the items to be addressed are what is in Staff's review letter and the additional comments heard this evening relating to wetland encroachment violations and fines and penalties, construction traffic, oak tree removal and pruning, etc.

Mr. Joe Skore of Pulte Homes addressed the Board and stated that negotiating details of the PUD Agreement is not typically done in this way, in a public forum. These should be discussed and determined by the developer, staff, and the attorneys. Mr. Seward added that many of these items are addressed at final approval; however, he reiterated the Board must decide what the penalties are for violations so they can be included. The Board decided that trees that are to be removed are to be replaced caliper to caliper and if there is an encroachment into the wetlands or the wetland buffer, a \$10,000 fine will be assessed for the first time, then it increases to \$20,000, then \$30,000, etc. with a remediation plan put in place to be approved by staff.

Mr. Skore added that if the Board's concern is with the developer encroaching into the wetlands when developing, then he agrees to the fines, because they know that they will not. Fining a homeowner for accidentally encroaching into a wetland is excessive. He is willing to have the fines set for Pulte's violations, but not for the homeowners.

**Moved by Hunt**, supported by Reiber, to postpone the approval of the PUD Agreement, Environmental Impact Assessment, and the Conceptual PUD Plan, all dated March 5, 2025 until the April 7, 2025 Township Board Meeting. **The motion carried unanimously.**

**4. Request for approval of year-end budget amendments for Fiscal Year 2024/2025 involving budget fund numbers: 101, 202, 208, 212, 249, 401, 402, 464, and 532. (Roll Call)**

Ms. VanMarter stated that March 31 is the end of the FY 24/25 budget year. There are some budget line items that come in lower and others that are higher, so these amendments are needed.

**Moved by Deaton**, supported by Hunt, to approve the year-end budget amendments for Fiscal Year 2024/2025 involving budget fund numbers: 101, 202, 208, 212, 249, 401, 402, 464, and 532. **The motion carried unanimously with a roll call vote (Hovarter - yes; Soucy - yes; Deaton - yes; Hunt - yes; Reiber - yes; Walker - yes; Spicher - yes)**

**5. Consideration of a request to add an additional full-time employee for a Clerk's Assistant position within the Clerk's Department.**

Ms. Deaton stated she has a part-time deputy clerk, and she needs someone who will be in the office full-time and can handle elections instead of hiring temporary employees.

**Moved** by Hunt, supported by Walker, to allow the Clerk to hire one full-time Clerk's Assistant. **The motion carried unanimously.**

**6. Request to approve a project agreement with the Livingston County Road Commission to reconstruct approximately 0.43 miles of Euler Road from Grand River Avenue to the end of pavement through the Pavement Preservation Program (PPP) with the Township's cost up to 50% of the project costs, not to exceed \$125,000 from Road Improvement Fund #401-446-812-008.**

Mr. Reiber went on Euler Road and does not see the need to do anything with this section of the road. He would like someone to reassess the scope of work.

Ms. Hunt agrees with the recommendations of the Livingston County Road Commission's engineers.

Ms. VanMarter reviewed the process for road ratings and the Pavement Preservation Program (PPP) the Township has with the Livingston County Road Commission. This project and the others on tonight's agenda were presented to the Township by the LCRC and were approved in the 25/26 Fiscal Year Budget.

**Moved** by Soucy, supported by Walker, to approve a \$125,000 project agreement with the Livingston County Road Commission to reconstruct approximately 0.43 miles of Euler Road from Grand River Avenue to the end of pavement through the Pavement Preservation Program (PPP) with the Township's cost up to 50 percent of the project costs, not to exceed \$125,000 from Road Improvement Fund #401-446-812-008. **The motion carried with a roll call vote (Hunt - yes; Spicher - yes; Deaton - yes; Soucy - yes; Hovarter - no; Walker - yes; Reiber - no).**

**7. Request to approve a project agreement with the Livingston County Road Commission to reconstruct approximately 0.63 miles of Herbst Road from Dorr Road to the end of pavement through the Pavement Preservation Program (PPP) with the Township's cost up to 50% of the project costs, not to exceed \$147,500 from Road Improvement Fund #401-446-812-013.**

Mr. Reiber stated that this road needs reconstruction.

**Moved** by Deaton, supported by Walker, to approve a \$147,500 project agreement with the Livingston County Road Commission to reconstruct approximately 0.63 miles of Herbst Road from Dorr Road to the end of pavement through the Pavement Preservation Program (PPP) with the Township's cost up to 50 percent of the project costs, not to exceed \$147,500 from Road Improvement Fund #401-446-812-013 **The motion carried unanimously.**

- 8. Request to approve a project agreement with the Livingston County Road Commission for limestone resurfacing, tree work, limited drainage and other necessary related work for approximately 5,165 feet of Beck Road from Chilson Road to Fisk Road with the Township's cost not to exceed \$147,000 from Road Improvement Fund #401-446-812-010.**

Mr. Reiber does not believe maintenance needs to be done on this road.

**Moved** by Hunt, supported by Soucy, to approve a project agreement with the Livingston County Road Commission for limestone resurfacing, tree work, limited drainage and other necessary related work for approximately 5,165 feet of Beck Road from Chilson Road to Fisk Road with the Township's cost not to exceed \$147,000 from Road Improvement Fund #401-446-812-010. **The motion carried with a roll call vote (Hovarter - yes; Soucy - yes; Deaton - no; Spicher - yes; Hunt - yes; Reiber - no; Walker - yes).**

- 9. Request to approve a project agreement with the Livingston County Road Commission for limestone resurfacing, tree work, limited drainage and other necessary related work for approximately 7,440 feet of Crooked Lake Road from Chilson Road to Fisk Road with the Township's cost not to exceed \$181,000 from Road Improvement Fund #401-446-812-011.**

**Moved** by Hunt, supported by Soucy, to approve a project agreement with the Livingston County Road Commission for limestone resurfacing, tree work, limited drainage and other necessary related work for approximately 7,440 feet of Crooked Lake Road from Chilson Road to Fisk Road with the Township's cost not to exceed \$181,000 from Road Improvement Fund #401-446-812-011. **The motion carried unanimously.**

**Items for Discussion:**

- 10. Discussion of a document shredding event as submitted by Trustee Hovarter**

Ms. Hovarter stated she would like to have a document shredding day at the Township Hall so that the paper can be shredded and recycled. Ms. Deaton has documents shredded by a company, but she is unsure if they are recycled.

The Board agreed to have Ms. Hovarter research this further.

**Board Comments**

None

**Adjournment**

**Moved** by Walker, supported by Reiber, to adjourn the meeting at 10:22 pm. **The motion carried unanimously.**

Genoa Charter Township Board Meeting  
March 17, 2025  
Unapproved Minutes

Respectfully Submitted,

Patty Thomas  
Recording Secretary

Approved: Janene Deaton, Clerk  
Genoa Charter Township

Kevin Spicher, Supervisor  
Genoa Charter Township

DRAFT





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

## REVISED MEMORANDUM

**TO:** Honorable Board of Trustees  
**FROM:** Amy Ruthig, Planning Director  
**DATE:** March 12, 2025  
**RE:** Ordinance no. Z-25-04  
Parcel #: 4711-23-400-001, 007, 008 and 4711-23-300-003  
4 Vacant Parcels, Challis Road

In consideration of the approval recommendations by the Township Planning Commission on December 4<sup>th</sup>, 2024 and the Livingston County Planning Commission on February 19<sup>th</sup>, 2025, please find attached a proposed rezoning ordinance, conceptual residential planned unit development agreement, conceptual site plan, and environmental impact assessment for your consideration. The proposed rezoning is for the following vacant parcel #s: 4711-23-400-007, 4711-23-400-008, 4711-23-400-001 and 4711-23-300-003 a vacant parcel. The parcels are located on the northwest corner of Challis and Bauer Roads. The rezoning consists of approximately 127.57 acres.

The proposed rezoning request is from Agriculture (AG) to Low Density Residential (LDR) with a Residential Planned Unit Development (RPUD) overlay. The proposal is for a 55-unit site condominium development.

The primary deviations of the planned development agreement include the following:

- A reduction in required minimum lot width of 150 feet to 115 feet.
- A request for the road connection to units 13-16 to encroach into the natural feature setback area and the wetland itself which requires Township and Michigan Department of Environment, Great Lakes and Energy approval.
- A reduction from the required 30-foot side yard setback to 20 feet with a side yard total of 50 feet from the 60-foot required.
- An increase of the required cul-de length of 1,000 feet to 1,100 feet.
- A reduction in lot area from the minimum lot area of 43,560 sq. ft. to 32,670 sq. ft. without public water and sewer.

### SUPERVISOR

Kevin Spicher

### CLERK

Janene Deaton

### TREASURER

Robin L. Hunt

### TRUSTEES

Rick Soucy

Bill Reiber

Candie Hovarter

Todd Walker

### MANAGER

Kelly VanMarter



Procedurally, this is the last step of the rezoning and conceptual PUD approval phase. If granted conceptual approval, the applicant may then proceed to the required final PUD phase to obtain final site plan approval.

In regards to the Board comments at the March 17, 2025 Board meeting, the applicant has submitted additional information which is following this memorandum. In review of the additional information staff offers the following revised for your consideration:

#### **REZONING – REQUIRED ROLL CALL VOTE**

Moved by \_\_\_\_\_, Supported by \_\_\_\_\_ to APPROVE AND ADOPT Ordinance Z-25-04. This approval is made because the proposed amendment to the Zoning Map and reclassification as a Residential Planned Unit District (RPUD) /Low Density Residential (LDR) with the related development agreement, impact assessment and conceptual plan has been found to comply with the qualifying conditions and the criteria stated in 10.02, 10.03.01 and 22.04 of the Township Zoning Ordinance.

#### **PUD AGREEMENT**

Moved by \_\_\_\_\_, Supported by \_\_\_\_\_ to APPROVE the PUD Agreement revised on March 5, 2025 until the following language is added:

1. The PUD Agreement shall include a requirement that at least 30% of the homes in development shall have a setback at least 10 feet from the standard minimum to encourage variation in front setback lines to avoid a monotonous row of houses and to create a more visually appealing and dynamic streetscape.
2. The PUD Agreement shall include a tree preservation section which shall include requirements for tree preservation and protection.
3. The applicant shall identify the Challis and Bauer Road frontages of units 32-45 as the rear yard since they are double-front lots.
4. All staff comments in the marked-up PUD agreement as well as any additional comments by the Township Attorney must be incorporated prior to final PUD plan submittal.

**ENVIRONMENTAL IMPACT ASSESSMENT**

Moved by \_\_\_\_\_, Supported by \_\_\_\_\_ to APPROVE the Environmental Impact Assessment dated March 5, 2025.

**SITE PLAN**

Moved by \_\_\_\_\_, Supported by \_\_\_\_\_ to APPROVE the Conceptual PUD Plan dated March 5, 2025 with the following conditions:

1. The final PUD plan shall include a tree survey and inventory of all existing trees above 6" caliper within the development area. High quality smaller ornamental trees with a caliper over 3" such as dogwood, eastern redbud and service berry shall also be included.
2. For the initial installation of roads and stormwater infrastructure, the developer shall include a limits of grading and tree removal plan indicating the absolute minimum clearing necessary for maximum grade and tree preservation.
3. The pathway as shown on the conceptual plans is in lieu of the required internal pathways as it offers a greater benefit to the community at large and the details will be revisited at the time of final site plan approval.
4. The final PUD plan shall identify each tree to be preserved including tree protection zones which shall require a pre-construction fenced in area around a tree or group of trees that will not be disturbed to ensure that a tree(s) are protected during construction, have enough space for root and branch growth, and will receive adequate supplies of soil nutrients, air, and water.

If you should have any questions, please feel free to contact me.

Best Regards,



Amy Ruthig  
Planning Director

**GENOA CHARTER TOWNSHIP BOARD**  
**Regular Meeting**  
**March 17, 2025**

**MINUTES**

**Call to Order**

Supervisor Spicher called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall.

**Invocation**

Supervisor Spicher led the invocation for the Board and the members of the public.

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**Roll Call**

The following members were present constituting a quorum for the transaction of business: Kevin Spicher, Janene Deaton, Candie Hovarter, Robin Hunt, Bill Reiber, Rick Soucy, and Todd Walker.

Also present was Township Manager Kelly VanMarter, Township Attorney Joe Seward, and 28 people in the audience.

**Call to the Public**

The call to the public was opened at 6:31 pm.

Ms. Sandy Coutcher of 6960 Challis is concerned about the water. She asked where the sidewalk will be installed, will there be trees left in front of her house, and will there be an entrance by her house?

Mr. Michael Green of 6545 Catalpa Drive spoke regarding the subdivision going in next to his. The Planning Commission said it would be 55 single-family homes, but the agenda says 55 site condominiums and that is different.

Mr. Blake Harrity of 6702 Challis Road is representing his family who live on Challis. He asked the Board to deny the rezoning request. Genoa Township continues to be built up and that hurts property values. This development will increase traffic, decrease safety on the roads, increase air pollution, and decrease wildlife. He asked where the water for the wells will come from. There will be little untouched land left. He does not want it to turn into Novi or Farmington Hills.

Mr. Dan Kashian of 6585 Grand Circle is representing the residents in Mountain View subdivision. They are concerned about their wells drying up, the increased traffic and the safety on Challis Road.

Ms. Debra Beattie of 3109 Pineview Trail stated the developer tweaked the plan and it is better. All of the houses in that area are going to be on the same aquifer and there are concerns. Are there assurances from Pulte that the 100-foot setback of natural growth will remain. They should be held accountable if there are problems with wells in this area. She wants to ensure this subdivision doesn't cause any problems for the wetlands. At the Planning Commission meeting, some neighbors spoke about already having flooding issues in their yards and that should be addressed because there will be more.

Evan, who lives on Grand Circle in one of the homes that abuts the wetland pond, is also concerned with the wells because many of the homes in the area do not have deep wells. They live in the low point of the existing subdivision, and he is concerned about the detention pond and its runoff. Will the wetland be affected? He is concerned about construction vehicles driving on Grand Circle. The light pollution has been increasing, and this will increase traffic in the area. Challis Road is getting increasingly dangerous. This increased traffic will make it more unsafe.

Ms. Elaine Samson of 6280 Sundance Trail agrees with the concerns of the other members of the public. It was originally homes and now it is condominiums so that is more people and traffic. She has lived here 50 years and has seen a drastic change in Brighton. She would like to see it stay a rural area and not another Novi.

Mr. Hubert Winkelbauer of 3844 Bauer Road has lived here for 55 years and has had the same well since 1970. He had to have a new one dug in September. There was a lot of rust in the water. When the City of Brighton installed their well on Challis Road, his water quality went down so people should anticipate that.

The call to the public was closed at 6:48 pm.

**Approval of Consent Agenda:**

**Moved** by Hunt, supported by Soucy, to approve the Consent Agenda as presented. **The motion carried unanimously.**

- 1. Payment of Bills: March 17, 2025**
- 2. Request to approve the March 3, 2025 regular meeting minutes**

**Approval of Regular Agenda:**

**Moved** by Reiber, supported by Walker, to approve the Regular Agenda as presented. **The motion carried unanimously.**

- 3. Public hearing and consideration of recommendations for approval of the rezoning Ordinance Number Z-25-04, environmental impact assessment, planned unit development (PUD) agreement, and conceptual PUD plan to rezone 127.57 acres from Agriculture (AG) to Low- Density Residential (LDR) with Residential Planned Unit Development overlay (RPUD) to allow for a proposed 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road. The proposed rezoning is for the following parcels: 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003 and the request is submitted by Pulte Homes of Michigan.**
  - A) Call to the Public**
  - B) Disposition of Rezoning Ordinance Number Z-25-04 (Roll Call, requires 2/3 vote)**
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  - D) Disposition of PUD Agreement**
  - E) Disposition of Conceptual PUD plan (3-05-25)**

Supervisor Spicher addressed the issue of site condos vs. homes. It is a way that developers can develop the property more quickly. It is not a condominium complex; they will be single-family homes.

Mr. Mike Noles and Mr. Brian Biskner of The Umlor Group, the engineering firm representing Pulte Homes, were present. Mr. Noles stated they have received a unanimous recommendation of approval from the Township Planning Commission, Township staff, the consultants, and Livingston County Planning Commission. They met with the residents and have amended the original plan as a result of this meeting to address some of their concerns. It is consistent with the Master Plan and Future Land Use Map.

He showed the plan if this development were built per the ordinance and then what they are proposing with the PUD Plan. They will be saving approximately 5,000 trees and preserving other natural features, they are installing an offsite path from their entrance west to the Mountain View entrance and then east to meet the existing path at the roundabout and adding additional buffering at the detention basin where it abuts the neighboring homes. They are requesting deviations for lot widths, the overall lot square footage, side yard setbacks, the buffer at the wetland, and the length of the road to the cul-de-sac.

He explained that they need to clear the interior of the development area. It is not possible to save specific trees. The trees that will remain are in the buffer zones and in the preservation area.

There will be a second entrance to the site, but it is for emergency access only. It will be gated and not used. They will also install landscaping in this area.

Mr. Reiber asked about the concern of the residents regarding the availability of water and runoff. Mr. Noles stated they have done a hydrogeological study of the site, submitted it to the

Livingston County Health Department and the study showed the aquifers at this site can support this development without affecting the neighboring wells. They will have a modern stormwater system on the site that must meet the stormwater requirements of the Township. Their system will decrease the amount of runoff to other properties and increase the water quality.

Ms. VanMarter stated that this site plan will need to be brought before the Planning Commission and Township Board for final approval. At that time, additional studies are required, one is a hydrologic impact assessment.

Ms. Deaton asked if the septic systems will be standard or engineered. Mr. Biskner explained their findings from their tests. They may have three or four that may need to be engineered. She asked if they will be testing for Radon because it is so close to the wetlands. Mr. Biskner stated they do not have plans for that. She asked that this be done. She also asked about the discharge from the water softeners. Mr. Biskner stated it is against code to discharge it into the septic system. It is typically entered into a dry well. Ms. Deaton is concerned with this discharge entering into the protected wetlands. He stated that the amount of discharge will not leave the yard and make it into the wetland.

Her other concern is the shared access for Lots 13 through 16 and 30, 31 and 32. This could cause fighting with the neighbors. She would like to see these lots eliminated. She is not in favor of this project with these shared driveways.

Mr. Biskner stated the Fire Marshall has approved the shared driveways and they comply with the zoning ordinance. The width will allow two cars to pass each other and there will be fire suppression in the middle of both of those cul-de-sacs. These private driveways are 20 feet wide, which is 4 feet narrower than the other roads in the development.

Mr. Soucy asked who owns the property and requested clarification on the buffer zones. He is requesting that penalties be put in place so that if any trees are removed that were to be saved and for encroaching into the wetlands. Mr. Noles stated that Lautrec owns the property. They have entered into a contract with Pulte Homes of Michigan. There are penalties from the State for encroaching into the wetlands.

Ms. Hunt stated the offsite sidewalk is a huge benefit to the residents. She asked about the construction traffic route. Mr. Noles stated they can keep the construction traffic off of Challis Road.

Supervisor Spicher asked if there will be penalties stated in the master deed and by-laws for encroaching onto the wetlands. Mr. Noles stated that EGLE will address the compliance for encroaching into the wetlands, which could fall on the builder or the homeowner. The Township oversees the wetland buffer compliance. Supervisor Spicher would like to see language regarding this in the documents. Mr. Noles agreed to include it. Mr. Soucy suggested a penalty of \$25,000.

Supervisor Spicher noted other developments in the area that had trees saved inside the development area. There are 104 landmark trees there. Mr. Noles reiterated that they will be clear cutting the development area. They are only removing 30 percent of the trees on the site.

Mr. Reiber asked the applicant to address the traffic concerns of the public. Mr. Noles stated a traffic impact assessment was done and it concluded that this development will not negatively affect the traffic in the area.

Mr. Walker does not want the Township to have to repair the path and it should be the developer's responsibility. Mr. Noles stated that the sidewalk will be given to the Township so they will maintain it in perpetuity. This is a significant improvement for public benefit. Mr. Reiber stated that if the developer is installing this at the residents' and the Township's request, the Township should maintain it and plan for its replacement. Ms. Hunt agrees.

Ms. VanMarter stated that Ms. Ruthig is recommending postponing approval of the PUD Agreement; however, she would also recommend postponing the rezoning because the properties should not be rezoned without a PUD Agreement in place. Mr. Noles stated that they can comply with all five conditions recommended by Ms. Ruthig; however, he would like it to state that they can remove oak trees at any time, but they will not prune them from April through October.

Mr. Noles noted that the items discussed this evening should be resolved at final PUD Agreement review. He would like to have the rezoning approved so they can begin their engineering. If the Board is open to 55 units on 127 acres, then that can be approved. Mr. Seward noted that if the properties are rezoned, the new zoning stays with the properties.

Mr. Seward asked for direction of what penalty the Board would like to see for encroaching into the wetland buffer and landscape buffer as well as the fertilizer restrictions. Ms. VanMarter noted that other items were discussed to be added, such as Radon testing, softener discharge, dry wells, construction traffic on Challis, etc.

The Board took a 10-minute break from 9:00 to 9:10 pm.

Mr. Soucy asked if the homeowner's association will be responsible for maintaining the grass, etc. Mr. Noles stated they only maintain the common areas. Each homeowner will maintain their own property.

The call to the public was opened at 9:19 pm.

Ms. Bonnie Spicher of 5606 Mountain Road has lived here for 45 years. When the property was purchased, they knew the zoning. She disagrees with it. People moved here for the open land.

A resident from 2411 Sundance Trail thanked Ms. Deaton for clarifying site condo vs. regular build. When they moved here, they wanted property larger than one acre, and this development is a large house on small lots. She would like to see it spread out more. She thanked the developer for the presentation. She would like to keep more green areas.

Ms. Sandy Coutcher is concerned about the sidewalk that is going to cross over the road where there is a hill. That road gets slippery in the winter and cars will slide and could hit the people walking. She is very concerned about the wells.



Mr. Blake Harrity stated this development does not benefit the current residents. He is an urban forester, and he would like to see any tree ordinances, and what trees are going to be removed. This land should be left as agriculture. This area is being developed too much.

Mr. Dan Kashian asked for clarification with the wells. There was a study done saying that the new wells will not affect the wells in Mountain View. Did that study model a reduction in recharge?

Evan of Grand Circle is concerned with the runoff from the grading of the property and the detention basin and the fertilization.

Mr. Jeff Dhaenens of 5494 Sharp Drive thanked the developer, Amy, Kelly, Brian and the Planning Commission for working on this and bringing it to this point in the process. The developer is preserving 58 acres of land, EGLE monitors the wetlands and has a fine of \$37,000 per day for encroaching, they are proposing to double the landscaping requirements for the homes on Grand Circle, adding additional buffers for the detention pond, a sidewalk for the public, etc. They have agreed to all of the requests of the Township and the residents. They could have connected their roads to the public road in the adjacent subdivision, but they are not. This development will benefit the residents.

Ms. Debra Beattie stated the existing wells are a concern. The four homes near the wetland would save trees and protect the wetland. The building of the path was in exchange for not doing something inside the development. The aerial view does not represent the property as it is today; now it is completely green. Trees can be saved inside the development area. The homes near the wetlands will have their septic tanks and the softeners go onto the ground and make its way down toward the wetland.

Ms. Melanie Johnson of 3990 Chilson Road appreciates the developer for his presentations. The original plan for this site was into the wetlands with seven homes in that area. They never wanted to save the wetlands. They are doing this because the Township requested it.

The call to the public was closed at 9:38 pm.

Mr. Noles stated that the parallel plan is what can be done with straight zoning. They did that to determine what density is allowed. Also, there is a 50-foot buffer between the property and the wetlands. The same items continue to be discussed this evening. Tonight's item is for the rezoning, this is not the final site plan review. All of these issues will be addressed with the final site plan. The rezoning is the item for discussion this evening. They are complying with the Township ordinance for a residential PUD.

Ms. Hunt agrees. A denial or approval can only be based on the Township Ordinance. Supervisor Spicher agrees and noted that the only commitment tonight is the rezoning. They are not agreeing to 55 homes, etc.

**Moved by Soucy**, supported by Hovarter, to postpone the rezoning of Ordinance Z-25-04 until the April 7, 2025 Township Board Meeting because of the additional information needed for the PUD, the Environmental Impact Assessment and Site Plan is too vague and needs further review. **The motion carried with a roll call vote (Walker - yes; Hovarter - no; Soucy - yes; Deaton - no; Spicher - yes; Hunt - yes; Reiber - no)**

Ms. VanMarter stated that the items to be addressed are what is in Staff's review letter and the additional comments heard this evening relating to wetland encroachment violations and fines and penalties, construction traffic, oak tree removal and pruning, etc.

Mr. Joe Skore of Pulte Homes addressed the Board and stated that negotiating details of the PUD Agreement is not typically done in this way, in a public forum. These should be discussed and determined by the developer, staff, and the attorneys. Mr. Seward added that many of these items are addressed at final approval; however, he reiterated the Board must decide what the penalties are for violations so they can be included. The Board decided that trees that are to be removed are to be replaced caliper to caliper and if there is an encroachment into the wetlands or the wetland buffer, a \$10,000 fine will be assessed for the first time, then it increases to \$20,000, then \$30,000, etc. with a remediation plan put in place to be approved by staff.

Mr. Skore added that if the Board's concern is with the developer encroaching into the wetlands when developing, then he agrees to the fines, because they know that they will not. Fining a homeowner for accidentally encroaching into a wetland is excessive. He is willing to have the fines set for Pulte's violations, but not for the homeowners.

**Moved by Hunt**, supported by Reiber, to postpone the approval of the PUD Agreement, Environmental Impact Assessment, and the Conceptual PUD Plan, all dated March 5, 2025 until the April 7, 2025 Township Board Meeting. **The motion carried unanimously.**

**4. Request for approval of year-end budget amendments for Fiscal Year 2024/2025 involving budget fund numbers: 101, 202, 208, 212, 249, 401, 402, 464, and 532. (Roll Call)**

Ms. VanMarter stated that March 31 is the end of the FY 24/25 budget year. There are some budget line items that come in lower and others that are higher, so these amendments are needed.

**Moved by Deaton**, supported by Hunt, to approve the year-end budget amendments for Fiscal Year 2024/2025 involving budget fund numbers: 101, 202, 208, 212, 249, 401, 402, 464, and 532. **The motion carried unanimously with a roll call vote (Hovarter - yes; Soucy - yes; Deaton - yes; Hunt - yes; Reiber - yes; Walker - yes; Spicher - yes)**



April 03, 2025

**Genoa Township Board of Trustees**

2911 Dorr Road  
Brighton, MI 48116

Dear Board Members,

On behalf of Pulte Homes of Michigan LLC (Applicant) and Asa Genoa, LLC, Eisenberg Brighton Genoa, LLC and Are five Family Limited Partnership (Owners), we are pleased to submit a revised PUD Agreement and Exhibits for **Legacy Hills**, a **55-unit**, single family residential site condominium for your consideration.

Please find the following changes to the PUD agreement:

A section to the PUD agreement was added that requires the **master deed and bylaws** to contain the following 5 provisions and the remedies for #4:

1. Unit 31 must be released & constructed before releasing units 29 and 30. An area reserved for additional landscape screening is included on unit 29 & 30. See attached revised PUD agreement.
2. A drywell is required to accept the discharge from water softeners, which may be installed by individual homeowners after closing. Units 12-17 must include the construction of said drywell, prior to closing. See Exhibit 1 for detail.
3. A disclosure must be included regarding the potential existence of Radon. Also to be included; notification that, if a radon mitigation system is required, Pulte offers a monetary credit toward the installation of a radon mitigation system. See attached revised PUD agreement.
4. Remedies for violations of the conservation areas, including the removal of protected trees, will be included in the attached revised PUD Agreement.
  - a. Penalties **for individual homeowners** will be as prescribed by the Genoa Township zoning ordinance
  - b. Penalties **for the developer** shall be enumerated including a fine of \$5,000 and a requirement for replacement trees on a 1:1 ratio per caliper inch DBH (diameter breast height.)

Please find the following exhibits:

- a. Exhibit 1 showing a blow-up detail of the shared drive areas depicting the shared drive, individual drives, no overnight parking signs, turn arounds, widths of the pavement, and area for additional landscape screening on the lots.
- b. Exhibit 2 showing the "saved" tree survey in the buffer areas along units 1-8, and units 31-45.



Please feel free to reach out to me if you have questions.

Michael Noles  
Vice President  
Umlor Group

**Staff Comments provided in red**

**PLANNED DEVELOPMENT AGREEMENT**

**for**

**LEGACY HILLS**

**Entered into between:**

**Charter Township of Genoa, a Michigan Municipal Corporation**

**and**

**Pulte Homes of Michigan LLC, a Michigan limited liability company**

**Dated: \_\_\_\_\_, ~~2024~~2025**

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## LEGACY HILLS PLANNED UNIT DEVELOPMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this \_\_\_\_<sup>th</sup> day of \_\_\_\_\_, 2024 ("Effective Date"), by and between the CHARTER TOWNSHIP OF GENOA ("Township") a Michigan municipal corporation, with offices located at 2911 Dorr Road, Brighton, Michigan 48116, and Pulte Homes of Michigan LLC ("Developer"), a Michigan limited liability company, with offices located at 2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083.

Project Developer: Pulte Homes of Michigan LLC, a Michigan limited liability company

Township Planning Director: Genoa Township Planning Services  
Amy Ruthig

Project Engineer: The Umlor Group

### RECITALS

A. Developer is, or is under contract to become the owner of certain property more particularly described on **Exhibit A** attached hereto and incorporated herein ("Property"), which is currently zoned AG, Agricultural Zoning District.

B. Developer intends to develop the Property into a single-family site condominium project (the "Project") consisting of fifty-eight (58) units ("Units") and consisting of approximately one- hundred-twenty-eight (128) acres.

C. In relation to development of the Project, Developer applied for approval of an amendment to the Township's Zoning Ordinance to amend the Township Zoning Map and rezone the property to Residential Planned Unit Development ("RPUD").

Exhibit D does not appear to be the "Zoning Ordinance".

D. In accordance with the PUD zoning requirements as set forth in the Township Zoning Ordinance and Master Plan, the Project will have less than one (1) dwelling unit per net acre, and otherwise comply with required width, lot coverage, and setbacks requirements for RPUD zoning under the Zoning Ordinance, except as set forth in the Schedule of Regulations and Modifications attached as **Exhibit D** to this Agreement (the "Zoning Ordinance").

E. The Project will provide definite benefits to the Township including the preservation of significant natural features and pedestrian connectivity via an internal sidewalk system throughout the Project,

and an off-site pathway connection to the existing bikepath on Bauer Road.

NOW, THEREFORE, it is hereby agreed as follows:

### 1. SUMMARY DESCRIPTION OF THE PROJECT

The Project covers an area comprising approximately one-hundred-twenty-eight (128) acres, located generally at Challis Road and Bauer Road in the Township. Developer is

in accordance with zoning

proposing to develop a single family residential condominium project that generally meets the requirements of the Zoning Ordinance and that is consistent with the conditions imposed in the recommendation of approval by the Planning Commission. The proposed use(s) are as follows: Single family residential homes, provided, however, that Developer may erect and maintain model homes on the Property and temporary promotional signage in furtherance of the sales activities of the Developer in relation to the condominium. Notwithstanding anything to the contrary contained elsewhere in this Agreement, until all Units in the entire Project are sold by Developer, Developer shall have the right to maintain a sales office, a business office, a construction office, models units, promotional signage, storage areas and reasonable parking incident to the foregoing, and such access to, from and over the Project as may be reasonable to enable development and sale of Units or the entire Project by the Developer, as permitted by the Zoning Ordinance.

## 2. ADHERENCE TO REQUIREMENTS FOR DEVELOPMENT

The Property shall be developed and improved in full compliance with the following (collectively referred to as the “Development Documents”):

The Township

- a. ~~Appendix A to the Code of Ordinances for Genoa Township, the~~ Zoning Ordinance. The Project is being developed in accordance with the provisions of Article 10, Planned Unit Development (PUD), in the form and on the terms existing on the Effective Date, except as otherwise provided in this Agreement (the “Zoning Ordinance”) including but not limited all other modifications as set forth on **Exhibit D**, permitting the uses as shown on the Final Conceptual Development Plan for Legacy Hills attached as **Exhibit B**.
- b. The “Conceptual Development Plan for “Legacy Hills” was recommended for approval by the Planning Commission on \_\_\_\_\_ and approved by the Township Board on \_\_\_\_\_. The Final PUD Conceptual Plan for “Legacy Hills” prepared by The Umlor Group, Job No. \_\_\_\_\_, with revision date of \_\_\_\_\_, attached as **Exhibit B** hereto, and which consists of the following pages:

Sheet no. 1 [identify each]  
Sheet no. 2  
Sheet no. 3  
Sheet no. 4  
Sheet no. 5

staff, counsel,

- c. Conditions imposed on the Project by the Planning Commission in its recommendation for approval for the PUD Conceptual Development Plan for Legacy Hills on \_\_\_\_\_, 20\_\_\_\_, and the conditions imposed by the Township Board on the Legacy Hills PUD when it was approved on \_\_\_\_\_, 20\_\_\_\_, which may include the conditions recommended by the Township’s Planning Consultant and Engineer, and any other reasonable conditions which



This section is confusing. There is a final PUD Site Plan phase that must follow the conceptual PUD Plan phase. This should be revised to address the process and steps of the final PUD site plan.

may be subsequently imposed by the Township Board with respect to the Legacy Hills PUD approval, and the Planning Commission as part of the Final Conceptual Development Plan approval with respect to the Site Plan or other required approvals, all of which are set forth in **Exhibit C** attached hereto:

- d. This Agreement and any conditions imposed herein.
- e. Any and all conditions of the Final PUD Conceptual Development Plan Approval recommended by the Planning Commission and adopted by the Township Board pertaining to the Project are reflected in the official minutes of such meetings. The Final Conceptual Development Plan for Legacy Hills is attached as **Exhibit B** to this Agreement (~~together the official minutes described in this Section, conditions imposed in Section 2(c) above, and the Conceptual Development Plan for Legacy Hills shall be referred to as the “Final Site Plan”~~). ~~The Final Site Plan shall be designed in conformance with the requirements of this Agreement. The Final Conceptual Development Plan for Legacy Hills is attached as Exhibit B to this Agreement.~~
- f. Conditions of approval of the Genoa Township Engineering Design Standards and any other reasonable conditions which might be required by the Township Engineer.

Furthermore, all development and improvement of the Property by Developer and all use of the Property shall be subject to and in accordance with all applicable Township Ordinances, and shall also be subject to and in accordance with all other approvals and permits required under applicable Township Ordinances, the Development Documents and state laws for the respective components of the Project. To the extent that there are conflicts or discrepancies between respective provisions of the Development Documents, or between provisions of the Development Documents and Township Ordinances, this Agreement shall control. In the event the PUD Agreement is silent on matters otherwise covered by the PUD, Final Conceptual Development Plan or Township Ordinances and regulations, the PUD and Final Conceptual Development Plan shall control.

All future owner(s) of the Property shall be bound by the terms of this Agreement and the Developer’s authority and responsibilities stated herein. It shall be the responsibility of the Developer to transmit notice to all future owner(s) of the Property of the requirements contained within this Agreement. The Township shall require that all developers, present or future, of any portion of the PUD, and their respective successors in title, comply with the Township Ordinances and the Development Documents.

**3. ADHERENCE TO ORDINANCES**

Developer shall comply with all applicable Township ordinances, including the Zoning Ordinance, Condominium Ordinance, and/or the Subdivision Control Ordinance, in effect at the Effective Date of this Agreement, except where modified by this Agreement. Future phases, if applicable of development shall comply with the Zoning Ordinance of the Township in effect at

the Effective Date of this Agreement, except where modified by this Agreement, including, but not limited to, the following dimensional deviations:

#### DIMENSIONAL DEVIATIONS

| DESCRIPTION            | REQUIRE D   | PUD PROVIDED                            |
|------------------------|-------------|---|
| AREA FOR SEPTIC & WELL | 43,560 S.F. | 32,670 S.F.                             |
| CUL-DE-SAC LENGTH      | 1,000 FT.   | 1,100 FT.                               |
| WETLAND SETBACK        | 50 FT.      | 50 FT.<br>(including on lot easements)* |
| MINIMUM LOT AREA-LDR   | 43,560 S.F. | 32,670 S.F.                             |
| MINIMUM LOT WIDTH-LDR  | 150 FT.     | 115 FT.                                 |
| MINIMUM SIDE YARD-LDR  | 30 FT.      | 20 FT.                                  |
| SIDE YARD TOTAL-LDR    | 60 FT.      | 50 FT.                                  |

\* except where there is approved wetland impact, in those cases the proposed wetland setback is less than 50 FT. as noted on the construction documents.

There are no Township permits or authorizations to bring utilities to the property.

Developer acknowledges that certain provisions of this Agreement may exceed the requirements of the Zoning Ordinance, and the Township acknowledges that items shown in the Final Site Plan may be less than the requirements of the Zoning Ordinance. Developer shall fully comply with all engineering and other local, state and federal codes and regulations in effect at the time of this Agreement, except as and to the extent superseded or otherwise covered in this Agreement and the Final Site Plan. The Final Conceptual Development Plan for Legacy Hills is attached as Exhibit B and minutes of the Planning Commission and Township Board meetings are attached as Exhibit E.

#### 4. PERMITS AND AUTHORIZATIONS

There is no water or storm that needs to be brought to the property.

The Township shall grant to Developer and its contractors and subcontractors all Township permits and authorizations necessary to ~~bring all utilities including electricity, telephone, gas, cable television, water and storm to the Property and to otherwise develop and improve the Property in accordance with the Final Site Plan, provided the Developer has first made all requisite applications for permits, complied with the requirements for said permits, and paid all required fees. Any applications for permits from the Township will be processed in the customary manner. The Township will cooperate with Developer in connection with Developer's applications for any necessary county, state, federal or utility company approvals, permits or authorizations to the extent that such applications and/or discussions are consistent with the Final Site Plan, and this Agreement.~~

#### 5. EXPIRATION AND PHASING

make this 36 months to be consistent with the zoning ordinance.

#### **A. EXPIRATION**

Developer shall commence construction of the Improvements (defined below) within thirty (30) months from the later of (i) the Effective Date of this Agreement, or (ii) issuance of final site plan approval by the Township (the "Expiration Date").

The Developer has a right to request an extension for commencement of the Improvements for good cause from the Township Board not less than 90 days prior to the Expiration Date of this Agreement.

#### **B. PHASING**

Once construction has commenced on the Project as set forth in Section 5A, the Developer will be deemed to have obtained vested rights to complete construction of the planned development.

The Project is planned as a one phase development, which shall include the associated infrastructure improvements within, or necessary to serve, the phase.

Construction is scheduled to commence upon final PUD and Final Site Plan approval and receipt by Developer of all permits from outside agencies necessary to permit construction and satisfaction of the conditions established by the Planning Commission during PUD and Site Plan approvals, as well as any additional conditions which may be imposed during Final PUD and Final Site Plan review and approvals prior to the issuance of any permits by the Township.

Upon completion of the Project, it shall be capable of standing on its own in terms of the presence of services, facilities and infrastructure to serve the Project, and open space to be located within the Project, and shall contain the necessary components to insure the protection of natural resources, and the health, safety and welfare of the users of the Project and the residents of the surrounding area. For purposes of this section, "infrastructure" shall mean the Improvements to serve the Project as set forth in the Final Site Plan. ~~In addition, for the Project to be considered complete, all easements required by the Township in relation to the provision of utilities by the Township pursuant to this Agreement must be approved and provided to the Township in recordable form.~~ Developer shall pay all recording fees.

there are NO Township utilities.

7.

#### **ROADS, DRIVES AND PARKING LOTS**

- a. All roads for the Project, shall be designed, situated and constructed in accordance with the Township Engineering approvals and applicable Township Ordinances, the Development Documents, the Final Site Plan. The roads in the Project will be private roads.
- b. Except as may result from the unavailability of asphalt due to winter weather conditions, all roads, drives and parking lots depicted on the Final Site Plan, and which are necessary to serve any component of the Project then under construction shall be completed and approved (except top coat) prior to issuance

there are no parking lots.

Missing Section 6

of a final Certificate of Occupancy for any building or structure to be served thereby within the component of the Project. In the event that Developer fails to complete the roads, drives and parking lots by the time required by this Agreement, the Township may, at its option, after first giving written notice to Developer of the deficiency and an opportunity to cure the same in the manner and within the time for cure provided in Section 6 above, elect to pursue its remedies as set forth in Section 17. However, in the event the Livingston County Building Department elects to issue building permits, the paving of all areas referenced in this paragraph shall be completed and approved (excluding top coat) prior to issuance of a final Certificate of Occupancy. An extension of the time required to complete the paving of all areas may be granted by the Township administration, in its sole discretion, in the event of circumstances beyond the control of Developer, such as but not limited to adverse weather conditions.

- c. The Township agrees to the proposed road hierarchy, geometrics, utility locations and amended rights-of-way as depicted on the Final Site Plan.
- d. No building or land use permits shall be issued for a construction phase or, if none, the Project, until the infrastructure to serve such construction phase is installed. This shall include, at a minimum, internal roads (except top coat), and storm water drainage and detention. Developer shall be entitled to the issuance of land use permits for model homes and Units for sale, provided that (i) all underground utilities for each respective construction phase wherein such model home or Unit is located are complete; and (ii) the access and service roads serving such model home or Unit are complete (except for topcoat).

## **8. LANDSCAPING, LIGHTING, AND ARCHITECTURAL STANDARDS**

Developer shall construct the Project in full compliance with the Development Documents, which shall govern the landscaping, lighting, signs, architectural and other standards applicable to the Project.

## **9. STORM WATER DETENTION/RETENTION SYSTEM**

Developer, at its sole expense, shall construct and maintain storm water detention/retention system ("System") (except to the extent that the System is accepted by Livingston County Drain Commissioner under a so-called 433 Agreement pursuant to Section 433 of Act No. 40 of the Public Acts of 1956, the Township will not require further maintenance), which System may include both on-site and off-site improvements, in accordance with the Development Documents, the Final Site Plan, and all applicable ordinances, laws, codes, standards and regulations. The System shall be constructed and made to operate using best management practices. At a minimum, the System shall be designed in accordance with Livingston County standards. The System shall provide storm water detention/retention for all the Property.

This paragraph shall also be placed in Section 12 of this agreement.

This should also be in Section 12 of this agreement.

or wetlands

or direct discharge to the wetland

Water softener discharge shall not be discharged into the drainage system. To the extent future co-owners of the Units desire to install a water softener system on their individual Unit, the Condominium Documents shall prohibit water softener discharge into the drainage system and shall require that each co-owner desiring to install a water softener system install a dry-well system to accommodate all water softener discharge. Such dry-well systems shall be maintained, repaired and replaced by the individual co-owners. Notwithstanding anything contained herein to the contrary, Units 12 through 17, inclusive must have a dry-well installed by a prospective purchaser prior to closing on the sale of such Units by Developer.

issuance of a certificate of occupancy.

## 10. OPEN SPACE AND NATURAL FEATURES

this Agreement and

developer, the

Developer shall dedicate a minimum of 50%, or such other amount as agreed upon by the Township and Developer, of the Property as open space. The open spaces shall be designed and landscaped to create natural areas that add to the overall aesthetics of the Project. For the purpose of insuring long term preservation of open space and natural features within the Project, all open space and storm water drainage and detention areas and facilities, shall be perpetually preserved as unimproved areas (other than Project Improvements installed in accordance with the Final Site Plan) by way of provisions contained in the master deed ("Master Deed") recorded to establish the Project as a Condominium under the Michigan Condominium Act, Act 59 of 1978 (the "Act"), and in accordance with Township and EGLE requirements as to any wetlands regulated by the Township EGLE and the terms of any conservation easements granted to the EGLE. The Master Deed shall contain language that Co-Owners are prohibited from altering the wetlands or Open Space Areas contained within the condominium, including within the 50-foot natural features buffer, and will address measures to minimize the impacts of lawn fertilizers on wetlands. Further, the Condominium Documents shall contain provisions prohibiting the pruning of oak trees by the Association and/or co-owners of Units, as applicable, during the active growing season in order to mitigate the spread of "oak wilt." Demarcation signs will be added in the Open Space Areas of the Condominium to ensure that there is no encroachment into the 50-foot natural features buffer.

or

from April 15 to July 15

cutting or

To the extent that a future co-owner of a unit in the Condominium violates the terms of this Section 10 by removing, trimming or damaging the vegetation and/or tree(s) from the regulated Open Space Areas or natural features buffer areas of the Condominium, without the prior written approval of the Township, such co-owner will be in violation of this Agreement and the Master Deed and will be subject to the provisions of Section 21.04 of the Zoning Ordinance, including the assessment of penalties and fines as set forth therein. The Master Deed, Condominium Documents and sales disclosure documents for the Condominium shall provide that any co-owner found to be in violation of this Section 10 shall be subject to the penalties as set forth in the Bylaws of the Condominium in addition to the remedies set forth in the Zoning Ordinance. Further, any co-owner that violates the terms of this Section 10 more than one time shall be subject to additional penalties beyond those contained in Section 21.04 of the Zoning Ordinance as determined by the Code Officer.

This is vague and leaves too much discretion. I would rather give the ability for additional penalty to the HOA.

Additionally, in the event that the Developer violates the terms of this Section 10, Developer shall be subject to a Five Thousand Dollar (\$5,000) fine from the Township and shall immediately install replacement tree(s) for the tree(s) removed by Developer on a 1:1 ratio per caliper inch DBH (diameter at breast height), weather permitting. The Master Deed and Bylaws

impacted

make this 2:1

THIS SECTION MUST ADDRESS TREE SAVE AREAS AND TREES TO BE PRESERVED OR PLANTED AS PART OF THE FINAL APPROVED SITE PLAN.

and/or removes or damages any trees indicated for preservation on the approved final site plan

shall contain language providing notice of this Section, including language regarding penalties for the Developer and Co-Owners found to be in violation of this Section.

## **11. MAINTENANCE OBLIGATIONS**

Provision for the continued maintenance of all roads, drives, parking lots, sidewalks, parks, open spaces, natural features, landscape materials, lighting, ~~System~~, utility improvements and other improvements as described in the Final Site Plan (all collectively “Improvements”) are of major importance to the continued success of the Project. To ensure the proper installation and continued repair/maintenance of the Improvements, the following standards are imposed, which shall be incorporated into all contract documents relative to the Project, including, but not limited to, the Master Deed as provided below:

**a. Developer Obligation to Construct and Repair/Maintain Improvements for the Project.**

Developer shall be responsible for the construction of all Improvements as shown on the Final Site Plan in the Project, including the installation of Utility Improvements, at no cost to the Township.

**b. Maintenance Obligations**

An association shall be established by Developer for maintenance of the common areas after the completion of the Project to control and be responsible for the repair/maintenance of the Improvements for the Project, at no cost to the Township, and to levy and collect assessments as necessary to pay the cost of such repair/maintenance. For purposes of this Agreement, the term “Association” shall refer to the association which will be created at a point designated by Developer in the Master Deed, or other similar documents to administer and operate the condominium for the Project established under the Act.

**c. Additional Obligations**

- i. Except as provided in herein, Developer shall be responsible for the repair/maintenance of the all Improvements (except to the extent of dedication to the Township) within the Project, at no cost to the Township, until such time as the Association is formed and the appropriate Master Deed has been recorded, which sets forth the rights, powers, privileges, responsibilities and duties so assigned and conveyed, and which makes the Association responsible for the repair/maintenance of the Improvements, except to the extent that such Improvements have been dedicated to the public. At that time the Association shall become responsible for the same and Developer shall no longer be so responsible.



- ii. The Improvements as constructed shall not be altered in any material way. The repair and maintenance of the Improvements shall not be deemed a material alteration.
- iii. Easements for the benefit of the Developer for repair/maintenance of the Improvements are acknowledged and reserved as shown in the approved final engineering plan. No structure, landscaping, planting, fill or other material shall be placed which may interfere with, impede, obstruct or change the direction of the water flow within the easements for the System, Project drainage areas, and utility easement areas, or which otherwise interferes with the use and maintenance of the Improvements. The repair/maintenance of all of the aforementioned easement areas shall be the responsibility of and enforced by Developer until the Transitional Control Date as defined in the Act, at which time the Association shall be responsible for the same and the Developer shall no longer be so responsible.
- iv. In the event the Township determines that the Improvements are not being properly repaired/maintained, the Township shall serve written notice upon the Developer and/or the Associations, as appropriate, setting forth the manner in which they have failed to repair/maintain the Improvements, in reasonable condition and order. Written notice required in this Agreement may be provided by mail, or by electronic means or facsimile with a hard copy by mail. The notice shall include a demand that deficiencies in the repair/maintenance, in no event less than thirty (30) days (the "Improvement Notice and Cure Period").

Revise and move to Section 7. Also add statement that all construction traffic must use the primary site entrance at all times.

- v. ~~During the initial installation and construction of the Improvements by Developer, Developer shall not use the emergency access entrance as shown on the Site Plan for construction vehicles and traffic.~~

## 12. CONDOMINIUM DOCUMENTS

The developer shall submit to the Township a proposed Master Deed and Bylaws, including the Exhibit B condominium plan (collectively the "Condominium Documents"), for the Project. The proposed documents shall be subject to review and approval by the Township ~~Attorney and Township staff~~ prior to recording. The Condominium Documents shall be fully executed and recorded prior to the issuance of any certificate of occupancy by the Township. As part of the Condominium Documents, there shall be provisions obligating Developer or the Association, if after the Transitional Control Date, to maintain and preserve all the Improvements, the private roads, drives, entranceways, parking, walkways, screening walls, landscaping, lighting, signage, greenbelts, open areas, pedestrian walkways and open area amenities, setbacks, ~~the System~~ and related easements and any other private common elements and Improvements described in the Final Site Plan in good working order and appearance at all times and in accordance with the Development Documents and Section 11 of this Agreement. The Condominium Documents shall also contain reference to the actions which may be taken by

the Township pursuant to Section 17 in the event that the Improvements are not preserved, maintained or repaired. Additionally, the Condominium Documents shall identify and make reference to the Development Documents and the regulations of the Property therein, including a reference to this Agreement.

The Condominium Documents shall contain provisions providing for the continued maintenance/repair of the Improvements, at no cost to the Township, and provisions requiring the levying and collection of assessments as necessary to pay the cost of such repair/maintenance and to ensure the ability to pay the cost of future repairs and maintenance of the Improvements.

Developer shall install a landscape buffer along the rear boundary lines of Units 29 and 30. The Condominium Documents shall contain language providing for the long-term maintenance and preservation of the landscape buffers on Units 29 and 30. Further, the Condominium Documents shall provide that Developer shall not be permitted to enter into purchase agreements and/or preliminary reservation agreements for the sale of Units 29 and 30 until the residence to be located on Unit 31 is constructed.

The Condominium Documents shall contain provisions prohibiting the use of fertilizers containing phosphorus by co-owners of Units and providing that the Township may regulate the type of fertilizers that may be used on a Unit and providing that overnight parking is prohibited on any shared drive located in the Condominium.

In its customary sales disclosure documents and Condominium Documents, Developer shall provide prospective purchasers of Units in the Condominium with notice regarding the potential existence of radon in all residential developments and referring prospective purchasers to investigate the risks associated with radon exposure and the methods available to detect, measure and mitigate radon exposure. Prior to closing on a unit, to the extent that radon is found to exist within a residential structure beyond acceptable levels (as defined by the United States Environmental Protection Agency), Pulte will offer a credit to prospective purchasers in the amount of \$500 to install a radon mitigation system.

13. **OMIT.**

developer

14. **OMIT.**

15. **REIMBURSABLE COSTS**

- a. The Developer shall reimburse the Township for the following costs:
  - i. All reasonable planning, engineering, legal and any consultant fees incurred in connection with the review and approval of the Project, in accordance with the Township's Planning and Engineering Services Fee Schedules.
  - ii. All reasonable planning, engineering, legal and any consultant fees, along with applicable permit and inspection fees, which may be incurred throughout the construction of the Project as a result of any required inspections or actions taken to ensure compliance with the Development Documents.



- b. In addition, Developer shall be responsible for all costs associated with the submission to the Township and consideration of all plans and documents associated with the Project, including, but not limited to, site plans, landscaping plans, engineering plans, as-built plans, permits, inspections, etc. Further, Developer shall be responsible for all costs related to variance requests, special use requests, and review and approval of any other agreements associated with the Project, including but not limited to, the Condominium Documents, petitions for any special assessments district, and other similar documents, plans and costs.

## **16. OMIT.**

## **17. ENFORCEMENT AND REMEDIES**

In the event there is a failure to timely perform any obligation or undertaking required by this Agreement, the Township shall serve written notice upon the Developer setting forth such deficiency and a demand that the deficiency be cured within thirty (30) days following the notice (with the exception of a deficiency determined by the Township to constitute an impending and immediate danger to the health safety, and welfare of the public). If the deficiency set forth in the notice is not cured within said thirty (30) day period, the Township may pursue any and all remedies available to it under the Zoning Ordinance or applicable law.

## **18. DEVELOPER ACKNOWLEDGMENT**

By execution of this Agreement, Developer agrees that the conditions contained herein are fair, reasonable and equitable requirements and conditions; agrees that this Agreement does not constitute a taking of property for any purpose or a violation of any constitutional rights; and agrees to be bound by each and every provision of this Agreement. Furthermore, it is agreed that the Improvements and undertakings described herein are necessary and roughly proportional to the burden imposed, and are necessary in order to ensure that public services and facilities will be capable of accommodating the Project, and the increased service and facility loads caused by the Project; to protect the natural environment and conserve natural resources; to ensure compatibility with adjacent uses of land; to promote use of the Property in a socially and economically desirable manner; and to achieve other legitimate objectives authorized by law. It is further agreed and acknowledged that all the required Improvements, both on-site and off-site, are clearly related to the burdens to be created by the Project, and all such improvements are clearly and substantially related to the Township's legitimate interests in protecting the public health, safety and welfare.

## **19. MISCELLANEOUS**

### **a. Binding Effect**

This Agreement shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns, including the condominium association established to operate and manage the affairs of the Condominium ("Association"). The Condominium Documents shall include a provision stating

that the Association shall be bound by the terms and conditions of this Agreement and that any amendment to the Condominium Documents which impacts the Township's rights under such provision as it relates to this Agreement must be reviewed by the Township. The rights and obligations contained in this Agreement shall run with the Property. Developer shall be required, at its sole cost, to record this Agreement within thirty (30) days of execution with the Livingston County Register of Deeds, and provide a recorded copy to the Township as soon as a recorded copy is returned to Developer by the Livingston County Register of Deeds. Once Developer, or its successors or its assigns has completed the Project Improvements and turned over the Property to the Association, Developer shall have no further obligation or liability under this Agreement with respect to the obligations or liability first arising under this Agreement after the effective date of such assignment.

**b. Authority**

This Agreement has been duly authorized by Developer and the Township, through the approval of the Township Board at a meeting in accordance with the laws of the State of Michigan and the Ordinances of the Township. By the execution of this Agreement, the parties each warrant that they have the authority to execute this Agreement and bind the Property in its respective entities to its terms and conditions.

**c. Final Site Plan Approval**

Developer acknowledges that, at the time of the execution of this Agreement, Developer has not yet obtained ~~Conceptual or Final Site Plan Approval~~, as required. Developer acknowledges that the Planning Commission may impose additional conditions other than those contained in this Agreement during Site Plan review and approval so long as those conditions are consistent with the approvals previously given and the intent of this Agreement. Developer agrees that any additional conditions which may be attached to the ~~Final Site Plan Approval~~ by the Planning Commission shall be incorporated into and made a part of this Agreement, and shall be enforceable against Developer, in the event Developer proceeds with the Project and executes this Agreement. To the extent that Developer requires minor modifications to the PUD Documents, the Township Zoning Administrator shall be permitted to approve such minor modifications administratively. Minor modifications may include without limitations: (a) a reduction in the size of any building; (b) an increase in the size of any building, provided that the size of other buildings is decreased so that all buildings within the Project do not exceed the density limitation set forth in this Agreement; (c) landscaping materials identified in the attached plan may be replaced by similar types of landscaping materials of better or like quality; (d) changes in floor plans and elevations which do not alter the character of the use; (e) correcting non-material errors; (f) changes requested by the Township, County, or State for safety reasons and (g) those matters defined as Minor changes in Section 10.11.03 of the Zoning Ordinance.

Final PUD or Site  
Condominium

PUD and  
Condominium

in accordance with the  
Zoning Ordinance

**d. Other Governmental Approvals**

It is understood that construction of some of the Improvements included in the Project may require the approval of other governmental agencies.

**e. Amendment**

This Agreement may only be amended pursuant to an instrument executed by the Township and the Developer, or their successors and assigns, after mutual consent of the parties.

**f. Partial Invalidity**

Invalidation of any of the provisions contained in this Agreement, or of the application thereof to any person by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person and the same shall remain in full force and effect.

**g. No Partnership**

None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between Developer and the Township.

**h. Incorporation of Documents**

The recitals contained in this Agreement, the introductory paragraph, and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.

**i. Cooperation**

In the event that any third-party brings an action against either party regarding the validity or operation of this Agreement, the parties shall cooperate with the other in good faith in any such litigation.

**j. Integration Clause**

This Agreement is intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions which may be attached to

final site plan approval by the Planning Commission as stated in subsection (c) above.

**k. No Third-Party Relationship**

The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives which would form the basis for interpretation construing a different intent and in any event expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

**l. Agreement Jointly Drafted**

This Agreement represents the product of joint efforts and mutual understanding of Developer and the Township, and should be construed accordingly. Each party has had the opportunity to have this Agreement reviewed by legal counsel.

**m. Governing Law**

This Agreement shall be interpreted and construed in accordance with the laws of the State of Michigan, and shall be subject to enforcement only in Michigan courts. The parties agree that this Agreement is consistent with the intent and provisions of the Michigan and U.S. constitutions and applicable law.

**n. Survival of Terms.**

Any easement rights conveyed in this Agreement along with the following provisions will survive the expiration of this Agreement, along with any and all approvals related to deviations and modifications from the Zoning Ordinance as set forth herein so that any improvements constructed by Developer in accordance with the Development Documents and this Agreement shall be deemed to be in accordance with the Zoning Ordinance and any future zoning ordinances, including upon expiration of this Agreement.

**o. Signed Counterparts.**

This Agreement may be executed in one or more counterparts by the different parties in separate counterparts, each of which, when executed, shall be deemed to be an original but all of which, when taken together, shall constitute one and the same Agreement. This Agreement may be transmitted by facsimile or electronic mail, and said facsimile or electronic signature shall be deemed as an original.

**p. Easements.**

Any easements granted or conveyed in this Agreement are non-exclusive easements.

**q. Notice.**

Unless later information is provided, notices under this Agreement will be provided to:

To Developer:

Pulte Homes of Michigan LLC  
Attn: Joe Skore  
2800 Livernois Road, Building D, Suite 320, Troy, Michigan 48083  
Joe.skore@pultegroup.com

With a required copy to:

Alexandra E. Dieck  
Bodman PLC  
201 S. Division Street, Suite 400  
Ann Arbor, Michigan 48104  
adieck@bodmanlaw.com

To the Township:

Charter Township of Genoa

Attention: \_\_\_\_\_

2911 Dorr Road

Brighton, MI 48116

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email to \_\_\_\_\_

With a copy to the Township Attorney at the same address.

r. **Zoning Ordinance.**

All references in this Agreement to Zoning Ordinance or any Township ordinance and code shall be deemed to refer to the Township zoning ordinances and code in effect as of the Effective Date, subject to any deviation or waiver in respect thereof set forth in this Agreement, or any other provision hereof.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the day and year recited above.

CHARTER TOWNSHIP OF GENOA  
a Michigan municipal corporation

\_\_\_\_\_  
By:  
Its:

\_\_\_\_\_  
By:  
Its:

**ACKNOWLEDGEMENT**

STATE OF MICHIGAN     )  
  ) ss  
COUNTY OF                 )

The foregoing Agreement was acknowledged before me by \_\_\_\_\_, the duly  
elected \_\_\_\_\_, and \_\_\_\_\_ the duly elected  
\_\_\_\_\_ of the Charter Township of Genoa, on the \_\_\_\_ day of \_\_\_\_\_,  
20\_\_.

\_\_\_\_\_, Notary Public  
\_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County

PULTE HOMES OF MICHIGAN LLC, a Michigan  
limited liability company

\_\_\_\_\_  
By:     Joe Skore  
Its:     Vice President of Land Acquisition

**ACKNOWLEDGEMENT**

STATE OF                         )  
  ) ss  
COUNTY OF                     )

The foregoing Agreement was acknowledged before me by Joe Skore, the Vice President of  
Land Acquisition of Pulte Homes of Michigan LLC, a Michigan limited liability company on the  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_, Notary Public  
\_\_\_\_\_ County, Michigan  
My Commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County

### **Table of Exhibits**

- Exhibit A:** Property Legal Description.
- Exhibit B:** Final Conceptual Development Plan for Legacy Hills.
- Exhibit C:** Conditions of Approval
- Exhibit D:** Schedule of Regulations and Modifications
- Exhibit E:** Planning Commission and Township Board Minutes.



## Exhibit A

### Legal Description

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN

#### PARCEL 1

PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 5 EAST, TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF BAUER ROAD AND THE SECTION LINE, SAID POINT BEING NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST 863.80 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST 1461.36 FEET ALONG THE CENTERLINE OF BAUER ROAD AND THE SECTION LINE; THENCE NORTH 86 DEGREES 35 MINUTES 45 SECONDS EAST 1342.09 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 36 SECONDS WEST 1213.73 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 40 SECONDS WEST 550.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE OLD RAILWAY RIGHT OF WAY, AS VACATED, AND TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 299.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 10 DEGREES 10 MINUTES 30 SECONDS, A RADIUS OF 1686.52 FEET AND A LONG CHORD BEARING SOUTH 48 DEGREES 02 MINUTES 55 SECONDS EAST 299.11 FEET TO THE P.T. OF THE CURVE; THENCE SOUTH 42 DEGREES 57 MINUTES 40 SECONDS EAST 1393.08 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE SECTION LINE AND CENTERLINE OF CHALLIS ROAD; THENCE NORTH 89 DEGREES 23 MINUTES 35 SECONDS WEST 663.70 FEET ALONG SAID SECTION LINE AND CENTERLINE OF CHALLIS ROAD TO THE NORTHERLY RIGHT OF WAY LINE OF THE EXISTING C & O RAILWAY; THENCE NORTH 54 DEGREES 56 MINUTES 45 SECONDS WEST 104.89 FEET TO THE P.C. OF A CURVE; THENCE NORTHWESTERLY 608.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 01 MINUTES 45 SECONDS, A RADIUS OF 11,509.20 FEET AND A LONG CHORD BEARING NORTH 56 DEGREES 27 MINUTES 37 SECONDS WEST 608.41 FEET TO A POINT ON THE CURVE; THENCE NORTH 32 DEGREES 01 MINUTES 30 SECONDS EAST 50.00 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 201.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 11,559.20 FEET AND A LONG CHORD BEARING NORTH 58 DEGREES 28 MINUTES 30 SECONDS WEST 201.74 FEET TO THE P.T. OF THE CURVE; THENCE NORTH 58 DEGREES 58 MINUTES 30 SECONDS WEST 645.66 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE EXISTING C & O RAILWAY TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 5 EAST, TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST 863.80 FEET ALONG THE CENTERLINE OF BAUER ROAD AND THE WEST SECTION LINE; THENCE SOUTH 58 DEGREES 58 MINUTES 30 SECONDS EAST 645.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44 DEGREES 02 MINUTES 15 SECONDS EAST 651.25 FEET; THENCE SOUTH 42 DEGREES 57 MINUTES 40 SECONDS EAST 1393.08 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 35 SECONDS WEST 663.70 FEET ALONG THE SECTION LINE; THENCE NORTH 54 DEGREES 56 MINUTES 45 SECONDS WEST 104.89 FEET TO THE P.C. OF A CURVE; THENCE NORTHWESTERLY 608.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 01 MINUTES 45 SECONDS, A RADIUS OF 11,509.20 FEET AND A LONG CHORD BEARING NORTH 56 DEGREES 27 MINUTES 37 SECONDS WEST 608.41 FEET TO A POINT ON THE CURVE; THENCE NORTH 32 DEGREES 01 MINUTES 30 SECONDS EAST 50.00 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 201.75 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01 DEGREES 00 MINUTES 00 SECONDS, A RADIUS OF 11,559.20 FEET AND A LONG CHORD BEARING NORTH 58 DEGREES 28 MINUTES 30 SECONDS WEST 201.74 FEET TO THE P.T. OF A CURVE AND THE POINT OF BEGINNING.

## **PARCEL 2**

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 5 EAST, TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH AND SOUTH 1/4 LINE, SAID POINT BEING NORTH 00 DEGREES 03 MINUTES 25 SECONDS WEST 1376.04 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 23; THENCE SOUTH 67 DEGREES 59 MINUTES 40 SECONDS WEST 351.56 FEET; THENCE SOUTH 29 DEGREES 59 MINUTES 40 SECONDS WEST 312.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 38 SECONDS WEST 118.40 FEET; THENCE SOUTH 43 DEGREES 22 MINUTES 25 SECONDS WEST 158.00 FEET; THENCE NORTH 46 DEGREES 37 MINUTES 35 SECONDS WEST 150.00 FEET; THENCE SOUTH 68 DEGREES 32 MINUTES 25 SECONDS WEST 555.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 25 SECONDS EAST 1933.58 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 35 SECONDS EAST 1331.64 FEET ALONG THE EAST AND WEST 1/4 LINE TO THE CENTER OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 03 MINUTES 25 SECONDS EAST 1311.69 FEET ALONG THE NORTH AND SOUTH 1/4 LINE TO THE POINT OF BEGINNING.

## **PARCEL 3**

PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 5 EAST, TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 01 MINUTES 54 SECONDS EAST 781.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 58 MINUTES 05 SECONDS WEST 918.05 FEET; THENCE NORTH 52 DEGREES 50 MINUTES 20 SECONDS WEST 815.00 FEET; THENCE SOUTH 67 DEGREES 59 MINUTES 40 SECONDS WEST 126.44 FEET TO THE NORTH AND SOUTH 1/4 LINE; THENCE ALONG SAID NORTH AND SOUTH 1/4 LINE NORTH 00 DEGREES 03 MINUTES 25 SECONDS WEST 1311.69 FEET TO THE CENTER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 00 MINUTES 15 SECONDS EAST 47.54 FEET ALONG THE EAST AND WEST 1/4 LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF THE C & O RAILROAD; THENCE SOUTH 48 DEGREES 42 MINUTES 30 SECONDS EAST 823.14 FEET ALONG SAID RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE 741.63 FEET ON A CURVE TO THE LEFT HAVING A RADIUS OF 11,509.16 FEET AND A CHORD BEARING SOUTH 50 DEGREES 33 MINUTES 16 SECONDS EAST 741.50 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 47 SECONDS WEST 1653.80 FEET TO THE SOUTH LINE OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 01 MINUTES 54 SECONDS WEST 454.95 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

## **PARCEL 4**

PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 5 EAST, TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF CHALLIS ROAD AND THE SECTION LINE, SAID POINT BEING NORTH 89 DEGREES 01 MINUTES 54 SECONDS EAST 1235.95 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 01 MINUTES 54 SECONDS EAST 309.65 FEET ALONG THE SECTION LINE; THENCE NORTH 00 DEGREES 15 MINUTES 11 SECONDS EAST 1414.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE C & O RAILROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTHWESTERLY 392.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 57 MINUTES 14 SECONDS, A RADIUS OF 11,509.16 FEET AND A LONG CHORD BEARING NORTH 53 DEGREES 22 MINUTES 38 SECONDS WEST 392.46 FEET;

THENCE SOUTH 00 DEGREES 01 MINUTES 47 SECONDS WEST 1653.80 FEET TO THE SOUTH SECTION LINE AND THE POINT OF BEGINNING.

**PARCEL 5**

PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWN 2 NORTH, RANGE 5 EAST, TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE CENTERLINE OF CHALLIS ROAD AND THE SECTION, SAID POINT BEING NORTH 89 DEGREES 01 MINUTES 54 SECONDS EAST 1545.60 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 01 MINUTES 54 SECONDS EAST 1110.30 FEET ALONG THE SECTION LINE TO THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE NORTH 00 DEGREES 04 MINUTES 33 SECONDS WEST 630.24 FEET ALONG THE CENTERLINE OF BAUER ROAD AND THE SECTION LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF THE C & O RAILROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 58 DEGREES 58 MINUTES 30 SECONDS WEST 412.63 FEET TO THE P.C. OF A CURVE; THENCE NORTHWESTERLY 881.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 22 MINUTES 07 SECONDS, A RADIUS OF 11,559.16 FEET AND A LONG CHORD BEARING NORTH 56 DEGREES 47 MINUTES 27 SECONDS WEST 881.08 FEET TO THE P.T. OF THE CURVE; THENCE NORTH 89 DEGREES 01 MINUTES 15 SECONDS EAST 84.65 FEET TO THE P.C. OF A CURVE; THENCE NORTHWESTERLY 118.83 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 35 MINUTES 30 SECONDS, A RADIUS OF 11,509.16 FEET AND A LONG CHORD BEARING NORTH 54 DEGREES 39 MINUTES 00 SECONDS WEST 118.83 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 11 SECONDS WEST 1414.45 FEET TO THE SOUTH SECTION LINE AND THE POINT OF BEGINNING.

**EASEMENT PARCEL**

TOGETHER WITH THE RIGHTS AND EASEMENTS AS CREATED, LIMITED AND DEFINED IN ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN LIBER 4330, PAGE 940, LIVINGSTON COUNTY RECORDS.

**Exhibit B**

**Final Conceptual Development Plan for Legacy Hills**

[Following]

**Exhibit C**  
**Conditions for Approval**

## **Exhibit D**

### **Planning Commission and Township Board Minutes**

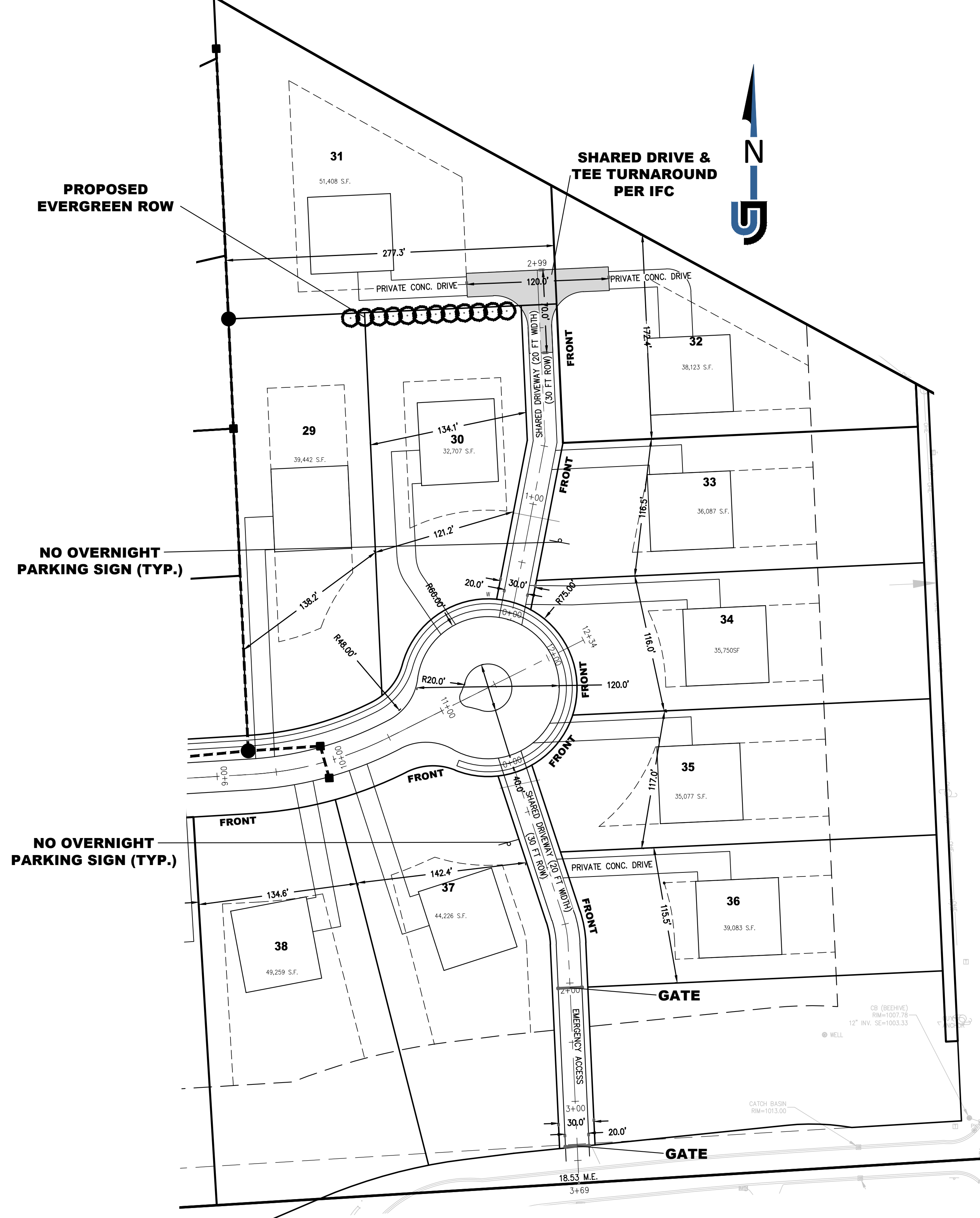
## **EXHIBIT E**

### **Final Conceptual Development Plan for Legacy Hills**

|   |    |
|---|----|
| <b>Summary report:</b><br><b>Litera Compare for Word 11.3.0.46 Document comparison done on</b><br><b>4/2/2025 10:19:56 PM</b> |    |
| <b>Style name:</b> Default Style  |    |
| <b>Intelligent Table Comparison:</b> Active   |    |
| <b>Original DMS:</b> nd://4860-8680-7532/8/Pulte Legacy Hills -- PUD Agreement with Genoa Township.docx                       |    |
| <b>Modified DMS:</b> nd://4860-8680-7532/10/Pulte Legacy Hills -- PUD Agreement with Genoa Township.docx                      |    |
| <b>Changes:</b>   |    |
| Add   | 26 |
| Delete  | 17 |
| <del>Move From</del>  | 0  |
| Move To   | 0  |
| Table Insert  | 0  |
| <del>Table Delete</del>   | 0  |
| Table moves to  | 0  |
| <del>Table moves from</del>   | 0  |
| Embedded Graphics (Visio, ChemDraw, Images etc.)  | 0  |
| Embedded Excel  | 0  |
| Format changes  | 0  |
| <b>Total Changes:</b>   | 43 |



## EAST SHARED DRIVE DETAIL



NOTES:

1. PORTIONS OF THE DISCHARGE PIPE THAT ARE EXPOSED OR HAVE LESS THAN 42" OF COVER SHALL BE INSULATED.
2. WET WELL DESIGNED FOR USE IN LAWN/LANDSCAPE AREAS WITH WELL DRAINING SOILS.
3. DISCHARGE LINE SHALL BE FITTED WITH BACKFLOW PREVENTION AS DIRECTED BY THE GENOA TOWNSHIP PLUMBING INSPECTOR.
4. WATER SOFTNER REGENERATION SHALL NOT BE DISCHARGED TO TO A SEPTIC TANK OR FIELD PER LCHD.

## SHARED DRIVE CROSS SECTION

**WATER SOFTENER DISCHARGE NOTE:  
UNITS 12-17 SHALL CONNECT WATER  
SOFTENER DISCHARGER TO A DRY WELL.  
SEE DETAIL.**

# EXHIBIT 1

## DETAIL



**EXHIBIT 2**

TREE EXHIBIT

LEGACY HILLS

SECTION 23, TOWN 2 NORTH  
RANGE 5 EAST  
GENOA TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN

DRAWN: A0

DATE: 4-2-25

PROJECT: 231213

0 100 200 400  
SCALE: 1 inch = 200 ft.

PAPER SIZE: 11X17



49287 WEST ROAD, WIXOM, MI 48393  
PH: (248) 773-7656, FAX: (866) 690-4307



PULTE GROUP INC.  
2800 LIVERNOIS ROAD  
BUILDING D, SUITE 320  
TROY, MI 48083



# TREE LIST

| TAG # | SCIENTIFIC NAME              | COMMON NAME  | DBH     | Multi Note | CONDITION | SAVE/REMOVE |
|-------|------------------------------|--------------|---------|------------|-----------|-------------|
| 1     | <i>Acer spp.</i>             | MAPLE        | 12"     | TWIN       | GOOD      | SAVE        |
| 2     | <i>Prunus serotina</i>       | BLACK CHERRY | 12"     |            | GOOD      | SAVE        |
| 3     | <i>Prunus serotina</i>       | BLACK CHERRY | 15"     |            | GOOD      | SAVE        |
| 4     | <i>Quercus rubra</i>         | RED OAK      | 24"     |            | GOOD      | SAVE        |
| 5     | <i>Quercus rubra</i>         | RED OAK      | 26"     |            | FAIR      | SAVE        |
| 6     | <i>Acer spp.</i>             | MAPLE        | 12"     |            | GOOD      | SAVE        |
| 7     | <i>Betula alleghaniensis</i> | YELLOW BIRCH | 12"     |            | GOOD      | SAVE        |
| 8     | <i>Quercus rubra</i>         | RED OAK      | 27"     |            | GOOD      | SAVE        |
| 9     | <i>Prunus serotina</i>       | BLACK CHERRY | 9"      |            | GOOD      | SAVE        |
| 10    | <i>Prunus serotina</i>       | BLACK CHERRY | 11"     |            | GOOD      | SAVE        |
| 11    | <i>Quercus rubra</i>         | RED OAK      | 9"      |            | GOOD      | SAVE        |
| 12    | <i>Prunus serotina</i>       | BLACK CHERRY | 10"     |            | GOOD      | SAVE        |
| 13    | <i>Quercus rubra</i>         | RED OAK      | 11"     |            | GOOD      | SAVE        |
| 14    | <i>Prunus serotina</i>       | BLACK CHERRY | 9"      |            | GOOD      | SAVE        |
| 15    | <i>Prunus serotina</i>       | BLACK CHERRY | 13"     |            | GOOD      | SAVE        |
| 16    | <i>Quercus rubra</i>         | RED OAK      | 8"      |            | GOOD      | SAVE        |
| 17    | <i>Quercus rubra</i>         | RED OAK      | 8"      |            | GOOD      | SAVE        |
| 18    | <i>Quercus rubra</i>         | RED OAK      | 15"     |            | GOOD      | SAVE        |
| 19    | <i>Quercus rubra</i>         | RED OAK      | 15"     |            | GOOD      | SAVE        |
| 20    | <i>Quercus rubra</i>         | RED OAK      | 14"     |            | GOOD      | SAVE        |
| 21    | <i>Quercus rubra</i>         | RED OAK      | 16"     |            | GOOD      | SAVE        |
| 22    | <i>Quercus rubra</i>         | RED OAK      | 8", 11" | TWIN       | GOOD      | SAVE        |
| 23    | <i>Quercus rubra</i>         | RED OAK      | 11"     |            | GOOD      | SAVE        |
| 24    | <i>Quercus rubra</i>         | RED OAK      | 12"     |            | GOOD      | SAVE        |
| 25    | <i>Quercus rubra</i>         | RED OAK      | 8"      |            | GOOD      | SAVE        |
| 26    | <i>Quercus rubra</i>         | RED OAK      | 13"     |            | GOOD      | SAVE        |
| 27    | <i>Quercus rubra</i>         | RED OAK      | 10"     |            | GOOD      | SAVE        |
| 28    | <i>Quercus rubra</i>         | RED OAK      | 8"      |            | GOOD      | SAVE        |
| 29    | <i>Quercus rubra</i>         | RED OAK      | 11"     |            | GOOD      | SAVE        |
| 30    | <i>Quercus rubra</i>         | RED OAK      | 26"     |            | GOOD      | SAVE        |
| 31    | <i>Quercus rubra</i>         | RED OAK      | 26"     |            | GOOD      | SAVE        |
| 32    | <i>Quercus rubra</i>         | RED OAK      | 24"     |            | GOOD      | SAVE        |
| 33    | <i>Prunus serotina</i>       | BLACK CHERRY | 8"      |            | GOOD      | SAVE        |
| 34    | <i>Acer spp.</i>             | MAPLE        | 10"     |            | GOOD      | SAVE        |
| 35    | <i>Quercus rubra</i>         | RED OAK      | 14"     |            | GOOD      | SAVE        |
| 36    | <i>Quercus rubra</i>         | RED OAK      | 10"     |            | GOOD      | SAVE        |
| 37    | <i>Quercus rubra</i>         | RED OAK      | 9"      |            | GOOD      | SAVE        |
| 38    | <i>Quercus rubra</i>         | RED OAK      | 12"     |            | GOOD      | SAVE        |
| 39    | <i>Quercus rubra</i>         | RED OAK      | 12"     |            | GOOD      | SAVE        |
| 40    | <i>Quercus rubra</i>         | RED OAK      | 16"     |            | GOOD      | SAVE        |
| 41    | <i>Quercus rubra</i>         | RED OAK      | 28"     |            | GOOD      | SAVE        |
| 42    | <i>Prunus serotina</i>       | BLACK CHERRY | 8"      |            | GOOD      | SAVE        |
| 43    | <i>Quercus rubra</i>         | RED OAK      | 10"     |            | GOOD      | SAVE        |
| 44    | <i>Quercus rubra</i>         | RED OAK      | 15"     |            | GOOD      | SAVE        |
| 45    | <i>Acer spp.</i>             | MAPLE        | 8"      |            | GOOD      | SAVE        |
| 46    | <i>Quercus rubra</i>         | RED OAK      | 12"     |            | GOOD      | SAVE        |
| 47    | <i>Quercus rubra</i>         | RED OAK      | 8"      |            | GOOD      | SAVE        |
| 48    | <i>Quercus rubra</i>         | RED OAK      | 8"      |            | GOOD      | SAVE        |
| 49    | <i>Quercus rubra</i>         | RED OAK      | 22"     |            | GOOD      | SAVE        |
| 50    | <i>Quercus rubra</i>         | RED OAK      | 13"     |            | GOOD      | SAVE        |
| 201   | <i>Quercus rubra</i>         | RED OAK      | 24"     |            | FAIR      | SAVE        |
| 202   | <i>Acer spp.</i>             | MAPLE        | 8"      |            | GOOD      | SAVE        |
| 203   | <i>Quercus alba</i>          | WHITE OAK    | 20"     |            | GOOD      | SAVE        |
| 204   | <i>Acer spp.</i>             | MAPLE        | 9"      |            | GOOD      | SAVE        |
| 205   | <i>Quercus rubra</i>         | RED OAK      | 18"     |            | GOOD      | SAVE        |
| 206   | <i>Prunus serotina</i>       | BLACK CHERRY | 14"     |            | GOOD      | SAVE        |
| 207   | <i>Populus spp.</i>          | POPLAR       | 13"     |            | GOOD      | SAVE        |

# TREE LIST

| TAG # | SCIENTIFIC NAME        | COMMON NAME    | DBH      | Multi Note | CONDITION | SAVE/REMOVE |
|-------|------------------------|----------------|----------|------------|-----------|-------------|
| 208   | <i>Populus spp.</i>    | POPLAR         | 11"      |            | GOOD      | SAVE        |
| 209   | <i>Populus spp.</i>    | POPLAR         | 8"       |            | GOOD      | SAVE        |
| 210   | <i>Quercus rubra</i>   | RED OAK        | 8"       |            | GOOD      | SAVE        |
| 211   | <i>Quercus alba</i>    | WHITE OAK      | 10"      |            | GOOD      | SAVE        |
| 213   | <i>Prunus serotina</i> | BLACK CHERRY   | 8"       |            | GOOD      | SAVE        |
| 214   | <i>Quercus rubra</i>   | RED OAK        | 11"      |            | GOOD      | SAVE        |
| 215   | <i>Quercus rubra</i>   | RED OAK        | 12"      |            | GOOD      | SAVE        |
| 216   | <i>Quercus rubra</i>   | RED OAK        | 12"      | TWIN       | GOOD      | SAVE        |
| 217   | <i>Quercus rubra</i>   | RED OAK        | 9"       |            | GOOD      | SAVE        |
| 218   | <i>Quercus rubra</i>   | RED OAK        | 10"      |            | GOOD      | SAVE        |
| 219   | <i>Acer spp.</i>       | MAPLE          | 8"       |            | GOOD      | SAVE        |
| 220   | <i>Acer spp.</i>       | MAPLE          | 8"       |            | GOOD      | SAVE        |
| 221   | <i>Ulmus spp.</i>      | ELM            | 9"       |            | GOOD      | SAVE        |
| 222   | <i>Prunus serotina</i> | BLACK CHERRY   | 10"      |            | GOOD      | SAVE        |
| 223   | <i>Quercus rubra</i>   | RED OAK        | 34"      |            | FAIR      | SAVE        |
| 224   | <i>Acer spp.</i>       | MAPLE          | 9"       |            | GOOD      | SAVE        |
| 225   | <i>Prunus serotina</i> | BLACK CHERRY   | 15"      |            | GOOD      | SAVE        |
| 226   | <i>Acer spp.</i>       | MAPLE          | 8"       |            | GOOD      | SAVE        |
| 227   | <i>Prunus serotina</i> | BLACK CHERRY   | 9"       |            | POOR      | SAVE        |
| 228   | <i>Prunus serotina</i> | BLACK CHERRY   | 11", 18" |            | GOOD      | SAVE        |
| 229   | <i>Carya glabra</i>    | PIGNOT HICKORY | 13"      |            | GOOD      | SAVE        |
| 230   | <i>Carya glabra</i>    | PIGNOT HICKORY | 28"      |            | GOOD      | SAVE        |
| 231   | <i>Quercus alba</i>    | WHITE OAK      | 15"      |            | GOOD      | SAVE        |
| 232   | <i>Quercus alba</i>    | WHITE OAK      | 9"       |            | GOOD      | SAVE        |
| 233   | <i>Quercus alba</i>    | WHITE OAK      | 22"      |            | GOOD      | SAVE        |
| 234   | <i>Quercus alba</i>    | WHITE OAK      | 12"      | TWIN       | GOOD      | SAVE        |
| 235   | <i>Carya glabra</i>    | PIGNOT HICKORY | 14"      |            | GOOD      | SAVE        |
| 236   | <i>Carya glabra</i>    | PIGNOT HICKORY | 9"       |            | GOOD      | SAVE        |
| 237   | <i>Quercus alba</i>    | WHITE OAK      | 13"      |            | GOOD      | SAVE        |
| 238   | <i>Quercus rubra</i>   | RED OAK        | 24"      |            | GOOD      | SAVE        |
| 239   | <i>Quercus alba</i>    | WHITE OAK      | 15"      |            | GOOD      | SAVE        |
| 240   | <i>Acer spp.</i>       | MAPLE          | 18"      |            | GOOD      | SAVE        |
| 241   | <i>Quercus alba</i>    | WHITE OAK      | 20"      |            | GOOD      | SAVE        |
| 242   | <i>Quercus alba</i>    | WHITE OAK      | 26"      |            | GOOD      | SAVE        |
| 243   | <i>Carya glabra</i>    | PIGNOT HICKORY | 8"       |            | GOOD      | SAVE        |
| 244   | <i>Quercus alba</i>    | WHITE OAK      | 9"       |            | GOOD      | SAVE        |
| 245   | <i>Acer spp.</i>       | MAPLE          | 8"       |            | GOOD      | SAVE        |
| 246   | <i>Acer spp.</i>       | MAPLE          | 8"       |            | GOOD      | SAVE        |
| 247   | <i>Ulmus spp.</i>      | ELM            | 9"       |            | GOOD      | SAVE        |
| 248   | <i>Quercus rubra</i>   | RED OAK        | 9"       |            | GOOD      | SAVE        |
| 249   | <i>Prunus serotina</i> | BLACK CHERRY   | 9"       |            | GOOD      | SAVE        |
| 250   | <i>Prunus serotina</i> | BLACK CHERRY   | 9"       |            | GOOD      | SAVE        |
| 251   | <i>Quercus rubra</i>   | RED OAK        | 10"      |            | GOOD      | SAVE        |
| 254   | <i>Ulmus spp.</i>      | ELM            | 8"       |            | GOOD      | SAVE        |
| 255   | <i>Quercus rubra</i>   | RED OAK        | 11"      |            | GOOD      | SAVE        |
| 256   | <i>Ulmus spp.</i>      | ELM            | 9"       |            | GOOD      | SAVE        |
| 257   | <i>Ulmus spp.</i>      | ELM            | 8"       |            | GOOD      | SAVE        |
| 258   | <i>Quercus rubra</i>   | RED OAK        | 13"      |            | GOOD      | SAVE        |
| 259   | <i>Quercus rubra</i>   | RED OAK        | 22"      |            | GOOD      | SAVE        |
| 260   | <i>Quercus rubra</i>   | RED OAK        | 12"      |            | GOOD      | SAVE        |
| 264   | <i>Ulmus spp.</i>      | ELM            | 8"       |            | GOOD      | SAVE        |
| 265   | <i>Ulmus spp.</i>      | ELM            | 8"       |            | GOOD      | SAVE        |
| 266   | <i>Ulmus spp.</i>      | ELM            | 8"       |            | GOOD      | SAVE        |
| 311   | <i>Acer spp.</i>       | MAPLE          | 9"       |            | GOOD      | SAVE        |
| 312   | <i>Acer spp.</i>       | MAPLE          | 14"      |            | GOOD      | SAVE        |
| 313   | <i>Prunus serotina</i> | BLACK CHERRY   | 14"      |            | GOOD      | SAVE        |
| 314   | <i>Prunus serotina</i> | BLACK CHERRY   | 8"       |            | GOOD      | SAVE        |

**TREE LIST**

| <b>TAG #</b> | <b>SCIENTIFIC NAME</b>       | <b>COMMON NAME</b> | <b>DBH</b>  | <b>Multi Note</b> | <b>CONDITION</b> | <b>SAVE/REMOVE</b> |
|--------------|------------------------------|--------------------|-------------|-------------------|------------------|--------------------|
| 320          | <i>Acer spp.</i>             | MAPLE              | 22"         |                   | GOOD             | SAVE               |
| 322          | <i>Quercus alba</i>          | WHITE OAK          | 24"         |                   | GOOD             | SAVE               |
| 323          | <i>Acer spp.</i>             | MAPLE              | 10"         |                   | GOOD             | SAVE               |
| 324          | <i>Quercus alba</i>          | WHITE OAK          | 10"         |                   | GOOD             | SAVE               |
| 325          | <i>Acer spp.</i>             | MAPLE              | 8"          |                   | GOOD             | SAVE               |
| 326          | <i>Acer spp.</i>             | MAPLE              | 9"          |                   | GOOD             | SAVE               |
| 327          | <i>Caltapa speciosa</i>      | CATALPA            | 8"          |                   | GOOD             | SAVE               |
| 328          | <i>Tilia americana</i>       | AMERICAN BASSWOOD  | 10"         |                   | GOOD             | SAVE               |
| 329          | <i>Acer spp.</i>             | MAPLE              | 13"         |                   | GOOD             | SAVE               |
| 330          | <i>Quercus rubra</i>         | RED OAK            | 16"         | TRI               | GOOD             | SAVE               |
| 331          | <i>Quercus rubra</i>         | RED OAK            | 12"         |                   | GOOD             | SAVE               |
| 332          | <i>Acer negundo</i>          | BOX ELDER          | 10", 22"    | TWIN              | GOOD             | SAVE               |
| 333          | <i>Quercus rubra</i>         | RED OAK            | 16"         |                   | GOOD             | SAVE               |
| 334          | <i>Quercus alba</i>          | WHITE OAK          | 16"         |                   | GOOD             | SAVE               |
| 335          | <i>Acer spp.</i>             | MAPLE              | 9"          |                   | GOOD             | SAVE               |
| 336          | <i>Quercus alba</i>          | WHITE OAK          | 16", 22"    | TWIN              | GOOD             | SAVE               |
| 338          | <i>Quercus alba</i>          | WHITE OAK          | 24"         |                   | GOOD             | SAVE               |
| 736          | <i>Juglans nigra</i>         | BLACK WALNUT       | 9"          |                   | GOOD             | SAVE               |
| 737          | <i>Juglans nigra</i>         | BLACK WALNUT       | 8"          |                   | GOOD             | SAVE               |
| 738          | <i>Juglans nigra</i>         | BLACK WALNUT       | 7", 9", 13" | TRI               | GOOD             | SAVE               |
| 739          | <i>Juglans nigra</i>         | BLACK WALNUT       | 22"         |                   | GOOD             | SAVE               |
| 740          | <i>Juglans nigra</i>         | BLACK WALNUT       | 8", 14"     | TWIN              | GOOD             | SAVE               |
| 741          | <i>Juglans nigra</i>         | BLACK WALNUT       | 18"         | TWIN              | GOOD             | SAVE               |
| 742          | <i>Acer spp.</i>             | MAPLE              | 10"         |                   | GOOD             | SAVE               |
| 743          | <i>Juglans nigra</i>         | BLACK WALNUT       | 9"          |                   | GOOD             | SAVE               |
| 744          | <i>Acer spp.</i>             | MAPLE              | 9", 20"     | TWIN              | GOOD             | SAVE               |
| 745          | <i>Picea spp.</i>            | SPRUCE             | 18"         |                   | GOOD             | SAVE               |
| 746          | <i>Picea spp.</i>            | SPRUCE             | 20"         |                   | GOOD             | SAVE               |
| 747          | <i>Acer spp.</i>             | MAPLE              | 16"         |                   | GOOD             | SAVE               |
| 748          | <i>Acer spp.</i>             | MAPLE              | 8"          |                   | GOOD             | SAVE               |
| 749          | <i>Acer spp.</i>             | MAPLE              | 9"          |                   | GOOD             | SAVE               |
| 750          | <i>Acer spp.</i>             | MAPLE              | 9"          |                   | GOOD             | SAVE               |
| 751          | <i>Juglans nigra</i>         | BLACK WALNUT       | 8"          |                   | GOOD             | SAVE               |
| 752          | <i>Juglans nigra</i>         | BLACK WALNUT       | 34"         |                   | GOOD             | SAVE               |
| 753          | <i>Quercus rubra</i>         | RED OAK            | 9"          |                   | GOOD             | SAVE               |
| 754          | <i>Acer spp.</i>             | MAPLE              | 16"         |                   | GOOD             | SAVE               |
| 755          | <i>Juglans nigra</i>         | BLACK WALNUT       | 10"         |                   | GOOD             | SAVE               |
| 756          | <i>Picea spp.</i>            | SPRUCE             | 10"         |                   | GOOD             | SAVE               |
| 757          | <i>Populus spp.</i>          | POPLAR             | 12"         |                   | GOOD             | SAVE               |
| 758          | <i>Populus spp.</i>          | POPLAR             | 9"          |                   | POOR             | SAVE               |
| 762          | <i>Morus spp.</i>            | MULBERRY           | 8"          |                   | POOR             | SAVE               |
| 763          | <i>Morus spp.</i>            | MULBERRY           | 15"         |                   | GOOD             | SAVE               |
| 764          | <i>Morus spp.</i>            | MULBERRY           | 14"         |                   | GOOD             | SAVE               |
| 765          | <i>Betula alleghaniensis</i> | YELLOW BIRCH       | 11"         |                   | GOOD             | SAVE               |
| 766          | <i>Quercus rubra</i>         | RED OAK            | 15"         |                   | GOOD             | SAVE               |
| 767          | <i>Quercus rubra</i>         | RED OAK            | 16"         |                   | GOOD             | SAVE               |
| 768          | <i>Acer spp.</i>             | MAPLE              | 8"          |                   | GOOD             | SAVE               |
| 769          | <i>Acer spp.</i>             | MAPLE              | 10"         |                   | GOOD             | SAVE               |
| 770          | <i>Acer spp.</i>             | MAPLE              | 9"          |                   | GOOD             | SAVE               |
| 771          | <i>Quercus rubra</i>         | RED OAK            | 9"          |                   | GOOD             | SAVE               |
| 772          | <i>Carya ovata</i>           | SHAGBARK HICKORY   | 8"          |                   | GOOD             | SAVE               |
| 773          | <i>Acer spp.</i>             | MAPLE              | 4", 8"      | TWIN              | GOOD             | SAVE               |
| 774          | <i>Quercus rubra</i>         | RED OAK            | 16"         |                   | GOOD             | SAVE               |
| 775          | <i>Prunus serotina</i>       | BLACK CHERRY       | 14"         |                   | GOOD             | SAVE               |
| 776          | <i>Quercus rubra</i>         | RED OAK            | 18"         |                   | GOOD             | SAVE               |
| 777          | <i>Quercus rubra</i>         | RED OAK            | 12"         |                   | GOOD             | SAVE               |
| 785          | <i>Quercus rubra</i>         | RED OAK            | 18"         |                   | GOOD             | SAVE               |

**TREE LIST**

| <b>TAG #</b> | <b>SCIENTIFIC NAME</b>     | <b>COMMON NAME</b> | <b>DBH</b>         | <b>Multi Note</b> | <b>CONDITION</b> | <b>SAVE/REMOVE</b> |
|--------------|----------------------------|--------------------|--------------------|-------------------|------------------|--------------------|
| 786          | <i>Quercus rubra</i>       | RED OAK            | 16"                |                   | GOOD             | SAVE               |
| 787          | <i>Carya glabra</i>        | PIGNET HICKORY     | 9"                 |                   | GOOD             | SAVE               |
| 788          | <i>Carya glabra</i>        | PIGNET HICKORY     | 10"                |                   | GOOD             | SAVE               |
| 789          | <i>Quercus rubra</i>       | RED OAK            | 8"                 |                   | GOOD             | SAVE               |
| 790          | <i>Quercus rubra</i>       | RED OAK            | 14"                |                   | GOOD             | SAVE               |
| 791          | <i>Quercus rubra</i>       | RED OAK            | 10"                |                   | GOOD             | SAVE               |
| 792          | <i>Quercus rubra</i>       | RED OAK            | 14"                |                   | GOOD             | SAVE               |
| 793          | <i>Carya ovata</i>         | SHAGBARK HICKORY   | 8"                 |                   | GOOD             | SAVE               |
| 794          | <i>Carya ovata</i>         | SHAGBARK HICKORY   | 8"                 |                   | GOOD             | SAVE               |
| 795          | <i>Sassafras albidum</i>   | SASSAFRAS          | 8"                 |                   | GOOD             | SAVE               |
| 796          | <i>Carya ovata</i>         | SHAGBARK HICKORY   | 9"                 |                   | GOOD             | SAVE               |
| 797          | <i>Quercus rubra</i>       | RED OAK            | 16"                |                   | GOOD             | SAVE               |
| 798          | <i>Quercus rubra</i>       | RED OAK            | 20"                |                   | GOOD             | SAVE               |
| 799          | <i>Quercus rubra</i>       | RED OAK            | 15"                |                   | GOOD             | SAVE               |
| 800          | <i>Quercus rubra</i>       | RED OAK            | 17"                |                   | GOOD             | SAVE               |
| 801          | <i>Carya ovata</i>         | SHAGBARK HICKORY   | 15"                |                   | GOOD             | SAVE               |
| 802          | <i>Carya ovata</i>         | SHAGBARK HICKORY   | 13"                |                   | GOOD             | SAVE               |
| 803          | <i>Quercus rubra</i>       | RED OAK            | 22"                |                   | GOOD             | SAVE               |
| 804          | <i>Carya glabra</i>        | PIGNET HICKORY     | 9"                 |                   | GOOD             | SAVE               |
| 805          | <i>Carya ovata</i>         | SHAGBARK HICKORY   | 16"                |                   | GOOD             | SAVE               |
| 806          | <i>Quercus rubra</i>       | RED OAK            | 8"                 |                   | GOOD             | SAVE               |
| 807          | <i>Quercus rubra</i>       | RED OAK            | 8"                 |                   | GOOD             | SAVE               |
| 808          | <i>Ulmus spp.</i>          | ELM                | 10"                |                   | FAIR             | SAVE               |
| 809          | <i>Catalpa speciosa</i>    | CATALPA            | 14"                |                   | GOOD             | SAVE               |
| 810          | <i>Quercus rubra</i>       | RED OAK            | 5", 4", 5", 6", 8" | MULTI (5)         | GOOD             | SAVE               |
| 811          | <i>Quercus rubra</i>       | RED OAK            | 28"                |                   | GOOD             | SAVE               |
| 812          | <i>Carya ovata</i>         | SHAGBARK HICKORY   | 12"                |                   | GOOD             | SAVE               |
| 814          | <i>Carya glabra</i>        | PIGNET HICKORY     | 16"                |                   | GOOD             | SAVE               |
| 815          | <i>Quercus rubra</i>       | RED OAK            | 6", 9", 10"        | TRI               | GOOD             | SAVE               |
| 816          | <i>Populus deltoides</i>   | COTTONWOOD         | 14"                |                   | GOOD             | SAVE               |
| 817          | <i>Catalpa speciosa</i>    | CATALPA            | 16"                |                   | FAIR             | SAVE               |
| 818          | <i>Quercus rubra</i>       | RED OAK            | 8"                 |                   | GOOD             | SAVE               |
| 943          | <i>Ulmus spp.</i>          | ELM                | 9"                 |                   | GOOD             | SAVE               |
| 944          | <i>Acer spp.</i>           | MAPLE              | 20"                |                   | GOOD             | SAVE               |
| 945          | <i>Acer spp.</i>           | MAPLE              | 9"                 |                   | GOOD             | SAVE               |
| 946          | <i>Picea spp.</i>          | SPRUCE             | 16"                |                   | GOOD             | SAVE               |
| 947          | <i>Picea spp.</i>          | SPRUCE             | 18"                |                   | GOOD             | SAVE               |
| 948          | <i>Picea spp.</i>          | SPRUCE             | 18"                |                   | GOOD             | SAVE               |
| 949          | <i>Juglans nigra</i>       | BLACK WALNUT       | 9"                 |                   | GOOD             | SAVE               |
| 950          | <i>Thuja spp.</i>          | CEDAR              | 13"                |                   | GOOD             | SAVE               |
| 951          | <i>Juglans nigra</i>       | BLACK WALNUT       | 20"                | TWIN              | GOOD             | SAVE               |
| 952          | <i>Juglans nigra</i>       | BLACK WALNUT       | 11"                |                   | GOOD             | SAVE               |
| 953          | <i>Picea spp.</i>          | SPRUCE             | 17"                |                   | GOOD             | SAVE               |
| 954          | <i>Celtis occidentalis</i> | HACKBERRY          | 10"                |                   | GOOD             | SAVE               |
| 955          | <i>Juglans nigra</i>       | BLACK WALNUT       | 9"                 |                   | GOOD             | SAVE               |
| 956          | <i>Juglans nigra</i>       | BLACK WALNUT       | 10"                |                   | GOOD             | SAVE               |
| 957          | <i>Juglans nigra</i>       | BLACK WALNUT       | 15"                |                   | GOOD             | SAVE               |
| 958          | <i>Catalpa speciosa</i>    | CATALPA            | 10"                |                   | GOOD             | SAVE               |
| 959          | <i>Juglans nigra</i>       | BLACK WALNUT       | 16"                |                   | GOOD             | SAVE               |
| 960          | <i>Juglans nigra</i>       | BLACK WALNUT       | 14"                |                   | GOOD             | SAVE               |
| 961          | <i>Thuja spp.</i>          | CEDAR              | 8"                 |                   | GOOD             | SAVE               |
| 962          | <i>Juglans nigra</i>       | BLACK WALNUT       | 18"                |                   | GOOD             | SAVE               |
| 963          | <i>Juglans nigra</i>       | BLACK WALNUT       | 10"                |                   | GOOD             | SAVE               |
| 964          | <i>Juglans nigra</i>       | BLACK WALNUT       | 20"                |                   | GOOD             | SAVE               |
| 965          | <i>Juglans nigra</i>       | BLACK WALNUT       | 24"                |                   | GOOD             | SAVE               |
| 989          | <i>Juglans nigra</i>       | BLACK WALNUT       | 26"                |                   | GOOD             | SAVE               |
| 990          | <i>Acer spp.</i>           | MAPLE              | 16"                |                   | GOOD             | SAVE               |

**TREE LIST**

| <b>TAG #</b> | <b>SCIENTIFIC NAME</b>   | <b>COMMON NAME</b> | <b>DBH</b>         | <b>Multi Note</b> | <b>CONDITION</b> | <b>SAVE/REMOVE</b> |
|--------------|--------------------------|--------------------|--------------------|-------------------|------------------|--------------------|
| 991          | <i>Quercus rubra</i>     | RED OAK            | 11"                |                   | GOOD             | SAVE               |
| 993          | <i>Carya glabra</i>      | PIGNUT HICKORY     | 9"                 |                   | GOOD             | SAVE               |
| 1011         | <i>Carya glabra</i>      | PIGNUT HICKORY     | 10"                |                   | GOOD             | SAVE               |
| 1012         | <i>Carya glabra</i>      | PIGNUT HICKORY     | 8"                 |                   | GOOD             | SAVE               |
| 1014         | <i>Carya glabra</i>      | PIGNUT HICKORY     | 9"                 |                   | GOOD             | SAVE               |
| 1015         | <i>Carya glabra</i>      | PIGNUT HICKORY     | 5", 5", 4", 8", 9" | MULTI (5)         | GOOD             | SAVE               |
| 1016         | <i>Carya glabra</i>      | PIGNUT HICKORY     | 16"                |                   | GOOD             | SAVE               |
| 1017         | <i>Quercus rubra</i>     | RED OAK            | 20"                |                   | GOOD             | SAVE               |
| 1019         | <i>Quercus alba</i>      | WHITE OAK          | 20"                |                   | GOOD             | SAVE               |
| 1045         | <i>Quercus rubra</i>     | RED OAK            | 15"                |                   | GOOD             | SAVE               |
| 1048         | <i>Carya glabra</i>      | PIGNUT HICKORY     | 14"                |                   | GOOD             | SAVE               |
| 1049         | <i>Quercus rubra</i>     | RED OAK            | 20"                |                   | GOOD             | SAVE               |
| 1050         | <i>Carya glabra</i>      | PIGNUT HICKORY     | 13"                |                   | GOOD             | SAVE               |
| 1334         | <i>Quercus rubra</i>     | RED OAK            | 28"                |                   | GOOD             | SAVE               |
| 1335         | <i>Quercus rubra</i>     | RED OAK            | 20"                |                   | GOOD             | SAVE               |
| 1336         | <i>Acer negundo</i>      | BOX ELDER          | 16"                |                   | GOOD             | SAVE               |
| 1337         | <i>Acer negundo</i>      | BOX ELDER          | 15"                |                   | GOOD             | SAVE               |
| 1338         | <i>Acer negundo</i>      | BOX ELDER          | 18"                |                   | GOOD             | SAVE               |
| 1339         | <i>Acer negundo</i>      | BOX ELDER          | 12"                |                   | GOOD             | SAVE               |
| 1340         | <i>Populus deltoides</i> | COTTONWOOD         | 30"                |                   | GOOD             | SAVE               |
| 1341         | <i>Caltapa speciosa</i>  | CATALPA            | 20"                |                   | GOOD             | SAVE               |
| 1342         | <i>Quercus rubra</i>     | RED OAK            | 10"                |                   | GOOD             | SAVE               |
| 1343         | <i>Caltapa speciosa</i>  | CATALPA            | 16"                |                   | GOOD             | SAVE               |
| 1344         | <i>Quercus rubra</i>     | RED OAK            | 22"                | TWIN              | GOOD             | SAVE               |
| 1347         | <i>Quercus rubra</i>     | RED OAK            | 20"                |                   | GOOD             | SAVE               |
| 2161         | <i>Quercus rubra</i>     | RED OAK            | 24"                |                   | GOOD             | SAVE               |
| 2162         | <i>Quercus rubra</i>     | RED OAK            | 15"                |                   | GOOD             | SAVE               |
| 2163         | <i>Quercus rubra</i>     | RED OAK            | 23"                |                   | GOOD             | SAVE               |
| 2164         | <i>Quercus rubra</i>     | RED OAK            | 12", 15"           | TWIN              | GOOD             | SAVE               |
| 2165         | <i>Quercus rubra</i>     | RED OAK            | 12"                | TRI               | GOOD             | SAVE               |
| 2166         | <i>Quercus rubra</i>     | RED OAK            | 12"                | TWIN              | GOOD             | SAVE               |
| 2167         | <i>Carya ovata</i>       | SHAGBARK HICKORY   | 9"                 |                   | GOOD             | SAVE               |
| 2168         | <i>Acer spp.</i>         | MAPLE              | 8"                 |                   | GOOD             | SAVE               |
| 2169         | <i>Carya glabra</i>      | PIGNUT HICKORY     | 16"                |                   | GOOD             | SAVE               |
| 2170         | <i>Quercus alba</i>      | WHITE OAK          | 20"                |                   | GOOD             | SAVE               |
| 2171         | <i>Morus spp.</i>        | MULBERRY           | 10"                |                   | GOOD             | SAVE               |
| 2172         | <i>Quercus alba</i>      | WHITE OAK          | 16"                |                   | GOOD             | SAVE               |
| 2173         | <i>Quercus alba</i>      | WHITE OAK          | 11"                |                   | GOOD             | SAVE               |
| 2174         | <i>Acer spp.</i>         | MAPLE              | 8"                 |                   | GOOD             | SAVE               |
| 2175         | <i>Acer spp.</i>         | MAPLE              | 8"                 |                   | GOOD             | SAVE               |
| 2176         | <i>Quercus alba</i>      | WHITE OAK          | 16"                |                   | GOOD             | SAVE               |
| 2758         | <i>Acer negundo</i>      | BOX ELDER          | 4", 8"             |                   | GOOD             | SAVE               |
| 2759         | <i>Acer negundo</i>      | BOX ELDER          | 8"                 |                   | GOOD             | SAVE               |
| 2760         | <i>Populus deltoides</i> | COTTONWOOD         | 13"                |                   | GOOD             | SAVE               |
| 2761         | <i>Morus spp.</i>        | MULBERRY           | 8"                 |                   | GOOD             | SAVE               |
| 2762         | <i>Acer negundo</i>      | BOX ELDER          | 14"                | TWIN              | GOOD             | SAVE               |
| 2763         | <i>Populus deltoides</i> | COTTONWOOD         | 9"                 |                   | GOOD             | SAVE               |
| 2764         | <i>Morus spp.</i>        | MULBERRY           | 8"                 |                   | GOOD             | SAVE               |
| 2765         | <i>Populus deltoides</i> | COTTONWOOD         | 9"                 |                   | GOOD             | SAVE               |
| 2766         | <i>Populus deltoides</i> | COTTONWOOD         | 13"                |                   | GOOD             | SAVE               |
| 2767         | <i>Thuja spp.</i>        | CEDAR              | 9"                 |                   | GOOD             | SAVE               |
| 2768         | <i>Juglans nigra</i>     | BLACK WALNUT       | 4", 8"             | TWIN              | GOOD             | SAVE               |
| 2769         | <i>Acer negundo</i>      | BOX ELDER          | 10"                | TWIN              | GOOD             | SAVE               |
| 2770         | <i>Ulmus spp.</i>        | ELM                | 8"                 | TWIN              | GOOD             | SAVE               |
| 2771         | <i>Ulmus spp.</i>        | ELM                | 8"                 |                   | GOOD             | SAVE               |
| 2772         | <i>Ulmus spp.</i>        | ELM                | 11"                |                   | GOOD             | SAVE               |
| 2773         | <i>Ulmus spp.</i>        | ELM                | 9"                 | TRI               | GOOD             | SAVE               |

**TREE LIST**

| <b>TAG #</b> | <b>SCIENTIFIC NAME</b>   | <b>COMMON NAME</b> | <b>DBH</b>         | <b>Multi Note</b> | <b>CONDITION</b> | <b>SAVE/REMOVE</b> |
|--------------|--------------------------|--------------------|--------------------|-------------------|------------------|--------------------|
| 2774         | <i>Ulmus spp.</i>        | ELM                | 10"                |                   | GOOD             | SAVE               |
| 2775         | <i>Ulmus spp.</i>        | ELM                | 13"                |                   | GOOD             | SAVE               |
| 2776         | <i>Ulmus spp.</i>        | ELM                | 13"                | TRI               | GOOD             | SAVE               |
| 2777         | <i>Ulmus spp.</i>        | ELM                | 9"                 |                   | GOOD             | SAVE               |
| 2778         | <i>Acer negundo</i>      | BOX ELDER          | 14"                | TWIN              | GOOD             | SAVE               |
| 2784         | <i>Malus spp.</i>        | APPLE              | 8"                 |                   | GOOD             | SAVE               |
| 2785         | <i>Acer negundo</i>      | BOX ELDER          | 15"                | TWIN              | GOOD             | SAVE               |
| 2786         | <i>Salix spp.</i>        | WILLOW             | 16", 16", 16", 36" | QUAD              | GOOD             | SAVE               |
| 2787         | <i>Acer negundo</i>      | BOX ELDER          | 24"                | TWIN              | GOOD             | SAVE               |
| 2788         | <i>Acer negundo</i>      | BOX ELDER          | 18"                | TWIN              | GOOD             | SAVE               |
| 2789         | <i>Acer negundo</i>      | BOX ELDER          | 10"                |                   | GOOD             | SAVE               |
| 2790         | <i>Acer negundo</i>      | BOX ELDER          | 8"                 |                   | GOOD             | SAVE               |
| 2791         | <i>Caltapa speciosa</i>  | CATALPA            | 12"                | TWIN              | GOOD             | SAVE               |
| 2792         | <i>Pinus nigra</i>       | AUSTRIAN PINE      | 8"                 |                   | GOOD             | SAVE               |
| 2793         | <i>Caltapa speciosa</i>  | CATALPA            | 14"                |                   | GOOD             | SAVE               |
| 2794         | <i>Populus deltoides</i> | COTTONWOOD         | 22"                |                   | GOOD             | SAVE               |
| 2800         | <i>Ulmus spp.</i>        | ELM                | 26"                |                   | GOOD             | SAVE               |
| 2801         | <i>Caltapa speciosa</i>  | CATALPA            | 30"                |                   | GOOD             | SAVE               |
| 2802         | <i>Caltapa speciosa</i>  | CATALPA            | 6", 9"             | TWIN              | GOOD             | SAVE               |
| 2805         | <i>Thuja spp.</i>        | CEDAR              | 9"                 |                   | GOOD             | SAVE               |
| <b>COUNT</b> |                          |                    |                    |                   |                  | 305                |



# **McDowell & Associates**

**Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection**

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June 7, 2024

PulteGroup, Inc.  
2800 Livernois Road  
Building D – Suite 320  
Troy, Michigan 48083

Job No. 24-16485

Attention: Mr. Paul Schyck

Subject: Hydrogeological Evaluation  
Proposed Individual Water Wells  
Legacy Hills Development  
North of Challis Road and West of Bauer Road  
Genoa Township, Livingston County, Michigan

Dear Mr. Schyck:

As requested, we have conducted a Hydrogeological Evaluation of the aquifer at the subject site relative to the feasibility of individual drinking water supply wells for the proposed residential development. This study was performed in general accordance with Michigan Department of Environment, Great Lakes and Energy (EGLE) “Subdivisions of Land Rules” and the requirements of Livingston County Health Department. Our findings are presented below and indicate that suitable quantities of water are available.

