

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JANUARY 12, 2026
MONDAY
6:30 P.M.**

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

ELECTIONS OF OFFICERS:

DECLARATION OF CONFLICT OF INTEREST:

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

OPEN PUBLIC HEARING # 1...Discussion of a special use, site plan and environmental impact assessment for proposed two (2) two-hundred and fifty (250) gallon above ground fuel storage tanks. The property is located at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. The request is petitioned by Merlo Construction Company, LLC.

OPEN PUBLIC HEARING # 2...Discussion of a special use, site plan and environmental impact assessment for a proposed family day care home (up to 14 children) located 554 S. Hughes Road on the west side of Hughes Road, south of Golf Club Road. The request is petitioned Jennifer Duncan.

OPEN PUBLIC HEARING #3...Discussion of a special use, site plan and environmental impact assessment for a proposed indoor dog park, coffee shop and bakery. The property is located in the existing Country Corners shopping center, 4060 Grand River Avenue, on the south-east corner of Grand River Avenue and Latson Road.

OPEN PUBLIC HEARING #4...Consideration of an ordinance amendment to Article 13 entitled “Environmental Protection Regulation” related to “Hazardous Materials and Fuel Storage and Wetland Protection Standards”

A. Recommendation of Zoning Ordinance Amendments to Article 13 entitled “Environmental Protection Regulations”.

ADMINISTRATIVE BUSINESS:

- Staff Report – Annual Report
- Approval of September 8, 2025 Planning Commission meeting minutes
- Member discussion
- Adjournment

*Citizen’s Comments- In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented. Anyone speaking on an agenda item will be limited to 2 minutes.



GENOA CHARTER TOWNSHIP

GENOA TOWNSHIP

Application for Site Plan Review NOV 24 2025

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: MERLO CONSTRUCTION COMPANY, LLC 4964 Technical Drive, Milford 48381

If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: MERLO CONSTRUCTION COMPANY, LLC 4964 Technical Drive, Milford 48381

SITE ADDRESS: 2025 Euler Road, Brighton, MI 48114 PARCEL #(s): 11-13-104-002

APPLICANT PHONE: (248) 714-5486 OWNER PHONE: (248) 714-5486

OWNER EMAIL: brianm@merlomi.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Unit 2 of the Euler Road Business Park,
located on the East side of Euler Road, North of Grand River, is being developed for
use as a contractor's office and storage yard for the Merlo Construction Company in
accordance with the approved site plan dated January 8, 2025.

BRIEF STATEMENT OF PROPOSED USE: Addition of above ground fuel storage to the
approved office and maintenance warehouse for Merlo Construction Company.

THE FOLLOWING BUILDINGS ARE PROPOSED: A new 20,000 square foot industrial
building is under construction on the property in accordance with the approved site plan.

**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: Brian Misaras


ADDRESS: 4964 Technical Drive, Milford, MI 48381

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

1.) Brian Misaras of Merlo Construction at brianm@merlomi.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:  DATE: 11/24/25
PRINT NAME: Brian Misaras PHONE: 248-640-5641
ADDRESS: 4964 Technical Drive, Milford, MI 48381



GENOA CHARTER TOWNSHIP
Special Land Use Application

GENOA TOWNSHIP

NOV 24 2025

RECEIVED

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

APPLICANT NAME & ADDRESS: Merlo Construction Company, Inc. Brian Misaras

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

APPLICANT PHONE: (248) 714-5486 EMAIL: brianm@merlomi.com

OWNER NAME & ADDRESS: Merlo Construction Company, Inc.

SITE ADDRESS: 2025 Euler Rd. Brighton, MI 48114 PARCEL #(s): 11-13-104-002

OWNER PHONE: (248) 714-5486 EMAIL: brianm@merlomi.com

Location and brief description of site and surroundings:

Unit 2 of the 2025 Euler Road Business Park is being developed for use as a contractor's office and storage yard. Construction is ongoing in accordance with approved site plan dated January 8, 2025. Located on the East side of Euler Road, North of Grand River. Adjacent property to the South and West is industrial, to the North is residential, and East is Planned Development.

Proposed Use:

Addition of above ground fuel storage to the approved office and maintenance warehouse for Merlo Construction Company, including an existing Special Use Permit for use as a Contractors yard with outdoor storage.

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.

Proposed use of the site as a contractor's office and storage yard has been approved by the Township and found to meet the goals and objectives of Township plans and ordinances. Addition of onsite fuel storage will not alter the proposed use of the site and will not negatively impact the surrounding area.

- 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.

Proposed above ground fuel storage will be located in the contractor's storage yard, 250 feet East of the building, 146 feet South of the residential parcel. The storage yard will screened from adjacent property by the proposed landscape buffers. Addition of fuel storage will not significantly alter the intended character of the site.

- 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?

Addition of above ground fuel storage will conform to requirements of the Fire Marshall and onsite fire protection is provided. No impact on highways, streets, police, drainage, water and sewage facilities, or refuse disposal is anticipated.

- 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?

Proposed fuel storage will meet current Fire Marshall and Township regulations and will not be detrimental to the environment, public health, safety or welfare, will not generate additional traffic, will not create noise, vibration, smoke, fumes, odors, glare or other such nuisance.

- 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.

Proposed above ground fuel storage criteria are provided in Section 13.07.01 of the Zoning Ordinance. Fuel storage tank size is less than 300 gallons, will be located no less than 75 feet from any building and/or property line, and will be mounted on a concrete slab.

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

BY: Brian Misaras

ADDRESS: 4964 Technical Drive, Milford MI. 48381

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

<u>Brian Misaras</u>	<u>of Merlo Construction</u>	<u>at brianm@merlomi.com</u>
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:  DATE: 11-19-25

PRINT NAME: Brian Misaras PHONE: 248-640-5641



December 16, 2025

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	2025 Euler Road / Unit 2 Fuel Tank – Special Land Use and Site Plan Review #1
Location:	2025 Euler Road – east side of Euler Road, north of Grand River Avenue
Zoning:	IND Industrial District

Dear Commissioners:

At the Township's request, we have reviewed the submittal from Merlo Construction Company, Inc. for special land use and site plan review of an above fuel storage tank for Unit 2 of the industrial development at 2025 Euler Road (site plan dated 11/24/25).

A. Summary

1. General Comment:

- a. The applicant must provide the required Environmental Impact Assessment.

2. Special Land Uses (Section 19.03):

- a. In order to make favorable findings related to compatibility and impacts, the conditions of Section 13.07 need to be met to the Commission's satisfaction.
- b. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.

3. Fuel Storage (Section 13.07):

- a. The applicant must demonstrate that secondary containment is provided, as required.
- b. The applicant must obtain any outside permits required for fuel storage.

B. Proposal/Process

The applicant proposes to install above ground fuel storage tanks in conjunction with a contractor's office and outdoor storage yard for Unit 2 of the industrial site condominium development.

Table 8.02 allows accessory fuel storage with special land use approval in the IND. The request is also subject to the use conditions of Section 13.07.

Procedurally, the Planning Commission is to review the special land use, site plan, and Environmental Impact Assessment, and put forth recommendations to the Township Board following a public hearing.

As a side note, the submittal does not include the required Environmental Impact Assessment, which must be provided.



Aerial view of site and surroundings (looking north; prior to current construction activities)

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 Research and Development, which is intended for development “as a light industrial/R&D/office park.”

The Plan makes no reference to accessory fuel storage, though it is important to note that the Township deemed the contractor’s office and storage yard compatible with the Master Plan as part of the approval granted earlier this year.

2. **Compatibility.** The subject area contains a variety of uses, including residential, office, commercial, and industrial.

The use conditions of Section 13.07, which include setback/spacing requirements and secondary containment, are intended to help mitigate potential off-site impacts.

Provided these conditions are met to the Commission’s satisfaction, the proposal may be viewed as compatible with the character of the area.

3. **Public Facilities and Services.** Given the location and nature of the property, as well as the recent development approvals, we anticipate that necessary public facilities and services are in place.

However, the applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority related to this standard.

4. **Impacts.** The use conditions for accessory fuel storage (Section 13.07) must be met to the Commission’s satisfaction to ensure there are no adverse impacts upon the environment.
5. **Mitigation.** If additional concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

D. Use Conditions (Fuel Storage)

Accessory fuel storage is subject to the use requirements of Section 13.07, as follows:

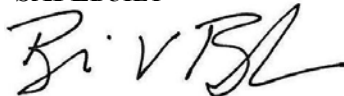
1. **Above ground storage tanks.** The site plan identifies 2 above ground storage tanks in the rear yard of Unit 2, which meets the location/spacing requirements of the Ordinance. Each tank has a capacity of 250 gallons, which is within the 300-gallon limitation.

The tanks are also mounted to a concrete slab, as required.

2. **Below ground fuel storage tanks.** The request does not include below ground fuel storage.
3. **Secondary containment.** The submittal does not clearly depict or note that secondary containment is provided, as required. The applicant must provide this information/detail in a revised submittal.
4. **Pollution Incident Prevention Plan.** The submittal includes the required PIP Plan.
5. **Permits.** The applicant must obtain any outside permits (Federal, State or County) necessary for the proposal.

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

Respectfully,
SAFEBUILT

A handwritten signature in black ink, appearing to read "B. V. Borden".

Brian V. Borden, AICP
Planning Manager



January 6, 2026

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

**Re: Unit 2 2025 Euler Road
Site Plan Review No. 1**

Dear Ms. Ruthig:

Tetra Tech conducted a review of the site plan submittal for Unit 2 - 2025 Euler Road last dated November 24, 2025. The site plan was prepared by Desine, Inc. on behalf of 4M Genoa LLC. The site is located on the east side of Euler Road, approximately 0.25 miles north of Grand River Avenue. The improvements include two new above ground 250-gallon fuel storage tanks to the east side of the existing buildings. We offer the following comments:

SITE PLAN

1. Bollard details shall comply with requirements outlined in the review letter from Brighton Area Fire Authority.

We recommend the petitioner address the above comments to the Township's satisfaction prior to approval. Please call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Shelby Byrne'.

Shelby Byrne, P.E.
Project Engineer

A handwritten signature in blue ink that reads 'Sydney Streveler'.

Sydney Streveler, EIT
Civil Engineering Group

Tetra Tech

3497 Coolidge Road, East Lansing, MI 48823
Tel 517.316.3930 Fax 517.484.8140 www.tetrattech.com



BRIGHTON AREA FIRE AUTHORITY

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

December 22, 2205

Bobby Foster
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Merlo Construction Co. - Unit 2
2025 Euler Rd.
Genoa Twp., MI

Dear Amy,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on December 10, 2025 and the drawings are dated April 22, 2024 with latest revisions dated November 24, 2025. The project is for the request for an outdoor diesel fuel storage pad. The plan review is based on the requirements of the International Fire Code (IFC) 2024 edition.

The outdoor fuel storage complies with all Fire Code requirements, except for the item listed below.

1. Guard posts' details shall be updated to comply with all of the following requirements:
 - a. Constructed of steel not less than 4 inches (102 mm) in diameter and concrete-filled.
 - b. Spaced not more than 4 feet (1219 mm) between posts on center.
 - c. Set not less than 3 feet (914 mm) deep in a concrete footing of not less than a 15-inch (381 mm) diameter.
 - d. Set with the top of the posts not less than 3 feet (914 mm) above ground.
 - e. Located not less than 3 feet (914 mm) from the protected object.

IFC 312.2

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

To: Genoa Township Planning Commission
Attn: Amy Ruthig, Planning Director
Address: 2911 Dorr Road, Brighton, MI 48116
Date: January 4, 2026

RE: Formal Concern/Objection to Proposed Above-Ground Fuel Storage at 2025 Euler Rd.

Dear Members of the Planning Commission,

I am the owner of the residential property at 1885 Euler Rd. My property directly adjoins the commercial site currently proposing the installation of two 250-gallon above-ground fuel storage tanks. My family relies entirely on a **private water well** for our drinking water and household needs.

While I understand the applicant may seek to meet minimum technical requirements, I am formally presenting concern and objection to this installation based on both possible zoning violations and broader discretionary safety standards.

1. Compliance with Zoning Ordinance Sec. 13.07.01

I request that the Planning Department verify the following requirements, which may be at risk:

- **Setback Requirements:** Under Section 13.07.01, these tanks must be located at least **75 feet** from any lot line or occupied building. Given the proximity to my residential property line, I am requesting that the Genoa Township Zoning Administrator verify this measurement on the official site plan.
 - **Please provide me with a copy of the amended site plan showing location of fuel storage tanks.**
- **Capacity and Foundation:** The ordinance limits tanks to 300 gallons each and requires a solid concrete slab.
 - **Please provide confirmation that these tanks are not oversized and that the foundation is engineered to prevent overturning or soil seepage.**

2. Discretionary Review Standards (Article 19)

Under the Township's standards for Special Land Use and Site Plan Review, the Commission must ensure that commercial activity is compatible with the surrounding neighborhood. This proposal fails these standards:

- **Environmental Compatibility:** The storage of 500 gallons of fuel adjacent to a residential well is fundamentally incompatible. A single equipment failure or accidental spill would cause irreversible contamination of the only water source. Additionally, nearby ponds and lake could also be impacted.
- **Property Impairment:** Placing 500 gallons of fuel in close proximity to a residential zone increases the fire risk to my home and property. Also, the presence of high-volume fuel storage creates a permanent environmental stigma that diminishes property value and increases personal liability, as residential insurance often excludes coverage for off-site pollution.

3. Request for Higher Safety Conditions

Should the Commission consider approval, the following conditions should be mandated to protect the local groundwater and public safety:

- **Double-Walled Containment:** Require the tanks to be double-walled or placed within a secondary containment area capable of holding 110% of the total volume.

- **Baseline Well Testing:** Require the applicant to pay for a professional baseline chemical analysis of my well water **prior** to installation to establish a legal record of water quality.
- **Collision Protection:** Installation of steel-reinforced bollards to prevent vehicle impact.
- **Automated Leak Detection:** Requirement for electronic sensors that provide immediate notification to the Genoa Township Fire Marshal in the event of a leak.
 - **Requesting that in the event of a leak resulting in ground contamination, owner of commercial property will notify us immediately and in writing, pay for our water well testing, any necessary clean up, and any other costs related to such an event.**
 - **Requesting full details on containment, secondary containment, and leak detection measures, ensuring compliance with state/federal standards (EPA SPCC, MI Storage Tank Act).**

4. Environmental Impacts: Air Quality, Odor, and Noise

Beyond groundwater concerns, the proposed installation and the associated delivery/refueling traffic will create significant air and noise nuisances that violate the spirit and letter of Genoa Township performance standards:

- **Odor and Toxic Fumes (Sec. 13.05.03 & .04):** The storage of 500 gallons of fuel, combined with the refueling of commercial vehicles, will release volatile organic compounds (VOCs) and diesel particulate matter. These fumes are not only "obnoxious" under township code but contain known carcinogens like benzene. The prevailing winds will carry these toxic gases directly into our residential living spaces, impairing our comfort and health.
- **Diesel Engine Noise (Noise Ordinance Sec. 4.0):** The operation of these tanks necessitates frequent visits from heavy diesel trucks. Continuous idling and low-frequency engine noise from these vehicles often exceed the 50-decibel nighttime or 80-decibel daytime limits mandated for noise receiving at a residential property line. This creates an "unreasonable disturbance" that is injurious to the peace and quiet of our home.
- **Health and Safety Risks:** Diesel exhaust is classified by the EPA as "likely to be carcinogenic to humans". Short-term exposure can cause nausea, headaches, and respiratory inflammation, while long-term exposure is linked to chronic heart and lung disease. Forcing a residential neighbor to live in the immediate plume of these emissions constitutes a significant impairment of property use and enjoyment.
- **IMPACT ASSESSMENT of May 14, 2024** (found in meeting notes from May 20, 2024 pg 75) states *"The proposed use of the property does not create any significant emissions of smoke, airborne solids, odors, gases, vibrations, noise, or glare discernable and substantially annoying or injurious to person and/or property beyond the lot lines. No significant change in air pollution is anticipated."*

For us, this has **not** been the case. We've watched trucks arrive as early as 5:30am to pick up equipment. With engines idling for half an hour making our house smell of diesel. A near daily occurrence from April through November 2025.

The Planning Commission must prioritize the health and safety of Genoa Township residents and the protection of our shared groundwater. I look forward to working with the Commission on ensuring the petitioners fulfill all commitments they made when getting approval for this project.

Respectfully submitted,

Marie Parrish

Owner – 1885 Euler Road

248-302-9391

parrish.marie.e@gmail.com

GENOA TOWNSHIP

NOV 24 2025

RECEIVED

Pollution Incident Prevention Plan (PIPP)

UNIT 2

2025 Euler Road Business Park

Brighton, Michigan

Prepared for:

Merlo Construction Company, Inc.
4964 Technical Drive
Milford, Michigan 48381

Dated: September 2025

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FIGURE 1 – FACILITY LOCATION MAP

FIGURE 2A – FACILITY EXTERIOR CHEMICAL STORAGE AREAS

FIGURE 2B – FACILITY INTERIOR CHEMICAL STORAGE AREAS

1.0 FACILITY IDENTIFICATION INFORMATION [RULE 6(1)(A)]

1.1 PURPOSE

This Pollution Incident Prevention Plan (PIPP) is designed to provide a comprehensive document to comply with the response plan requirements of the applicable regulations. This plan provides spill response procedures and is intended to be a usable tool in the event of a release of polluting materials to air, soil, or surface water at the Merlo Construction Company facility located at 2025 Euler Road, Genoa Township, Livingston County, Michigan. The provisions of this plan must be carried out immediately in the event of a release of polluting materials that could threaten human health or the environment.

1.2 REGULATORY REQUIREMENTS

The Merlo Construction Company facility is an “on-land facility” that is subject to the State of Michigan’s Part 5, Spillage of Oil and Polluting Materials administrative rules (Part 5 Rules) promulgated to address release prevention planning, secondary containment, surveillance, and release reporting requirements for the storage of salt, oil, and other regulated polluting materials.

1.3 FACILITY INFORMATION

Merlo offers full service residential and commercial construction services, in which diesel fuel and oils are used and stored for commercial purposes.

TABLE 1 – FACILITY INFORMATION

Name of Facility	Merlo Construction Company
Facility Address	2025 Euler Road, Brighton, MI 48114
Mailing Address	4964 Technical Drive, Milford, MI 48381
Phone Number	Business Phone: 248-714-5486 24-Hr. Phone: 248-421-7612
Receiving Waters	Ackerman Lake located at the East end of the property
Type of Facility	Construction contractor
SIC Code	1600
NAICS Code	237990
Name and Address of Owner/Operator	Raymond Merlo 4964 Technical Dr. Milford MI 48381
Designated Person Responsible for Spill Prevention and Control	Mark Benjamin 248-421-7612

2.0 NOTIFICATION PROCEDURES TO ENTITIES OUTSIDE OF FACILITY

[RULE 6(1)(B) AND Part 31 Section]

If a spill occurs, notify a Spill Prevention and Control Coordinator listed in **Table 2**, who will determine if outside contractors are needed to help clean-up the spill.

The Spill Prevention and Control Coordinator will determine if the spill meets a reportable threshold or is a possible hazard to human health or the environment, by which notification to appropriate governmental agencies will be provided.

TABLE 2 – EMERGENCY CONTACTS

Brighton Police and Fire Departments	911
Merlo Construction Company Spill Prevention and Control Coordinators	Mark Benjamin 248-421-7612
Corrigan Oil Co/Technical Environmental Services (TES)	24-Hr. Phone: 800.327.8645
The Michigan Department of Environment, Great Lakes, and Energy (EGLE) Lansing District Office	525 West Allegan (Constitution Hall, 1st Floor, South) P.O. Box 30242, Lansing, MI 48909-7742 Office Phone: 517.284.6651
EGLE 24-hour Pollution Emergency Alert System (PEAS)	Main Phone: 800.292.4706
Trinity Health Livingston Hospital 620 Byron Rd, Howell, MI 48843	Main Phone: 517.545.6000
Livingston County Local Emergency Planning Committee 1911 Tooley Road, Howell, MI 48855	Therese Cremonte <i>Emergency Manager Coordinator</i> Kristi Wahoski <i>Asst. Emergency Manager</i> Main Phone: 517.540.7926
Genoa Township Water and Sewer	Emergency Phone: 855.231.6692
State Emergency Response Commission	24-Hr. Phone: 517.373.8481
National Emergency Response Center	24-Hr. Phone: 800.424.8802
U.S. EPA Region 5 Office 24-hour number	24-Hr. Phone: 213.353.2318

3.0 SPILL CONTROL AND CLEANUP PROCEDURES [RULE 6(1)(C)]

Material storage, spill training, and preventive maintenance practices will be the primary methods used at the Merlo facility to minimize the potential for spills of oil, and other polluting materials.

Merlo staff are trained to clean up small spills or releases in their work areas. In the event of an emergency, a spill contractor is on call to respond to spills and releases at the facility. The waste material will be removed and disposed by a qualified contractor.

Merlo staff works with the local Fire Marshal who reviews the hazardous material storage and handling procedures on a regular basis.

Spill kits are available in the hazardous material storage areas.

3.1 GOOD HOUSEKEEPING

The facility will follow good housekeeping procedures to reduce the possibility of accidental spills and to minimize safety hazards to facility personnel. Housekeeping inspections will occur on a regular basis with deficiencies noted to facility managers and are addressed accordingly.

Pursuant to Part III of 1994 P.A. 451, Rule 809, materials that contain, or are otherwise contaminated with used oil (e.g., waste absorbent materials) are not regulated as “used oil” if the used oil has been sufficiently absorbed, properly drained, or removed to the extent possible so that visible signs of free-flowing oil do not remain. Therefore, if the spilled material is not a hazardous waste, and the solidified absorbent material contains no free liquids, it is regulated as a non-hazardous solid waste and can be disposed of in a dumpster going to a Type II (municipal) solid waste disposal facility.

3.2 VISUAL INSPECTIONS AND PREVENTIVE MAINTENANCE

Routine facility inspections will serve to identify and prevent accidental releases of oil or polluting materials. These inspections will also ensure that good housekeeping procedures are being followed. Visual inspections of oil and chemical containers, and material storage drums/containers are performed prior to each use and on a regular basis by facility personnel.

Inspections will address leaks, spills, housekeeping, staining, corrosion/cracks and other problems with secondary containment. The regular inspections will also be conducted to identify areas that

may require preventive maintenance to minimize the spill of or other polluting materials on site.

ASTs and associated leak detection will be inspected regularly for potential leaks between the double walls. The spill protection equipment available on the ASTs are monitored remotely through a cloud-based software system. The ASTs contains level indicators to prevent overfilling, and a leak detection sensor to alert personnel should a leak develop between the double-walls.

4.0 POLLUTING MATERIAL INVENTORY AND SECONDARY CONTAINMENT [RULE 6(1)(D)]

Merlo stores and handles diesel and gasoline, propane, used oil, and lubricants for industrial purposes.

Chemical	Container	Location
Diesel	Two 250-gallon AST	East of the building
Propane	2 33.5-gallon containers	Service Area
Used Oil	Two 250-gallon totes	Service Area
Lubricants		

Diesel is stored in two double-walled 250-gallon aboveground storage tanks (AST's), located East of the subject building on a concrete pad, which are provided and serviced by Corrigan Oil Co. The spill protection equipment available on the ASTs is monitored remotely through a cloud-based software system. The fueling station contains the appropriately sloping concrete pad and safety barriers in accordance with the local Fire Marshall.

Propane canisters (33.5-gallon) are stored in a Purity Gas provided locker outside the warehouse area overhead doors of the subject building, which are utilized for the propane operated forklifts.

Used oil is stored in one 250-gallon tote inside the service area of the warehouse located in the eastern portion of the subject building. The used oil is removed from the subject property by a licensed waste management company approximately 2 to 4 times per year.

Material Safety Data Sheets (MSDSs) are continually tracked and made readily available for review by employees at the facility.

5.0 SITE PLAN (FACILITY MAP) [RULE 6(1)(E), (F), (G), AND (H)]

The Merlo facility is located at 2025 Euler Road, Brighton, Genoa Township, Livingston County, Michigan (Figure 1). The facility is located in a mixed industrial and commercial area and contains one building with an office area, warehousing, and service area, and fenced in storage exterior storage area.

The building and gates are locked during non-operational hours. Gates remain open until all crews

return. Cellular phones and two-way radios are also used to contact personnel. The facility grounds have adequate lighting for safety and to allow emergency vehicles to access the facility 24-hours per day.

The Property slopes from West to East, toward the Eastern border. An elevation difference of approximately 16 feet exists between the eastern and western Property boundaries.

A surface water drainage system is provided on the property. Stormwater runoff is routed to catch basins, and transported through storm sewer pipes into a detention basin on the property. The detention basin discharges to the adjacent lake at the East end of the property. Erosion potential is very low, as the area is relatively flat with large paved portions.

The Property building consists of a one-story structure on a concrete slab with a truck well. The Westerly portion of the building is utilized as office space. The remaining areas of the building are used for storage or service.

6.0 PLAN PREPARATION, SUBMITTAL, AND UPDATE REQUIREMENTS [RULE 6(2)–(5)]

This PIPP will be reviewed and updated as needed every three years, or when facility personnel, processes, or procedures identified in the Plan change or as otherwise necessary to maintain compliance with the Part 5 Rules.