## **Site Location and Description**

The site is situated in parts of the southeast corner of Section 23, Township 2 North, Range 5 East, Genoa Township in the southeast Quarter of Livingston County, Michigan. More specifically, the site is located adjacent to the northwest boundary of the City of Brighton on the north side of Challis Road and west of Bauer Road. The approximate site location is indicated on the accompanying Attachment I which is a reproduction of a portion of the Brighton Quadrangle USGS Topographic Map.

The site is approximately 127.5 acres in plan and with about 54% planned as open space. Ground surface levels appear to generally slope from about Elevation 1,022’ on the southeastern portion of the site to Elevation 949’ in the northwestern portions of the site. The site can be characterized as somewhat flat to rolling hills and surrounded by numerous lakes and wetlands. Baetcke Lake and East Crooked Lake are located within about 0.5 mile and 1.0 mile to the south and west of the site, respectively, at about Elevation 939’ to Elevation 941’. Grand Beach Lake and Morse Lake are located about 1.0 mile and 1.2 mile to the north and northeast of the site at about Elevation 987’ and Elevation 956’, respectively. A man-made pond is located adjacent to southern boundary of the site.

Livingston County High Quality Natural Areas Assessment Report, 2022, indicates that the

majority of the nearly 500 lakes and ponds across Livingston County are found in the southeastern quadrant. The County's lakes range from very small ponds (less than an acre) to large lakes (greater than 300 acres) such as Woodland Lake and Lake Chemung which are located about 1.5 mile and 1.9 mile to the northeast and northwest of the site, respectively. In addition to that, Livingston County is situated in the upper reaches of four watersheds. The Red Cedar, the Looking Glass, and the Shiawassee Rivers begin in central Livingston County, and they flow to the north and west to join Grand River or Saginaw River. The fourth major river found in Livingston County is the Huron River. The Huron River begins in southwestern Oakland County and flows southwest into Livingston County. The southern half of Livingston County serves as a headwater's region for a number of high-quality creeks that drain into the Huron River including Ore Creek, Honey Creek, Hay Creek, and others. The principal source of recharge aquifers is precipitation that has infiltrated into the soils above the aquifers, either directly as it fell on the ground or indirectly via surface runoff and seepage from lakes and streams.

It is understood that the proposed development would have about 60 single-family residences. A minimum individual lot area will be 31,200 square feet. The lots would typically be about 120' to 140' wide by 260' to 315' or larger in length.

The accompanying Attachment II shows the proposed lots, numbered 1 through 60, superimposed on a topographic map of the site prepared by The Umlor Group dated February 9, 2024. Each lot is anticipated to have its own individual water supply well.

McDowell & Associates performed a Phase I Environmental Site Assessment (ESA) for the subject property on February 22, 2024. One site of environmental interest was identified within the ASTM-specified minimum search distance for a Phase I ESA. Review of EGLE records for that site showed petroleum contamination in shallow soil in the vicinity of a maintenance building approximately 1,000 feet from the site boundary. The accompanying Attachment III is a map of the site and adjacent sites showing no known sources of contamination within 800 feet of the development site.

### **Local Area Geology**

The Livingston County Groundwater Mapping Project Report prepared by Livingston County Planning Department, 1993, indicates that the county soils are generally poorly drained and predominantly composed of clays. However, in the east and southeast portions of the county, there are localized areas of sandy soils that allow rapid drainage. The Hydrogeologic Framework of the Michigan Basin Regional Aquifer System prepared by Westjohn and Weaver, 1998, indicates that the glacial aquifers in the Michigan Basin consist of sand and gravel that are part of a thick sequence of Pleistocene glacial deposits. With the available information, glacial lithologies cannot be regionally correlated in the subsurface. This is likely due to the lateral and vertical heterogeneity of glacial deposits that resulted from a complex sequence of Pleistocene glacial deposits.

The Southeastern Michigan Water Resources Study-Ground Water and Geology prepared by F.R. Twenter 1975, indicated that the glacial deposits in the east portion of Livingston County

thicken to about 250 feet and consist primarily of till and outwash deposits. Till and moraines are composed of a compilation of clay, silt, sand, gravel, and boulders and may contain lenses of outwash. The till is unstratified drift (e.g., material not organized into distinct layers), ice-transported, highly variable, and may consist of any range of particles from clay to boulders. Outwash is composed of sand and gravel. The presence and thickness of outwash declines in the southwestern and western portions of the county are noted (Twenter, 1975). Outwash is stratified drift composed of material organized into horizontal layers or bands, water-transported and consisting mainly of fine to coarse sand and gravel. Water from glacial deposits contains some iron (Twenter, 1975).

Based on the “Quaternary Geology of Southern Michigan” prepared by Farrand & Bell, 1982, the site is located in an area of end moraines of coarse-textured till and is bordered with areas of medium-textured glacial till at the northern boundaries of the site and areas of glacial outwash sand and gravel and postglacial alluvium located to the east of Bauer Road and to the south of Challis Road.

The Hydrogeologic Atlas of Michigan identifies bedrock in the area of the site as Coldwater Shale (WMU, 1981, Plate 6). Coldwater Shale consists of shale, sandstone, silt-stone, and carbonates. This is generally considered a confining unit and ranges in thickness from 500’ to 1300’ from east to west across the state (Westjohn and Weaver, 1996).

The Coldwater Shale contains more sandstone and silt-stone in the eastern portion of the basin and grades into more dolomitic deposits in the western portion of the basin. In general, the Coldwater Shale does not yield supplies of water except for localized, thin lenses of sandstone that may yield enough water for domestic uses (Twenter, 1975).

Surficial soil information published in The United States Department of Agriculture “Soil Survey of Livingston County, Michigan” (issued 1974) identifies the soils in the area as Fox-Boyer complex, and Washtenaw silt loam. The predominant soil, Fox-Boyer complex series, which covers about 70% of the site, is described as “Steep or hilly, well-drained, moderately coarse textured and coarse textured soils on moraines”.

The site soils are interpreted as Fox- Boyer complex, 2 to 6 percent slopes (FrB); Fox- Boyer complex, 6 to 12 percent slopes (FrC), Fox- Boyer complex, 12 to 18 percent slopes (FrD), Fox- Boyer complex, 18 to 25 percent slopes (FrE), Fox- Boyer complex, 25 to 40 percent slopes (FrF), (FoA), Houghton muck, 0 to 1 percent slopes (HgtahA), Boyer- Oshtemo loamy sands, 2 to 6 percent slopes (BtB), Boyer- Oshtemo loamy sands, 6 to 12 percent slopes (BtC), Boyer- Oshtemo loamy sands, 12 to 18 percent slopes (BtD), Bronson loamy sand, 0 to 2 percent slopes (BwA), Carlisle muck, 0 to 2 percent slopes (CarabA), Gilford sandy loam, 0 to 2 percent slopes , gravelly subsoil (Gd), and Washtenaw silt loam (Wh). Soil series boundaries from the survey are layered onto a map and provided as Attachment IV.

### **Local Area Water Wells**

Water well records were obtained from the EGLE website for an approximate one-quarter mile radius from the site. Eighty-nine (89) well logs were obtained from Sections 23, 24, 25, and 26. Logs were reviewed and are summarized in the following table.

Table I – Summary of Local Area Wells

| Section | Number of Wells | Range of Completion Depths | Yield                | Static Water Level Depths |
|---------|-----------------|----------------------------|----------------------|---------------------------|
| 23      | 61              | 45' to 252'                | 10 to 157 gpm        | 6' to 70'                 |
| 24      | 6               | 98' to 165'                | Unknown to 1,800 gpm | 14' to 102'               |
| 25      | 3               | 43' to 145'                | 13 to 165 gpm        | 12' to 30'                |
| 26      | 19              | 54' to 156'                | 18 to 75 gpm         | 15' to 72'                |

The majority of the wells are associated with single-family residences with the following exception:

- (Well ID 47000008400- Type I – Brighton Well #4) located in Section 24 at about 0.25 mile northeast of the site and was drilled on March 18, 1989, and completed at a depth of 163.5' below the ground surface. Ground surface elevation is approximately 956'. Well log indicates that except for upper half of the well, no impervious layer was presented immediately above the aquifer where the well was set. Static water level was at a depth of 14.17' below the existing grade and the yield was at 1,522 gpm.
- (Well ID 47000008401- Type I – Brighton Well #5) located in Section 24 at about 0.25 mile northeast of the site and was drilled on May 10, 1996, and completed at a depth of 165' below the ground surface. Ground surface elevation is approximately 961'. Well log indicates that except for upper 29' portion of the well, no impervious layer was presented immediately above the aquifer where the well was set. Static water level was at a depth of 18.41' below the existing grade and the yield was at 1,800 gpm.
- (Well ID 47000027922- Type I – Water Plant- City of Brighton) located in Section 24 at a distance about 0.25 mile northeast of the site and was drilled on November 5, 2001, and completed at a depth of 163' below the ground surface. Ground surface elevation is approximately 955'. Well log indicates that except for upper portion of the well, no impervious layer was presented immediately above the aquifer where the well was set. Static water level was at a depth of 20.70' below the existing grade and the yield was at 1,350 gpm.
- (Well ID 47000043293- Type II) located in Section 24 at a distance about 0.25 mile east of the site and was drilled on March 21, 1975, and completed at a depth of 113' below the ground surface. Ground surface elevation is approximately 955'. Well log indicated penetration of 2' in thickness clay soil immediately above the aquifer where the well was set. No information is available in the log regarding static water level and yield.
- (Well ID 47000008502- Type II) located in Section 25 at about 0.19 mile southeast of the site and was drilled on November 1, 1988, and completed at a depth of 145' below the ground

surface. Ground surface elevation is approximately 975'. Well log indicated penetration of 23' in thickness clay soil immediately above the aquifer where the well was set. Static water level was at a depth of 30' below the existing grade and the yield was at 165 gpm.

- (Well ID 47000041257- Type II) located in Section 25 at about 0.19 mile southeast of the site and was drilled on January 20, 1973, and completed at a depth of 90' below the ground surface. Ground surface elevation is approximately 965'. Well log indicated penetration of 10' in thickness clay soil immediately above the aquifer where the well was set. Static water level was at a depth of 25' below the existing grade and no information is available in the log regarding the yield.
- (Well ID 47000031832- Other) located in Section 25 at about 0.21 mile southeast of the site and was drilled on December 1, 2014, and completed at a depth of 156' below the ground surface. Ground surface elevation is approximately 951'. Well log indicated penetration of 16' in thickness clay soil immediately above the aquifer where the well was set. Static water level was at a depth of 32' below the existing grade and the yield was at 380 gpm.

The reviewed logs appear to indicate that unconfined and semiconfined or leaky aquifers are present in the area. Heterogeneity and stratification or layering of different sedimentary units could result that individual layers may pinch out or they may be discontinuous due to faulting or sedimentary structures and the aquifers tend to communicate with one another.

Although many of the well logs indicated that the shallower wells were set in an unconfined aquifer, the shallower usable confined aquifer had wells completed at depths ranging from 45' to 80' below the ground surface and the deeper aquifer(s) appear to be at depths greater than about ninety feet 90'. Well ID 47000042889, which is drilled adjacent to western border of the site and set in the bedrock indicates that the bedrock surface may be at Elevation 720'.

The high-capacity community wells located about 0.25 mile east of the site at the City of Brighton- Challis Road and the other wells south of Challis Road and east of Bauer Road, suggests that extensive aquifer systems capable of establishing a suitable water supply system at the site.

Based on the descriptions provided on the logs, the approximate locations of the local nearby water wells were obtained from EGLE Water Well Viewer and plotted on the accompanying Attachment V. Please note that these locations were not field verified. Copies of the individual Water Well Records accompanying this report in Appendix D.

### **On-Site Test Wells**

Five test wells, designated TW1 through TW5, were installed at the site by Brown Drilling Co., Inc. and Adam Well Drilling, Inc. Test well locations were staked by The Umlor Group on the proposed lots listed in the table below.

Table II –Well Locations

| <b>Test Well</b> | <b>Lot</b> | <b>Ground Surface<br/>Elevation (ft.)</b> |
|------------------|------------|---|
| TW1              | 20         | 954.6                                     |
| TW2              | 24         | 986.2                                     |
| TW3              | 31         | 995.8                                     |
| TW4              | 39         | 1022                                      |
| TW5              | 2          | 985.0                                     |

The locations of the on-site test wells are depicted in the accompanying attachment V. Copies of the Water Well Records accompany this report in Appendix D.

Distances between wells were calculated based on the northing and easting coordinates provided by The Umlor Group and are summarized in the following table.

Table III –Summary of Distance Between Wells

|            | <b>TW1</b> | <b>TW2</b> | <b>TW3</b> | <b>TW4</b> | <b>TW5</b> |
|------------|------------|------------|------------|------------|------------|
| <b>TW1</b> | 0          | 1,224'     | 1,753'     | 2,455'     | 750'       |
| <b>TW2</b> | 1,224'     | 0          | 529'       | 1,231'     | 474'       |
| <b>TW3</b> | 1,753'     | 529'       | 0          | 703'       | 1,003'     |
| <b>TW4</b> | 2,455'     | 1,231'     | 703'       | 0          | 1,706'     |
| <b>TW5</b> | 750'       | 474'       | 1,003'     | 1,706'     | 0          |

Each of the test wells were drilled using mud rotary methods and constructed using nominal 5" diameter PVC casings and 4" diameter stainless steel screens. Well completion depths and details of the screening are summarized below.

Table IV – Well Casing and Screening

| <b>Well</b> | <b>Completion Depth</b> | <b>Screen Length</b> | <b>Slot</b> |
|-------------|-------------------------|----------------------|-------------|
| TW1         | 110.0'                  | 5.0'                 | 15          |
| TW2         | 118.0'                  | 10.0'                | 7           |
| TW3         | 119.0'                  | 10.0'                | 7           |
| TW4         | 118.0'                  | 10.0'                | 15          |
| TW5         | 159.0'                  | 10.0'                | 12          |

Test Wells TW1 and TW5 logs reportedly penetrated at least 10' or more of continuous clay soils immediately above the aquifer in which they were set. Test Wells TW2 and TW3 logs reportedly penetrated 2' and 6' of clay soil immediately above the aquifer in which they were set. Well log for TW4 indicated that except for the upper portion of the well, no impervious layer was encountered immediately above the aquifer where the well was set. The top of well screen is greater than 108' below the ground surface and greater than 29' below the top of the aquifer. This well could be

located in a region supplying water to the confined aquifer, which is known as a recharge area, where the confining bed rises to the surface and water enters a confined aquifer. The annulus around the casing at each test well was sealed with bentonite above the screen intervals.

Subsurface data obtained during the well drilling process indicate that there are two aquifers at the site. An unconfined aquifer appears to be located on the southeastern portion of the site which well TW4 is set. A confined aquifer appears to be located on the remaining portions of the site and wells TW1, TW2, TW3, and TW5 are set in that aquifer. It is likely these aquifers communicate in some way at one or more locations, but we do not have adequate data to confirm the communication as drawdown responses were not noted at any of the wells during the pump testing process other than the pumped well.

### **Groundwater Flow Direction and Static Water Levels**

Static water levels in the test wells were obtained prior to conducting pumping tests at the site. Static water levels were reported at depths ranging from 30.17' to 78.03' below existing grades, which correspond to elevations ranging from 924.4' to 946.1'. All water level measurements are provided on the accompanying Tables 1.

Groundwater elevation contours were interpolated from static water level measurements and are presented in the accompanying Attachment VI. From these reported static levels, the groundwater flow direction was estimated to be in a northwest direction with a potentiometric gradient of approximately 0.017 feet per foot.

### **Well Pumping Tests**

Constant rate pumping tests were performed by Brown Drilling, Inc. in each of the test wells from April 24 through May 14, 2024, with a single well pumped on each date to assess aquifer parameters. Water levels were measured by McDowell & Associates. The water level versus time data for each well are provided in the accompanying Tables 1. Each test well was pumped continuously for four hours with pumping rates between twenty gallons per minute (20 gpm) to thirty gallons per minute (30 gpm).

TW1 was pumped at 25 gpm and achieved a drawdown at completion of pumping of about 9.71'. Recovery time to within 0.50 foot from the static water level occurred about 90 minutes after cessation of pumping. No hydraulic response was observed at TW3.

TW2 was pumped at 20 gpm and achieved a drawdown at completion of pumping of about 19.64'. Recovery time to within 0.01 foot from the static water level occurred about 30 minutes after cessation of pumping. No hydraulic response was observed at TW3.

TW3 was pumped at 25 gpm and achieved a drawdown at completion of pumping of about 13.94'. Recovery time to static water level occurred about 20 minutes after cessation of pumping.

TW4 was pumped at 25 gpm and achieved a drawdown at completion of pumping of about 0.06'. Recovery time to within 0.01 foot from the static water level occurred about 25 minutes after cessation of pumping. No hydraulic response was observed in TW3.

TW5 was pumped at 30 gpm and achieved a drawdown at completion of pumping of about 2.72'. Recovery time to the static water level occurred about 30 minutes after cessation of pumping. No hydraulic response was observed at TW3.

The analytical method used for the evaluation of the site data was selected based upon the conceptual model of the drawdown or recovery responses.

#### *Confined Aquifer*

Cooper-Jacob Semi-Log, Straight-Line Approximation (Cooper and Jacob, 1946) and Theis (Recovery, 1935) were used as solution methods to estimate confined aquifer transmissivities based on the pumping and recovery data, receptively. The normalized drawdown and time data were plotted on semi-logarithmic scaled graphs and a linear regression line was fitted to the data. Aquifer test analysis software AQTESOLV V4.50 was used for curve fitting.

The estimated aquifer transmissivities based on the pumping data for confined aquifer were computed to range from about 3,089 to 12,190 gallons per day per foot (Figures 1 to 3 and 5).

Analyses of recovery data made at the conclusion of the pumping tests indicated that confined aquifer transmissivities were ranging from about 2,877 gallons per day per foot to 16,190 gallons per day per foot (Figures 6 to 8 and 10).

#### *Unconfined Aquifer*

(Cooper and Jacob, 1946) and (Tartakovsky and Newman, 2007) were used as solution methods to estimate unconfined aquifer transmissivities based on the pumping and recovery data, respectively. The normalized drawdown and time data were plotted on semi-logarithmic scaled graphs and a linear regression line was fitted to the data. Aquifer test analysis software AQTESOLV V4.50 was used for curve fitting.

The estimated aquifer transmissivity based on the pumping data for the unconfined aquifer was computed to be about 14,970 gallons per day per foot (Figure 4).

The estimated unconfined aquifer transmissivity based on the recovery data was computed about 15,830 gallons per day per foot (Figure 9).

Estimated aquifer transmissivities are summarized in the following table.

Table V – Summery of Aquifer Transmissivity

| Test Well | Aquifer Type | Transmissivity (gallon/day/ft)<br>Pumping Data | Transmissivity (gallon/day/ft)<br>Recovery Data |
|-----------|--------------|--|---|
| TW1       | Confined     | 3,089  | 2,877   |
| TW2       | Confined     | 4,340  | 7,093   |
| TW3       | Confined     | 6,645  | 6,167   |
| TW4       | Unconfined   | 14,970   | 15,830  |
| TW5       | Confined     | 12,190   | 16,190  |



In a single- well test, water level changes during pumping or recovery are measured in the well itself. The drawdown in a pumped well is influenced by well losses and well-bore storage. Well losses are divided into linear and non-linear head losses. Linear well losses are caused by damage to the aquifer during drilling and completion of the well. For example they comprise head losses: due to compaction of the aquifer material during the drilling process; due to plugging of the aquifer with drilling mud, which reduce the permeability near the bore hole; in the gravel pack; and in the screen. Non-linear well losses include friction losses that occur inside the well screen and in the suction pipe where the flow is turbulent, and the head losses that occur in the zone adjacent to the well where the flow is usually also turbulent. All these well losses are responsible for the drawdown inside the well being much greater than one would expect based on theoretical grounds. Therefore, the drawdown in most pumping wells is greater than the drawdown in the aquifer at the radius of the pumping well.

The computed aquifer transmissivities are considered to be lower than actual since they are based on measurements made inside the pumped well casing.

The storage coefficient can be expected to be overestimated from measurement of data from a single well pumping test due to well losses mentioned earlier inside the production well. This leads to high drawdowns on the plot of the straight line of time versus drawdown. Water recharged to, or discharged from, an aquifer represents a change in the storage volume with the aquifer. In a confined aquifer if the aquifer remains saturated, change in pressure produces only a small change in storage volume. Thus, the hydrostatic pressure within an aquifer partially supports the weight of the overburden while the solid structure of the aquifer provides the remaining support. Aquifers that contain lenses of clay or silt or are situated between confining beds of clay or silt consolidate slowly in response to a decline in hydraulic pressure, which results in overestimated storativity measured during the pumping test for a single well. If the aquifer is unconfined, the predominant source of water is from gravity drainage of the sediments through which the decline in the water table occurs. In an unconfined aquifer, the volume of water derived from expansion of the water and compression of the aquifer is negligible.

Kruseman and de Ridder outlined in “Analysis and Evaluation of Pumping Test Data” that the storativity values of saturated confined aquifers range from 0.00005 to 0.005, and the specific yield (unconfined storativity) values for unconfined aquifers range from 0.01 to 0.30. To provide a factor of safety to the collected data in the well interference calculations described below, lower storage coefficients will be utilized.

### **Estimated Radius of Influence**

The radius of influence varies continuously during well use due to the imbalance between recharge and discharge. The water level in the well fluctuates with time until reaching a pseudo-equilibrium at which the drawdown within a certain distance is small. This seemingly stable situation needs long periods of time and in reality, is never reached. Several important differences exist between the cones of depression in confined and unconfined aquifers. Withdrawals from an unconfined aquifer result in drainage of water from the rocks through which the water table declines as the cone of depression forms. Dewatering occurs by simple gravity drainage toward the lowest point at the apex of the cone, the well. When pumping

ceases, the cone gradually fills up with water. Because the storage coefficient of an unconfined aquifer equals the specific yield of the aquifer material, the cone of depression expands very slowly. On the other hand, dewatering of the aquifer results in a decrease in transmissivity, which causes, in turn, an increase in drawdown both in the well and in the aquifer. Withdrawal from a confined aquifer causes a drawdown in artesian pressure but does not (normally) cause a dewatering of the aquifer. The water withdrawn from a confined aquifer is derived from expansion of the water and compression of the rock skeleton of the aquifer. The very small storage coefficient of confined aquifers results in a very rapid expansion of the cone of depression. Consequently, the mutual interference of expanding cones around adjacent wells occurs more rapidly in confined aquifers than it does in unconfined aquifers.

The following considers the estimated aquifer parameters, water usage of up to 600 gallon per day per household, and a flow rate of 20 gallon per minutes from the wells. Use of the Thiem equation or Cooper-Jacob Modified Non-Equilibrium Equation results in a maximum theoretical cone of depression or radius of influence from each pumped well as shown in the table below.

Table VI – Radius of Influence Based on Pumping Data Scenario

| Test Well | Pumping | Time (day) | Water Demand (gallon/day/household) | Transmissivity (gallon/day/foot) | Storativity | Radius of Influence (ft.) |
|-----------|---------|------------|-------------------------------------|----------------------------------|-------------|---------------------------|
| TW1       | 20 gpm  | 0.021      | 600                                 | 3,089                            | 0.00005     | 620                       |
| TW2       | 20 gpm  | 0.021      | 600                                 | 4,340                            | 0.00005     | 740                       |
| TW3       | 20 gpm  | 0.021      | 600                                 | 6,645                            | 0.00005     | 910                       |
| TW4       | 20 gpm  | 0.021      | 600                                 | 14,970                           | -           | 1                         |
| TW5       | 20 gpm  | 0.021      | 600                                 | 12,190                           | 0.00005     | 1,240                     |

Table VII – Radius of Influence Based on Recovery Data Scenario

| Test Well | Pumping | Time (day) | Water Demand (gallon/day/household) | Transmissivity (gallon/day/foot) | Storativity | Radius of Influence (ft.) |
|-----------|---------|------------|-------------------------------------|----------------------------------|-------------|---------------------------|
| TW1       | 20 gpm  | 0.021      | 600                                 | 2,877                            | 0.00005     | 600                       |
| TW2       | 20 gpm  | 0.021      | 600                                 | 7,093                            | 0.00005     | 940                       |
| TW3       | 20 gpm  | 0.021      | 600                                 | 6,167                            | 0.00005     | 910                       |
| TW4       | 20 gpm  | 0.021      | 600                                 | 15,830                           | -           | 1                         |
| TW5       | 20 gpm  | 0.021      | 600                                 | 16,190                           | 0.00005     | 1,440                     |

### Well Interference Evaluation

It is understood that a water demand of 280 gallon per day was considered by The Umlor Group for each individual household. The long-term water demand is safely estimated as 150 gallon per day/person. Therefore, the average water demand is expected to be about 600 gallons per day per unit based on occupation of four (4) persons in each dwelling.

The well interference evaluation was based on the following:

1. Estimated lower transmissivity.
2. Cooper-Jacob Modified Non-Equilibrium Equation or Thiem Equilibrium Equation.
3. The assumption that each home will be occupied by four persons with a water demand of 600 gallons per day per household.
4. Probable maximum pumping rate scenario of 20 gpm for period of 30 minutes with simultaneous pumping.

Using the pumping scenario rate for the wells as shown above and based on the estimated maximum theoretical cone of depression, radius of influence, and interference effects for the proposed lots within that theoretical radius, along with assuming five feet (5') factor of safety above the top of the aquifer, pumping simultaneously would produce a drawdown of about:

**Well at Lot 20 (TW1)**

13.91', resulting in drawdown of static water level to a depth of 54.99' above the top of aquifer and about 55.99' above the top of the screen.

**Well at Lot 24 (TW2)**

33.24', resulting in drawdown of static water level to a depth of 2.86' above the top of aquifer and about 28.86' above the top of the screen.

**Well at Lot 31 (TW3)**

29.15', resulting in drawdown of static water level to a depth of 23.10' above the top of aquifer and about 25.10' above the top of the screen.

**Well at Lot 39 (TW4)**

0.05', resulting in drawdown of static water level to a depth of 29.95' above the top of the screen.

**Well at Lot 2 (TW5)**

12.18', resulting in drawdown of static water level to a depth of 91.92' above the top of aquifer and the top of the screen.

Well interference computations may be found on the accompanying Appendix B.

**Groundwater Quality**

Groundwater chemical and bacteriological tests were conducted on groundwater samples obtained from the wells. The samples were collected by an environmental scientist from McDowell & Associates and analyzed by Merit Laboratories, Inc. of East Lansing, Michigan for metals, partial chemistry, volatile organic compounds (VOCs), and per-and polyfluoroalkyl substances (PFAS).

Tests for coliform and E. coli bacteria were performed by Water Tech Laboratory. Results of bacteriological testing indicated coliform in samples collected from TW1 and TW5. Coliform and E. coli were not found in the remaining samples. Following treatment from Brown Drilling Company, McDowell & Associates' environmental personnel returned to the site on May 29, 2024 and June 4, 2024 to collect new samples from TW1 and TW5. Results obtained from June 4, 2024 indicated an absence of coliform and E. coli bacteria in the water samples.

Results were compared to the primary maximum contaminant levels (MCLs: enforceable standard concentrations indicating the highest permissible level of contaminants allowed in drinking water) and the secondary maximum contaminant levels (SMCLs: non-enforceable guidelines established to regulate contaminants that may cause cosmetic effects such as tooth or skin discoloration; aesthetic effects such as taste, odor or color of drinking water; or technical effects such as economic and operational considerations). Standard concentrations for drinking water contaminants were obtained from "Drinking Water Standards Regulations and Health Advisories" prepared by the United States Environmental Protection Agency March 2018, and "Subdivisions of Land Rules" prepared by EGLE January 2001.

Copies of the individual chemical and bacteriological test results accompany this report as Appendix C and are summarized in the following table in comparison to the MCLs and SMCLs.

With the exception of chloroform in TW2 and TW3, no VOCs were detected in the well water samples. The detected concentrations of chloroform (0.6 ug/L in each sample) were well below the Primary Maximum Contaminant Level of 80 ug/L.

No PFAS compounds (recommended list of 25 compounds) were detected in any of the well water samples.

Metals, traditional chemistry, and bacteria test results are summarized in the table below. Boldfaced values exceed SMCLs.

Table VIII – Results of Water Quality Testing

| Compound      | TW1   | TW2   | TW3          | TW4          | TW5   | MCL   | SMCL | Units |
|---------------|-------|-------|--------------|--------------|-------|-------|------|-------|
| <b>Metals</b> |       |       |              |              |       |       |      |       |
| Arsenic       | 0.003 | ND    | ND           | ND           | ND    | 0.010 |      | mg/L  |
| Barium        | 0.156 | 0.139 | 0.036        | 0.140        | 0.202 | 2     |      | mg/L  |
| Cadmium       | ND    | ND    | ND           | ND           | ND    | 0.005 |      | mg/L  |
| Chromium      | ND    | ND    | ND           | ND           | ND    | 0.1   |      | mg/L  |
| Copper        | ND    | ND    | 0.011        | 0.007        | 0.006 | 1.3   | 1.0  | mg/L  |
| Lead          | ND    | ND    | ND           | ND           | ND    | 0.015 |      | mg/L  |
| Manganese     | 0.036 | 0.030 | <b>0.054</b> | <b>0.108</b> | 0.039 |       | 0.05 | mg/L  |
| Mercury       | ND    | ND    | ND           | ND           | ND    | 0.002 |      | mg/L  |
| Selenium      | ND    | ND    | ND           | ND           | ND    | 0.05  |      | mg/L  |
| Zinc          | ND    | 0.006 | 0.016        | 0.013        | 0.013 | 2     | 5    | mg/L  |

| Compound                      | TW1         | TW2        | TW3         | TW4         | TW5         | MCL | SMCL | Units         |
|-------------------------------|-------------|------------|-------------|-------------|-------------|-----|------|---------------|
| <b>Traditional Chemistry</b>  |             |            |             |             |             |     |      |               |
| Calcium                       | 82.0        | 96.4       | -           | 108         | 83.5        |     |      | mg/L          |
| Chloride                      | 16.2        | 8.6        | 7.3         | 93.6        | 72.2        |     | 250  | mg/L          |
| Fluoride                      | ND          | ND         | ND          | ND          | ND          | 4.0 | 2.0  | mg/L          |
| Hardness as CaCO <sub>3</sub> | 234         | 230        | 222         | <b>299</b>  | 231         |     | 250  | mg/L          |
| Iron                          | <b>2.99</b> | <b>0.7</b> | <b>1.17</b> | <b>0.89</b> | <b>3.29</b> |     | 0.3  | mg/L          |
| Magnesium                     | 26.5        | 29.9       | 24.9        | 32.3        | 28.2        |     | 0.05 | mg/L          |
| Nitrate as N                  | ND          | ND         | ND          | ND          | ND          | 10  |      | mg/L          |
| Nitrite as N                  | ND          | ND         | ND          | ND          | ND          | 1   |      | mg/L          |
| Sodium                        | 6.47        | 6.28       | 3.43        | 48.7        | 35.5        |     | 250  | mg/L          |
| Sulfate                       | 15          | 22.9       | 16.4        | 37.5        | 27.2        |     | 250  | mg/L          |
| <b>Bacteria</b>               |             |            |             |             |             |     |      |               |
| Total Coliform                | ND          | ND         | ND          | ND          | ND          |     |      | Per 100<br>Ml |
| E. Coli                       | ND          | ND         | ND          | ND          | ND          |     |      |               |

None of the test results exceeded the MCLs.

Comparing the test results to their respective SMCL values shows exceedance of the SMCL for iron in all wells, manganese in TW3 and TW4 and hardness in TW4. The remaining parameters were below their respective SMCL values.

Iron and manganese are metals that occur naturally in soil, rocks, and minerals in Michigan. In the aquifer, when groundwater comes into contact with these solid materials, it can dissolve them. This releases their constituents into the water. Iron and manganese are essential nutrients; however, at concentrations approaching 0.3 mg/L for iron and 0.05 mg/L for manganese, the water may be considered to be aesthetically-impacted due to affects to taste, color, and/or odor.

EGLE requires disinfection of a new water system before it is placed into service, which typically includes treatment with chlorine combined with proper well preparation and flushing. Sodium hypochlorite and calcium hypochlorite are the most common sources of chlorine used for disinfection of on-site water wells. In Michigan there is an abundance of calcium-based material in both drift and bedrock aquifers. Introducing a calcium hypochlorite solution into a calcium-rich aquifer can cause the formation of calcium carbonate (hardness). The degree of hardness concentration in groundwater has no known health effects on drinking water but is important for aesthetic acceptability by consumers and for technical effects. Hard water can cause numerous aesthetic problems and increases corrosion of household plumbing.

Conventional treatments will remove a variety of secondary contaminants. Treatments such as water softening may be preferred for reduction of iron, manganese and hardness. Water softener (ion exchange) devices are used in some households for reduction of iron, manganese,

and hardness from water. Chlorine is also an effective oxidizer and will cause iron and manganese to precipitate and provides protection from microbial contaminants. Local suppliers of water treatment devices should be consulted in order to select the best system for a given water supply.

### Conclusion

Based on the readily available information and results of field and laboratory tests, it is our professional opinion that the tested aquifers at the site would be able to furnish a reliable quantity of water for the proposed development. The results of water quality tests show elevated concentrations of iron in each well, manganese in TW3 and TW4, and hardness in TW4 above SMCLs. Water softening/conditioning may be utilized to address these concentrations.

While each of the wells was successfully test pumped at twenty gallons per minute (20 gpm) to thirty gallons per minute (30 gpm), homogeneous aquifers seldom occur in nature. Most aquifers are stratified to some degree. Stratification of the aquifer can cause differences in horizontal and vertical hydraulic conductivity. We recommend that the individual wells be equipped for fifteen gallons per minute (15 gpm) pumping rate to address the anticipated stratification of the aquifers and potential additional drawdown that might occur at higher pumping rates.

If you have any questions or need additional information, please do not hesitate to call.

Very truly yours,

McDOWELL & ASSOCIATES



Ihsan Alajawaheri, P.E.  
Staff Engineer



Douglas M. McDowell, M.S., P.E.  
President

IA/DM/jl

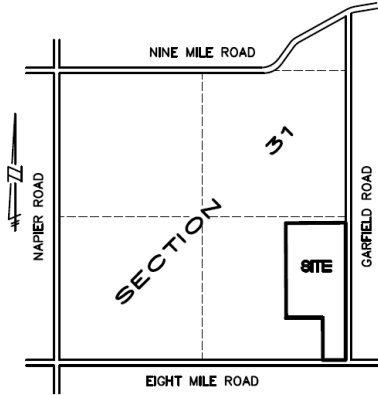
# Ballantyne



Ballantyne, Northville Township, Land Development in 2023, Site is SOLD OUT with homes still under construction.

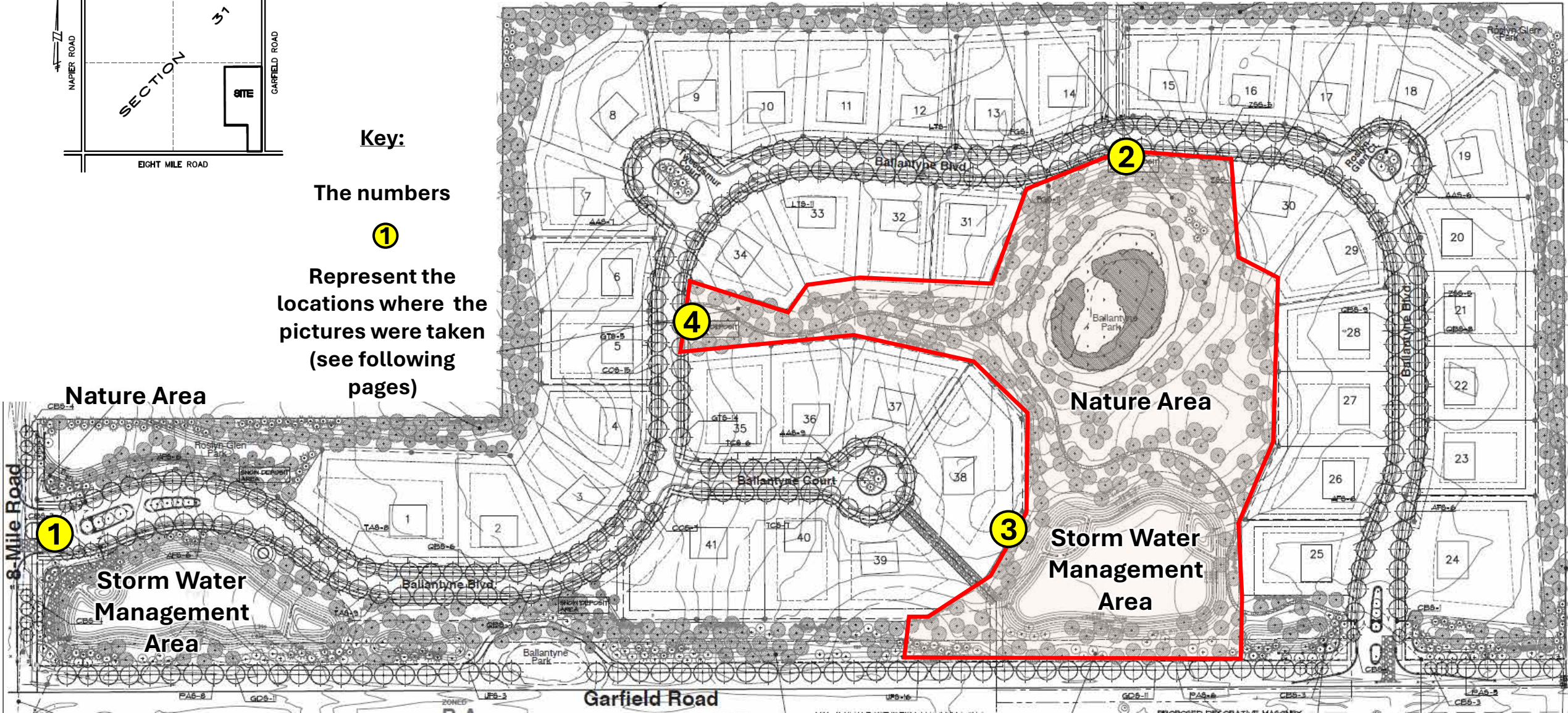
The Homes are similar to the homes proposed for Legacy Hills

51 acres, 41 units (120' lots), 35% open space



Key:

The numbers  
①  
Represent the  
locations where the  
pictures were taken  
(see following  
pages)



# Ballantyne





**Ballantyne**







1

Entrance



Conservation Area Signage



Ballantyne



**2**

# Conservation Area



Conservation Area Signage

Nature Area

Wetland

Ballantyne



**3**

# Stormwater Area



**Stormwater Management**

**Conservation Area Signage**

**Ballantyne**



**4**

## **Park Area**



**Conservation Area Signage**

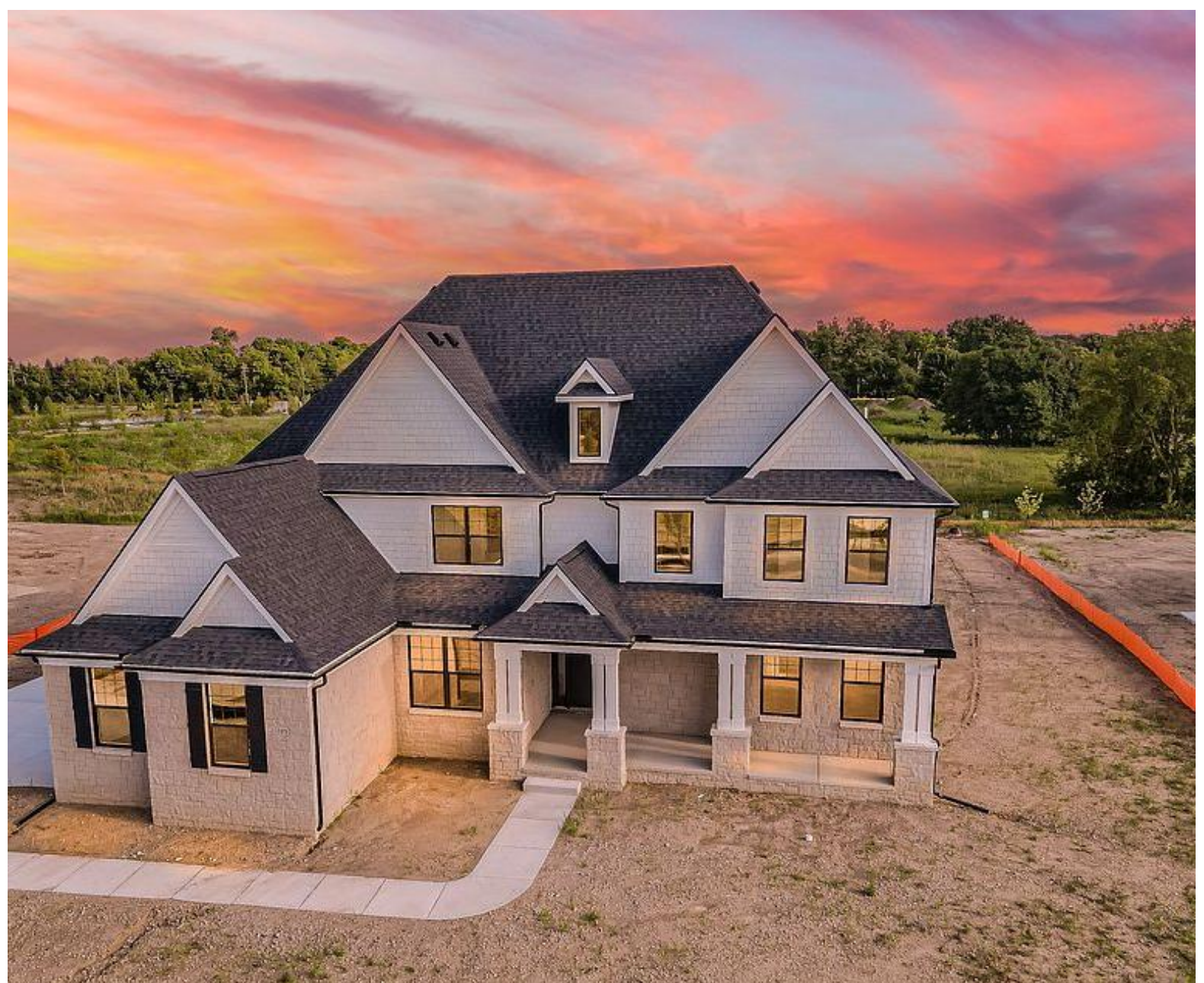
# **Ballantyne**



# Ballantyne



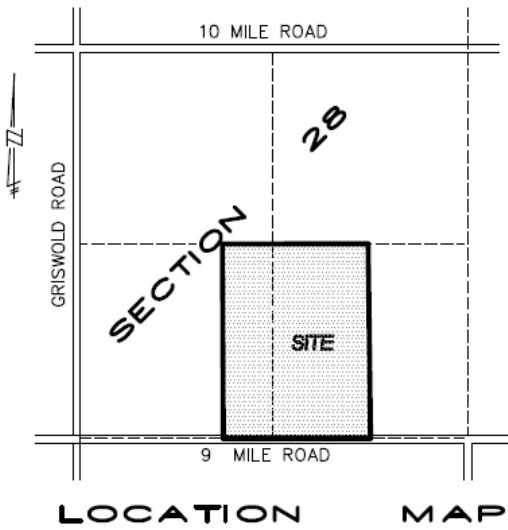




# Ballantyne

# Woodlands of Lyon





## Woodlands of Lyon Lyon Township

**Ph 2 Land Development in 2022**  
**120 acres, 103 units**



# Woodlands of Lyon







# Woodlands of Lyon



3



# Woodlands of Lyon





4

Current Production Area



Woodlands of Lyon





# Bluffs at Spring Hill





LOCATION MAP

Spring Mountain Drive

**Bluffs at Spring Hill  
City of Brighton**

**Land Development in 2020**

**29 acres, 70 units**

**52' wide**

**Open space 9.6 acres (33.2%)**

# Bluffs at Spring Hill



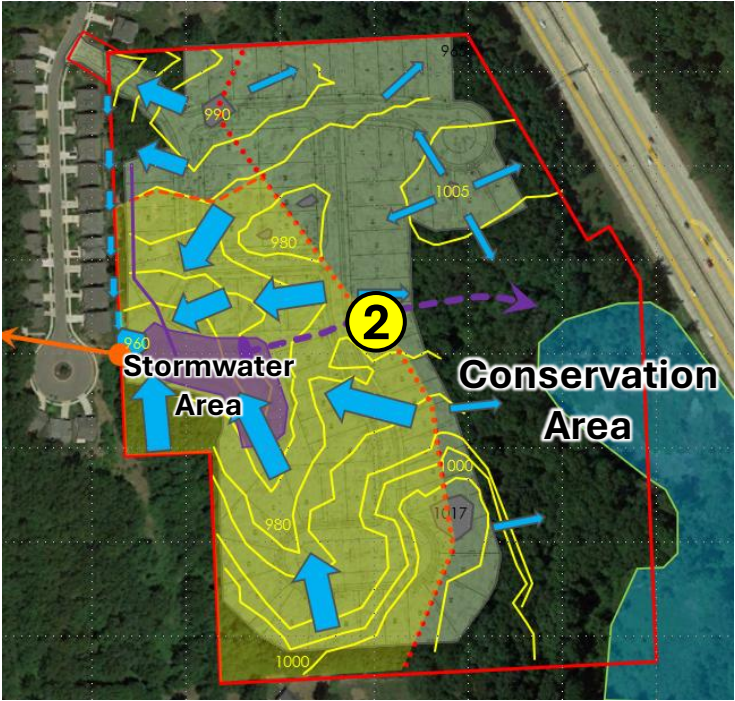




# Bluffs at Spring Hill







# Bluffs at Spring Hill



2







3



# Bluffs at Spring Hill





Current re-sale listing  
\$600,000  
1,933 sf



**Bluffs at Spring Hill**



**Conservation  
Area**

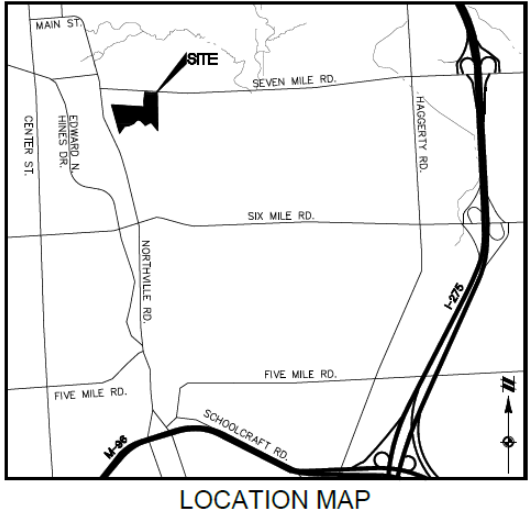




## Bluffs at Spring Hill

# Enclave of Northville





**The Enclave of Northville  
Land Development in 2016  
Last home completed in 2020  
28 acres, 55 units (40' lots),  
25% open space**



**Key:**

**The numbers  
①**

**Represent the  
locations where the  
pictures were taken  
(see following  
pages)**

**Enclave of Northville**



① Entrance



①



② Screening of adjacent shopping center

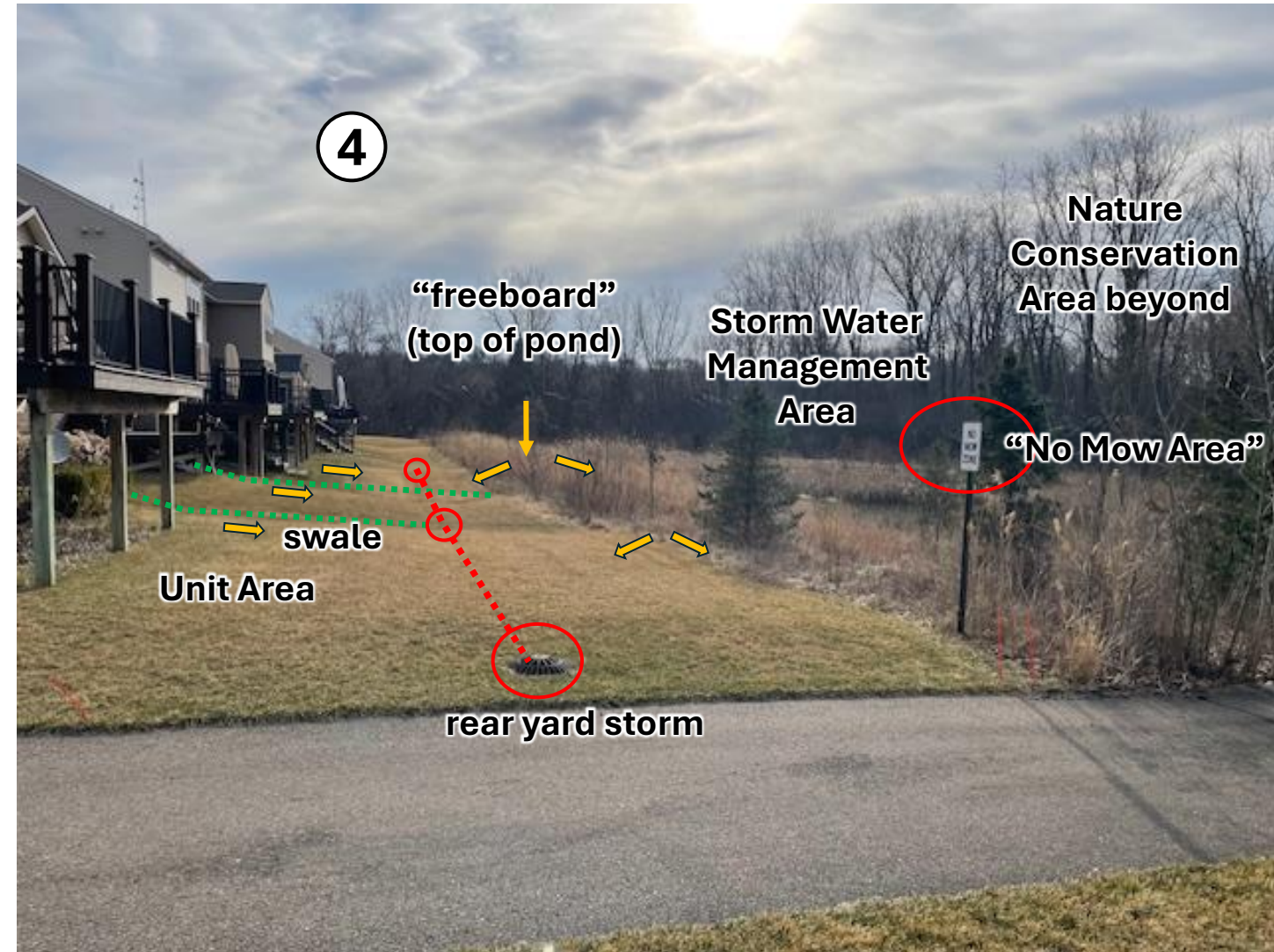


③ Nature conservation area in back



# Enclave of Northville





# Enclave of Northville





# Enclave of Northville

## ⑦ Streetscape

Below ground utilities in this area include:

Sanitary

Water

Storm

Gas

Electric, Phone, Cable

Basements are 8' deep min

Road cross section is +/- (1) foot





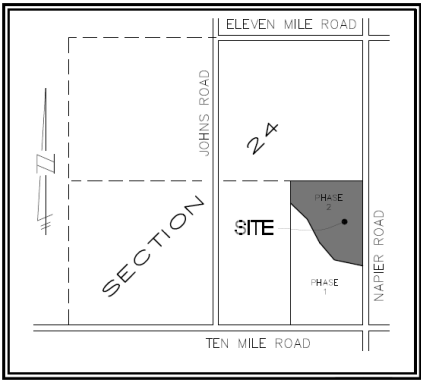
**The Enclave of  
Northville**

**Aerial Photo  
dated 5/2024**



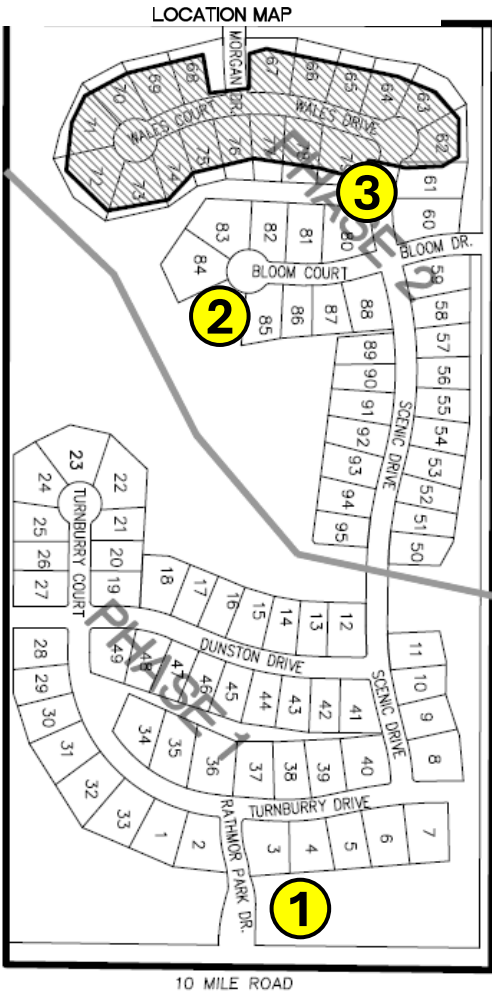
# Rathmore





## Rathmore Park Lyon Township

Land Development in 2016



# Rathmore Park Phase 2







Entry





**ORDINANCE NO. Z-25-04**

**AN ORDINANCE TO AMEND THE ZONING MAP OF THE CHARTER TOWNSHIP OF GENOA BY  
REZONING PARCELS 4711- 23-400-007, 4711-23-400-008, 4711-23-400-001, and 4711-23-300-003  
FROM AGRICULTURE (AG) TO LOW DENSITY RESIDENTIAL (LDR) WITH A RESIDENTIAL  
PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY**

---

**THE CHARTER TOWNSHIP OF GENOA HEREBY ORDAINS** that the Zoning Map, as incorporated by reference in the Charter Township of Genoa's Zoning Ordinance, is hereby amended as follows:

Real property consisting of four vacant parcels with a combined total of approximately 127.57 acres with parcel ID numbers 4711-23-400-007, 4711-23-400-008, 4711-23-400-001 and 4711-23-300-003 located at the northwest corner of Challis Road and Bauer Road more particularly described as follows:

4711-23-400-007: SEC 23 T2N R5E PART OF THE SE 1/4 OF SEC 23, BEG AT A POINT ON THE C.L. OF CHALLIS RD, N 89°01'54"E 1235.95 FT FROM THE S 1/4 COR OF SAID SEC, TH N 89°01'54"E 309.65 FT, TH N 0°15'11"E 1414.45 FT TO THE SLY ROW OF C & O RR, TH NWLY ALONG THE ARC OF A CURVE, LONG CHORD WHICH BEARS, N 53°22'38"W 392.46 FT, TH S 0°01'47"W 1653.80 FT TO THE S SEC LINE & POB, 11.0AC

4711-23-400-008: SEC 23 T2N R5E PART OF THE SE 1/4 OF SEC 23 BEG AT A POINT ON THE C.L. OF CHALLIS RD & SEC LINE N 89°01'54"E 1545.60 FT FROM THE S 1/4 COR TH N 89°01'54" E 1110.30 FT TH N 00°04'33" W 630.24 FT TH N 58°58'30" W 412.63 FT TH N 56°47'27" W 881.08 FT TH N 89°01'15" E 84.65 FT TH N 54°39'00" W 118.83 FT TH S 0°15'11" W 1414.45 FT TO POB CONT 25.12 AC M/L CORR LEGAL 3/2022

4711-23-400-001: SEC 23 T2N R5E ALL THAT PART OF THE SE 1/4 LYING SLY OF C & O RR ROW EXC BEG AT S 1/4 COR OF SEC TH N 89°01'54" E 781 FT, TH N 0°58'05" W 918.05 FT, TH N 52°50'20" W 815 FT TH S 67°59'40" W 126.44 FT, TH S 0°03'25" E 1376.04 FT TO BEG 76.604AC M/L, EXC 36AC E OF A LINE N 89°01'54"E 1235.95 FT FROM THE S 1/4 COR & N 0°01'47"E 1653.80 FT TO SLY ROW LINE OF C. & O. RR, 40.604AC M/L

4711-23-300-003: SEC 23 T2N R5E COMM ON THE N & S 1/4 LINE THE N 00°03'25" W 1376.04 TO POB TH S 67°59'40" W 351.56 FT TH S 29°59'40" W 312 FT TH N 88°15'38" W 118.40 FT TH S 43°22'25" W 158 FT TH N 46°37'35" W 150 FT TH S 68°32'25" W 555 FT TH N 00°02'25" E 1933.58 FT TH S 89°37'35" E 1331.64 FT TH S 00°03'25" E 1311.69 FT TO POB CORR LEGAL 3/2022 CONT 51.16 AC M/L

shall be rezoned from the Agriculture (AG) to Low Density Residential (LDR) with a Residential Planned Unit Development (RPUD) overlay to allow for a 55-units single-family site condominium development. The Township Planning Commission and Township Board, in strict compliance with the Township Zoning Ordinance and with Act 110 of the Public Acts of 2006, as amended, reclassified the Property as Residential Planned Unit Development (RPUD) upon finding that such classification properly achieved the purposes of Section 10.02 and 22.04 of the Township's Zoning Ordinance (as amended).

**Repealor:** All ordinances or parts of Ordinances in conflict herewith are repealed.

**Severability** Should any section, subsection, paragraph, sentence, clause, or word of this Ordinance be held invalid for any reason, such decisions shall not affect the validity of the remaining portions of the Ordinance.

**Savings:** This amendatory ordinance shall not affect violations of the Zoning Ordinance or any other ordinance existing prior to the effective date of this Ordinance and such violation shall be governed and shall continue to be separate punishable to the full extent of the law under the provisions of such ordinance at the time the violation was committed.

**Effective Date:** This map amendment was adopted by the Genoa Charter Township Board of Trustees at the regular meeting held \_\_\_\_\_, 2025 and ordered to be given publication in the manner required by law. This ordinance shall be effective seven days after publication.

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

**Yeas:**

**Nays:**

**Absent:**

I hereby approve the adoption of the foregoing Ordinance this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Janene Deaton  
Township Clerk

\_\_\_\_\_  
Kevin Spicher  
Township Supervisor

|   |                         |
|---|-------------------------|
| Township Board First Reading:               | March 3, 2025           |
| Date of Publication of Ordinance:           | March 9, 2025           |
| Township Board Second Reading and Adoption: | Proposed April 7, 2025  |
| Date of Publication of Ordinance Adoption:  | Proposed April 13, 2025 |
| Effective Date:                             | Proposed April 21, 2025 |



# GENOA CHARTER TOWNSHIP

## Application for Re-Zoning



APPLICANT NAME: PULTE HOMES OF MICHIGAN, LLC ADDRESS: 2800 LIVERNOIS ROAD, BLDG D  
OWNER NAME: SEE ATTACHED ADDRESS: SUITE 320, TROY MI 48083  
PARCEL #(s): SEE ATTACHED PRIMARY PHONE: ( 248 ) 820-7306  
EMAIL 1: paul.schyck@pultegroup.com EMAIL 2: joe.skore@pultegroup.com

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

### A. REQUIRED SUBMITTAL INFORMATION

1. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties;
2. The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, and proof of consent from the property owner;
3. It is desired and requested that the foregoing property be rezoned from:  
AG to LDR/RPUD
4. A site plan illustrating existing conditions on the site and adjacent properties; such as woodlands, wetlands, soil conditions, steep slope, drainage patterns, views, existing buildings, sight distance limitations, relationship to other developed sites, and access points in the vicinity;
5. A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers access spacing, any requested service drives and other site design factors;
6. A written environmental impact assessment, a map of existing site features as described in Article 18 describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district;
7. A written description of how the requested rezoning meets Sec. 22.04 "Criteria for Amendment of the Official Zoning Map."
8. The property in question shall be staked prior to the Planning Commission Public Hearing.

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

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

WE ARE REQUESTING THE PROPERTY BE REZONED LOW DENSITY (RPUD)  
RESIDENTIAL WHICH IS CONSISTANT WITH THE MASTER PLAN

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

THE PROPERTY IS PARTIALY WOODED WITH INTERSPERSED WETLANDS AND ROLLING UPLAND AREAS THAT CONSIST OF MAINLY COARSE SANDS AND GRAVELS. GROUNDWATER IS GENERALLY DOZENS OF FEET BELOW THE UPLAND AREAS AND THE WETLAND INUNDATION IS ONLY PERIODIC.

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

THE CURRENT AG ZONING REQUIRES 10 AC MIN NON-FARM DWELLINGS WHICH IS NOT CONSISTENT WITH ADJACENT PROPERTIES OR THE MASTER PLAN. 10 AC MIN LOT SIZES WOULD ONLY YEILD 12 A LOT DENSITY VS. 58 LOTS AS PROPOSED

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

LDR WOULD BE COMPATIBLE WITH ADJACENT RESIDENTIAL PROPERTIES AND NOT ADVERSELY EFFECT THE ENVIRONMENTAL QUALITY OF THE AREA. AT LESS THAN 0.5 UNITS PER ACRE TRAFFIC WOULD NOT BE ADVERSLY EFFECTED & NEW BUILD COMPARABLE HOUSING WOULD ENHANCE PROPERTY VALUES

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

THE LOW DENSITY RESIDENTIAL PROPOSAL WILL NOT ADVERSELY EFFECT EMERGENCY SERVES AS IT CONSISTENT WITH THE MASTER PLAN AND THE TOWNSHIPS GOALS. ALSO, SEPTIC AND WELLS ARE PROPOSED WITH NO IMPACT ON WATER AND SEWER CAPACITY

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

SUPPLY IS DEFICIENT FOR SINGLE FAMILY HOUSING IN MICHIGAN IN GENERAL AND THIS PROPOSAL WILL INCREASE SINGLE FAMILY HOMES WHILE PRESERVING OVER HALF OF THE SITE AS OPEN SPACE.

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

LDR IS CONSISTENT WITH THE MASTER PLAN AND A REZONING WILL FULFILL A TOWNSHIP GOAL.

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

WE ARE NOT AWARE OF ANY SUCH DEED RESTIRCTIONS.

**C. AFFIDAVIT**

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

BY: PULTE HOMES OF MICHIGAN LLC

ADDRESS: 2800 LIVERNOIS ROAD, TROY MI 48083, BLDG D, SUITE 320

  
SIGNATURE

The following contact should also receive review letters and correspondence:

Name: STEVE ALLEN Email: sallen@umlorgroup.com

Business Affiliation: UMLOR GROUP

**FEE EXCEEDANCE AGREEMENT**

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

PROJECT NAME: Legacy Hills

PROJECT LOCATON & DESCRIPTION: North of Challis between Bauer Rd and grand Circle Drive

SIGNATURE: 

DATE: 8/21/24

PRINT NAME: Paul Schuyck

PHONE: 248-820-7306

COMPANY NAME & ADDRESS: Pulte Homes of MI LLC

2800 Livernois Troy MI 48083 Bldg D Suite 320





## GENOA CHARTER TOWNSHIP APPLICATION Planned Unit Development (PUD)

APPLICANT NAME: Pulte Homes of Michigan, LLC

APPLICANT EMAIL: paul.schyck@pultegroup.com

APPLICANT ADDRESS & PHONE: 2800 Livernois Road Bld D Suit 320 Troy MI 48083

OWNER'S NAME: See Attached

OWNER ADDRESS & PHONE: See Attached . ( )

TAX CODE(S): See Attached

### QUALIFYING CONDITIONS (To be filled out by applicant)

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

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

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

EXPLAIN Pulte Homes of Michigan, LLC will be the sole owner and is capable of developing the site as one integral unit.

4. The site shall have a minimum area of twenty (20) acres of contiguous land, provided such minimum may be reduced by the Township Board as follows:

A. The minimum area requirement may be reduced to five (5) acres for sites served by both public water and public sewer.

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

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

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

Size of property is 127.57 acres.

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

The units will use on-site wastewater and individual wells that will meet or exceed Livingston County Health Department standards. Unit size will meet or exceed the revised ordinance amendment.

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

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

The Low Density Residential (RPUD) is consistent with the Master Plan.

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

The Low Density Residential (RPUD) would be compatible with adjacent residential properties and not adversely effect the environmental quality of the area. At less than 0.5 units per acre the traffic would not be adversely effected and new build comparable housing would enhance property values.

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

The Low Density Residential (RPUD) proposal will not adversely effect emergency services as it is consistent with the Master Plan and Township goals. Also, septic and wells are proposed with no impact on water and sanitary sewer capacity.

4. The apparent demand for the types of uses permitted in the PUD;  
Supply is deficient for single family housing in Michigan in general and the proposal will  
increase single family homes while preserving over half of the site as open space.

#### AFFIDAVIT

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

BY: Pulte Homes of Michigan LLC Paul Schuyt  
ADDRESS: 2800 Livernois Road, Troy MI 48083 Bldg D, Suite 320

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

Steve Allen of Umlor Group at sallen@umlorgroup.com  
*Name Business Affiliation E-mail*

#### FEE EXCEEDANCE AGREEMENT

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

PROJECT NAME: Legacy Hills

PROJECT LOCATON & DESCRIPTION: North of Challis between Bauer and Grand Circle Drive

SIGNATURE: Paul Schuyt DATE: 8/2/21

PRINT NAME: Paul Schuyt PHONE: 248-890-7306

COMPANY NAME & ADDRESS: Pulte Home of Michigan LLC  
2800 Livernois T Troy MI 48083 Bldg D Suite 320





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

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

APPLICANT NAME & ADDRESS: PULTE HOMES OF MICHIGAN LLC  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: see attached

SITE ADDRESS: \_\_\_\_\_ PARCEL #(s): \_\_\_\_\_

APPLICANT PHONE: (\_\_\_\_) \_\_\_\_\_ OWNER PHONE: (\_\_\_\_) \_\_\_\_\_

OWNER EMAIL: \_\_\_\_\_

LOCATION AND BRIEF DESCRIPTION OF SITE: Property is located on the north side of Challis Road between Dore & Bauer Roads

BRIEF STATEMENT OF PROPOSED USE: Single Family Residential Site Condominium

THE FOLLOWING BUILDINGS ARE PROPOSED: Single Family Housing Units

**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: PULTE HOMES OF MI LLC

ADDRESS: 2800 Livernois Road, Troy MI 48083 Bldg D Suite 320

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

1.) Steve Allen of Umlor Group at sallen@umlorgroup.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: Paul Schuck DATE: 5/21/24  
PRINT NAME: Paul Schuck PHONE: 248-820-7306  
ADDRESS: Pulte Homes of MI LLC 2800 Livernois Rd, Troy MI 48083 Bldg D Suite 320

**OPEN PUBLIC HEARING #1...** Consideration for a rezoning application, PUD agreement, environmental impact assessment, PUD conceptual and preliminary site condo plan to rezone 127.57 acres from Agriculture (AG) to Low-Density Residential (LDR) to allow for a proposed 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road. The proposed rezoning is for the following parcels: 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003. The request is submitted by Pulte Homes of Michigan.

- A. Recommendation of Rezoning to LDR and PUD application for RPUD
- B. Recommendation of PUD agreement
- C. Recommendation of Environmental Impact Assessment (9-27-24)
- D. Recommendation of Conceptual PUD (12-16-24)

Mr. Mike Noles of The Umlor Group, the engineering firm representing Pulte Homes, was present. This is their third public meeting for this project, they also had a meeting with the homeowner's association of the Mountain View neighborhood and spoke with some individual homeowners who contacted them. He is grateful for the letter in support for the project that was in the packet this evening.

He reviewed their proposed project and described the changes they have made since the previous meeting. They are now proposing to build 55 homes instead of 58, they reduced the length of the cul-de-sac so there is less impervious service, reduced the proximity of the homes to the railroad tracks, and doubled the landscaping around the detention pond.

He stated that the traffic study that was done includes the trips that will be generated by the Grand River & Dorr Road development. Additionally, when the roundabout was designed, the LCRC included the original Legacy Hills concept plan, which was for 129 units, and since this development is for only 55 units, the roundabout was over-designed.

Additionally, based on public comment, they will be installing a public path along Challis Road in two directions: from their development to the Mountain View Development and to the roundabout.

Mr. Borden reviewed his letter dated January 7, 2025.

He stated this is the first step in this process. If the Planning Commission recommends approval and the Township Board votes to approve the items on tonight's agenda, the petitioner will have to return to the Township for final site plan review and approval, which will include public hearings.

- 1. PUD Qualifying Conditions (Section 10.02):
  - A. The proposal requires approval by the Township in accordance with the cluster development option of Section 10.03.01(d) for residential units of less than one acre that are not served by public sewer or water.



2. Rezoning Criteria (Section 22.04):

- A. The proposed zoning designation of LDR/RPUD is consistent with the Future Land Use Plan and goals/objectives of the Township Master Plan.
- B. Use of the cluster development option under the RPUD overlay results in greater open space/natural feature protection than would otherwise be required, which is 58.1 percent.
- C. The only use identified in the RPUD is detached single-family, which is generally reasonable and compatible with the area.

3. Conceptual PUD Plan and PUD Agreement (Section 10.03.01):

- A. The pathway options provided warrant additional discussion. He noted that the applicant is proposing to install the public walkway along Challis Road, so that should be noted on the plans.
- B. Dimensional deviations are sought for lot area, lot width, and one side yard minimum setback/combination of side yard setbacks.
- C. Cluster option. The items below are still outstanding and there are some small typos on the plans that need to be corrected.
  - I. The road connection to Units 13-16 encroaches into the Township's natural feature setback area and the wetland itself, thus requiring State and Township approval. The applicant has added the encroachment to the list of dimensional deviations sought via the RPUD.
  - II. The applicant must include a preservation and maintenance plan with the final PUD site plan submittal.
  - III. The Township may include reasonable conditions to ensure protection of public facilities and services, protection of the natural environment, compatibility with adjacent land uses, use of the land in a socially and economically desirable manner, and to implement the Master Plan.
- D. The applicant must address staff and/or Township Attorney comments on the PUD Agreement.
- E. The applicant should identify the Challis and Bauer Road frontages of Units 32-45 as the rear yard since they will be double-fronted lots.
- F. Signage identifying areas not to be disturbed, specifically natural feature setback and landscape easement, should be included.

For all items, the applicant must address any technical comments provided by the Township Engineer, Brighton Area Fire Authority and Utilities Director.

Ms. Byrne reviewed her letter dated December 23, 2024. Her comments will need to be included and addressed in the final site plan.

#### DRAINAGE AND GRADING

1. The conceptual site plan includes stormwater and private road improvements within regulated wetland limits. An EGLE wetland permit will be required for this work and should be obtained prior to final site plan approval.
2. The conceptual site plan shows a detention pond and onsite storm sewer. Storm sewer and detention basin design and calculations should be provided for review as part of the final site plan review.
3. An overall proposed grading plan will need to be submitted for review and approval.

#### WATER AND SANITARY SERVICE

1. The proposed PUD does not have access to municipal water and sanitary sewer service and the cover sheet of the conceptual site plan notes that onsite septic and individual wells are proposed to serve the development and conceptual approval from the Livingston County Health Department (LCHD) has been obtained. Final approval from the LCHD should be provided prior to final site plan approval.
2. The Brighton Area Fire Authority has reviewed the proposed PUD and noted that fire protection water supply will be discussed during the final site plan process. The petitioner will need to work with the Fire Authority to meet any fire suppression requirements they have as part of site plan approval.

#### TRAFFIC AND ROADWAYS

1. The proposed PUD would be served by a private road off Challis Road. Future road design should be in accordance with Genoa Township Engineering Standards and a Private Road Construction plan review will be required after final site plan approval.
2. The private road includes a dead-end cul-de-sac on the north end of the development. The road terminating in a dead-end is proposed to be just over 1,100 feet long, which exceeds the maximum length of 1,000 feet for a dead-end street. Given the natural features contained on the site it would be impossible to loop this dead-end road back to the rest of the development. The road will also only have four lots being served, which generates a minimal amount of traffic. Subject to review by the Brighton Area Fire Authority, we would support a variance for the length of the street.
3. A traffic study was provided by the petitioner. The study was conducted and prepared by Fleis & VandenBrink for the intersection on Challis Road and the proposed site driveway. Recommendations stated that no left or right turn lane will be warranted at the proposed site driveway on Challis Road.

The concept plan shows adequate access to the site and a detailed site plan should be submitted with the necessary documents for further review. We recommend that the petitioner consider the above comments in their preparation of the site plan approval process.

The Brighton Area Fire Authority Fire Marshal's letter dated January 7, 2025 states that all his previous concerns have been addressed.

Commissioner Reiber stated these homes will cost approximately \$800,000 and asked if the developer has shown that there is a need for them. Mr. Noles stated there is a section of the Impact Statement that shows there is a demand for homes in this area. It does not break it down by price range. He noted other developments in the surrounding area that have homes that are selling for these prices.

Commissioner Reiber asked how the open space is calculated. Mr. Noles stated open space is determined by the ordinance. He reviewed the site plan showing the different open space areas and how they are calculated, noting this project is far in excess of the minimum requirement. Commissioner Reiber asked if the upland area can be used by the residents. Mr. Noles stated it is protected land in that it will be kept in its natural state and cannot be developed.

Commissioner Chouinard asked about Lot 30 and how it became smaller. Mr. Noles stated it was 600 square feet too small, so lots 29, 30 and 31 were shifted so they all meet the one-acre requirement.

Mr. Noles noted that the front yard designations are shown on the site plan.

Commissioner McCreary questioned the wide area on the shared driveway for Lots #13-16. Mr. Noles stated that is there to allow fire trucks to turn around. It meets all the requirements of the international fire code. She asked who maintains that private road. Mr. Noles stated it will be the responsibility of the HOA and will be noted in the master deed and by-laws.

Commissioner Rauch asked about the designated open space shown in yellow behind certain lots. Is it maintained by the property owner? Mr. Noles stated it is a limited common element that is maintained by the homeowner as it is their yard. The HOA has a responsibility to maintain the required buffered plantings.

Commissioner McBain asked for clarification on the limited common elements. Mr. Noles explained that it is part of the property owner's property to maintain and enjoy; however, within that area is a required landscape buffer, which will be maintained by the HOA.

Ms. Ruthig requested that the front yard designation for the lots that abut Challis and Bauer be added to the PUD Agreement.

Commissioner McCreary asked about tree removal on the site. Will it be clear cut? Mr. Noles stated that there are 70 acres of this site that have over 5,000 trees that will not be removed. There are also trees being saved along Challis Road, Bauer Road, and the rear yards of the properties that abut the neighboring development.



Commissioner Rauch stated that the items for consideration this evening are rezoning, PUD, and Concept PUD. There will be an opportunity to discuss details of the plan. He thanked the applicant for listening to the public and the Planning Commission and making the changes, specifically the reduction of the seven lots to four.

The call to the public was opened at 7:50 pm

Mary Jane Hebert of 6899 Lyle Lane stated that the original plan showed that all the trees were going to be cut down. She does not want the dirt part of Bauer to be used for construction traffic. She would like it to be accessed from Challis Road. The current residents of Genoa Township will not benefit from this development. Their property taxes will increase and make it difficult for seniors to age in place.

Ms. Debra Beattie of Pineview Trail commends the builder. She appreciates that there is buffering, and that half of this property will be preserved as natural. She is not sure if anyone is looking for homes of this price. She questioned the application that was submitted. It does not seem that the applicant is taking it seriously. It should be answered with real answers.

Mr. Mortensen of 6475 Grand Circle asked if this is the new people that were just voted in. Chairman Grajek stated that this Board is appointed by the Supervisor; however, one of the members is a new trustee who is a liaison to the Board. Mr. Mortensen is concerned with the retention pond. If the pond fills up, it will drain, and he wants to be sure that it will drain where it is supposed to.

Ms. Debra Hall of 2165 Webster Park has lived in Livingston County since 1976 and has owned this property since 1987. She does not understand \$800,000 homes. Her grown children cannot afford to live in Livingston County, and she thinks that is a shame.

The call to the public was closed at 8:06 pm.

Ms. Ruthig stated that a letter from Christine Cross of 6984 Challis Road was received at 6:00 pm today and was not included in the packet. Chairman Grajek read the letter into the record.

Commissioner Rauch addressed the issue of attainable housing in Livingston County that was stated by a member of the call to the public. As a township, we are working to make strides towards this. The project at Dorr and Grand River and other new developments are more attainable than what is being proposed this evening. He added that during the site plan review process, detailed engineer drawings will be submitted and there are regulations and approvals that are required to be met. The site plan presented this evening is just conceptual.

**Moved** by Rauch, supported by McCreary, to recommend to the Township Board approval of the Rezoning to LDR and PUD Application for RPUD to rezone 127.57 acres, Parcels 4711-23-

400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003, from Agriculture (AG) to Low-Density Residential (LDR) to allow for a proposed 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road as this commission finds that the conditions of Sections 22.04 have been satisfactorily met. **The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Chouinard, to recommend to the Township Board approval of the PUD Agreement to allow for a proposed 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road, with the following conditions:

- The front yard designations shown on the site plan shall be added into the PUD Agreement.
- The changes shown in the Agreement in tonight's packet are approved.
- The PUD should show 55 lots.

**The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner McCreary, to recommend to the Township Board approval of the Environmental Impact Assessment Dated September 27, 2024 to allow for a proposed 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road, with the following condition:

- The Environmental Impact Assessment shall show 55 lots.

**The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Conceptual PUD dated December 16, 2024 to allow for a proposed 55-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road, with the following conditions:

- A conservation easement shall be added over the western upland areas and not just the wetlands themselves.
- The table on the concept plan will be updated to incorporate the changes made from the original proposal.
- The pathway as shown on the plans is in lieu of the required internal pathways is desirable to the Planning Commission to offer a greater benefit to the community at large and the details will be revisited at the time of final site plan approval.

**The motion carried unanimously.**

The Board took a break from 8:20 to 8:25 pm

**OPEN PUBLIC HEARING #2...**Discussion of an ordinance amendment to Article 7  
"Commercial and Service Districts" in regard to drive-through restaurants.

**GENOA CHARTER TOWNSHIP  
SPECIAL PLANNING COMMISSION  
PUBLIC HEARING  
December 4, 2024**

**MINUTES**

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Chris Grajek, and Tim Chouinard, Marianne McCreary, Greg Rassel, and Eric Rauch. Absent were Glynis McBain, and Bill Reiber. Also present were Planning Director Amy Ruthig, Brian Borden of Safebuilt and Shelby Byrne of Tetra Tech.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner McCreary, supported by Commissioner Rauch, to approve the agenda as presented. **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST:

None

CALL TO THE PUBLIC:

The call to the public was made at 6:31 pm.

Ms. Debra Beattie is suspicious and upset about scheduling two special meetings back to back for the busiest month of the year. It benefits the applicants.

Ms. Ruthig stated that she scheduled the meeting. The December 9 meeting is a regular meeting, with a location change. Tonight's meeting will address a zoning ordinance that needed to be addressed as soon as possible. The applicant for tonight submitted in time for the 12/9 meeting, but because of what is on that agenda, he was put on this agenda. She has to ensure that her board members, consultants, applicants, and recording secretary are all available when she is scheduling a meeting.

Mr. Jeff Dhaenens of 5494 Sharp Drive knows that Mr. Reiber has another commitment this evening. Next week's meeting is at Parker Middle School, and he wants everyone to know it is a hostile environment. He suggested a quick refresher on what is a PUD tonight.

The call to the public was closed at 6:34 pm.

**OPEN PUBLIC HEARING #1... Consideration for a rezoning application, PUD agreement, environmental impact assessment, PUD conceptual and preliminary site condo plan to rezone 127.57 acres from Agriculture (AG) to Low-Density Residential (LDR) with a RPUD**

**overlay to allow for a proposed 58-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road. The proposed rezoning is for the following parcels: 4711-23-400-008, 4711-23-400-007, 4711-23-400-001 and 4711-23-300-003. The request is submitted by Pulte Homes of Michigan.**

- A. Recommendation of Rezoning to LDR and PUD application for RPUD**
- B. Recommendation of PUD agreement**
- C. Recommendation of Environmental Impact Assessment (9-27-24)**
- D. Recommendation of Conceptual PUD (11-1-24)**
- E. Recommendation of Preliminary Site Plan (11-1-24)**

Mr. Borden provided a review of Planned Unit Development (PUD). It is a tool allowed under Michigan's law to allow for a developer to bring a project to a community that maybe doesn't comply with all conventional requirements, but in exchange for some flexibility on the design side, they would provide other public benefits. The cluster option is an old zoning tool that has been in the ordinance for almost 20 years. This is another tool that allows a developer to develop a certain amount of land based on the full property but allows a reduction in lot sizes in exchange for preservation or protection of open spaces. He showed the site plan for tonight's item as an example. It is the same number of homes, but with a higher density, but preservation of open spaces.

The petitioner was before the Planning Commission previously and based on comments from him and the township engineer and the commissioners, they revised the plan. He noted that the items are recommended by the Planning Commission to the Township Board, who makes the final approval. Because there is a rezoning, the Livingston County Planning Commission would review the proposal and also make a recommendation to the Township Board.

Mr. Mike Noles of the Umlor Group, the engineering firm representing Pulte Homes, was present. They have addressed the comments and provided the additional information that was requested at the previous meeting. They would like to develop 58 homes on 127 acres, with 78 acres of open space. The site could be built with 58 homes as it is currently zoned; however, they believe that preserving the 78 acres of open space is a better plan. They are compliant with the Master Plan, the Future Land Use Plan, and the RPUD. They are proposing to build beautiful homes.

He showed the plan of what could be built on this site if the straight zoning was to be followed, including the wells and septic, building envelopes, wetland crossings, roadways that would be able to tie into the public streets adjacent to this property, and the landscape plan of 33 trees, and 360 bushes.

They have done a traffic impact assessment, which was done on October 15, when the Dorr Road bridge was closed; however, the engineer used the historical data from 2023 when the bridge was open and found that the difference was negligible. He reviewed the findings, noting the different amounts of traffic at different times of day and night. The level of service grades



were A and B, which does not require any additional treatment, and will have no effect on the neighboring street system.

He reviewed the PUD Agreement and Master Deed that address the questions and concerns of members of the public. Also, they have tested for the well and septic and concluded that the tested aquifers at the site would be able to furnish a reliable amount of water for the proposed development. These tests also included the wells in the adjacent neighborhood. The Livingston County Health Department has provided preliminary approval of the wells and septic.

He showed the four different home styles and their multiple elevations being proposed for this development. He noted that the materials that are used on the front of the home are wrapped around the entire home, such as the brick, siding, masonry Wainscott, etc.

Based on the questions and comments at the previous meeting, they have revised the site plan. Some of these changes include that now the cul-de-sacs have the correct radii, the storm outlets are shown with changes to the proposed storm sewer system, and the increase in the landscape buffers. They have researched installing a sidewalk connecting their development to the sidewalk on Brighton Road at the roundabout and would like to discuss this issue in detail with the Planning Commission.

He stated that the trees will be removed on the interior of the site where they will be installing the roads and underground pipes, homes, etc. In a wooded area, there are typically 100 trees per acre above 6" in caliper, and 70 trees per acre above 8" in caliper. In the 70 acres that they are leaving as open space, there are approximately 5,000 trees that are being preserved.

Ms. Ruthig stated that Mr. Borden has not seen the revised parallel plan, but the applicant is still within the 58 homes that are able to be built.

Mr. Borden reviewed his letter dated November 27, 2024.

1. PUD Qualifying Conditions (Section 10.02):

- a. The proposal requires approval by the Township in accordance with Section 10.03.01(d) for residential units of less than one acre that are not served by public sewer or water.
- b. The applicant must address any technical comments provided by the Township Engineer, Brighton Area Fire Authority and Utilities Director.

2. Rezoning Criteria (Section 22.04):

- a. The proposed zoning designation of LDR/RPUD is consistent with the Future Land Use Plan and goals/objectives of the Township Master Plan.

He noted that there are two zoning designations on this property. They are Large Lot and Low Density, noting the large lot doesn't need to be rezoned because that is where the open space is being proposed. Commissioner Rauch asked if it changes the dimensional

standards that have been used to develop the parallel plan. Mr. Borden stated, "yes". That plan has been presented this evening.

- b. The RPUD overlay results in greater open space/natural feature protection than would otherwise be required. They are providing 57.2 percent open space where 25 percent is the minimum for RPUD and 50 percent is the minimum for cluster option.
  - c. The only use identified in the RPUD is detached single-family residential, which is generally reasonable and compatible with the area.
  - f. The applicant must address any technical comments provided by the Township's engineering consultant, Utilities Director and Brighton Area Fire Authority.
3. Conceptual PUD Plan and PUD Agreement (Section 10.03.01), noting some of the items have been met:
- a. Dimensional deviations are sought for lot area, lot width, and 1 side yard minimum setback/combination of side yard setbacks.
  - b. Cluster option:
    - i. The Township may wish to request additional information demonstrating that the applicant will complete the project in its entirety.
    - ii. The road connection to Units 13-19 encroaches into the Township's natural feature setback area and the wetland itself, which requires State and Township approval. The applicant has added the encroachment to the list of dimensional deviations sought via the RPUD.
    - iii. The applicant must include a preservation and maintenance plan with the final PUD site plan submittal.
    - iv. Pending further discussion on pathways, the active recreation requirement may, or may not, be satisfied. If the pathway is installed off site, it may not meet the requirement.
    - v. The Township may include reasonable conditions to ensure protection of public facilities and services, protection of the natural environment, compatibility with adjacent land uses, use of the land in a socially and economically desirable manner, and to implement the Master Plan.
  - c. The applicant must address any comments provided by the Township's engineering consultant, Utilities Director and Brighton Area Fire Authority.
  - d. The applicant must address staff and Township Attorney comments.
  - e. He would like the landscaping adjacent to the detention pond and residences be increased to more than the minimum required
  - f. The applicant should identify the Challis and Bauer Road frontages of Units 35-48 as the rear yards since they will be double-fronted lots, which could affect the placement of other items, such as fencing, outbuildings, etc.
  - g. Signage identifying areas not to be disturbed, such as the natural feature setback and landscape easement, should be included.

He noted that this is a preliminary site plan, so a final site plan must be provided and approved by the Township.

Ms. Byrne reviewed her letter dated February 5, 2024.

#### DRAINAGE AND GRADING

1. The conceptual site plan includes stormwater and private road improvements within regulated wetland limits. An EGLE wetland permit will be required for this work and should be obtained prior to final site plan approval.
2. The conceptual site plan shows a detention pond and onsite storm sewer. Storm sewer and detention basin design and calculations should be provided for review as part of the site plan review.
3. An overall proposed grading plan will need to be submitted for review and approval.

#### WATER AND SANITARY SERVICE

1. The proposed PUD does not have access to municipal water and sanitary sewer service and the cover sheet of the conceptual site plan notes that onsite septic and individual wells are proposed to serve the development and conceptual approval from the Livingston County Health Department (LCHD) has been obtained. Final approval from the LCHD should be provided prior to final site plan approval.
2. The Brighton Area Fire Authority has reviewed the proposed PUD and noted that fire protection water supply will be discussed during the final site plan process. The petitioner will need to work with the Fire Authority to meet any fire suppression requirements they have as part of site plan approval.
3. The concept plan shows two fire suppression wells per Fire Authority requirements. In future submittals additional detail should be provided on the plans for the proposed wells and more detail should be provided on how they will operate.

#### TRAFFIC AND ROADWAYS

1. The proposed PUD would be served by a private road off Challis Road. Future road design should be in accordance with Genoa Township Engineering Standards and a Private Road Construction plan review will be required after final site plan approval. Additionally, the private road intersection should be reviewed and approved by the Livingston County Road Commission (LCRC).
2. Dimensioning of the proposed cul-de-sacs will need to be revised to match Genoa Township Engineering Standards. Cul-de-sacs are required to have a radius of 60 feet with a 75-foot right of way (ROW) radius. The cul-de-sacs meet the ROW requirement but fail to have a road radius of 60 ft. The ROW width for the private road should also be dimensioned, but it appears to match the 66-foot standard width requirement.
3. The private road includes a dead-end cul-de-sac on the north end of the development. The road terminating in a dead-end is proposed to be over 1,200 feet long, which exceeds the maximum length of 1,000 feet for a dead-end street. Given the natural features contained on the site, it would be impossible to loop this dead end road back to the rest of the development. The road will also only have seven lots being served, which generates a

minimal amount of traffic. Subject to review by the Brighton Area Fire Authority, we would support a variance for the length of the street.

Commissioner McCreary questioned how the shared driveway will be built and maintained.

Mr. Brian Biskine of the Umlor Group stated the shared driveway will be designed as a narrow road that will be curbed. There are two private roads and they both have T-turn arounds that meet the fire code to allow their vehicles to turn around. For maintenance and snow removal, etc., they will be handled the same as the other roadways. Mr. Borden stated this would be addressed in the condominium documents.

The Brighton Area Fire Authority Fire Marshal's letter dated November 20, 2024 states that all of his previous concerns have been addressed.

Commissioner Rauch asked how many lots are allowed on a shared driveway? Ms. Ruthig stated there are a maximum of four allowed.

Commissioner Rauch suggested that only part of the property be rezoned to LDR. The boundary could be just to the east of the seven lots in the northwest of the site. Since they are accessed by a private driveway, it would have to be decreased to four homes, which would preserve more of the wetland.

Mr. Noles noted that they used the Master Plan to determine the 58 lots. The location of the lots match the zoning designations in the Master Plan. Commission Rauch asked if the petitioner would be willing to reduce the seven lots to four lots, which would preserve more of the wetland, reduce the amount of the detention pond, and save more mature trees. Mr. Noles<sup>s</sup> stated saving three lots will not save significant wetland nor require less of a detention pond or save more trees.

Commissioner Rassel asked who would maintain the off-site sidewalk. Mr. Noles stated the HOA will maintain it.

Commissioner McCreary asked about color restrictions on the homes. Mr. Noles stated there are no restrictions to homes next to each other being the same color.

Chairman Grajek called a 10-minute break from 8:05 to 8:15 pm.

The call to the public was opened at 8:15 pm.

Mr. Colin Hebert of 6899 Lyle Lane stated the traffic study that was shown at the previous meeting was for 129 units. Mr. Noles stated a previous one was done for the land owner's plan, not Pulte's plan. They are building 58 units. He asked if the landowner has plans to build more homes. Mr. Noles<sup>s</sup> stated Pulte Homes only has a contract for these homes.



Mr. Jim Rector of Challis Road asked if the Livingston County Drain Commissioner is overseeing the review of the stormwater and retention pond. Mr. Nole~~s~~ stated that LCDC must review and approve the storm water management plan as it flows into Crooked Lake. He added that the township attorney is asking for lawn chemical restrictions in the PUD Agreement.

Mr. Jim Rowell of 5240 Mountain Road spoke to Mr. Rauch's comments regarding density. The residents want less density and the developer should consider it.

Ms. Deb Beattie of Pineview Trail stated the traffic study didn't speak to the 200 unit apartment complex at Dorr Road and Grand River. She assumes  $\frac{1}{3}$  of them will be coming this way. A 100 foot natural growth buffer is already there on Challis and Bauer and she suggests leaving the natural buffer and not removing it and putting in new trees. She agrees with Commissioner Rauch's comments.

Ms. Debbie Netsel 5801 Ramblewood Court spoke to the large size of the homes being built on an acre lot with no buffers between them. Due to the cost of the homes, she does not see this as a benefit to the community.

Ms. Christine Cross of 6984 Challis is concerned about the fire entrance. How will there be assurance that the cul-de-sac won't be opened up and used by the residents. She would like the 100-foot buffer so that they do not cut down those trees. There will be an increase in traffic. She had to sit at the light at Grand River for five cycles today.

Ms. Kelly Rector of 6299 Challis Road stated estate size homes should not be put on  $\frac{3}{4}$  acre lots. There are no  $\frac{3}{4}$  acre lots that have wells and septic. They have loved the nature and the wetland and the trees on this property.

Mr. Evan Meffert of 6541 Grand Circle Drive spoke about the path last time and he likes what is being proposed. Access to that public pathway would be a priority. Traffic is an issue. He would like another traffic study. The main entrance to the proposed development is still too close to the Grand Circle entrance.

Ms. Michelle Vancleve of 6573 Grand Circle Drive asked if all of the 100-buffers are shown in yellow on the plan. Mr. Nole~~s~~ showed there is a 100 foot buffer where existing trees will be saved and additional trees are added. The rear setback is 75 feet so there will be a total of 235 feet from the back of the existing house to the back of the proposed house and 100 feet of it is preserved open space.

Ms. Jennifer Swint of 6518 Catalpa Drive asked if the Township Attorney had done a litigation search on Pulte Homes. They have an extensive history.

Ms. Bonnie Spicher of 5606 Mountain Road stated Pulte bought this land as two acres to put houses on. People do not move here for  $\frac{3}{4}$  acre lots. She has sold a lot of real estate in this town.

Sheila who lives on Grand Circle Drive asked about lighting for the development. Will there be streetlights and will there be restrictions on house lighting?

Ms. Deb Beattie stated that since two members of the Planning Commission are not present this evening, this should be tabled since they should be able to hear all that was said and they should be part of the decision.

The call to the public was closed at 8:35 pm.

Commissioner Rauch asked about the 100-foot buffers. Mr. Nole<sup>s</sup> stated it is a requirement of the ordinance in the RPUD, cluster overlay. When abutting a public road or existing road, a 100 foot landscape buffer is required. There are no physical improvements above grade, after they clear the development area, such as where the roads, utilities, and house pad will be, they save as many trees as they can. Saving trees is what Pulte wants to do. It increases the cost of the lot and reduces their development costs. It will also include new landscaping plantings.

Commissioner McCreary asked if the petitioner would be able to tag trees that would remain. Mr. Nole<sup>s</sup> stated they can do that and it would come with the final engineering. She is concerned with a road being built through the wetlands. She agrees with Commissioner Rauch in protecting them. She knows that homes need to be built, but they need to be the right fit. She noted that none of the homes have first-floor master bedrooms. Mr. Nole<sup>s</sup> stated the plan they have developed is fully compliant with the Township's Master Plan. With regard to the wetland crossing, EGLE must approve a permit for this and they do in order to access an upland. She understands that, but the residents are very cognizant of wetlands.

Commissioner Rauch requested that the petitioner look at the seven lots and see if a private drive could be built with four lots or none at all. He is not in favor of these seven lots. He thanked the applicant for doing all of their work and having provided all of the information requested by the Township. He would also request that a new traffic study be done to include the 200 apartments that will be built on Dorr Road and Grand River. Mr. Nole<sup>s</sup> stated that the traffic study includes future proposed development and it is still rated as an A.

Commissioner Rauch would like to see the sidewalk extend along the new route of Challis Road. He is not opposed to allowing wells and septs on these properties. If the Health Department approves them, then they would be appropriate. He would like to table this item and request the petitioner look at the seven lots.

Chairman Grajek appreciates the work that the petitioner has done. He is not in favor of private drives. He does not agree with Commissioner Rauch in removing the lots.

Commissioner Chouinard believes that any reduction in wetland impact is beneficial. He does not want to see the path built inside the 100-foot buffer along Challis Road.

Commissioner Rauch would like to eliminate the active recreational aspects, such as paths and boardwalks, in the open space in favor of expanding the pathway connection off site and

suggests adding 50 percent more landscaping around the detention pond and weighting them towards the adjacent properties.

**Moved** by Commissioner Rauch, supported by Commissioner McCreary, to postpone Public Hearing # 1 for a proposed 58-unit single-family site condominium development located at the northwest corner of Challis Road and Bauer Road, to allow the petitioner to review the following items:

- The detention pond plantings to be increased by 50 percent and specific attention is paid to the plantings along the common property boundaries to the neighbors to the south.
- This commission would prefer to move forward with a plan that installs a sidewalk outside of the project boundary down to Bauer and Challis Road and work with the Livingston County Road Commission as to its location.
- The requirement for the active activity areas would be waived by this commission for protection of the wetlands on the west side of the property.
- The petitioner shall review the density of the currently designed properties numbered 13-19 to reduce that density so it meets the requirements of a private drive or to not develop at all.
- The petitioner shall, with their traffic engineer, ensure that the project on Dorr and GRA is included in the traffic study.

**The motion carried unanimously.**

## **OPEN PUBLIC HEARING #2... Consideration of Zoning Ordinance Text amendments to Article 11” General Provisions” of the Zoning Ordinance.**

### **A. Recommendation of Zoning Ordinance Amendment to Article 11 “General Provisions”**

Ms. Ruthig reviewed the proposed ordinance amendments. The State approved taking away control from local governments with regard to determining setbacks, heights, use requirements, etc. for solar and wind energy. The township is only allowed to determine where they can be placed.

The Planning Commission and staff discussed the proposed changes. Some typographical errors were noted and will be amended by staff.

The call to the public was opened at 9:26 pm with no response.

**Moved** by Commissioner Rassel, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Zoning Ordinance Amendment to Article 11 “General Provisions” as it relates to Public Act 233. **The motion carried unanimously.**



January 7, 2025

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

|                   |   |
|-------------------|---|
| <b>Attention:</b> | Amy Ruthig, Planning Director                                   |
| <b>Subject:</b>   | Legacy Hills – Residential Planned Unit Development (Review #4) |
| <b>Location:</b>  | Northwest corner of Challis and Bauer Roads                     |
| <b>Zoning:</b>    | AG Agricultural District  |

Dear Commissioners:

At the Township's request, we have reviewed the most recently revised submittal from Pulte Homes of Michigan for the proposed Legacy Hills development.

The applicant seeks a Residential PUD for a 55-unit single-family site condominium development on 127.57 acres of undeveloped land situated at the northwest corner of Challis and Bauer Roads (cover sheet dated 12/16/24).

**A. Summary**

**1. PUD Qualifying Conditions (Section 10.02):**

- a. The proposal requires approval by the Township in accordance with the cluster development option of Section 10.03.01(d) for residential units of less than 1 acre that are not served by public sewer or water.
- b. The applicant must address any technical comments provided by the Township Engineer, Brighton Area Fire Authority and/or Utilities Director.

**2. Rezoning Criteria (Section 22.04):**

- a. The proposed zoning designation of LDR/RPUD is consistent with the Future Land Use Plan and goals/objectives of the Township Master Plan.
- b. Use of the cluster development option under the RPUD overlay results in greater open space/natural feature protection than would otherwise be required (58.1%).
- c. The only use identified in the RPUD is detached single-family, which is generally reasonable and compatible with the area.
- f. The applicant must address any technical comments provided by the Township's engineering consultant, Utilities Director and/or Brighton Area Fire Authority.

**3. Conceptual PUD Plan and PUD Agreement (Section 10.03.01):**

- a. The pathway options provided warrant additional discussion.
- b. Dimensional deviations are sought for lot area, lot width, and 1 side yard minimum setback/combination of side yard setbacks.
- c. Cluster option:
  - i. Unit 30 does not provide the minimum lot area required and must be increased to at least 32,670 square feet.
  - ii. The road connection to Units 13-16 encroaches into the natural feature setback area and the wetland itself (thus requiring State and Township approval). The applicant has added the encroachment to the list of dimensional deviations sought via the RPUD.
  - iii. The applicant must include a preservation and maintenance plan with the final PUD site plan submittal.
  - iv. The Township may include reasonable conditions to ensure protection of public facilities and services, protection of the natural environment, compatibility with adjacent land uses, use of the land in a socially and economically desirable manner, and to implement the Master Plan.



- d. The applicant must address any comments provided by the Township's engineering consultant, Utilities Director and/or Brighton Area Fire Authority.
- e. The applicant must address staff and/or Township Attorney comments on the PUD Agreement.
- f. The applicant should identify the Challis and Bauer Road frontages of Units 32-45 as the rear yard (since they will be double-fronted lots).
- g. Signage identifying areas not to be disturbed (natural feature setback and landscape easement) should be included.



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

## **B. Proposal/Process**

The request is to create a Residential Planned Unit Development (RPUD) for 127.57 acres of land generally located at the northwest corner of Challis and Bauer Roads.

Because the RPUD is an overlay zoning district, the request includes rezoning to LDR Low Density Residential in conjunction with use of the RPUD.

At this time, the applicant seeks Planning Commission consideration of LDR/RPUD rezoning for 127.57 acres of land, the conceptual PUD plan, Environmental Impact Statement and draft PUD Agreement.

Following a public hearing, the Commission may put forth recommendations to the Township Board on each component of the request. The Township Board has final approval authority.

Given the nature of the project as a site condominium under a RPUD, the conceptual PUD site plan serves as the preliminary condominium plan. If approved, the final PUD site plan will serve as the final condominium plan.

For the applicant's information, condominium documents and agency approvals (Road Commission, Health Department, EGLE, etc.) will be required as part of the final PUD site plan submittal.

## **C. Qualifying Conditions**

We have reviewed the request for compliance with Section 10.02 (PUD Qualifying Conditions), as follows:

1. **Single Ownership.** The PUD application form states that "Pulte Homes of Michigan, LLC will be the sole owner and is capable of developing the site as one integral unit."

2. **Initiated by Petition.** The request has been properly initiated by submittal of the required materials, including applications for PUD, rezoning, and site plan review.
3. **Minimum Site Area.** Section 10.02.03 requires a minimum of 20 acres for the establishment of a PUD, while the site contains 127.57 acres of land.
4. **Benefits.** Use of the PUD will result in greater open space preservation that would otherwise be required (58.1%, including upland and wetland areas, as well as natural feature setbacks, and buffers along both public roadways and the abutting residential development to the west).
5. **Sewer and Water.** The site is not currently served by public sewer and water, nor are extensions proposed.

Section 10.02.05 states that “the Township may approve a residential PUD that is not served by public sewer or water, provided all lots shall be at least one (1) acre in area unless approved by the Township in accordance with the requirements provided in Section 10.03.01(d).”

The proposal entails a total of 55 detached single-family units, 8 of which exceed 1-acre in area.

The project includes a total of 74.14 acres of protected open space area and it is the applicant’s intent to seek use of the cluster option, per Section 10.03.01(d). These requirements are reviewed in greater detail in Paragraph E of this letter below.

The Commission should also consider any comments provided by the Township engineering consultant, Utilities Director, and/or Brighton Area Fire Authority with respect to this criterion.

#### **D. Rezoning Criteria**

We have reviewed the request for compliance with Section 22.04 (Criteria for Amendment of the Official Zoning Map), as follows:

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

The Township Master Plan and Future Land Use map identify the subject site as Low Density Residential and Large Lot Rural Residential. These classifications are consistent with LDR and RR zoning, respectively.

The proposed residential development is within the area planned as LDR, while the area planned as RR is to be protected and preserved as part of the RPUD. As such, the proposed underlying rezoning to LDR is consistent with the Future Land Use Plan.

Inclusion of the RPUD overlay ensures further protection of sensitive environmental areas and additional open space beyond what would otherwise be required, which is consistent with the goals and objectives of the Master Plan.

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

The site contains 3 regulated wetland areas comprising a total of 32.35 acres. The vast majority of these wetlands will not be disturbed; however, the project does include an encroachment into the 0.74-acre wetland for the roadway connection to Units 13-16.

This encroachment requires a permit from the State and approval from the Township as part of this project.

The protected upland areas (26.46 acres/20.7% of the property) also contain a significant amount of mature wooded areas that will not be disturbed given use of the RPUD overlay. It is important to note that this area will be protected in perpetuity as part of the cluster development.

The Environmental Impact Assessment includes correspondence from the County Health Department noting that the property is generally suitable for on-site sewage disposal and drinking water.

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

Based on gross acreage, current zoning (AG) would allow for development of approximately 12 detached single-family units.

The current AG zoning is a departure from the planned Low Density Residential. Given the discrepancy between current zoning and the Master Plan for this area, the Commission could find that development under AG standards is not reasonable.

**4. *The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.***

Per Section 3.03, the host of permissible land uses between AG and LDR zoning are nearly identical, save for the agricultural uses allowed in AG.

For this particular request, use of the RPUD overlay identifies the only allowable use as detached single-family units.

The proposed use and resulting density are similar in nature to the adjacent residential development.

The project does not meet the for a full traffic impact statement, but does require a traffic impact assessment, per Section 18.07.09. The previous submittal included the assessment (dated October 30, 2024), as required.

The assessment concludes that “the proposed development is expected to have minimal impact on the adjacent roadway network and the existing infrastructure can adequately accommodate the projected trips generated by the proposed development plan.”

Additionally, the current submittal includes a memo from the applicant’s traffic engineer (dated December 17, 2024) addressing comments provided at the recent Planning Commission meeting.

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

The applicant must address any comments provided by the Township engineering consultant, Utilities Director and/or Brighton Area Fire Authority related to this criterion.

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

The rezoning application form states that “supply is deficient for single family housing in Michigan in general and this proposal will increase single family homes while preserving over half of the site as open space.”

The second submittal included additional information regarding the demand for new single-family residences that has generally been deemed sufficient to address this criterion.

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

In our opinion, since the request is tied to lot size/density and not necessarily a different land use, rezoning to LDR and use of the RPUD overlay is more appropriate than another zoning district or amending host of allowable uses and the corresponding density of the AG District.

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

No rezoning requests have been submitted in the past year for the subject property.

**E. Conceptual PUD Plan**

We have reviewed the request for compliance with the Residential PUD standards (Section 10.03.01), as follows:

- 1. Submittal Materials.** The multiple submittals and presentations by the applicant have included the information required by Section 10.05.
- 2. Land Use.** As previously noted, the only use proposed is detached single-family residential.

As previously discussed, the project also includes internal sidewalks and a sidewalk connection to the adjacent neighborhood.

The off-site pathway connection presented at the previous meeting is not identified on the plan; however, a note is included on the cover sheet indicating the option of a path/boardwalk in the open space preservation area or a pathway connection to the roundabout in the public right-of-way with details to be finalized during final engineering.

It was our understanding that the Commission preferred the public pathway option. As such, this items warrants further discussion at the upcoming meeting.

- 3. Density.** Per this criterion, since a different designation is noted in the Master Plan, the request for RPPUD zoning concurrently includes rezoning from AG to LDR.

Per discussion at the previous meeting, this submittal includes a revised parallel plan depicting a total of 55 units based on conventional RR (units 13-23) and LDR (remainder of the development) requirements.

It is also important to reiterate that the parallel plan includes a roadway connection that crosses 2 regulated wetlands, which would require approval from the State as a conventional development.



- 4. Dimensional Standards.** Except where dimensional deviations are sought and granted as part of the PUD, the project must comply with LDR dimensional standards.

As previously noted, the majority of the proposed units do not meet the 1-acre minimum lot area; however, the proposal includes more open space than required to offset the total reduction in lot area for all 55 units.

Additionally, LDR requires a minimum lot width of 150 feet, though only a few units meet this standard.

The typical unit detail on Sheet C3 depicts compliant setbacks for the front, rear and 1 side yard; however, the 2<sup>nd</sup> side yard and combination of side yards are deficient by 10 feet (20' one side and 50' combination proposed).

These dimensional deviations have been included in both the conceptual PUD site plan and draft PUD Agreement, as previously requested.

- 5. Open Space.** Use of the RPUD overlay requires a minimum open space area of 25% (though the cluster option requires a minimum of 50%). As previously noted, the proposal entails an open space ratio of 58.1% (74.14 acres).

The open space area includes a 100-foot buffer along both main roadways and from the adjacent residential development to the west, as required.

The draft PUD Agreement included with the previous submittal included language noting that the open space areas will be preserved in perpetuity, as required.

- 6. Cluster Option.** The request has been reviewed for compliance with the standards of Section 10.03.01(d), as follows:

- 54 of the 55 units exceed the minimum allowable area of 32,670 square feet; however, Unit 30 provides only 31,584 square feet of lot area. Additionally, the table on Sheet C3 includes a typo for the area of Unit 24. These items must be corrected.
- The overall density is 0.43 dwelling units per acre, which is less than the maximum allowable density of 1-acre.
- Previous submittals included correspondence from the County Health Department that soils can accommodate on-site sewage disposal.
- The proposal includes extensive landscaping, buffering, and screening, as well as open space preservation beyond what would otherwise be required.
- As previously noted, the proposal protects more open space (58.1%) than would be required under conventional zoning. This includes areas of wooded uplands that could otherwise be developed.
- The common open space areas are primarily in the center and northwesterly portions of the property, though a smaller area is proposed in the southeast corner of the property.
- The site is under single ownership and it is the applicant's intent to complete the project in 1 phase.
- Protected open space accounts for 58.1% of the total property area (exceeding the 50% minimum).
- The current plan provides a 100-foot buffer along both roadways (Challis and Bauer), as well as along the adjacent residential development to the west. The landscape screening between the detention pond and adjacent neighborhood has also been increased, as previously requested.
- With one exception, the development provides 50 feet of natural feature setback around the wetland areas. The road connection to Units 13-16 encroaches into the setback area and the

wetland itself (thus requiring State approval). This encroachment has been incorporated into the request for dimensional deviations.

- The upland preservation in the northwest portion of the property and the buffers (noted above) will protect mature wooded areas that could otherwise be developed.
- The plan includes picnic tables in 2 of the open space areas and an off-site public pathway was discussed at the previous meeting. As previously noted, the pathway must be depicted on the conceptual PUD site plan.
- The draft PUD Agreement included with the previous submittal has a provision stating that the open space areas will be preserved in perpetuity via the recorded Master Deed, as required.
- If rezoning and conceptual PUD site plan approval are granted, the applicant must include a preservation and maintenance plan with the final PUD site plan submittal.
- As previously discussed, the Township may include reasonable conditions “ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, protecting the natural environment and conserving natural resources, ensuring compatibility with adjacent uses of land, promoting the use of land in a socially and economically desirable manner, and further the implementation of the Township Master Plan.”

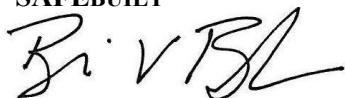
**7. Additional Considerations/PUD Agreement.** The applicant must address any comments provided by Township staff and the Township Attorney.

The most recent draft of the PUD Agreement addressed the majority of the comments provided in our previous review letters. However, we suggest the Commission require the following:

- The applicant should identify the main road frontage (Challis and Bauer Roads) of Units 32-45 as the rear yard since they will be double-fronted lots; and
- Signage should be incorporated along the edge of the natural feature setback and buffer easement to ensure that residents do not disturb these areas. Such signage and the applicable restrictions should be included in the PUD Agreement and Condominium Documents.

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

Respectfully,  
**SAFEBUILT**



Brian V. Borden, AICP  
Michigan Planning Manager



December 23, 2024

Ms. Amy Ruthig  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

**Re: Legacy Hills  
Conceptual Site Plan Review No. 4**

Dear Ms. Ruthig:

Tetra Tech conducted a fourth review of the conceptual site plan submittal for Legacy Hills last dated December 16, 2024. The site plan was prepared by The UMLOR Group for Pulte Homes. The site is located on the north side of Challis Road, just north of the new Challis Road and Bauer Road roundabout. The proposed PUD includes the addition of 55 single family homes. Improvements include a proposed private road with storm sewer and stormwater detention.

We offer the following comments:

#### **DRAINAGE AND GRADING**

1. The conceptual site plan includes stormwater and private road improvements within regulated wetland limits. An EGLE wetland permit will be required for this work and should be obtained prior to final site plan approval.
2. The conceptual site plan shows a detention pond and onsite storm sewer. Storm sewer and detention basin design and calculations should be provided for review as part of the final site plan review.
3. An overall proposed grading plan will need to be submitted for review and approval.

#### **WATER AND SANITARY SERVICE**

1. The proposed PUD does not have access to municipal water and sanitary sewer service and the cover sheet of the conceptual site plan notes that onsite septic and individual wells are proposed to serve the development and conceptual approval from the Livingston County Health Department (LCHD) has been obtained. Final approval from the LCHD should be provided prior to final site plan approval.
2. The Brighton Area Fire Authority has reviewed the proposed PUD and noted that fire protection water supply will be discussed during the final site plan process. The Petitioner will need to work with the Fire Authority to meet any fire suppression requirements they have as part of site plan approval.

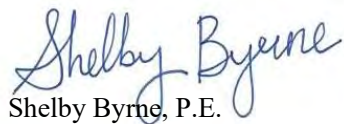
3. The concept plan shows two fire suppression wells per Fire Authority Requirements. In future submittals additional detail should be provided on the plans for the proposed wells and more detail should be provided on how they will operate.

#### TRAFFIC AND ROADWAYS

1. The proposed PUD would be served by a private road off Challis Road. Future road design should be in accordance with Genoa Township Engineering Standards and a Private Road Construction plan review will be required after final site plan approval.
2. The private road includes a dead-end cul-de-sac on the north end of the development. The road terminating in a dead-end is proposed to be just over 1,100 feet long, which exceeds the maximum length of 1,000 feet for a dead-end street. Given the natural features contained on the site it would be impossible to loop this dead-end road back to the rest of the development. The road will also only have four lots being served, which generates a minimal amount of traffic. Subject to review by the Brighton Area Fire Authority, we would support a variance for the length of the street.
3. A traffic study was provided by the petitioner. The study was conducted and prepared by Fleis & VandenBrink for the intersection on Challis Road and the proposed site driveway. Recommendations stated that no left or right turn lane will be warranted at the proposed site driveway on Challis Road.

The concept plan shows adequate access to the site and a detailed site plan should be submitted with the necessary documents for further review. We recommend that the petitioner consider the above comments in their preparation of the site plan approval process.

Sincerely,



Shelby Byrne, P.E.  
Project Engineer



Sydney Streveler, EIT  
Civil Engineering Group





# BRIGHTON AREA FIRE AUTHORITY

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

January 7, 2025

Sharon Stone-Francis  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Legacy Hills RPUD Site Plan  
Challis & Bauer  
Genoa Twp., MI

Dear Sharon,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on December 17, 2024 and the drawings are dated December 16, 2024 with the latest revisions dated December 16, 2024. The project is based on the proposed rezoning of approximately 127.57 acres from Agriculture to RPUD. The plan proposes 55 residential units and associated access and open space. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

**All previous review comments have been addressed in the recent submittal.**

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

cc: Amy Ruthig [amy@genoa.org](mailto:amy@genoa.org)



# Livingston County Department of Planning

February 20, 2025

Genoa Charter Township Board of Trustees  
c/o Janene Deaton Clerk  
2911 Dorr Rd.  
Brighton, MI 48116

Scott Barb  
AICP, PEM  
Director

Robert A. Stanford  
AICP, PEM  
Principal Planner

Martha Haglund  
AICP Candidate  
Principal Planner

**Re: Z-07-25 Genoa Rezoning from Agriculture (AG) to Low-Density Residential (LDR) with a Planned Unit Development (RPUD) Overlay using Cluster Option, 10.03.01 (d)**

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, February 19, 2025, and reviewed the zoning case above for parcels: 4711-23-300-003 (51.16 acres); 4711-23-400-001 (40.52 acres); 4711-23-400-007 (11.01 acres); 4711-23-400-008 (25.12 acres). The County Planning Commissioners made the following recommendation:

**Z-07-24 Approval.** The proposed rezoning from Agriculture (AG) to Low Density Residential (LDR) with a Residential Planned Unit Development (RPUD) Overlay using cluster option (10.03.01(d)), is compatible with surrounding land uses and compatible with the Township Master Plan.

Copies of the staff review and Livingston County Planning Commission meeting minutes are enclosed. Please do not hesitate to contact our office should you have any questions regarding county action.

Sincerely,

Martha Haglund, Principal Planner

## Department Information

Administration Building  
304 E. Grand River Avenue  
Suite 206  
Howell, MI 48843-2323

•  
(517) 546-7555  
Fax (517) 552-2347

•  
Web Site  
milivcounty.com/planning

Enclosures

c: Chris Grajek, Chair, Planning Commission  
Amy Ruthig, Planning Director

Meeting minutes and agendas are available at:  
<https://milivcounty.gov/planning/commission/>



## 7. ZONING REVIEWS:

### A. Z-06-25: HARTLAND TOWNSHIP, AMENDMENTS TO ZONING ORDINANCE ARTICLES – ARTICLE 5.14.3.D, PRIVATE SWIMMING POOLS.

Hartland Township is proposing to amend their zoning ordinance to allow in-ground swimming pools, in the front yard setback for waterfront homes. The front yard setback for waterfront homes is considered to be located between the water and the dwelling. The amendments include language for the required fencing around an inground pool.

**Township Recommendation: Approval.** The Hartland Township Planning Commission held a work session September 26, 2024; to discuss the proposed amendments, the consensus was to amend the zoning ordinance. The Hartland Township Planning Commission recommended approval for the proposed amendments at their public hearing on January 23, 2024.

**Staff Recommendation: Approval.** The proposed text amendments are appropriate and consistent with existing zoning language. Staff encourages the township to consider all staff comments prior to final adoption.

**Commission Discussion:** Commissioner Ikle inquired about water removal from pools and whether there are considerations for non-point pollution near other water bodies. Troy Langer, Hartland Township Planning Director, clarified that EGLE monitors and enforces issues related to such issues. Commissioner Funk also questioned the issue and the need for Township monitoring. Commissioner Anderson asked about fencing around in-ground pools.

**Public Comment:** None.

#### Commission Action

**Commissioner Action: IT WAS MOVED BY COMMISSIONER BOWDOIN TO RECOMMEND APPROVAL, SECONDED BY COMMISSIONER BURKHOLDER.**

**Motion passed: 7-0.**

### B. Z-07-25: GENOA TOWNSHIP, REZONING: AG AGRICULTURE TO LDR, LOW DENSITY RESIDENTIAL, WITH A RPUD, RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY, IN SECTION 23.

**Current Zoning:** AG AGRICULTURE

**Proposed Zoning:** RPUD RESIDENTIAL PLANNED UNIT DEVELOPMENT (OVERLAY)

**Section:** Section 23

**Township Master Plan:** Genoa Township's Master Plan splits the subject area into two categories, described below:

*Low Density Residential (77 acres, western portion of site): This designation is for single family residential development located between rural residential areas and the more developed areas of the Township. While these areas are not planned for sewer service, they have fewer environmental constraints found in the Rural Residential. These areas are only intended for residential uses or small-scale neighborhood-serving non-residential uses. Single family residential uses within these areas will be located on lots of at least 1 acre in size.*

*Large Lot Rural Residential (51 acres, eastern portion of site): This designation identifies areas to be developed as single family residential on large lots. Many of the areas have significant natural limitations such as wetlands or severe soil limitations and are not planned for sanitary sewer. These areas are only intended for residential uses or small-scale neighborhood-serving non-residential uses. This classification is recommended for single family residences on lots no smaller than 2 acres or clustered development with a net density of 1 unit per acre.*



**Township Planning Commission Recommendation: Approval.** The Genoa Township Planning Commission recommended approval at their January 13, 2025, meeting. There were two prior Planning Commission meetings to review this case. Commissioner discussion included: screening, wetland protection, density of the development, providing active recreation and traffic studies. Public comments included: traffic concerns, potential future well issues, tree removal, runoff, and preservation of the wetlands.

**Staff Recommendation: Approval.** The proposed rezoning from Agriculture (AG) to Low Density Residential (LDR) with a Residential Planned Unit Development (RPUD) Overlay using cluster option (10.03.01(d)), is compatible with surrounding land uses and compatible with the Township Master Plan.

**Commission Discussion:** Commissioner Ikle asked about the egress to east near Challis Road. The applicant explained this as an emergency exit as required by the local fire department. There were also questions regarding the lots adjacent to the railroad tracks and any potential safety elements.

**Public Comment:** None.

**Commission Action:**

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

**Motion passed: 7-0.**

**C. Z-08-25: HOWELL TOWNSHIP REZONING:**  
**I, INDUSTRIAL TO IFZ - INDUSTRIAL FLEX ZONE, IN SECTION 28.**

**Current Zoning: I INDUSTRIAL**

**Proposed Zoning: IFZ INDUSTRIAL FLEX ZONE**

**Section: Section 28**

**Township Master Plan:** The Howell Township Future Land Use Map (2022) designates the subject parcel as Industrial Flex. The Township Master Plan states the following regarding the Industrial Flex future land use classification:

*This area is intended to be flexible with regard to specific used that might be permitted while being more prescriptive with regard to design and quality of development. It is recognized that some of the uses permitted in the industrial and commercial districts could be compatible land uses. The flexibility of the district is intended to foster economic development, create employment opportunities, and increase tax base by promoting development or redevelopment of land that is adjacent to existing industrial and commercial uses....*

The property is located along a highly industrial area of N. Burkhart Road and Hydraulic Drive with numerous existing industrial land uses that are already well established including electrical services, tool repair, auto collision repair, and outdoor storage. The subject property is master planned as industrial flex with industrial and highway commercial future land use categories nearby that parallel the intentions of the Howell Township Master Plan.

The proposed rezoning is compatible with the goals and objectives of the Howell Township Master Plan and a rezoning to Industrial Flex is appropriate for the subject parcel.

**Township Planning Commission Recommendation: Approval.** The proposed rezoning was approved at the January 28, 2025, public hearing. There were no major comments indicated in the draft meeting minutes from the January 28, 2025, public hearing.

**Staff Recommendation: Approval.** The proposed rezoning from I (Industrial) to IFZ (Industrial Flex Zone) is consistent with the overall goals and objectives of the 2022 Howell Township Master Plan and the Livingston County Comprehensive Plan.





**LIVINGSTON COUNTY PLANNING DEPARTMENT**  
**REZONING REQUEST - | -**  
**STAFF REPORT**

**CASE NUMBER:**  
**Z-07-25**

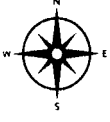
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|----------------------------|-----------------------|------------------------|-----------------------|
| <b>COUNTY CASE NUMBER:</b> | <b>Z-07-25</b>        | <b>TOWNSHIP:</b>       | <b>GENOA TOWNSHIP</b> |
| <b>REPORT DATE:</b>        | <b>02/3/2025</b>      | <b>SECTION NUMBER:</b> | <b>23</b>             |
| <b>STAFF ANALYSIS BY:</b>  | <b>MARTHA HAGLUND</b> | <b>TOTAL ACREAGE:</b>  | <b>127.57</b>         |

|                           |  |
|---------------------------|--|
| <b>APPLICANT / OWNER:</b> | <b>Paul Schyck, Pulte Homes of Michigan LLC, Legacy Hills Development</b>  |
| <b>LOCATION:</b>          | <b>North side of Challis Rd between Dorr Rd. and Baur Rd. Legacy Hills Development</b><br>4711-23-300-003 (51.16 acres); 4711-23-400-001 (40.52 acres); 4711-23-400-007 (11.01 acres); 4711-23-400-008 (25.12 acres) |
| <b>LAND USE:</b>          | <b>Vacant/Undeveloped</b>  |

| <b>CURRENT ZONING:</b>  | <b>REQUESTED ZONING:</b>  |
|---|---|
| Agriculture (AG)  | Low Density Residential (LDR) with a Residential Planned Unit Development (RPUD) Overlay  |
| <b>PERMITTED/SPECIAL USES (Not all inclusive):</b>  | <b>PERMITTED/SPECIAL USES (Not all inclusive):</b>  |
| <b>Permitted:</b> Single family detached dwellings, accessory home occupations, farm stands, cider mills and selling of produce grown on premises, keeping of livestock, public owned parks and recreation areas. | <b>Permitted:</b> Single family detached dwellings, accessory home occupations, keeping of pets, home daycare and foster care, essential public services, publicly owned parks, private non-commercial parks. |
| <b>Special:</b> Bed & breakfast, cider mills selling produce not grown on premise, commercial stables, commercial kennels, churches, golf courses.  | <b>Special:</b> Bed and breakfast, churches, schools, golf courses, group daycare   |
| <b>Minimum Lot Area:</b> 10 acres   | <b>Minimum Lot Area:</b> 32,670 sq. ft.   |

| <b>TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:</b>  | <b>ESSENTIAL FACILITIES AND ACCESS:</b> |
|--|---|
| The Genoa Township Planning Commission recommended approval at their January 13, 2025, meeting. There were two prior Planning Commission meetings to review this case. Commissioner discussion included: screening, wetland protection, density of the development, providing active recreation and traffic studies. | <b>Water:</b> Well                      |
|  | <b>Sewer:</b> Septic                    |
|  | <b>Access:</b> Challis Rd.              |

|   |  |
|---|--|
| Public comments included: traffic concerns, potential future well issues, tree removal, runoff, and preservation of the wetlands. |  |
|---|--|

| EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION:                            |                      |                              |  |   |
|---|----------------------|------------------------------|--|---|
|   |                      | Land Use:                    | Zoning:  | Master Plan:  |
| <b>Subject Site:</b>  |                      | Vacant/Undeveloped           | Agriculture                                    | Low Density Residential & Large Lot Rural Residential |
|  | <b>To the North:</b> | Vacant/Large Lot Residential | Agriculture & Public and Recreation Facilities | Large Lot Rural Residential                           |
|   | <b>To the East:</b>  | Vacant/Undeveloped           | Rural Residential                              | Low Density & Large Lot Residential                   |
|   | <b>To the South:</b> | Low Density Residential      | Low Density Residential                        | Low Density Residential                               |
|   | <b>To the West:</b>  | Low Density Residential      | Country Estates                                | Large Lot Residential                                 |

| ENVIRONMENTAL CONDITIONS:             |   |
|---------------------------------------|---|
| <b>Soils / Topography:</b>            | <p>Fox Boyer Complex 2-6 Slopes (22%), Fox Boyer 12-18 Slope (17%), Fox Boyer Complex 18-25 Slopes (19%) and Houghton Muck (9%) and Carlisle Muck (8%)</p> <p>The topography has semi-steep slopes on the east side of the property and hydrologic soils to the west.</p> |
| <b>Wetlands:</b>                      | Approximately, 32 acres of the site is regulated wetlands.  |
| <b>Vegetation:</b>                    | In total about 70 acres of the site is wetlands/scrub. Thirty-eight acres of the site appear to be mature deciduous forest while the remaining 20 acres is a cleared field.   |
| <b>County Priority Natural Areas:</b> | The parcel has 42 acres of a Priority 3 Livingston County Natural Area. Mainly the wetland noted above. This natural feature is part of a 105-acre Priority 3 natural feature found north of Challis Road.  |

| TOWNSHIP MASTER PLAN DESIGNATION:   |
|---|
| <p>Genoa Township's Master Plan splits the subject area into two categories, described below:</p> <p><b>Low Density Residential (77 acres, eastern portion of site):</b> <i>Low Density Residential: This designation is for single family residential development located between rural residential areas and the more developed areas of the Township. While these areas are not planned for sewer service, they have fewer environmental constraints found in the Rural Residential. These areas are only intended for residential uses or small-scale neighborhood-serving non-residential uses. Single family residential uses within these areas will be located on lots of at least 1 acre in size.</i></p> <p><b>Large Lot Rural Residential (51 acres, western portion of site):</b><br/> <i>This designation identifies areas to be developed as single family residential on large lots. Many of the areas have significant natural limitations such as wetlands or severe soil limitations and are not planned for sanitary sewer. These areas are only intended for residential uses or small-scale neighborhood-serving non-residential uses. This classification is recommended for single family residences on lots no smaller than 2 acres or clustered development with a net density of 1 unit per acre.</i></p> |

**COUNTY COMPREHENSIVE PLAN:**

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

**COUNTY PLANNING STAFF COMMENTS:**

The intent of the petitioner is to develop 55 single-family homes utilizing the Cluster Option for RPUDs; outlined in 10.03.01(d) in the Township Zoning Ordinance. The Cluster Option allows for a reduction in lot size up to 25% of the 1-acre (minimum 32,670 square feet). The ordinance also stipulates that the developer preserve at least 50% of the site for open space in perpetuity. A Planned Unit Development Agreement and Concept Plan were also recommended for approval.

Section 22.04 of Genoa Township's Zoning Ordinance offers Criteria for Amendment of the Official Zoning Map:

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

The Township Master Plan designates the site as Low Density Residential and Large Lot Residential. The Large Lot Residential portion consists mainly of regulated wetlands that are proposed to be preserved by the developer. The Master Plan notes that this designation will likely have environmental constraints but could be developed using a clustering technique with a net density of 1 per acre.

The remaining portion of the subject site are proposed to have single family homes with a future land use designation of Low-Density Residential. The Low-Density Residential designation recommends a 1-acre minimum lot size.

Additional goals established in the Master Plan include the preservation of natural features and open space. To align with this goal, a RPUD with Cluster Option may offer more opportunities to preserve natural features than the Agriculture District.

Since the Master Plan was adopted, a major transportation project was completed with the installation of a roundabout at the intersection of Challis and Bauer Rd. The development trends in the area will likely remain low density residential due to municipal water and sanitary sewer not being available.

Generally, the proposed rezoning from Agriculture to Low Density Residential with a Residential Planned Unit Development with Cluster Option Overlay is consistent with the goals, policies and future land use designations of the Township Master Plan.

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

The subject site has approximately 30 acres of regulated wetlands. Almost all of which are proposed to be preserved as open space. The proposed conservation area also includes an upland area with 25 acres of mature forest. The high priority areas natural areas will be preserved in perpetuity; therefore the rezoning could be compatible with the site's physical natural features.

There appears to be about 25 acres of mature wooded area located on the proposed development area. The interior vegetation would be cleared for the development. The site is located on rolling hills with some areas with somewhat steep slopes that could pose some challenges for grading and well & septic installations.

However, the Environmental Impact Assessment submitted by the applicant does include correspondence from the Livingston County Health Department summarizing their preliminary approval for the project.

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

The Agriculture District allows for up to 12 dwellings on 10-acre lots. The proposed rezoning could align more closely with the planned low density residential that allows for 1 acre lots. Also, by concentrating development,

utilizing the cluster option, the proposed rezoning would preserve a large area that would not be required under conventional Low Density Residential District.

**4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values. GENOA TOWNSHIP ZONING ORDINANCE Amendments 22-5**

The potential uses are limited to residential and associated uses. The surrounding existing low density residential and agriculture districts would be compatible. The site has regulated wetlands on the western portion of the property and would limit development to the eastern portion of the site. The required tree removal from the eastern portion could be offset by the amount being preserved in the open space.

Since the Master Plan update there was a round-about installed south of the project that could influence the development trends in the area but generally low density residential is anticipated to continue in the area. The applicant did submit a traffic study and found Levels of Service would remain at A & B levels.

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

A development would not impact the sewer and water district as the site is not planned to connect to that infrastructure. The developer will need to meet all sanitary requirements through site plan approval process. The Applicant's Environmental Assessment also describes conditions below:

**IMPACT ON PUBLIC UTILITIES:** "Potable Water and Wastewater services will be supplied via on-site septic systems and individual wells installed to Livingston County Health Department standards for the anticipated 58 Units [now 55 units]. Therefore, there will be no impact on city sewers and water capacity. We conducted more than 120 test holes and have received preliminary approval from LCHD on-site septic systems. A Hydrogeologic study has been conducted including test wells by MacDowell and Associates and there was adequate quantity and quality of water for individual potable water wells. Also, MacDowell found adequate flow for fire suppression wells."

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

Generally, there seems to be a growing demand for single-family dwellings in Livingston County. The proposed development could increase housing supply while also preserving the natural features on the site.

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

Revising the permitted uses or lot density requirements under the AG district would not be more appropriate.

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

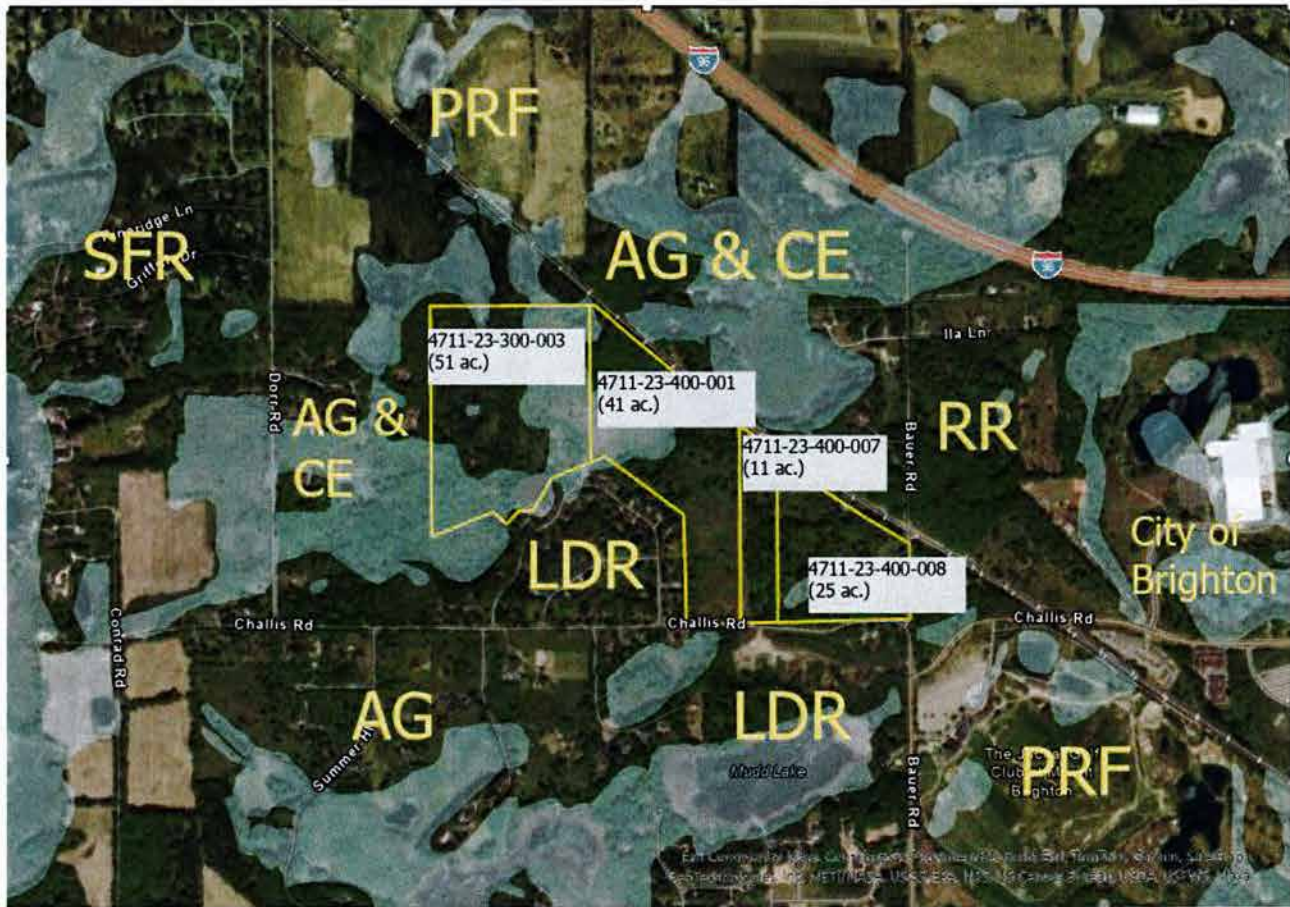
There has not been a request for a rezoning in the last year.

**COUNTY PLANNING STAFF RECOMMENDATION:**

**APPROVAL:** The proposed rezoning from Agriculture (AG) to Low Density Residential (LDR) with a Residential Planned Unit Development (RPUD) Overlay using cluster option (10.03.01(d)), is compatible with surrounding land uses and compatible with the Township Master Plan.

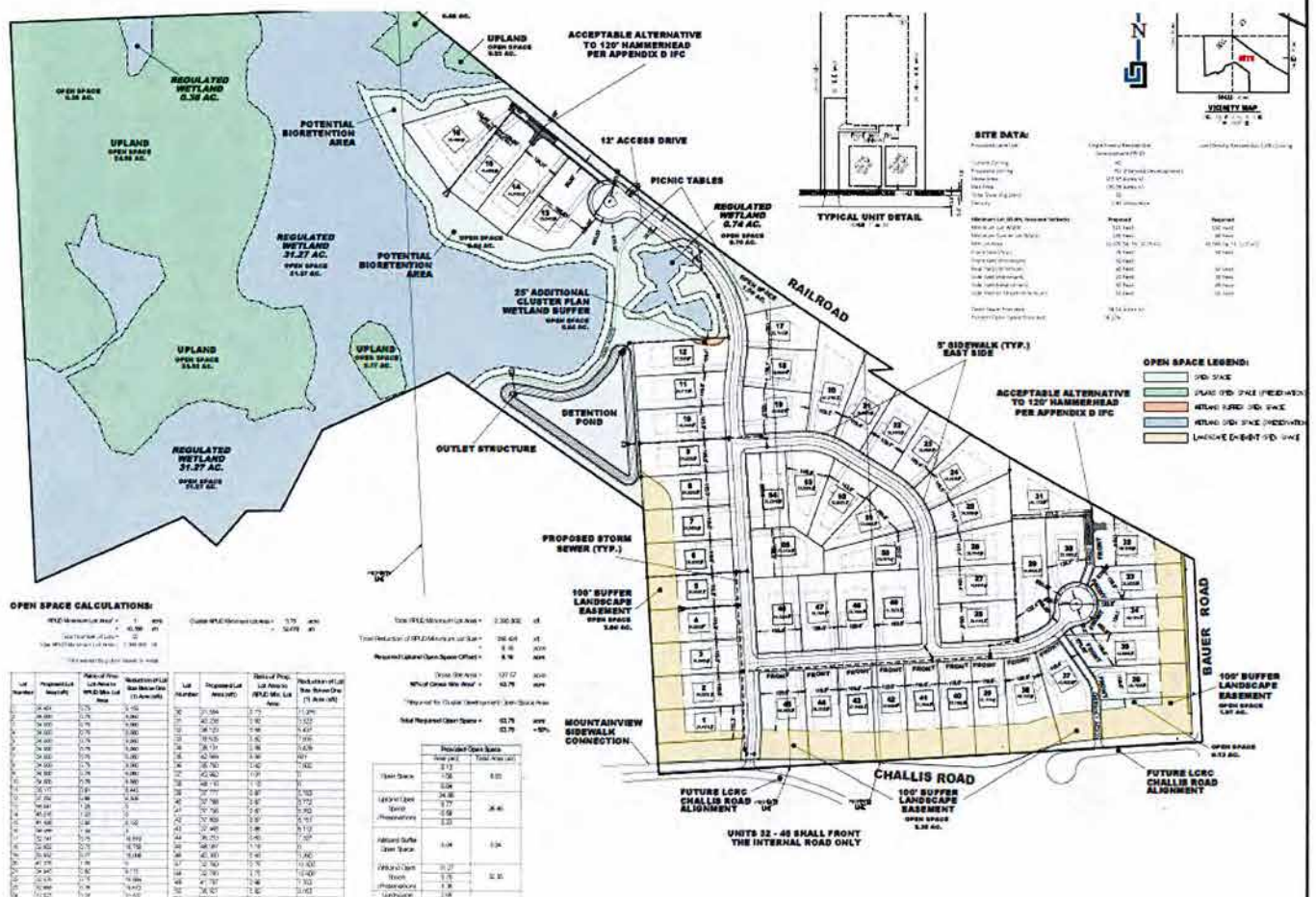


## AERIAL AND SURROUNDING ZONING MAP:



Ag: Agricultural  
CE: Country Estates  
RR: Rural Residential  
LDR: Low Density Residential

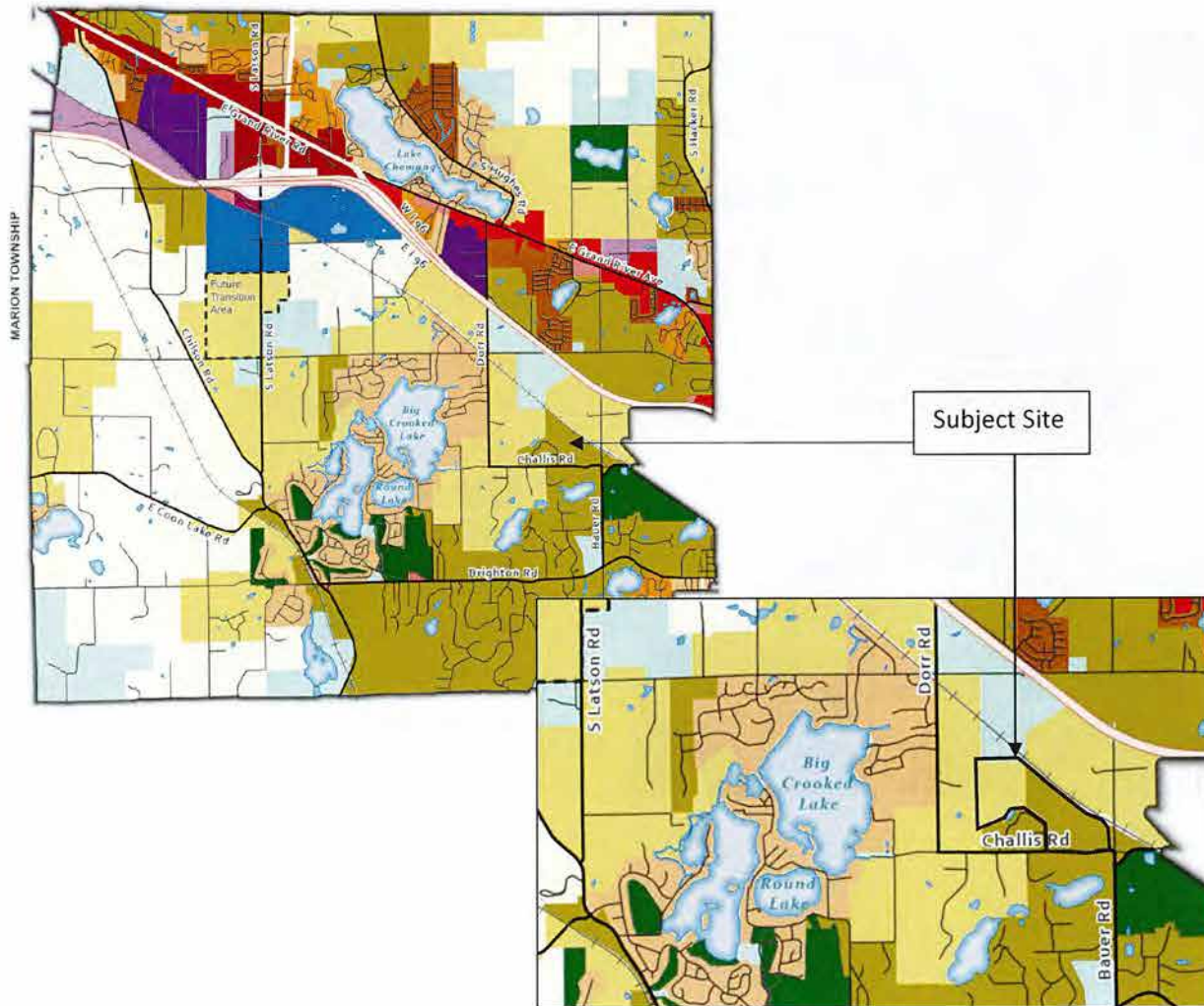
## PRELIMINARY SITE PLAN IN PUD AGREEMENT



The 55 units are above the required minimum lot requirement, 32,670 square feet.

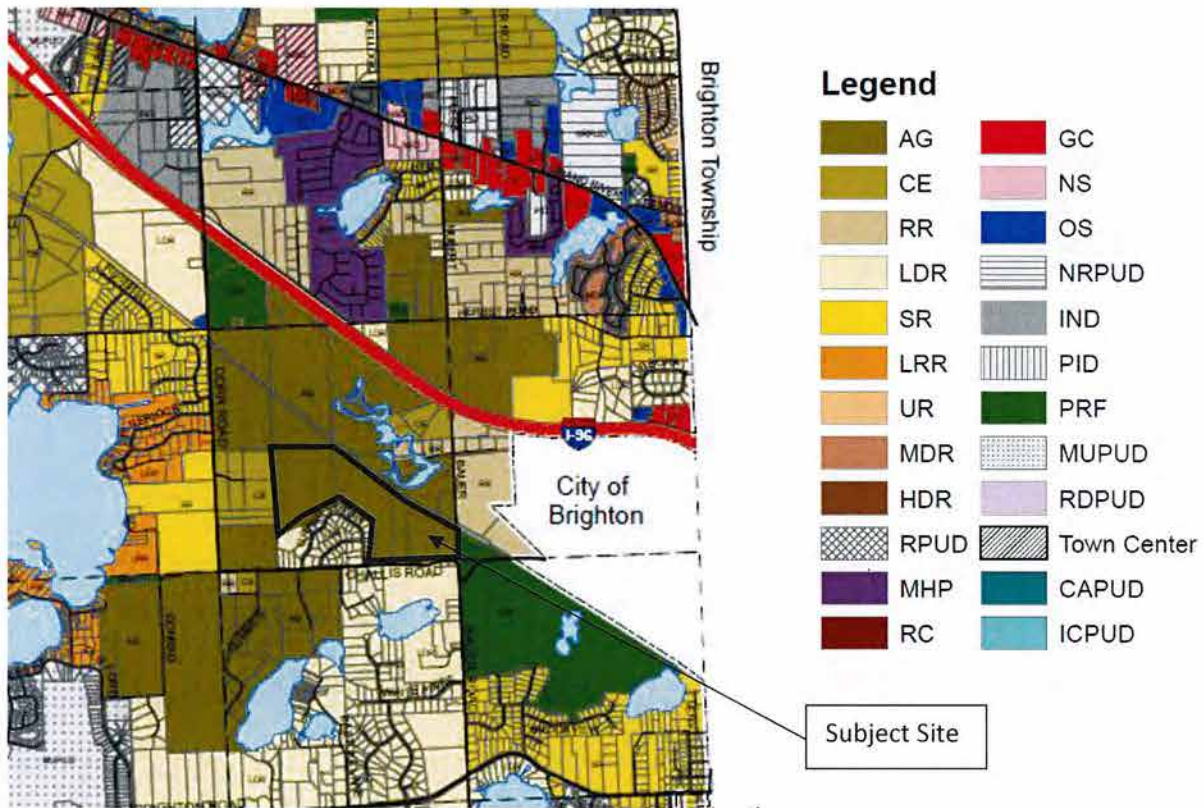


## FUTURE LAND USE MAP:



- |                                     |                                |
|-------------------------------------|--------------------------------|
| Agriculture/Country Estate          | Mixed Use - East Grand River   |
| Large Lot Rural Residential         | Mixed Use - West Grand River   |
| Low Density Residential             | Industrial                     |
| Small Lot Single Family Residential | Research and Development       |
| Medium Density Residential          | Interchange Campus             |
| High Density Residential            | Interchange Commercial         |
| Neighborhood Commercial             | Public/Institutional/Utilities |
|                                     | Private Recreation             |

## TOWNSHIP ZONING MAP:





**From:** [christinecross50@aol.com](mailto:christinecross50@aol.com)  
**To:** [Amy Ruthig](mailto:Amy.Ruthig)  
**Subject:** Fw: Pulte Homes at Challis and Bauer Roads  
**Date:** Tuesday, December 3, 2024 9:06:18 AM

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[Sent from AOL on Android](#)

----- Forwarded Message -----

**From:** "christinecross50@aol.com" <christinecross50@aol.com>  
**To:** "amy@genoa.org" <amy@genoa.org>  
**Sent:** Mon, Dec 2, 2024 at 8:02 AM  
**Subject:** Pulte Homes at Challis and Bauer Roads

Amy,

I am Christine Cross, one of the adjacent property owners to the new planned development within 300 feet .

Please address the following questions;

If the PUD goes through and they are not building on all 4 of the pieces of property that they are acquiring what is to stop them from coming back to the board after building these 50+ houses and requesting another PUD variance on the pieces they did not build on?

Why are you entertaining a PUD, when zoning ordinances 3.04.01 and .02 state that any parcels under 1 acre must be built with public sanitary systems? They are planning well and septic which does not meet the zoning regulations. This PUD seems like an end around the current regulations. Why are they not being made to further expand the township sewer and water infrastructure?

The Master Plan repeatedly states throughout the importance of preserving woodland and wetlands. Why would you allow a builder to come in and clearcut these pieces of property even though they are not building on all of it? They clearly stated at the last meeting this was their plan.

The Master Plan states the importance of preserving wetlands. Pulte Homes has been involved in several lawsuits with the EPA and different States for not following wetlands regulations. Even if they do follow all the regulations how will they account for lawn chemical run off from the homes they plan on building arounds the wetlands? \$ 750,000+ homes are the types of homeowners that use lawn services to maintain perfectly weed free lawns, which require damaging chemicals.

Can you guarantee these homes will not effect the wells of the surrounding homeowners? When Mt. Brighton had the golf course open everyone in that area had well issues, myself included. It's not just the household water they will be using but the sprinkler systems that will effect water usage. Since the golf course shut down the area is back to no well issues again.

What hardship requirements have been met by the landowner in order to change the zoning. Making a larger profit from the sale of the land does not fly as a hardship?

I would like everyone on the planning board to do a google search of Pulte Homes and lawsuits. There are far too many to list. Pulte Homes has a very bad reputation and I firmly believe they are not the builder for this site.

I will be attending the meeting to voice my concerns. Please share this email with the other Planning Commissioners.

Thank you,

Christine Cross  
6984 Challis Road

[Sent from AOL on Androi](#)

From: [Martin Doa](#)  
To: [Amy Ruthig](#)  
Subject: Low-Density Residential (LDR) with RPUD overlay to allow for a proposed 58-unit single family site condominium development located at the northwest corner of Challis and Bauer Roads  
Date: Friday, November 22, 2024 10:00:47 AM

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Hi Amy,

Welcome to Genoa Township! In spite of past and current challenges, it is a great place to live!!

Regarding the above, in a sentence or two; if **"Low-Density Residential (LDR) with RPUD"** = the same or lower density that is in place at *The Ridge or White Pines Estates* (my neighborhood), then in my mind it is a go! Any greater density, regardless of "concession(s)", superb landscaping, wildlife or nature set aside...or donations to the great activity center at Genoa Township office...it must be a resounding, emphatic NO!!

First and foremost it would be out of character in relation to zoning and most importantly a profound adverse impact upon the surrounding area..."beautiful community of country living..." shown below. It is my firm belief and that of many of my fellow Genoa Township residents (all who voted the prior administration out for not protecting our great environment) no high density housing or someone's wordsmith interpretation of "Low Density". One need only look to our neighbors in the City of Brighton...soon to be Novi II. The folks at Pulte are a well-oiled machine adept at such matters and production housing...especially Low/High Density Condominiums. They are neither boy scouts nor saints, nor do they always play by the rules.

For an example of intrusive and offensive "development", one need only look to the "Beige Breadbox, aka The Dog House", foisted upon the residents in my area...the BAS leadership out of control, with no transparency or accountability...the Bauer - Brighton Rd intersection is an accident waiting to happen compliments of the BAS do-gooders. After a 5-6 months long and 15-20 emails conversation with Matt Outlaw...Best I can tell...no environmental impact study...no traffic study, etc. Through my communications with Mr. Matt Outlaw the Superintendent, this facility's hours of operation were to closely mirror the hours of operation of the local schools...it has in fact morphed into a whenever we feel like using it facility...Sunday morning, 8 or 9:00 PM...a pock on the area

The mission statement or credo below should be conspicuously posted on a sign above all meeting rooms and conference rooms at Genoa Twp offices...a clear, persistent reminder of their guiding principle and what makes Genoa Twp, such a great place to live

*"GENOA TOWNSHIP is a charter township located in the heart of Livingston County, Michigan. Lakes and wetlands, rolling hills and meadows, state parks and wildlife all abound in this beautiful community of country living."*

Lastly, when will planning, zoning, etc., meetings be live-streamed? Given the importance of such matters, and the required technology in place...as well as the busy schedules, family commitments, etc of Gena Twp residents, this is just about a requirement. Your thoughts?

Best Regards,  
Martin A. Doa

**"Data are impersonal; opinions are not." – Dr. Pat Hammett**



**From:** [Martin Doa](#)  
**To:** [Amy Ruthig](#)  
**Subject:** Re: Low-Density Residential (LDR) with RPUD overlay to allow for a proposed 58-unit single family site condominium development located at the northwest corner of Challis and Bauer Roads  
**Date:** Friday, November 29, 2024 2:56:48 PM  
**Attachments:** [image001.png](#)  
[image.png](#)

---

Hi Amy,

***Please delete the prior email, as it was a bit too verbose and inaccurate, the correct version is below....Thank You! Martin A. Doa***

Hi Amy,

Welcome to Genoa Township! In spite of past and current challenges, it is a great place to live!

Regarding the above, in a sentence or two; if "Low-Density Residential (LDR) with RPUD" = the same or lower density that is in place at The Ridge or White Pines Estates (my neighborhood), then in my mind it is a go!

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For an example of intrusive and offensive "development", one need only look to the "Beige Breadbox, aka The Dog House", foisted upon the residents in my area...the BAS leadership out of control, with no transparency or accountability...the Bauer - Brighton Rd intersection is an accident waiting to happen compliments of the BAS do-gooders. After 5-6 months and 15-20? emails with Matt Outlaw...Best I can tell...no environmental impact study...no traffic study, etc.

Through my communications with Mr. Matt Outlaw (he inherited this project) the Superintendent, *this facility's hours of operation were to closely mirror the hours of operation of the local schools...* it has in fact morphed into a whenever we feel like using it facility...Sunday morning, 8 or 9:00 PM...a pock on the area. Attached a recent photo of this matter...

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**Best Regards,  
Martin A. Doa**



Genoa Charter Township

2911 Dorr Road, Brighton, Michigan 48116

Office: 810-227-5225 Ext. 114 Direct: 810-224-5824

E-mail: [amy@genoa.org](mailto:amy@genoa.org), Url: [www.genoa.org](http://www.genoa.org)

**From:** Martin Doa <[mojavemarty@gmail.com](mailto:mojavemarty@gmail.com)>

**Sent:** Friday, November 22, 2024 10:00 AM

**To:** Amy Ruthig <[amy@genoa.org](mailto:amy@genoa.org)>

**Subject:** Low-Density Residential (LDR) with RPUD overlay to allow for a proposed 58-unit single family site condominium development located at the northwest corner of Challis and Bauer Roads

Hi Amy,

Welcome to Genoa Township! In spite of past and current challenges, it is a great place to live!!

Regarding the above, in a sentence or two; if "**Low-Density Residential (LDR) with RPUD**" = the same or lower density that is in place at *The Ridge or White Pines Estates* (my neighborhood), then in my mind it is a go! Any greater density, regardless of "concession(s)", superb landscaping, wildlife or nature set aside...or donations to the great activity center at Genoa Township office...it must be a resounding, emphatic NO!!

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Lastly, when will planning, zoning, etc., meetings be live-streamed? Given the importance of such matters, and the required technology in place...as well as the busy schedules, family commitments, etc of Genoa Twp residents, this is just about a requirement. Your thoughts?

**Best Regards,  
Martin A. Doa**

**"Data are impersonal; opinions are not." – Dr. Pat Hammett**

**From:** [vincent.doa](#)  
**To:** [Amy.Ruthig](#); [Kelly.VanMarter](#)  
**Subject:** Re: proposed rezoning of 127.57 acres from Agriculture (AG) to Low-Density Residential (LDR)  
**Date:** Monday, December 2, 2024 11:20:48 AM

---

Adding Kelly and my address. 4867 Oak tree ct, Brighton, MI 48116

Dear Genoa Township Zoning Board,

As a lifelong resident of Genoa Township, I write to express my unequivocal opposition to the proposed rezoning of 127.57 acres from Agriculture (AG) to Low-Density Residential (LDR) for the construction of a 58-unit single-family site condominium development at Challis and Bauer Roads. This proposal epitomizes the troubling trend of overdevelopment that has plagued our township in recent years, leading to overcrowding, increased traffic congestion, and a diminished quality of life for residents.

Genoa Township was once a charming, livable community, valued for its small-town feel and balance of residential and agricultural spaces. However, the relentless approval of new developments has stretched our infrastructure beyond its capacity, particularly our already strained transit systems. The addition of 58 new homes in this area will exacerbate existing traffic issues, further burden township services, and erode the unique character of our community.



It is deeply troubling that the township and city of Brighton continues to justify these approvals with unfounded concerns over potential “takings” lawsuits. As an attorney with extensive experience in one of the world’s largest banks, I can confidently state that the township’s preemptive capitulation to such legal threats is misplaced. The legal grounds for a takings claim in this context are tenuous at best. Simply put, the township is not obligated to approve every rezoning application out of fear of litigation. Genoa Township’s elected and appointed officials have a responsibility to prioritize the long-term interests of residents over the short-term demands of developers.

The rezoning of agricultural land for residential development also raises questions about the township’s commitment to sustainable growth. Paving over farmland for subdivisions represents a short-sighted approach that disregards the environmental and aesthetic value of open spaces. Genoa Township deserves better than to see its heritage of agricultural land sacrificed for unnecessary housing projects that primarily benefit private developers.

I urge the Zoning Board to reject this proposal and instead focus on strategies to manage growth responsibly, prioritize infrastructure improvements, and preserve what remains of Genoa Township’s small-town character. Residents like me are counting on you to demonstrate the moral fortitude

and vision to say no to reckless overdevelopment.

Thank you for considering my perspective.

Best Regards,

Vincent A. Doa II

**From:** [susan gorecki](#)  
**To:** [Amy Ruthig](#)  
**Subject:** Home development Bauer and Challis  
**Date:** Monday, December 2, 2024 12:03:00 PM

---

Hi i am a resident of Genoa Twsp. And apose the development proposed. We move to this area 23 years ago and want this area to stay a rural community not another big city. Luxury homes are fine but not low income section 8 housing Thank you

November 19, 2024

Dear Genoa Charter Township Planning Commission:

Please accept the following comments on the subject of Public Hearing #1, Genoa Charter Township Planning Commission Public Hearing held October 15, 2024 PUD agreement, environmental impact assessment, PUD conceptual and preliminary site condo plan to rezone 127.57 acres from Agriculture (AG) to Low-Density Residential (LDR) with an RPUD overlay to allow for a proposed 58-unit single-family site condominium development on the agenda for December 4, 2024.

Thank you to the Planning Commission for your service to the community. Thank you also for tabling the Legacy Hills PULTE proposal and requiring more information. Based on current zoning we request that the township does not approve both the rezoning request from PULTE HOMES OF MICHIGAN LLC from Agricultural to LDR and the RPUD cluster overlay request. The reasons for this are as follows:

### Development Density

PULTE is requesting moving 3 zoning 'levels' and using the newly enacted RPUD cluster option to build a development that is out of character with the existing homes in the area. Instead of the RPUD cluster option with 'Open Space', a zoning of Country Estates will also preserve open space and limit the number of lots available on wetland and in the development overall.

In the 1.26 square mile area shown on the map below (~807 acres) there are approximately 137 houses. The PULTE Legacy Hills development would place 58 houses in 127 acres but with the RPUD cluster option and 'Open Space' plan, those houses are built on only ~77 acres.





PULTE HOMES OF MICHIGAN LLC's request to rezone from Agricultural 10 acre lots to RPUD cluster option at under .75 acre lots with 'open space' does not fit in with the overall character of this 1.26 square mile area. We understand that the 2023 Future Land Use Map shows this density is allowed in conjunction with the 2023 Genoa Township Master Plan within a 5 year period before the Master Plan is reviewed. PULTE HOMES OF MICHIGAN LLC does not make a compelling case for re-zoning in their Application for Re-Zoning form besides the repeated phrase 'consistent with the Master Plan.'

### Return on Investment

The RPUD option allows PULTE HOMES OF MICHIGAN LLC to trade difficult or unbuildable land as 'Open Space' for a compact, more easily buildable subdivision for the developer. The future profit of the builders or the current property owners from the development of this property should not be the main focus to approve this development. Although the 2023 Future Land Use Map shows these parcels with Large Lot Rural Residential and LDR zoning, the 2023 Genoa Township Master Plan is only a guideline of growth for the next 20 years.

### Demographics

Genoa Township population Census data shows a slight decrease in population of -.5% from 20,686 in April 2020 to 20,575 in July 2023 and only a small increase of 389 residents since 2018.

The trend shows flat to declining growth in Genoa township. While supply for single family housing may be deficient in Michigan, PULTE HOMES OF MICHIGAN LLC does *not* make a clear case for this development to be built specifically in Genoa township, especially based on current demographic trends.

### Housing Costs and the impact to the community

PULTE states there is a deficient supply of single family housing in the state of Michigan. It is true more single family homes are needed but it could be said the real need is more *affordable* single family homes as taken from the 2023 Master Plan. The following table from shows home prices for the state of Michigan.

|   | 2021      | 2022      | 2023      | 2024      |
|---|-----------|-----------|-----------|-----------|
| Michigan (average)<br>Statista.com                                | \$188,711 | \$210,725 | \$219,534 | \$230,579 |
| Michigan (median)<br>Fred.stlouisfed.org for the<br>month of June | \$260,000 | \$284,950 | \$299,250 | \$309,000 |

As can be seen from the table, the prices of these homes are well above both the average and median Michigan selling price. As PULTE HOMES OF MICHIGAN LLC states in their PUD submittal:

#### 2023 Genoa Township Master Plan Goals (2023 GMTP)

Another listed goal in the 2023 GTMP is to support older residents who wish to stay in their homes as long as possible. As stated on page 2 of the PULTE HOMES OF MICHIGAN LLC rezoning request they expect property values to increase and call this a benefit to the community. Higher property values may be helpful when older residents sell their homes but work against the stated goal of aging in place. Older residents on fixed incomes may need to sell their current home in Genoa township because they cannot afford higher property tax and home insurance increases from higher home values.

### Response to PULTE's application

1. An accurate final lot count for this development is not possible with the Parallel Plan submitted as of November 27, 2024. We respectfully request the Genoa Township Zoning Commission obtains an accurate Parallel Plan from PULTE HOMES OF MICHIGAN LLC showing the correct 2023 Future Land Use Map zoning of Parcel 4711-23-300-003 as Rural Residential which requires 2 acre lots . We also request that PULTE HOMES OF MICHIGAN LLC adheres to Genoa Township Zoning Ordinance Article 11 11.01.01 for the buildable envelope of this land counting wetlands as 25% of

buildable area and removing any submerged lands from the buildable area. The current Parallel Plan shows 1 acre lots on this parcel LDR which is not in keeping with the current 2023 Genoa Township Master Plan. Also, the corner of Lot 12 appears to infringe on Parcel 4711-23-300-003 which should only contain 2 acre lots.

2. As stated in the 2023 GTMP the preservation of natural features was most important goal of participants. Any development in Genoa township is required to preserve wetlands based on current wetland status. Also the 2023 GTMP Natural Features Tree Canopy page 1.39 states: As a condition of site plan approval, trees are required to be protected during construction with root-zone fencing.

Local developers have strived to keep as much tree cover as possible both within the lot and the required buffer zones. Developments such as Pine Creek, Copperleaf, Boulder Creek, The Ridge, etc. prioritized preserving healthy & non-nuisance trees in the required buffer zones of said developments.

Please see attached pages 5-10 from Google Earth. Examples of these developments that strived to preserve the existing tree canopy are: Pine Creek, Copperleaf, Boulder Creek, The Ridge, et al. We are not trying to make development more onerous, we are just trying to save trees with a caliper over a certain diameter (possibly 20") when these trees are not located in the building thermal envelope or near septic drain fields. We are not asking developers to preserve nuisance or diseased trees.

Looking from the road into the proposed building site, many oak and pine trees are over 80 feet tall and are located both inside and outside of the 100 foot buffer zone. We respectfully submit that moving forward, the Genoa Township Planning Commission review the tree ordinance. The Bloomfield Hills Ordinance No. 608 may be a good starting point to revise the existing ordinance. We understand that there are limited resources at Genoa Township and there are existing priorities that need to be done by year end. We volunteer our time to assist in reviewing and helping to draft a tree ordinance that will protect old growth trees without placing an undue burden on developers.

3. Under 10.03.01 Residential PUD (c) Open Space: The open space shall contain some form of ACTIVE recreational facility such as a play area. A Planning Commissioner mentioned walking trails as an option. We do not feel PULTE's proposal of an additional 2 picnic tables for 58 homes rises to the level of ACTIVE recreational facility. To be clear, if 58 units are built with an average sale price of \$750,000, the community would be valued at \$43,500,000. Possibly PULTE would have the funds to install an EGLE approved composite decking boardwalk or bridge connecting the development to the upland area in the open space zone with recreational trails and a gazebo with 2 picnic tables.
4. PULTE HOMES OF MICHIGAN LLC states they have worked with LCRC to ensure traffic for the Legacy Hills Development concept plan which will contain 129 units as shown on Page 5 of 5 of the Traffic Impact Assessment document. Currently there is no request or plans submitted for 129 units. The property owners of the proposed Legacy Hills development also own the following nearby parcels:

Parcel 11-24-300-002 46.31 acres Large Lot Rural Residential from the 2023 Future Land Use Map  
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In order to get the 129 units mentioned in the submitted traffic report, Parcel 4711-24-300-003 11.60 acres (LDR) may be purchased for a combined 72.2 acre area *if* the lots were 1 acre in size.

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Based on topography we also request if a Parallel Plan for an RPUD overlay for the inferred Parcel 4711-24-300-003 11.60 acres (LDR) are submitted, that the lots shown for this inferred parcel are actually buildable lots and not just 1 acre gridlines on an engineering drawing.

PULTE HOMES OF MICHIGAN LLC says the 58 unit Legacy Hills should be rezoned in accordance with the 2023 Future Land Use Map. With the same reasoning, we as current Genoa township residents request no deviation from the 2023 Future Land Use Map for the Parcels ending in -002 and -007.

As current residents, we also request when/if construction starts on this development, construction traffic enters the worksite only from the paved portion of Challis Road where an existing gravel access driveway is located. Construction traffic should not be allowed from Bauer dirt road on the east side of the property, from the Challis cul-de-sac on the northeast corner of the property or anywhere inside the Grand Circle Subdivision. Construction traffic does not increase the quality of life for any current Genoa township resident near this development.

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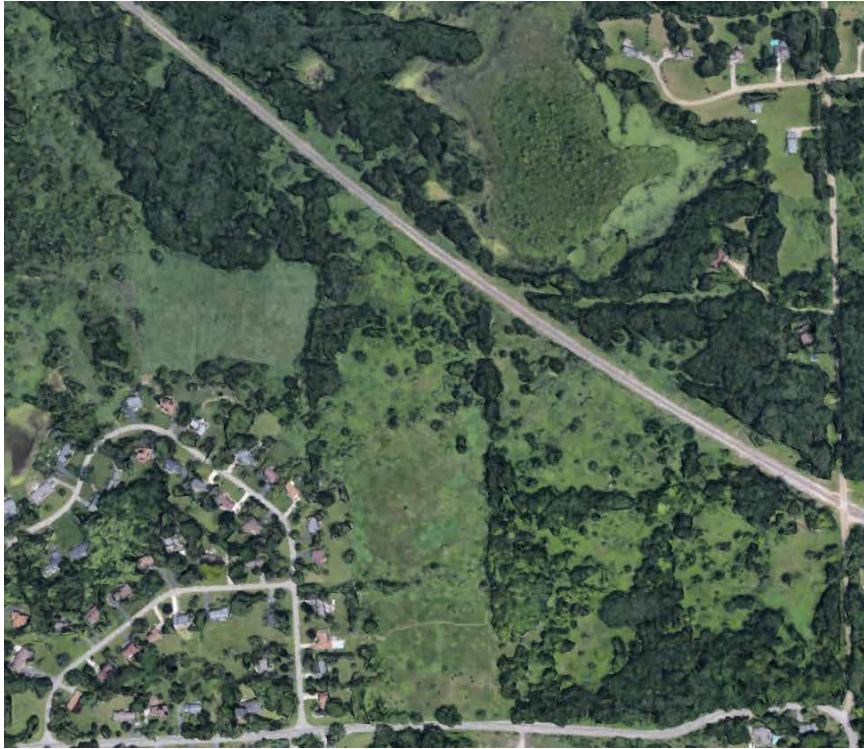
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Respectfully yours,

Two handwritten signatures in black ink. The first signature is on the left and the second is on the right.

Address

6899 Lyle Lane, Brighton, MI



Proposed Legacy Hills  
Current Tree Canopy



Inferred Expansion of Legacy Hills – Current Tree Canopy



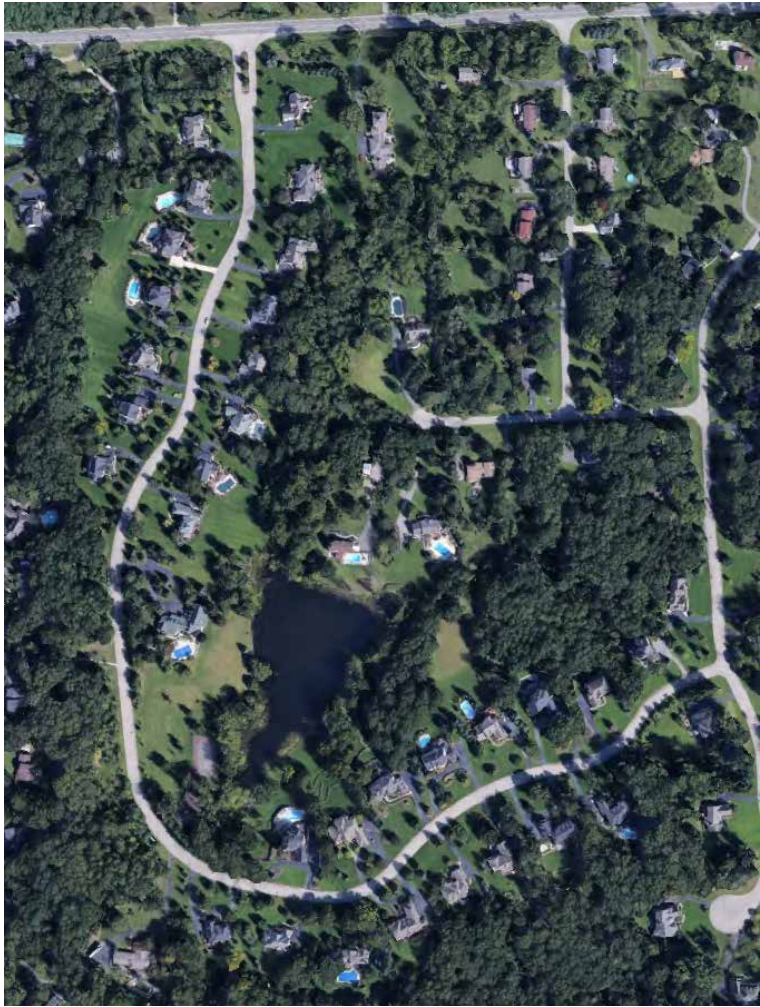
The Ridge Before Development (Google Earth) & The Ridge after development (Google Maps)







Pine Lake St Development Above Boulder Creek Development Below



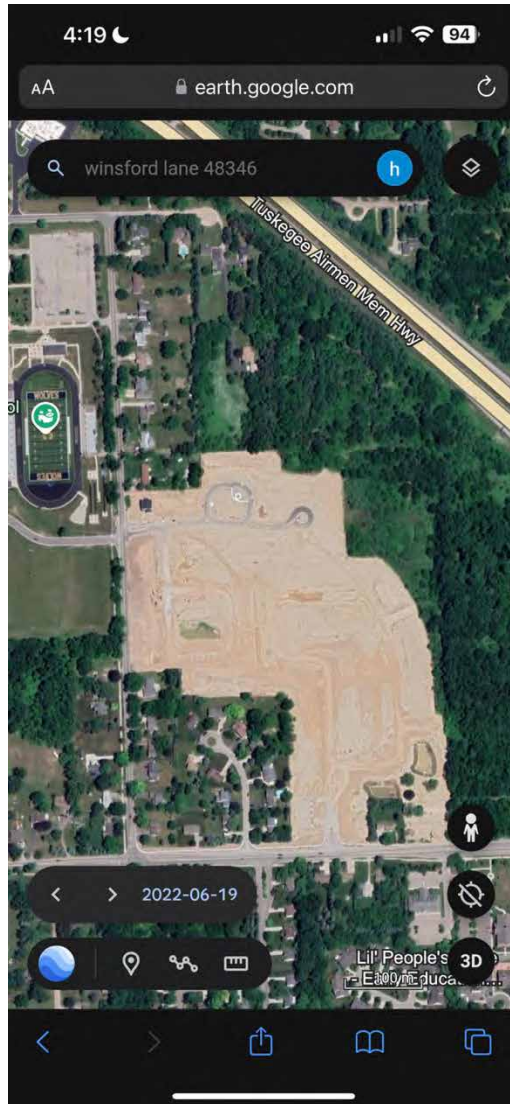
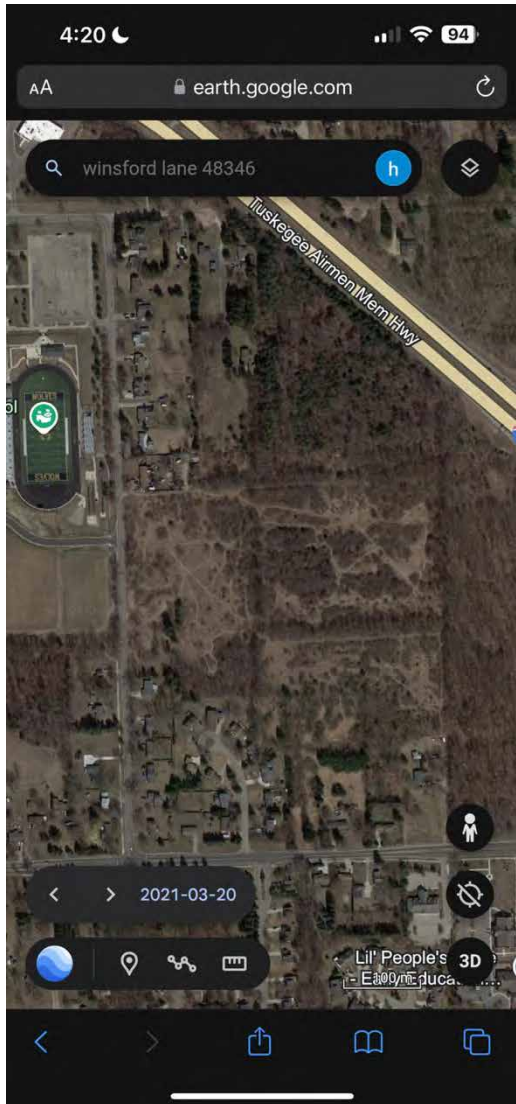




Copperleaf development

Land parcel before any PULTE Development (2021-03-20) and during construction (2022-06-19)  
Brookfield at Waldon Village Independence Township 48346

Images from Winsford Lane 48346 (earth.google.com with layer historical imagery active)





November 19, 2024

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Thank you to the Planning Commission for your service to the community. Thank you also for tabling the Legacy Hills Pulte proposal and requiring more information. Based on current zoning we request that the township does not approve both the rezoning request from PULTE HOMES OF MICHIGAN LLC from Agricultural to LDR and the RPUD cluster overlay request. The reasons for this are as follows:

(This letter is a shorter version of a previously submitted letter to the Genoa Township Planning Commission.)

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In the 1.26 square mile area shown on the map below (~807 acres) there are approximately 137 houses. The Pulte Legacy Hills development would place 58 houses in 127 acres but with the RPUD cluster option and 'Open Space' plan, those houses are built on only ~77 acres.

Pulte Homes of Michigan's request to rezone from Agricultural 10 acre lots to RPUD cluster option at under .75 acre lots with 'open space' does not fit in with the overall character of this 1.26 square mile area.

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The RPUD option allows Pulte to trade difficult or unbuildable land as 'Open Space' for a compact, more easily buildable (for the developer) subdivision. The future profit of the builders or the current property owners from the development of this property should not be the main focus to approve this development. Although the 2023 Future Land Use Map shows these Parcels with Large Lot Rural Residential and LDR zoning, the 2023 Genoa Township Master Plan is only a guideline of growth for the next 20 years.

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Another listed goal in the 2022 GTMP is to Support older resident who wish to stay in their homes as long as possible. As stated on page 2 of the PULTE HOMES OF MICHIGAN LLC rezoning request they expect property values to increase and call this a benefit to the community. Higher property values may be helpful when older residents sell their homes but work against the stated goal of aging in place. Older residents on fixed incomes may need to sell their current home in Genoa township because they cannot afford higher property tax and home insurance increases from higher home values.

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Both old and new subdivisions in Genoa Township followed this guideline of tree preservation: Pine Creek, Copperleaf, The Ridge, et al. Looking from the road into the proposed building site, many oak and pine trees are over 100 feet tall and are located outside of the 100 foot buffer zone. We recommend the Genoa Township Planning Commission update the tree ordinance to one similar to Bloomfield Hills Ordinance No. 608 that protects and preserves trees to prevent developers from destroying the existing tree canopy in Genoa Township. A copy of the Ordinance has been submitted to the township.

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We would like to thank the Genoa Township Planning Commission for their consideration.

Respectfully yours,

A handwritten signature in black ink that reads "Susan Vitous". The signature is written in a cursive, flowing style.

Address

2592 S. LATSON RD  
HOWELL, MI 48843



November 19, 2024

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Laura Muraszewski

Address

6877 Lyle Ln.  
Brighton, MI 48116

Christa Sriggins  
3600 Bauer Rd  
Brighton mi 48116

Sandra Coutscher  
6960 Challis Rd  
Brighton, mi 48116

Tarother Albrecht

6933 Lyle Ln  
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Hubert Winklbauer  
3844 Bauer  
Brighton, MI 48116



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1. An accurate final lot count for this development is not possible with the Parallel Plan submitted as of November 27, 2024. We respectfully request the Genoa Township Zoning Commission obtains an accurate Parallel Plan from PULTE HOMES OF MICHIGAN LLC showing the correct 2023 Future Land Use Map zoning of Parcel 4711-23-300-003 as Rural Residential which requires 2 acre lots . We also request that PULTE HOMES OF MICHIGAN LLC adheres to Genoa Township Zoning Ordinance Article 11 11.01.01 for the buildable envelope of this land counting wetlands as 25% of buildable area and removing any submerged lands from the buildable area. The current Parallel Plan shows 1 acre lots on this parcel LDR which is not in keeping with the current 2023 Genoa Township Master Plan. Also, the corner of Lot 12 appears to infringe on Parcel 4711-23-300-003 which should only contain 2 acre lots.
2. As stated in the 2022 GTMP the preservation of natural features was most important goal of participants. Any development in Genoa township is required to preserve wetlands based on current wetland status. Trading Open Space in unbuildable areas of the parcels under zoning review in exchange for smaller lot sizes in the RPUD should not be allowed.

During the meeting PULTE HOMES OF MICHIGAN LLC's representative, who states he is an arborist, said during the meeting, "Trees die when they lose their friends.' He stated Pulte would be clearing all the trees on the buildable lot envelope not located in the 100 foot buffer zones. The 2022 GTMP Natural Features Tree Canopy page 1.39 states:

As a condition of site plan approval, trees are required to be protected during construction with root-zone fencing.

Both old and new subdivisions in Genoa Township followed this guideline of tree preservation: Pine Creek, Copperleaf, The Ridge, et al. Looking from the road into the proposed building site, many oak and pine trees are over 100 feet tall and are located outside of the 100 foot buffer zone. We recommend the Genoa Township Planning Commission update the tree ordinance to one similar to Bloomfield Hills Ordinance No. 608 that protects and preserves trees to prevent developers from destroying the existing tree canopy in Genoa Township. A copy of the Ordinance has been submitted to the township.

3. PULTE HOMES OF MICHIGAN LLC states they have worked with LCRC to ensure traffic for the Legacy Hills Development concept plan which will contain 129 units as shown on Page 5 of 5 of the Traffic Impact Assessment document. Currently there is no request or plans submitted for 129 units. The owners of the proposed Legacy Hills development also own the following nearby parcels:

Parcel 11-24-300-002 46.31 acres Large Lot Rural Residential from the 2023 Future Land Use Map

Parcel 11-24-300-007 14.29 acres Large Lot Rural Residential from the 2023 Future Land Use Map

In order to get the 129 units mentioned in the submitted traffic report, Parcel 4711-24-300-003 11.60 acres (LDR) may be purchased for a combined 72.2 acre area *if* the lots were 1 acre in size.

As the 2023 Genoa Township Master Plan shows, the Legacy Hills development is in a Secondary Growth Area for the township. The Parcels ending in -002, -003, & -007 are also located in the Secondary Growth Areas. We proactively request the Zoning Commission to reaffirm the listed zoning

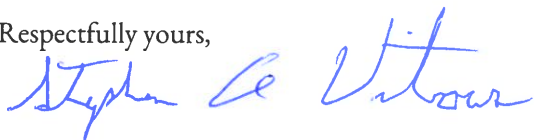
from the 2023 Future Land Use Map for these parcels. We categorically disagree with any future rezoning of these parcels based on the 2023 Genoa Township Master Plan, the 2023 Future Land Use Map, the topography of the parcels, and the location of these parcels (situated in an area of other Large Lot Rural Residential homes).

As current residents, we also request when/if construction starts on this development, construction traffic enters the worksite only from the paved portion of Challis Road where an existing gravel access driveway is located. Construction traffic should not be allowed from Bauer dirt road on the east side of the property, from the Challis cul-de-sac on the northeast corner of the property or anywhere inside the Grand Circle Subdivision. Construction traffic does not increase the quality of life for any current Genoa township resident near this development.

As quoted from former Genoa Township Supervisor Bill Rogers at his last Genoa Board Trustees meeting he hoped that people would, "actually follow ordinance and zoning rules...and it's unfortunate that some of that stuff does not occur."

We would like to thank the Genoa Township Planning Commission for their consideration.

Respectfully yours,



Address

2592 S LATSON RD  
HOWELL MICH 48843



**From:** [Jennifer Lynn](#)  
**To:** [Amy Ruthig](#)  
**Subject:** Rezoning  
**Date:** Wednesday, December 4, 2024 9:17:55 AM

---

Highly against the rezoning. Traffic is already bad enough at Bauer and Challis.  
Jennifer Lynn

**From:** [Mallie](#)  
**To:** [Amy Ruthig](#)  
**Subject:** Comment for Dec 4 Planning Commission Mtg  
**Date:** Tuesday, December 3, 2024 9:03:53 PM

---

Hello Amy,

I hope this finds you well. I'm unable to attend the Dec 4 planning commission but would like my comment included in the record. I am against the rezoning that Pulte Homes has requested for the current Ag land NW of Challis and Bauer that they'd like to instead develop homes on. This nook of town is already congested even with the new round-about especially once the large apartment development at Dorr/GR is populated. Given the more natural scenic beauty of the land in this area as well as the high risk to the wetlands both north and south of Challis, it would be a disservice to clear cut and develop in that spot. It would also shift Genoa even further from the interests of the residents that have placed a very high importance on maintaining our natural green spaces and country feel that are already being extremely pressured by unchecked development.

Please let me know if you have any questions or need further clarification on my comments.

Appreciate your time. Thank you!

Take care,  
Mallie Wilson  
3400 Beattie Rd

**From:** [Deb Oberpeul](#)  
**To:** [Amy Ruthig](#)  
**Subject:** Pulte Homes Challis Rd Development  
**Date:** Monday, December 2, 2024 9:55:52 AM

---

Amy,

I was shocked to see the letter below on our Neighborhood app. What in the world is the township thinking by allowing Pulte to build without improving the water and sewer lines, against the Master Plan. The letter below states the concerns I'm sure most people will have

Amy, I am Christine Cross, one of the adjacent property owners to the new planned development within 300 feet . Please address the following questions; If the PUD goes through and they are not building on all 4 of the pieces of property that they are acquiring what is to stop them from coming back to the board after building these 50+ houses and requesting another PUD variance on the pieces they did not build on? Why are you entertaining a PUD, when zoning ordinances 3.04.01 and .02 state that any parcels under 1 acre must be built with public sanitary systems? They are planning well and septic which does not meet the zoning regulations. This PUD seems like an end around the current regulations. Why are they not being made to further expand the township sewer and water infrastructure? The Master Plan repeatedly states throughout the importance of preserving woodland and wetlands. Why would you allow a builder to come in and clearcut these pieces of property even though they are not building on all of it? They clearly stated at the last meeting this was their plan. The Master Plan states the importance of preserving wetlands. Pulte Homes has been involved in several lawsuits with the EPA and different States for not following wetlands regulations. Even if they do follow all the regulations how will they account for lawn chemical run off from the homes they plan on building arounds the wetlands? \$ 750,000+ homes are the types of homeowners that use lawn services to maintain perfectly weed free lawns, which require damaging chemicals. Can you guarantee these homes will not effect the wells of the surrounding homeowners? When Mt. Brighton had the golf course open everyone in that area had well issues, myself included. It's not just the household water they will be using but the sprinkler systems that will effect water usage. Since the golf course shut down the area is back to no well issues again. What hardship requirements have been met by the landowner in order to change the zoning. Making a larger profit from the sale of the land does not fly as a hardship? I would like everyone on the planning board to do a goggle search of Pulte Homes and lawsuits. There are far to many to list. Pulte Homes has a very bad reputation and I firmly believe they are not the builder for this site. I will be attending the meeting to voice my concerns. Please share this email with the other Planning Commissioners. Thank you, Christine Cross

Sent from my iPhone

**From:** [Jeff & Marcy Schulman](#)  
**To:** [Amy Ruthig](#)  
**Subject:** Proposed Pulte Development  
**Date:** Saturday, November 30, 2024 9:17:48 AM

---

Amy,

While clear cutting is beneficial for Pulte it is not good for the township.

Pulte gets to use the least expensive method to clear and grub allowing for ease to strip the topsoil, and grade. Pulte will sel the topsoil and wood. Then unless a good soil and erosion plan is put in place and maintained, soil and sediment will make its way into the watershed. The new homeowners will the need to replace or work the remaining soil wit chemicals for their lawns.

If the good trees are left then their will be shade that will help reduce the heat island effect that the new house is and paving will produce. The air quality will be better as the trees continue to use the C02. The subdivision will have an overall better feel to it and not just be cookie cutter enhancing Genoa township.

Birds and other animals will have a place to remain.

Thanks!



**From:** [christinecross50@aol.com](mailto:christinecross50@aol.com)  
**To:** [Amy Ruthig](#)  
**Subject:** RE: PUD meeting Challis and Bauer today  
**Date:** Monday, January 13, 2025 6:05:16 PM  
**Attachments:** [image001.png](#)

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Amy,

Thank you for sending the letter over.

I will not be able to attend due to short notice.

I have 3 concerns at this point.

1) The emergency entrance off the cul-de-sac, how are you going to make sure that it does not get turned into an entrance/exit after Pulte leaves and how are you going to make sure it doesn't get used for construction vehicles while the project is being built out? I just went through over a year of tree clearing and road construction. I want to be effected as little as possible by this construction.

2) The pathway that they are proposing. My preference would be to make them run that down the new part of Challis and connect to the path that is existing on Bauer. If you let them run it along the old part of Challis it will just make it so they cut down all the trees in the additional 100 foot set back they are proposing.

3) That no trees are cut down within that proposed 100 foot set back buffer zone along the exterior of the property.

I'm not sure if you can get this letter forwarded to the planning commission members before tonight's meeting. I know its short notice, but that what I got or I would have done this in a more timely manner. If you can I appreciate it.

Thank you for all your help.

Christine Cross  
6984 Challis Road.  
[Sent from AOL on Android](#)

On Mon, Jan 13, 2025 at 4:40 PM, Amy Ruthig  
<[amy@genoa.org](mailto:amy@genoa.org)> wrote:

Per your request, the notice is attached.

[Amy Ruthig](#)

[Planning Director](#)

**From:** [matthew betz](#)  
**To:** [Amy Ruthig](#)  
**Subject:** Pulse proposal  
**Date:** Thursday, December 5, 2024 2:44:49 PM

---

Amy

I am a resident of Genoa Township, but am out of town and can't attend the meeting. Still, I would like to have my voice heard.

Every time any development is proposed, there is a small but very vocal minority of citizens that oppose it. They seem to think that Genoa Township can remain a great community by keeping it like it was in 1950. I believe that the majority of citizens believe in responsible growth to keep our community healthy and a great place to live.

Pleas do not be swayed just because the opposition can get a couple hundred people to show up for a meeting. That leaves 20,000 others who are not complaining.

In the Pulse case, as long as wetlands are protected, they should be allowed to build.

Thanks for listening

Matthew Betz  
Pine Eagles Dr  
Oak Pointe

**From:** [Michael Britt](#)  
**To:** [Amy Ruthig](#)  
**Subject:** objection to Pulte proposal  
**Date:** Wednesday, December 4, 2024 9:32:28 PM

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STOP PAVING OVER LIVINGSTON COUNTY1111

**From:** [JOHN GORECKI](#)  
**To:** [Amy Ruthig](#)  
**Subject:** building..... Pultz homes  
**Date:** Sunday, December 8, 2024 11:11:57 AM

---

Please don't let our beautiful community turn into a Taylor, Mi..... we do not need section 8 housing, low-income apartments, or track homes in this area!..... please keep our area pristine and keep the building to a higher scale!..... thank you!.....john gorecki



**From:** [karyn stetz](#)  
**To:** [Amy Ruthig](#)  
**Subject:** Pulte Petition  
**Date:** Thursday, December 5, 2024 10:31:17 AM

---

Hi Amy,

I just wanted to write to say that our family does not want to see Pulte destroy the wetlands at Challis & Bauer Roads to build a subdivision and urge a vote against their petition. They are known as a destructive company throughout the country and Brighton deserves better.

--

Warmly,

*Karyn*

[karyn.stetz@gmail.com](mailto:karyn.stetz@gmail.com)

[734.476.1772](tel:734.476.1772)

## Sharon Stone-Francis

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**From:** Amy Ruthig  
**Sent:** Monday, March 10, 2025 2:39 PM  
**To:** Sharon Stone-Francis  
**Subject:** FW: Meeting March 17

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please print and place in hard file and place PDF in project cases for legacy hills

Amy Ruthig  
Planning Director



Genoa Charter Township  
2911 Dorr Road, Brighton, Michigan 48116  
**Office: 810-227-5225 Ext. 114 Direct: 810-224-5824**  
E-mail: [amy@genoa.org](mailto:amy@genoa.org), Url: [www.genoa.org](http://www.genoa.org)

**From:** sandy coutcher <sandycoutcher25@gmail.com>  
**Sent:** Thursday, March 6, 2025 3:57 PM  
**To:** Amy Ruthig <amy@genoa.org>  
**Subject:** Meeting March 17

Entrance into new housing and also fire trucks entering

## ENVIRONMENTAL IMPACT ASSESSMENT

### LEGACY HILLS - PULTE HOMES OF MICHIGAN LLC

September 27, 2024 (Rev:09-27-24, 03-05-25)

Mr. Steve Allen  
Director of Design Services  
The Umlor Group  
49287 West Road  
Wixom MI, 48393

**PROPERTY IDENTIFICATION:** Pulte Homes intends to develop the combined properties located on the north side of Challis Road between Dorr Road and Bauer Road in Section 23. The proposed development includes four tax parcels 4711-23-300-003, 4711-23-400-001, 4711-23-400-007 & 4711-23-400-008. The property is currently zoned AG.



LEGACY HILLS OVERLL PROPERTY - GENOA TOWNSHIP – NO SCALE



**DESCRIPTION OF PROJECT SITE:** The combined property measures **127.57 gross acres**. The site is hilly and partially wooded separating potentially developable upland area at the westerly reaches of the property from the rest of the development. The property is bounded by a Railroad R/W to the North, Bauer Road to the East, Challis Road and an existing subdivision to the South, and residential parcels to the West. There are no defined water features, and the wetland is hydraulically connected to adjacent wetland as part of a larger system. There are no known sources of contamination and ruins of a former living structure was witnessed in the Southeast corner of the property.

**IMPACT ON NATURAL FEATURES:** The pre-development site is hilly and partially wooded with 32.25 acres of wetlands interspersed throughout the property. All wetlands except for approximately 2000 sf impacted for road construction will be preserved. Of the 127.57 gross acres 74.14 acres is proposed to remain as open Space as shown below in green, blue and yellow (see site plan for details). The Proposed Cluster PUD option allows for 58% of the property to remain as open space including over 26 acres of upland (see site plan). The preservation of vast, contiguous open space is a benefit to not only the future residents of Legacy Hills, but also the Township at large. Open space viewsheds, wildlife habitat, and the preserved natural environment benefit all Township residents. This is the principal benefit of the Cluster Residential PUD.



LEGACY HILLS CLUSTER PUD PLAN - GENOA TOWNSHIP – NO SCALE



**IMPACT ON WETLANDS:** The proposed road serving Units 13 thru 16 will cause approximately 0.04 ac of the 0.74 ac wetland to be filled for road construction. A permit from EGLE will be obtained for the fill and the amount filled will be mitigated.

All development storm water that will discharge to the wetlands will be filtered of sediment and impurities by sediment basins or mechanical treatment units prior to discharge. The stormwater discharge rate will be maintained at the historic agricultural rate to minimize downstream erosion and large flow fluctuations during storm events. All required EGLE wetland storm water discharge or fill permits will be obtained.

**IMPACT ON STORM WATER MANAGEMENT:** The pre-development site primarily drains to the Northwest into the existing wetland. We propose collecting runoff into a stormwater collection system and store in a sediment/detention basin prior to restricted releases into the existing wetland. Sediment and impurities will be removed from the storm water using one or more of the following measures: sediment basins, storm water treatment chambers, infiltration, or other acceptable BMP per the Livingston County Drain Commission and Genoa Township Engineering Standards.

**IMPACT ON SURROUNDING LAND USES:** The Township envisions this property to be Low Density Residential, in harmony with the existing surrounding land uses through its Master Plan. In keeping with the Master Plan we are proposing a Cluster PUD that results in overall approximately 0.5 Units/acre. The proposed low density will preserve the rural residential nature of this area of the township. A parallel plan has been provided to demonstrate that the cluster plan does not constitute an increase in density.

**IMPACT ON PUBLIC FACILITIES AND SERVICES:** We have received input from the Fire Marshall on the type of fire suppression and access that will be required. An emergency access drive is shown, and fire suppression hydrants and/or drywells will be included in the final plans. We have received site distance approvals for both entrances from Livingston County Road Commission. In keeping with the Township Master Plan we do not foresee any adverse impact on city services

**IMPACT ON PUBLIC UTILITIES:** Public Water and Sanitary Sewer are not available to these properties. Potable Water and Wastewater services will be supplied via on-site septic systems and individual wells installed to Livingston County Health Department standards for the anticipated 55 Units. Therefore, there will be no impact on city sewers and water capacity. We conducted more than 120 test holes and have received preliminary approval from LCHD on-site septic systems. A Hydrogeologic study has been conducted including test wells by MacDowell and Associates and there was adequate quantity and quality of water for individual potable water wells. Also, MacDowell found adequate flow for fire suppression wells.

**STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS:** There are no known hazardous materials.

**IMPACT ON TRAFFIC AND PEDISTRIANS:** A Low-Density Residential Development by its nature should not have any adverse impact on traffic and pedestrians in a rural setting. After a conceptual review by the traffic engineer it would appear that we do not meet the threshold for a traffic study. However, a traffic study according to Section 18.07.09 has been prepared, submitted, reviewed, and found to be satisfactory

by the Townships consultants. The LCRC has reviewed our entrances for site distance and traffic safety issues and approved our locations.

Attached:

LCHD Preliminary Septic Approval

LCHD Preliminary Well Approval

LCRC Site Distance Approvals

The Umlor Group

Stephen C. Allen - Design Services Director



## LIVINGSTON COUNTY HEALTH DEPARTMENT

2300 East Grand River Avenue, Suite 102  
Howell, Michigan 48843-7578

[www.lchd.org](http://www.lchd.org)

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### PERSONAL/PREVENTIVE HEALTH SERVICES

P: (517) 546-9850

F: (517) 546-6995

### ENVIRONMENTAL HEALTH SERVICES

P: (517) 546-9858

F: (517) 546-9853

Brian B. Biskner  
The Umlor Group  
Land Development Services  
49287 West Road  
Wixom, MI 48393

Mr. Biskner,

On March 20<sup>th</sup>, 21<sup>st</sup>, 25<sup>th</sup> and April 3<sup>rd</sup> 2024 soil evaluations were conducted on the property identified as parcel #'s 11-23-400-001, 11-23-400-007, & 11-23-400-008. The purpose of these soil evaluations was to identify suitable soils for the installation of onsite sewage disposal systems for a proposed site condo development identified as Legacy Hills. Approximately 140 soil borings were conducted with yourself, representative from Pulte Homes and myself present to witness. The majority on these soil borings, identified suitable soils for the placement of onsite sewage disposal systems. With that being said, further information is needed in order to approve this development.

Sincerely,

Aaron Aumock  
Environmental Health Supervisor

## Brian Biskner

---

**From:** Aaron Aumock <AAumock@livgov.com>  
**Sent:** Thursday, June 27, 2024 10:04 AM  
**To:** Brian Biskner  
**Subject:** RE: 24-16485 Hydrogeological Study - Legacy Hills Development

Hi Brian,

The water supply evaluation report for proposed site condo development referred to as Legacy Hills satisfies the general guidelines used by the Livingston County Health Department to evaluate drinking water sources for proposed residential land divisions.

If you have any questions, please feel free to contact me.

Sincerely,

Aaron Aumock, REHS, PEM  
Environmental Health Supervisor  
Livingston County Health Department  
2300 E. Grand River, Suite 102  
Howell, MI 48843-7578  
P: 517.552.6873  
F: 517.546.9853  
[aaumock@livgov.com](mailto:aaumock@livgov.com)

LIVINGSTON COUNTY  
Health Department



---

**From:** Brian Biskner <Bbiskner@umlorgroup.com>  
**Sent:** Monday, June 10, 2024 4:47 PM  
**To:** Aaron Aumock <AAumock@livgov.com>  
**Subject:** [EXT] FW: 24-16485 Hydrogeological Study - Legacy Hills Development

"The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin."

---

Hi Aaron,

Please find the Hydro-Geo for Legacy Hills. It appears to be satisfactory.

Can you issue a statement similar to the soils statement?

Brian







## LIVINGSTON COUNTY ROAD COMMISSION LAND SPLIT / SIGHT DISTANCE REVIEW

**\*\*NOTE: THIS IS NOT A  
DRIVEWAY PERMIT\*\***

**Review Number** 2405-007

**Property Owner and Applicant Information**

Owner: Asa Genoa  
Street Address: 31550 Northwestern Highway, Suite 220  
City, State, ZIP: Farmington Hills, MI 48334  
Day Phone:

Applicant:  
Company: Pulte Homes of Michigan  
Address: 2800 Livernois Road, Bldg D, Suite 230  
City, State: Troy MI, 48083  
Applicant Phone: (248) 820-7306

*Recommended for Approval:*

*Yes*

*Date of Review:*

*5/23/2024*

*Inspector:*

*Kim Hiller*

**Location**

Township: Genoa Section 23 Roadway On: Challis Road Side of Street: North  
Approach Type: Private Road Development: Legacy Hills  
Speed Limit (if posted): 45 Speed Factors (if any):

**Comments:**

A private road could be permitted 540 feet south of Grand Circle. A private road approach permit will need to be applied for.

Inspector: *Kim Hiller*

**Field Measurements:** Location of existing property corners from nearest crossroad: and feet South of Grand Circle

| Parcel       | Prop/Emnt<br>Corners | Access<br>Point(s) | Sight Distance Req. |     | Sight Distance Measured |           | S.D.<br>Comply | CVA<br>Comply | Neighbor<br>Consent | Approve |
|--------------|----------------------|--------------------|---------------------|-----|-------------------------|-----------|----------------|---------------|---------------------|---------|
|              |                      |                    | Std                 | Min |                         |           |                |               |                     |         |
| Private Road |                      | 540                | 695                 | 500 | 695 West                | 695 South | Yes            | Yes           | No                  | Yes     |
|              |                      |                    |                     |     |                         |           |                |               |                     |         |
|              |                      |                    |                     |     |                         |           |                |               |                     |         |
|              |                      |                    |                     |     |                         |           |                |               |                     |         |
|              |                      |                    |                     |     |                         |           |                |               |                     |         |
|              |                      |                    |                     |     |                         |           |                |               |                     |         |
|              |                      |                    |                     |     |                         |           |                |               |                     |         |
|              |                      |                    |                     |     |                         |           |                |               |                     |         |
|              |                      |                    |                     |     |                         |           |                |               |                     |         |

\*\* This review is based on the survey/sketch provided to us at the time of application or during the review process. Any changes to property lines or driveway locations after the date of this review will void the review and may prevent approval or permits for any future driveway approaches.

# MEMO

VIA EMAIL Joe.Skore@PulteGroup.com

To: Pulte Group

From: Julie M. Kroll, PE, PTOE  
Fleis & VandenBrink

Date: December 17, 2024

Re: Legacy Hills Development  
Genoa Township, Michigan  
Traffic Impact Assessment - Addendum

This memorandum is an addendum to the Legacy Hills Traffic Impact Assessment (TIA) prepared by Fleis & VandenBrink (F&V) dated October 30, 2024. This addendum addresses questions from the Township raised at the Planning Commission meeting held on December 4, 2024. The additional items included in this addendum are summarized below:

***Township Comment 1: Determine if impact of the trips generated by the proposed multi-family residential development at Dorr Road & Grand River Avenue are included in the TIA. Identify any changes to the results of recommendation with this additional traffic volume.***

The Livingston County Road Commission (LCRC) provided an annual background growth rate of 1.5% to utilize in projecting background traffic growth through the study area. This background growth provides an implicate background growth for area developments. The additional background traffic considered for this evaluation is summarized in **Table 1**. Additionally, the Township provided F&V with a copy of the traffic study prepared for the proposed multi-family development at the Dorr Road & Grand River Avenue intersection.

The projected trips generated by the proposed development at the proposed site driveway were compared to the implicit background growth included in the TIA. The comparison is summarized in **Table 1** and shows that the impact of this development was considered in the TIA provided and no further analysis is necessary to consider the potential impacts from the proposed development at Dorr Road & Grand River Ave.

**Table 1: Traffic Volume Summary**

|                                     | Challis Road Daily Two-Way (vpd) | Eastbound Challis Road |               | Westbound Challis Road |               |
|-------------------------------------|----------------------------------|------------------------|---------------|------------------------|---------------|
|                                     |                                  | AM Peak (vph)          | PM Peak (vph) | AM Peak (vph)          | PM Peak (vph) |
| Existing (2024)                     | 4,038                            | 254                    | 120           | 104                    | 329           |
| Background (2027)                   | 4,222                            | 266                    | 125           | 109                    | 344           |
| Background Growth                   | 184                              | 12                     | 5             | 5                      | 15            |
| Dorr Road & Grand River Development | 195                              | 13                     | 7             | 3                      | 9             |
| Difference                          | 11                               | 1                      | 2             | -2                     | -6            |

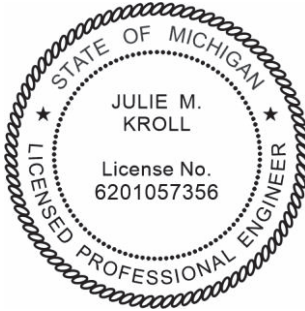
***Township Comment 2: The TIA prepared for this project references a Legacy Hills Development with 129 Units (Page 2). Provide clarification on this reference and use in the evaluation.***

- The Legacy Hills TIA evaluated the proposed site plan that includes 58 single family units.
- The TIA refers to a previous Legacy Hills concept plan that included 129 units which was utilized by the LCRC as part of the roundabout design.
- This was noted in the TIA only to clarify that the roundabout was designed to consider the traffic impacts of the Legacy Hills site.

**SUMMARY**

- The projected trips generated by the Dorr Road & Grand River potential development were considered at the site driveway through the evaluation of the implicit background growth. No further analysis is necessary to consider the potential impacts from the proposed development.
- The Legacy Hills TIA evaluated the proposed site plan that includes 58 single family units. The TIA refers to a previous Legacy Hills concept plan that included 129 units which was utilized by the LCRC as part of the roundabout design.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

A handwritten signature in blue ink that reads "Julie M. Kroll".

Julie M. Kroll

2024.12.17 14:59:01

-05'00'



# MEMO

VIA EMAIL Joe.Skore@PulteGroup.com

**To:** Pulte Group

**From:** Jacob Swanson, PE, PTOE  
Paul Bonner, EIT  
Fleis & VandenBrink

**Date:** October 30, 2024

**Re:** Proposed Residential Development  
Genoa Township, Michigan  
Traffic Impact Assessment

## 1 INTRODUCTION

This memorandum presents the results of the Traffic Impact Assessment (TIA) for the proposed residential development in Genoa Township, Michigan. The project site is located generally in the northwest quadrant of the Challis Road & Bauer Road intersection, as shown in the attached **Figure 1**. The proposed development includes the construction of single-family detached housing units, located on property that is currently vacant. Site access to the project site is proposed via one (1) full access driveway on Challis Road, which is under the jurisdiction of the Livingston County Road Commission (LCRC). F&V completed this TIA in accordance with the requirements outlined in the Genoa Township Zoning Ordinance Section 18.07.09 and pursuant to Genoa Township requirements as part of the Residential Planned Unit Development (RPUD) review process.

The scope of work for this study was developed based on Fleis & VandenBrink's (F&V) understanding of the development program, requirements of Genoa Township and LCRC, accepted traffic engineering practices, and methodologies published by the Institute of Transportation Engineers (ITE). Sources of data for this study include F&V subconsultant Quality Counts, LLC (QC), the Michigan Department of Transportation (MDOT), the Southeast Michigan Council of Governments (SEMCOG), LCRC, and ITE.

## 2 BACKGROUND DATA

### 2.1 EXISTING ROADWAY NETWORK

Vehicle transportation for the project site is provided via Challis Road. The proposed lane use and traffic control at the site driveway intersection to Challis Road is shown in the attached **Figure 2**. Additional roadway information for Challis Road, within the vicinity of the proposed development, is summarized below in **Table 1**.

**Table 1: Roadway Information**

| Roadway Segment            | Challis Road                |
|----------------------------|-----------------------------|
| Number of Lanes            | 2 (One-lane each direction) |
| Functional Classification  | Major Collector             |
| Roadway Jurisdiction       | LCRC                        |
| Speed Limit                | 45-mph                      |
| Traffic Volumes (2024 ADT) | 4,038 vpd                   |

27725 Stansbury Boulevard, Suite 195  
Farmington Hills, MI 48334  
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F: 248.536.0079  
www.fveng.com

Additionally, LCRC recently completed the construction of the roundabout at the intersection of Challis Road & Bauer Road, to the east of the project site. LCRC provided information regarding their design criteria for this roundabout, which was designed with the following traffic volume parameters:

- 20-year Design Year
- 1.5% Annual Growth Rate
- Background Development – Legacy Hills (129-unit concept plan)

Therefore, the roundabout design explicitly considered the impacts of this development plan, with a higher projected volume than what is currently being proposed. Additionally, it considered a significant implicit background growth, over a period of 20 years. The resulting analysis from LCRC indicates that the roundabout intersection would operate acceptably, at LOS B or better, during both peak periods; Rodel results are provided for reference. Therefore, since LCRC considered the Legacy Hills development as part of the design criteria, the impact of the development will be accommodated within the existing design.

## 2.2 DATA COLLECTION

F&V subconsultant QC collected existing 24-hour traffic volume data on Tuesday, October 15, 2024, along Challis Road, in the vicinity of the proposed site driveway location. The existing peak hour traffic volumes are shown in the attached **Figure 3**. The weekday AM and PM peak hours along Challis Road were identified to occur between 8:15 AM to 9:15 AM and 3:45 PM to 4:45 PM, respectively.