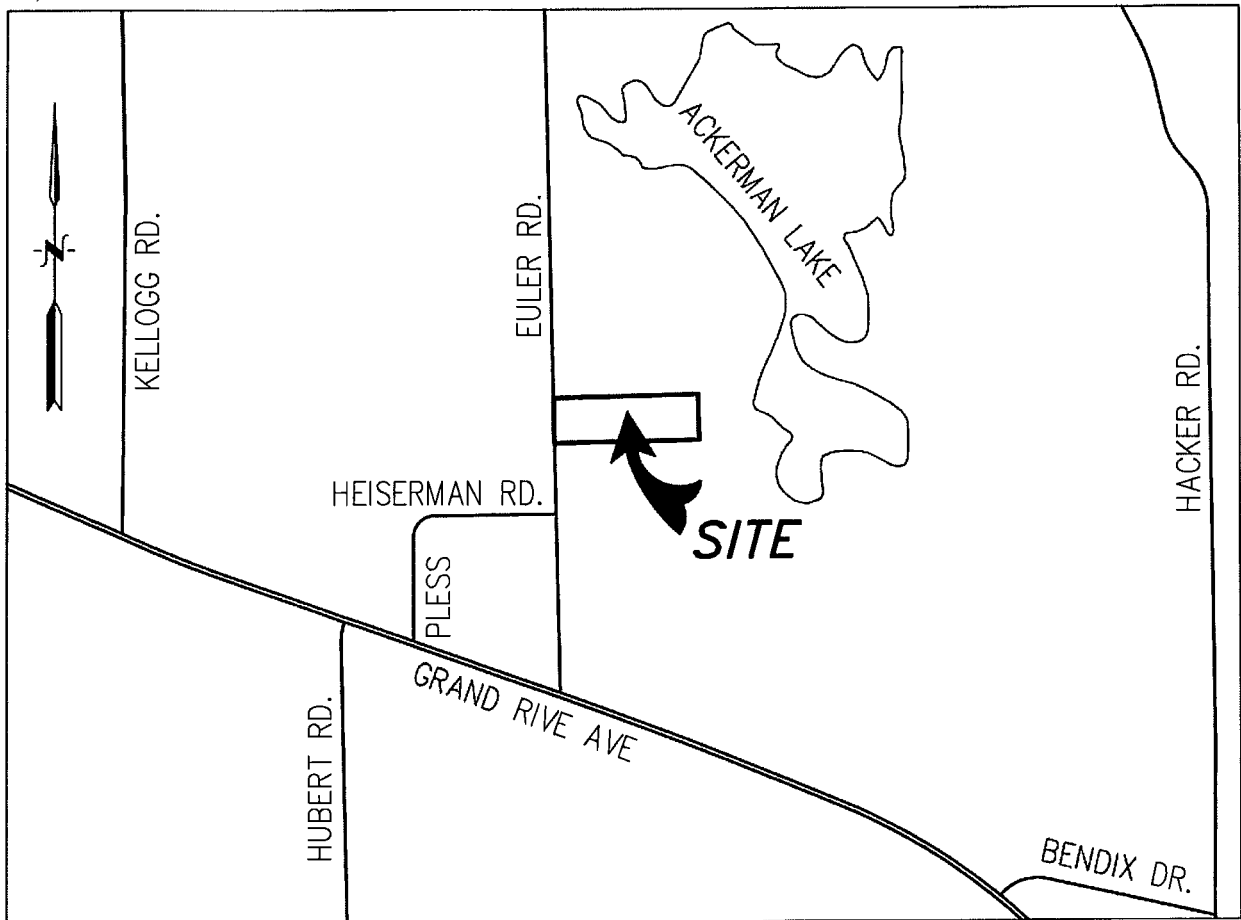
The Spill Prevention and Control Coordinators maintain a copy of this PIPP, which is available to all personnel who are authorized to have access to it.

A letter certifying that the facility is in compliance with Part 5 Rules will be sent to the EGLE-Water Bureau within 30 days of completion or updating of this plan. The LEPC and the Livingston Health Department will also be notified that the plan is complete.

Copies of this plan and future revised/amended plans will be available upon request to the list provided below:

1. US EPA Regional Administrator
2. Brighton Area Fire Department
3. Emergency Response Contractor
4. Livingston County Local Emergency Planning Committee (LEPC)
5. Livingston County Health Department
6. State of Michigan Emergency Response Commission – EGLE Waste Management Division

FIGURE 1



Location Map - Not To Scale

FIGURE 2A

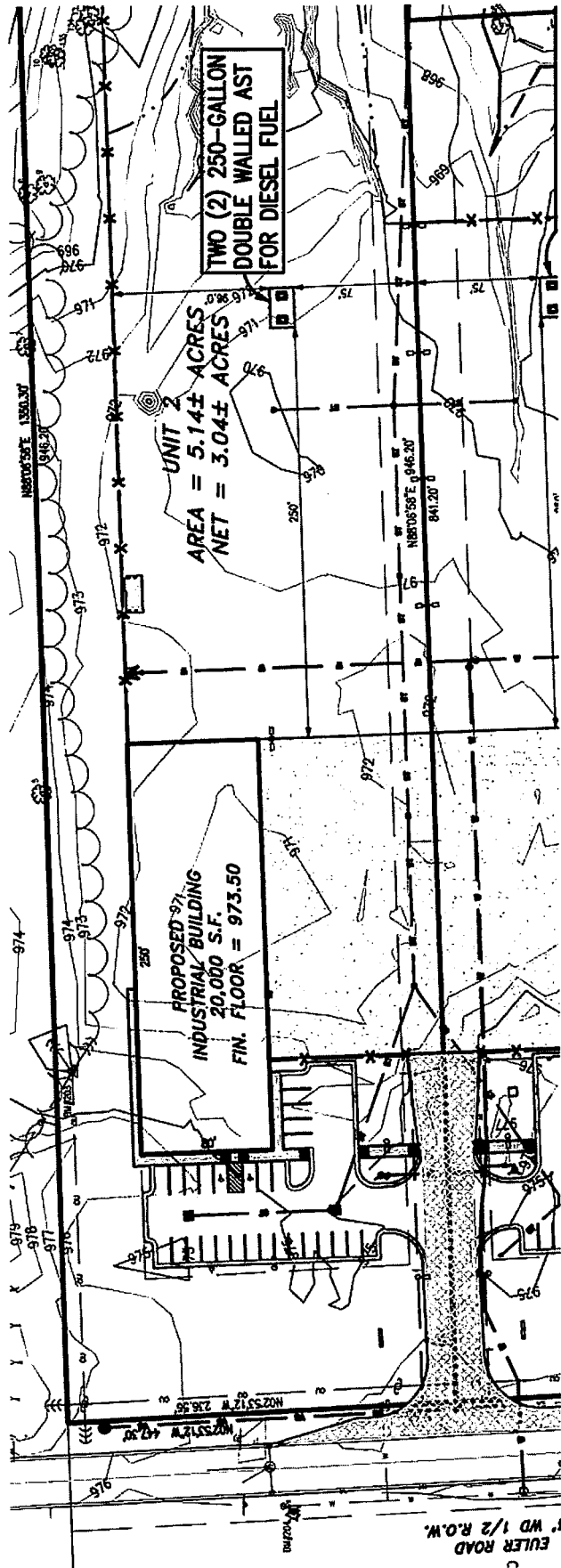
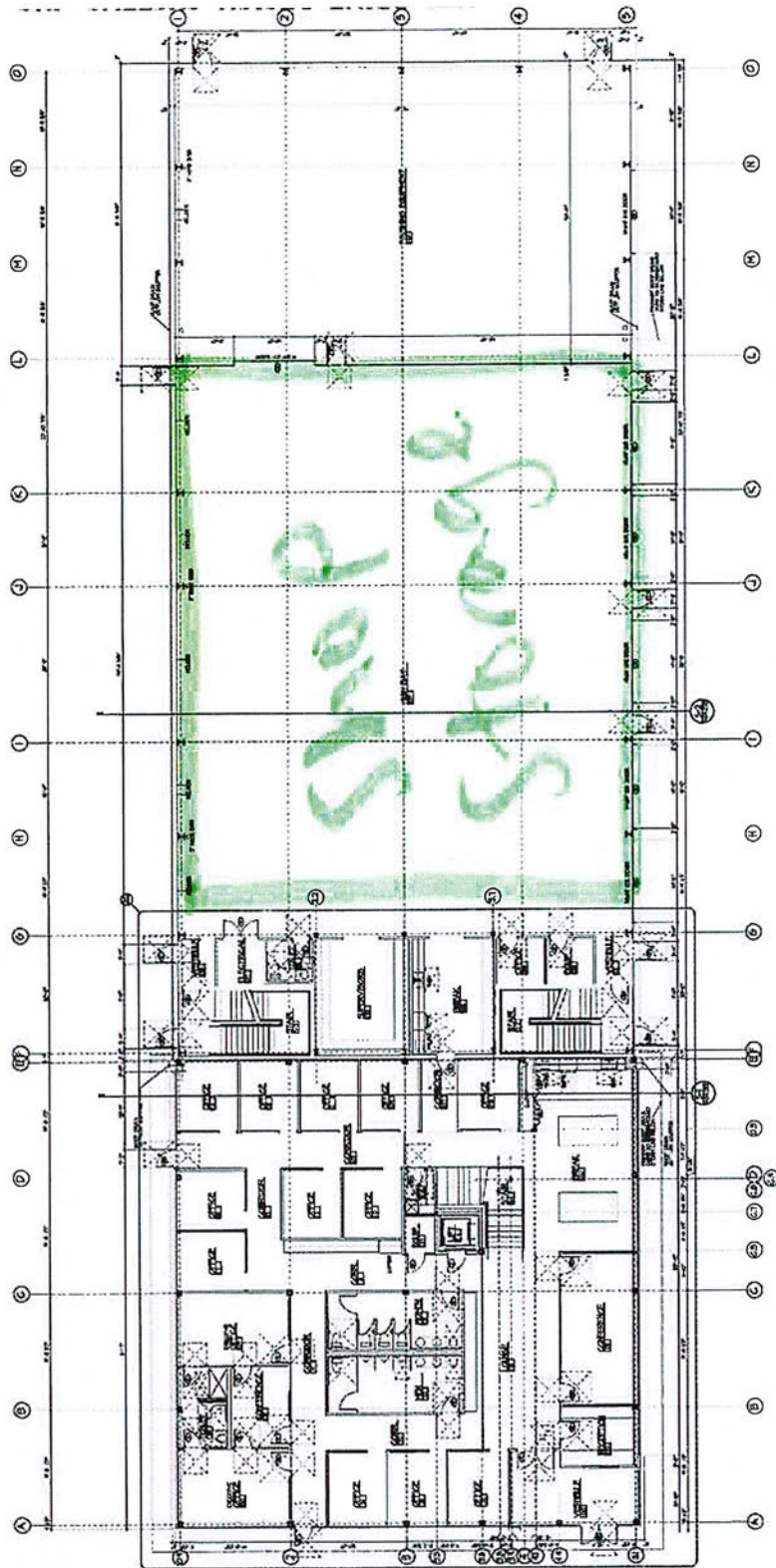


FIGURE 2B

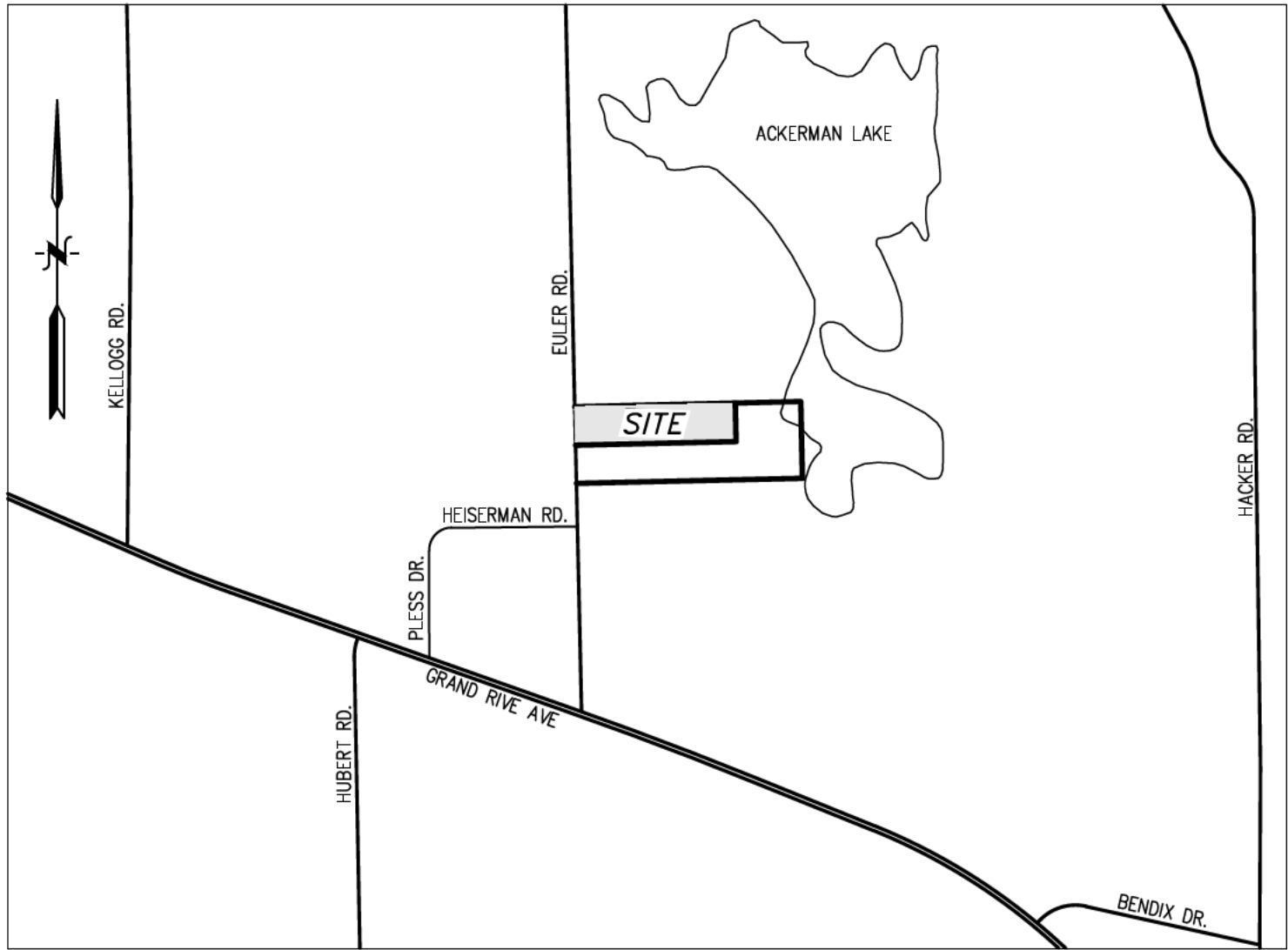
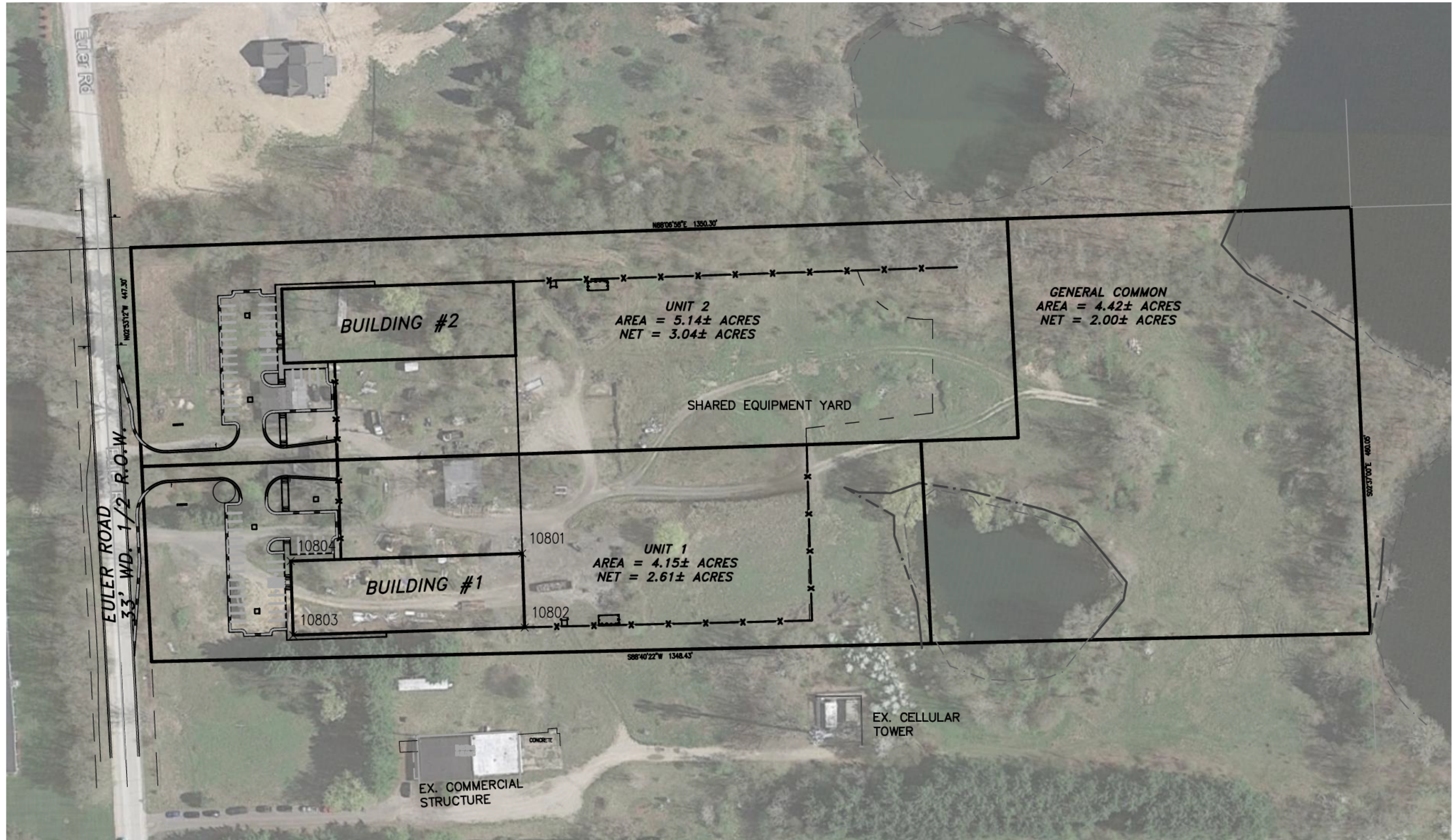


SITE PLAN AMENDMENT FOR
UNIT 2
2025 EULER ROAD

BEING PART OF SECTION 13, T2N,R5E, GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN

LEGAL DESCRIPTION

UNIT 2, 2025 EULER ROAD BUSINESS PARK CONDOMINIUM



LOCATION MAP
SCALE: 1/4" = 1000'

SHEET INDEX	
SP	SITE PLAN
DT3	FENCING NOTES & DETAILS

OWNER/DEVELOPER
4M GENOA LLC
2244 EULER ROAD
BRIGHTON, MICHIGAN 48114

CIVIL ENGINEER / LAND SURVEYOR
DESINE, INC.
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114
810-227-9533





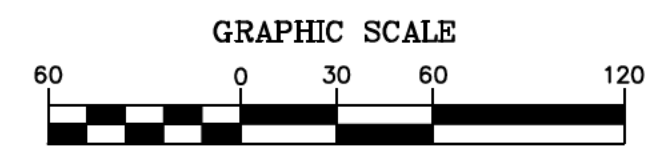
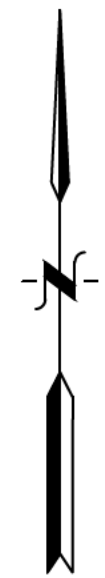
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OR VISIT CALL811.COM



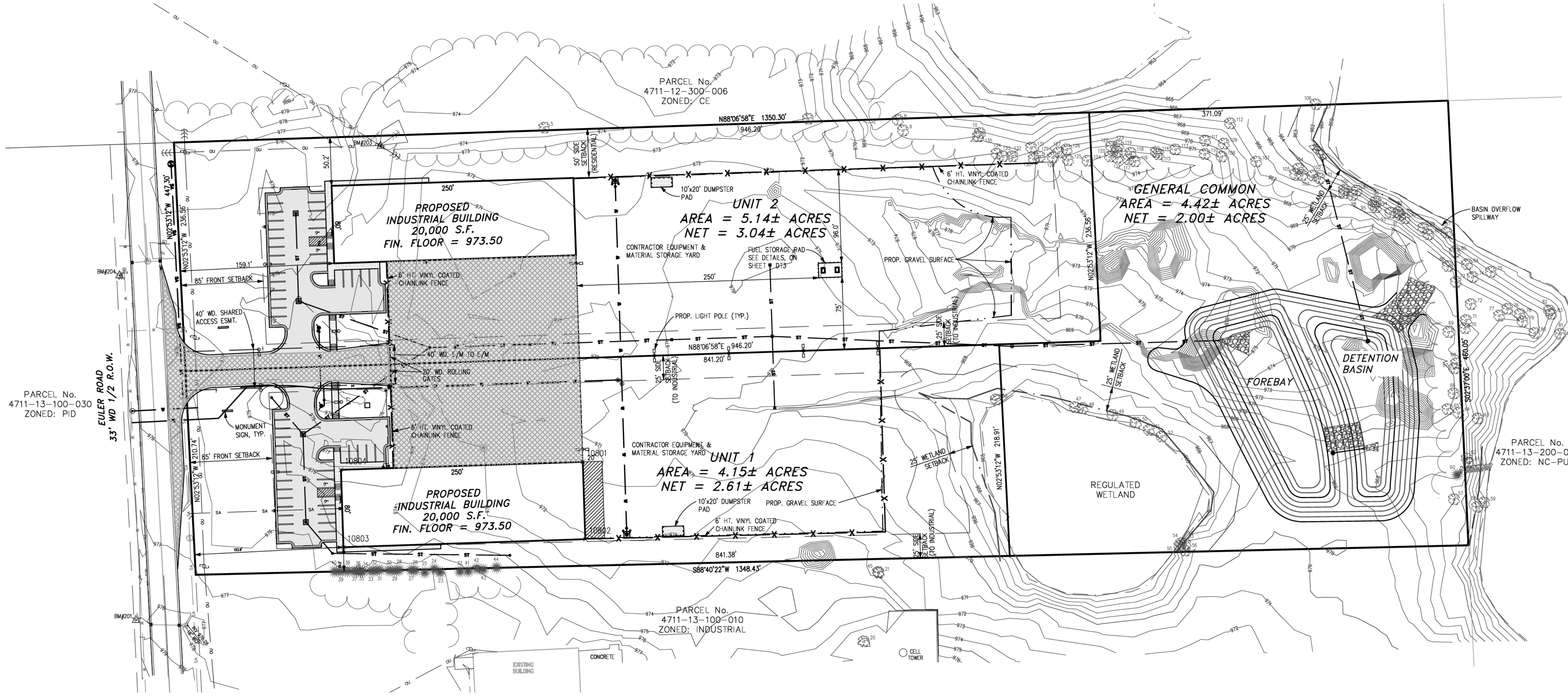
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

ISSUED	SCALE: AS NOTED
APR. 22, 2024	PROJECT No.: 234463
MAY 23, 2024	DWG NAME: 4463 COV
JULY 12, 2024	PRINT: NOV. 24, 2025
AUG. 12, 2024	
JAN. 8, 2025	



(IN FEET)
1 INCH = 60 FEET

LEGEND	
	PARCEL BOUNDARY
	R.O.W. LINE
	BUILDING SETBACK
	EASEMENT LINE
	EXIST. CONC. CURB
	EXIST. EDGE OF GRAVEL
	EXIST. BRUSH LINE
	DECIDUOUS TREE
	EVERGREEN TREE
	WETLAND LINE
	EDGE OF WATER
	OVERHEAD UTILITY LINE
	UTILITY POLE
	GUY ANCHOR
	EXIST. STORM SEWER
	CATCH-BASIN
	DRAINAGE MANHOLE
	FLARED END SECTION
	EXIST. WATERMAIN
	HYDRANT
	WATER VALVE
	EXIST. SANITARY SEWER
	SANITARY MANHOLE
	U/G GAS LINE
	EXIST. 1' CONTOUR
	EXIST. 5' CONTOUR
	PROP. WATERMAIN
	PROP. HYDRANT
	PROP. VALVE IN WELL
	PROP. FDC
	PROP. STORM SEWER
	PROP. CATCH-BASIN
	PROP. DRAINAGE MANHOLE
	PROP. FLARED END SECTION
	PROP. SANITARY SEWER
	PROP. SANITARY MANHOLE
	PROP. CONC. CURB
	PROP. LIGHT POLE
	PROP. CONC. WALK
	PROP. STANDARD DUTY CONCRETE PAVEMENT
	PROP. ACCESS DRIVE CONCRETE PAVEMENT
	AREA OF OUTDOOR STORAGE TO HEIGHT OF THE BUILDING



NOTES:

- ACCESS GATE, WHETHER MANUAL OR AUTOMATIC, SHALL BE PROVIDED WITH AN APPROPRIATE RAPID ACCESS DEVICE; EITHER KNOX PADLOCK ON SECURITY CHAIN OR KNOX KEY SWITCH INTEGRATED INTO ACCESS PAD.
- ACCESS ROADS TO THE SITE SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION.
- ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING FIRE APPARATUS WITH A MINIMUM LOAD OF 84,000 LBS.
- A MINIMUM VERTICAL CLEARANCE OF 13.5' SHALL BE MAINTAINED ALONG ALL FIRE ACCESS DRIVES.
- BUILDINGS SHALL BE CONSTRUCTED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13, STANDARD FOR THE INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS.
- BUILDING SHALL INCLUDE AN ADDRESS SIGN WITH NUMBERS IN CONTRASTING COLORS, AT A MINIMUM HEIGHT OF 6". LOCATION AND SIZE TO BE VERIFIED WITH BRIGHTON AREA FIRE AUTHORITY PRIOR TO INSTALLATION.

REQUIRED PARKING (PER BUILDING)

LIGHT INDUSTRIAL: 1.5 SPACES PER 1,000 S.F. GROSS FLOOR AREA

APPROXIMATE LIGHT INDUSTRIAL FLOOR AREA: 11,490 S.F.

REQUIRED PARKING SPACES: 18 SPACES

WAREHOUSING: 1 SPACE PER 1,500 S.F. GROSS FLOOR AREA

APPROXIMATE WAREHOUSE FLOOR AREA: 13,600 S.F.

REQUIRED PARKING SPACES: 10 SPACES

REQUIRED SPACES PER BUILDING: 28 SPACES

REQUIRED BARRIER FREE SPACES: 2 SPACES

PARKING PROVIDED: 28 SPACES

BARRIER FREE PROVIDED: 2 SPACES

SITE COVERAGE

UNIT 1

TOTAL AREA: 180,684 S.F. (4.15 AC.)

TOTAL BUILDING FOOTPRINT: 20,000 S.F. (0.46 AC.)

BUILDING COVERAGE: 11.1% (40% MAX. ALLOWABLE)

TOTAL PAVEMENT AREA: 38,611 S.F. (0.89 AC.)

TOTAL GRAVEL AREA: 57,673 S.F. (1.32 AC.)

TOTAL IMPERVIOUS AREA: 116,284 S.F. (2.67 AC.)

IMPERVIOUS COVERAGE: 64.4% (85% MAX. ALLOWABLE)

UNIT 2

TOTAL AREA: 223,802 S.F. (5.14 AC.)

TOTAL BUILDING FOOTPRINT: 20,000 S.F. (0.46 AC.)

BUILDING COVERAGE: 8.9% (40% MAX. ALLOWABLE)

TOTAL PAVEMENT AREA: 38,309 S.F. (0.88 AC.)

TOTAL GRAVEL AREA: 85,781 S.F. (1.97 AC.)

TOTAL IMPERVIOUS AREA: 144,090 S.F. (2.85 AC.)