It was noted that when the data collection was performed, the Dorr Road bridge, west of the project site, was closed for construction. Therefore, the collected traffic volume counts were compared to historic traffic volumes performed in the vicinity of the project site, in order to determine if the existing traffic volume data should be adjusted to consider an impact resulting from the closure of the bridge. The historical traffic volume data included daily traffic volumes collected in 2023, and hourly traffic volumes provided by the LCRC for the nearby roundabout intersection of Challis Road & Bauer Road.

The comparison of the collected 2024 traffic volumes and historical traffic volumes showed negligible difference between the two data sets. Therefore, no adjustments were made to the traffic volume data collected for use in the analysis. The existing and historical traffic volume data are attached.

## 3 BACKGROUND CONDITIONS (2027)

A growth rate of **1.5%** was provided by LCRC, in order to project the existing 2024 peak hour traffic volumes to the site buildout year of 2027. In addition to the background traffic growth, it is important to account for traffic that will be generated by developments within the vicinity of the study area that are currently under construction or will be constructed prior to the site buildout year. At the time of this study, no background developments were identified by Genoa Township or LCRC within the vicinity of the project site.

Therefore, a conservative annual background growth rate of **1.5%** per year was applied to the existing 2024 peak hour traffic volumes, in order to forecast the background 2027 peak hour traffic volumes **without the proposed development**, as shown in the attached **Figure 3**.

## 4 SITE TRIP GENERATION

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development were forecasted based on data published by ITE in the *Trip Generation Manual, 11<sup>th</sup> Edition*. The proposed development includes the construction of single-family detached housing units, located on property that is currently vacant. The site trip generation projections for the proposed development are summarized in **Table 2**.

**Table 2: Site Trip Generation**

| Land Use               | ITE Code | Amount | Units | Average Daily Traffic (vpd) | AM Peak Hour (vph) |     |       | PM Peak Hour (vph) |     |       |
|------------------------|----------|--------|-------|-----------------------------|--------------------|-----|-------|--------------------|-----|-------|
|                        |          |        |       |                             | In                 | Out | Total | In                 | Out | Total |
| Single-Family Detached | 210      | 58     | DU    | 611                         | 11                 | 34  | 45    | 38                 | 22  | 60    |

## 5 SITE TRIP DISTRIBUTION

The vehicular trips that would be generated by the proposed development were assigned to the study roadway network based on the proposed site access plan and driveway configuration, existing peak hour traffic patterns in the adjacent roadway network, and methodologies published by ITE. The adjacent street traffic volumes were used to develop the trip distribution.

In order to determine the projected residential distribution, it was assumed that the existing adjacent street traffic volumes in the morning (AM) are home-to-work based trips, and in the evening (PM) are work-to-home based trips. Therefore, the trip distribution assumes vehicles are leaving the proposed development and exiting the study network during the AM peak hour, then re-entering the network and returning to the proposed development during the PM peak hour. The ITE trip distribution methodology assumes that new trips will return to their direction of origin. The site trip distributions used in the analysis are summarized in **Table 3**. Additionally, LCRC reviewed and approved the trip distribution assumptions used in this analysis.

**Table 3: Site Trip Distribution**

| To/From | Via          | AM   | PM   |
|---------|--------------|------|------|
| East    | Challis Road | 71%  | 73%  |
| West    | Challis Road | 29%  | 27%  |
| Total   |              | 100% | 100% |

The vehicular traffic volumes shown in **Table 2** were distributed according to the study roadway network based on the distribution shown in **Table 3**. The site-generated peak hour traffic volumes shown in the attached **Figure 3** were added to the background peak hour traffic volumes shown in the attached **Figure 3**, in order to calculate the future peak hour traffic volumes, **with the addition of the proposed development**. Future peak hour traffic volumes are shown in the attached **Figure 3**.

## 6 FUTURE CONDITIONS (2027)

Future peak hour vehicle delays and Levels of Service (LOS), **with the proposed development**, were calculated at the proposed site driveway intersection on Challis Road using Synchro/SimTraffic (Version 12) traffic analysis software. This analysis was based on the proposed lane use and traffic control shown in the attached **Figure 2**, the future peak hour traffic volumes shown in the attached **Figure 3**, and methodologies presented in the *Highway Capacity Manual, 7<sup>th</sup> Edition* (HCM7).

Descriptions of LOS "A" through "F" as defined in the HCM, are attached. Typically, LOS D is considered acceptable, with LOS A representing minimal delay, and LOS F indicating failing conditions. Additionally, SimTraffic network simulations were reviewed to evaluate network operations and vehicle queues. The results of the future conditions analysis are attached and summarized in **Table 4**.

**Table 4: Future Intersection Operations**

| Intersection |                           | Control      | Approach | Future Conditions |     |               |     |
|--------------|---------------------------|--------------|----------|-------------------|-----|---------------|-----|
|              |                           |              |          | AM Peak Hour      |     | PM Peak Hour  |     |
|              |                           |              |          | Delay (s/veh)     | LOS | Delay (s/veh) | LOS |
| 1            | Challis Road & Site Drive | Stop (Minor) | EBL      | 7.5               | A   | 8.2           | A   |
|              |                           |              | WB       | Free              |     |               |     |
|              |                           |              | SB       | 11.3              | B   | 12.2          | B   |

The results of the future conditions analysis indicates that all approaches and movements at the proposed site driveway intersection to Challis Road are expected to operate acceptably, at LOS B or better, during both the AM and PM peak hours.

Review of SimTraffic network simulations also indicate acceptable operations at the proposed site driveway intersection. Ingress and egress traffic traveling to/from the proposed development were observed to find adequate gaps within the through traffic along Challis Road, without experiencing significant delays or excessive vehicle queueing.

## 7 ACCESS MANAGEMENT

### 7.1 AUXILIARY LANE ANALYSIS

Site access is proposed via one (1) full access driveway on Challis Road, which is under the jurisdiction of the LCRC. The LCRC auxiliary left-turn lane warrant criteria was utilized to evaluate the proposed site driveway location on Challis Road. LCRC does not maintain auxiliary right-turn lane warranting criteria; therefore, the MDOT criteria was utilized in order to determine the need for an auxiliary right-turn treatments. The auxiliary turn lanes were evaluated based on the future peak hour traffic volumes shown in the attached **Figure 3**. The results of the analysis are shown on the attached charts and summarized in **Table 5**.

**Table 5: Auxiliary Turn Lane Warrant Analysis Summary**

| Intersection              | Criteria   | AM Peak Hour | PM Peak Hour | Recommendation |
|---------------------------|------------|--------------|--------------|----------------|
| Challis Road & Site Drive | Left-Turn  | No Treatment | No Treatment | No Treatment   |
|                           | Right-Turn | No Treatment | No Treatment | No Treatment   |

- The results of the auxiliary turn lane evaluation indicates that left-turn lane and right-turn lane treatments are NOT warranted at the proposed site driveway on Challis Road.

### 7.2 DRIVEWAY SPACING EVALUATION

Site access to the proposed development will be provided via one (1) full access site driveway along Challis Road, located east of Grand Cir. Drive. The distance between the proposed site driveway to the adjacent driveways and intersections within the vicinity of the project site were identified and are shown in **Exhibit 1**.

**Exhibit 1: Proposed Driveway Spacing**





## 8 CONCLUSIONS

*The conclusions of this TIA are as follows:*

- The results of the future conditions analysis indicates that all approaches and movements at the proposed site driveway on Challis Road are expected to operate acceptably, at LOS B or better, during both the AM and PM peak hours.
- LCRC recently completed the construction of the roundabout at the intersection of Challis Road & Bauer Road, to the east of the project site. LCRC provided information regarding their design criteria for this roundabout, including: a 20-year Design forecast, 1.5% Annual Growth Rate, Background Development – Legacy Hills (129-unit concept plan).
  - The resulting LCRC analysis showed that the roundabout intersection would operate acceptably, at LOS B or better during both the AM and PM peak hours. Therefore, since LCRC considered the Legacy Hills development as part of the design criteria, the impact of the development will be accommodated within the existing design.
- The results of the auxiliary turn lane evaluation indicates that left-turn lane and right-turn lane treatments are NOT warranted at the proposed site driveway on Challis Road.

## 9 SUMMARY

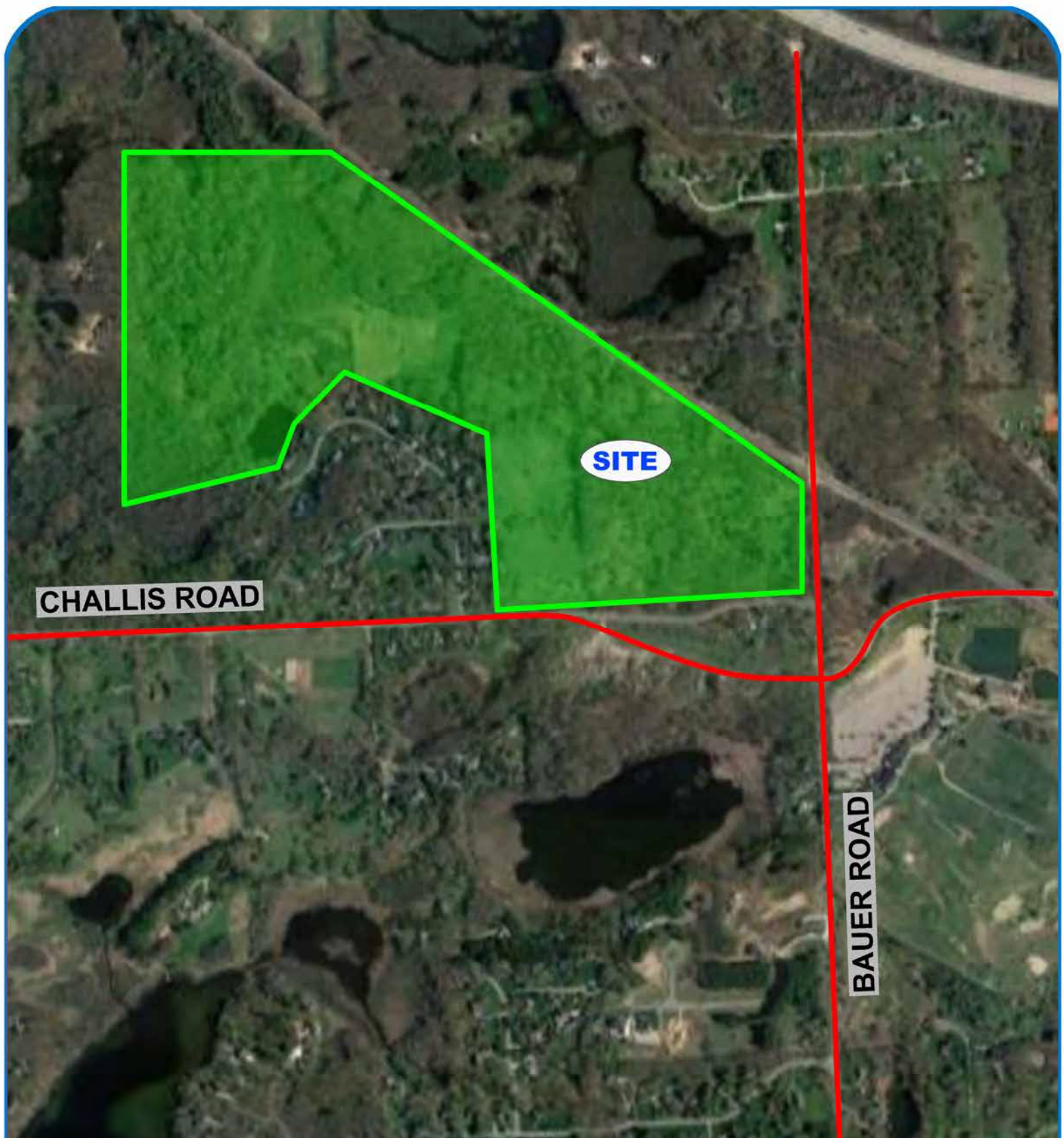
- The proposed development is expected to have minimal impact on the adjacent roadway network and the existing infrastructure can adequately accommodate the projected trips generated by the proposed development plan.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

**Attachments:** Figures 1-3  
Conceptual Site Plan  
Traffic Volume Data  
LCRC Rodel Results  
Synchro / SimTraffic Results  
Auxiliary Turn Lane Warrants



## FIGURE 1

### SITE LOCATION MAP

LEGACY HILLS TIA - GENOA TOWNSHIP, MI

#### LEGEND

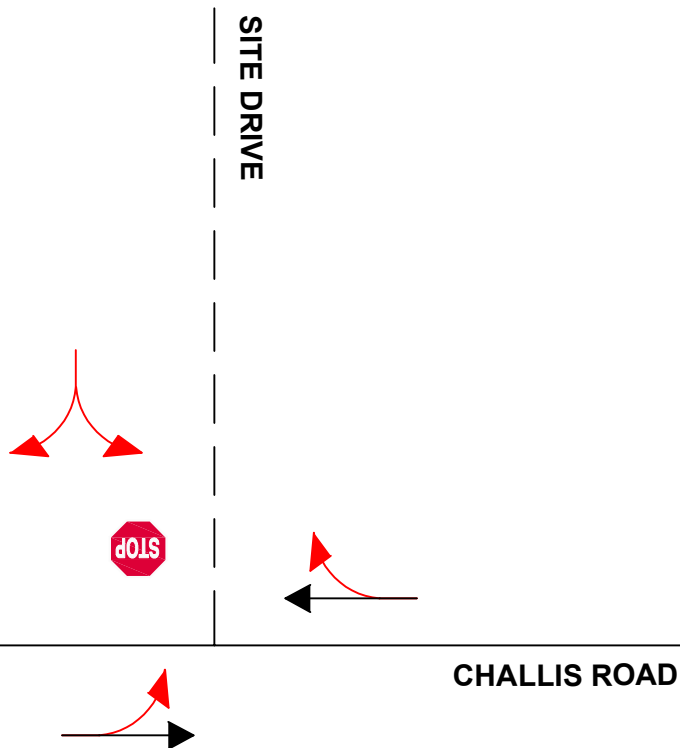


SITE LOCATION



NORTH  
SCALE: NOT TO SCALE

**SITE**

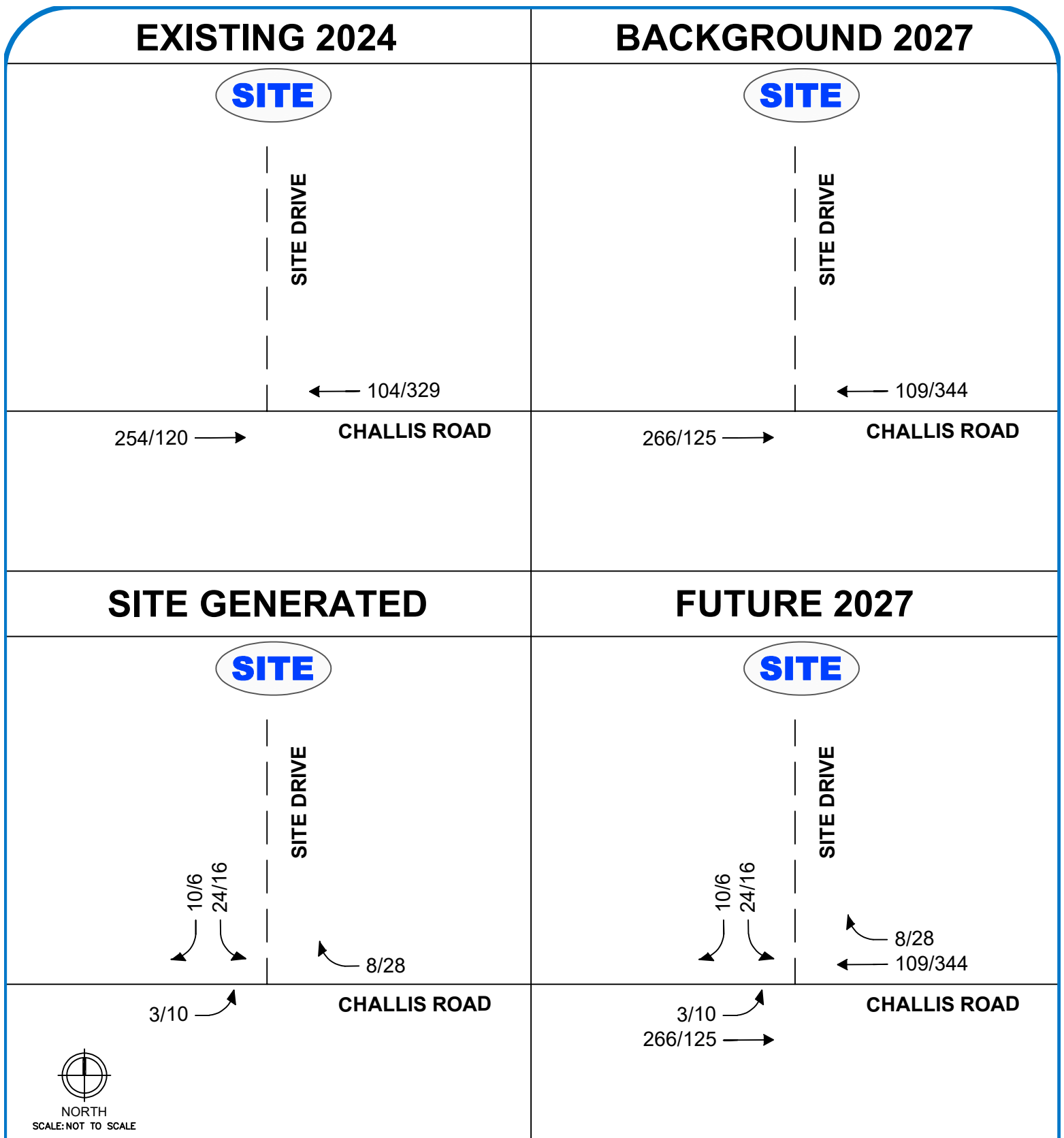


## FIGURE 2 LANE USE AND TRAFFIC CONTROL

LEGACY HILLS TIA - GENOA TOWNSHIP, MI

### LEGEND

|                           |                      |
|---------------------------|----------------------|
| ROADS                     | PROPOSED<br>ROADS    |
| LANE USE                  | PROPOSED<br>LANE USE |
| UNSIGNALIZED INTERSECTION |                      |



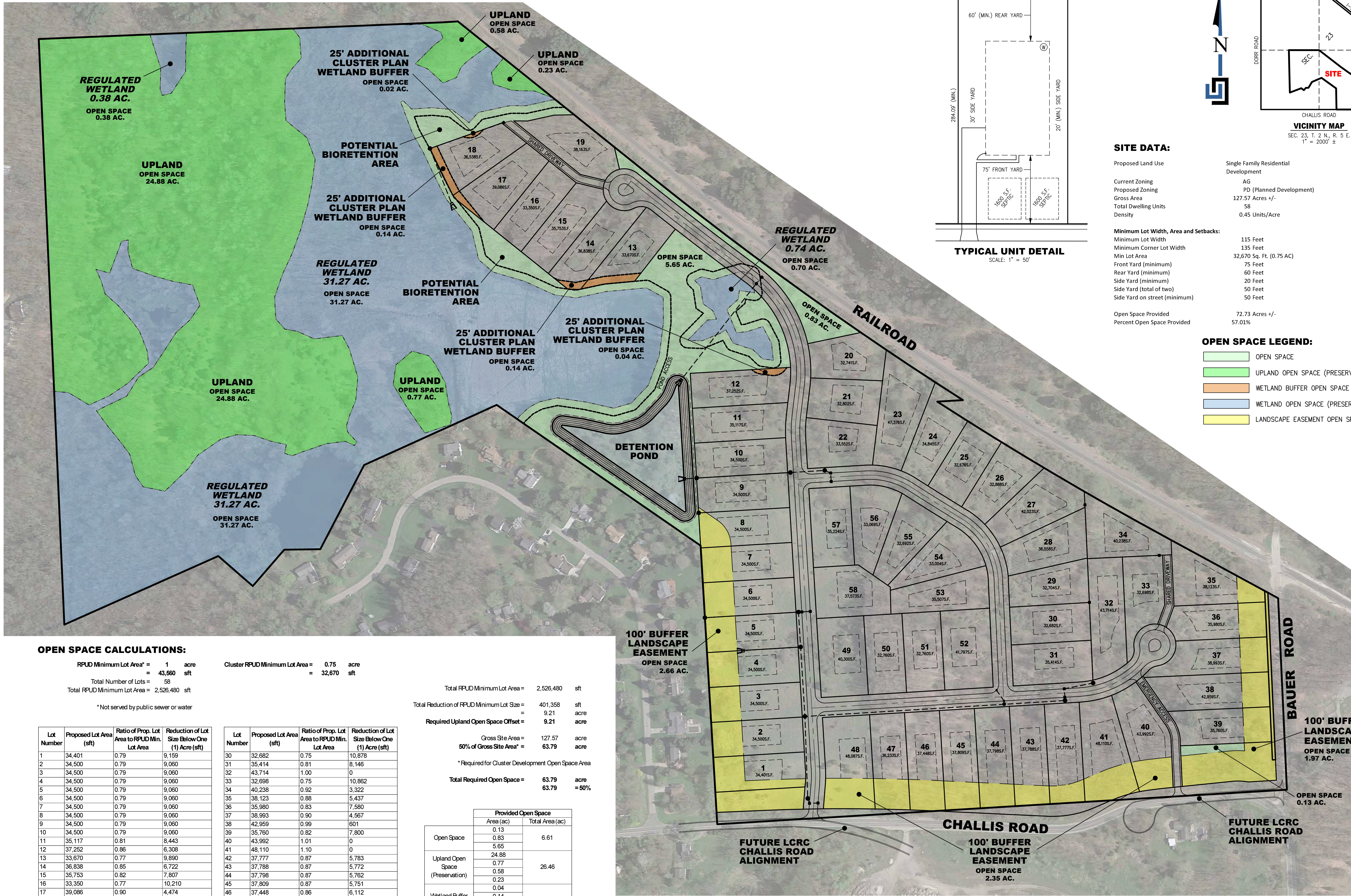
**FIGURE 3**  
**TRAFFIC VOLUMES**

LEGACY HILLS TIA - GENOA TOWNSHIP, MI

**LEGEND**

- ROADS
- PROPOSED ROADS
- TRAFFIC VOLUMES (AM/PM)





OPEN SPACE CALCULATIONS:

RPUD Minimum Lot Area\* = 1 acre  
= 43,560 sft  
Total Number of Lots = 58  
Total RPUD Minimum Lot Area = 2,526,480 sft

Cluster RPUD Minimum Lot Area = 0.75 acre  
= 32,670 sft

\*Not served by public sewer or water

| Lot Number | Proposed Lot Area (sft) | Ratio of Prop. Lot Area to RPUD Min. Lot Area | Reduction of Lot Size Below One (1) Acre (sft) |
|------------|-------------------------|---|--|
| 1          | 34,401                  | 0.79  | 9,159  |
| 2          | 34,500                  | 0.79  | 9,060  |
| 3          | 34,500                  | 0.79  | 9,060  |
| 4          | 34,500                  | 0.79  | 9,060  |
| 5          | 34,500                  | 0.79  | 9,060  |
| 6          | 34,500                  | 0.79  | 9,060  |
| 7          | 34,500                  | 0.79  | 9,060  |
| 8          | 34,500                  | 0.79  | 9,060  |
| 9          | 34,500                  | 0.79  | 9,060  |
| 10         | 34,500                  | 0.79  | 9,060  |
| 11         | 35,117                  | 0.81  | 8,443  |
| 12         | 37,252                  | 0.86  | 6,308  |
| 13         | 33,670                  | 0.77  | 9,890  |
| 14         | 36,838                  | 0.85  | 6,722  |
| 15         | 35,753                  | 0.82  | 7,807  |
| 16         | 33,350                  | 0.77  | 10,210   |
| 17         | 39,086                  | 0.90  | 4,474  |
| 18         | 36,538                  | 0.84  | 7,022  |
| 19         | 38,163                  | 0.88  | 5,397  |
| 20         | 32,741                  | 0.75  | 10,819   |
| 21         | 32,802                  | 0.75  | 10,758   |
| 22         | 33,552                  | 0.77  | 10,008   |
| 23         | 47,376                  | 1.09  | 0  |
| 24         | 34,845                  | 0.80  | 8,715  |
| 25         | 32,676                  | 0.75  | 10,884   |
| 26         | 32,888                  | 0.76  | 10,672   |
| 27         | 42,023                  | 0.96  | 1,537  |
| 28         | 36,558                  | 0.84  | 7,002  |
| 29         | 32,704                  | 0.75  | 10,858   |

| Lot Number | Proposed Lot Area (sft) | Ratio of Prop. Lot Area to RPUD Min. Lot Area | Reduction of Lot Size Below One (1) Acre (sft) |
|------------|-------------------------|---|--|
| 30         | 32,682                  | 0.75  | 10,878   |
| 31         | 35,414                  | 0.81  | 8,146  |
| 32         | 43,714                  | 1.00  | 0  |
| 33         | 32,698                  | 0.75  | 10,862   |
| 34         | 40,238                  | 0.92  | 3,322  |
| 35         | 38,123                  | 0.88  | 5,437  |
| 36         | 35,980                  | 0.83  | 7,580  |
| 37         | 38,993                  | 0.90  | 4,567  |
| 38         | 42,959                  | 0.99  | 601  |
| 39         | 35,760                  | 0.82  | 7,800  |
| 40         | 43,992                  | 1.01  | 0  |
| 41         | 48,110                  | 1.10  | 0  |
| 42         | 37,777                  | 0.87  | 5,783  |
| 43         | 37,788                  | 0.87  | 5,772  |
| 44         | 37,798                  | 0.87  | 5,762  |
| 45         | 37,809                  | 0.87  | 5,751  |
| 46         | 37,448                  | 0.86  | 6,112  |
| 47         | 36,233                  | 0.83  | 7,327  |
| 48         | 48,087                  | 1.10  | 0  |
| 49         | 40,300                  | 0.93  | 3,260  |
| 50         | 32,760                  | 0.75  | 10,800   |
| 51         | 32,760                  | 0.75  | 10,800   |
| 52         | 41,797                  | 0.96  | 1,763  |
| 53         | 35,507                  | 0.82  | 8,053  |
| 54         | 33,004                  | 0.76  | 10,556   |
| 55         | 32,692                  | 0.75  | 10,868   |
| 56         | 33,069                  | 0.76  | 10,491   |
| 57         | 35,224                  | 0.81  | 8,336  |
| 58         | 37,573                  | 0.86  | 5,987  |

Total Proposed Lot Area = 2,125,122

Total RPUD Minimum Lot Area = 2,526,480 sft  
Total Reduction of RPUD Minimum Lot Size = 401,358 sft  
= 9.21 acre  
Required Upland Open Space Offset = 9.21 acre  
Gross Site Area = 127.57 acre  
50% of Gross Site Area\* = 63.79 acre

\* Required for Cluster Development Open Space Area

Total Required Open Space = 63.79 acre  
= 50%

|                                   | Provided Open Space |                 |
|-----------------------------------|---------------------|-----------------|
|                                   | Area (ac)           | Total Area (ac) |
| Open Space                        | 0.13                | 6.61            |
|                                   | 0.83                |                 |
|                                   | 5.65                |                 |
|                                   | 24.88               |                 |
| Upland Open Space (Preservation)  | 0.77                | 26.46           |
|                                   | 0.58                |                 |
|                                   | 0.23                |                 |
|                                   | 0.04                |                 |
| Wetland Buffer Open Space         | 0.14                | 0.33            |
|                                   | 0.14                |                 |
|                                   | 0.01                |                 |
|                                   | 31.27               |                 |
| Wetland Open Space (Preservation) | 0.70                | 32.35           |
|                                   | 0.38                |                 |
|                                   | 2.66                |                 |
|                                   | 2.35                |                 |
| Easement Open Space               | 1.97                | 6.98            |
|                                   |                     |                 |

Required Open Space = 63.79 acre  
Provided Open Space = 72.73 acre

SITE DATA:

Proposed Land Use

Single Family Residential Development

Current Zoning AG  
Proposed Zoning PD (Planned Development)  
Gross Area 127.57 Acres +/-  
Total Dwelling Units 58  
Density 0.45 Units/Acre

Minimum Lot Width, Area and Setbacks:

Minimum Lot Width 115 Feet  
Minimum Corner Lot Width 135 Feet  
Min Lot Area 32,670 Sq. Ft. (0.75 AC)  
Front Yard (minimum) 75 Feet  
Rear Yard (minimum) 60 Feet  
Side Yard (minimum) 20 Feet  
Side Yard (total of two) 50 Feet  
Side Yard on street (minimum) 50 Feet

Open Space Provided 72.73 Acres +/-  
Percent Open Space Provided 57.01%

OPEN SPACE LEGEND:

- OPEN SPACE
- UPLAND OPEN SPACE (PRESERVATION)
- WETLAND BUFFER OPEN SPACE
- WETLAND OPEN SPACE (PRESERVATION)
- LANDSCAPE EASEMENT OPEN SPACE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.  
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 23

T. 2 N., R. 5 E.

GENOA TOWNSHIP

LIVINGSTON CO., MICHIGAN

DATE: 8/26/2024

REVISIONS

LEGACY HILLS

CLIENT: PULTE HOMES OF MICHIGAN

2800 LIVERNOIS ROAD, BLDG. D, SUITE 320

TROY, MICHIGAN 48063

CONCEPTUAL SITE PLAN

DR BY: SA/BB/MG

CK BY: SA/BB

P.M. MN

SCALE 0 75 150

JOB NO. 231213

SHEET NO.

3

SHEET 3 OF 4



Type of report: Tube Count - Volume Data

| LOCATION: Challis Rd East of Grand Cir Dr |     |           |     |     |     |                 | QC JOB #: 16789101              |     |                |                      |
|---|-----|-----------|-----|-----|-----|-----------------|---------------------------------|-----|----------------|----------------------|
| SPECIFIC LOCATION:                        |     |           |     |     |     |                 | DIRECTION: EB                   |     |                |                      |
| CITY/STATE: Livingston, MI                |     |           |     |     |     |                 | DATE: Oct 15 2024 - Oct 15 2024 |     |                |                      |
| Start Time                                | Mon | Tue       | Wed | Thu | Fri | Average Weekday | Sat                             | Sun | Average Week   | Average Week Profile |
|   |     | 15 Oct 24 |     |     |     | 15-min Traffic  |                                 |     | 15-min Traffic |                      |
| 12:00 AM                                  |     | 1         |     |     |     | 1               |                                 |     | 1              |                      |
| 12:15 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 12:30 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 12:45 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 01:00 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 01:15 AM                                  |     | 1         |     |     |     | 1               |                                 |     | 1              |                      |
| 01:30 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 01:45 AM                                  |     | 1         |     |     |     | 1               |                                 |     | 1              |                      |
| 02:00 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 02:15 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 02:30 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 02:45 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 03:00 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 03:15 AM                                  |     | 1         |     |     |     | 1               |                                 |     | 1              |                      |
| 03:30 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 03:45 AM                                  |     | 1         |     |     |     | 1               |                                 |     | 1              |                      |
| 04:00 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 04:15 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 04:30 AM                                  |     | 1         |     |     |     | 1               |                                 |     | 1              |                      |
| 04:45 AM                                  |     | 5         |     |     |     | 5               |                                 |     | 5              |                      |
| 05:00 AM                                  |     | 5         |     |     |     | 5               |                                 |     | 5              |                      |
| 05:15 AM                                  |     | 5         |     |     |     | 5               |                                 |     | 5              |                      |
| 05:30 AM                                  |     | 6         |     |     |     | 6               |                                 |     | 6              |                      |
| 05:45 AM                                  |     | 13        |     |     |     | 13              |                                 |     | 13             |                      |
| Day Total                                 |     |           |     |     |     |                 |                                 |     |                |                      |
| % Weekday Average                         |     |           |     |     |     |                 |                                 |     |                |                      |
| % Week Average                            |     |           |     |     |     |                 |                                 |     |                |                      |
| AM Peak 15-min Vol                        |     |           |     |     |     |                 |                                 |     |                |                      |
| PM Peak 15-min Vol                        |     |           |     |     |     |                 |                                 |     |                |                      |
| Comments:                                 |     |           |     |     |     |                 |                                 |     |                |                      |

Report generated on 10/17/2024 2:05 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

| LOCATION: Challis Rd East of Grand Cir Dr |     |           |     |     |     |                 | QC JOB #: 16789101              |     |                |                      |
|---|-----|-----------|-----|-----|-----|-----------------|---------------------------------|-----|----------------|----------------------|
| SPECIFIC LOCATION:                        |     |           |     |     |     |                 | DIRECTION: EB                   |     |                |                      |
| CITY/STATE: Livingston, MI                |     |           |     |     |     |                 | DATE: Oct 15 2024 - Oct 15 2024 |     |                |                      |
| Start Time                                | Mon | Tue       | Wed | Thu | Fri | Average Weekday | Sat                             | Sun | Average Week   | Average Week Profile |
|   |     | 15 Oct 24 |     |     |     | 15-min Traffic  |                                 |     | 15-min Traffic |                      |
| 06:00 AM                                  |     | 16        |     |     |     | 16              |                                 |     | 16             | <div></div>          |
| 06:15 AM                                  |     | 20        |     |     |     | 20              |                                 |     | 20             | <div></div>          |
| 06:30 AM                                  |     | 25        |     |     |     | 25              |                                 |     | 25             | <div></div>          |
| 06:45 AM                                  |     | 36        |     |     |     | 36              |                                 |     | 36             | <div></div>          |
| 07:00 AM                                  |     | 64        |     |     |     | 64              |                                 |     | 64             | <div></div>          |
| 07:15 AM                                  |     | 29        |     |     |     | 29              |                                 |     | 29             | <div></div>          |
| 07:30 AM                                  |     | 29        |     |     |     | 29              |                                 |     | 29             | <div></div>          |
| 07:45 AM                                  |     | 38        |     |     |     | 38              |                                 |     | 38             | <div></div>          |
| 08:00 AM                                  |     | 38        |     |     |     | 38              |                                 |     | 38             | <div></div>          |
| 08:15 AM                                  |     | 69        |     |     |     | 69              |                                 |     | 69             | <div></div>          |
| 08:30 AM                                  |     | 65        |     |     |     | 65              |                                 |     | 65             | <div></div>          |
| 08:45 AM                                  |     | 85        |     |     |     | 85              |                                 |     | 85             | <div></div>          |
| 09:00 AM                                  |     | 35        |     |     |     | 35              |                                 |     | 35             | <div></div>          |
| 09:15 AM                                  |     | 21        |     |     |     | 21              |                                 |     | 21             | <div></div>          |
| 09:30 AM                                  |     | 22        |     |     |     | 22              |                                 |     | 22             | <div></div>          |
| 09:45 AM                                  |     | 19        |     |     |     | 19              |                                 |     | 19             | <div></div>          |
| 10:00 AM                                  |     | 26        |     |     |     | 26              |                                 |     | 26             | <div></div>          |
| 10:15 AM                                  |     | 23        |     |     |     | 23              |                                 |     | 23             | <div></div>          |
| 10:30 AM                                  |     | 27        |     |     |     | 27              |                                 |     | 27             | <div></div>          |
| 10:45 AM                                  |     | 32        |     |     |     | 32              |                                 |     | 32             | <div></div>          |
| 11:00 AM                                  |     | 31        |     |     |     | 31              |                                 |     | 31             | <div></div>          |
| 11:15 AM                                  |     | 29        |     |     |     | 29              |                                 |     | 29             | <div></div>          |
| 11:30 AM                                  |     | 23        |     |     |     | 23              |                                 |     | 23             | <div></div>          |
| 11:45 AM                                  |     | 22        |     |     |     | 22              |                                 |     | 22             | <div></div>          |
| Day Total                                 |     |           |     |     |     |                 |                                 |     |                |                      |
| % Weekday Average                         |     |           |     |     |     |                 |                                 |     |                |                      |
| % Week Average                            |     |           |     |     |     |                 |                                 |     |                |                      |
| AM Peak 15-min Vol                        |     |           |     |     |     |                 |                                 |     |                |                      |
| PM Peak 15-min Vol                        |     |           |     |     |     |                 |                                 |     |                |                      |
| Comments:                                 |     |           |     |     |     |                 |                                 |     |                |                      |

Type of report: Tube Count - Volume Data

| LOCATION: Challis Rd East of Grand Cir Dr |     |           |     |     |     |                 | QC JOB #: 16789101              |     |                |                      |
|---|-----|-----------|-----|-----|-----|-----------------|---------------------------------|-----|----------------|----------------------|
| SPECIFIC LOCATION:                        |     |           |     |     |     |                 | DIRECTION: EB                   |     |                |                      |
| CITY/STATE: Livingston, MI                |     |           |     |     |     |                 | DATE: Oct 15 2024 - Oct 15 2024 |     |                |                      |
| Start Time                                | Mon | Tue       | Wed | Thu | Fri | Average Weekday | Sat                             | Sun | Average Week   | Average Week Profile |
|   |     | 15 Oct 24 |     |     |     | 15-min Traffic  |                                 |     | 15-min Traffic |                      |
| 12:00 PM                                  |     | 31        |     |     |     | 31              |                                 |     | 31             | <div></div>          |
| 12:15 PM                                  |     | 26        |     |     |     | 26              |                                 |     | 26             | <div></div>          |
| 12:30 PM                                  |     | 28        |     |     |     | 28              |                                 |     | 28             | <div></div>          |
| 12:45 PM                                  |     | 28        |     |     |     | 28              |                                 |     | 28             | <div></div>          |
| 01:00 PM                                  |     | 30        |     |     |     | 30              |                                 |     | 30             | <div></div>          |
| 01:15 PM                                  |     | 32        |     |     |     | 32              |                                 |     | 32             | <div></div>          |
| 01:30 PM                                  |     | 31        |     |     |     | 31              |                                 |     | 31             | <div></div>          |
| 01:45 PM                                  |     | 30        |     |     |     | 30              |                                 |     | 30             | <div></div>          |
| 02:00 PM                                  |     | 33        |     |     |     | 33              |                                 |     | 33             | <div></div>          |
| 02:15 PM                                  |     | 37        |     |     |     | 37              |                                 |     | 37             | <div></div>          |
| 02:30 PM                                  |     | 26        |     |     |     | 26              |                                 |     | 26             | <div></div>          |
| 02:45 PM                                  |     | 39        |     |     |     | 39              |                                 |     | 39             | <div></div>          |
| 03:00 PM                                  |     | 33        |     |     |     | 33              |                                 |     | 33             | <div></div>          |
| 03:15 PM                                  |     | 26        |     |     |     | 26              |                                 |     | 26             | <div></div>          |
| 03:30 PM                                  |     | 33        |     |     |     | 33              |                                 |     | 33             | <div></div>          |
| 03:45 PM                                  |     | 31        |     |     |     | 31              |                                 |     | 31             | <div></div>          |
| 04:00 PM                                  |     | 34        |     |     |     | 34              |                                 |     | 34             | <div></div>          |
| 04:15 PM                                  |     | 28        |     |     |     | 28              |                                 |     | 28             | <div></div>          |
| 04:30 PM                                  |     | 27        |     |     |     | 27              |                                 |     | 27             | <div></div>          |
| 04:45 PM                                  |     | 15        |     |     |     | 15              |                                 |     | 15             | <div></div>          |
| 05:00 PM                                  |     | 32        |     |     |     | 32              |                                 |     | 32             | <div></div>          |
| 05:15 PM                                  |     | 33        |     |     |     | 33              |                                 |     | 33             | <div></div>          |
| 05:30 PM                                  |     | 30        |     |     |     | 30              |                                 |     | 30             | <div></div>          |
| 05:45 PM                                  |     | 28        |     |     |     | 28              |                                 |     | 28             | <div></div>          |
| Day Total                                 |     |           |     |     |     |                 |                                 |     |                |                      |
| % Weekday Average                         |     |           |     |     |     |                 |                                 |     |                |                      |
| % Week Average                            |     |           |     |     |     |                 |                                 |     |                |                      |
| AM Peak 15-min Vol                        |     |           |     |     |     |                 |                                 |     |                |                      |
| PM Peak 15-min Vol                        |     |           |     |     |     |                 |                                 |     |                |                      |
| Comments:                                 |     |           |     |     |     |                 |                                 |     |                |                      |

Report generated on 10/17/2024 2:05 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)



| LOCATION: Challis Rd East of Grand Cir Dr |     |            |     |     |     |                 | QC JOB #: 16789101              |     |                |                      |
|---|-----|------------|-----|-----|-----|-----------------|---------------------------------|-----|----------------|----------------------|
| SPECIFIC LOCATION:                        |     |            |     |     |     |                 | DIRECTION: EB                   |     |                |                      |
| CITY/STATE: Livingston, MI                |     |            |     |     |     |                 | DATE: Oct 15 2024 - Oct 15 2024 |     |                |                      |
| Start Time                                | Mon | Tue        | Wed | Thu | Fri | Average Weekday | Sat                             | Sun | Average Week   | Average Week Profile |
|   |     | 15 Oct 24  |     |     |     | 15-min Traffic  |                                 |     | 15-min Traffic |                      |
| 06:00 PM                                  |     | 26         |     |     |     | 26              |                                 |     | 26             | <div></div>          |
| 06:15 PM                                  |     | 26         |     |     |     | 26              |                                 |     | 26             | <div></div>          |
| 06:30 PM                                  |     | 23         |     |     |     | 23              |                                 |     | 23             | <div></div>          |
| 06:45 PM                                  |     | 11         |     |     |     | 11              |                                 |     | 11             | <div></div>          |
| 07:00 PM                                  |     | 18         |     |     |     | 18              |                                 |     | 18             | <div></div>          |
| 07:15 PM                                  |     | 11         |     |     |     | 11              |                                 |     | 11             | <div></div>          |
| 07:30 PM                                  |     | 22         |     |     |     | 22              |                                 |     | 22             | <div></div>          |
| 07:45 PM                                  |     | 29         |     |     |     | 29              |                                 |     | 29             | <div></div>          |
| 08:00 PM                                  |     | 18         |     |     |     | 18              |                                 |     | 18             | <div></div>          |
| 08:15 PM                                  |     | 6          |     |     |     | 6               |                                 |     | 6              | <div></div>          |
| 08:30 PM                                  |     | 12         |     |     |     | 12              |                                 |     | 12             | <div></div>          |
| 08:45 PM                                  |     | 7          |     |     |     | 7               |                                 |     | 7              | <div></div>          |
| 09:00 PM                                  |     | 3          |     |     |     | 3               |                                 |     | 3              | <div></div>          |
| 09:15 PM                                  |     | 5          |     |     |     | 5               |                                 |     | 5              | <div></div>          |
| 09:30 PM                                  |     | 3          |     |     |     | 3               |                                 |     | 3              | <div></div>          |
| 09:45 PM                                  |     | 4          |     |     |     | 4               |                                 |     | 4              | <div></div>          |
| 10:00 PM                                  |     | 5          |     |     |     | 5               |                                 |     | 5              | <div></div>          |
| 10:15 PM                                  |     | 3          |     |     |     | 3               |                                 |     | 3              | <div></div>          |
| 10:30 PM                                  |     | 4          |     |     |     | 4               |                                 |     | 4              | <div></div>          |
| 10:45 PM                                  |     | 4          |     |     |     | 4               |                                 |     | 4              | <div></div>          |
| 11:00 PM                                  |     | 1          |     |     |     | 1               |                                 |     | 1              | <div></div>          |
| 11:15 PM                                  |     | 0          |     |     |     | 0               |                                 |     | 0              | <div></div>          |
| 11:30 PM                                  |     | 1          |     |     |     | 1               |                                 |     | 1              | <div></div>          |
| 11:45 PM                                  |     | 2          |     |     |     | 2               |                                 |     | 2              | <div></div>          |
| Day Total                                 |     | 1829       |     |     |     | 1829            |                                 |     | 1829           |                      |
| % Weekday Average                         |     | 100%       |     |     |     |                 |                                 |     |                |                      |
| % Week Average                            |     | 100%       |     |     |     | 100%            |                                 |     |                |                      |
| AM Peak 15-min Vol                        |     | 8:45 AM 85 |     |     |     | 8:45 AM 85      |                                 |     | 8:45 AM 85     |                      |
| PM Peak 15-min Vol                        |     | 2:45 PM 39 |     |     |     | 2:45 PM 39      |                                 |     | 2:45 PM 39     |                      |
| Comments:                                 |     |            |     |     |     |                 |                                 |     |                |                      |

Type of report: Tube Count - Volume Data

| LOCATION: Challis Rd East of Grand Cir Dr |     |           |     |     |     |                 | QC JOB #: 16789101              |     |                |                      |
|---|-----|-----------|-----|-----|-----|-----------------|---------------------------------|-----|----------------|----------------------|
| SPECIFIC LOCATION:                        |     |           |     |     |     |                 | DIRECTION: WB                   |     |                |                      |
| CITY/STATE: Livingston, MI                |     |           |     |     |     |                 | DATE: Oct 15 2024 - Oct 15 2024 |     |                |                      |
| Start Time                                | Mon | Tue       | Wed | Thu | Fri | Average Weekday | Sat                             | Sun | Average Week   | Average Week Profile |
|   |     | 15 Oct 24 |     |     |     | 15-min Traffic  |                                 |     | 15-min Traffic |                      |
| 12:00 AM                                  |     | 2         |     |     |     | 2               |                                 |     | 2              |                      |
| 12:15 AM                                  |     | 2         |     |     |     | 2               |                                 |     | 2              |                      |
| 12:30 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 12:45 AM                                  |     | 2         |     |     |     | 2               |                                 |     | 2              |                      |
| 01:00 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 01:15 AM                                  |     | 2         |     |     |     | 2               |                                 |     | 2              |                      |
| 01:30 AM                                  |     | 1         |     |     |     | 1               |                                 |     | 1              |                      |
| 01:45 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 02:00 AM                                  |     | 1         |     |     |     | 1               |                                 |     | 1              |                      |
| 02:15 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 02:30 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 02:45 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 03:00 AM                                  |     | 1         |     |     |     | 1               |                                 |     | 1              |                      |
| 03:15 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 03:30 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 03:45 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 04:00 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 04:15 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 04:30 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 04:45 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 05:00 AM                                  |     | 0         |     |     |     | 0               |                                 |     | 0              |                      |
| 05:15 AM                                  |     | 2         |     |     |     | 2               |                                 |     | 2              |                      |
| 05:30 AM                                  |     | 2         |     |     |     | 2               |                                 |     | 2              |                      |
| 05:45 AM                                  |     | 1         |     |     |     | 1               |                                 |     | 1              |                      |
| Day Total                                 |     |           |     |     |     |                 |                                 |     |                |                      |
| % Weekday Average                         |     |           |     |     |     |                 |                                 |     |                |                      |
| % Week Average                            |     |           |     |     |     |                 |                                 |     |                |                      |
| AM Peak 15-min Vol                        |     |           |     |     |     |                 |                                 |     |                |                      |
| PM Peak 15-min Vol                        |     |           |     |     |     |                 |                                 |     |                |                      |
| Comments:                                 |     |           |     |     |     |                 |                                 |     |                |                      |

Report generated on 10/17/2024 2:05 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

| LOCATION: Challis Rd East of Grand Cir Dr |                  |                  |     |     |     |                                   | QC JOB #: 16789101              |     |                                |                      |
|---|------------------|------------------|-----|-----|-----|-----------------------------------|---------------------------------|-----|--------------------------------|----------------------|
| SPECIFIC LOCATION:                        |                  |                  |     |     |     |                                   | DIRECTION: WB                   |     |                                |                      |
| CITY/STATE: Livingston, MI                |                  |                  |     |     |     |                                   | DATE: Oct 15 2024 - Oct 15 2024 |     |                                |                      |
| Start Time                                | Mon<br>15 Oct 24 | Tue<br>15 Oct 24 | Wed | Thu | Fri | Average Weekday<br>15-min Traffic | Sat                             | Sun | Average Week<br>15-min Traffic | Average Week Profile |
| 06:00 AM                                  |                  | 4                |     |     |     | 4                                 |                                 |     | 4                              | <div></div>          |
| 06:15 AM                                  |                  | 3                |     |     |     | 3                                 |                                 |     | 3                              | <div></div>          |
| 06:30 AM                                  |                  | 9                |     |     |     | 9                                 |                                 |     | 9                              | <div></div>          |
| 06:45 AM                                  |                  | 13               |     |     |     | 13                                |                                 |     | 13                             | <div></div>          |
| 07:00 AM                                  |                  | 1                |     |     |     | 1                                 |                                 |     | 1                              | <div></div>          |
| 07:15 AM                                  |                  | 13               |     |     |     | 13                                |                                 |     | 13                             | <div></div>          |
| 07:30 AM                                  |                  | 16               |     |     |     | 16                                |                                 |     | 16                             | <div></div>          |
| 07:45 AM                                  |                  | 14               |     |     |     | 14                                |                                 |     | 14                             | <div></div>          |
| 08:00 AM                                  |                  | 6                |     |     |     | 6                                 |                                 |     | 6                              | <div></div>          |
| 08:15 AM                                  |                  | 13               |     |     |     | 13                                |                                 |     | 13                             | <div></div>          |
| 08:30 AM                                  |                  | 30               |     |     |     | 30                                |                                 |     | 30                             | <div></div>          |
| 08:45 AM                                  |                  | 31               |     |     |     | 31                                |                                 |     | 31                             | <div></div>          |
| 09:00 AM                                  |                  | 30               |     |     |     | 30                                |                                 |     | 30                             | <div></div>          |
| 09:15 AM                                  |                  | 22               |     |     |     | 22                                |                                 |     | 22                             | <div></div>          |
| 09:30 AM                                  |                  | 29               |     |     |     | 29                                |                                 |     | 29                             | <div></div>          |
| 09:45 AM                                  |                  | 24               |     |     |     | 24                                |                                 |     | 24                             | <div></div>          |
| 10:00 AM                                  |                  | 19               |     |     |     | 19                                |                                 |     | 19                             | <div></div>          |
| 10:15 AM                                  |                  | 16               |     |     |     | 16                                |                                 |     | 16                             | <div></div>          |
| 10:30 AM                                  |                  | 21               |     |     |     | 21                                |                                 |     | 21                             | <div></div>          |
| 10:45 AM                                  |                  | 28               |     |     |     | 28                                |                                 |     | 28                             | <div></div>          |
| 11:00 AM                                  |                  | 31               |     |     |     | 31                                |                                 |     | 31                             | <div></div>          |
| 11:15 AM                                  |                  | 25               |     |     |     | 25                                |                                 |     | 25                             | <div></div>          |
| 11:30 AM                                  |                  | 34               |     |     |     | 34                                |                                 |     | 34                             | <div></div>          |
| 11:45 AM                                  |                  | 29               |     |     |     | 29                                |                                 |     | 29                             | <div></div>          |
| Day Total                                 |                  |                  |     |     |     |                                   |                                 |     |                                |                      |
| % Weekday<br>Average                      |                  |                  |     |     |     |                                   |                                 |     |                                |                      |
| % Week<br>Average                         |                  |                  |     |     |     |                                   |                                 |     |                                |                      |
| AM Peak<br>15-min Vol                     |                  |                  |     |     |     |                                   |                                 |     |                                |                      |
| PM Peak<br>15-min Vol                     |                  |                  |     |     |     |                                   |                                 |     |                                |                      |
| Comments:                                 |                  |                  |     |     |     |                                   |                                 |     |                                |                      |

| LOCATION: Challis Rd East of Grand Cir Dr |     |           |     |     |     |                 | QC JOB #: 16789101              |     |                |                      |
|---|-----|-----------|-----|-----|-----|-----------------|---------------------------------|-----|----------------|----------------------|
| SPECIFIC LOCATION:                        |     |           |     |     |     |                 | DIRECTION: WB                   |     |                |                      |
| CITY/STATE: Livingston, MI                |     |           |     |     |     |                 | DATE: Oct 15 2024 - Oct 15 2024 |     |                |                      |
| Start Time                                | Mon | Tue       | Wed | Thu | Fri | Average Weekday | Sat                             | Sun | Average Week   | Average Week Profile |
|   |     | 15 Oct 24 |     |     |     | 15-min Traffic  |                                 |     | 15-min Traffic |                      |
| 12:00 PM                                  |     | 27        |     |     |     | 27              |                                 |     | 27             | <div></div>          |
| 12:15 PM                                  |     | 27        |     |     |     | 27              |                                 |     | 27             | <div></div>          |
| 12:30 PM                                  |     | 34        |     |     |     | 34              |                                 |     | 34             | <div></div>          |
| 12:45 PM                                  |     | 32        |     |     |     | 32              |                                 |     | 32             | <div></div>          |
| 01:00 PM                                  |     | 40        |     |     |     | 40              |                                 |     | 40             | <div></div>          |
| 01:15 PM                                  |     | 40        |     |     |     | 40              |                                 |     | 40             | <div></div>          |
| 01:30 PM                                  |     | 42        |     |     |     | 42              |                                 |     | 42             | <div></div>          |
| 01:45 PM                                  |     | 31        |     |     |     | 31              |                                 |     | 31             | <div></div>          |
| 02:00 PM                                  |     | 34        |     |     |     | 34              |                                 |     | 34             | <div></div>          |
| 02:15 PM                                  |     | 57        |     |     |     | 57              |                                 |     | 57             | <div></div>          |
| 02:30 PM                                  |     | 55        |     |     |     | 55              |                                 |     | 55             | <div></div>          |
| 02:45 PM                                  |     | 49        |     |     |     | 49              |                                 |     | 49             | <div></div>          |
| 03:00 PM                                  |     | 62        |     |     |     | 62              |                                 |     | 62             | <div></div>          |
| 03:15 PM                                  |     | 61        |     |     |     | 61              |                                 |     | 61             | <div></div>          |
| 03:30 PM                                  |     | 49        |     |     |     | 49              |                                 |     | 49             | <div></div>          |
| 03:45 PM                                  |     | 79        |     |     |     | 79              |                                 |     | 79             | <div></div>          |
| 04:00 PM                                  |     | 90        |     |     |     | 90              |                                 |     | 90             | <div></div>          |
| 04:15 PM                                  |     | 89        |     |     |     | 89              |                                 |     | 89             | <div></div>          |
| 04:30 PM                                  |     | 71        |     |     |     | 71              |                                 |     | 71             | <div></div>          |
| 04:45 PM                                  |     | 70        |     |     |     | 70              |                                 |     | 70             | <div></div>          |
| 05:00 PM                                  |     | 61        |     |     |     | 61              |                                 |     | 61             | <div></div>          |
| 05:15 PM                                  |     | 79        |     |     |     | 79              |                                 |     | 79             | <div></div>          |
| 05:30 PM                                  |     | 71        |     |     |     | 71              |                                 |     | 71             | <div></div>          |
| 05:45 PM                                  |     | 43        |     |     |     | 43              |                                 |     | 43             | <div></div>          |
| Day Total                                 |     |           |     |     |     |                 |                                 |     |                |                      |
| % Weekday Average                         |     |           |     |     |     |                 |                                 |     |                |                      |
| % Week Average                            |     |           |     |     |     |                 |                                 |     |                |                      |
| AM Peak 15-min Vol                        |     |           |     |     |     |                 |                                 |     |                |                      |
| PM Peak 15-min Vol                        |     |           |     |     |     |                 |                                 |     |                |                      |
| Comments:                                 |     |           |     |     |     |                 |                                 |     |                |                      |



Type of report: Tube Count - Volume Data

| LOCATION: Challis Rd East of Grand Cir Dr |     |                  |     |     |     |                                   | QC JOB #: 16789101              |     |                                |                      |
|---|-----|------------------|-----|-----|-----|-----------------------------------|---------------------------------|-----|--------------------------------|----------------------|
| SPECIFIC LOCATION:                        |     |                  |     |     |     |                                   | DIRECTION: WB                   |     |                                |                      |
| CITY/STATE: Livingston, MI                |     |                  |     |     |     |                                   | DATE: Oct 15 2024 - Oct 15 2024 |     |                                |                      |
| Start Time                                | Mon | Tue<br>15 Oct 24 | Wed | Thu | Fri | Average Weekday<br>15-min Traffic | Sat                             | Sun | Average Week<br>15-min Traffic | Average Week Profile |
| 06:00 PM                                  |     | 58               |     |     |     | 58                                |                                 |     | 58                             | <div></div>          |
| 06:15 PM                                  |     | 40               |     |     |     | 40                                |                                 |     | 40                             | <div></div>          |
| 06:30 PM                                  |     | 31               |     |     |     | 31                                |                                 |     | 31                             | <div></div>          |
| 06:45 PM                                  |     | 41               |     |     |     | 41                                |                                 |     | 41                             | <div></div>          |
| 07:00 PM                                  |     | 32               |     |     |     | 32                                |                                 |     | 32                             | <div></div>          |
| 07:15 PM                                  |     | 27               |     |     |     | 27                                |                                 |     | 27                             | <div></div>          |
| 07:30 PM                                  |     | 21               |     |     |     | 21                                |                                 |     | 21                             | <div></div>          |
| 07:45 PM                                  |     | 30               |     |     |     | 30                                |                                 |     | 30                             | <div></div>          |
| 08:00 PM                                  |     | 17               |     |     |     | 17                                |                                 |     | 17                             | <div></div>          |
| 08:15 PM                                  |     | 18               |     |     |     | 18                                |                                 |     | 18                             | <div></div>          |
| 08:30 PM                                  |     | 14               |     |     |     | 14                                |                                 |     | 14                             | <div></div>          |
| 08:45 PM                                  |     | 22               |     |     |     | 22                                |                                 |     | 22                             | <div></div>          |
| 09:00 PM                                  |     | 24               |     |     |     | 24                                |                                 |     | 24                             | <div></div>          |
| 09:15 PM                                  |     | 13               |     |     |     | 13                                |                                 |     | 13                             | <div></div>          |
| 09:30 PM                                  |     | 8                |     |     |     | 8                                 |                                 |     | 8                              | <div></div>          |
| 09:45 PM                                  |     | 13               |     |     |     | 13                                |                                 |     | 13                             | <div></div>          |
| 10:00 PM                                  |     | 5                |     |     |     | 5                                 |                                 |     | 5                              | <div></div>          |
| 10:15 PM                                  |     | 5                |     |     |     | 5                                 |                                 |     | 5                              | <div></div>          |
| 10:30 PM                                  |     | 1                |     |     |     | 1                                 |                                 |     | 1                              | <div></div>          |
| 10:45 PM                                  |     | 4                |     |     |     | 4                                 |                                 |     | 4                              | <div></div>          |
| 11:00 PM                                  |     | 3                |     |     |     | 3                                 |                                 |     | 3                              | <div></div>          |
| 11:15 PM                                  |     | 3                |     |     |     | 3                                 |                                 |     | 3                              | <div></div>          |
| 11:30 PM                                  |     | 5                |     |     |     | 5                                 |                                 |     | 5                              | <div></div>          |
| 11:45 PM                                  |     | 4                |     |     |     | 4                                 |                                 |     | 4                              | <div></div>          |
| Day Total                                 |     | 2209             |     |     |     | 2209                              |                                 |     | 2209                           |                      |
| % Weekday<br>Average                      |     | 100%             |     |     |     |                                   |                                 |     |                                |                      |
| % Week<br>Average                         |     | 100%             |     |     |     | 100%                              |                                 |     |                                |                      |
| AM Peak<br>15-min Vol                     |     | 11:30 AM<br>34   |     |     |     | 11:30 AM<br>34                    |                                 |     | 11:30 AM<br>34                 |                      |
| PM Peak<br>15-min Vol                     |     | 4:00 PM<br>90    |     |     |     | 4:00 PM<br>90                     |                                 |     | 4:00 PM<br>90                  |                      |
| Comments:                                 |     |                  |     |     |     |                                   |                                 |     |                                |                      |

Report generated on 10/17/2024 2:05 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>)

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Disclaimer: The Michigan Department of Transportation (MDOT) works with individual agencies (cities/villages, counties, metropolitan planning organizations (MPOs), regional planning organizations (RPOs), and other areas of MDOT) to identify existing traffic count programs and/or traffic data. [... more](#)

List View

All DIRs

Report Center

Record

1

of 1

Goto Record

go

|                |                        |             |         |
|----------------|------------------------|-------------|---------|
| Location ID    | 47-5027                | MPO ID      | 458     |
| Type           | SPOT                   | HPMS ID     |         |
| On NHS         | No                     | On HPMS     | No      |
| LRS ID         | 0940303                | LRS Loc Pt. | 0.747   |
| SF Group       | Urban Non State (2024) | Route Type  |         |
| AF Group       | NoFactor (2024)        | Route       |         |
| GF Group       | Urban Non State (2024) | Active      | Yes     |
| Class Dist Grp | NTL_5 (2024)           | Category    | Primary |
| Seas Clss Grp  |                        |             |         |
| WIM Group      |                        |             |         |
| QC Group       | Default                |             |         |
| Funct'l Class  | (5) Major Collector    | Milepost    |         |
| Located On     | CHALLIS RD             |             |         |
| Loc On Alias   |                        |             |         |
| WEST OF        | Bauer Rd               |             |         |

More Detail

STATION DATA

Directions: 2-WAY EB WB

| AADT |      |                    |        |     |     |             |          |                 |
|------|------|--------------------|--------|-----|-----|-------------|----------|-----------------|
|      | Year | AADT               | DHV-30 | K % | D % | PA          | BC       | Src             |
|      | 2023 | 4,054 <sup>3</sup> |        | 10  |     | 3,945 (97%) | 109 (3%) | Grown from 2022 |
|      | 2022 | 3,967              | 404    | 10  |     | 3,851 (97%) | 116 (3%) |                 |
|      | 2021 | 3,124 <sup>3</sup> |        | 12  |     | 2,934 (94%) | 190 (6%) | Grown from 2020 |
|      | 2020 | 2,826 <sup>3</sup> |        | 12  |     | 2,627 (93%) | 199 (7%) | Grown from 2019 |
|      | 2019 | 3,241              | 404    | 12  |     | 3,112 (96%) | 129 (4%) |                 |

1-5 of 8

VOLUME COUNT

|  | Date          | Int | Total |
|--|---------------|-----|-------|
|  | Tue 8/2/2022  | 60  | 3,967 |
|  | Wed 3/27/2019 | 15  | 3,486 |
|  | Tue 3/26/2019 | 15  | 3,148 |

VOLUME TREND

| Year | Annual Growth |
|------|---------------|
| 2023 | 2%            |
| 2022 | 27%           |
| 2021 | 11%           |
| 2020 | -13%          |
| 2019 | -19%          |
| 2018 | 1%            |
| 2017 | 4%            |

CLASSIFICATION

| Date    | Int | Total |
|---------|-----|-------|
| No Data |     |       |

| NOTES/FILES |      |      |  |
|-------------|------|------|--|
|             | Note | Date |  |

## Scheme Summary

### Control Data

#### Control Data and Model Parameters

|                            |                                   |
|----------------------------|-----------------------------------|
| Challis Road at Bauer Road | 2024 Synthetic Flow Profile (veh) |
| Scheme-1                   | 7.5 min Time Slice                |
| Rodel-Win1                 | Queuing Delays (sec)              |
| Right Hand Drive           | Daylight conditions               |
| AM Peak Hour               | Peak 60/15 min Results            |
| Full Geometry              | Output flows: Vehicles            |
| English Units (ft)         | 50% Confidence Level              |

#### Available Data

|  |     |
|--|-----|
| Entry Capacity Calibrated              | No  |
| Entry Capacity Modified                | No  |
| Crosswalks                             | No  |
| Flows Factored                         | No  |
| Approach/Exit Road Capacity Calibrated | No  |
| Accidents                              | No  |
| Accident Costs                         | No  |
| Bypass Model                           | No  |
| Bypass Calibration                     | No  |
| Global Results                         | Yes |

# Operational Data

## Main Geometry (ft)

### Approach and Entry Geometry

| Leg | Leg Names  | Approach Bearing (deg) | Grade Separation G | Half Width V | Approach Lanes n | Entry Width E | Entry Lanes n | Flare Length L' | Entry Radius R | Entry Angle Phi |
|-----|------------|------------------------|--------------------|--------------|------------------|---------------|---------------|-----------------|----------------|-----------------|
| 1   | EB Challis | 0                      | 0                  | 11.00        | 1                | 15.00         | 1             | 33.00           | 66.00          | 30.00           |
| 2   | NB Bauer   | 90                     | 0                  | 11.00        | 1                | 15.00         | 1             | 33.00           | 66.00          | 30.00           |
| 3   | WB Challis | 180                    | 0                  | 11.00        | 1                | 15.00         | 1             | 33.00           | 66.00          | 30.00           |

### Circulating and Exit Geometry

| Leg | Leg Names  | Inscribed Diameter D | Circulating Width C | Circulating Lanes nc | Exit Width Ex | Exit Lanes nex | Exit Half Width Vx | Exit Half Width Lanes nvx |
|-----|------------|----------------------|---------------------|----------------------|---------------|----------------|--------------------|---------------------------|
| 1   | EB Challis | 131.00               | 20.00               | 1                    | 15.00         | 1              | 11.00              | 1                         |
| 2   | NB Bauer   | 131.00               | 20.00               | 1                    | 15.00         | 1              | 11.00              | 1                         |
| 3   | WB Challis | 131.00               | 20.00               | 1                    | 15.00         | 1              | 11.00              | 1                         |

### Capacity Modifiers and Capacity Calibration (veh/hr)

| Leg | Leg Names  | Entry Capacity  |              | Entry Calibration |              | Approach Road |                  |                | Exit Road |                  |                |
|-----|------------|-----------------|--------------|-------------------|--------------|---------------|------------------|----------------|-----------|------------------|----------------|
|     |            | Capacity + or - | XWalk Factor | Intercept + or -  | Slope Factor | V (ft)        | Default Capacity | Calib Capacity | V (ft)    | Default Capacity | Calib Capacity |
| 1   | EB Challis | 0               | 1.000        | 0                 | 1.000        | 12.00         | 1643             | 0              | 11.00     | 1643             | 0              |
| 2   | NB Bauer   | 0               | 1.000        | 0                 | 1.000        | 12.00         | 1643             | 0              | 11.00     | 1643             | 0              |
| 3   | WB Challis | 0               | 1.000        | 0                 | 1.000        | 12.00         | 1643             | 0              | 11.00     | 1643             | 0              |



Traffic Flow Data (veh/hr)

2024 AM Peak Peak Hour Flows

| Leg | Leg Names  | Turning Flows |        |        |        | Flow Modifiers |             |
|-----|------------|---------------|--------|--------|--------|----------------|-------------|
|     |            | U-Turn        | Exit-2 | Exit-1 | Bypass | Trucks %       | Flow Factor |
| 1   | EB Challis | 0             | 99     | 68     | 0      | 2.0            | 1.00        |
| 2   | NB Bauer   | 0             | 69     | 281    | 0      | 2.0            | 1.00        |
| 3   | WB Challis | 0             | 217    | 29     | 0      | 2.0            | 1.00        |

2024 AM Peak Synthetic Flow Profile - Timeslice 7.5 mins

| Leg | Leg Names  | Flow Ratios |         |         | Flow Times |        |        |
|-----|------------|-------------|---------|---------|------------|--------|--------|
|     |            | Ratio 1     | Ratio 2 | Ratio 3 | Time 1     | Time 2 | Time 3 |
| 1   | EB Challis | 0.750       | 1.125   | 0.750   | 0          | 30     | 60     |
| 2   | NB Bauer   | 0.750       | 1.125   | 0.750   | 0          | 30     | 60     |
| 3   | WB Challis | 0.750       | 1.125   | 0.750   | 0          | 30     | 60     |

## Operational Results

### 2024 AM Peak - 60 minutes

#### Flows and Capacity

| Leg | Leg Names  | Bypass Type | Flows (veh/hr) |        |               |        |           | Capacity (veh/hr) |        |             |        |
|-----|------------|-------------|----------------|--------|---------------|--------|-----------|-------------------|--------|-------------|--------|
|     |            |             | Arrival Flow   |        | Opposing Flow |        | Exit Flow | Capacity          |        | Average VCR |        |
|     |            |             | Entry          | Bypass | Entry         | Bypass |           | Entry             | Bypass | Entry       | Bypass |
| 1   | EB Challis | None        | 167            |        | 217           |        | 98        | 1069              |        | 0.1562      |        |
| 2   | NB Bauer   | None        | 350            |        | 99            |        | 285       | 1133              |        | 0.3089      |        |
| 3   | WB Challis | None        | 246            |        | 69            |        | 380       | 1149              |        | 0.2140      |        |

#### Delays, Queues and Level of Service

| Leg | Leg Names  | Bypass Type | Average Delay (sec) |        |      | 95% Queue (veh) |        | Level of Service |        |     |
|-----|------------|-------------|---------------------|--------|------|-----------------|--------|------------------|--------|-----|
|     |            |             | Entry               | Bypass | Leg  | Entry           | Bypass | Entry            | Bypass | Leg |
| 1   | EB Challis | None        | 3.93                |        | 3.93 | 0.56            |        | A                |        | A   |
| 2   | NB Bauer   | None        | 4.52                |        | 4.52 | 1.37            |        | A                |        | A   |
| 3   | WB Challis | None        | 3.92                |        | 3.92 | 0.82            |        | A                |        | A   |

2024 AM Peak - 15 minutes

Flows and Capacity

| Leg | Leg Names  | Bypass Type | Flows (veh/hr) |        |               |        |           | Capacity (veh/hr) |        |             |        |
|-----|------------|-------------|----------------|--------|---------------|--------|-----------|-------------------|--------|-------------|--------|
|     |            |             | Arrival Flow   |        | Opposing Flow |        | Exit Flow | Capacity          |        | Average VCR |        |
|     |            |             | Entry          | Bypass | Entry         | Bypass |           | Entry             | Bypass | Entry       | Bypass |
| 1   | EB Challis | None        | 188            |        | 245           |        | 110       | 1054              |        | 0.1786      |        |
| 2   | NB Bauer   | None        | 395            |        | 112           |        | 321       | 1126              |        | 0.3504      |        |
| 3   | WB Challis | None        | 277            |        | 78            |        | 428       | 1145              |        | 0.2424      |        |

Delays, Queues and Level of Service

| Leg | Leg Names  | Bypass Type | Average Delay (sec) |        |      | 95% Queue (veh) |        | Level of Service |        |     |
|-----|------------|-------------|---------------------|--------|------|-----------------|--------|------------------|--------|-----|
|     |            |             | Entry               | Bypass | Leg  | Entry           | Bypass | Entry            | Bypass | Leg |
| 1   | EB Challis | None        | 4.00                |        | 4.00 | 0.56            |        | A                |        | A   |
| 2   | NB Bauer   | None        | 4.68                |        | 4.68 | 1.37            |        | A                |        | A   |
| 3   | WB Challis | None        | 3.99                |        | 3.99 | 0.82            |        | A                |        | A   |

# Global Results

## Performance and Accidents

### 2024 AM Peak Global Performance

| Parameter       | Units   | Entries | Bypasses | Total |
|-----------------|---------|---------|----------|-------|
| Arrive Flows    | veh/hr  | 763     |          | 763   |
| Capacity        | veh/hr  | 3352    |          | 3352  |
| Average Delay   | sec/veh | 4.20    |          | 4.20  |
| L.O.S. (Signal) | A – F   | A       |          | A     |
| L.O.S. (Unsig)  | A – F   | A       |          | A     |
| Total Delay     | veh.hrs | 0.89    |          | 0.89  |



# Scheme Summary

## Control Data

### Control Data and Model Parameters

|                            |                                   |
|----------------------------|-----------------------------------|
| Challis Road at Bauer Road | 2024 Synthetic Flow Profile (veh) |
| Scheme-1                   | 7.5 min Time Slice                |
| Rodel-Win1                 | Queuing Delays (sec)              |
| Right Hand Drive           | Daylight conditions               |
| PM Peak Hour               | Peak 60/15 min Results            |
| Full Geometry              | Output flows: Vehicles            |
| English Units (ft)         | 50% Confidence Level              |

### Available Data

|  |     |
|--|-----|
| Entry Capacity Calibrated              | No  |
| Entry Capacity Modified                | No  |
| Crosswalks                             | No  |
| Flows Factored                         | No  |
| Approach/Exit Road Capacity Calibrated | No  |
| Accidents                              | No  |
| Accident Costs                         | No  |
| Bypass Model                           | No  |
| Bypass Calibration                     | No  |
| Global Results                         | Yes |

# Operational Data

## Main Geometry (ft)

### Approach and Entry Geometry

| Leg | Leg Names  | Approach Bearing (deg) | Grade Separation G | Half Width V | Approach Lanes n | Entry Width E | Entry Lanes n | Flare Length L' | Entry Radius R | Entry Angle Phi |
|-----|------------|------------------------|--------------------|--------------|------------------|---------------|---------------|-----------------|----------------|-----------------|
| 1   | EB Challis | 0                      | 0                  | 11.00        | 1                | 15.00         | 1             | 33.00           | 66.00          | 30.00           |
| 2   | NB Bauer   | 90                     | 0                  | 11.00        | 1                | 15.00         | 1             | 33.00           | 66.00          | 30.00           |
| 3   | WB Challis | 180                    | 0                  | 11.00        | 1                | 15.00         | 1             | 33.00           | 66.00          | 30.00           |

### Circulating and Exit Geometry

| Leg | Leg Names  | Inscribed Diameter D | Circulating Width C | Circulating Lanes nc | Exit Width Ex | Exit Lanes nex | Exit Half Width Vx | Exit Half Width Lanes nvx |
|-----|------------|----------------------|---------------------|----------------------|---------------|----------------|--------------------|---------------------------|
| 1   | EB Challis | 131.00               | 20.00               | 1                    | 15.00         | 1              | 11.00              | 1                         |
| 2   | NB Bauer   | 131.00               | 20.00               | 1                    | 15.00         | 1              | 11.00              | 1                         |
| 3   | WB Challis | 131.00               | 20.00               | 1                    | 15.00         | 1              | 11.00              | 1                         |

### Capacity Modifiers and Capacity Calibration (veh/hr)

| Leg | Leg Names  | Entry Capacity  |              | Entry Calibration |              | Approach Road |                  |                | Exit Road |                  |                |
|-----|------------|-----------------|--------------|-------------------|--------------|---------------|------------------|----------------|-----------|------------------|----------------|
|     |            | Capacity + or - | XWalk Factor | Intercept + or -  | Slope Factor | V (ft)        | Default Capacity | Calib Capacity | V (ft)    | Default Capacity | Calib Capacity |
| 1   | EB Challis | 0               | 1.000        | 0                 | 1.000        | 12.00         | 1643             | 0              | 11.00     | 1643             | 0              |
| 2   | NB Bauer   | 0               | 1.000        | 0                 | 1.000        | 12.00         | 1643             | 0              | 11.00     | 1643             | 0              |
| 3   | WB Challis | 0               | 1.000        | 0                 | 1.000        | 12.00         | 1643             | 0              | 11.00     | 1643             | 0              |

Traffic Flow Data (veh/hr)

2024 PM Peak Peak Hour Flows

| Leg | Leg Names  | Turning Flows |        |        |        | Flow Modifiers |             |
|-----|------------|---------------|--------|--------|--------|----------------|-------------|
|     |            | U-Turn        | Exit-2 | Exit-1 | Bypass | Trucks %       | Flow Factor |
| 1   | EB Challis | 0             | 81     | 97     | 0      | 2.0            | 1.00        |
| 2   | NB Bauer   | 0             | 104    | 225    | 0      | 2.0            | 1.00        |
| 3   | WB Challis | 0             | 348    | 200    | 0      | 2.0            | 1.00        |

2024 PM Peak Synthetic Flow Profile - Timeslice 7.5 mins

| Leg | Leg Names  | Flow Ratios |         |         | Flow Times |        |        |
|-----|------------|-------------|---------|---------|------------|--------|--------|
|     |            | Ratio 1     | Ratio 2 | Ratio 3 | Time 1     | Time 2 | Time 3 |
| 1   | EB Challis | 0.750       | 1.125   | 0.750   | 0          | 30     | 60     |
| 2   | NB Bauer   | 0.750       | 1.125   | 0.750   | 0          | 30     | 60     |
| 3   | WB Challis | 0.750       | 1.125   | 0.750   | 0          | 30     | 60     |

## Operational Results

### 2024 PM Peak - 60 minutes

#### Flows and Capacity

| Leg | Leg Names  | Bypass Type | Flows (veh/hr) |        |               |        |           | Capacity (veh/hr) |        |             |        |
|-----|------------|-------------|----------------|--------|---------------|--------|-----------|-------------------|--------|-------------|--------|
|     |            |             | Arrival Flow   |        | Opposing Flow |        | Exit Flow | Capacity          |        | Average VCR |        |
|     |            |             | Entry          | Bypass | Entry         | Bypass |           | Entry             | Bypass | Entry       | Bypass |
| 1   | EB Challis | None        | 178            |        | 348           |        | 304       | 998               |        | 0.1783      |        |
| 2   | NB Bauer   | None        | 329            |        | 81            |        | 445       | 1143              |        | 0.2879      |        |
| 3   | WB Challis | None        | 548            |        | 104           |        | 306       | 1130              |        | 0.4848      |        |

#### Delays, Queues and Level of Service

| Leg | Leg Names  | Bypass Type | Average Delay (sec) |        |      | 95% Queue (veh) |        | Level of Service |        |     |
|-----|------------|-------------|---------------------|--------|------|-----------------|--------|------------------|--------|-----|
|     |            |             | Entry               | Bypass | Leg  | Entry           | Bypass | Entry            | Bypass | Leg |
| 1   | EB Challis | None        | 4.33                |        | 4.33 | 0.67            |        | A                |        | A   |
| 2   | NB Bauer   | None        | 4.35                |        | 4.35 | 1.23            |        | A                |        | A   |
| 3   | WB Challis | None        | 6.08                |        | 6.08 | 2.98            |        | A                |        | A   |



2024 PM Peak - 15 minutes

Flows and Capacity

| Leg | Leg Names  | Bypass Type | Flows (veh/hr) |        |               |        |           | Capacity (veh/hr) |        |             |        |
|-----|------------|-------------|----------------|--------|---------------|--------|-----------|-------------------|--------|-------------|--------|
|     |            |             | Arrival Flow   |        | Opposing Flow |        | Exit Flow | Capacity          |        | Average VCR |        |
|     |            |             | Entry          | Bypass | Entry         | Bypass |           | Entry             | Bypass | Entry       | Bypass |
| 1   | EB Challis | None        | 201            |        | 392           |        | 343       | 974               |        | 0.2060      |        |
| 2   | NB Bauer   | None        | 371            |        | 91            |        | 502       | 1137              |        | 0.3262      |        |
| 3   | WB Challis | None        | 618            |        | 117           |        | 345       | 1123              |        | 0.5502      |        |

Delays, Queues and Level of Service

| Leg | Leg Names  | Bypass Type | Average Delay (sec) |        |      | 95% Queue (veh) |        | Level of Service |        |     |
|-----|------------|-------------|---------------------|--------|------|-----------------|--------|------------------|--------|-----|
|     |            |             | Entry               | Bypass | Leg  | Entry           | Bypass | Entry            | Bypass | Leg |
| 1   | EB Challis | None        | 4.46                |        | 4.46 | 0.67            |        | A                |        | A   |
| 2   | NB Bauer   | None        | 4.48                |        | 4.48 | 1.23            |        | A                |        | A   |
| 3   | WB Challis | None        | 6.56                |        | 6.56 | 2.98            |        | A                |        | A   |

# Global Results

## Performance and Accidents

### 2024 PM Peak Global Performance

| Parameter       | Units   | Entries | Bypasses | Total |
|-----------------|---------|---------|----------|-------|
| Arrive Flows    | veh/hr  | 1055    |          | 1055  |
| Capacity        | veh/hr  | 3271    |          | 3271  |
| Average Delay   | sec/veh | 5.24    |          | 5.24  |
| L.O.S. (Signal) | A – F   | A       |          | A     |
| L.O.S. (Unsig)  | A – F   | A       |          | A     |
| Total Delay     | veh.hrs | 1.54    |          | 1.54  |

## Level of Service Criteria for Stop Sign Controlled Intersections

The level of service criteria are given in Exhibit 20-2. As used here, control delay is defined as the total elapsed time from the time a vehicle stops at the end of the queue until the vehicle departs from the stop line; this time includes the time required for the vehicle to travel from the last-in-queue position to the first-in-queue position, including deceleration of vehicles from free-flow speed to the speed of vehicles in queue.

The average total delay for any particular controlled movement is a function three (capacity) factors: distribution of gaps in the major-street traffic stream, driver judgment in selecting gaps through which to execute the desired maneuvers, and the follow-up headways required by each driver in a queue.

The basic capacity model assumes gaps in the conflicting movements are randomly distributed. When traffic signals are present on the major street, upstream of the subject intersection, flows may not be random but will likely have some platoon structure. Although the procedures in this chapter provide a method for approximating the operations of a TWSC intersection with an upstream signal, the operations of such an intersection is arguably best handled by including it in a complete simulation

Exhibit 20-2. Level of Service Criteria for Stop-Controlled Intersections (Motor Vehicles)

| LEVEL OF SERVICE | AVERAGE CONTROL DELAY<br>(sec/veh) |
|------------------|------------------------------------|
| A                | $\leq 10$                          |
| B                | $> 10 \text{ and } \leq 15$        |
| C                | $> 15 \text{ and } \leq 25$        |
| D                | $> 25 \text{ and } \leq 35$        |
| E                | $> 35 \text{ and } \leq 50$        |
| F                | $> 50$                             |

Average total delay less than 10 sec/veh is defined as Level of Service (LOS) A. Follow-up times of less than 5 sec have been measured when there is no conflicting traffic for a minor street movement, so control delays of less than 10 sec/veh are appropriate for low flow conditions. A total delay of 50 sec/veh is assumed as the break point between LOS E and F.

The LOS criteria for TWSC intersections differ somewhat from the criteria used in Chapter 19 for signalized intersections, primarily because user perceptions differ among transportation facility types. The expectation is that a signalized intersection is designed to carry higher traffic volumes and will present greater delay than an unsignalized intersection. Additionally, several driver behavior considerations combine to make delays at signalized intersections less onerous than at unsignalized intersections. For example, drivers at signalized intersections are able to relax during the red interval, where drivers on the minor approaches to unsignalized intersections must remain attentive to the task of identifying acceptable gaps and vehicle conflicts. Also, there is often much more variability in the amount of delay experienced by individual drivers at unsignalized than signalized intersections. For these reasons, it is considered that the total delay threshold for any given level of service is less for an unsignalized intersection than for a signalized intersection.

LOS F exists when there are insufficient gaps of suitable size to allow a side street demand to cross safely through a major street traffic stream. This level of service is generally evident from extremely long total delays experienced by side street traffic and by queueing on the minor approaches. The method, however, is based on a constant critical gap size - that is, the critical gap remains constant, no matter how long the side street motorist waits. LOS F may also appear in the form of side street vehicles' selecting smaller-than-usual gaps. In such cases, safety may be a problem and some disruption to the major traffic stream may result. It is important to note that LOS F may not always result in long queues but may result in adjustments to normal gap acceptance behavior. The latter is more difficult to observe on the field than queueing, which is more obvious.

Source: Highway Capacity Manual, 6th Edition. Transportation Research Board, National Research Council

## Level of Service for Signalized Intersections

Level of service for signalized intersections is defined in terms of delay, which is a measure of driver discomfort and frustration, fuel consumption, and lost travel time. LOS can be characterized for the entire intersection, each intersection approach, and each lane group. Specifically, level-of-service (LOS) criteria are stated in terms of the average stopped delay per vehicle. The criteria are given in Exhibit 19-8. Delay may be measured in the field or estimated using procedures presented later in this chapter. Delay is a complex measure and is dependent on a number of variables, including the quality of progression, the cycle length, the green ratio, and the v/c ratio for the lane group in question.

**LOS A** describes operations with a control delay of 10 s/veh or less. This level is typically assigned when the volume-to-capacity ratio is low and either progression is extremely favorable or the cycle length is very short. If LOS A is the result of favorable progression, most vehicles arrive during a green indication and travel through the intersection without stopping.

**LOS B** describes operations with control delay between 10 and 20 s/veh. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

Exhibit 19.8. Level-of-Service Criteria for Signalized Intersections (Motorized Vehicles)

| LEVEL OF SERVICE | STOPPED DELAY PER VEHICLE (SEC) |
|------------------|---------------------------------|
| A                | $\leq 10.0$                     |
| B                | $> 10.0$ and $\leq 20.0$        |
| C                | $> 20.0$ and $\leq 35.0$        |
| D                | $> 35.0$ and $\leq 55.0$        |
| E                | $> 55.0$ and $\leq 80.0$        |
| F                | $> 80.0$                        |

*1. If the v/c ratio for a lane group exceeds 1.0, a LOS F is assigned to the individual lane group. LOS for approach-based and intersection-wide assessments are determined solely by the control delay.*

**LOS C** describes operations with control delay between 20 and 35 s/veh. This level is typically assigned when progression is favorable or the cycle length is moderate. Individual *cycle failures* (i.e. one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number of vehicle stopping is significant, although many vehicles still pass through the intersection without stopping.

**LOS D** describes operations with control delay between 35 and 55 s/veh. This level is typically assigned when when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.

**LOS E** describes operations with control delay between 55 and 80 s/veh. This level is typically assigned when when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.




**LOS F** describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level, considered to be unacceptable to most drivers, often occurs with over-saturation, that is, when arrival flow rates exceed the capacity of the intersection. This level is typically assigned when the volume-to-capacity ratio is high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

Source: Highway Capacity Manual, 6th Edition. Transportation Research Board, National Research Council



HCM 7th TWSC  
1: Challis Road & Site Drive

Future Conditions  
Future AM




| Intersection              |        |   |   |        |   |       |
|---------------------------|--------|---|---|--------|---|-------|
| Int Delay, s/veh          | 0.8    |   |   |        |   |       |
| Movement                  | EBL    | EBT   | WBT   | WBR    | SBL   | SBR   |
| Lane Configurations       |        |  |  |        |  |       |
| Traffic Vol, veh/h        | 3      | 266   | 109   | 8      | 24  | 10    |
| Future Vol, veh/h         | 3      | 266   | 109   | 8      | 24  | 10    |
| Conflicting Peds, #/hr    | 0      | 0   | 0   | 0      | 0   | 0     |
| Sign Control              | Free   | Free  | Free  | Free   | Stop  | Stop  |
| RT Channelized            | -      | None  | -   | None   | -   | None  |
| Storage Length            | -      | -   | -   | -      | 0   | -     |
| Veh in Median Storage, #  | -      | 0   | 0   | -      | 0   | -     |
| Grade, %                  | -      | 0   | 0   | -      | 0   | -     |
| Peak Hour Factor          | 92     | 75  | 84  | 92     | 92  | 92    |
| Heavy Vehicles, %         | 2      | 13  | 11  | 2      | 2   | 2     |
| Mvmt Flow                 | 3      | 355   | 130   | 9      | 26  | 11    |
| Major/Minor               | Major1 | Major2  |   | Minor2 |   |       |
| Conflicting Flow All      | 138    | 0   | -   | 0      | 495   | 134   |
| Stage 1                   | -      | -   | -   | -      | 134   | -     |
| Stage 2                   | -      | -   | -   | -      | 361   | -     |
| Critical Hdwy             | 4.12   | -   | -   | -      | 6.42  | 6.22  |
| Critical Hdwy Stg 1       | -      | -   | -   | -      | 5.42  | -     |
| Critical Hdwy Stg 2       | -      | -   | -   | -      | 5.42  | -     |
| Follow-up Hdwy            | 2.218  | -   | -   | -      | 3.518   | 3.318 |
| Pot Cap-1 Maneuver        | 1445   | -   | -   | -      | 534   | 915   |
| Stage 1                   | -      | -   | -   | -      | 892   | -     |
| Stage 2                   | -      | -   | -   | -      | 705   | -     |
| Platoon blocked, %        |        | -   | -   | -      |   |       |
| Mov Cap-1 Maneuver        | 1445   | -   | -   | -      | 532   | 915   |
| Mov Cap-2 Maneuver        | -      | -   | -   | -      | 532   | -     |
| Stage 1                   | -      | -   | -   | -      | 890   | -     |
| Stage 2                   | -      | -   | -   | -      | 705   | -     |
| Approach                  | EB     | WB  |   | SB     |   |       |
| HCM Control Delay, s/v    | 0.07   | 0   |   | 11.32  |   |       |
| HCM LOS                   |        |   |   | B      |   |       |
| Minor Lane/Major Mvmt     | EBL    | EBT   | WBT   | WBR    | SBLn1   |       |
| Capacity (veh/h)          | 16     | -   | -   | -      | 607   |       |
| HCM Lane V/C Ratio        | 0.002  | -   | -   | -      | 0.061   |       |
| HCM Control Delay (s/veh) | 7.5    | 0   | -   | -      | 11.3  |       |
| HCM Lane LOS              | A      | A   | -   | -      | B   |       |
| HCM 95th %tile Q(veh)     | 0      | -   | -   | -      | 0.2   |       |

HCM 7th TWSC  
1: Challis Road & Site Drive

Future Conditions  
Future PM

Intersection

Int Delay, s/veh 0.7

| Movement                 | EBL  | EBT   | WBT   | WBR  | SBL   | SBR  |
|--------------------------|------|---|---|------|---|------|
| Lane Configurations      |      |  |  |      |  |      |
| Traffic Vol, veh/h       | 10   | 125   | 344   | 28   | 16  | 6    |
| Future Vol, veh/h        | 10   | 125   | 344   | 28   | 16  | 6    |
| Conflicting Peds, #/hr   | 0    | 0   | 0   | 0    | 0   | 0    |
| Sign Control             | Free | Free  | Free  | Free | Stop  | Stop |
| RT Channelized           | -    | None  | -   | None | -   | None |
| Storage Length           | -    | -   | -   | -    | 0   | -    |
| Veh in Median Storage, # | -    | 0   | 0   | -    | 0   | -    |
| Grade, %                 | -    | 0   | 0   | -    | 0   | -    |
| Peak Hour Factor         | 92   | 88  | 91  | 92   | 92  | 92   |
| Heavy Vehicles, %        | 2    | 14  | 10  | 2    | 2   | 2    |
| Mvmt Flow                | 11   | 142   | 378   | 30   | 17  | 7    |

| Major/Minor          | Major1 | Major2 | Minor2        |
|----------------------|--------|--------|---------------|
| Conflicting Flow All | 408    | 0      | 0 557 393     |
| Stage 1              | -      | -      | - 393 -       |
| Stage 2              | -      | -      | - 164 -       |
| Critical Hdwy        | 4.12   | -      | - 6.42 6.22   |
| Critical Hdwy Stg 1  | -      | -      | - 5.42 -      |
| Critical Hdwy Stg 2  | -      | -      | - 5.42 -      |
| Follow-up Hdwy       | 2.218  | -      | - 3.518 3.318 |
| Pot Cap-1 Maneuver   | 1150   | -      | - 491 656     |
| Stage 1              | -      | -      | - 682 -       |
| Stage 2              | -      | -      | - 865 -       |
| Platoon blocked, %   | -      | -      | -             |
| Mov Cap-1 Maneuver   | 1150   | -      | - 486 656     |
| Mov Cap-2 Maneuver   | -      | -      | - 486 -       |
| Stage 1              | -      | -      | - 675 -       |
| Stage 2              | -      | -      | - 865 -       |

| Approach                    | EB | WB | SB    |
|-----------------------------|----|----|-------|
| HCM Control Delay, s/v 0.58 |    | 0  | 12.21 |
| HCM LOS                     |    |    | B     |

| Minor Lane/Major Mvmt     | EBL   | EBT | WBT | WBR | SBLn1 |
|---------------------------|-------|-----|-----|-----|-------|
| Capacity (veh/h)          | 128   | -   | -   | -   | 523   |
| HCM Lane V/C Ratio        | 0.009 | -   | -   | -   | 0.046 |
| HCM Control Delay (s/veh) | 8.2   | 0   | -   | -   | 12.2  |
| HCM Lane LOS              | A     | A   | -   | -   | B     |
| HCM 95th %tile Q(veh)     | 0     | -   | -   | -   | 0.1   |

---

Intersection: 1: Challis Road & Site Drive

---

| Movement              | EB   | SB  |
|-----------------------|------|-----|
| Directions Served     | LT   | LR  |
| Maximum Queue (ft)    | 11   | 49  |
| Average Queue (ft)    | 0    | 21  |
| 95th Queue (ft)       | 5    | 46  |
| Link Distance (ft)    | 1397 | 448 |
| Upstream Blk Time (%) |      |     |
| Queuing Penalty (veh) |      |     |
| Storage Bay Dist (ft) |      |     |
| Storage Blk Time (%)  |      |     |
| Queuing Penalty (veh) |      |     |

---

Network Summary

---

Network wide Queuing Penalty: 0

---

---

Intersection: 1: Challis Road & Site Drive

---

| Movement              | EB   | SB  |
|-----------------------|------|-----|
| Directions Served     | LT   | LR  |
| Maximum Queue (ft)    | 46   | 35  |
| Average Queue (ft)    | 3    | 16  |
| 95th Queue (ft)       | 20   | 40  |
| Link Distance (ft)    | 1397 | 448 |
| Upstream Blk Time (%) |      |     |
| Queuing Penalty (veh) |      |     |
| Storage Bay Dist (ft) |      |     |
| Storage Blk Time (%)  |      |     |
| Queuing Penalty (veh) |      |     |

---

Network Summary

---

Network wide Queuing Penalty: 0

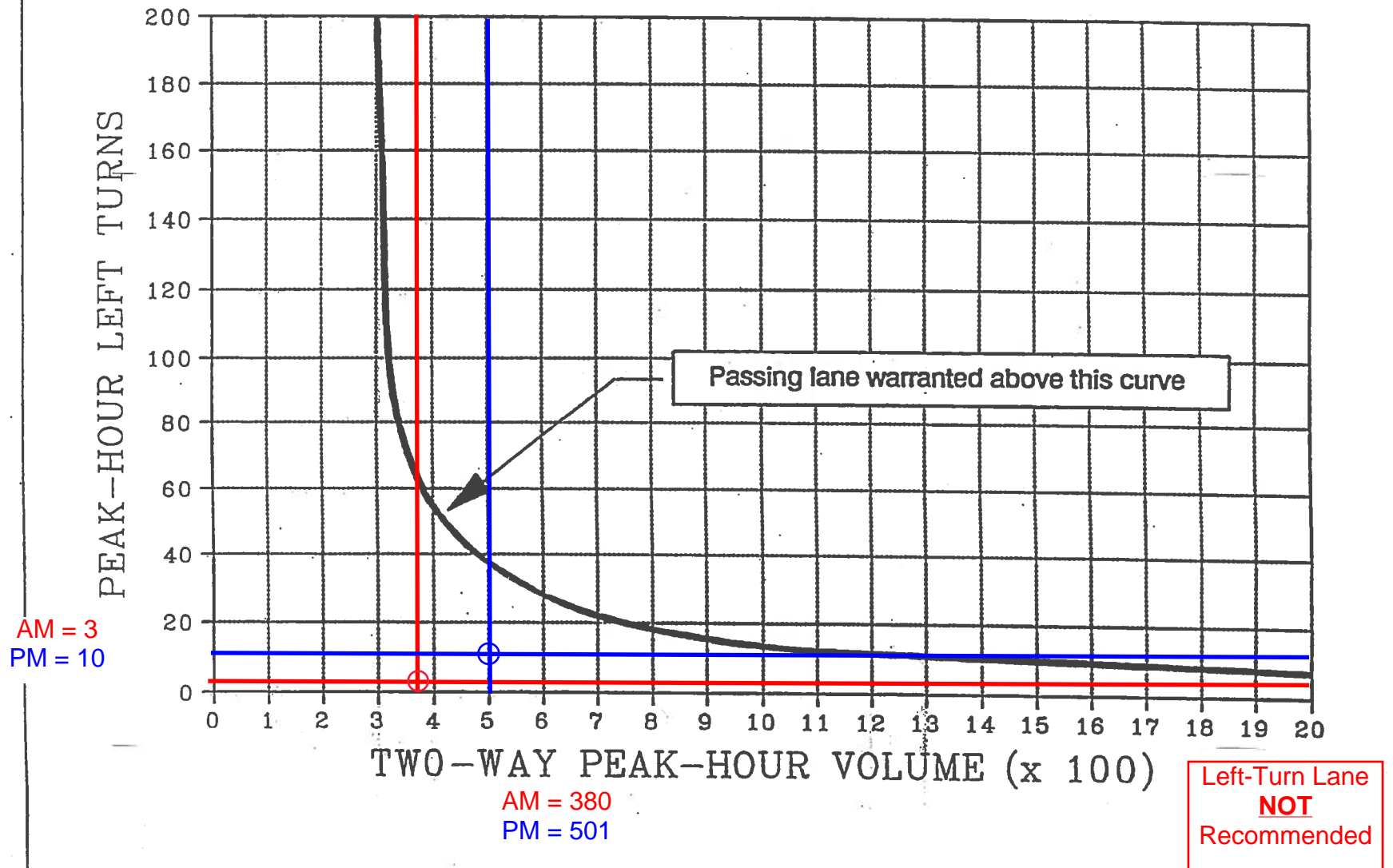
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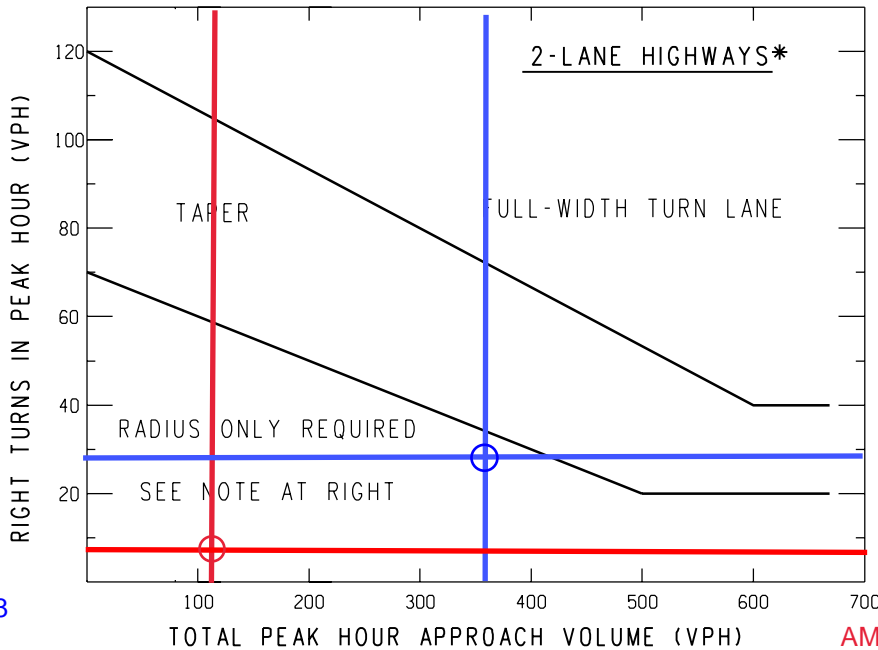
## Challis Road & Site Drive

### LEFT TURN PASSING LANE WARRANT (Based on Total Development)

A.15



# Challis Road & Site Drive



## NOTE:

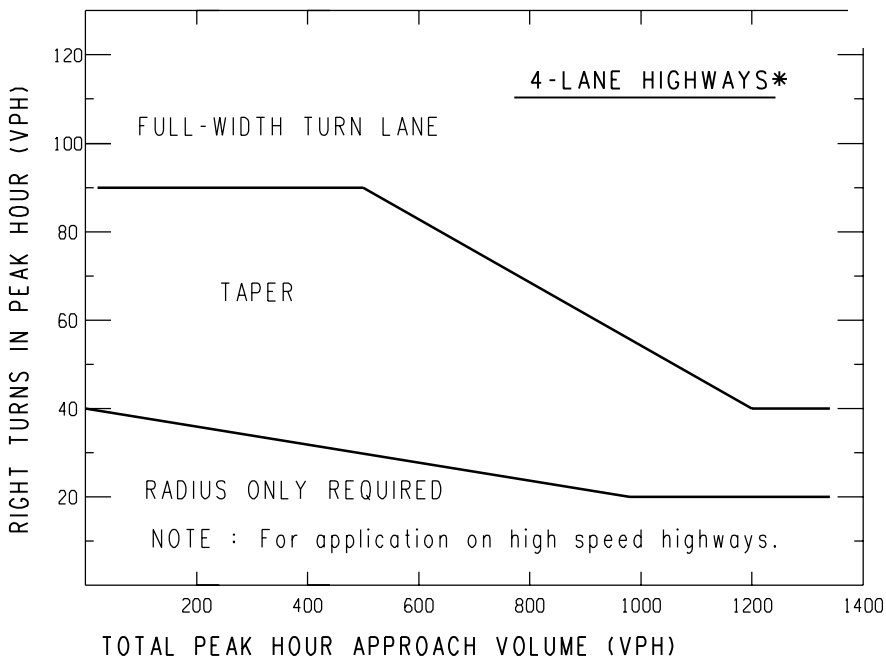
For posted speeds at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes.

Adjust peak hour right turns = Peak hour right turns - 20

**RT Treatment  
NOT  
Recommended**

AM=8  
MD=28

AM=115  
MD=367



\*If a center left-turn lane exists (i.e. 3 or 5 lane highway), subtract the number of left turns in approach volume from the total approach volume to get an adjusted total approach volume.

## Sample Problem:

The Design Speed is 55 mph. The Peak Hour Approach Volume is 300 vph. The Number of Right Turns in the Peak Hour is 100 vph. Determine if a right turn lane is recommended.

## Solution:

Figure indicates that the intersection of 300 vph and 100 vph is located above the upper trend line; thus, a right-turn lane may be recommended.

**MDOT**  
Michigan Department of Transportation  
TRAFFIC AND SAFETY  
NOTE

## TRAFFIC VOLUME GUIDELINES FOR RIGHT-TURN LANES AND TAPERS

DRAWN BY: MTS

CHECKED BY: JAT

08/05/2004

PLAN DATE:

604A

SHEET

2 OF 2

FILE: K:\DGN\ts notes\Note604A tsn.dgn

REV. 08/05/2004



ENGINEER/SURVEYOR



LAND DEVELOPMENT SERVICES

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DEVELOPER/APPLICANT



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TROY, MI 48063  
PHONE: (248) 647-2750

# CONCEPTUAL CLUSTER R.P.U.D. PLAN LEGACY HILLS

SECTION 23, TOWN 2 NORTH, RANGE 5 EAST  
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



SHEET INDEX

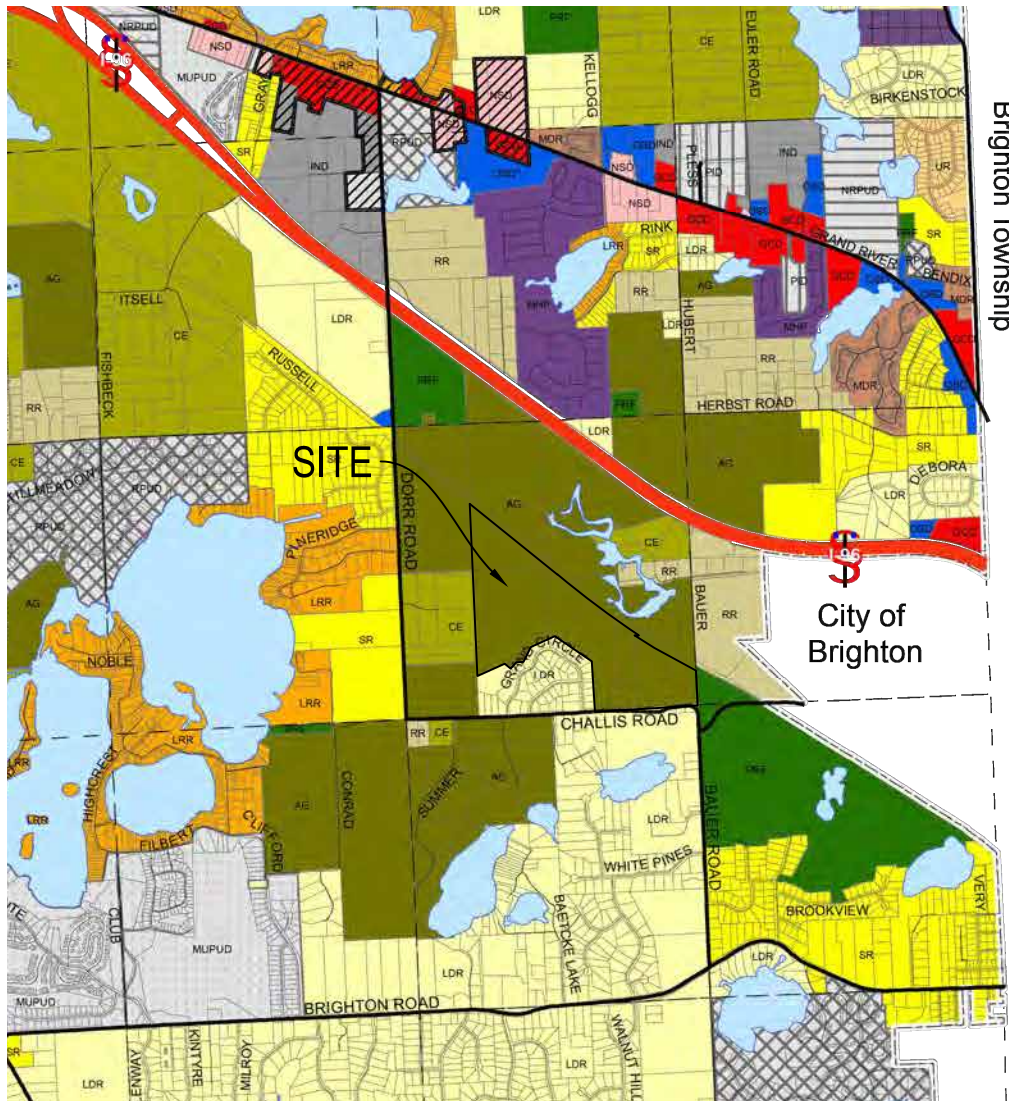
- C1 COVER
- C2 PARALLEL SITE PLAN
- C3 CONCEPTUAL SITE PLAN
- C4 BOUNDARY & TOPOGRAPHICAL SURVEY
- C5 EMERGENCY VEHICLE CIRCULATION PLAN

REFERENCE

CONCEPTUAL LANDSCAPE PLAN SHEETS 1-6

GENOA TOWNSHIP ZONING MAP & LEGEND

EXISTING ZONING: AG  
PROPOSED ZONING: LDR  
FINAL ZONING: PUD



Zoning Map  
Genoa Charter Township  
Livingston County, Michigan

Legend

- |      |             |
|------|-------------|
| AG   | GC          |
| CE   | NS          |
| RR   | OS          |
| LDR  | NRPUD       |
| SR   | IND         |
| LRR  | PID         |
| UR   | PRF         |
| MDR  | MUPUD       |
| HDR  | RDPUD       |
| RPUD | Town Center |
| MHP  | CAPUD       |
| RC   | ICPUD       |

SEPTIC & WELL NOTE:

ON-SITE SEPTIC AND INDIVIDUAL WELLS ARE PROPOSED TO SERVE EACH UNIT. WE HAVE CONCEPTUAL APPROVAL FOR WELL AND SEPTIC SYSTEMS FROM THE LCHD.

MORE THAN 120 TEST HOLES WERE COMPLETED CONFIRMING THE SOILS ARE SUITABLE TO SUPPORT ON-SITE SEPTIC SYSTEMS.

A HYDRO-GEOLOGICAL ANALYSIS WAS PERFORMED BY MCDOWELL AND ASSOCIATES CONFIRMING ADEQUATE QUALITY AND QUANTITY OF WATER FOR INDIVIDUAL WELLS.

THE AQUIFER ALSO YIELDED ADEQUATE FLOW CAPACITY FOR FIRE SUPPRESSION WELLS.

STORMWATER NOTE:

THE SITE GENERALLY DRAINS TO THE CENTRALLY LOCATED WETLAND AREA AND STORM WATER WILL BE DIRECTED TO A DETENTION BASIN WITH SEDIMENT REMOVED PRIOR TO THE REGULATED OUTLET INTO THE WETLAND.

GENERAL NOTES:

- 1) A H.O.A. WILL BE SETUP FOR MAINTENANCE.
- 2) CONSTRUCTION IMPROVEMENTS WILL BE SECURED BY A BOND.
- 3) TREES AND WOODLANDS WILL BE PRESERVED AS SHOWN ON THE SITE PLAN.

PATHWAY NOTE:

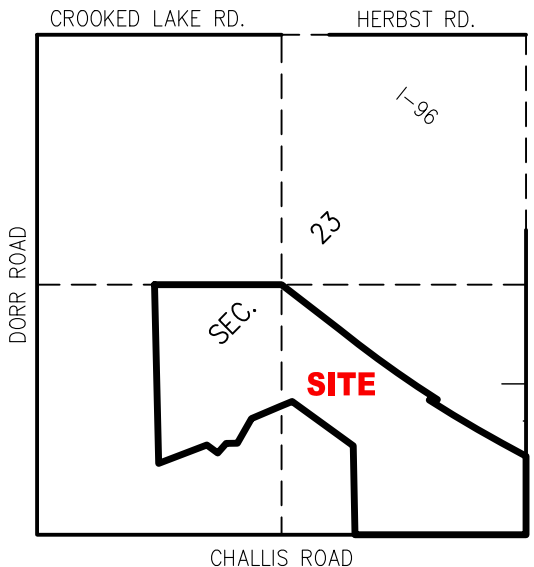
ACTIVE RECREATIONAL COMPONENT

LEGACY HILLS WILL INCLUDE A WALKING PATH TO THE NEW ROUNDABOUT THROUGH THE PUBLIC R.O.W. LOCATION TO BE FINALIZED DURING FINAL ENGINEERING. THE PATH WILL BEGIN ON THE EAST SIDE OF THE GRAND CIRCLE DRIVE ENTRANCE AND END AT THE ROUNDABOUT.

DIMENSIONAL DEVIATIONS

| DESCRIPTION                 | REQUIRED    | PUD PROVIDED |
|-----------------------------|-------------|--------------|
| AREA FOR SEPTIC & WELL      | 43,560 S.F. | 32,670 S.F.  |
| CUL-DE-SAC LENGTH TO CENTER | 1000 FT.    | 1055 FT.     |
| WETLAND SETBACK             | 50 FT.      | 50 FT.*      |
| MINIMUM LOT AREA-LDR        | 43,560 S.F. | 32,670 S.F.  |
| MINIMUM LOT WIDTH-LDR       | 150 FT.     | 115 FT.      |
| MINIMUM SIDE YARD-LDR       | 30 FT.      | 20 FT.       |
| SIDE YARD TOTAL-LDR         | 60 FT.      | 50 FT.       |

\* Except where there is approved wetland impact, in those cases the proposed wetland buffer is less than 50' as noted on the construction documents.



VICINITY MAP  
SEC. 23, T. 2 N., R. 5 E.  
1" = 2000' ±

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.  
Call before you dig.

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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The UMLOR Group  
LAND DEVELOPMENT SERVICES  
49287 WEST ROAD WIXOM, MI 48393  
TEL 248.773.7656 - FAX 866.690.4307

SECTION 23  
T. 2 N., R. 5 E.  
GENOA TOWNSHIP  
LIVINGSTON CO., MICHIGAN

DATE: 8/26/2024

REVISIONS

9/27/2024

11/1/2024

12/16/2024

1/8/2025

3/5/2025

LEGACY HILLS

PULTE HOMES OF MICHIGAN  
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320  
TROY, MICHIGAN 48063

CLIENT:  
DR BY: SA  
CK BY: SA

P.M. SA

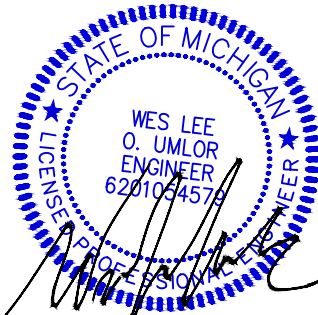
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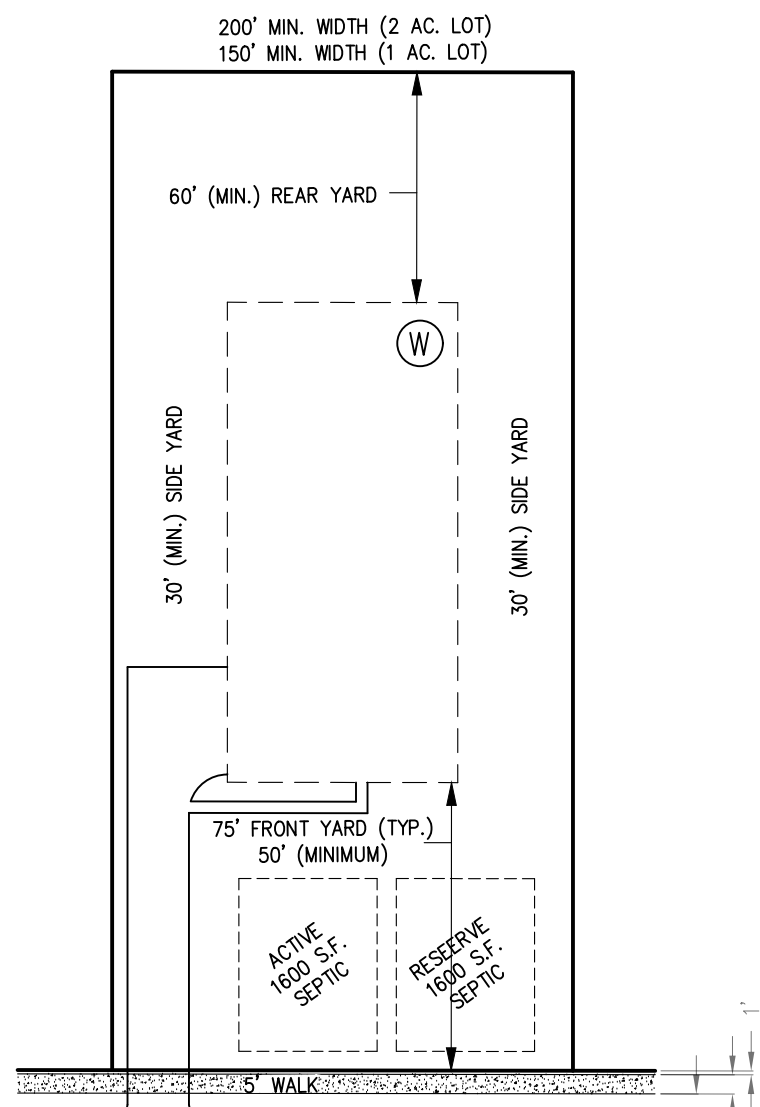
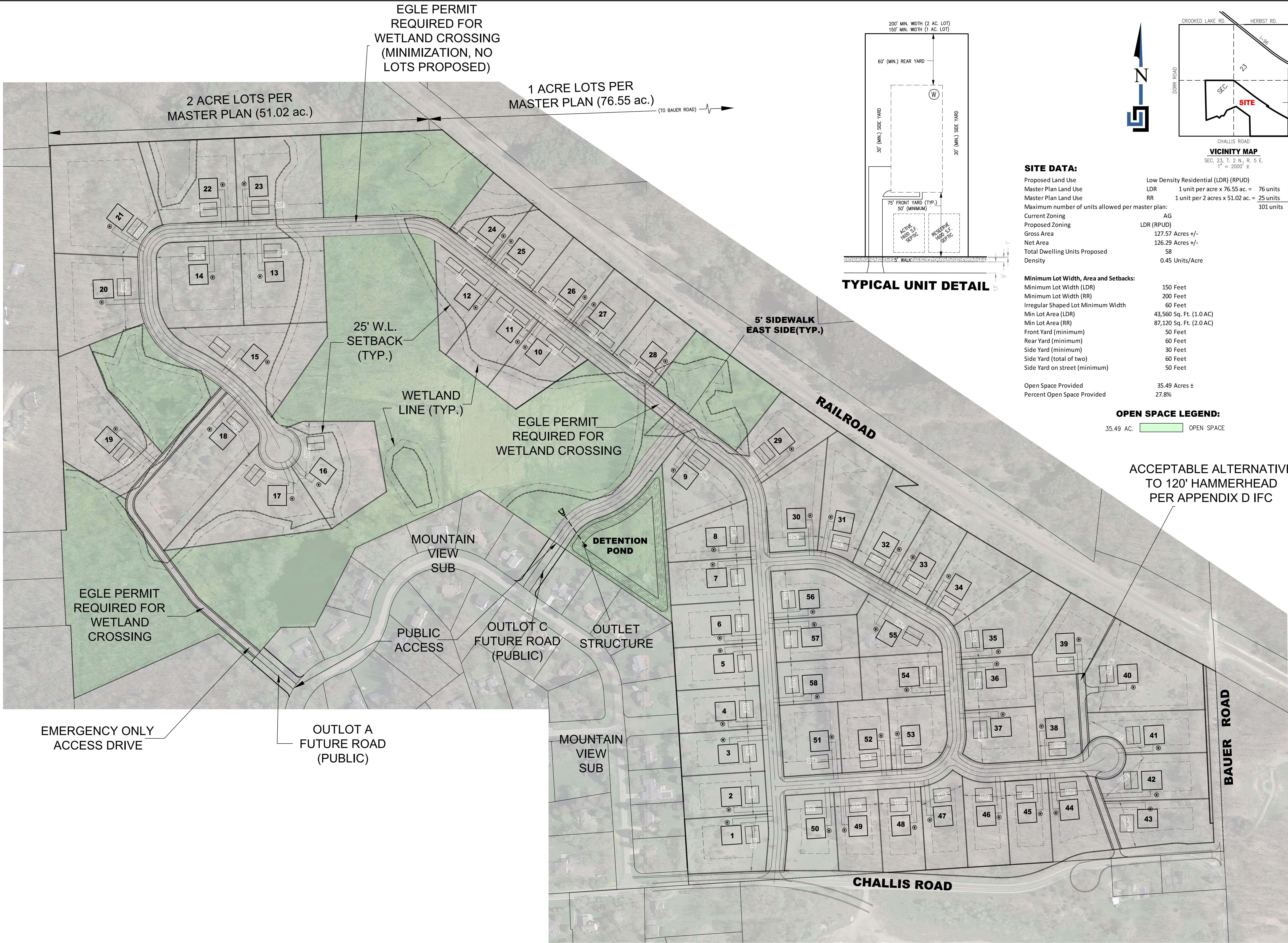
SHEET NO.

C1

SHEET C1 OF 5







TYPICAL UNIT DETAIL

SITE DATA:

|  |  |
|--|--|
| Proposed Land Use                                | Low Density Residential (LDR) (RPUD)         |
| Master Plan Land Use                             | LDR 1 unit per acre x 76.55 ac. = 76 units   |
| Master Plan Land Use                             | RR 1 unit per 2 acres x 51.02 ac. = 25 units |
| Maximum number of units allowed per master plan: | 101 units                                    |
| Current Zoning                                   | AG   |
| Proposed Zoning                                  | LDR (RPUD)                                   |
| Gross Area                                       | 127.57 Acres +/-                             |
| Net Area   | 126.29 Acres +/-                             |
| Total Dwelling Units Proposed                    | 58   |
| Density  | 0.45 Units/Acre                              |

Minimum Lot Width, Area and Setbacks:

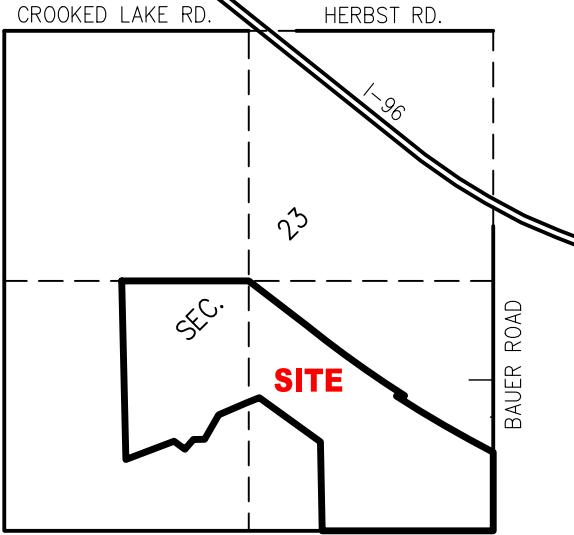
|                                    |                         |
|------------------------------------|-------------------------|
| Minimum Lot Width (LDR)            | 150 Feet                |
| Minimum Lot Width (RR)             | 200 Feet                |
| Irregular Shaped Lot Minimum Width | 60 Feet                 |
| Min Lot Area (LDR)                 | 43,560 Sq. Ft. (1.0 AC) |
| Min Lot Area (RR)                  | 87,120 Sq. Ft. (2.0 AC) |
| Front Yard (minimum)               | 50 Feet                 |
| Rear Yard (minimum)                | 60 Feet                 |
| Side Yard (minimum)                | 30 Feet                 |
| Side Yard (total of two)           | 60 Feet                 |
| Side Yard on street (minimum)      | 50 Feet                 |

|                             |               |
|-----------------------------|---------------|
| Open Space Provided         | 35.49 Acres ± |
| Percent Open Space Provided | 27.8%         |

OPEN SPACE LEGEND:

35.49 AC.  OPEN SPACE

ACCEPTABLE ALTERNATIVE  
TO 120' HAMMERHEAD  
PER APPENDIX D IFC



VICINITY MAP

SEC. 23, T. 2 N., R. 5 E.  
1" = 2000' ±

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ADOPT TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



Know what's below.  
Call before you dig.

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The UMLOR Group

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TEL 248.773.7656 • FAX 866.690.1007

SECTION 23

T. 2 N., R. 5 E.

GENOA TOWNSHIP

LIVINGSTON CO., MICHIGAN

DATE: 8/26/2024

| REVISIONS  |
|------------|
| 9/27/2024  |
| 11/1/2024  |
| 11/26/2024 |
| 12/16/2024 |
| 3/5/2025   |

LEGACY HILLS

CLIENT: PULTE HOMES OF MICHIGAN  
2800 LIVERNOIS ROAD, BLDG. D, SUITE 320  
TROY, MI 48063

PARALLEL SITE PLAN

|                |
|----------------|
| DR BY: SF      |
| CK BY: SA      |
| P.M. SA        |
| SCALE 0 75 150 |

|                |
|----------------|
| JOB NO. 231213 |
| SHEET NO. C2   |
| SHEET C2OF 5   |











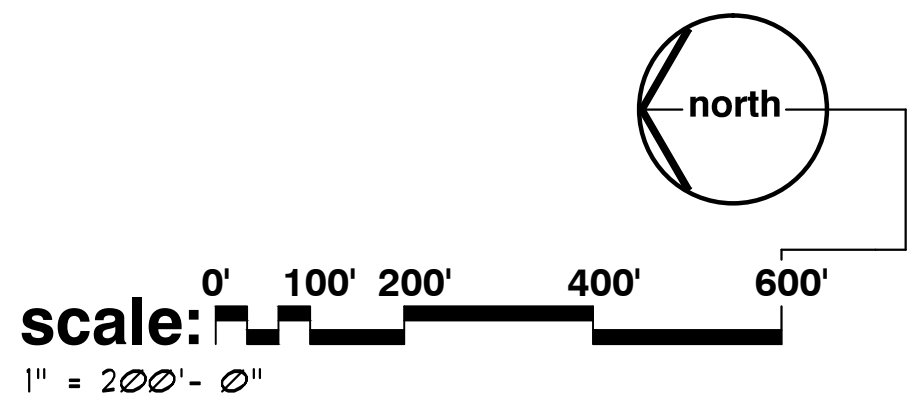




overall landscape plan for:

# The Legacy Hills - a planned single family community

## Genoa Township, Michigan

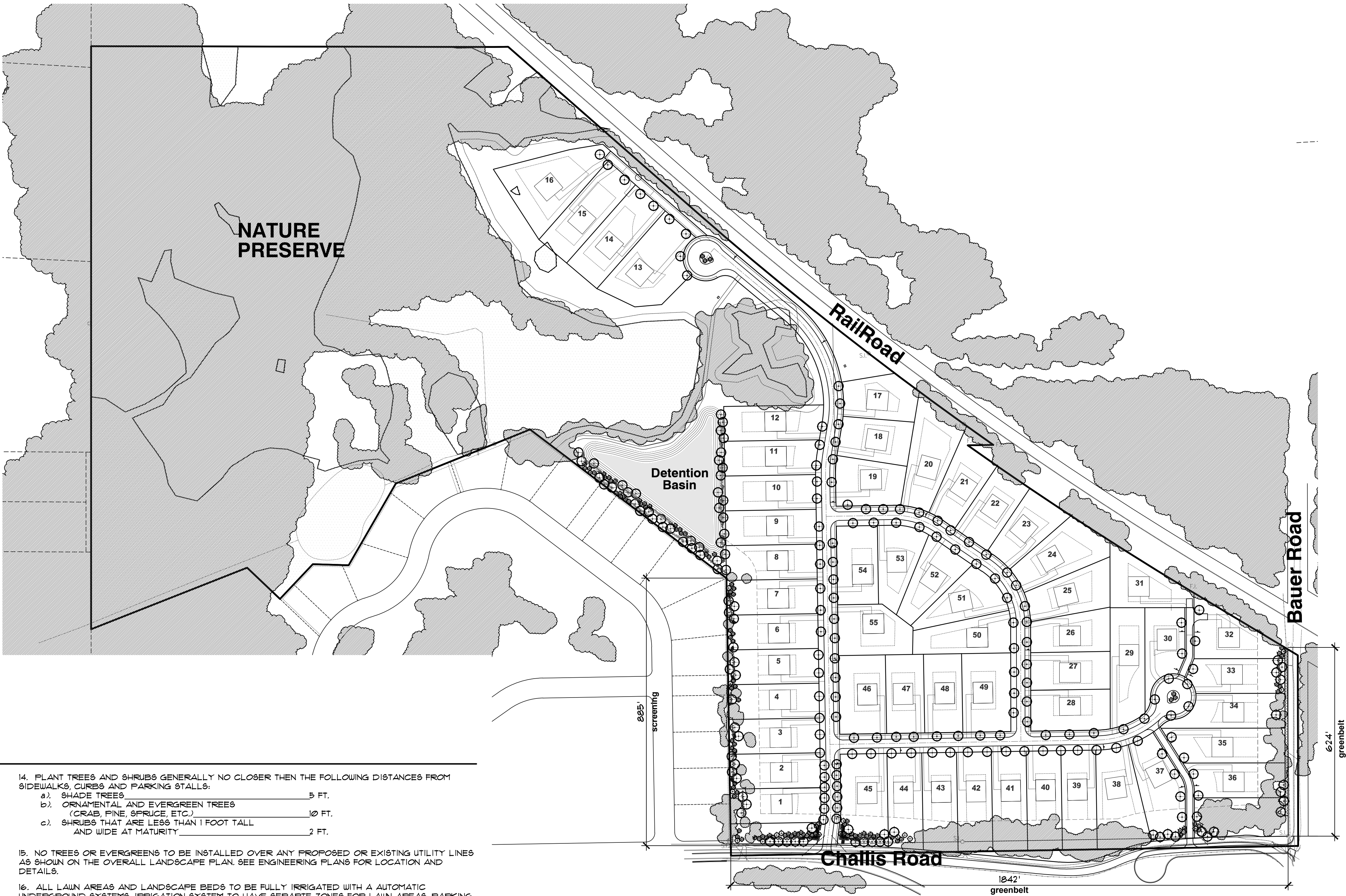


### landscape requirements:

| greenbelt (Challis Road)  | REQUIRED | PROVIDED            |
|---|----------|---------------------|
| TOTAL LIN.FT. OF GREENBELT FRONTAGE   | 1842±    | 57 + EXISTING TREES |
| ONE (1) 2 1/2" CANOPY OR EVERGREEN TREE PER 40 LIN.FT.<br>(1842 LIN.FT. / 40 LIN.FT. = 46.05 TREES) | 46       |                     |
| greenbelt (Bauer Road)  | REQUIRED | PROVIDED            |
| TOTAL LIN.FT. OF GREENBELT FRONTAGE   | 624±     | 15 + EXISTING TREES |
| ONE (1) 2 1/2" CANOPY OR EVERGREEN TREE PER 40 LIN.FT.<br>(624 LIN.FT. / 40 LIN.FT. = 15.6 TREES)   | 16       |                     |
| street trees (interior residential streets)   | REQUIRED | PROVIDED            |
| TOTAL NO. OF RESIDENTIAL UNITS PROVIDED   | 55       |                     |
| TWO (2) 2 1/2" CANOPY TREES PER RESIDENTIAL UNIT<br>(55 UNITS X 2 TREES = 110 TREES)                | 110      | 114                 |
| landscape screening   | REQUIRED | PROVIDED            |
| TOTAL LIN.FT. OF BOUNDARY FRONTAGE  | 885±     | 44 + EXISTING TREES |
| ONE (1) 2 1/2" CANOPY OR EVERGREEN TREE PER 20 LIN.FT.<br>(885' LIN.FT. / 20 LIN.FT. = 44.25 TREES) | 44       |                     |
| OR FOUR (4) SHRUBS PER 20 LIN.FT.<br>(885' LIN.FT. / 20 LIN.FT. = 44.25 X 4-SHRUBS=177)             | 177      | 177                 |
| detention basin   | REQUIRED | PROVIDED            |
| TOTAL LIN.FT. OF POND PERIMETER   | 1602±    |                     |
| ONE (1) DECIDUOUS OR EVERGREEN TREE PER 50 LIN.FT.<br>(1602 LIN.FT. / 50 LIN.FT. = 32.04 TREES)     | 32       | 65                  |
| TEN (10) SHRUBS PER 50 LIN.FT.<br>(1604 LIN.FT. / 50 LIN.FT. = 32.04 X 10-SHRUBS=320.4)             | 320      | 320                 |

### general landscape notes:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTINGS AND RELATED WORK, CONTACT THE OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES, GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- NUMERICAL VALUE ON THE LANDSCAPE QUANTITIES SPECIFIED ON THE PLAN TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. VERIFY ANY CONCERN-DISCREPANCY WITH LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY GENOA TOWNSHIP AND LANDSCAPE ARCHITECT.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARD BARK MULCH.
- DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 4" THICK BARK MULCH FOR SHRUBS AND 4" THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.



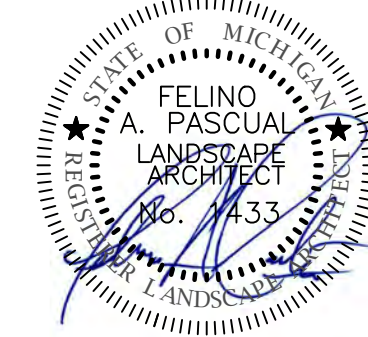
### landscape sheet index

- LS-1 OVERALL LANDSCAPE PLAN VIEW
- LS-2 GENERAL PLANTING DETAIL PLAN
- LS-3 GENERAL PLANTING DETAIL PLAN
- LS-4 DETENTION PLANTING DETAIL PLAN
- LS-5 ENTRANCE PLANTING DETAIL MATERIAL LIST, PLANT DETAILS & LANDSCAPE NOTES
- LS-6 ENTRY SIGN MONUMENT WALL

#### street trees note:

STREET TREES TO BE INSTALLED A MINIMUM 10' TO 12' FROM THE EDGE OF THE ROAD. NO STREET TREES TO BE INSTALLED OVER PROPOSED OR EXISTING UNDERGROUND UTILITY. ALL STREET TREE TO BE PRUNED AND MAINTAINED A MINIMUM VERTICAL CLEARANCE OF 13 1/2 FEET ALONG THE LENGTH OF ROAD WAY AS REQUIRED PER BRIGHTON AREA FIRE AUTHORITY STANDARDS AND REQUIREMENTS. SEE SHT. LS-5 FOR DETAILS.

seal:



client:

**LAUTREC**

31550

Northwestern

HWY. Suite 200

Farmington Hills,

Michigan 48334

project:

**THE  
LEGACY  
HILLS**

project location:

Genoa Township,

Michigan

Challis Road & Bauer

Road

sheet title:

CONCEPTUAL  
LANDSCAPE PLAN

job no./issue/revision date:

LS24.083.08 SPA 8-26-2024

LS24.083.09 TWP. COMMENTS 9-26-2024

LS24.083.10 site updates 10-31-2024

LS24.083.12 site updates 12-16-2024

drawn by:

JP,

checked by:

FP

date:

8-20-2024

notice:

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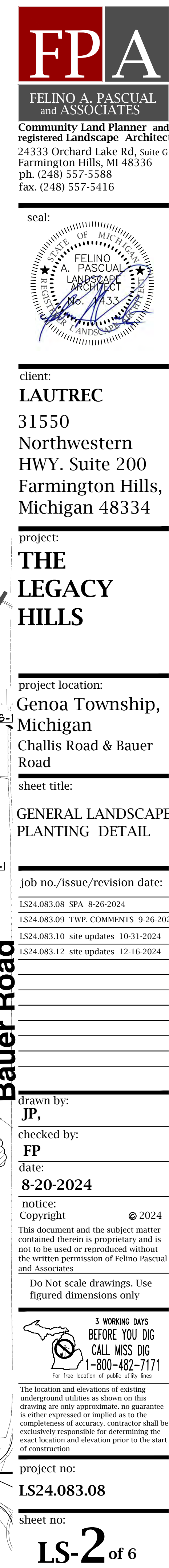
project no:

LS24.083.08

sheet no:

**LS-1** of 6







seal:



client:

**LAUTREC**

31550

Northwestern

HWY. Suite 200

Farmington Hills,

Michigan 48334

project:

**THE  
LEGACY  
HILLS**

project location:

Genoa Township,

Michigan

Challis Road & Bauer

Road

sheet title:

**GENERAL  
LANDSCAPE  
PLANTING DETAIL**

job no./issue/revision date:

LS24.083.08 SPA 8-26-2024

LS24.083.09 TWP. COMMENTS 9-26-2024

LS24.083.10 site updates 10-31-2024

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drawn by:

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checked by:

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date:

**8-20-2024**

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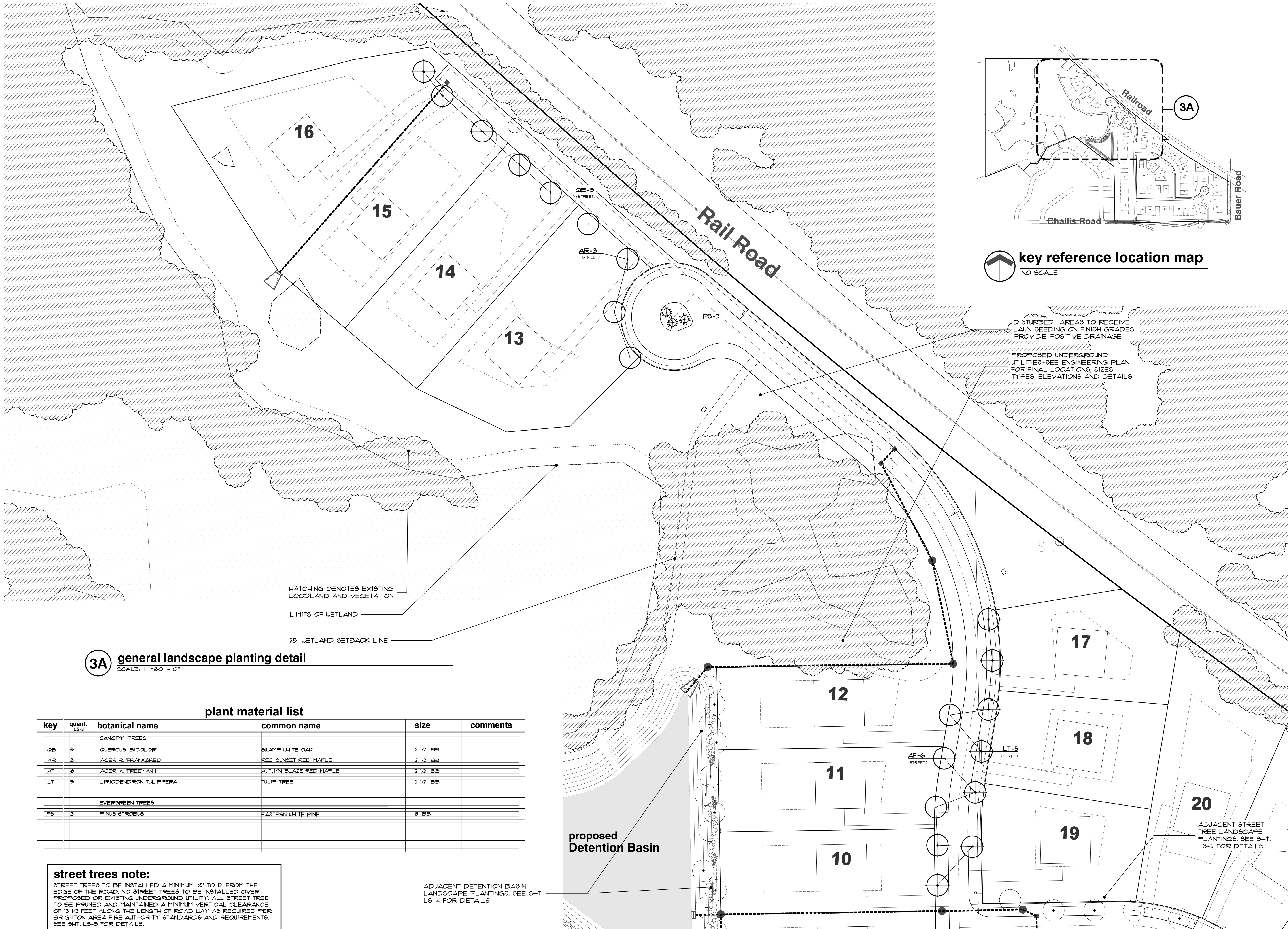
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exact location and elevation prior to the start  
of construction

project no:

**LS24.083.08**

sheet no:

**LS-3** of 6



**3A general landscape planting detail**  
SCALE: 1" = 60' - 0"

**plant material list**

| key             | quant.<br>LS-3 | botanical name          | common name            | size      | comments |
|-----------------|----------------|-------------------------|------------------------|-----------|----------|
| CANOPY TREES    |                |                         |                        |           |          |
| GB              | 5              | QUERCUS 'BICOLOR'       | SWAMP WHITE OAK        | 2 1/2" BB |          |
| AR              | 3              | ACER R. 'FRANKSRED'     | RED SUNSET RED MAPLE   | 2 1/2" BB |          |
| AF              | 6              | ACER X. 'FREEMANII'     | AUTUMN BLAZE RED MAPLE | 2 1/2" BB |          |
| LT              | 5              | LIRIODENDRON TULIFIFERA | TULIP TREE             | 2 1/2" BB |          |
| EVERGREEN TREES |                |                         |                        |           |          |
| FS              | 3              | PINUS STROBUS           | EASTERN WHITE PINE     | 8' BB     |          |

**street trees note:**

STREET TREES TO BE INSTALLED A MINIMUM 10' TO 12' FROM THE  
EDGE OF THE ROAD. NO STREET TREES TO BE INSTALLED OVER  
PROPOSED OR EXISTING UNDERGROUND UTILITY. ALL STREET TREE  
TO BE PRUNED AND MAINTAINED A MINIMUM VERTICAL CLEARANCE  
OF 13 1/2 FEET ALONG THE LENGTH OF ROAD WAY AS REQUIRED PER  
BRIGHTON AREA FIRE AUTHORITY STANDARDS AND REQUIREMENTS.  
SEE SHT. LS-5 FOR DETAILS.

ADJACENT DETENTION BASIN  
LANDSCAPE PLANTINGS. SEE SHT.  
LS-4 FOR DETAILS



basin construction notes

- PROPER CONSTRUCTION TECHNIQUES, PARTICULARLY INSTALLATION OF VEGETATION, ARE IMPORTANT TO THE SUCCESSFUL FUNCTIONING OF OPEN DETENTION BASINS, ESPECIALLY FOR CONSTRUCTED WETLAND TYPE OPEN DETENTION BASINS IN ORDER TO ESTABLISH A DENSE AND DIVERSE EMERGENT WETLAND PLANT COMMUNITY. GENERAL GUIDELINES FOR VEGETATION INSTALLATION INCLUDE:
1. IF EMERGENT PLANT STOCK IS PROPOSED IN THE POND ZONE, THE SUPPLIED PLUG MATERIAL MUST HAVE SUFFICIENT VEGETATIVE GROWTH EXTENDING OUT OF THE WATER ONCE PLANTED.
  2. SEED MUST BE PLANTED ABOVE THE PERMANENT WATER ELEVATION.
  3. ALL SEEDED AREAS SHOULD BE PROPERLY STABILIZED WITH A MUGH BLANKET PEGGED IN PLACE.
  4. DEPENDING ON THE TYPE OF VEGETATION, BARRIERS MAY BE REQUIRED FOR ONE YEAR TO PROTECT THE PLANTINGS (E.G., SNOW FENCE OR NETTING TO DETER WILDLIFE, PREVENT MOVING).
  5. IF DETENTION BASIN ARE COMPACTED, THE SLOPES MUST BE ROTOTILLED, 4" (FOUR) OF COMPOST OR TOPSOIL MUST BE ADDED
  6. "NO MOW ZONE" SIGNS MUST BE PLACED AROUND THE BASIN
  7. DETENTION BASIN NATIVE SEEDING TO BE PERFORMED IN EARLY SPRING OR LATE FALL. AQUATIC PLANTS SHOULD BE INSTALLED IN THE SUMMER AFTER THE COVER CROP HAS ESTABLISHED

lawn area:

800 LAWN AREAS SHALL BE KENTUCKY BLUE GRASS BLEND GRASS IN A 800 NURSERY ON LOAM SOIL. 800 TO BE INSTALLED ON MINIMUM 4" TOPSOIL.

SEEDED LAWN AREAS SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:

- 5% PERENNIAL RYE GRASS
- 10% RED FESCUE
- 25% CHEWING FESCUE
- 60% KENTUCKY BLUE GRASS

SEED MIX SHALL BE APPLIED AT A RATE OF 200 POUNDS PER ACRE AND WEED CONTENT SHALL NOT EXCEED 1%. SEED, PROVIDE A MINIMUM 4" TOP SOIL ON ALL SEEDED LAWN AREA

detention pond landscape requirement:

| detention basin  | REQUIRED | PROVIDED |
|--|----------|----------|
| TOTAL LIN.FT. OF POND PERIMETER  | 1602±    |          |
| ONE (1) DECIDUOUS OR EVERGREEN TREE PER 50 LIN.FT. (1602 LIN.FT. / 50 LIN.FT. = 32.04 TREES) | 32       | 65       |
| TEN (10) SHRUBS PER 50 LIN.FT. (1604 LIN.FT. / 50 LIN.FT. = 32.04 X 10=SHRUBS=320.4)         | 320      | 320      |

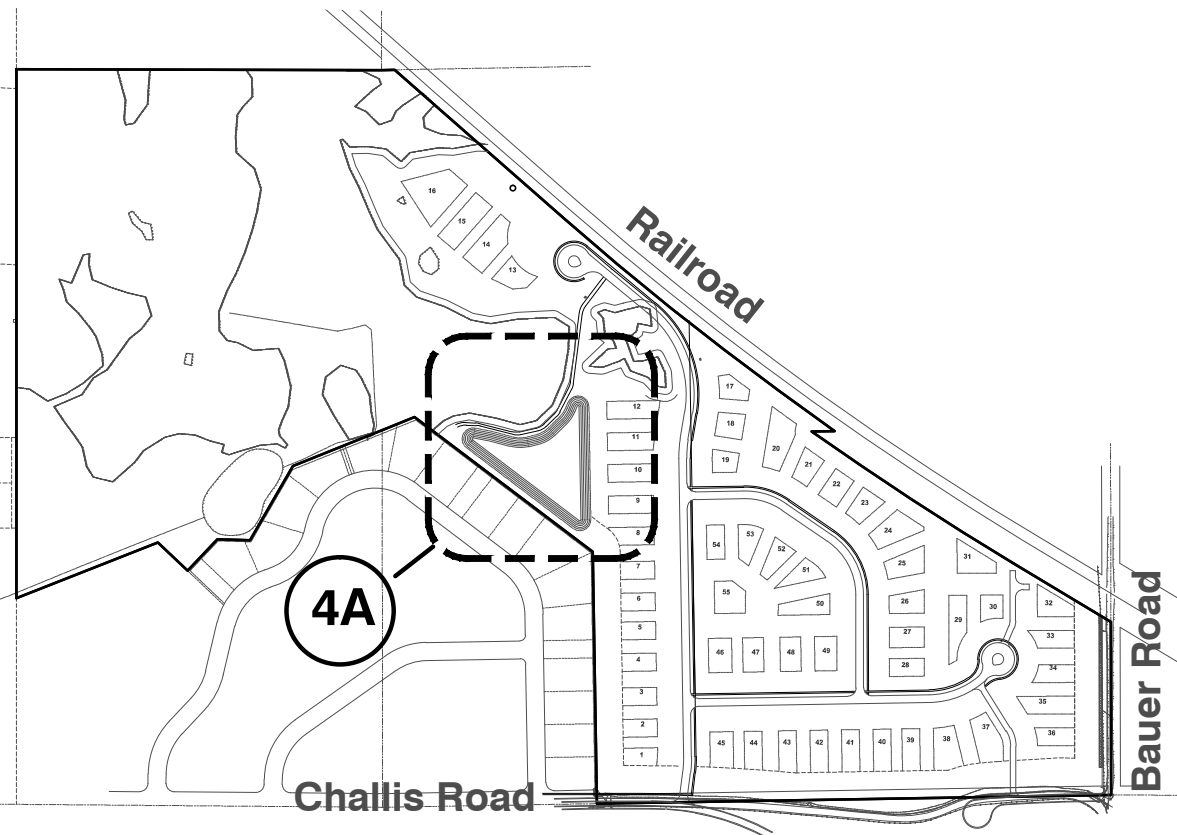
detention basin seed mix

A WETLAND SEED MIX FOR SATURATED SOILS IN A DETENTION POND OR FOR SEEDING A SATURATED BASIN. THIS MIX WILL TOLERATE HIGHLY FLUCTUATING WATER LEVELS AND POOR WATER QUALITY ASSOCIATED WITH URBAN STORMWATER WETLANDS AND PONDS. FOR DETENTION BASINS THAT EXPERIENCE LONG, DRY PERIODS, USE THE ECONOMY PRAIRIE SEED MIX IN THE UPPER THIRD TO HALF OF THE BASIN AREA IN COMBINATION WITH THIS MIX. THIS SEED MIX INCLUDES AT LEAST 10 OF 12 NATIVE PERMANENT GRASS AND SEDGE SPECIES AND 13 OF 17 NATIVE FORB SPECIES. APPLY AT 36.22 PLS POUNDS PER ACRE.

| BOTANICAL NAME                  | COMMON NAME        | PLS OZ/ACRE |
|---------------------------------|--------------------|-------------|
| <b>PERMANENT GRASSES/SEDGES</b> |                    |             |
| BOLBOSCHOENUS FLUVIATILIS       | RIVER BULRUSH      | 1.00        |
| CAREX CRISTATELLA               | CRESTED OVAL SEDGE | 0.50        |
| CAREX LURIDA                    | BOTTLEBRUSH SEDGE  | 3.00        |
| CAREX VULPINOIDEA               | BROWN FOX SEDGE    | 2.00        |
| ELYMUS VIRGINICUS               | VIRGINIA WILD RYE  | 24.00       |
| GLYCERIA STRIATA                | FOWL MANNA GRASS   | 1.00        |
| JUNCUS EFFUSUS                  | COMMON RUSH        | 1.00        |
| LEERSIA ORYZOIDES               | RICE CUT GRASS     | 1.00        |
| PANICUM VIRGATUM                | SWITCH GRASS       | 2.00        |
| SCHOENOPLECTUS TABERNAEMONTANI  | GREAT BULRUSH      | 3.00        |
| SCIRPUS ATROVIRENS              | DARK GREEN RUSH    | 2.00        |
| SCIRPUS CYPERINUS               | WOOL GRASS         | 1.00        |
|                                 | TOTAL              | 41.50       |

|                        |            |        |
|------------------------|------------|--------|
| <b>TEMPORARY COVER</b> |            |        |
| AVENA SATIVA           | COMMON OAT | 512.00 |
|                        | TOTAL      | 512.00 |

|                              |                        |       |
|------------------------------|------------------------|-------|
| <b>FORBS</b>                 |                        |       |
| ALISMA SUBCORDATUM           | COMMON WATER PLANTAIN  | 2.50  |
| ASCLEPIAS INCARNATA          | SWAMP MILKWEED         | 2.00  |
| BIDENS SPP. BIDENS           | SPECIES                | 2.00  |
| EUPATORIUM PERFOOLIATUM      | COMMON BONESET         | 1.00  |
| HELENIUM AUTUMNALE           | SNEEZEWEED             | 2.00  |
| IRIS VIRGINICA V. SHREVEI    | BLUE FLAG              | 4.00  |
| LYCOPUS AMERICANUS           | COMMON WATER HOREHOUND | 0.50  |
| MIMULUS RINGENS              | MONKEY FLOWER          | 1.00  |
| PENTHORUM SEDOIDES           | DITCH STONECROP        | 0.50  |
| PERSICARIA SPP.              | PINKWEED SPECIES       | 2.00  |
| RUDBECKIA SUBTOMENTOSA       | SWEET BLACK-EYED SUSAN | 1.00  |
| RUDBECKIA TRILOBA            | BROWN-EYED SUSAN       | 1.50  |
| SAGITTARIA LATIFOLIA         | COMMON ARROWHEAD       | 1.00  |
| SENNA HEBECARPA              | WILD SENNA             | 2.00  |
| SYMPHYOTRICHUM LANCEOLATUM   | PANICLED ASTER         | 0.50  |
| SYMPHYOTRICHUM NOVAE-ANGLIAE | NEW ENGLAND ASTER      | 0.50  |
| THALICTRUM DASycARPUM        | PURPLE MEADOW RUE      | 2.00  |
|                              | TOTAL                  | 26.00 |



economy prairie seed mix

THIS PRAIRIE SEED MIX OFFERS AN ECONOMICAL WAY TO ESTABLISH A PRAIRIE. IN ADDITION TO NATIVE PRAIRIE GRASSES, FLOWERING SPECIES PROVIDE COLOR THROUGHOUT THE GROWING SEASON AND FOOD SOURCES FOR BIRDS AND BUTTERFLIES. ADDING SEED OR PLANT PLUGS AT A LATER DATE IS A WONDERFUL WAY TO INCREASE A PRAIRIE'S RICHNESS AND DIVERSITY. THIS SEED MIX INCLUDES AT LEAST 6 OF 7 NATIVE PERMANENT GRASS AND SEDGE SPECIES AND 10 OF 13 NATIVE FORB SPECIES. APPLY AT 40.95 PLS POUNDS PER ACRE.

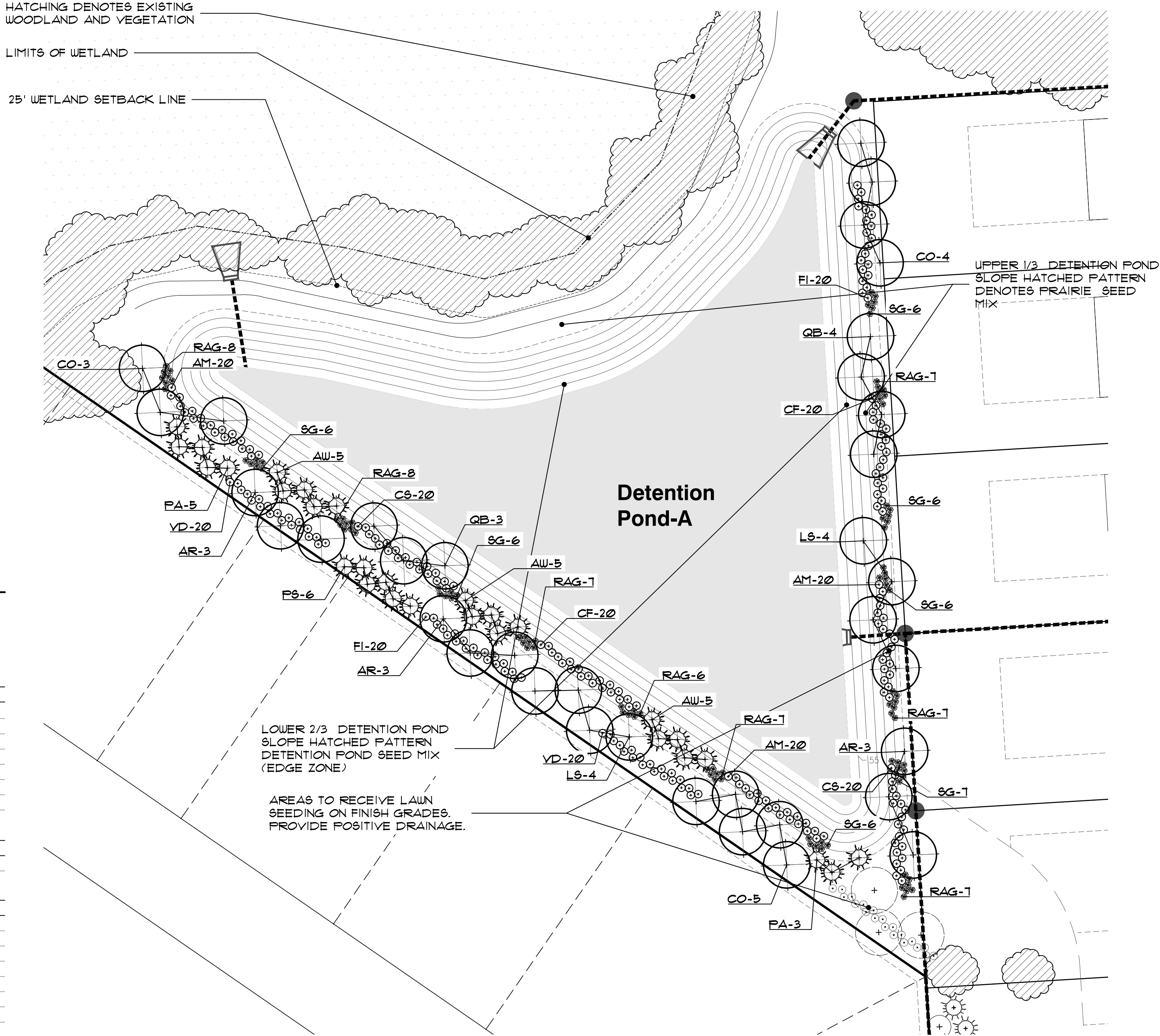
| BOTANICAL NAME                  | COMMON NAME           | PLS OZ/ACRE |
|---------------------------------|-----------------------|-------------|
| <b>PERMANENT GRASSES/SEDGES</b> |                       |             |
| ANDROPOGON GERARDII             | BIG BLUESTEM          | 12.00       |
| BOUTELLOUA CURTIPENDULA         | SIDE-OATS GRAMA       | 16.00       |
| CAREX SPP.                      | PRAIRIE SEDGE SPECIES | 3.00        |
| ELYMUS CANADENSIS               | CANADA WILD RYE       | 24.00       |
| PANICUM VIRGATUM                | SWITCH GRASS          | 2.50        |
| SCHIZACHYRIUM SCOPARIUM         | LITTLE BLUESTEM       | 32.00       |
| SORGHASTRUM NUTANS              | INDIAN GRASS          | 12.00       |
|                                 | TOTAL                 | 101.50      |

|                        |            |        |
|------------------------|------------|--------|
| <b>TEMPORARY COVER</b> |            |        |
| AVENA SATIVA           | COMMON OAT | 512.00 |
|                        | TOTAL      | 512.00 |

|                              |                                |       |
|------------------------------|--------------------------------|-------|
| <b>FORBS</b>                 |                                |       |
| ASCLEPIAS SYRIACA            | COMMON MILKWEED                | 1.00  |
| ASCLEPIAS TUBEROSA           | BUTTERFLY WEED                 | 1.00  |
| CHAMAECRISTA FASCICULATA     | PARTRIDGE PEA                  | 10.00 |
| COREOPSIS LANCEOLATA         | SAND COREOPSIS                 | 6.00  |
| ECHINACEA PURPUREA           | BROAD-LEAVED PURPLE CONEFLOWER | 8.00  |
| HELIOPSIS HELIANTHOIDES      | FALSE SUNFLOWER                | 0.25  |
| MONARDA FISTULOSA            | WILD BERGAMOT                  | 0.50  |
| PENSTEMON DIGITALIS          | FOXGLOVE BEARD TONGUE          | 1.00  |
| RATIBIDA PINNATA             | YELLOW CONEFLOWER              | 4.00  |
| RUDBECKIA HIRTA              | BLACK-EYED SUSAN               | 8.00  |
| SOLIDAGO SPECIOSA            | SHOWY GOLDENROD                | 0.50  |
| SYMPHYOTRICHUM LAEVE         | SMOOTH BLUE ASTER              | 1.00  |
| SYMPHYOTRICHUM NOVAE-ANGLIAE | NEW ENGLAND ASTER              | 0.50  |
|                              | TOTAL                          | 41.75 |

plant material list

| key | quant. | botanical name                  | common name             | size      | comments         |
|-----|--------|---------------------------------|-------------------------|-----------|------------------|
|     |        | CANOPY AND EVERGREEN TREES      |                         |           |                  |
| GB  | 9      | ACER RUBRUM                     | RED MAPLE               | 2 1/2" BB |                  |
| GB  | 1      | QUERCUS 'BICOLOR'               | SWAMP WHITE OAK         | 2 1/2" BB |                  |
| LS  | 8      | LIQUIDAMBAR STYRACIFLUA         | AMERICAN SWEETGUM       | 2 1/2" BB |                  |
| CO  | 12     | CELTIS OCCIDENTALIS             | HACKBERRY               | 2 1/2" BB |                  |
| PS  | 6      | PINUS STROBUS                   | EASTERN WHITE PINE      | 8' BB     |                  |
| AW  | 15     | ABIES CONCOLOR                  | CONCOLOR WHITE FIR      | 8' BB     |                  |
| PA  | 8      | PICEA ABIES                     | NORWAY SPRUCE           | 8' BB     |                  |
|     |        | SHRUBS                          |                         |           |                  |
| RAG | 51     | VIBURNUM D. 'SYNNESTVEDT'       | GRO LOW FRAGRANT SUMAC  | 5" CONT.  | 42" O.C. SPACING |
| VD  | 40     | VIBURNUM D. 'SYNNESTVEDT'       | CHICAGO LUSTRE VIBURNUM | 5" CONT.  | 60" O.C. SPACING |
| CS  | 40     | CORNUS STOLONIFERA              | REDTWIG DOGWOOD         | 5" CONT.  | 60" O.C. SPACING |
| CF  | 40     | CORNUS FLAVIRAMEA               | YELLOWTWIG DOGWOOD      | 5" CONT.  | 60" O.C. SPACING |
| FI  | 40     | FORSYTHIA INTERMEDIA            | BORDER FORSYTHIA        | 5" CONT.  | 60" O.C. SPACING |
| SG  | 43     | SPIREA X.B. BUMALDA 'GOLDFLAME' | GOLDFLAME SPIREA        | 5" CONT.  | 42" O.C. SPACING |
| IV  | 60     | ILEX VERTICILLATA               | MICHIGAN HOLLY          | 5" CONT.  | 60" O.C. SPACING |





GENERAL NOTES:

1. PLANT MATERIALS TO BE INSTALLED ACCORDING TO THE GENOA TOWNSHIP AND CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
2. PLANT MATERIALS TO BE GUARANTEED FOR 2 YEARS. REPLACE FALLING MATERIAL WITHIN 1 YEAR, OR THE NEXT APPROPRIATE PLANTING SEASON.
3. PLANT MATERIALS TO BE OF PREMIUM QUALITY, NO. 1 GRADE NORTHERN NURSERY GROWN, IN HEALTHY CONDITION, FREE OF PESTS AND DISEASES.
4. MULCH IS TO BE NATURAL COLORED, FINELY SHREDDED HARDWOOD BARK OF 4" THICK BARK MULCH FOR TREES IN 4" DIA. CIRCLE W/3" PULLED AWAY FROM TRUNK, 3" THICK BARK MULCH FOR SHRUBS AND 2" THICK BARK MULCH FOR PERENNIALS.
5. CALL MISS DIG AT 1-800-482-TITI PRIOR TO ANY CONSTRUCTION.

1. TREE SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2. DO NOT PRUNE TERMINAL LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
3. REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY AND COULD CAUSE GIRDLING.
4. REMOVE TREE STAKES, GUY WIRES AND TREE WRAP AFTER ONE WINTER SEASON.

1. SHRUB SHALL BE INSTALLED SAME RELATIONSHIP TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
2. DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
3. REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY AND COULD CAUSE GIRDLING.

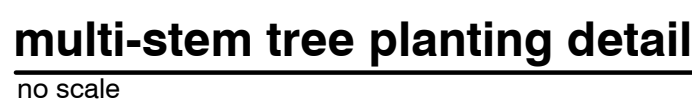
1. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

2. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVE DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

3. ALL DEAD OR DISEASED PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. THE REPLACEMENT PLANTING SEASON SHALL BE BETWEEN MARCH 1 AND NOVEMBER 15, OR UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED PLANT MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE.



STREET TREES TO BE INSTALLED A MINIMUM 10' TO 12' FROM THE EDGE OF THE ROAD. NO STREET TREES TO BE INSTALLED OVER PROPOSED OR EXISTING UNDERGROUND UTILITY. ALL STREET TREE TO BE PRUNED AND MAINTAINED A MINIMUM VERTICAL CLEARANCE OF 13 1/2 FEET ALONG THE LENGTH OF ROAD WAY AS REQUIRED PER BRIGHTON AREA FIRE AUTHORITY STANDARDS AND REQUIREMENTS. SEE SHT. L9-5 FOR DETAILS.

[illegible]



1550  
Northwestern  
HWY. Suite 200  
Farmington Hills,  
Michigan 48334

# THE LEGACY HILLS

Genoa Township,  
Michigan  
Hallis Road & Bauer  
Road

ENTRANCE SIGN  
MONUMENT

|             |               |            |
|-------------|---------------|------------|
| \$24.083.08 | SPA           | 8-26-2024  |
| \$24.083.09 | TWP. COMMENTS | 9-26-2024  |
| \$24.083.10 | site updates  | 10-31-2024 |
| \$24.083.12 | site updates  | 12-16-2024 |

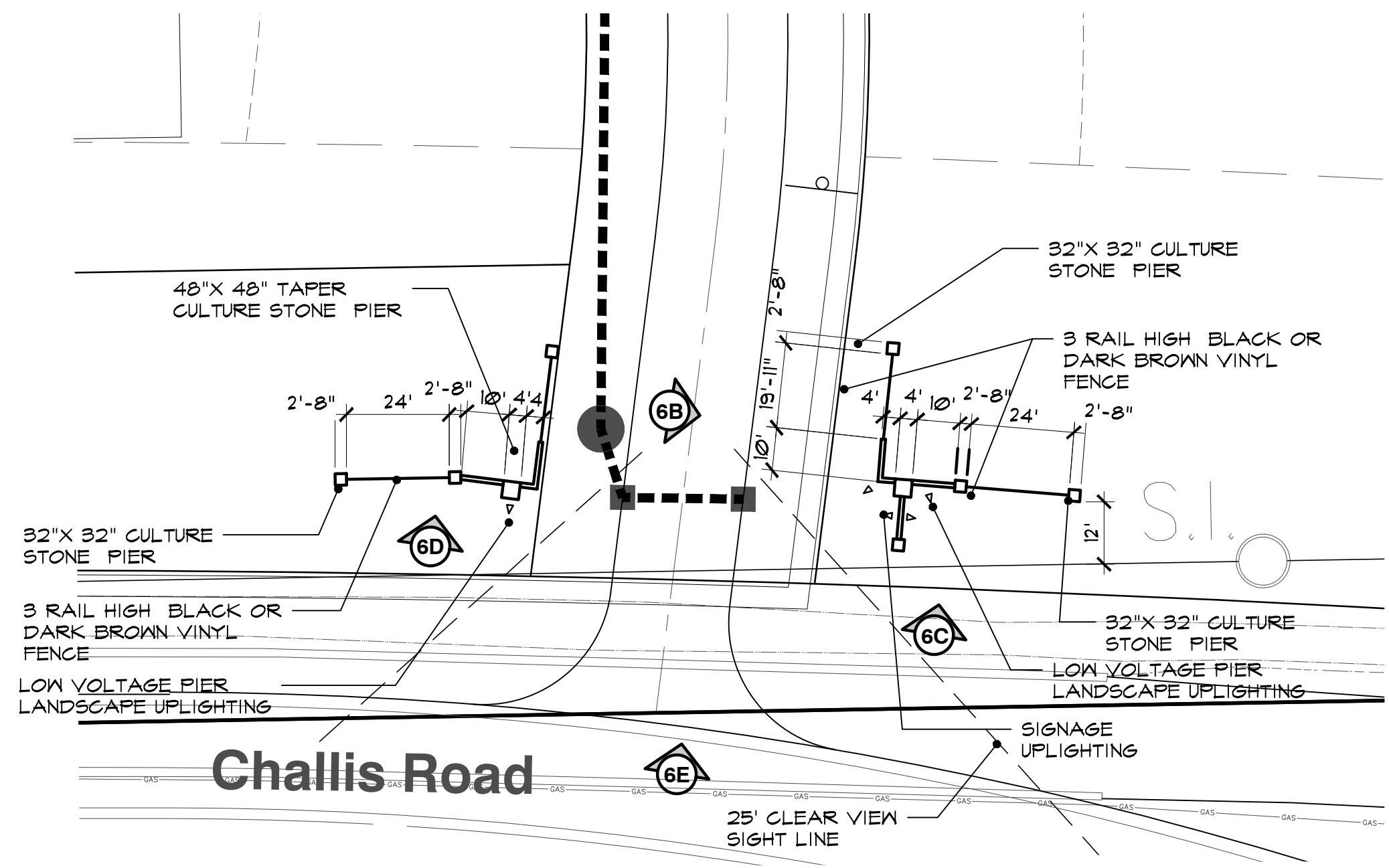
1. LOCATE AND STAKE ALL EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. COORDINATE ANY ADJUSTMENTS WITH LANDSCAPE ARCHITECT.
2. ALL ENTRY WALL LIGHTING SHALL BE CONTROLLED WITH A "PHOTO-EYE" SWITCH. ALL LIGHTING SHALL BE SHIELDED FROM PUBLIC ROW'S AND ADJACENT PROPERTIES.
3. SEE LANDSCAPE PLAN FOR PROPOSED PLANTINGS ADJACENT TO PROPOSED ENTRY SIGN MONUMENT ON SHT. L-5-5
4. VERIFY SOIL BEARING CAPACITY PRIOR TO ENTRY SIGN MONUMENT & PIER CONSTRUCTION. IF SOIL BEARING CAPACITY FALLS BELOW STANDARD REQUIREMENTS, CONSULT STRUCTURAL ENGINEER FOR RECOMMENDATION OF FINAL ENTRY MONUMENT & PIER FOOTING DESIGN.
5. SIGNAGE TEXT AND LOGO TO BE METAL PRISMATIC DIMENSIONAL LETTERS. PRIOR TO SIGN INSTALLATION, PERMITS TO BE OBTAINED PER GENOA TOWNSHIP REQUIREMENTS AND APPROVALS.
6. ALL INFORMATION CONTAINED HEREIN IS SUBJECT TO APPROVAL, AND PERMITS PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.

1. FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL WITH AN ASSUMED SAFE BEARING CAPACITY OF 12000 P.S.I. IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED TO THE DEPTH OF THE FIRMER AND VERIFIY FOUND ON SOIL BEARING PRESSURE IN FIELD BY SOILS ENGINEER.
2. MINIMUM CONCRETE STRENGTH TO BE 3000 P.S.I. @ 28 DAYS MIN. U.O.N. SHALL BE 3500 P.S.I. MIN. U.O.N. EXPOSED CONCRETE SHALL BE 4000 P.S.I. WITH 6%  $\pm$  1% ENTRAINED AIR U.O.N.
3. ALL CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST RECOMMENDATIONS OF A.C.I.
4. PROVIDE DOWELS INTO FOUNDATION TO MATCH SIZE AND SPACING OF VERTICAL REINFORCEMENT AT ALL WALLS UNLESS OTHERWISE NOTED.
5. PROVIDE MINIMUM 3" CONCRETE COVER FOR REINFORCEMENT BARS BELOW GRADE AND MINIMUM 2" CONCRETE COVER FOR REINFORCEMENT BARS ABOVE GRADE.

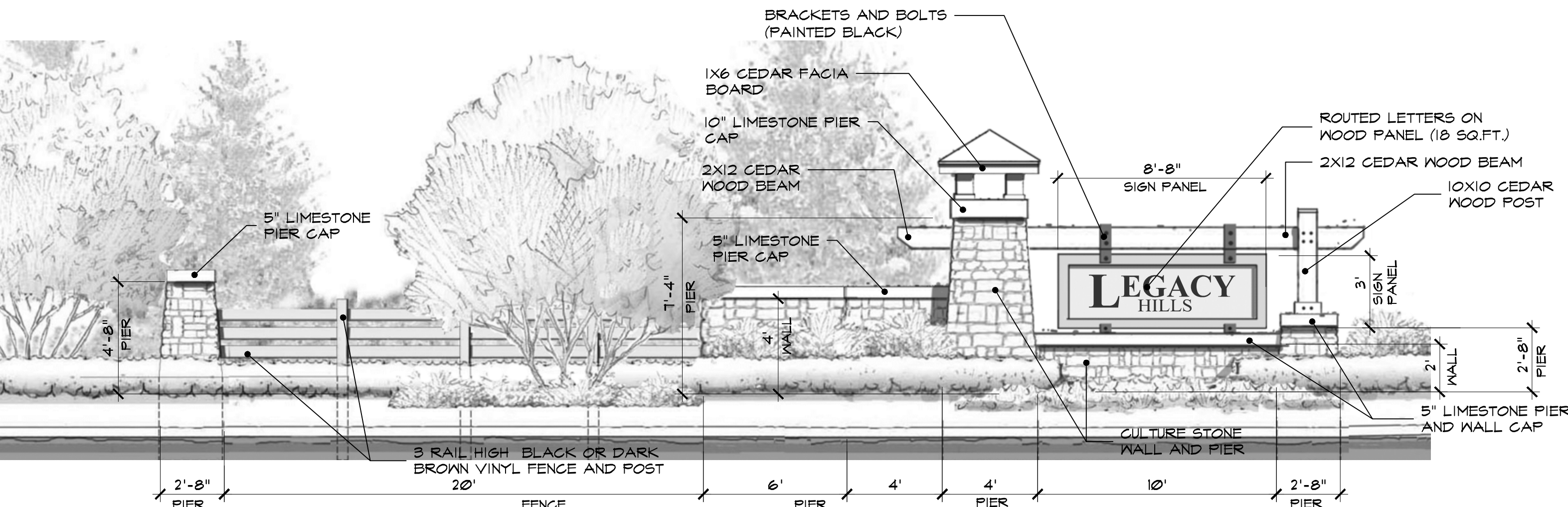


( 2-CONDITIONS )

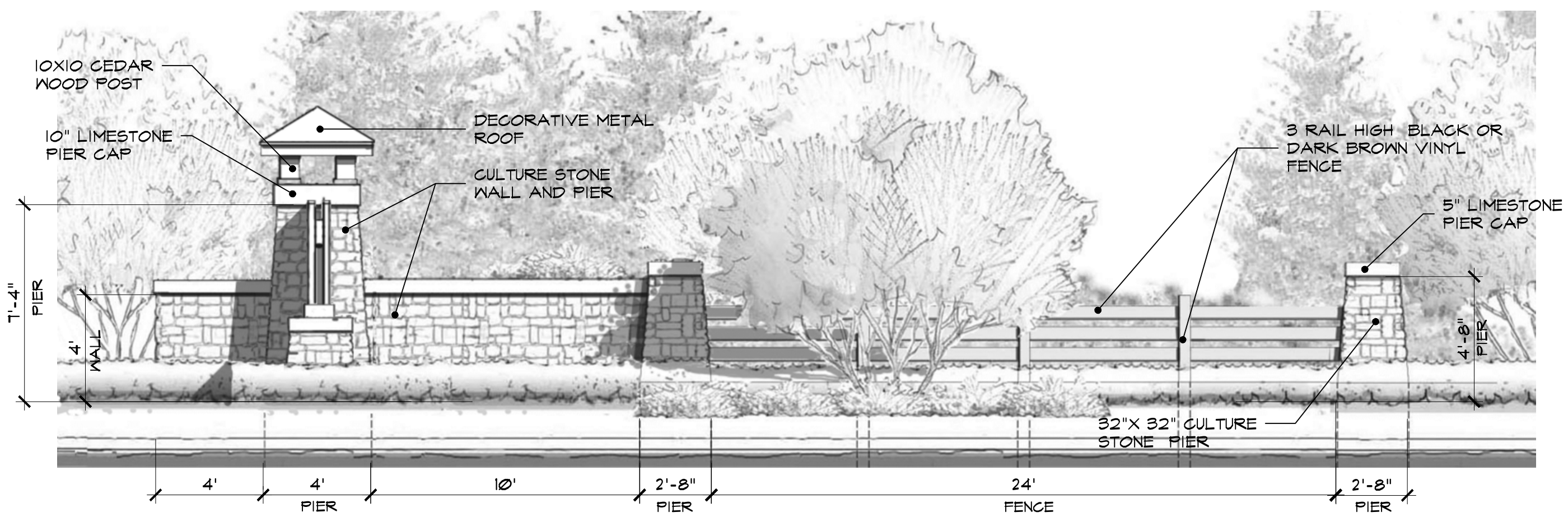
NOTE:  
LIGHT TO BE SHIELD FROM PUBLIC ROW  
AND LAMPS SHALL NOT BE VISIBLE  
FROM NORMAL VIEWING ANGLES



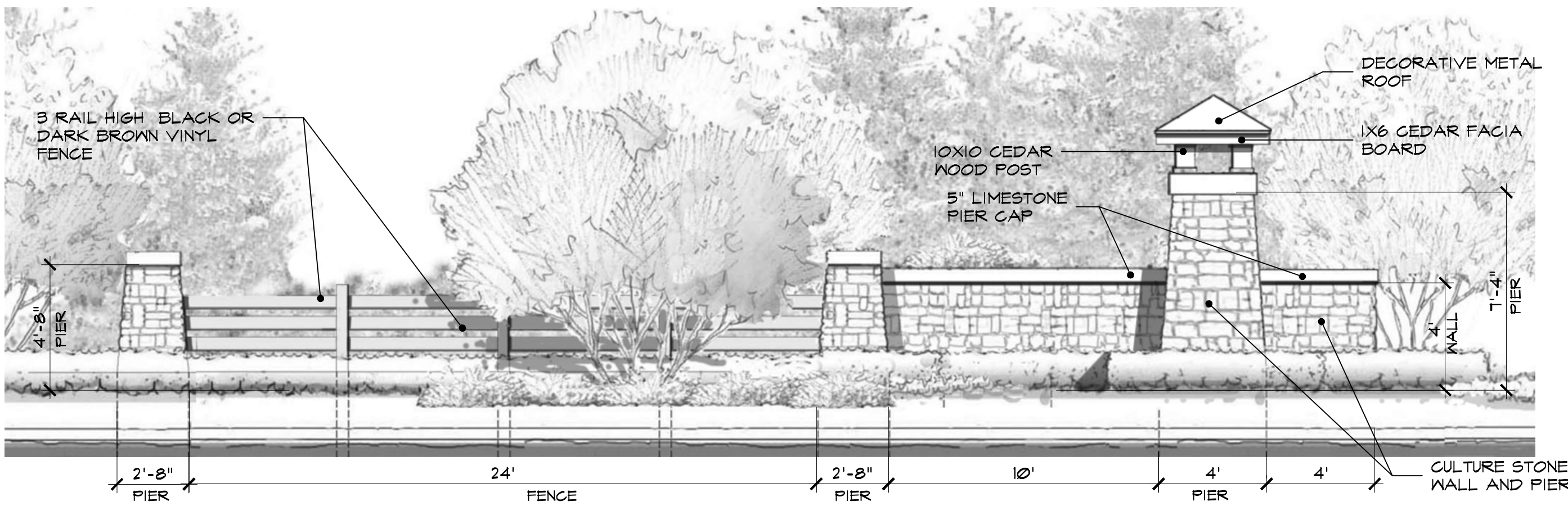
**6A** entry sign monument elevation  
SCALE: 1/4" = 1' - 0"



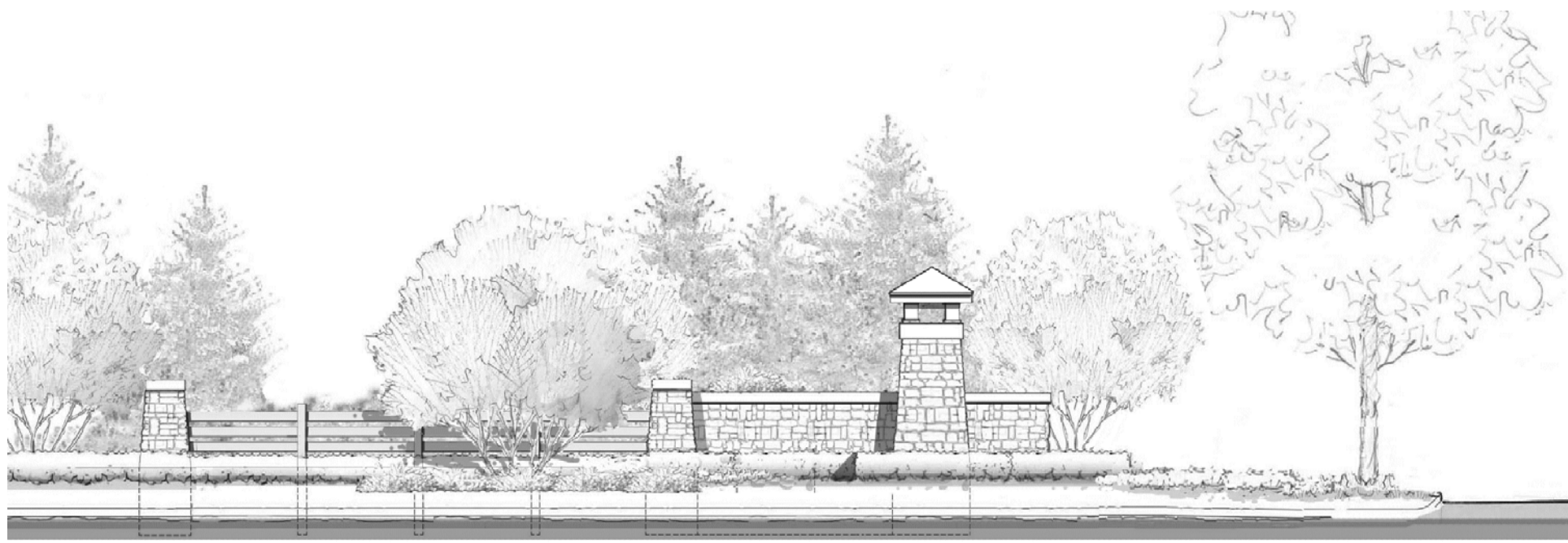
**6B** **entry sign monument elevation**  
SCALE: 1/4" = 1' - 0"



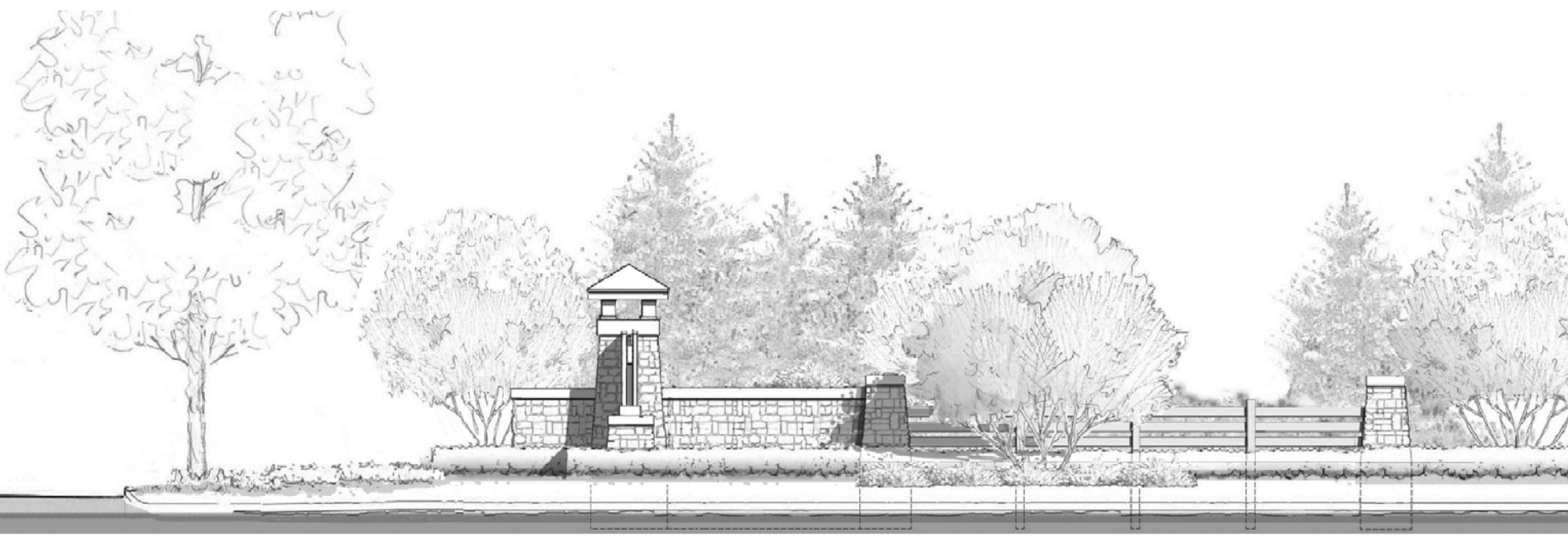
**6C entry sign monument elevation**  
SCALE: 1/4" = 1' - 0"



**6D** entry sign monument elevation  
SCALE: 1/4" = 1' - 0"



**6E** **entry sign monument elevation**  
SCALE: 1/4" = 1' - 0"





# Legacy Hills

## Deer Valley



CT2M-MI1



EC2P



EC3U



NC2H



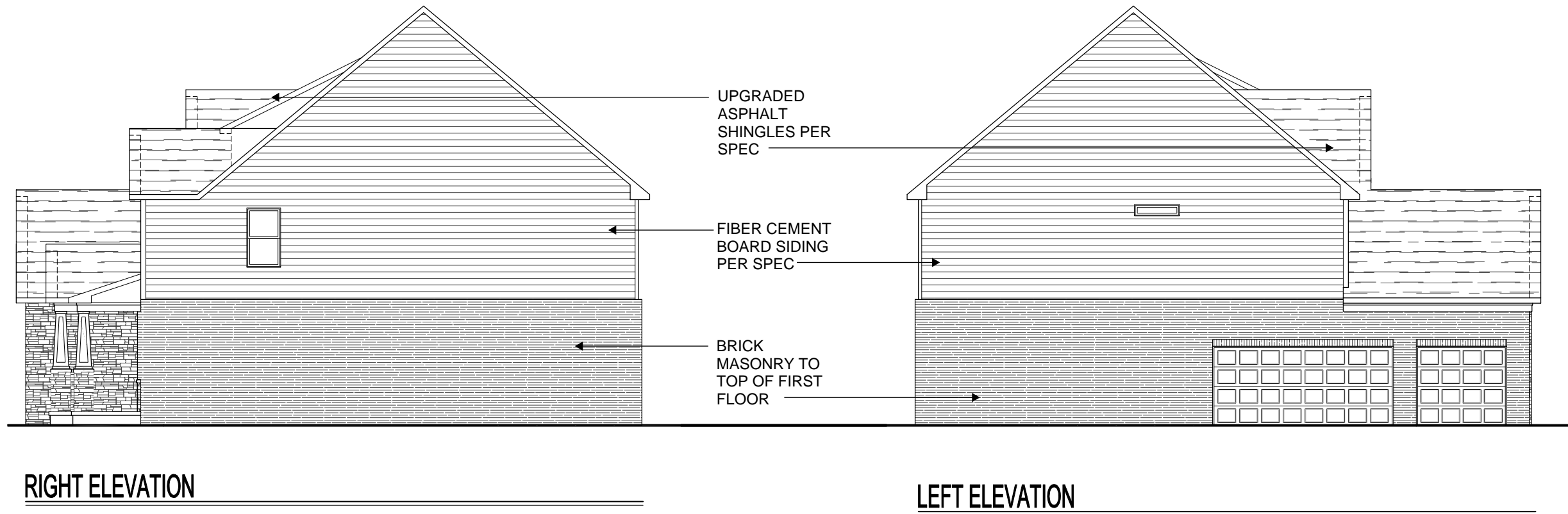
FH2A



PR2N



PLOTTED: November 17, 2024 / Kevin Roessler / DEER VALLEY-EL-NC2H-FULL.DWG



\*TYPICAL AND REPRESENTATIVE

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**Midwest Zone Office**  
1900 E. Golf Road, - Suite 300  
Schaumburg, Illinois 60173



Typical Sides and Rears - Masonry First Floor  
3 Car Side Entry

|                                     |      |             |
|-------------------------------------|------|-------------|
| PRODUCTION MANAGER<br>Rick Storker  |      |             |
| INITIAL RELEASE DATE:<br>11/17/2024 |      |             |
| CURRENT RELEASE DATE:<br>12/01/2021 |      |             |
| REV #                               | DATE | DESCRIPTION |
| △                                   |      |             |
| △                                   |      |             |
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GARAGE HANDING  
**Left**

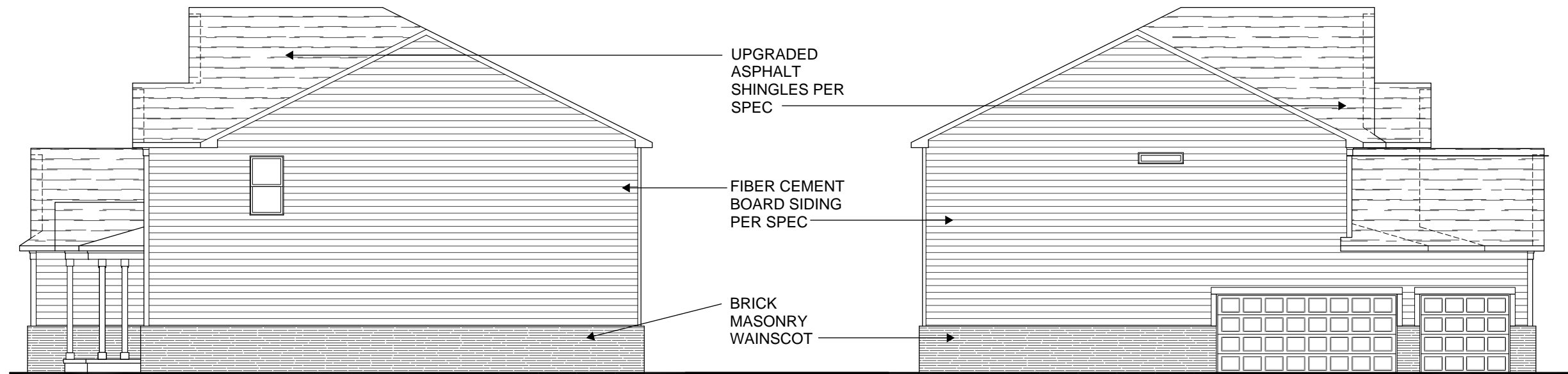
PLAN NAME  
**Deer Valley**  
NPC PLAN NUMBER  
-  
LAWSON PLAN ID  
-

SHEET  
**A3-NC2H**  
**3SB.1**

PLOTTED: November 17, 2024 / Kevin Roessler / DEER VALLEY-EL-FH2AWAINSCOT.DWG



REAR ELEVATION



LEFT ELEVATION

ION

\*TYPICAL AND REPRESENTATIVE

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**Midwest Zone Office**  
1900 E. Golf Road, - Suite 300  
Schaumburg, Illinois 60173



Typical Sides and Rears - Masonry Wainscot

3 Car Side Entry

| PRODUCTION MANAGER    |      |             |
|-----------------------|------|-------------|
| Rick Storker          |      |             |
| INITIAL RELEASE DATE: |      |             |
| 11/17/2024            |      |             |
| CURRENT RELEASE DATE: |      |             |
| 12/01/2021            |      |             |
| REV #                 | DATE | DESCRIPTION |
| △                     |      |             |
| △                     |      |             |
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GARAGE HANDING  
**Left**

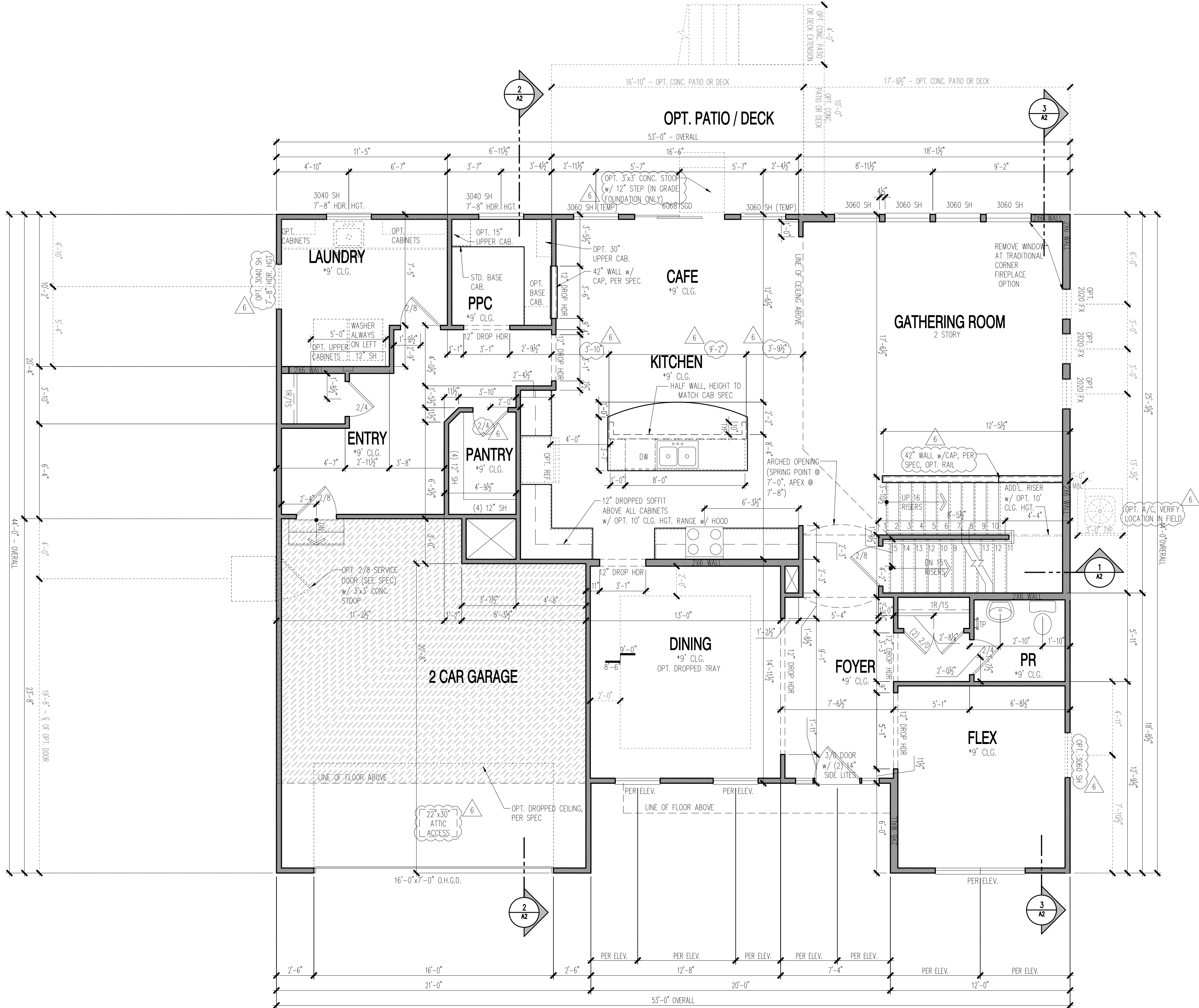
PLAN NAME  
**Deer Valley**  
NPC PLAN NUMBER  
LAWSON PLAN ID

SHEET  
**A3FH2A**  
**3SB.1**

FLOORPLAN NOTES

GENERAL SPECIFICATIONS

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12. FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES



FIRST FLOOR PLAN - 4" EXTERIOR WALLS

SCALE: 1/4" = 1'-0"  
\* OPT. 10' CLG W/ RAISED CEILING HEIGHT UPGRADE OPTION

|                                 |                  |
|---------------------------------|------------------|
| PRODUCT MANAGER<br>RICK STARKEY |                  |
| INITIAL RELEASE                 |                  |
| DATE: 08/04/2014                |                  |
| REV#                            | DATE/DESCRIPTION |
| Δ                               | 02/06/2015       |
| Δ                               | 01/04/2016       |
| Δ                               | 04/29/2016       |
| Δ                               | 11/14/2016       |
| Δ                               | 12/01/2017       |
| Δ                               | 05/10/2019       |
| Δ                               |                  |
| Δ                               |                  |

GARAGE HANDING  
Garage Left

SPECIFICATION LEVEL  
---

PLAN NAME  
Deer Valley  
NPC CHILD NUMBER  
2107.300.00.CPM

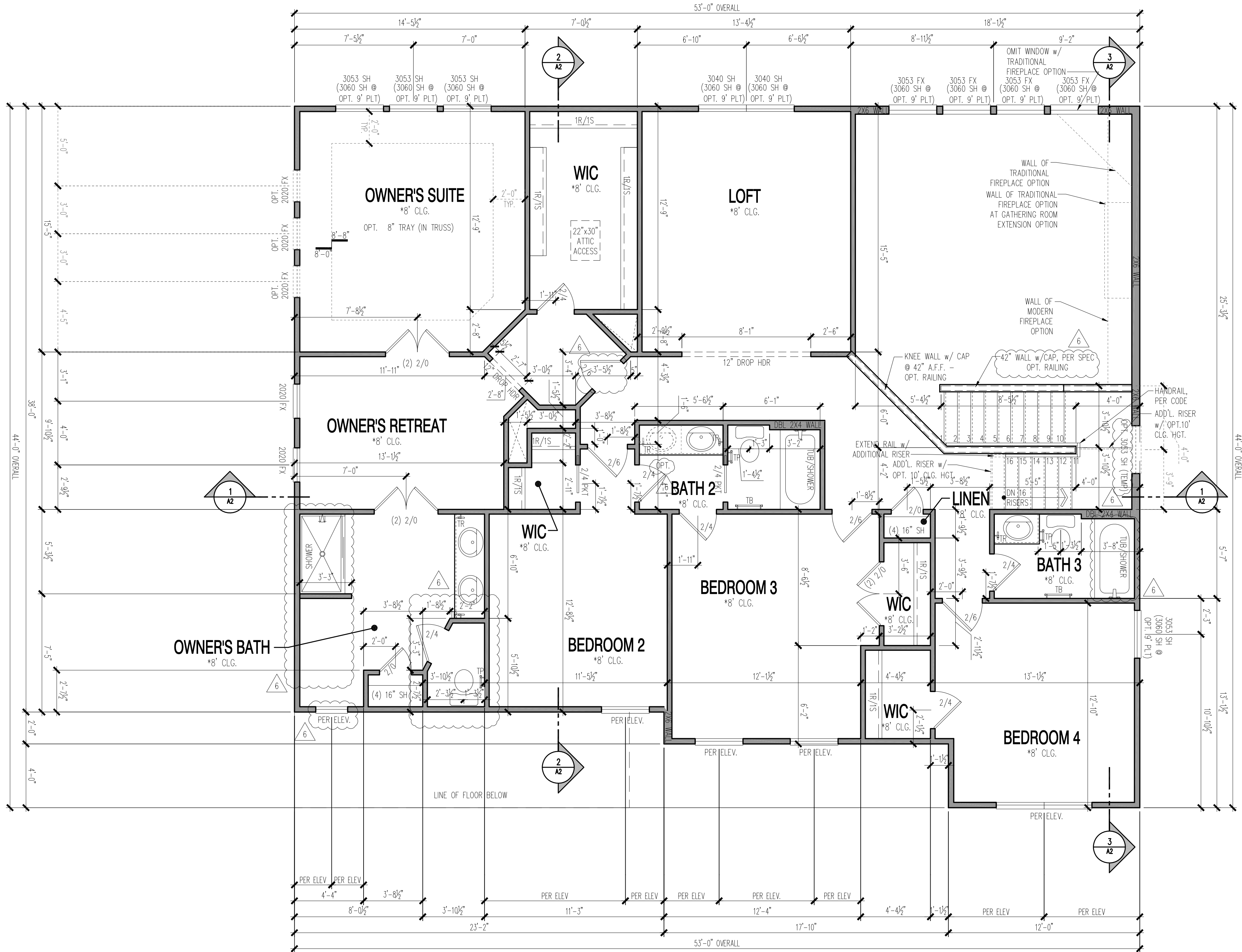
SHEET  
A1  
4-1.1



FLOORPLAN NOTES

GENERAL SPECIFICATIONS

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12. FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES



SECOND FLOOR PLAN - 4" EXTERIOR WALLS

SCALE: 1/4" = 1'-0"  
\* OPT. 9" CLG w/ RAISED CEILING HEIGHT UPGRADE OPTION

Midwest Zone Office  
1900 Golf Road - Suite 300  
Schaumburg, Illinois 60173



Second Floor Plan  
4" Exterior Walls

PRODUCT MANAGER  
RICK STARKEY  
INITIAL RELEASE  
DATE: 08/04/2014

| REV#       | DATE/DESCRIPTION |
|------------|------------------|
| 02/06/2015 | REVISIONS        |
| 01/04/2016 | PLAN REVISIONS   |
| 04/29/2016 | PCR REVISIONS    |
| 11/14/2016 | PLAN REVISIONS   |
| 12/01/2017 | PCR REVISIONS    |
| 05/10/2019 | PCR REVISIONS    |

GARAGE HANDING  
Garage Left

SPECIFICATION LEVEL

PLAN NAME  
Deer Valley  
NPC CHILD NUMBER  
2107.300.00.CPM

SHEET  
A1  
4-2.1

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS. 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS. (c) Copyright 2019 PulteGroup, Inc.



# Legacy Hills

## Rockwall



CT2M-MI1



EC3S-MI1



HR3S-MI1

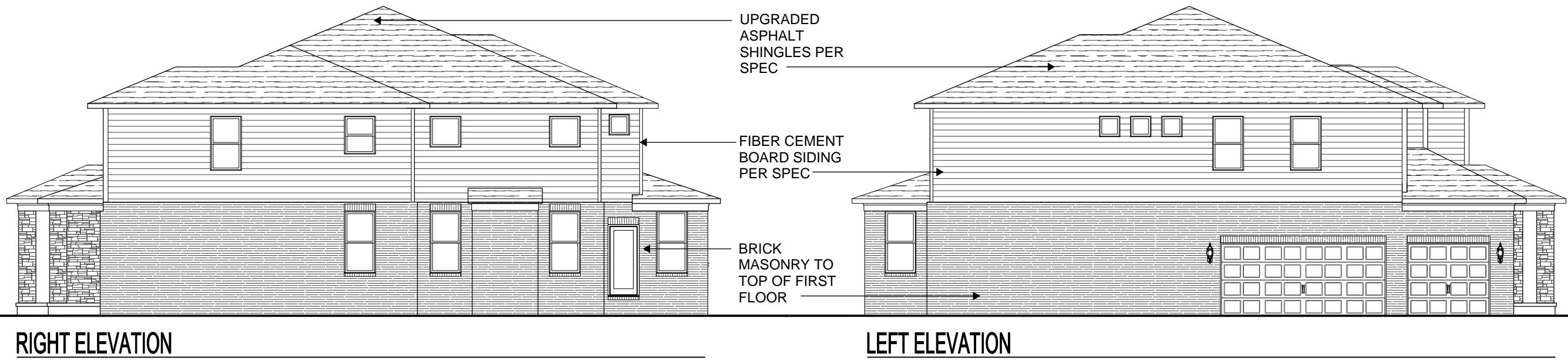
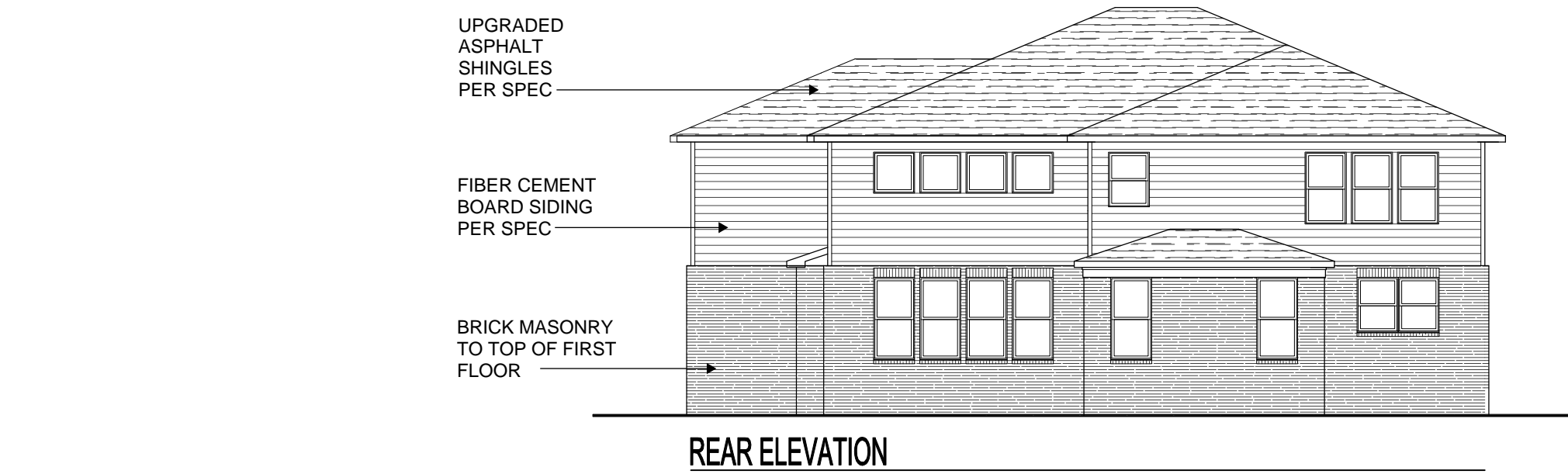


NC3H



PR2N-MI1

PLOTTED: November 17, 2024 / Kevin Roessler / 2054-ROCKWALL-CZ-BASE-EL-PR2N-M1.DWG



\*TYPICAL AND REPRESENTATIVE

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Midwest Zone Office  
 1900 Golf Road - Suite 300  
 Schaumburg, Illinois 60173



Typical Sides and Rears - Masonry First Floor  
 3 Car Side Entry

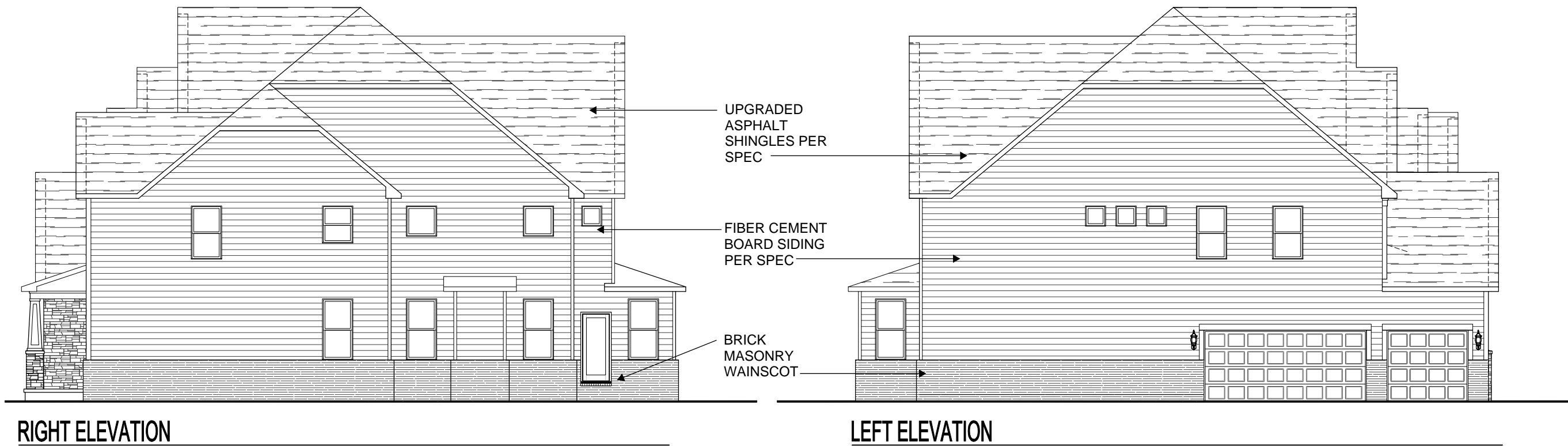
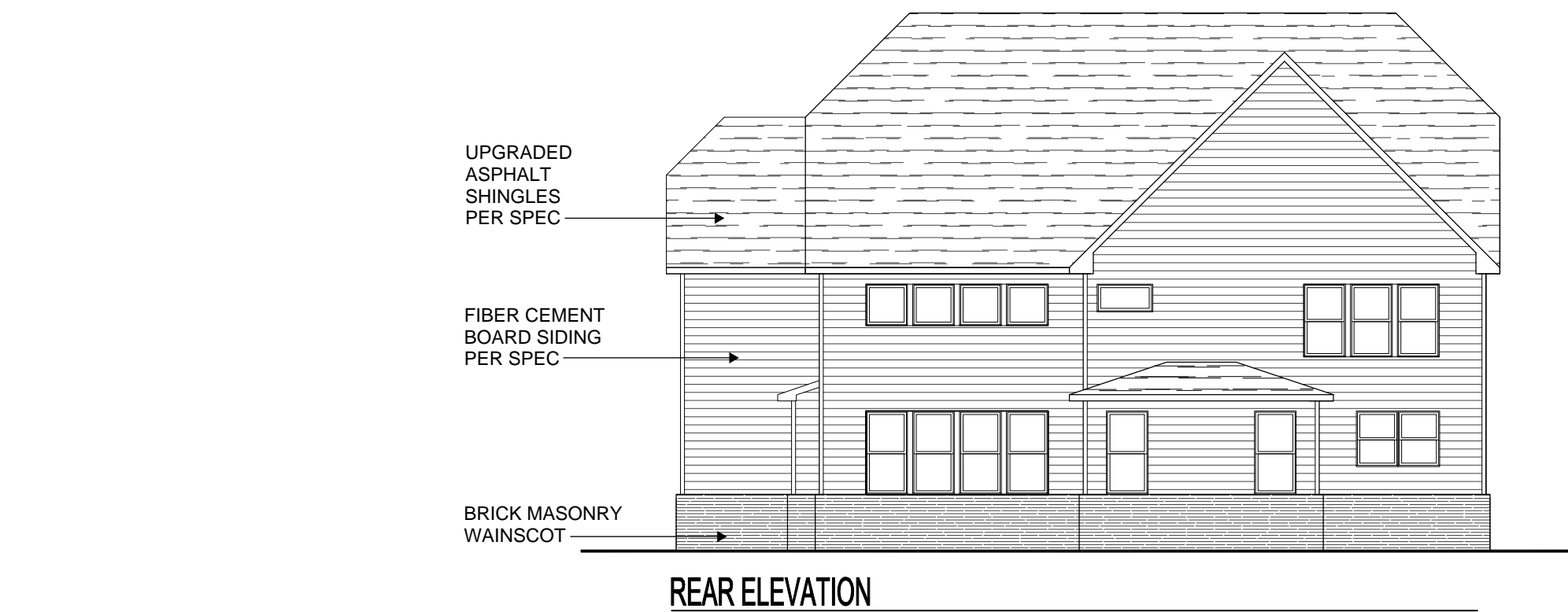
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| PRODUCTION MANAGER<br>Rick Storkey  |      |             |
| INITIAL RELEASE DATE:<br>11/17/2024 |      |             |
| CURRENT RELEASE DATE:               |      |             |
| REV #                               | DATE | DESCRIPTION |
| △                                   |      |             |
| △                                   |      |             |
| △                                   |      |             |
| △                                   |      |             |
| △                                   |      |             |
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| △                                   |      |             |
| △                                   |      |             |

GARAGE HANDING  
 Left

PLAN NAME  
**Rockwall**  
 NPC PLAN NUMBER  
 LAWSON PLAN ID

SHEET  
 A3-PR2N-M11  
 3SB.1

PLOTTED: November 17, 2024 / Kevin Roessler / 2054-ROCKWALL-C2-BASE-EL-NC3H.DWG



\*TYPICAL AND REPRESENTATIVE

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**Midwest Zone Office**  
1900 Golf Road - Suite 300  
Schaumburg, Illinois 60173



Typical Sides and Rears - Masonry Wainscot

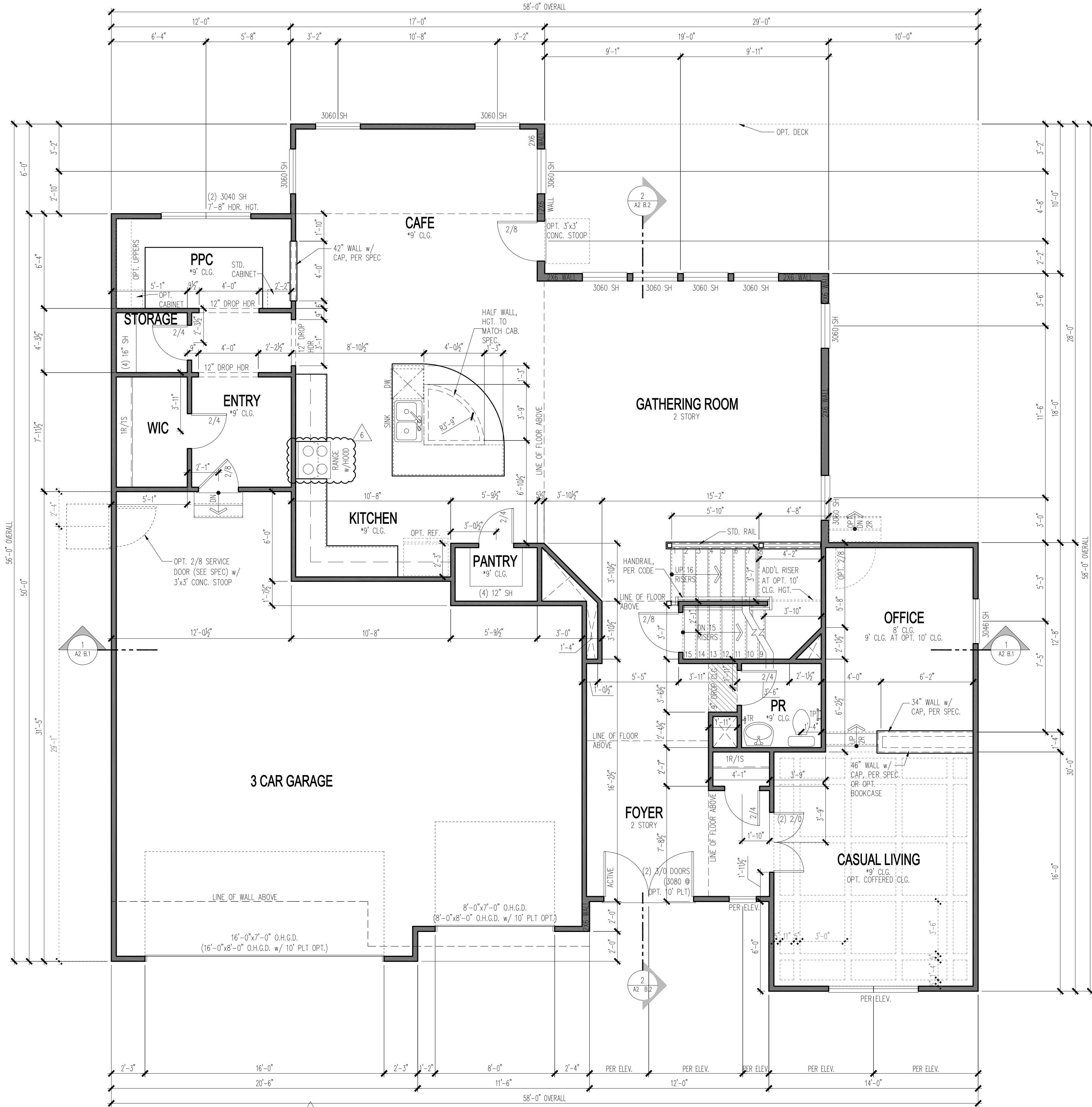
3 Car Side Entry

|                                     |                    |
|-------------------------------------|--------------------|
| PRODUCTION MANAGER<br>Rick Storker  |                    |
| INITIAL RELEASE DATE:<br>11/17/2024 |                    |
| CURRENT RELEASE DATE:               |                    |
| REV #                               | DATE / DESCRIPTION |
| △                                   |                    |
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| △                                   |                    |
| △                                   |                    |
| GARAGE HANDING<br><b>Left</b>       |                    |
| PLAN NAME<br><b>Rockwall</b>        |                    |
| NPC PLAN NUMBER                     |                    |
| LAWSON PLAN ID                      |                    |
| SHEET<br>A3-NC3H                    |                    |
| 3SB.1                               |                    |

## FLOORPLAN NOTES

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- FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES



### FIRST FLOOR PLAN

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

\*OPT. 10' CLG w/ RAISED CEILING HEIGHT UPGRADE OPTION

**Midwest Zone Office**  
1900 Golf Road - Suite 300  
Schaumburg, Illinois 60173



First Floor Plan

4" Exterior Walls

| REV # | DATE       | DESCRIPTION    |
|-------|------------|----------------|
| 1     | 02/06/2015 |                |
| 2     | 04/06/2015 |                |
| 3     | 04/17/2015 |                |
| 4     | 01/04/2016 | PLAN REVISIONS |
| 5     | 04/29/2016 | POR REVISIONS  |
| 6     | 11/14/2016 | PLAN REVISIONS |
| 7     |            |                |
| 8     |            |                |
| 9     |            |                |
| 10    |            |                |