IMPERVIOUS COVERAGE: 64.4% (85% MAX. ALLOWABLE)

BUILDING FLOOR SPACE

APPROXIMATE BLDG. FLOOR SPACE FOR INDUSTRIAL USE: 13,600 S.F. (PER BUILDING)

APPROXIMATE BLDG. FLOOR SPACE FOR OFFICE USE: 12,100 S.F. (PER BUILDING)

SITE CHARACTERISTICS

ZONED:	INDUSTRIAL	PROVIDED
AREA	ALLOWED MIN. 1 ACRE	
WIDTH	150'	
SETBACKS		
FRONT	85'/50' PARKING	153.9' / 85.1' PARKING
SIDE	25'/50' RESID.	25.0'/50.2'
REAR	40'	437.1'
PARKING	20'/10' SIDE & REAR	
BUILDING HEIGHT	30'	

BENCHMARK

DATUM BASED ON NGS OPUS SOLUTION REPORT, DATED APRIL 17, 2023 AT 9:26AM

BENCHMARK #201
ARROW ON HYDRANT, LOCATED NEAR THE WEST SIDE OF EULER ROAD AND 544' FEET SWLY OF THE SWLY PARCEL CORNER.
ELEVATION = 980.82 (NAVD 88)

BENCHMARK #203
SPIKE IN THE NELY SIDE OF AN UTILITY POLE, LOCATED NEAR THE NORTHERLY PROPERTY LINE AND 240+ FEET EAST OF EULER ROAD.
ELEVATION = 976.22 (NAVD 88)

BENCHMARK #204
STEAMER ON HYDRANT, LOCATED NEAR THE WESTERLY SIDE OF EULER ROAD AND 184' FEET SWLY OF CATCH BASIN #3.
ELEVATION = 977.94 (NAVD 88)

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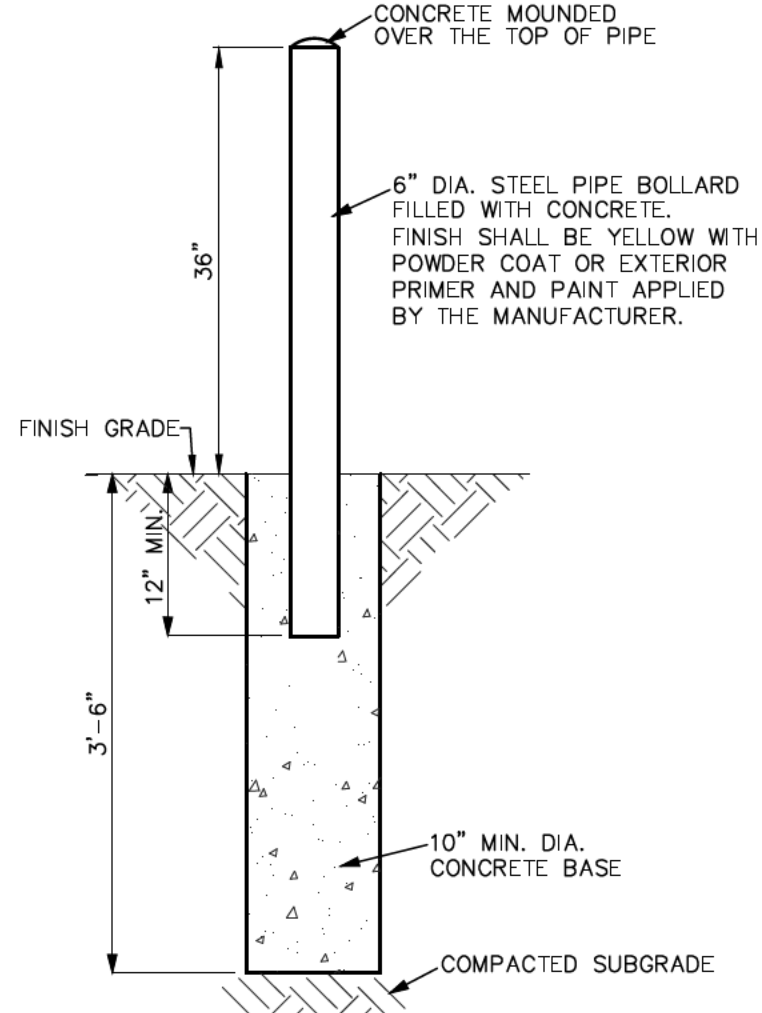
DESIGN:WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	11-24-25	ADDED FUEL STORAGE PAD FOR UNIT 2			
CHECK: WMP						

2025 EULER ROAD DEVELOPMENT

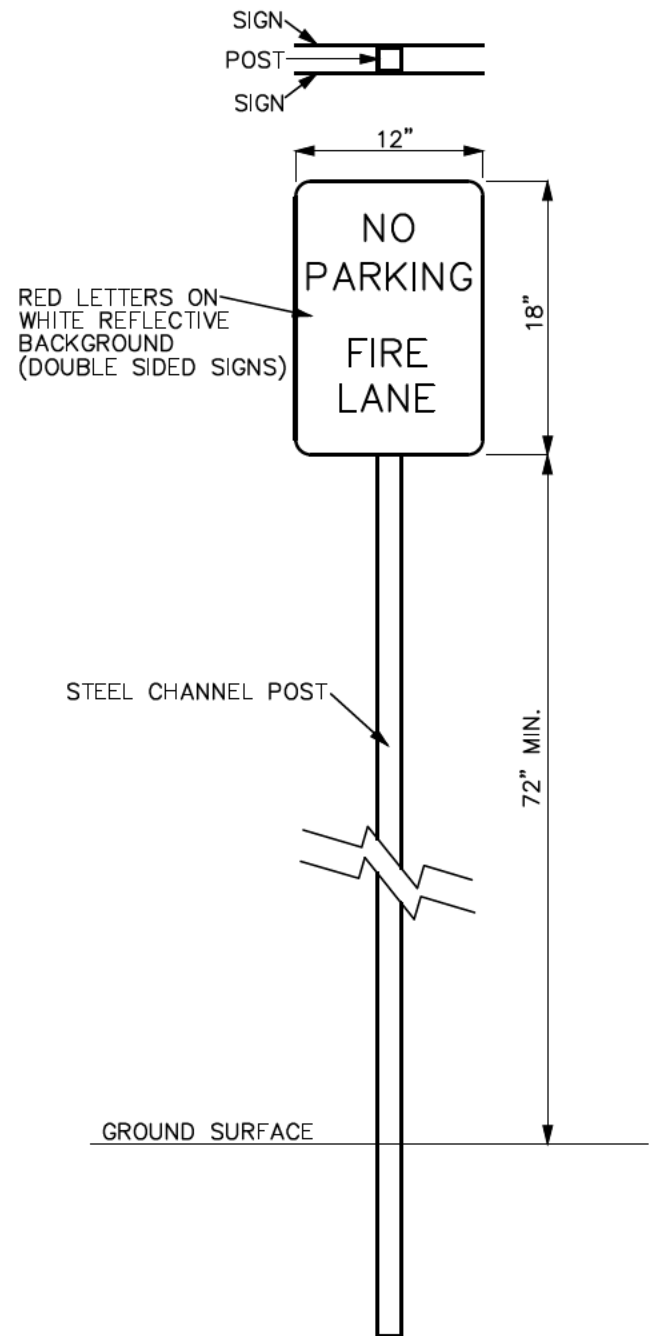
SITE PLAN

CLIENT:	SCALE: 1in. = 60ft.
4M GENOA LLC 2244 EULER ROAD BRIGHTON, MICHIGAN 48114 810-217-7471	PROJECT No.: 234463 DWG NAME: 4463 SP FUEL ISSUED: NOV. 24, 2025

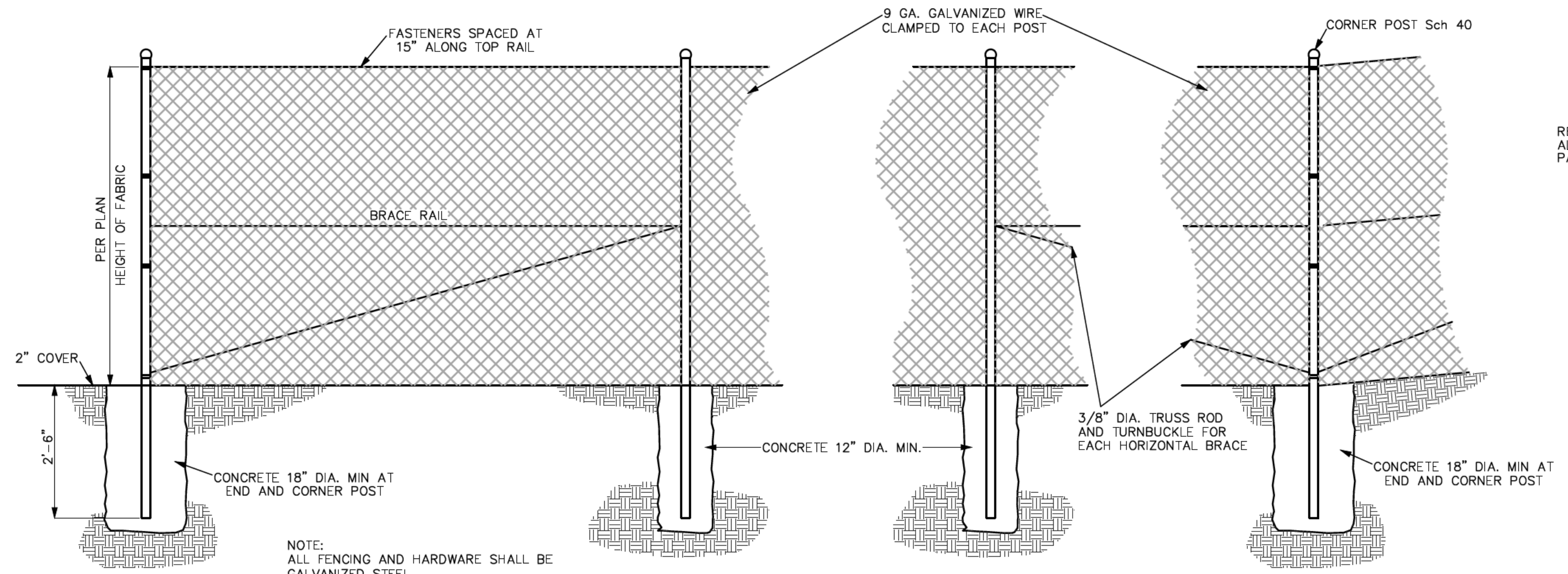
SP



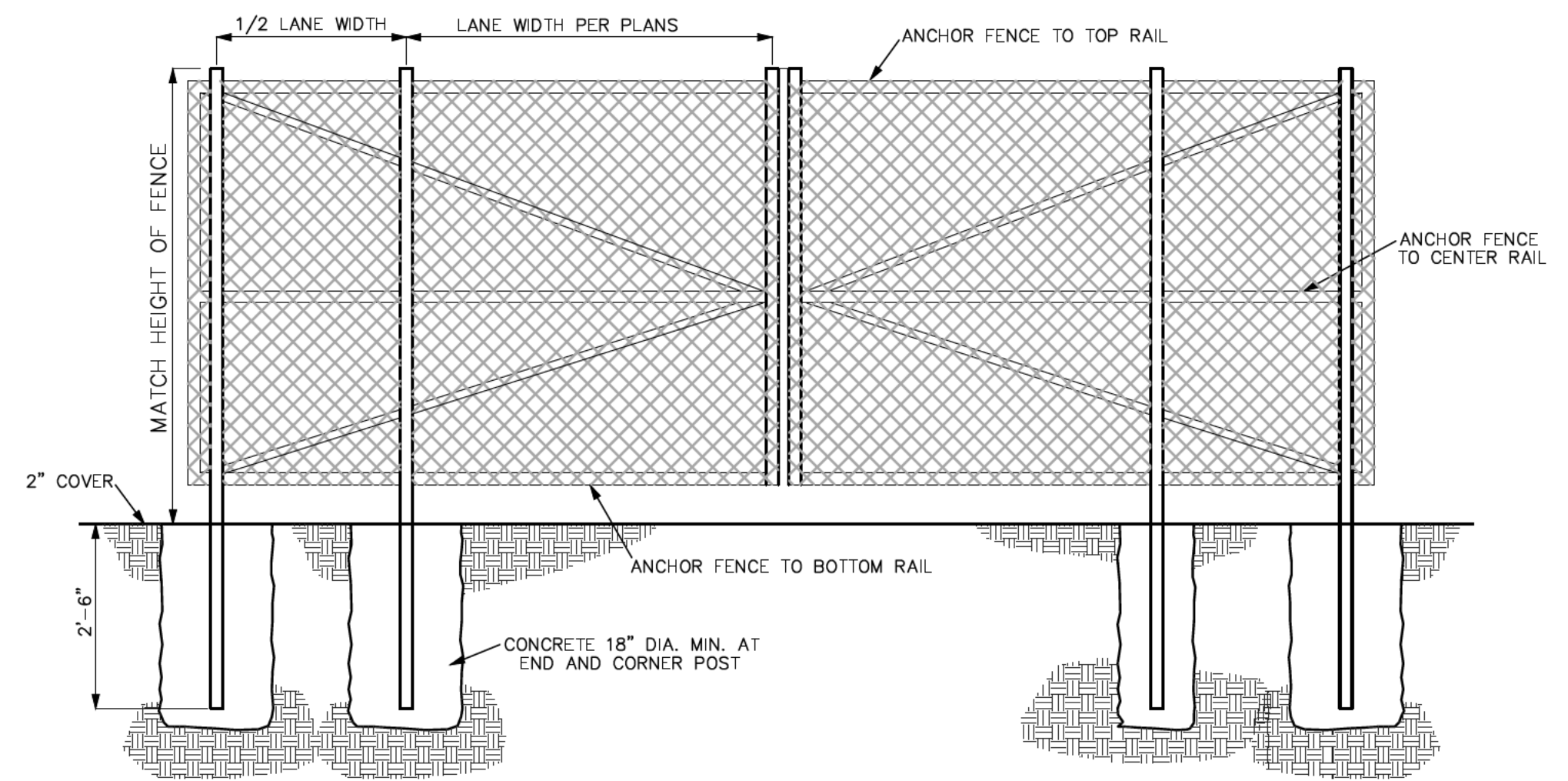
BOLLARD POST DETAIL
NOT TO SCALE



FIRE LANE SIGN POST DETAIL
NOT TO SCALE

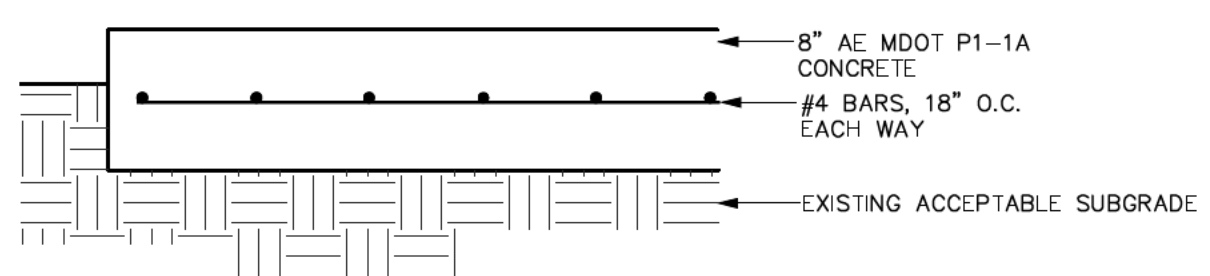


CHAIN LINK FENCE DETAIL
NOT TO SCALE



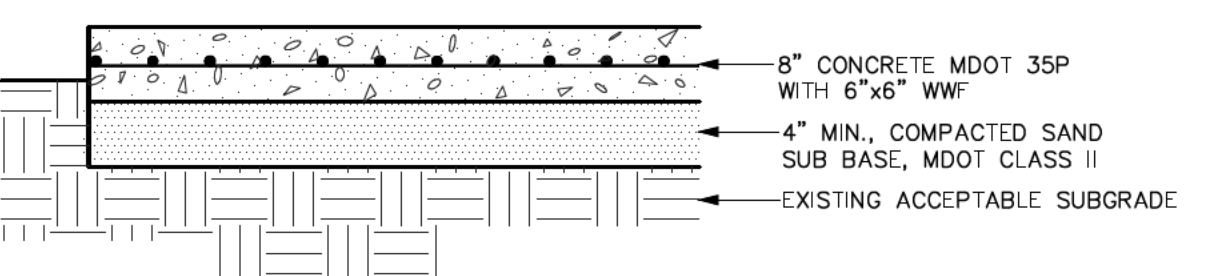
CHAINLINK ROLLING GATE DETAIL
NOT TO SCALE

NOTE:
ALL POLES, RAILS AND HARDWARE SHALL BE GALVANIZED STEEL.
INSTALL A KNOX BOX AND KNOX LOCK PER BAFD
PROVIDE APPROPRIATE RAPID ACCESS KNOX DEVISE, WHETHER MANUAL OR AUTOMATED, AS ACCEPTABLE TO B.A.F.A.



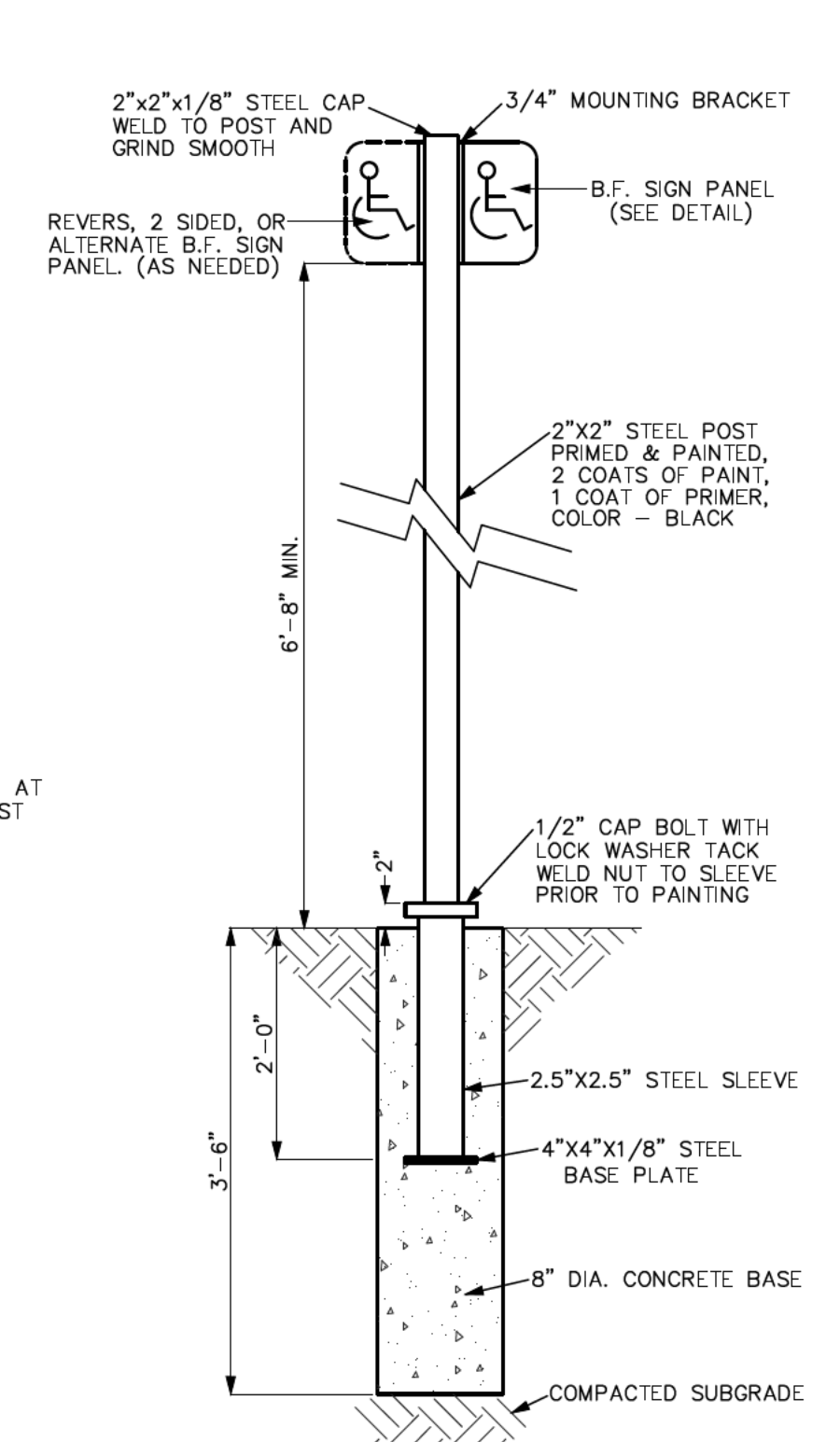
FUEL STORAGE PAD CROSS-SECTION
NOT TO SCALE

PAVEMENT NOTES:
1. UNSUITABLE SOILS, SUCH AS MUCK, PEAT, TOPSOIL, MARL, SILT OR OTHER UNSTABLE MATERIALS, SHALL BE UNDERCUT AND REPLACED WITH COMPACTED SAND SUBGRADE FILL, WHERE INCIDENTAL TO ROUGH GRADING.
2. AREAS OF SUBGRADE FILL SHALL BE CONSTRUCTED USING 12" THICK LIFTS OF COMPACTED SAND, MDOT CLASS II OR EQUIVALENT ON-SITE MATERIAL, WHEN INSIDE ROAD INFLUENCE ZONE.



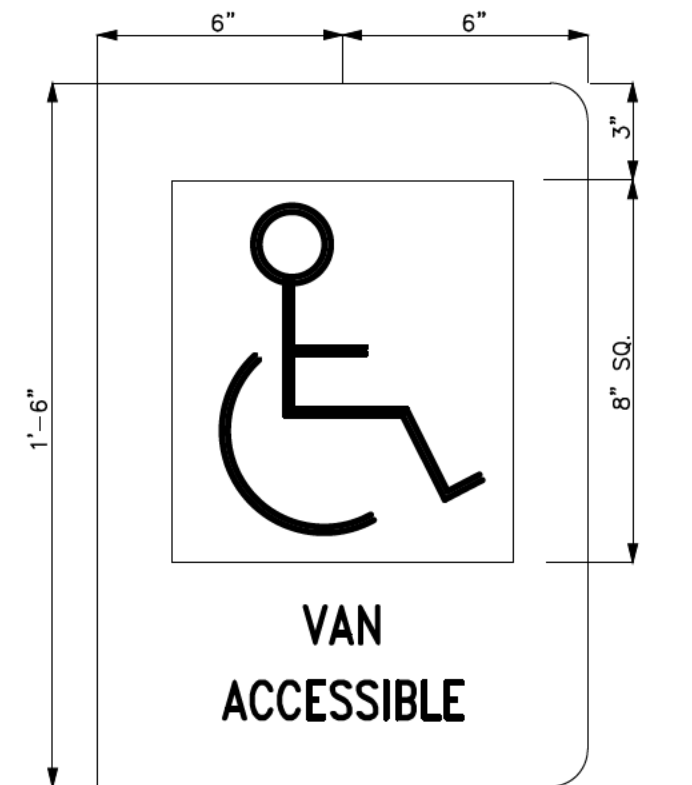
DUMPSTER PAD SLAB CROSS-SECTION
NOT TO SCALE

PAVEMENT NOTES:
1. UNSUITABLE SOILS, SUCH AS MUCK, PEAT, TOPSOIL, MARL, SILT OR OTHER UNSTABLE MATERIALS, SHALL BE UNDERCUT AND REPLACED WITH COMPACTED SAND SUBGRADE FILL, WHERE INCIDENTAL TO ROUGH GRADING.
2. AREAS OF SUBGRADE FILL SHALL BE CONSTRUCTED USING 12" THICK LIFTS OF COMPACTED SAND, MDOT CLASS III OR EQUIVALENT ON-SITE MATERIAL, WHEN INSIDE ROAD INFLUENCE ZONE.



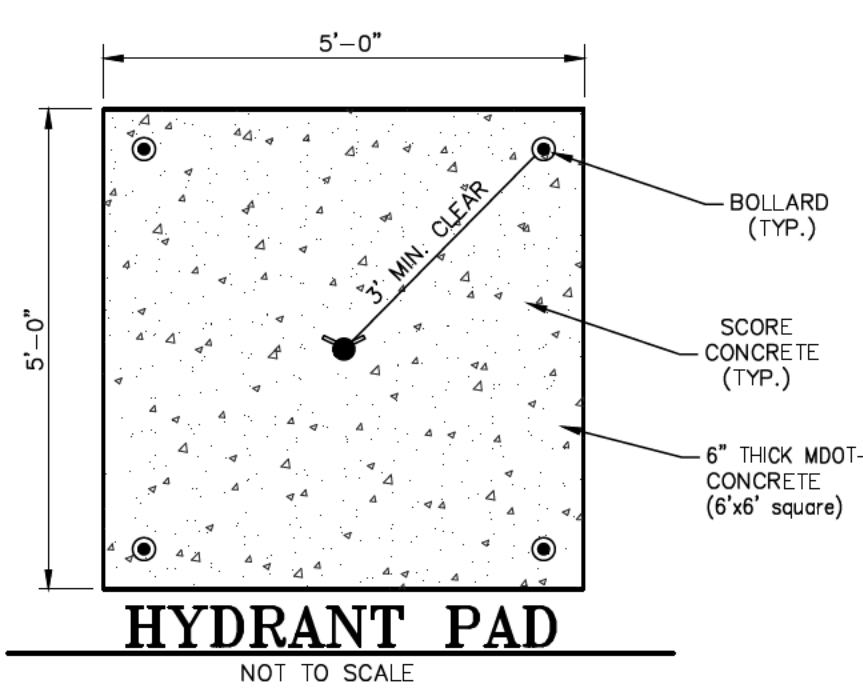
SIGN POST DETAIL
NOT TO SCALE

NOTE:
ALL POSTS WHICH REQUIRE TWO SIGNS SHALL HAVE BOTH SIGNS MOUNTED AS SHOWN.