GARAGE HANDING  
**Left**

PLAN NAME  
**Rockwall**  
NHC PLAN NUMBER  
**2054.300.00.CPM**  
LAWSON PLAN ID  
--

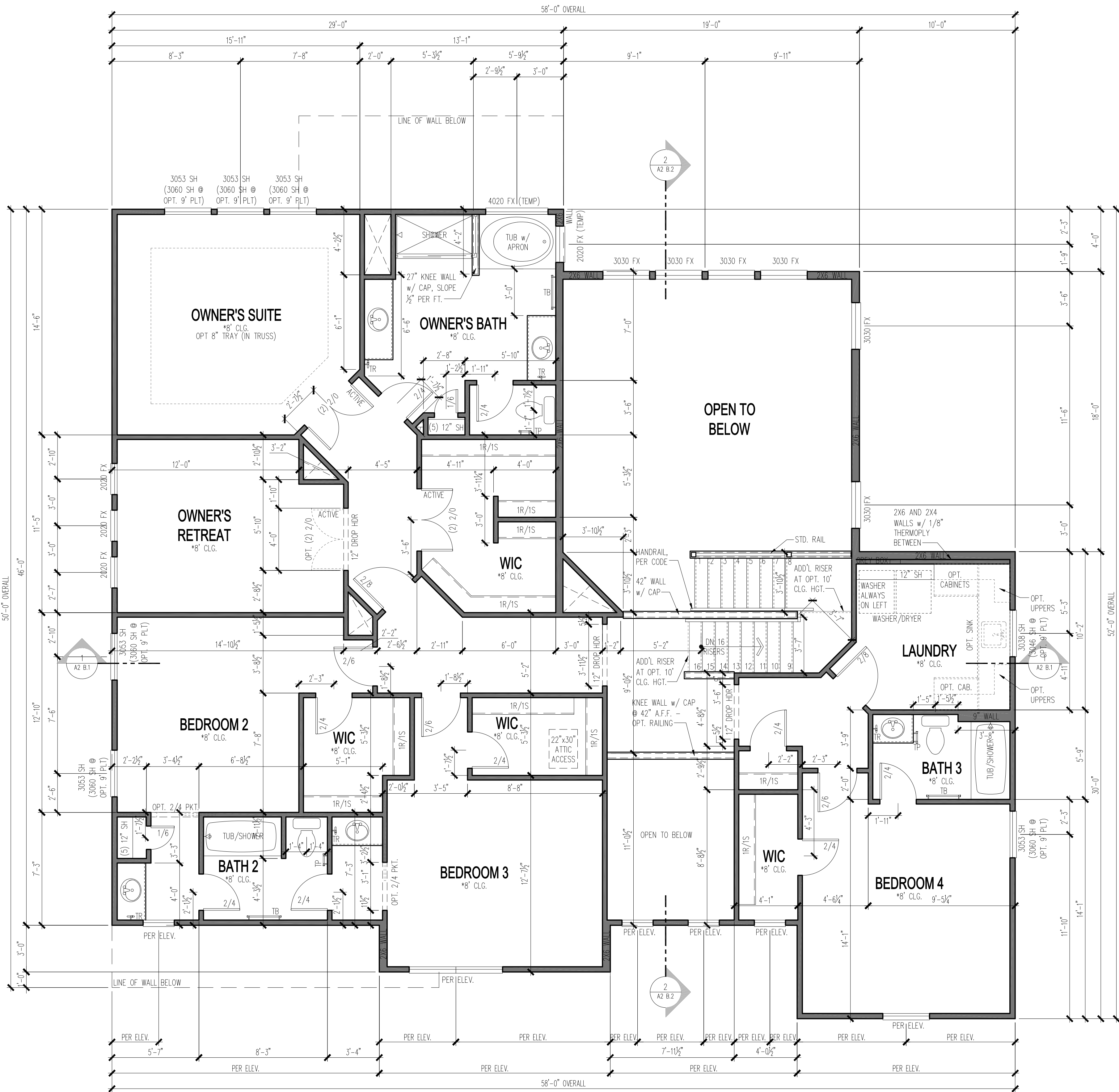
SHEET  
**A1**  
**4-1.1**



FLOORPLAN NOTES

GENERAL SPECIFICATIONS

1. ALL ANGLED WALLS (OTHER THAN THOSE AT 90°) SHALL BE CONSIDERED TO BE AT 45° UNLESS NOTED OTHERWISE.
2. ALL NON-BEARING WALLS TO BE 2x4 STUDS AT 24" O.C. KITCHEN AND PULTE PLANNING CENTER WALLS, WHERE CABINETS ARE TO BE HUNG, SHALL BE FRAMED AT 16" O.C.
3. PROVIDE A 1-3/8" OR LARGER SOLID CORE WOOD DOOR, SOLID CORE STEEL DOOR OR HONEYCOMB CORE STEEL DOOR, OR 20 MINUTE FIRE-RATED DOOR EQUIPPED WITH A SELF-CLOSING DEVICE BETWEEN GARAGE AND LIVING SPACE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
4. PROVIDE FIRE SEPARATION BETWEEN DWELLING AND GARAGE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
5. PROVIDE 1/2" DRYWALL AT WALLS, CEILING AND UNDERSIDE OF STAIR ASSEMBLY ACCESSIBLE SPACE UNDER STAIRS IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
6. ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED BY THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE SHALL HAVE A PERMANENT DESIGNATION OR LABEL AFFIXED TO EACH PANE OF GLAZING BEARING THE MANUFACTURER'S LABEL SHOWING THE TYPE AND THICKNESS OF GLASS. FOR OTHER THAN TEMPERED GLASS, LABELS MAY BE OMITTED PROVIDED THE BUILDING OFFICIAL APPROVES THE USE OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE CONFIRMING COMPLIANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
7. ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR PER THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
8. PROVIDE 1/8" MAX. SHEATHING WITH TAPED JOINTS AS DRAFT STOP WITH BATT INSULATION FILLING ALL CAVITIES AT EXTERIOR WALLS ADJACENT TO TUBS AND SHOWERS.
9. ALL REQUIRED GUARDRAILS AND GUARDWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. GUARDS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE AND NOT LESS THAN 34" HIGH MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJOINS THE TREAD NOSINGS.
10. ALL REQUIRED HANDRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" OR MORE THAN 38" AS MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJOINS THE TREAD NOSINGS AND SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
11. BASEMENTS, HABITABLE ATTICS AND ALL SLEEPING ROOMS MUST HAVE AT LEAST ONE EMERGENCY ESCAPE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. THE EMERGENCY ESCAPE MUST HAVE A 5.7 SF CLEAR OPENING AND A SILL HEIGHT OF NO MORE THAN 44" ABOVE FINISHED FLOOR. ESCAPE WINDOWS AT GRADE LEVEL MUST HAVE A MIN. OF 5.0 SF OF OPEN AREA. REQUIRED CLEAR OPENINGS SHALL BE A MINIMUM OF 24" HIGH AND 20" WIDE. EMERGENCY ESCAPES WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GRADE MUST HAVE A WINDOW WELL AND LADDER IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES.
12. FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"  
\*OPT. 9' CLG w/ RAISED CEILING HEIGHT UPGRADE OPTION

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

| REV # | DATE       | DESCRIPTION    |
|-------|------------|----------------|
| 1     | 02/06/2015 |                |
| 2     | 04/06/2015 |                |
| 3     | 04/17/2015 |                |
| 4     | 01/04/2016 | PLAN REVISIONS |
| 5     | 04/29/2016 | PCR REVISIONS  |
| 6     | 11/14/2016 | PLAN REVISIONS |
| 7     |            |                |
| 8     |            |                |
| 9     |            |                |
| 10    |            |                |

|                |
|----------------|
| GARAGE HANDING |
| Left           |

|                 |
|-----------------|
| PLAN NAME       |
| Rockwall        |
| WIC PLAN NUMBER |
| 2054.300.00.CPM |
| LAWSON PLAN ID  |
| 11              |

|       |
|-------|
| SHEET |
| A1    |
| 4-2.1 |

Midwest Zone Office  
1900 Golf Road - Suite 300  
Schaumburg, Illinois 60173



|                    |
|--------------------|
| Second Floor Plan  |
| 4th Exterior Walls |

# Legacy Hills

## Skyview



CR2G-MI1



EC3W-MI1



LC2A-MI1



NC3H



PR2H-MI1

PLOTTED: November 17, 2024 / Kevin Roessler / 2056-SKYVIEW-CZ-BASE-EL-NC3H.DWG

UPGRADED  
ASPHALT  
SHINGLES  
PER SPEC

FIBER CEMENT  
BOARD SIDING  
PER SPEC

BRICK MASONRY  
TO TOP OF FIRST  
FLOOR

REAR ELEVATION

UPGRADED  
ASPHALT  
SHINGLES PER  
SPEC

FIBER CEMENT  
BOARD SIDING  
PER SPEC

BRICK  
MASONRY TO  
TOP OF FIRST  
FLOOR

RIGHT ELEVATION

LEFT ELEVATION

\*TYPICAL AND REPRESENTATIVE

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Schaumburg, Illinois 60173



Typical Sides and Rears - Masonry First Floor  
3 Car Side Entry

PRODUCTION MANAGER  
Rick Storkrey  
INITIAL RELEASE DATE:  
11/17/2024  
CURRENT RELEASE DATE:

| REV # | DATE | DESCRIPTION |
|-------|------|-------------|
| △     |      |             |
| △     |      |             |
| △     |      |             |
| △     |      |             |
| △     |      |             |
| △     |      |             |
| △     |      |             |
| △     |      |             |
| △     |      |             |

GARAGE HANDING  
**Left**

PLAN NAME  
**Skyview**  
NPC PLAN NUMBER  
LAWSON PLAN ID

SHEET  
**A3-NC3H**  
**3SB.1**

PLOTTED: November 17, 2024 / Kevin Roessler / 2056-SKYVIEW-C2-BASE-EL-LC2A-WILD.WG

UPGRADED  
ASPHALT  
SHINGLES  
PER SPEC

FIBER CEMENT  
BOARD SIDING  
PER SPEC

BRICK MASONRY  
WAINSCOT



REAR ELEVATION

UPGRADED  
ASPHALT  
SHINGLES PER  
SPEC

FIBER CEMENT  
BOARD SIDING  
PER SPEC

BRICK  
MASONRY  
WAINSCOT



RIGHT ELEVATION



LEFT ELEVATION

\*TYPICAL AND REPRESENTATIVE

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Schaumburg, Illinois 60173



Typical Sides and Rears - Masonry Wainscot

3 Car Side Entry

|                                     |      |             |
|-------------------------------------|------|-------------|
| PRODUCTION MANAGER<br>Rick Storker  |      |             |
| INITIAL RELEASE DATE:<br>11/17/2024 |      |             |
| CURRENT RELEASE DATE:               |      |             |
| REV #                               | DATE | DESCRIPTION |
| △                                   |      |             |
| △                                   |      |             |
| △                                   |      |             |
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| △                                   |      |             |
| △                                   |      |             |

GARAGE HANDING  
**Left**

PLAN NAME  
**Skyview**  
NPC PLAN NUMBER  
LAWSON PLAN ID

SHEET  
**A3-LC2A-M11**

**3SB.1**



## GENERAL SPECIFICATIONS

1. ALL ANGLED WALLS (OTHER THAN THOSE AT 90°) SHALL BE CONSIDERED TO BE AT 45° UNLESS NOTED OTHERWISE
2. ALL NON-BEARING WALLS TO BE 2x4 STUDS AT 24" O.C. KITCHEN AND PULITE PLANNING CENTER WALLS, WHERE CABINETS ARE TO BE HUNG, SHALL BE FRAMED AT 16" O.C.
3. PROVIDE 1-1 3/8" OR LARGER SOLID CORE WOOD DOOR, SOLID CORE STEEL DOOR OR HONEYCOMB CORE STEEL DOOR, OR 20 MINUTE FIRE-RATED DOOR EQUIPPED WITH A SELF-CLOSING DEVICE BETWEEN GARAGE AND LIVING SPACE IN ACCORDANCE WITH THE CURRENTLY ADOPTEED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
4. PROVIDE SEPARATELY IDENTIFIED DWELLING GARAGE IN ACCORDANCE WITH THE CURRENTLY ADOPTEED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
5. PROVIDE 3/4" DRYWALL AT WALLS, CEILING AND UNDERSIDE OR STAIR ASSEMBLY ACCESSIBLE SPACE UNDER STAIRS IN ACCORDANCE WITH THE CURRENTLY ADOPTEED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
6. ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED BY THE CURRENTLY ADOPTEED EDITION OF THE IRC OR APPLICABLE LOCAL CODE SHALL HAVE A PERMANENT DESIGNATION OR LABEL AFFIXED TO EACH PANE OF GLAZING BEARING THE MANUFACTURER'S LABEL SHOWING THE TYPE AND THICKNESS OF GLASS. FOR OTHER THAN TEMPERED GLASS, LABELS MAY BE OMITTED PROVIDED THE BUILDING OFFICIAL APPROVES THE USE OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE, CONFIRMING COMPLIANCE WITH THE CURRENTLY ADOPTEED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
7. ALL BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR PER THE CURRENTLY ADOPTEED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
8. PROVIDE 1/8" MAX. SHEATHING WITH TAPED JOINTS AS DRAFT STOP WITH BATT INSULATION FILLING ALL CAVITIES AT EXTERIOR WALLS ADJACENT TO TUBS AND SHOWERS.
9. ALL REQUIRED GUARDRAILS AND GUARDWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY ADOPTEED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. GUARDS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE AND NOT LESS THAN 34" HIGH MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJOINS THE TREAD NOSINGS.
10. ALL REQUIRED HANDRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY ADOPTEED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. HANDRAILS SHALL BE PROVIDED AT LEAST ONE END OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" OR MORE THAN 38" AS MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJOINS THE TREAD NOSINGS AND SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
11. BASEMENTS, HABITABLE ATTICS AND ALL SLEEPING ROOMS MUST HAVE AT LEAST ONE EMERGENCY ESCAPE IN ACCORDANCE WITH THE CURRENTLY ADOPTEED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. THE EMERGENCY ESCAPE MUST HAVE A 5.7 SQUARED OPENING AND A SILL HEIGHT OF NO MORE THAN 44" ABOVE FINISHED FLOOR. ESCAPE WINDOWS OR GRADE LEVEL ESCAPES MUST HAVE A MIN. OF 5.0 SF OF OPEN AREA. ESCAPED CLOSET OPENINGS SHALL HAVE A MINIMUM OF 24" HIGH AND 20" WIDE. EMERGENCY ESCAPES WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GRADE MUST HAVE A WINDOW WELL AND LADDER IN ACCORDANCE WITH THE CURRENTLY ADOPTEED EDITION OF THE IRC OR APPLICABLE LOCAL CODES.
12. FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES



SCALE:  $1/4'' = 1'-0''$

\* OPT. 10' CLG w/ RAISED CEILING HEIGHT UPGRADE OPTION

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**Midwest Zone Office**  
1900 E. Golf Road, - Suite 300  
Schaumburg, Illinois 60173



## First Floor Plan

## 4" Exterior Walls

| PRODUCTION MANAGER               |            |                |
|----------------------------------|------------|----------------|
| Rick Storkey                     |            |                |
| INITIAL RELEASE DATE: 08/04/2014 |            |                |
| CURRENT RELEASE DATE: 04/29/2016 |            |                |
| REV #                            | DATE       | DESCRIPTION    |
| 1                                | 02/20/2015 | PLAN REVISIONS |
| 2                                | 01/04/2016 | PLAN REVISIONS |
| 3                                | 04/29/2016 | PCR REVISIONS  |
| 4                                | 11/14/2016 | PLAN REVISIONS |
| 5                                | -          | -              |
| 6                                | -          | -              |
| 7                                | -          | -              |
| 8                                | -          | -              |
| 9                                | -          | -              |
| 10                               | -          | -              |

Left

PLAN NAME  
**Skyview**  
NPC PLAN NUMBER  
**2056.300.00.CPM**  
LAWSON PLAN ID

SHEET

4-1.1



## GENERAL SPECIFICATIONS

1. ALL ANGLED WALLS (OTHER THAN THAT AT 90°) SHALL BE CONSIDERED TO BE AT 45° UNLESS NOTED OTHERWISE
2. ALL NON-BEARING WALLS TO BE 2x4 STUDS AT 24" O.C. KITCHEN AND PULITE PLANNING CENTER WALLS, WHERE CABINETS ARE TO BE HUNG, SHALL BE FRAMED AT 16" O.C.
3. PROVIDE 1-1 3/8" OR LARGER SOLID CORE WOOD DOOR, SOLID CORE STEEL DOOR OR HONEYCOMB CORE STEEL DOOR, OR 20 MINUTE FIRE-RATED DOOR EQUIPPED WITH A SELF-CLOSING DEVICE BETWEEN GARAGE AND LIVING SPACE IN ACCORDANCE WITH THE CURRENTLY ADOPED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
4. PROVIDE SEPARATELY IDENTIFIED DWELLING GARAGE IN ACCORDANCE WITH THE CURRENTLY ADOPED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
5. PROVIDE 3/4" DRYWALL AT WALLS, CEILING AND UNDERSIDE OR STAIR ASSEMBLY ACCESSIBLE SPACE UNDER STAIRS IN ACCORDANCE WITH THE CURRENTLY ADOPED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
6. ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED BY THE CURRENTLY ADOPED EDITION OF THE IRC OR APPLICABLE LOCAL CODE SHALL HAVE A PERMANENT DESIGNATION OR LABEL AFFIXED TO EACH PANE OF GLAZING BEARING THE MANUFACTURER'S LABEL SHOWING THE TYPE AND THICKNESS OF GLASS. FOR OTHER THAN TEMPERED GLASS, LABELS MAY BE OMITTED PROVIDED THE BUILDING OFFICIAL APPROVES THE USE OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE, CONFIRMING COMPLIANCE WITH THE CURRENTLY ADOPED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
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8. PROVIDE 1/8" MAX. SHEATHING WITH TAPED JOINTS AS DRAFT STOP WITH BATT INSULATION FILLING ALL CAVITIES AT EXTERIOR WALLS ADJACENT TO TUBS AND SHOWERS.
9. ALL REQUIRED GUARDRAILS AND GUARDWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY ADOPED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. GUARDS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE AND NOT LESS THAN 34" HIGH MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJOINS THE TREAD NOSINGS.
10. ALL REQUIRED HANDRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY ADOPED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. HANDRAILS SHALL BE PROVIDED ON BOTH ENDS OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" OR MORE THAN 38" AS MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJOINS THE TREAD NOSINGS AND SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
11. BASEMENTS, HABITABLE ATTICS AND ALL SLEEPING ROOMS MUST HAVE AT LEAST ONE EMERGENCY ESCAPE IN ACCORDANCE WITH THE CURRENTLY ADOPED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. THE EMERGENCY ESCAPE MUST HAVE A 5.7 SFC/LER OPENING AND A SILL HEIGHT OF NO MORE THAN 44" ABOVE FINISHED FLOOR. ESCAPE WINDOWS MUST BE AT LEAST 20" HIGH AND 5.0 SF OF OPEN AREA. REQUIRED EMERGENCY ESCAPE SHALL BE A MINIMUM OF 24" HIGH AND 20" WIDE. EMERGENCY ESCAPES WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GRADE MUST HAVE A WINDOW WELL AND LADDER IN ACCORDANCE WITH THE CURRENTLY ADOPED EDITION OF THE IRC OR APPLICABLE LOCAL CODES.
12. FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES



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

\* OPT. 9' CLG w/ RAISED CEILING HEIGHT UPGRADE OPTION

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Schaumburg, Illinois 60173



## Second Floor Plan

## 4" Exterior Walls

| PRODUCTION MANAGER    |            |                |
|-----------------------|------------|----------------|
| Rick Starkey          |            |                |
| INITIAL RELEASE DATE: |            |                |
| 08/04/2014            |            |                |
| CURRENT RELEASE DATE: |            |                |
| 04/29/2016            |            |                |
| REV #                 | DATE       | DESCRIPTION    |
| 1                     | 02/20/2015 | PLAN REVISIONS |
| 2                     | 01/04/2016 | PLAN REVISIONS |
| 3                     | 04/29/2016 | PCR REVISIONS  |
| 4                     | 11/14/2016 | PLAN REVISIONS |
| 5                     | -          | -              |
| 6                     | -          | -              |
| 7                     | -          | -              |
| 8                     | -          | -              |
| 9                     | -          | -              |
| 10                    | -          | -              |

**Left**

|                 |                 |
|-----------------|-----------------|
| PLAN NAME       | Skyview         |
| APC PLAN NUMBER | 2056.300.00.CPM |
| LAWSON PLAN ID  |                 |

SHEET

A1

4-2.1

PLOTTED: November 28, 2016 / Annie Ki / 2056-SKYVIEW-CZ-BASE-PLAN.DWG

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

# Legacy Hills

## Woodside



HR3U



HR2F



CT2U



CR2L



NC2L



HR3S

PLOTTED: November 17, 2024 / Kevin Roessler / WOODSIDE-EL-NC24FUL.DWG

UPGRADED  
ASPHALT  
SHINGLES  
PER SPEC

FIBER CEMENT  
BOARD SIDING  
PER SPEC

BRICK MASONRY  
TO TOP OF FIRST  
FLOOR

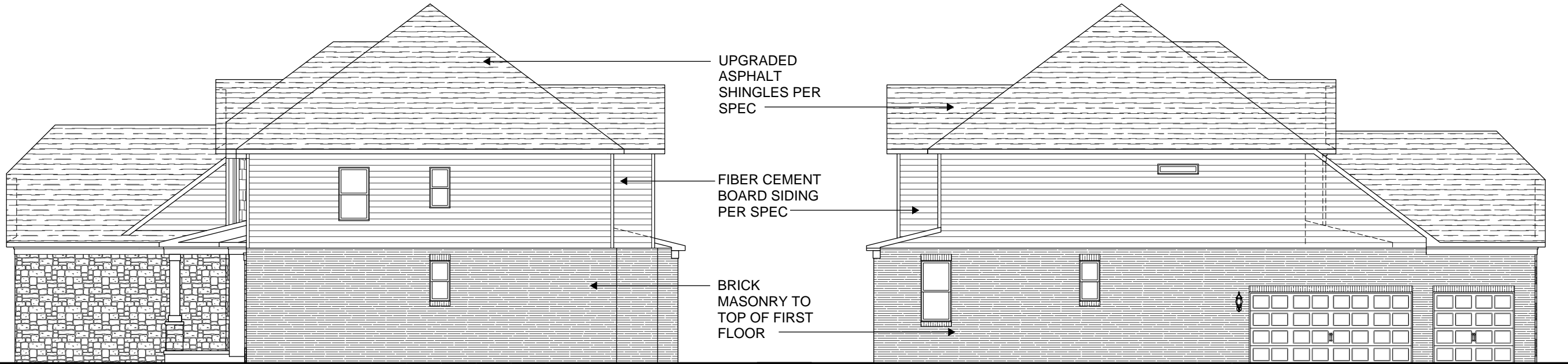


REAR ELEVATION

UPGRADED  
ASPHALT  
SHINGLES PER  
SPEC

FIBER CEMENT  
BOARD SIDING  
PER SPEC

BRICK  
MASONRY TO  
TOP OF FIRST  
FLOOR



RIGHT ELEVATION

LEFT ELEVATION

\*TYPICAL AND REPRESENTATIVE

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1900 E. Golf Road, - Suite 300  
Schaumburg, Illinois 60173



Typical Sides and Rears - Masonry First Floor  
3 Car Side Entry

| PRODUCTION MANAGER    |      |             |
|-----------------------|------|-------------|
| Rick Storker          |      |             |
| INITIAL RELEASE DATE: |      |             |
| 11/17/2024            |      |             |
| CURRENT RELEASE DATE: |      |             |
| 12/01/2021            |      |             |
| REV #                 | DATE | DESCRIPTION |
| △                     |      |             |
| △                     |      |             |
| △                     |      |             |
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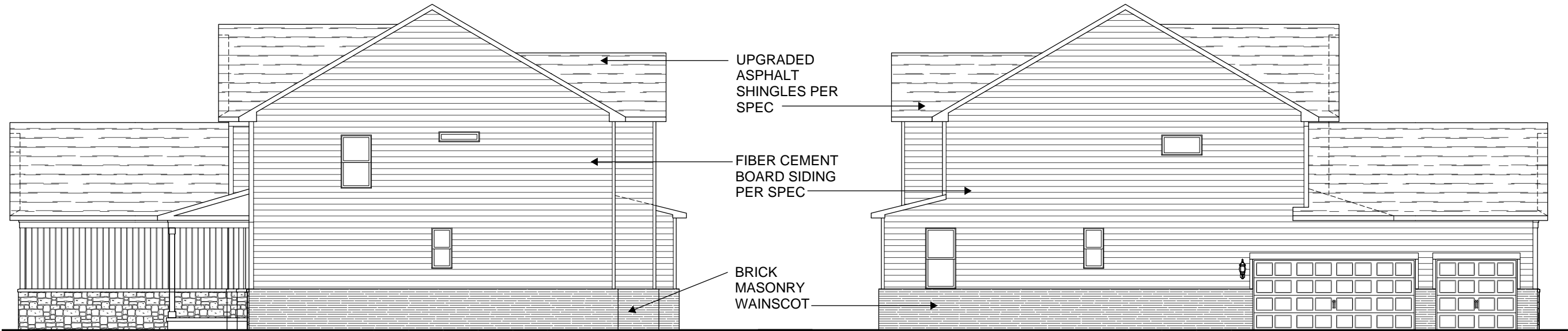
GARAGE HANDING  
**Left**

PLAN NAME  
**Woodside**  
NPC PLAN NUMBER  
-  
LAWSON PLAN ID  
-

SHEET  
**A3-CT2U**  
**3SB.1**



PLOTTED: November 17, 2024 / Kevin Roessler / WOODSIDE-EL-FH2AWAINSCOT.DWG



RIGHT ELEVATION

LEFT ELEVATION



REAR ELEVATION

\*TYPICAL AND REPRESENTATIVE

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 1900 E. Golf Road, - Suite 300  
 Schaumburg, Illinois 60173



Typical Sides and Rears - Masonry Wainscot  
 3 Car Side Entry

| PRODUCTION MANAGER<br>Rick Storker  |      |             |
|-------------------------------------|------|-------------|
| INITIAL RELEASE DATE:<br>11/17/2024 |      |             |
| CURRENT RELEASE DATE:<br>12/01/2021 |      |             |
| REV #                               | DATE | DESCRIPTION |
| △                                   |      |             |
| △                                   |      |             |
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| △                                   |      |             |
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| △                                   |      |             |
| △                                   |      |             |

GARAGE HANDING  
 Left

PLAN NAME  
**Woodside**  
 NPC PLAN NUMBER  
 -

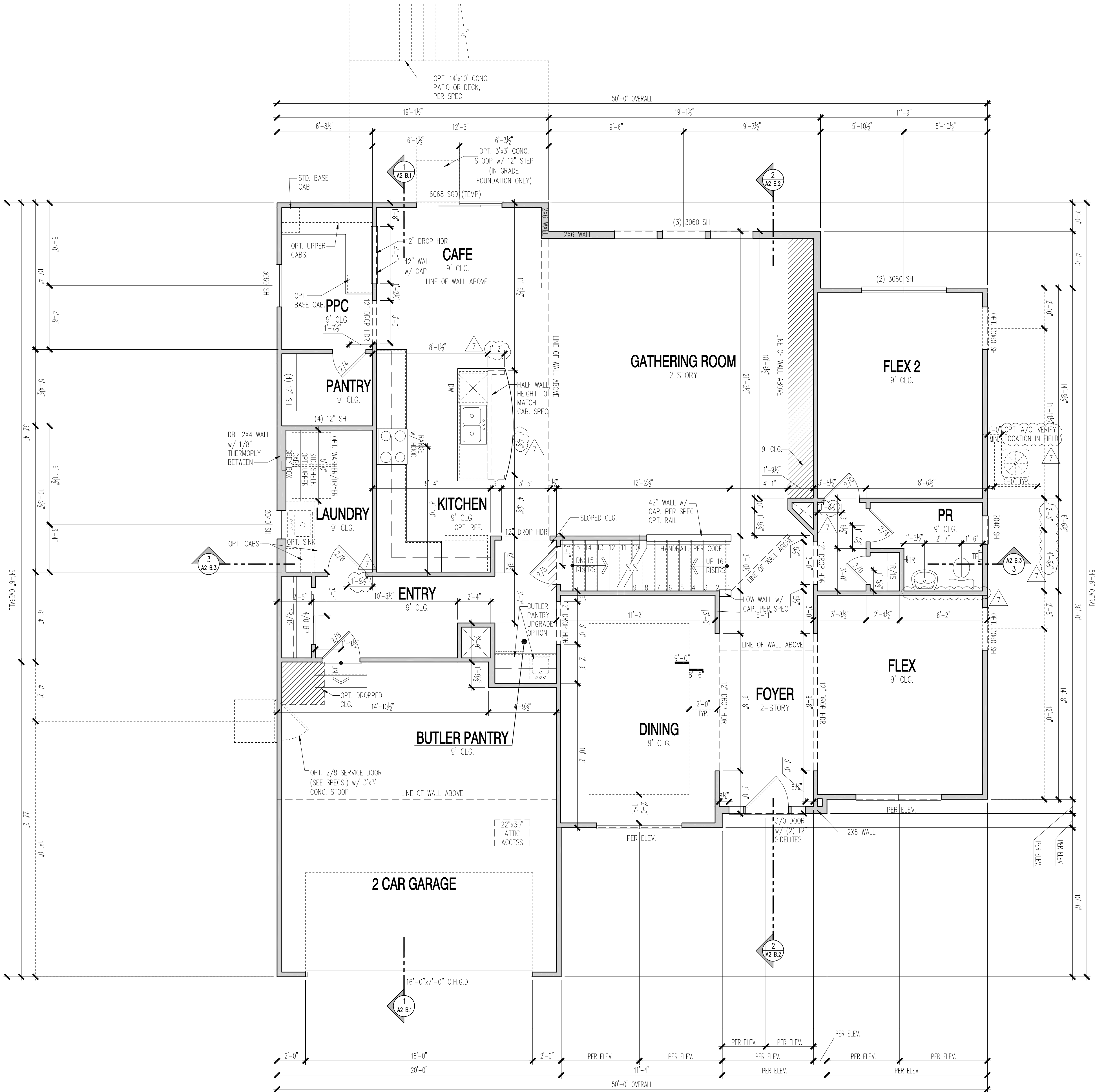
SHEET  
 A3-HR2F

3SB.1

FLOORPLAN NOTES

GENERAL SPECIFICATIONS

- ALL ANGLED WALLS (OTHER THAN THOSE AT 90°) SHALL BE CONSIDERED TO BE AT 45° UNLESS NOTED OTHERWISE
- ALL STUDS AT EXTERIOR AND INTERIOR WALLS SHALL BE 2x4 UNLESS OTHERWISE NOTED
- ALL STUDS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE FRAMED AT 16" O.C. UNLESS NOTED OTHERWISE
- ALL NON-BEARING WALLS, OTHER THAN IN THE KITCHEN AND PLANNING CENTERS, TO BE 2x4 STUDS AT 24" O.C. UNLESS OTHERWISE NOTED OR RESTRICTED BY LOCAL CODES OR ORDINANCES. KITCHEN AND PLANNING CENTER WALLS WHERE WALL CABINETS ARE TO BE HUNG SHALL BE FRAMED AT 16" O.C.
- PROVIDE DOUBLE 2x TOP PLATES AT ALL LOAD BEARING WALLS.
- PROVIDE SINGLE TOP PLATE AT ALL INTERIOR NON-LOADING BEARING WALLS.
- PROVIDE A 1-3/8" OR LARGER SOLID CORE WOOD DOOR, SOLID CORE STEEL DOOR OR HONEYCOMB CORE STEEL DOOR, OR 20 MINUTE FIRE-RATED DOOR EQUIPPED WITH A SELF-CLOSING DEVICE BETWEEN GARAGE AND LIVING SPACE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
- PROVIDE FIRE SEPARATION BETWEEN DWELLING AND GARAGE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
- PROVIDE 1/2" DRYWALL AT WALLS, CEILING AND UNDERSIDE OF STAIR ASSEMBLY ACCESSIBLE SPACE UNDER STAIRS IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
- ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED BY THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE SHALL HAVE A PERMANENT DESIGNATION OR LABEL AFFIXED TO EACH PANE OF GLAZING BEARING THE MANUFACTURER'S LABEL SHOWING THE TYPE AND THICKNESS OF GLASS. FOR OTHER THAN TEMPERED GLASS, LABELS MAY BE OMITTED PROVIDED THE BUILDING OFFICIAL APPROVES THE USE OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE CONFIRMING COMPLIANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
- ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR PER THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
- PROVIDE THERMO-PLY SHEATHING AND BATT INSULATION FILLING ALL CAVITIES AT EXTERIOR WALLS SURROUNDING TUBS AND SHOWERS.
- ALL REQUIRED GUARDRAILS AND GUARDWALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. GUARDS SHALL NOT BE LESS THAN 36" HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE AND NOT LESS THAN 34" HIGH MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJOINS THE TREAD NOSINGS.
- ALL REQUIRED HANDRAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODES. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" OR MORE THAN 38" AS MEASURED VERTICALLY FROM THE SLOPED PLANE THAT ADJOINS THE TREAD NOSINGS AND SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.
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- FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES



FIRST FLOOR PLAN - 4" WALLS

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

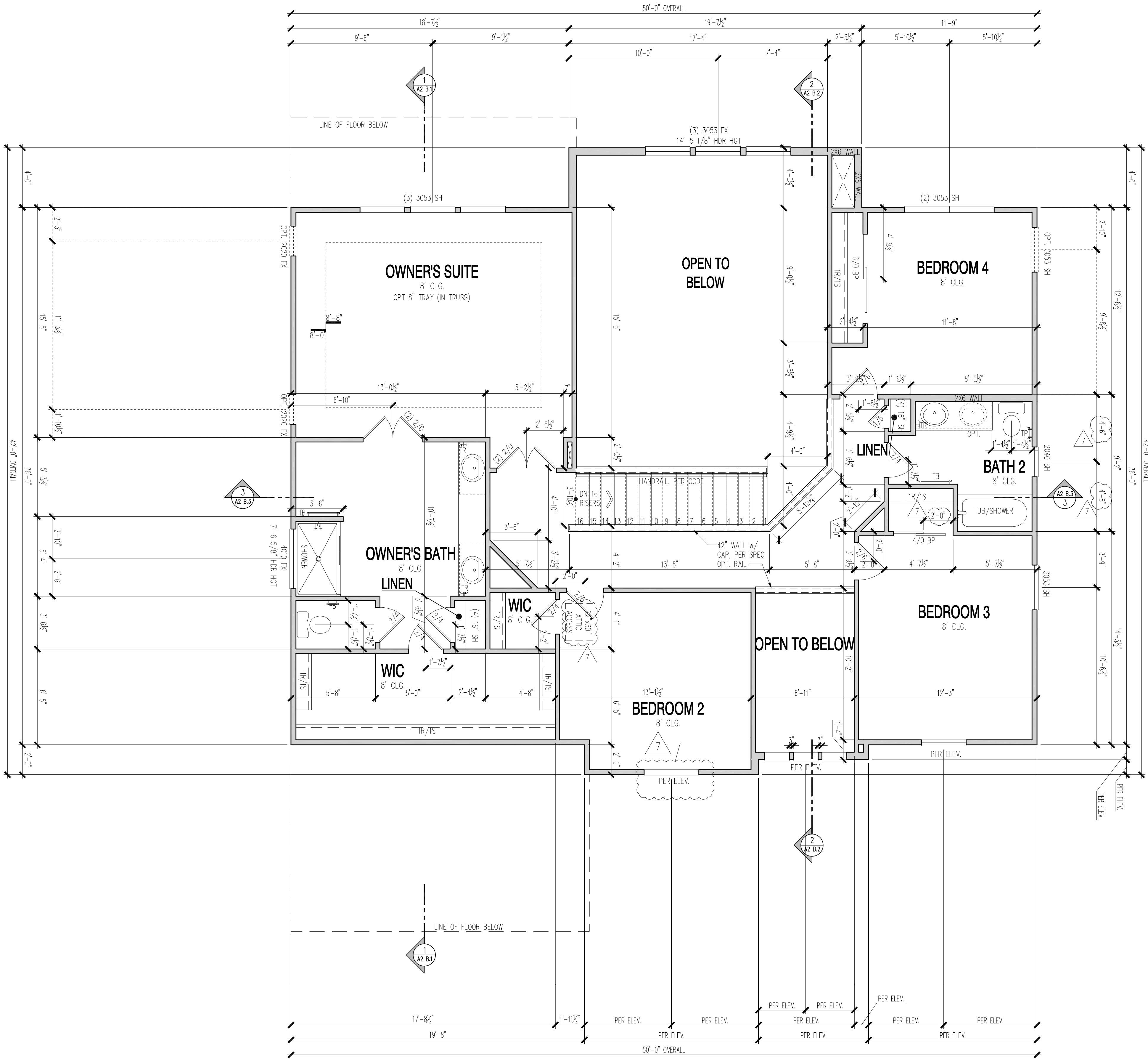
|                                 |                  |
|---------------------------------|------------------|
| PRODUCT MANAGER<br>Rick Storkey |                  |
| INITIAL RELEASE                 |                  |
| DATE:                           | 11/14/2014       |
| REV#                            | DATE/DESCRIPTION |
| 1                               | 01/26/2015       |
| 2                               | 03/12/2015       |
| 3                               | 12/15/2015       |
| 4                               | 03/11/2016       |
| 5                               | 11/14/2016       |
| 6                               | 12/01/2017       |
| 7                               | 05/10/2019       |



FLOORPLAN NOTES

GENERAL SPECIFICATIONS

1. ALL ANGLED WALLS (OTHER THAN THOSE AT 90°) SHALL BE CONSIDERED TO BE AT 45° UNLESS NOTED OTHERWISE
2. ALL STUDS AT EXTERIOR AND INTERIOR WALLS SHALL BE 2x4 UNLESS OTHERWISE NOTED
3. ALL STUDS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE FRAMED AT 16" O.C. UNLESS NOTED OTHERWISE
4. ALL NON-BEARING WALLS, OTHER THAN IN THE KITCHEN AND PLANNING CENTERS, TO BE 2x4 STUDS AT 24" O.C. UNLESS OTHERWISE NOTED OR RESTRICTED BY LOCAL CODES OR ORDINANCES. KITCHEN AND PLANNING CENTER WALLS WHERE WALL CABINETS ARE TO BE HUNG SHALL BE FRAMED AT 16" O.C.
5. PROVIDE DOUBLE 2x TOP PLATES AT ALL LOAD BEARING WALLS.
6. PROVIDE SINGLE TOP PLATE AT ALL INTERIOR NON-LOADING BEARING WALLS.
7. PROVIDE A 1-3/8" OR LARGER SOLID CORE WOOD DOOR, SOLID CORE STEEL DOOR OR HONEYCOMB CORE STEEL DOOR, OR 20 MINUTE FIRE-RATED DOOR EQUIPPED WITH A SELF-CLOSING DEVICE BETWEEN GARAGE AND LIVING SPACE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
8. PROVIDE FIRE SEPARATION BETWEEN DWELLING AND GARAGE IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
9. PROVIDE 1/2" DRYWALL AT WALLS, CEILING AND UNDERSIDE OF STAIR ASSEMBLY ACCESSIBLE SPACE UNDER STAIRS IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
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12. PROVIDE THERMO-PLY SHEATHING AND BATT INSULATION FILLING ALL CAVITIES AT EXTERIOR WALLS SURROUNDING TUBS AND SHOWERS.
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16. FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES



SECOND FLOOR PLAN - 4" WALLS

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

|                                 |                  |
|---------------------------------|------------------|
| PRODUCT MANAGER<br>Rick Storkey |                  |
| INITIAL RELEASE                 |                  |
| DATE: 11/14/2014                |                  |
| REV#                            | DATE/DESCRIPTION |
| 1                               | 01/26/2015       |
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| 7                               | 11/14/2016       |
| 8                               | PLAN REVISIONS   |
| 9                               | 12/01/2017       |
| 10                              | PCR REVISIONS    |
| 11                              | 05/10/2019       |
| 12                              | PCR REVISIONS    |





## 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: Neil Ganshorn (Rand Construction)

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

APPLICANT PHONE: ( 810) 986-6377 EMAIL: nganshorn@randconstruction.com

OWNER NAME & ADDRESS: Oelslager Properties, LLC (14051 SWANEE BEACH DR FENTON, MI 48430)

SITE ADDRESS: 741 VICTORY DR. PARCEL #(s): 4711-05-303-020

OWNER PHONE: ( 810) 623-1522 EMAIL: Jeff@360roto.com

Location and brief description of site and surroundings:

LOCATED ON THE EAST SIDE OF  
VICTORY DRIVE, THE SITE CONSISTS OF AN EXISTING MOLDED PRODUCTS  
FACILITY.

Proposed Use:

EXISTING USE TO REMAIN THE SAME. BUILDING EXPANSION IS TO BE  
UTILIZED FOR A 2 BAY LOADING DOCK AND WAREHOUSE.

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.

The expansion will house materials that are currently being stored outdoors, correcting a non-conformance. Special Land Use approval is required for the footprints over 40,000 SF. The request is to expand into the rear yard for a total of 44,753 SF, in line with the size of the other facilities in the IND district, at least 7 of which exceed 40,000 SF.

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

The expansion will match the existing building in height and construction materials. The only added feature to the building is a rear-yard truck dock, which is found on most of the buildings in the IND district

- 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?

There is no change to how the building is being served by public facilities and services.

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

No

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

No

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 Neil Ganshorn, Authorized Agent ~~STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES~~ APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: Neil Ganshorn

ADDRESS: Neil Ganshorn, Authorized Agent

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

Neil Ganshorn of Rand Construction at nganshorn@randconstruction.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: Neil Ganshorn DATE: 2/18/25

PRINT NAME: Neil Ganshorn PHONE: 810-986-6377



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

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

APPLICANT NAME & ADDRESS: Neil Ganshorn (Rand Construction)

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

OWNER'S NAME & ADDRESS: Oelslager Properties, LLC (14051 SWANEE BEACH DR FENTON, MI 48430)

SITE ADDRESS: 741 VICTORY DR. PARCEL #(s): 4711-05-303-020

APPLICANT PHONE: ( 810 ) 986-6377 OWNER PHONE: ( 810 ) 623-1522

OWNER EMAIL: Jeff@360roto.com

LOCATION AND BRIEF DESCRIPTION OF SITE: LOCATED ON THE EAST SIDE OF  
VICTORY DRIVE, THE SITE CONSISTS OF AN EXISTING MOLDED PRODUCTS  
FACILITY.

BRIEF STATEMENT OF PROPOSED USE: EXISTING USE TO REMAIN THE SAME.  
BUILDING EXPANSION IS TO BE UTILISED FOR A 2 BAY LOADING DOCK AND  
WAREHOUSE.

THE FOLLOWING BUILDINGS ARE PROPOSED: EXISTING BUILDING IS PROPOSED TO  
REMAIN. LOADING DOCK AND WAREHOUSE ARE PROPOSED AS ADDITIONS TO  
THE EXISTING BUILDING.

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

BY: Neil Ganshorn (Rand Construction)

ADDRESS: 1270 Rickett Rd, Brighton MI

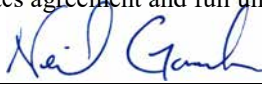


**Contact Information - Review Letters and Correspondence shall be forwarded to the following:**

|                         |                          |                                       |
|-------------------------|--------------------------|---------------------------------------|
| 1. <u>Neil Ganshorn</u> | <u>Rand Construction</u> | <u>nganshorn@randconstruction.com</u> |
| Name                    | Business Affiliation     | E-mail Address                        |

**FEE EXCEEDANCE AGREEMENT**

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SIGNATURE:  DATE: 1/21/25  
PRINT NAME: Neil Ganshorn PHONE: 810-986-6377  
ADDRESS: 1270 Rickett Rd, Brighton MI, 48116



January 21st, 2025

RE: Designated Agent

To Whom It May Concern,

Please accept this letter as authorization for Rand Construction to act as a designated agent for the application and procurement of all city and county permits.

Sincerely,

 01/21/25

Jeff Oelslager

Oelslager Properties, LLC



## MEMORANDUM

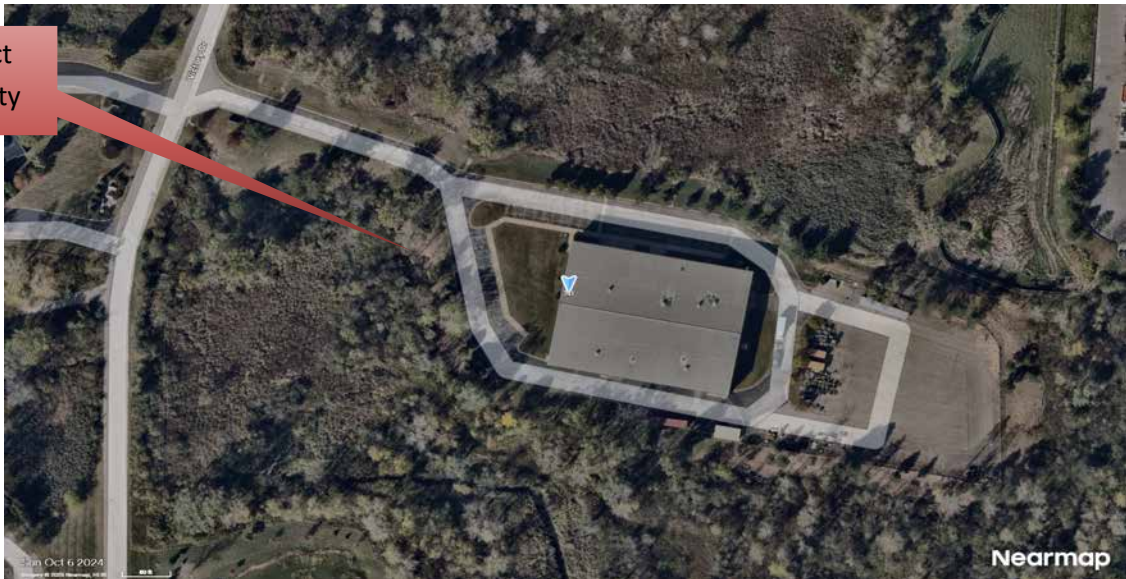
**TO:** Honorable Board of Trustees  
**FROM:** Amy Ruthig, Planning Director  
**DATE:** April 2, 2025  
**RE:** 741 Victory Drive  
Parcel #: 4711-05-303-020  
Three 60 Roto Addition

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

Please find attached the project case file for a special land use, environmental impact assessment and site plan to allow for a 15,231 square foot building addition, including 2 new enclosed loading bays and parking lot improvements for Three 60 Roto located at 741 Victory Drive, east side of Victory Drive, south of Grand River Avenue. The property is zoned Industrial. The proposal is requested by Neil Ganshorn, Rand Construction.

Per Section 8.02 of the Township Zoning Ordinance, permitted industrial uses in buildings with more than 40,000 square feet of gross floor area requires special land use approval. The proposed addition would make the existing building 44,753 square feet in floor area requiring special land use approval.

Subject  
property



### SUPERVISOR

Kevin Spicher

### CLERK

Janene Deaton

### TREASURER

Robin L. Hunt

### TRUSTEES

Rick Soucy

Bill Reiber

Candie Hovarter

Todd Walker

### MANAGER

Kelly VanMarter

Procedurally, the Planning Commission is to review the special land use, site plan and environmental impact assessment and put forth a recommendation on each to the Township Board. The Planning Commission recommended approval to the Township Board on March 10<sup>th</sup>, 2025. Based on the Planning Commission recommendations and public comment, staff offers the following for your consideration:

**SPECIAL USE PERMIT:**

Moved by \_\_\_\_\_, Supported by \_\_\_\_\_ to **APPROVE** the Special Land Use Application for the 15,231 square foot building addition and parking lot improvements for Three 60 Roto located at 741 Victory Drive with the following condition:

1. All existing outdoor storage will be removed.
2. All conditions of approvals related to the site plan shall be complied with.

**ENVIRONMENTAL IMPACT ASSESSMENT:**

Moved by \_\_\_\_\_, Supported by \_\_\_\_\_ to **APPROVE** the Environmental Impact Assessment dated January 21, 2025 for a 15,231 square foot building addition and parking lot improvements for Three 60 Roto located 741 Victory Drive.

**SITE PLAN**

Moved by \_\_\_\_\_, Supported by \_\_\_\_\_ to **APPROVE** the Site Plan dated February 18, 2025 for a 15,231 square foot building addition and parking lot improvements for Three 60 Roto located 741 Victory Drive with the following conditions:

1. The landscaping plan shall be revised to provide the required buffer plantings on the north-east property line prior to land use permit issuance.
2. The existing building-mounted lights shall be brought into compliance.

If you should have any questions, please feel free to contact me.

Best Regards,



Amy Ruthig  
Planning Director



**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the PUD Agreement for Summerfield Point Planned Unit Development as this Planning Commission finds that the private road requirements of Section 15.05 of the zoning ordinance are met. This recommendation is made with the following condition:

- The comments in the PUD Agreement shall become codified prior to the final submittal.

**The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated February 14, 2025 for Summerfield Point Planned Unit Development. **The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to recommend to the Township Board approval of the Final Site Plan dated February 14, 2025 for the Summerfield Point Planned Unit Development, with the following conditions:

- The site plan shall be updated with the comments from the Township Engineer's letter dated March 3, 2025.
- The requirements of the Brighton Area Fire Authority and the Livingston County Drain Commissioner shall be met prior to the issuance of a land use permit.
- The 14 trees proposed to be planted in the open space in the northwest corner of the development shall be swapped for 14 coniferous trees.
- The easement deviation, the road width deviation, and the horizontal curve deviation are acceptable to the Planning Commission

**The motion carried unanimously.**

Chairman Grajek thanked the applicant for working with the neighbors and the Township.

**OPEN PUBLIC HEARING #2....** Consideration of a special use, site plan and environmental impact assessment for a proposed 15,231 building addition and parking lot of improvements for Three 60 Roto. The property is located at 741 Victory Drive, on the east side of Victory Drive, south of Grand River Avenue. The request is submitted by Neil Ganshorn, Rand Construction.

A. Recommendation of Special Use Application

B. Recommendation of Environmental Impact Assessment (01-21-25)

C. Recommendation of Site Plan (02-18-25)

Mr. Neil Ganshorn of Rand Construction and Jeff Osliger, representing the applicant, were present. They are proposing to expand the rear of their existing building. Mr. Ganshorn showed the site plan and described the proposed changes. They will be changing the grading to help with stormwater management so they will be removing and replacing the existing asphalt.

Mr. Borden reviewed his letter dated February 28, 2025.

1. The special land use standards of Section 19.03 are generally met, though the applicant must address any comments provided by the Township engineering consultant or Brighton Area Fire Authority.
2. There is more siding proposed for the addition than what is allowed. The Commission may modify the building material requirements for metal siding since it will match the existing building.
3. The applicant should be prepared to present material and color samples for the Commission's consideration. Colored renderings were shown.
4. The existing building lights do not comply with current standards, so the Commission may require upgrades as part of this project.
5. There is a single photometric reading above the Ordinance maximum of 10 footcandles.
6. He is requesting the applicant provide the required buffer zone plantings; however, he is recommending that the wall/berm requirement be waived based on the preservation of existing mature vegetation.
7. The landscape plan requires correction for the location of one tree, which is shown to be inside the building.
9. The Commission may allow the waste receptacle location to remain as an existing nonconforming condition and not require this to be redone to comply. He noted that the site has a lot of vegetation and is well screened.

Ms. Byrne stated the petitioner has addressed her concerns from her previous review; however, she reviewed her notes from her March 3, 2025 letter.

#### Parking Lot

1. Genoa Township Engineering Standards require that concrete curb and gutter should be a minimum of 2-foot wide, but a 1.5-foot curb is proposed. Since the existing parking lot is being repaved and the proposed curb detail matches existing conditions we have no concern with the proposed curb detail.

#### Drainage and Grading

1. The proposed improvements include a water quality control pond to collect storm flow from a portion of the site and detain flow prior to outletting to the existing wetlands to the north. Since the existing parking lot and impervious surface is remaining mostly unchanged, the proposed pond improvements should be adequate to address any storm impacts from the proposed improvements.
2. The applicant will need to obtain approval for the water main that will be installed for the fire hydrant in the northeast corner as required by the Brighton Area Fire Department.

The Brighton Area Fire Authority Fire Marshal's letter dated February 26, 2025 states the applicant has addressed all his previous concerns.

The call to the public was opened at 7:29 pm with no response.

Commissioner Rauch stated this is an example of the right business in the right location with the right amount of buffering. He noted that the property is well kept.

**Moved** by Commissioner Rauch, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Special use Application for the 15,231 square foot building addition and parking lot of improvements for Three 60 Roto of 741 Victory Drive. **The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 21, 2025 for the 15,231 square foot building addition and parking lot of improvements for Three 60 Roto of 741 Victory Drive. **The motion carried unanimously.**

**Moved** by Commissioner Rauch, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Site Plan dated February 18, 2025 for the 15,231 square foot building addition and parking lot of improvements for Three 60 Roto of 741 Victory Drive, with the following conditions:

- This Planning Commission finds that the building materials and the deviation requested tonight are acceptable as they match the existing building facade and are in a location where the addition is completely screened from public view.
- Updates shall be made to the landscape plan, including the depiction of the one tree located inside the building.
- This Planning Commission that a deviation from the wall and berm requirements in the landscape ordinance is not necessary due to existing topography and vegetation on the site.
- The landscaping plan be updated to meet the ordinance with regard to the number and location. Of plantings
- The existing building-mounted site lights shall be brought into compliance.
- The photometric plan shall be updated to address the one area of over exposure
- The existing waste receptacle location is satisfactory as it is in the back of a property and outside the view of the public.
- The curb and gutter details are acceptable as they match the existing, even though they do not meet the Township's engineering standards.

**The motion carried unanimously.**

**OPEN PUBLIC HEARING #3...** Consideration of Zoning Ordinance text amendments to Article 7 "Commercial and Service Districts", Article 14 "Parking and Loading-Unloading Standards" and Article 18 "Site Plan Review" in regards to drive through restaurants.

A. Recommendation of Zoning Ordinance Amendment to Article 7 "Commercial and Service Districts", Article 14 "Parking and Loading-Unloading Standards" and Article 18 "Site Plan Review".



February 28, 2025

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

|                   |   |
|-------------------|---|
| <b>Attention:</b> | Amy Ruthig, Planning Director   |
| <b>Subject:</b>   | Three 60 Roto Building Expansion – Special Land Use and Site Plan Review #2 |
| <b>Location:</b>  | 741 Victory Drive – east side of Victory Drive, south of Grand River Avenue |
| <b>Zoning:</b>    | IND Industrial District   |

Dear Commissioners:

At the Township's request, we have reviewed the revised submittal (site plan dated 2/18/25) proposing an addition to the existing industrial building at 741 Victory Drive.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance, as follows:

**A. Review Summary**

1. The special land use standards of Section 19.03 are generally met, though the applicant must address any comments provided by the Township engineering consultant or Brighton Area Fire Authority.
2. The Commission may modify the building material requirements for metal siding based upon consistency with the existing building.
3. The applicant should be prepared to present material and color samples for the Commission's consideration.
4. If there are any existing light fixtures that do not comply with current standards, the Commission may require upgrades as part of this project.
5. There is a single photometric reading above the Ordinance maximum of 10 footcandles.
6. We request the applicant provide the required buffer zone plantings, though the Commission may modify the wall/berm requirement based on the preservation of existing mature vegetation.
7. The landscape plan requires correction for the location of 1 tree.
8. The Commission may wish to request verification that the existing site meets current greenbelt requirements.
9. The Commission may allow the waste receptacle/enclosure location to remain as an existing nonconforming condition.

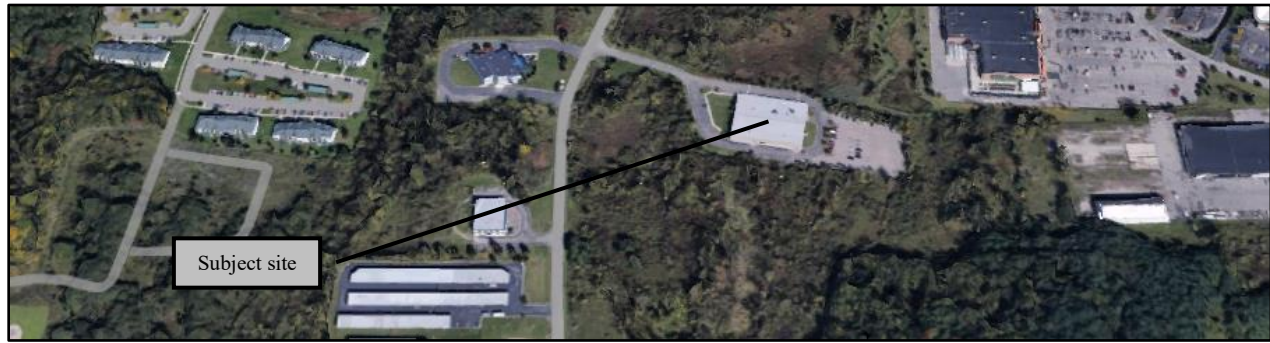
**B. Proposal/Process**

The applicant requests special land use and site plan review/approval for a 15,231 square foot building addition, including 2 new enclosed loading bays (additional 2,986 square feet) and site improvements.

Per Section 8.02, permitted industrial uses in buildings with more than 40,000 square feet of gross floor area require special land use approval. With the proposed addition, the building will contain 44,753 square feet of floor area.

Procedurally, the Planning Commission is to review the special land use, site plan and Environmental Impact Assessment and put forth recommendations on each to the Township Board.





*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 Industrial, which is intended for “industrial uses such as research, wholesale and warehouse activities and light industrial operations which manufacture, compound, process, package, assemble and/or treat finished or semi-finished products from previously prepared material.”

Given this description, the property and proposal are consistent with the Future Land Use Plan.

2. **Compatibility.** Victory Drive is mostly developed with light industrial uses, including the subject site.

While several of the existing uses include outdoor storage, the intent of the project is to provide sufficient indoor space to accommodate the applicant’s storage needs.

Based on data from Township staff, the proposal will make this building the largest along Victory Drive; however, we do not anticipate compatibility issues given the nature of the use, property and surrounding area.

3. **Public Facilities and Services.** As a previously developed industrial site, we anticipate that necessary public facilities and services are already in place.

However, the applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority related to this criterion.

4. **Impacts.** Similar to comments above, given the nature of the site and the area, surrounding properties are not expected to be adversely impacted by the proposal.
5. **Mitigation.** If further comments/concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

### D. Site Plan Review

1. **General Comment.** Based on the revised submittal, the proposed building addition is intended to accommodate indoor storage of the items currently being (improperly) stored outside.

If, at some point in the future, the applicant wishes to have outdoor storage, they must apply for special land use review/approval in accordance with Section 8.02.

- 2. Dimensional Requirements.** The proposal complies with the dimensional requirements of the IND, as follows:

|                 | Min. Lot Req. |              | Minimum Yard Setbacks (feet) |                    |           |  | Max. Lot Coverage (%)          | Max. Height      |
|-----------------|---------------|--------------|------------------------------|--------------------|-----------|--|--------------------------------|------------------|
|                 | Area (acres)  | Width (feet) | Front Yard                   | Side Yard          | Rear Yard | Parking Lot  |                                |                  |
| <b>IND</b>      | 1             | 150          | 85                           | 25                 | 40        | 20 front<br>10 side/rear                           | 40% building<br>85% impervious | 30'<br>2 stories |
| <b>Proposal</b> | 6.03          | 350          | 416.5                        | 59 (N)<br>66.8 (S) | 93.2      | 300 front<br>10 side (N)<br>20 side (S)<br>20 rear | 17% building<br>44% impervious | 25.5'<br>1 story |

- 3. Building Design and Materials.** The building elevation drawings identify the primary materials as split-faced concrete block and metal siding matching the materials and design of the existing building.

The material calculations provided demonstrate an excess amount of metal siding beyond that allowed by Ordinance (25% maximum); however, the Commission has the discretion to modify the requirements of Section 12.01 for additions that match the existing building.

We request the applicant present material and color samples to the Commission at the upcoming meeting.

- 4. Pedestrian Circulation.** There are existing sidewalks along the north and west sides of the building, separating the building from the parking spaces and providing safe access to/from the building.

No new sidewalks are proposed, nor are they required given the nature of the use/project/area.

- 5. Vehicular Circulation.** The site contains an existing driveway with access to/from Victory Drive. The drive is sufficient for two-way travel around the entire site.

The truck turning templates on Sheet C7.0 indicate adequate circulation for larger vehicles (fire and semi-truck/trailer), including semi-truck with trailer to/from the proposed loading docks.

The applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority with respect to vehicular circulation.

- 6. Parking and Loading.** The cover sheet provides parking calculations based on the proposed addition. In total, the Ordinance requires 55 parking spaces (9 for the office, 36 for light industrial, and 10 for warehousing), while 64 spaces are provided.

The revised plan includes the required number of barrier-free and loading spaces, and demonstrates compliance with the design and dimensional requirements of the Zoning Ordinance.

- 7. Exterior Lighting.** The lighting plan identifies 8 proposed wall mounted fixtures on the building addition and 9 pre-existing wall mounted fixtures on the existing building.

The proposed LED fixtures are shielded and downward directed, per Ordinance requirements; however, no details are provided for the existing fixtures. The Commission may wish to request verification that the existing fixtures comply with current standards, and require upgrades if they do not.

Additionally, the photometric readings are generally within Ordinance requirements; however, there is a single reading above the 10 footcandle maximum (10.1).

- 8. Landscaping.** The landscape plan has been reviewed for compliance with the standards of Section 12.02, as follows:

| Standard  | Required  | Proposed   | Notes   |
|---|---|--|---|
| Buffer Zone “B”<br>(NE 80’ adjacent to commercial zoning) | 20’ width<br>3 canopy trees<br>3 evergreen trees<br>10 shrubs<br>6’ Wall or 3’ berm | 40’ width<br>1 canopy tree<br>4 evergreen trees (existing)<br>9 shrubs | Deficient in plantings and wall/berm.<br>PC may waive/modify given presence of existing vegetation* |
| Parking Lot   | 7 canopy trees<br>640 SF of landscaped area   | 7 canopy trees<br>640+ SF of landscaped area                           | In compliance   |
| Detention pond  | 5 trees<br>50 shrubs  | 2 evergreen trees<br>3 canopy trees<br>50 shrubs                       | In compliance   |

\* The initial plan provided the required plantings, but was deficient in the wall/berm requirement. We request the applicant provide the required plantings and PC may consider waiving the wall/berm requirement based on the presence of existing vegetation.

One of the proposed White Oak trees is depicted in the existing building.

The Commission may wish to request verification that the existing site meets the greenbelt planting requirements along Victory Drive, and require upgrades if it does not.

- 9. Waste Receptacle.** The plan identifies an existing waste receptacle/enclosure area south of the existing building.

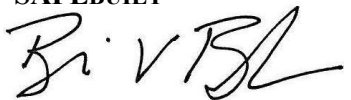
The established location does not fully comply with current standards – rear yard or non-required side yard – in that it encroaches into the side yard setback (19’ provided; 25’ required).

The proposal does not increase the nonconforming condition and the Commission may allow the existing receptacle/enclosure to remain.

- 10. Signage.** Per the revised submittal, no new signage is proposed as part of this project.

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

Respectfully,  
**SAFE BUILT**

  
 Brian V. Borden, AICP  
 Michigan Planning Manager



March 3, 2025

Ms. Amy Ruthig  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

**Re: Three 60 Roto  
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a second review of the site plan submittal for Three 60 Roto last dated February 18, 2025. The site plan was prepared by Livingston Engineering for Rand Construction. The site is located on the east side of Victory Drive, approximately 1,100-feet south of Grand River Avenue. The improvements include a 18,200 square foot expansion to the existing 26,600 square foot building. Site improvements include modifications to the existing parking lot and the addition of an onsite water quality control pond. We offer the following comments:

#### **PARKING LOT**

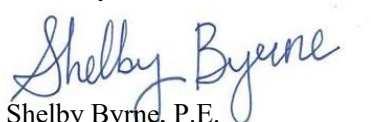
1. Genoa Township Engineering Standards require that concrete curb and gutter should be a minimum of 2-foot wide, but a 1.5-foot curb is proposed. Since the existing parking lot is being repaved and the proposed curb detail matches existing conditions we have no concern with the proposed curb detail.

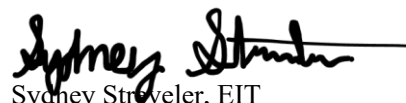
#### **DRAINAGE AND GRADING**

1. The proposed improvements include a water quality control pond to collect storm flow from a portion of the site and detain flow prior to outleting to the existing wetlands to the north. Since the existing parking lot and impervious surface is remaining mostly unchanged, the proposed pond improvements should be adequate to address any storm impacts from the proposed improvements.

The Petitioner has addressed the comments from our previous review, and we do not have any further engineering concerns regarding the final site plan. Please call or email if you have any questions.

Sincerely,

  
Shelby Byrne, P.E.  
Project Engineer

  
Sydney Stroveler, EIT  
Civil Engineering Group





# BRIGHTON AREA FIRE AUTHORITY

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

February 26, 2025

Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Three 60 Roto  
741 Victory Drive  
Genoa Twp., MI

Dear Sharon,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on February 20, 2025 and the drawings are dated February 18, 2025. The project is based on the proposed addition of 15,231 square feet of warehouse and loading dock space to an existing industrial occupancy. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

**All previous comments have been addressed or acknowledged to be complied with by the applicant.**

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 be "R. Boisvert".

Rick Boisvert, CFPS  
Fire Marshal

cc: Amy Ruthig [amy@genoa.org](mailto:amy@genoa.org)

**Impact Assessment For  
Three 60 Roto Building Expansion  
741 Victory Drive  
Genoa Township  
Livingston County, Michigan**

**Prepared By**

**Livingston Engineering  
3300 S. Old US-23  
Brighton, MI 48114  
(810) 225-7100  
January 21, 2025**

This impact assessment has been prepared in accordance with section 18.07 of the Genoa Township, Livingston County, Michigan Zoning Ordinance. This section states that developments of this nature shall include such a report for review as part of the site plan review and approval process. As such, this report has been prepared to provide the required information and project overview of the development, in accordance with current township requirements.

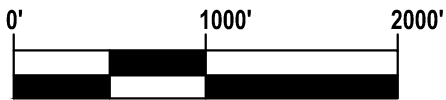
## **I. Party Responsible for preparation of Impact Statement**

This impact assessment has been prepared by Livingston Engineering, a professional services company offering civil engineering, land surveying, and site planning services throughout southeast Michigan. Livingston Engineering is licensed to provide engineering and surveying services in Michigan, as well as engineering licenses in the states of Arizona, Colorado, New Mexico, Tennessee, and Utah.

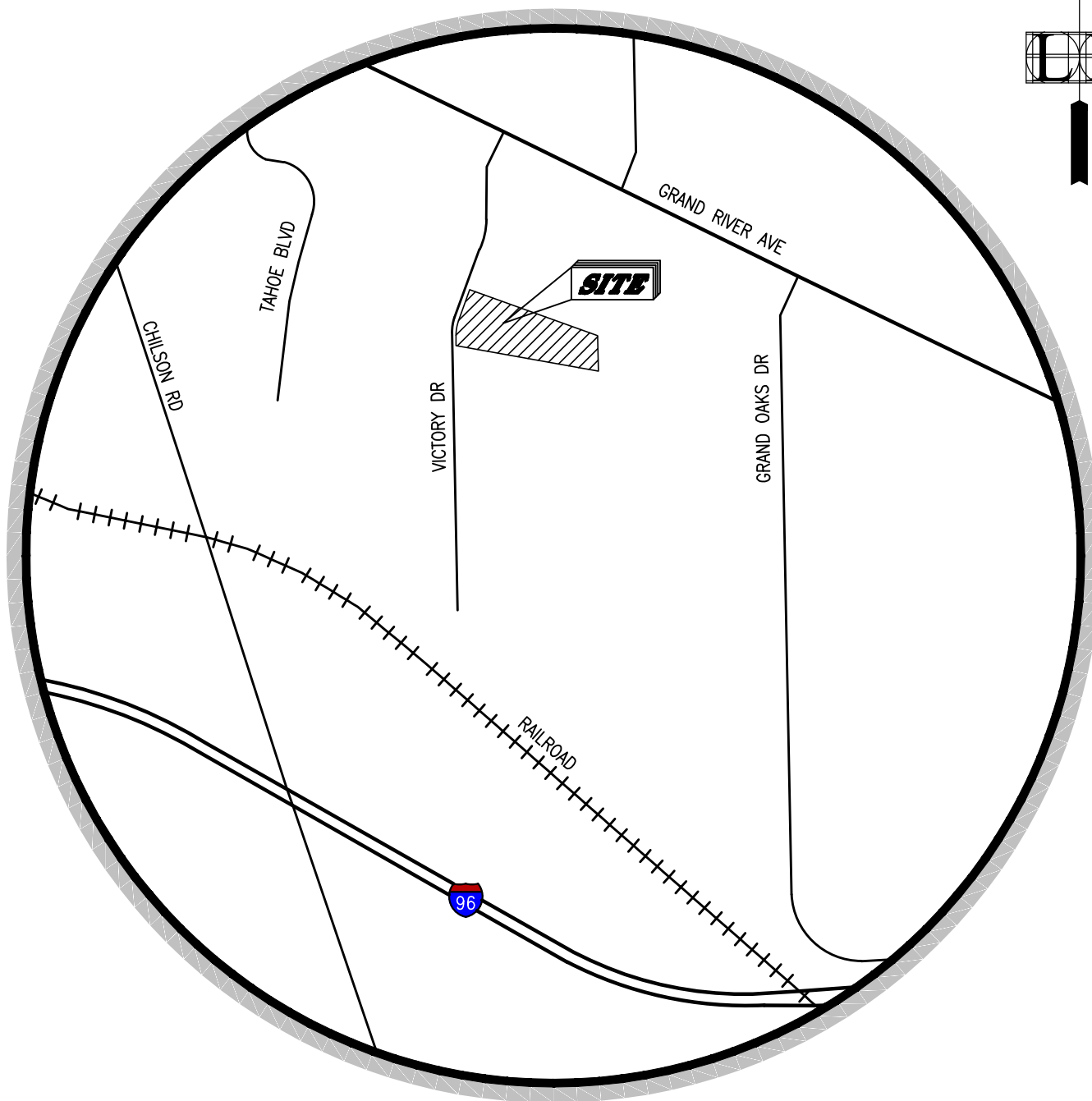
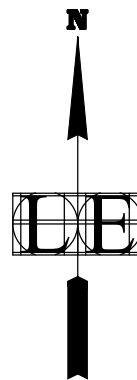
## **II. Site Location**

The subject site contains 6.03 acres located in the southwest ¼ of section 5, town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. This parcel is located on the east side of Victory Drive, south of Grand River Avenue and is currently in operation as a molded products facility, a use that will continue. The parcel is designated by the Genoa Township zoning district as Industrial (IND). The existing use of the parcel is noted as “Manufacturing”. The proposed scope of work will not impact the existing use of the site.

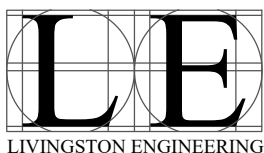
The existing facility lies between a vacant lot to the north and an existing structure to the south within the Grand Oaks West Industrial Park. Across the street from the subject property is a mechanical contractor. Directly northeast of the property is a Home Depot zoned RCP.



GRAPHIC SCALE: 1" = 1000'



FILE: C:\Users\user\Living Dropbox\Projects\2024\24193 Rand 741 Victory Dr\03 DWG\EA Exhibits\24193 Exhibit A.dwg



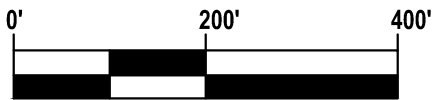
### THREE 60 ROTO BUILDING EXPANSION

741 VICTORY DR.  
HOWELL, MI 48843

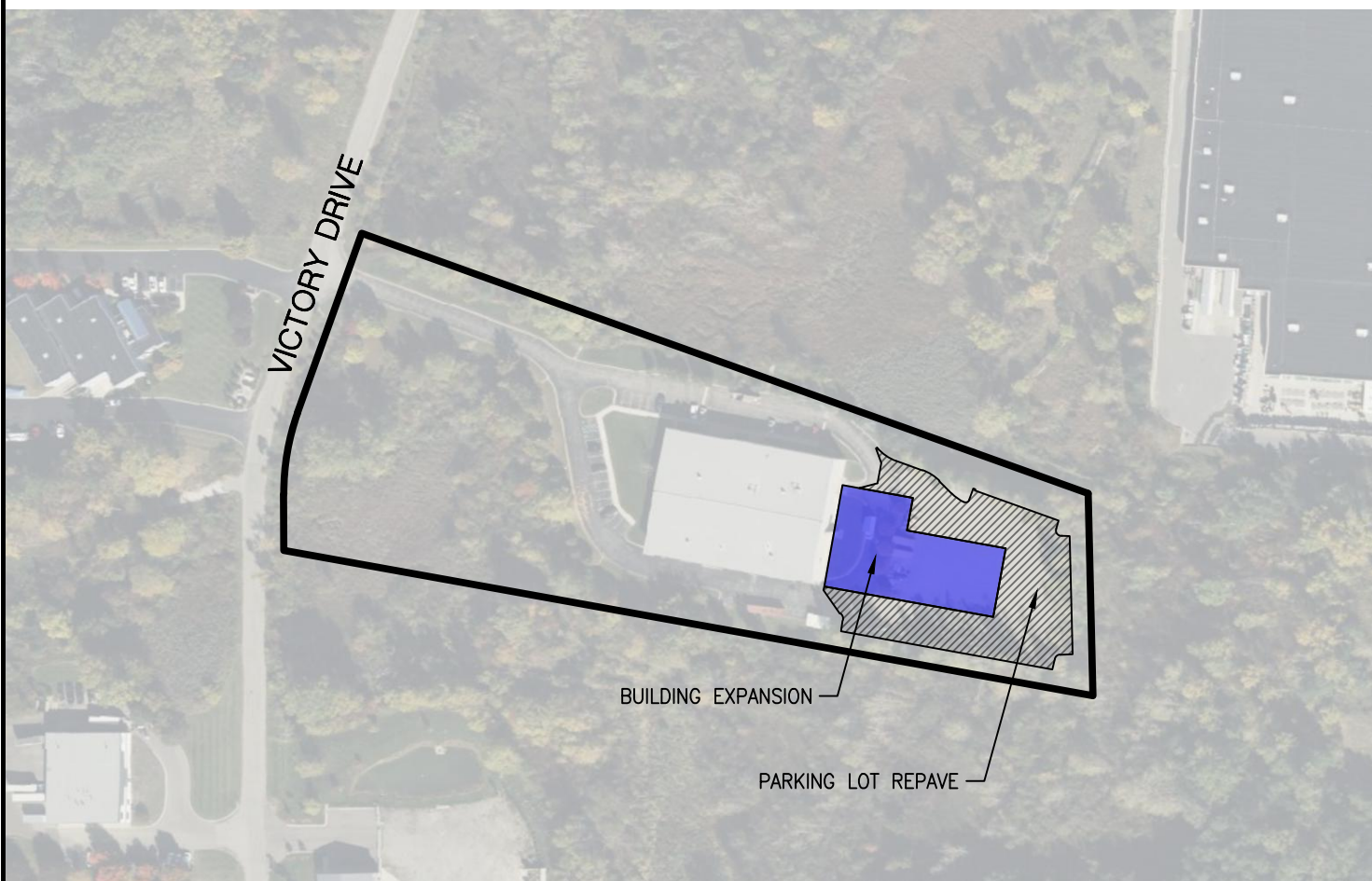
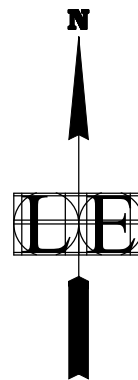
### EXHIBIT A LOCATION MAP

|                  |            |              |               |                |
|------------------|------------|--------------|---------------|----------------|
| DATE: 01/15/2025 | DRAWN: MSA | CHECKED: DBL | APPROVED: DBL | JOB. NO: 24193 |
|------------------|------------|--------------|---------------|----------------|

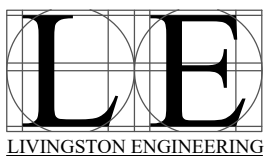




GRAPHIC SCALE: 1" = 200'



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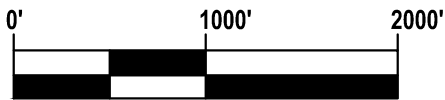


### THREE 60 ROTO BUILDING EXPANSION

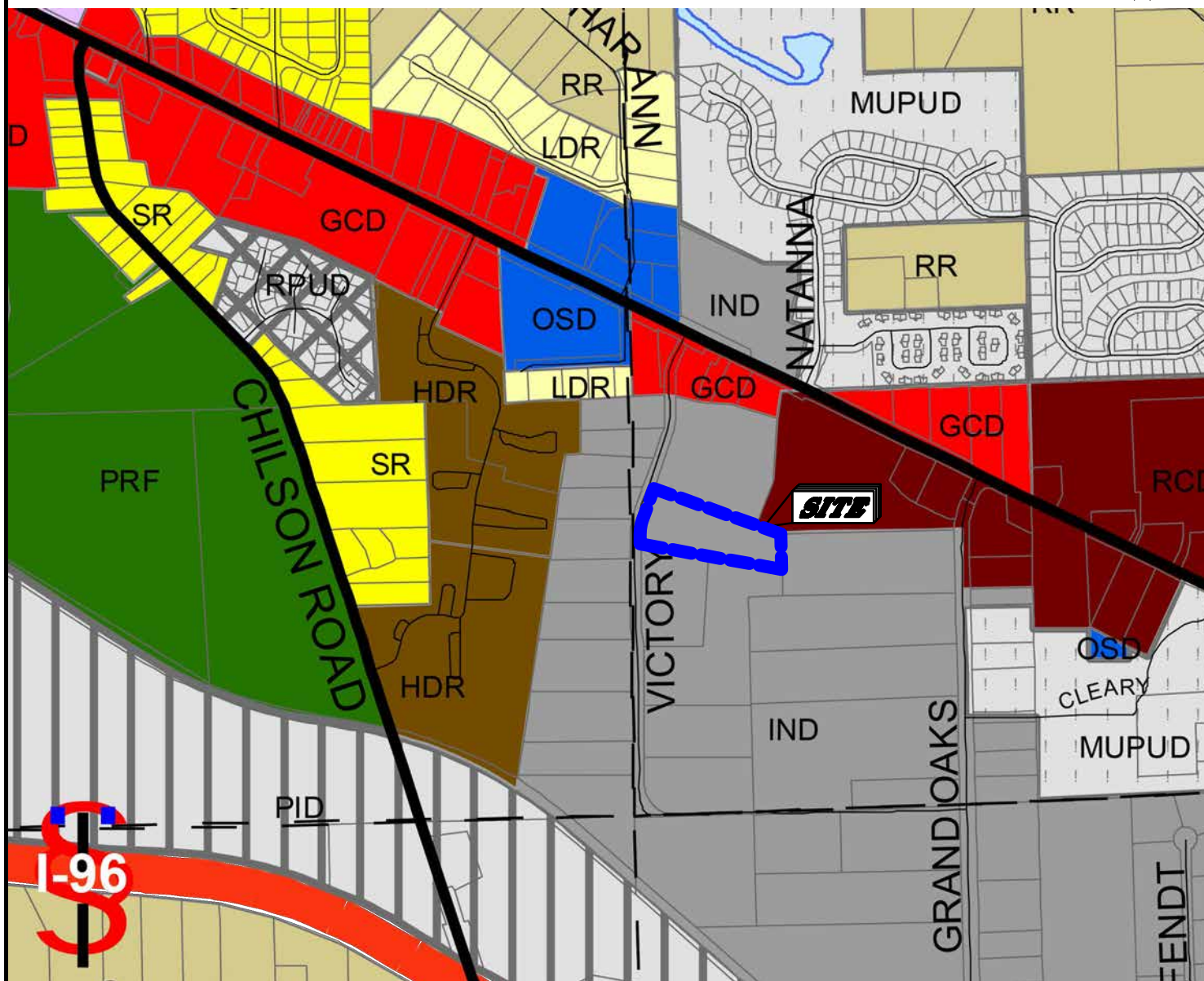
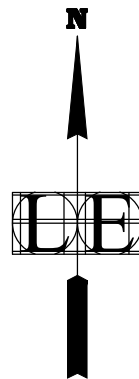
741 VICTORY DR.  
HOWELL, MI 48843

EXHIBIT B  
AERIAL PHOTOGRAPH

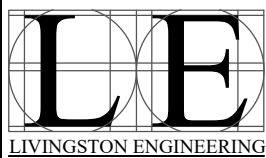
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|------------------|------------|--------------|---------------|----------------|
| DATE: 01/15/2025 | DRAWN: MSA | CHECKED: DBL | APPROVED: DBL | JOB. NO: 24193 |
|------------------|------------|--------------|---------------|----------------|



GRAPHIC SCALE: 1" = 1000'



PROPERTY ZONED - (IND) INDUSTRIAL



### THREE 60 ROTO BUILDING EXPANSION

741 VICTORY DR.  
HOWELL, MI 48843

### EXHIBIT C ZONING MAP

DATE: 01/15/2025 DRAWN: MSA CHECKED: DBL APPROVED: DBL JOB NO: 24193

### **III. Parking Repaving**

This improvement on the site will add 19 parking spaces to the site within the existing pavement that shall be regraded and replaced. Pavement between the building and the existing curb is planned to be repaved with a section to have curbing replaced. The revised parking lot calculations are included on the cover sheet of the site plan drawings.

### **IV. Building Expansion**

This improvement on the site will add a new warehouse to the southeast face of the existing building. A loading dock will be installed north of the proposed warehouse near the east corner of the existing building to allow trucks to access the building.

### **V. Natural Features**

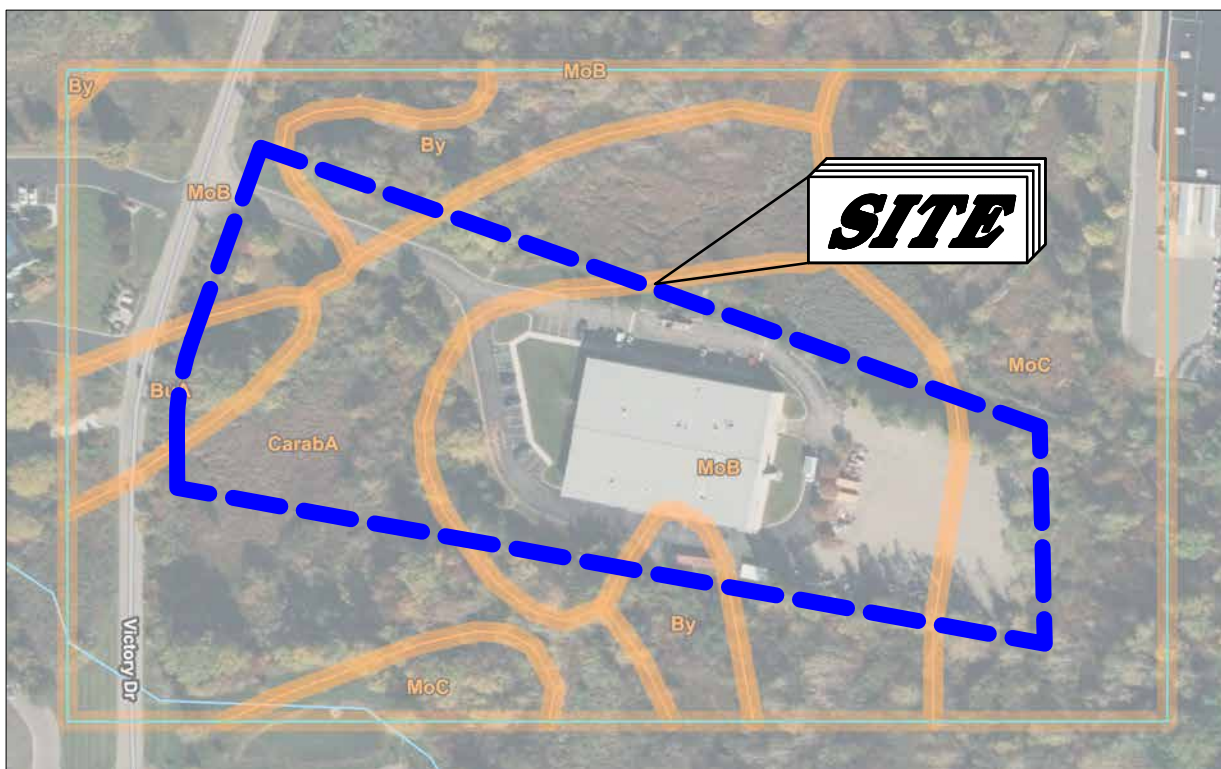
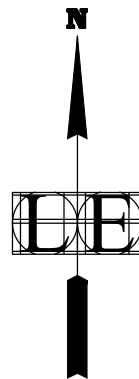
Currently, the site is developed and occupied by the applicant. The site is gently rolling, sloping downward to the north & south. There is one building currently laid out within the parcel. Storm water runoff is directed into an on-site wetland that is located between the existing building and Victory Drive. There is an existing wetland adjacent to site as located by Boss Engineering Job No. 00095 dated 05-10-2001.

Soils on the site primarily consist of Wawasee Loam (MoB & MoC) along with Brady Loamy Sand (BuA), Brookston Loam (By), and Carlisle Muck (CarrabA) primarily in the wetland area. Wawasee Loams are typically well-drained soils found on till plains and moraines, with soil slopes of 2-6% (MoB) and 6-12% (MoC). Brady Loamy Sands are typically poorly drained soils found on swales for deltas, valley trains and lake plains, with soil slopes of 0-2% (BuA). Brookston Loams are typically poorly drained soils found on till plains and moraines, with soil slopes of 0-2% (By). Carlisle Mucks are typically very poorly drained soils found in depressions in till plains, glacial drainage channels, outwash plains and moraines, with soil slopes of 0-2% slopes (CarrabA). A soils map of the subject site is included as Exhibit "D".





GRAPHIC SCALE: 1" = 200'



### SOILS LEGEND

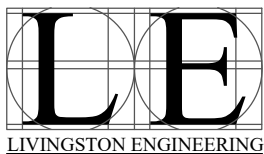
BuA - BRADY LOAMY SAND, 0 TO 2 PERCENT SLOPES

By - BROOKSTON LOAM, 0 TO 2 PERCENT SLOPES

CarabA - CARLISLE MUCK, 0 TO 2 PERCENT SLOPES

MoB - WAWASEE LOAM, 2 TO 6 PERCENT SLOPES

MoC - WAWASEE LOAM, 6 TO 12 PERCENT SLOPES



### THREE 60 ROTO BUILDING EXPANSION

741 VICTORY DR.  
HOWELL, MI 48843

EXHIBIT D  
SOILS MAP

DATE: 01/15/2025

DRAWN: MSA

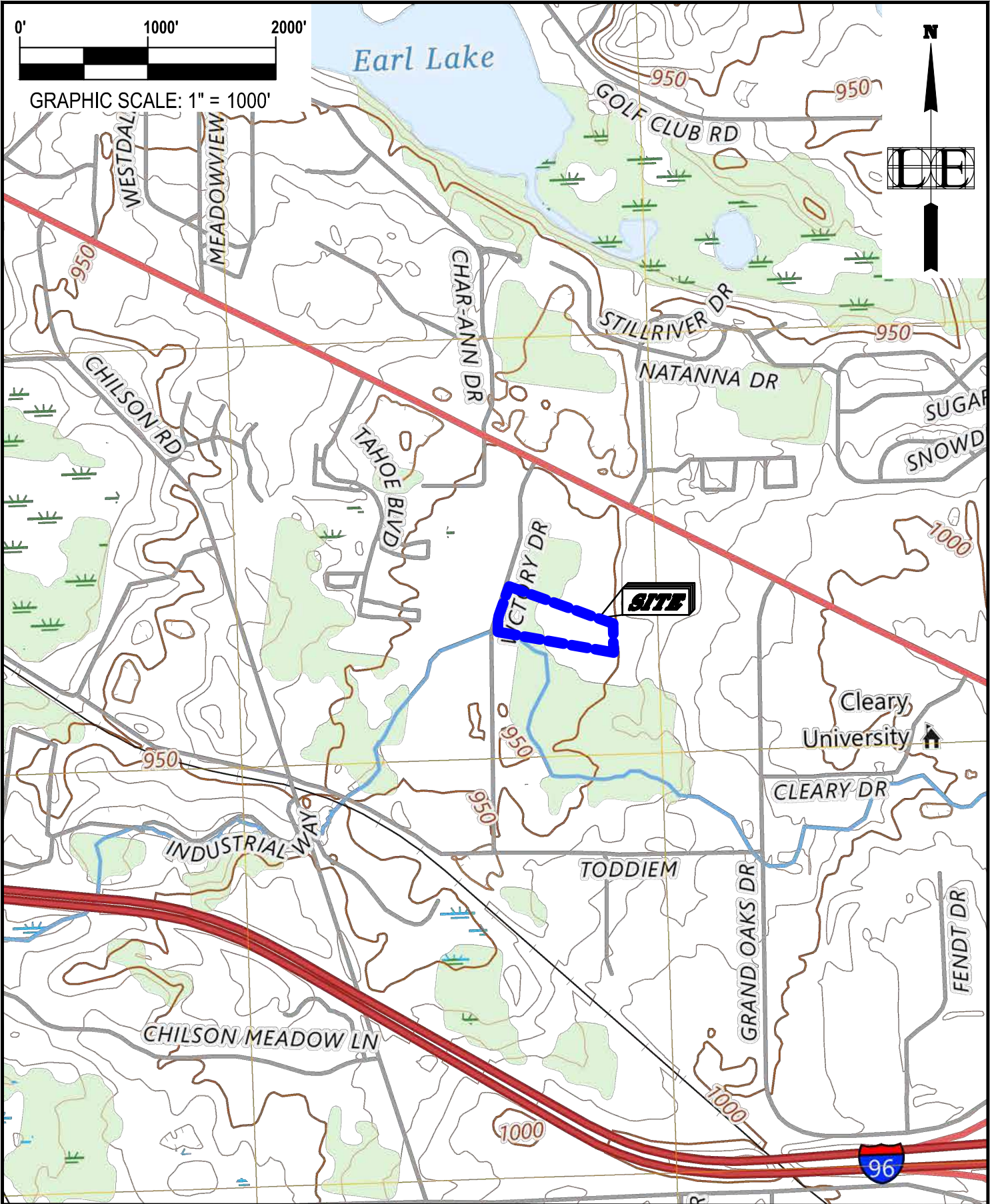
CHECKED: DBL

APPROVED: DBL

JOB NO: 24193



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|  |  |            |              |               |  |  |
|--|--|------------|--------------|---------------|--|--|
| <br>LIVINGSTON ENGINEERING | <b>THREE 60 ROTO BUILDING EXPANSION</b><br>741 VICTORY DR.<br>HOWELL, MI 48843 |            |              |               | <b>EXHIBIT E</b><br><b>EXISTING DRAINAGE</b> |  |
|  | DATE: 01/15/2025   | DRAWN: MSA | CHECKED: DBL | APPROVED: DBL | JOB NO: 24193                                |  |

## **VI. Impact on Storm Water Management.**

As previously described, the site drains to the northerly and southerly portions of the site to an existing wetland. A water quality pond is proposed north of the proposed building expansion to collect runoff from the northern pavement and building section. This methodology has been discussed with the LCDC and will improve the water quality of runoff from the site.

During construction, soil erosion and dust control measure will be implemented. Best management practices including silt fence and inlet filter mechanisms will be utilized during this time. For dust control, soil watering to keep the site in a moisture optimum condition will be performed with a water truck on an as-needed basis. Upon completion of mass grading and earthmoving operations, permanent restoration including topsoil, seed and mulch installation will be performed.

A soil erosion and sedimentation control permit will be required prior to the start of any site grading or construction.

## **VII. Impact to Site Lighting**

Additional site lighting has been added to provide lighting around the building expansion. For such, a photometric plan is being developed as required by current Township ordinances and will be included in the site plan submittal package for review and approval. For the building expansion, additional wall packs matching the rest of the building, will be installed in accordance to the township requirements.

### **VIII. Impact on Surrounding Land Uses**

The applicant is proposing to continue utilizing the Industrial (IND) zoning as designated by Genoa Township. The surrounding establishments along Victory Drive share the same IND zoning. Directly northeast of the subject parcel, the property is zoned Regional Commercial District (RCD). This scope of work is anticipated to have minimal impacts to the surrounding land uses. The proposed building lighting will be designed to be directed downward as required to eliminate off-site illumination.

### **IX. Impact on Public Facilities and Services**

As this project consists of a parking lot repaving and a building expansion, it is not anticipated that it will adversely affect emergency services such as fire and police. Additionally, as the project is not a residential site, undesirable effects on local schools or recreation facilities is not expected.

### **X. Impact on Public Utilities**

As this project consists of a parking lot repaving and a building expansion, it is not anticipated that it will adversely affect any public utilities that service the areas surrounding the parcel. No additional water or sewer taps will be needed to support this project, nor will any additional traffic be generated by its addition. Storm sewer runoff will be collected via sheet flow into the existing wetland. Traffic to Victory Drive or surrounding roadways will not be impacted.

## **XI. Storage and Handling of any Hazardous Material**

There is no plan for storage or handling of new hazardous materials on this site.

## **XII. Impact on Traffic**

Considering the site is already developed, the proposed expansions won't have significant impact to Victory Drive.

## **XIII. Historic and Cultural Resources**

It is not believed that this addition will have any impact on any historic and/or cultural resources pertaining to the subject parcel and no know historic and/or cultural resources exist on this site that will be affected by this development.

## **XIV. Special Provisions**

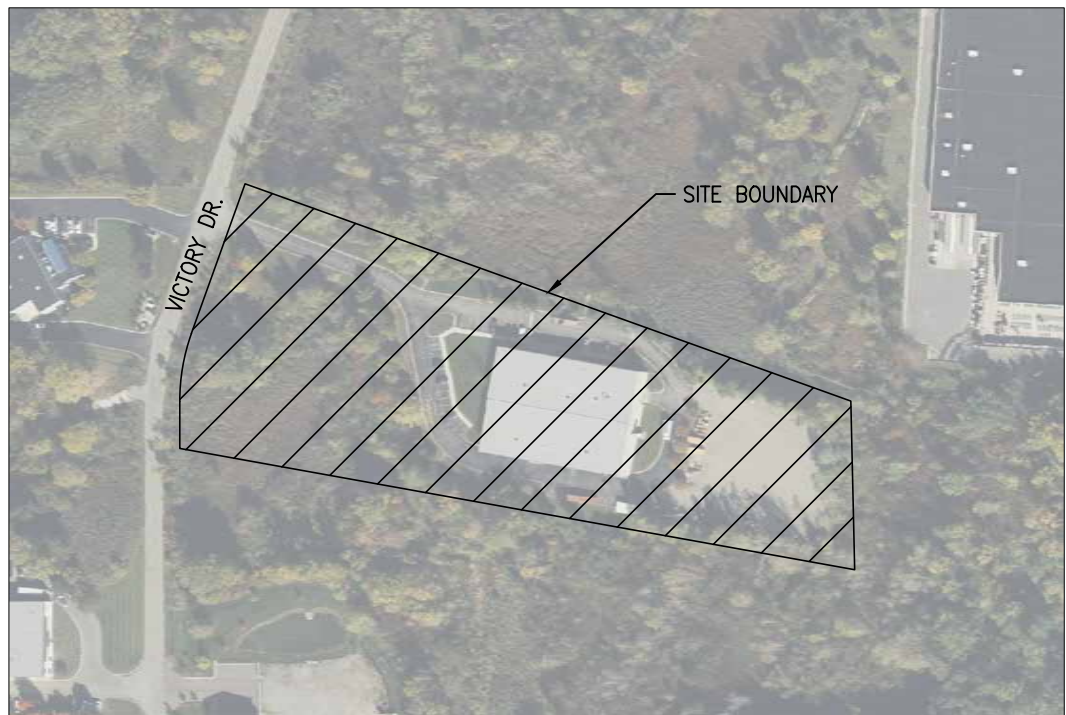
No special provisions are part of this project.

## **XV. Other Items**

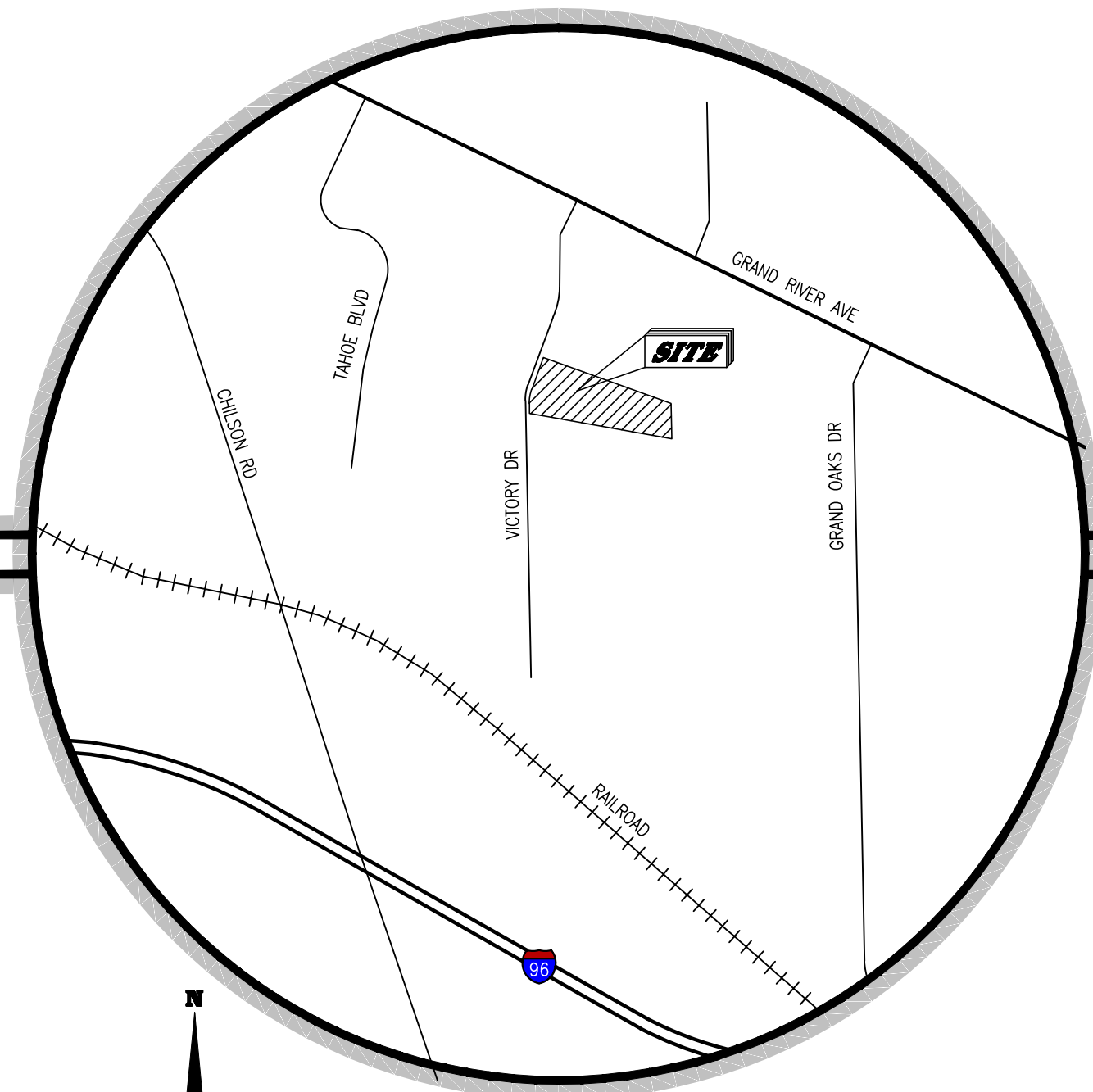
- The subject site contains an existing dumpster enclosure located along the south property line west of the wetland.



SITE PLANS FOR  
**THREE 60 ROTO**  
PARCEL ID# 4711-05-303-020  
GENOA TOWNSHIP,  
LIVINGSTON COUNTY, MICHIGAN



**AERIAL PHOTO**  
NOT TO SCALE



**LOCATION MAP**  
SCALE: 1" = 1000 FEET

**SITE DATA TABLE**

| SUBJECT SITE DATA                 |                            |                                   |
|-----------------------------------|----------------------------|-----------------------------------|
| LOT AREA                          | REQUIRED<br>1.00 AC. (MIN) | PROVIDED<br>6.03 AC. (262,868 SF) |
| LOT WIDTH                         | 150 FT                     | 356.64 FT                         |
| LOT COVERAGE                      | 40% MAX                    | 44,783 SF/262,868 SF = 17.0%      |
| IMPERVIOUS SURFACE AREA           |                            | 115,984 SF                        |
| % IMPERVIOUS SURFACE AREA 85% MAX |                            | 115,984 SF/262,868 SF = 44.1%     |
| BUILDING SETBACKS:                | REQUIRED                   | PROVIDED                          |
| FRONT                             | 50 FT                      | 409 FT                            |
| SIDE                              |                            |                                   |
| NORTH                             | 25 FT                      | 59.1 FT                           |
| SOUTH                             | 25 FT                      | 66.8 FT                           |
| REAR                              | 40 FT                      | 93.5 FT                           |
| BUILDING DATA:                    | REQUIRED                   | PROVIDED                          |
| TOTAL BUILDING ENVELOPE           |                            | 44,783 SF                         |
| FLOORS                            | 2 MAX                      | 1                                 |
| BUILDING HEIGHT                   | 30 FT MAX                  | 25.5 FT                           |

**LOADING SPACE REQUIREMENTS**

| REQUIRED LOADING SPACES PER ORDINANCE   |                         |
|---|-------------------------|
| LOADING SPACE SIZE:                     | = 10'x55'               |
| LOADING SPACE REQUIREMENTS:             |                         |
| 20,001 - 100,000 S.F GROSS FLOOR AREA   | = TOTAL GFA 44,353 SQFT |
| 1 SPACE FOR 20,000 SQFT +               | = 2.2 SPACES            |
| 1 SPACE PER EACH ADDITIONAL 20,000 SQFT |                         |
| PROVIDED LOADING SPACES                 | = 3 SPACES              |

**SITE DATA & GENERAL NOTES**

- PROPERTY IS ZONED: IND
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING AND PROPOSED UTILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS.
- PROPERTY IS SERVICED BY EXISTING CONNECTIONS TO PUBLIC SANITARY AND WATER.
- UNDERGROUND DRY UTILITIES SHALL BE EXTENDED FROM EXISTING LOCATIONS TO SERVICE THIS SITE AS REQUIRED BY UTILITY COMPANIES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF GENOA TOWNSHIP AND LIVINGSTON COUNTY.
- THREE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL TELEPHONE MISS DIG (800-482-7171) FOR THE LOCATION OF UNDERGROUND UTILITIES AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
- SITE PLAN USE: MANUFACTURING
- PROPOSED SITE STORM DRAINAGE TO OUTLET TO PROPOSED WATER QUALITY CONTROL POND TO EXISTING WETLAND.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITHIN THE WATER FEATURE AND/OR WETLAND BUFFER EXCEPT AS PERMITTED THROUGH THE SITE PLAN REVIEW PROCESS OF GENOA TOWNSHIP.
- ANY WATER FEATURE AND/OR WETLAND BUFFERS SHOWN ON THIS PLAN ARE SUBJECT TO PROTECTIVE COVENANTS THAT MAY BE FOUND IN THE LAND RECORDS THAT RESTRICT DISTURBANCE AND USE OF THESE AREAS.

**ADJACENT PROPERTY TABLE**

| Direction | Lot              | Zoning | Use    |
|-----------|------------------|--------|--------|
| North     | Vacant           | IND    | Vacant |
| Northeast | Home Depot       | RCD    | Retail |
| East      | Merchants Metals | IND    |        |
| South     | Vacant           | IND    | Vacant |
| South     | Lot 19           | IND    |        |
| West      | Victory Dr       | IND    | Road   |

**LEGAL DESCRIPTION:**

LOT 20 "GRAND OAKS WEST INDUSTRIAL PARK", AN INDUSTRIAL SUBDIVISION RECORDED IN LIBER 30 OF PLATS, PAGES 1-5, LIVINGSTON COUNTY RECORDS.