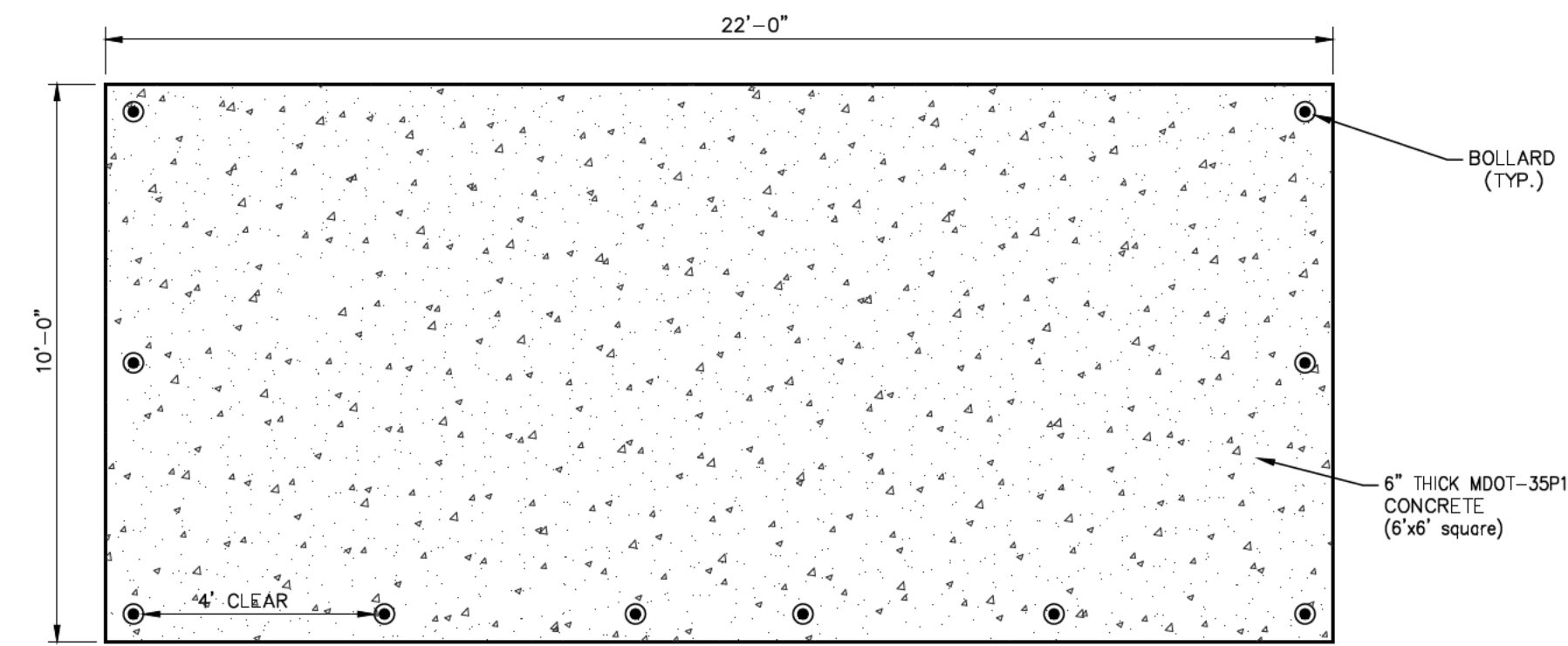


B.F. SIGN PANEL DETAIL
NOT TO SCALE

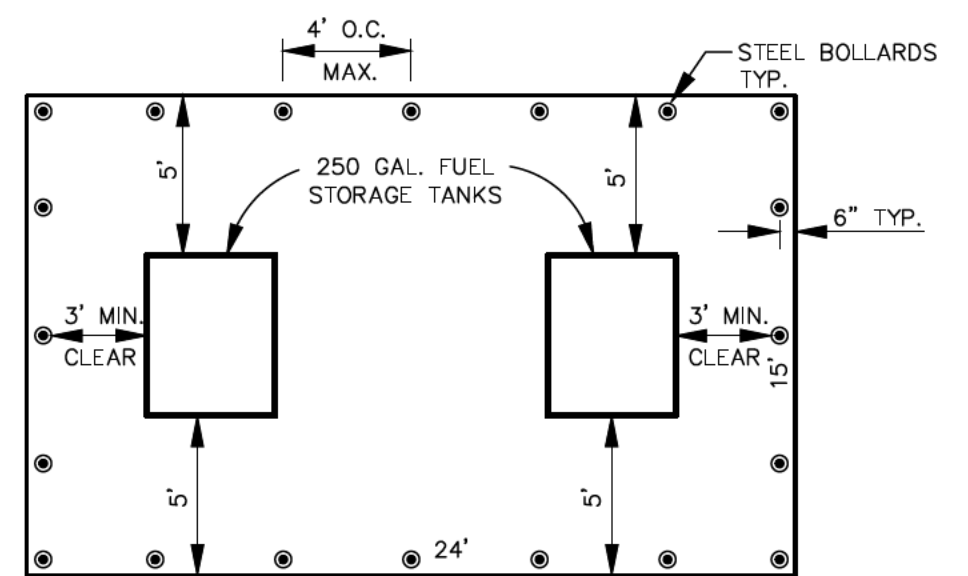
NOTES:
1. SIGN PANEL TO BE 12"x18" 12 GA. SINGLE FACE MOUNT W/2 1/4" SOCKET HEAD BOLTS AND CEMENT ANCHORS. FIELD: WHITE SCOTCHLITE MTL. (3M) GRAPHIC SYMBOL: BLACK PANEL: BLUE
2. ALL SIGNS TO BE SHOP FABRICATED, PRIMED AND PAINTED PRIOR TO SHIPMENT. TEXT TYPE FACE TO BE HELVETICA REG. CONDENSED. SIGN PANELS PAINTED WITH 2-PART EPOXY ENAMEL; 2 COATS PAINT 1-COAT PRIMER, COLOR AS INDICATED, FRONT AND BACK PRIOR TO SCOTCHLITE.



HYDRANT PAD
NOT TO SCALE



DUMPSTER PAD
NOT TO SCALE



FUEL STORAGE PAD
SCALE: 1in. = 6ft.

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BRIGHTON, MICHIGAN 48114

DESIGN:WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	08-06-25	ADDED FUEL STORAGE PAD DETAILS			
CHECK: WMP						

2025 EULER ROAD
DEVELOPMENT

FENCING
NOTES AND DETAILS

CLIENT:	SCALE: N/A
4M GENOA LLC 2244 EULER ROAD BRIGHTON, MICHIGAN 48114 810-217-7471	PROJECT No.: 234463 DWG NAME: 4463 DT ISSUED: NOV. 24, 2025

DT3



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Jennifer Duncan 554 S. Hughes Rd
If applicant is not the owner, a letter of Authorization from Property Owner is needed. Howell, 48843

OWNER'S NAME & ADDRESS: Rick + Jennifer Duncan

SITE ADDRESS: 554 S. Hughes Rd Howell 48843 PARCEL #(s): _____

APPLICANT PHONE: (734) 635-1249 OWNER PHONE: (734) 635-1249

OWNER EMAIL: L3preschool@gmail.com

LOCATION AND BRIEF DESCRIPTION OF SITE: acre site at

554 S. Hughes Rd, Howell 48843. Single family residence + 2 sheds.

Property is surrounded by trees + vegetation that creates

a noise + visual buffer between lots on either side as well as
We have many parking spaces + driveway is a turn at bund. fencing on one side.

BRIEF STATEMENT OF PROPOSED USE: _____

A group home daycare for 7-12 children.

Hours of operation M-F 6:30am - 5:30pm

Dropoffs and pick ups will be staggered.

THE FOLLOWING BUILDINGS ARE PROPOSED: The daycare is inside

the family home on the main level. We would

also be putting up a fenced in area for the

children at a later date.

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: Jennifer Duncan

ADDRESS: 554 So Hughes Rd Howell 48843

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

1. Jennifer Duncan of Love, Learn + Laughter Montessori at L3preschool@
Name Business Affiliation Preschool + Childcare E-mail Address gmail.com

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: Jennifer Duncan DATE: 10-2-25
PRINT NAME: Jennifer Duncan PHONE: 734-635-1249
ADDRESS: 554 S. Hughes Rd Howell 48843



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

APPLICANT PHONE: (734) 635-1249 EMAIL: L3preschool@gmail.com

OWNER NAME & ADDRESS: Rick + Jennifer Duncan

SITE ADDRESS: 554 S. Hughes Rd PARCEL #(s): _____

OWNER PHONE: (734) 635-1249 EMAIL: L3preschool@gmail.com

Location and brief description of site and surroundings:

2.08 acre site at 554 S. Hughes Rd Howell 48843 with a single family residence. 2 small sheds on property. Surrounded by trees and vegetation which creates noise and visual buffers between lots on either side. Little awareness of neighbors.

Proposed Use:

A group home child care for 7-12 children within the house. Hours of operation 10:30am - 5:30pm. Drop off/picks will be staggered times. We have many parking spaces and drive way is a turn around.

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 homes residential status is compatible with the current residential zoning goals + policies. many families in Livingston county + surrounding areas are in need of exceptional child care.

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.

It will be designed within rooms of our home. It will not alter the exterior of the home in anyway.

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

The proposed use will not impact essential public 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?

There will be NO adverse impacts to the environment or local residents created by the proposed child care in the home.

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

Section 3.03.02

Section 7.02.02 is not applicable, as I am not zoned commercial.

Section 8.02.02 is not applicable, as I am not zoned industrial.

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

BY: Jennifer Duncan

ADDRESS: 554 S. Hughes Rd Howell, MI 48843

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

Jennifer Duncan of Love, Learn + Laughter at L3preschool@gmail.com
Name Business Affiliation Montessori Email
Preschool + child care

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: Jennifer Duncan DATE: 10/2/25

PRINT NAME: Jennifer Duncan PHONE: 734-6635-1249



January 6, 2026

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Group Day Care Home – Special Land Use and Site Plan Review #1
Location:	554 S. Hughes Road – west side of S. Hughes Road, south of Golf Club Road
Zoning:	LRR Lakeshore Resort Residential District

Dear Commissioners:

At the Township's request, we have reviewed the submittal materials for a group day care home in the existing single-family residence at 554 S. Hughes Road.

A. Summary

1. Special Land Uses (Section 19.03):

- a. Provided the Commission finds that the proposal will uphold the overall goals of the Plan, the proposal may be viewed as compatible with the Township Master Plan.
- b. In order to make favorable findings related to compatibility and impacts, the use conditions of Section 3.03.02(k) must be met to the Commission's satisfaction.
- c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.

2. Group Day Care Homes (Section 3.03.02k):

- a. The applicant must demonstrate that there is not another group day care home within 1,500 feet of the subject site.
- b. The plan must be revised to provide a fenced-in area of at least 1,500 square feet.

3. Additional Considerations:

- a. The applicant must identify the number of clients and employees to ensure compliance with the parking requirements.
- b. We suggest that issuance of a State license be included as a condition to a favorable recommendation.
- c. We request the applicant provide the Township with a copy of their State license once obtained.

B. Proposal/Process

The applicant proposes to establish a group day care home (7 to 12 children for less than 24 hours per day) within an existing single-family residence.

Table 3.03 lists group day care homes as special land uses in the LRR District. Such uses are also subject to the use conditions of Section 3.03.02(k).

Procedurally, the Planning Commission is to review the special land use, site plan, and Environmental Impact Assessment, and put forth recommendations to the Township Board following a public hearing.



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

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

- 1. Master Plan.** The Township Master Plan identifies the subject site as Small Lot Single Family Residential, which is intended for the “older homes around Lake Chemung and the Tri-Lakes area” with single-family uses on “lots ranging from 14,520 square feet to 21,780 square feet in size or 2 to 3 units per acre.”

Neither the description nor the residential goals and objectives reference residential care uses. As such, our only method of comparison is via the overall goals of the Plan, which include:

- Accommodate a variety of Land Uses in a logical pattern and complement community goals, the surrounding Land Uses, environment, capacity of roads and the sanitary sewer, and public water system capabilities.
- Provide land owners with reasonable use of their land in a manner that is compatible with adjacent Land Uses and the overall Land Use plan for the Township and the capacity of infrastructure.
- Promote harmonious and organized development consistent with adjacent Land Uses.

Provided the Commission finds that the proposal will uphold these goals, the proposal may be viewed as compatible with the Township Master Plan.

- 2. Compatibility.** The subject area is primarily developed with residential uses, including a mix of housing types and densities. Faulkwood Shores Golf Club is also in the immediate area.

The use conditions of Section 3.03.02(k), which include spacing and safety requirements, are intended to help mitigate potential off-site impacts.

Provided these conditions are met to the Commission’s satisfaction, the proposal may be viewed as compatible with the character of the area.

- 3. Public Facilities and Services.** Given the nature of the property and the use, the proposal is not expected to create adverse impacts upon public facilities and services.

However, the applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority with respect to this criterion.

4. **Impacts.** In general, the nature of the request is not expected to create adverse impacts upon the environment.

However, the use conditions for group day care homes must be met to the Commission's satisfaction to ensure this is the case.

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

D. Use Conditions (Group Day Care Homes)

Group day care homes are subject to the use requirements of Section 3.03.02(k), as follows:

1. **Group day care homes shall be located at least one thousand five hundred (1,500) feet from any other group day care group home.**

The submittal does not address this criterion. The applicant must provide evidence demonstrating compliance.

2. **An on-site drive shall be provided for drop offs\loading. This drive shall be arranged to allow maneuvers without affecting traffic flow on the public street.**

The sketch plan included with the submittal depicts an existing on-site driveway with a circle drive design and a pull-off area for vehicles exiting the site (should another vehicle enter at the same time).

Operationally, the applicant will utilize staggered drop-off and pick-off times to avoid numerous vehicles arriving at the same time.

3. **There shall be a fenced, contiguous open space with a minimum area of one thousand five hundred (1,500) square feet provided on the same premises as the group day care home. The required open space shall not be located within a required front yard.**

The sketch plan included with the submittal does not identify such an area, as required. The plan must be revised to include a fenced-in area of at least 1,500 square feet (outside of the required front yard).

E. Additional Considerations

1. **Parking.** The Zoning Ordinance requires 1 parking space for each 4 clients, plus 1 space per employee.

The sketch plan included with the submittal depicts 6 parking spaces; however, the applicant must identify the number of clients and employees to ensure compliance.

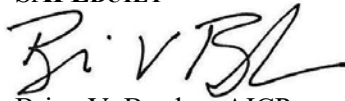
2. **License.** Group day care homes require a license from the State of Michigan.

If the Commission considers a favorable recommendation on the proposal, we suggest that issuance of a State license be included as a condition.

Additionally, we request the applicant provide the Township with a copy of said license once obtained.

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

Respectfully,
SAFE BUILT

A handwritten signature in black ink, appearing to read "B. V. Borden". The signature is stylized with a large, looped "B" and a long, sweeping underline.

Brian V. Borden, AICP
Planning Manager



December 30, 2025

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

**Re: 554 Hughes Road Daycare
Site Plan Review No. 1**

Dear Ms. Ruthig:

Tetra Tech conducted a review of the site plan submittal for 554 Hughes Daycare last dated October 2, 2025. The application proposes using an existing residential building as a daycare for 7-12 children. The site is located on the west side of South Hughes Road, approximately 500 feet north of Olde Ivy Lane. No site improvements are proposed on the provided site plan. We offer the following comments:

GENERAL

1. The Petitioner should provide documentation from the Livingston County Health Department documenting the suitability of the existing well for the increased use. The existing residential home is connected to the existing municipal sanitary system with adequate capacity on the west side of the site, so no impact to a private septic system needs to be considered.
2. The existing driveway has six parking spaces, as shown on the provided site plan. Additionally, the existing driveway is over 300 feet long and has a turnaround near the house. Therefore, it is not anticipated that the proposed use will cause any traffic impacts to Hughes Road.

We recommend the petitioner address the above comments to the Township's satisfaction. Please call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Shelby Byrne'.

Shelby Byrne, P.E.
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

January 8, 2026

Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: 554 Hughes Daycare
554 S. Hughes Rd.
Genoa Twp., MI

Dear Amy,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on December 10, 2025 and the drawings are dated October 2, 2025. The project is based on a 3,070-square-foot residential home to be used as an in-home daycare for 7-12 children. The plan review is based on the requirements of the International Fire Code (IFC) 2024 edition.

1. It is unclear if the residence is being converted to a stand-alone daycare or will maintain its residential status. Please provide clarification.
2. The daycare shall comply with the applicable edition of the State of Michigan LICENSING RULES FOR FAMILY AND GROUP CHILD CARE HOMES.
3. The driveway width is unclear and needs to be provided at a minimum of 12'.
4. Both sides of the driveway shall be marked as a fire lane with approved signage. Please provide sign details.
5. Parking shall be limited to the shown parking spaces only. Provide dimension of the depth of the spaces. They shall not obstruct the required access width.
6. Please provide details on the scope and level of interior renovation.
7. The daycare shall be provided with interconnected smoke alarms throughout.

The following will apply if the building is no longer used as a residence and will be used only as a daycare.

8. The drive width will be required to be improved to a clear width of 20'. It will also require an approved turnaround for emergency vehicles.
9. The building will be required to meet the Michigan Building Code.
10. The building will be required to be provided with a means of providing fire flow applicable to the structure use and building type.
11. A minimum vertical clearance of 13½ feet shall be maintained along the length of all apparatus access drives. This includes but is not limited to porte-cochere's, lighting, and large canopy trees.

IFC 503.2.1



January 9, 2026

Page 2

554 Hughes Daycare

554 S. Hughes Rd.

Site Plan Review

12. The location of a Knox Box shall be indicated on future submittals. The Knox box shall be located adjacent to the structure's main entrance, in a location coordinated with the fire authority.

IFC 506.1

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 "RB" followed by a stylized flourish.

Rick Boisvert, CFPS
Fire Marshal

cc:Amy Ruthig amy@genoa.org

From: [Amy Ruthig](#)
To: [Bobby Foster](#)
Subject: FW: Special use permit for 554 s Hughes rd
Date: Wednesday, January 7, 2026 5:12:18 PM
Attachments: [image001.png](#)

Please convert to PDF and file hardcopy and PDF.

Thank You,

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, Url: www.genoa.org

From: Dave Komorous <komorousdave67@gmail.com>
Sent: Monday, January 5, 2026 10:26 PM
To: Amy Ruthig <amy@genoa.org>
Subject: Special use permit for 554 s Hughes rd

To Whom it May Concern:

We, as homeowners, at 542 s Hughes rd oppose the special use permit at 554 s Hughes rd. We bought our home October of 2020 upon the fact that we had all the peace and tranquility that we wanted and desired. We have two young golden retrievers that are able to run our property at any given time. We are able to sit on our deck at anytime during the day and enjoy the peace that was sold to us. A 14 child daycare that is operating within 50 feet of where my dogs like to be dogs, and within 300 feet of my personal deck where we enjoy our peace time is unacceptable. We did not purchase this residence to hear children laughing, crying, and playing. We purchased to enjoy life. We expect more traffic on the adjacent drive along the south of our residence and probably moms and dads parking in front of our residence on our lawn. We, as homeowners, oppose this special use permit. Thank you for the time to let us voice our concerns

Impact Assessment for 554 S Hughes Rd Howell, Mi 48843

- a. Jennifer Duncan 554 S. Hughes Rd Howell, Mi 48843
- b. Maps and written description/analysis of the project site, existing structures, driveway and parking are submitted on 18x24 sheet.
- c. Impact on natural features: There will be no impact on natural features. No grading or tree removal necessary.
- d. Impact on stormwater management: Stormwater runs off the driveway into grassy areas. No flooding or erosion from the water runoff.
- e. Impact on surrounding land use: There will be no impact on surrounding land use. No air pollution. No increase in light. Only lights used are already attached to the home and are typical of residential homes. When children are playing outside in designated area, it will be normal volume of laughing and playing.
- f. Impact of public facilities and services: No impact on public facilities and services. The driveway used for parking is hundreds of feet away from the road and has a turnaround so no cars will need to back out of the driveway. Hours of operation are Monday-Friday 6:30am-5:30pm. Clients will have staggered drop-off and pick-up times throughout the day. Currently the two owner vehicles will have no impact on traffic for the daycare.
- g. Impact on public utilities: No impact on public utilities. The site is on public sewer and well water. We have weekly Monday trash removal. I anticipate adding 2 extra garbage bags into our trash bin per week as the children in care will mostly be preschool age, with no diapers.
- h. Storage and handling of any hazardous materials: There are none.
- i. Impact on traffic and pedestrians: There are no sight distance limitations turning into or leaving out of the driveway. The daycare opens at 6:30am, drop off times will be 6:30, 6:45, 7, 7:15, 7:30, 7:45, 8, 8:15, 8:30, 8:45, 9 and pick ups will be 3, 3:15, 3:30, 3:45, 4, 4:15, 4:30, 4:45, 5, 5:15, 5:30.
- j. Special provisions: None



554





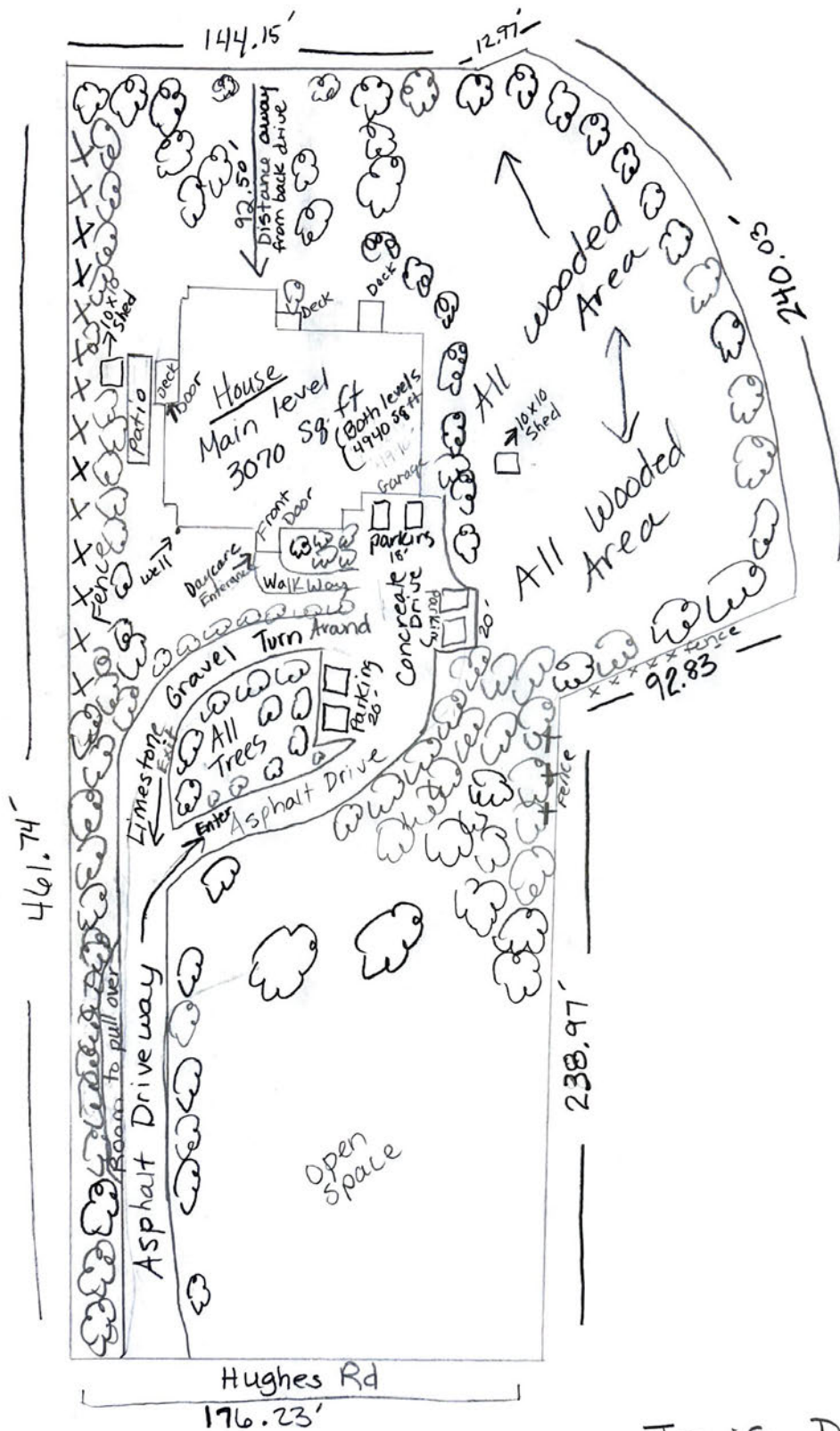






554 S Hughes Rd

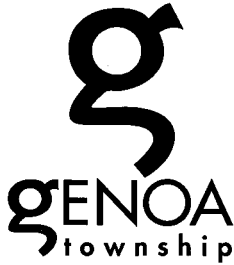
Hilltop Dr



- Zoned Residential
- ☁ Represents Wooded Area
 - X Represents Fence
 - Represents Car Parking

Jennifer Duncan
Residence
554 S. Hughes Rd
18843

* Scale 1"=40'



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: STACK PHILLIPS - 822 OAK CLUSTER CT. HOWELL
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: HOWELL RETAIL CENTER

SITE ADDRESS: SEE ATTACHED PARCEL #(s): _____

APPLICANT PHONE: (517) 294-0928 OWNER PHONE: () _____

OWNER EMAIL: _____

LOCATION AND BRIEF DESCRIPTION OF SITE: 4060 E. GRAND RIVER,
5100 SQ FT. BAR/BREWERY.

BRIEF STATEMENT OF PROPOSED USE: INDOOR DOL PARK - COFFEE
BAR.

THE FOLLOWING BUILDINGS ARE PROPOSED: 4060 E. GRAND RIVER

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

BY: [Signature]

ADDRESS: 822 OAK CLUSTER CT. HOWELL, MI 48855

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

1.) STACIE PHILLIPS of PAW GEOUNDS, LLC at stacie.phillips@paw
Name Business Affiliation E-mail Address
6MAIL.COM

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: [Signature] DATE: 12/16/25
PRINT NAME: STACIE PHILLIPS PHONE: 517-294-6928
ADDRESS: 822 OAK CLUSTER CT HOWELL, MI 48855

Howell Retail Center LLC

29500 Telegraph Rd Ste 250
Southfield MI 48034
P-248-431-3677
F-248-282-0454
E-marvin@karanalaw.com

December 16, 2025

Planning Commission
Genoa Township Hall
2911 Dorr Road
Brighton, MI 48116

RE: Letter of Authorization Application for Site Plan Review of Pw Grounds LLC located at 4060 E Grand River

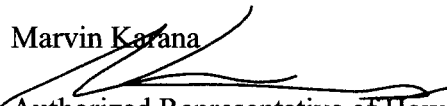
To whom it may concern:

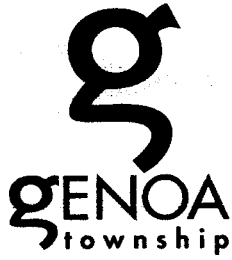
This letter serves as formal authorization from Howell Retail Center LLC, the owner of the property located at 4060 E. Grand River Ave., Howell, Michigan, granting Paw Grounds LLC permission to prepare, submit, and pursue approval for their desired use at the above referenced property.

Paw Grounds LLC is authorized to communicate with the Genoa Township, planning staff, consultants, and any applicable boards or commissions as necessary in connection with this application.

Should you require any additional information or documentation, please do not hesitate to contact us.

Marvin Karana


Authorized Representative of Howell Retail Center LLC



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: Stacie Phillips

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

APPLICANT PHONE: (517) 294-0928

EMAIL: stacie.phillips09@gmail.com

OWNER NAME & ADDRESS: Stacie Phillips - 822 Oak Cluster Ct. Howell, MI 48855

SITE ADDRESS: 4060 Grand River

PARCEL #(s): _____

OWNER PHONE: 517 294 0928

EMAIL: stacie.phillips09@gmail.com

Location and brief description of site and surroundings:

Brewery at corner of the plaza with a small outdoor area. 5100 sq ft space facing Grand River. Small courtyard in front.

Proposed Use:

Paw Grounds - indoor dog park, coffee shop and bakery. Small outdoor area for leashed dogs. Indoors will be unleashed. Plan to obtain

liqueur license within one year. Dog day care provided during business hours. (7:30 am to 5:30 pm) Corporate events, adoption days, social events.

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.

This is a unique opportunity for Livingston County. A place for people for people and dogs to unwind and socialize. There will be a focus on giving back to the community we work and live in. We would like to partner with animal shelters and small business owners within Livingston County. The community indicated they would like to see more dog parks. This would create a year round opportunity.

- 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.

Outdoor signage and fencing will be the only exterior change. The fencing will be done to help contain noise. Walls inside will be moved to make the best use of the space. Sound proofing will be done inside to ensure the noise is contained.

- 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?

no additional services needed.

- 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?

Noise will be controlled by sound proofing the interior space. Animal waste will be cleaned immediately by dog owners and/or employees.

Waste will be disposed in sealed trash cans.

- 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.

n/a

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

BY: Stacie Phillips

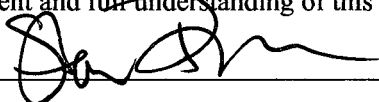
ADDRESS: 822 Oak Cluster Ct. Howell, MI 48855

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

<u>Stacie Phillips</u>	of <u>Paw Grounds</u>	at <u>stacie.phillips09@gmail.com</u>
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:  DATE: 12/15/25

PRINT NAME: Stacie Phillips PHONE: 517-294-0928



January 6, 2026

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Paw Grounds – Special Land Use and Site Plan Review #1
Location:	4060 Grand River Avenue – south side of Grand River, east of Latson Road
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township's request, we have reviewed the submittal materials for Paw Grounds, which is proposed as a dog day care, coffee shop, and bakery in the multi-tenant building at 4060 Grand River Avenue (site plan dated 12/15/25).

A. Summary

1. Special Land Uses (Section 19.03):

- a. In order to make favorable findings related to compatibility and impacts, the conditions of Section 7.02.02(w) must be met to the Commission's satisfaction.
- b. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.

2. Pet Day Care Centers (Section 7.02.02w):

- a. There is a discrepancy in the hours of operation that must be corrected.
- b. There is a discrepancy in the maximum number of dogs allowed that must be corrected.
- c. The outdoor play area is not surrounded by a 6' masonry wall, as required. There are references to fencing; however, none is depicted on the site plan.
- d. Clarification is needed on the surfacing of the outdoor play area.
- e. The submittal does not include approvals from outside agencies, as required.
- f. If the Commission determines that additional and/or more detailed information is needed, the applicant must address any such concern.

B. Proposal/Process

The applicant proposes a new use for a vacant space in a multi-tenant commercial building. More specifically, the submittal materials note that the proposal entails a pet (dog) day care center with both indoor and outdoor spaces for dogs, as well as a coffee shop and bakery.

Table 7.02 lists the coffee shop/bakery component as a permitted use (as a standard restaurant/coffee shop); however, pet day care centers require special land use approval. The latter is also subject to the use conditions of Section 7.02.02(w).

Procedurally, the Planning Commission is to review the special land use, site plan, and Environmental Impact Assessment, and put forth recommendations to the Township Board following a public hearing.



Aerial view of site and surroundings (looking south)

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 Mixed Use – West Grand River. With respect to this land use category, the Plan states the following:

Currently developed with general commercial and office along Grand River, this area is intended to continue to promote these uses that are supported by area and regional residents as well as pass-by traffic along Grand River Avenue.

Given this description and the nature of the use, we are of the opinion that the proposal will be compatible with the Township Master Plan and Future Land Use Map.

- 2. Compatibility.** The subject area contains a variety of uses, including office, commercial, service, and multiple-family residential.

The use conditions of Section 7.02.02(w), which include noise and odor management, and setback/spacing requirements, are intended to help mitigate potential off-site impacts.

Provided these conditions are met to the Commission's satisfaction, the proposal may be viewed as compatible with the character of the area.

- 3. Public Facilities and Services.** Given the location and nature of the property, we anticipate that necessary public facilities and services are in place.

With that being said, the applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority with respect to this criterion.

- 4. Impacts.** The use conditions for pet day care centers must be met to the Commission's satisfaction to ensure there are no adverse impacts upon the environment.
- 5. Mitigation.** If additional concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

D. Use Conditions (Pet Day Care Center)

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

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

The application form notes hours of operation from 7:30AM to 5:30PM; however, the site plan and supplemental materials note 7AM to 7PM. The applicant must correct this discrepancy.

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

The site plan does not depict individual, outdoor dog runs. Additionally, the Environmental Impact Assessment states that there will be no individual dog runs.

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

The submittal includes the required noise impact study (dated 12/15/25). The study concludes that with implementation of the recommendation therein, the project “is expected to meet the sound level requirements of the Genoa Township zoning ordinance specifications and the noise ordinance.”

Additionally, the recommendations noted in the study are all identified on the site/floor plan.

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

The site plan identifies a gross floor area of 2,334 square feet and notes a maximum of 25 dogs. Based on this information, the maximum number of dogs should be limited to 23.

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

The Environmental Impact Assessment states that there will be no overnight boarding.

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

The submittal materials include a description of day to day cleaning, waste management, and odor control measures.

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

The site plan notes a separation of 350 feet to the nearest residential building (multi-family to the south).

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

The site plan identifies a patio area on the north side of the building that is intended to provide an outdoor play area. However, this area is not surrounded by a masonry wall, as required.

The submittal materials reference fencing, though none is depicted on the site plan.

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

The submittal notes that use of the outdoor play area will entail dogs on leashes with their owners. A note on the site plan identifies a maximum of 15 dogs.

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

Similar to criterion #6 above, the submittal includes a description of cleaning, waste management, and odor control measures.

Surfacing for the outdoor play area is noted as “turf grass.” It is unclear whether this is intended to simply mean a grass/lawn area, or a synthetic surfacing. The applicant must clarify this terminology.

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

Similar to previous comments, the submittal includes a description of cleaning, waste management, and odor control measures. However, the submittal does not include approvals from the outside agencies noted.

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

The submittal materials describe full day (drop off at 7AM) and half day (drop off at 1PM) options for members.

The Environmental Impact Assessment states that required parking will be provided for 4 employees and 20 dogs, though there is no specific indication of the amount of parking available for this tenant space.

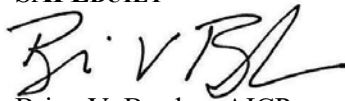
- 13. Applicants shall submit, at the time of special land use application, a proposed site plan and floor plan and written operating procedures including waste and noise management methods, such as those recommended by the International Boarding and Pet Services Association (IBPSA). These procedures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

In general, the submittal includes the required information. However, if the Commission determines that additional and/or more detailed information is needed, the applicant must address any such concern.

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

Respectfully,

SAFEBUILT

A handwritten signature in black ink, appearing to read "B. V. Borden".

Brian V. Borden, AICP

Planning Manager



January 6, 2026

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

**Re: Paw Grounds
Site Plan Review No. 1**

Dear Ms. Ruthig:

Tetra Tech conducted a review of the proposed Paw Grounds submittal last dated December 15, 2025. The site plan was prepared by Lindhout Associates architects aia pc on behalf of Paw Grounds, LLC. The site is located on the south side of Grand River Avenue, approximately 650 feet east of South Laston Road. The applicant has submitted a site plan application, along with a special land use application to change the existing building into a dog-themed coffee shop, bakery, and bar with an indoor and outdoor “dog park” area.

The proposed site plan does not have any major changes to the existing building. Some changes include building footprint improvement such as adding more sound proofing and converting part of the building into an indoor dog park area. Since no significant changes have been made to the engineering design of the site and the proposed change in use generally results in a similar impact on traffic and utilities, we have no engineering concern with the proposed site plan and special land use.

Please call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Shelby Byrne'.

Shelby Byrne, P.E.
Project Engineer

A handwritten signature in black ink that reads 'Sydney Streveler'.

Sydney Streveler, EIT
Civil Engineering Group

Tetra Tech

3497 Coolidge Road, East Lansing, MI 48823
Tel 517.316.3930 Fax 517.484.8140 www.tetrattech.com



BRIGHTON AREA FIRE AUTHORITY

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

December 22, 2025

Bobby Foster
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Paw Grounds
4060 E Grand River
Genoa Twp., MI

Dear Bobby,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on December 18, 2025 and the drawings are dated December 15, 2025. The project is based on a proposed special use for an existing vacant tenant space. The plan is to renovate the existing 5,100 sq.ft. space into a dog-themed coffee shop, bakery, and bar with an indoor and outdoor "dog park" area. The plan review is based on the requirements of the International Fire Code (IFC) 2024 edition.

The fire authority has no objection to the proposed special use for the existing tenant space. Access and water supply are unchanged. Further review will be required during the tenant construction application for a permit.

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.

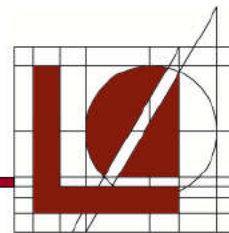
If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org



Our Mission

Integrity

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

advancement

in all these efforts

Environmental Impact Assessment
4060 Grand River Ave.
12-15-2025

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

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

Stacie Phillips
822 Oak Cluster Ct.
Howell, MI 48855

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

A site plan is included as a part of our packet.

C. Impact on stormwater management:

No change to the existing impervious paving is proposed. Additionally the existing 70,000 sq.ft. building is to remain with no addition.

D. Impact on natural features:

This is not applicable, as the proposed project is for the buildout of the interior of a leased space in the existing building

E. Impact on surrounding land use:

Hours of operation shall not extend later than 7:00 p.m.

There are no individual dog runs.

A sound study has been provided by K&S Engineering to confirm compliance with the Township Noise Ordinance.

Maxs 1 pet per 100 sq.ft. Gross Floor Area

There is no overnight boarding

Odor Control Measures: Germ Guardian HEPA Air Purifier and UV C Light.
HHGM 108,000mg/h dual fan ozone machine generator high capacity ozone odor remover

The outdoor play area is 300' from residential uses.

There is an existing masonry screen wall along the south property line.

15 pets max in outdoor area

Waste management: All waste will promptly be removed to a sealed outdoor container behind the facility and emptied at least once daily.

Pet and food waste shall be properly and lawfully disposed of to not create a litter, insect, rodent, vermin or offensive nuisance.

1 parking space per staff and 1 per 5 dog provided.

Operating procedures: There is ample parking at the facility. There will be up to 4 employees working at once and we will be limiting the facility to 20 dogs at one time to ensure safety.

F. Impact on public facilities and services:

The proposed use will be similar to the prior use in terms of needing on-call emergency services for customers and employees.

G. Impacts on public utilities:

The property is presently supplied by municipal sewer and water systems. The construction is limited to the interior of the existing building, so impact on public utilities will be minimal. After construction there will be minimal impact on public utilities from the proposed business

H. Storage and handling of any hazardous materials:

Not applicable

I. Impact on traffic and pedestrians:

The business is located in the site on Grand River Avenue. Access to the site will be through the existing driveway located at the north side of the property. Grand River Avenue at this location is a four lane road with a left turn center lane.

J. Special Provisions:

No special provisions or requirement are currently proposed for this facility

K. A list of all sources:

Lindhout Associates, Architect
10465 Citation Drive, Brighton, Michigan 48116

Darren Brown, P.E.
INCE Board Certified
K & S Engineers, LLC
Wixom, MI 48393
www.kandse.com
Office: 248-674-4100
Cell: 248-330-541



Business Report: Paw Grounds, LLC

Prepared by: Stacie Phillips

Date: 10/31/25

****Executive Summary****

Paw Grounds is an innovative indoor dog park that combines recreational space for dogs and their owners with a coffee shop and a uniquely positioned tavern. The mission of Paw Grounds is to create a vibrant community hub for dog lovers, promoting social interaction while ensuring the safety and welfare of the animals. This report outlines the operational structure, marketing strategies, competitive landscape, and financial projections for Paw Grounds.

****Company Description****

Paw Grounds operates on a membership-based model, requiring proof of vaccinations, vet records, and socialization screenings for dogs prior to membership issuance. This rigorous vetting process ensures a safe and enjoyable environment for all patrons.

The facility is divided into three primary areas: one section for large dogs, another for small or mature dogs, and a food and beverage area off-limits to pets. This design prioritizes safety while offering distinct experiences for diverse dog breeds and sizes.

The tavern adds a unique flare to the establishment, providing an exclusive social atmosphere though it is crucial to note that alcohol sales are secondary to the dog park's primary function. Members and member guests will have access to the tavern, maintaining the intimate community focus.

****Marketing Strategy****

Incorporating targeted marketing initiatives, Paw Grounds will introduce itself to the community through a soft launch event around Christmas, featuring a photo op and trunk or treat. This event will not only showcase the facility but also offer Christmas themed drinks and treats, membership discounts and branded merchandise.

Subsequent promotional activities will include regular events such as Adoption Days, "Puppies and Pilates," Singles Mingles, Trivia Nights, Food Truck Pop-Ups, and Game Nights, fostering customer engagement and community involvement. These events will enhance visibility and establish Paw Grounds as a key player in the local dog-loving culture.

****Competitive Analysis****

Paw Grounds occupies a unique position within the regional market. The closest competitors are an outdoor dog park in Howell City and an indoor facility in Comstock, MI, located approximately two hours away. This distance presents Paw Grounds with an opportunity to capture the local market by providing a specialized indoor space dedicated to dog owners and their pets. There are two Dog Daycare facilities in the area. Both housing 20-40 dogs per day.

****Financial Overview****

The membership structure is as follows:

- ****Monthly Memberships:**** \$40 for the primary dog, \$20 for each additional dog.

- ****Annual Memberships:**** \$300 for the primary dog, \$150 for each additional dog.

Additional revenue streams will include merchandise sales, coffee and food sales, alcohol sales, dog day care and special event hosting.

****Conclusion****

Paw Grounds is poised to become a cornerstone of the local dog-loving community through its innovative approach, diverse offerings, and commitment to safety and fun. With a sound financial model and strategic marketing plans, it is positioned for long-term success and sustainable growth.

MONDAY – FRIDAY SOP's

6:30 AM – Employees arrive and prep bakery and coffee shop for the day. Scan dog area to ensure it is clean and safe. Mop floors with Simple Green. Sterilize toys, and dog beds. Wipe down windows and dog nose art. Hose down outdoor grass area. (Landlord has provided an outdoor hose) Ensure cameras are operating properly.

7:00 AM – Dogs will be checked in as they arrive or dropped off by van when available. Members will be with their own dogs, staff will monitor day care dogs, assisting members as needed. Staff will remain in dog area at all times to ensure safety.

Dog food will be stored in airtight containers on a shelf, labeled with dog's name and time for feeding.

Any indoor messes and accidents will be cleaned immediately with Clean Smart Daily Surface Spray. (Safe around food and pets. No harsh fumes)

9:00 AM and as needed – Dogs will be taken outside 1-5 at a time. Waste will be picked up immediately and placed in a sealed outdoor bin to be emptied at least once daily.

1:00 – half day dogs will be picked up (or dropped off by van if available) PM dogs will be dropped off and checked in.

5:30 PM – Full day and half day dogs will be picked up. Dogs can remain in play area with owners if members.

7:00 – closing. Floors will be swept and mopped if needed. Staff will make sure the HEPA filter and UV light are operating correctly. Staff will put food/drink items away. Clean restaurant and kitchen area. Prep food for next day.

*Every Wednesday – Odor machine will be run (and as needed)

SATURDAY AND SUNDAY SOP's

6:30 AM – Employees arrive and prep bakery and coffee shop for the day. Scan dog area to ensure it is clean and safe. Mop floors with Simple Green. Sterilize toys, and dog beds. Wipe down windows and dog nose art. Hose down outdoor grass area. (Landlord has provided an outdoor hose) Ensure cameras are operating properly.

7:00 AM – Dogs will be checked in as they arrive. Members will be with their own dogs, staff will monitor as well, assisting members as needed. Staff will remain in dog area at all times to ensure safety.

Any indoor messes and accidents will be cleaned immediately with Clean Smart Daily Surface Spray. (Safe around food and pets. No harsh fumes)

Waste will be picked up immediately and placed in a sealed outdoor bin to be emptied at least once daily. Owners are responsible for their pets but staff will monitor as well. Pet owners will notify staff immediately of indoor messes so the area can be disinfected immediately.

7:00 – closing. Floors will be swept and mopped if needed. Staff will make sure the HEPA filter and UV light are operating correctly. Staff will put food/drink items away. Clean restaurant and kitchen area. Prep food for next day.

Daycare is not available on weekends.

Paw Grounds Indoor Dog Park Waiver, Release of Liability, and Assumption of Risk Agreement

IMPORTANT: READ CAREFULLY BEFORE SIGNING. THIS IS A LEGAL DOCUMENT.

In consideration for being permitted to use the facilities at Paw Grounds Indoor Dog Park ("Paw Grounds"), I, the undersigned, hereby agree to the following terms:

1. Assumption of Risk

I understand that participation in off-leash dog activities involves inherent risks, including but not limited to dog bites, scratches, injuries from dog fights, transmission of disease, and property damage. I voluntarily assume all risks associated with my presence and my dog's presence at Paw Grounds.

2. Release of Liability

I hereby release, waive, and discharge Paw Grounds, its owners, agents, employees, landlords, volunteers, and affiliates from any and all liability, claims, demands, actions, or causes of action arising out of or related to any loss, damage, injury, or death that may be sustained by me, my dog(s), or any person accompanying me while on the premises.

3. Indemnification

I agree to indemnify and hold harmless Paw Grounds and its property owners from any loss, liability, damage, or costs they may incur due to my or my dog's presence or actions on the premises, whether caused by negligence or otherwise.

4. Health and Behavior Requirements

I certify that my dog(s) is/are:

- Current on all required vaccinations (Rabies, Distemper/Parvo, Bordetella).
- Free from contagious conditions, fleas, and ticks.
- Not aggressive toward people or other dogs.
- At least four (4) months of age and not in heat.

I understand that Paw Grounds reserves the right to deny access to any dog or person for any reason, including behavior deemed unsafe.

5. Facility Rules

I agree to abide by all posted rules and staff instructions. I understand that failure to comply may result in removal from the premises without refund.

6. Children and Guests

Children under 13 are not permitted in the off-leash areas. All guests must sign this waiver or be accompanied by someone who has.

7. Photography Release

I grant Paw Grounds permission to use photographs or video taken of me and/or my dog(s) for promotional purposes without compensation.

8. Real Estate and Premises Acknowledgment

I acknowledge that Paw Grounds operates within a leased or owned commercial property and that I will not hold the property owner or landlord liable for any incidents occurring on the premises. I understand that the facility may contain surfaces, equipment, or features that pose additional risks.

By signing below, I acknowledge that I have read, understood, and voluntarily agree to the terms of this Waiver and Release.

Printed Name: _____ **Signature:** _____

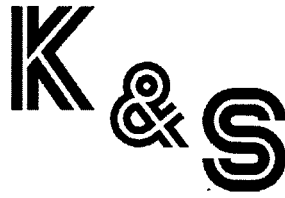
Date: _____

Dog(s) Name(s): _____

Emergency Contact: _____

The Paw Ground Rules

- 1. Handler must be 18+ (or accompanied by a parent/guardian.)**
- 2. One handler per two dogs max. Multiple dogs must be under full control.**
- 3. No outside food or treats allowed. Water is provided.**
- 4. No toys from home. This can cause guarding behavior.**
- 5. Handlers must supervise their dogs at all times.**
- 6. No dogs allowed in the food/beverage areas.**
- 7. Please clean up after your dog immediately. Waste bags and bins are available.**
- 8. No rough play or mounting. Disruptive dogs will be asked to leave.**
- 9. Alcoholic beverages may not be consumed outside of the building or courtyard.**
- 10. No smoking or vaping on the property.**
- 11. All guests must sign a liability waiver prior to entry.**
- 12. Owners are solely responsible for their dog's actions and any injury or damage caused.**
- 13. Paw Ground is not responsible for any injury to dogs or owners including bites, scratches, or slips.**
- 14. Paw Ground reserves the right to refuse entry to any person or dog for health/safety reasons.**
- 15. CCTV is in use for safety and liability documentation.**



K & S Engineers, LLC

Consultants in Acoustics, Noise and Vibration

PO BOX 930066

Wixom, MI 48393

248-674-4100

www.kandse.com

Paw Grounds Sound Isolation and Noise Impact Evaluation

A study to determine the sound isolation required for housing a dog daycare facility that meets the requirements of the Genoa Township ordinance.

Prepared For:

Stacie Phillips
Paw Grounds, LLC
822 Oak Cluster Court
Howell, MI 48855

Prepared By:

Darren J. Brown, P.E.
INCE Board Certified

Prepared: December 15, 2025
Project No. 2025-046

1. PURPOSE

The purpose of this study is to evaluate potential noise impacts associated with the proposed Paw Grounds dog daycare facility in the Country Corners strip mall. The proposed lease space is located at the west end of the main strip building, in the former Eternity Brewing space, and next to the standalone mattress store building. Genoa Township zoning and ordinance requirements include specific standards and review considerations for this use, including criteria related to noise. This study addresses those requirements by evaluating anticipated noise conditions and determining whether the proposed use is expected to comply with applicable standards.

2. APPLICABLE NOISE CRITERIA

The Genoa Township Zoning Ordinance addresses pet daycare centers in Section 7.02.02 Use Conditions (w). Paragraph three (3) of this section states:

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

Additionally, the Genoa Township Noise Ordinance (#011203) further provides property line noise limits in Section 4.0: Decibel Level Prohibitions:

No person shall conduct or permit any activity, including those specific prohibitions listing in section 3 that produces an OBA at or beyond the property line of the property on which it is conducted which exceeds the levels specified in Table I. Such noise levels shall be measured on the property line or on the adjacent property, which is receiving the noise. Where property is used for both residential and commercial purposes, the limitations set forth below for commercial property shall apply.

Table I - Use of Property Producing Sound Use of Property Receiving Sound

Residential to Residential:

(75 db from 7:00am to 10:00pm and 50 db from 10:00pm to 7:00am.)

Commercial to Residential

(80 db from 7:00am to 10:00pm and 50 db from 10:00pm to 7:00am.)

Residential to Commercial

(80 db from 7:00am to 10:00pm and 50 db from 10:00pm to 7:00am.)

Based on these criteria, the primary noise concern for the proposed Paw Grounds daycare is dog barking from the facility. Barking noise must not exceed ambient sound levels by more than 50 dB at adjacent interior or exterior locations, and must also comply with the 80 dB daytime property line limit at the nearby residential property to the south. In addition, separation walls between the daycare and adjacent commercial tenants are required to achieve a minimum sound transmission class¹ rating of 60.

3. DETERMINING AMBIENT SOUND LEVELS

To establish applicable noise limits, sound level measurements were conducted in and around the commercial lease space proposed for the Paw Grounds daycare.

Measurements were performed using a calibrated Brüel & Kjær Model 2270 Environmental Noise Analyzer, equipped with a Brüel & Kjær Model 4189 laboratory precision ½-inch condenser microphone and a Model ZC0032 preamplifier. System calibration was verified before and after the measurement period using a Brüel & Kjær Type 4231 Acoustic Calibrator. The measurement system exceeds the performance requirements for Type 1 (precision-grade) instrumentation as specified in ANSI S1.4.

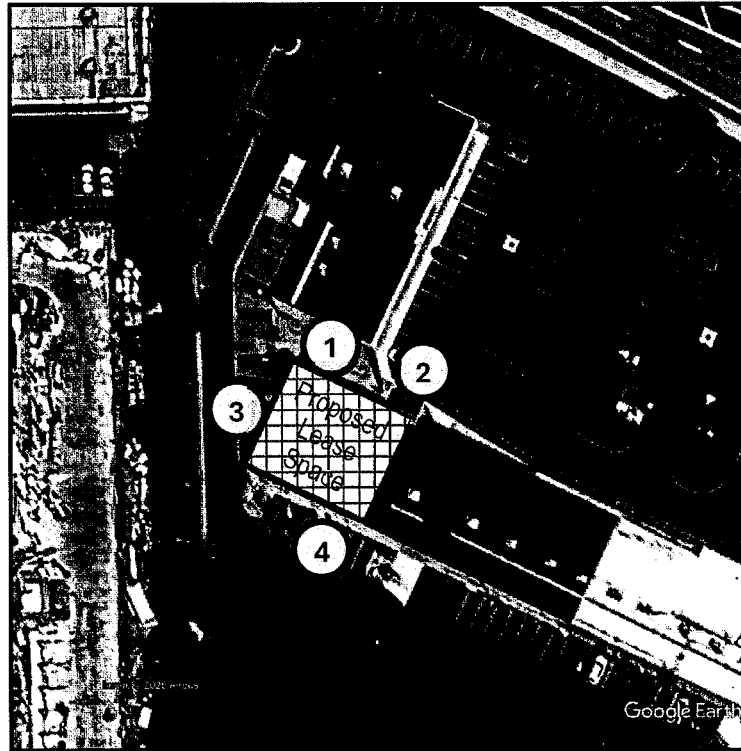
Measurements were taken on December 12, 2025. Atmospheric conditions at the time included a temperature of 27°F, wind from the west-southwest at 7 MPH, and mostly cloudy skies.

Outdoor measurements were conducted at locations shown in Figure 1. The measured sound levels at these outdoor positions adjacent to the proposed lease space were:

<i>Position #</i>	<i>Location</i>	<i>Sound Level</i>
1	North of Lease Space, between buildings	55-59 dB(A)
2	In parking lot directly north of the main entrance to the lease space	54-59 dB(A)
3	West of the lease space, in the drive adjacent to Mister Car Wash	53-60 dB(A)
4	South of the lease space, in the drive	52-57 dB(A)

¹ Sound transmission class is commonly denoted as STC followed by the rating number.

Figure 1 – Outdoor Sound Level Measurement Locations



From the measurements, the lowest outdoor sound was 52 dB(A). Therefore, the noise limit in the outdoor spaces adjacent to the proposed dog daycare facility is 102 dB(A) [52 dB(A) + 50 decibels].

Measurements were also conducted inside various lease spaces to establish typical indoor ambient sound levels for adjacent lease spaces. These sound levels were:

<i>Lease Space</i>	<i>Use</i>	<i>Main Contributors of Sound</i>	<i>Sound Level</i>
American Mattress	Mattress Store	Heating, Ventilation & Air Conditioning (HVAC)	53 dB(A)
Puff Puff	Smoke shop	HVAC & Television	50 dB(A)
YouHealth	Massage	HVAC & light music	40 dB(A)
Lovely Nails	Nail Salon	HVAC & music	54 dB(A)
Great Clips	Hair Salon	Stylist/Customer interactions & HVAC	56 dB(A)
Plymouth	Physical Therapy	HVAC & music	53 dB(A)

The mattress store is located in a separate building north of the proposed dog daycare facility on the same commercial property. While it does not share a common wall with the daycare, it is nearby and could be influenced by outdoor dog noise. Based on measurements taken inside the Pure Sleep store, the applicable noise limit for this space is 103 dB(A) [53 dB(A) + 50 decibels].

The lease space immediately east of the proposed daycare is anticipated to be a fitness gym. Based on measurements in Plymouth Physical Therapy and similar facilities, the minimum ambient sound level is expected to be 45 dB(A). Consequently, the applicable noise limit in this east-adjacent lease space is 95 dB(A) [45 dB(A) + 50 decibels].