**PARKING CALCULATIONS**

| REQUIRED PARKING PER ORDINANCE       |                             |
|--------------------------------------|-----------------------------|
| EXISTING BUILDING                    |                             |
| OFFICES:                             |                             |
| 2,700 S.F. @ 1 SP. PER 300 S.F.      | = 2,700/300                 |
|                                      | = 9 SPACES                  |
| LIGHT INDUSTRIAL:                    |                             |
| 23,900 S.F. @ 1.5 SP. PER 1,000 S.F. | = 23,900 X 1.5/1000         |
|                                      | = 36 SPACES                 |
|                                      | TOTAL = 45 SPACES           |
| PROPOSED BUILDING                    |                             |
| WAREHOUSING:                         |                             |
| 15,231 S.F. @ 1 SP. PER 1,500 S.F.   | = 15,231/1,500              |
|                                      | = 10 SPACES                 |
|                                      | TOTAL = 10 SPACES           |
| TOTAL REQUIRED PARKING               |                             |
|                                      | TOTAL = 55 SPACES           |
| ADA REQUIRED SPACES FOR              |                             |
| 51 TO 75 TOTAL SPACES                | = 3 BARRIER FREE SPACES     |
| PROVIDED PARKING                     |                             |
| TOTAL SPACES PROPOSED:               | = 64 SPACES                 |
|                                      | INCL/ 3 BARRIER FREE SPACES |

**SITE SHEET INDEX**

|                     |  |
|---------------------|--|
| C1.0                | COVER SHEET                                |
| C2.0                | OVERALL EXISTING CONDITIONS                |
| C2.1                | EXISTING CONDITIONS & REMOVALS             |
| C3.0                | SITE LAYOUT PLAN                           |
| C5.0                | SITE GRADING & STORM WATER MANAGEMENT PLAN |
| C7.0                | DETAILS & TRUCK MANEUVERING PLAN           |
| C8.0                | LANDSCAPE PLAN                             |
| P1                  | PHOTOMETRIC LAYOUT                         |
| ARCHITECTURAL PLANS |  |
| A1                  | FLOOR PLAN                                 |
| A2                  | ADDITION PLAN                              |
| A3                  | ELEVATIONS                                 |

**LEGEND**

|                                | EXISTING    | PROPOSED    |
|--------------------------------|-------------|-------------|
| SPOT GRADE                     | x 000.00    | x 000.00    |
| CONTOUR                        | --- 000 --- | --- 000 --- |
| SPOT GRADE                     |             | x TP 911.4  |
| DRAINAGE ARROW                 |             | -1.5%       |
| SANITARY SEWER                 | --- SAN --- | --- SAN --- |
| SANITARY SEWER STRUCTURE LABEL |             | 00          |
| STORM SEWER                    | --- ST ---  | --- ST ---  |
| STORM SEWER STRUCTURE LABEL    |             | 00          |
| WATER                          | --- W ---   | --- W ---   |
| WATER STRUCTURE LABEL          |             | 00          |
| OVERHEAD                       |             | x           |
| FENCE                          | x x x       | x           |
| GAS                            | g g g       | g           |
| ELECTRIC                       | e e e       | e           |
| DRAINAGE AREA BOUNDARY         |             |             |
| LIMITS OF DISTURBANCE          |             |             |
| RIDGE LINE                     |             |             |
| SWALE LINE                     |             |             |
| LIGHT POLE                     |             |             |
| UTILITY POLE                   |             |             |
| DECIDUOUS TREE                 |             |             |
| GATE VALVE IN WELL             |             |             |

**DESIGN / BUILDER**

**RAND CONSTRUCTION**  
1270 RICKETT ROAD  
BRIGHTON, MI 48116  
PHONE: (810) 227-7011

**ENGINEER**

|   |   |
|---|---|
| <b>LE</b>                               | <b>LIVINGSTON ENGINEERING</b>             |
| CIVIL ENGINEERING                       | SURVEYING PLANNING                        |
| 3300 S. OLD U.S. 23, BRIGHTON, MI 48114 |   |
| www.livingstoneng.com                   | PHONE: (810) 225-7100 FAX: (810) 225-7699 |

**THREE 60 ROTO**

GENOA TOWNSHIP  
LIVINGSTON COUNTY, MICHIGAN  
SITE PLANS

**ENGINEER'S SEAL**



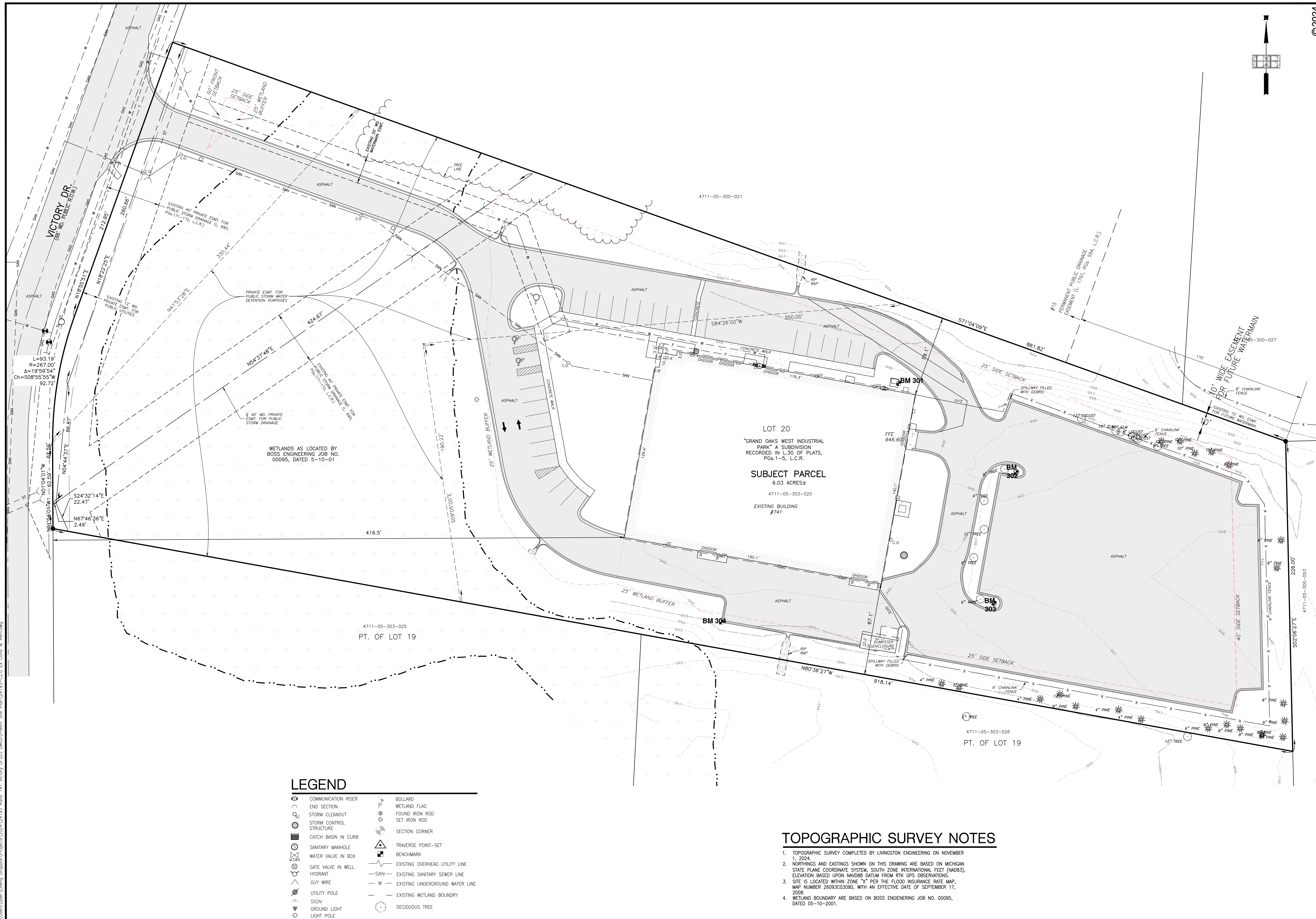
| REVISIONS           | DATE       | PROJECT No.      |
|---------------------|------------|------------------|
| PER TOWNSHIP REVIEW | 02/18/2025 | 24193            |
|                     |            | SHEET C10        |
|                     |            | DATE: 01/21/2025 |

**UTILITY DISCLAIMER**



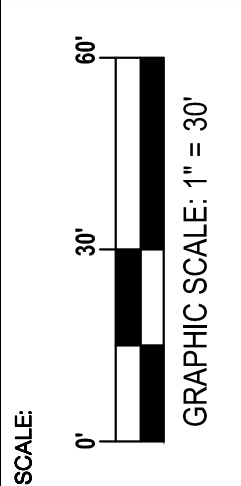
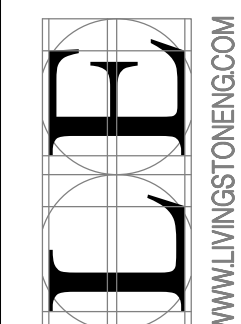
Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "MISS DIG" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.





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CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7100 FAX: (810) 225-7699



CLIENT

**RAND**

**CONSTRUCTION**

**THREE 60 ROTO**  
PARCAL ID# 4711-05-303-020  
GENOA TOWNSHIP, LIVINGSTON COUNTY, MI  
SITE PLAN

[illegible]

C2.0

TOPOGRAPHIC SURVEY NOTES

1. TOPOGRAPHIC SURVEY COMPLETED BY LIVINGSTON ENGINEERING ON NOVEMBER 1, 2024.
2. NORTHINGS AND EASTINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM. SOUTH ZONE INTERNATIONAL FEET (NAD83), ELEVATION BASED UPON NAVD88 DATUM FROM RTK GPS OBSERVATIONS.
3. SITE IS LOCATED WITHIN ZONE "X" PER THE FLOOD INSURANCE RATE MAP. MAP NUMBER 26093C0309D, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.
4. WETLAND BOUNDARY ARE BASED ON BOSS ENGINEERING JOB NO. 00095, DATED 05-10-2001.







FILE(C:\Users\jason\Living\Dropbox\Projects\2024\24193\Road 741\_Victory Dr\03 DWG\Site Plan\24193-C3.0\_Site Layout.dwg

## KEYED NOTES:

- SITE-BL** 6" DIA. BOLLARD, SEE DETAIL ON SHEET C7.0
- SITE-RR** RIP RAP SEE DETAIL ON SHEET C7.0
- CONC-SP** CONCRETE SPILLWAY, SEE DETAIL ON SHEET C7.0
- CURB-F2** MDOT F-2 CONCRETE CURB, SEE DETAIL ON SHEET C7.0
- MRKG-BL** 4" SINGLE SOLID LINES, BLUE
- MRKG-SY** PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY, BLUE ADA COMPLIANT
- MRKG-YL** 4" DOUBLE SOLID LINE, YELLOW
- SIGN-BF\*** VAN ACCESSIBLE BARRIER FREE SIGN (R7-8) AND (R7-8a), SEE DETAIL ON SHEET C7.0.
- SIGN-FL** NO PARKING FIRE LANE SIGN (R8-31), SEE DETAIL ON SHEET C7.0
- STRM-OS** OUTLET STRUCTURE SEE DETAIL ON SHEET C5.0
- STRM-SP** EMERGENCY SPILLWAY SEE DETAIL ON SHEET C5.0
- STRM-WO** WATER QUALITY CONTROL POND SEE SHEET C5.0
- WTR-HYD** FIRE HYDRANT

## GENERAL NOTES:

- ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
- ALL SIDEWALK RAMP AND ACCESSIBLE ROUTES TO MEET CURRENT ADA GUIDELINES AND SPECIFICATIONS.
- ALL DIMENSIONS TO CURB ARE MEASURED FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- UNDERGROUND ELECTRIC CONNECTION WILL BE PROVIDED AS DETERMINED BY UTILITY COMPANY.

## GENERAL UTILITY NOTES:

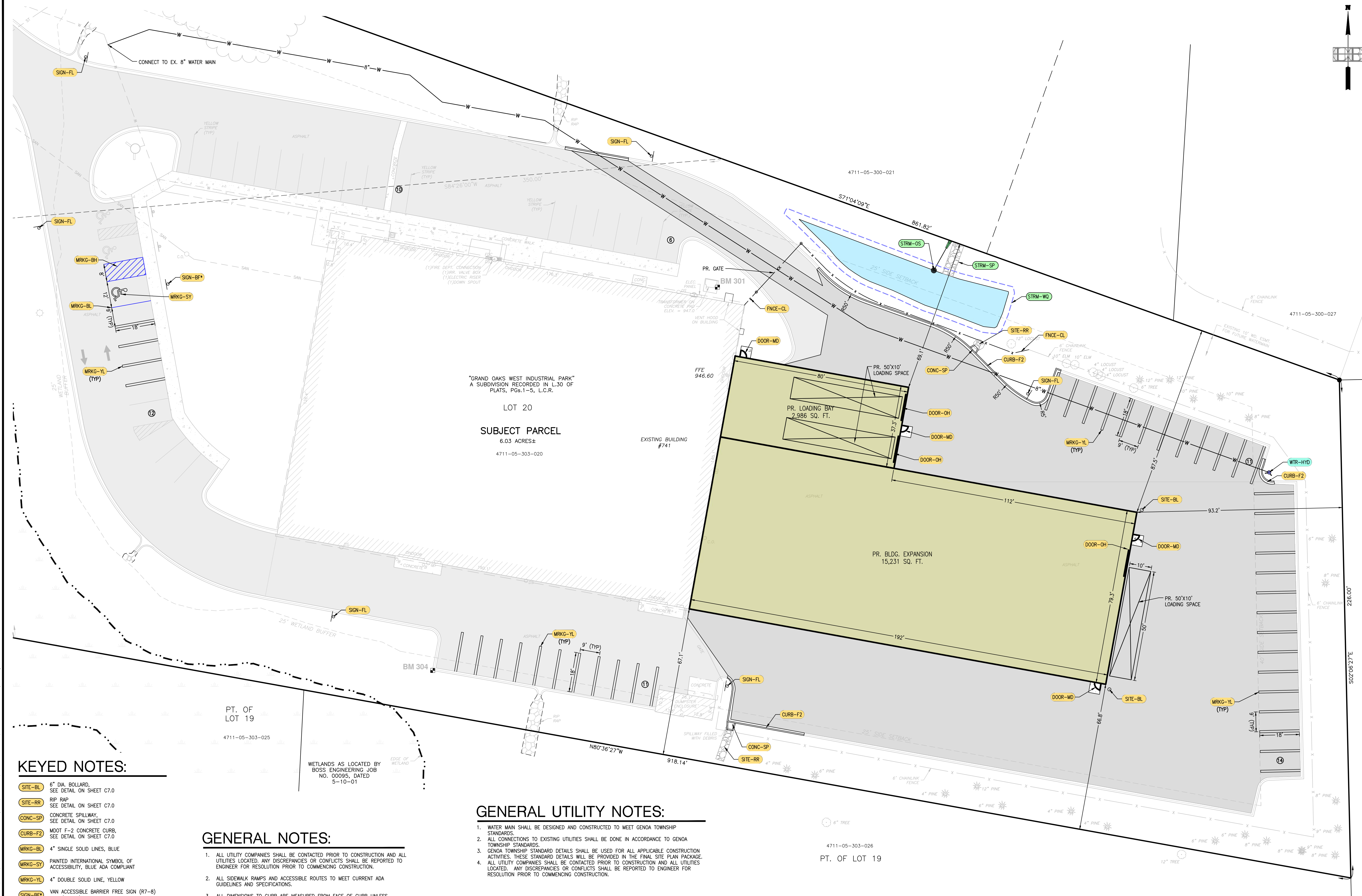
- WATER MAIN SHALL BE DESIGNED AND CONSTRUCTED TO MEET GENOA TOWNSHIP STANDARDS.
- ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN ACCORDANCE TO GENOA TOWNSHIP STANDARDS.
- GENOA TOWNSHIP STANDARD DETAILS SHALL BE USED FOR ALL APPLICABLE CONSTRUCTION ACTIVITIES. THESE STANDARD DETAILS WILL BE PROVIDED IN THE FINAL SITE PLAN PACKAGE.
- ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.

## WATER MAIN NOTES:

- WATER MAIN TO BE DUCTILE IRON PIPE CLASS 54 UNLESS OTHERWISE NOTED.
- ALL PIPE LENGTHS SHOWN ARE FROM 6" TO 6" OF STRUCTURE/FITTING.
- MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.
- ALL WATER MAIN/LEADS WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.

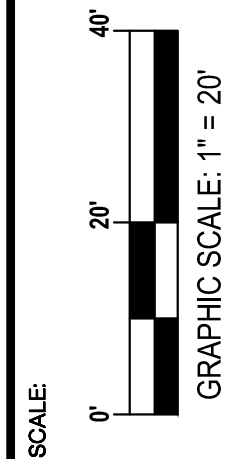
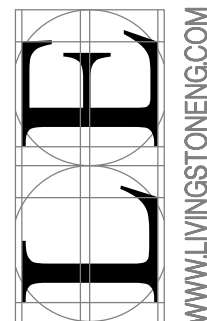
## PAVEMENT LEGEND

**ASPH-SD** PROPOSED STANDARD DUTY ASPHALT PAVEMENT  
SECTION PER DETAIL, SHEET C7.0



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WWW.LIVINGSTONENG.COM



**RAND CONSTRUCTION**

**THREE 60 ROTO**  
PARCEL ID# 4711-05-303-020  
GENOA TOWNSHIP, LIVINGSTON COUNTY, MI  
SITE PLAN  
SITE LAYOUT PLAN

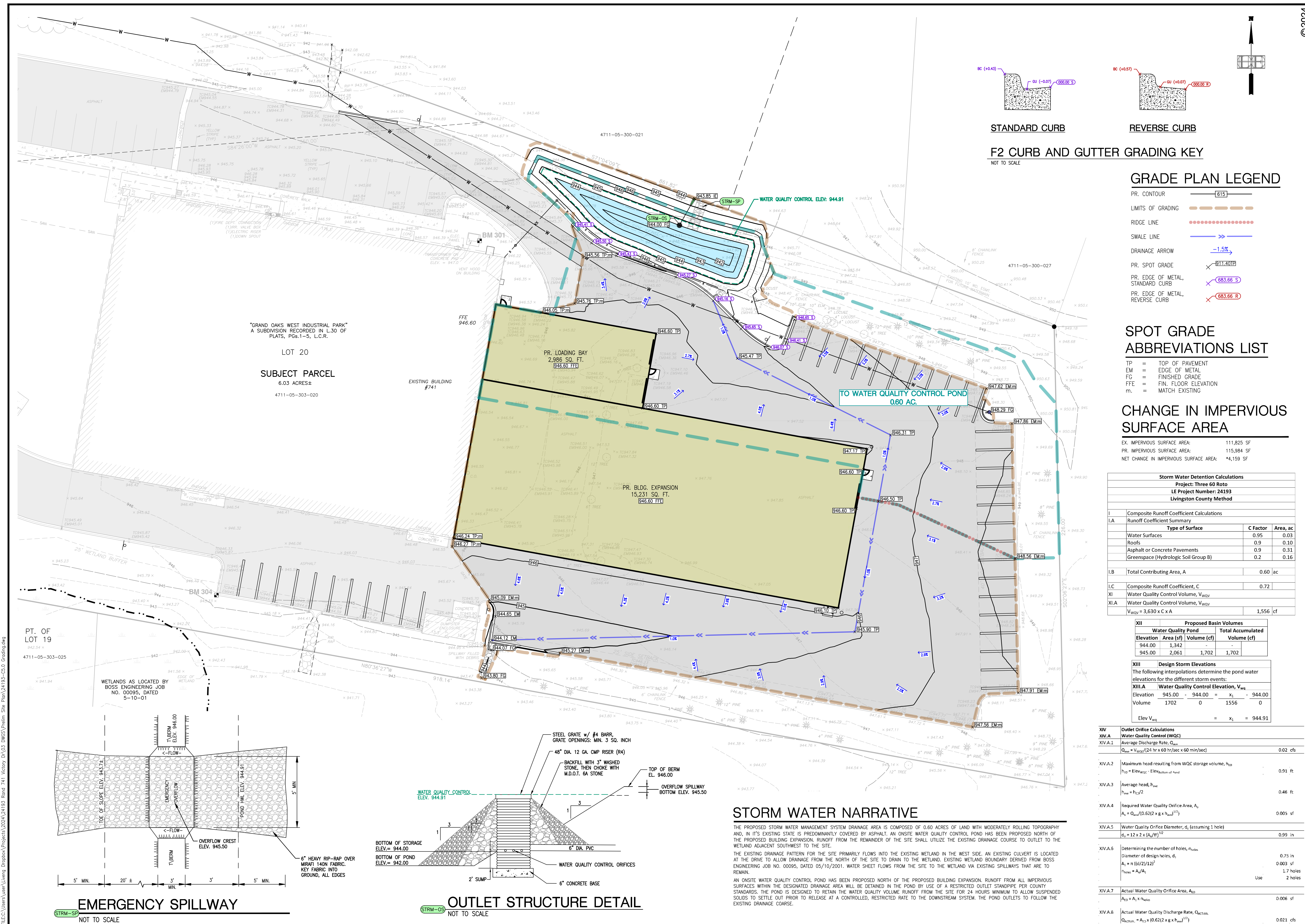
| DATE       | REVISIONS           |
|------------|---------------------|
| 02/15/2025 | PER TOWNSHIP REVIEW |

|          |            |
|----------|------------|
| JOB NO   | 24193      |
| DRAWN    | MEA        |
| CHECKED  | TJZ        |
| APPROVED | TJZ        |
| DATE     | 01/21/2025 |

C3.0



FILE:C:\Users\jason\Living\Dropbox\Projects\2024\24193-C5.0 Grading.dwg



### F2 CURB AND GUTTER GRADING KEY

NOT TO SCALE

### GRADE PLAN LEGEND

- PR. CONTOUR: 615
- LIMITS OF GRADING: Dashed line
- RIDGE LINE: Dotted line
- SWALE LINE: Blue line with arrows
- DRAINAGE ARROW: Blue arrow with -1.5%
- PR. SPOT GRADE: 811.40
- PR. EDGE OF METAL, STANDARD CURB: 683.66 S
- PR. EDGE OF METAL, REVERSE CURB: 683.66 R

### SPOT GRADE ABBREVIATIONS LIST

- TP = TOP OF PAVEMENT
- EM = EDGE OF METAL
- FG = FINISHED GRADE
- FFE = FIN. FLOOR ELEVATION
- m. = MATCH EXISTING

### CHANGE IN IMPERVIOUS SURFACE AREA

|  |            |
|--|------------|
| EX. IMPERVIOUS SURFACE AREA:           | 111,825 SF |
| PR. IMPERVIOUS SURFACE AREA:           | 115,984 SF |
| NET CHANGE IN IMPERVIOUS SURFACE AREA: | *4,159 SF  |

| Storm Water Detention Calculations                  |          |          |    |
|---|----------|----------|----|
| Project: Three 60 Roto                              |          |          |    |
| LE Project Number: 24193                            |          |          |    |
| Livingston County Method                            |          |          |    |
| Composite Runoff Coefficient Calculations           |          |          |    |
| Runoff Coefficient Summary                          |          |          |    |
| Type of Surface                                     | C Factor | Area, ac |    |
| Water Surfaces                                      | 0.95     | 0.03     |    |
| Roofs   | 0.9      | 0.10     |    |
| Asphalt or Concrete Pavements                       | 0.9      | 0.31     |    |
| Grasspace (Hydrologic Soil Group B)                 | 0.2      | 0.16     |    |
| I.B Total Contributing Area, A                      |          | 0.60     | ac |
| I.C Composite Runoff Coefficient, C                 |          | 0.72     |    |
| XI Water Quality Control Volume, V <sub>WQV</sub>   |          |          |    |
| XI.A Water Quality Control Volume, V <sub>WQV</sub> |          | 1,556    | cf |
| V <sub>WQV</sub> = 3,630 x C x A                    |          |          |    |

| Proposed Basin Volumes |             |                   |             |
|------------------------|-------------|-------------------|-------------|
| Water Quality Pond     | Volume (cf) | Total Accumulated | Volume (cf) |
| Elevation              | Area (sf)   | Volume (cf)       |             |
| 944.00                 | 1,342       | -                 | -           |
| 945.00                 | 2,061       | 1,702             | 1,702       |

| Design Storm Elevations  |        |        |                           |
|--|--------|--------|---------------------------|
| The following interpolations determine the pond water elevations for the different storm events: |        |        |                           |
| XIII.A Water Quality Control Elevation, V <sub>WQ</sub>  |        |        |                           |
| Elevation  | 945.00 | 944.00 | = x <sub>1</sub> - 944.00 |
| Volume   | 1702   | 0      | = 1556                    |
| Elev V <sub>WQ</sub>   |        |        | = x <sub>1</sub> = 944.91 |

| Outlet Orifice Calculations  |   |  |             |
|--|---|--|-------------|
| XIV.A Water Quality Control (WQC)  |   |  |             |
| XIV.A.1 Average Discharge Rate, Q <sub>max</sub>                         | Q <sub>max</sub> = V <sub>WQV</sub> / (24 hr x 60 min/sec x 60 min/sec)                   |  |             |
|  |   |  | 0.02 cfs    |
| XIV.A.2 Maximum head resulting from WQC storage volume, h <sub>WD</sub>  | h <sub>WD</sub> = Elev <sub>WQC</sub> - Elev <sub>Bottom of Pond</sub>                    |  |             |
|  |   |  | 0.91 ft     |
| XIV.A.3 Average head, h <sub>ave</sub>                                   | h <sub>ave</sub> = h <sub>WD</sub> / 2  |  |             |
|  |   |  | 0.46 ft     |
| XIV.A.4 Required Water Quality Orifice Area, A <sub>o</sub>              | A <sub>o</sub> = Q <sub>max</sub> / (0.62(2 x g x h <sub>ave</sub> ) <sup>1/2</sup> )     |  |             |
|  |   |  | 0.005 sf    |
| XIV.A.5 Water Quality Orifice Diameter, d <sub>o</sub> (assuming 1 hole) | d <sub>o</sub> = 12 x 2 x (A <sub>o</sub> / π) <sup>1/2</sup>                             |  |             |
|  |   |  | 0.99 in     |
| XIV.A.6 Determining the number of holes, n <sub>holes</sub>              | Diameter of design holes, d <sub>h</sub>  |  |             |
|  |   |  | 0.75 in     |
|  |   |  | 0.003 sf    |
|  |   |  | 1.7 holes   |
|  |   |  | Use 2 holes |
| XIV.A.7 Actual Water Quality Orifice Area, A <sub>oD</sub>               | A <sub>oD</sub> = A <sub>o</sub> x n <sub>holes</sub>                                     |  |             |
|  |   |  | 0.006 sf    |
| XIV.A.8 Actual Water Quality Discharge Rate, Q <sub>actual</sub>         | Q <sub>actual</sub> = A <sub>oD</sub> x (0.62(2 x g x h <sub>ave</sub> ) <sup>1/2</sup> ) |  |             |
|  |   |  | 0.021 cfs   |

### STORM WATER NARRATIVE

THE PROPOSED STORM WATER MANAGEMENT SYSTEM DRAINAGE AREA IS COMPOSED OF 0.60 ACRES OF LAND WITH MODERATELY ROLLING TOPOGRAPHY AND, IN ITS EXISTING STATE IS PREDOMINANTLY COVERED BY ASPHALT. AN ONSITE WATER QUALITY CONTROL POND HAS BEEN PROPOSED NORTH OF THE PROPOSED BUILDING EXPANSION. RUNOFF FROM THE REMAINDER OF THE SITE SHALL UTILIZE THE EXISTING DRAINAGE COURSE TO OUTLET TO THE WETLAND ADJACENT SOUTHWEST TO THE SITE.

THE EXISTING DRAINAGE PATTERN FOR THE SITE PRIMARILY FLOWS INTO THE EXISTING WETLAND IN THE WEST SIDE. AN EXISTING CULVERT IS LOCATED AT THE DRIVE TO ALLOW DRAINAGE FROM THE NORTH OF THE SITE TO DRAIN TO THE WETLAND. EXISTING WETLAND BOUNDARY DERIVED FROM BOSS ENGINEERING JOB NO. 00095, DATED 05/10/2001. WATER SHEET FLOWS FROM THE SITE TO THE WETLAND VIA EXISTING SPILLWAYS THAT ARE TO REMAIN.

AN ONSITE WATER QUALITY CONTROL POND HAS BEEN PROPOSED NORTH OF THE PROPOSED BUILDING EXPANSION. RUNOFF FROM ALL IMPERVIOUS SURFACES WITHIN THE DESIGNATED DRAINAGE AREA WILL BE OBTAINED IN THE POND BY USE OF A RESTRICTED OUTLET STANDPIPE PER COUNTY STANDARDS. THE POND IS DESIGNED TO RETAIN THE WATER QUALITY VOLUME RUNOFF FROM THE SITE FOR 24 HOURS MINIMUM TO ALLOW SUSPENDED SOLIDS TO SETTLE PRIOR TO RELEASE AT A CONTROLLED, RESTRICTED RATE TO THE DOWNSSTREAM SYSTEM. THE POND OUTLETS TO FOLLOW THE EXISTING DRAINAGE COURSE.

LIVINGSTON ENGINEERING  
CIVIL ENGINEERING  
SURVEYING  
3300 S. OLD U.S. 23, BRIGHTON, MI 48114  
PHONE: (810) 225-7100  
WWW.LIVINGSTONENGINE.COM

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SCALE  
0' 20' 40'  
GRAPHIC SCALE: 1" = 20'  
EXCEPT AS NOTED

RAND  
CONSTRUCTION

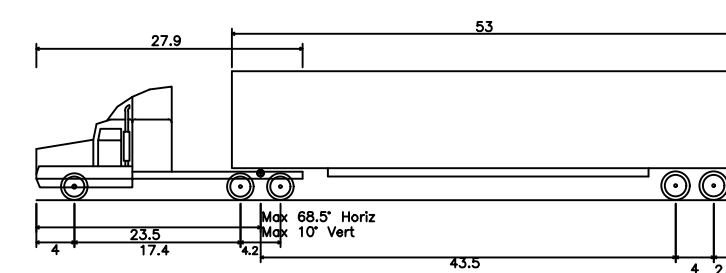
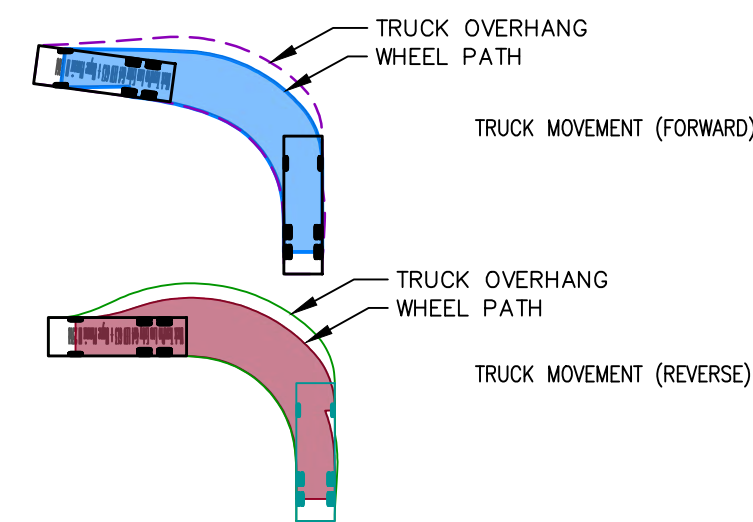
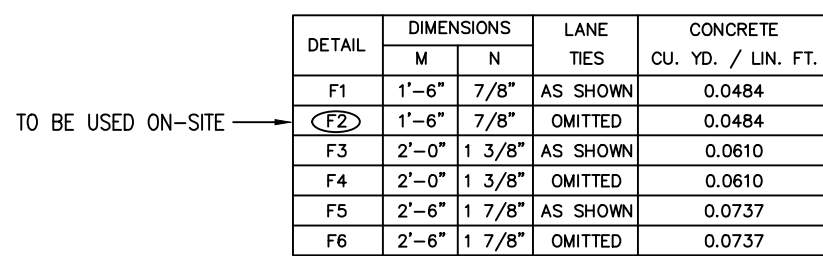
CLIENT

THREE 60 ROTO  
PARCEL ID# 4711-05-303-020  
GENOA TOWNSHIP, LIVINGSTON COUNTY, MI  
SITE PLAN  
SITE GRADING & STORM WATER MANAGEMENT PLAN

DATE: 07/15/2025  
REVISIONS  
PER TOWNSHIP REVIEW  
JOB NO: 24193  
DRAWN: MEA  
CHECKED: TIZ  
APPROVED: TIZ  
DATE: 07/21/2025

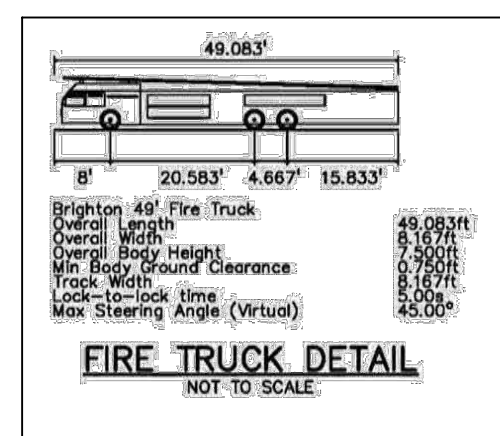
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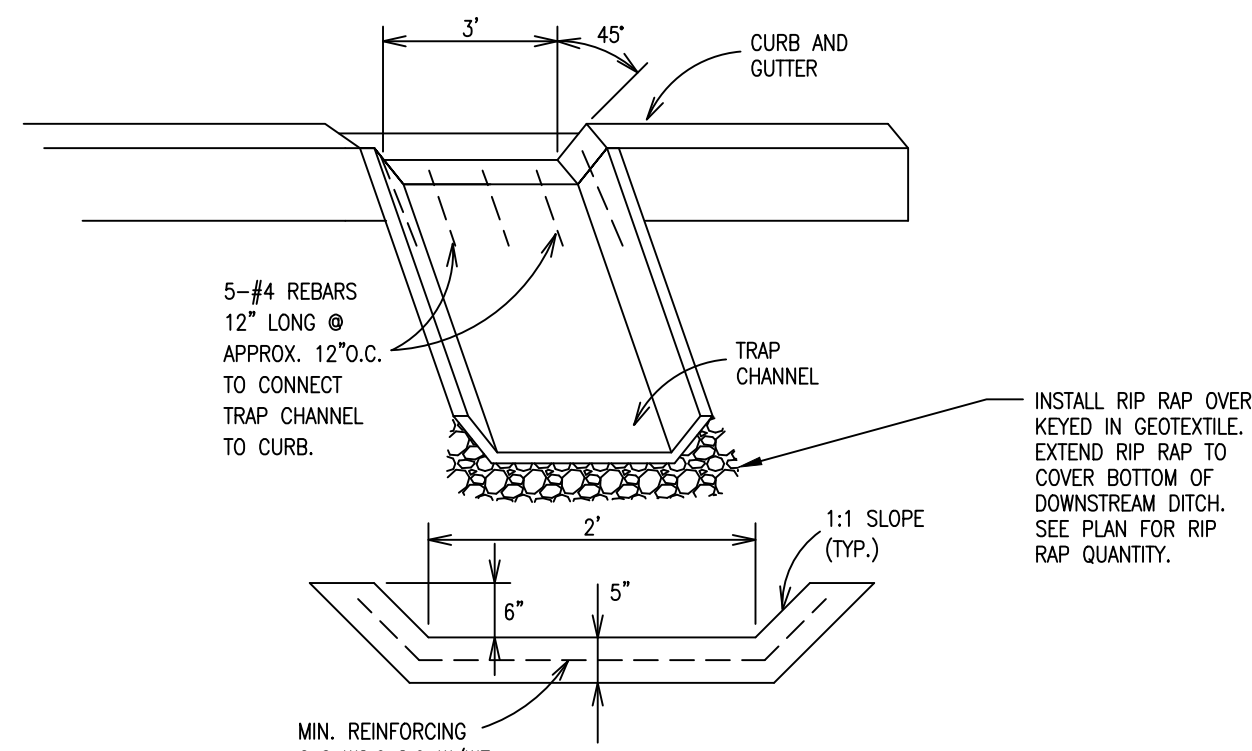


|                                 |          |
|---------------------------------|----------|
| WB-67 - Interstate Semi-Trailer |          |
| Overall Length                  | 73.50ft  |
| Overall Width                   | 8.500ft  |
| Overall Body Height             | 13.500ft |
| Min Body Ground Clearance       | 1.334ft  |
| Max Track Width                 | 8.500ft  |
| Lock-to-lock time               | 6.00s    |
| Max Steering Angle (Virtual)    | 28.40°   |

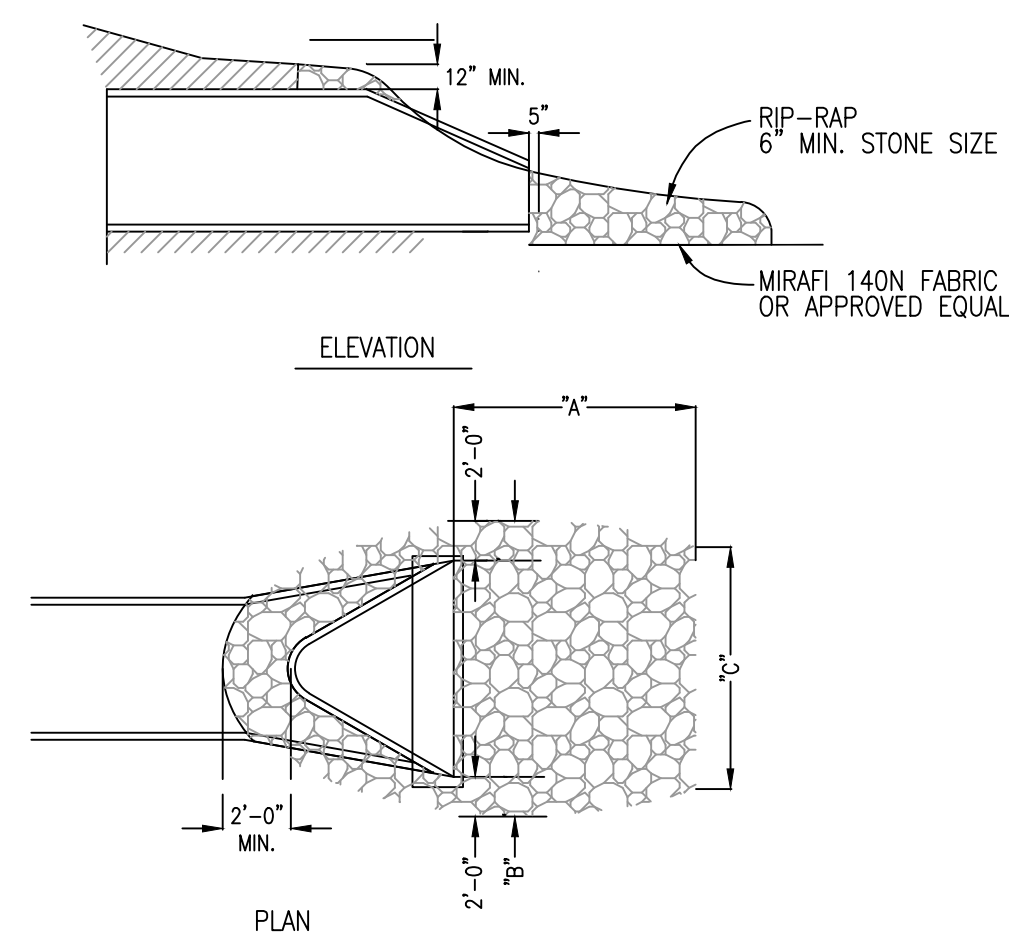
## INTERSTATE SEMI-TRAILER PROFILE



BRIGHTON AREA FIRE AUTHORITY  
FIRE TRUCK TEMPLATE

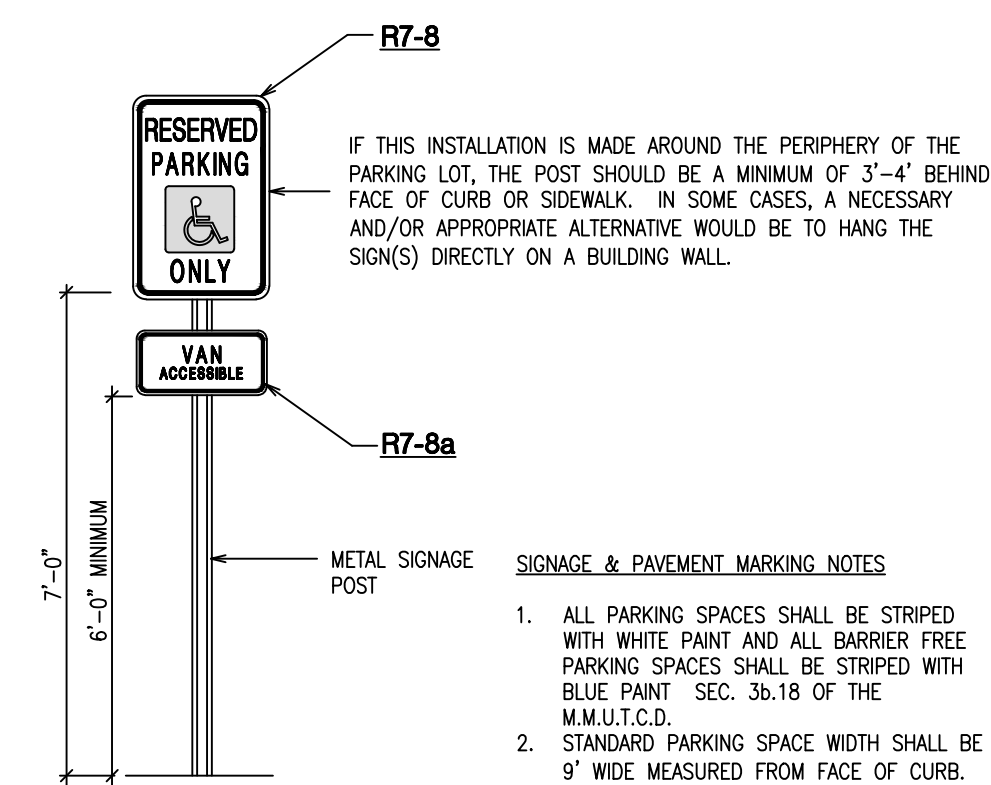


## CURB AND GUTTER SPILLWAY



| PIPE DIAMETER | "A"   | "B"   | "C"   | SQUARE YARDS |
|---------------|-------|-------|-------|--------------|
| 12"           | 5'-0" | 6'-6" | 3'-0" | 15 MIN       |
| 15"           | 5'-0" | 7'-0" | 3'-0" | 15 MIN       |
| 18"           | 5'-0" | 7'-6" | 3'-6" | 15 MIN       |
| 21"           | 5'-6" | 8'-0" | 4'-0" | 15 MIN       |
| 24"           | 6'-0" | 8'-6" | 4'-6" | 15 MIN       |

## RIP-RAP DETAIL



## BARRIER FREE SIGN

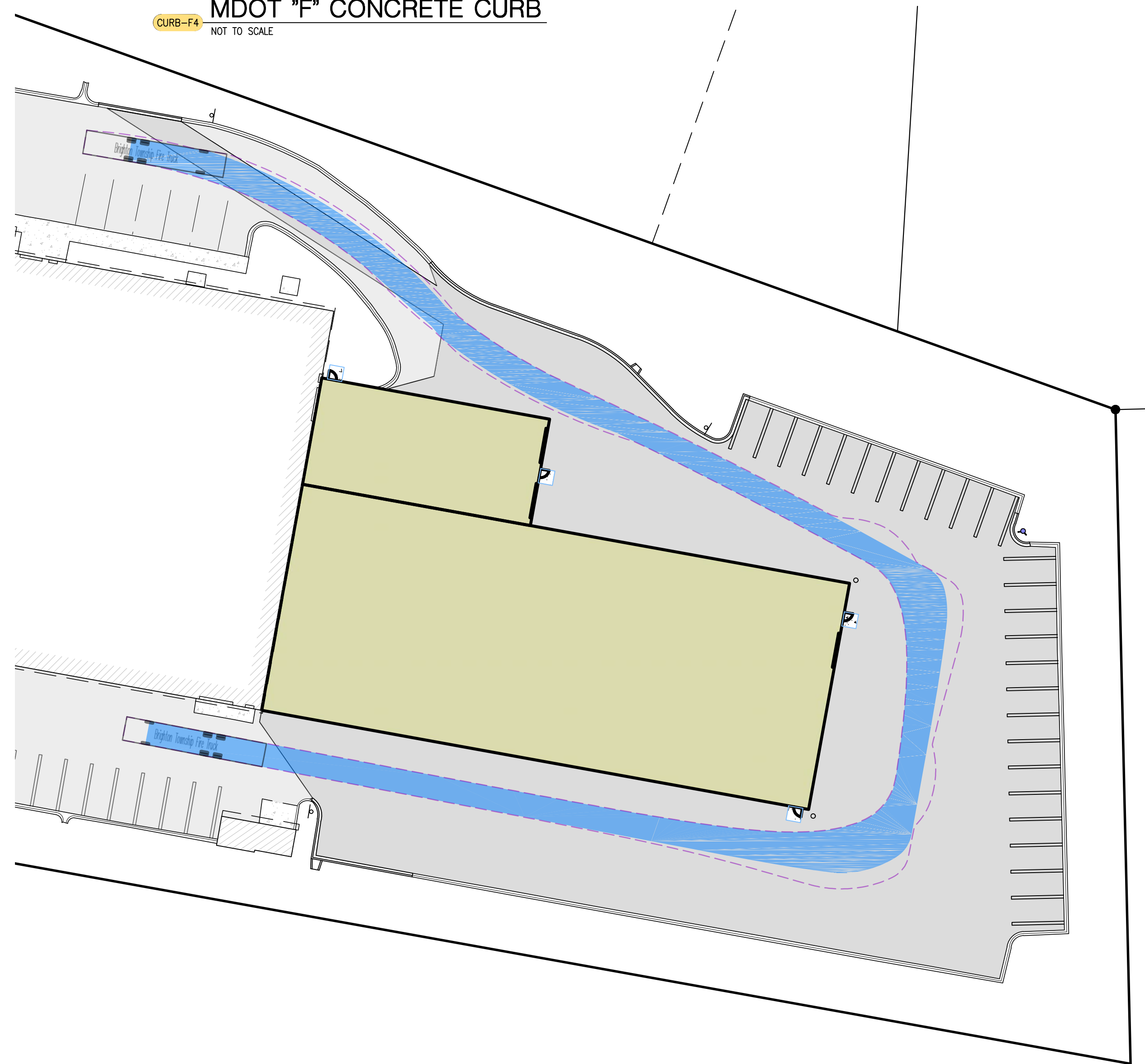
SIGN-BF



12" x 18"  
RED ON WHITE REFLECTORIZED  
7'-0" MOUNTING HEIGHT  
(LR7-22)

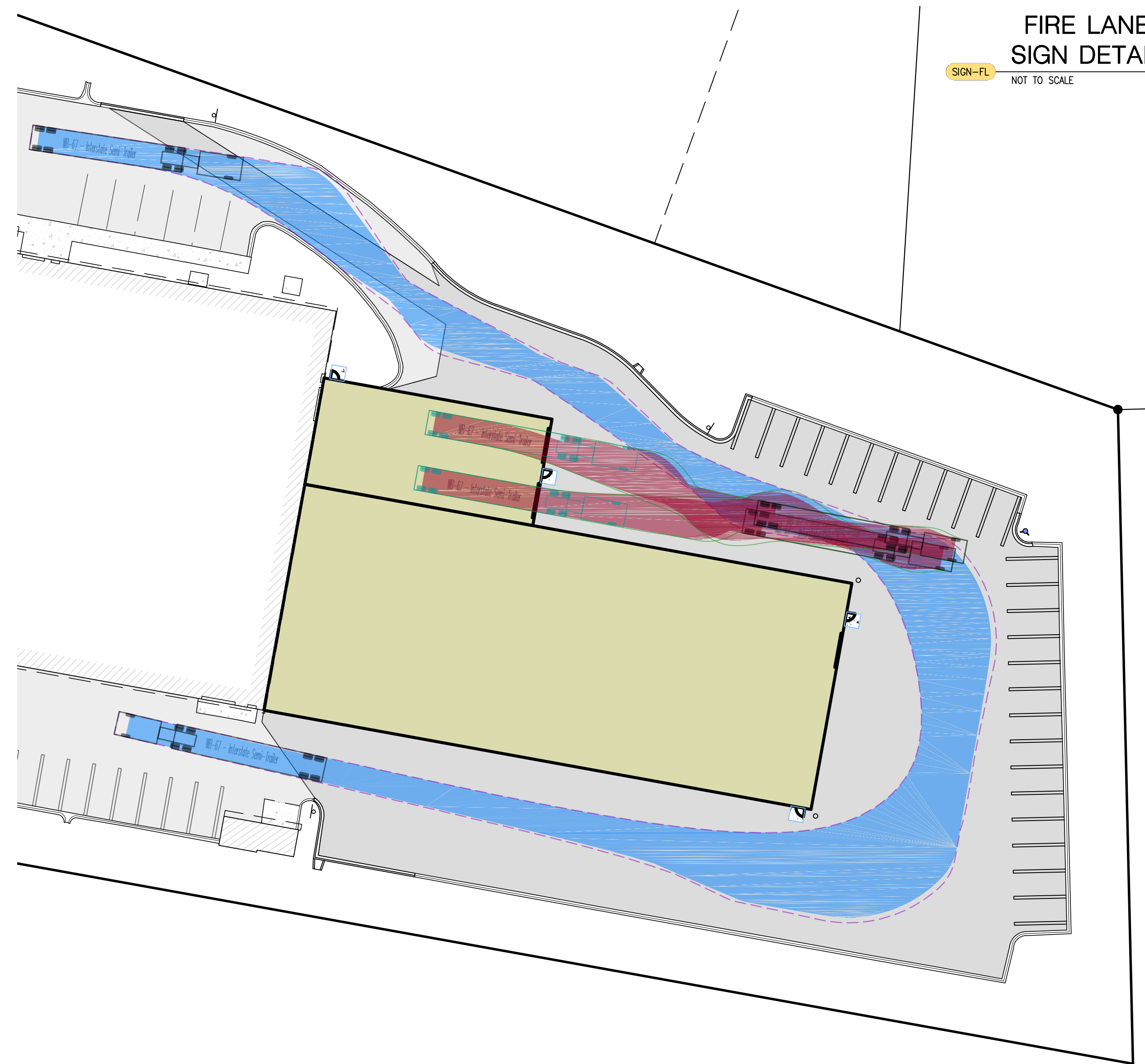
## FIRE LANE SIGN DETAIL

SIGN-FL NOT TO SCALE



## PUMPER FIRE TRUCK MANUEVERING PATH

SCALE: 1" = 10 FEET



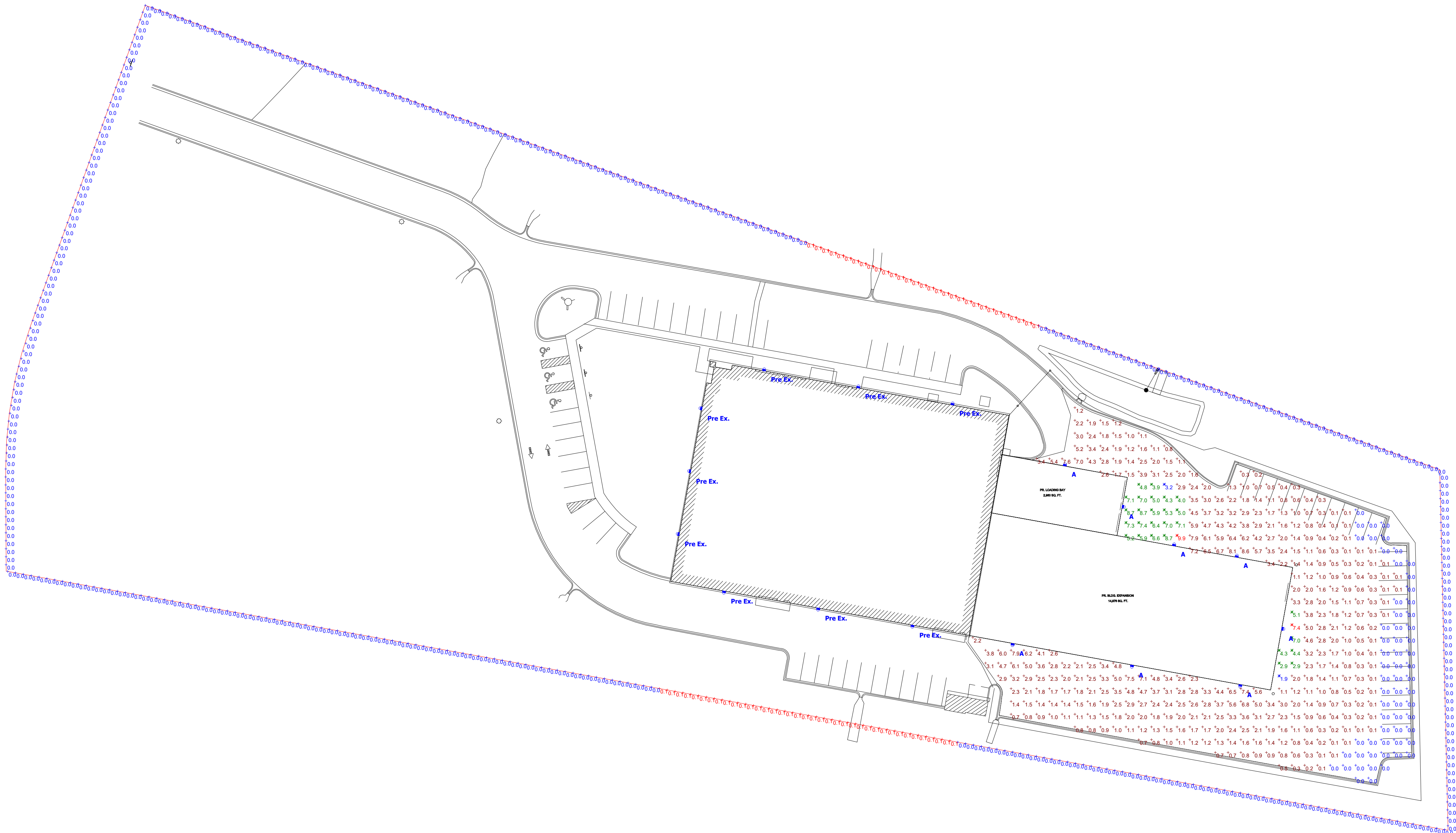
## TRUCK MANUEVERING PATH

SCALE: 1" = 10 FEET










Plan View  
Scale - 1" = 40ft



**WDGE4 LED**  
Architectural Wall Sconce

CS, DALI, 0-10V, BATA

**Specifications**

Depth (D1): 10"

Depth (D2): 9"

Height: 25"

Weight: 25.5 lbs

(without options)

**Introduction**

The WDGE4 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with LightPulse wireless controls, the WDGE4 family provides additional energy savings and code compliance. WDGE4 has been designed to deliver up to 25,000 lumens through a precision reflective lens with wide distribution, perfect for augmenting the lighting from pole-mounted luminaires.

**design select**

from industry's **highest quality** for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit [www.gasserbush.com/designselect](http://www.gasserbush.com/designselect).

**WDGE4 LED Family Overview**

| Component | Type     | Standard Efficacy | Custom Efficacy | Series   | P1    | P2    | P3    | P4     | P5     | P6     |
|-----------|----------|-------------------|-----------------|----------|-------|-------|-------|--------|--------|--------|
| WDGE4 LED | Recessed | 100               | 100             | Standard | 1,200 | 2,500 | 5,000 | 10,000 | 15,000 | 25,000 |
| WDGE4 LED | Recessed | 100               | 100             | Standard | 1,200 | 2,500 | 5,000 | 10,000 | 15,000 | 25,000 |
| WDGE4 LED | Recessed | 100               | 100             | Standard | 1,200 | 2,500 | 5,000 | 10,000 | 15,000 | 25,000 |
| WDGE4 LED | Recessed | 100               | 100             | Standard | 1,200 | 2,500 | 5,000 | 10,000 | 15,000 | 25,000 |

**Ordering Information**

**EXAMPLE: WDGE4 LED P3 40K 70CRI R3 3MVOLT S8M DBXBX**

| Series    | Package | Color Temperature | CR    | Beam Spread | Voltage | Mounting |
|-----------|---------|-------------------|-------|-------------|---------|----------|
| WDGE4 LED | P1      | 40K               | 70CRI | 30°         | 120V    | Recessed |
| WDGE4 LED | P2      | 40K               | 70CRI | 30°         | 120V    | Recessed |
| WDGE4 LED | P3      | 40K               | 70CRI | 30°         | 120V    | Recessed |
| WDGE4 LED | P4      | 40K               | 70CRI | 30°         | 120V    | Recessed |
| WDGE4 LED | P5      | 40K               | 70CRI | 30°         | 120V    | Recessed |
| WDGE4 LED | P6      | 40K               | 70CRI | 30°         | 120V    | Recessed |

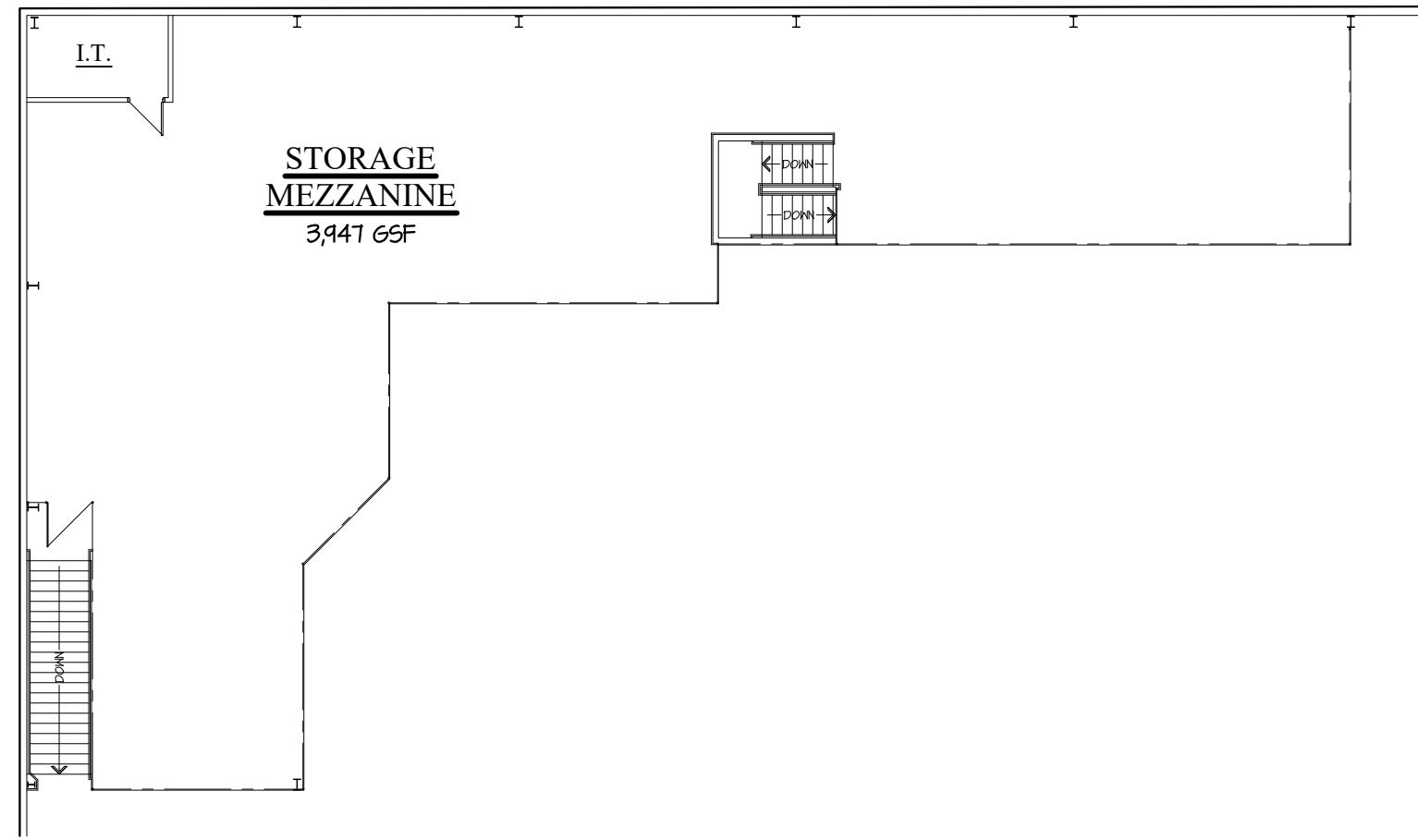
**Options**

| Options | Standard Sensor Controls | Notes                    |
|---------|--------------------------|--------------------------|
| P1      | Standard Sensor Controls | Standard Sensor Controls |
| P2      | Standard Sensor Controls | Standard Sensor Controls |
| P3      | Standard Sensor Controls | Standard Sensor Controls |
| P4      | Standard Sensor Controls | Standard Sensor Controls |
| P5      | Standard Sensor Controls | Standard Sensor Controls |
| P6      | Standard Sensor Controls | Standard Sensor Controls |

**Accessories**

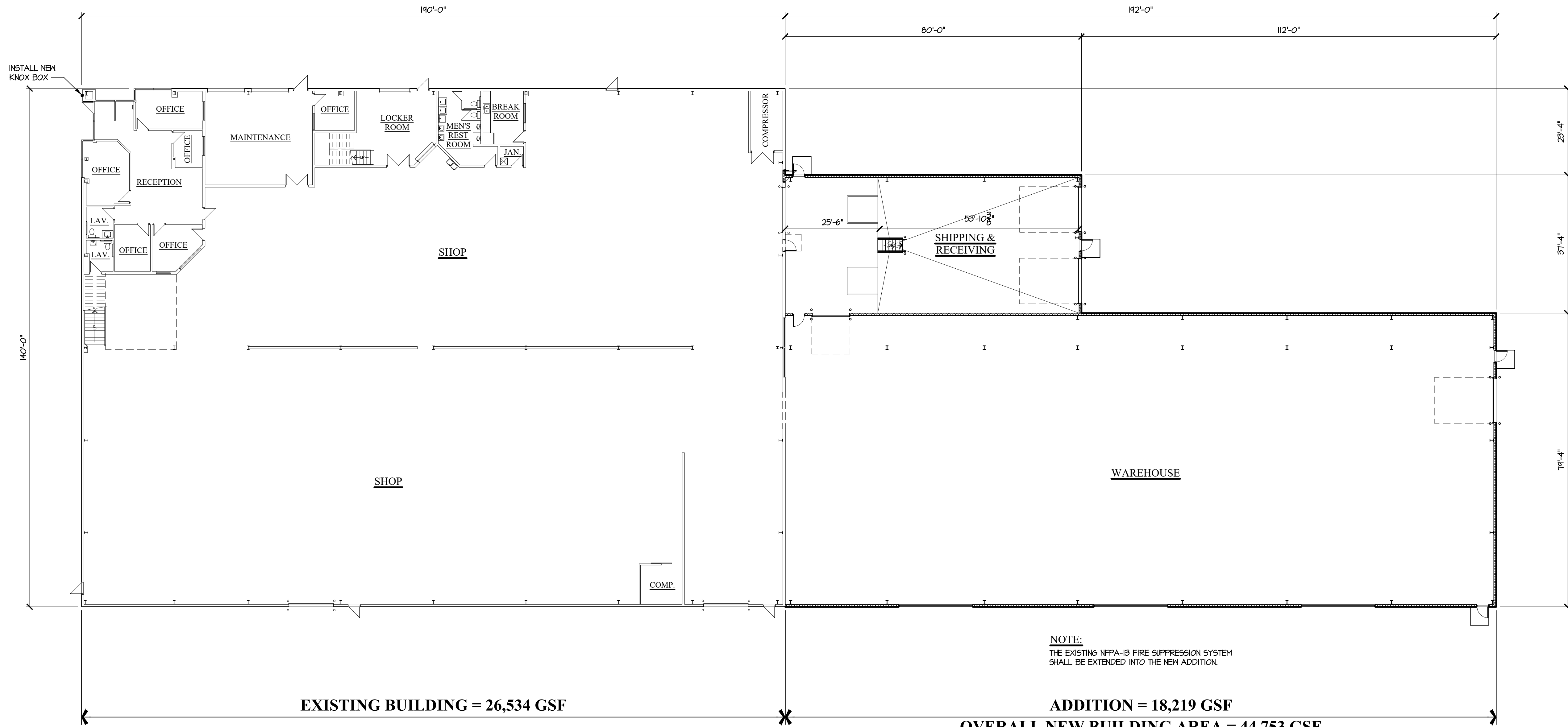
WDGE4 LED - 120V/240V/277V/480V/600V/720V/840V/960V/1080V/1200V/1380V/1500V/1650V/1800V/2000V/2200V/2400V/2600V/2800V/3000V/3200V/3400V/3600V/3800V/4000V/4200V/4400V/4600V/4800V/5000V/5200V/5400V/5600V/5800V/6000V/6200V/6400V/6600V/6800V/7000V/7200V/7400V/7600V/7800V/8000V/8200V/8400V/8600V/8800V/9000V/9200V/9400V/9600V/9800V/10000V/10200V/10400V/10600V/10800V/11000V/11200V/11400V/11600V/11800V/12000V/12200V/12400V/12600V/12800V/13000V/13200V/13400V/13600V/13800V/14000V/14200V/14400V/14600V/14800V/15000V/15200V/15400V/15600V/15800V/16000V/16200V/16400V/16600V/16800V/17000V/17200V/17400V/17600V/17800V/18000V/18200V/18400V/18600V/18800V/19000V/19200V/19400V/19600V/19800V/20000V/20200V/20400V/20600V/20800V/21000V/21200V/21400V/21600V/21800V/22000V/22200V/22400V/22600V/22800V/23000V/23200V/23400V/23600V/23800V/24000V/24200V/24400V/24600V/24800V/25000V/25200V/25400V/25600V/25800V/26000V/26200V/26400V/26600V/26800V/27000V/27200V/27400V/27600V/27800V/28000V/28200V/28400V/28600V/28800V/29000V/29200V/29400V/29600V/29800V/30000V/30200V/30400V/30600V/30800V/31000V/31200V/31400V/31600V/31800V/32000V/32200V/32400V/32600V/32800V/33000V/33200V/33400V/33600V/33800V/34000V/34200V/34400V/34600V/34800V/35000V/35200V/35400V/35600V/35800V/36000V/36200V/36400V/36600V/36800V/37000V/37200V/37400V/37600V/37800V/38000V/38200V/38400V/38600V/38800V/39000V/39200V/39400V/39600V/39800V/40000V/40200V/40400V/40600V/40800V/41000V/41200V/41400V/41600V/41800V/42000V/42200V/42400V/42600V/42800V/43000V/43200V/43400V/43600V/43800V/44000V/44200V/44400V/44600V/44800V/45000V/45200V/45400V/45600V/45800V/46000V/46200V/46400V/46600V/46800V/47000V/47200V/47400V/47600V/47800V/48000V/48200V/48400V/48600V/48800V/49000V/49200V/49400V/49600V/49800V/50000V/50200V/50400V/50600V/50800V/51000V/51200V/51400V/51600V/51800V/52000V/52200V/52400V/52600V/52800V/53000V/53200V/53400V/53600V/53800V/54000V/54200V/54400V/54600V/54800V/55000V/55200V/55400V/55600V/55800V/56000V/56200V/56400V/56600V/56800V/57000V/57200V/57400V/57600V/57800V/58000V/58200V/58400V/58600V/58800V/59000V/59200V/59400V/59600V/59800V/60000V/60200V/60400V/60600V/60800V/61000V/61200V/61400V/61600V/61800V/62000V/62200V/62400V/62600V/62800V/63000V/63200V/63400V/63600V/63800V/64000V/64200V/64400V/64600V/64800V/65000V/65200V/65400V/65600V/65800V/66000V/66200V/66400V/66600V/66800V/67000V/67200V/67400V/67600V/67800V/68000V/68200V/68400V/68600V/68800V/69000V/69200V/69400V/69600V/69800V/70000V/70200V/70400V/70600V/70800V/71000V/71200V/71400V/71600V/71800V/72000V/72200V/72400V/72600V/72800V/73000V/73200V/73400V/73600V/73800V/74000V/74200V/74400V/74600V/74800V/75000V/75200V/75400V/75600V/75800V/76000V/76200V/76400V/76600V/76800V/77000V/77200V/77400V/77600V/77800V/78000V/78200V/78400V/78600V/78800V/79000V/79200V/79400V/79600V/79800V/80000V/80200V/80400V/80600V/80800V/81000V/81200V/81400V/81600V/81800V/82000V/82200V/82400V/82600V/82800V/83000V/83200V/83400V/83600V/83800V/84000V/84200V/84400V/84600V/84800V/85000V/85200V/85400V/85600V/85800V/86000V/86200V/86400V/86600V/86800V/87000V/87200V/87400V/87600V/87800V/88000V/88200V/88400V/88600V/88800V/89000V/89200V/89400V/89600V/89800V/90000V/90200V/90400V/90600V/90800V/91000V/91200V/91400V/91600V/91800V/92000V/92200V/92400V/92600V/92800V/93000V/93200V/93400V/93600V/93800V/94000V/94200V/94400V/94600V/94800V/95000V/95200V/95400V/95600V/95800V/96000V/96200V/96400V/96600V/96800V/97000V/97200V/97400V/97600V/97800V/98000V/98200V/98400V/98600V/98800V/99000V/99200V/99400V/99600V/99800V/100000V/100200V/100400V/100600V/100800V/101000V/101200V/101400V/101600V/101800V/102000V/102200V/102400V/102600V/102800V/103000V/103200V/103400V/103600V/103800V/104000V/104200V/104400V/104600V/104800V/105000V/105200V/105400V/105600V/105800V/106000V/106200V/106400V/106600V/106800V/107000V/107200V/107400V/107600V/107800V/108000V/108200V/108400V/108600V/108800V/109000V/109200V/109400V/109600V/109800V/110000V/110200V/110400V/110600V/110800V/111000V/111200V/111400V/111600V/111800V/112000V/112200V/112400V/112600V/112800V/113000V/113200V/113400V/113600V/113800V/114000V/114200V/114400V/114600V/114800V/115000V/115200V/115400V/115600V/115800V/116000V/116200V/116400V/116600V/116800V/117000V/117200V/117400V/117600V/117800V/118000V/118200V/118400V/118600V/118800V/119000V/119200V/119400V/119600V/119800V/120000V/120200V/120400V/120600V/120800V/121000V/121200V/121400V/121600V/121800V/122000V/122200V/122400V/122600V/122800V/123000V/123200V/123400V/123600V/123800V/124000V/124200V/124400V/124600V/124800V/125000V/125200V/125400V/125600V/125800V/126000V/126200V/126400V/126600V/126800V/127000V/127200V/127400V/127600V/127800V/128000V/128200V/128400V/128600V/128800V/129000V/129200V/129400V/129600V/129800V/130000V/130200V/130400V/130600V/130800V/131000V/131200V/131400V/131600V/131800V/132000V/132200V/132400V/132600V/132800V/133000V/133200V/133400V/133600V/133800V/134000V/134200V/134400V/134600V/134800V/135000V/135200V/135400V/135600V/135800V/136000V/136200V/136400V/136600V/136800V/137000V/137200V/137400V/137600V/137800V/138000V/138200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EXISTING MEZZANINE PLAN

SCALE: 1/16" = 1'-0"



FLOOR PLAN

SCALE: 1/16" = 1'-0"



PUCI + VOLLMAR  
ARCHITECTS, PC  
ARCHITECTURE + DESIGN + PLANNING  
P.O. BOX #1923, BRIGHTON, MI 48116-5723  
(810) 225-2930 - www.pv-a.com



FOR:  
**RAND**  
CONSTRUCTION  
1210 RICKETT ROAD  
BRIGHTON, MI 48116  
PHONE: 810-227-1011

PROJECT: 360 ROTO ~ ADDITION  
741 VICTORY DRIVE  
GENOA TWP., MICHIGAN

SHEET: FLOOR PLAN

|   |
|---|
| DO NOT SCALE THIS PRINT,<br>USE DIMENSIONS SHOWN ONLY |
| DRAWN BY: KY  |
| APPROVED BY: KY                                       |
| PROJECT: 2501   |
| SHEET: A1   |



**PUCCI + VOLLMAR**  
**ARCHITECTS, PC**  
ARCHITECTURE + DESIGN + PLANNING  
P.O. BOX #1923, BRIGHTON, MI 48116-5723  
(810) 225-2930 - www.pv-a.com



FOR:  
**RAND CONSTRUCTION**  
1210 RICKETT ROAD  
BRIGHTON, MI 48116  
PHONE: 810-227-1011

|  |               |
|--|---------------|
| PROJECT  | SHEET TITLE   |
| 360 ROTO ~ ADDITION<br>741 VICTORY DRIVE<br>GENOA TWP., MICHIGAN | ADDITION PLAN |

|  |                             |
|--|-----------------------------|
| 2-19-2025  | REVISED PER TOWNSHIP REVIEW |
| 1-21-2025  | SITE PLAN SUBMITTAL         |
| DATE   | ISSUED FOR                  |
| DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY |                             |
| DRAWN BY: KY                                       | APPROVED BY: KY             |
| PROJECT: 2501                                      |                             |
| SHEET: A2  |                             |











## MEMORANDUM

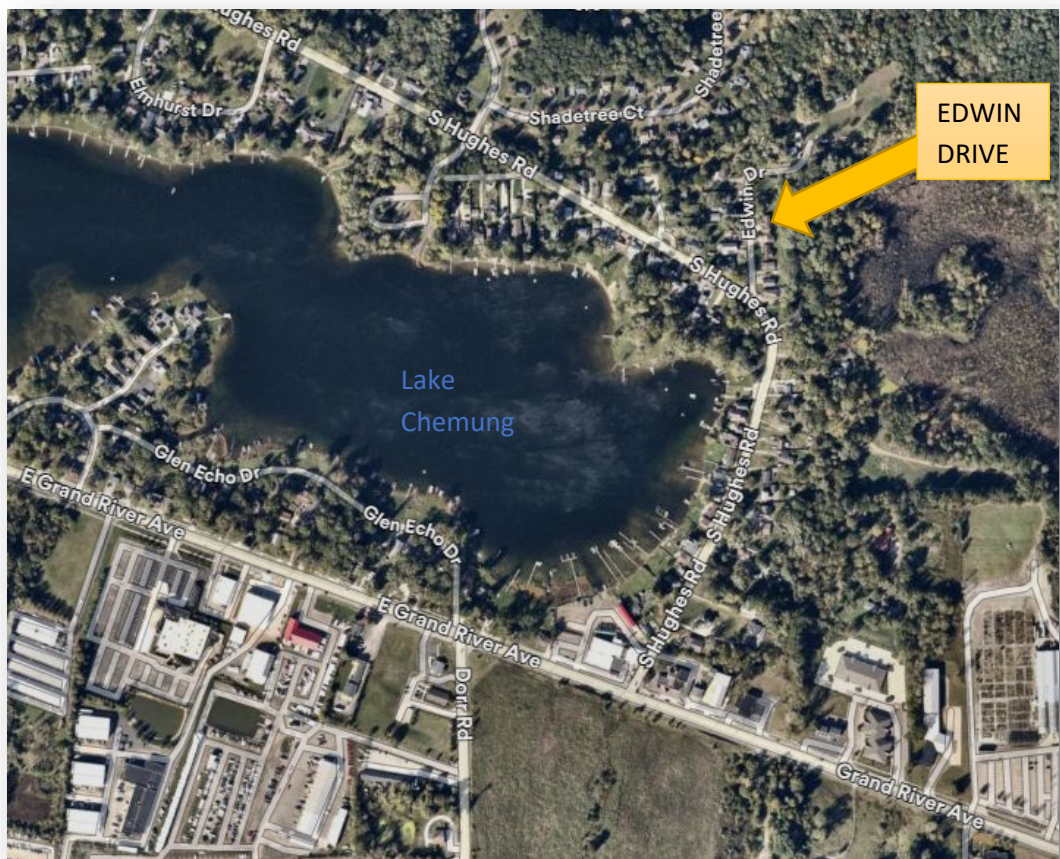
**TO:** Honorable Board of Trustees

**FROM:** Kelly VanMarter, Township Manager

**DATE:** April 2, 2025

**RE:** Edwin Drive Road Maintenance Special Assessment District Renewal

Please see attached request from resident Rochelle Huntsman requesting renewal without petitions for a road maintenance special assessment district (SAD) for Edwin Drive. Edwin Drive is a private road which provides access to 15 parcels and is located north of Hughes Road between Grand River Avenue and Forest Ponds Drive. The parcels are a mixture of 12 platted lots and 3 metes and bounds parcels therefore there is no homeowner's association. The original Edwin Drive road maintenance SAD was first approved by the Township in 2019 with a 5-year total per parcel cost of \$1,265.87. The scope of the district includes road grading, dust control and snow removal. To my knowledge, the district has been successful and I am not aware of any complaints or concerns with the district from the property owners.



### SUPERVISOR

Kevin Spicher

### CLERK

Janene Deaton

### TREASURER

Robin L. Hunt

### TRUSTEES

Rick Soucy

Bill Reiber

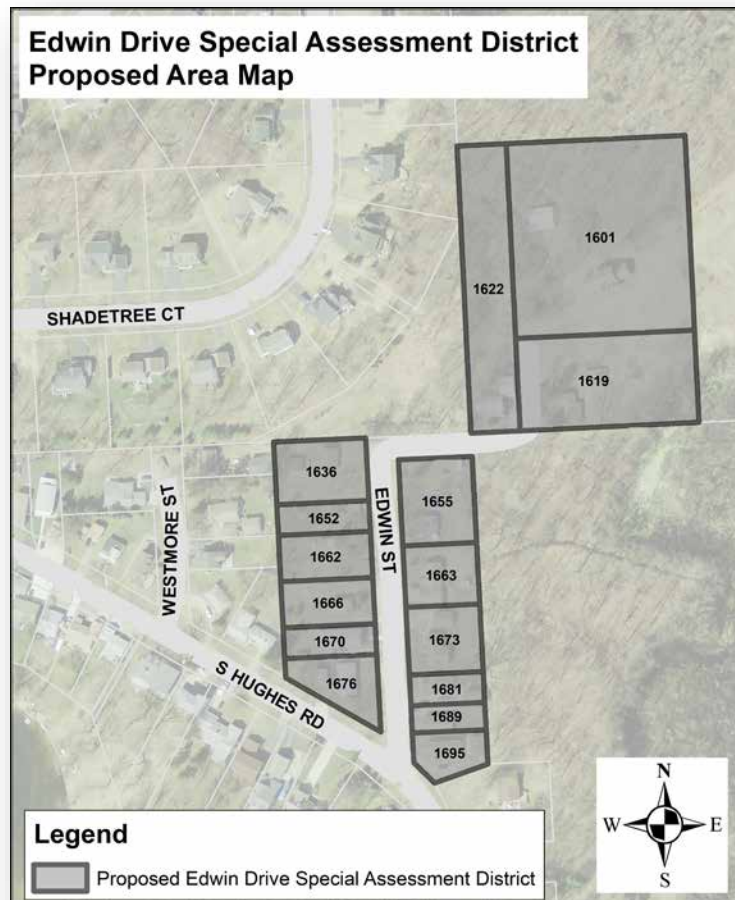
Candie Hovarter

Todd Walker

### MANAGER

Kelly VanMarter





The proposed renewal would create a new 5-year special assessment district with a total project cost of \$21,175. The total 5-year per parcel cost would be \$1,411.67 which is an increase of \$145.80 plus interest. The project and parcel cost analysis are provided for your review in the table below:

|                           |      |                   |                   |              |             |
|---------------------------|------|-------------------|-------------------|--------------|-------------|
| TOTAL MAINTENANCE COST    |      | \$19,175          |                   |              |             |
| ADMINISTRATION COST       |      | \$2,000           |                   |              |             |
| <b>TOTAL PROJECT COST</b> |      | <b>\$21,175</b>   |                   |              |             |
| INTEREST %                |      | 2                 |                   |              |             |
| NUMBER OF PROPERTIES      |      | 15                |                   |              |             |
| <b>TOTAL PER PARCEL</b>   |      | <b>\$1,411.67</b> |                   |              |             |
|                           | YEAR | PAYMENT           | TO INTEREST       | TO PRINCIPAL | OUTSTANDING |
| 1                         | 2025 | \$310.57          | \$28.23           | \$282.33     | \$1,129.33  |
| 2                         | 2026 | \$304.92          | \$22.59           | \$282.33     | \$847.00    |
| 3                         | 2027 | \$299.27          | \$16.94           | \$282.33     | \$564.67    |
| 4                         | 2028 | \$293.63          | \$11.29           | \$282.33     | \$282.33    |
| 5                         | 2029 | \$287.98          | \$5.65            | \$282.33     | \$0.00      |
| <b>\$1,496.37</b>         |      | <b>\$84.70</b>    | <b>\$1,411.67</b> |              |             |

April 2, 2025

**Edwin Drive Road Maintenance SAD Renewal**

Page 3 of 3

Although I do not support the creation of new maintenance special assessment districts due to the amount of required oversight and the potential for controversy, I request Board consideration to renew an existing district upon request by an owner provided that the district is working well and not generating complaints. Since we have received the request, and I am not aware of any complaints, we have prepared and attached Resolutions 1 and 2 for your consideration to initiate renewal of the district.

Please keep in mind that if written objections are filed by owners of more than 20 percent of the area of the proposed district at or before the hearing, the Township Board cannot proceed with the district. Petitions would then be required until petitions in support of the project have been filed which were signed by owners of more than 50 percent of the area of the proposed district.

I look forward to discussing this with you at Monday's meeting. If you choose to initiate renewal of the district, I request your consideration of Resolution 1 and Resolution 2 with disposition via roll call as follows:

**(Requires Roll Call)**

Resolution #1

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_ to approve **Resolution #1** to proceed with the **Edwin Drive Road Maintenance Project** and direct preparation of the plans and cost estimates

Resolution #2

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_ to approve **Resolution #2** to approve the **Edwin Drive Road Maintenance Project**, to schedule the first public hearing for April 21, 2025 and to direct the issuance of statutory notice.

Sincerely,



Kelly VanMarter

## Kelly VanMarter

---

**From:** Rochelle Huntsman <rhuntsm320@gmail.com>  
**Sent:** Wednesday, April 2, 2025 3:21 PM  
**To:** Kelly VanMarter  
**Subject:** Edwin Dr Road Assessment

*Board and Trustees,*

*My name is Rochelle Huntsman a resident on Edwin Dr Brighton I worked hard in 2019 to find a way for our private road Edwin Dr to have maintenance done due to its poor conditions. In 2019 I put a letter in each Neighbor's mailbox to come together and help pay for maintenance that would be needed throughout the year. (Graded, Chloride, crushed asphalt to fill in the holes from wear and tear and snow removal. The cost would have been \$250.00 per house hold. I didn't receive all 15 homes on board and it was keeping me from moving forward because it's not fair for 10 houses to cover 5 house that were not on board with this project. I started making calls and Genoa Twp reach out to me and wanted to help because Brighton Twp was known to do road assessments for private drives and this had worked out well for everyone.*

*I went around with a petition to get signatures and even drove to the owner's home in Livonia because the resident rented out their home. This is the first private drive for Genoa Twp to want to be apart of for helping a community and if the 2019-2024 5 year contract was a success at the end Genoa Township would revisit the Edwin Dr Road Assessment and if everything worked out for the Township and Edwin Dr another 5 years would be bought to the board with wanting to be apart of and continue with helping Edwin Dr of having a safe and nice road to drive on.*

*Thank you for taking the time to show interest and taking the time to work with me to see to another 5 years happen with road maintenance.*

*Sincerely,*

*Rochelle Huntsman*



| EDWIN DRIVE             |          |
|-------------------------|----------|
| SUMMER 2025-2029        |          |
| TOTAL MAINTENANCE COST* | \$19,175 |
| ADMIN.                  | \$2,000  |
| TOTAL                   | \$21,175 |
| INTEREST %              | 2        |
| PROPERTIES              | 15       |

|   | YEAR | PAYMENT     | TO INTEREST | TO PRINCIPAL | OUTSTANDING |
|---|------|-------------|-------------|--------------|-------------|
| 1 | 2025 | \$4,658.50  | \$423.50    | \$4,235.00   | \$16,940.00 |
| 2 | 2026 | \$4,573.80  | \$338.80    | \$4,235.00   | \$12,705.00 |
| 3 | 2027 | \$4,489.10  | \$254.10    | \$4,235.00   | \$8,470.00  |
| 4 | 2028 | \$4,404.40  | \$169.40    | \$4,235.00   | \$4,235.00  |
| 5 | 2029 | \$4,319.70  | \$84.70     | \$4,235.00   | \$0.00      |
|   |      | \$22,445.50 | \$1,270.50  | \$21,175.00  |             |

|            |            |
|------------|------------|
| PER PARCEL | \$1,411.67 |
|------------|------------|

|   | YEAR | PAYMENT    | TO INTEREST | TO PRINCIPAL | OUTSTANDING |
|---|------|------------|-------------|--------------|-------------|
| 1 | 2025 | \$310.57   | \$28.23     | \$282.33     | \$1,129.33  |
| 2 | 2026 | \$304.92   | \$22.59     | \$282.33     | \$847.00    |
| 3 | 2027 | \$299.27   | \$16.94     | \$282.33     | \$564.67    |
| 4 | 2028 | \$293.63   | \$11.29     | \$282.33     | \$282.33    |
| 5 | 2029 | \$287.98   | \$5.65      | \$282.33     | \$0.00      |
|   |      | \$1,496.37 | \$84.70     | \$1,411.67   |             |

| Vendor          | Description of Work | Year | Costs |
|-----------------|---------------------|------|-------|
| KB Road Grading | Grading & Gravel    | 2025 | 1230  |
| Big Barney      | Chloride            | 2025 | 1275  |
| Earth Way       | Snow Removal        | 2025 | 1150  |
| KB Road Grading | Grading & Gravel    | 2026 | 1290  |
| Big Barney      | Chloride            | 2026 | 1350  |
| Earth Way       | Snow Removal        | 2026 | 1150  |
| KB Road Grading | Grading & Gravel    | 2027 | 1350  |
| Big Barney      | Chloride            | 2027 | 1350  |
| Earth Way       | Snow Removal        | 2027 | 1150  |
| KB Road Grading | Grading & Gravel    | 2028 | 1410  |
| Big Barney      | Chloride            | 2028 | 1350  |
| Earth Way       | Snow Removal        | 2028 | 1150  |
| KB Road Grading | Grading & Gravel    | 2029 | 1470  |
| Big Barney      | Chloride            | 2029 | 1350  |
| Earth Way       | Snow Removal        | 2029 | 1150  |
|                 | Total               |      | 19175 |

**KB ROAD GRADING**  
2611 Parklawn  
Brighton, MI 48114 US  
+15174042600  
kbogos@comcast.net

## Estimate

ADDRESS  
Rochelle  
EDWIN DRIVE  
ROCHELLE HUNTSMAN  
1662 EDWIN DR.  
BRIGHTON, MI 48114

| ESTIMATE # | DATE       | EXPIRATION DATE |
|------------|------------|-----------------|
| 4271       | 03/24/2025 | 04/07/2025      |

| DATE | ACTIVITY      | DESCRIPTION  | QTY | RATE   | AMOUNT |
|------|---------------|--|-----|--------|--------|
|      | <b>Grade</b>  | Suggested maintenance for 2025   | 1   | 0.00   | 0.00   |
|      | <b>Grade</b>  | Grade all of Edwin Dr.   | 2   | 315.00 | 630.00 |
|      | <b>Gravel</b> | Crushed Asphalt, delivered & spread, 5 yd load   | 2   | 300.00 | 600.00 |
|      |               | These prices are estimated due to availability and location.<br>And are subject to change. |     |        | 0.00   |

Thank you for your business.

**TOTAL**

**\$1,230.00**

At this time we accept Checks, mailed to the above address.  
or Venmo, at KenBogos@ken-Bogos

Estimates are good for 15 days.

Prices are estimated due to availability of material and location.

50% deposit required before the job starts.

Balance due upon completion.

Accepted By

Accepted Date



**KB ROAD GRADING**

2611 Parklawn  
Brighton, MI 48114 US  
+15174042600  
kbogos@comcast.net

**Estimate****ADDRESS**

Rochelle  
EDWIN DRIVE  
ROCHELLE HUNTSMAN  
1662 EDWIN DR.  
BRIGHTON, MI 48114

| ESTIMATE # | DATE       | EXPIRATION DATE |
|------------|------------|-----------------|
| 4257       | 03/17/2025 | 03/31/2025      |

| DATE | ACTIVITY            | DESCRIPTION  | QTY | RATE   | AMOUNT |
|------|---------------------|--|-----|--------|--------|
|      | <b>Grade</b>        | These prices are estimated due to availability and location. Prices are subject to change. | 1   | 0.00   | 0.00   |
|      | <b>Grade</b>        | Suggested maintenance for Edwin Dr. - 2026   | 1   | 0.00   | 0.00   |
|      | <b>Grade</b>        | Grade Edwin - 2 times per year   | 2   | 335.00 | 670.00 |
|      | <b>Gravel</b>       | Crushed Asphalt, 5 yd load   | 2   | 310.00 | 620.00 |
|      | <b>Finish Grade</b> | Finish Grade - No charge to customer   | 1   | 0.00   | 0.00   |

Thank you for your business.

**TOTAL**

**\$1,290.00**

At this time we accept Checks, mailed to the above address.

or Venmo, at KenBogos@ken-Bogos

Estimates are good for 15 days.

Prices are estimated due to availability of material and location.

50% deposit required before the job starts.

Balance due upon completion.

Accepted By

Accepted Date

**KB ROAD GRADING**  
2611 Parklawn  
Brighton, MI 48114 US  
+15174042600  
kbogos@comcast.net

## Estimate

ADDRESS  
Rochelle  
EDWIN DRIVE  
ROCHELLE HUNTSMAN  
1662 EDWIN DR.  
BRIGHTON, MI 48114

| ESTIMATE # | DATE       | EXPIRATION DATE |
|------------|------------|-----------------|
| 4258       | 03/17/2025 | 03/31/2025      |

| DATE | ACTIVITY            | DESCRIPTION  | QTY | RATE   | AMOUNT |
|------|---------------------|--|-----|--------|--------|
|      | <b>Grade</b>        | These prices are estimated due to availability and location. Prices are subject to change. | 1   | 0.00   | 0.00   |
|      | <b>Grade</b>        | Suggested maintenance for Edwin Dr. - 2027   | 1   | 0.00   | 0.00   |
|      | <b>Grade</b>        | Grade Edwin - 2 times per year   | 2   | 355.00 | 710.00 |
|      | <b>Gravel</b>       | Crushed Asphalt, 5 yd load   | 2   | 320.00 | 640.00 |
|      | <b>Finish Grade</b> | Finish Grade - No charge to customer   | 1   | 0.00   | 0.00   |

Thank you for your business.

At this time we accept Checks, mailed to the above address.  
or Venmo, at KenBogos@ken-Bogos

Estimates are good for 15 days.

Prices are estimated due to availability of material and location.

50% deposit required before the job starts.

Balance due upon completion.

**TOTAL**

**\$1,350.00**

Accepted By

Accepted Date

**KB ROAD GRADING**  
2611 Parklawn  
Brighton, MI 48114 US  
+15174042600  
kbogos@comcast.net

## Estimate

ADDRESS  
Rochelle  
EDWIN DRIVE  
ROCHELLE HUNTSMAN  
1662 EDWIN DR.  
BRIGHTON, MI 48114

| ESTIMATE # | DATE       | EXPIRATION DATE |
|------------|------------|-----------------|
| 4259       | 03/17/2025 | 03/31/2025      |

| DATE | ACTIVITY            | DESCRIPTION  | QTY | RATE   | AMOUNT |
|------|---------------------|--|-----|--------|--------|
|      | <b>Grade</b>        | These prices are estimated due to availability and location. Prices are subject to change. | 1   | 0.00   | 0.00   |
|      | <b>Grade</b>        | Suggested maintenance for Edwin Dr. - 2028   | 1   | 0.00   | 0.00   |
|      | <b>Grade</b>        | Grade Edwin - 2 times per year   | 2   | 375.00 | 750.00 |
|      | <b>Gravel</b>       | Crushed Asphalt, 5 yd load   | 2   | 330.00 | 660.00 |
|      | <b>Finish Grade</b> | Finish Grade - No charge to customer   | 1   | 0.00   | 0.00   |

Thank you for your business.

At this time we accept Checks, mailed to the above address.  
or Venmo, at KenBogos@ken-Bogos

Estimates are good for 15 days.

Prices are estimated due to availability of material and location.

50% deposit required before the job starts.

Balance due upon completion.

**TOTAL**

**\$1,410.00**

Accepted By

Accepted Date



**KB ROAD GRADING**

2611 Parklawn  
Brighton, MI 48114 US  
+15174042600  
kbogos@comcast.net

**Estimate**

ADDRESS  
Rochelle  
EDWIN DRIVE  
ROCHELLE HUNTSMAN  
1662 EDWIN DR.  
BRIGHTON, MI 48114

| ESTIMATE # | DATE       | EXPIRATION DATE |
|------------|------------|-----------------|
| 4260       | 03/17/2025 | 03/31/2025      |

| DATE | ACTIVITY            | DESCRIPTION  | QTY | RATE   | AMOUNT |
|------|---------------------|--|-----|--------|--------|
|      | <b>Grade</b>        | These prices are estimated due to availability and location. Prices are subject to change. | 1   | 0.00   | 0.00   |
|      | <b>Grade</b>        | Suggested maintenance for Edwin Dr. - 2029   | 1   | 0.00   | 0.00   |
|      | <b>Grade</b>        | Grade Edwin - 2 times per year   | 2   | 395.00 | 790.00 |
|      | <b>Gravel</b>       | Crushed Asphalt, 5 yd load   | 2   | 340.00 | 680.00 |
|      | <b>Finish Grade</b> | Finish Grade - No charge to customer   | 1   | 0.00   | 0.00   |

Thank you for your business.

At this time we accept Checks, mailed to the above address.

or Venmo, at KenBogos@ken-Bogos

Estimates are good for 15 days.

Prices are estimated due to availability of material and location.

50% deposit required before the job starts.

Balance due upon completion.

**TOTAL**

**\$1,470.00**

Accepted By

Accepted Date



## **EARTH WAY LAND MANAGEMENT, LLC**

Phone Number: 517-219-6624

[Earth.Way@outlook.com](mailto:Earth.Way@outlook.com)

9773 Van Buren Rd, Fowlerville, MI 48836

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# **Bid Proposal**

## **Customer**

Rochelle Huntsman

1662 Edwin Dr., Brighton, MI 48116

## **Description of Services**

Snow Removal: Fall 2025-Spring 2030

-Plowing of Edwin Dr.

-Shoveling openings of cleared driveways of any over spill from plow

## **Price(per push)**

- \$200 Edwin Dr.(Up to 3", \$10 more per inch of snow)
- Additional \$30 for shoveling, if needed(cleared drive openings)

$\$230 \times 5(\text{times per year}) = \$1,150$

"This is a binding agreement between Earth Way Land Management, LLC. (EWLM) and Customer. Either party may terminate this agreement upon 30 days' written notice to other party. Any additions or alterations to Services provided above have an extra charge which will be billed separately, and Customer agrees to pay such charge. The Services provided are hazardous by their very nature, and EWLM cannot be responsible for personal injury or damage to plants, grasses, landscaping, hardscaping, mailboxes, sprinkler systems or other potential environments which may exist in Customer's yard, this includes tire marks or damage from rainy or water saturated soil conditions. Further, damage related to rocks, stones, or other embedded, hidden or latent objects which mowers may throw during the cutting process are not the responsibility of EWLM. Excessively long grass may require multiple cutting applications; if required, EWLM will charge an additional service fee and Customer agrees to pay such fee. The cost provided above includes gasoline and salt at the going rate at the time services are provided, a reasonably proportional surcharge may be added if these costs go up in the future, and Customer agrees to pay such surcharge. Any payments 60 days past due will result in cancellation of services provided by EWLM, past due amounts and a



3/25/2025

Genoa Township  
Attn: Denise Schniers  
2911 Dorr Rd.  
Brighton, MI. 48116

Dear Denise,

Here is a 5-year estimate for dust control on Edwin Drive in Genoa Township. Big Barney's Road Maintenance would like to thank you for allowing us to service Genoa Township.

| Product/Service     | Description                          | Quantity | Rate     | Total      |
|---------------------|--------------------------------------|----------|----------|------------|
| CCMB – Dust Control | Summer 2025 (600ft x 3 applications) | 3        | \$425.00 | \$1,275.00 |
| CCMB – Dust Control | Summer 2026 (600ft x 3 applications) | 3        | \$450.00 | \$1,350.00 |
| CCMB – Dust Control | Summer 2027 (600ft x 3 applications) | 3        | \$450.00 | \$1,350.00 |
| CCMB – Dust Control | Summer 2028 (600ft x 3 applications) | 3        | \$450.00 | \$1,350.00 |
| CCMB – Dust Control | Summer 2029 (600ft x 3 applications) | 3        | \$450.00 | \$1,350.00 |

We do offer a 5% Early Bird special when the entire amount is paid prior to April 15<sup>th</sup> of that year. Big Barney's Road Maintenance appreciates your continued support and business. We are committed to providing you If you have any questions or concerns, please feel free to reach out to me at 517-546-8755 or [byron@bigbarneys.com](mailto:byron@bigbarneys.com).

Sincerely,

Byron Myer  
Big Barney's Road Maintenance

[www.bigbarneys.com](http://www.bigbarneys.com)

WE WANT YOUR BUSINESS

P.O. Box 483 • Howell, MI. 48844-0483 • (517) 546-8755 • Fax (517) 546-1236



**Resolution #1 – Edwin Drive Road Maintenance  
Special Assessment Project (Summer 2025)**

**GENOA CHARTER TOWNSHIP**

At a regular meeting of the Township Board of Genoa Charter Township, Livingston County, Michigan, (the "Township") held at the Township Hall on April 7, 2025, at 6:30 p.m., there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Resolution to Proceed with the Project and Direct  
Preparation of the Plans and Cost Estimates**

WHEREAS, the Board of Trustees of the Township desire to create a special assessment district for the Edwin Drive Road Maintenance project as described in Exhibit A (the "Project") under the authority of Act No 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of the Township has received correspondence asking for the renewal of the existing special assessment district for Edwin Drive Road maintenance and has determined to proceed with the Project in accordance with Act. No. 188, Michigan Public Acts of 1954, as amended; and

WHEREAS, the creation of a Special Assessment District for the Edwin Drive Road Maintenance Project is appropriate pursuant to Section 2, Item M. of Act No. 188, Michigan Public Acts of 1954.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Supervisor is directed to have plans prepared illustrating the Project, the location of the Project, and an estimate of the cost of the Project subject to periodic redetermination of costs, pursuant to MCL 41.724(4).

2. The plans and estimates identified in paragraph 1, when prepared, shall be filed with the Township Manager.

A vote on the foregoing resolution was taken and was as follows:

YES:

NO:

ABSENT:

RESOLUTION DECLARED \_\_\_\_\_.

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on April 7, 2025, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

---

Janene Deaton, Clerk  
Genoa Charter Township

## **EXHIBIT A – THE PROJECT**

### **EDWIN DRIVE ROAD MAINTENANCE PROJECT (SUMMER 2025)**

#### **DESCRIPTION OF PROJECT A FIVE-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:**

The total maintenance cost of the project is \$21,175. There are 15 parcels which front on this section of road. The estimated interest for the district is 2% and the administrative cost is \$2,000. The total principle cost per parcel is \$1,411.67. The annual principle payment per parcel is \$282.33 with 2% interest applied to the outstanding balance.

The project (the “Project”) will consist of:

- Grading – Grade all of Edwin Drive twice (2x) each year.
- Gravel – Deliver and spread five (5) yards of crushed asphalt material each year.
- Dust Control – Apply three (3) applications of chloride per year.
- Snow Removal – Snow removal shall be authorized as needed by request of designated neighborhood representative. Costs indicated are for plowing three inches (3”) or less of snow not more than five (5) times each year. This includes plowing and shoveling openings of cleared driveways.
- Township costs for publications and mailings.

Periodic redetermination of costs for incremental increases not to exceed ten percent (10%) of the total project cost may be required. Any total project cost increase which exceeds \$2,117 shall require notice and a hearing in accordance with MCL 41.724. Potential cost increases may result from but are not limited to the following:

- Snow removal events which exceed three inches (3”) of snow will require an additional \$10 per inch of snow.
- More than five (5) snow removal and/or snow shoveling events.
- Road grading and material prices are subject to change due to availability and location.



**Resolution #2 – Edwin Drive Road Maintenance  
Special Assessment Project (Summer 2025)**

**GENOA CHARTER TOWNSHIP**

At a regular meeting of the Township Board of Genoa Charter Township of Livingston County, Michigan (the “Township”) held at the Township Hall on April 7, 2025 at 6:30 p.m. there were

PRESENT:

ABSENT:

The following preamble and resolution were offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**Resolution to Approve the Project, Schedule the First Hearing for April 21, 2025  
And Direct the Issuance of Statutory Notices**

WHEREAS, the Board of Trustees of Genoa Charter Township had previously approved and now agrees to continue in this instance the Edwin Drive Road Maintenance Special Assessment Project (Summer 2025) as described in Exhibit A (the “Project”);

WHEREAS, preliminary plans describing the Project and its location in the Township and a preliminary estimate of the cost of the Project, prepared by Earth Way Land Management, LLC, KB Road Grading and Big Barney’s Road Maintenance have been filed with the Township Manager;

WHEREAS, after reviewing the plans and cost estimate, the Board of Trustees desires to proceed with the Project in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of Genoa Charter Township has determined to levy special assessments against the lands specially benefited by the Project, and to expend funds of the Township therefore in anticipation of the collection of such special assessments to defray all or part of the cost of the Project, all pursuant to and as authorized by Act. No. 188, Public Acts of Michigan 1954, as amended;

WHEREAS, the special assessment district for the Project has been tentatively determined by the Township Manager and is described in Exhibit B;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Trustees of the Township hereby tentatively declares its intention to proceed with the Project.
2. The Board of Trustees of the Township hereby declares its intention to fund the maintenance and tentatively designates the special assessment district against which the cost of the maintenance is to be assessed as described in Exhibit B.
3. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing on the Project, and the proposed Special Assessment District for the Project which is known as the “Edwin Drive Road Maintenance Special Assessment District (Summer 2025).”
4. The public hearing will be held on April 21, 2025 at 6:30 p.m., at the offices of Genoa Charter Township, 2911 Dorr Road, Brighton, Michigan 48116.
5. The Township Manager is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Manager shall be similar to the notice attached as Exhibit C and shall be mailed by first class mail on or before April 11, 2025. Following the mailing of the notices, the Township Manager shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit D.

6. The Township Manager is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before April, 11 2025 and once on or before April 18, 2025. The notice shall be in a form substantially similar to the notice attached as Exhibit C.

A vote on the foregoing resolution was taken as was as follows:

YES:

NO:

ABSENT:

RESOLUTION DECLARED \_\_\_\_\_.

CLERK'S CERTIFICATE

The Undersigned, being duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Board of Trustees at a meeting of the Township Board on April 7, 2025, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records of the Manager's office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act. No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

\_\_\_\_\_  
Janene Deaton  
Genoa Charter Township Clerk

## **EXHIBIT A – THE PROJECT**

### **EDWIN DRIVE ROAD MAINTENANCE PROJECT (SUMMER 2025)**

#### **DESCRIPTION OF PROJECT A FIVE-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:**

The total maintenance cost of the project is \$21,175. There are 15 parcels which front on this section of road. The estimated interest for the district is 2% and the administrative cost is \$2,000. The total principle cost per parcel is \$1,411.67. The annual principle payment per parcel is \$282.33 with 2% interest applied to the outstanding balance.

The project (the “Project”) will consist of:

- Grading – Grade all of Edwin Drive twice (2x) each year.
- Gravel – Deliver and spread five (5) yards of crushed asphalt material each year.
- Dust Control – Apply three (3) applications of chloride per year.
- Snow Removal – Snow removal shall be authorized as needed by request of designated neighborhood representative. Costs indicated are for plowing three inches (3”) or less of snow not more than five (5) times each year. This includes plowing and shoveling openings of cleared driveways.
- Township costs for publications and mailings.

Periodic redetermination of costs for incremental increases not to exceed ten percent (10%) of the total project cost may be required. Any total project cost increase which exceeds \$2,117 shall require notice and a hearing in accordance with MCL 41.724. Potential cost increases may result from but are not limited to the following:

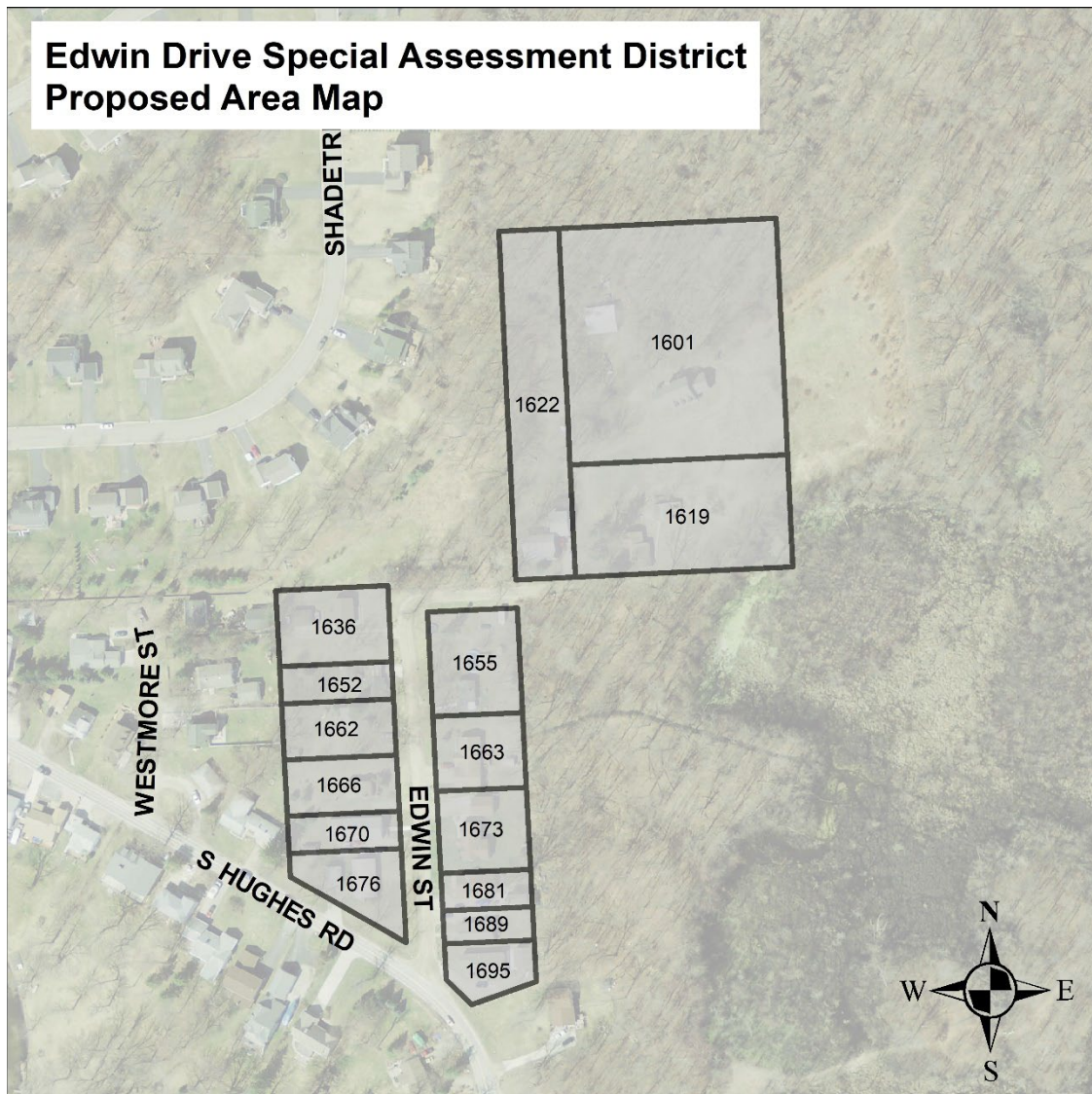
- Snow removal events which exceed three inches (3”) of snow will require an additional \$10 per inch of snow.
- More than five (5) snow removal and/or snow shoveling events.
- Road grading and material prices are subject to change due to availability and location.



## EXHIBIT B – The District

The Edwin Drive Maintenance Special Assessment Project (Summer 2025) is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map below and includes the specific properties that are identified by the following permanent parcel numbers:

| Parcel No.    | Address       | Parcel No.    | Address       |
|---------------|---------------|---------------|---------------|
| 11-11-100-003 | 1622 EDWIN DR | 11-11-302-055 | 1670 EDWIN DR |
| 11-11-100-018 | 1601 EDWIN DR | 11-11-302-056 | 1676 EDWIN DR |
| 11-11-100-019 | 1619 EDWIN DR | 11-11-302-073 | 1662 EDWIN DR |
| 11-11-302-041 | 1681 EDWIN DR | 11-11-302-076 | 1695 EDWIN DR |
| 11-11-302-042 | 1673 EDWIN DR | 11-11-302-077 | 1689 EDWIN DR |
| 11-11-302-044 | 1663 EDWIN DR | 11-11-302-080 | 1655 EDWIN DR |
| 11-11-302-049 | 1636 EDWIN DR |               |               |
| 11-11-302-051 | 1652 EDWIN DR |               |               |
| 11-11-302-052 | 1666 EDWIN DR |               |               |



## EXHIBIT C – NOTICE OF PUBLIC HEARING

### GENOA CHARTER TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

NOTICE OF PUBLIC HEARING  
APRIL 21, 2025 AT 6:30PM

#### UPON A PROPOSED EDWIN DRIVE ROAD MAINTENANCE SPECIAL ASSESSMENT DISTRICT (Summer Tax 2025)

**NOTICE IS HEREBY GIVEN** that the Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on **April 21, 2025 at 6:30 p.m.**, at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review the following proposed special assessment district and to hear any objections thereto and to the proposed project as follows:

- (1) This private road maintenance project (the “Project”) involves annual maintenance for Edwin Drive located in Section 11 of Genoa Charter Township. The project includes twice annual road grading, annual delivery and spread of five (5) yards of crushed asphalt, dust control chloride application three (3) times each year, and snow removal up to five (5) times each year.
- (2) The total maintenance cost of the project is \$21,175. There are 15 parcels which front on this section of private road. The estimated interest for the district is 2% and the administrative cost is \$2,000. The total principle cost per parcel is \$1,411.67. The annual principle payment per parcel is \$282.33 with 2% interest applied to the outstanding balance.
- (3) The Project is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map on the following page and includes the specific properties that are identified by the following parcel numbers and addresses:

| PARCEL NO.    | ADDRESS       | PARCEL NO.    | ADDRESS       | PARCEL NO.    | ADDRESS       |
|---------------|---------------|---------------|---------------|---------------|---------------|
| 11-11-100-003 | 1622 Edwin Dr | 11-11-302-044 | 1663 Edwin Dr | 11-11-302-056 | 1676 Edwin Dr |
| 11-11-100-018 | 1601 Edwin Dr | 11-11-302-049 | 1636 Edwin Dr | 11-11-302-073 | 1662 Edwin Dr |
| 11-11-100-019 | 1619 Edwin Dr | 11-11-302-051 | 1652 Edwin Dr | 11-11-302-076 | 1695 Edwin Dr |
| 11-11-302-041 | 1681 Edwin Dr | 11-11-302-052 | 1666 Edwin Dr | 11-11-302-077 | 1689 Edwin Dr |
| 11-11-302-042 | 1673 Edwin Dr | 11-11-302-055 | 1670 Edwin Dr | 11-11-302-080 | 1655 Edwin Dr |

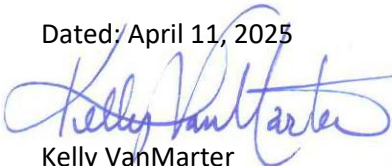
- (4) The Township plans to impose special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.
- (5) The plans and cost estimates from KB Road Grading, Earth Way Land Management, LLC, and Big Barney’s Road Maintenance for the proposed project and the boundaries of the Special Assessment District are now on file in the office of the Township Manager and Township Clerk for public inspection. Periodic redeterminations of the cost of the Project may be made, and subsequent hearings shall not be required if such cost redeterminations do not increase the estimated cost of the Project by more than 10%.
- (6) Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to object to the Project with the Township Board. Any person objecting to the proposed Project or the proposed Special Assessment District shall appear and protest at the hearing or shall file an objection in writing with the Township

Manager before the close of the April 21, 2025 hearing or within such further times as the Township Board may grant.