4. DOG SOUNDS AND THE ADJACENT TENANTS

Dog barking is expected to be the dominant sound source from the proposed daycare. Barking levels vary with the dog's size, breed, and activity. In our prior studies of other dog kennels and daycares, in an enclosed kennel the majority of dog barking reached a sound level of 98 dB(A) with highest levels of barking reaching 105 dB(A) on a much less frequent basis from larger animals. The associated spectrum of these barking sound levels is provided later in the calculation exhibits.

The zoning ordinance requires "*Walls, partitions and floor/ceilings assemblies separating dog daycare facilities from adjacent uses shall adequately soundproofed with a sound transmission class over sixty (60) and shall be constructed so that there will be no emission of noise detrimental to surrounding properties.*"

With in the proposed lease space, the dogs will be located on the west side in a designated "Dog Park Area." As part of the Paw Grounds facility, there will be restaurant buffer space between the Dog Park Area and the adjacent lease space to the east. The combined result of the demising wall between the two lease spaces (having a minimum STC 35 rating) and the Dog Park Area separation wall (specified at STC 45) will have a combined STC 70+ rating for wall constructions between the dogs and the adjacent lease space and will exceed the STC 60 criteria. Section # provides detailed wall construction recommendations for the Dog Park Area separation wall.

Outdoors, it is expected that barking noise will be minimal as a limited number of animals will be outside at any given period of time. Additionally, if the dogs become loud, they will be brought back indoors to further control outdoor noise impact.

For the mattress store to the north, dogs will have outdoor time in a patio area between the buildings (see Figure 2 below). Dog sounds could potentially be audible in the mattress store. The north-facing exterior wall of Pure Sleep is constructed of split-face 8-inch masonry units with an interior gypsum board finish, yielding an STC 62 rating, which exceeds the STC 60 requirement.

5. ADJACENT PROPERTIES

Indoor Dog Park Area Evaluation

Residential properties to the south are also a consideration. The daytime noise limit for commercial activities transmitting to residential properties is 80 dB(A). Sounds from the indoor Dog Park Area will be contained by the exterior façade, and dog sounds transmitted through the walls and roof of the proposed facility are expected to have the following levels within 10 feet of the relevant building elements:

<i>Location</i>	<i>Façade Elements</i>	<i>Sound Level</i>
North (1, 2)	Split face masonry, windows	62 dB(A)
West (3)	Split face masonry, windows, doors	62 dB(A)
South (4)	Split face masonry, door	69 dB(A)
Above Roof	Roof deck, insulation, roof membrane	62 dB(A)

The calculations associated with these sound levels are provided in EXHIBITS 1-4. Based on these calculations, dog barking from within the dog daycare facility will not exceed the zoning ordinance dog daycare adjacency noise limits and will not exceed the ordinance noise limits at the adjacent residential property.

Outdoor Patio Area Evaluation

While dog barking is expected to be minimal in the outdoor patio area, sounds from dog barking should further be minimized to the adjacent lease space store fronts by restricting the location of the dogs to be west of the mattress store front (away from windows) and further back from adjacent storefront windows to the east. This will keep any potential dog barking sounds adjacent to the higher sound transmission class rated masonry walls and away from the non-dog daycare storefront windows. See the indicated dog patio area in EXHIBIT 5. In the event of dogs barking outdoors, at distances of 50-feet or more, typical dog barking is expected to be 65 dB(A) or less and maximum dog barking is expected to be 72 dB(A), based on standard engineering calculations of geometric divergence of a noise source. These values are below the ordinance noise limit of 80 decibels at the south residential property. At distances greater than 5 feet, any dog barking will be below ambient plus 50 decibel noise limit of 102 dB(A).

6. SPECIFIC RECOMMENDATIONS

To help ensure the proposed Paw Grounds dog daycare facilities meets the noise criteria associated with its operation, we recommend the following noise control measure to reduce the effects of dog barking.

Interior Dog Park Area separation wall

The interior wall separating the Dog Park Area and the Restaurant area should have a minimum isolation rating of STC 45. This can be achieved with the following construction: 5/8" type X gypsum board on either side of 4-inch steel studs with fiberglass insulation in between the studs. See APPENDIX A for an example of this construction.

Rear Entry Door (south façade)

The door seals for the rear entry door should be inspected to ensure they are functioning to minimize the transmission of sound. Replacement of the door seals may be necessary to ensure gaps are closed and sealed relatively tight. Common aftermarket door seals are available from Pemco and Zero International. On the sides and top of the door, bulb type seals, such as Zero International type 570 or 870, are preferred that compress at the door and jamb. The door bottom can be sealed with a threshold that incorporates a door seal, such as the Zero International type 560 or 566. See APPENDIX B for examples of door seals and thresholds that perform well.

Sound Absorption in the Dog Park Area

To help reduce the level of indoor barking sounds, sound absorbing materials should be added to the Dog Park Area. The Kinetics Wave Baffles indicated in the plan on EXHIBIT 5 will work well to absorb noise buildup in this space, though a more effective method is to add an acoustic tile ceiling to the space with a Noise Reduction Coefficient (NRC) of 0.7 or higher. An acoustic tile ceiling will provide a broader area of sound absorbing material and may cost less than the Wave Baffles. Ultimately, this will translate to a more comfortable work/play environment and reduce the levels of sound transmitted to adjacent spaces. Ceiling tiles such as USGs Mars High-NRC or Premier Nubby acoustic panels; or Armstrong Ultima or Fine Fissured acoustic tiles would work well.

7. CONCLUSIONS

With the proposed recommendations, the proposed Paw Grounds dog daycare facility is expected to meet the sound level requirements of the Genoa Township zoning specifications and the noise ordinance.

EXHIBIT 1
SOUND TANSMISSION CALCULATION FROM INSIDE THE DOG PARK AREA
TO THE LOCATION DIRECTLY OUTSIDE THE FAÇADE

Project Description: Paw Grounds Dog Daycare Facility
Partition for Calculation: South Façade of Dog Park Area

Façade Specifications width height area
50 ft. 16 ft. 800 sq.ft.

<i>Sound transmission Loss</i>	<i>63 Hz</i>	<i>125 Hz</i>	<i>250 Hz</i>	<i>500 Hz</i>	<i>1 kHz</i>	<i>2 kHz</i>	<i>4 kHz</i>	<i>8 kHz</i>		<i>Element Area</i>
Split-face 8-inch Masonry Unit	33	35	41	44	50	56	63	66		779 sq.ft.
Steel Door with Seals	10	16	22	24	25	27	30	33	#	21 sq.ft.
Composit Sound Transmission Loss	29	33	38	39	42	46	49	36	#	800 sq.ft.

	<i>Linear Octave-band Sound Spectrum</i>								<i>Overall A-weighted Sound Level</i>
	<i>63 Hz</i>	<i>125 Hz</i>	<i>250 Hz</i>	<i>500 Hz</i>	<i>1 kHz</i>	<i>2 kHz</i>	<i>4 kHz</i>	<i>8 kHz</i>	
Maximum Indoor (Dog Park Area) Sound Level	80	85	95	103	103	95	85	80	105
Composite Transmission Loss of South Building Façade	-29	-33	-38	-39	-42	-46	-49	-36	-
Outdoor Free-field Effect (Q2)	-5	-5	-5	-5	-5	-5	-5	-5	-
Sound Level within 10-feet of Exterior Wall	46	46	52	58	56	44	31	39	59.0

EXHIBIT 2
SOUND TRANSMISSION CALCULATION FROM INSIDE THE DOG PARK AREA
TO THE LOCATION DIRECTLY OUTSIDE THE FAÇADE

Project Description: Paw Grounds Dog Daycare Facility
Partition for Calculation: West Façade of Dog Park Area

Façade Specifications width height area
60 ft. 16 ft. 960 sq.ft.

Sound transmission Loss	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	#	Element Area
Split-face 8-inch Masonry Unit	33	35	41	44	50	56	63	66		918 sq.ft.
Glass Door with Seals	12	20	22	21	28	40	35	30		42 sq.ft.
Windows	15	23	23	22	32	43	37	35		155.4 sq.ft.
Composit Sound Transmission Loss	20	29	30	29	38	49	44	41		960 sq.ft.

	Linear Octave-band Sound Spectrum								Overall A-weighted Sound Level
	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	
Maximum Indoor (Dog Park Area) Sound Level	80	85	95	103	103	95	85	80	
Composite Transmission Loss of South Building Façade	-20	-29	-30	-29	-38	-49	-44	-41	
Outdoor Free-field Effect (Q2)	-5	-5	-5	-5	-5	-5	-5	-5	
Sound Level within 10-feet of Exterior Wall	55	51	60	68	60	41	36	34	66.5

EXHIBIT 3
SOUND TANSMISSION CALCULATION FROM INSIDE THE DOG PARK AREA
TO THE LOCATION DIRECTLY OUTSIDE THE FAÇADE

Project Description: Paw Grounds Dog Daycare Facility
Partition for Calculation: North Façade of Dog Park Area

Façade Specifications width height area
26 ft. 16 ft. 416 sq.ft.

Sound transmission Loss	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	#	Element Area
Split-face 8-inch Masonry Unit	33	35	41	44	50	56	63	66		395 sq.ft.
Glass Door with Seals	12	20	22	21	28	40	35	30		21 sq.ft.
Windows	15	23	23	22	32	43	37	35		80.2 sq.ft.
Composit Sound Transmission Loss	20	28	29	29	38	48	44	40		416 sq.ft.

	Linear Octave-band Sound Spectrum								Overall A-weighted Sound Level
	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	
Maximum Indoor (Dog Park Area) Sound Level	80	85	95	103	103	95	85	80	
Composite Transmission Loss of South Building Façade	-20	-28	-29	-29	-38	-48	-44	-40	
Outdoor Free-field Effect (Q4)	-2	-2	-2	-2	-2	-2	-2	-2	
Sound Level within 10-feet of Exterior Wall	58	54	63	72	63	45	39	38	70.1

EXHIBIT 4
SOUND TRANSMISSION CALCULATION FROM INSIDE THE DOG PARK AREA
TO THE LOCATION DIRECTLY OUTSIDE THE FAÇADE

Project Description: Paw Grounds Dog Daycare Facility
Partition for Calculation: Roof Deck

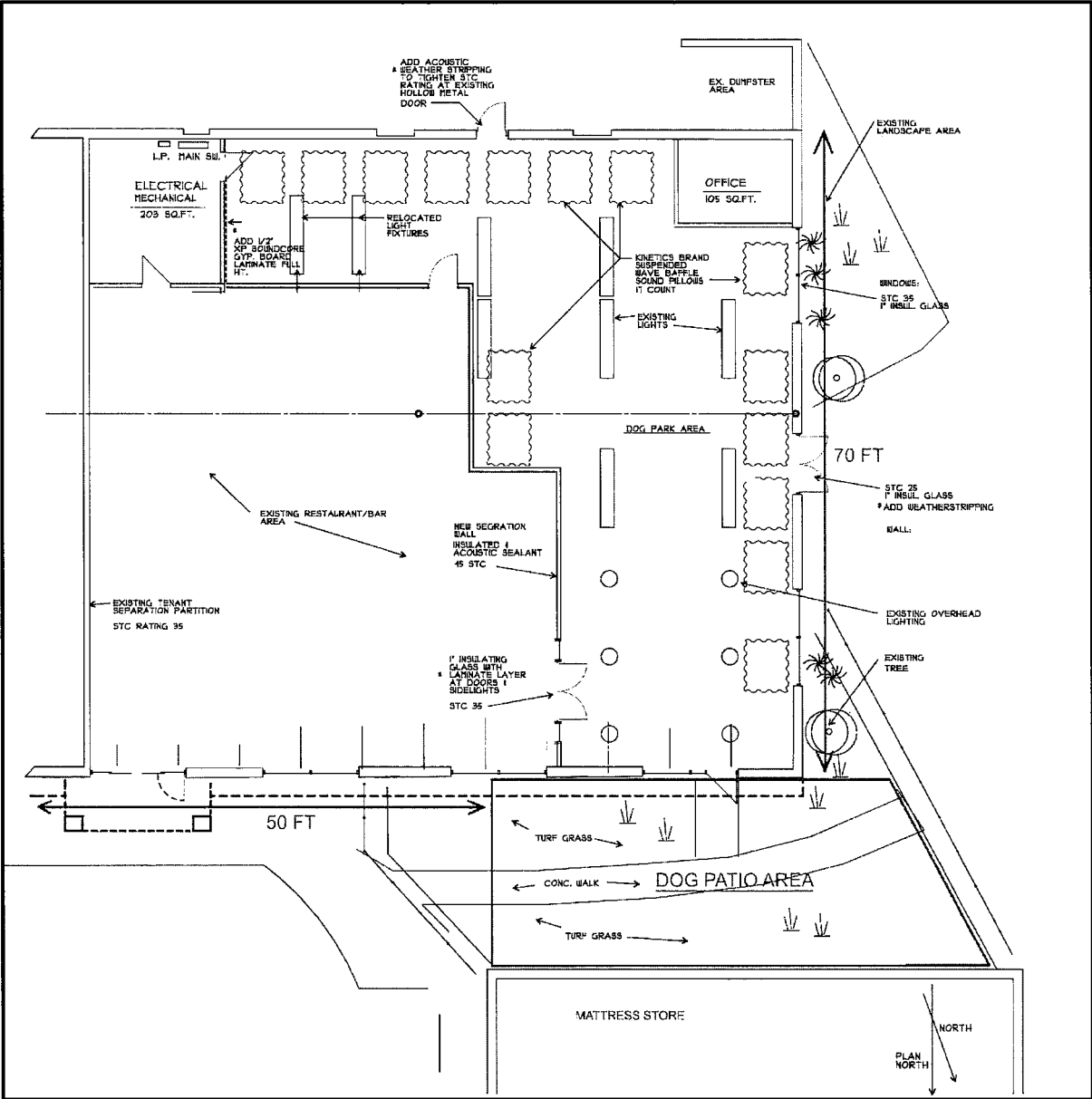
Façade Specifications Total Area Above Dog Park Area
2683 sq.ft.

<i>Sound transmission Loss</i>	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	#	<i>Element Area</i>
Roof Deck with Poly-iso Insulation and Membrane	20	25	30	35	35	35	40	45		2683 sq.ft.
Composit Sound Transmission Loss	20	25	30	35	35	35	40	45		2683 sq.ft.

	<i>Linear Octave-band Sound Spectrum</i>								<i>Overall A-weighted Sound Level</i>
	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	
Maximum Indoor (Dog Park Area) Sound Level	80	85	95	103	103	95	85	80	
Composite Transmission Loss of South Building Façade	-20	-25	-30	-35	-35	-35	-40	-45	
Outdoor Free-field Effect (Q2)	-5	-5	-5	-5	-5	-5	-5	-5	
Sound Level within 10-feet of Exterior Wall	55	55	60	63	63	55	40	30	65.3

EXHIBIT 5

GENERAL PLAN VIEW OF THE PROPOSED PAW GROUNDS DOG DAYCARE FACILITY WITH RECOMMENDED DESIGNATED DOG PATIO AREA





K & S Engineers, LLC
Consultants in Acoustics,
Noise, and Vibration

Wixom, MI 48393
(248) 674-4100

www.kandse.com

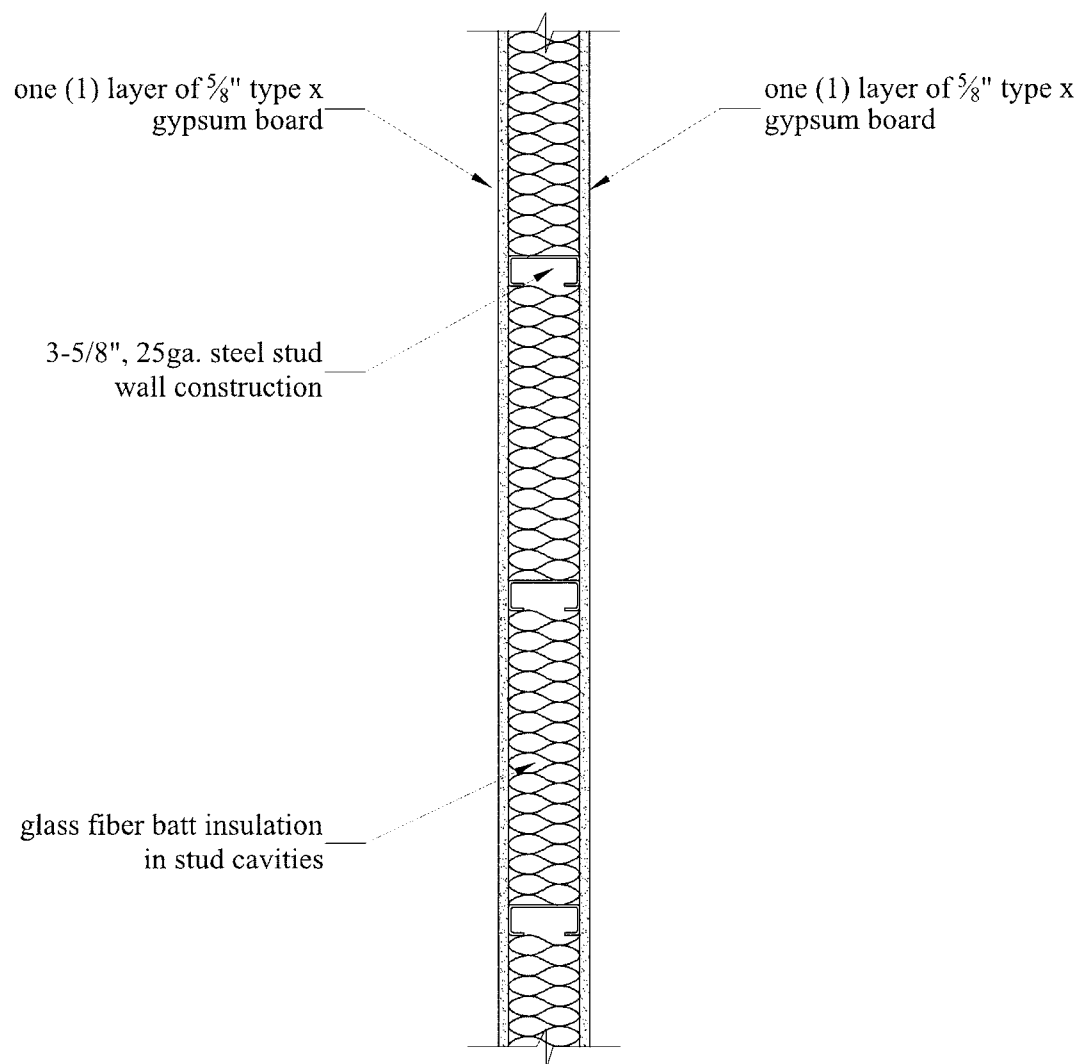
PAW GROUNDS, LLC
SEPARATION WALL
GENOA, MI

APPENDIX A

STC 45

PERFORMANCE
SOUND BARRIER
WALL

DRAWN	CHECKED	APPROVED
KSE	KSE	KSE
DATE	12/15/25	
PROJECT NO.	2025-061	
SCALE	NO SCALE	
SHEET	KSE-2	



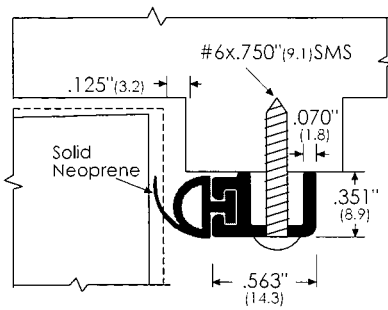
KSE-W2
SOUND ISOLATION WALL SECTION
(PLAN VIEW)
STC-45

NOT FOR CONSTRUCTION
Copyright 2025 K&S Engineers, LLC All rights reserved

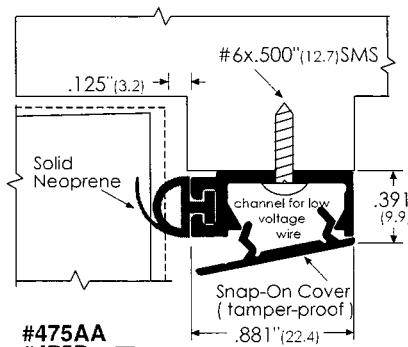
Head and Jamb Protection



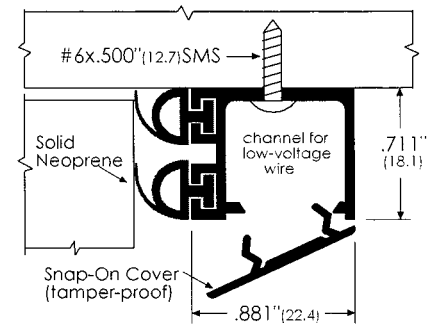
Note: A= Aluminum
B= Bronze
G= Gold Anodized
AA = Clear Anodized
D = Dark Bronze Anodized
SP = Steel Primed



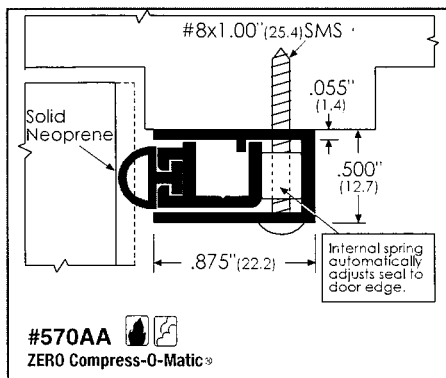
#485A
#485D
#485G
ZERO Compress-O-Matic®



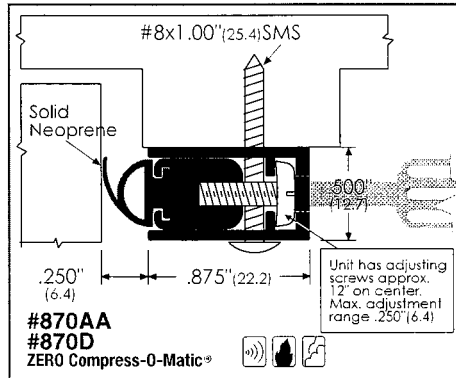
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#475D
#475G
ZERO Compress-O-Matic®



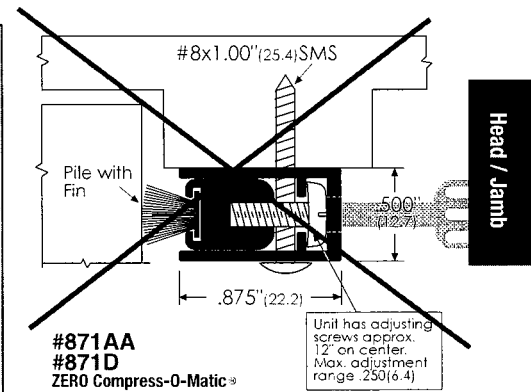
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ZERO Compress-O-Matic®



#570AA
ZERO Compress-O-Matic®

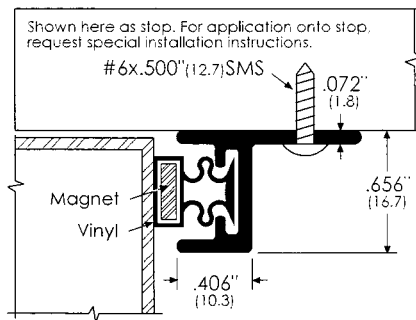


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#870D
ZERO Compress-O-Matic®

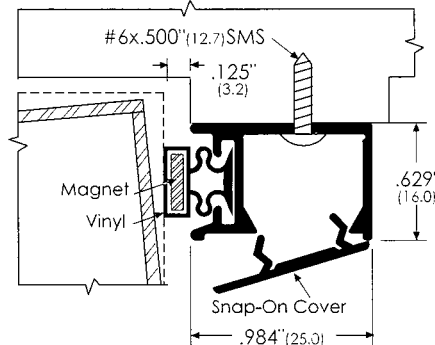


#871AA
#871D
ZERO Compress-O-Matic®

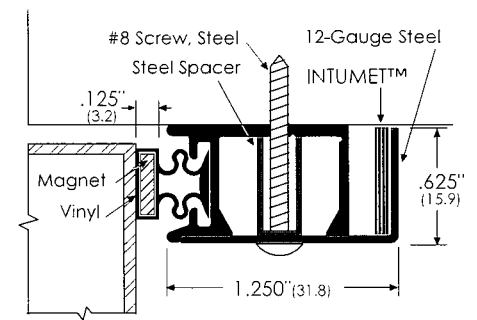
Head / Jamb



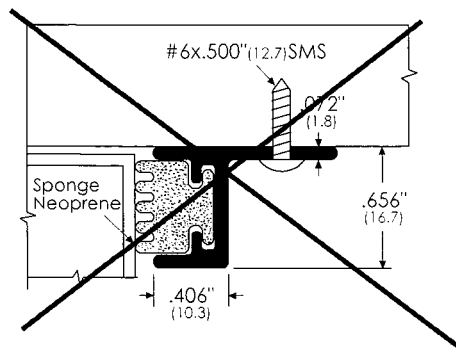
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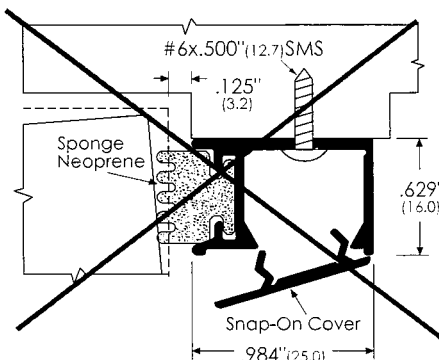
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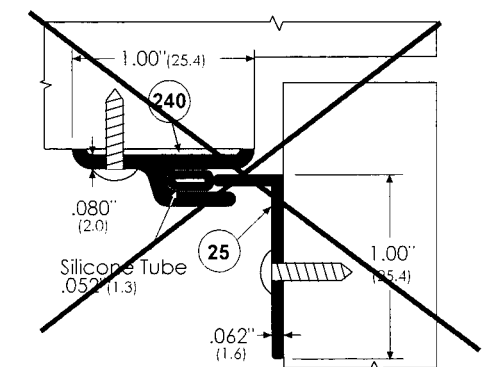
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#1370A
#1370D



#376AA
#376D

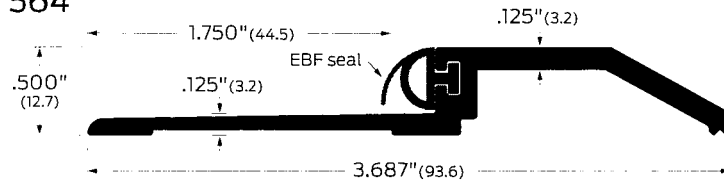


Series 42 Security seal - when installed with tamper-proof fasteners.



Rabbeted thresholds

564



Finishes: A, BK, D, G
B, B-ORB

Options: E, EL, V3, EV3, ELV3
(not available for B-ORB finish)

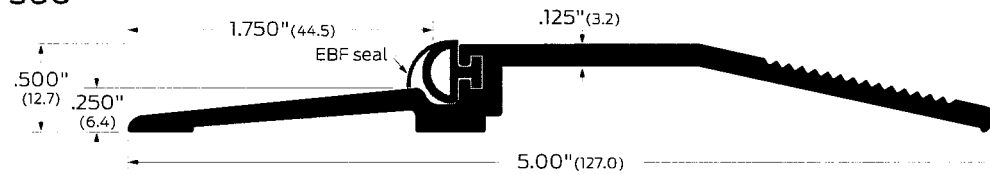
BHMA CERTIFIED

ANSI/BHMA: 564A, 564D, 564G, 564BK
564A-E, 564D-E, 564G-E, 564BK-E
564B
564B-E

J36300
J36400
J16300
J16400

Suitable for sound control applications and OEM use.
Neoprene extruded bulb/finger for double-sealing protection.

566



Finishes: A, BK, D, G
Options: E, EL, V3, EV3, ELV3

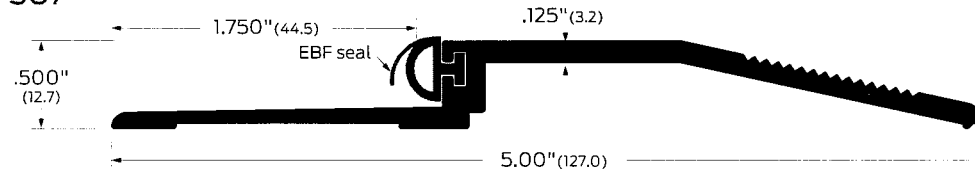
BHMA CERTIFIED

ANSI/BHMA: 566A, 566D, 566G
566A-E, 566D-E, 566G-E, 566BK-E

J36100, J36130
J36200, J36230

Neoprene extruded bulb/finger for double-sealing protection.

567



Finishes: B, B-ORB

Options: E, EL, V3, EV3, ELV3
(not available for B-ORB finish)

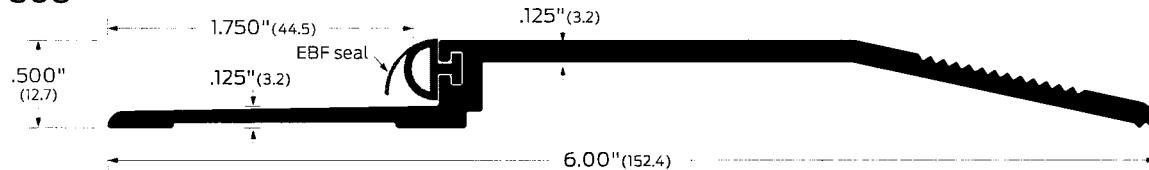
BHMA CERTIFIED

ANSI/BHMA: 567B
567B-E

J16100
J16200

Extruded bulb/finger for double-sealing protection.

568



Finishes: A, BK, D, G
Options: E, EL, V3, EV3, ELV3

BHMA CERTIFIED

ANSI/BHMA: 568A, 568D, 568G, 568BK
568A-E, 568D-E, 568G-E, 568BK-E

J36100
J36200

Neoprene extruded bulb/finger for double-sealing protection.

See Thresholds Accessories & options page for details.

Finishes:

A Aluminum mill finish
BK Aluminum black anodized
D Aluminum dark bronze anodized
G Aluminum gold anodized
B Bronze, architectural mill finish
B-ORB Oil-rubbed bronze

Options:

E Epoxy abrasive tread
EL Photoluminescent and abrasive epoxy tread
V3 Full body strength fill
EV3 Epoxy and full body strength fill
ELV3 Photoluminescent and abrasive epoxy tread, full body strength fill

Note:

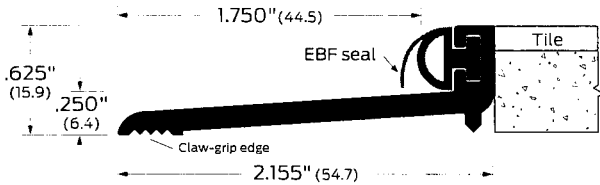
Special anchors available for mounting most thresholds on concrete surfaces.



Thresholds

Rabbeted thresholds—standard

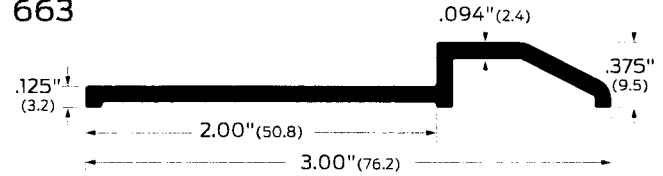
267



Finishes: A, BK, D, G Options: E, EL
BHMA ANSI/BHMA: 267A, 264D, 267G, 267BK J36300
 267A-E, 267D-E, 267G-E, 267BK-E J36400

Suitable for uneven floors.
 Neoprene extruded bulb/finger for double-sealing protection.

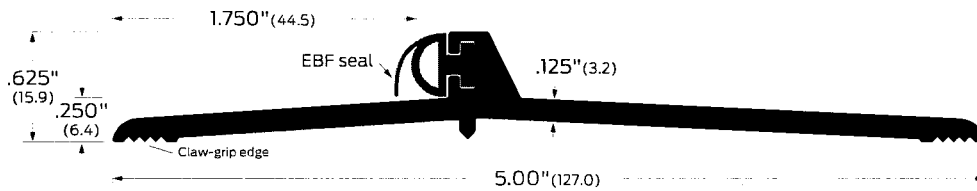
663



Finishes: A, BK, D, G Options: E, EL, V3, EV3, ELV3
BHMA ANSI/BHMA: 663A, 663D, 663G, 663BK J37300, J35300

Rabbeted, butt and transition.
 Supplied without mounting holes.

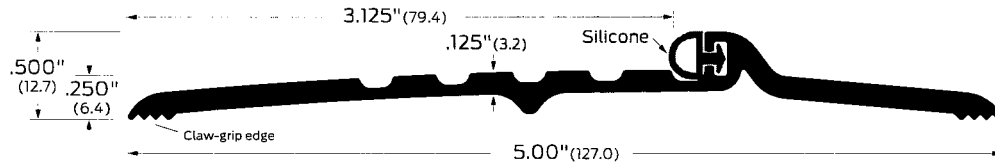
265



Finishes: A, BK, D, G Options: E, EL, V3, EV3, ELV3
BHMA ANSI/BHMA: 265A, 265D, 265G, 265BK J36300
 265A-E, 265D-E, 265G-E, 265BK-E J36400

For latch track hardware.
 Neoprene extruded bulb/finger for double-sealing protection.

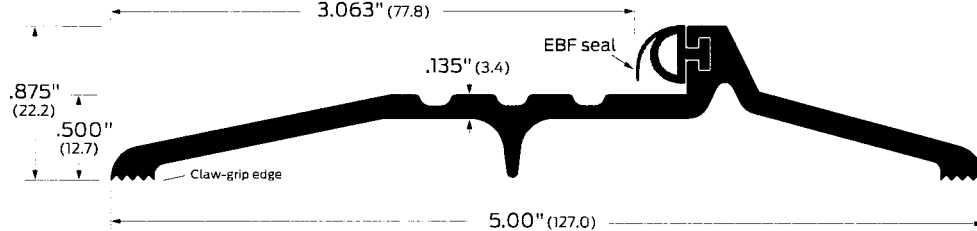
65



Finishes: A, BK, D, G, B, B-ORB Options: E, EL, V3, EV3, ELV3 (not available for ORB finish)
BHMA ANSI/BHMA: 65A, 65D, 65G, 65BK J36100, J36130
 65A-E, 65D-E, 65G-E, 65BK-E J36200, J36230
 65B J16100, J16130
 65B-E J16200, J16230

For latch track hardware.

560



Finishes: A, BK, D, G Options: E, EL, V3, EV3, ELV3
BHMA ANSI/BHMA: 560A, 560D, 560G, 560BK J36100
 560A-E, 560D-E, 560G-E, 560BK-E J36200

For latch track hardware.
 Neoprene extruded bulb/finger for double-sealing protection.

See Thresholds Accessories & options page for details.

Finishes:

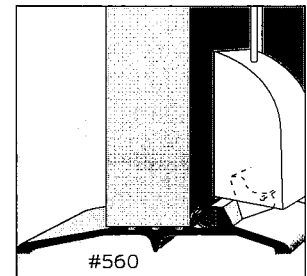
A Aluminum mill finish
 BK Aluminum black anodized
 D Aluminum dark bronze anodized
 G Aluminum gold anodized
 B Bronze, architectural mill finish
 B-ORB Oil-rubbed bronze

Options:

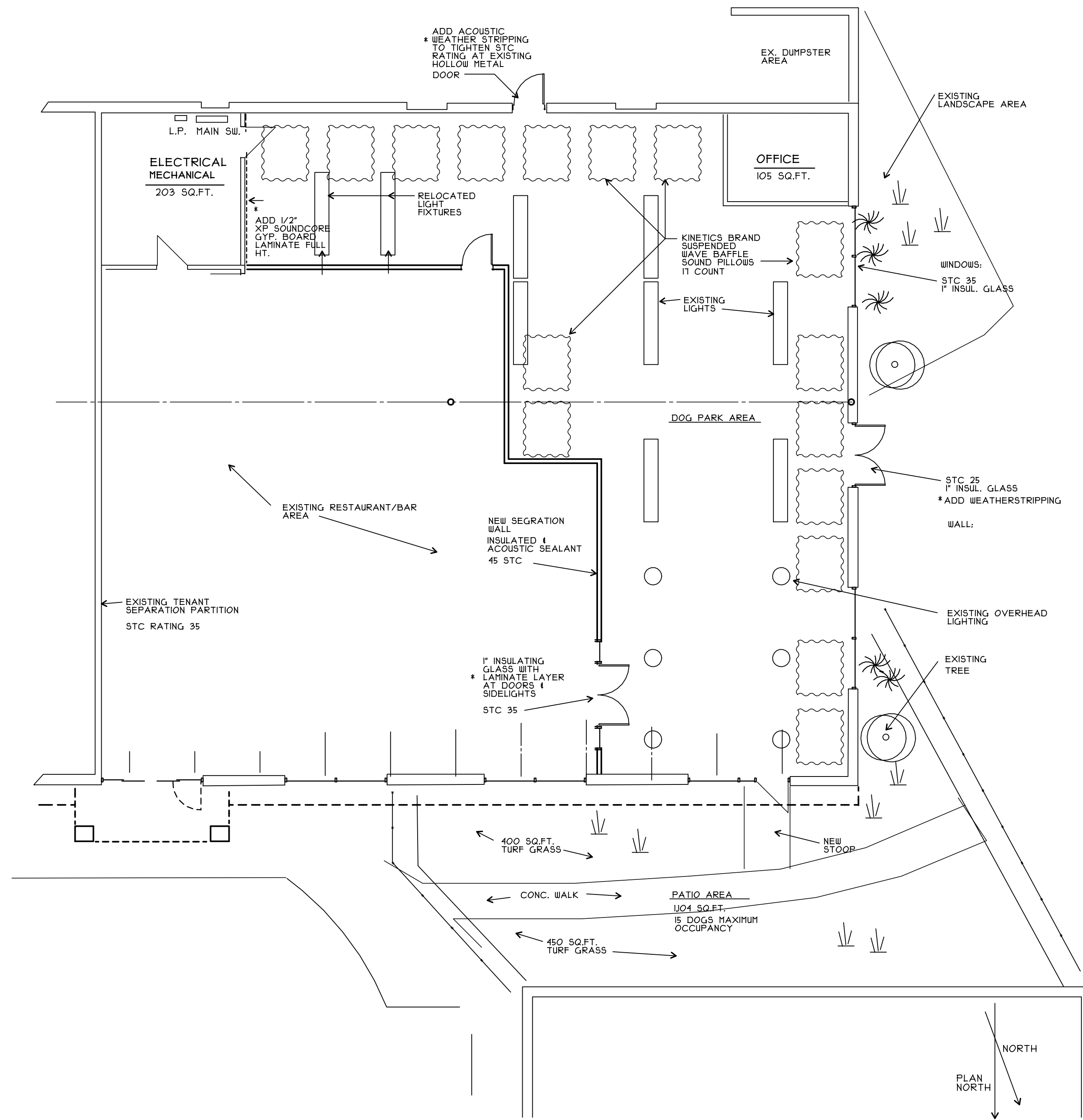
E Epoxy abrasive tread
 EL Photoluminescent and abrasive epoxy tread
 V3 Full body strength fill
 EV3 Epoxy and full body strength fill
 ELV3 Photoluminescent and abrasive epoxy tread, full body strength fill

Note:

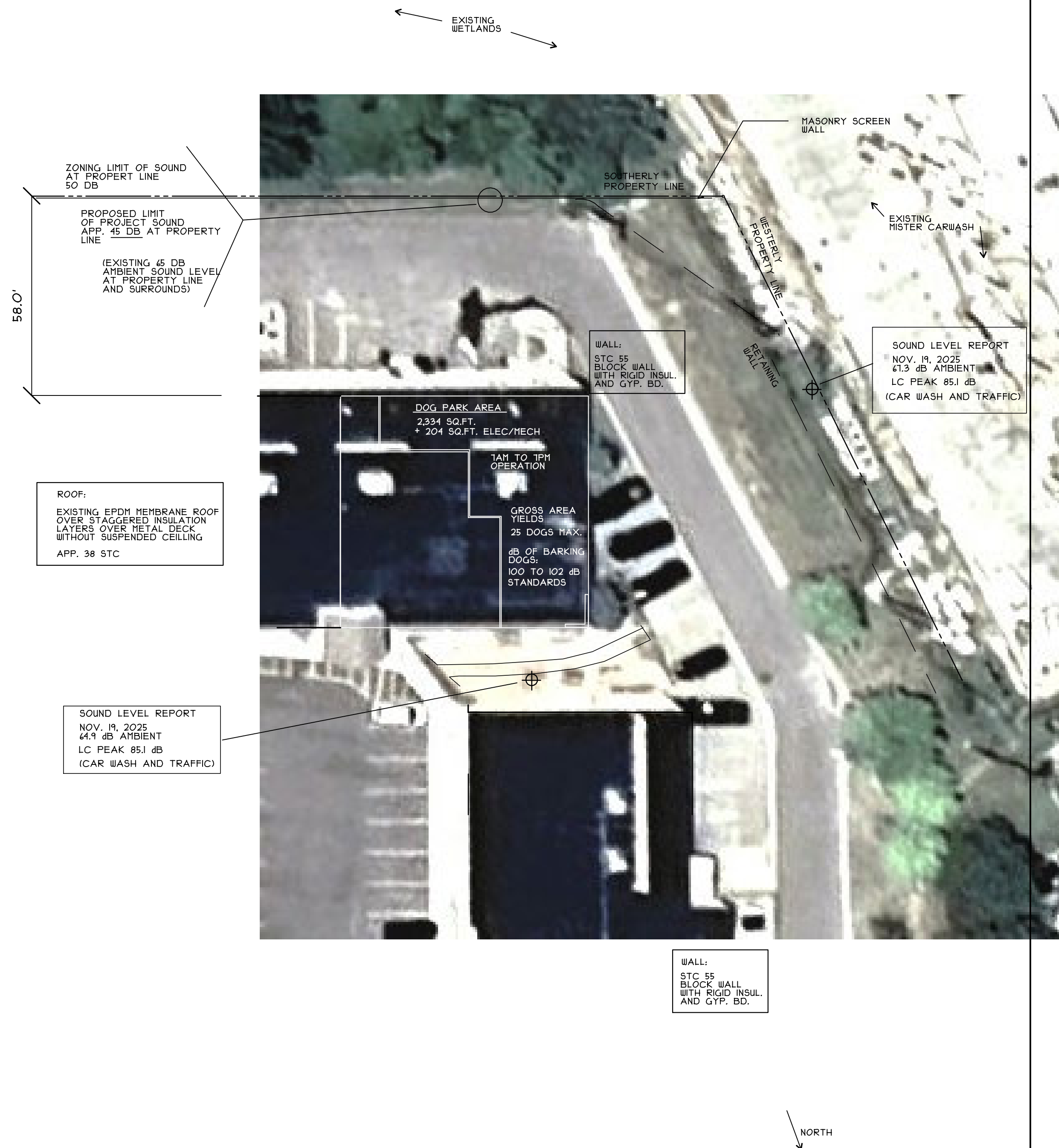
Special anchors available for mounting most thresholds on concrete surfaces.



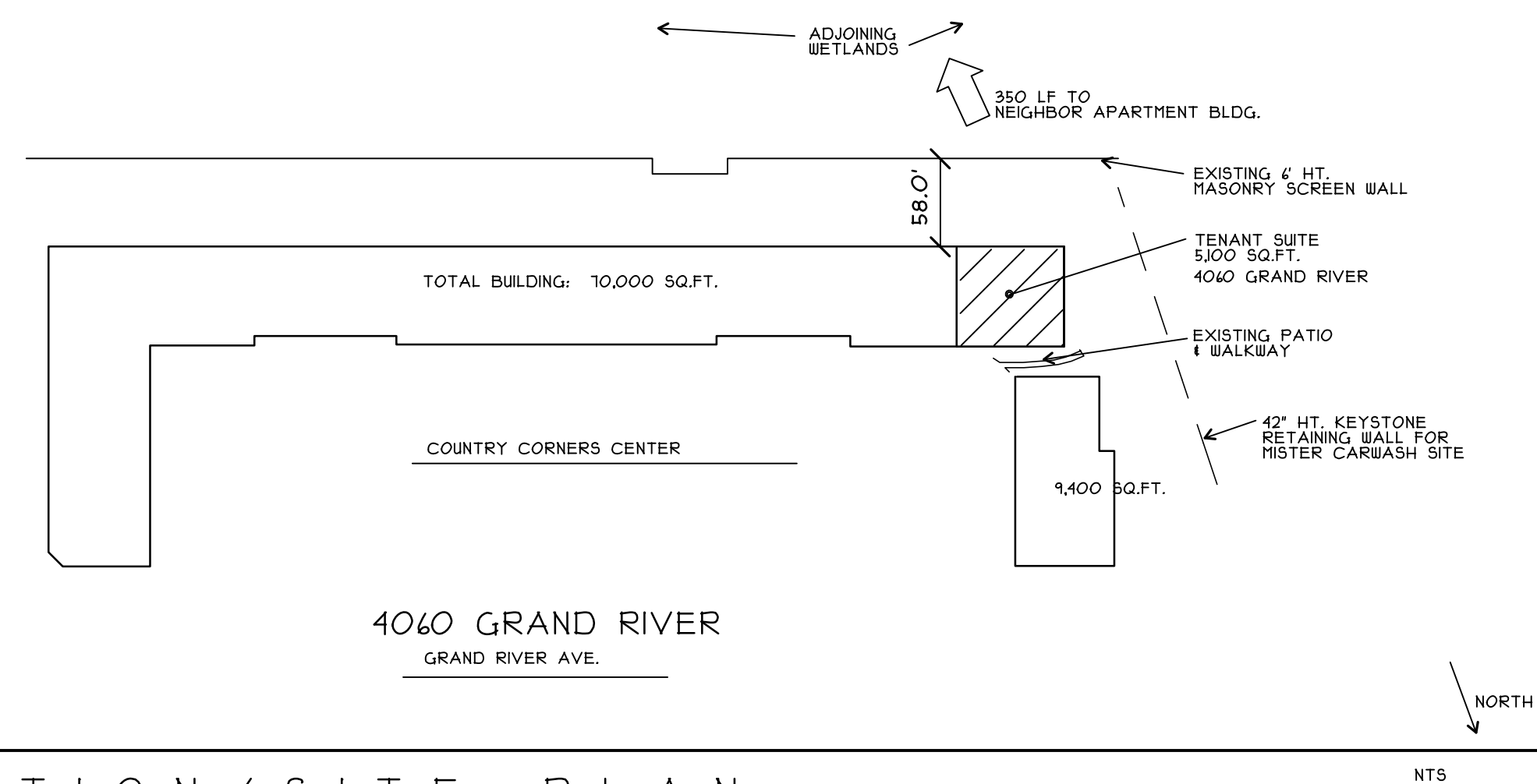
Specially designed for bottom-latching exits and locks.



SCALE 1/8" = 1'-0"

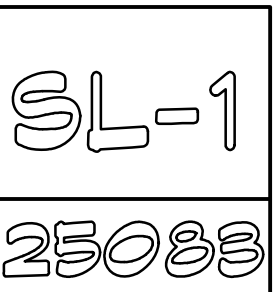


NTS



NTS

1. INTERNAL SOUND PILLOWS ADDED TO MITIGATE INTERNAL SOUND ISSUES.
2. THE INTERNAL SOUND LEVEL WILL STILL BE CLOSE TO 100 DB.
3. THE EXISTING WALLS (BLOCK, INSULATION, GYP. BD.) BLOCK APP. 55 DB OF SOUND. THE MEMBRANE ROOF ON STAGGERED INSULATION BOARD ON METAL DECK, CREATES AN APP. 38 STC.



Sec. 13.02 WETLAND PROTECTION STANDARDS

The standards of this section are intended to protect the valuable wetlands in Genoa Township. Under the authority from Section 30307(4) of Part 303, Wetlands Protection of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended MCL 324.30307(4) and through coordination with the Michigan Department of Environmental, **Great Lakes and Energy (EGLE)** wetland protection and permit program the long-term health, safety, and general welfare of the people of Genoa Charter Township will be met. The standards of this section exceed the **EGLE** regulations by requiring a setback from **EGLE** regulated wetlands and encouraging the placement of buildings to protect non-**EGLE** regulated wetlands between two acres and five acres in size.

The standards of this section acknowledge the unique and valuable attributes of wetlands as a stormwater retention area to control runoff, improve groundwater quality and provide erosion control; for their visual assets as open space; and for their value as habitat for plants, fish and wildlife. The standards of this section strive to preserve these valuable resources while protecting the property owners' right to develop their property.

13.02.01 Applicability

- (a) No permit shall be issued for any construction, reconstruction, erection, expansion and/or change in use requiring site plan or plat approval except in accordance with the standards of this Section. Any state or federal legislation, policies, standards or procedures which are more stringent than the standards of this section shall supersede the appropriate provisions of this Section.
- (b) The following activities are specifically exempt from the standards of this Section:
 - (1) Fishing, trapping, hunting or bird watching.
 - (2) Swimming, boating, or canoeing.
 - (3) Hiking.
 - (4) Grazing and/or watering of animals.
 - (5) Farming, horticulture, silviculture, lumbering, and ranching activities, including plowing, irrigation, irrigation ditching, seeding, cultivating, minor drainage, harvesting for the production of food, fiber, and forest products, or upland soil and water conservation practices. Wetland altered under this subdivision shall not be used for a purpose other than a purpose described in this subsection without a permit obtained from the Township and EGLE.
 - (6) Maintenance or operation of serviceable structures in existence on October 1, 1980 or constructed pursuant to the Wetlands Protection Act or former Act No. 203 of the Public Acts of 1979.
 - (7) Construction or maintenance of farm or stock ponds.
 - (8) Maintenance, operation, or improvement which includes straightening, widening, or deepening of the following which is necessary for the production or harvesting of agricultural products:

- a. An existing private agricultural drain.
 - b. That portion of a drain legally established pursuant to the drain code of 1956, Act. No. 40 of the Public Acts of 1956, as amended, being section 280.1 to 280.630 of the Michigan Compiled Laws, which has been constructed or improved for drainage purposes.
 - c. A drain constructed pursuant to other provisions of the Wetlands Protection Act or former Act No. 203 of the Public Acts of 1979.
- (9) Construction or maintenance of farm roads, forest roads, or temporary roads for moving mining or forestry equipment, if the roads are constructed and maintained in a manner to assure that any adverse effect on the wetland will be otherwise minimized. This does not include temporary construction access roads for developments that would otherwise require a permit through EGLE.
 - (10) Drainage necessary for the production and harvesting of agricultural products if the wetland is owned by a person who is engaged in commercial farming and the land is to be used for the production and harvesting of agricultural products. Except as otherwise provided in this Ordinance and the Wetlands Protection Act, wetland improved under this section after October 1, 1980 shall not be used for non-farming purposes without a permit from the Township. This shall not apply to a wetland which is contiguous to a lake or stream, or to a tributary of a lake or stream, or to a wetland which EGLE has determined by clear and convincing evidence to be a wetland which is necessary to be preserved for the public interest, in which case a permit shall be required.
 - (11) Maintenance or improvement of public streets, highways, or roads, within the right of way and in such a manner as to assure that any adverse effect on the wetland will be otherwise minimized. Maintenance or improvement does not include adding extra lanes; increasing the right-of-way; or deviating from the existing location of the street, highway, or road.
 - (12) Maintenance, repair, or operation of gas or oil pipelines and construction of gas or oil pipelines having a diameter of 6 inches or less, if the pipelines are constructed, maintained, or repaired in a manner to assure that any adverse effect on the wetland will be otherwise minimized.
 - (13) Maintenance, repair, or operation of electric transmission and distribution power lines and construction of distribution power line if the distribution power lines are constructed, maintained, or repaired in a manner to assure that any adverse effect on the wetland will be otherwise minimized.
 - (14) Operation or maintenance, including reconstruction of recently damaged parts, of serviceable dikes and levees in existence on October 1, 1980, or constructed pursuant to the Wetlands protection Act or former Act no. 203 of Public Acts of 1979. .
 - (15) Construction of iron and copper mining tailings basins and water storage areas.

- (16) An activity in a wetland that was effectively drained for farming before October 1, 1980 and that on and after October 1, 1980 has continued to be effectively drained as part of an ongoing farming operation is not subject to regulation under this ordinance.
- (17) A wetland that is incidentally created as a result of one or more of the following activities is not subject to regulation under this ordinance:
 - (a) Excavation for mineral or sand mining, if the area was not a wetland before excavation. This exemption does not include a wetland on or adjacent to a water body of 1-acre or more in size.
 - (b) Construction and operation of a water treatment pond or lagoon in compliance with the requirements of state and federal water pollution control regulations.
 - (c) A diked area associated with a landfill if the landfill complies with the terms of the landfill construction permit and the diked area was not a wetland prior to diking.

13.02.02 Applicant Responsibility for Compliance/Definition of a Wetland

The applicant is responsible for the accurate delineation/determination of the wetland area, as defined. The petitioner or his/her agent shall supply the following information:

- (a) The name, address and telephone number of the petitioner.
- (b) The name, address and telephone number of the petitioner's agent or the individual responsible for making the wetland determination.
- (c) The owner of the property if different from the petitioner, and the petitioner's interest in the property.
- (d) A legal description of the property, including the total area, exclusive of public road right-of-way, accurate to the nearest hundredths of an acre.
- (e) An accurate graphic description of the identified wetlands boundary on an "Existing Conditions", "Wetland Boundary" or similar plan and including the following:
 - (1) Numbered or lettered field-surveyed wetland marker points.
 - (2) An accurate measurement of the individual wetland areas to the nearest hundredth acre.
 - (3) A statement from the investigator as to if the identified wetlands will most likely be determined to be Regulated or Not Regulated by EGLE.
 - (4) Depiction of the Township setback line as described in Section 13.02.04.