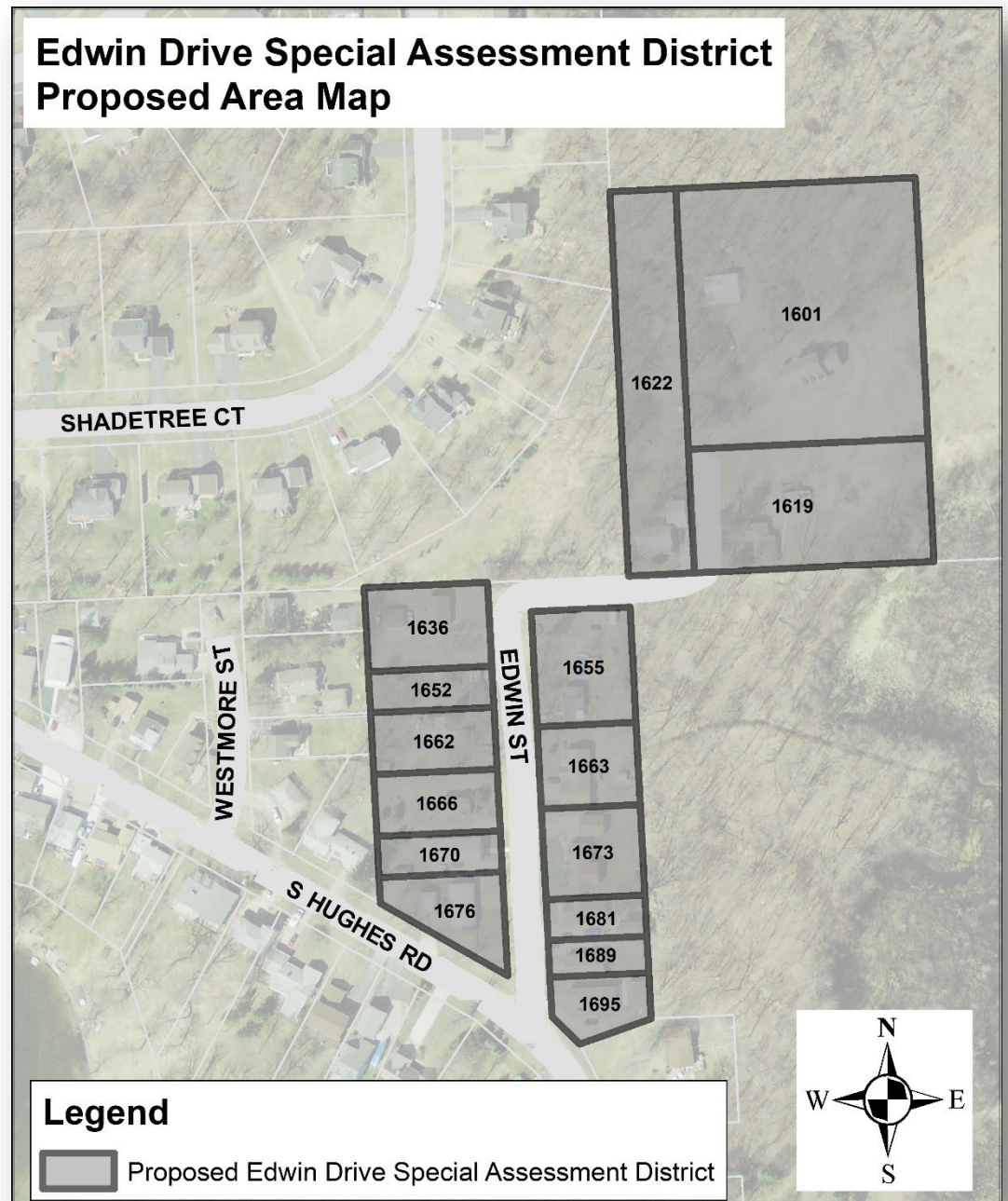
- (7) All interested persons are invited to be present at the hearing to submit comments concerning the foregoing. The Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the hearing upon seven (7) days' notice to the Township Manager. Individuals with disabilities requiring such aids or services should contact the Manager at the address or phone number listed below.

This notice is given by order of the Genoa Charter Township Board.

Dated: April 11, 2025



Kelly VanMarter  
Township Manager  
2911 Dorr Road  
Brighton, MI 48116  
[kelly@genoa.org](mailto:kelly@genoa.org)  
(810) 227-5225





**EXHIBIT D**

**AFFIDAVIT OF MAILING**

STATE OF MICHIGAN         )

COUNTY OF LIVINGSTON    )


Kelly VanMarter, being first duly sworn, deposes and says that she personally prepared for mailing, and did on April 11, 2025, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Genoa; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

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Kelly VanMarter  
Genoa Charter Township Manager

# 2025 Application for Fireworks Other Than Consumer or Low Impact

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

|  |   |   |  |  |
|--|---|---|--|--|
| Authority: 2011 PA 256   |   | The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board. |  | DATE PERMIT(S) EXPIRE:   |
| TYPE OF PERMIT(S) (Select all applicable boxes)  |   |   |  |  |
| <input type="checkbox"/> Agricultural or Wildlife Fireworks  |   | <input type="checkbox"/> Articles Pyrotechnic   |  | <input checked="" type="checkbox"/> Display Fireworks  |
| <input checked="" type="checkbox"/> Public Display   |   | <input type="checkbox"/> Private Display  |  |  |
| <input type="checkbox"/> Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes  |   |   |  |  |
| NAME OF APPLICANT<br><b>Celebrate Lake Chemung</b>   |   | ADDRESS OF APPLICANT<br><b>1030 S. Hughes Rd., Howell, MI 48843</b>   |  | AGE OF APPLICANT 18 YEARS OR OLDER<br><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO            |
| NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER<br><b>Anthony G. Sommer</b>   |   | ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER<br><b>1030 S. Hughes Rd., Howell, MI 48843</b>   |  |  |
| IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)  |   | ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)  |  | TELEPHONE NUMBER<br><b>(517) 282-0017</b>  |
| NAME OF PYROTECHNIC OPERATOR<br><b>AMS Displays LLC</b>  |   | ADDRESS OF PYROTECHNIC OPERATOR<br><b>23509 Blackett Ave., Warren, MI 48089</b>   |  | AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER<br><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| NO. YEARS EXPERIENCE<br><b>See Attached</b>  | NO. DISPLAYS  | WHERE   |  |  |
| NAME OF ASSISTANT  |   | ADDRESS OF ASSISTANT  |  | AGE OF ASSISTANT 18 YEARS OR OLDER<br><input type="checkbox"/> YES <input type="checkbox"/> NO                       |
| NAME OF OTHER ASSISTANT  |   | ADDRESS OF OTHER ASSISTANT  |  | AGE OF OTHER ASSISTANT 18 YEARS OR OLDER<br><input type="checkbox"/> YES <input type="checkbox"/> NO                 |
| EXACT LOCATION OF PROPOSED DISPLAY<br><b>Lake Chemung (see attached)</b>   |   |   |  |  |
| DATE OF PROPOSED DISPLAY<br><b>Saturday June 28, 2025</b>  |   | TIME OF PROPOSED DISPLAY<br><b>10 PM - Dusk</b>   |  |  |
| MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT |   |   |  |  |
| AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT)<br><b>2,000,000</b>  |   | NAME OF BONDING CORPORATION OR INSURANCE COMPANY<br><b>See Attached</b>   |  |  |
| ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY  |   |   |  |  |
| NUMBER OF FIREWORKS  | KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed) |   |  |  |
|  | <b>See Attached</b>   |   |  |  |
|  |   |   |  |  |
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|  |   |   |  |  |
| SIGNATURE OF APPLICANT<br>  |   | DATE<br><b>2/25/2025</b>  |  |  |

## 2025 Permit for Fireworks Other than Consumer or Low Impact

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

*This permit is not transferable. Possession of this permit authorizes the herein named person to possess, transport and display fireworks in the amounts, for the purpose of and at the place listed below only through permit expiration date.*

|   |                    |  |
|---|--------------------|--|
| TYPE OF PERMIT(S) (Select all applicable boxes)<br><input type="checkbox"/> Agricultural / Wildlife Fireworks <input type="checkbox"/> Articles Pyrotechnic <input checked="" type="checkbox"/> Display Fireworks<br><input checked="" type="checkbox"/> Public Display <input type="checkbox"/> Private Display<br><input type="checkbox"/> Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes |                    | FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY.<br>PERMIT(S) EXPIRATION DATE (ENTER DATE OF EXPIRATION)<br><br>AGE (18 YEARS OR OLDER)<br><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| NAME OF PERSON PERMIT ISSUED TO   |                    | AMS DISPLAYS LLC   |
| ADDRESS OF PERSON PERMIT ISSUED TO  |                    | 23509 BLACKETT AVE WARREN, MI 48089  |
| NAME OF ORGANIZATION, GROUP, FIRM OR CORPORATION  |                    | CELEBRATE LAKE CHEMUNG   |
| ADDRESS   |                    | 1030 S HUGHES RD HOWELL, MI  |
| NUMBER AND TYPES OF FIREWORKS (Please attach additional pages if necessary)<br><br><h1 style="margin: 0;">SEE ATTACHED PROPOSAL</h1>  |                    |  |
| EXACT LOCATION OF DISPLAY OR USE  |                    |  |
| FLOATING PLATFORM ON LAKE CHEMUNG   |                    |  |
| CITY, VILLAGE, TOWNSHIP   | DATE               | TIME   |
| GENOA TWP   | 6-28-25 RD 6-29-25 | DUSK   |
| BOND OR INSURANCE FILED   |                    | AMOUNT   |
| <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO   |                    | \$2,000,000  |

Issued by action of the Legislative Body of the

☐ City    ☐ Village    ☐ Township of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
(Signature and Title of Legislative Body Representative)

**\*THIS FORM IS VALID UNTIL THE DATE OF EXPIRATION OF PERMIT\***



**Show Location: 1030 S HUGHES RD, HOWELL MI**

**Show Time: DUSK**

**Show Duration: 25 Minutes Approximately**

**Display Proposal Encompasses:**

- Michigan Licensed Pyrotechnicians and Technician Assistants who will handle setup, firing, takedown, and safety inspections.
- Professional choreography and electric firing of the entire display for a seamless experience.
- Mortar racks to load every shell for the display, crafted in Michigan by Great Lakes Mortar Racks LLC, the nation's top supplier. These racks are built to meet NFPA code specifications, guaranteeing complete safety and compliance.
- Public Liability and property damage insurance coverage of \$2,000,000 combined single limit, with our insurance company holding an A++ rating.
- Possession of an Explosives License as required by the U.S. Department of Alcohol, Tobacco, and Firearms.
- Holding a Michigan Fireworks Storage license as mandated by the State Fire Marshal.

## **DISPLAY DETAILS**

Embark on an electrifying journey through the night sky with our fireworks extravaganza! It kicks off patriotically, explodes into a layered spectacle of light and sound, surprises with a fake-out twist, and culminates in a breathtaking grand finale. Get ready for an unforgettable experience that will leave you in awe!

### **PATRIOTIC KICKOFF**

Our program launches with an electrifying display, painting the sky with vibrant hues of Red, White, and Blue. This awe-inspiring salvo serves as a prelude to a grandiose 21-gun salute, accompanied by a heartfelt rendition of the national anthem. As the anthem fills the air, a symbolic display, punctuated by the booming salute, sets the stage for an unforgettable pyromusical experience, brimming with patriotism and awe.

### **LAYERED SPECTACULAR**

Get ready for a multi-dimensional showcase that forms the heart of our program. We'll create a stunning visual blend of 1" to 7" aerial shells with rapid-fire cakes, bursting in groups to paint vibrant colors. These flights of shells, launched continuously, ensure non-stop excitement. Injecting intense energy, rapid-fire cakes punctuate the sky, while complementary aerial shells add to the mesmerizing brilliance above.

### **THE FAKE OUT**

Add an unexpected twist to your fireworks display with our Faux Finale Fake Out. Featuring five vibrant segments placed throughout the show, this sequence mimics a grand finale multiple times, keeping the audience in suspense and wonder. Perfect for maintaining excitement and engagement until the very end!

### **GRAND FINALE**

Just when the crowd begins to applaud, thinking the show has concluded, the real climax begins, following the Faux Finale Fake Out. The sky erupts with an overwhelming barrage of fireworks. Filling the sky with an astonishing array of colors and deafening titanium salutes, the true Grand Finale announces itself as the **REAL DEAL**. Each burst becomes more intense than the last, building in speed and ferocity. The intensity crescendos to an ear-shattering conclusion, dominating the night sky with a spectacular, awe-inspiring display that leaves the audience in complete awe. This finale isn't just memorable—it's unforgettable, cementing the show as the best fireworks display they have ever experienced.

# **CELEBRATE LAKE CHEMUNG**

## **DISPLAY PROPOSAL**

**JUNE 28, 2025**

**RAIN DATE JUNE 29TH**

**\$36,000 Proposal Includes Labor and Insurance**

## **SHELL SHOWCASE**

| <b>DISPLAY<br/>FLOW</b>        | <b>SPECIAL<br/>BARRAGE FX<br/>(1" - 2.5"<br/>CAKES)</b> | <b>3"<br/>SHELLS</b> | <b>4"<br/>SHELLS</b> | <b>5"<br/>SHELLS</b> | <b>6"<br/>SHELLS</b> | <b>7"<br/>SHELLS</b> | <b>8"<br/>SHELLS</b> |
|--------------------------------|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <b>PATRIOTIC<br/>KICKOFF</b>   | <b>10</b>   | <b>144</b>           | <b>50</b>            | <b>36</b>            | <b>22</b>            | <b>1</b>             |                      |
| <b>LAYERED<br/>SPECTACULAR</b> | <b>30</b>   | <b>192</b>           | <b>100</b>           | <b>36</b>            | <b>44</b>            | <b>1</b>             |                      |
| <b>FAUX FINALE</b>             | <b>10</b>   | <b>144</b>           | <b>50</b>            | <b>36</b>            | <b>22</b>            | <b>1</b>             |                      |
| <b>GRAND FINALE</b>            | <b>30</b>   | <b>216</b>           | <b>100</b>           | <b>36</b>            | <b>44</b>            | <b>1</b>             |                      |
| <b>TOTAL SHOT<br/>COUNT</b>    | <b>4453</b>   | <b>696</b>           | <b>300</b>           | <b>144</b>           | <b>132</b>           | <b>4</b>             |                      |

**AMS Firework Displays is committed to delivering the most thrilling Michigan-made shows, ensuring every display is executed with precision, creativity, and top-tier quality. Unlike companies operating across multiple states, our sole focus is making Michigan the premier destination for fireworks.**

**As a family-owned business, we take great pride in offering the safest, highest-quality, and most uniquely tailored displays. Our passion is creating unforgettable experiences that celebrate Michigan's spirit and leave lasting memories for all who attend.**

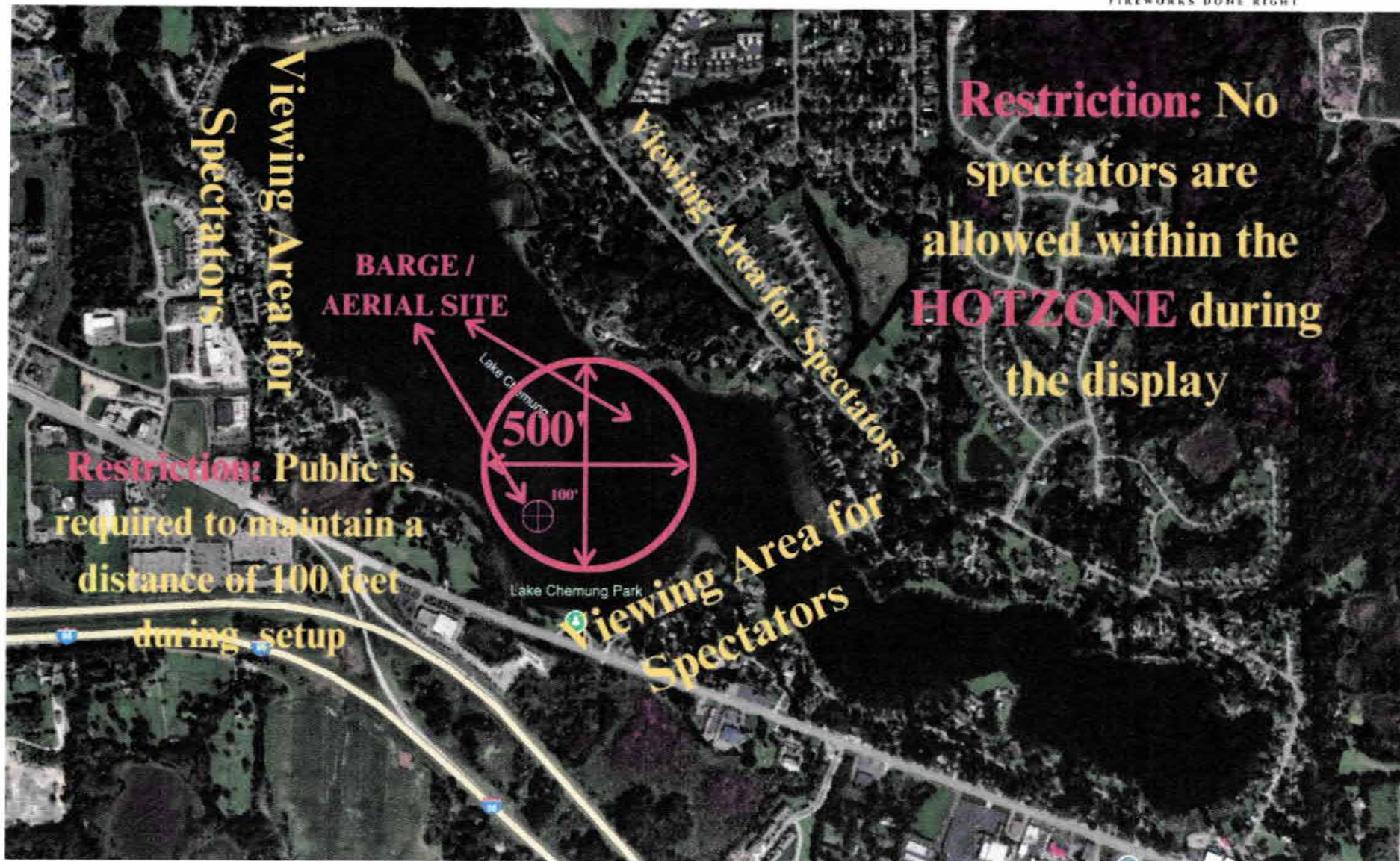
**We appreciate your consideration and look forward to the opportunity to collaborate, ensuring your show is a breathtaking highlight of the event.**

# **THANK YOU**



\*Per NFPA 1123: 70 feet per inch for crowd distance. Safe to discharge 7 inch diameter shells.

LAKE CHEMUNG  
INDEPENDENCE DAY  
CELEBRATION  
HOWELL, MI



HOTZONE



AERIAL DISPLAY SITE: 100' X 100'

AERIAL SITE RADIUS: 500'



## **REFERENCE LIST**

| DISPLAY                                       | CONTACT          | PHONE/ EMAIL   |
|---|------------------|--|
| Thunder Over The Bay<br>Naubinway, MI         | Debra Kleinbrook | 810-938-8044<br><a href="mailto:2021tolca@gmail.com">2021tolca@gmail.com</a>                                   |
| Grosse Ile Yacht Club<br>Grosse Pointe, MI    | Jim Ferguson     | 313-319-0309<br><a href="mailto:ferguson.jim@outlook.com">ferguson.jim@outlook.com</a>                         |
| Lakeshore High School<br>St. Clair Shores, MI | Janelle Bross    | 586-260-8051<br><a href="mailto:jbross@lsps.org">jbross@lsps.org</a>   |
| Wedding<br>Grand Blanc, MI                    | Jessica Mihlfeld | 810-969-3508<br><a href="mailto:jjrylee@gmail.com">jjrylee@gmail.com</a>                                       |
| Great Lakes Mortar Racks<br>Howell, MI        | Chris Elliott    | 248-521-8189<br><a href="mailto:chris@glmr.us">chris@glmr.us</a>   |
| Carleton Cruise<br>Carleton, MI               | Dave Klavon      | 313-570-4798<br><a href="mailto:dtklavon@ayhoo.com">dtklavon@ayhoo.com</a>                                     |
| Baroda Twp<br>Baroda, MI                      | Christina Price  | 269-422-2300<br><a href="mailto:barodaclerk@gmail.com">barodaclerk@gmail.com</a>                               |
| Oscoda Twp<br>Oscoda, MI                      | Tara Lyons       | 989-739-3211<br><a href="mailto:asstsuper@oscodatownshipmi.gov">asstsuper@oscodatownshipmi.gov</a>             |
| Dorr Business Association<br>Dorr Twp, MI     | Brooke Kasul     | 616-795-1772<br><a href="mailto:Brookeatierrvsbodvandframe@gmail.com">Brookeatierrvsbodvandframe@gmail.com</a> |



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/12/2025

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

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

PRODUCER  
Ryder Rosacker McCue & Huston (MGD by Hull & Company)  
509 W Koenig St  
Grand Island NE 68801

CONTACT  
NAME: Kristy Wolfe  
PHONE  
(A/C, No, Ext): 308-382-2330 FAX  
(A/C, No): 308-382-7109  
E-MAIL  
ADDRESS: kwolfe@ryderinsurance.com

INSURED  
AMS DISPLAYS LLC  
23509 Blackett Ave  
Warren MI 48089

| INSURER(S) AFFORDING COVERAGE            | NAIC # |
|--|--------|
| INSURER A: NATIONAL FIRE & MARINE INS CO | 20079  |
| INSURER B:                               |        |
| INSURER C:                               |        |
| INSURER D:                               |        |
| INSURER E:                               |        |
| INSURER F:                               |        |

**COVERAGES**

CERTIFICATE NUMBER: 1821047675

REVISION NUMBER:

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

| INSR LTR | TYPE OF INSURANCE  | ADDL INSR | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|--|-----------|----------|---------------|-------------------------|-------------------------|--|
| A        | GENERAL LIABILITY  |           |          | 72LPS048742   | 3/14/2024               | 3/14/2025               |  |
|          | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY               |           |          |               |                         |                         | EACH OCCURRENCE \$ 1,000,000                         |
|          | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR |           |          |               |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 |
|          |  |           |          |               |                         |                         | MED EXP (Any one person) \$ 5,000                    |
|          |  |           |          |               |                         |                         | PERSONAL & ADV INJURY \$ 1,000,000                   |
|          |  |           |          |               |                         |                         | GENERAL AGGREGATE \$ 2,000,000                       |
|          |  |           |          |               |                         |                         | PRODUCTS - COMP/OP AGG \$ Included                   |
|          |  |           |          |               |                         |                         | \$   |
|          | AUTOMOBILE LIABILITY   |           |          |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$               |
|          | <input type="checkbox"/> ANY AUTO  |           |          |               |                         |                         | BODILY INJURY (Per person) \$                        |
|          | <input type="checkbox"/> ALL OWNED AUTOS                                       |           |          |               |                         |                         | BODILY INJURY (Per accident) \$                      |
|          | <input type="checkbox"/> HIRED AUTOS   |           |          |               |                         |                         | PROPERTY DAMAGE (Per accident) \$                    |
|          |  |           |          |               |                         |                         | \$   |
|          | UMBRELLA LIAB  |           |          |               |                         |                         | EACH OCCURRENCE \$                                   |
|          | EXCESS LIAB  |           |          |               |                         |                         | AGGREGATE \$   |
|          |  |           |          |               |                         |                         | \$   |
|          | DED  |           |          |               |                         |                         | WC STATU- TORY LIMITS                                |
|          | RETENTION \$   |           |          |               |                         |                         | OTH- ER  |
|          | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY                                  |           |          |               |                         |                         | E.L. EACH ACCIDENT \$                                |
|          | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH)    |           |          |               |                         |                         | E.L. DISEASE - EA EMPLOYEE \$                        |
|          | If yes, describe under DESCRIPTION OF OPERATIONS below                         |           |          |               |                         |                         | E.L. DISEASE - POLICY LIMIT \$                       |
|          |  |           |          |               |                         |                         |  |

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

ADDITIONAL INSURED: CELEBRATE LAKE CHEMUNG & GENOA TOWNSHIP  
DISPLAY EVENT: INDEPENDENCE DAY CELEBRATION

DATE OF DISPLAY: 6-28-2025 RD 6-29-2025

LOCATION OF DISPLAY: LAKE CHEMUNG 1030 S HUGHES RD HOWELL, MI 48843

**CERTIFICATE HOLDER****CANCELLATION**

CELEBRATE LAKE CHEMUNG  
1030 S Hughes Rd  
HOWELL MI 48843

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

AUTHORIZED REPRESENTATIVE



**MARINE SPECIAL EVENT APPLICATION AND PERMIT**

Issued under authority of Part 801, Marine, Part 811 ORV and Part 821 Snowmobile, of the Natural Resource and Environmental Protection Act, Act 451, P. A. of 1994, as amended. Failure to comply with the provisions of this Act is a misdemeanor and may result in fines and/or imprisonment.

**DNR USE ONLY**

Permit Number

M-25-22

**APPLICANT:** This completed and signed application must be received by the appropriate DNR office at least 30 days prior to the event, or the permit may not be authorized. Locations and addresses on next page.

|  |   |   |   |   |   |
|--|---|---|---|---|---|
| Name of Applicant<br><b>AMS DISPLAYS LLC</b>   |   | Sponsoring Organization/Individual/Group<br><b>CELEBRATE LAKE CHEMUNG</b> |   | Name of Person in Charge of Event<br><b>ANTHONY SOMMER</b>                                  |   |
| Street Address<br><b>23509 BLACKETT AVE</b>  |   | Street Address<br><b>1030 S HUGHES RD</b>                                 |   | Street Address<br><b>1030 S HUGHES RD</b>   |   |
| City, State, ZIP<br><b>WARREN, MI 48089</b>  |   | City, State, ZIP<br><b>HOWELL, MI 48843</b>                               |   | City, State, ZIP<br><b>HOWELL, MI 48843</b>   |   |
| Email Address<br><b>BOOM@AMSFIREWORKDISPLAYS.COM</b>   |   | Email Address<br><b>CELEBRATELAKECHEMUNG@GMAIL.COM</b>                    |   | Email Address<br><b>CELEBRATELAKECHEMUNG@GMAIL.COM</b>                                      |   |
| Business Telephone<br><b>(586) 519-4268</b>  | Home Telephone<br><b>(586) 519-4268</b>                     | Business Telephone<br><b>(517) 282-0017</b>                               |   | Business Telephone<br><b>(517) 282-0017</b>   | Home Telephone<br><b>(517) 282-0017</b> |
| Event Date(s) (mm/dd/yyyy) If seasonal, attach proposed schedule<br><b>JUNE 28, 2025</b>   |   |   |   | Where will "Person in Charge" be during the event?<br><b>ON SITE AT EVENT</b>               |   |
| Event Starting and Finishing Times<br><b>DUSK APPROX: 10PM - 10:30PM</b>   |   |   |   | How can "Person in Charge" be contacted during the event?<br><b>BUSINESS # 517-282-0017</b> |   |
| Type of Event (Check appropriate boxes)<br><input checked="" type="checkbox"/> <b>Marine</b> - Pursuant to Section 80164 of Act 451, P.A. of 1994, as amended.<br><input type="checkbox"/> Canoe Race <input type="checkbox"/> Parade <input type="checkbox"/> Hydroplane Race <input type="checkbox"/> Offshore Race <input type="checkbox"/> Sailboat Race <input type="checkbox"/> Motorboat Race <input type="checkbox"/> Water Skiing<br><input checked="" type="checkbox"/> Fireworks* <input type="checkbox"/> Swimming <input type="checkbox"/> Raft Race <input type="checkbox"/> Sailboard <input type="checkbox"/> Other (Specify) _____<br>*Applicant must include copy of Fireworks Display Permit issued by local unit of government.<br><input type="checkbox"/> <b>Off-Road Vehicle (ORV)</b> - Pursuant to Section 81122 of Act 451, P.A. of 1994, as amended.<br><input type="checkbox"/> Bike <input type="checkbox"/> ORV <input type="checkbox"/> Other (specify) _____<br><input type="checkbox"/> <b>Snowmobile</b> - Pursuant to Section 82119 of Act 451, P.A. of 1994, as amended. |   |   |   |   |   |
| Location of Event - Body of Water (A map or diagram must be submitted with your application.)<br><b>LAKE CHEMUNG</b> <input checked="" type="checkbox"/> Inland Water <input type="checkbox"/> Great Lakes/Navigable Waters  |   |   |   | Township<br><b>GENOA</b>  | County<br><b>LIVINGSTON</b>             |
| Section(s)<br>   |   |   |   |   |   |
| Estimated Number of Vehicles<br><b>4</b>   | Number of spectators (if applicable)<br><b>APPROX: 1000</b> | Number of Event Participants<br><b>8</b>                                  | Sponsor of Patrol Vessels<br><b>ANTHONY SOMMER &amp; SHERIFF'S OFFICE</b> |   |   |
| Do conditions require special law enforcement patrols?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  |   | Types of Medical Support Units (if any)<br><b>N/A</b>                     |   | Number of Medical Support Units<br>   |   |

**APPLICANT:** Read all pages and attachments before certification and signature.

|  |                          |
|--|--------------------------|
| <b>CERTIFICATION</b>   |                          |
| I hereby certify that I have read, understand, and agree to abide by the conditions contained on page 2, governing this permit in the conduct of the operations under this permit, and that the information provided is true and accurate to the best of my knowledge. |                          |
| <u><i>10laus Lee</i></u><br>Applicant Signature  | <u>2-11-2025</u><br>Date |

**APPLICANT:** Submit completed application along with a map or diagram of the location of the event to the appropriate District office at least 30 days prior to the event or permit may not be authorized. District office locations on next page.

|  |   |
|--|---|
| <b>FOR DNR USE ONLY</b>  |   |
| Investigation Findings & Recommendations   | State any problems this event may cause, special equipment the event may require, special enforcement effort that may be required, special use permits, and where they may be obtained. |
| Annual event. No past issues nor anticipated issues. Safety zone will be maintained by the Sheriff and event organizer. Recommend approval upon receipt of Genoa Twp and Brighton Fire Department permits.   |   |
| <u>CO Lisa Taube</u>   | <u>189</u>  |
| Investigating Officer (please print)   | Signature <u><i>[Signature]</i></u>   |
| Date of Investigation (mm/dd/yyyy) <u>03-10-2025</u>   |   |
| <b>AUTHORIZATION</b>   |   |
| <input checked="" type="checkbox"/> <b>EVENT IS AUTHORIZED</b> for the date(s) and time(s) specified as long as conditions are complied with prior to and/or during stated event(s). Failure to meet all specified conditions automatically invalidates this permit and may subject permittee to prosecution.  |   |
| Number of Law Enforcement Patrol Vehicles Authorized _____ Type _____  |   |
| Special Conditions - See Page 2: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> 5 <input checked="" type="checkbox"/> 6 <input checked="" type="checkbox"/> 7 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 9 <input checked="" type="checkbox"/> 10 <input type="checkbox"/> 11 <input type="checkbox"/> 12 <input checked="" type="checkbox"/> 13 <input type="checkbox"/> 14 <input checked="" type="checkbox"/> 15 <input checked="" type="checkbox"/> 16 <input checked="" type="checkbox"/> Other: Only approved if local permits are obtained (Genoa Twp./Brighton Fire) |   |
| <input type="checkbox"/> <b>EVENT IS NOT AUTHORIZED</b>  |   |
| F/Lt. Todd Szyska<br>District Law/Permit Supervisor (Please print)   |   |
| Signature <u><i>[Signature]</i></u>  |   |
| Date <u>3-13-25</u>  |   |



# BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.

Brighton, MI 48116

o: 810-229-6640 f: 810-229-1619

---

March 20, 2025

Janene Deaton  
Kelly VanMarter/Amy Ruthig  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Approval for Public Fireworks Display  
Lake Chemung Fireworks  
Anthony G. Sommer  
1030 S. Hughes Rd., Howell, MI 48843  
Saturday, June 28, 2025

Pyrotechnic: AMS Displays LLC  
23509 Blackett Ave.  
Warren, MI 48089

Kelly/Amy,

The Brighton Area Fire Authority has reviewed the request to provide a public fireworks display scheduled for Saturday June 28, 2025 on Lake Chemung sponsored by Lake Chemung Homeowners.

We understand that the application has been filed to approve the Display Fireworks Permit as of March 3, 2025, and that the largest shell will be 7" in diameter. The application included a site map that shows a 500' radius separation distance around the launch site which exceeds the separation exceeds the requirements of NFPA 1123, Code for Fireworks Display, and it will be sufficient as long as there is a means provided to maintain the viewing public this distance away from the launch site. It is recommended that some form of visual and physical barrier be provided to assist with crowd control and responsible staff to monitor. Our approval is contingent upon all other approvals being granted.

The fire authority will visit and inspect the display set-up before the scheduled launch time while you are setting it up. We will also review the safety & emergency plan at this time.

Please feel free to contact me to discuss any questions or concerns that you may have (810)229-6640.

Cordially,

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

Rick Boisvert, CFPS  
Fire Marshal

# Memo

**To:** Genoa Township Board

**From:** Debra L. Rojewski

**Date:** 04/07/2025

**Re: Emergency Management Resolution**

I would like the Genoa Township Board to pass the Resolution for the 2025 Emergency Management Plan. This is a continuance of the previous plan that has been in place for the Township and needs to be updated now that we have a new Board and needs to be resubmitted to FEMA every 5 years. This Plan is in place so that when an Emergency happens and FEMA needs to step in we will be reimbursed the money that was spent.

Also, the State of Michigan is requiring an Appendix in the County Emergency Operations Plan regarding Cyber Attacks and Power Outages. In the event of a county Cyber-attack, the County IT would handle but if the township experiences a cyber-attack then our IT would handle. This needed to be covered since it has become such a vulnerability. As far as power outages are concerned, the County Emergency Management would typically handle this by staying in contact with DTE and Consumers Energy with our escalation needs for critical infrastructure.

I have attached the Emergency Management Plan for Genoa Township. If you have any further questions feel free to contact me.

Thank you!



**ACKNOWLEDGING AND ADOPTING  
THE LIVINGSTON COUNTY HAZARD MITIGATION PLAN**

**WHEREAS, Hazard Mitigation is a critical component to a successful community,**

**NOW, THEREFORE, BE IT RESOLVED,** that the Genoa Charter Township Board hereby acknowledges and adopts the Livingston County Mitigation Plan.

**ADOPTED** – this 7<sup>th</sup> day of April, 2025

---

Kevin Spicher, Supervisor

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Janene Deaton, Clerk

**CERTIFICATION**

I hereby certify that the foregoing is a true and complete copy of Resolution No. 250407

Adopted by the Genoa Charter Township Board, Livingston County, Michigan, at a regular meeting held on the 7<sup>th</sup> day of April, 2025 and that the meeting was held and the minutes therefore were filed in compliance with Act No. 267 of the Public Acts of 1976.

**IN WITNESS WHEREOF,** I have hereto affixed my official signature the 7<sup>th</sup> day of April, 2025

---

**Janene Deaton, Clerk  
Genoa Charter Township**



2911 Dorr Rd  
Brighton Michigan, 48116 USA  
[www.genoa.org](http://www.genoa.org)

# **Emergency Management Resolution 250407**

**Support Emergency Operations Plan  
General Emergency Management Guidelines  
Emergency Management Response Procedures and  
Emergency Action Guidelines**

**Adopted Date: April 7, 2025**

**Effective Date: April 7, 2025**

---

Genoa Township  
2911 Dorr Road  
Brighton, Michigan USA  
Phone: 810-227-5225 Fax: 810-227-3420  
[www.genoa.org](http://www.genoa.org)

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## Genoa Township – EMERGENCY MANAGEMENT RESOLUTION

**WHEREAS**, Genoa Township has elected to be incorporated into the Livingston County Emergency Management Program; and

**WHEREAS**, by becoming part of the county emergency management program, Genoa Township and Livingston County have certain responsibilities to each other; and

**WHEREAS**, this Support Emergency Operations Plan has been developed to identify the responsibilities between Genoa Township and Livingston County in regards to pre-disaster emergency management activities and to provide for Genoa Township government agencies to respond to various types of emergencies or disasters that affect the community.

**WHEREAS**, this support plan is to be used in concurrence with the County Emergency Operations Plan as it is a supporting document; and

**WHEREAS**, the support plan will be maintained in accordance with the up-to-date standards of the Livingston County Emergency Operations Plan and review of this support plan shall be accomplished concurrently with the county plan,

**NOW THEREFORE, BE IT RESOLVED**, that Genoa Township adopts and approves this Resolution to provide for the mitigation, preparedness, response and recovery from natural and human-made disasters within Genoa Township by being part of the Livingston County emergency management program; to appoint the County Emergency Management Coordinator as the Genoa Township Emergency Management Coordinator; to provide for a means for coordinating the resources of the municipality with those of the county; and to provide a means through which the township Board may exercise the authority and discharge the responsibilities vested in them by this resolution and Act No. 390 of the Public Acts of 1976, as amended; said Resolution is as follows:

**A RESOLUTION** to provide for the mitigation, preparedness, response and recovery from natural and human-made disasters within Genoa Township by being part of the Livingston County Emergency Management Program; to appoint the County Emergency Management Coordinator as the Genoa Township Emergency Management Coordinator; to provide for a means for coordinating the resources of the municipality with those of the county; and to provide a means through which the township board may exercise the authority and discharge the responsibilities vested in them by this resolution and Act No. 390 of the Public Acts of 1976, as amended.

### Article 1 - Short Title

**Section 101.** This resolution shall be known as the “Emergency Management Resolution.”

### Article 2 – Definition

**Section 201.** For the purpose of this resolution, certain words used herein are defined as follows:

(a) “Act” means the Michigan Emergency Management Act, Act No. 390 of the Public Acts of 1976, as amended.

(b) “Disaster” means an occurrence or threat of widespread or severe damage, injury or loss of life or property resulting from a natural or human-made cause, including but not limited to, fire, flood, snowstorm, ice storm, tornado, windstorm, wave action, earthquake, plane crash, oil spill, water contamination, utility failure, hazardous peacetime radiological incident, major transportation accident, hazardous materials incident, epidemic, air contamination, blight, drought, infestation, explosion, or hostile military action or paramilitary action, or similar occurrences resulting from terrorist activities, riots, or civil disorders.

- (c) “Disaster relief force” means all agencies of county and municipal government, private and volunteer personnel, public officers and employees, and all other persons or groups of persons identified in the Livingston County Emergency Operations Plan as having duties to perform or those called into duty or working at the direction of a party identified in the plan to perform a specific disaster or emergency related task during a local state of emergency.
- (d) “District Coordinator” means the Michigan Department of State Police District Emergency Management Coordinator. The District Coordinator serves as liaison between local emergency management programs and the Michigan State Police, Emergency Management Division in all matters pertaining to the mitigation, preparedness, response and recovery of emergency and disaster situations.
- (e) “Emergency management coordinator” means the person appointed to coordinate all matters pertaining to emergency management within the municipality. The emergency management coordinator for Genoa Township is the Livingston County emergency management coordinator.
- (f) “Emergency management program” means a program established to coordinate mitigation, preparedness, response and recovery activities for all emergency or disaster situations within a given geographic area made up of one or several political subdivisions. Such a program has an appointed emergency management coordinator and meets the program standards and requirements established by the Department of State Police, Emergency Management Division. Genoa Township has elected to be part of the Livingston County emergency management program.
- (g) “Emergency operations plan” means the plan developed and maintained by county and political subdivisions included in the emergency management program area for the purpose of responding to all emergency or disaster situations by identifying and organizing the disaster relief force.
- (h) “Governor’s state of disaster” means an executive order or proclamation by the Governor that implements the disaster response and recovery aspects of the Michigan Emergency Management Plan and applicable local plans of the county or municipal programs affected.
- (i) “Governor’s state of emergency” means an executive order or proclamation by the Governor that implements the emergency response and recovery aspects of the Michigan Emergency Management Plan and applicable local plans of the county or municipal programs affected.
- (j) “Local state of emergency” means a declaration by the Township Supervisor pursuant to the act and this resolution which implements the response and recovery aspects of the Livingston County Emergency Operations Plan and authorizes certain actions as described in this resolution.
- (k) “Vital records” means those records that contain information needed to continue the effective functioning of a government entity jurisdiction and for the protection of the rights and interests of persons under emergency conditions in the event of an emergency or disaster situation.

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Revision Date: 3/7/2025

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### **Article 3 - Emergency Management Coordinator; Appointment**

**Section 301.** By the authority of this resolution the township supervisor hereby appoints the Livingston County Emergency Management Coordinator as the emergency management coordinator for Genoa Township. In addition to acting for, and at the direction of, the County Administrator, the Emergency Management Coordinator will also act for, and at the direction of, the Township Supervisor.

**Section 302.** A line of succession for the Livingston County Emergency Management Coordinator has been established and is listed in the Genoa Township Emergency Operations Plan.

### **Article 4 - Emergency Management Coordinator; Duties**

**Section 401.** The Emergency Management Coordinator shall comply with standards and requirements established by the Department of State Police, Emergency Management Division, under the authority of the act, in accomplishing the following <sup>1</sup>:

- (a) Direct and coordinate the development of the Livingston County Emergency Operations Plan, which shall be consistent in content with the Michigan Emergency Management Plan.
- (b) Specify departments or agencies which must provide an annex to the plan or otherwise cooperate in its development.
- (c) Identify departments and agencies to be included in the Emergency Operations Plan as disaster relief force.
- (d) Develop and maintain a county Resource Manual.
- (e) Coordinate the recruitment, appointment, and utilization of volunteer personnel.
- (f) Assure the emergency management program meets eligibility requirements for state and federal aid.
- (g) Coordinate and/or conduct training and exercise programs for the disaster relief force within the county and to test the adequacy of the Emergency Operations Plan.
- (h) Through public information programs, educate the population as to actions necessary for the protection of life and property in an emergency or disaster.
- (i) Assist in the development of mutual aid agreements.
- (j) Assist the Genoa Township municipal liaison with the development of municipal standard operating procedures which are consistent with the county Emergency Operations Plan.

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<sup>1</sup> Act 390, as amended, sec. 7a (4) gives the Emergency Management Division the authority to promulgate several standards and requirements.

- (k) Oversee the implementation of all functions necessary during an emergency or disaster in accordance with the Emergency Operations Plan.
- (l) Coordinate county emergency management activities with those municipalities included in the county emergency management program, other municipalities, the state, and adjacent counties.
- (m) Coordinate all preparedness activities, including maintaining primary and alternate Emergency Operations Centers.
- (n) Identify mitigation opportunities within the county and encourage departments/agencies

#### **Article 5 - Emergency Management Liaison; Duties**

**Section 501.** By the authority of this resolution the Township Supervisor has appointed a liaison, as defined in the Plan Introduction IV, for the purpose of assisting the county Emergency Management Coordinator in coordinating the emergency management activities within the municipality. The duties of the liaison are as follows:

- (a) Coordinate municipal emergency management activities with those of the county jurisdictions.
- (b) Assist the county Emergency Management Coordinator with the development of the county Emergency Operations Plan and the incorporation of municipal resources into the plan.
- (c) Identify municipal departments and agencies to be included in the Emergency Operations Plan as part of the disaster relief force.
- (d) Identify municipal resources and forward information to the county Emergency Management Coordinator for inclusion in the county Resource Manual.
- (e) Coordinate the recruitment, appointment, and utilization of volunteer resources.
- (f) Assist the county Emergency Management Coordinator with administering training programs.
- (g) Coordinate municipal participation in exercises conducted by the county.
- (h) Assist in the development of mutual aid agreements.
- (i) Assist in educating the population as to actions necessary for the protection of life and property in an emergency or disaster.
- (j) Encourage departments/agencies within the municipality to identify and implement procedures to mitigate the effects of potential disasters.
- (k) Assist in the assessment of the nature and scope of the emergency or disaster and collect damage assessment information and forward to the county.

- (l) Coordinate the vital records protection program.
- (m) Develop municipal standard operating procedures for disaster response which are consistent with the county Emergency Operations Plan.

**Section 502.** The Township Supervisor shall appoint a minimum of two persons as successors to the position of the municipal liaison. The line of succession shall be supplied to the county Emergency Management Coordinator: Primary liaison is the Fire Chief, first alternate is the Deputy Fire Chief, and Second Alternate is the Police Chief.

#### **Article 6 – Township Supervisor: Powers; Duties**

**Section 601.** The Township Supervisor shall, review the effectiveness of the Livingston County Emergency Operations Plan as the plan relates to the municipality every year. With the assistance of the municipal liaison, he/she shall make recommendations to the county Emergency Management Coordinator of any changes which may be needed. After this review and incorporation of necessary changes, the township supervisor shall certify the plan to be current and adequate for Genoa Township.<sup>2</sup>

**Section 602.** When circumstances within the township indicate that the occurrence or threat of occurrence of widespread or severe damage, injury or loss of life or property from natural or human-made cause exists the Township Supervisor may declare a local state of emergency. Such a declaration shall be promptly filed with the Livingston County Emergency Management Office, who shall forward it to the Department of State Police, Emergency Management Division. This declaration shall not be continued or renewed for a period in excess of 7 days except with the consent of the Township Board.

**Section 603.** If the Township Supervisor invokes such power and authority, he/she shall, as soon as reasonably expedient, convene the Township Board for one or more emergency meetings in accordance with the Open Meetings Act to perform its normal legislative and administrative duties as the situation demands, and will report to that body relative to emergency activities. Nothing in this resolution shall be construed as abridging or curtailing the powers of the Township Board unless specifically provided herein.

**Section 604.** The Township Supervisor may do one or more of the following under a local state of emergency:

- (a) Direct the Emergency Management Coordinator to implement the Emergency Operations Plan.
- (b) Issue directives as to travel restrictions on local roads within the municipality.
- (c) Relieve township employees of normal duties and temporarily reassign them to other duties.
- (d) Activate mutual aid agreements.
- (e) Direct the municipal disaster relief effort in accordance with the county Emergency Operations Plan and municipal standard operating procedures.



- (f) Notify the public and recommend in-place or evacuation or other protective measures.
- (g) Request a state of disaster or emergency declaration from the Governor as described in Article 7.
- (h) When obtaining normal approvals would result in further injury or damage, or is not possible due to the nature of the disaster, the Township Supervisor may, until the Township Board convenes, waive procedures and formalities otherwise required pertaining to the following:
  - (1) For a period of up to 7 days, send the disaster relief force and resources to the aid of other communities as provided by mutual aid agreements.
  - (2) For a period of up to 7 days, appropriate and expend funds from the disaster contingency fund created in Article 9 up to \$250,000.
  - (3) For a period of up to 7 days, make contracts, obtain and distribute equipment, materials, and supplies for disaster purposed.
  - (4) Employ temporary workers.
  - (5) Purchase and distribute supplies, materials, and equipment.
- (6) Make, amend, or rescind ordinances or rules necessary for emergency management purposes which supplement a rule, order, or directive issued by the Governor or a state agency. Such an ordinance or rule shall be temporary and, upon the Governor's declaration that a state of disaster or state of emergency is terminated, shall no long be in effect. <sup>3</sup>

**Section 606.** If a state of disaster or emergency is declared by the Governor, assign and make available for duty the employees, property, or equipment of the township within or without the physical limits of the township as ordered by the Governor or the Director of the Department of State Police in accordance with the act. <sup>4</sup>

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<sup>2</sup> Rule 4 (c) (d-q) of the administrative rules promulgated for Act 390, sec. 19 states that the plan shall be considered official upon bearing the signature of the chief executive official of the municipality. The plan must be current and adequate (see rule) within two years.

<sup>3</sup> Act 390, as amended, sec.12 (2) provides this authority.

<sup>4</sup> Act 390, as amended, sec. 10 (1) (h) provides this authority.

## **Article 7 - Governor Declaration Request**

**Section 701.** If a disaster or emergency occurs that has not yet been declared to be a state of disaster or a state of emergency by the Governor, and the Township Supervisor determines that the situation is beyond control of the municipality, he/she may request the Governor to declare that a state of disaster or state of emergency exists in the municipality in accordance with the act. This shall be done by immediately contacting the Livingston County Emergency Management Coordinator. The Emergency Management Coordinator shall immediately contact the District Coordinator. The District Coordinator, in conjunction with the Emergency Management Coordinator, shall assess the nature and scope of the disaster or emergency, and they shall recommend the state personnel, services, and equipment that will be required for its prevention, mitigation, or relief. <sup>5</sup>

## **Article 8- Volunteers; Appointment; Reimbursement**

**Section 801.** Each municipal department, commission, board, or other agency of municipal government is authorized to appoint volunteers to augment its personnel in time of emergency to implement emergency functions assigned in the county Emergency Operations Plan. Such individuals are part of the disaster relief force and shall be subject to the rules and operational control set forth by the respective department, commission, board, or agency through which the appointment was made, and shall be reimbursed for all actual and necessary travel and subsistence expenses. <sup>6</sup>

## **Article 9 - Disaster Contingency Fund**

**Section 901.** A disaster contingency fund is hereby created in the budget of not less than \$250,000. Money may be expended from the fund when a local state of emergency has been declared for the purpose of paying the disaster relief force, purchase of supplies and services, repair costs, or other needs required specifically for the mitigation of the effects of, or in response to, the emergency or disaster.

---

<sup>5</sup> Act 390, as amended, sec.12 states that the “chief executive official” (see definitions in act) of a county or any municipality may make this request. However, he/she must do this utilizing the procedures set forth in sec. 14 of the act

<sup>6</sup> Act 390, as amended, sec. 11 (1) (a-c) discusses disaster relief force rights and duties.

## **Article 10 - Rights of Disaster Relief Force**

**Section 1001.** In accordance with the act, personnel of the disaster relief force while on duty shall have the following rights:

- (a)** If they are employees of the municipality, or other governmental agency regardless of where serving, have the powers, duties, rights, privileges, and immunities and receive the compensation incidental to their employment.
- (b)** If they are not employees of the municipality, or other governmental agency be entitled to the same rights and immunities as are provided for by law.

## **Article 11 - Temporary Seat of Government**

**Section 1101.** The township board shall provide for the temporary movement and reestablishment of essential government offices in the event that existing facilities cannot be used.

## **Article 12 – Liability**

**Section 1201.** As provided for in the act and this resolution, the municipality, or the agents or representatives of the municipality, shall not be liable for personal injury or property damage sustained by the disaster relief force. In addition, any member of the disaster relief force engaged in disaster relief activity shall not be liable in a civil action for damages resulting from an act of omission arising out of and in the course of the person's good faith rendering of that activity, unless the person's act or omission was the result of that person's gross negligence or willful misconduct. The right of a person to receive benefits or compensation to which he or she may otherwise be entitled to under the worker's compensation law, any pension law, or act of congress will not be effected as a result of said activity.<sup>7</sup>

**Section 1202.** As provided for in the act, any person owning or controlling real estate or other premises who voluntarily and without compensation grants the municipality the right to inspect, designate and use the whole or any part of such real estate or premises for the purpose of sheltering persons or for any other disaster related function during a declared local state of emergency or during an authorized practice disaster exercise, shall not be civilly liable for the death of, or injury to, any person on or about such real estate or premises under such license, privilege or other permission, or for loss of, or damage to, the property of such person.

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which states that the appointed emergency management coordinator and the district coordinator must jointly assess the situation and make recommendations.

<sup>7</sup> Act 390, as amended, sec. 11 (2-8) discusses liability.



### **Article 13 – Sovereignty**

**Section 1301.** Should any section, clause, or provision of this resolution be declared by the courts invalid for any reason, such declaration shall not affect the validity of this resolution as a whole or any part thereof, other than the section, clause, or provision so declared to be invalid.

### **Article 14 – Repeals**

**Section 1401.** All resolutions or parts of resolutions inconsistent herewith are hereby repealed.

### **Article 15 - Annual Review**

**Section 1501.** This resolution shall be reviewed annually by the Township Board in conjunction with the adoption of the Budget and changes shall be made if necessary.

### **Article 16 - Effective Date**

**Section 1601.** This resolution shall have immediate effect.

### **[End Resolution Text]**

#### **ROLL CALL VOTE:**

A roll call vote on the foregoing resolution was taken and was as follows:

**AYES:**

**NAYS:** None

**ABSENT:**

**RESOLUTION DECLARED: Adopted**

#### **CERTIFICATION**

I, Janene Deaton, being the duly elected Clerk of the Township of Genoa, Livingston County, Michigan hereby certify that:

(1) The foregoing is a true and complete copy of the Resolution duly adopted by the Township Board on April 7, 2025;

(2) The original of such resolution is on file in the records of the Clerk's office;

(3) The meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended);  
And,

(4) The minutes of such meeting were kept and will be or have been (or will be) made available as required by the Open Meetings Act.

**DATE: April 7, 2025**

\_\_\_\_\_  
**Janene Deaton, Genoa Township Clerk**

**Genoa Township**

**Support Emergency Operations Plan**

**A Support Plan to  
County Emergency Operations Plan/  
Emergency Action Guidelines**

**Date: April 7, 2025**



**Signature page**

Date: April 7, 2025

To all Recipients:

Transmitted herewith is the Support Emergency Operations Plan for the Genoa Township in support to the Livingston County Emergency Operations Plan.

The plan provides a framework for the Township to use in performing emergency functions before, during, and after a natural disaster, technological incident or a hostile attack.

This plan was adopted by the Board under Resolution No. 250407 dated April 7, 2025. It supersedes all previous plans.

---

Kevin Spicher, Genoa Township Supervisor

Date

## **Genoa Township**

# **Introduction to the Plan**

### **Purpose**

Genoa Township has elected to be incorporated into the Livingston County Emergency Management Program. By becoming part of the county emergency management program, Genoa Township and Livingston County have certain responsibilities to each other. This Support Emergency Operations Plan has been developed to identify the responsibilities between Genoa Township and Livingston County in regards to pre-disaster emergency management activities. It also provides for Genoa Township government agencies to respond to various types of emergencies or disasters that affect the community. This support plan is to be used in concurrence with the County Emergency Operations Plan as it is a supporting document. The support plan will be maintained in accordance with the up-to-date standards of the Livingston County Emergency Operations Plan. Review of this support plan shall be accomplished concurrently with the county plan.

### **Scope**

This plan is a flexible document in which changes from the content of the plan may occur due to unique nature of emergencies.

Each agency that has a supported role in this plan or its elements has developed Standard Operating Procedures (SOP) which provides systematic instructions for accomplishing assigned functions.

In addition, to support emergency preparedness and response efforts, the local government also conducts other activities such as personnel training, participating in exercises, encouraging chronic disease prevention techniques; educate the public on awareness activities, and use of appropriate land use planning decisions for mitigation and prevention purposes as well.

Through this plan, Genoa Township continues to implement the National Incident Management System, participating in efforts to provide an effective and efficient incident management operation.

### **Plan Maintenance and Implementation**

The plan has been developed together with local community, and county officials to ensure consistency within the county emergency management program documents. The plan is required to be approved by the Genoa Township Board every year in conjunction with the Budget, or whenever the Elected Officials change, and is to be forwarded to the County Emergency Management Office. Upon approval, it will be implemented, tested through exercises in concurrence with County officials, and review/updated to maintain its current with the County Emergency Operations Plan.

This plan has been provided to all municipal agencies, elected officials, the county emergency management office and the MSP/EMHSD district coordinator.

## **Emergency Management Program Oversight**

Genoa Township has appointed the **Fire Chief** to serve as the Municipal Emergency Management Liaison responsible for working with the County Emergency Management Coordinator in matters pertaining to emergency management for the municipality. Pursuant the requirements in P.A. 390, of 1976, as amended, Section 19, Livingston County has adopted a resolution that incorporates Genoa Township into its emergency management program, necessary for disaster assistance.



## Genoa Township

# Basic Information

### Community Profile

**Location.** Genoa Township is situated in town 2 North, range 5 East of Livingston County.

**Major Industries.** The township has very limited industrial and commercial development. The Brighton Area Fire Authority has on file, and will update annually in conjunction with the annual facilities inspection, a record of each industrial and commercial industry in the township.

**Railway Risks.** We have approximately 13.73 miles of rail running through our Twp. that may or may not have unknown hazardous materials aboard.

**Expressway Risks,** We have approximately 6.22 miles of expressway running through our Twp. that may or may not have unknown materials hazard aboard.

**Underground Pipeline,** We have approximately 11.06 miles of underground pipeline that runs through the western part of the Twp and south of I-96.

**General Hazard Vulnerabilities.** More information regarding hazard vulnerability can be found in the County's Hazard Mitigation Plan/Analysis.

**Extremely Hazardous Materials Locations.** Within the community, there are no sites that contain extremely hazardous materials. Pursuant to SARA Title III, off-site emergency response plans have been developed by the LEPC to prepare the fire department(s) to respond to the specific hazardous materials on the sites. In addition, the owners of the site(s) have reported the types of hazardous material that is housed on-site, as required by the Emergency Planning and Community Right-To-Know Act.

### Emergency Management Authority

Pursuant to P.A. 390 of 1976, as amended, the Genoa Township Supervisor may declare a local state of emergency for Genoa Township. In the Township Supervisor's absence, pursuant to local legislation, the Manager is authorized to declare the local state of emergency as well. Upon a declaration, PA 390 also authorizes the Township Supervisor to issue directives, such as restrictions to travel on local roads. The local declaration activates this emergency plan as well as the emergency operations center to conduct activities to ensure the safety of people, property, and the environment.

Genoa Township has been a recipient of federal preparedness assistance; a resolution has been adopted by the local government for establishing the National Incident Management System as the standard for incident management for all-hazards. Through the adoption, the township continues to implement the concepts of the NIMS through training, planning, and exercising activities.

## **Response Resources**

Genoa Township maintains two fulltime departments responsible for providing public safety and welfare to the community. Each department is comprised of qualified emergency personnel, and maintains equipment capable of responding to emergencies. A list of resources that the departments use for emergency situations can be requested through the municipal emergency management liaison. Under circumstances, if the incident requires additional resources beyond the capability of Genoa Township, the Brighton Area Fire Authority Chief may enact mutual aid, or it may be necessary to request county assistance through proper procedures.

## **Emergency Management Organization**

The Genoa Township emergency management organization consists of six departments responsible for conducting activities in response to emergencies within the community. These six departments have been assigned specific emergency functions the municipality has identified necessary in order to provide an effective response to secure the safety of people, property, and the environment. Each agency is responsible for implementing pre-disaster activities to help prevent and/or prepare for various hazards that the community is vulnerable to such as: chronic diseases, flooding, hazardous material spills, inclement weather, tornadoes, and public disturbance to name a few; a more profound list can be found in the County's Hazard Mitigation Plan/Analysis. Prevention and preparedness activities include: awareness training, exercising, hygienic practices to prevent spreading of infectious diseases, stockpiling equipment, and educating people to self-care for themselves in an emergency.

The Township Supervisor serves as the incident manager for municipal coordination. At his/her side is the emergency management liaison, a planning chief, finance chief, operations chief, and logistics chief. The operations chief is responsible for coordinating the individual emergency functions assigned by agencies.

## Line of Succession

The table lists the functions, assigned agencies, primary point of contact, alternate personnel, and phone number, alternates for each agency identified in the plan to maintain the emergency tasks assigned.

| Function                                     | Agency                             | Primary Contact    | 24 hr Contact Number |
|--|------------------------------------|--------------------|----------------------|
| <b>Direction, Control , and Coordination</b> | Township Supervisor                | Kevin Spicher      | 517-214-3660         |
| 1 <sup>st</sup> Alternate                    | Manager                            | Kelly Van Marter   | 517-861-7917         |
| 2 <sup>nd</sup> Alternate                    |                                    | Amy Ruthig         | 810-986-5548         |
| <b>Communications and Warning</b>            | 911 Dispatch                       | Kecia Williams     | 517-294-6219         |
| 1st Alternate                                |                                    | Amy Pasienza       | 517-294-0551         |
| 2 <sup>nd</sup> Alternate                    |                                    | On Duty Supervisor | 517-546-9111         |
| <b>Damage Assessment</b>                     | Assessor                           | Debra Rojewski     | 517-376-0978         |
| 1st Alternate                                |                                    | Jessica Buttermore | 517-861-6426         |
| 2 <sup>nd</sup> Alternate                    |                                    | Laura Gambino      | 517-376-0977         |
| <b>Fire Services</b>                         | Brighton Area Fire Authority       | Michael O'Brian    | 810-459-0116         |
| 1st Alternate                                |                                    | Brian Siriani      | 248-755-5665         |
| 2 <sup>nd</sup> Alternate                    |                                    | Jim Tester         | 810-343-2474         |
| <b>Public Health and Human Services</b>      | Public Health                      | Matt Bolang        | 517-404-9464         |
| 1st Alternate                                | Deputy Health Officer              | Lindsay Kalberer   | 734-812-9748         |
| 2 <sup>nd</sup> Alternate                    | Emergency Preparedness Coordinator | Lindsay Gestro     | 517-375-7137         |
| <b>Emergency medical Services</b>            | EMS Director                       | David Feldpausch   | 517-304-4310         |
| 1st Alternate                                | EMS Deputy Director                | Amy Chapman        | 517-861-1446         |
| 2 <sup>nd</sup> Alternate                    | Administrative Supervisor          | Tod Horner         | 517-540-7875         |
| <b>Public Information</b>                    | Supervisor                         | Kevin Spicher      | 517-214-3660         |
| 1st Alternate                                | Manager                            | Kelly Van Marter   | 517-861-7917         |
| 2 <sup>nd</sup> Alternate                    |                                    | Amy Ruthig         | 810-986-5548         |
| <b>Law Enforcement</b>                       | Livingston County Under Sheriff    | Jason Pless        | 810-602-2512         |
| 1st Alternate                                | Lieutenant                         | Nast               | 517-404-0250(C)      |
| 2 <sup>nd</sup> Alternate                    | Lieutenant                         | Sell               | 517-861-7168 (C)     |
| <b>Public Works</b>                          | MHOG Director                      | Greg Tatara        | 810-623-4725         |
| 1st Alternate                                |                                    | Jim Aulette        | 517-672-9653         |
| 2 <sup>nd</sup> Alternate                    |                                    | Alex Chimpouras    | 810-588-7900         |



## **Genoa Township**

# **General Emergency Management Guidelines**

The following guidelines are general to the municipality, all agencies, and individuals who have a role in responding to an emergency within the Genoa Township. Being that emergency planning is a work in progress guidelines are continuously reviewed and modified due to the situation and complexity of incidents.

1. Report to the local Emergency Operations Center when activated for scheduled exercises or disasters, or delegate another individual to staff the EOC and implement the plan.
2. Implement mutual aid agreements or contracts with other organizations to supplement local resources that have been exhausted.
3. Ensure compliance with this plan and the County Emergency Plan, and any pertinent procedures and documents issued, which impact the provision of emergency services in the municipality.
4. Train department emergency personnel in emergency management functions and NIMS/ICS concepts.
5. Assists in the development, review and maintenance of the plan and of the County EOP.
6. Develop and maintain standard operating procedures for specific functions or actions identified in the plan.
7. Maintain a list of resources available by the departments/agencies.
8. Protect records and other resources deemed essential for continuing government functions and each agency's emergency operations in accordance to procedures and policies.
9. Establish mutual aid agreements and/or contracts with other jurisdictions/entities to supplement municipal resources.
10. Establish a system of coordination, such as the incident command system, within the EOC. Field operations, however, are required to use the incident command system.
11. Participate in the review and update of this emergency operations plan, in accordance to a schedule identified by the Municipal Emergency Management Liaison and the County Emergency Management Coordinator.
12. Adapt and provide printed emergency management materials and verbal messages to those who are vision impaired, non-English speaking, or deaf/hard of hearing.
13. Conduct pre-disaster public awareness activities including education classes, self-care guidelines, communications plans, and protocols.
14. Make recommendations to the Township Supervisor regarding protective actions.

15. Record significant events and decisions throughout the duration of the emergency, and forward the information to the County Emergency Management Coordinator for logging in MI CIMS.
16. Continuously conduct emergency planning activities as it is a work-in-progress, periodically being reviewed and updated.

All emergency response agencies are considered to be available to respond.

## Genoa Township

# Emergency Response Procedures

The following are procedures that Genoa Township conducts and coordinates with the county in response to a local state of emergency.

1. Assure that the municipal emergency response agencies, elected officials and the County Emergency Management Coordinator are notified of the situation.
2. Municipal agencies assess the nature and scope of the emergency or disaster.
3. If the situation can be handled locally, do so, using the following sequenced guidelines:
  - The Emergency Management Liaison advises the Township Supervisor and coordinates all emergency response actions.
  - The Township Supervisor declares a local state of emergency and notifies the County Emergency Management Coordinator of this action.
  - A local state of emergency declaration is forwarded to the county office.
  - **The emergency management liaison activates the emergency operations center. The EOC is located at 2755 Dorr Rd. Brighton MI 48116. If this location is unavailable an alternate location is at Station 31, 615 W. Grand River Brighton MI 48116**
  - Emergency response agencies are notified through telephone, smart messaging, Livingston County Central Dispatch by the Municipal Emergency Management Liaison to report to the EOC.
  - The Township Supervisor directs departments/agencies to respond to the emergency situation in accordance to each agency's functional guidelines indicated in the attachments to this plan.
  - The Township Supervisor issues directives as to travel restrictions on local roads and recommends protective actions from the commanding agency. Protective action recommendations will be based on weather forecasting and if the incident complexity increases due to inability to respond rapidly and with a "ready" supply of resources to mitigate the incident.
  - Notify the public of the situation, through the Public Information Official, and take appropriate actions.
  - Keep the County Emergency Management Coordinator informed of the situation and actions taken.
  - If municipal resources become exhausted or if special resources are needed, request county assistance through the County Emergency Management Coordinator.



4. If assistance is requested, the county emergency management coordinator assesses the situation and makes recommendations on the type/level of assistance. The County will also take the following steps:

Activate the County Emergency Operations Center

- Activate the County Emergency Operations Plan/Emergency Action Guidelines
- Respond with county resources as requested
- Activate mutual aid agreements
- Coordinate county resources with municipal resources
- Notify MSP/EMHSD District Coordinator.
- Develop a jurisdiction situation report and a damage and injury assessment report via and submit to the MSP/EMHSD.
- Assist the municipality with prioritizing and allocating resources.
- If county resources are exhausted, the county makes a request to the Governor to declare a state of emergency or state of disaster in accordance with procedures set forth in PA 390, as amended. The county shall not request state assistance or a declaration of a state of disaster or a state of emergency unless requested to do so by the Township Supervisor of Genoa Township if the situation occurs solely within the confines of the municipality.
- If state assistance is requested, the MSP/EMHSD District Coordinator, in conjunction with the County Emergency Management Coordinator and Municipal Emergency Management Liaison, assess the disaster or emergency situation and recommends the necessary resources that are required for its prevention, mitigation, or relief efforts.
- After completing the assessment the MSP/EMHSD District Coordinator immediately notifies the State Director of Emergency Management and Homeland Security of the situation.
- The State Director of Emergency Management and Homeland Security notifies the Governor and makes recommendations.
- If state assistance is granted, procedures are followed in accordance to the Michigan Emergency Management Plan and the County Emergency Operations Plan.

## **Addendum**

### **Genoa Township**

## **EMERGENCY ACTION GUIDELINES**

The following attachments provide guidelines for each function that has been assigned to the agencies in response to an emergency or disaster situation.

Attachment A: Direction and Control  
Attachment B: Fire Services  
Attachment C: Law Enforcement  
Attachment D: Warning and Communications  
Attachment E: Public Information  
Attachment F: Damage Assessment  
Attachment G: Public Works  
Attachment H: Emergency Medical Services  
Attachment I: Human Services

Each agency assigned is responsible for maintaining the guidelines, as well as approving any changes to the guidelines or changes to the official responsible for implementation.

### **ATTACHMENT A: Direction and Control**

The Township Supervisor, with support from the Emergency Management Liaison and Livingston County Sheriff, is responsible for directing and controlling emergency management operations.

The following guidelines represent a checklist of actions that the Township Supervisor and Liaison must consider for providing an effective response to an emergency or disaster situation. This annex relates to the following annex in the Livingston County EOP: County Annex A Direction and Control” to each attachment

#### **Functional Guidelines:**

1. Issue orders and directives, i.e., travel restrictions, and recommend protective actions to be taken by the general public.
2. Declare a local state of emergency or disaster and notify the County Emergency Management Office.
3. Generate and disseminate information to the public via the Public Information Officer.
4. Provide for continuity of operations.
5. Activates and maintains the local emergency operations center.
6. Seek federal post-disaster funds, as available, as well as pre-disaster assistance.
7. Maintain record of activity regarding decisions on emergency actions.

8. Review and evaluate assessment data.
9. Maintain liaison with state and federal officials.
10. Coordinate with County officials in response and recovery efforts.
11. Coordinate and conduct information sharing activities to identify potential and enacted WMD or terrorism activities, and mobilize and direct resources in response to such incidents.
12. Prepares and maintains an emergency plan for the municipality subject to the direction of the elected officials; reviews and updates as required.
13. Develops and maintains a trained staff and current emergency response checklists appropriate for the emergency needs and resources of the community.
14. Coordinate with State and federal officials in collecting and sharing terrorism related information.

| AGENCY         | TITLE OF CONTACT/NAME                 |
|----------------|---------------------------------------|
| Genoa Township | Township Supervisor/<br>Kevin Spicher |

The line of succession for the CEO for representing the Direction, Control, and Coordination function during a response to an emergency or disaster situation is:

| TITLE / NAME                 | AGENCY         |
|------------------------------|----------------|
| Manager/Kelly Van Marter     | Genoa Township |
| Planning Director/Amy Ruthig | Genoa Township |

The line of succession for the Emergency Management Liaison for representing the Direction, Control, and Coordination function during a response to an emergency or disaster situation is:

| TITLE / NAME                 | AGENCY         |
|------------------------------|----------------|
| Manager/Kelly Van Marter     | Genoa Township |
| Planning Director/Amy Ruthig | Genoa Township |

The Township Supervisor has reviewed and approves the assigned guidelines. These will be maintained in accordance to the current standards of the county's emergency plan.



Kevin Spicher, Genoa Township Supervisor

3/4/2024

Date



## **ATTACHMENT B: Fire Services**

The Brighton Area Fire Authority is responsible for fire service activities.

The following guidelines represent a checklist of actions that department officials must consider for providing an effective response to an emergency or disaster situation. This annex relates to the following annex in the Livingston County EOP: Annex E, Fire Services.

### **Functional Guidelines:**

1. Provide command level representatives to the EOC and Unified Incident Command Post, when activated.
2. Coordinates fire and search and rescue services with appropriate personnel at the County Emergency Management Agency; including assistance to regional specialty teams such as, but not limited to the Regional Response Team or other Technical Response Teams.
3. Coordinates with County EMC and the State of Michigan in the decontamination and monitoring of affected citizens and emergency workers after exposure to CBRNE hazards.
4. Assumes primary responsibility for emergency alerting of the public.
5. Assists with evacuation of affected citizens, especially those who are institutionalized, immobilized or injured.
6. Provides resources for fire services response and rescue operations.
7. Assists in salvage operations and debris clearance.
8. Advises elected officials about fire and rescue activities.
9. Conduct safety analysis of the emergency, inform and recommend corrections to the Township Supervisor.
10. Respond to hazardous materials spills in accordance to the procedures in Appendix 1.
11. Assist in search and rescue operations.

The following agency is responsible for this annex:

| AGENCY                       | TITLE/ NAME                  |
|------------------------------|------------------------------|
| Brighton Area Fire Authority | Fire Chief / Michael O'Brian |

The line of succession for representing the Fire Services function during a response to an emergency or disaster situation is:

| TITLE/ NAME   | AGENCY                       |
|---------------|------------------------------|
| Brian Siriani | Brighton Area Fire Authority |
| Jim Tester    | Brighton Area Fire Authority |

The Brighton Area Fire Authority Chief has reviewed and approves the assigned guidelines. These will be maintained in accordance to the current standards of the county's emergency plan.

  
\_\_\_\_\_  
Michael O'Brian, Brighton Area Fire Authority Chief

July 9, 2024

\_\_\_\_\_  
Date

## **ATTACHMENT B: APPENDIX 1: Fire Services**

### **HAZMAT RESPONSE Guidelines**

The Brighton Area Fire Authority is responsible for the response to hazardous materials spills in conjunction with the Livingston County Hazardous Materials Team. Response will be in accordance to the following procedures.

1. Assume incident command upon arrival at the scene.
2. Establish scene security or coordinate with other available agencies to establish scene security.
3. Monitor and evaluate environmental health risks or hazards from hazardous materials releases.
4. Inspect possible sources of contamination.
5. Provide technical assistance and liaison with other appropriate agencies or organizations for the remediation of hazardous waste releases and other contamination sources.
6. Disseminate information to the Emergency Operations Center Public Information Officer on hazardous material releases issues.
7. Makes protective action recommendations based on severity and complexity of incident type.
8. Ensure PPE is appropriate for responders based on incident.
9. Prior to proceeding with cleanup, analyze and evaluate the safety of the spill by a certified Safety Officer/technician.
10. Decontaminate equipment and gear.



The following agency is responsible for this annex:

| AGENCY                       | TITLE/ NAME                  |
|------------------------------|------------------------------|
| Brighton Area Fire Authority | Fire Chief / Michael O'Brian |

The line of succession for representing the HAZMAT services function during a response to an emergency or disaster situation is:

| TITLE/ NAME                                  | AGENCY                   |
|--|--------------------------|
| BN Chief Fire Marshall (HAFD) Jamil Czubenko | Livingston County HAZMAT |
| Julie Dailey                                 | Livingston County HAZMAT |

The Brighton Area Fire Authority Chief has reviewed and approves the assigned guidelines. These will be maintained in accordance to the current standards of the county's emergency plan.



Michael O'Brian, Brighton Area Fire Authority Chief

July 9, 2024

Date

## **ATTACHMENT C: Law Enforcement**

The Livingston County Sherriff's Department, is responsible for law enforcement activities.

The following guidelines represent a checklist of actions that department officials must consider for providing an effective response to an emergency or disaster situation. This annex relates to the following annex in the Livingston County EOP: Law Enforcement Annex F Public Safety and Security.

### **Functional Guidelines:**

1. Develops and maintains procedures for the Livingston County Sherriff's Department.
2. Coordinates security and law enforcement services; with appropriate personnel at the County Emergency Operations Center.
3. Establishes security and protection of critical facilities.
4. Provides traffic and access control in and around affected areas.
5. Assists with emergency alerting and notification of threatened population.
6. Assists with the evacuation of affected citizens, especially those who are institutionalized, immobilized or injured.
7. In cooperation with the Brighton Area Fire Authority, performs search and rescue operations.
8. Implement any curfews ordered by the Township Supervisor.
9. Provides access control to affected areas.
10. Provide emergency assistance to persons with special/functional needs.
11. Assists the medical examiner with mortuary services.
12. Coordinate urban search and rescue activities.
13. Investigate incident and provide intelligence information to state and federal officials.

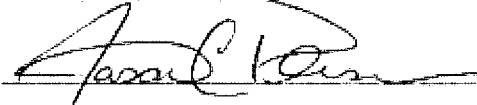
The following agencies are responsible for this annex:

| AGENCY                                 | TITLE OF CONTACT/ NAME     |
|--|----------------------------|
| Livingston County Sheriff's Department | Under Sheriff/ Jason Pless |

The line of succession for representing the Public Safety function during a response to an emergency or disaster situation is:

| TITLE/ NAME      | AGENCY |
|------------------|--------|
| Lieutenant/ Nast | LCSD   |
| Lieutenant/ Sell | LCSD   |

The Livingston County Sherriff's Department has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the current standards of the county's emergency plan.



Jason Pless, Livingston County Under Sherriff

26 JUNE 2024

Date



## **ATTACHMENT D: Warning and Communications**

The Livingston County Dispatch is responsible for warning and communications activities.

The following guidelines represent a checklist of actions that department officials must use for providing an effective response to an emergency or disaster situation. This annex relates to the following annex in the Livingston County EOP: County Annex B Communications and Warning.

### **Emergency Guidelines:**

1. Communicate and advise the following individuals via telephone, pager, smart messaging, sirens, etc. when necessary based on the plan:
  - a. Township Supervisor.
  - b. Municipal Emergency Management Liaison.
  - c. County Emergency Management Coordinator.
  - d. Municipal Emergency Operations Center representatives.
2. Ensure all agencies represented in the municipal Emergency Operations Center have communications both to their staff at their department offices and their staff at the incident site. This equipment consists of radios, telephones, cell phones, pagers, sirens, etc.
3. Establish communications with the county Emergency Operations Center if activated. The communications equipment available for this link is i.e., LEIN, telephone, fax, pagers, sirens, etc.
4. Establish communications with the Incident Command Post, if established.
5. Activate the severe weather warning system in accordance to the procedures listed with central dispatch.
6. Ensure the public warning system provides notification to special needs populations identified in the community, i.e., elderly, hearing impaired, non-English speaking, and others. The system consists of sirens, door-to-door, telephone fan out, local news media, or social media.
7. Contact and warn special facilities and locations, such as schools, hospitals, nursing homes, major industries, institutions, and place of public assembly. The methods of warning and contacting these locations consist of sirens, personal contact, telephone, etc.

The following agency is responsible for this annex:

| AGENCY       | TITLE OF CONTACT/ NAME               |
|--------------|--------------------------------------|
| 911 Dispatch | 911 Dispatch Director/Kecia Williams |

The line of succession for representing the Communications and Warning function during a response to an emergency or disaster situation is:

| TITLE/ NAME                    | AGENCY       |
|--------------------------------|--------------|
| Director / Kecia Williams      | 911 Dispatch |
| Deputy Director / Amy Pasienza | 911 Dispatch |
| On Duty Supervisor             | 911 Dispatch |

The Livingston County Dispatch Director has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the current standards of the county's emergency plan.

*Kecia Williams*

7-1-24

Kecia Williams/ Livingston County Dispatch Director

Date

## **ATTACHMENT E: Public information**

The Township Supervisor, is responsible for public information activities.

The following guidelines represent a checklist of actions that the Public Information Official must consider for providing an effective response to an emergency or disaster situation. This annex relates to the following annex in the Livingston County EOP: Annex C, Public Information.

### **Emergency Guidelines:**

1. Function as the sole point of contact for the news media and public officials.
2. Collect information from municipal emergency response agencies located in the emergency operations center and other locations.
3. Prepare news releases to be disseminated to the local media.
4. Conduct press tours of disaster area(s) within the community.
5. Establish a **Public Information Center at Genoa Township Hall 2911 Dorr Rd. Brighton Michigan 48116** to become the central point from which news releases are issued unless otherwise announced elsewhere.
6. Establish and maintain contact with the County Public Information Official if the County's Emergency Operations Plan is activated.
7. Coordinate public information activities with the county Public Information Officer if the County Emergency Operations Center is activated.
8. Assist the county in establishing a Joint Information Center (JIC).
9. Assist the county with establishing a Rumor Control Center.
10. Assist the Municipal Emergency Management Liaison in developing and distributing education material on the hazards that face the municipality.
11. Develop and maintain Emergency/Public Information procedures.
12. Maintain a log and file of all information released to the media.



The following agency is responsible for this annex:

| AGENCY         | TITLE OF CONTACT/ NAME    |
|----------------|---------------------------|
| Genoa Township | Supervisor/ Kevin Spicher |

The line of succession for representing the Public Information function during a response to an emergency or disaster situation is:

| TITLE/ NAME                  | AGENCY         |
|------------------------------|----------------|
| Manager/Kelly Van Marter     | Genoa Township |
| Planning Director/Amy Ruthig | Genoa Township |

The Township Supervisor has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the current standards of the county's emergency plan.



3/4/2024

Kevin Spicher, Genoa Township Supervisor

Date

## **ATTACHMENT F: Damage Assessment**

The Assessing Department is responsible for damage assessment activities.

The following guidelines represent a checklist of actions that department officials must consider for providing an effective response to an emergency or disaster situation. This annex relates to the following annex in the Livingston County EOP: Annex D, Damage Assessment.

### **Emergency Guidelines:**

1. Record initial information from first responders such as law enforcement, fire services, and public works.
2. If necessary, activate the damage assessment team which consists of the following agencies:
  - Assessing Department - responsible for public damage assessment.
  - Assessing Department - responsible for individual damage assessment.
3. Provide information to the Municipal Emergency Management Liaison. The Liaison will provide assessment data to the County. The information will be included with the countywide damage assessment data logged through the MI CIMS Damage Assessment Board.
4. If the situation warrants, assist the Township Supervisor with the preparation of a local state of emergency declaration and forward to the County Emergency Management Coordinator.
5. Prepare a request for county assistance in conjunction with the Municipal Emergency Management Liaison.
6. Plot damage assessment information on status boards in the Municipal Emergency Operations Center.
7. Record all expenditures for municipal personnel, equipment, supplies, services, etc., and track resources being used.
8. Prepare reports for the municipal public information official.

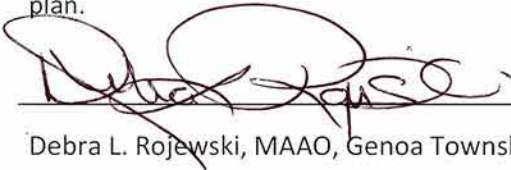
The following agency is responsible for this annex:

| AGENCY                           | TITLE OF CONTACT/ NAME   |
|----------------------------------|--------------------------|
| Genoa Township Assessor's Office | Assessor/ Debra Rojewski |

The line of succession for representing the DA function during a response to an emergency or disaster situation is:

| TITLE/ NAME        | AGENCY         |
|--------------------|----------------|
| Jessica Buttermore | Genoa Township |
| Laura Gambino      | Genoa Township |

The Assessing Department official has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the current standards of the county's emergency plan.



Debra L. Rojewski, MAAO, Genoa Township Assessor

3/7/2025

Date



## **ATTACHMENT G: Public Works**

The Brighton Area Fire Authority with the support of the MHOG is responsible for Public Works activities. The Public Works function is responsible for conducting pre- and post-incident assessments, ensuring critical services are met through existing contracts, providing technical assistance and engineering expertise and construction management, providing emergency repair of damaged public infrastructure and critical facilities, and the clearing of debris from public roads.

The following guidelines represent a checklist of actions that department officials must consider for providing an effective response to an emergency or disaster situation. This annex relates to the following annex in the Livingston County EOP, Annex J, Critical Infrastructure and Key Resources.

### **Emergency Guidelines:**

1. Maintain transportation routes.
2. If necessary, coordinate activities designed to control the flow of flood water, including sandbagging, emergency diking, and pumping operations.
3. Coordinate travel restrictions/road closures within the municipality.
4. Identify evacuation routes.
5. Assist with traffic control.
6. Assist with access control.
7. Assist with urban search and rescue activities, i.e., persons trapped in damaged buildings or under heavy debris/objects, etc.
8. Assist private utilities with the shutdown and coordination of restoration of gas and electric services.
9. Assist with transportation of essential goods, i.e., food, medical supplies, etc.
10. As necessary, establish a staging area for public works and utilities.
11. Report damage information to the Damage Assessment Team.
12. If necessary, assist with damage surveys for the federal public assistance grant program.
13. If the county Emergency Operations Center is activated, establish and maintain contact with the person representing public works.
14. Notify Law Enforcement of the location(s) of disabled vehicles.

15. Inspect critical infrastructure and other public utilities for safety.

The following agencies are responsible for this annex:

| AGENCY        | TITLE OF CONTACT/ NAME     |
|---------------|----------------------------|
| MHOG Director | MHOG Director/ Greg Tatara |

The line of succession for representing the Public Works function during a response to an emergency or disaster situation is:

| TITLE/ NAME     | AGENCY |
|-----------------|--------|
| Jim Aulette     | MHOG   |
| Alex Chimpouras | MHOG   |

The Brighton Area Fire Authority has reviewed and approves the assigned responsibilities.  
These responsibilities will be maintained in accordance to the current standards of the  
county's emergency plan.

  
\_\_\_\_\_  
Greg Tatara, MHOG Director

June 26, 2024  
\_\_\_\_\_  
Date

## **ATTACHMENT G: APPENDIX 1: Public Works**

### **Hazmat Response Guidelines**

1. The Public Works Department will support the Fire Department in response efforts according to the following:
2. Assist the Brighton Area Fire Authority in the cleanup of contaminated soils and transport to appropriate dump sites.
3. Evaluates inland waters conditions and makes recommendations to Brighton Area Fire Authority Chief on response actions.
4. Provides heavy equipment and diking materials to support the Brighton Area Fire Authority's response hazardous materials incidents.
5. Advise the incident commander of any safety concerns.
6. Ensure personnel use adequate personal protection equipment.
7. Decontaminate equipment and gear.
8. Operation and deactivation if necessary, of residential grinder pumps and all waste water collection and treatment systems.
9. Function as the liaison with the operators of the City of Brighton & City of Howell to ensure safety of the water provided, if MHOG is compromised.
10. Facilitate and provide for the services of private equipment/excavation contractors as needed.
11. The Director of MHOG and Utilities has reviewed and approves these guidelines. These will be

  
\_\_\_\_\_  
Greg Tatara, MHOG Director

*June 26, 2024*  
\_\_\_\_\_  
Date



## **ATTACHMENT H: Emergency Medical Services**

The Livingston County Emergency Medical Services is responsible for emergency medical service activities.

The following guidelines represent a checklist of actions that agency officials must consider for providing an effective response to an emergency or disaster situation. This annex relates to the following annex in the Livingston County EOP: Health and Medical Annex H.

### **Emergency Guidelines:**

1. Evacuate nursing homes, hospitals, and other medical facilities.
2. Assist with decontamination.
3. Coordinate emergency medical care to victims with Livingston County Emergency Medical Service.
4. Establish a staging area for emergency medical equipment.
5. Identify a facility to be used as a temporary morgue if necessary.
6. Coordinate with hospitals and shelter managers to staff medical teams at shelters.
7. When appropriate, coordinate field units' participation in damage assessment activities.
8. Ensure that emergency medical teams responding on-scene have established an on-scene medical command post and a medical commander.

The following agency is responsible for this annex:

| AGENCY                | TITLE OF CONTACT/ NAME         |
|-----------------------|--------------------------------|
| Livingston County EMS | EMS Director/ David Feldpausch |


The line of succession for representing the Emergency Medical Services function during a response to an emergency or disaster situation is:

| TITLE/ NAME                           | AGENCY                |
|---------------------------------------|-----------------------|
| Deputy Director/Amy Chapman           | Livingston County EMS |
| Administrative Supervisor/ Tod Horner | Livingston County EMS |

The emergency medical official has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the current standards of the county's emergency plan.



David Feldpausch, EMS Director



Date

## ATTACHMENT I: Human Services

This function is concerned with issues related to the provision of human services to disaster survivors, including those that require FNSS, throughout the prevention, preparedness, mitigation, response, and recovery phases of disasters and emergencies.

The following guidelines represent a checklist of actions that must be considered for providing an effective response to an emergency or disaster situation. This annex relates to the following annex in the Livingston County EOP: Annex H, Human Services.

### Emergency Guidelines:

1. Coordinate activities of municipal agencies/departments which provide human service type services.
2. Open and manage shelters in the municipality.
3. Set up canteen to feed emergency workers in the municipality.
4. Provide food and clothing to municipality workers and victims of disaster residing in the municipality.
5. Assist the county with establishing a Rumor Control Center.
6. Arrange for provision of Crisis Counseling or Critical Incident Stress Debriefing (CISD) for both victims and identified disaster workers.
7. If the County Emergency Operations Center is activated, establish and maintain contact with the person representing Human Services. If the county Emergency Operations Center is not activated, establish and maintain contact with the county Human Services Official directly at the county Department of Human Services.
8. Coordinate with ARC and other pertinent organizations for the distribution of emergency clothing for disaster victims.

The following agency is responsible for this annex:

| AGENCY   | TITLE OF CONTACT/ NAME                          |
|--|---|
| Michigan Department of Health and Human Services (MDHHS) | Interim Livingston County Director/Sallie Kuhne |

Sallie Kuhne, Michigan Department of Health and Human Services, Livingston County, has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the current standards of the county's emergency plan.

*Sallie Kuhne*

Sallie Kuhne, MDHHS, Interim Livingston County Director

06/26/24

Date



## **ATTACHMENT J: Public Health**

The purpose of the Public Health annex is to protect, preserve, and promote the health and safety of the people of Livingston County. Included in the public health annex is Environmental Health Services are responsible for improving and protecting the public health, welfare, and environment through inspection programs, educational outreach, and as a last resort, enforcement powers conveyed through the State of Michigan Public Health Code and the Livingston County Sanitary Code. Personal and Preventive Health Services are designed to protect and improve the health status of the community; prevent and/or control the disease, disability and death associated with communicable disease.

The following guidelines represent a checklist of actions that must be considered for providing an effective response to an emergency or disaster situation. This annex relates to the following annex in the Livingston County EOP: Annex G, Public Health.

### **Emergency Guidelines:**

- 1. Investigation and Control of Communicable Diseases:** Coordinate with Michigan Department of Community Health (MOCH), local hospitals/care centers, and local healthcare providers in the investigation of communicable disease outbreaks.
  - Disease Tracking: Implement disease tracking procedures to determine numbers of persons and area affected. Determine the potential for spread of disease. Assess incident for feasibility of non-pharmaceutical interventions (personal Protective Equipment (PPE), travel restriction, self-quarantine, hand hygiene and respiratory etiquette).
  - Isolation and Quarantine: Implement isolation and quarantine as necessary. Assure the living needs/medical requirements of residents in quarantine/isolation are met.
  - Security: assess security needs and coordinate with EOC to obtain resources.
  - Health Advisories: Issue health advisories (with the designated PIO) as appropriate.
  - Mass vaccinations: Provide for mass vaccinations (including personnel and supplies) or other control actions as directed by MDHHS.
  - Mass Prophylaxis: Coordinate distribution of antidotes, drugs, vaccines, etc.
  - Request and coordinate the Strategic National Stockpile as necessary.
- 2. Public Information:** When the Emergency Operations Center is opened and a media center established through the emergency management program, Public Health Agencies will coordinate the release of information with the designated Public Information Officer (PIO). Work with other agencies/organizations to resolve problems/concerns and issue appropriate public health warnings and directives.
- 3. Family Reunification:** Set up a family reunification site and utilize Livingston County Medical Reserve Corps (MRC) to assist with reunification of those affected by an emergency or disaster with family or guardians.

### Environmental Health Functions

1. **Water sources:** Coordinate the monitoring of public and private water sources, issue appropriate public health advisories/orders (with the designated PIO), and provide information for disinfection, treatment, or alternative water sources.
2. **Water Distribution:** Coordinate the provision and distribution of water (bulk or bottled) to specific locations identified by the EOC.
3. **Sewage Disposal:** Coordinate the monitoring of public and private disposal systems, inspect private on-site sewage disposal systems as needed, assist in monitoring effluent discharge, and issue appropriate public health warnings/advisories (with designated PIO).
4. **Licensed Food Service Establishments:** Inspect licensed food service establishments and/or those temporarily established for emergency workers/disaster victims, including sanitation oversight of any activated shelters or reception centers. Issue advisories (with the designated PIO) on food preservation, disposal of adulterated products, or consumption of homegrown and other products. Work as liaison with the department of agriculture for food and retail outlets.
5. **Public Swimming Pools:** Campgrounds, Children's Camps, and Bathing Beaches: In the affected area, inspect, sample, issue advisories/warnings (with the designated PIO) and suspend operating licenses if necessary.
6. **Pets infestation/Control:** Investigate and make recommendations for pest infestations such as rats, flies, mosquitoes. Control measures may be ordered and implemented.
7. **Nuisance Abatement:** Prioritize and coordinate enforcement of nuisance abatement ordinances to keep debris (i.e. grass, brush, garbage, etc.,) from becoming a health hazard. Advise local government of the need for such emergency ordinances, if necessary.
8. **Coordinate with Waste Removal:** Work with the Department of Natural Resources (DNR) and waste removal companies to arrange for special pickup and disposal of incident debris, rubbish, etc.
9. **Hazardous Waste:** Work closely with the Michigan Department of Environment, and Great Lakes, and Energy (EGLE) to coordinate and verify accuracy of advice released (with the designated PIO) on the disposal of hazardous materials.
10. **Diseased Animals:** Advise Animal Control of need to quarantine and/or monitor diseased animals. If destruction of an animal becomes necessary, then oversee proper disposal of that animal.
11. **Pets:** Refer issues relating to transport and care of pets to the county Animal Control Officer. Coordinate activities between Animal Control and local veterinarians. Issue advisories (with the designated PIO) about care and evacuation of pets.
12. **Consultations Related to Exposures:** In cases involving possible exposure to infectious, chemical, radiological, or biological contaminants or nerve agents, Public Health may provide consultations to acute care centers and emergency response agencies.

The following agency is responsible for this annex:

| AGENCY                         | TITLE OF CONTACT/ NAME              |
|--------------------------------|-------------------------------------|
| Livingston County Health Dept. | Public Health Director/ Matt Bolang |

The line of succession for representing the Public Health and Human Services function during a response to an emergency or disaster situation is:

| TITLE/ NAME   | AGENCY                         |
|---|--------------------------------|
| Emergency Preparedness Coordinator / Lindsay Gestro     | Livingston County Health Dept. |
| PPHS Director - Deputy Health Officer/ Lindsay Kalberer | Livingston County Health Dept. |
| EH Director - Deputy Health Officer/ Heather Blair      | Livingston County Health Dept. |

Matt Bolang, Livingston County Health Department, has reviewed and approves the assigned responsibilities. These responsibilities will be maintained in accordance to the current standards of the county's emergency plan.



7/1/24

Matt Bolang, Livingston County Health Department Director/Health Officer

Date



**Appendix 1**  
**Human Services:**  
**Resources and Support Services**

**SCHOOLS**

|   |  |
|---|--|
| Three Fires Elementary School             | 4125 Crooked Lake Road- Howell School District |
| Maltby Middle School                      | 4740 Bauer Road- Brighton School District      |
| Hornung Elementary                        | 4680 Bauer Road- Brighton School District      |
| Eastern Michigan University, EMU Brighton | 2250 Genoa Business Park Drive                 |
| Cleary University/ Livingston Campus      | 3750 Cleary Drive                              |
| Flex Tech High School                     | 7707 Conference Center Dr. Brighton            |

**SENIOR HEALTH CARE FACILITIES**

|                           |                     |                  |
|---------------------------|---------------------|------------------|
| Village of Woodland       | Senior Housing      | 7533 Grand River |
| St. Joseph Mercy Woodland | Heath Care Facility | 7575 Grand River |
| Health Center             |                     |                  |
| Well Bridge of Brighton   | Skilled Nursing     | 2200 Dorr Rd.    |

**CRITICAL CARE NON-SCHOOL FACILITIES**

|                                     |            |                     |
|-------------------------------------|------------|---------------------|
| Brighton Cooperative Pre-School     | Child Care | 4440 Brighton Road  |
| IXL Kids                            | Child Care | 5424 E. Grand River |
| School Bell                         | Child Care | 7172 W. Grand River |
| Gilden Woods Early Care & Preschool | Child care | 3811 Grand Oaks Dr. |

### **MAJOR EMPLOYERS**

|             |                     |
|-------------|---------------------|
| Wal-Mart    | 3850 W. Grand River |
| Meijer Inc. | 3883 E. Grand River |

### **INDUSTRIAL/PARKS AREAS**

|   |   |
|---|---|
| Brighton Pines Industrial Park          | Dorr road just north of I-96  |
| Sterling Drive Industrial Park Sterling | Drive is on W. side of Dorr Road, just N. of I-96                     |
| Euler Road/Pless Dr. Industrial Area    | Euler is N. off Grand River in Section 13                             |
| Gentech                                 | Grand Oaks Drive  |
| Grand Oaks Industrial Drive             | 1153-1481 Grand Oaks Dr. (S. of Grand River/N of I-96)                |
| Grand Oaks W. Industrial Park           | 520-1100 Victory Dr.  |
| Parkway Industrial                      | Drive Parkway is on the S. side of Grand River in Section 9 near I-96 |

### **HIGH DENSITY HOUSING/MANUFACTURED HOUSING**

|  |                     |           |
|--|---------------------|-----------|
| Sylvan Glen Mobile Home Estates              | 6600 E. Grand River | 482 Homes |
| Brighton Village Manufactured Home Community | 7500 W. Grand River | 196 Homes |
| Fairlane Estates Mobile Home Park            | 2195 E. Grand River | 60 Homes  |

### **REGULATED DAMS**

|                   |                    |
|-------------------|--------------------|
| Brighton Lake Dam | At South Ore Creek |
|-------------------|--------------------|

### **EMERGENCY SHELTERS**

|                               |                   |
|-------------------------------|-------------------|
| Three Fires Elementary School | 4125 Crooked Lake |
|-------------------------------|-------------------|

### **HAZORDUS SUBSTANCE SITES**

|                |                 |
|----------------|-----------------|
| Grostitic Farm | 6875 McClements |
|----------------|-----------------|

### **SEWER AND WATER TREATMENT PLANTS**

|                                   |                       |                    |
|-----------------------------------|-----------------------|--------------------|
| Oceola/Genoa Township Sewer Plant | Sewer Treatment Plant | 12241 Chilson Road |
| Lakewood Sewer Plant              | Sewer Treatment Plant | Breckenridge Road  |
| Oak Point Sewer Plant             | Sewer Plant           | Brighton Road      |
| Lake Edgewood Water Plant         | Water Treatment Plant | Breckenridge Road  |
| Genoa Twp./Oak Point Water Plant  | Water Treatment Plant | Brighton Road      |

### **PUBLIC WORKS**

|                                   |                       |
|-----------------------------------|-----------------------|
| Livingston County Road Commission | 3535 Grand Oaks Drive |
|-----------------------------------|-----------------------|

### **EMERGENCY SERVICES**

|                                |              |                       |
|--------------------------------|--------------|-----------------------|
| Genoa Township EMS Base        | EMS          | 3577 Grand Oaks Drive |
| Brighton Area Fire Dept.       | Fire Station | 2755 Dorr Road        |
| Livingston County East Complex | Government   | 2300 E. Grand River   |
| Genoa Township Hall            | Government   | 2911 Dorr Road        |



## APPENDIX 2 AREA GENERAL COMMUNITY EMERGENCY SERVICES

| COMPANY/ORGANIZATION   | Type of service  |
|--|--|
| <b>American Red Cross – Mid-Michigan Chapter</b><br>1800 East Grand River Ave., Lansing, MI 48912<br>Phone: 517-702-3306<br>Serving Clare, Clinton, Eaton, Gratiot, Hillsdale, Ingham, Jackson,<br>Livingston & Shiawassee Counties<br>Web Site for Emergency Services:<br><a href="http://www.redcross.org/local/mi/emergency-services">http://www.redcross.org/local/mi/emergency-services</a>   | <ul style="list-style-type: none"><li>• Emergency food, clothing, temporary shelter and personal care items to disaster victims as needed.</li><li>• Facilitate inquiries from concerned family members outside the disaster area</li><li>• Referrals to agencies for long-term needs</li><li>• Emergency services outside of Michigan</li><li>• Trained volunteers from Michigan are regularly called upon to provide emergency relief throughout</li></ul> |
| <b>American Red Cross – Southeastern Michigan Chapter</b><br>100 Mack Avenue, Detroit, Michigan 48201<br>Phone: 313-833-4440/Fax: 313-833- 4461<br>Serving Washtenaw, Oakland, Other SE Michigan Counties  |  |
| <b>Ann Arbor Offices</b><br>4624 Packard Road, Ann Arbor, Michigan 48108<br>Phone: 734-971-5300  |  |
| <b>F.E.M.A. – LIVINGSTON COUNTY C.E.R.T. PROGRAM<br/>(LIVINGSTON COUNTY COMMUNITY EMERGENCY RESPONSE TEAM)</b>   | <ul style="list-style-type: none"><li>• Local FEMA/CERT Team Services</li></ul>  |
| <b>Month and year the CERT Program was started:</b> June 2009<br><b>Geographic Area:</b> LIVINGSTON (County)<br><b>Point of Contact:</b><br>Bruce Pollock<br>Livingston County CERT Coordinator<br>Livingston County Community Emergency Response Team<br>300 S. Highlander Way<br>Howell, MI 48843<br><br>(517) 878-0138<br>(517) 546-5008<br><a href="mailto:n8wwx@yahoo.com">n8wwx@yahoo.com</a><br><br><b>CERT Web</b><br><b>Site:</b> <a href="http://co.livingston.mi.us/emergencyManagement/Cert.htm">http://co.livingston.mi.us/emergencyManagement/Cert.htm</a> |  |

**DISASTER ASSISTANCE RESPONSE TEAM (D.A.R.T.)**

Mailing Address: DART, Inc., 1211 W. Grand River Ave., Howell, Michigan 48843

Web Sites: <http://brightonareafire.com/news-events/disaster-assistance-response-team/>

<http://dartliv.org/>

Contact Person: Roy Seifried – Phone: 517-546-0347/E-mail: [rstuff8@comcast.net](mailto:rstuff8@comcast.net)

- The Livingston County DART is made up of dedicated men and women looking to serve their community. DART provides services by responding to larger incidents and taking care of our first responders. This service provides proper nutrition, warm gloves, and other resources to first responders.
- Web page for services provided: <http://dartliv.org/services.html>

**BELFOR PROPERTY RESTORATION SERVICES – Michigan**

**Ann Arbor Area Offices:** 2643 East Michigan Avenue, Ypsilanti, Michigan 48198. Phone: 734-261-7764

Local Contact Person - Belfor Property Restoration Representative:  
Denny Hughes – Business Line: 734-245-4738; Cell Phone 810-623-1059;  
E-mail: [denny.hughes@us.belfor.com](mailto:denny.hughes@us.belfor.com)

Web Site: <https://www.belfor.com/en/us/belfor-usa-offices/michigan>

- Water Damage
- Fire Damage
- Storm Damage
- Mold Damage
- Recovery Services

Emergency Services 24/7 Phone Number: 800-856-3333

**APPENDIX 3  
EMERGENCY RESTORATION DAMAGE SERVICES  
(EQUIPMENT CONTRACTORS)**

| <b>COMPANY/ORGANIZATION</b>  | <b>Type of service</b>  |
|--|---|
| <b>BOB MYERS EXCAVATING, INC.</b><br>8111 Hammel Road, Brighton, Michigan 48116<br>Office: 810-231-2044/Fax: 810-231-9790<br>Contact Persons:<br>Mike Myers – Mobile Phone: 810-217-6350<br>Bob Myers – Mobile Phone: 810-217-6359   | <ul style="list-style-type: none"><li>• Excavating Services</li></ul>   |
| <b>BELFOR PROPERTY RESTORATION SERVICES – Michigan</b><br><b>Ann Arbor Area Offices:</b> 2643 East Michigan Avenue, Ypsilanti, Michigan 48198. Phone: 734-261-7764<br><br>Local Contact Person - Belfor Property Restoration Representative:<br>Denny Hughes – Business Line: 734-245-4738; Cell Phone 810-623-1059; E-mail: <a href="mailto:denny.hughes@us.belfor.com">denny.hughes@us.belfor.com</a><br><br>Web Site: <a href="https://www.belfor.com/en/us/belfor-usa-offices/michigan">https://www.belfor.com/en/us/belfor-usa-offices/michigan</a><br><br>Emergency Services 24/7 Phone Number: 800-856-3333 | <ul style="list-style-type: none"><li>• Water Damage</li><li>• Fire Damage</li><li>• Storm Damage</li><li>• Mold Damage</li><li>• Recovery Services</li></ul> |
| <b>TLS Construction</b><br>5833 Annabette<br>Howell, MI 48855<br>Phone: 517-404-5590 Contact: matt@tlsoutdoors.com   | <ul style="list-style-type: none"><li>• Excavating Contractor</li></ul>   |
| <b>Fonson Company Inc.</b><br>7644 Whitmore Lake Rd<br>Brighton, Mi<br>Fax: 810-231-5404 Phone: 81-231-5188<br>Contact Person: Peter D. Scodeller (President)-pete@fonsoninc.com   | <ul style="list-style-type: none"><li>• Grading &amp; Excavating Services</li></ul>   |
| <b>Young's Environmental Cleanup, Inc.</b><br>G-5305 N Dort Hwy<br>Flint, MI 48505<br>Fax: 810-789-3606 Phone: 800-496-8647  | <ul style="list-style-type: none"><li>• Environmental Services</li></ul>  |



# Memo

**To:** GENOA TOWNSHIP BOARD MEMBERS

**From:** DEBRA ROJEWSKI, ASSESSOR 

**Date:** April 7, 2025

**Re:** PROPERTY TAX ADMINISTRATION FEE CERTIFICATION

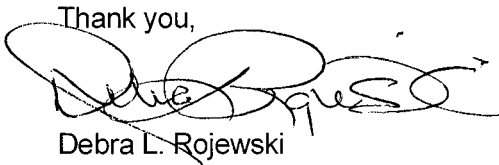
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Honorable Board Members;

In accordance to MCL 211.10g(1)(g) PA 660 of 2018 the Property Tax Administration Fee Certification needs to be adopted by the board in order to meet the requirement.

If you have any questions or concerns regarding this please feel free to ask at any time.

Thank you,



Debra L. Rojewski

Assessor

## Property Tax Administration Fee Certification

**To be completed by the local unit supervisor, city manager, or highest elected official.**

**INSTRUCTIONS:** MCL 211.44(4) provides that a property tax administration fee collected by the township treasurer shall be used only for the purposes for which it may be collected as specified within the General Property Tax Act, 206 PA 1893, Section (43) or Section (44) Subsection (3) and (4). Pursuant to Public Act 660 of 2018, MCL 211.10g(1)(g), an assessing district will be audited to ensure compliance with Section (44) for any property tax administration fees collected by the assessing district.

Does the local unit collect a property tax administration fee? ☒ Yes ☐ No

I, KEVIN T. SPICHER, certify that the local unit of  
GENOA CHARTER TOWNSHIP in the County of LIVINGSTON  
complies with section 44(4) with respect to any property tax administration fee, if any, collected under MCL 211.44.

\_\_\_\_\_  
Signature

SUPERVISOR  
\_\_\_\_\_  
Position Held at Local Unit

\_\_\_\_\_  
Date