13.02.03 Compliance with State and Federal Wetland Protection Acts

For any alteration or filling of, discharge into, or any other proposed activity impacting a regulated wetland that is proposed and that will require an EGLE permit, a copy of the EGLE required Wetland Delineation Report shall also be submitted to the Township as part of the Site Plan Review Process. The report and proof of permit application shall be submitted prior to Site Plan approval. EGLE permit approval shall become a condition of Site Plan approval and once the EGLE permit is secured, a copy of the executed permit shall also be submitted to the Township for Township records, prior to the issuance of the Land Use permit.

13.02.04 **Genoa Township Wetland Protection Standards**

- (a) Limits on site activity: Any disturbance of soils, removal of stumps, regulated trees or landmark trees or grading in a wetland, or alteration of water flowing into or from an EGLE regulated wetland, or any prohibited activity without a permit from the EGLE, will result in a stop work order issued by Genoa Township and reporting of the violation to EGLE for enforcement actions.
- (b) Buildable area calculations: Twenty five percent (25%) of wetland acreage shall be credited toward buildable acreage for purposes of determining maximum density for residential developments as a means of encouraging their preservation. The Planned Unit Development Districts are further intended to preserve large and small wetlands by offering flexibility in site design, such as open space/cluster housing developments.
- (c) Required 25-foot Natural Buffer: Within the 25-foot required setback from a regulated wetland, a natural vegetation strip shall be maintained in its natural vegetative state. This restriction will help maintain a root and vegetative barrier to keep soil particles and nutrients from entering the wetlands, while also helping to minimize water runoff.
- (d) Restrictions on land divisions: Article 20 stipulates land shall not be divided in a manner creating parcels or lots which cannot be used based on zoning district area, setback and dimensional requirements and in conformance with the requirements of this Section or the EGLE regulations. Any land division or development that creates a parcel containing regulated wetlands, shall install demarcation signs located at the 25-foot undisturbed natural buffer setback line indicating that no encroachment is allowed into the setback.

(1) Required demarcation signs shall meet the following requirements:

- (a) The sign shall be one (1) foot in width by one (1) foot in height and constructed of durable and weather resistant materials.
- (b) Sign location must ensure that sign is fully visible and installed seventy-five (75) feet of "Natural Features Buffer" frontage. If frontage is less than seventy-five (75) feet, location and number of signs shall be approved by the Township on a case by case basis.
- (c) Applicant shall be responsible for erecting and maintaining the signs. If property is sold it shall be the responsibility of the new owner.

- (d) Sign shall be constructed and maintained in a manner of good structural condition at all times. All signs shall be kept neatly painted, stained, sealed or preserved including all parts and supports.
 - (f) Sign lettering size shall be a minimum of one and one-half (1.5) inches in size.
 - (g) Sign shall utilize a neutral with black lettering.
 - (h) Sign shall include the following information:
 - 1. The text “Natural Features Buffer – Protected Area” shall be included.
 - 2. The text “no clearing, grading or disturbance of any kind is permitted” shall be included
 - (i) The design and location of the sign shall be approved by the Township prior to installation.
- (e) Accessory structures or buildings shall be setback thirty-five (35) feet from a regulated wetland to ensure that there is no encroachment into the buffer.
- (f) Within an established natural feature setback there shall be no: construction; deposit of any material, including structures; removal of any soils, minerals and/or vegetation; dredging, filling or land balancing; constructing or undertaking seasonal or permanent operations except as authorized pursuant to section (g) below:
 - (1) Any site grading or storage within the wetland protection setback area shall require a Special Land Use Permit according to Article 19; provided that no such activity shall be allowed within ten (10) feet of a regulated wetland unless specifically approved by the Planning Commission.
 - (2) Culvert discharge pipes including associated flared end sections and rip-rap aprons discharging into a wetland shall be allowed only in association with permitted stormwater management
 - (3) Trails may be allowed in the undisturbed natural buffer. Trails shall be a maximum of 7 feet in width, with associated cut and filling grading minimized, and shall only contain natural organic material excluding any hardscape materials such as stone or brick pavers, concrete, pavers, wood or metal. A land use permit is required.
 - (4) After obtaining approval, best management practices shall be employed so as to minimize disturbance of the natural terrain and vegetation during construction and/or grading. After construction, the areas outside of the constructed elements within the wetland setback should be restored to its prior conditions to the extent possible.
- (g) The use of chemical pesticides and phosphorous based fertilizers shall be prohibited within the 25-foot natural buffer.

- (h) Preservation of nonregulated wetlands: Judicious effort shall be made through site plan design to preserve non-EGLE regulated wetlands which exceed two (2) acres in size. Use of non-EGLE regulated wetlands as detention or retention ponds may be allowed, following review of such plans by the Township Engineer.

13.02.05 **Variances from the Wetland Setback Requirement**

In considering a variance for the wetland setback, the applicant must demonstrate to the Board of Appeals:

- (a) the setback is not necessary to preserve the wetland's ecological and aesthetic value.
- (b) the natural drainage pattern to the wetland will not be significantly affected;
- (c) the variance will not increase the potential for erosion, either during or after construction;
- (d) no feasible or prudent alternative exists and the variance distance is the minimum necessary to allow the project to proceed; or
- (e) EGGLE permit requirements have been met and all possible avoidable impacts to wetlands have been addressed.

Sec. 13.03 **RIPARIAN LOT COMMON USE (KEYHOLE)**

13.03.01 **Intent:** The purpose of these regulations is to protect the public health safety and welfare which could be threatened by the over usage of inland lakes, and avoid situations which may create a nuisance, impair important irreparable natural resources and destroy property values. These regulations are intended to reinforce the regulations under the authority of Part 301, Inland Lakes and Streams, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

13.03.02 **Applicability:** The regulations shall apply to the following lots, parcels, sites and easements to be held in common by a subdivision, condominium, association, similar agency, or group of individuals (i.e. more than one individual or family):

- (a) Lots created after the effective date of this section (4/15/95).
- (b) Lots of record existing prior to the effective date of this section (4/15/95) that did not provide common use access to a water body (riparian rights to non-riparian land owners) prior to the effective date of this ordinance.
- (c) These regulations shall apply to the establishment of a dockominium.

13.03.03 **Existing Keyholes:** Lots of record which existed prior to the effective date of this section (4/15/95) that provided common use access to a water body may continue to provide riparian rights subject to the marina operating permit requirements of the Michigan Department of Environmental, Great Lakes and Energy (EGLE) under the authority of Part 301, Inland Lakes and Streams, of the Natural Resources and Environmental Protection Act 1994 PA 451, as amended.

- 13.03.04 **Easements:** An easement over a residential riparian lot shall not be utilized to provide boat access or docking for an individual who is not a resident of such residential riparian lot.
- 13.03.05 **Special Land Use Approval:** Boat launching sites and boat docks within a common use riparian lot shall be permitted in any district as a Special Land Use upon review and approval in accordance with the general standards of Article 19.
- 13.03.06 **Standards:** Waterfront sites dedicated to common use for boat launching and docking shall conform in all respects to the area and bulk requirements of the districts which they are located. In addition, common use riparian lots shall have the following minimum lot dimensions:
- (a) Such riparian lot shall have a minimum of fifty (50) feet of riparian frontage for each non-riparian lot served. Riparian frontage shall be measured by a straight line which intersects each side lot line at the water's edge. Artificially created shoreline may not be used to increase the calculated riparian frontage.
 - (b) Such riparian lot or parcel shall have a minimum lot depth of 100 feet, measured as the minimum distance between the water's edge and the lot line which is opposite the water's edge.
 - (c) The deed to such lot or parcel shall specify the **non-riparian** lots or parcels which shall have rights to its use.
 - (d) All structures and appurtenances shall comply with the requirements of Section 11.04.05.
- 13.03.07 **Developments:** For condominiums, site condominiums, multiple family residential or Planned Unit Developments where there are common areas with riparian frontage, there shall be a minimum of fifty (50) feet of riparian frontage for each boat docked within the common area. The Planning Commission has the discretion to modify this standard within Planned Unit Developments provided that the overall number of boats from the PUD accessing the lake remains constant. This shall be determined based upon the total number of boats with access to the lake from both private and common use sites, and the Planned Unit Development's overall riparian frontage.
- 13.03.08 **Marina Operating Permit:** Any boat dock facility within a common use riparian lot must obtain **approval** for marina operation from the **EGLE** in accordance with Part 301, Inland Lakes and Streams, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. Design for a boat dock facility shall meet all of the **EGLE** standards for marinas. Public access sites owned and operated by the State of Michigan are exempt from Township Common Use/Keyhole regulations.
- 13.03.09 **Dockominiums:** The establishment of a dockominium shall comply with the standards of this section and the condominium requirements of Section 12.07.

Sec. 13.04 SEWER AND SEPTIC SYSTEMS

- 13.04.01 **Requirement for Water and Sanitary Facilities:** No permit shall be issued for the construction of a building that is to have drinking water and sanitary facilities unless such facility is connected to a public sanitary sewer system approved by the Township, a septic

system approved by the County Health Department or a common community sanitary drainfield approved under this section.

13.04.02 **Community Sanitary Drainfield:** Any form of common community sanitary drainfield or similar common system that serves more than two (2) dwelling units shall be granted final approval by the Township Board, following the approval of the County Health Department and/or the Michigan Department of Environmental Great Lakes and Energy (EGLE), as applicable prior to any land use permits being issued for any building. Any common community sanitary drainfield or similar commons system shall meet the following minimum requirements:

- (a) The system shall be designed to meet all requirements of the County Health Department, the Michigan Department of Environmental, **Great Lakes and Energy (EGLE)** and Township Engineering Standards.
- (b) Common sanitary treatment systems shall only be allowed where connection to a public sanitary sewer system is not possible and soil conditions preclude the use of individual sewage treatment systems.
- (c) All systems shall be located and installed so that the systems function in a sanitary manner, are capable of accommodating the wastewater flow, and contaminant load, do not create sanitary nuisances, or health hazards and do not endanger the safety of any water supply, ground water, or surface waters.
- (d) A maintenance agreement shall be prepared assigning responsibility of maintaining the private system with the owners of the development. The following requirements shall apply:
 - (1) The petitioner shall submit a recordable private system maintenance agreement as part of the site plan. The private system maintenance agreement shall detail the operating requirements, maintenance procedures, a schedule for routine maintenance and monitoring requirements. The private system maintenance agreement shall meet the requirements of the Township engineer.
 - (2) The owners shall have a written contract with a licensed maintenance provider to inspect and maintain the treatment system. The wastewater system shall be maintained in accordance with the approved management plan and permits, with periodic inspections of the system.
 - (3) The private system maintenance agreement shall be in the form approved by the Township Board and shall be recorded at the office of the County Register of Deeds after approval by the Township. The maintenance agreement shall not be changed without Township approval and shall contain language to that effect.
 - (4) The agreement shall provide that expenses incurred for inspection and maintenance shall be paid by the petitioner or the homeowner's association, as applicable and that the petitioner or association shall be responsible to pay for any damages or losses occurring to neighboring properties resulting from a failure of the private system.
 - (5) The provisions of the maintenance agreement shall be included in a separate disclosure document and shall be delivered to the prospective purchaser of a unit or lot served by a private system prior to the execution of a purchase agreement.

- (e) A perpetual fund shall be established with sufficient cash for the long-term maintenance and replacement of the system. The fund shall be provided in a form approved by the Township Board in an amount sufficient to replace the system.
- (f) The Township may require the applicant to petition the Township Board to establish a special assessment district for the development prior to granting final approval. The purpose of the special assessment district would be to provide for assessment of the units or lots for the costs of inspection, maintenance or repair of the private system in the event the developer or homeowner's association, as applicable fails to properly perform such work or the cost of connection to a public system should the private system fail. However, the responsibility for maintaining the system shall be the responsibility of the developer or homeowner's association, as applicable and nothing therein shall obligate the Township to conduct any inspection, monitoring, maintenance, repair, operation or replacement of the private system.
- (g) The Township may require that the community system be dedicated to the County or other public agency for operation and maintenance. (as amended 3/5/10)

13.04.03 **Reservation of Alternative Drainfield:** For sites with individual septic systems or community sanitary drainfields, an area of land shall be designated on the site plan as reserved as an alternate location for a septic disposal system to provide for the possible failure of a septic disposal system.

Sec. 13.05. PERFORMANCE STANDARDS

No use otherwise allowed within any use district shall be permitted which does not conform to the following standards of use, occupancy, and operation.

- 13.05.01 **Smoke:** It shall be unlawful for any person, firm or corporation to permit the emission of smoke from any source in an amount which shall be injurious or substantially annoying to persons in the affected area.
- 13.05.02 **Airborne Solids:** It shall be unlawful for any person, firm or corporation to operate and maintain, or cause to be operated and maintained, any process or activity which shall be productive of dust, dirt, fly ash or other airborne matter which shall be injurious or substantially annoying to persons in the vicinity of such activity or process, or which shall cause injury to neighboring business or property.
- 13.05.03 **Odor:** The emission of odors which shall be found to be obnoxious to any considerable number of persons in the area shall be prohibited.
- 13.05.04 **Gases:** The emission or release of corrosive or toxic gases, in amounts which are injurious or substantially annoying to persons living or working in the affected area, shall be prohibited.
- 13.05.05 **Vibration:** Machines or operations which cause vibration shall be permitted in Industrial Districts, provided vibrations emanating there from shall not be discernable and substantially annoying or injurious to property beyond the lot lines of the affected premises.
- 13.05.06 **Noise:** The noise permitted under any use of land shall be no greater than the normal level of traffic noise existing in the area at the time of such emission, when determined at the boundary of the property. Industrial districts may have higher levels of noise within their

industrial premises, provided berms, walls or other sound barriers of equal effect shall prevent their being substantially annoying to adjacent areas.

- 13.05.07 **Glare and Radioactive Materials:** Glare from any process or operation shall be shielded to be invisible beyond the property lines of the premises on which the process is performed. Radiation, including radioactive materials and electro-magnetic radiation such as that emitted by the x-ray process or diathermy, shall not be emitted to exceed quantities established as safe by the U.S. Bureau of Standards when measured at the property line.
- 13.05.08 **Fire and Safety Hazards:** The storage and handling of flammable liquids, liquefied petroleum gases and explosives shall comply with all regulations of the Township and with all state rules and regulations. Further, all storage tanks for flammable liquid materials above ground shall be located at least one hundred and fifty (150) feet from all property lines, and shall be completely surrounded by earth embankments, dikes or other types of retaining wall which will contain the total capacity of all tanks so enclosed.
- 13.05.09 **Underground Storage Tanks:** Storage of flammable liquids below ground shall be located not closer to a lot line than the greater depth to the bottom of the buried tank, and shall be enclosed by an impervious envelope adequate to prevent a liquid from contaminating the groundwater in an event of a rupture of the tank and must comply with Section 13.07 Hazardous Materials and Fuel Storage.
- 13.05.10 **Above Ground Storage of Toxic and Hazardous Material:** The above ground storage of toxic and hazardous material shall be located on an impervious and containing surface which will prevent a leak of the tank from flowing onto the soil in order to protect against groundwater contamination. The area of the impervious surface shall be of sufficient size to contain the total capacity of the tank and must comply with Section 13.07 Hazardous Materials and Fuel Storage.
- 13.05.11 **Violations:** The violation of any of these standards constitutes a public nuisance, and as such, may be abated by court action to be undertaken by the injured party or parties and/or by the Township.

Sec. 13.06 FLOOR DRAINS

General purpose floor drains in work and storage areas of commercial or industrial facilities are prohibited except in facilities which do not store or use flammable or combustible materials and under one of the following conditions:

- 13.06.01 **Holding Tank.** The drain(s) are connected to a holding tank or sump which is pump out and hauled away for proper disposal.
- 13.06.02 **Permit from Township.** A permit is obtained from the Township to permit the drain(s) to be connected to the sanitary sewer system.
- 13.06.03 **Permit from State.** A state ground water discharge permit is obtained.

Sec. 13.07 HAZARDOUS MATERIALS AND FUEL STORAGE

Any use that involves fuel services and use or storage of large quantities of hazardous materials shall comply with the following requirements:

- (a) Fire Department, County, State and Federal Requirements: At a minimum, Fire Department, State and Federal requirements for storage, leak detection, recordkeeping, spill prevention, emergency responses, transport and disposal of hazardous substances must be met. It is the responsibility of the business facility owner to obtain any applicable County, State, or Federal permits or approvals which shall be submitted to the Township.
 - (b) Loading/Unloading Areas: Areas used for the loading and/or unloading of hazardous substances shall be designed and constructed to trap hazardous materials spilled or leaked and designed to prevent discharge of hazardous substances to floor drains, rivers, or storm drains.
- 13.07.01 **Above Ground Storage Tanks:** Above ground storage tanks shall be limited to ~~two (2)~~ five hundred (500) gallon or one (1) one-thousand (1,000) gallon tank capacity, shall be located not less than ~~one-hundred and fifty (150)~~ feet from any occupied building or any lot line, ~~two hundred (200)~~ feet from any body of water or wetland and shall be mounted on a solid concrete slab to prevent overturn and spilling;
- 13.07.02 **Temporary Above Ground Storage Tanks:** Above ground storage tanks for temporary use may only be used in conjunction with an approved construction project on the same lot, for a period not to exceed twelve (12) months with a valid land use permit in conjunction with a project subject to the restrictions in this section.
 - (a) Tanks must be located one-hundred and fifty (150) feet from any property line and two-hundred (200) feet from any body of water and wetland.
 - (b) A land use permit for such temporary above ground fuel storage is required prior to installation.
 - (c) Tanks shall be removed from the lot within fifteen (15) days after an occupancy permit is issued by the Building Department for the permanent structure on such lot, or within fifteen (15) days after the expiration of a land use permit issued for construction on such lot.
- 13.07.02 **Below Ground Fuel Storage Tanks:** Below ground fuel storage tanks shall be at least two thousand (2,000) feet from any drinking water well ~~or shall adhere to State of Michigan requirements if required.~~
 - (a) Storage tanks shall be removed from the premises if the use has been terminated or abandoned for a period of more than 1 year. Removal shall adhere to State of Michigan requirements.
 - (b) A new storage tank shall require the lot to be separated a minimum of five-hundred (500) feet from any other lot containing an existing below ground fuel storage tank.
- 13.07.03 **Secondary Containment:** Uses utilizing, storing or handling hazardous material ~~shall~~ provide secondary containment facilities and provide documentation of compliance with state and federal regulations, as required.
- 13.07.04 **Pollution Incident Prevention Plan:** A Pollution Incident Prevention Plan (PIPP) shall be submitted that provides documentation for the following, with appropriate correspondence

from the **EGLE**, Michigan State Police Fire Marshall, local fire department, and Livingston County Health Department:

- (a) Description of any discharge of any type of wastewater to a storm sewer, drain, lake, stream, wetland, other surface water body or into the groundwater;
- (b) Description of storage of any salt, oil or other potentially hazardous materials including common name, name of chemical components, location, maximum quantity expected on hand at any time, type of storage containers or base material, and anticipated procedure for use and handling;
- (c) Description of any transportation, on-site treatment, storage or disposal of hazardous waste generated in quantities of 250 gallons or 2200 pounds per month;
- (d) Description of any secondary containment measures proposed including design, construction materials and specifications, volume and security measures;
- (e) Name and phone number(s) of person(s) responsible for materials and available 24 hours, in case of detected spill.

13.07.05 **Permits:** Any discharge of wastewater to a storm sewer, drain, lake, stream or other surface water shall be documented and appropriate permits obtained from the **EGLE**, Surface Water Quality Division. Any discharge of liquids, sludge, wastewater and/or wastewater residuals into or onto the ground shall be documented and appropriate permits obtained from the **EGLE**, Waste Management Division. If flammable or combustible liquids are to be stored in fixed aboveground storage containers with a capacity greater than 1,100 gallons, this shall be documented and appropriate permits obtained from the State Police Fire Marshal Division. Storage of pesticide or fertilizer in quantities greater than 55 gallons or 100 pounds shall be documented and appropriate permits obtained from the Michigan Department of Agriculture, Pesticide and Plant Pest Division.

Sec. 13.08 STORMWATER MANAGEMENT

13.08.01 **Engineering Standards.** All site plans shall provide for stormwater management meeting the requirement of the Genoa Township Engineering Standards. Where possible, and upon recommendation by the Township Engineer and approval by the Planning Commission, the Township encourages the implementation of Low Impact Development (LID) tools and techniques. (as amended 3/5/10)

13.08.02 **Underground Stormwater Detention.** The Planning Commission may permit underground stormwater detention systems as an alternative to surface detention for stormwater control, based upon the recommendation of the Township engineer, in the Town Center District or for space-limited sites where there is not adequate land for surface detention areas, such as infill development or redevelopment of existing developed lots.

- (a) Underground stormwater detention systems must be used in conjunction with other water quality control structures as required by the Township Engineering Standards.
- (b) The petitioner shall be responsible for removal of any trash/debris and sediment buildup in the underground vaults or tanks on no less than an annual basis and perform structural repairs to inlet and outlets as needed based on inspection. The petitioner shall submit an

annual maintenance plan for the Township engineer's approval during the site plan review process.

- (c) The petitioner shall be required to submit a recordable development agreement as part of the site plan that outlines requirements for periodic inspection and maintenance. The development agreement shall meet the requirements of the Township engineer.
- (d) The agreement shall provide that expenses incurred for inspection and maintenance shall be paid by the petitioner and that the petitioner shall be responsible to pay for any damages or losses occurring to neighboring properties resulting from a failure of the underground stormwater detention system. (as amended 12/31/06 and 3/5/10)

MEETING DATE	CASE#	PROJECT NAME	REVIEW TYPE	DISPOSITION/RECOMMENDED
JANUARY 13	24-26	Legacy Hills	Rezoning to LDR and PUD for RPUD, PUD agreement, EIA, Conceptual PUD	Recommended Approval
	25-05	Article 7	Discussion only	Discussion Only
FEBRUARY 10	25-05	Article 7 & Article 18	Commercial Service Districts/ Site Plan Review	Postponed
MARCH 10	25-03	Summerfield Pointe	PUD agreement, EIA, Final Site Plan	Recommended Approval
	25-03	Three 60 Roto	Special Use Application, EIA, Site Plan	Recommended Approval
	25-05	Article 7 & Article 18	Commercial Service Districts/ Site Plan Review	Recommended Approval
	25-07	Article 13	Environmental Protection	Postponed
APRIL 14	25-06	3600 Grand River	Special Land Use, EIA, Site Plan Review	Recommended Approval
	25-08	3599 Grand River ATM relocation	Sketch Plan	Approved
MAY 12	25-09	Tap Ins/ Gimme's Ice Cream	Sketch Plan	Approved
	25-07	Article 13	Environmental Protection	Removed from agenda
		Notice of Intent to Plan (Master Plan)	Master Plan	Approved
JUNE 9	25-07	Article 13	Zoning Ordinance Amendment	Discussion Only
JULY 14		**CANCELLED**		
AUGUST 11	25-07	Article 13 Environmental Protections	Zoning Ordinance Amendment	Postponed
	25-13	Article 21 Administration and Enforcement	Zoning Ordinance Amendment	Recommended Approval
	25-12	Legacy Hills PUD	Final Site Plan	Recommended Approval
	25-10	The Farm Private Road	Site Plan-Special Use	Recommended Approval
SEPTEMBER 8	25-11	S. Latson Commercial Special Use	Site Plan - Special Use amendment	Recommended Approval
OCTOBER 14		**CANCELED**		
NOVEMBER 10		**CANCELED**		
DECEMBER 8		**CANCELED**		

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
September 8, 2025**

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, Marianne McCreary, Greg Rassel, Eric Rauch, and Bill Reiber. Absent were Tim Chouinard and Glynis McBain. Also present was Planning Director Amy Ruthig.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner Rauch, supported by Commissioner McCreary, 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 with no response.

OPEN PUBLIC HEARING #1...Consideration of an ordinance amendment to Article 13 entitled "Environmental Protection Regulations."

A. Recommendation of Zoning Ordinance Amendments to Article 13 entitled "Environmental Protection Regulations".

Ms. Ruthig stated this was a difficult ordinance to write because she wanted to ensure that the changes equally served all of the properties in Genoa Township. She checked other townships' ordinances. She also met with an arborist, who is also a wetlands specialist for the State of Michigan, and he provided a lot of information to her. She reviewed the proposed changes and the reasons why they are being made.

Commissioner McCreary requested to have additional definitions added.

The Commission and Ms. Ruthig discussed the changes.

- The requirements of the woodland preservation section requiring developers to do more surveys and studies and provide more information is costly, and this could risk the development of attainable housing in the township.
- The requirement for a property owner to replace a certain percentage of trees that were removed to build a home could be a financial hardship.

- The commission agreed there is a need for natural feature protection in the township, but the regulations should not prohibit any owner from developing their property nor affect their property rights.
- It could be difficult for staff to enforce these regulations.
- There were some statements in the original ordinance that were recommended for removal, but the commissioners agreed they should remain.
- The definition of the term clear cutting should be revisited or removed from the ordinance.
- The commission discussed the maximum size and number of storage tanks allowed on a site and how far they should be from wetlands. The risk for spills for underground tanks is not their size or while the material is in the tank, it is when they are being filled. Other regulations for storage tanks are determined by the State of Michigan.

The call to the public was made at 7:12 pm.

Ms. Mary Jane Hebert of 6899 Lyle Lane stated that Michigan has a lot of trees, compared to the east and west coasts of the United States. There are communities surrounding Genoa Township that are built up and have no trees. Genoa township has trees. There is not a need for housing in the township. If more people move into the township, that can cause an increase in the need for more schools and increase in property taxes. The natural features need to be protected.

Ms. Deb Beattie of 3109 Pineview Trail stated that trees should be protected and respected for their value to the planet and they are not treated that way. There needs to be a way to protect the trees.

Ms. Melanie Johnson of 3990 Chilson Road spoke about the preservation of trees and affordable housing in the township.

The call to the public was closed at 7:25 pm.

After further discussion, the Planning Commission recommended Ms. Ruthig review the items discussed this evening, make appropriate changes, and return to the commission for review.

Moved by Rassel, supported by Reiber, to postpone the approval of the zoning ordinance amendments to Article 13 entitled "Environmental Protection Regulations". **The motion carried unanimously.**

The Planning Commission agreed to open a call to the public at 8:07 pm.

Ms. Deb Beattie provided comments on the discussion this evening. She suggested a larger wetland setback buffer and a larger separation distance for the underground storage tanks.

The call to the public was closed at 8:09 pm.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated there are no items scheduled for the October meeting.

She will be sending a link for the planners conference. If any commissioners are interested, please let Kathleen know.

Approval of the August 11, 2025 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner Rassel, to approve the minutes of the August 11, 2025 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

Ms. McCreary commented on the nice facade upgrades of the building where the Hobby Lobby is going.

Chairman Grajek suggested opening a second call to the public instead of having a back and forth discussion between the commission and the members of the public.

Adjournment

Moved by Commissioner McCreary, seconded by Commissioner Rassel, to adjourn the meeting at 8:17 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary